

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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BOARD OF ZONING ADJUSTMENT

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PUBLIC HEARING

+ + + + +

TUESDAY
JANUARY 15, 2013

+ + + + +

The Regular Public Hearing
convened in the Jerrily R. Kress Memorial
Hearing Room, Room 220 South, 441 4th Street,
N.W., Washington, D.C., 20001, pursuant to
notice at 9:30 a.m., Lloyd Jordan,
Chairperson, presiding.

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

LLOYD JORDAN, Chairperson
JEFF HINKLE, Board Member (NCPC)

ZONING COMMISSION MEMBERS PRESENT:

MARCIE COHEN, Zoning Commissioner

PETER MAY, Zoning Commissioner
ROBERT MILLER, Zoning Commissioner

OFFICE OF ZONING STAFF PRESENT:

CLIFFORD MOY, Secretary
JOHN NYARKU, Zoning Specialist

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

MARY NAGELHOUT, ESQ.

OFFICE OF PLANNING STAFF PRESENT:

STEPHEN GYOR

MAXINE BROWN-ROBERTS

ARTHUR JACKSON

ELISE VITALE

BRANDICE ELLIOTT

PAUL GOLDSTEIN

The transcript constitutes the
minutes from the Public Hearing held on
January 15, 2013.

TABLE OF CONTENTS

APPLICATION NO. 18436 OF DAVID BENSON6
 Approved Three to Zero to move to 2/5/1312148
 FOR DECISION

APPLICATION NO. 18487, JONATHAN GROSSMAN. 21
 Postponed

APPLICATION 18484, IFEANYICHUKWU EGBUNIWE 53
 OP REPORT - Elisa Vitale. 72
 Relief approved, Three to Zero. 88

APPLICATION NO. 18486, GEORGETOWN PARK. . 88
 HOLDING I LLC

OP Report - Maxine Brown-Roberts.141
 Approved Three to Zero.167

APPLICATION NO. 18447, KAREN SLACHETKU. .150
 OP Report - Brandice Elliott.154
 Approved Three to Zero.156

APPLICATION NO. 18455, LAFON McCRAE . . .157
 OP Report - Stephen Gyor.160
 MOVED TO DECISION DATE - 12 FEB 13

APPLICATION NO. 18489, GA VIEWS MGT . . .168

OP Report - Paul Goldstein.186
 PERSONS IN OPPOSITION-ANNA BOWMAN. . . . 195
 MOVED TO DECISION DATE - 12 FEB 13

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

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

9:45 a.m.

CHAIRPERSON JORDAN: This meeting will please come to order. We're here at the Jerrily R. Kress Memorial Hearing Room, 441 4th Street, Northwest. Today's date is January 15th for the Public Hearing and the Public Meeting of the Board of Zoning Adjustment for the District of Columbia.

My name is Lloyd Jordan, Chairperson. To my right is Jeffrey Hinkle, Board Member. To my left is Robert Miller, Member of the Zoning Commission.

Please be advised that these proceedings are being recorded by a Court Reporter and also Webcast live. I'm going to ask that you refrain from any disruptive noises today.

Today is the first day of our rolling docket agenda in an effort to be a little bit more effective and efficient in the operation of the Board of Zoning Adjustment.

1 One problem we have with today's
2 agenda is that in the future agenda you will
3 see a dotted line in between what we will
4 suspect will be afternoon cases and morning
5 cases. However, those people who may have
6 matters on the opposite side, the later part
7 of the broken line be cognizant that you need
8 to probably either stay abreast of where we
9 are on the webcast or call down to the Office
10 of Zoning to try to assess where we may be in
11 regard to what we would normally consider the
12 morning docket. And it gives the Board the
13 opportunity to accommodate more cases and to
14 accommodate those who are wishing to testify
15 in a more effective way.

16 With that, I'm going to first
17 start and take an afternoon public meeting
18 case a little bit out of swing for the fact
19 that we have Mr. Robert Miller, Member of the
20 Zoning Commission who has one case on today's
21 docket for a decision and Robert Miller is
22 here this morning. So, we're going to do

1 that. And then we'll come back to process the
2 other matters.

3 Mr. Moy, would you call this case
4 please.

5 MR. MOY: Yes. Good morning, Mr.
6 Chair and Members of the Board.

7 The decision meeting case is
8 Application Number 18436. This is the
9 application of David Benson, pursuant to 11
10 DCMR 3103.2. This is for a variance from the
11 lot area requirements under subsection 401.3
12 to allow the conversion of a flat two-unit
13 dwelling to a three-unit apartment house in
14 the R-4 District at premises 2703 11th Street,
15 Northwest. Property located in Square 2858,
16 Lot 17.

17 As the Board will recall on
18 November 7th, 2012, the Board completed public
19 testimony, closed the record, scheduled this
20 decision on January 15th, 2013. The Board
21 requested additional information to supplement
22 the record by Monday, January the 7th.

1 Mr. Chairman, in your case folder
2 the Applicant did file his post-hearing
3 document. It's untimely because it was
4 submitted electronically on Wednesday, January
5 9th, so two days late.

6 So, what you have in your case
7 folder, Mr. Chairman, are Exhibits 33, 34 and
8 35, 35 which was submitted on Monday, January
9 14th. And with that, the Board has asked for
10 the merits of the request for the variance
11 relief from the lot area requirements.

12 And that completes the staff
13 briefing, Mr. Chairman.

14 CHAIRPERSON JORDAN: All right.
15 Thank you.

16 If any other member of the Board
17 has problems with accepting the late filing?
18 No. Then we'll accept the late filing.

19 Let's move into deliberation if
20 the Board's prepared to move into deliberation
21 on this case.

22 This is one that kind of

1 perplexed me in the sense of the evidence that
2 was presented. I believe our hearing in this
3 matter the Applicant was talking in regards to
4 apartment or rental units and we received in
5 support of his application financial
6 information that talked in regards to condo
7 and condo sale prices so that kind of confused
8 me going forth taking a look at the document
9 that he had in support.

10 On its face, it's questionable
11 whether or not this project really meets our
12 standard to grant the relief in my estimation.

13 During the hearing Ms. Sorg asked
14 about the conditions or the circumstances of
15 the other properties around it and both on the
16 left and on the right side of the property the
17 condition of the property was about the same
18 exactly. So, I'm just going to get feedback
19 from other Board Members in this case.

20 Anybody else have a feel one way
21 or the other they need to say about this case?

22 ZC COMMISSIONER MILLER: Thank

1 you, Mr. Chairman. I appreciate you moving
2 this ahead for my schedule.

3 I went back and looked at the
4 hearing transcript and, yes, we were talking
5 about rental. The Applicant was talking about
6 rental units so that's why you had an
7 expectation that you were going to see
8 economic data regarding renting out the units
9 as opposed to condo sales.

10 I don't know if you want to defer
11 to another decision date to get the rental
12 unit information. I would like to be able to
13 support the application. As I said at the
14 hearing, I'm concerned about the overall
15 policy in the Zoning Regulations that
16 prohibits conversion of two units to three
17 units in the R-4 Districts unless they have
18 900 square feet of lot area for each unit. I
19 think that an apparent concern is that that
20 converts an R-4 District into an apartment
21 house district. I don't think it does. I
22 think the 900 is outdated. It's a different

1 time and era than when that probably was
2 adopted by the Zoning Commission. And we're
3 trying to -- we're gaining 1,200 people a
4 month in this city and we need to accommodate
5 them and in this particular case, the ANC is
6 unanimously in support of the application.
7 There are 15 letters of support from neighbors
8 in support of the application. So, I would
9 like to be able to support it.

10 We wanted to be able to have the
11 economic data to justify the confluence of
12 factors that would lead to the uniqueness and
13 the exceptional circumstances.

14 CHAIRPERSON JORDAN: I think, Mr.
15 Hinkle, I think we could do that. I think we
16 could pass and seek the Applicant to provide
17 the data that we were looking for might be
18 what I'm hearing.

19 ZC COMMISSIONER MILLER: That
20 would work for me.

21 CHAIRPERSON JORDAN: Mr. Hinkle.

22 MEMBER HINKLE: I'm in agreement.

1 I mean, I'm certainly in agreement with all
2 the comments that Mr. Miller has made and we
3 did speak about rental units in the hearing
4 and if the Applicant is able to provide some
5 additional information in terms of that
6 aspect.

7 ZC COMMISSIONER MILLER: I would
8 say that I think the economic case has been
9 made if they're going to be marketed for
10 condominium units, but I guess we just need
11 to have the record more complete since the
12 discussion previously had been about rental.

13 CHAIRPERSON JORDAN: Then I would
14 offer the motion that we continue the decision
15 on this matter and request the Applicant to
16 provide the supporting documents based upon
17 the testimony given during the hearing that
18 the units are going to be -- the economics on
19 the rental unit in order to meet his burden
20 regarding the exceptional circumstances and
21 practical difficulties. So, that would be my
22 motion.

1 A motion made and seconded. Any
2 further discussion?

3 All those in favor, signify by
4 saying aye

5 (AYE)

6 CHAIRPERSON JORDAN: Opposed, nay.

7 Then, Mr. Moy, let's talk about a
8 date for that.

9 MR. MOY: Mr. Chairman, there's no
10 schedule hearing on January 22nd and the
11 following which would be two weeks from now
12 would be January 29th, if you feel that's
13 sufficient.

14 CHAIRPERSON JORDAN: Don't really
15 have time to get the report.

16 MR. MOY: Oh, okay. Well, after
17 two weeks then. The next time the Board meets
18 would be February the 5th.

19 CHAIRPERSON JORDAN: Right.
20 That's for a public, February 5th?

21 MR. MOY: That's for a public
22 hearing. We can do the 5th, do a special

1 public meeting where the regular public
2 meeting is scheduled for February the 12th.

3 CHAIRPERSON JORDAN: Let's make it
4 the 12th.

5 MR. MOY: Okay. Good enough.

6 CHAIRPERSON JORDAN: And, Mr. Moy,
7 record the vote for us, please.

8 MR. MOY: Sir?

9 CHAIRPERSON JORDAN: Record the
10 vote for us.

11 MR. MOY: Oh, I'm sorry.

12 The staff will record the vote as
13 three to zero for the vote of Chairman Jordan
14 to move the Board's decision to February 12th
15 for a decision with the request for additional
16 information intended to the rental units.

17 Second the motion of Mr. Robert
18 Miller also supported the motion. Mr. Jeffrey
19 Hinkle. No other Board Member present to,
20 again, the motion carries, Mr. Chairman.

21 CHAIRPERSON JORDAN: All right.
22 Thank you.

1 ZC COMMISSIONER MILLER:

2 Appreciate it.

3 CHAIRPERSON JORDAN: Didn't want
4 you to have to sit around all day.

5 We're doing the shuffling of the
6 Zoning Commission members. Another
7 Commissioner is assigned to hear today's
8 cases.

9 Good morning. The Board welcomes
10 Peter May, a member of the Zoning Commission
11 as a member of the Board of Zoning Adjustment
12 for this morning's hearing.

13 Mr. Moy, would call 18486. I want
14 to pull that out to have some discussion, a
15 status of this matter, so we can determine how
16 we will proceed for today.

17 MR. MOY: Yes, sir. That
18 application is Application No. 18486. Yes,
19 18486. This is the application of AG
20 Georgetown Park Holding I LLC, pursuant to 11
21 DCMR 3104.1. This is for a special exception
22 to allow a bowling alley under subsection

1 908.1, in the W-1 and W-2 Districts at
2 premises 3222 M Street, Northwest. Property
3 located at Square 1200, Lot 868.

4 CHAIRPERSON JORDAN: Okay. I need
5 to have counsel for the party in opposition
6 and the Applicant counsel to come to the
7 witness table.

8 Well, Ms. Prince, what we are
9 trying to do is to find out where we are.
10 One, do we still have a party in opposition
11 and then if we do, we want to find out what
12 level of proof by experts to be presented
13 because I understand there are two experts
14 that the party in opposition wants to submit
15 and I have not seen the report.

16 The other question -- well, I
17 guess we need to wait until -- have we heard
18 anything from -- I'm sorry?

19 MS. PRINCE: Allison Prince with
20 Goulston & Storrs here on behalf of the
21 Applicant.

22 Marty Sullivan, counsel for the

1 condominium association is on the premises.
2 We're just trying to locate him. I think I
3 can represent on behalf of my client and the
4 condo association, there are representatives
5 of the condo association here in the audience,
6 that we had an extremely productive meeting
7 last night. We have a drafted agreement that
8 is circulating for final comment as we speak.
9 We are both very optimistic that we will have
10 a signed agreement by the time of our hearing.
11 We're fourth on the morning agenda so we have
12 a little bit of time just to get it executed.

13 CHAIRPERSON JORDAN: Well, see
14 we're kind of assuming that.

15 MS. PRINCE: Party.

16 CHAIRPERSON JORDAN: Okay. That's
17 one of the reasons why I wanted to call this
18 case first because I need to make sure that we
19 were clear on some of the preliminary matters,
20 expert reports and then give you the chance to
21 go do what you needed to do to put it in its
22 proper perspective.

1 Mr. Sullivan has joined us.

2 We're trying to ascertain the
3 status of this matter. Are you still seeking
4 party status, your clients, Mr. Sullivan?

5 MR. SULLIVAN: Likely not. I
6 would like to defer that to the agenda. We're
7 very close to an agreement, all but finishing
8 up some of the language. So, we're got an
9 agreement in principle. It's not signed. So,
10 in that agreement the exchange is that we
11 withdraw the party status in exchange for
12 their committing to certain conditions. So,
13 it's part and parcel of the agreement.

14 CHAIRPERSON JORDAN: Okay.

15 MR. SULLIVAN: It's a 98 percent
16 chance that within 90 minutes or so whenever
17 you call us we'll be here to withdraw --

18 CHAIRPERSON JORDAN: Okay.

19 MR. SULLIVAN: -- our application
20 for status.

21 CHAIRPERSON JORDAN: We will move
22 this toward the latter part of what would

1 normally be our morning session, so sometime
2 after 11:00. But that's good to hear. I
3 didn't know whether or not you had expert
4 reports that you anted to submit and that was
5 one of the reasons why we wanted to have this
6 as kind of a preliminary matter to have
7 discussions and whether or not the various
8 documents would have --

9 MR. SULLIVAN: We would not and
10 even if we still had our party status
11 application in, we would not be submitting any
12 expert witnesses.

13 CHAIRPERSON JORDAN: Okay. Well,
14 you would. You actually proffered two
15 experts.

16 MR. SULLIVAN: We did but we have
17 decided not to go forward with those experts.

18 CHAIRPERSON JORDAN: Got it. All
19 right. Well, then please go work it out,
20 bring that two percent within the 100 and
21 let's get this one done.

22 MS. PRINCE: Thank you.

1 CHAIRPERSON JORDAN: Thank you and
2 I appreciate your work on this.

3 Mr. Moy, you can call our first
4 case on the docket now.

5 MR. MOY: All right.

6 CHAIRPERSON JORDAN: Let me take
7 one step back.

8 Those who are here for hearing
9 cases this morning would you please stand and
10 take an oath or affirmation from the Board's
11 secretary, if you plan to testify or give a
12 statement regarding any of the matters on
13 today's docket. If you're planning to testify
14 or give a statement regarding any case on
15 today's docket, please stand and take the oath
16 or affirmation being given by Mr. Moy, the
17 Board's Secretary and then thereafter please
18 complete two witness cards and give them to
19 the Court Reporter each. Each person must
20 complete two witness cards.

21 Thank you, Mr. Moy.

22 MR. MOY: Thank you, sir.

1 Do you solemnly swear or affirm
2 that the testimony you are about to present in
3 this proceeding is the truth, the whole truth
4 and nothing but the truth.

5 Ladies and gentlemen, you may
6 consider yourself under oath.

7 CHAIRPERSON JORDAN: As far as
8 preliminary matter, Mr. Moy, is there an
9 announcement that we need to make today?

10 MR. MOY: Yes, sir. I believe we
11 do have an announcement, as a matter of fact,
12 it would have been the first application on
13 your docket which is Application No. 18482 of
14 District Properties.

15 CHAIRPERSON JORDAN: Yes.

16 MR. MOY: And, I believe, that the
17 Board has rescheduled that application to
18 Tuesday, February 26th at 1:00.

19 CHAIRPERSON JORDAN: That was
20 based upon a request by the ANC.

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

22 CHAIRPERSON JORDAN: To continue

1 the matter.

2 MR. MOY: That's correct.

3 So with that, that leaves
4 Application No. 18487 and this is the
5 application of Jonathan Grossman, pursuant to
6 11 DCMR 3103.2 for a variance from the floor
7 area ratio requirements under Section 402,
8 variance from the lot occupancy requirements
9 under Section 403, a variance from the rear
10 yard requirements under Section 404, and a
11 variance from the nonconforming structure
12 requirements under subsection 2001.3. This is
13 to allow an addition to an existing row
14 dwelling in the DC/R-5-B District at premises
15 1751 18th Street, N.W. Property located in
16 Square 153, Lot 95.

17 CHAIRPERSON JORDAN: Would the
18 parties come to the witness table please.

19 Would you please identify
20 yourselves.

21 MR. GROSSMAN: Good morning, Mr.
22 Chairman. My name is Jonathan Grossman.

1 MS. GROSSMAN: I'm Michelle
2 Grossman.

3 CHAIRPERSON JORDAN: I'm sorry?

4 MS. GROSSMAN: I'm Michelle
5 Grossman. We're married. We own the house.

6 CHAIRPERSON JORDAN: Okay. So
7 that's why we don't have a representation
8 letter. Okay.

9 MS. GROSSMAN: Yes.

10 CHAIRPERSON JORDAN: All right.
11 You're self-represented. You're representing
12 yourself.

13 MS. GROSSMAN: Yes.

14 CHAIRPERSON JORDAN: That was my
15 next issue. Didn't have an authorization/
16 representation letter. What is this document
17 that was being given?

18 MS. GROSSMAN: Jonathan, can you
19 explain the document.

20 CHAIRPERSON JORDAN: What is this
21 document?

22 MR. GROSSMAN: This is just a

1 PowerPoint presentation. We since submitting
2 our initial application to be perfectly
3 candid, we've learned a lot and so we wanted
4 to take an opportunity to walk through and
5 address some of the issues that we think that
6 the folks might be concerned about. So, we
7 thought we'd just take a few minutes and walk
8 through why we believe that these variances
9 should be granted.

10 CHAIRPERSON JORDAN: And you have
11 seen the Office of Planning's recommendation
12 and concerns about this --

13 MR. GROSSMAN: We have.

14 CHAIRPERSON JORDAN: And we want
15 you to address that. We don't need a lot of
16 bells and whistles. We need you to hit the
17 elements required to grant relief.

18 MS. GROSSMAN: Okay.

19 CHAIRPERSON JORDAN: And certainly
20 make a response to what the Office of Planning
21 has. And my initial review is that your
22 application is very borderline regarding the

1 exceptional condition and practical
2 difficulty.

3 MS. GROSSMAN: Quite honestly --

4 CHAIRPERSON JORDAN: So, in your
5 presentation, we would want you to really hit
6 that requirement for us.

7 MR. GROSSMAN: Absolutely.

8 CHAIRPERSON JORDAN: I don't know
9 if the Board Members have anything else in
10 particular that they really want o hit other
11 than --

12 MS. GROSSMAN: The questions Mr.
13 Jackson asked really helped us to refine our
14 argument and I think putting it in perspective
15 it's going to be more convincing. Okay.

16 CHAIRPERSON JORDAN: Okay.

17 MS. GROSSMAN: Because we're
18 married.

19 CHAIRPERSON JORDAN: I know. All
20 right. So, then let's proceed.

21 MR. GROSSMAN: So, let me just
22 introduce ourselves briefly.

1 Jonathan Grossman, my wife,
2 Michelle Grossman. I live in Dupont Circle
3 for 20 years. I originally lived in the house
4 next door to this house which may become
5 relative as we move on here.

6 We got married in 2005 and
7 literally bought the house next door which is
8 the current property that we're talking about.

9 We now live there with our two
10 kids who attend D.C. public schools. Ross
11 Elementary which is just around the corner.
12 We live with our dog. We do have a rental
13 unit that we use to help us support the place.

14 If you could go to the building
15 plan.

16 There are some practical problems,
17 however, with our house. This is, as you can
18 see on the screen, and this is also on page
19 four of the presentation that I have in front
20 of you. There are some real practical
21 problems with the layout as it exists.

22 As you can see, there is no living

1 room. I'm sorry, there is no dining room.
2 There's only the space up front for a
3 breakfast nook. That comfortably seats four
4 adults but we can't really even have a dinner
5 party at our house with more than one other
6 couple because of the layout.

7 The living room is also quite
8 small. There's room for a couch and a
9 recliner. And can really only accommodate
10 four people.

11 Very limited natural light from
12 the rear which is the east and the reason is
13 as you can see the windows that are adjoining
14 to the living room are -- have walls on both
15 sides of them. So, there's pretty limited
16 light that comes in.

17 The kitchen, small galley kitchen,
18 unfortunately, in between the breakfast nook
19 and the living room which minimizes
20 flexibility.

21 Another problem we have is very
22 poor outdoor space. We do have a deck that is

1 built on top of this little L extension here
2 in the back but that deck is really too small.

3 CHAIRPERSON JORDAN: Excuse me
4 just one second.

5 MR. GROSSMAN: Do you want me to
6 continue?

7 CHAIRPERSON JORDAN: Just a
8 second. I'm going to let the Board Secretary
9 make an announcement.

10 MR. MOY: Yes, I'm sorry, Mr.
11 Chairman and guests.

12 I just want to make a quick
13 announcement because I realize there are
14 residents in the audience who came to listen
15 to the Board's deliberation on the Benson case
16 which was for public decision. And I just
17 want to announce for them if they clearly had
18 missed it, the Board had deliberated and made
19 a decision to actually move or defer its
20 decision to February 12th for additional
21 information for the record.

22 And since that's a decision case

1 and public meeting, there's really no
2 engagement with the audience. All the
3 deliberation is among the Board Members on the
4 dais.

5 CHAIRPERSON JORDAN: Thank you,
6 Mr. Moy. Would you proceed?

7 MR. GROSSMAN: Sure. So, another
8 problem is that that back room there that you
9 can see there that's unlabeled is practically
10 useless to us. It's only nine feet wide. As
11 you can the access to it is really blocked by
12 the powder room.

13 CHAIRPERSON JORDAN: What are you
14 pointing to?

15 MR. GROSSMAN: The back -- the
16 back room there. The L shape in the back.
17 That's extremely narrow. It's only -- it's
18 nine feet on the outside which means it's 7'
19 feet on the inside. And with the access
20 blocked by the powder room and the rear door,
21 it's almost useless space. We haven't been
22 able to figure out anything to do with it.

1 The people who lived there before us reported
2 the same.

3 As I started to say before,
4 another problem is poor outdoor space. There
5 should be a great opportunity for outdoor
6 space and there isn't for two reasons.

7 Number one, currently the deck is
8 only above that very small L-shaped space that
9 exists now. Again, that's a very small space
10 to, you know, put a table and a barbecue and
11 things that you would normally have on your
12 deck.

13 The other problem is that the
14 patio that currently exists out there on the
15 ground floor abut a commercial building that
16 puts its garbage there.

17 MS. GROSSMAN: It abuts a parking
18 lot for a commercial building, not a
19 commercial--

20 MR. GROSSMAN: Yes. And they put
21 their garbage literally against our back
22 fence. That creates rats and flies. Creates

1 a problem with both rats and flies and makes
2 that ground floor space a lot less pleasant
3 than it could otherwise be and that's why we
4 really want to have this -- be able to have
5 this deck.

6 Finally, we -- our master bathroom
7 is quite small, about 55 square feet. At this
8 point only a stall shower. We'd like to be
9 able to expand that to be more typical with
10 the master bathroom.

11 So, now let's talk about what we
12 propose to do. What we'd like to do is we'd
13 like to -- this proposed is to fill in the L
14 that we had previously that you can see in the
15 previous diagram and move the wall back three
16 feet. This would allow us as you can see from
17 the diagram, it would allow us a moderately
18 sized kitchen in the back. That kitchen would
19 have a depth of 9.5 meet. It would have
20 informal dining in the back -- an island. It
21 would allow a moderately sized living room
22 that could comfortably seat six adults and

1 then up front it would allow a dining room
2 where you could actually have a dinner with
3 six or eight adults comfortably.

4 In addition, in the back in order
5 to solve the light problem, we intent to vault
6 that ceiling an additional four feet to allow
7 more light to flow in from the rear.

8 On the second floor, which we
9 don't show on the diagram, the plan is simply
10 to move the wall back three feet in order to
11 be able to expand the master bath tub. And
12 then we would, now that the ground floor would
13 go all the way across. The deck would also go
14 the entire 18 feet of the building. So, we
15 solve that problem as well by having a deck
16 that is the full 18-feet wide.

17 Any questions on that?

18 CHAIRPERSON JORDAN: We'll ask the
19 questions when we have them.

20 MR. GROSSMAN: Okay.

21 CHAIRPERSON JORDAN: Do your
22 presentation and let me know when you're

1 finished or we will ask you the questions.

2 MR. GROSSMAN: Okay. Fantastic.

3 So, Mr. Moy read the variance that
4 we're seeking, increasing the lot occupancy,
5 the FAR, reducing the rear setback to seven
6 fee where the wall is and 2001.3 which I
7 understand goes along with it because it's
8 increasing the already nonconforming aspects
9 of the house.

10 So, now let's talk about the
11 three-part test. The first test is
12 uniqueness. That's something that the Office
13 of Planning I think agreed that there's a
14 unique situation, but just to briefly review
15 that. You can see the map. This is the map
16 of our neighborhood as a whole so you can see
17 the most common orientation is that
18 north/south orientation of 90 foot lots. And
19 that's on our square and also the general area
20 and I'll get to our square more specifically
21 in a second.

22 You can see this is our house.

1 You can see even though -- even some of the
2 east/west orientation though like along 19th
3 Street there and places along 18th Street have
4 the 90 foot lot with the alley in the back.
5 So, that's overwhelmingly the typical lot size
6 in the neighborhood.

7 CHAIRPERSON JORDAN: Show your
8 property again please.

9 MR. GROSSMAN: Our property is 95.
10 It's one of those short ones there. And you
11 can get a better one. Michelle, why don't you
12 show the next slide.

13 This is just our square.

14 CHAIRPERSON JORDAN: I see 96, 94.

15 MR. GROSSMAN: Yes, this was the
16 limits of the program, the D.C, program when
17 I hit print. It's right in between. But if
18 you go to the next -- the next page --

19 CHAIRPERSON JORDAN: Square 153,
20 page 10?

21 MR. GROSSMAN: Yes. You can see
22 95. We're in between 94 and 96.

1 CHAIRPERSON JORDAN: And it
2 appears the squares 96 and 94 are the same.

3 MR. GROSSMAN: The lot size is the
4 same, that's right.

5 Now, if you look at our square, I
6 didn't get a chance to go out there and
7 measure the odd-shaped diagonal ones at the
8 end, 60 and 140. But I believe that our lot,
9 our three lots there are the smallest three
10 lots on the square. But they're certainly
11 much smaller than the typical 90 foot lots
12 with our 52 foot lots.

13 MS. GROSSMAN: And we have the
14 smallest house --

15 MR. GROSSMAN: Right.

16 MS. GROSSMAN: -- on the small
17 lot.

18 MR. GROSSMAN: Right. So, in
19 addition, not only on the smallest lot, we're
20 the smallest house.

21 You can see the odd-shapes 811, 60
22 and 140. They're all at basically 100 percent

1 occupancy.

2 Now, let's talk about R-3, 94, 95,
3 96. Nine-four is our neighbor to the south.
4 They already have lot occupancy equal to what
5 we are requesting a variance for.

6 Furthermore, they have it -- they
7 -- they have built up all four floors or all
8 three, you know, the ground plus the three
9 floors, all the way out. We're not requesting
10 to build all the way out. We're requesting a
11 step design where the third floor would stay
12 unchanged. The fourth floor would only move
13 three feet. I'm sorry, the second floor would
14 move three feet and the ground floor would
15 fill in the L and move three feet. So, we
16 would have an FAR less than what 94 has, which
17 is our immediate neighbor.

18 Ninety-six which is our neighbor
19 to the north where I formerly lived, also
20 currently has lot occupancy and FAR in excess
21 of what we have today and that's because
22 unlike, remember I showed you that L shape

1 which was nine feet, our L shape is nine feet
2 which gives you 7« liveable feet. Their L
3 shape is 13 feet which gives them 11« liveable
4 feet. So, it's a much different
5 configuration.

6 So, the point in the big picture
7 on uniqueness is we've got the smallest lot on
8 the square and the smallest footprint on the
9 smallest lot.

10 Okay. So, now the --

11 CHAIRPERSON JORDAN: Yes, how long
12 have you lived there on the property let's
13 say?

14 MR. GROSSMAN: We've lived there
15 since 2005.

16 MS. GROSSMAN: 2006.

17 CHAIRPERSON JORDAN: You're
18 married.

19 MS. GROSSMAN: We're married.
20 We'd like to stay married, yes.

21 CHAIRPERSON JORDAN: Okay.
22 Proceed.

1 MR. GROSSMAN: Okay. So, the
2 practical difficulties of our house and this
3 gets to the question you asked, Mr. Chairman.
4 The current dimensions of the first floor, you
5 know, don't allow for the simply basic ground
6 floor layout that most people want which is a
7 moderately sized living room, a moderately
8 sized dining room and a moderately sized
9 kitchen. That's what we're asking for.

10 The L shape at this point is
11 almost completely useless space. As I said
12 before, there's limited light from the rear.
13 There's not practical outdoor space. The
14 master bathroom is extremely small. And per
15 the regulations, we can't add any living space
16 without a variance because we're already
17 nonconforming. And we can't achieve the goals
18 of providing an adequate living space for us
19 unless we expand the footprint of our house by
20 a modest amount and that's why we requested
21 it.

22 Now, the Office of Planning

1 proposed an alternative in their report and
2 their alterative was that we could fill in the
3 L but not go the additional three feet. So,
4 I wanted to take a second and talk about what
5 the practical difficulties of -- of not going
6 the extra three feet does for us if we could
7 go to that slide.

8 Those show -- go down one more
9 please.

10 MS. GROSSMAN: One more slide?

11 MR. GROSSMAN: Yes. You don't
12 have the big one? Okay. All right.

13 What -- the one that has the ID on
14 it? I need the one that has the ID on it.

15 MS. GROSSMAN: You got to go to
16 the other --

17 MR. GROSSMAN: Okay. Where the
18 dotted line there is an I-beam that our
19 architect tells us has to be there. That
20 creates a word that I didn't know existed
21 until I started this process. A soffit.

22 CHAIRPERSON JORDAN: Which page

1 are we on?

2 MR. GROSSMAN: I'm looking at the
3 dotted line and that appears on page 6.

4 MS. GROSSMAN: The I-beam has to
5 hold up the second floor.

6 MR. GROSSMAN: So, the second
7 floor back wall.

8 CHAIRPERSON JORDAN: Hold up the
9 back wall of the second floor.

10 MR. GROSSMAN: Exactly. Great.
11 Are you an architect?

12 CHAIRPERSON JORDAN: Yes.

13 MR. GROSSMAN: Great. So, you can
14 help me through this if I try to explain in
15 architect terms.

16 So, this requires a soffit which
17 I'm told is a thing that comes down from your
18 wall and which we can't draw because we're
19 only showing two dimensions. But it also
20 requires on the north and south ends those
21 little -- the columns. The wall is not wide
22 enough. The columns have to be wider than the

1 wall. So, you're going to have those
2 indentations there.

3 So, the way we have it designed is
4 that we build -- that soffit can form a
5 natural threshold and the -- the two columns
6 that abut into the house form a natural
7 division between the powder room on one hand
8 and then the living room with the kitchen.

9 The alternative proposed by the
10 Office of Planning -- go down to this slide,
11 would be this middle one here which appears on
12 page 13. If we did that, it would only allow
13 us a kitchen of 6« feet deep and that's what
14 we call the problematic ceiling plan on page
15 13. And a kitchen of only a 6« depth by
16 comparison, our current kitchen which my wife
17 lovingly refers to as a one-butt kitchen when
18 she kicks me out, is 7« feet. So, we're
19 already -- we're talking about one of the
20 whole purposes here is to increase the living
21 space and make this more useable and we'd
22 actually be reducing the depth of the kitchen

1 if we go with the alternative -- if we're
2 limited to the alternative that the Office of
3 Planning has suggested.

4 The other consequence of that is
5 that the deck would -- the deck necessarily
6 has to be the same size or smaller than the
7 kitchen because that wall --

8 MS. GROSSMAN: The I-beam is
9 supporting the exterior wall on the second
10 floor.

11 MR. GROSSMAN: So, the deck would
12 also be only 7« feet deep which, again, if you
13 put sort of a normal, you know, outdoor patio
14 table there is a very shallow deck area.

15 So, the reduction -- I mean, part
16 of the whole -- one of the key architecture
17 elements of the whole plan is having that
18 vaulted ceiling and having that deep enough to
19 take advantage of the increased light and
20 basically the plan provided -- the proposal by
21 the OP doesn't -- doesn't really allow for
22 that, basically undoes one of the key benefits

1 of what we're trying to do in addition to the
2 useable space.

3 Going to move on to the --

4 CHAIRPERSON JORDAN: Let me first
5 check if the Board has any questions so far.

6 Mr. May.

7 ZC COMMISSIONER MAY: Yes, I do.

8 So, there's something about what
9 you're saying that doesn't quite make sense to
10 me. So, looking at this, can you make that
11 image as large as possible, the three plans
12 all side by side?

13 MS. GROSSMAN: How do you make --

14 MR. GROSSMAN: You go to the slide
15 show.

16 ZC COMMISSIONER MAY: Right.

17 There we go. Okay.

18 So, you still can't quite see it
19 but on the existing ceiling plan, the
20 dimension string on the left shows the depth
21 of the house from the front wall to the
22 existing bearing wall to be 29 feet.

1 MR. GROSSMAN: Correct.

2 ZC COMMISSIONER MAY: Right. What
3 you're calling the problematic ceiling plan
4 shows that depth now at 32 feet.

5 MR. GROSSMAN: Correct.

6 ZC COMMISSIONER MAY: So, are you
7 proposing moving the rear wall of the entire
8 house back three feet?

9 MR. GROSSMAN: We are proposing
10 and is it helpful --

11 ZC COMMISSIONER MAY: You need to
12 stay at the microphone.

13 MR. GROSSMAN: On my initial
14 pointer --

15 ZC COMMISSIONER MAY: Okay.
16 Great.

17 MR. GROSSMAN: Okay. So, we are
18 proposing moving both this wall right here --

19 ZC COMMISSIONER MAY: Right.

20 MR. GROSSMAN: That goes back,
21 three feet.

22 ZC COMMISSIONER MAY: Right.

1 MR. GROSSMAN: The current depth
2 of this room is 9«. Think of it that way.

3 ZC COMMISSIONER MAY: Right.

4 MR. GROSSMAN: And we're also
5 proposing moving that wall back three feet.

6 ZC COMMISSIONER MAY: Okay.

7 MR. GROSSMAN: So, both walls move
8 back three feet. The wall on the second floor
9 also moves -- the back wall of the second
10 floor moves back three feet.

11 ZC COMMISSIONER MAY: Right.

12 MR. GROSSMAN: Which allows us to
13 do the things that --

14 ZC COMMISSIONER MAY: It's just
15 two stories, right?

16 MR. GROSSMAN: No, there's a third
17 story.

18 ZC COMMISSIONER MAY: There's a
19 third story as well.

20 MR. GROSSMAN: The third story
21 remains unchanged.

22 ZC COMMISSIONER MAY: So, you're

1 going to have a second I-beam to support the
2 third floor?

3 MR. GROSSMAN: Correct. And that
4 I-beam I'm told it has to be -- I mean, it's
5 only supporting half as much weight, right.
6 It's half as strong. And so that can be
7 designed into the --

8 ZC COMMISSIONER MAY: The existing
9 wall.

10 MR. GROSSMAN: Into the existing
11 wall --

12 ZC COMMISSIONER MAY: Okay.

13 MR. GROSSMAN: -- in a way that it
14 couldn't be if it was supporting two floors.

15 ZC COMMISSIONER MAY: So, I don't
16 know what the Office of Planning was really
17 trying to get at in terms of an alternate
18 proposal. But what I wonder is why can't you
19 simply extend that back room all the way
20 across and leave that I-beam in place?

21 MR. GROSSMAN: So, just go like
22 that?

1 ZC COMMISSIONER MAY: Yes. Then
2 you'd have a depth in the kitchen of 9 foot 6.
3 Your living room/dining area instead of being
4 29 feet would be 32 feet. But 29 feet is
5 actually a fairly reasonable amount of space
6 of a living room and dining room.

7 MR. GROSSMAN: Well, the reason is
8 that the -- on the second floor the second
9 floor moves -- the second floor rear wall also
10 moves back the same three feet. And so --

11 ZC COMMISSIONER MAY: And what's
12 wrong with the space above that -- what's the
13 difficulty with that?

14 MS. GROSSMAN: We have a master
15 bath up there that doesn't have a bath tub.
16 It's not big enough for a bath tub.

17 ZC COMMISSIONER MAY: Right.

18 MS. GROSSMAN: That's a problem
19 for me.

20 ZC COMMISSIONER MAY: Okay. I
21 mean, that's actually very common to have
22 stall showers in a master bathroom so I'm not

1 sure that really rises to a level of
2 requiring, you know, driving the relief if
3 that's what's driving the relief because
4 you're not really showing anything about those
5 plans that demonstrates why. I mean, I could
6 see that if perhaps the master bathroom were
7 extraordinarily small or something like that
8 but you don't show us any plans that indicate
9 why that --

10 MR. GROSSMAN: It's 55 square
11 feet. The master bathroom is 55 square feet.

12 ZC COMMISSIONER MAY: It's not
13 uncommon to have a complete bathroom that's
14 seven feet by five feet in a small townhouse
15 so that's only 35 feet. So, 55 doesn't seem
16 to be extraordinarily small to me.

17 So, again, but it could be
18 depending on where the pipes are and how
19 everything is located and everything else but
20 you don't have plans that show that. Do you
21 have any additional plans that show the second
22 floor and the changes?

1 MS. GROSSMAN: I don't think we
2 have a current drawing of that.

3 ZC COMMISSIONER MAY: Okay.

4 MR. GROSSMAN: That part didn't
5 need a variance so I think that didn't get
6 included.

7 ZC COMMISSIONER MAY: But it seems
8 to be driving what you're doing here so it's--

9 MS. GROSSMAN: There's two things
10 that are driving what we're doing here.

11 ZC COMMISSIONER MAY: Sure.

12 MS. GROSSMAN: One is the size of
13 the bathroom upstairs and the second is we
14 were talking about one of the main
15 architectural features of this was the vaulted
16 ceiling above the kitchen. When you reduce
17 the size of the kitchen, the vault becomes
18 strange looking, right? It's not of
19 sufficient depth to be --

20 ZC COMMISSIONER MAY: Right.
21 You're preferred ceiling plan all the way on
22 the right shows a room that's nine foot six by

1 seventeen feet. You would have a room that's
2 nine foot six by 17 feet if all you did was --

3 MS. GROSSMAN: If we went that
4 way.

5 ZC COMMISSIONER MAY: If all you
6 did was widen the back room.

7 MS. GROSSMAN: Then the other
8 problem with it is you have this vaulted
9 ceiling. We wanted to put windows in. We
10 have a neighbor who has built a solid wall--

11 ZC COMMISSIONER MAY: I understand
12 that.

13 MS. GROSSMAN: -- three feet
14 further than that and that's really going to
15 impact the light we get out of a vault. I
16 mean, we've tried to be -- we've tried to be
17 conscientious about stepping our -- stepping
18 our floors and allowing adequate light and air
19 but we want to be able to access some of that
20 light and air too.

21 ZC COMMISSIONER MAY: Okay. Yes,
22 it's really hard to evaluate with more

1 information on the plans for the building.

2 Let's leave that for now.

3 CHAIRPERSON JORDAN: I'm thinking
4 about continuing this hearing for you.

5 A couple of things. One, your
6 argument is basically one of convenience and
7 this is not -- that doesn't meet our standard.
8 Two, I don't think we have all the information
9 that we need, nor do you have the information
10 to give us based upon the dialogue we've just
11 had -- Mr. May has just had with you to allow
12 you to move forward. We can go forward as it
13 is but I'm trying to let you know I think it's
14 probably to your benefit that we go ahead and
15 continue this matter, unless someone on the
16 Board has an objection to that.

17 ZC COMMISSIONER MAY: I don't
18 object. I do think it would be helpful
19 because I think that in terms of what you're
20 asking, in terms of the overall impacts, it's
21 not that significant and it seems like, you
22 know, if all you were asking for was widening

1 the back room across the entire face it would
2 be a very easy decision to make. But when
3 you're wanting to push it that much further,
4 the reasons why that's really necessary are
5 not demonstrated in what I've seen in the
6 drawings nor in what you've said so far. So,
7 I think it would be helpful for us to see a
8 little bit more information and for you to,
9 you know, show us a little more and maybe
10 have, you know, whoever is doing this design
11 work for you assist in some manner.

12 MS. GROSSMAN: Okay.

13 CHAIRPERSON JORDAN: And I would
14 definitely recommend that you seek some help
15 so you'll be able to get this done.

16 Mr. Moy, if we continue this what
17 would be our -- I want to give them
18 substantial time at least six weeks, more than
19 30 days.

20 MR. MOY: Mr. Chairman, given the
21 size of our dockets, the earliest would be the
22 afternoon of February 26. I guess it depends

1 on the Applicant's timing. I would suggest
2 March 5th.

3 CHAIRPERSON JORDAN: February 26th
4 or March 5th will give you a chance --

5 MR. GROSSMAN: I think we prefer
6 February 26th. We've -- we've sort of been
7 living with a house half -- partially done
8 for--

9 MS. GROSSMAN: A long time.

10 MR. GROSSMAN: -- six months
11 already. I'd like to -- and I genuinely
12 appreciate you giving us an opportunity to
13 revise things. But I'd rather go sooner
14 rather than later.

