

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

-----: :
IN THE MATTER OF: :
 :
George Washington :
University, 2nd-Stage :
PUD MS & Further :
Processing (modification :
Of Condition 3(b); :
expanding student dining), :
2121 H St. NW (Sq. 77, :
Lot 62), Ward 2 :
-----: :

MONDAY

APRIL 25, 2022

+ + + + +

The Public Hearing of Case No. 06-11W/06-12W by the District of Columbia Zoning Commission convened via videoconference, pursuant to notice, at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
ROBERT MILLER, Vice Chairperson
JOSEPH IMAMURA, Commissioner
PETER MAY, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

OFFICE OF PLANNING STAFF PRESENT:

ANNE FOTHERGILL, Development Review Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

DENNIS LIU, ESQUIRE

The transcript constitutes the minutes from the Public Hearing held on April 25, 2022.

T-A-B-L-E O-F C-O-N-T-E-N-T-S

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PRESENTATION:
 Case Number: 06-11W/06-12W - George Washington University,
 2nd-Stage PUD MS & Further Processing (Modification of
 Condition 3(b)); expanding student dining @ 2121 H St.,
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1 P-R-O-C-E-E-D-I-N-G-S

2 (4:00 p.m.)

3 VICE CHAIR MILLER: Good afternoon, ladies and
4 gentlemen. Today is Monday, April 25th, 2022. The time is
5 4:00 p.m., and we are convening and broadcasting this public
6 hearing by video conferencing. My name is Robert Miller. I'm
7 joined by Commissioners Peter May and Joseph Imamura. We'll be
8 joined by Chairman Anthony Hood very shortly. We're also joined
9 by Office of Zoning staff, Sharon Schellin, our secretary, and
10 Paul Young, who is always working wonderfully behind the scenes.
11 Others will introduce themselves at the appropriate times.

12 The virtual public hearing notice is available on the
13 Office of Zoning's website. This proceeding is being recorded
14 by a court reporter and is also webcast live via Webex and YouTube
15 Live. The video will be available on the Office of Zoning website
16 after the hearing. Accordingly, all those listening on Webex or
17 by phone will be muted during the hearing, and only those who
18 have signed up to participate or testify will be unmuted at the
19 appropriate time.

20 When called, please state your name and home address
21 before providing your testimony. When you are finished speaking,
22 please mute your audio. You do not need to ask if we can hear
23 you. If we cannot hear you, we will let you know. If you
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2 instructions.

3 All persons planning to testify must sign up in advance
4 and will be called by name at the appropriate time. At the time
5 of sign up, all participants will complete the oath or affirmation
6 required by Subtitle Z, Section 408.7 of the Zoning Regulations.
7 If you are listening and haven't signed up and want to testify,
8 you need to call the hotline number, which, again, is 202-727-
9 0789. If you wish to file written testimony or additional
10 supporting documents during the hearing, then be prepared to
11 describe and discuss it at the time of your testimony and ask
12 permission to file the document.

13 This hearing will be conducted in accordance with the
14 provisions of 11-Z DCMR, Chapter 4, as follows: (1) preliminary
15 matters; (2) the applicant's case, which has up to 60 minutes,
16 but I think tonight we can do it in 10 minutes or less; (3) report
17 of the Office of Planning and Department of Transportation; (4)
18 report of other government agencies, if any; (5) report of the
19 ANC; (6) testimony of organizations and individuals; each have
20 five and three minutes, respectively, and we'll hear in order
21 from those in support, opposition and undeclared; and, finally,
22 (7) rebuttal and closing by the applicant.

23 At this time, the Commission will consider any
24 preliminary matters.

25 Ms. Schellin, does the staff have any preliminary

1 matters?

2 MS. SCHELLIN: Just one. Barbara Kahlow, on behalf
3 of the West End Citizens Association, aka WECA, has applied for
4 party status in support. So if the Commission could make a
5 decision on that, that would be great.

6 VICE CHAIR MILLER: I'll ask my fellow Commissioners
7 if they have any objections. We've granted party status to the
8 West End Citizens Association, I think, in almost every
9 aspect of this case, 06-11W, which is the GW Campus Plan. This
10 is a minor -- this is a modification of significance to the
11 second-stage PUD and further processing. I have no objection to
12 -- I'm supportive of West End Citizens being a party.

13 Does anybody have any concerns or questions?

14 (No audible response.)

15 VICE CHAIR MILLER: Then we will consider them a party
16 in this case, Ms. Schellin.

17 MS. SCHELLIN: Okay. And just to advise, the applicant
18 has stated that they need no more than 10 minutes, and actually,
19 they're willing to stand on the record and go straight to
20 questions from the Commission, if you would like for them to do
21 that.

22 VICE CHAIR MILLER: I think just a very brief couple
23 sentences as to what the case is, just for the public and -- for
24 the public's edification would be helpful. Yes, I agree that we
25 can go fairly quickly to questions.

1 MS. SCHELLIN: Okay.

2 So, if Mr. Young would bring Mr. Avitabile and his team
3 up.

4 VICE CHAIR MILLER: And I'm ready to turn over the --

5 MS. SCHELLIN: His team is in.

6 Mr. Avitabile, is there anybody else besides Ms. Zinn
7 you want brought up?

8 MR. AVITABILE: We should also have Seth Weinshel
9 available at least for questions, if he is logged in.

10 MS. SCHELLIN: He's up.

11 MR. AVITABILE: Great.

12 MS. SCHELLIN: I think he's up also.

13 MS. AVITABILE: Then that's it. That's it.

14 MS