15 CHAIRPERSON JORDAN: It's best to
16 be correct.

17 MR. GROSSMAN: I appreciate that.

18 CHAIRPERSON JORDAN: Then we'll do
19 February 26th. Is it 26th or 28th?

20 MR. MOY: It's February 26th at
21 1:00, Mr. Chairman.

22 CHAIRPERSON JORDAN: Okay. Or

1 towards the afternoon docket. Very good. All
2 right. Thank you.

3 MS. GROSSMAN: Thank you.

4 MR. JACKSON: Excuse me.

5 CHAIRPERSON JORDAN: We have a
6 morning training session. Okay.

7 MR. JACKSON: Mr. Chairman, one
8 clarification.

9 CHAIRPERSON JORDAN: Yes.

10 MR. JACKSON: When would they need
11 to have their materials in?

12 CHAIRPERSON JORDAN: Yes, thank
13 you. And, Mr. Moy, we need them at least 14
14 days before the hearing.

15 MR. MOY: That would be February
16 the 12th. Tuesday, February 12th, Mr.
17 Chairman.

18 CHAIRPERSON JORDAN: Visit as much
19 as you need with Mr. Jackson and anybody else
20 in Zoning and other folks to try to get you
21 where you need to be.

22 MS. GROSSMAN: Thank you.

1 CHAIRPERSON JORDAN: Mr. Jackson
2 is always very helpful.

3 MR. MOY: The next application,
4 Mr. Chairman, is Application No. 18484. This
5 is the application of -- rather than insulting
6 the Applicant I'm going to spell his first
7 name which is I-F-E-A-N-Y-I-C-H-U-K-W-U.
8 Ifeanyichukwu.

9 MS. IFEANYICHUKWU: Ifeanyichukwu.

10 MR. MOY: Pursuant to 11 DCMR
11 3103.2 for a variance from the limitation on
12 the number of stories under subsection 400.1
13 and a variance from the lot area provisions
14 under subsection 401.3. This is to allow the
15 continued use of an existing four-story three-
16 unit apartment house in the R-4 District at
17 premises 26 T Street, Northeast, property in
18 Square 3509S, S as in Sierra, Lot 39.

19 Before we begin, we're going to
20 take a brief five-minute break and then we'll
21 come back into session.

22 (Whereupon, off the record from

1 10:34 a.m. to 10:39 a.m.)

2 CHAIRPERSON JORDAN: We did call
3 the case so we're back in session. Let me
4 make that call out one more time. We're back
5 in session. Going once, going twice, going
6 for the third time. We're back in session.
7 We're going to go like in school and start
8 calling names. Okay. Thank you.

9 Would you please introduce
10 yourself please?

11 MS. MOLDENHAUER: Good morning.
12 My name is Meredith Moldenhauer of Griffin and
13 Murphy. I represent the Applicant in Case
14 18484 at 26 T Street. Ifeanyichukwu Egbuniwe
15 is here with me and I may be mutilating my own
16 client's last name, but she goes by Egbuniwe
17 also so that might be an easier way to address
18 her during the hearing.

19 I'd like to provide a quick
20 summary of the relief that the Applicant has
21 requested.

22 CHAIRPERSON JORDAN: Has the

1 relief changed?

2 MS. MOLDENHAUER: No, the relief
3 has not changed.

4 Then I will just identify that --

5 CHAIRPERSON JORDAN: Let me say, I
6 think that we believe -- I mean, this is a
7 matter where you inherited -- you bought some
8 property already built out that did not meet
9 required zoning regulations. And then DCRA
10 further compounded it by giving permits and
11 Certificate of Occupancy and pulled all the
12 stuff back in about a month. Is that --

13 MS. MOLDENHAUER: Six months after
14 she purchased the property, but, yes. There
15 was a C of O that was issued after the
16 acquisition and then prior to the acquisition
17 and then she received notice.

18 CHAIRPERSON JORDAN: I think your
19 record of file clearly shows that and I
20 believe to me it shows that I've seen nothing
21 that said you didn't operate in good faith and
22 nothing that -- I think the actions show that

1 you may have had some detrimental alliance
2 based upon governmental officials and etcetera
3 in this matter. And so I think that I'm there
4 to where I believe there's enough in this file
5 to support it. But I want to turn to the
6 other Board Members and see if there's some
7 issues that we need to have drilled down.
8 Anyone?

9 Mr. May.

10 ZC COMMISSIONER MAY: Well, yes,
11 I'm not there yet so I'm interested in hearing
12 the explanation a little bit more thoroughly.

13 Frankly, I was confused by the
14 sequence of events and so I think just having
15 the time line explained to me would be
16 helpful. And I'm also interested in the
17 Office of Planning's mixed report on this.

18 MS. MOLDENHAUER: Well, let me
19 just address some of those issue and we'll
20 kind of do our presentation out of order so
21 that we're just focus in on the specific
22 questions that are being addressed and if we

1 have any additional questions hopefully.

2 Just one clarification. The plans
3 that are in the submission are an attempt to
4 try to reverse -- engineer what might have
5 been there back in '06. If that provided any
6 confusion, I just want to make sure that's
7 clear.

8 In addition to that, I believe
9 that this case is supported by others in our
10 case such as Murphy et al, AMM Holdings, the
11 appeal and Muret case that was recently
12 decided.

13 We have reviewed the Office of
14 Planning's report and we find that they in
15 some degree support the lot occupancy but they
16 have a concern about the height. We find that
17 obviously if we can support both and, you
18 know, it goes to the next step of practical
19 difficulty, I'm going to briefly provide a
20 summary of the history and then I'll turn to
21 my client to testify about a couple of things.

22 This is research that we've done

1 on behalf of Ifeanyi to try to --

2 CHAIRPERSON JORDAN: One second.
3 Mr. Moy, can we have the lights please because
4 we don't have that.

5 MS. MOLDENHAUER: No, it's a
6 summary of kind of what was in the submission.

7 CHAIRPERSON JORDAN: That's what
8 we need to see.

9 MS. MOLDENHAUER: So, again, this
10 is what our firm has done as far as
11 researching what available the record of
12 deeds, permits and that information and again
13 none of this was known by Ifeanyi when she
14 purchased the property or even months after.

15 Lancaster, an individual,
16 purchased the property in 2006. He then from
17 documentation and by the permits that were
18 pulled gutted the structure and renovated the
19 full basement and raised the ceiling on the
20 third floor, created that high 15-foot ceiling
21 on that top third floor.

22 He converted the structure to

1 three units, created three separate wiring.
2 Created three separate entrance. Provided all
3 of the gutting and the planning and created
4 separate entrances.

5 At that point in 2009, the economy
6 obviously hit and he was foreclosed upon. A
7 bank purchased the property in '09 from
8 foreclosure and then EFP purchased the
9 property from foreclosure and completed the
10 renovations pursuant to permits or plans that
11 were found on site and obtained additional --

12 CHAIRPERSON JORDAN: Lancaster had
13 permits?

14 MS. MOLDENHAUER: Lancaster had
15 some permits, yes. They were -- those permits
16 potentially do not reflect what was done but
17 he did obtain permits.

18 And so then between '09 and '10,
19 EFP actually at that point did obtain a valid
20 DCRA permit which is included in our
21 submission to excavate the first floor. When
22 that floor was excavated that is actually what

1 created the height variance that's requested
2 because it changed the grade level on that
3 first floor. Prior to the excavation, the
4 height would not have been a nonconforming.
5 That permit was issued and work was done
6 pursuant to that permit.

7 DCRA issued a C of O for three
8 units to EFP. Ifeanyi obtained that C of O at
9 closing and then she obtained a C of O in her
10 name for three units and then six months later
11 received the notice to revoke. So, that kind
12 of outlines the time line as we understand it.

13 CHAIRPERSON JORDAN: So, the DCRA
14 permit was for the excavation.

15 MS. MOLDENHAUER: There were
16 multiple permits but there was one, yes. DCRA
17 did issue a permit for the excavation which
18 specifically then created the nonconformity as
19 to the height.

20 CHAIRPERSON JORDAN: Height. 40-
21 foot height issue.

22 MS. MOLDENHAUER: I will then just

1 provide a little other -- I'm going to turn --

2 CHAIRPERSON JORDAN: When did your
3 client purchase?

4 MS. MOLDENHAUER: I'm going to let
5 Ifeanyi just testify to the time line of when
6 she purchased.

7 MS. IFEANYICHUKWU: Okay. Good
8 morning.

9 I purchased the property. I found
10 it in November of 2011 and went to closing in
11 early January of that year so I've been there
12 about a year now.

13 Here are -- here is actually one
14 of the MRIS pictures that I saw when
15 considering purchase of the property and this
16 actually shows the height of that third story.
17 Actually, it's the fourth floor so it shows
18 the 15-foot ceiling and this is actually --
19 and this picture is taken about 15 days ago or
20 about 10 days ago. But, you know, this top
21 floor is one of the reasons I purchased the
22 property. I thought the ceilings and the work

1 that was done was beautiful.

2 So, as Meredith said, I obtained
3 the seller's copy of the C of O and then later
4 in February, almost a month after closing, had
5 the C of O changed, registered in my name.
6 And then subsequently, registered the property
7 with Housing Accommodation, went through the
8 process of obtaining my license.

9 ZC COMMISSIONER MAY: I'm sorry,
10 what is Housing Accommodation in the city?

11 MS. MOLDENHAUER: It's an order
12 for Ifeanyi to register as a landlord and so
13 all three units are -- all two units that she
14 rents out. There's three units. She lives in
15 one but the other two have to be inspected by
16 DCRA or DHCD inspectors to confirm that
17 they're in conformance with housing and
18 landlord tenant requirements and that was done
19 and registered with, again, no indication that
20 there was any problem.

21 And then just to kind of provide
22 you an understanding of how she got here, I'll

1 let Ifeanyi testify to that.

2 MS. IFEANYICHUKWU: Oh, yes. So,
3 actually after moving in, a few weeks after
4 moving in I heard periodic pounding in the
5 middle of the night and I couldn't identify
6 what it was. I thought, okay, you know, I'm
7 new here. This is a row home. We're side by
8 side. Maybe this is some sort of pounding
9 that I hear that's going on within the next
10 door neighbor's home. And for actually a few
11 weeks I couldn't identify where the pounding
12 was coming from but I would hear it in the
13 middle of the night.

14 So, I decided to call up DCRA to
15 have them come and inspect it when I found
16 actually that my neighbor had installed two
17 sealed beams between my -- between their third
18 story window and I don't know if you have a
19 picture but -- and my wall. So, when I
20 discovered that, I decided to call DCRA
21 because I didn't know if the beams were, you
22 know, structurally supporting their windows or

1 what.

2 The left side shows my neighbor's
3 property and this wall to the right is my own.
4 So, I discovered that that was the source of
5 the pounding.

6 Mind you, I called the department
7 that is in charge of illegal construction.
8 Had I known that I myself was in violation of
9 any sort of zoning issues, I would have
10 thought twice before calling DCRA. So, I kind
11 of walked into that.

12 So, yes, this whole problem didn't
13 come about because I had neighbors who
14 complained or anyone from the community who
15 complained. In fact, everyone has been
16 incredible supportive but it really came about
17 because I invited the DCRA inspector to come.
18 When she came actually, this was Inspector
19 Delaney. She came and she noticed that my
20 property was brand new and so she was
21 interested in some of the work, at least
22 that's what I thought. And she asked for a

1 tour. Me, unwittingly, I just -- I was like,
2 yes, sure. Come on in, you know. You want to
3 see this, you want to see that. And I had no
4 -- no idea what was going on.

5 And then a few weeks later,
6 actually like 15 days later, is when DCRA sent
7 the notice to revoke. They actually sent it
8 to the wrong address so I didn't get it but I
9 received a follow up letter in June of 2012
10 saying -- referencing the notice to revoke
11 that they had sent and that's when I became
12 aware of any issues. So, that's how we got
13 here.

14 To come into compliance required a
15 couple of things. It requires demolishing
16 part of the existing structure as well as
17 reconfiguring my property to a two-unit -- to
18 a two-unit property and both -- both of those
19 options are just -- I can't -- I can't afford
20 that. And not only that, it would create
21 difficulty is that one, you reduce the rental
22 value which -- the rental income which I

1 depend on in large part to help pay my
2 mortgage and you also end up -- not you but
3 having to make these changes would also
4 decrease the overall value of my property.
5 But I would still have my -- my mortgage to
6 pay. The bank as you know wouldn't forgive
7 any amount of my loan given the changes I have
8 to make and the resulting decreased value.

9 So, I --

10 MS. MOLDENHAUER: There was a
11 question also about OP and just kind of
12 clarify. We actually met with OP and we're
13 trying to engage them in seeing if there is
14 any way or anything that we could do that
15 would be financially feasible. Obviously, as
16 we saw, they have recommended us to meet with
17 HPO. We were willing to do that but they
18 indicated that they would do that directly and
19 when we got the report with their extensive
20 alternatives, we went out and we obtained
21 estimates and I'll let Ifeanyi speak to that.
22 But our understanding from our initial meeting

1 and I believe was OP's understanding as well
2 was that they were going to be some sort of a
3 more aesthetic changes that could be done
4 within financial -- a more reasonable
5 financial estimate or budget. So, I'll just
6 let Ifeanyi speak quickly to that.

7 CHAIRPERSON JORDAN: Put the light
8 back on.

9 MS. MOLDENHAUER: You can just see
10 from this slide it's 47,000 --

11 CHAIRPERSON JORDAN: Oh, I'm
12 sorry. Just a second.

13 MS. MOLDENHAUER: Just quickly,
14 47,000 for the first alternative and then
15 about 92,000 for the second alternative. So,
16 those are just the estimates that we'd like to
17 provide on the record.

18 CHAIRPERSON JORDAN: That's based
19 upon OP's recommendations?

20 MR. BLANK: Those were, no. Those
21 were HPO's recommendation to OP which OP had
22 incorporated in their report.

1 CHAIRPERSON JORDAN: Right. So,
2 it's the same. That's what I mean. Okay.

3 MS. MOLDENHAUER: I just wanted to
4 make sure.

5 CHAIRPERSON JORDAN: Yes.

6 MS. MOLDENHAUER: So, based on all
7 of the above, I can just if the Board would
8 like, I can indulge them. If they would not,
9 it's a compliment of factors. Obviously, this
10 is a very unique situation. The time frame,
11 the fact that, you know, my client is an
12 innocent owner, there is actually no
13 relationship. I mean, the work that was done
14 by three prior owners that actually did the
15 majority of the work. My client cannot
16 practically afford to make the property
17 compliant nor was she aware of that at the
18 time that she purchased or at the time that
19 she obtained her mortgage and made certain
20 financial decisions in regard to being able to
21 rent it out.

22 She relied upon DCRA's issuance of

1 a C of O, the MRI listing and then even her
2 ability then to go and get the two units
3 registered with DHCD.

4 Based on that, we believe that we
5 satisfy the three prongs and would request
6 support of this case.

7 CHAIRPERSON JORDAN: Does the
8 Board have any questions of the Applicant?

9 ZC COMMISSIONER MAY: Did you look
10 at the issue of the measuring from grade on
11 the front side? I mean, if they had gotten a
12 permit to build up as high as they did
13 presumably it was done to the 40-foot limit
14 when it was done and the nonconformity is
15 created by the grade having dropped.

16 MS. MOLDENHAUER: Yes, originally
17 the grade was about here and when that was
18 there -- this is the property down here. The
19 height was within the requirements. But in
20 order to remedy that you were talking about
21 either, you know, obviously as indicated, you
22 know, back filling this which would then

1 eliminate the entrance. So, there's really no
2 way to remedy that situation in regard to
3 changing the grade. If you back fill it
4 you're going to eliminate the access or you're
5 going to have to require the cost that we
6 provided in our report in regards to creating
7 a second set of staircases to access that unit
8 which would then again change --

9 ZC COMMISSIONER MAY: Did you
10 measure actually where the middle of the front
11 of the house is? Is it actually in the
12 doorway?

13 MS. MOLDENHAUER: This is in the
14 door, yes.

15 ZC COMMISSIONER MAY: The middle
16 of the front of the house is in the doorway?
17 It's not just coming to the right of it or
18 anything like that?

19 MS. MOLDENHAUER: There is no
20 really way to -- I mean, you're trying to ask
21 if there is a way to potentially --

22 ZC COMMISSIONER MAY: Well, I

1 mean, the regulations say measure from the
2 middle of the front of house and the middle of
3 the front of the house -- I'm just wondering.
4 I mean, this is where the nonconformity came
5 from, putting in a retaining wall and some
6 dirt is a lot cheaper than the modifications
7 that they're proposing. Did anybody talk to
8 you about that? If it were at the middle. If
9 the middle of it is within the doorway then
10 obviously that's not going to work.

11 MS. MOLDENHAUER: From my
12 understanding the middle is within the
13 doorway. I don't believe -- we've looked into
14 it, Mr. May, and when I was first contacted by
15 my client we tried to discern if there was any
16 additional alternative such as potentially
17 doing back fill or putting in a retaining
18 wall. I don't believe that any of those would
19 be an option based on the staircase here to
20 get up and the access point for this door
21 based on the measurements.

22 ZC COMMISSIONER MAY: Okay.

1 CHAIRPERSON JORDAN: Any other
2 questions of the Applicant?

3 Then let's turn now to the Office
4 of Planning for their report.

5 MS. VITALE: Good morning, Mr.
6 Chair and Members of the Board.

7 For the record, Elisa Vitale with
8 the Office of Planning.

9 As you're heard, the Applicant is
10 seeking variances to legitimize on the
11 continued use of an existing four-story,
12 three-unit apartment building at 26 T Street,
13 Northeast. The subject property is zoned R-4.
14 And as you've heard, OP believes that we can
15 support the Applicant's request for an area
16 variance from the lot area requirement.
17 Normally OP would strongly oppose relief that
18 would allow the conversion of a rowhouse to a
19 multi-dwelling building in the R-4 zone but in
20 this case, we do believe that there was
21 detrimental reliance and extenuating
22 circumstances that would support the requested

1 relief.

2 We do, however, have, you know,
3 more concern about the height and number of
4 stories and it does not appear in our review
5 of the permit that that pop up on the upper
6 level was ever contemplated as part of a
7 building permit application. You know, we do
8 understand that this work was completed prior
9 to the Applicant's purchase. But we don't
10 believe that that additional height was part
11 of any permit application by a prior owner.

12 And that's why we can't support
13 the variance for the additional height and
14 number of stories. You know, the variance
15 process isn't intended to provide retroactive
16 relief for illegal construction. And given
17 that that top floor merely provided just extra
18 ceiling height, we do believe that that could
19 be reduced without requiring the Applicant to
20 reduce the number of units. We do understand
21 that there would be financial implications
22 with that, but I don't believe that it would

1 result in a reduction in the number of units.

2 That concludes my presentation. I
3 can certainly answer any questions that you
4 might have at this time.

5 CHAIRPERSON JORDAN: Does the
6 Board have any questions of the Office of
7 Planning?

8 ZC COMMISSIONER MAY: I guess I
9 should ask you too. Did you look at the issue
10 of the measuring point or did that actually
11 fix it? Because the variance is 6, 10. Maybe
12 that wouldn't fix it.

13 MS. VITALE: I can't speak to
14 that, you know, offhand right now as to
15 whether or not -- I guess you're asking if you
16 back filled in the front yard if that would
17 correct it?

18 ZC COMMISSIONER MAY: Right.

19 MS. VITALE: Yes, I don't know if
20 that would modify the measuring point
21 sufficiently to bring the property into
22 compliance.

1 ZC COMMISSIONER MAY: Okay,
2 thanks.

3 CHAIRPERSON JORDAN: And regarding
4 your recommendation -- recommendation you made
5 in regards to the height issue, what's the
6 cost of that?

7 MS. VITALE: I can't speak -- we
8 don't have a cost estimate for height. This
9 property I will note that it is not in a
10 historic district but our historic
11 preservation staff, you know, frequently look
12 at thee types of issue. So, we consulted with
13 them to see if there were potentially
14 modifications that the Applicant could make to
15 mitigate the appearance of that top floor.

16 CHAIRPERSON JORDAN: And, I guess,
17 what I'm asking for those mitigations, what's
18 the cost that OP has looked at that would cost
19 the Applicant -- if the Applicant was to
20 absorb that recommendation, what would it
21 cost?

22 MS. VITALE: And we did not run

1 those numbers.

2 CHAIRPERSON JORDAN: So, we don't
3 know if OP when they make the recommendation
4 doesn't know if it's financially feasible for
5 someone to actually do that. Is that what
6 you're saying?

7 MS. VITALE: Certainly, no. We
8 did not provide that cost estimate.

9 CHAIRPERSON JORDAN: Because it
10 might not be a viable alternative? It
11 determines, I guess, you have to consider what
12 the Applicant can afford and also then when
13 making those recommendations if something is
14 viable or not, whether or not what the cost
15 associated makes a lot of sense. That's just
16 my thought.

17 Any other questions of the Office
18 of Planning from the Board? Does the
19 Applicant have any questions of the Office of
20 Planning? Does the Applicant have any
21 questions of the Office of Planning?

22 MS. MOLDENHAUER: No.

1 CHAIRPERSON JORDAN: Is anyone
2 here from the Department of Transportation?

3 We do have a letter from the
4 Department of Transportation which submitted
5 there are no objections to the request for
6 relief.

7 Do we have anyone here from ANC, I
8 believe, 5-B? I believe we have a letter in
9 support from ANC 5-B to which we will give
10 great weight who supports the Applicant's
11 request for relief.

12 Our record also shows that there
13 are at least 19 letters of support from
14 neighbors supporting the request for relief to
15 this application.

16 Are there others in the audience
17 wishing to testify in support of this
18 application?

19 Anyone in the audience wishing to
20 testify in support of the application?

21 Anyone in the audience wishing to
22 testify in opposition to this application?

1 Then let's turn back to the
2 Applicant for any rebuttal or closing.

3 MS. MOLDENHAUER: We'll, close
4 very briefly just indicating that we believe
5 the written submissions and today's testimony
6 clarify the history of the property and the
7 innocence reliance that Ifeanyi had in regards
8 to the existing conditions.

9 There is a confluence of factors
10 here. One, in regard to the existing
11 condition that we believe was existing in
12 regards to the third floor which then became
13 a fourth floor that was constructed back
14 probably in '09 or '08. In addition to that,
15 the final condition of the property was
16 finalized most likely before September of
17 2011. A C of O was provided to my client at
18 closing. She then obtained a C of O for three
19 units from DCRA and relied upon that.

20 And then locating two additional
21 tenants in the building, obtaining a mortgage
22 for a specific value and in order for her to

1 potentially remedy either the eight or the
2 number of units, it would be practically
3 difficult as she testified to and as we
4 indicated in the record, if it was an issue of
5 even just modifying the top floor as OP
6 indicated, you're talking about something
7 around \$50,000 and my client is not in the
8 real estate or construction arena so this
9 would be something that would be exceptionally
10 challenging for her in addition to financially
11 but also in regards to managing that.

12 My client has gone to
13 extraordinary lengths to obtain letters of
14 support from neighbors and from the ANC and
15 have the support. We believe that this case
16 satisfies the three prongs of the variance
17 standard and I believe it might be right for
18 a bench decision and we'd request your
19 approval.

20 CHAIRPERSON JORDAN: Thank you.
21 Are there any questions by the Board? Any
22 other questions? Then we will conclude --

1 ZC COMMISSIONER MAY: Yes, I'm
2 sorry. We only saw the financial analysis
3 very quickly on the scene there. That wasn't
4 submitted to the record, was it?

5 MS. MOLDENHAUER: Yes, it was. In
6 the initial application --

7 ZC COMMISSIONER MAY: And the
8 exhibit number?

9 MS. MOLDENHAUER: I can give you
10 an exhibit number, yes. One moment. It's
11 Exhibit 4, page 11. Describes the practical
12 difficulty identifying the cost estimate of
13 \$30,000 to \$40,000 for modifying the top
14 floor. \$30,000 to \$35,000 for reconfiguring
15 the staircases if the lower level was back
16 filled and when changing it to two units. And
17 then provides the monthly mortgage and
18 additional information for operating the
19 property.

20 ZC COMMISSIONER MAY: Okay. But
21 there was some additional detail that was on
22 that slide --

1 MS. MOLDENHAUER: Yes.

2 ZC COMMISSIONER MAY: -- that's
3 not here.

4 MS. MOLDENHAUER: That slide. I
5 think you're referring to the OP comments.
6 That is not --

7 ZC COMMISSIONER MAY: Yes.

8 MS. MOLDENHAUER: This is just --
9 we just got this. I can print this out and
10 provide a copy to be part of the record but
11 we--

12 ZC COMMISSIONER MAY: I think
13 since you've shown this to us it should be
14 part of the record anyway, so --

15 MS. MOLDENHAUER: Absolutely. We
16 can provide a copy to Mr. Moy. And this is
17 just answering or providing cost estimates for
18 the recommendations that OP provided in their
19 -- in their submission.

20 CHAIRPERSON JORDAN: Any other
21 questions of the Applicant?

22 No, okay. Then let's close the

1 hearing based upon the evidence that's in the
2 file and what's been submitted today.

3 Is the Board ready to deliberate?
4 Need additional time? Okay. All right. Then
5 let's move to deliberation.

6 I'll start.

7 This is a matter which I can
8 support. I believe that there's been a
9 showing of good faith upon the Applicant and
10 that there is detrimental reliance by the
11 Applicant in regards to the condition of this
12 property. And because of that, it meets the
13 condition for granting relief.

14 I think that it's clearly shown
15 that the economic hardships and burdens that
16 would be bore out in trying to make this
17 compliant is unreasonable and burdensome. And
18 I can support the relief requested by the
19 Applicant.

20 Anyone else want to weigh in on
21 that?

22 Mr. May.

1 ZC COMMISSIONER MAY: Yes, the
2 whole thing makes me very uncomfortable. I
3 mean, I guess the conversion to three units is
4 a -- where seeing the history was very helpful
5 to see what the Applicant reasonably should
6 have known at the time the purchase was made
7 and whether there's any real recourse in the
8 direction of whoever made these mistakes in
9 the first place. You know, the fact that the
10 work was permitted by DCRA or more importantly
11 the fact that they issued C of O, it looked
12 like three times. Is that right? Twice.
13 Once the prior occupant and then I thought
14 there was a third one in that time line. But
15 in any case, it was issued twice. It gives me
16 some comfort that the Applicant could not have
17 or would not likely have caught this at the
18 time of purchase and had a reasonable
19 expectation that everything was on the up and
20 up.

21 And, frankly, I think what's been
22 done to the top of the building, while it may

1 look great from the inside, looks terrible
2 from the outside. And I think that's one of
3 the reasons why I want to be vigilant about
4 this. I think that these sorts of
5 modifications to a building, whether or not
6 it's in a historic district, it's just not
7 good. It shouldn't be happening and it's
8 unfortunate that DCRA permitted it in the
9 first place, even if it was compliant. I
10 mean, there's probably no recourse if it was
11 compliant, but it seems like if the variation
12 is 6 feet 10 that even if it had been done
13 properly at -- measured properly at DCRA, I'm
14 not sure that it would have -- oh, wait a
15 minute. Let me think about this. I actually
16 have a question for the Office of Planning.

17 Is it 6 feet 10 or is it --
18 because it has to be measured to the top of
19 the ceiling of the interior structure, right?

20 MS. VITALE: That's correct. The
21 measuring point for height would be to the
22 ceiling.

1 ZC COMMISSIONER MAY: Right. And
2 is that what the 4610 is?

3 MS. VITALE: I do not know where
4 that measurement was taken.

5 ZC COMMISSIONER MAY: Can the
6 Applicant tell us where the 4610 comes from?
7 And it looks like it's -- I can't read the
8 numbers but it looks like to the top of the
9 structure.

10 MS. VITALE: It is the top of the
11 structure because is, if you look at the
12 interior picture of the interior of the
13 ceiling is actually vaulted -- type vaulted.
14 I'm probably --

15 ZC COMMISSIONER MAY: I remember
16 what it looks like.

17 MS. VITALE: It's to the top, yes.

18 ZC COMMISSIONER MAY: Okay.

19 MS. VITALE: All the way to the
20 top.

21 ZC COMMISSIONER MAY: I guess it's
22 conceivable that this was -- that somebody in

1 checking these plans initially was looking at
2 a membership from the existing grade to the
3 top of the under side so it would have been
4 compliant at that point.

5 I don't believe that that solution
6 has been thoroughly investigated. In other
7 words, re-establishing the grade at the
8 midpoint because the middle of the house you
9 may actually be able to do that.

10 I don't know. I mean, that would
11 make it compliant but it wouldn't make it look
12 any better which is, I think, part of the
13 problem that the Office of Planning has. And
14 this is an opportunity for them to try to fix
15 that.

16 All this just to say that I'm not
17 really pleased to be voting in favor of it but
18 I don't see a clear solution that -- a clear
19 alternative solution that would not be
20 extraordinarily difficult for the Applicant to
21 do.

22 So, begrudgently, I could go

1 along.

2 CHAIRPERSON JORDAN: Okay. Thank
3 you.

4 With that then I move that we
5 grant the relief to the Applicant.

6 MEMBER HINKLE: Second.

7 CHAIRPERSON JORDAN: Motion made
8 and seconded.

9 All those in favor signify by
10 saying aye.

11 (AYES)

12 CHAIRPERSON JORDAN: Those opposed
13 nay.

14 The motion carries.

15 Mr. Moy.

16 MS. MOLDENHAUER: Thank you very
17 much.

18 MR. MOY: On the vote count of
19 three to zero upon the motion of Chairman
20 Jordan to approve. Seconding the motion Mr.
21 Hinkle. Also in support of the motion Mr.
22 Peter May. We have a Board Member not present

1 with us today in a seat vacant. So, the
2 motion carries, Mr. Chairman.

3 CHAIRPERSON JORDAN: Then let's
4 have a Summary Order please.

5 MR. MOY: Very good. Thank you.

6 The next scheduled application,
7 Mr. Chairman, is Georgetown Park but I don't
8 know if the Board would care to leap frog over
9 that to the next application.

10 CHAIRPERSON JORDAN: Let's call
11 Georgetown.

12 MR. MOY: Okay. Very good. That
13 would be Application No. 18486. Application
14 of AG Georgetown Park Hold I LLC, pursuant to
15 11 DCMR 3104.1 for a special exception to
16 allow a bowling alley under subsection 908.1
17 in the W-1 and #-2 Districts at premises 3222
18 M Street, Northwest. Property located in
19 Square 1200, Lot 868.

20 CHAIRPERSON JORDAN: All right.
21 Would the person at the witness table please
22 identify themselves?

1 MS. PRINCE: Allison Prince,
2 Goulston & Storrs, counsel for the Applicant.

3 MR. SCHWARTZ: Dale Schwartz,
4 founder of Pinstripes.

5 MR. SULLIVAN: Marty Sullivan from
6 Sullivan and Barros, representative for the
7 Georgetown Park Unit Owners Association.

8 MR. STARRELS: Good morning, Bill
9 Starrels representing ANC 2-E.

10 MR. MILSOM: Scott Milsom, the
11 landlord.

12 MR. POLLOCK: Chris Pollock with
13 Cerami Associates, Acoustical Engineers.

14 CHAIRPERSON JORDAN: And let me go
15 back again. You are?

16 MR. MILSOM: Scott Milson with
17 Vornado.

18 CHAIRPERSON JORDAN: Milsom.

19 MR. MILSOM: Milsom, M-I-L-S-O-M.
20 We're the owner of the property.

21 CHAIRPERSON JORDAN: And the
22 gentleman to your right?

1 MR. POLLOCK: Chris Pollock with
2 Cerami.

3 CHAIRPERSON JORDAN: Okay. Are
4 there any announcements that should be made?
5 Bring me up to date of where we are from the
6 negotiated point. Either one.

7 MS. PRINCE: I'll go first.

8 We have crossed that two percent
9 threshold and we have an agreement with the
10 condominium association regarding this
11 project. We're prepared to proceed.

12 CHAIRPERSON JORDAN: Mr. Sullivan,
13 are you still seeking party status?

14 MR. SULLIVAN: No, we've agreed to
15 withdraw our party status in opposition. And
16 we would like to submit a list of proposed
17 conditions which are distilled down from the
18 agreement itself. And we've put the
19 conditions--Is that part of the agreement?

20 MR. SULLIVAN: I'm sorry?

21 CHAIRPERSON JORDAN: The
22 conditions are part of the agreement?

1 MR. SULLIVAN: The conditions are
2 part of the agreement but we have a separate
3 attachment where the conditions are more in
4 the context of a BZA order.

5 CHAIRPERSON JORDAN: Okay. And
6 are you going to present this agreement to the
7 Board?

8 MS. PRINCE: We are.

9 CHAIRPERSON JORDAN: Or do you
10 just want us to take a look at the conditions
11 and determine whether or not they should be
12 part of an order if one is forthcoming in
13 support?

14 MR. SULLIVAN: I think both. We
15 don't have the agreement. We'll have it
16 within 15 minutes or so, but before the end of
17 the hearing I'll have the agreement. And I
18 would propose submitting both the agreement
19 and the proposed conditions but with the idea
20 that the proposed conditions represent what's
21 in the agreement.

22 CHAIRPERSON JORDAN: Well, I'm

1 going to ask that you probably give those
2 proposed conditions, if you both have verified
3 that those are the conditions, then give them
4 to Ms. Prince because you won't be a party to
5 add it, but we will do that.

6 Is ANC 2-E also still in
7 opposition?

8 Push that.

9 MR. STARRELS: I know. Done this
10 before.

11 CHAIRPERSON JORDAN: Even if you
12 have, we fight with this little button whether
13 or not it's really bright green or green.

14 MR. STARRELS: It's challenging a
15 you get older.

16 Anyway, ANC 2-E, when we did our
17 motion basically the way the motion is
18 structured is that we were in opposition until
19 there was an agreement, if there was an
20 agreement. That's the essence of our motion.

21 CHAIRPERSON JORDAN: All right.
22 Thank you. All right.

1 So, then we would eliminate the
2 party status issue here. We have an agreement
3 with the group that would have been in
4 opposition. The ANC then would move to the
5 support column because of the fact that we
6 have an agreement.

7 This matter is slightly different,
8 as you know. I think we have a little bit
9 more leeway regarding special exceptions and
10 in cases such as this one where there's a
11 bowling alley and we would probably in most
12 other cases because of the way the regulation
13 is written, provides that if the Board finds
14 it appropriate to meet the objectives,
15 etcetera, etcetera, in regards to allowing
16 this type of operation.

17 The other thing I want yo all to
18 know that we -- the Board has no jurisdiction
19 over construction issues and I know there had
20 been some questions and objections based upon
21 construction, construction noise. We have no
22 rendering of that. Also, that we not --

1 before us is the operation of a restaurant
2 because that is a matter of right. We would
3 just have before us the special exception for
4 the operation of the bowling alley.

5 And one aspect of granting or
6 review on the regulations here is the noise
7 issue. So, we would want to see and hear more
8 in regards to the noise issue that we're
9 comfortable with that even though we know that
10 the association very well may have worked out
11 a way to mitigate that.

12 I'm concerned about the report I
13 received from -- your noise report in that I
14 don't see any real measures or readings that
15 have been actually done in that facility but
16 it's been based upon some similar situated
17 facility some place else. Maybe I'm wrong
18 from what I read in the documents but I would
19 like you to hone in on that for me.

20 Does the Board have anything else
21 specifically that we need to get because I
22 want to be sure to put that on the table as

1 you go through here.

2 ZC COMMISSIONER MAY: Along the
3 same lines, again, going to the report on the
4 acoustics, there's lots of description of how
5 the construction should be done. But no
6 indication that those particular construction
7 details will eliminate the noise. And so
8 there's nothing that says that if you do put
9 in three layers of gypsum and six inches of
10 insulation and so on that the noise will not
11 be transmitted into the structure above. So,
12 even sort of a technical analysis that
13 demonstrate that would help and I know that
14 that's possible.

15 The second thing is there's a
16 noise issue in a couple of directions.
17 There's within the structure and then there's
18 outside the structure into and across the C&O
19 Canal area. And so I'm interested in knowing
20 what's being done to make sure that that does
21 not disturb the park or disturb the neighbors
22 who are a little further down the way and so

1 on.

2 MS. PRINCE: Good morning, Members
3 of the Board. Thank you for your time this
4 morning. I'm very, very pleased that we were
5 able to work quite carefully with the
6 condominium association, particularly over the
7 last 24 hours in an effort to address the
8 concerns that you've just raised but also a
9 wide host of other issues that they presented
10 to us.

11 I'm representing Vornado and
12 Pinstripes today in connection with this
13 application. As the chairman correctly
14 characterized, this is a special exception for
15 bowling only. The restaurant component of the
16 uses is a matter of right.

17 Having said that, we took a more
18 global approach in dealing with the
19 condominium association and there are
20 conditions proposed for the order that really
21 address the entirety of the facility and its
22 operation that was critical to our ability to

1 reach an agreement in this case.

2 The waterfront zone where this
3 facility will be located is one of the few
4 that regulates bowling in a very specific way
5 requiring special exception relief. And we
6 believe we've clearly met the test here.

7 We have an expert witness who will
8 get directly to the issue that you've raised,
9 Commissioner May, but suffice it to say that
10 the greatest protection that is available in
11 this instance is not only the testimony of our
12 expert on the issue but also the District's
13 own regulations. The ABC regulations in the
14 waterfront zone are highly protective of
15 residences and provide that no amplified noise
16 and no noise really beyond the human voice can
17 be heard off the premises -- outside the
18 premises. That's the restaurant and the
19 bowling alley included in addition to the
20 bowling alley.

21 So, that provided a very high
22 level of protection for the neighbors and a

1 standard that we were able to commit to in the
2 BZA order and in our agreement.

3 The configuration of this bowling
4 alley is very helpful from a sound perspective
5 because it's located on the lower of the two
6 levels of the establishment and will buffered
7 from the condominium residences by an entire
8 level of restaurant use. That level of
9 restaurant use will also be buffered through
10 from, a sound standpoint and a sound engineer
11 will get to that.

12 Regarding outdoor uses,
13 Commissioner May, a friend of the park I know,
14 we have spend a lot of time getting comfort on
15 that issue with the neighbors and it rally
16 centers on the outside patios, the use of
17 those patios and restrictions on their use.

18 There are also some issues that
19 address screening of the patios that will
20 provide some measure of noise protection.
21 But, perhaps, most important, only the human
22 voice can be heard from the patios. No music,

1 no amplified music, nothing on the outdoors.

2 So, without further delay, I'd
3 like you to hear testimony from Dale Schwartz
4 who is the founded of Pinstripes which is sort
5 of a national concept but new to D.C.

6 Oh, I'm sorry. Before we get to
7 Dale, we're going to hear from the owner of
8 the property, Scott Milsom of Vornado.

9 MR. MILSOM: Thank you. I was
10 going to present just a quick overview of the
11 redevelopment project if the Board would think
12 that would be helpful and to locate the actual
13 Pinstripe location within the property?

14 CHAIRPERSON JORDAN: If you would
15 just give a quick summary about it. I think
16 we understand well enough what's going there
17 unless somebody else needs more detail about
18 that.

19 MR. MILSOM: Okay. So, is there a
20 portable microphone that I could --

21 CHAIRPERSON JORDAN: Yes, there
22 is.

1 MR. MILSOM: Thank you. So, I'll
2 be quick.

3 As you know, the mall is located
4 on the Wisconsin level. Pinstripe's as
5 Allison stated is a two-level space. The
6 upper level which is restaurant and banquet
7 use is located on the southeast corner of M
8 Street here. We have other retail spaces on
9 the bounds of M Street each with their own
10 entrance. So, we're basically de-malling the
11 existing mall. And Pinstripes goes down one
12 level to what is called the Wisconsin level.
13 They total about 28,000 square feet. On this
14 lower level is where the bowling is located
15 here. And then the actual property goes down
16 one more level of retail, new parking that
17 we're adding and there's three additional
18 levels of parking beneath that.

19 In terms of a section which I
20 think is fairly useful and which Chris will go
21 into more detail is a section showing our
22 building here, the three levels of retail, the

1 bowling on the middle level of our mall. The
2 restaurant/banquet space above. There's a 12-
3 inch thick concrete slab in between. Their
4 other sides are eight inches thick and then
5 the condominium is above that.

6 Here are the layouts of the actual
7 Pinstripes' proposal so, again, you can see
8 the banquet rooms, the outdoor patio on the
9 upper level. On the lower level there is 12
10 bowling lanes which comprise approximately 20
11 percent of the overall area, some bocce
12 courts and then restaurant and bar area.

13 And I'll let Dale go through some
14 of this but quickly, here are some existing
15 photos of what we're talking about. So, this
16 would be the ground floor entrance here and
17 the second floor banquet space and enclosed
18 patio is in this location here.

19 You can see here is the patio.
20 The condos above and then the ground floor
21 entrance here.

22 And this is just a rendering

1 showing what's there today and potentially how
2 this could be branded for the Pinstripes' use
3 knowing that we'd have to go through the Old
4 Georgetown Board Commission of Fine Arts
5 process to make thee changes, but this would
6 be their main entrance and, again, this would
7 be the exterior patio. There's also a patio
8 component here.

9 You can see from the Pinstripes'
10 plan of the lower level, the bowling again is
11 located two floors away from the condos above.
12 It's also within the floor plan so there's no
13 part of the bowling that has direct access to
14 the exterior.

15 ZC COMMISSIONER MAY: Can you pull
16 those sections out again and just show that
17 somewhere?

18 MR. MILSOM: Okay. What's between
19 what's labeled restaurant space and operable
20 window wall?

21 MR. MILSOM: So, this is the upper
22 terrace area, upper patio area.

1 ZC COMMISSIONER MAY: Okay.

2 MR. MILSOM: And the idea is that
3 we would along with Pinstripes we would extend
4 the line of this existing terrace to basically
5 block the line of site from the residential
6 terrace down to Pinstripes' upper terrace.

7 ZC COMMISSIONER MAY: Okay. So,
8 what is currently an open terrace would become
9 an enclosed space?

10 MR. MILSOM: It's not really open
11 today. There is a glass sort of greenhouse
12 structure if you will.

13 ZC COMMISSIONER MAY: I see.
14 Okay.

15 MR. MILSOM: Which is this. Which
16 was built when the mall was made. I'm really
17 sure what it was ever used for but it's sort
18 of in disrepair today.

19 ZC COMMISSIONER MAY: Okay.

20 CHAIRPERSON JORDAN: All right.
21 Any other questions of Mr. Milsom? Okay.

22 All right. Where are we now?

1 MS. PRINCE: Dale Schwartz, the
2 founder of Pinstripes.

3 MR. SCHWARTZ: Thank you. Well,
4 let me just quickly just give you a little
5 flavor, pun intended of just what type of
6 restaurant and concept that we do and then I
7 can give a little more specifics about this
8 specific layout.

9 I started this concept about six
10 years ago, had the idea 27 years ago. And
11 what we're really doing is redefining
12 entertainment and dining in a very unique and
13 sophisticated quality way. And so we're more
14 Four Seasons, Create & Barrel, Whole Foods in
15 terms of the quality and design and layout.
16 Much different than stereotypically a typical
17 bowling alley. And so that's a quite important
18 piece. Our food is all scratch kitchen. It's
19 strikingly good. Our service is quite
20 exceptional and as a result we've been quite
21 successful. I started the concept in Chicago.
22 I saw Jeff. He spent some time there. So,

1 Northbrook was our first location five years
2 ago. We did a location in South Barrington in
3 the Chicago area three years ago. We did a
4 location, Edina in Minneapolis two years ago
5 and then just opened three months ago in
6 Oakbrook Mall.

7 So, we have four locations to
8 date, about 450 team members. Each location
9 we have about 120 full and part time team
10 members between back of house, front of house.
11 And it's been very well received in
12 communities.

13 We do everything from mom and tots
14 in the mornings. 10:00 in the morning for
15 little kids to enjoy bowling. We do a
16 phenomenal Sunday brunch. We do lunch. We do
17 dinner. We do weddings. We do a lot of
18 corporate events. We do an art contest. So,
19 it's very, very community focused eccentric.

20 And in terms of this particular
21 location, I started a number of years ago
22 looking and we're looking at a variety of

1 sites throughout the country, usually in just
2 quality residential markets that also have an
3 attractive business community.

4 Georgetown is very attractive
5 because of the townhomes in the communities
6 and the condos as well as of course the
7 proximity to some of the universities and as
8 well as the close proximity to a lot of the
9 offices. And admittedly the canal was one of
10 the really key attractions. Every location
11 that we do we look for something really
12 special that creates somewhat of an oasis
13 feel. I mean, Jeff in Scottsdale. We've
14 talked to, you know, taking over the Barnes &
15 Noble space in Kierland Commons by way of
16 example. Or for that matter, the Barnes space
17 if they would stop at some point doing
18 business in Bethesda Row. So, we look for
19 just really distinctive locations and what
20 we're not always doing in terms of the
21 redevelopment of the mall coupled with the
22 canal became very attractive for us.

1 And in terms of the space, just as
2 Scott mentioned, on the first floor -- let me
3 just kind of put this up as well. But this is
4 the current circumstance. So, this is
5 obviously not well tended in terms of
6 landscaping and the general area. So, what
7 we're proposing and intending to do is to just
8 really nestle in here in a very quality way.
9 So, we'll certainly relandscape a lot of this
10 front area. We'll change the facade. We'll
11 do some tasteful signage. We'll have a front
12 entrance here and basically as Scott
13 mentioned, this kind of greenhouse look here,
14 we're just going to peel back 40 some feet.
15 So, our upstairs patio is just going to be on
16 a portion of the second level. Our space
17 doesn't go all the way deep here.

18 On the first floor and to put in
19 context over 80 percent of our business is
20 food and beverage. So, the bowling and bocchie
21 is an important component and on occasion
22 people do show up just to enjoy bowling or

1 boccie, but generally speaking, people are --
2 people might have dinner and then play boccie.
3 Or they may show up and bowl and have
4 appetizers and a drink and then enjoy the
5 bistro. So, it's very multidimensional.

6 So, you know, when people walk in
7 there's a front desk. We hand out socks.
8 We've got a very tasteful bar. We've got
9 Italian/American food, Italian/American wines.
10 We'll have a tasteful bistro here, 12 bowling
11 lanes here. In front of the bowling we'll
12 have three boccie courts and then just right
13 outside as Scott mentioned. This small
14 outdoor patio area will seat about 30 people.
15 So, this is in relative terms a rather small
16 outdoor seating on the first level and on the
17 second level it maxes, you know, 40 some
18 people when we've got seating on the second
19 level.

20 In terms of --

21 CHAIRPERSON JORDAN: We're real
22 good on the concept.

1 MR. SCHWARTZ: Okay.

2 CHAIRPERSON JORDAN: We understand
3 the concept very well.

4 MR. SCHWARTZ: And I'll let my
5 colleagues speak to some of the detail in
6 terms of sound. But just a couple of brief
7 comments.

8 Regarding bowling, we worked very
9 closely with Brunswick so Brunswick is the
10 largest bowling manufacturer in the country.
11 And they have built all four of our bowling
12 installations and they've done bowling centers
13 all over the country, if not all over the
14 world. They've encountered lots of different
15 sound issues. They've built bowling alleys in
16 homes and hotels, etcetera. And so there's a
17 variety of means, sound-wise that was can do
18 to clearly mitigate and eliminate both
19 vibration and sound. Frankly, if the condo
20 sat right above us, there are ways to
21 eliminate the bowling sound. The fact that
22 the condos are two levels above makes it

1 frankly easier, considerably easier. So, I
2 think as my sound colleague will
3 describe, there's clearly ways as it relates to
4 bowling, both the sound and vibration that any
5 vibration and noise will be completely
6 eliminated.

7 In terms of the second floor
8 banquet space and for that matter the outside
9 areas, as Allison mentioned, first of all in
10 terms of an of the outside areas that we do
11 not enclose we will never have any amplified
12 music. We also are kind of self-imposing and
13 agreeing to not allow any outside seating
14 after a certain time. So, on Friday/Saturday
15 nights, even though we'll be open until 12:30
16 we will stop allowing people to sit outside
17 after 10:00 p.m. and on weekdays we'll limit
18 that to 9:00 p.m. just out of respect to the
19 neighbors.

20 And I think the one question that
21 was raised regarding the upstairs outside
22 patio, (a) we're extending the roof so that it

1 will be flush to the patio below and then as
2 Allison and Scott mentioned, what we're
3 basically going to design is a very tasteful
4 nano wall system.

5 In other locations I've done some
6 pull down garage doors to attenuate the sound.
7 In this case, just some very attractive
8 sliding nano walls or something comparable to
9 nano walls we'll use. It's a more tasteful
10 design look in this type of location than a
11 garage door. And so we will have beautiful
12 nano walls that just give us the flexibility
13 on a gorgeous lunch day to open a few of that
14 so people can enjoy the inside/outside feel.
15 And otherwise if we're ever playing amplified
16 music we will close the doors and it also
17 further eliminates any of the sound issues to
18 the extent we have a banquet party on the
19 second floor and a door happens to open, it
20 will eliminate that issue as well.

21 So, are certainly the sound issues
22 and the last comment I'll make is with respect

1 to the bowling alley issue, in everyone of our
2 prior locations we've kind of had a similar
3 special use exception where there's historical
4 statues, when bowling alleys stereotypically
5 might have attracted a Harley Davidson crowd
6 and municipalities wanted some protection for
7 not having a bowling alley.

8 And I think I gave the flavor but
9 that's quite distinctively not what we do.
10 And so I think in terms of those types of
11 stereotypical bowling concerns that's not
12 really an issue with the establishment that we
13 run.

14 CHAIRPERSON JORDAN: Thank you.
15 Any questions from the Board of Mr. Schwartz?

16
17 ZC COMMISSIONER MAY: Since you
18 brought it up, so you're going to have nano
19 walls which will open up large portions of the
20 seating areas that would otherwise not be
21 outside, right?

22 MR. SCHWARTZ: Right. So, when

1 that happens there's no music. Is that what
2 you're saying?

3 MR. SCHWARTZ: Correct. Correct.

4 ZC COMMISSIONER MAY: Okay.

5 MR. SCHWARTZ: When they're open.

6 ZC COMMISSIONER MAY: When they're
7 open.

8 MR. SCHWARTZ: When they're open,
9 we will have no amplified music on. When
10 they're closed, generally any of our music is
11 quite low background in nature. We never want
12 music to interrupt people talking. But, yes,
13 when the nano walls are open, we'll just turn
14 the dials off and at that point it's just
15 people enjoying and talking and eating
16 outside.

17 CHAIRPERSON JORDAN: So, human
18 voice?

19 MR. SCHWARTZ: Human voice.
20 Correct.

21 ZC COMMISSIONER MAY: So --

22 MR. SCHWARTZ: We'll only serve to

1 humans, correct.

2 CHAIRPERSON JORDAN: I mean,
3 collective the noise gathering together is --

4 ZC COMMISSIONER MAY: It's hard to
5 tell from what we've seen in drawings and such
6 but is there any area where the restaurant
7 space and the bowling level, there's actually
8 an opening through that slab? Is that only at
9 that little stairway or is there more than
10 that?

11 MR. SCHWARTZ: So, the bowling --
12 the bowling area --

13 ZC COMMISSIONER MAY: A simple yes
14 or no. Tell me where the openings are.

15 MR. SCHWARTZ: Okay. So, this is
16 the bowling area. The only opening is a small
17 opening right here.

18 ZC COMMISSIONER MAY: And what's
19 the purpose of that?

20 MR. SCHWARTZ: Oh, for people to
21 enter the bowling lane.

22 ZC COMMISSIONER MAY: Oh, okay. I

1 see, got it.

2 MR. SCHWARTZ: That's it.

3 ZC COMMISSIONER MAY: So, it's
4 walled off?

5 MR. SCHWARTZ: It's a solid wall.

6 ZC COMMISSIONER MAY: Got it.

7 MR. SCHWARTZ: Glass to see in but
8 another solid wall --

9 ZC COMMISSIONER MAY: There's no
10 slab penetration is what I was asking about.
11 No openings in the slab?

12 MR. SCHWARTZ: Oh, no, no.

13 ZC COMMISSIONER MAY: Between the
14 levels?

15 MR. SCHWARTZ: No, no, no.

16 ZC COMMISSIONER MAY: Got it.

17 Okay.

18 MR. SCHWARTZ: Absolutely not.

19 ZC COMMISSIONER MAY: All right.

20 And then you said something about
21 how, you know, if a door opens that issue will
22 be addressed. I mean, is it just because of

1 the way the layout is that you don't have
2 noise sources in immediate proximity to the
3 doors that would open to the outside?

4 MR. SCHWARTZ: The precaution that
5 we're talking about here is just entirely out
6 of respect to the residents. So, what we're
7 talking about here is, this is our banquet
8 area on the second floor. So, if we are
9 having a corporate event and they're dancing.
10 There are 200 people who are enjoying
11 themselves, this is a hallway here and this is
12 a solid wall here and this is the outside
13 patio.

14 So, just in the occasion that
15 clearly people are going to come in and out of
16 the banquet space. Some noise will bleed out
17 of that door. Whatever noise bleeds out,
18 first it's going to be attenuated by this
19 solid wall to the extent somebody then chooses
20 to walk outside on the patio we're just taking
21 the further provision that when we're having
22 parties with music or with a level of sound

1 that might make its way outside, that's when
2 the nano walls would be closed and it will
3 eliminate any 65, 70 decibels that's making
4 its way out.

5 ZC COMMISSIONER MAY: Right.

6 MR. SCHWARTZ: By the time we
7 close those nano walls it will be a de minimis
8 and nonexistent sound.

9 ZC COMMISSIONER MAY: Okay. And
10 then one last question. What's in the space
11 that's between the bowling alley and the
12 condominiums in the -- it's that floor in
13 between. What's directly above the bowling
14 alley?

15 MR. SCHWARTZ: It will be other --

16 MR. MILSOM: It will be other
17 retail space.

18 ZC COMMISSIONER MAY: Okay. All
19 right. Thanks.

20 CHAIRPERSON JORDAN: Anyone else?

21 MS. PRINCE: We'll now proceed
22 with the testimony of the sound expert.

1 CHAIRPERSON JORDAN: I think we
2 have to qualify him as an expert. I don't
3 think he has been. The Board I'm sure has had
4 a chance to look at Mr. Pollock's resume,
5 particularly in regards to noise, noise sound,
6 etcetera. And so I'm tending to grant expert
7 status and we will do so and we will grant Mr.
8 Pollock expert status, Mr. Moy, so we can add
9 to the book please.

10 MR. MOY: Yes, sir.

11 MR. POLLOCK: Thank you. I will
12 start by talking about some of the noise and
13 vibration challenges of bowling alleys and
14 then we'll go through some of the work that
15 we've done to date and the sort of conceptual
16 recommendations that we've made to meet the
17 requirements of the project.

18 CHAIRPERSON JORDAN: I understand
19 your report. We've read the report. Have you
20 made any measurements or done anything on site
21 there that verifies what you've talked about
22 as a general norm with bowling alleys?

1 MR. POLLOCK: Not yet, no. The
2 site has -- is available to us moving forward
3 to make those measurements, but that's part of
4 the design process that we'll be going through
5 moving forward to validate and verify the
6 conceptual report that you have in front of
7 you.

8 A lot of the recommendations were
9 made based on site measurements made at a
10 similar facility in Florida with commercial
11 office space above bowling facilities. Those
12 spaces were made available to us. We made
13 some noise and vibration measurements at that
14 location and we've used that to inform the
15 conceptual design process in the report that
16 you have in front of you but the details are
17 still to be worked out as to what all of those
18 specific construction components.

19 CHAIRPERSON JORDAN: That other
20 facility that you're using that's similar is
21 there residential space?

22 MR. POLLOCK: There was not, no.

1 It was commercial.

2 CHAIRPERSON JORDAN: And what's
3 the acceptable, I guess, dBA levels?

4 MR. POLLOCK: In that space?

5 CHAIRPERSON JORDAN: In that
6 space?

7 MR. POLLOCK: They were in the 50
8 dBA range as I understand.

9 CHAIRPERSON JORDAN: And your
10 projection here to have what would be the
11 range? If all this went into effect and to
12 your consideration that it worked, what would
13 be the --

14 MR. POLLOCK: We -- we haven't
15 done the work yet to fully analyze all of the
16 voice transmissions, but the intent here is
17 that we implement the recommendations both in
18 design and in construction review that will
19 enable us to meet the requirements of the --

20 CHAIRPERSON JORDAN: Well, what's
21 your target I guess I'm asking? What's your
22 target?

1 MR. POLLOCK: The goal is that
2 this is essentially inaudible in the
3 residential spaces. But the operation of the
4 bowling alley will be mitigated such that this
5 is not going to be bothersome.

6 ZC COMMISSIONER MAY: Will it be
7 audible in the retail space that's immediately
8 above?

9 MR. MILSOM: If I could address
10 that. I mean the criteria for a residence and
11 retail space are different.

12 ZC COMMISSIONER MAY: I
13 understand. I'm not asking that.

14 MR. MILSOM: It's possible that it
15 might be slightly audible in the retail space
16 above. It's not one of our big concerns.

17 ZC COMMISSIONER MAY: Okay. So,
18 that separation is going to further deaden
19 whatever gets through the ceiling of the
20 bowling alley.

21 MR. MILSOM: Correct.

22 ZC COMMISSIONER MAY: Do you have

1 a sense of what -- well, sorry.

2 Going back to the Florida
3 facility, is it completely analogous in that
4 there's a bowling alley and a floor between
5 and then the office space? Or was it directly
6 above?

7 MR. POLLOCK: The measurements we
8 made were directly above. There are other
9 differences in the building structure and here
10 we have a very heavy concrete -- eight-inch
11 concrete and 12 inch concrete slab. That
12 space was a more light-weight construction of
13 steel and metal decks. So, there are some
14 structural differences which is partly why I
15 mentioned we still have work to do to
16 physically attain data at this facility so we
17 can validate the differences between the
18 measurements.

19 With that said, the -- generally,
20 a heavy building, a concrete building like the
21 Georgetown Park Mall dissipates and dampens
22 vibration more so actually than a structural

1 steel building does. So, the measurements
2 that we have from -- from the existing
3 facility we measures I think we can be
4 confident in saying we will have better
5 performance in that facility.

6 ZC COMMISSIONER MAY: Do you have
7 a concern about -- I mean, you may have floors
8 that provide that separation for a majority of
9 the sound but also the columns could be
10 transmitting the sound. And so I'm wondering
11 if -- what precautions do you take to make
12 sure that, I mean, can you design a facility
13 so that there isn't any direct transmission of
14 vibration in the gold column?

15 MR. POLLOCK: Conceptually
16 speaking there is going to be some isolation
17 both in the floor, ceilings and walls so we're
18 creating an enclosure to the noise and the
19 vibration and part of that enclosure as Dale
20 mentioned is the solid walls between the
21 bowling and any other space.

22 In addition to that, we also have

1 what we call column enclosures or column wraps
2 that will be isolated partitions around the
3 columns.

4 ZC COMMISSIONER MAY: Similar
5 multi-layered gypsum kind of thing?

6 MR. POLLOCK: Yes. Yes.

7 MR. MILSOM: And the slab.

8 MR. POLLOCK: Yes, and the slab
9 again the details of which we are still
10 working on but the slab construction of the
11 bowling alley will be a secondary pour of
12 concrete of some nature that will be
13 resiliently supported. So, it will have a
14 soft resilient support base. So, that noise
15 and vibration energy that's associated with
16 bowling will be mitigated before it enters the
17 building structure.

18 ZC COMMISSIONER MAY: It's not the
19 classic kind of box within a box but it's a
20 slab within a box? A floated slab within a
21 box.

22 MR. POLLOCK: To some degree it

1 will be a box within a box actually. The
2 walls and ceiling will definitely have
3 isolation components.

4 ZC COMMISSIONER MAY: Okay.

5 CHAIRPERSON JORDAN: All right.

6 ZC COMMISSIONER MAY: One last
7 question. What's the definition of inaudible
8 and in a dBA level?

9 MR. POLLOCK: I'm not sure that
10 there is one. Part of the process that we'll
11 go through is to measure existing noise levels
12 in the condos if those spaces are made
13 available to us because that forms the basis
14 of what can be defined as inaudible.

15 ZC COMMISSIONER MAY: Right.

16 MR. POLLOCK: But generally
17 speaking, a noise level that is 10 decibels
18 below an ambient or an existing noise level
19 would be considered inaudible.

20 So, if we're in an environment
21 that is 30 decibels and the transmitted noise
22 is 20, generally speaking that's consider

1 inaudible.

2 CHAIRPERSON JORDAN: But are we
3 talking about the noise coming from the
4 bowling alley potentially having 85 to maybe
5 100? I'm trying to understand what you said
6 in a bowling location. So, when you said 10
7 levels lower --

8 MR. MILSOM: By the time it gets
9 to the --

10 MR. GRAHAM: Right. So, does that
11 mean it's going to be getting 80. If we're
12 looking at 80 and it's going to hit the
13 residences at 70 or are you saying zero at the
14 residents? That's what I'm trying to get
15 clear.

16 MR. POLLOCK: My point being that
17 if the background noise level without any
18 activity or any bowling, the residence is 30
19 or 40 which might be typical of that type of
20 space.

21 CHAIRPERSON JORDAN: Right.

22 MR. POLLOCK: We would be aiming

1 for the transmitted sound so that by the time
2 the sound comes up through the structure and
3 through all the isolation, mitigation I
4 included, that would be 10 dB below --

5 CHAIRPERSON JORDAN: At the --

6 MR. POLLOCK: -- at the condition.

7 CHAIRPERSON JORDAN: Okay. In the
8 aspect of even reducing it to the residence
9 level?

10 MR. POLLOCK: Exactly. When
11 they're doing this.

12 MR. SULLIVAN: Right. The clear
13 objective of ours is --

14 CHAIRPERSON JORDAN: You need to
15 get on a microphone please.

16 MR. SULLIVAN: The residents will
17 not hear the bowling noise.

18 CHAIRPERSON JORDAN: Okay. So,
19 what is the level now in the residence level?

20 MR. POLLOCK: I don't know. We
21 haven't made those measurements yet. That's
22 part of our next step process.

1 CHAIRPERSON JORDAN: So, all these
2 things that you've written is just conceptual,
3 but what things might happen, but we don't
4 know if it's going to be successful.

5 MR. POLLOCK: We're confident we
6 can design a solution that if all of our
7 recommendations are implemented in the field
8 that we'll meet the goals of the project.

9 CHAIRPERSON JORDAN: Okay. I'm
10 clear. Just can't -- but I understand where
11 we are. I guess I was looking for some more
12 actuals, some studies that have actually been
13 done in that property. Measurements from the
14 residents' level to understand where we are
15 now and knowing the construction materials Mr.
16 May has talked about so we know that these
17 things will actually work. So, I guess, we're
18 looking at some type of come-back compliance
19 or something and it's in my mind, in order to
20 assure that if we were to go forward to grant
21 this special exception that the residents are
22 not affected.

1 MR. SULLIVAN: Just to interject.
2 The agreement with the condos is that I think
3 you'll see. The only reason we haven't done
4 all of the detailed studies is the preference
5 is to first get the blessing here. It's going
6 to cost us some meaningful money. Then we are
7 going to do all of what you're describing.
8 So, we're going to take the exact sound levels
9 before anything is done in the condos. We're
10 going to marry the sound analysis with the
11 exact structure and design it and frankly make
12 sure all that is copacetic before we start
13 spending millions of dollars on the build out
14 clearly.

15 CHAIRPERSON JORDAN: Is there any
16 other questions, anything else we need from
17 the sound expert, Mr. Pollock? Okay. All
18 right.

19 Ms. Prince, if there's anything
20 else you want to present to us if you feel it
21 necessary. Our issue particularly are the
22 things that we've covered in regards to how

1 the construction, the layout and want to have
2 protection for the residents. And I think
3 you've hit that if there's something else that
4 needs to be --

5 MS. PRINCE: What I'd like to
6 submit to the record at this point because I
7 now have it are the proposed conditions that
8 we've worked out with the condominium
9 association. I also have the agreement. We
10 haven't physically signed it because we're all
11 sitting at the table, but I have the final
12 version of the agreement if it would helpful
13 for you to review that knowing that it will be
14 signed and in the record before the end of the
15 hearing.

16 CHAIRPERSON JORDAN: We would
17 particularly like to see the conditions. Do
18 you have it to bring for Mr. Moy to pass?

19 MS. PRINCE: If I could just walk
20 you through the conditions very briefly. I
21 would have done it sooner but our --

22 CHAIRPERSON JORDAN: Why don't you

1 wait until we have it in our hands and we can
2 follow you and make notes.

3 Okay. We're with you.

4 MS. PRINCE: I'll walk you through
5 the conditions briefly but I think they're
6 critically important especially in light of
7 the dialogue that we've had.

8 You'll see some conditions that
9 are not ones that you typically see in a BZA
10 order. I would ask just in the spirit of our
11 cooperation agreement with the neighbors that
12 you consider including conditions that you
13 wouldn't normally consider.

14 MR. GRAHAM: Let's go through that
15 because what we might do is just attach it to
16 the order but not incorporate it because as
17 you know, we have to be careful about what we
18 incorporate into our order.

19 MS. PRINCE: I understand and some
20 of these are very appropriately will
21 absolutely be in the liquor license approval
22 but we did want to get both in both records if

1 possible.

2 No smoking permitted in any
3 portion of the restaurant. That's the first
4 one.

5 The second one is the most
6 important condition and it really is what
7 holds the Applicant's feet to the fire. Any
8 noise relating to the operation or use of the
9 bowling lanes, including the patios and
10 banquet facility has to comply with the
11 section of the building code that says that
12 any mechanically produced or amplified noise
13 in a facility that has a liquor license cannot
14 create noise for a resident. So, it's an
15 extremely stringent noise regulation that
16 happens in this instance to benefit the Board
17 in its deliberations because you can rely on
18 it since we do, in fact, need a liquor license
19 to operate the facility.

20 So, the burden is on the
21 Applicant. The Applicant obviously hasn't
22 installed the equipment yet and hasn't gone to

1 the level of sound study to be able to tell
2 you exactly how they will achieve satisfaction
3 with this standard. They have the floating
4 flag concept. They have the sound insulation
5 in the ceiling. They have the column wrapping
6 concept. But at the end of the day we must
7 comply with the sound regulation and that is
8 what we've committed to the neighbors and that
9 is what we are committing to you.

10 We also, you've seen the plans.
11 You've seen the layout. We've agreed to very
12 rigid on times of closing of the restaurant
13 and last call in deference to strong concerns
14 from the neighbors over that. We've even had
15 a start time in the morning incorporated into
16 the order so we can't open before 8:00 a.m.
17 but we can, in fact, have breakfast meetings
18 after 8:00 a.m.

19 We've agreed to language on the
20 placement of a vent. A kitchen vent and we've
21 -- the patios are probably what engendered
22 more discussion than any other aspect of this

1 agreement and the big idea with the patios are
2 number of people that can be on the patios.
3 The fact that the patios need to have
4 furniture so that they are not vacant spaces
5 that are used to pack large crowds of people.
6 The no music only human voice on the patio.
7 The idea of an ability to enclose the upper
8 patio and to extend the existing roof line so
9 that it is under roof. Those are all key
10 heavily negotiated sections that I think
11 should provide comfort to this Board that
12 we've really been very careful and thoughtful
13 about the use of the outdoor space.

14 There is a condition regarding the
15 fire pit which will be located on the lower
16 patio. There was even discussion last night
17 that has been incorporated into the agreement
18 about privacy of neighbors -- immediate
19 neighbors and those on the other side of the
20 canal and the need to use landscaping and
21 possibly other forms of screening to eliminate
22 or reduce any visual impacts of the use of the

1 patios on area residents. It was really more
2 a privacy concern. Obviously, anything
3 structural, anything requiring a permit
4 requires the approval of the Old Georgetown
5 Board but we will definitely use what is
6 available to us to address the privacy
7 concerns of the neighbors.

8 There is some language in
9 Condition 21 that sets forth our commitment to
10 work with the condominium association sound
11 engineer. Their sound engineer will give
12 input on our sound attenuation measures that
13 we have to take into consideration. But in
14 addition to that, when we are under
15 construction, the condo association sound
16 engineer will be given reasonable access to
17 the premises to confirm that we are, in fact,
18 complying with the attenuation measures as we
19 construct. So, it will be a situation where
20 there won't be -- if there is an issue, there
21 will be an opportunity to pick it up as
22 construction is proceeding rather than a last

1 minute C of O scramble because there was some
2 oversight. So, there's a protective measure
3 built in in that regard.

4 Always extremely important,
5 there's a liaison person between the facility
6 and the condominium association. And there
7 is, in fact, one construction-related
8 condition which I know you don't love to put
9 in BZA orders. I would ask that you consider
10 including it. It's a very minor condition.

11 Then there's a reminder that all
12 signage is subject to review by the Old
13 Georgetown Board. Regardless, we have to
14 design it in a very sensitive manner and we'll
15 get all signage approved but we want to
16 reiterate that it will be all be done in a
17 manner that's consistent with the Georgetown
18 Historic District or it simply won't get
19 approved.

20 There is some minor, minor matters
21 in addition to that but I think these
22 conditions show the extent to which we all

1 dove in and worked together to get at the
2 heart of what were the concerns of the
3 condominium association.

4 CHAIRPERSON JORDAN: Let me ask
5 this question. I see the references to D.C.
6 Code 25725 which is actually the law.

7 MS. PRINCE: It is the law.

8 CHAIRPERSON JORDAN: So, it's a
9 concession to no concession because it's the
10 law.

11 MS. PRINCE: Correct.

12 CHAIRPERSON JORDAN: But that
13 makes a reference to DCMR 2701 regarding the
14 Chapter 27 -- Title 2, Chapter 2701, which
15 provides what's considered within 25-725
16 what's considered noise. That's in the
17 daytime, 60 dBA and at nighttime 55 dBA. I
18 just want to know if that's what folks are
19 agreeing to because we've been batting around
20 this thing about no noise or zero noise or a
21 reduction in noise. But this says you're
22 going to make reference that you're going to

1 comply with the D.C. Code which then
2 references 2701 which says that the dBA can be
3 60 in the daytime and 55 at night.

4 MS. PRINCE: This particular
5 section which applies in the Waterfront Zone
6 talks about a no noise standard. And it's
7 only facilities that have a liquor license.

8 CHAIRPERSON JORDAN: That's under
9 25725.

10 MS. PRINCE: Right.

11 CHAIRPERSON JORDAN: And it
12 references in 25725, Title 20, Chapter 27,
13 which references 2701 of the regulations and
14 that's what I'm saying. That's what it's
15 using as its guide as to no noise. Do you
16 understand what I'm saying?

17 MS. PRINCE: I do understand what
18 you're saying.

19 CHAIRPERSON JORDAN: You used the
20 term no noise. No noise may be zero to
21 hundred, you know, and I'm trying to make sure
22 that we're protecting the residents, that

1 we're all in agreement that -- your agreement,
2 that everybody is on the same page so it
3 doesn't end up some place else later. We
4 asked that of the noise expert and we're
5 listening -- we hear it. We have something
6 like that in this agreement but the reference
7 to the D.C. Code in my opinion is that --
8 well, it clearly says that it must comply. No
9 noise. The noise level requirements as set
10 forth in Chapter 27, Title 20 of the D.C.
11 Municipal Regulations.

12 MS. PRINCE: But the human voice
13 is not regulated by that section. So, to the
14 extent that there's human voice on the patio,
15 for example, I think that decibel level is
16 designed to get at the permitted noise.

17 CHAIRPERSON JORDAN: All I'm
18 saying, we need to make sure we're clear about
19 we're all eating the same -- not just apples,
20 but we're all eating, you know, Honeycrisp or
21 whatever. We're all eating the same apple.

22 MS. PRINCE: Right. I think we

1 are.

2 CHAIRPERSON JORDAN: Because we
3 don't want people coming in and saying I got
4 a Jazz apple and a Honeycrisp apple and we
5 were talking about apples, but they're
6 different standards. And it's important for
7 this Board because this is one of the very few
8 aspects we have to assure that the residents
9 have a quality of life after this is up and
10 running is that we are all understanding the
11 standard of noise.

12 MS. PRINCE: I agree.

13 CHAIRPERSON JORDAN: I wanted to
14 put that there because it's in a general way
15 here and it references something else that
16 says something else.

17 Any other questions about the
18 conditions from anyone?

19 Is there anything else that you
20 may want to present? Okay.

21 MS. PRINCE: Nothing else.

22 CHAIRPERSON JORDAN: Does the

1 Board have any other questions of the
2 Applicant at this point?

3 Then let's turn to the Office of
4 Planning.

5 MS. BROWN-ROBERTS: Good
6 afternoon, Mr. Chairman and Members of the
7 BZA.

8 For the record, I'm Maxine Brown-
9 Roberts from the Office of Planning.

10 We believe that the Applicant has
11 met the requirements of Section 908. We too
12 had a concern about the noise and how it would
13 be mitigated going forward.

14 I would like to amend our
15 recommendation slightly which in our report we
16 said that we recommend approval of the
17 requested for special exception with a
18 condition that all of the consultant
19 recommendation is outlined in the December
20 12th report being implemented.

21 We'd also like to include in that
22 the conditions that were presented here today

1 that those either be included as part of the
2 order or it be attached.

3 And that's the recommendation.

4 Thank you.

5 CHAIRPERSON JORDAN: Does the
6 Board have any questions of the Office of
7 Planning?

8 CHAIRPERSON JORDAN: Does the
9 Applicant have any questions of the Office of
10 Planning? Anyone? The ANC have a
11 question of the Office of Planning?

12 Then let's move to the Department
13 of Transportation. Anyone here from the
14 Department of Transportation?

15 And I think we do have a letter in
16 our file, Exhibit Number 33, which they issued
17 the letter of no objection to the relief
18 requested.

19 Any other government agency? We
20 had to send this to the Office of Planning and
21 we did that. I think our record shows in
22 Planning's testimony that they were properly

1 notified as required under the regulation.

2 Is there anyone in the audience
3 wishing to testify in --oh, I'm sorry. ANC 2-
4 A. Do you want to stand on the record based
5 upon your letter or do you want to give
6 testimony,

7 MR. STARRELS: As far as --

8 CHAIRPERSON JORDAN: Yes, and
9 based upon what you've given us in regard to
10 earlier today subject -- your approval subject
11 to that agreement. That agreement has been
12 executed. So, it was important to have the
13 agreement, otherwise you're in opposition
14 unless there was an agreement.

15 MR. STARRELS: Yes, because we
16 wanted to insure the protection of the
17 residents until they struck an agreement if
18 that happened.

19 CHAIRPERSON JORDAN: Right. Any
20 questions of the ANC by anyone?

21 By the Applicant?

22 Is there anyone in the audience

1 wishing to speak in support of the
2 application?

3 MS. MILLER: We have a
4 consultation--

5 CHAIRPERSON JORDAN: Well, I'll
6 tell you what. We're going to take a five-
7 minute break. We normally don't do this,
8 taking a five-minute break.

9 MS. MILLER: I know --
10 (Whereupon, off the record from
11 12:05 p.m. to 12:12 p.m.)

12 CHAIRPERSON JORDAN: All right.
13 Let's go back in session please.

14 We have a full docket today and we
15 can't -- now, where was I? I think I was
16 asking for anyone in the audience wishing to
17 testify in opposition. Okay.

18 Then let's move back to the
19 Applicant -- well, it's not anything to rebut
20 for closing please.

21 Ms. Prince please.

22 MS. PRINCE: Thank you for your

1 time. I believe we've completed our direct
2 presentation and I'd just like to reserve time
3 for a closing statement after the opposition.

4 CHAIRPERSON JORDAN: What
5 opposition? We're about wrapping up this
6 hearing so what are we doing? I turn back to
7 you for closing or rebuttal. There's no
8 parties in opposition. They waived. He
9 withdrew his opposition.

10 I asked for those who wish to
11 testify in opposition to testify. No one came
12 forward. I've now moved to rebuttal or
13 closing.

14 MS. PRINCE: Thank you. I
15 appreciate your time this afternoon. We're
16 pleased to have had an opportunity to present
17 our testimony in this case.

18 I believe with the testimony of
19 our expert sound consultant we've demonstrated
20 that any sound impacts relating to the
21 operation of this bowling alley in this zone
22 will not create any adverse impacts on the

1 surrounding community. That is, in fact, the
2 standard in the noise regulation and that is
3 the standard in the conditions that we've
4 proposed before you today.

5 I believe the conditions also
6 demonstrate an effort to look beyond just
7 immediate bowling-related impacts and take a
8 more holistic approach to the application. We
9 could have easily come before you and said,
10 you only have jurisdiction over the bowling
11 alley. In fact, Chairman Jordan said that at
12 the beginning and while that is, in fact,
13 true, we're willing to enter into a broad
14 range of conditions that go far beyond that.
15 And the reason for that is because this
16 operator is really committed to making this a
17 successful establishment in this location.
18 And that commitment is demonstrated by, I
19 think, the conditions that we've submitted to
20 you.

21 So, thank you for your time and
22 we're available to answer any final questions

1 that you may have.

2 CHAIRPERSON JORDAN: I think we're
3 good.

4 Then I would close this hearing
5 based upon the testimony that's already been
6 introduced into the record and turn to the
7 Board and see if they're ready for
8 deliberation. And I'm getting a nod that we
9 are.

10 Anyone want to start us off, any
11 of the Board Members?

12 Mr. May.

13 ZC COMMISSIONER MAY: I guess I
14 just had a question. Did we actually receive
15 the signed agreement? So, it has not been
16 signed?

17 CHAIRPERSON JORDAN: But we do
18 have the conditions.

19 ZC COMMISSIONER MAY: We have the
20 conditions but the ANC's report was contingent
21 upon the -- their support --

22 CHAIRPERSON JORDAN: Yes.

1 ZC COMMISSIONER MAY: -- was
2 contingent on the signing of the agreement or
3 the completion of the agreement.

4 CHAIRPERSON JORDAN: Are we just
5 dealing with the formality of signing?

6 MS. PRINCE: I mean, we're
7 prepared to sign the agreement.

8 CHAIRPERSON JORDAN: Okay. This
9 is what I'm going to do. We're going to move
10 this to the decision calendar. Give you time
11 to properly dot your I's and cross your T's.
12 And that way, I believe that, unless --
13 because I'm hearing some other rumbling going.

14 Mr. Moy --

15 MS. PRINCE: May I -- May I.
16 You've been extremely patient with us today
17 and we greatly appreciate it. I believe if
18 you give us five minutes we can walk back in
19 with a signed agreement and save you from
20 having us come back for a decision.

21 CHAIRPERSON JORDAN: Is there an
22 issue that's brewing here that I'm missing?

1 MS. PRINCE: Just confusion but I
2 think we can --

3 CHAIRPERSON JORDAN: People nod
4 their heads yes and no.

5 MS. PRINCE: I think if you can
6 give us five minutes I really believe we can
7 walk back in with an agreement and full
8 satisfaction of --

9 CHAIRPERSON JORDAN: This is what
10 I'm going to do.

11 MR. SULLIVAN: I'm sorry. I'm
12 Marty Sullivan for Georgetown Park. I think
13 the agreement is fine and we have an
14 agreement. The question is about the proposed
15 conditions that are being submitted to the
16 Board representing that agreement and I think
17 it's a quick fix.

18 CHAIRPERSON JORDAN: All right.
19 We are going to pass this and we'll take
20 another case and then you come back for that
21 issue. I'm not taking anymore testimony.
22 We've given everybody the opportunity. I'm

1 not opening the record again, but give you an
2 opportunity to dot the I's and cross the T's.
3 Okay.

4 Mr. Moy, can we do the 18447
5 please?

6 MR. MOY: 18447? The next
7 application then would be Application No.
8 18447. This is the application of Karen
9 Slachetku, pursuant to 11 DCMR 3104.1. This
10 is for as advertised a special exception to
11 allow a rear deck on an existing one-family
12 row dwelling under Section 223, not meeting
13 the lot area and width requirements. Section
14 401, lot occupancy requirements under Section
15 403 and rear yard requirements under Section
16 404 in an R-4 District at premises 1139 Abbey
17 Place, Northeast. Property located in Square
18 773, Lot 193.

19 CHAIRPERSON JORDAN: Yes, please
20 come forward.

21 Would you please identify yourself
22 first. Make sure the green light is on.

1 MR. PERUZZI: Good morning,
2 Members of the Board. My name is Pablo
3 Peruzzi and I represent --

4 CHAIRPERSON JORDAN: Say your last
5 name again please.

6 MR. PERUZZI: Pablo Peruzzi.

7 CHAIRPERSON JORDAN: And were you
8 here earlier to provide -- to be sworn in and
9 give the witness cards to the Court Reporter?
10 Did you get sworn in this morning? Did you
11 take the oath from Mr. Moy?

12 I don't think so. Why don't you
13 stand and take an oath or affirmation from Mr.
14 Moy.

15 MR. PERUZZI: Yes.

16 MR. MOY: Do you solemnly swear or
17 affirm that the testimony you are about to
18 present in this proceeding is the truth, the
19 whole truth and nothing but the truth?

20 MR. PERUZZI: Yes.

21 MR. MOY: Thank you.

22 CHAIRPERSON JORDAN: And you are

1 the Applicant or the --

2 MR. PERUZZI: I represent the
3 Applicant.

4 CHAIRPERSON JORDAN: Do we have a
5 letter of authorization? Oh, we do have that.
6 Okay.

7 MR. PERUZZI: Yes.

8 CHAIRPERSON JORDAN: Exhibit,
9 okay. Very good.

10 This is a matter that is before us
11 for a special exception under 223. I think
12 the record in this matter is generally very
13 full meeting the requirements to grant that
14 223.

15 What I'm missing, do we have ANC--
16 any notice from the ANC in this matter? Was
17 this presented to the ANC? The Advisory
18 Neighborhood Commission? Do we have a letter
19 from them?

20 MR. PERUZZI: I think -- I think
21 so. We did all the steps.

22 CHAIRPERSON JORDAN: Our file does

1 not have a letter from the ANC. Did you meet
2 with the ANC?

3 MR. PERUZZI: Yes.

4 CHAIRPERSON JORDAN: You did meet
5 with the ANC. Did they take a vote in regards
6 to support or not to support the application?

7
8 MR. PERUZZI: I -- I -- I think we
9 follow all the steps to do this. I said
10 before everything is done.

11 CHAIRPERSON JORDAN: Okay. We
12 know though in our record we did send notice
13 to the ANC from the Office of Zoning so that
14 they do have notice and you believe that you
15 did meet or make contact with the ANC
16 regarding this application. Is that what I'm
17 understanding?

18 MR. PERUZZI: Yes. You can review
19 all my papers.

20 CHAIRPERSON JORDAN: Okay. All
21 right. Then let's proceed.

22 Does the Board have any questions

1 of this application for relief?

2 Then we will move forward.

3 Normally you would have the opportunity to d
4 a presentation before us. Especially, we
5 would ask you questions if we have a concern.
6 We believe that the record is already full and
7 that what we have in the record would provide
8 you the relief that you're seeing.

9 So, you can waive that. We can
10 move on and take care of the business that
11 you're here for.

12 MR. PERUZZI: Okay.

13 CHAIRPERSON JORDAN: Okay. We
14 take that as a waiver.

15 Does OP have anything in addition
16 to what they have already submitted that they
17 need to talk to us about?

18 MS. ELLIOTT: Good afternoon. For
19 the record, my name is Brandice Elliott with
20 the Office of Planning.

21 I have nothing to add to the staff
22 report. I'll go ahead and stand on the record

1 but I'd be happy to answer any questions.

2 CHAIRPERSON JORDAN: Is there
3 anyone here from the Department of
4 Transportation? We do have a letter of no
5 objection from the Department of
6 Transportation. And we don't have anything
7 from ANC 6C.

8 Let me turn back to Mr. May.

9 ZC COMMISSIONER MAY: I had a
10 question whether the Office of Planning knew
11 whether this matter was considered by the ANC
12 and whether there's any reaction?

13 MS. ELLIOTT: As a matter of
14 procedure, I do contact the ANCs prior to
15 writing the staff report. I do not recall
16 hearing back from this particular one
17 regarding this case.

18 CHAIRPERSON JORDAN: But you tried
19 to make contact also and didn't hear anything?

20 MS. ELLIOTT: Correct.

21 CHAIRPERSON JORDAN: All right.
22 Is there anyone in the audience wishing to

1 testify in support of this application?

2 We do have two letters of support
3 in the file for this application.

4 Is there anyone in the audience
5 wishing to testify in opposition to this
6 application?

7 Seeing none, we will turn back now
8 to the Applicant for rebuttal or closing.
9 Since there's nothing to rebut I'm sure you
10 have nothing that you want to close with but
11 stand on the record. Is that right?

12 MR. PERUZZI: Yes.

13 CHAIRPERSON JORDAN: Then we'll
14 close the record in this matter and move to
15 deliberation.

16 I would move that based upon the
17 record submitted to the Board, that we grant
18 the relief requested under 223.

19 MEMBER HINKLE: I'll second that.
20 The relief is minimal in terms of what's being
21 requested.

22 CHAIRPERSON JORDAN: All right.

1 All those in favor signify by saying aye.

2 (AYES)

3 CHAIRPERSON JORDAN: Those opposed
4 nay.

5 The motion carries. Mr. Moy.

6 MR. MOY: Staff would record the
7 vote as three to zero, this on a motion by
8 Chairman Jordan to approve the application for
9 the relief requested. Seconding the motion,
10 Mr. Hinkle. Also in support of the motion Mr.
11 Peter May. Ms. Sorg not present. The Board
12 seat vacant so the motion carries, Mr.
13 Chairman.

14 Thank you. Can we have a Summary
15 Order please.

16 MR. MOY: Yes.

17 CHAIRPERSON JORDAN: All right.
18 Thank you. It's all done.

19 MR. PERUZZI: Thank you very much.

20 CHAIRPERSON JORDAN: Appreciate
21 your coming down.

22 Okay. Let's then call 18455, Mr.

1 Moy. Here is one again we go back to the
2 question of whether or not any relief is
3 necessary in this matter.

4 MR. MOY: Yes, sir. That, again,
5 is Application No. 18455 of Lafon McCrae,
6 pursuant to 11 DCMR 3103.2 for variances from
7 the lot area and lot width requirements under
8 subsection 401.3. This is to allow the
9 construction of two semi-detached dwellings in
10 the R-2 District at premises 4257 and 4259
11 Brooks Street, Northeast. Property located as
12 Square 5087, Lots 930 and 937.

13 CHAIRPERSON JORDAN: I remember we
14 already had a hearing and testimony on this
15 and this was just for additional information,
16 was it not? And that the issue was whether
17 the property had a different ownership. Is
18 that what -- Mr. May?

19 ZC COMMISSIONER MAY: Yes, I have
20 reviewed the record that I received but I did
21 not participate in the prior hearing.

22 CHAIRPERSON JORDAN: Yes, that's -

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ZC COMMISSIONER MAY: I can't participate in the decision making until I've done that.

CHAIRPERSON JORDAN: Right, exactly, because we did have --

MR. MOY: That's right, Mr. Chair. According to my notes, the Board had asked for a clarification of ownership of the two lots, as well if there were any changes to the drawings and plans, as well as providing time for a letter from ANC-7B.

CHAIRPERSON JORDAN: And did we get the letter from ANC-7D?

MR. MOY: Yes, we did. That's under Exhibit 32, I believe.

CHAIRPERSON JORDAN: Of 31 they recommended approval and the documents that support. Did Ms. Sorg provide an absentee ballot on this one?

MR. MOY: Yes, sir.

CHAIRPERSON JORDAN: Okay. Then

1 we can -- well, again, if the issue is whether
2 or not there's any relief necessary, so I'm
3 going to turn to OP on this because I believe
4 the issue was that they had a matter of right.

5 MR. MOY: Yes, I just need to
6 recant my response, Mr. Chairman. No, she did
7 not submit an absentee for this case since
8 this was a continued hearing.

9 CHAIRPERSON JORDAN: Okay. But,
10 again, the question goes whether or not this
11 is a matter of right proceeding.

12 MR. MOY: Yes.

13 CHAIRPERSON JORDAN: And based
14 upon the ownership, the ownership issue, and
15 I'm going to ask Office of Planning, have you
16 taken another look at this?

17 MR. GYOR: Good afternoon, Mr.
18 Chairman and Members of the Board.

19 Stephen Gyor, Office of Planning.

20 I believe in the last hearing we
21 determined that the two properties are under
22 the same ownership and, therefore, relief

1 would be necessary.

2 CHAIRPERSON JORDAN: Would be
3 necessary. Okay.

4 Then we're going to have to
5 continue this to another decision date, Mr.
6 Moy, since the Board doesn't have a quorum in
7 order to operate regarding this application.
8 Mr. May did not sit in on the hearing that we
9 previously had. Ms. Sorg, I believe, is out
10 ill. So, then we would have to move this to
11 another decision date. We already have what's
12 in the record you can show or don't show but
13 it's the decision date. You don't have any
14 input into that process.

15 So, Mr. Moy, let's give it a short
16 window.

17 MR. MOY: Yes. Well, let me say
18 this. The next scheduled public meeting,
19 decision meeting, is February the 12th.

20 CHAIRPERSON JORDAN: Okay. Let's
21 do that.

22 MR. MOY: Okay.

1 CHAIRPERSON JORDAN: I mean, we
2 should be able to resolve this one --

3 MR. MOY: yes.

4 CHAIRPERSON JORDAN: -- in
5 deliberation. We've already taken care of
6 everything we need. The record is already
7 attained and closed. Okay.

8 Thank you.

9 Where are we in our brief five
10 minute wrap up for our 18486? I guess they're
11 still out.

12 Let's try 18489. That's the
13 Georgia Avenue.

14 We're going to handle 18489 and
15 18486 for the remaining part of the morning.
16 Then we're going to take a break probably 40-
17 45 minutes. So, if you have a case that would
18 be Case No. -- for the remaining cases that we
19 have under public meetings, Mr. Moy.

20 MR. MOY: Decision meeting?

21 CHAIRPERSON JORDAN: Yes. That
22 would be 18 --

1 MR. MOY: Well, it would be 18445,
2 18400, 18446 --

3 CHAIRPERSON JORDAN: 18448, 18439.

4 MR. MOY: Yes, and the appeal of
5 18439.

6 CHAIRPERSON JORDAN: That's going
7 to be closer to 2:00, I believe. Be closer to
8 2:00 for those cases.

9 All right. Where are we on 18486?

10 MS. PRINCE: We have a signed
11 agreement. We have one change --

12 CHAIRPERSON JORDAN: To the
13 conditions.

14 MS. PRINCE: -- to the conditions
15 that have been submitted to you. And if you
16 would simply eliminate Condition No. 2 we have
17 full agreement on the terms.

18 CHAIRPERSON JORDAN: Oh, you do.
19 Okay.

20 MS. PRINCE: We are, of course,
21 legally bound by the standard but it created
22 confusion and we're eliminating it to avoid

1 confusion.

2 CHAIRPERSON JORDAN: Okay. All
3 right. Then we're back to deliberating and we
4 have -- I guess you'll make copies and get it
5 to us. Is the Board ready to
6 deliberate on 18486?

7 Based upon the testimony given
8 here today regarding the efforts that were
9 remade in regards to noise mitigation and
10 noise mitigation being one of the major facets
11 of granting this relief, I'm comfortable that
12 all is going to be done regarding mitigating
13 the noise, that the expert has experience in
14 providing for that.

15 The Georgetown Association,
16 Residents Association and the ANC are
17 comfortable by the agreement that's been
18 reached and the conditions that are proposed
19 to make sure that there's not going to be an
20 adverse impact -- a substantial adverse impact
21 on the residents within the property area.

22 I believe that the operator has

1 given us -- the landlord and the operator of
2 the restaurant have given us assurances that
3 the conditions that have been submitted,
4 they're going to adhere to and follow through
5 in regards to this property and I can stand in
6 support of this application.

7 Anyone else?

8 ZC COMMISSIONER MAY: Mr. Chair, I
9 would agree. I think that we having heard the
10 case and learned more of the details of it, it
11 seems pretty clear that given the separation
12 and the construction and so on that the
13 likelihood of any noise going to transmit into
14 the residences are remote and that they've
15 done an agreement with the potentially
16 affected homeowners and they seem to be
17 satisfied that they're adequately protected.
18 Plus I think that there are adequate
19 protections to make sure that we don't have
20 undue noise in the neighborhood, you know,
21 outside the building.

22 So, I feel comfortable moving

1 forward.

2 CHAIRPERSON JORDAN: Mr. Hinkle?

3 MEMBER HINKLE: Yes, thank you,
4 Mr. Chair.

5 I certainly agree with all the
6 comments that were made. You know, typically
7 it's better to have these agreements made
8 prior to the meeting, but it's good that they
9 were able to work these conditions out and
10 certainly I don't think the Board needs to
11 impose any additional requirements than what
12 they proposed as conditions.

13 CHAIRPERSON JORDAN: Great. And I
14 do salute the parties and the association and
15 the ANC all for working together because it's
16 better for you to come to some type of
17 agreement than for us to make a decision I
18 always say. And we have to all try to live
19 together and it's best to have a workable
20 situation.

21 So, I would move that we grant the
22 relief sought by the Applicant and that we

1 incorporate the proposed conditions as agreed
2 upon by the parties, even though that are not
3 within our jurisdiction. However, the parties
4 have asked -- the affected persons and parties
5 have asked us to incorporate it which we would
6 do so for that reason. That would be my
7 motion.

8 Mr. May.

9 ZC COMMISSIONER MAY: Second.

10 CHAIRPERSON JORDAN: Motion made
11 and seconded. All those in favor signify by
12 saying aye.

13 (AYES)

14 CHAIRPERSON JORDAN: Those opposed
15 nay.

16 The motion carries.

17 Mr. Moy.

18 MR. MOY: Staff would record the
19 vote as three to zero on a motion by Chairman
20 Jordan to approve the request for special
21 exception relief. Seconding the motion Mr.
22 Peter May. Also in support Mr. Hinkle. Ms.

1 Sorg not present and the Board vacancy, the
2 motion carries, Mr. Chairman.

3 CHAIRPERSON JORDAN: Thank you.

4 And I believe it's safe now to have a summary
5 order.

6 MR. MOY: Yes, sir.

7 CHAIRPERSON JORDAN: Thank you.

8 MS. PRINCE: Thank you.

9 CHAIRPERSON JORDAN: Thanks again,
10 really, really, really appreciate all the
11 work. Really appreciate it and everyone that
12 came down in support one way or the other.
13 Thank you.

14 All right. Mr. Moy, let's do
15 18489.

16 MR. MOY: That would be, again,
17 Application No. 18489. This is of GA Views
18 Management LLC, pursuant to 11 DCMR 3103.2 for
19 a variance from the rear yard requirements
20 under Section 774, variances on the roof
21 structure provisions under Sections 777 and
22 411 and a variance from the off-street parking

1 requirements under subsection 2101.1 to allow
2 the development f a mixed-use ground floor
3 retail and residential above project in the
4 GA/C-3-A District at premises 3557-3559
5 Georgia Avenue, Northwest. Property located
6 in Square 3033, Lot 89.

7 CHAIRPERSON JORDAN: Would the
8 persons at the witness table please identify
9 themselves.

10 MS. BATTIES: Yes, good afternoon,
11 Chairman Jordan and Members of the Board.

12 Leila Batties with the law firm of
13 Holland and Knight representing the Applicant
14 GA Views Management LLC.

15 MR. BELLAMY: Brandon Bellamy, GA
16 Views Management LLC.

17 MR. STOIBER: Jeff Stoiber with
18 Stoiber and Associates, Architects, architect
19 for the project.

20 MS. GRIFFITH: Rebecca Griffith
21 with Stoiber and Associates, architects for
22 the project.

1 MR. SHER: Steven E. Sher,
2 Director of Zoning and Land Use Services with
3 Holland and Knight.

4 CHAIRPERSON JORDAN: Do we have in
5 our file an authorization letter for Holland
6 and Knight?

7 MS. BATTIES: Yes, you should.

8 CHAIRPERSON JORDAN: I don't know
9 if we do.

10 MR. MOY: I believe that might be
11 Exhibit 6, Mr. Chairman, unless I'm mistaken.

12 CHAIRPERSON JORDAN: 6?

13 MR. MOY: I'll pull the official
14 record.

15 CHAIRPERSON JORDAN: Okay. I can
16 get to it right away, Mr. Moy. I'll pull it
17 up in one second. Yes, we do have it. Okay.

18 You're familiar with the Office of
19 Planning's report on this matter and the
20 concerns raised there. Also, some questions
21 from me also regarding the light and the air
22 because I think we kind of passed on it

1 quickly in our prehearing statement. I'd like
2 to hear the discussion about that particularly
3 in this matter.

4 I think I'm clear on the parking
5 space issue and why.

6 Anybody else have anything in
7 particular you need to hear in conjunction
8 with what they're going to present to us?

9 ZC COMMISSIONER MAY: The roof
10 structure relief having to do with two
11 separate structures, if you want to talk about
12 why that's actually necessary because it seems
13 like it could be done very easily within the
14 regulations.

15 CHAIRPERSON JORDAN: Ms. Batties,
16 if you would just talk to us about those
17 things please.

18 MS. BATTIES: Sure. Chairman
19 Jordan, if I may start with some preliminary
20 matters. First is to proffer Steve Sher as an
21 expert witness in the area of land planning
22 and zoning.

1 CHAIRPERSON JORDAN: It's
2 accepted.

3 MS. BATTIES: Okay. And then in
4 response to the OP and DOT reports, I just
5 want to note up front that the Applicant
6 agrees to the following conditions in
7 connection with the approval of the
8 application should the Board agree to grant
9 the approval.

10 First, the Applicant agrees to
11 provide the first occupant of each unit upon
12 the closing of the sale or assigning of a
13 lease a car-sharing membership at a value of
14 not less than \$50 or a Capital Bike Share
15 membership at a value of not less than \$75 or
16 a SmartTrip Card at the value of not less than
17 \$100.

18 Further, the Applicant agrees to
19 provide a minimum of 20 bicycle spaces on the
20 property which is equivalent to one bicycle
21 space per unit.

22 And then finally the Applicant

1 would agree to a condition that the permanent
2 placement of dumpsters in the rear yard shall
3 be prohibited.

4 In terms of our presentation, I
5 will just give a brief overview of the basis
6 for the zoning relief that's requested.

7 Mr. Stoiber and Ms. Griffith will
8 give an overview of the project. And in
9 response physically to the OP report,
10 describe--

11 CHAIRPERSON JORDAN: I really
12 don't want to hear a whole bunch of other
13 stuff.

14 MS. BATTIES: Okay.

15 CHAIRPERSON JORDAN: Let's get to
16 the mustard. We understand what the project
17 is. We understand what you're trying to do.
18 We want to go to those issues that we raised.

19
20 MS. BATTIES: Okay. So, Mr. Sher
21 will provide analysis of the light and air as
22 you requested. The waiver of the off-street

1 parking requirements, they did raise that in
2 the Office of Planning report. He took care
3 to address that if you'd like.

4 And then, Commissioner May, the
5 architects can go through the roof structure--
6 the roof plan to address your concerns.

7 Of the four areas of relief, I do
8 want to point out that with the exception of
9 the roof structure, the zoning relief
10 requested under the application really results
11 from the exceptional conditions of the
12 property. The property is already a very
13 small site. It only has 4,986 square feet of
14 land area and then, of course, the developable
15 area is reduced by the building restriction
16 lines along Georgia Avenue and Otis Place.
17 And, in fact, the land area is effectively
18 reduced from 4,986 square feet to 3,113 square
19 feet as a result of the -

20 CHAIRPERSON JORDAN: 113, that's
21 574?

22 MS. BATTIES: 113 is what I got

1 from the architects.

2 CHAIRPERSON JORDAN: Okay.

3 MS. BATTIES: So, the land area.

4 Is that correct?

5 It's about a 30 percent reduction

6 in the developable area.

7 In addition to having the building
8 restriction lines on the property, the
9 property is also within the Georgia Avenue
10 Commercial Overlay District. That imposes
11 certain standards. Design criteria on the
12 project.

13 The Georgia Avenue Commercial
14 Overlay is intended to promote mixed-use
15 projects like the one we have here. It also
16 requires that 65 percent of the ground area be
17 used for commercial space and I just note that
18 for the record because it was raised in the
19 Office of Planning report in terms of our
20 parking -- the provisions for parking that we
21 are providing.

22 And then the overlay also requires

1 that the building be built to the property
2 lines abutting the public street which we
3 cannot do in this case because of the
4 encumbrances of the building restriction line.

5 Finally, and with regard to the
6 ground floor retail, the plan shows 2,138
7 square feet of ground floor retail. And,
8 again, in response to the Office of Planning
9 report, reducing that retail space, the size
10 of that retail would really limit the options
11 of retail tenants in that space. The
12 Applicant did get a report from Streetsense
13 which are real estate advisors and consultants
14 and Streetsense confirmed that the amount of
15 floor area being proposed provides greater
16 options for a potential tenant whereas if the
17 retail space was reduced to 1,200 to 1,300
18 square feet it will lend itself to more grab
19 and go convenience-type retailers and again
20 limiting the options along this portion of
21 Georgia Avenue.

22 The application in terms of

1 community support and outreach, the
2 application has gone before the ANC twice on
3 November 14th for the first time to make the
4 initial presentation. On January 9th the ANC
5 voted unanimously to support the project
6 without conditions. In December the
7 Applicant, Mr. Delamene met with residents
8 that live along Otis Place which is
9 immediately to the rear of the property.

10 There was a letter from
11 Councilmember Jim Graham filed into the record
12 over the weekend in support of the project.

13 And then finally it's my
14 understanding that last night the Applicant
15 met with the Georgia Avenue Development Task
16 Force and they expressed no objection to the
17 project.

18 So, that's what I have in terms of
19 kind of the overview of where the project is.
20 I'm going to ask that Mr. Sher start with
21 addressing your concerns about the light and
22 air and the conditions that are caused by the

1 rear yard setback.

2 CHAIRPERSON JORDAN: I think the
3 ANC had some, well, not necessarily a
4 condition but a recommendation regarding --

5 MS. BATTIES: To DDOT, yes.

6 CHAIRPERSON JORDAN: To DDOT.

7 Please proceed, Mr. Sher.

8 MR. SHER: Mr. Chairman and
9 Members of the Board. I think the question
10 resolve around our request for relief from the
11 rear yard requirements and what we are seeking
12 is a special exception under the provision of
13 the regulations which allows the Board to
14 waive the rear yard requirements upon certain
15 findings. Those are laid out on the bottom of
16 page 7 and onto page 8 of the outline that you
17 have before you.

18 The requirement for a rear yard is
19 based on the height of the building and that
20 is 2« inches per foot of height but not less
21 an 12 feet.

22 For the first 20 foot height of

1 the building, the depth of the rear yard may
2 be measured from the center line of the alley.
3 In this case, there's a 10 foot alley on the
4 east side of the building. So, with the 5
5 foot width of half of the alley from the
6 center line, plus the 7 foot setback that the
7 building provides, we are 12 feet back for the
8 first 20 and the requirement there is 13 foot
9 9. So, we are 1 foot 9 short for the first 20
10 feet of the building.

11 Above 20 feet we're required to
12 measure the rear yard from the property line.
13 So, in that case, we're still providing seven
14 feet, but because of the requirements of 13,
15 9, the relief required for the higher floors
16 of the building is 6 foot 9 inches.

17 There is a building, a row
18 dwelling, located immediately to the east of
19 the alley, but the wall of that building will
20 be 17 feet from the rear wall of the proposed
21 building. That exceeds the amount of rear
22 yard that would be required if there were no

1 alley there. So, in effect, the separation
2 between the side wall of that house and the
3 rear wall of the subject building is greater
4 than would be the case if we just provided a
5 rear yard and there were no alley there.

6 Above the 20 foot height and there
7 are drawings in the Applicant's plan set shows
8 you see forever before there are any facing
9 windows, greater than 300 feet before there
10 are any facing windows that face west towards
11 this building or east from this building. So,
12 we believe that that with respect to the
13 impact of the rear yard relief that there
14 would not be any significant loss of open
15 space or views or impact on properties
16 basically to the east.

17 Beyond that and I'm not sure that
18 it really is part of the standard, we've done
19 some shadow studies that show what the impact
20 is on the difference between providing a
21 building with a complying rear yard and
22 providing the rear yard as shown. And there

1 are examples of that in the plan set that you
2 have before you.

3 We've looked at other times of the
4 day, days of the year, depends whether the sun
5 is shining. Today you wouldn't have much of
6 a shadow. But we determined in our view that
7 the differences are -- I'm going to use the
8 word "inperceptable". There will be certain
9 times of the day on certain days of the year
10 that there will be a slight difference in
11 where that shadow falls on property to the
12 north across Otis Place and to the east on the
13 south side of Otis Place. But essentially
14 those buildings that were going to be shadow
15 cast by this building are going to be in
16 shadow cast by a matter of right setback as
17 well. And we can talk in more detail about
18 that if you need us to do that.

19 What was the other thing I was
20 supposed to talk about?

21 CHAIRPERSON JORDAN: The roof.

22 MR. SHER: Well, the roof again is

1 a special exception under Section 411 and what
2 happens in this case because of the small site
3 and the building restriction lines, the way
4 that this building has been laid out, the
5 circulation for the upper floors of the
6 building is on the south side of the building.
7 So, the entrance to the apartment house is on
8 the Georgia Avenue frontage and it enters into
9 basically a vertical circulation card that has
10 stairs and elevators and then on the ground
11 floor, it goes back to where the trash is
12 collected and other service functions occur.

13 When you carry that floor plate
14 all the way up through the building, on the
15 typical residential floors, you're going to
16 find the stairs are on one side of the
17 corridor. Then there is a corridor and then
18 there's an elevator on the other side of the
19 corridor. Carry that all the way up to the
20 roof, you got the stairs on the side closest
21 to the lot line. You got a corridor and then
22 you got just the elevator shaft and we thought

1 there was no reasonable purpose to be served
2 by adding additional wall space to connect the
3 stairs over here to the elevator over there
4 when you really can't see it from just about
5 anywhere. So, when the regulations talk about
6 impractical or causing -- what's the term?
7 I'm going to get it right here. Unduly
8 restrictive, prohibitively costly or
9 unreasonable. We thought it just wasn't
10 reasonable to have to add that additional wall
11 space to connect the two pieces of the roof
12 structure which essentially wouldn't
13 serve any useful or useable purpose.

14 MS. BATTIES: And parking.

15 MR. SHER: If I need to talk about
16 parking I will quickly. Again, when you take
17 the areas that we can't use because of the
18 building restriction lines on Otis Place and
19 on Georgia Avenue, the site is too small to do
20 underground parking. The site is too small to
21 ramp up if you would even want to do that to
22 put parking above grade. So, the question

1 then is, can you put any parking at grade or
2 in the first floor of the building.

3 Well, you can't get 10 spaces
4 because that would just wipe out the whole
5 building. Could you get a smaller number of
6 spaces? You could but you'd still be back
7 here asking for relief. We don't think it's
8 reasonable to try and put those spaces in that
9 building for a couple of reasons. Number one,
10 the amount of space available for retail is
11 required to be 50 percent of the gross floor
12 area of ground floor. We're over that but
13 we're not a lot over that.

14 When you put parking in there, you
15 could conceivably put a number of spaces that
16 are accessed from the alley. You chop into
17 that space that's available for retail and
18 probably bring it pretty quickly below the 50
19 percent. So, if we didn't have parking, we'd
20 need relief on the retail. Beyond that, you
21 would have to push those parking spaces
22 further into the building to make sure that

1 you could make the swing from the alley into
2 the spaces. So, we think that that's just not
3 a reasonable solution and would be unduly
4 burdensome to the Applicant to try and provide
5 parking on the ground floor of the building.
6 So, for those reasons we do not think that --
7 we think the site has a combination of
8 exceptional conditions that creates the
9 practical difficulty for the owner and we
10 believe that the relief can be granted without
11 substantial detriment to the public good.

12 CHAIRPERSON JORDAN: Am I correct
13 in looking at the shadow study that there's
14 really no significant change from what you
15 have as a matter of right versus what's being
16 proposed?

17 MR. SHER: That's my view and our
18 collective view. There are slight differences
19 but because we're only talking about a
20 difference of six feet nine inches when you
21 take the angle of the sun into account. On
22 some days it will fall over here and other

1 days it will fall over there. So, he's
2 holding his fingers slightly apart.

3 CHAIRPERSON JORDAN: The Board
4 have any other questions for Mr. Sher?
5 Anyone?

6 So, then any other questions we
7 need of the Applicant?

8 ZC COMMISSIONER MAY: I have one
9 question.

10 CHAIRPERSON JORDAN: Yes, Mr. May.

11

12 ZC COMMISSIONER MAY: I don't
13 recall seeing in the package a rear elevation
14 alley elevation. Is that in the package?

15 CHAIRPERSON JORDAN: I think there
16 is one.

17 ZC COMMISSIONER MAY: I was
18 looking for it. Maybe I just missed it.

19 MS. BATTIES: On sheet 8.

20 ZC COMMISSIONER MAY: Sheet 8.
21 Okay. There we go.

22 CHAIRPERSON JORDAN: Yes, I

1 thought I saw it. Okay.

2 Okay. Then let's turn now to the
3 Office of Planning.

4 MR. GOLDSTEIN: Good afternoon,
5 Mr. Chairman and Members of the Board.

6 For the record, my name is Paul
7 Goldstein.

8 Based on the testimony I've heard
9 today I think our concerns have been addressed
10 and we're pleased to hear that the Applicant
11 has agreed to DDOT's conditions contained in
12 their submission and also to the condition
13 reference in our report that there be no
14 permanent placement of garbage in the rear
15 yard.

16 With that, the Office of Planning
17 will revise their recommendation to recommend
18 support in this matter.

19 Thank you.

20 CHAIRPERSON JORDAN: Thank you.
21 Has the Board any questions for the Office of
22 Planning?

1 Sure, Mr. May.

2 ZC COMMISSIONER MAY: Yes, so you
3 feel confident that the light and air impacts
4 have been addressed in the application? I
5 mean, what clicked for you there?

6 MR. GOLDSTEIN: Well, I think the
7 -- a bit broader discussion that -- I think
8 one of the problems we had in evaluating this
9 was there was no discussion of the shadow
10 study. No persuasive discussion of it in the
11 application. We've heard of it more that the
12 difference between the matter of right and the
13 proposal is minimal, that they did look at
14 different times of day and didn't see a
15 perceptible difference.

16 I did think that the discussion of
17 the alley as opposed to a situation where
18 there's no alley does provide additional
19 separation and I think lastly the fact that we
20 did now receive a unanimous vote of support
21 from the ANC. We received that copy that
22 typically tells us that if there were problems

1 at the ANC being expressed to this design, we
2 would have thought to have seen it in the ANC
3 report but it was a unanimous vote from what
4 we saw reflected.

5 If the Board wants to push them
6 further for shadow studies we would not be
7 opposed to that but at this point I think we
8 feel comfortable enough.

9 ZC COMMISSIONER MAY: Okay. Light
10 and air is pretty easy to understand and get
11 a hold of. And I think there are only
12 marginal difference, although if you do move
13 it, you know, to make it fully compliant, I
14 think there would be some impact on the light.
15 But the requirement also has to deal with
16 light and privacy to the rooms and presumably
17 it's light and privacy to the rooms of the
18 building being but also to the neighbors
19 across the street. So, I mean, there seems to
20 be a fairly uncomfortable relationship between
21 this building and the house immediately across
22 the alley, at least in terms of privacy.

1 Do you want to talk to that a
2 little bit?

3 MR. GOLDSTEIN: Sure. Happy to.

4 Well, I think the Applicant did
5 testify that the facade of the neighboring row
6 dwelling for be at least 17 feet away from the
7 building's rear facade and that's -- the row
8 dwelling looks approximately maybe 25 feet in
9 height. That's going to be for about the
10 height of that dwelling.

11 A 17-foot separation is not tight.
12 I feel like that might be a reasonable amount
13 of room between them. Above that, you know,
14 I guess there is the opportunity to look up or
15 look down but, again, it's at the very least
16 separated by 17 feet. That doesn't seem
17 unreasonable to me.

18 ZC COMMISSIONER MAY: I think that
19 the circumstance that occurs in many
20 situations across the city, very often what it
21 is is essentially a large masonry surface with
22 punched openings and we have a very, I mean

1 it's not a completely glass facade, but
2 there's a lot of glass in the facade as it
3 faces the alley. So, do you think that this
4 is -- I mean, this is part of what
5 contributes, I think, to the uncomfortable
6 relationship between this and the adjacent
7 building. You know, if you're talking about
8 two houses across an alley from each other and
9 they're 10 or 15 feet apart and they have a
10 few punched windows, that's one thing. But
11 having the large glass elevations is a
12 slightly different circumstance.

13 I'm wondering if you'd like to
14 comment on that.

15 MR. GOLDSTEIN: I don't know if I
16 have anything more to say. I certainly
17 understand your comment. Perhaps, the
18 Applicant can address further, particularly
19 the second level of their rear facade and the
20 glass there which seems like it would be the
21 most directly impactful level as it's still on
22 level to some extent with the row dwelling to

1 the rear and whether those windows would
2 particularly have any privacy impact.

3 ZC COMMISSIONER MAY: Okay. Well,
4 they can address that in rebuttal if they
5 want.

6 MR. GOLDSTEIN: It doesn't overly
7 trouble me but I can -- I can understand, you
8 know, perhaps a design with a bit less glass
9 underneath the second level perhaps could be
10 something that could be addressed.

11 ZC COMMISSIONER MAY: I do have
12 one other question on the parking.

13 Did you consider the, you know,
14 what I saw in terms of the parking
15 configuration that they proposed which was,
16 you now, the alternative or the study of how
17 they might fit three parking spaces. They
18 looked at a single parking entrance and enough
19 room to maneuver vehicles in and out.

20 Did you talk at all about having
21 simply three garage doors, if you will, on the
22 alley to get three spaces in?

1 MR. GOLDSTEIN: I believe we did
2 have some discussion about that. I think as
3 part of the discussion we worried that maybe
4 that would have a negative impact on the
5 design and be more impactful on the alley
6 having possibly three different -- perhaps
7 even four actually different garage doors on
8 the alley. So, I think there was a design
9 concern about that solution. But it was
10 raised. We certainly in our report wanted the
11 Applicant to discuss it further, why that
12 option wouldn't work. I think we've heard a
13 bit more today about why a more limited
14 parking option wouldn't be effective here.

15 ZC COMMISSIONER MAY: Okay.
16 Thanks.

17 CHAIRPERSON JORDAN: Any other
18 questions of the Office of Planning?

19 Does the Applicant have any
20 questions of the Office of Planning?

21 MS. BATTIES: No, but I would just
22 like to add to Mr. Goldstein's last comment.

1 The other reason why the limited
2 parking to the rear would not work because it
3 would significantly impact the retail. The
4 amount of retail --

5 ZC COMMISSIONER MAY: Okay. So, I
6 was going to wait for rebuttal but --

7 CHAIRPERSON JORDAN: We can come
8 back at rebuttal. I didn't want you to
9 actually ask the question or having a response
10 but since it's out there --

11 ZC COMMISSIONER MAY: And when you
12 rebut it talk about how deep that would have
13 to go.

14 CHAIRPERSON JORDAN: Okay. Anyone
15 here from the Department of Transportation?
16 We do have a letter of no objection from the
17 Department of Transportation.

18 We do have a letter from
19 Councilmember Jim Graham in support of the
20 application.

21 Anyone here from ANC-1A? Although
22 the letter is untimely, we will accept it into

1 the record and they recommend approval.

2 Is there anyone in the audience
3 wishing to speak in support of the
4 application?

5 Anyone wishing to speak in
6 opposition? Yes, we have a hand. Please come
7 to the table and identify yourself.

8 Mr. Sher, can you just move over
9 one chair.

10 Good afternoon. No, no that means
11 you have three minutes to speak. It means you
12 have no more than three minutes to speak.

13 And would you give us your name
14 please. Bowman?

15 ZC COMMISSIONER MAY: Your
16 microphone is not on.

17 CHAIRPERSON JORDAN: Make sure the
18 green light is on. And did you -- it's got to
19 be a bright green light.

20 MS. BOWMAN: Okay. Right.

21 CHAIRPERSON JORDAN: And did you
22 complete witness cards and give them to the

1 Court Reporter?

2 MS. BOWMAN: Yes, I did.

3 CHAIRPERSON JORDAN: And you were
4 here earlier, weren't you?

5 MS. BOWMAN: Yes, I was.

6 CHAIRPERSON JORDAN: Okay. Go
7 ahead.

8 MS. BOWMAN: I live exactly -- I
9 live three doors from the alley. I live at
10 732 Otis Place, Northwest, and one of my
11 primary concerns is that there has been
12 limited effort to really engage the community
13 in this process.

14 I got information from the Board
15 of Zoning and I got information from the ANC
16 but in terms of this organization really
17 contacting those of us who are going to be
18 directly impacted by their plan, this has not
19 happened. And I think that's unfortunate.

20 One of my primary concerns has to
21 do with the fact that they do not want to have
22 parking. This is a very congested area.

1 Right now the parking is so dense that people
2 who go to Gill's Seafood Restaurant, if they
3 can't find parking on Georgia Avenue they will
4 back up and back up into Otis Place. Come
5 back, because this is a one-way street, to
6 park.

7 There are a lot of stores,
8 restaurants. There's a nightclub. There's a
9 church and so to not provide for parking is
10 going to directly have a negative impact upon
11 me and my neighbors.

12 I think the issue about the
13 privacy for some of the homes is something
14 that really has to be taken into account when
15 you build a structure like that.

16 One of my other issues that I
17 think it has been cleared up is that they will
18 not have garbage, dumpsters directly in their
19 yard because to me that would be a health
20 consideration. But I do think that, you know,
21 there are a lot of concerns like they're
22 planning to have a sidewalk cafe like what's

1 the -- how's that going to impact pedestrian
2 traffic on the street and, you know, like
3 what's the time frame for the construction.
4 On the one hand, it's good to see a vacant lot
5 being developed but on the other hand, when
6 you have a building. You're going to have 20
7 units and you're not going to provide parking
8 for at least half of those units, it is going
9 to have an impact on those of us who live
10 there.

11 CHAIRPERSON JORDAN: Thank you.
12 Does the Board have any questions of Ms.
13 Bowman?

14 Does the Applicant have any
15 questions of Ms. Bowman?

16 MS. BATTIES: No, we don't.

17 CHAIRPERSON JORDAN: Okay. Thank
18 you, Ms. Bowman. We appreciate your comments
19 and thank you for staying here with us.

20 Next we have --

21 MS. STREETS: She said about
22 everything I was going to say.

1 CHAIRPERSON JORDAN: Oh, okay.

2 And what's your name?

3 MS. STREETS: I live two doors
4 from --

5 CHAIRPERSON JORDAN: Okay. What's
6 your name?

7 MS. STREETS: Rebecca Streets.

8 CHAIRPERSON JORDAN: Ms. Streets,
9 thank you.

10 MS. STREETS: 734.

11 CHAIRPERSON JORDAN: 734. Thank
12 you.

13 MS. BOWMAN: And in my 40 seconds.
14 Once again, engaging those of us who live on
15 the street didn't happen --

16 CHAIRPERSON JORDAN: Absolutely.
17 That's something we're key on.

18 Okay. Then let's turn back to the
19 Applicant for rebuttal and in that rebuttal
20 please add too in addition to what Mr. May
21 wants you to respond to about what outreach
22 was there to the neighborhood.

1 MS. BATTIES: Actually, Chairman
2 Jordan, I'm going to let the Applicant, Mr.
3 Brandon Bellamy, speak to that issue as he did
4 most of the community outreach for this
5 process.

6 MR. BELLAMY: I would like to say
7 that we made several attempts to reach out to
8 the community. We met with the Office of
9 Planning when we first conceptualized the
10 project. We talked with them about any
11 neighborhood committee groups they may know
12 of. We made a list of those groups and one of
13 those was the Georgia Avenue Development Task
14 Force. We reached out to the single-member
15 ANC. We talked to him and asked him about any
16 information that he may have about groups that
17 we should talk to additionally to the ANC.

18 We went in November and we
19 actually met with ANC that represents that
20 area. We gave a full presentation to the ANC
21 board. All the members of the community that
22 were there that night got an opportunity to

1 hear it. That was in November.

2 We had a subsequent conversation
3 with that single-member ANC commissioner and
4 he suggested that we have a completely
5 separate meeting for the residents purely on
6 Otis Street. That meeting was scheduled 30
7 days later. We came out and we met with all
8 of the residents specifically on Otis Street.

9 I think that sufficient notice
10 was --

11 CHAIRPERSON JORDAN: That was in
12 one meeting? That wa

13 MR. BELLAMY: That was in
14 November.

15 CHAIRPERSON JORDAN: That was a
16 group meeting?

17 MR. BELLAMY: Yes, it was. It was
18 a --

19 MR. GRAHAM: A notice had been
20 given out?

21 MR. BELLAMY: Yes. The notice had
22 been given out in December. I think there was

1 plenty of opportunity. It was actually held
2 at a school right there on Otis Street. So,
3 we came out that evening. We stayed probably
4 two hours. We talked to everyone who was
5 there.

6 And then lastly we went back to
7 the ANC just a few days ago and then in that
8 meeting they were able to vote on the project
9 and give unanimous support.

10 Then last night because we really
11 don't want to miss anybody. We went to the
12 Georgia Avenue Development Task Force meeting
13 that they had last night just to be a good
14 neighbor, just to make sure we could give an
15 opportunity to the community to hear about the
16 project, hear any concerns. We've made every
17 attempt that we could to try to talk to
18 people. And if anyone fell through the cracks
19 we apologize about that. It's not our
20 intention to railroad a project on anyone.

21 CHAIRPERSON JORDAN: Thank you.

22 MS. BATTIES: The neighbor also

1 raised the concern about parking and the
2 waiver of the parking requirements in this
3 case. The zoning regulations require that
4 this project have a total of 10 parking
5 spaces. We are asking for relief to provide
6 no parking spaces. But I'd just like to point
7 out that this project is located just three
8 blocks south of the Georgia Avenue Petworth
9 Metro Rail Station. It is well served -- the
10 property is well served by public
11 transportation and it's a relatively small
12 site where parking cannot be accommodated on
13 site and so the project is intended to be
14 constructed and marked to people who desire
15 not to have a car and live in the city and yet
16 have ample access to public transportation.

17 We are, again, providing bicycle
18 parking spaces for each unit within the
19 property. And that is the demographic. That
20 demographic is who we're targeting for this
21 project.

22 We are also -- the ANC did also

1 ask the Applicant or ask DDOT to consider car-
2 sharing spaces along Otis Street. We have
3 been in contact with DDOT on this issue but
4 that is a separate review and approval process
5 which we have no objections undertaking at the
6 appropriate time.

7 ZC COMMISSIONER MAY: Okay. So,
8 back on the parking thing.

9 How much, you know, you showed a
10 diagram that showed how much space would be
11 required if there were a single entrance and
12 three spaces and room to maneuver. How much
13 space would you lose if it was just three
14 garage doors off the alley?

15 MR. SHER: Mr. May, if I might try
16 to answer that.

17 ZC COMMISSIONER MAY: Yes, please.

18 MR. SHER: Parking space minimum
19 is 9 by 19 so it's got to be 19 feet deep
20 going into the building. The lot is only 71
21 feet long. Take 7 feet away from the rear
22 yard we're provided -- I'm sorry. Our

1 building is 71 feet to the back. We lose
2 about a third of 30 to 33 percent of the
3 ground floor space in that retail unit if we
4 had to put three parking spaces in there.

5 ZC COMMISSIONER MAY: About a
6 third so you'd lose just 19 feet or 20 feet to
7 allow for a door?

8 MR. SHER: Yes, something like
9 that. And, again, it's --

10 ZC COMMISSIONER MAY: Twenty feet
11 our of seventy which is --

12 MR. SHER: Twenty-eight percent,
13 something like that.

14 CHAIRPERSON JORDAN: Right. Okay.
15 Because that's what is shown in your plans on
16 page 13 of the plan. Exhibit Number 8.

17 MR. SHER: Yes, that was one way
18 to look at it. I think that was overstated
19 and understated at the same time because it's
20 showing only an 18-foot parking space and we
21 need a 19-foot parking space and probably
22 another foot for clearance. But I don't know

1 that we really need 24 feet all the way to
2 actually get into those spaces. So, again, my
3 guess would be somewhere around as Mr. May
4 approximated it, two sevenths out of the
5 building would be required to reduce that
6 retail space on the ground floor.

7 CHAIRPERSON JORDAN: Also, I think
8 Mr. May raised earlier and certainly he can
9 raise it again but I didn't want us to miss it
10 the question about the building, the second
11 level shading, light and air issue. I think
12 that's what you --

13 ZC COMMISSIONER MAY: Yes, I mean
14 it has to do with the privacy of a very glassy
15 building looking out over the immediate
16 neighbors.

17 MS. BATTIES: Yes, and I'm going
18 to ask Mr. Stoiber to address that issue.

19 MR. STOIBER: Thank you.

20 Mr. May, what I want to point out,
21 although that appears to be a ribbon window on
22 the second floor, if you look at the second

1 floor plan actually part of that is spandrel,
2 page 3, at the rear there. The effect is the
3 punched windows that you suggested and part of
4 it is spandrel panels.

5 ZC COMMISSIONER MAY: All right.

6 MR. STOIBER: So, it ends up -- it
7 has a dual effect. It appears to be ribbon
8 windows but it functions like punched openings
9 in a more typical townhouse.

10 ZC COMMISSIONER MAY: It does look
11 like there is -- my understanding because
12 there is a -- like a 12-foot section that's
13 all glass. Is that right?

14 MR. STOIBER: yes, sir.

15 ZC COMMISSIONER MAY: And then the
16 others are punched windows.

17 MR. STOIBER: yes, sir.

18 ZC COMMISSIONER MAY: More or
19 less. Okay.

20 MR. STOIBER: I would also point
21 out that with the separation of 17 feet
22 between the two structures, since this faces

1 the side yard of the adjacent structure, most
2 restrictive residential zone in the city, we
3 have 16 feet between the two of them on side
4 yards with eight foot on either side and we're
5 a foot more than that.

6 ZC COMMISSIONER MAY: Okay.
7 That's a good argument.

8 CHAIRPERSON JORDAN:
9 Any additional questions?

10 ZC COMMISSIONER MAY: Yes. Sorry,
11 I should have asked these earlier but going
12 back to the parking question overall. Did you
13 actually do a study of parking availability in
14 the area since DDOT has stated in their
15 report that the 20 unit owners here or
16 occupants would be eligible for the RPP
17 system, Residential Parking Permits.

18 MS. BATTIES: We did not do a
19 study.

20 ZC COMMISSIONER MAY: So, we don't
21 have any idea how -- whether there's the
22 ability to absorb that number of units? The

1 number of cars in the area or anything like
2 that?

3 MS. BATTIES: We didn't bring in a
4 traffic consultant to confirm that, no.

5 ZC COMMISSIONER MAY: Okay. You
6 said that you were trying to market this
7 project to people who are not going to be
8 heavily car dependent but that doesn't rule
9 out the possibility that some of them might
10 have cars. And, you know, I'm actually kind
11 of surprised that it would be eligible for
12 RPP. I'm guessing that Georgia Avenue there
13 is metered commercial parking and I think they
14 told me in the past in Zoning Commission
15 hearings that when it's metered commercial it
16 would not be eligible for RPP.

17 Mr. Sher, is that --

18 MR. SHER: That's generally been
19 my understanding. I heard it the same way you
20 heard it.

21 ZC COMMISSIONER MAY: Right.
22 Actually, that's a good thing. I mean, it may

1 not be good for your marketing because, you
2 know, your people wouldn't be able to get RPP
3 permits. But, you know, it would actually --
4 I don't know if we're going to decide this
5 today but it would be helpful to confirm what,
6 in fact, the case is because I'm much more
7 comfortable if I knew that this project would
8 not have all these residents available for
9 RPP.

10 MS. STREETS: Excuse me. May I
11 say something?

12 CHAIRPERSON JORDAN: I'm sorry,
13 you really can't at this point. Let us finish
14 this up and maybe if we have some time, but we
15 have a certain procedure that we have to go by
16 by law.

17 I know that you waived, well, is
18 there something that you want to say just
19 quickly because actually you went past your
20 point, but go ahead.

21 MS. STREETS: I'm sorry.

22 CHAIRPERSON JORDAN: No, no

1 please.

2 MS. STREETS: I'm concerned about
3 the parking because everybody that lives in
4 the 600 block of Newton Street which is the
5 next street from Otis Place. So that's
6 another reason we don't have any parking
7 spaces. And my daughter gets off at 12:00 at
8 night. I have to go out there and park my car
9 on the street in order for her to have a
10 parking space when she gets back. And with my
11 age to get up at 12:00 at night and go out
12 there and move my car so she can get a space.
13 And it's just a lot of people that's all over
14 the place of parking on Otis Place. All the
15 places that we already have on Otis Place is
16 coming and it's just awful.

17 CHAIRPERSON JORDAN: We appreciate
18 you coming. Yes, parking is an issue
19 throughout the District and, in fact, I do the
20 same. If I have guests or anybody coming by
21 my house I move the car off the space, block
22 one out until they get there and go back

1 around the block. But, yes, we understand
2 that and we thank you.

3 Let me ask a question. What was
4 your transportation management alternatives
5 that you're offering, I think you said?

6 MS. BATTIES: Right. We agreed to
7 DDOT's condition of providing basically a car-
8 sharing or bike share membership.

9 CHAIRPERSON JORDAN: Is that for a
10 year or you doing it for this \$50 and \$75?

11 MS. BATTIES: Right.

12 CHAIRPERSON JORDAN: Right, which
13 one? Which one are you doing? Are you
14 offering the membership for a year?

15 MS. BATTIES: Well, it's up to a
16 certain value on the car.

17 CHAIRPERSON JORDAN: What's the
18 value?

19 MS. BATTIES: \$50 for the car-
20 sharing. \$75 for the Capital BikeShare or
21 SmartTrip card for not less than \$100.

22 CHAIRPERSON JORDAN: And that's

1 going to take care, rally make a substantial
2 impact on our traffic flow and people --
3 encouraging people not to get cars.

4 MS. BATTIES: I need my car. I
5 shouldn't answer that question. I don't know.

6 CHAIRPERSON JORDAN: I raised that
7 and I know that's something we've heard before
8 but we've also had other projects which gave
9 either car membership or bike share membership
10 for up to a year period and SmartCard or
11 something like that. But I think that's
12 something we really need to take a look at,
13 something that's impactful regarding these
14 alternative transportation offers that we're
15 doing because, you know, \$50 we're done.

16 MS. BATTIES: Well, that's what
17 was proposed by DDOT.

18 CHAIRPERSON JORDAN: I understand
19 where it comes from and I understand that in
20 that regard too. So, I just wanted to go back
21 over what you offered because I was thinking
22 something else.

1 All right. Any other questions
2 for the Applicant?

3 Then we will close this hearing
4 based upon the record that's before us.

5 Is the Board ready to deliberate?

6 ZC COMMISSIONER MAY: Mr.
7 Chairman, I'd like to talk about it. I
8 wouldn't mind starting deliberations but I'm
9 not sure that we necessarily wants to finish
10 them.

11 CHAIRPERSON JORDAN: Do we want to
12 move it to a decision date?

13 ZC COMMISSIONER MAY: Well, let me
14 just explain some of the issues that I have.

15 I am -- I have previously voted
16 for projects with no parking as recently as
17 last night. So, I'm not generally opposed to
18 the idea that some projects you simply can't
19 fit the parking in or what have you.

20 There is an option to get at least
21 some of them in here and I like the idea of
22 having projects that would not need parking.

1 I mean, putting the requirements aside but if
2 it's structured in such a way that the parking
3 spaces are truly not needed like, you know,
4 you would not, if the building is excepted
5 from the RPP system, to me that means that
6 there isn't really much chance that people
7 living in this building are going to be
8 parking in the neighborhood. But we don't
9 have that here. At least we don't have
10 anything definitive on that. And so that's
11 one of the things I'm actually interested in
12 getting is a clarification from DDOT because
13 what they put in their report seems to be
14 inconsistent with what they've told me before.
15 And if I knew for sure that the building would
16 not be eligible for RPP then I would be more
17 favorably inclined.

18 The second thing I'd mention is
19 that I'm not buying into the roof support. I
20 mean, the roof relief. I don't think it's
21 unreasonable to connect those two structures.
22 They're not that far apart and, you know,

1 there certainly are circumstances where you
2 need to have remote stairways and it's silly
3 to have, you know, 50 feet of roof to connect
4 two pieces like that. But this is, you know,
5 they are six feet apart or something like that.
6 It seems like it's not that hard to comply
7 with the regs.

8 CHAIRPERSON JORDAN: In addition
9 to the parking, I'm not jumping up and down
10 in regards to the alternative, the
11 Transportation Management Plan. And I think
12 that's something that we as a Board need to
13 really start looking at. And I know DDOT
14 talked about \$50 and \$25 and is that really
15 going to make an impact and discourage people
16 from having cars and parking?

17 So, what I'm going to do is move
18 this over to a decision date and ask that you
19 supplement the record regarding something
20 that's going to provide the issue on the
21 roofing, for the layout in regards to the
22 parking and see if you can come up with

1 anything that's stronger with regards to the
2 Transportation Management Plan.

3 And so we'll move that to the next
4 date that Mr. May is going to be with us.

5 ZC COMMISSIONER MAY: I think I'm
6 going to be here on the 26th for a couple --

7 CHAIRPERSON JORDAN: January 26th?

8 ZC COMMISSIONER MAY: No, February
9 26th, sorry. I'm already mentally in
10 February. I don't know how that happened. It
11 doesn't necessarily need to be when I'm here
12 but when I can make it.

13 MR. MOY: According to my schedule
14 Mr. May is correct. He would be here at least
15 for the morning of February 26th.

16 CHAIRPERSON JORDAN: We could move
17 it faster and he can come in for --

18 ZC COMMISSIONER MAY: What's the
19 fastest that we could do it?

20 CHAIRPERSON JORDAN: The next
21 decision date is?

22 MR. MOY: The next decision date

1 is February the 12th.

2 CHAIRPERSON JORDAN: All right.

3 Let's put it in that date and give you time to
4 work and make the submission.

5 MS. BATTIES: And, Chairman
6 Jordan, if I can just clarify. With regard to
7 the roof structure, Commissioner May, do you
8 want to see a revised drawing showing the roof
9 structure because the Applicant is willing at
10 this point to say that they would connect the
11 roof structure.

12 ZC COMMISSIONER MAY: Yes, I don't
13 really need to see a drawing of it. I mean,
14 if you're --

15 MS. BATTIES: Because they're
16 willing to --

17 ZC COMMISSIONER MAY: I think you
18 could show a drawing that -- if you want, you
19 can show a drawing that connects the two or
20 you could submit something that simply says
21 you withdraw the request for that support.

22 MS. BATTIES: Okay.

1 ZC COMMISSIONER MAY: Or that
2 relief rather. And then we don't have to vote
3 against that because that's what I would want
4 to do.

5 MS. BATTIES: Okay.

6 CHAIRPERSON JORDAN: Okay. So,
7 then let's conclude this hearing and the date
8 for submission for that, Mr. May -- Mr. Moy?

9 MR. MOY: We're getting there. I
10 suspect a week prior to February 12th would
11 suffice unless the Board would want --

12 CHAIRPERSON JORDAN: A week is
13 good but we have to get them in by -- just so
14 everybody knows. We're being a lot more
15 restrictive about people filing things late.
16 Coming out today, overnight we probably got
17 about 30 pieces of paper going to different
18 files and we're being able to look at those
19 things since we take the time before these
20 hearings to actually drill in.

21 I'm not talking to you just in
22 general, but please get these things in.

1 MR. MOY: Staff would suggest
2 Monday, February the 4th, Mr. Chairman.

3 CHAIRPERSON JORDAN: Monday,
4 February 4th. Okay.

5 We're good. Then we will move
6 this to a decision date for that time.

7 The record is closed except for
8 those items which we discussed for the
9 Applicant to submit and we appreciate it.

10 We stand in recess until 2:00.

11 MS. BATTIES: Thank you.

12 (Whereupon, the above matter was
13 concluded at 1:22 p.m.)

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|---------------------------|----------------------------|---------------------------|----------------------------|----------------------------|
| Abbey 151:16 | activity 127:18 | adopted 10:2 | 148:15 149:2,3,7 | alterative 38:2 |
| ABC 98:13 | actual 100:12 | adults 26:4 30:22 | 149:19 150:7,13 | alternate 45:17 |
| ability 70:2 97:22 | 101:15 102:6 | 31:3 | 150:14,16 164:11 | alternative 38:1 |
| 135:7 209:22 | actuals 129:12 | advantage 41:19 | 164:17 165:17 | 40:9 41:1,2 68:14 |
| able 9:12 10:9,10 | add 37:15 93:5 | adverse 146:22 | 166:15 167:17 | 68:15 72:16 77:10 |
| 11:4 28:22 30:4,9 | 119:8 155:21 | 165:20,20 | agreements 167:7 | 87:19 193:16 |
| 31:11 49:19 51:15 | 184:10 194:22 | advertised 151:10 | agrees 173:6,10,18 | 214:14 217:10 |
| 69:20 87:9 97:5 | 200:20 | advised 4:14 | ahead 9:2 50:14 | alternatives 67:20 |
| 99:1 134:1 163:2 | adding 101:17 | advisors 177:13 | 155:22 197:7 | 213:4 |
| 167:9 203:8 211:2 | 184:2 | Advisory 153:17 | 211:20 | ambient 126:18 |
| 220:18 | addition 21:13 31:4 | aesthetic 68:3 | aiming 127:22 | amend 142:14 |
| abreast 5:8 | 34:19 42:1 58:8 | affirm 20:1 152:17 | air 49:18,20 171:21 | AMM 58:10 |
| absentee 160:19 | 79:14 80:10 98:19 | affirmation 19:10 | 174:21 178:22 | amount 37:20 46:5 |
| 161:7 | 124:22 136:14 | 19:16 152:13 | 189:3 190:10 | 67:7 177:14 |
| absolutely 24:7 | 137:21 155:15 | afford 66:19 69:16 | 207:11 | 180:21 185:10 |
| 82:15 116:18 | 176:7 200:20 | 77:12 | al 58:10 | 191:12 195:4 |
| 132:21 200:16 | 217:8 | afternoon 5:4,17 | alley 14:22 33:4 | ample 204:16 |
| absorb 76:20 | additional 6:21 | 51:22 53:1 142:6 | 89:16 94:11 95:4 | amplified 98:15 |
| 209:22 | 11:5 13:15 27:20 | 146:15 155:18 | 98:19,20 99:4 | 100:1 111:11 |
| abut 29:15 40:6 | 31:6 38:3 47:21 | 161:17 170:10 | 105:17 113:1,7 | 112:15 114:9 |
| abuts 29:17 | 58:1 60:11 72:16 | 188:4 196:10 | 118:11,14 122:4 | 133:12 |
| abutting 177:2 | 74:10,13 79:20 | AG 14:19 89:14 | 122:20 123:4 | analogous 123:3 |
| accept 7:18 195:22 | 81:18,21 83:4 | age 212:11 | 125:11 127:4 | analysis 81:2 96:12 |
| acceptable 121:3 | 101:17 159:15 | agency 143:19 | 146:21 147:11 | 130:10 174:21 |
| accepted 173:2 | 167:11 184:2,10 | agenda 4:20 5:2,2 | 180:2,3,5,19 | analyze 121:15 |
| accepting 7:17 | 189:18 209:9 | 16:11 17:6 | 181:1,5 185:16 | ANC 10:5 20:20 |
| access 28:11,19 | additionally 201:17 | ago 62:19,20 | 186:1 187:14 | 78:7,9 80:14 90:9 |
| 49:19 71:4,7 | address 23:5,15 | 105:10,10 106:2,3 | 189:17,18 190:22 | 93:6,16 94:4 |
| 72:20 103:13 | 55:17 57:19 66:8 | 106:4,5,21 203:7 | 192:3,8 193:22 | 143:10 144:3,20 |
| 136:16 204:16 | 97:7,21 99:19 | agree 141:12 166:9 | 194:5,8 197:9 | 153:15,16,17 |
| accessed 185:16 | 122:9 136:6 175:3 | 167:5 173:8 174:1 | 205:14 | 154:1,2,5,13,15 |
| accommodate 5:13 | 175:6 192:18 | agreed 32:13 91:14 | alleys 110:15 113:4 | 156:7,11 165:16 |
| 5:14 10:4 26:9 | 193:4 207:18 | 134:11,19 168:1 | 119:13,22 | 167:15 178:2,4 |
| accommodated | addressed 57:22 | 188:11 213:6 | alliance 57:1 | 179:3 189:21 |
| 204:12 | 116:22 188:9 | agreeing 111:13 | Allison 15:19 90:1 | 190:1,2 197:15 |
| Accommodation | 189:4 193:10 | 138:19 | 101:5 111:9 112:2 | 201:15,17,19,20 |
| 63:7,10 | addressing 178:21 | agreement 10:22 | allow 6:12 14:22 | 202:3 203:7 |
| account 186:21 | adequate 37:18 | 11:1 16:7,10 17:7 | 21:13 30:16,17,21 | 204:22 |
| 198:14 | 49:18 166:18 | 17:9,10,13 91:9 | 31:1,6 37:5 40:12 | ANCs 156:14 |
| achieve 37:17 | adequately 166:17 | 91:18,19,22 92:2 | 41:21 50:11 54:14 | ANC's 148:20 |
| 134:2 | adhere 166:4 | 92:6,15,17,18,21 | 73:18 89:16 | ANC-1A 195:21 |
| Acoustical 90:13 | adjacent 192:6 | 93:19,20 94:2,6 | 111:13 151:11 | ANC-7B 160:12 |
| acoustics 96:4 | 209:1 | 98:1 99:2 130:2 | 159:8 170:1 206:7 | ANC-7D 160:14 |
| acquisition 56:16 | adjoining 26:13 | 131:9,12 132:11 | allowing 49:18 | angle 186:21 |
| 56:16 | Adjustment 1:4,15 | 135:1,17 140:1,1 | 94:15 111:16 | announce 27:17 |
| actions 56:22 | 4:9,22 14:11 | 140:6 144:11,11 | allows 44:12 | announcement |
| | admittedly 107:9 | 144:13,14,17 | 179:13 | 20:9,11 27:9,13 |

| | | | | |
|---|---|--|---|--|
| announcements 91:4 | 177:12 178:7,14 186:4 187:7 | 158:8 168:20 | 122:13 145:16 185:7 204:5 | authorization 22:15 153:5 171:5 |
| answer 75:3 147:22 156:1 205:16 214:5 | 188:10 191:4 192:18 194:11,19 199:14 200:19 201:2 205:1 215:2 219:9 221:9 | approved 3:2,7,10 3:12 137:15,19 | aspect 11:6 95:5 128:8 134:22 | availability 209:13 |
| answering 82:17 | Applicant's 52:1 | approximated 207:4 | aspects 32:8 141:8 | available 59:11 98:10 120:2,12 126:13 136:6 147:22 185:10,17 211:8 |
| anted 18:4 | 73:15 74:9 78:10 133:7 181:7 | approximately 102:10 191:8 | assess 5:10 | Avenue 163:13 170:5 175:16 176:9,13 177:21 178:15 183:8 184:19 198:3 201:13 203:12 204:8 210:12 |
| anybody 8:20 53:19 72:7 172:6 203:11 212:20 | application 3:2,4,6 3:8,11,14,18 6:8,9 8:5 9:13 10:6,8 14:18,18,19 17:19 18:11 20:12,13,17 21:4,5 23:2,22 54:3,4,5 74:7,11 78:15,18,20,22 81:6 89:6,9,13,13 97:13 145:2 147:8 151:7,7,8 154:6 154:16 155:1 157:1,3,6 158:8 159:5 162:7 166:6 169:17 173:8 175:10 177:22 178:2 189:4,11 195:20 196:4 | architect 38:19 39:11,15 170:18 | assigned 14:7 | avoid 164:22 |
| anymore 150:21 | applies 139:5 | architects 170:18 170:21 175:5 176:1 | assigning 173:12 | aware 66:12 69:17 |
| anyway 82:14 93:16 | appreciate 9:1 14:2 19:2 52:12,17 146:15 149:17 158:20 169:10,11 199:18 212:17 221:9 | architectural 48:15 | assist 51:11 | awful 212:16 |
| apart 187:2 192:9 216:22 217:5 | approach 97:18 147:8 | architecture 41:16 | associated 77:15 125:15 | aye 12:4,5 88:10 158:1 168:12 |
| apartment 6:13 8:4 9:20 54:16 73:12 183:7 | appropriate 94:14 205:6 | area 6:11 7:11 9:18 21:7 41:14 46:3 54:13 73:15,16 96:19 102:11,12 103:22,22 106:3 108:6,10 109:14 115:6,12,16 117:8 136:1 151:13 159:7 165:21 172:21 175:14,15 175:17 176:3,6,16 177:15 185:12 197:22 201:20 209:14 210:1 | Associates 90:13 170:18,21 | AYES 88:11 158:2 168:13 |
| apologize 203:19 | approves 139:5 | areas 111:9,10 113:20 175:7 184:17 | association 16:1,4 16:5 90:7 91:10 95:10 97:6,19 131:9 136:10,15 137:6 138:3 165:15,16 167:14 | a.m 1:14 4:2 55:1,1 134:16,18 |
| apparent 9:19 | applies 139:5 | arena 80:8 | assuming 16:14 | B |
| appeal 58:11 164:4 | appreciate 9:1 14:2 19:2 52:12,17 146:15 149:17 158:20 169:10,11 199:18 212:17 221:9 | argument 24:14 50:6 209:7 | assurances 166:2 | back 6:1 9:3 19:7 27:2 28:8,15,16 28:16 29:21 30:15 30:18,20 31:4,10 33:4 39:7,9 43:8 43:20 44:5,8,9,10 45:19 46:10 49:6 51:1 54:21 55:3,4 55:6 56:12 58:5 68:8 70:22 71:3 72:17 75:16 79:1 79:13 81:15 90:15 106:10 108:14 123:2 145:13,18 146:6 149:18,20 150:7,20 156:8,16 157:7 159:1 165:3 180:7 183:11 185:6 195:8 198:4 198:4,5 200:18 203:6 205:8 206:1 |
| appear 74:4 | approach 97:18 147:8 | art 106:18 | assure 129:20 141:8 | |
| appearance 76:15 | appropriate 94:14 205:6 | ARTHUR 2:14 | attach 132:15 | |
| appears 34:2 39:3 40:11 207:21 208:7 | approves 139:5 | Arts 103:4 | attached 143:2 | |
| appetizers 109:4 | approves 139:5 | ascertain 17:2 | attachment 92:3 | |
| apple 140:21 141:4 141:4 | approves 139:5 | aside 216:1 | attain 123:16 | |
| apples 140:19 141:5 | approves 139:5 | asked 7:9 8:13 24:13 37:3 65:22 140:4 146:10 160:8 168:4,5 201:15 209:11 | attained 163:7 | |
| Applicant 7:2 8:3 9:5 10:16 11:4,15 15:6,21 54:6 55:13,20 70:8 73:2,9 74:19 76:14,19,19 77:12 77:19,20 79:2 82:21 83:9,11,19 84:5,16 86:6 87:20 88:5 90:2 133:21,21 142:2 142:10 143:9 144:21 145:19 153:1,3 157:8 167:22 170:13 173:5,10,18,22 | approves 139:5 | asking 37:9 50:20 50:22 75:15 76:17 116:10 121:21 | attempt 58:3 203:17 | |
| | approve 88:20 | | attempts 201:7 | |
| | | | attend 25:10 | |
| | | | attenuate 112:6 | |
| | | | attenuated 117:18 | |
| | | | attenuation 136:12 136:18 | |
| | | | ATTORNEY 1:25 | |
| | | | attracted 113:5 | |
| | | | attractions 107:10 | |
| | | | attractive 107:3,4 107:22 112:7 | |
| | | | audible 122:7,15 | |
| | | | audience 16:5 27:14 28:2 78:16 78:19,21 144:2,22 145:16 156:22 157:4 196:2 | |

| | | | | |
|---|---|--|--|---|
| 209:12 212:10,22 214:20 | 203:22 207:17 209:18 210:3 213:6,11,15,19 214:4,16 219:5,15 219:22 220:5 221:11 | better 33:11 87:12 124:4 167:7,16 beverage 108:20 beyond 98:16 147:6,14 181:17 185:20 | 157:17 158:11 160:8 161:18 162:6 165:5 167:10 169:1 170:11 173:8 179:9,13 187:3 188:5,21 190:5 197:14 199:12 201:21 215:5 217:12 220:11 | 199:18 200:13 box 125:19,19,20 125:21 126:1,1 brand 65:20 branded 103:2 Brandice 2:17 3:12 155:19 |
| background 114:11 127:17 | batting 138:19 | bicycle 173:19,20 204:17 | 179:9,13 187:3 188:5,21 190:5 197:14 199:12 201:21 215:5 217:12 220:11 | Brandon 170:15 201:3 |
| ballot 160:20 | beams 64:17,21 | big 36:6 38:12 46:16 122:16 135:1 | Board's 7:20 13:14 19:10,17 27:15 | break 54:20 145:7 145:8 163:16 |
| bank 60:7 67:6 | bearing 42:22 | bike 173:14 213:8 214:9 | boccie 102:11 108:20 109:1,2,12 | breakfast 26:3,18 134:17 |
| banquet 101:6 102:8,17 111:8 112:18 117:7,16 133:10 | beautiful 63:1 112:11 | BikeShare 213:20 | book 119:9 | brewing 149:22 |
| bar 102:12 109:8 | beginning 147:12 | Bill 90:8 | borderline 23:22 | brief 54:20 110:6 163:9 174:5 |
| barbecue 29:10 | begrudgmently 87:22 | bistro 109:5,10 | bore 83:16 | briefing 7:13 |
| Barnes 107:14,16 | behalf 15:20 16:3 59:1 | bit 4:21 5:18 16:12 51:8 57:12 94:8 189:7 191:2 193:8 194:13 | bothersome 122:5 | briefly 24:22 32:14 58:19 79:4 131:20 132:5 |
| Barrel 105:14 | believe 8:2 20:10 20:16 23:8 34:8 56:6,20 57:4 58:8 68:1 70:4 72:13 72:18 73:20 74:10 74:18,22 78:8,8 79:4,11 80:15,17 83:8 87:5 98:6 142:10 146:1,18 147:5 149:12,17 150:6 154:14 155:6 160:16 161:3,20 162:9 164:7 165:22 169:4 171:10 181:12 186:10 194:1 | BLANK 68:20 | bottom 179:15 | bring 18:20 75:21 91:5 131:18 185:18 210:3 |
| Barrington 106:2 | beliefs 73:14 | block 104:5 212:4 212:21 213:1 | bought 25:7 56:7 | bring 18:20 75:21 91:5 131:18 185:18 210:3 |
| Barros 90:6 | Bellamy 170:15,15 201:3,6 202:13,17 202:21 | blocked 28:11,20 | bound 164:21 | bring 18:20 75:21 91:5 131:18 185:18 210:3 |
| base 125:14 | bells 23:16 | blocks 204:8 | bounds 101:9 | bring 18:20 75:21 91:5 131:18 185:18 210:3 |
| based 11:16 20:20 50:10 57:2 68:18 69:6 70:4 72:19 72:21 83:1 94:20 95:16 120:9 144:4 144:9 148:5 157:16 161:13 165:7 179:19 188:8 215:4 | bench 80:18 | board 1:4,15,17 4:8 4:12,22 5:12 6:6 6:17,18,20 7:9,16 8:19 12:17 13:19 14:9,11 20:17 24:9 27:8,18 28:3 42:5 50:16 57:6 69:7 70:8 73:6 75:6 77:18 80:21 83:3 88:22 89:8 92:7 94:13,18 95:20 97:3 100:11 103:4 113:15 119:3 133:16 135:11 136:5 137:13 141:7 142:1 143:6 148:7 148:11 150:16 152:2 154:22 | bowl 109:3 | bring 18:20 75:21 91:5 131:18 185:18 210:3 |
| basement 59:19 | beneath 101:18 | boards 1:4,15,17 4:8 4:12,22 5:12 6:6 6:17,18,20 7:9,16 8:19 12:17 13:19 14:9,11 20:17 24:9 27:8,18 28:3 42:5 50:16 57:6 69:7 70:8 73:6 75:6 77:18 80:21 83:3 88:22 89:8 92:7 94:13,18 95:20 97:3 100:11 103:4 113:15 119:3 133:16 135:11 136:5 137:13 141:7 142:1 143:6 148:7 148:11 150:16 152:2 154:22 | bowling 14:22 89:16 94:11 95:4 97:15 98:4,19,20 99:3 101:14 102:1 102:10 103:10,13 105:17 106:15 108:20,22 109:10 109:11 110:8,10 110:11,12,15,21 111:4 113:1,4,7 113:11 115:7,11 115:12,16,21 118:11,13 119:13 119:22 120:11 122:4,20 123:4 124:21 125:11,16 127:4,6,18 128:17 133:9 146:21 147:10 | bring 18:20 75:21 91:5 131:18 185:18 210:3 |
| basic 37:5 | benefit 50:14 133:16 | board 1:4,15,17 4:8 4:12,22 5:12 6:6 6:17,18,20 7:9,16 8:19 12:17 13:19 14:9,11 20:17 24:9 27:8,18 28:3 42:5 50:16 57:6 69:7 70:8 73:6 75:6 77:18 80:21 83:3 88:22 89:8 92:7 94:13,18 95:20 97:3 100:11 103:4 113:15 119:3 133:16 135:11 136:5 137:13 141:7 142:1 143:6 148:7 148:11 150:16 152:2 154:22 | bowl 109:3 | bring 18:20 75:21 91:5 131:18 185:18 210:3 |
| basically 34:22 41:20,22 50:6 93:17 101:10 104:4 108:12 112:3 181:16 183:9 213:7 | benefits 41:22 | board 1:4,15,17 4:8 4:12,22 5:12 6:6 6:17,18,20 7:9,16 8:19 12:17 13:19 14:9,11 20:17 24:9 27:8,18 28:3 42:5 50:16 57:6 69:7 70:8 73:6 75:6 77:18 80:21 83:3 88:22 89:8 92:7 94:13,18 95:20 97:3 100:11 103:4 113:15 119:3 133:16 135:11 136:5 137:13 141:7 142:1 143:6 148:7 148:11 150:16 152:2 154:22 | bowling 14:22 89:16 94:11 95:4 97:15 98:4,19,20 99:3 101:14 102:1 102:10 103:10,13 105:17 106:15 108:20,22 109:10 109:11 110:8,10 110:11,12,15,21 111:4 113:1,4,7 113:11 115:7,11 115:12,16,21 118:11,13 119:13 119:22 120:11 122:4,20 123:4 124:21 125:11,16 127:4,6,18 128:17 133:9 146:21 147:10 | bring 18:20 75:21 91:5 131:18 185:18 210:3 |
| basis 126:13 174:5 | Benson 3:2 6:9 27:15 | board 1:4,15,17 4:8 4:12,22 5:12 6:6 6:17,18,20 7:9,16 8:19 12:17 13:19 14:9,11 20:17 24:9 27:8,18 28:3 42:5 50:16 57:6 69:7 70:8 73:6 75:6 77:18 80:21 83:3 88:22 89:8 92:7 94:13,18 95:20 97:3 100:11 103:4 113:15 119:3 133:16 135:11 136:5 137:13 141:7 142:1 143:6 148:7 148:11 150:16 152:2 154:22 | bowling-related 147:7 | bring 18:20 75:21 91:5 131:18 185:18 210:3 |
| bath 31:11 46:15 46:15,16 | best 52:15 167:19 | board 1:4,15,17 4:8 4:12,22 5:12 6:6 6:17,18,20 7:9,16 8:19 12:17 13:19 14:9,11 20:17 24:9 27:8,18 28:3 42:5 50:16 57:6 69:7 70:8 73:6 75:6 77:18 80:21 83:3 88:22 89:8 92:7 94:13,18 95:20 97:3 100:11 103:4 113:15 119:3 133:16 135:11 136:5 137:13 141:7 142:1 143:6 148:7 148:11 150:16 152:2 154:22 | Bowman 3:21 196:14,20 197:2,5 197:8 199:13,15 | bring 18:20 75:21 91:5 131:18 185:18 210:3 |
| bathroom 30:6,10 37:14 46:22 47:6 47:11,13 48:13 | Bethesda 107:18 | board 1:4,15,17 4:8 4:12,22 5:12 6:6 6:17,18,20 7:9,16 8:19 12:17 13:19 14:9,11 20:17 24:9 27:8,18 28:3 42:5 50:16 57:6 69:7 70:8 73:6 75:6 77:18 80:21 83:3 88:22 89:8 92:7 94:13,18 95:20 97:3 100:11 103:4 113:15 119:3 133:16 135:11 136:5 137:13 141:7 142:1 143:6 148:7 148:11 150:16 152:2 154:22 | | bring 18:20 75:21 91:5 131:18 185:18 210:3 |
| Batties 170:10,12 171:7 172:15,18 173:3 174:14,20 175:22 176:3 179:5 184:14 187:19 194:21 199:16 201:1 | | board 1:4,15,17 4:8 4:12,22 5:12 6:6 6:17,18,20 7:9,16 8:19 12:17 13:19 14:9,11 20:17 24:9 27:8,18 28:3 42:5 50:16 57:6 69:7 70:8 73:6 75:6 77:18 80:21 83:3 88:22 89:8 92:7 94:13,18 95:20 97:3 100:11 103:4 113:15 119:3 133:16 135:11 136:5 137:13 141:7 142:1 143:6 148:7 148:11 150:16 152:2 154:22 | | bring 18:20 75:21 91:5 131:18 185:18 210:3 |

| | | | | |
|--|--|---|---|---|
| 166:21 175:15 176:7 177:1,4 179:19 180:1,4,7 180:10,16,17,19 180:21 181:3,11 181:11,21 182:15 183:3,4,6,6,14 184:18 185:2,5,9 185:22 186:5 190:18,21 192:7 199:6 205:20 206:1 207:5,10,15 216:4,7,15 buildings 182:14 building's 191:7 built 27:1 35:7 49:10 56:8 104:16 110:11,15 137:3 177:1 bunch 174:12 burden 11:19 133:20 burdens 83:15 burdensome 83:17 186:4 business 107:3,18 108:19 155:10 button 93:12 buying 216:19 BZA 92:4 99:2 132:9 137:9 142:7 | canal 96:19 107:9 107:22 135:20 candid 23:3 Capital 173:14 213:20 car 204:15 205:1 210:8 212:8,12,21 213:7,16,19 214:4 214:9 card 173:16 183:9 213:21 cards 19:18,20 152:9 196:22 care 89:8 155:10 163:5 175:2 214:1 careful 132:17 135:12 carefully 97:5 carries 13:20 88:14 89:2 158:5,12 168:16 169:2 carry 183:13,19 cars 210:1,10 214:3 217:16 car-sharing 173:13 case 5:18,20 6:3,7 7:1,6,21 8:19,21 10:5 11:8 16:18 19:4,14 27:15,22 55:3,13 58:9,10 58:11 70:6 73:20 80:15 84:15 98:1 112:7 146:17 150:20 156:17 161:7 163:17,18 166:10 177:3 180:3 181:4 183:2 204:3 211:6 cases 5:4,5,13 14:8 19:9 94:10,12 163:18 164:8 case,we're 180:13 cast 182:15,16 caught 84:17 caused 178:22 causing 184:6 ceiling 31:6 40:14 | 41:18 42:19 43:3 48:16,21 49:9 59:19,20 62:18 74:18 85:19,22 86:13 122:19 126:2 134:5 ceilings 62:22 124:17 center 180:2,6 centers 99:16 110:12 Cerami 90:13 91:2 certain 17:12 69:19 111:14 176:11 179:14 182:8,9 211:15 213:16 certainly 11:1 23:19 34:10 75:3 77:7 108:9 112:21 167:5,10 192:16 194:10 207:8 217:1 Certificate 56:11 chair 6:6 73:6 160:7 166:8 167:4 196:9 chairman 7:1,7,13 9:1 12:9 13:13,20 21:22 27:11 37:3 51:20 52:21 53:7 53:17 54:4 88:19 89:2,7 97:13 142:6 147:11 158:8,13 161:6,18 168:19 169:2 170:11 171:11 172:18 179:8 188:5 201:1 215:7 219:5 221:2 Chairperson 1:14 1:17 4:3,11 7:14 10:14,21 11:13 12:6,14,19 13:3,6 13:9,21 14:3 15:4 16:13,16 17:14,18 17:21 18:13,18 19:1,6 20:7,15,19 | 20:22 21:17 22:3 22:6,10,14,20 23:10,14,19 24:4 24:8,16,19 27:3,7 28:5,13 31:18,21 33:7,14,19 34:1 36:11,17,21 38:22 39:8,12 42:4 50:3 51:13 52:3,15,18 52:22 53:5,9,12 53:18 54:1 55:2 55:22 56:5,18 59:2,7 60:12 61:13,20 62:2 68:7,11,18 69:1,5 70:7 73:1 75:5 76:3,16 77:2,9 78:1 80:20 82:20 88:2,7,12 89:3,10 89:20 90:14,18,21 91:3,12,21 92:5,9 92:22 93:11,21 100:14,21 104:20 109:21 110:2 113:14 114:17 115:2 118:20 119:1,18 120:19 121:2,5,9,20 126:5 127:2,21 128:5,7,14,18 129:1,9 130:15 131:16,22 138:4,8 138:12 139:8,11 139:19 140:17 141:2,13,22 143:5 143:8 144:8,19 145:5,12 146:4 148:2,17,22 149:4 149:8,21 150:3,9 150:18 151:19 152:4,7,22 153:4 153:8,22 154:4,11 154:20 155:13 156:2,18,21 157:13,22 158:3 158:17,20 159:13 159:22 160:5,13 | 160:17,22 161:9 161:13 162:2,20 163:1,4,21 164:3 164:6,12,18 165:2 167:2,13 168:10 168:14 169:3,7,9 170:7 171:4,8,12 171:15 172:15 173:1 174:11,15 175:20 176:2 179:2,6 182:21 186:12 187:3,10 187:15,22 188:20 194:17 195:7,14 196:17,21 197:3,6 199:11,17 200:1,5 200:8,11,16 202:11,15 203:21 206:14 207:7 209:8 211:12,22 212:17 213:9,12 213:17,22 214:6 214:18 215:11 217:8 218:7,16,20 219:2 220:6,12 221:3 challenges 119:13 challenging 80:10 93:14 chance 16:20 17:16 34:6 52:4 119:4 216:6 change 71:8 108:10 164:11 186:14 changed 56:1,3 61:2 63:5 changes 47:22 67:3 67:7 68:3 103:5 160:10 changing 71:3 81:16 Chapter 138:14,14 139:12 140:10 characterized 97:14 charge 65:7 cheaper 72:6 |
| C | | | | |
| C 56:15 61:7,8,9 63:3,5 70:1 79:17 79:18 84:11 137:1 cafe 198:22 calendar 149:10 call 5:9 6:3 14:13 16:17 17:17 19:3 40:14 55:2,4 64:14,20 89:10 125:1 134:13 158:22 called 65:6 101:12 calling 43:3 55:8 65:10 | | | | |

| | | | | |
|----------------------------|---------------------------|--------------------------|-------------------------|---------------------------|
| check 42:5 | 112:16 118:7 | coming 64:12 | 187:12,17,20 | 83:17 85:9,11 |
| checking 87:1 | 148:4 157:10,14 | 71:17 127:3 141:3 | 189:2 190:9 | 87:4,11 190:13 |
| Chicago 105:21 | 215:3 | 158:21 212:16,18 | 191:18 193:3,11 | compliment 69:9 |
| 106:3 | closed 6:19 114:10 | 212:20 220:16 | 194:15 195:5,11 | comply 133:10 |
| chooses 117:19 | 118:2 163:7 221:7 | comment 16:8 | 196:15 202:3 | 134:7 139:1 140:8 |
| chop 185:16 | closely 110:9 | 112:22 192:14,17 | 205:7,17 206:5,10 | 217:6 |
| Chris 90:12 91:1 | closer 164:7,7 | 194:22 | 207:13 208:5,10 | complying 136:18 |
| 101:20 | closest 183:20 | comments 11:2 | 208:15,18 209:6 | 181:21 |
| church 198:9 | closing 61:9 62:10 | 82:5 110:7 167:6 | 209:10,20 210:5 | component 97:15 |
| Circle 25:2 | 63:4 79:2,18 | 199:18 | 210:21 215:6,13 | 103:8 108:21 |
| circulating 16:8 | 134:12 145:20 | commercial 29:15 | 218:5,8,18 219:7 | components 120:18 |
| circulation 183:5,9 | 146:3,7,13 157:8 | 29:18,19 120:10 | 219:12,17 220:1 | 126:3 |
| circumstance | 173:12 | 121:1 176:10,13 | commit 99:1 | compounded 56:10 |
| 108:4 191:19 | code 133:11 138:6 | 176:17 210:13,15 | commitment 136:9 | comprise 102:10 |
| 192:12 | 139:1 140:7 | Commission 1:18 | 147:18 | conceivable 86:22 |
| circumstances 8:14 | cognizant 5:7 | 4:13 5:20 10:2 | committed 134:8 | conceivably 185:15 |
| 10:13 11:20 73:22 | COHEN 1:19 | 14:6,10 103:4 | 147:16 | concept 100:5 |
| 217:1 | colleague 111:2 | 153:18 210:14 | committee 201:11 | 105:6,9,21 109:22 |
| city 10:4 63:10 | colleagues 110:5 | commissioner 1:19 | committing 17:12 | 110:3 134:4,6 |
| 191:20 204:15 | collected 183:12 | 1:20,21 8:22 | 134:9 | conceptual 119:15 |
| 209:2 | collective 115:3 | 10:19 11:7 14:1,7 | common 32:17 | 120:6,15 129:2 |
| clarification 53:8 | 186:18 | 42:7,16 43:2,6,11 | 46:21 | conceptualized |
| 58:2 160:9 216:12 | Columbia 1:2 4:9 | 43:15,19,22 44:3 | Commons 107:15 | 201:9 |
| clarify 67:12 79:6 | column 94:5 | 44:6,11,14,18,22 | communities | Conceptually |
| 219:6 | 124:14 125:1,1 | 45:8,12,15 46:1 | 106:12 107:5 | 124:15 |
| classic 125:19 | 134:5 | 46:11,17,20 47:12 | community 65:14 | concern 9:19 58:16 |
| clear 16:19 58:7 | columns 39:21,22 | 48:3,7,11,20 49:5 | 106:19 107:3 | 74:3 124:7 136:2 |
| 87:18,18 127:15 | 40:5 124:9 125:3 | 49:11,21 50:17 | 147:1 178:1 | 142:12 155:5 |
| 128:12 129:10 | combination 186:7 | 57:10 63:9 70:9 | 197:12 201:4,8,21 | 194:9 204:1 |
| 140:18 166:11 | come 4:4 6:1 15:6 | 71:9,15,22 72:22 | 203:15 | concerned 9:14 |
| 172:4 | 21:18 54:21 64:15 | 75:8,18 76:1 81:1 | comparable 112:8 | 23:6 95:12 212:2 |
| clearance 206:22 | 65:13,17 66:2,14 | 81:7,20 82:2,7,12 | comparison 40:16 | concerns 23:12 |
| cleared 198:17 | 117:15 147:9 | 84:1 86:1,5,15,18 | complained 65:14 | 97:8 113:11 |
| clearly 27:17 56:19 | 149:20 150:20 | 86:21 96:2 98:9 | 65:15 | 122:16 134:13 |
| 83:14 98:6 110:18 | 151:20 167:16 | 99:13 103:15 | complete 11:11 | 136:7 138:2 |
| 111:3 117:15 | 195:7 196:6 198:4 | 104:1,7,13,19 | 19:18,20 47:13 | 171:20 175:6 |
| 130:14 140:8 | 217:22 218:17 | 113:17 114:4,6,21 | 196:22 | 178:21 188:9 |
| clicked 189:5 | comes 26:16 39:17 | 115:4,13,18,22 | completed 6:18 | 197:11,20 198:21 |
| client 16:3 58:21 | 86:6 128:2 214:19 | 116:3,6,9,13,16 | 60:9 74:8 146:1 | 203:16 |
| 62:3 69:11,15 | come-back 129:18 | 116:19 118:5,9,18 | completely 37:11 | concession 138:9,9 |
| 72:15 79:17 80:7 | comfort 84:16 | 122:6,12,17,22 | 111:5 123:3 192:1 | conclude 80:22 |
| 80:12 | 99:14 135:11 | 124:6 125:4,18 | 202:4 | 220:7 |
| clients 17:4 | comfortable 95:9 | 126:4,6,15 148:13 | completes 7:12 | concluded 221:13 |
| client's 55:16 | 165:11,17 166:22 | 148:19 149:1 | completion 149:3 | concludes 75:2 |
| CLIFFORD 1:23 | 190:8 211:7 | 156:9 159:19 | compliance 66:14 | concrete 102:3 |
| close 17:7 79:3 | comfortably 26:3 | 160:2 166:8 168:9 | 75:22 129:18 | 123:10,11,11,20 |
| 82:22 107:8 | 30:22 31:3 | 172:9 175:4 187:8 | compliant 69:17 | 125:12 |

| | | | | |
|--|---|--|---|---|
| condition 8:17 24:1 79:11,15 83:11,13 128:6 133:6 135:14 136:9 137:8,10 142:18 164:16 174:1 179:4 188:12 213:7 | 79:9 conformance 63:17 confused 8:7 57:13 confusion 58:6 150:1 164:22 165:1 congested 197:22 conjunction 172:7 connect 184:2,11 216:21 217:3 219:10 connection 97:12 173:7 connects 219:19 conscientious 49:17 consequence 41:4 consider 5:11 20:6 77:11 126:22 132:12,13 137:9 193:13 205:1 considerably 111:1 consideration 121:12 136:13 198:20 considered 126:19 138:15,16 156:11 considering 62:15 consistent 137:17 constitutes 2:20 construct 136:19 constructed 79:13 204:14 construction 65:7 74:16 80:8 94:19 94:21,21 96:5,6 120:18 121:18 123:12 125:10 129:15 131:1 136:15,22 159:9 166:12 199:3 construction-rela... 137:7 consultant 142:18 146:19 210:4 consultants 177:13 consultation 145:4 | consulted 76:12 contact 154:15 156:14,19 205:3 contacted 72:14 contacting 197:17 contained 188:11 contemplated 74:6 CONTENTS 3:1 contest 106:18 context 92:4 108:19 contingent 148:20 149:2 continue 11:14 20:22 27:6 50:15 51:16 162:5 continued 54:15 73:11 161:8 continuing 50:4 contributes 192:5 convened 1:12 convenience 50:6 convenience-type 177:19 conversation 6:12 202:2 conversion 9:16 73:18 84:3 converted 59:22 converts 9:20 convincing 24:15 cooperation 132:11 copacetic 130:12 copies 165:4 copy 63:3 82:10,16 189:21 corner 25:11 101:7 corporate 106:18 117:9 correct 20:21 21:2 43:1,5 45:3 52:16 75:17 85:20 114:3 114:3,20 115:1 122:21 138:11 156:20 176:4 186:12 218:14 correctly 97:13 | corridor 183:17,17 183:19,21 cost 71:5 76:6,8,18 76:18,21 77:8,14 81:12 82:17 130:6 costly 184:8 couch 26:8 Councilmember 178:11 195:19 counsel 15:5,6,22 90:2 count 88:18 country 107:1 110:10,13 couple 26:6 50:5 58:21 66:15 96:16 110:6 185:9 218:6 coupled 107:21 course 107:6 164:20 175:14 Court 4:15 19:19 152:9 197:1 courts 102:12 109:12 covered 130:22 cracks 203:18 create 66:20 105:14 133:14 146:22 created 59:20 60:1 60:2,3 61:1,18 70:15 164:21 creates 29:22,22 38:20 107:12 186:8 creating 71:6 124:18 criteria 122:10 176:11 critical 97:22 critically 132:6 cross 149:11 151:2 crossed 91:8 crowd 113:5 crowds 135:5 current 25:8 37:4 40:16 44:1 48:2 | 108:4 currently 29:7,14 35:20 104:8 C&O 96:18 <hr/> D <hr/> d 155:3 dais 28:4 Dale 90:3 100:3,7 102:13 105:1 124:19 dampens 123:21 dancing 117:9 data 9:8 10:11,17 123:16 date 3:16,22 4:6 9:11 12:8 91:5 106:8 119:15 162:5,11,13 215:12 217:18 218:4,21,22 219:3 220:7 221:6 daughter 212:7 David 3:2 6:9 Davidson 113:5 day 4:19 14:4 112:13 134:6 182:4,9 189:14 days 7:5 51:19 53:14 62:19,20 66:6 182:4,9 186:22 187:1 202:7 203:7 daytime 138:17 139:3 dB 128:4 dba 121:3,8 126:8 138:17,17 139:2 DCMR 6:10 14:21 21:6 54:10 89:15 138:13 151:9 159:6 169:18 DCRA 56:9 60:20 61:7,13,16 63:16 64:14,20 65:10,17 66:6 79:19 84:10 85:8,13 |
|--|---|--|---|---|

| | | | | |
|---|---|---|--|--|
| DCRA's 69:22 | definitely 51:14 126:2 136:5 | 105:15 112:3,10 120:4,15 121:18 | 141:6 159:17 189:14 192:12 | 21:14 54:16 76:10 85:6 137:18 |
| DC/R-5-B 21:14 | definition 126:7 | 124:12 129:6 | 194:6,7 220:17 | 151:16 159:10 |
| DDOT 179:5,6 205:1,3 209:14 214:17 216:12 217:13 | definitive 216:10 | 130:11 137:14 | difficult 80:3 87:20 | 170:4 176:10 212:19 |
| DDOT's 188:11 213:7 | degree 58:15 125:22 | 176:11 190:1 193:8 194:5,8 | difficulties 11:21 37:2 38:5 | Districts 9:17 15:1 89:17 |
| de 118:7 | Delamene 178:7 | designed 40:3 45:7 140:16 | difficulty 24:2 46:13 58:19 66:21 81:12 186:9 | District's 98:12 |
| deaden 122:18 | Delaney 65:19 | desire 204:14 | dimension 42:20 | disturb 96:21,21 |
| deal 190:15 | delay 100:2 | desk 109:7 | dimensions 37:4 39:19 | division 40:7 |
| dealing 97:18 149:5 | deliberate 83:3 165:6 215:5 | detail 81:21 100:17 101:21 110:5 182:17 | dining 26:1 30:20 31:1 37:8 46:6 105:12 | docket 4:20 5:12,21 19:4,13,15 20:13 53:1 145:14 |
| December 142:19 178:6 202:22 | deliberated 27:18 | detailed 130:4 | dinner 26:4 31:2 106:17 109:2 | dockets 51:21 |
| decibel 140:15 | deliberating 165:3 | details 96:7 120:16 125:9 166:10 | direct 103:13 124:13 146:1 | document 7:3 8:8 22:16,19,21 |
| decibels 118:3 126:17,21 | deliberation 7:19 7:20 27:15 28:3 83:5 148:8 157:15 163:5 | determine 14:15 92:11 | direction 84:8 | documentation 59:17 |
| decide 211:4 | deliberations 133:17 215:8 | determined 161:21 182:6 | directions 96:16 | documents 11:16 18:8 95:18 160:18 |
| decided 18:17 58:12 64:14,20 | demographic 204:19,20 | determines 77:11 | directly 67:18 98:8 118:13 123:5,8 192:21 197:18 198:10,18 | dog 25:12 |
| decision 3:3,16,22 5:21 6:7,20 9:11 11:14 13:14,15 27:16,19,20,22 51:2 80:18 149:10 149:20 160:3 162:5,11,13,19 163:20 167:17 215:12 217:18 218:21,22 221:6 | demolishing 66:15 | detriment 186:11 | Director 171:2 | doing 14:5 48:8,10 51:10 72:17 105:11 107:17,20 128:11 146:6 213:10,13 214:15 |
| decisions 69:20 | demonstrate 96:13 147:6 | detrimental 57:1 73:21 83:10 | dirt 72:6 | dollars 130:13 |
| deck 26:22 27:2 29:7,12 30:5 31:13,15 41:5,5 41:11,14 151:11 | demonstrated 51:5 146:19 147:18 | developable 175:14 176:6 | discern 72:15 | door 25:4,7 28:20 64:10 71:14 72:20 112:11,19 116:21 117:17 206:7 |
| decks 123:13 | demonstrates 47:5 | developed 199:5 | discourage 217:15 | doors 112:6,16 117:3 193:21 194:7 197:9 200:3 205:14 |
| decrease 67:4 | dense 198:1 | development 170:2 178:15 201:13 203:12 | discovered 64:20 65:4 | doorway 71:12,16 72:9,13 |
| decreased 67:8 | department 65:6 78:2,4 143:12,14 156:3,5 195:15,17 | de-malling 101:10 | discuss 194:11 | dot 149:11 151:2 173:4 |
| deeds 59:12 | depend 67:1 | DHCD 63:16 70:3 | discussed 221:8 | dotted 5:3 38:18 39:3 |
| deep 40:13 41:12 41:18 108:17 195:12 205:19 | dependent 210:8 | diagonal 34:7 | discussion 11:12 12:2 14:14 134:22 135:16 172:2 189:7,9,10,16 194:2,3 | dove 138:1 |
| defer 9:10 17:6 27:19 | depending 47:18 | diagram 30:15,17 31:9 205:10 | discussions 18:7 | drafted 16:7 |
| deference 134:13 | depends 51:22 182:4 | dialogue 50:10 132:7 | disrepair 104:18 | draw 39:18 |
| defined 126:14 | depth 30:19 40:15 40:22 42:20 43:4 44:1 46:2 48:19 180:1 | dials 114:14 | disruptive 4:17 | drawing 48:2 219:8 219:13,18,19 |
| | describe 174:10 | difference 181:20 182:10 186:20 189:12,15 190:12 | distilled 91:17 | drawings 51:6 |
| | Describes 81:11 | differences 123:9 123:14,17 182:7 186:18 | distinctive 107:19 | |
| | describe,there's 111:3 | different 9:22 36:4 94:7 105:16 110:14 122:11 | distinctively 113:9 | |
| | describing 130:7 | | district 1:2 4:9 6:14 9:20,21 20:14 | |
| | description 96:4 | | | |
| | design 35:11 51:10 | | | |

| | | | | |
|--|---|---|--|---|
| 115:5 160:11 181:7 drill 220:20 drilled 57:7 drink 109:4 driving 47:2,3 48:8 48:10 dropped 70:15 dual 208:7 dumpsters 174:2 198:18 Dupont 25:2 dwelling 6:13 21:14 151:12 180:18 191:6,8,10 192:22 dwellings 159:9 D.C 1:13,25 25:10 33:16 100:5 138:5 139:1 140:7,10 | effectively 175:17 efficient 4:21 effort 4:20 97:7 147:6 197:12 efforts 165:8 EFP 60:8,19 61:8 Egbuniwe 3:6 55:14,16 eight 31:3 80:1 102:4 209:4 eight-inch 123:10 either 5:8 70:21 80:1 91:6 143:1 209:4 214:9 electronically 7:4 Elementary 25:11 elements 23:17 41:17 elevation 187:13,14 elevations 192:11 elevator 183:18,22 184:3 elevators 183:10 eligible 209:16 210:11,16 216:16 eliminate 71:1,4 94:1 96:7 110:18 110:21 112:20 118:3 135:21 164:16 eliminated 111:6 eliminates 112:17 eliminating 164:22 Elisa 3:6 73:7 ELISE 2:16 Elliott 2:17 3:12 155:18,19 156:13 156:20 enable 121:19 enclose 111:11 135:7 enclosed 102:17 104:9 enclosure 124:18 124:19 enclosures 125:1 encountered | 110:14 encouraging 214:3 encumbrances 177:4 ends 39:20 208:6 energy 125:15 engage 67:13 197:12 engagement 28:2 engaging 200:14 engendered 134:21 engineer 58:4 99:10 136:11,11 136:16 Engineers 90:13 enjoy 106:15 108:22 109:4 112:14 enjoying 114:15 117:10 enter 115:21 147:13 enters 125:16 183:8 entertainment 105:12 entire 31:14 43:7 51:1 99:7 entirely 117:5 entirety 97:21 entrance 60:2 71:1 101:10 102:16,21 103:6 108:12 183:7 193:18 205:11 entrances 60:4 environment 126:20 equal 35:4 equipment 133:22 equivalent 173:20 era 10:1 especially 132:6 155:4 ESQ 1:25 essence 93:20 essentially 122:2 | 182:13 184:12 191:21 establishment 99:6 113:12 147:17 estate 80:8 177:13 estimate 68:5 76:8 77:8 81:12 estimates 67:21 68:16 82:17 estimation 8:12 et 58:10 etcetera 57:2 94:15 94:15 110:16 119:6 evaluate 49:22 evaluating 189:8 evening 203:3 event 117:9 events 57:14 106:18 everybody 140:2 150:22 212:3 220:14 evidence 8:1 83:1 exact 130:8,11 exactly 8:18 39:10 128:10 134:2 160:6 197:8 example 107:16 140:15 examples 182:1 excavate 60:21 excavated 60:22 excavation 61:3,14 61:17 exceeds 180:21 excepted 216:4 exception 14:21 89:15 95:3 97:14 98:5 113:3 129:21 142:17 151:10 153:11 168:21 175:8 179:12 183:1 exceptional 10:13 11:20 24:1 105:20 175:11 186:8 | exceptionally 80:9 exceptions 94:9 excess 35:20 exchange 17:10,11 Excuse 27:3 53:4 211:10 executed 16:12 144:12 exhibit 81:8,10,11 143:16 153:8 160:16 171:11 206:16 Exhibits 7:7 existed 38:20 existing 21:13 42:19,22 45:8,10 54:15 66:16 73:11 79:8,10,11 87:2 101:11 102:14 104:4 124:2 126:11,18 135:8 151:11 exists 25:21 29:9,14 expand 30:9 31:11 37:19 expectation 9:7 84:19 experience 165:13 expert 16:20 18:3 18:12 98:7,12 118:22 119:2,6,8 130:17 140:4 146:19 165:13 172:21 experts 15:12,13 18:15,17 explain 22:19 39:14 215:14 explained 57:15 explanation 57:12 expressed 178:16 190:1 extend 45:19 104:3 135:8 extending 111:22 extension 27:1 extensive 67:19 |
| E | | | | |
| E 171:1 earlier 144:10 152:8 197:4 207:8 209:11 earliest 51:21 early 62:11 easer 111:1 easier 55:17 111:1 easily 147:9 172:13 east 26:12 180:4,18 181:11,16 182:12 east/west 33:2 easy 51:2 190:10 eating 114:15 140:19,20,21 eccentric 106:19 economic 9:8 10:11 11:8 83:15 economics 11:18 economy 60:5 Edina 106:4 effect 121:11 181:1 208:2,7 effective 4:21 5:15 194:14 | | | | |

| | | | | |
|--|--|---|---|--|
| extent 112:18 117:19 137:22 140:14 192:22 | fall 186:22 187:1 falls 182:11 familiar 171:18 Fantastic 32:2 | 191:6,8,16 192:9 205:19,21,21 206:1,6,6,10 207:1 208:21 209:3 217:3 | 68:14 72:14 84:9 85:9 91:7 106:1 108:2,18 109:16 111:9 117:18 130:5 133:3 151:22 172:20 173:10,11 178:3 179:22 180:8,9 185:2 201:9 | 49:18 103:11 124:7 180:15 183:5,15 Florida 120:10 123:2 |
| extenuating 73:21 | far 20:7 32:5 35:16 35:20 42:5 51:6 59:10 144:7 147:14 216:22 | fell 203:18 fence 29:22 field 129:7 fight 93:12 figure 28:22 | fit 193:17 215:19 five 47:14 106:1 145:6 149:18 150:6 163:9 five-minute 54:20 145:8 | flow 31:7 214:2 flush 112:1 focus 57:21 focused 106:19 folder 7:1,7 folks 23:6 53:20 138:18 |
| exterior 41:9 103:7 103:14 | faster 218:17 fastest 218:19 favor 12:3 87:17 88:9 158:1 168:11 | file 7:2 56:19 57:4 83:2 143:16 153:22 157:3 171:5 | five-minute 54:20 145:8 fix 75:11,12 87:14 150:17 | follow 66:9 132:2 154:9 166:4 following 12:11 173:6 |
| extra 38:6 74:17 | favorably 216:17 feasible 67:15 77:4 features 48:15 FEB 3:16,22 | filed 178:11 files 220:18 filing 7:17,18 220:15 | flag 134:4 flat 6:12 flavor 105:5 113:8 flexibility 26:20 112:12 | food 105:18 108:20 109:9 |
| extraordinarily 47:7,16 87:20 | February 12:18,20 13:2,14 20:18 27:20 51:22 52:3 52:6,19,20 53:15 53:16 63:4 162:19 218:8,10,15 219:1 220:10 221:2,4 | filled 75:16 81:16 filling 70:22 final 16:8 79:15 131:11 147:22 | flies 29:22 30:1 floated 125:20 floating 134:3 floor 21:6 29:15 30:2 31:8,12 35:11,12,13,14 37:4,6 39:5,7,9 41:10 44:8,10 45:2 46:8,9,9 47:22 59:20,21 60:21,22 61:3 62:17,21 74:17 76:15 79:12,13 80:5 81:14 102:16 102:17,20 103:12 108:2,18 111:7 112:19 117:8 118:12 123:4 124:17 170:2 177:6,7,15 183:11 183:13 185:2,11 185:12 186:5 206:3 207:6,22 208:1 | foods 105:14 foot 33:4 34:12 46:2 48:22 49:2 61:21 179:20,22 180:3,5,6,8,9,16 181:6 206:22 209:4,5 |
| extraordinary 80:13 | fee 32:6 217:5 feedback 8:18 feel 8:20 12:12 107:13 112:14 130:20 166:22 189:3 190:8 191:12 | finalized 79:16 finally 30:6 173:22 177:5 178:13 financial 8:5 68:4,5 69:20 74:21 81:2 financially 67:15 77:4 80:10 | flashed 105:5 113:8 flexibility 26:20 112:12 flies 29:22 30:1 floated 125:20 floating 134:3 floor 21:6 29:15 30:2 31:8,12 35:11,12,13,14 37:4,6 39:5,7,9 41:10 44:8,10 45:2 46:8,9,9 47:22 59:20,21 60:21,22 61:3 62:17,21 74:17 76:15 79:12,13 80:5 81:14 102:16 102:17,20 103:12 108:2,18 111:7 112:19 117:8 118:12 123:4 124:17 170:2 177:6,7,15 183:11 183:13 185:2,11 185:12 186:5 206:3 207:6,22 208:1 | following 12:11 173:6 food 105:18 108:20 109:9 |
| extremely 16:6 28:17 37:14 133:15 137:4 149:16 | feet 9:18 28:10,18 28:19 30:7,16 31:6,10,14 32:18 34:11 35:13,14,15 36:1,1,2,3,4 38:3 38:6 40:13,18 41:12 42:22 43:4 43:8,21 44:5,8,10 46:4,4,4,10 47:11 47:11,14,14,15 49:1,2,13 85:12 85:17 101:13 108:14 133:7 175:13,18,19 177:7,18 179:21 180:7,10,11,14,20 181:9 186:20 | filed 178:11 files 220:18 filing 7:17,18 220:15 fill 30:13 35:15 38:2 71:3 72:17 filled 75:16 81:16 filling 70:22 final 16:8 79:15 131:11 147:22 | fix 75:11,12 87:14 150:17 flag 134:4 flat 6:12 flavor 105:5 113:8 flexibility 26:20 112:12 flies 29:22 30:1 floated 125:20 floating 134:3 floor 21:6 29:15 30:2 31:8,12 35:11,12,13,14 37:4,6 39:5,7,9 41:10 44:8,10 45:2 46:8,9,9 47:22 59:20,21 60:21,22 61:3 62:17,21 74:17 76:15 79:12,13 80:5 81:14 102:16 102:17,20 103:12 108:2,18 111:7 112:19 117:8 118:12 123:4 124:17 170:2 177:6,7,15 183:11 183:13 185:2,11 185:12 186:5 206:3 207:6,22 208:1 | foot 33:4 34:12 46:2 48:22 49:2 61:21 179:20,22 180:3,5,6,8,9,16 181:6 206:22 209:4,5 footprint 36:8 37:19 |
| F | | findings 179:15 finds 94:13 fine 103:4 150:13 fingers 187:2 finish 211:13 215:9 finished 32:1 finishing 17:7 fire 133:7 135:15 firm 59:10 170:12 first 4:19 5:16 16:18 19:3 20:12 32:11 37:4 42:4 54:6 60:21 61:3 | floats 29:22 30:1 floated 125:20 floating 134:3 floor 21:6 29:15 30:2 31:8,12 35:11,12,13,14 37:4,6 39:5,7,9 41:10 44:8,10 45:2 46:8,9,9 47:22 59:20,21 60:21,22 61:3 62:17,21 74:17 76:15 79:12,13 80:5 81:14 102:16 102:17,20 103:12 108:2,18 111:7 112:19 117:8 118:12 123:4 124:17 170:2 177:6,7,15 183:11 183:13 185:2,11 185:12 186:5 206:3 207:6,22 208:1 floors 35:7,9 45:14 | force 178:16 201:14 203:12 foreclosed 60:6 foreclosure 60:8,9 forever 181:8 forgive 67:6 form 40:4,6 formality 149:5 formerly 35:19 forms 126:13 135:21 forth 8:8 136:9 140:10 forthcoming 92:12 forward 18:17 50:12,12 120:2,5 129:20 142:13 146:12 151:20 155:2 167:1 found 60:11 62:9 |

| | | | | |
|----------------------------|----------------------------|---------------------------|---------------------------|----------------------------|
| 64:15 | | 162:15 174:5,8 | 49:14 54:6,19 | 188:4 196:10 |
| founded 100:4 | G | 196:13,22 203:9 | 55:5,5,5,7 58:19 | 199:4 203:13 |
| founder 90:4 105:2 | GA 3:18 169:17 | 203:14 219:3 | 62:1,4 64:9 66:4 | 209:7 210:22 |
| four 25:19 26:3,10 | 170:14,15 | given 11:17 19:16 | 68:2 71:4,5 72:10 | 211:1 220:13 |
| 31:6 35:7 105:14 | gaining 10:3 | 22:17 51:20 67:7 | 92:6 93:1 96:3 | 221:5 |
| 106:7 110:11 | galley 26:17 | 74:16 136:16 | 100:7,10,16 | gorgeous 112:13 |
| 175:7 194:7 | garage 112:6,11 | 144:9 150:22 | 108:14,15 112:3 | gotten 70:11 |
| fourth 16:11 35:12 | 193:21 194:7 | 165:7 166:1,2,11 | 113:18 117:15,18 | Goulston 15:20 |
| 62:17 79:13 | 205:14 | 202:20,22 | 120:4 122:5,18 | 90:2 |
| four-story 54:15 | garbage 29:16,21 | gives 5:12 36:2,3 | 123:2 124:16 | government 1:1 |
| 73:11 | 188:14 198:18 | 84:15 | 127:11,12 129:4 | 143:19 |
| frame 69:10 199:3 | gathering 115:3 | giving 52:12 56:10 | 130:5,7,8,10 | governmental 57:2 |
| frankly 57:13 | GA/C-3-A 170:4 | glass 104:11 116:7 | 138:22,22 142:13 | grab 177:18 |
| 84:21 110:19 | general 1:25 32:19 | 192:1,2,11,20 | 145:6 149:9,9,13 | grade 61:2 70:10 |
| 111:1 130:11 | 108:6 119:22 | 193:8 208:13 | 150:10,19 161:3 | 70:15,17 71:3 |
| frequently 76:11 | 141:14 220:22 | glassy 207:14 | 161:15 162:4 | 87:2,7 184:22 |
| Friday/Saturday | generally 109:1 | global 97:18 | 163:14,16 164:6 | 185:1 |
| 111:14 | 114:10 123:19 | go 16:21 18:17,19 | 165:12,19 166:4 | Graham 127:10 |
| friend 99:13 | 126:16,22 153:12 | 25:14 31:13,13 | 166:13 172:8 | 132:14 178:11 |
| frog 89:8 | 210:18 215:17 | 33:18 34:6 38:3,7 | 178:20 182:7,14 | 195:19 202:19 |
| front 25:19 26:2 | gentleman 90:22 | 38:8,15 40:10 | 182:15 183:15 | grant 8:12 23:17 |
| 31:1 42:21 70:11 | gentlemen 20:5 | 41:1 42:14,17 | 184:7 191:9 195:6 | 88:5 119:6,7 |
| 71:10,16 72:2,3 | genuinely 52:11 | 45:21 50:12,14 | 197:17 198:10 | 129:20 153:13 |
| 75:16 106:10 | Georgetown 3:8 | 52:13 55:7 70:2 | 199:1,6,7,8,22 | 157:17 167:21 |
| 108:10,11 109:7 | 14:20 89:7,11,14 | 87:22 90:14 91:7 | 201:2 205:20 | 173:8 |
| 109:11 120:6,16 | 90:7 103:4 107:4 | 96:1 101:20 | 207:17 209:11 | granted 23:9 |
| 173:5 | 123:21 136:4 | 102:13 103:3 | 210:7 211:4 214:1 | 186:10 |
| frontage 183:8 | 137:13,17 150:12 | 108:17 119:14 | 216:7 217:15,17 | granting 83:13 |
| full 31:16 59:19 | 165:15 | 126:11 129:20 | 217:20 218:4,6 | 95:5 165:11 |
| 106:9 145:14 | Georgia 163:13 | 132:14 145:13 | 220:17 | great 29:5 39:10,13 |
| 150:7 153:13 | 170:5 175:16 | 147:14 155:22 | gold 124:14 | 43:16 78:10 85:1 |
| 155:6 164:17 | 176:9,13 177:21 | 159:1 174:18 | Goldstein 2:18 | 167:13 |
| 201:20 | 178:15 183:8 | 175:5 177:19 | 3:20 188:4,7 | greater 177:15 |
| fully 121:15 190:13 | 184:19 198:3 | 187:21 195:13 | 189:6 191:3 | 181:3,9 |
| functions 183:12 | 201:13 203:12 | 197:6 198:2 | 192:15 193:6 | greatest 98:10 |
| 208:8 | 204:8 210:12 | 211:15,20 212:8 | 194:1 | greatly 149:17 |
| furniture 135:4 | getting 99:14 | 212:11,22 214:20 | Goldstein's 194:22 | green 93:13,13 |
| further 12:2 49:14 | 127:11 148:8 | goal 122:1 | good 6:5 13:5 14:9 | 151:22 196:18,19 |
| 51:3 56:10 96:22 | 216:12 220:9 | goals 37:17 129:8 | 18:2 21:21 53:1 | greenhouse 104:11 |
| 100:2 112:17 | Gill's 198:2 | goes 32:7 43:20 | 55:11 56:21 62:7 | 108:13 |
| 117:21 122:18 | give 16:20 19:11,14 | 55:16 58:18 | 73:5 83:9 85:7 | Griffin 55:12 |
| 173:18 185:22 | 19:18 50:10 51:17 | 101:11,15 161:10 | 89:5,12 90:8 97:2 | Griffith 170:20,20 |
| 190:6 192:18 | 52:4 78:9 81:9 | 183:11 | 105:19 109:22 | 174:7 |
| 194:11 | 93:1,3 100:15 | going 4:16 5:16,22 | 142:5 148:3 152:1 | gross 185:11 |
| Furthermore 35:6 | 105:4,7 112:12 | 8:8,18 9:7 11:9,18 | 153:9 155:18 | Grossman 3:4 21:5 |
| future 5:2 | 136:11 144:5 | 24:15 27:8 38:5 | 161:17 167:8 | 21:21,22 22:1,2,4 |
| | 149:10,18 150:6 | 40:1 42:3 45:1 | 170:10 186:11 | 22:5,9,13,18,22 |
| | 151:1 152:9 | | | |

| | | | | |
|--|--|--|--|---|
| 23:13,18 24:3,7 24:12,17,21 25:1 25:2 27:5 28:7,15 29:17,20 31:20 32:2 33:9,15,21 34:3,13,15,16,18 36:14,16,19 37:1 38:10,11,15,17 39:2,4,6,10,13 41:8,11 42:13,14 43:1,5,9,13,17,20 44:1,4,7,12,16,20 45:3,10,13,21 46:7,14,18 47:10 48:1,4,9,12 49:3,7 49:13 51:12 52:5 52:9,10,17 53:3 53:22 ground 29:15 30:2 31:12 35:8,14 37:5 102:16,20 170:2 176:16 177:6,7 183:10 185:12 186:5 206:3 207:6 group 94:3 202:16 groups 201:11,12 201:16 guess 11:10 15:17 51:22 75:8,15 76:16 77:11 84:3 86:21 121:3,21 129:11,17 148:13 163:10 165:4 191:14 207:3 guessing 210:12 guests 27:11 212:20 guide 139:15 gutted 59:18 gutting 60:3 Gyor 2:12 3:15 161:17,19 gypsum 96:9 125:5 | 180:5 199:8 hallway 117:11 hand 40:7 109:7 196:6 199:4,5 handle 163:14 hands 132:1 happen 129:3 200:15 happened 144:18 197:19 218:10 happening 85:7 happens 112:19 114:1 133:16 183:2 happy 156:1 191:3 hard 15:17 49:22 115:4 217:6 hardships 83:15 Harley 113:5 heads 150:4 health 198:19 hear 14:7 18:2 64:9 64:12 95:7 100:3 100:7 128:17 140:5 156:19 172:2,7 174:12 188:10 202:1 203:15,16 heard 64:4 73:9,14 98:17 99:22 166:9 188:8 189:11 194:12 210:19,20 214:7 hearing 1:6,12,13 2:21 4:5,7 8:2,13 9:4,14 10:18 11:3 11:17 12:10,22 14:12 16:10 19:8 50:4 53:14 55:18 57:11 83:1 92:17 131:15 146:6 148:4 149:13 156:16 159:14,21 161:8,20 162:8 215:3 220:7 hearings 210:15 220:20 | heart 138:2 heavily 135:10 210:8 heavy 123:10,20 height 58:16 61:1,4 61:19,20,21 62:16 70:19 74:3,10,13 74:18 76:5,8 85:21 179:19,20 179:22 181:6 191:9,10 held 2:21 203:1 help 25:13 39:14 51:14 67:1 96:13 helped 24:13 helpful 43:10 50:18 51:7 54:2 57:16 84:4 99:4 100:12 131:12 211:5 high 59:20 70:12 98:21 higher 180:15 highly 98:14 Hinkle 1:17 4:11 10:15,21,22 13:19 88:6,21 157:19 158:10 167:2,3 168:22 historic 76:10,10 85:6 137:18 historical 113:3 history 58:20 79:6 84:4 hit 23:16 24:5,10 33:17 60:6 127:12 131:3 hold 39:5,8 89:14 190:11 holding 3:9 14:20 187:2 Holdings 58:10 holds 133:7 holistic 147:8 Holland 170:13 171:3,5 home 64:7,10 homeowners | 166:16 homes 110:16 198:13 hone 95:19 honestly 24:3 Honeycrisp 140:20 141:4 hopefully 58:1 host 97:9 hotels 110:16 hours 97:7 203:4 house 6:13 9:21 22:5 25:3,4,7,17 26:5 32:9,22 34:14,20 37:2,19 40:6 42:21 43:8 52:7 54:16 71:11 71:16 72:2,3 87:8 106:10,10 181:2 183:7 190:21 212:21 houses 192:8 housing 63:7,10,17 how's 199:1 HPO 67:17 HPO's 68:21 human 98:16 99:21 114:17,19 135:6 140:12,14 humans 115:1 hundred 139:21 | Ifeanyichukwu 3:6 54:8,9,9 55:14 62:7 64:2 ill 162:10 illegal 65:7 74:16 image 42:11 immediate 35:17 117:2 135:18 147:7 207:15 immediately 122:7 178:9 180:18 190:21 impact 49:15 165:20,20 181:13 181:15,19 190:14 193:2 194:4 195:3 198:10 199:1,9 214:2 217:15 impacted 197:18 impactful 192:21 194:5 214:13 impacts 50:20 135:22 146:20,22 147:7 189:3 implement 121:17 implemented 129:7 142:20 implications 74:21 important 99:21 105:17 108:21 132:6 133:6 137:4 141:6 144:12 importantly 84:10 impose 167:11 imposes 176:10 impractical 184:6 inaudible 122:2 126:7,14,19 127:1 inch 102:3 123:11 inches 96:9 102:4 179:20 180:16 186:20 inclined 216:17 include 142:21 included 48:6 60:20 98:19 128:4 143:1 |
| <hr/> H <hr/> half 45:5,6 52:7 | | | <hr/> I <hr/> ID 38:13,14 idea 66:4 92:19 104:2 105:10 135:1,7 209:21 215:18,21 identify 21:19 56:4 64:5,11 89:22 151:21 170:8 196:7 identifying 81:12 Ifeanyi 59:1,13 61:8 62:5 63:12 64:1 67:21 68:6 79:7 | |

| | | | | |
|---|---|---|--|--|
| including 132:12 133:9 137:10 | installations 110:12 | issued 56:15 61:5,7 84:11,15 143:16 | 36:11,17,21 38:22 39:8,12 42:4 50:3 51:13 52:3,15,18 52:22 53:5,9,12 53:18 54:1 55:2 55:22 56:5,18 59:2,7 60:12 61:13,20 62:2 68:7,11,18 69:1,5 70:7 73:1 75:5 76:3,16 77:2,9 78:1 80:20 82:20 88:2,7,12,20 89:3 89:10,20 90:14,18 90:21 91:3,12,21 92:5,9,22 93:11 93:21 100:14,21 104:20 109:21 110:2 113:14 114:17 115:2 118:20 119:1,18 120:19 121:2,5,9 121:20 126:5 127:2,21 128:5,7 128:14,18 129:1,9 130:15 131:16,22 138:4,8,12 139:8 139:11,19 140:17 141:2,13,22 143:5 143:8 144:8,19 145:5,12 146:4 147:11 148:2,17 148:22 149:4,8,21 150:3,9,18 151:19 152:4,7,22 153:4 153:8,22 154:4,11 154:20 155:13 156:2,18,21 157:13,22 158:3,8 158:17,20 159:13 159:22 160:5,13 160:17,22 161:9 161:13 162:2,20 163:1,4,21 164:3 164:6,12,18 165:2 167:2,13 168:10 168:14,20 169:3,7 | 169:9 170:7,11 171:4,8,12,15 172:15,19 173:1 174:11,15 175:20 176:2 179:2,6 182:21 186:12 187:3,10,15,22 188:20 194:17 195:7,14 196:17 196:21 197:3,6 199:11,17 200:1,5 200:8,11,16 201:2 202:11,15 203:21 206:14 207:7 209:8 211:12,22 212:17 213:9,12 213:17,22 214:6 214:18 215:11 217:8 218:7,16,20 219:2,6 220:6,12 221:3 |
| income 66:22 | installed 64:16 133:22 | issues 23:5 57:7 65:9 66:12 94:19 97:9 99:18 110:15 112:17,21 174:18 198:16 215:14 | jumping 217:9 | |
| inconsistent 216:14 | instance 98:11 133:16 | I-beam 38:18 39:4 41:8 45:1,4,20 | June 66:9 | |
| incorporate 132:16 132:18 168:1,5 | insulation 96:10 134:4 | I-F-E-A-N-Y-I-C... 54:7 | jurisdiction 94:18 147:10 168:3 | |
| incorporated 68:22 134:15 135:17 | insulting 54:5 | | justify 10:11 | |
| increase 40:20 | insure 144:16 | | | |
| increased 41:19 | int 80:4 | | | |
| increasing 32:4,8 | intended 13:16 74:15 105:5 176:14 204:13 | | | |
| incredible 65:16 | intending 108:7 | | | |
| indentations 40:2 | intent 31:5 121:16 | | | |
| indicate 47:8 | intention 203:20 | | | |
| indicated 67:18 70:21 80:4,6 | interested 57:11,16 65:21 96:19 216:11 | | | |
| indicating 79:4 | interior 85:19 86:12,12 | | | |
| indication 63:19 96:6 | interject 130:1 | | | |
| individual 59:15 | interrupt 114:12 | | | |
| indulge 69:8 | introduce 24:22 55:9 | | | |
| inform 120:14 | introduced 148:6 | | | |
| informal 30:20 | investigated 87:6 | | | |
| information 6:21 8:6 9:12 11:5 13:16 27:21 50:1 50:8,9 51:8 59:12 81:18 159:15 197:14,15 201:16 | invited 65:17 | | | |
| inherited 56:7 | island 30:20 | | | |
| initial 23:2,21 43:13 67:22 81:6 178:4 | isolated 125:2 | | | |
| initially 87:1 | isolation 124:16 126:3 128:3 | | | |
| innocence 79:7 | issuance 69:22 | | | |
| innocent 69:12 | issue 22:15 57:19 61:17,21 70:10 75:9 76:5,12 80:4 94:2 95:7,8 96:16 98:8,12 99:15 112:20 113:1,12 116:21 130:21 136:20 149:22 150:21 159:16 161:1,4,14 172:5 198:12 201:3 205:3 207:11,18 212:18 217:20 | | | |
| imperceptible 182:8 | | | | |
| input 136:12 162:14 | | | | |
| inside 28:19 85:1 | | | | |
| inside/outside 112:14 | | | | |
| inspect 64:15 | | | | |
| inspected 63:15 | | | | |
| inspector 65:17,18 | | | | |
| inspectors 63:16 | | | | |

| | | | | |
|---------------------------|-----------------------------|-----------------------------|-----------------------------|---------------------------|
| 134:20 | 37:10 38:3 | lengths 80:13 | 31:7 37:12 41:19 | living 25:22 26:7 |
| knew 156:10 211:7 | labeled 103:19 | letter 22:8,16 66:9 | 49:15,18,20 68:7 | 26:14,19 30:21 |
| 216:15 | Ladies 20:5 | 78:3,8 143:15,17 | 132:6 151:22 | 37:7,15,18 40:8 |
| Knight 170:13 | Lafon 3:14 159:5 | 144:5 153:5,18 | 171:21 174:21 | 40:20 46:3,6 52:7 |
| 171:3,6 | laid 179:15 183:4 | 154:1 156:4 | 178:21 189:3 | 216:7 |
| know 9:10 18:3 | Lancaster 59:15 | 160:12,14 171:5 | 190:9,14,16,17 | LLC 3:9 14:20 |
| 24:8,19 29:10 | 60:12,14 | 178:10 195:16,18 | 196:18,19 207:11 | 89:14 169:18 |
| 31:22 35:8 37:5 | land 171:2 172:21 | 195:22 | lights 59:3 | 170:14,16 |
| 38:20 41:13 45:16 | 175:14,17 176:3 | letters 10:7 78:13 | light-weight 123:12 | Lloyd 1:14,17 4:10 |
| 47:2 50:13,22 | landlord 63:12,18 | 80:13 157:2 | likelihood 166:13 | loan 67:7 |
| 51:9,10 58:18 | 90:11 166:1 | let's 7:19 12:7 13:3 | limit 70:13 111:17 | locate 16:2 100:12 |
| 62:20 64:6,18,21 | landscaping 108:6 | 18:21 24:20 30:11 | 177:10 | located 6:15 15:3 |
| 64:22 66:2 67:6 | 135:20 | 32:10 35:2 36:12 | limitation 54:11 | 21:15 47:19 89:18 |
| 69:11 70:21,22 | lane 115:21 | 50:2 73:3 79:1 | limited 26:11,15 | 98:3 99:5 101:3,7 |
| 74:2,7,14 75:14 | lanes 102:10 | 82:22 83:5 89:3 | 37:12 41:2 194:13 | 101:14 103:11 |
| 75:19 76:11 77:3 | 109:11 133:9 | 89:10 132:14 | 195:1 197:12 | 135:15 151:17 |
| 77:4 84:9 86:3 | language 17:8 | 142:3 143:12 | limiting 177:20 | 159:11 170:5 |
| 87:10 89:8 93:9 | 134:19 136:8 | 145:13,18 154:21 | limits 33:16 | 180:18 204:7 |
| 94:8,18,19 95:9 | large 42:11 67:1 | 158:22 162:15,20 | line 5:3,7 38:18 | locating 79:20 |
| 96:13 99:13 101:3 | 113:19 135:5 | 163:12 169:14 | 39:3 57:15 61:12 | location 100:13 |
| 107:14 109:6,17 | 191:21 192:11 | 174:15 188:2 | 62:5 84:14 104:4 | 102:18 106:1,2,4 |
| 116:21 128:20 | largest 110:10 | 200:18 219:3 | 104:5 135:8 177:4 | 106:8,21 107:10 |
| 129:4,16 132:17 | lastly 189:19 203:6 | 220:7 | 180:2,6,12 183:21 | 112:10 120:14 |
| 137:8 138:18 | late 7:5,17,18 | level 15:12 47:1 | lines 96:3 175:16 | 127:6 147:17 |
| 139:21 140:20 | 220:15 | 61:2 74:6 81:15 | 176:8 177:2 183:3 | locations 106:7 |
| 145:9 154:12 | law 138:6,7,10 | 98:22 99:8,8 | 184:18 | 107:19 112:5 |
| 166:20 167:6 | 170:12 211:16 | 101:4,6,12,12,14 | liquor 132:21 | 113:2 |
| 171:8 190:13 | layers 96:9 | 101:16 102:1,9,9 | 133:13,18 139:7 | long 36:11 52:9 |
| 191:13 192:7,15 | layout 25:21 26:6 | 103:10 108:16 | list 91:16 201:12 | 205:21 |
| 193:8,13 198:20 | 37:6 105:8,15 | 109:16,17,19 | listen 27:14 | look 8:8 34:5 70:9 |
| 199:2 201:11 | 117:1 131:1 | 115:7 117:22 | listening 140:5 | 75:9 76:11 85:1 |
| 205:9 206:22 | 134:11 217:21 | 126:8,17,18 | listing 70:1 | 86:11 87:11 92:10 |
| 210:10 211:2,3,4 | layouts 102:6 | 127:17 128:9,19 | literally 25:7 29:21 | 107:11,18 108:13 |
| 211:17 214:5,7,15 | lead 10:12 | 128:19 129:14 | little 4:21 5:18 | 112:10 119:4 |
| 216:3,22 217:3,4 | leap 89:8 | 134:1 140:9,15 | 16:12 27:1 39:21 | 147:6 161:16 |
| 217:13 218:10 | learned 23:3 | 192:19,21,22 | 51:8,9 57:12 62:1 | 189:13 191:14,15 |
| knowing 96:19 | 166:10 | 193:9 207:11 | 93:12 94:8 96:22 | 206:18 207:22 |
| 103:3 129:15 | lease 173:13 | levels 99:6 101:18 | 105:4,7 106:15 | 208:10 214:12 |
| 131:13 | leave 45:20 50:2 | 101:22 110:22 | 115:9 191:2 | 220:18 |
| known 59:13 65:8 | leaves 21:3 | 116:14 121:3 | live 4:16 25:2,9,12 | looked 9:3 72:13 |
| 84:6 | leeway 94:9 | 126:11 127:7 | 167:18 178:8 | 76:18 84:11 182:3 |
| knows 220:14 | left 4:12 8:16 42:20 | 130:8 | 197:8,9,9 199:9 | 193:18 |
| Kress 1:12 4:5 | 65:2 | liaison 137:5 | 200:3,14 204:15 | looking 10:17 39:2 |
| | legally 164:21 | license 63:8 132:21 | liveable 36:2,3 | 42:10 48:18 87:1 |
| | legitimize 73:10 | 133:13,18 139:7 | lived 25:3 29:1 | 106:22,22 127:12 |
| L | Leila 170:12 | life 141:9 | 35:19 36:12,14 | 129:11,18 186:13 |
| L 27:1 28:16 30:13 | lend 177:18 | light 26:11,16 31:5 | lives 63:14 212:3 | 187:18 207:15 |
| 35:15,22 36:1,2 | | | | |

| | | | | |
|---|---|--|---|---|
| 217:13 looks 85:1 86:7,8 86:16 191:8 lose 205:13 206:1,6 loss 181:14 lot 6:11,16 7:11 9:18 15:3 21:8,16 23:3,15 29:18 30:2 32:4 33:4,5 34:3,8,17,19 35:4 35:20 36:7,9 54:13,18 58:15 72:6 73:16 77:15 89:19 99:14 106:17 107:8 108:9 120:8 151:13,14,18 159:7,7 170:6 183:21 185:13 192:2 198:7,21 199:4 205:20 212:13 220:14 lots 32:18 34:9,10 34:11,12 96:4 110:14 159:12 160:9 love 137:8 lovingly 40:17 low 114:11 lower 81:15 99:5 101:14 102:9 103:10 127:7 135:15 lunch 106:16 112:13 L-shaped 29:8 | mall 101:3,11 102:1 104:16 106:6 107:21 123:21 management 169:18 170:14,16 213:4 217:11 218:2 managing 80:11 maneuver 193:19 205:12 manner 51:11 137:14,17 manufacturer 110:10 map 32:15,15 March 52:2,4 MARCIE 1:19 marginal 190:12 marked 204:14 market 210:6 marketed 11:9 marketing 211:1 markets 107:2 married 22:5 24:18 25:6 36:18,19,20 marry 130:10 Marty 15:22 90:5 150:12 MARY 1:25 masonry 191:21 master 30:6,10 31:11 37:14 46:14 46:22 47:6,11 materials 53:11 129:15 matter 8:3 11:15 14:15 17:3 18:6 20:8,11 21:1 50:15 56:7 57:3 83:7 94:7 95:2 97:16 107:16 111:8 153:10,12 153:16 156:11,13 157:14 159:3 161:4,11 171:19 172:3 182:16 | 186:15 188:18 189:12 221:12 matters 5:6 6:2 16:19 19:12 137:20 172:20 maxes 109:17 Maxine 2:13 3:9 142:8 McCRAE 3:14 159:5 mean 11:1 41:15 45:4 46:21 47:5 49:16 56:6 69:2 69:13 70:11 71:20 72:1,4 84:3 85:10 87:10 107:13 115:2 116:22 122:10 124:7,12 127:11 149:6 163:1 189:5 190:19 191:22 192:4 207:13 210:22 216:1,20 219:13 meaningful 130:6 means 28:18 110:17 196:10,11 216:5 measure 34:7 71:10 72:1 99:20 126:11 137:2 180:12 measured 85:13,18 180:2 measurement 86:4 measurements 72:21 119:20 120:3,9,13 123:7 123:18 124:1 128:21 129:13 measures 95:14 124:3 136:12,18 measuring 70:10 75:10,20 85:21 mechanically 133:12 meet 11:19 30:19 | 50:7 56:8 67:16 94:14 119:16 121:19 129:8 154:1,4,15 meeting 4:3,8 5:17 6:7 13:1,2 16:6 28:1 67:22 151:12 153:13 162:18,19 163:20 167:8 202:5,6,12,16 203:8,12 meetings 134:17 163:19 meets 8:11 12:17 83:12 member 1:17 4:12 4:13 5:19 7:16 10:22 13:19 14:10 14:11 88:6,22 157:19 167:3 members 1:15,18 6:6 8:19 14:6 24:9 28:3 57:6 73:6 97:2 106:8 106:10 142:6 148:11 152:2 161:18 170:11 179:9 188:5 201:21 membership 87:2 173:13,15 213:8 213:14 214:9,9 Memorial 1:12 4:5 mentally 218:9 mention 216:18 mentioned 108:2 108:13 109:13 111:9 112:2 123:15 124:20 Meredith 55:12 63:2 merely 74:17 merits 7:10 met 67:12 98:6 142:11 178:7,15 201:8,19 202:7 metal 123:13 | metered 210:13,15 Metro 204:9 MGT 3:18 Michelle 22:1,4 25:2 33:11 microphone 43:12 100:20 128:15 196:16 middle 40:11 64:5 64:13 71:10,15 72:2,2,8,9,12 87:8 102:1 midpoint 87:8 Miller 1:21 4:12 5:19,21 8:22 10:19 11:2,7 13:18 14:1 145:3 145:9 millions 130:13 Milsom 90:10,10 90:16,18,19,19 100:8,9,19 101:1 103:18,21 104:2 104:10,15,21 118:16 122:9,14 122:21 125:7 127:8 Milson 90:16 mind 65:6 129:19 215:8 minimal 157:20 189:13 minimis 118:7 minimizes 26:19 minimum 173:19 205:18 Minneapolis 106:4 minor 137:10,20,20 minute 85:15 137:1 145:7 163:10 minutes 2:21 17:16 23:7 92:16 149:18 150:6 163:17 196:11,12 missed 27:18 187:18 missing 149:22 |
| <hr/> M <hr/> | | | | |
| M 15:2 89:18 101:7 101:9 main 48:14 103:6 major 165:10 majority 69:15 124:8 making 77:13 118:3 147:16 160:3 | | | | |

| | | | | |
|---------------------------|---------------------------|--------------------------|---------------------------|---------------------------|
| 153:15 | 73:5 90:8 97:2,4 | 149:14 151:4,6 | 113:18 114:13 | 166:20 200:22 |
| mistaken 171:11 | 106:14 134:15 | 152:11,14,16,21 | 118:2,7 | 201:11 216:8 |
| mistakes 84:8 | 152:1,10 163:15 | 158:5,6,16 159:1 | narrow 28:17 | neighboring 191:5 |
| mitigate 76:15 | 218:15 | 159:4 160:7,15,21 | national 100:5 | neighbors 10:7 |
| 95:11 110:18 | mornings 106:14 | 161:5,12 162:6,15 | natural 26:11 40:5 | 65:13 78:14 80:14 |
| mitigated 122:4 | morning's 14:12 | 162:17,22 163:3 | 40:6 | 96:21 98:22 99:15 |
| 125:16 142:13 | mortgage 67:2,5 | 163:19,20 164:1,4 | nature 114:11 | 111:19 132:11 |
| mitigating 165:12 | 69:19 79:21 81:17 | 168:17,18 169:6 | 125:12 | 134:8,14 135:18 |
| mitigation 128:3 | motion 11:14,22 | 169:14,16 171:10 | nay 12:6 88:13 | 135:19 136:7 |
| 165:9,10 | 12:1 13:17,18,20 | 171:13,16 218:13 | 158:4 168:15 | 190:18 198:11 |
| mitigations 76:17 | 88:7,14,19,20,21 | 218:22 220:8,9 | NCPC 1:17 | 207:16 |
| mixed 57:17 | 89:2 93:17,17,20 | 221:1 | necessarily 41:5 | neighbor's 64:10 |
| mixed-use 170:2 | 158:5,7,9,10,12 | MRI 70:1 | 179:3 215:9 | 65:2 |
| 176:14 | 168:7,10,16,19,21 | MRIS 62:14 | 218:11 | nestle 108:8 |
| moderately 30:17 | 169:2 | multidimensional | necessary 51:4 | never 111:11 |
| 30:21 37:7,7,8 | move 3:2 7:19,20 | 109:5 | 130:21 159:3 | 114:11 |
| modest 37:20 | 13:14 17:21 25:5 | multiple 61:16 | 161:2 162:1,3 | new 64:7 65:20 |
| modifications 72:6 | 27:19 30:15 31:10 | multi-dwelling | 172:12 | 100:5 101:16 |
| 76:14 85:5 | 35:12,14,15 42:3 | 73:19 | need 5:7 8:21 10:4 | Newton 212:4 |
| modify 75:20 | 44:7 50:12 83:5 | multi-layered | 11:10 15:4,17 | night 16:7 64:5,13 |
| modifying 80:5 | 88:4 94:4 143:12 | 125:5 | 16:18 20:9 23:15 | 135:16 139:3 |
| 81:13 | 145:18 149:9 | Municipal 140:11 | 23:16 38:14 43:11 | 178:14 201:22 |
| Moldenhauer | 155:2,10 157:14 | municipalities | 48:5 50:9 53:10 | 203:10,13 212:8 |
| 55:11,12 56:2,13 | 157:16 162:10 | 113:6 | 53:13,19,21 57:7 | 212:11 215:17 |
| 57:18 59:5,9 | 167:21 190:12 | Muret 58:11 | 59:8 83:4 95:21 | nightclub 198:8 |
| 60:14 61:15,22 | 196:8 212:12,21 | Murphy 55:13 | 128:14 130:16 | nights 111:15 |
| 62:4 63:11 67:10 | 215:12 217:17 | 58:10 | 133:18 135:3,20 | nighttime 138:17 |
| 68:9,13 69:3,6 | 218:3,16 221:5 | music 99:22 100:1 | 140:18 155:17 | nine 28:10,18 36:1 |
| 70:16 71:13,19 | moved 3:16,22 | 111:12 112:16 | 161:5 163:6 172:7 | 36:1 48:22 49:2 |
| 72:11 77:22 79:3 | 146:12 | 114:1,9,10,12 | 182:18 184:15 | 186:20 |
| 81:5,9 82:1,4,8,15 | moves 44:9,10 46:9 | 117:22 135:6 | 185:20 187:7 | Ninety-six 35:18 |
| 88:16 | 46:10 | mustard 174:16 | 206:21 207:1 | Nine-four 35:3 |
| mom 106:13 | moving 9:1 43:7,18 | mutilating 55:15 | 214:4,12 215:22 | Noble 107:15 |
| moment 81:10 | 44:5 64:3,4 120:2 | M-I-L-S-O-M | 217:2,12 218:11 | nod 148:8 150:3 |
| Monday 6:22 7:8 | 120:5 166:22 | 90:19 | 219:13 | noise 94:21 95:6,8 |
| 221:2,3 | Moy 1:23 6:3,5 | | needed 16:21 216:3 | 95:13 96:7,10,16 |
| money 130:6 | 12:7,9,16,21 13:5 | N | needs 100:17 131:4 | 98:15,16 99:20 |
| month 10:4 56:12 | 13:6,8,11 14:13 | NAGELHOUT | 167:10 | 111:5 115:3 117:2 |
| 63:4 | 14:17 19:3,5,16 | 1:25 | negative 194:4 | 117:16,17 119:5,5 |
| monthly 81:17 | 19:21,22 20:8,10 | name 4:10 21:22 | 198:10 | 119:12 120:13 |
| months 52:10 | 20:16,21 21:2 | 54:7 55:12,16 | negotiated 91:6 | 124:18 125:14 |
| 56:13 59:14 61:10 | 27:10 28:6 32:3 | 61:10 63:5 152:2 | 135:10 | 126:11,17,18,21 |
| 106:5 | 51:16,20 52:20 | 152:5 155:19 | neighbor 35:3,17 | 127:3,17 128:17 |
| morning 5:4,12,22 | 53:13,15 54:3,10 | 188:6 196:13 | 35:18 49:10 64:16 | 133:8,12,14,15 |
| 6:5 14:9 16:11 | 59:3 82:16 88:15 | 200:2,6 | 203:14,22 | 138:16,20,20,21 |
| 18:1 19:9 21:21 | 88:18 89:5,12 | names 55:8 | neighborhood | 139:6,15,20,20 |
| 53:6 55:11 62:8 | 119:8,10 131:18 | nano 112:4,8,9,12 | 32:16 33:6 153:18 | 140:4,9,9,16 |

| | | | | |
|---|---|--|--|---|
| 141:11 142:12 147:2 165:9,10,13 166:13,20 noises 4:18 nonconforming 21:11 32:8 37:17 61:4 nonconformity 61:18 70:14 72:4 nonexistent 118:8 nook 26:3,18 norm 119:22 normal 41:13 normally 5:11 18:1 29:11 73:17 132:13 145:7 155:3 north 35:19 39:20 182:12 Northbrook 106:1 Northeast 54:17 73:13 151:17 159:11 Northwest 4:6 6:15 15:2 89:18 170:5 197:10 north/south 32:18 note 76:9 173:5 176:17 notes 132:2 160:8 notice 1:14 56:17 61:11 66:7,10 153:16 154:12,14 202:9,19,21 noticed 65:19 notified 144:1 November 6:18 62:10 178:3 201:18 202:1,14 number 6:8 29:7 54:12 74:3,14,20 75:1 80:2 81:8,10 106:21 135:2 143:16 185:5,9,15 206:16 209:22 210:1 numbers 77:1 86:8 | NYARKU 1:23 N.W 1:13 21:15 <hr/> O o 24:10 56:15 61:7 61:8,9 63:3,5 70:1 79:17,18 84:11 137:1 Oakbrook 106:6 oasis 107:12 oath 19:10,15 20:6 152:11,13 object 50:18 objection 50:16 143:17 156:5 178:16 195:16 objections 78:5 94:20 205:5 objective 128:13 objectives 94:14 obtain 60:17,19 80:13 obtained 60:11 61:8,9 63:2 67:20 69:19 79:18 obtaining 63:8 79:21 obviously 58:17 60:6 67:15 69:9 70:21 72:10 108:5 133:21 136:2 occasion 108:21 117:14 occupancy 21:8 32:4 35:1,4,20 56:11 58:15 151:14 occupant 84:13 173:11 occupants 209:16 occur 183:12 occurs 191:19 odd-shaped 34:7 odd-shapes 34:21 offer 11:14 offered 214:21 offering 213:5,14 | offers 214:14 offhand 75:14 office 1:22,25 2:10 5:9 23:11,20 32:12 37:22 40:10 41:2 45:16 57:17 58:13 73:3,8 75:6 77:17,19,21 85:16 87:13 120:11 123:5 142:3,9 143:6,9,11,20 154:13 155:20 156:10 161:15,19 171:18 175:2 176:19 177:8 188:3,16,21 194:18,20 201:8 offices 107:9 official 171:13 officials 57:2 off-street 169:22 174:22 oh 12:16 13:11 64:2 68:11 85:14 100:6 115:20,22 116:12 144:3 153:5 164:18 200:1 okay 12:16 13:5 15:4 16:16 17:14 17:18 18:13 22:6 22:8 23:18 24:15 24:16 31:20 32:2 36:10,21 37:1 38:12,17 42:17 43:15,17 44:6 45:12 46:20 48:3 49:21 51:12 52:22 53:6 55:8 62:7 64:6 69:2 72:22 76:1 81:20 82:22 83:4 86:18 88:2 89:12 91:3 92:5 100:19 103:18 104:1,7,14,19,21 110:1 114:4 115:15,22 116:17 118:9,18 122:17 | 126:4 128:7,18 129:9 130:17 132:3 141:20 145:17 149:8 151:3 153:6,9 154:11,20 155:12 155:13 158:22 160:22 161:9 162:3,20,22 163:7 164:19 165:2 171:15,17 173:3 174:14,20 176:2 187:21 188:1,2 190:9 193:3 194:15 195:5,14 196:20 197:6 199:17 200:1,5,18 205:7 206:14 208:19 209:6 210:5 219:22 220:5,6 221:4 Old 103:3 136:4 137:12 older 93:15 once 55:5 84:13 200:14 ones 33:10 34:7 132:9 one-butt 40:17 one-family 151:11 one-way 198:5 OP 3:6,9,12,15,20 41:21 67:11,12 68:21,21 73:14,17 76:18 77:3 80:5 82:5,18 155:15 161:3 173:4 174:9 open 104:8,10 111:15 112:13,19 113:19 114:5,7,8 114:13 117:3 134:16 181:14 opened 106:5 opening 115:8,16 115:17 151:1 openings 115:14 116:11 191:22 | 208:8 opens 116:21 operable 103:19 operate 56:21 133:19 162:7 operating 81:18 operation 4:22 94:16 95:1,4 97:22 122:3 133:8 146:21 operator 147:16 165:22 166:1 opinion 140:7 opportunity 5:13 23:4 29:5 52:12 87:14 136:21 146:16 150:22 151:2 155:3 191:14 201:22 203:1,15 oppose 73:17 opposed 9:9 12:6 88:12 158:3 168:14 189:17 190:7 215:17 opposite 5:6 opposition 15:5,10 15:14 78:22 91:15 93:7,18 94:4 144:13 145:17 146:3,5,8,9,11 157:5 196:6 OPPOSITION-A... 3:21 optimistic 16:9 option 72:19 194:12,14 215:20 options 66:19 177:10,16,20 OP's 68:1,19 order 4:4 11:19 31:4,10 57:20 63:11 70:20 79:22 89:4 92:4,12 97:20 99:2 129:19 132:10,16,18 134:16 143:2 |
|---|---|--|--|---|

| | | | | |
|---|--|--|--|---|
| 158:15 162:7 169:5 212:9 orders 137:9 organization 197:16 orientation 32:17 32:18 33:2 originally 25:3 70:16 Otis 175:16 178:8 182:12,13 184:18 197:10 198:4 202:6,8 203:2 205:2 212:5,14,15 outdated 9:22 outdoor 26:22 29:4 29:5 37:13 41:13 99:12 102:8 109:14,16 135:13 outdoors 100:1 outline 179:16 outlined 142:19 outlines 61:12 outreach 178:1 200:21 201:4 outside 28:18 85:2 96:18 98:17 99:16 109:13 111:8,10 111:13,16,21 113:21 114:16 117:3,12,20 118:1 166:21 overall 9:14 50:20 67:4 102:11 209:12 overlay 176:10,14 176:22 overly 193:6 overnight 220:16 oversight 137:2 overstated 206:18 overview 100:10 174:5,8 178:19 overwhelmingly 33:5 owner 69:12 74:11 90:20 100:7 186:9 | owners 69:14 90:7 209:15 ownership 159:17 160:9 161:14,14 161:22 <hr/> P <hr/> p 95:22 Pablo 152:2,6 pack 135:5 package 187:13,14 page 25:18 33:18 33:20 38:22 39:3 40:12,14 81:11 140:2 179:16,16 206:16 208:2 panels 208:4 paper 220:17 papers 154:19 parcel 17:13 park 3:8 14:20 89:7 89:14 90:7 96:21 99:13 123:21 150:12 198:6 212:8 parking 29:17 101:16,18 169:22 172:4 175:1 176:20,20 184:14 184:16,20,22 185:1,14,19,21 186:5 193:12,14 193:17,18 194:14 195:2 197:22 198:1,3,9 199:7 204:1,2,4,6,12,18 205:8,18 206:4,20 206:21 209:12,13 209:17 210:13 212:3,6,10,14,18 215:16,19,22 216:2,8 217:9,16 217:22 part 5:6 17:13,22 41:15 48:4 66:16 67:1 74:6,10 82:10,14 87:12 | 91:19,22 92:2,12 103:13 106:9 120:3 124:19 126:10 128:22 143:1 163:15 181:18 192:4 194:3 208:1,3 partially 52:7 participate 159:21 160:3 particular 10:5 24:10 96:6 106:20 139:4 156:16 172:7 particularly 97:6 119:5 130:21 131:17 172:2 192:18 193:2 parties 21:18 117:22 146:8 167:14 168:2,3,4 partitions 125:2 partly 123:14 party 15:5,10,14 16:15 17:4,11 18:10 26:5 91:13 91:15 93:4 94:2 112:18 pass 10:16 131:18 150:19 passed 171:22 patient 149:16 patio 29:14 41:13 102:8,18,19 103:7 103:7,22 108:15 109:14 111:22 112:1 117:13,20 135:6,8,16 140:14 patios 99:16,17,19 99:22 133:9 134:21 135:1,2,3 136:1 Paul 2:18 3:20 188:6 pay 67:1,6 pedestrian 199:1 peel 108:14 | penetration 116:10 people 5:5 10:3 26:10 29:1 37:6 108:22 109:1,2,6 109:14,18 111:16 112:14 114:12,15 115:20 117:10,15 135:2,5 141:3 150:3 198:1 203:18 204:14 210:7 211:2 212:13 214:2,3 216:6 217:15 220:15 percent 17:15 18:20 34:22 91:8 102:11 108:19 176:5,16 185:11 185:19 206:2,12 perceptible 189:15 perfectly 23:2 performance 124:5 period 214:10 periodic 64:4 permanent 174:1 188:14 permit 60:20 61:5 61:6,14,17 70:12 74:5,7,11 136:3 permits 56:10 59:12,17 60:10,13 60:15,15,17 61:16 209:17 211:3 permitted 84:10 85:8 133:2 140:16 perplexed 8:1 person 19:19 89:21 137:5 persons 3:21 168:4 170:8 perspective 16:22 24:14 99:4 persuasive 189:10 Peruzzi 152:1,3,6,6 152:15,20 153:2,7 153:20 154:3,8,18 155:12 157:12 | 158:19 Peter 1:20 14:10 88:22 158:11 168:22 Petworth 204:8 phenomenal 106:16 photos 102:15 physically 123:16 131:10 174:9 pick 136:21 picture 36:6 62:19 64:19 86:12 pictures 62:14 piece 105:18 pieces 184:11 217:4 220:17 Pinstripe 100:13 Pinstripes 90:4 97:12 100:4 101:11 102:7 103:2,9 104:3,6 105:2 Pinstripe's 101:4 pipes 47:18 pit 135:15 place 25:13 45:20 84:9 85:9 95:17 140:3 151:17 175:16 178:8 182:12,13 184:18 197:10 198:4 212:5,14,14,15 placement 134:20 174:2 188:14 places 33:3 212:15 plan 19:11 25:15 31:9 40:14 41:17 41:20 42:19 43:3 48:21 103:10,12 175:6 177:6 181:7 182:1 197:18 206:16 208:1 217:11 218:2 planning 2:10 19:13 23:20 32:13 37:22 40:10 41:3 |
|---|--|--|--|---|

| | | | | |
|---|---|---|---|---|
| 45:16 60:3 73:4,8 75:7 77:18,20,21 85:16 87:13 142:4 142:9 143:7,10,11 143:20 155:20 156:10 161:15,19 172:21 175:2 176:19 177:8 188:3,16,22 194:18,20 198:22 201:9 Planning's 23:11 57:17 58:14 143:22 171:19 plans 42:11 47:5,8 47:20,21 50:1 58:2 60:10 87:1 134:10 160:11 206:15 plate 183:13 play 109:2 playing 112:15 pleasant 30:2 please 4:4,14 6:4 13:7 18:19 19:9 19:15,17 21:18,19 33:8 38:9 55:9,10 59:3 89:4,21 119:9 128:15 145:13,20,21 151:5,19,21 152:5 158:15 170:8 172:17 179:7 196:6,14 200:20 205:17 212:1 220:22 pleased 87:17 97:4 146:16 188:10 plenty 203:1 plus 35:8 166:18 180:6 point 30:8 36:6 37:10 60:5,19 72:20 75:10,20 85:21 87:4 91:6 107:17 114:14 127:16 131:6 | 142:2 175:8 190:7 204:6 207:20 208:20 211:13,20 219:10 pointer 43:14 pointing 28:14 policy 9:15 Pollock 90:12,12 91:1,1 119:8,11 120:1,22 121:4,7 121:14 122:1 123:7 124:15 125:6,8,22 126:9 126:16 127:16,22 128:6,10,20 129:5 130:17 Pollock's 119:4 poor 26:22 29:4 pop 74:5 portable 100:20 portion 108:16 133:3 177:20 portions 113:19 possibility 210:9 possible 42:11 96:14 122:14 133:1 possibly 135:21 194:6 Postponed 3:5 post-hearing 7:2 potential 177:16 potentially 60:16 71:21 72:16 76:13 80:1 103:1 127:4 166:15 pounding 64:4,8,11 65:5 pour 125:11 powder 28:12,20 40:7 PowerPoint 23:1 practical 11:21 24:1 25:16,20 37:2,13 38:5 58:18 81:11 186:9 practically 28:9 | 69:16 80:2 precaution 117:4 precautions 124:11 prefer 52:5 preference 130:4 preferred 48:21 prehearing 172:1 preliminary 16:19 18:6 20:8 172:19 premises 6:14 15:2 16:1 21:14 54:17 89:17 98:17,18 136:17 151:16 159:10 170:4 prepared 7:20 91:11 149:7 present 1:15,18,22 1:25 2:10 13:19 20:2 88:22 92:6 100:10 130:20 141:20 146:16 152:18 158:11 169:1 172:8 presentation 23:1 24:5 25:19 31:22 57:20 75:2 146:2 155:4 174:4 178:4 201:20 presented 8:2 15:12 97:9 142:22 153:17 preservation 76:11 presiding 1:14 presumably 70:13 190:16 pretty 26:15 166:11 185:18 190:10 previous 30:15 previously 11:12 30:14 162:9 215:15 prices 8:7 primary 197:11,20 Prince 15:8,19,19 16:15 18:22 90:1 90:1 91:7 92:8 | 93:4 97:2 105:1 118:21 130:19 131:5,19 132:4,19 138:7,11 139:4,10 139:17 140:12,22 141:12,21 145:21 145:22 146:14 149:6,15 150:1,5 164:10,14,20 169:8 principle 17:9 print 33:17 82:9 prior 56:16 61:3 69:14 74:8,11 84:13 113:2 156:14 159:21 167:8 220:10 privacy 135:18 136:2,6 190:16,17 190:22 193:2 198:13 207:14 probably 5:8 10:1 50:14 79:14 85:10 86:14 93:1 94:11 134:21 163:16 185:18 203:3 206:21 220:16 problem 5:1 26:21 28:8 29:4,13 30:1 31:5,15 46:18 49:8 63:20 65:12 87:13 problematic 40:14 43:3 problems 7:17 25:16,21 189:8,22 procedure 156:14 211:15 proceed 14:16 24:20 28:6 36:22 91:11 118:21 154:21 179:7 proceeding 20:3 136:22 152:18 161:11 proceedings 4:15 process 6:1 38:21 | 63:8 74:15 103:5 120:4,15 126:10 128:22 162:14 197:13 201:5 205:4 produced 133:12 productive 16:6 proffer 172:20 proffered 18:14 program 33:16,16 prohibited 174:3 prohibitively 184:8 prohibits 9:16 project 8:11 91:11 100:11 119:17 129:8 170:3,19,22 174:8,16 176:12 178:5,12,17,19 201:10 203:8,16 203:20 204:4,7,13 204:21 210:7 211:7 projection 121:10 projects 176:15 214:8 215:16,18 215:22 promote 176:14 prongs 70:5 80:16 proof 15:12 proper 16:22 properly 85:13,13 143:22 149:11 properties 8:15 20:14 161:21 181:15 property 6:15 8:16 8:17 15:2 21:15 25:8 33:8,9 36:12 54:17 56:8,14 59:14,16 60:7,9 62:9,15,22 63:6 65:3,20 66:17,18 67:4 69:16 70:18 73:13 75:21 76:9 79:6,15 81:19 83:12 89:18 90:20 100:8,13 101:15 |
|---|---|---|---|---|

| | | | | |
|---|--|--|--|---|
| 129:13 151:17 159:11,17 165:21 166:5 170:5 173:20 175:12,12 176:8,9 177:1 178:9 180:12 182:11 204:10,19 proposal 41:20 45:18 102:7 189:13 propose 30:12 92:18 proposed 30:13 38:1 40:9 91:16 92:19,20 93:2 97:20 131:7 147:4 150:14 165:18 167:12 168:1 177:15 180:20 186:16 193:15 214:17 proposing 43:7,9 43:18 44:5 72:7 108:7 protected 166:17 protecting 139:22 protection 98:10 98:22 99:20 113:6 131:2 144:16 protections 166:19 protective 98:14 137:2 provide 10:16 11:4 11:16 55:19 58:19 62:1 63:21 68:17 74:15 77:8 82:10 82:16 98:15 99:20 124:8 135:11 152:8 155:7 160:19 173:11,19 174:21 186:4 189:18 198:9 199:7 204:5 217:20 provided 41:20 58:5 60:2 71:6 74:17 79:17 82:18 | 98:21 181:4 205:22 provides 81:17 94:13 138:15 177:15 180:7 providing 37:18 82:17 160:11 165:14 176:21 180:13 181:20,22 204:17 213:7 provision 117:21 179:12 provisions 54:13 169:21 176:20 proximity 107:7,8 117:2 public 1:6,12 2:21 4:7,8 5:17 6:18 12:20,21 13:1,1 25:10 27:16 28:1 162:18 163:19 177:2 186:11 204:10,16 pull 14:14 103:15 112:6 171:13,16 pulled 56:11 59:18 pun 105:5 punched 191:22 192:10 208:3,8,16 purchase 62:3,15 74:9 84:6,18 purchased 56:14 59:14,16 60:7,8 62:6,9,21 69:18 purely 202:5 purpose 115:19 184:1,13 purposes 40:20 pursuant 1:13 6:9 14:20 21:5 54:10 60:10 61:6 89:14 151:9 159:6 169:18 push 51:3 93:8 185:21 190:5 put 16:21 29:10,20 41:13 49:9 68:7 | 91:18 96:8 108:3 108:18 137:8 141:14 184:22 185:1,8,14,15 206:4 216:13 219:3 puts 29:16 putting 24:14 72:5 72:17 216:1 P-R-O-C-E-E-D-... 4:1 p.m 111:17,18 145:11,11 221:13 <hr/> Q <hr/> qualify 119:2 quality 105:13,15 107:2 108:8 141:9 question 15:16 37:3 67:11 85:16 111:20 118:10 126:7 138:5 143:11 148:14 150:14 156:10 159:2 161:10 179:9 184:22 187:9 193:12 195:9 207:10 209:12 213:3 214:5 questionable 8:10 questions 24:12 31:17,19 32:1 42:5 57:22 58:1 70:8 73:2 75:3,6 77:17,19,21 80:21 80:22 82:21 94:20 104:21 113:15 130:16 141:17 142:1 143:6,9 144:20 147:22 154:22 155:5 156:1 171:20 187:4,6 188:21 194:18,20 199:12 199:15 209:9 215:1 | quick 27:12 55:19 100:10,15 101:2 150:17 quickly 68:6,13 81:3 102:14 105:4 172:1 184:16 185:18 211:19 quite 24:3 26:7 30:7 42:9,18 97:5 105:17,19,20 113:9 114:11 quorum 162:6 <hr/> R <hr/> R 1:12 4:5 Rail 204:9 railroad 203:20 raise 175:1 207:9 raised 59:19 97:8 98:8 111:21 171:20 174:18 176:18 194:10 204:1 207:8 214:6 rally 99:15 214:1 ramp 184:21 range 121:8,11 147:14 ratio 21:7 rats 29:22 30:1 reach 98:1 201:7 reached 165:18 201:14 reaction 156:12 read 32:3 86:7 95:18 119:19 readings 95:14 ready 83:3 148:7 165:5 215:5 real 25:20 80:8 84:7 95:14 109:21 177:13 realize 27:13 really 8:11 12:14 24:5,10,13 26:4,9 27:2 28:1,11 30:4 41:21 45:16 47:1 47:4 49:14,22 | 51:4 65:16 71:1 71:20 87:17 93:13 97:20 98:16 104:10,16 105:11 107:10,11,19 108:8 113:12 133:6 135:12 136:1 147:16 150:6 169:10,10 169:10,11 174:11 175:10 177:10 181:18 184:4 186:14 197:12,16 198:14 203:10 207:1 211:13 214:12 216:6 217:13,14 219:13 rear 21:9 26:12 28:20 31:7 32:5 37:12 43:7 46:9 151:11,15 169:19 174:2 178:9 179:1 179:11,14,18 180:1,12,20,21 181:3,5,13,21,22 187:13 188:14 191:7 192:19 193:1 195:2 205:21 208:2 reason 26:12 46:7 130:3 147:15 168:6 195:1 212:6 reasonable 46:5 68:4 84:18 136:16 184:1,10 185:8 186:3 191:12 reasonably 84:5 reasons 16:17 18:5 29:6 51:4 62:21 85:3 185:9 186:6 Rebecca 170:20 200:7 rebut 145:19 157:9 195:12 rebuttal 79:2 146:7 146:12 157:8 193:4 195:6,8 |
|---|--|--|--|---|

| | | | | |
|---------------------------|---------------------------|-----------------------------|----------------------------|---------------------------|
| 200:19,19 | records 132:22 | 154:5 165:9 166:5 | rely 133:17 | representatives |
| recall 6:17 156:15 | recourse 84:7 | 217:10,21 218:1 | remade 165:9 | 16:4 |
| 187:13 | 85:10 | register 63:12 | remaining 163:15 | representing 22:11 |
| recant 161:6 | redefining 105:11 | registered 63:5,6 | 163:18 | 90:9 97:11 150:16 |
| receive 148:14 | redevelopment | 63:19 70:3 | remains 44:21 | 170:13 |
| 189:20 | 100:11 107:21 | regs 217:7 | remedy 70:20 71:2 | represents 201:19 |
| received 8:4 56:17 | reduce 48:16 66:21 | regular 1:12 13:1 | 80:1 | request 7:10 11:15 |
| 61:11 66:9 95:13 | 74:20 135:22 | regulated 140:13 | remember 35:22 | 13:15 20:20 70:5 |
| 106:11 159:20 | 207:5 | regulates 98:4 | 86:15 159:13 | 73:15 78:5,11,14 |
| 189:21 | reduced 74:19 | regulation 94:12 | reminder 137:11 | 80:18 168:20 |
| recess 221:10 | 175:15,18 177:17 | 133:15 134:7 | remote 166:14 | 179:10 219:21 |
| recliner 26:9 | reducing 32:5 | 144:1 147:2 | 217:2 | requested 6:21 |
| recommend 51:14 | 40:22 128:8 177:9 | regulations 9:15 | rendering 94:22 | 37:20 55:21 61:1 |
| 142:16 188:17 | reduction 41:15 | 37:15 56:9 72:1 | 102:22 | 73:22 83:18 |
| 196:1 | 75:1 138:21 176:5 | 95:6 98:13,13 | renovated 59:18 | 142:17 143:18 |
| recommendation | reference 138:13 | 139:13 140:11 | renovations 60:10 | 157:18,21 158:9 |
| 23:11 68:21 76:4 | 138:22 140:6 | 172:14 179:13 | rent 69:21 | 174:6,22 175:10 |
| 76:4,20 77:3 | 188:13 | 184:5 204:3 | rental 8:4 9:5,6,11 | requesting 35:5,9 |
| 142:15,19 143:3 | references 138:5 | reiterate 137:16 | 11:3,12,19 13:16 | 35:10 |
| 179:4 188:17 | 139:2,12,13 | relandscape 108:9 | 25:12 66:21,22 | require 71:5 204:3 |
| recommendations | 141:15 | relates 111:3 | renting 9:8 | required 23:17 |
| 68:19 77:13 82:18 | referencing 66:10 | relating 133:8 | rents 63:14 | 56:9 66:14 144:1 |
| 119:16 120:8 | referring 82:5 | 146:20 | report 3:6,9,12,15 | 180:11,15,22 |
| 121:17 129:7 | refers 40:17 | relationship 69:13 | 3:20 12:15 15:15 | 185:11 205:11 |
| recommended | refine 24:13 | 190:20 192:6 | 38:1 57:17 58:14 | 207:5 |
| 67:16 160:18 | reflect 60:16 | relative 25:5 | 67:19 68:22 71:6 | requirement 24:6 |
| reconfiguring | reflected 190:4 | 109:15 | 73:4 95:12,13 | 73:16 179:18 |
| 66:17 81:14 | refrain 4:17 | relatively 204:11 | 96:3 119:19,19 | 180:8 190:15 |
| record 6:19,22 | regard 5:11 69:20 | reliance 73:21 79:7 | 120:6,15 142:15 | requirements 6:11 |
| 11:11 13:7,9,12 | 71:2 79:10 137:3 | 83:10 | 142:20 148:20 | 7:11 21:7,8,10,12 |
| 27:21 54:22 56:19 | 144:9 177:5 | relied 69:22 79:19 | 155:22 156:15 | 63:18 70:19 |
| 59:11 68:17 73:7 | 214:20 219:6 | relief 3:7 7:11 8:12 | 171:19 174:9 | 119:17 121:19 |
| 78:12 80:4 81:4 | regarding 9:8 | 23:17 47:2,3 | 175:2 176:19 | 140:9 142:11 |
| 82:10,14 131:6,14 | 11:20 19:12,14 | 55:20 56:1,2 | 177:9,12 188:13 | 151:13,14,15 |
| 142:8 143:21 | 23:22 76:3 91:10 | 73:17 74:1,16 | 190:3 194:10 | 153:13 159:7 |
| 144:4 145:10 | 94:9 99:12 110:8 | 78:6,11,14 83:13 | 209:15 216:13 | 167:11 169:19 |
| 148:6 151:1 | 111:21 135:14 | 83:18 88:5 98:5 | reported 29:1 | 170:1 175:1 |
| 153:12 154:12 | 138:13 154:16 | 143:17 155:1,8 | Reporter 4:16 | 179:11,14 180:14 |
| 155:6,7,19,22 | 156:17 162:7 | 157:18,20 158:9 | 19:19 152:9 197:1 | 204:2 216:1 |
| 157:11,14,17 | 165:8,12 171:21 | 159:2 161:2,22 | reports 16:20 18:4 | requires 39:16,20 |
| 158:6 159:20 | 179:4 214:13 | 165:11 167:22 | 173:4 | 66:15 136:4 |
| 162:12 163:6 | 217:19 | 168:21 172:10 | represent 16:3 | 176:16,22 |
| 168:18 171:14 | Regardless 137:13 | 174:6 175:7,9 | 55:13 92:20 152:3 | requiring 47:2 |
| 176:18 178:11 | regards 8:3,6 71:6 | 179:10 180:15 | 153:2 | 74:19 98:5 136:3 |
| 188:6 196:1 215:4 | 76:5 79:7,12 | 181:13 185:7,20 | representation | rescheduled 20:17 |
| 217:19 221:7 | 80:11 83:11 94:15 | 186:10 204:5 | 22:7,16 | research 58:22 |
| recorded 4:15 | 95:8 119:5 130:22 | 216:20 220:2 | representative 90:6 | researching 59:11 |

| | | | | |
|---------------------------|----------------------------|----------------------------|---------------------------|---------------------------|
| reserve 146:2 | 175:19 | 126:5,15 127:10 | RPP 209:16 210:12 | schools 25:10 |
| residence 122:10 | resulting 67:8 | 127:21 128:12 | 210:16 211:2,9 | Schwartz 90:3,3 |
| 127:18 128:8,19 | results 175:10 | 130:18 139:10 | 216:5,16 | 100:3 105:1,3 |
| residences 98:15 | resume 119:4 | 140:22 144:19 | rule 210:8 | 110:1,4 113:15,22 |
| 99:7 127:13 | retail 101:8,16,22 | 145:12 150:18 | rumbling 149:13 | 114:3,5,8,19,22 |
| 166:14 | 118:17 122:7,11 | 154:21 156:21 | run 76:22 113:13 | 115:11,15,20 |
| resident 133:14 | 122:15 170:3 | 157:11,22 158:17 | running 141:10 | 116:2,5,7,12,15 |
| residential 104:5 | 177:6,7,9,10,11 | 160:5,7 161:4,11 | R-2 159:10 | 116:18 117:4 |
| 107:2 120:21 | 177:17 185:10,17 | 164:9 165:3 | R-3 35:2 | 118:6,15 |
| 122:3 170:3 | 185:20 195:3,4 | 169:14 171:16 | R-4 6:14 9:17,20 | Scott 90:10,16 |
| 183:15 209:2,17 | 206:3 207:6 | 182:16 184:7 | 54:16 73:13,19 | 100:8 108:2,12 |
| residents 27:14 | retailers 177:19 | 186:15 189:12 | 151:16 | 109:13 112:2 |
| 117:6 127:14 | retaining 72:5,17 | 196:20 198:1 | | Scottsdale 107:13 |
| 128:16 129:14,21 | retroactive 74:15 | 203:2 206:14 | S | scramble 137:1 |
| 131:2 136:1 | reverse 58:4 | 208:5,13 210:21 | S 54:18 | scratch 105:18 |
| 139:22 141:8 | review 23:21 32:14 | 213:6,11,12 215:1 | safe 169:4 | screen 25:18 |
| 144:17 165:16,21 | 74:4 95:6 121:18 | 219:2 | sale 8:7 173:12 | screening 99:19 |
| 178:7 202:5,8 | 131:13 137:12 | rigid 134:12 | sales 9:9 | 135:21 |
| 211:8 | 154:18 205:4 | rises 47:1 | salute 167:14 | Seafood 198:2 |
| resilient 125:14 | reviewed 58:13 | Robert 1:21 4:12 | sat 110:20 | sealed 64:17 |
| resiliently 125:13 | 159:20 | 5:19,21 13:17 | satisfaction 134:2 | Seasons 105:14 |
| resolve 163:2 | revise 52:13 188:17 | Roberts 142:9 | 150:8 | seat 30:22 89:1 |
| 179:10 | revised 219:8 | rolling 4:20 | satisfied 166:17 | 109:14 158:12 |
| respect 111:18 | revoke 61:11 66:7 | roof 111:22 135:8,9 | satisfies 80:16 | seating 109:16,18 |
| 112:22 117:6 | 66:10 | 169:20 172:9 | satisfy 70:5 | 111:13 113:20 |
| 181:12 | re-establishing | 175:5,6,9 182:21 | save 149:19 | seats 26:3 |
| respond 200:21 | 87:7 | 182:22 183:20 | saw 62:14 67:16 | second 13:17 27:4 |
| response 23:20 | ribbon 207:21 | 184:11 216:19,20 | 81:2 105:22 188:1 | 27:8 31:8 32:21 |
| 161:6 173:4 174:9 | 208:7 | 217:3 219:7,8,11 | 190:4 193:14 | 35:13 38:4 39:5,6 |
| 177:8 195:9 | right 4:11 7:14 | roofing 217:21 | saying 12:4 42:9 | 39:9 41:9 44:8,9 |
| restaurant 95:1 | 8:16 12:19 13:21 | room 1:13,13 4:5 | 66:10 77:6 88:10 | 45:1 46:8,8,9 |
| 97:15 98:18 99:8 | 18:19 19:5 22:10 | 26:1,1,7,8,14,19 | 114:2 124:4 | 47:21 48:13 59:2 |
| 99:9 101:6 102:12 | 24:20 33:17 34:4 | 28:8,12,16,20 | 127:13 139:14,16 | 68:12,15 71:7 |
| 103:19 105:6 | 34:15,18 38:12 | 30:21 31:1 37:7,8 | 139:18 140:18 | 88:6 96:15 102:17 |
| 115:6 133:3 | 42:16 43:2,18,19 | 40:7,8 44:2 45:19 | 141:3 158:1 | 108:16 109:17,18 |
| 134:12 166:2 | 43:22 44:3,11,15 | 46:6,6 48:22 49:1 | 168:12 | 111:7 112:19 |
| 198:2 | 45:5 46:17 48:18 | 49:6 51:1 191:13 | says 96:8 133:11 | 117:8 133:5 |
| restaurants 198:8 | 48:20,22 53:2 | 193:19 205:12 | 138:21 139:2 | 157:19 168:9 |
| restaurant/banq... | 65:3 69:1 71:17 | rooms 102:8 | 140:8 141:16 | 171:17 192:19 |
| 102:2 | 75:14,18 80:17 | 190:16,17 | 219:20 | 193:9 207:10,22 |
| restriction 175:15 | 83:4 84:12 85:19 | room/dining 46:3 | scene 81:3 | 207:22 216:18 |
| 176:8 177:4 183:3 | 86:1 89:20 90:22 | Ross 25:10 | schedule 9:2 12:10 | secondary 125:11 |
| 184:18 | 93:21,22 95:2 | row 21:13 64:7 | 218:13 | seconded 12:1 88:8 |
| restrictions 99:17 | 97:16 104:20,22 | 107:18 151:12 | scheduled 6:19 | 168:11 |
| restrictive 184:8 | 109:12 110:20 | 180:17 191:5,7 | 13:2 89:6 162:18 | Seconding 88:20 |
| 209:2 220:15 | 113:21,22 115:17 | 192:22 | 202:6 | 158:9 168:21 |
| result 75:1 105:20 | 116:19 118:5,19 | rowhouse 73:18 | school 55:7 203:2 | seconds 200:13 |

| | | | | |
|---|---|--|--|--|
| secretary 1:23 19:11,17 27:8 | sent 66:6,7,11 | 178:20 179:7,8 | 164:10 | 37:8,8 |
| section 21:7,9,10 101:19,21 133:11 139:5 140:13 142:11 151:12,13 151:14,15 169:20 183:1 208:12 | separate 60:1,2,4 92:2 172:11 202:5 205:4 | 182:22 184:15 186:17 187:4 196:8 205:15,18 206:8,12,17 210:17,18 | significant 50:21 181:14 186:14 | slab 102:3 115:8 116:10,11 123:11 125:7,8,10,20,20 |
| sections 103:16 135:10 169:21 | separated 191:16 | shining 182:5 | significantly 195:3 | Slachetku 3:11 151:9 |
| see 5:3 9:7 16:13 25:18,22 26:13 28:9 30:14,16 32:15,16,22 33:1 33:14,21 34:21 42:18 47:6 51:7 57:6 59:8 66:3,3 68:9 76:13 84:5 87:18 95:7,14 102:7,19 103:9 104:13 116:1,7 130:3 131:17 132:8,9 138:5 148:7 181:8 184:4 189:14 199:4 217:22 219:8,13 | separation 122:18 124:8 166:11 181:1 189:19 191:11 208:21 | short 33:10 162:15 180:9 | signify 12:3 88:9 158:1 168:11 | slide 33:12 38:7,10 40:10 42:14 68:10 81:22 82:4 |
| seeing 67:13 84:4 155:8 157:7 187:13 | September 79:16 | show 31:9 33:7,12 38:8 42:15 47:8 47:20,21 51:9 56:22 103:16 108:22 109:3 137:22 162:12,12 181:19 219:18,19 | signing 149:2,5 | sliding 112:8 |
| seek 10:16 51:14 | sequence 57:14 | showed 35:22 205:9,10 | silly 217:2 | slight 182:10 186:18 |
| seeking 17:3 32:4 73:10 91:13 179:11 | serve 114:22 184:13 | showers 46:22 | similar 95:16 113:2 120:10,20 125:4 | slightly 94:7 122:15 142:15 187:2 192:12 |
| seen 15:15 23:11 51:5 56:20 115:5 134:10,11 190:2 | served 184:1 204:9 204:10 | showing 39:19 47:4 83:9 101:21 103:1 206:20 219:8 | simple 115:13 | small 26:8,17 27:2 29:8,9 30:7 34:16 37:14 47:7,14,16 109:13,15 115:16 175:13 183:2 184:19,20 204:11 |
| self-imposing 111:12 | service 105:19 183:12 | shown 82:13 83:14 181:22 206:15 | simply 31:9 37:5 45:19 137:18 164:16 193:21 215:18 219:20 | smaller 34:11 41:6 185:5 |
| self-represented 22:11 | Services 171:2 | shows 42:20 43:4 48:22 56:19,20 62:16,17 65:2 78:12 143:21 177:6 181:7 | single 193:18 205:11 | smallest 34:9,14,19 34:20 36:7,8,9 |
| seller's 63:3 | session 18:1 53:6 54:21 55:3,5,6 145:13 | shuffling 14:5 | single-member 201:14 202:3 | SmartCard 214:10 |
| semi-detached 159:9 | set 71:7 140:9 181:7 182:1 | side 5:6 8:16 42:12 42:12 64:7,8 65:2 70:11 87:3 135:19 180:4 181:2 182:13 183:6,16 183:18,20 209:1,3 209:4 | sir 13:8 14:17 19:22 20:10,21 119:10 159:4 160:21 169:6 208:14,17 | SmartTrip 173:16 213:21 |
| send 143:20 154:12 | setback 32:5 179:1 180:6 182:16 | sides 26:15 102:4 | sit 14:4 111:16 162:8 | smoking 133:2 |
| sense 8:1 42:9 77:15 123:1 | sets 136:9 | sidewalk 198:22 | site 60:11 104:5 119:20 120:2,9 175:13 183:2 184:19,20 186:7 204:12,13 | socks 109:7 |
| sensitive 137:14 | seven 32:5 47:14 180:13 | Sierra 54:18 | sited 131:11 | soffit 38:21 39:16 40:4 |
| | seventeen 49:1 | sign 149:7 | situated 95:16 | soft 125:14 |
| | sevenths 207:4 | signage 108:11 137:12,15 | situation 32:14 69:10 71:2 136:19 167:20 189:17 | solemnly 20:1 152:16 |
| | seventy 206:11 | signed 16:10 17:9 131:10,14 148:15 148:16 149:19 | situations 191:20 | solid 49:10 116:5,8 117:12,19 124:20 |
| | shading 207:11 | | six 30:22 31:3 48:22 49:2 51:18 52:10 56:13 61:10 96:9 105:9 186:20 217:5 | solution 87:5,18,19 129:6 186:3 194:9 |
| | shadow 181:19 182:6,11,14,16 186:13 189:9 190:6 | | size 33:5 34:3 41:6 48:12,17 51:21 177:9 | solve 31:5,15 |
| | shaft 183:22 | | sized 30:18,21 37:7 | somebody 86:22 100:17 117:19 |
| | shallow 41:14 | | | somewhat 107:12 |
| | shape 28:16 35:22 36:1,3 37:10 | | | sooner 52:13 131:21 |
| | share 173:14 213:8 214:9 | | | sophisticated 105:13 |
| | sharing 205:2 213:8,20 | | | |
| | sheet 187:19,20 | | | |
| | Sher 171:1,1 172:20 174:20 | | | |

| | | | | |
|--|--|--|--|--|
| Sorg 8:13 158:11 160:19 162:9 169:1 sorry 13:11 15:18 22:3 26:1 27:10 35:13 63:9 68:12 81:2 91:20 100:6 123:1 144:3 150:11 205:22 209:10 211:12,21 218:9 sort 41:13 52:6 64:8 65:9 68:2 96:12 100:4 104:11,17 119:15 sorts 85:4 sought 167:22 sound 99:4,10,10 110:6,15,19,21 111:2,4 112:6,17 112:21 117:22 118:8,22 119:5 124:9,10 128:1,2 130:8,10,17 134:1 134:4,7 136:10,11 136:12,15 146:19 146:20 sound-wise 110:17 source 65:4 sources 117:2 south 1:13 35:3 39:20 106:2 182:13 183:6 204:8 southeast 101:7 So,that's 33:5 space 26:2,22 28:21 29:4,6,8,9 30:2 37:11,13,15,18 40:21 42:2 46:5 46:12 101:5 102:2 102:17 103:19 104:9 107:15,16 108:1,16 111:8 115:7 117:16 118:10,17 120:11 120:21 121:4,6 | 122:7,11,15 123:5 123:12 124:21 127:20 135:13 172:5 173:21 176:17 177:9,11 177:17 181:15 184:2,11 185:10 185:17 205:10,13 205:18 206:3,20 206:21 207:6 212:10,12,21 spaces 101:8 120:12 122:3 126:12 135:4 173:19 185:3,6,8 185:15,21 186:2 193:17,22 204:5,6 204:18 205:2,12 206:4 207:2 212:7 216:3 spandrel 208:1,4 speak 11:3 16:8 67:21 68:6 75:13 76:7 110:5 145:1 196:3,5,11,12 201:3 speaking 109:1 124:16 126:17,22 special 12:22 14:21 89:15 94:9 95:3 97:14 98:5 107:12 113:3 129:21 142:17 151:10 153:11 168:20 179:12 183:1 Specialist 1:23 specific 57:21 79:22 98:4 105:8 120:18 specifically 32:20 61:18 95:21 202:8 specifics 105:7 spell 54:6 spend 99:14 spending 130:13 spent 105:22 spirit 132:10 | square 6:15 9:18 15:3 21:16 30:7 32:19,20 33:13,19 34:5,10 36:8 47:10,11 54:18 89:19 101:13 151:17 159:12 170:6 175:13,18 175:18 177:7,18 squares 34:2 staff 1:22 2:10 7:12 13:12 76:11 155:21 156:15 158:6 168:18 221:1 staircase 72:19 staircases 71:7 81:15 stairs 183:10,16,20 184:3 stairway 115:9 stairways 217:2 stall 30:8 46:22 stand 19:9,15 144:4 152:13 155:22 157:11 166:5 221:10 standard 8:12 50:7 80:17 99:1 134:3 139:6 141:11 147:2,3 164:21 181:18 standards 141:6 176:11 standpoint 99:10 Starrels 90:8,9 93:9,14 144:7,15 start 5:17 55:7 83:6 119:12 130:12 134:15 148:10 172:19 178:20 217:13 started 29:3 38:21 105:9,21 106:21 starting 215:8 stated 101:5 209:14 statement 19:12,14 | 146:3 172:1 Station 204:9 statues 113:4 status 14:15 17:3,4 17:11,20 18:10 91:13,15 94:2 119:7,8 stay 5:8 35:11 36:20 43:12 stayed 203:3 staying 199:19 steel 123:13 124:1 step 19:7 35:11 58:18 128:22 Stephen 2:12 3:15 161:19 stepping 49:17,17 steps 153:21 154:9 stereotypical 113:11 stereotypically 105:16 113:4 Steve 172:20 Steven 171:1 Stoiber 170:17,17 170:18,21 174:7 207:18,19 208:6 208:14,17,20 stop 107:17 111:16 stores 198:7 stories 44:15 54:12 74:4,14 Storrs 15:20 90:2 story 44:17,19,20 62:16 64:18 strange 48:18 street 1:13 4:6 6:14 15:2 21:15 33:3,3 54:17 55:14 73:12 89:18 101:8,9 159:11 177:2 190:19 198:5 199:2 200:15 202:6,8 203:2 205:2 212:4,5,9 Streets 199:21 200:3,7,7,8,10 | 211:10,21 212:2 Streetsense 177:12 177:14 strikenly 105:19 string 42:20 stringent 133:15 strong 45:6 134:13 stronger 218:1 strongly 73:17 struck 144:17 structural 123:14 123:22 136:3 structurally 64:22 structure 21:11 59:18,22 66:16 85:19 86:9,11 96:11,17,18 104:12 123:9 125:17 128:2 130:11 169:21 172:10 175:5,9 184:12 198:15 209:1 219:7,9,11 structured 93:18 216:2 structures 172:11 208:22 216:21 studies 129:12 130:4 181:19 190:6 study 134:1 186:13 189:10 193:16 209:13,19 stuff 56:12 174:13 subject 73:13 137:12 144:10,10 181:3 submission 58:3 59:6 60:21 82:19 188:12 219:4 220:8 submissions 79:5 submit 15:14 18:4 91:16 131:6 161:7 219:20 221:9 submitted 7:4,8 78:4 81:4 83:2 |
|--|--|--|--|--|

| | | | | |
|--|---|--|--|--|
| 147:19 150:15 155:16 157:17 164:15 166:3 submitting 18:11 23:1 92:18 subsection 6:11 14:22 21:12 54:12 54:14 89:16 159:8 170:1 subsequent 202:2 subsequently 63:6 substantial 51:18 165:20 186:11 214:1 successful 105:21 129:4 147:17 suffice 98:9 220:11 sufficient 12:13 48:19 202:9 sufficiently 75:21 suggest 52:1 221:1 suggested 41:3 202:4 208:3 Sullivan 15:22 17:1 17:4,5,15,19 18:9 18:16 90:5,5,6 91:12,14,20 92:1 92:14 128:12,16 130:1 150:11,12 summary 55:20 58:20 59:6 89:4 100:15 158:14 169:4 sun 182:4 186:21 Sunday 106:16 supplement 6:21 217:19 support 8:5,9 9:13 10:6,7,8,9 25:13 45:1 57:5 58:15 58:17 70:6 73:15 73:22 74:12 78:9 78:13,17,20 80:14 80:15 83:8,18 88:21 92:13 94:5 125:14 145:1 148:21 154:6,6 | 157:1,2 158:10 160:19 166:6 168:22 169:12 178:1,5,12 188:18 189:20 195:19 196:3 203:9 216:19 219:21 supported 13:18 58:9 125:13 supporting 11:16 41:9 45:5,14 64:22 78:14 supportive 65:16 supports 78:10 supposed 182:20 sure 16:18 28:7 47:1 48:11 58:6 66:2 69:4 85:14 95:22 96:20 104:17 119:3 124:12 126:9 130:12 139:21 140:18 151:22 157:9 165:19 166:19 172:18 181:17 185:22 189:1 191:3 196:17 203:14 215:9 216:15 surface 191:21 surprised 210:11 surrounding 147:1 suspect 5:4 220:10 swear 20:1 152:16 swing 5:18 186:1 sworn 152:8,10 system 112:4 209:17 216:5 <hr/> T <hr/> T 54:17 55:14 73:12 table 3:1 15:7 21:18 29:10 41:14 89:21 95:22 131:11 170:8 196:7 | take 5:17 19:6,10 19:15 23:4,7 38:4 41:19 54:20 92:10 124:11 130:8 136:13 145:6 147:7 150:19 152:11,13 154:5 155:10,14 163:16 184:16 186:21 205:21 214:1,12 220:19 taken 62:19 86:4 161:16 163:5 198:14 talk 12:7 30:11 32:10 35:2 38:4 72:7 155:17 172:11,16 182:17 182:20 184:5,15 191:1 193:20 195:12 201:17 203:17 215:7 talked 8:6 107:14 119:21 129:16 201:10,15 203:4 217:14 talking 8:3 9:4,5 25:8 40:19 48:14 70:20 80:6 102:15 114:12,15 117:5,7 119:12 127:3 141:5 186:19 192:7 220:21 talks 139:6 target 121:21,22 targeting 204:20 Task 178:15 201:13 203:12 tasteful 108:11 109:8,10 112:3,9 team 106:8,9 technical 96:12 tell 86:6 115:5,14 134:1 145:6 tells 38:19 189:22 tenant 63:18 177:16 | tenants 79:21 177:11 tended 108:5 tending 119:6 term 139:20 184:6 terms 11:5 39:15 45:17 50:19,20 101:19 105:15 106:20 107:20 108:1,5 109:15,20 110:6 111:7,10 113:10 157:20 164:17 174:4 176:19 177:22 178:18 190:22 193:14 197:16 terrace 103:22 104:4,6,6,8 terrible 85:1 test 32:11,11 98:6 testified 80:3 testify 5:14 19:11 19:13 58:21 62:5 64:1 78:17,20,22 144:3 145:17 146:11,11 157:1,5 191:5 testimony 6:19 11:17 20:2 79:5 98:11 100:3 118:22 143:22 144:6 146:17,18 148:5 150:21 152:17 159:14 165:7 188:8 thank 7:15 8:22 13:22 18:22 19:1 19:21,22 28:5 53:2,3,12,22 55:8 80:20 88:2,16 89:5 93:22 97:3 100:9 101:1 105:3 113:14 119:11 143:4 145:22 146:14 147:21 152:21 158:14,18 158:19 163:8 | 167:3 169:3,7,8 169:13 188:19,20 199:11,17,19 200:9,11 203:21 207:19 213:2 221:11 thanks 76:2 118:19 169:9 194:16 thee 76:12 103:5 themselves 89:22 thick 102:3,4 thing 39:17 84:2 94:17 96:15 125:5 138:20 182:19 192:10 205:8 210:22 216:18 things 29:11 44:13 48:9 50:5 52:13 58:21 66:15 129:2 129:3,17 130:22 172:17 216:11 220:15,19,22 think 9:19,21,22 10:14,15,15 11:8 16:2 23:5 24:14 32:13 44:2 48:1,5 50:8,13,18,19 51:7 52:5 56:6,18 56:22 57:3,14 82:5,12 83:14 84:21 85:2,4,15 87:12 92:14 94:8 100:11,15 101:20 111:2,20 113:8,10 119:1,3 124:3 130:2 131:2 132:5 135:10 137:21 140:15,22 143:15 143:21 145:15 147:19 148:2 150:2,5,12,16 152:12 153:11,20 153:20 154:8 166:9,18 167:10 171:22 172:4 179:2,9 185:7 186:2,6,7 187:15 |
|--|---|--|--|--|

| | | | | |
|--|--|--|---|---|
| 188:9 189:6,7,16 189:19 190:7,11 190:14 191:4,18 192:3,5 194:2,8 194:12 197:19 198:12,17,20 202:9,22 206:18 207:7,11 210:13 213:5 214:11 216:20 217:11 218:5 219:17 thinking 50:3 214:21 third 35:11 44:16 44:19,20 45:2 55:6 59:20,21 62:16 64:17 79:12 84:14 206:2,6 thise 78:22 thoroughly 57:12 87:6 thought 23:7 62:22 64:6 65:10,22 77:16 84:13 183:22 184:9 188:1 190:2 thoughtful 135:12 three 3:2,7,10,12 9:16 13:13 30:15 31:10 34:9,9 35:8 35:8,13,14,15 38:3,6 42:11 43:8 43:21 44:5,8,10 46:10 49:13 54:15 60:1,1,2 61:7,10 63:13,14 69:14 70:5 79:18 80:16 84:3,12 88:19 96:9 101:17,22 106:3,5 109:12 158:7 168:19 193:17,21,22 194:6 196:11,12 197:9 204:7 205:12,13 206:4 three-part 32:11 three-unit 6:13 | 73:12 threshold 40:5 91:9 tight 191:11 time 10:1 12:15,17 16:10,12 51:18 52:9 55:4,6 57:15 61:12 62:5 69:10 69:18,18 75:4 83:4 84:6,14,18 97:3 99:14 105:22 106:9 111:14 118:6 127:8 128:1 134:15 146:1,2,15 147:21 149:10 160:11 178:3 199:3 205:6 206:19 211:14 219:3 220:19 221:6 times 84:12 134:12 182:3,9 189:14 timing 52:1 Title 138:14 139:12 140:10 today 4:18,19 14:16 20:9 35:21 83:2 89:1 97:12 103:1 104:11,18 142:22 144:10 145:14 147:4 149:16 165:8 182:5 188:9 194:13 211:5 220:16 today's 4:6 5:1,20 14:7 19:13,15 79:5 told 39:17 45:4 210:14 216:14 top 27:1 59:21 62:20 74:17 76:15 80:5 81:13 84:22 85:18 86:8,10,17 86:20 87:3 total 101:13 204:4 tots 106:13 tour 66:1 | townhomes 107:5 townhouse 47:14 208:9 traffic 199:2 210:4 214:2 training 53:6 transcript 2:20 9:4 transmission 124:13 transmissions 121:16 transmit 166:13 transmitted 96:11 126:21 128:1 transmitting 124:10 transportation 78:2,4 143:13,14 156:4,6 195:15,17 204:11,16 213:4 214:14 217:11 218:2 trash 183:11 tried 49:16,16 72:15 156:18 trouble 193:7 true 147:13 truly 216:3 truth 20:3,3,4 152:18,19,19 try 5:10 39:14 53:20 58:4 59:1 87:14 163:12 167:18 185:8 186:4 203:17 205:15 trying 10:3 15:9 16:2 17:2 42:1 45:17 50:13 67:13 71:20 83:16 127:5 127:14 139:21 174:17 210:6 tub 31:11 46:15,16 Tuesday 1:9 20:18 53:16 turn 57:5 58:20 62:1 73:3 79:1 | 114:13 142:3 146:6 148:6 156:8 157:7 161:3 188:2 200:18 Twenty 206:10 Twenty-eight 206:12 twice 55:5 65:10 84:12,15 178:2 two 7:5 9:16 12:11 12:17 15:13 18:14 18:20 19:18,20 25:9 29:6 39:19 40:5 44:15 45:14 48:9 50:8 63:13 63:15 64:16 70:2 79:20 81:16 91:8 99:5 103:11 106:4 110:22 157:2 159:9 160:9 161:21 172:10 184:11 192:8 200:3 203:4 207:4 208:22 209:3 216:21 217:4 219:19 two-level 101:5 two-unit 6:12 66:17,18 type 86:13 94:16 105:5 112:10 127:19 129:18 167:16 types 76:12 113:10 typical 30:9 33:5 34:11 105:16 127:19 183:15 208:9 typically 132:9 167:6 189:22 T's 149:11 151:2 <hr/> U <hr/> unanimous 189:20 190:3 203:9 unanimously 10:6 178:5 | unchanged 35:12 44:21 uncomfortable 84:2 190:20 192:5 uncommon 47:13 underground 184:20 underneath 193:9 understand 15:13 32:7 49:11 61:12 74:8,20 100:16 110:2 119:18 121:8 122:13 127:5 129:10,14 132:19 139:16,17 174:16,17 190:10 192:17 193:7 213:1 214:18,19 understanding 63:22 67:22 68:1 72:12 141:10 154:17 178:14 208:11 210:19 understated 206:19 undertaking 205:5 undoes 41:22 undue 166:20 unduly 184:7 186:3 unfortunate 85:8 197:19 unfortunately 26:18 unique 32:14 69:10 105:12 uniqueness 10:12 32:12 36:7 unit 9:12,18 11:19 25:13 54:16 71:7 90:7 173:11,21 204:18 206:3 209:15 units 8:4 9:6,8,16 9:17 11:3,10,18 13:16 60:1 61:8 61:10 63:13,13,14 70:2 74:20 75:1 79:19 80:2 81:16 |
|--|--|--|---|---|

| | | | | |
|---|---|--|--|--|
| 84:3 199:7,8 209:22 universities 107:7 unlabeled 28:9 unreasonable 83:17 184:9 191:17 216:21 untimely 7:3 195:22 unwittingly 66:1 upper 74:5 101:6 102:9 103:21,22 104:6 135:7 183:5 upstairs 48:13 108:15 111:21 use 25:13 54:15 73:11 99:8,9,16 99:17 101:7 103:2 112:9 113:3 133:8 135:13,20,22 136:5 171:2 182:7 184:17 useable 40:21 42:2 184:13 useful 101:20 184:13 useless 28:10,21 37:11 uses 97:16 99:12 usually 107:1 ut 95:22 | 75:11 80:16 169:19,22 variances 23:8 73:10 159:6 169:20 variation 85:11 variety 106:22 110:17 various 18:7 vault 31:5 48:17 49:15 vaulted 41:18 48:15 49:8 86:13 86:13 vehicles 193:19 vent 134:20,20 verified 93:2 verifies 119:21 verify 120:5 version 131:12 versus 186:15 vertical 183:9 viable 77:10,14 vibration 110:19 111:4,5 119:13 120:13 123:22 124:14,19 125:15 view 182:6 186:17 186:18 views 3:18 169:17 170:14,16 181:15 vigilant 85:3 violation 65:8 Visit 53:18 visual 135:22 Vitale 2:16 3:6 73:5 73:7 75:13,19 76:7,22 77:7 85:20 86:3,10,17 86:19 voice 98:16 99:22 114:18,19 121:16 135:6 140:12,14 Vornado 90:17 97:11 100:8 vote 13:7,10,12,13 88:18 154:5 158:7 | 168:19 189:20 190:3 203:8 220:2 voted 178:5 215:15 voting 87:17 | 157:10 172:11 173:5 174:12,18 175:8 184:21 191:1 193:5 195:8 197:21 203:11 207:9,20 211:18 215:11 219:8,18 220:3,11 wanted 10:10 16:17 18:5 23:3 38:4 49:9 69:3 113:6 141:13 144:16 194:10 214:20 wanting 51:3 wants 15:14 190:5 200:21 215:9 Washington 1:13 wasn't 81:3 184:9 waterfront 98:2,14 139:5 way 5:15 8:20 31:13 35:9,10 40:3 44:2 45:13 45:19 48:21 49:4 55:17 67:14 71:2 71:20,21 86:19 93:17 94:12 95:11 96:22 98:4 105:13 107:15 108:8,17 117:1 118:1,4 141:14 149:12 169:12 183:3,14 183:19 206:17 207:1 210:19 216:2 ways 110:20 111:3 webcast 4:16 5:9 weddings 106:17 Wednesday 7:4 week 220:10,12 weekdays 111:17 weekend 178:12 weeks 12:11,17 51:18 64:3,11 66:5 weigh 83:20 weight 45:5 78:10 | welcomes 14:9 went 9:3 49:3 62:10 63:7 67:20 121:11 201:18 203:6,11 211:19 weren't 197:4 west 181:10 we'll 6:1 7:18 17:17 31:18 52:18 54:20 57:19 79:3 92:15 108:9,10,10,11 109:10,11 111:15 111:17 112:9 114:13,22 118:21 119:14 120:4 126:10 129:8 137:14 150:19 157:13 218:3 we're 4:4 5:22 10:2 10:3 14:5 16:2,11 16:14 17:2,6,8 22:5 24:17 25:8 32:4 33:22 34:19 35:9,10 36:19 37:9,16 39:18 40:18,19 41:1 42:1 44:4 48:10 54:19 55:3,4,6,7 57:21 64:7 67:12 90:20 91:11 95:8 100:7 101:10,17 102:15 105:11,13 106:22 107:20 108:7,14 109:21 111:22 112:2,15 117:5,6,20,21 124:17 126:20 127:11 129:5,17 130:8,9 131:10 132:3 139:22 140:1,4,18,19,20 140:21 145:6 146:5,15 147:13 147:22 148:2 149:6,9 162:4 163:14,16 164:22 165:3 180:11 |
| V | | | | |
| vacancy 169:1 vacant 89:1 135:4 158:12 199:4 valid 60:19 validate 120:5 123:17 value 66:22 67:4,8 79:22 173:13,15 173:16 213:16,18 variance 6:10 7:10 21:6,8,9,11 32:3 35:5 37:16 48:5 54:11,13 61:1 73:16 74:13,14 | | | | |

| | | | | |
|--|---|--|--|--|
| 185:12,13 186:19 188:10 200:17 204:20 205:22 209:4 211:4 214:14,15 220:9 220:14,18 221:5 we've 23:3 36:7,14 49:16,16 50:10 52:6,6 58:22 72:13 91:14,18 98:6 105:20 107:13 109:8,8,18 113:2 115:5 119:15,16,19 120:14 130:22 131:8 132:7 134:8 134:11,14,19,20 135:12 138:19 146:1,19 147:3,19 150:22 163:5 181:18 182:3 189:11 194:12 203:16 214:7,8 whistles 23:16 wide 28:10 31:16 39:21 97:9 widen 49:6 widening 50:22 wider 39:22 width 151:13 159:7 180:5 wife 25:1 40:16 willing 67:17 147:13 219:9,16 window 64:18 103:20 162:16 207:21 windows 26:13 49:9 64:22 181:9 181:10 192:10 193:1 208:3,8,16 wines 109:9 wipe 185:4 wiring 60:1 Wisconsin 101:4 101:12 wish 146:10 | wishing 5:14 78:17 78:19,21 144:3 145:1,16 156:22 157:5 196:3,5 withdraw 17:11,17 91:15 219:21 withdrew 146:9 witness 15:7 19:18 19:20 21:18 89:21 98:7 152:9 170:8 172:21 196:22 witnesses 18:12 wonder 45:18 wondering 72:3 124:10 192:13 word 38:20 182:8 words 87:7 work 10:20 18:19 19:2 51:11 61:5 62:22 65:21 69:13 69:15 72:10 74:8 84:10 97:5 119:14 121:15 123:15 129:17 136:10 167:9 169:11 194:12 195:2 219:4 workable 167:19 worked 95:10 110:8 120:17 121:12 131:8 138:1 working 125:10 167:15 world 110:14 worried 194:3 wouldn't 67:6 75:12 87:11 132:13 182:5 184:12 194:12,14 211:2 215:8 wrap 163:10 wrapping 134:5 146:5 wraps 125:1 writing 156:15 written 79:5 94:13 | 129:2 wrong 46:12 66:8 95:17 W-1 15:1 89:17 W-2 15:1 <hr/> Y <hr/> yard 21:10 75:16 151:15 169:19 174:2 179:1,11,14 179:18 180:1,12 180:22 181:5,13 181:21,22 188:15 198:19 205:22 209:1 yards 209:4 year 62:11,12 182:4,9 213:10,14 214:10 years 25:3 105:10 105:10 106:1,3,4 106:21 yo 94:17 <hr/> Z <hr/> ZC 8:22 10:19 11:7 14:1 42:7,16 43:2 43:6,11,15,19,22 44:3,6,11,14,18 44:22 45:8,12,15 46:1,11,17,20 47:12 48:3,7,11 48:20 49:5,11,21 50:17 57:10 63:9 70:9 71:9,15,22 72:22 75:8,18 76:1 81:1,7,20 82:2,7,12 84:1 86:1,5,15,18,21 96:2 103:15 104:1 104:7,13,19 113:17 114:4,6,21 115:4,13,18,22 116:3,6,9,13,16 116:19 118:5,9,18 122:6,12,17,22 124:6 125:4,18 126:4,6,15 148:13 | 148:19 149:1 156:9 159:19 160:2 166:8 168:9 172:9 187:8,12,17 187:20 189:2 190:9 191:18 193:3,11 194:15 195:5,11 196:15 205:7,17 206:5,10 207:13 208:5,10 208:15,18 209:6 209:10,20 210:5 210:21 215:6,13 218:5,8,18 219:12 219:17 220:1 zero 3:2,7,10,12 13:13 88:19 127:13 138:20 139:20 158:7 168:19 zone 73:19 98:2,14 139:5 146:21 209:2 zoned 73:13 zoning 1:4,15,18,19 1:20,21,22,23 4:8 4:13,22 5:10,20 9:15 10:2 14:6,10 14:11 53:20 56:9 65:9 154:13 171:2 172:22 174:6 175:9 197:15 204:3 210:14 <hr/> \$ <hr/> \$100 173:17 213:21 \$25 217:14 \$30,000 81:13,14 \$35,000 81:14 \$40,000 81:13 \$50 173:14 213:10 213:19 214:15 217:14 \$50,000 80:7 \$75 173:15 213:10 213:20 <hr/> 0 <hr/> | 06 58:5 08 79:14 09 60:7,18 79:14 <hr/> 1 <hr/> 1 180:9 1,200 10:3 177:17 1,300 177:17 1:00 20:18 52:21 1:22 221:13 10 33:20 60:18 62:20 75:11 85:12 85:17 126:17 127:6 128:4 180:3 185:3 192:9 204:4 10:00 106:14 111:17 10:34 55:1 10:39 55:1 100 18:20 34:22 127:5 11 6:9 14:20 21:6 36:3 54:10 81:11 89:15 151:9 159:6 169:18 11th 6:14 11:00 18:2 113 175:20,22 1139 151:16 12 3:16,22 102:2,9 109:10 123:11 179:21 180:7 12th 13:2,4,14 27:20 53:16,16 142:20 162:19 219:1 220:10 12-foot 208:12 12:00 212:7,11 12:05 145:11 12:12 145:11 12:30 111:15 120 106:9 1200 15:3 89:19 13 3:16,22 36:3 40:12,15 180:8,14 206:16 14 53:13 |
|--|---|--|--|--|

| | | | | |
|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| 14th 7:9 178:3 | 206:6 | 2701 138:13,14 | 404 21:10 151:16 | 8 |
| 140 34:8,22 | 19th 33:2 | 139:2,13 | 411 169:22 183:1 | 8 179:16 187:19,20 |
| 141 3:9 | 19-foot 206:21 | 2703 6:14 | 4257 159:10 | 206:16 |
| 15 1:9 2:22 10:7 | 193 151:18 | 28th 52:19 | 4259 159:10 | 8:00 134:16,18 |
| 62:19 66:6 92:16 | 195 3:21 | 28,000 101:13 | 441 1:13 4:5 | 80 108:19 127:11 |
| 192:9 | <hr/> 2 <hr/> | 2858 6:15 | 45 163:17 | 127:12 |
| 15th 4:7 6:20 | 2 89:17 138:14 | 29 42:22 46:4,4 | 450 106:8 | 811 34:21 |
| 15-foot 59:20 62:18 | 144:3 164:16 | 29th 12:12 | 4610 86:2,6 | 85 127:4 |
| 150 3:11 | 179:20 | <hr/> 3 <hr/> | 47,000 68:10,14 | 868 15:3 89:19 |
| 153 21:16 33:19 | 2,138 177:6 | 3 208:2 | <hr/> 5 <hr/> | 88 3:7,8 |
| 154 3:12 | 2-E 90:9 93:6,16 | 3,113 175:18 | 5 180:4 | 89 170:6 |
| 156 3:12 | 2/5/1312148 3:2 | 30 51:19 109:14 | 5th 12:18,20,22 | <hr/> 9 <hr/> |
| 157 3:14 | 2:00 164:7,8 221:10 | 126:21 127:18 | 52:2,4 | 9 44:2 46:2 180:9,9 |
| 16 209:3 | 20 25:3 102:10 | 176:5 202:6 206:2 | 5-B 78:8,9 | 180:15,16 205:19 |
| 160 3:15 | 126:22 139:12 | 220:17 | 50 121:7 185:11,18 | 9th 7:5 178:4 |
| 167 3:10 | 140:10 173:19 | 300 181:9 | 217:3 | 9.5 30:19 |
| 168 3:18 | 179:22 180:8,9,11 | 3033 170:6 | 5087 159:12 | 9:00 111:18 |
| 17 6:16 49:2 180:20 | 181:6 199:6 206:6 | 31 160:17 | 52 34:12 | 9:30 1:14 |
| 191:6,16 208:21 | 209:15 | 3103.2 6:10 21:6 | 53 3:6 | 9:45 4:2 |
| 17-foot 191:11 | 200 117:10 | 54:11 159:6 | 55 30:7 47:10,11,15 | 90 17:16 32:18 33:4 |
| 1751 21:15 | 20001 1:13 | 169:18 | 138:17 139:3 | 34:11 |
| 18 31:14 163:22 | 2001.3 21:12 32:6 | 3104.1 14:21 89:15 | 574 175:21 | 900 9:18,22 |
| 18th 21:15 33:3 | 2005 25:6 36:15 | 151:9 | <hr/> 6 <hr/> | 908 142:11 |
| 18-feet 31:16 | 2006 36:16 59:16 | 32 43:4 46:4 160:16 | 6 3:2 39:3 40:13,15 | 908.1 15:1 89:16 |
| 18-foot 206:20 | 2009 60:5 | 3222 15:2 89:17 | 46:2 75:11 85:12 | 92,000 68:15 |
| 18400 164:2 | 2011 62:10 79:17 | 33 7:7 143:16 206:2 | 85:17 171:11,12 | 930 159:12 |
| 18436 3:2 6:8 | 2012 6:18 66:9 | 34 7:7 | 180:16 | 937 159:12 |
| 18439 164:3,5 | 2013 1:9 2:22 6:20 | 35 7:8,8 47:15 | 6C 156:7 | 94 33:14,22 34:2 |
| 18445 164:1 | 21 3:4 136:9 | 3509S 54:18 | 60 34:8,21 138:17 | 35:2,16 |
| 18446 164:2 | 2101.1 170:1 | 3557-3559 170:4 | 139:3 | 95 21:16 33:9,22 |
| 18447 3:11 151:4,6 | 22nd 12:10 | 39 54:18 | 600 212:4 | 35:2 |
| 151:8 | 220 1:13 | <hr/> 4 <hr/> | 65 118:3 176:16 | 96 33:14,22 34:2 |
| 18448 164:3 | 223 151:12 153:11 | 4 81:11 | <hr/> 7 <hr/> | 35:3 |
| 18455 3:14 158:22 | 153:14 157:18 | 4th 1:13 4:6 221:2 | 7 28:18 36:2 40:18 | 98 17:15 |
| 159:5 | 24 97:7 207:1 | 221:4 | 41:12 179:16 | |
| 18482 20:13 | 25 191:8 | 4,986 175:13,18 | 180:6 205:21 | |
| 18484 3:6 54:4 | 25-725 138:15 | 40 61:20 108:14 | 7th 6:18,22 | |
| 55:14 | 25725 138:6 139:9 | 109:17 127:19 | 70 118:3 127:13 | |
| 18486 3:8 14:13,18 | 139:12 | 163:16 200:13 | 71 205:20 206:1 | |
| 14:19 89:13 | 26 51:22 54:17 | 40-foot 70:13 | 72 3:6 | |
| 163:10,15 164:9 | 55:14 73:12 | 400.1 54:12 | 732 197:10 | |
| 165:6 | 26th 20:18 52:3,6 | 401 151:14 | 734 200:10,11 | |
| 18487 3:4 21:4 | 52:19,19,20 218:6 | 401.3 6:11 54:14 | 773 151:18 | |
| 18489 3:18 163:12 | 218:7,9,15 | 159:8 | 774 169:20 | |
| 163:14 169:15,17 | 27 105:10 138:14 | 402 21:7 | 777 169:21 | |
| 186 3:20 | 139:12 140:10 | 403 21:9 151:15 | | |
| 19 78:13 205:19,19 | | | | |

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Before: DC BZA

Date: 01-15-13

Place: Washington, DC

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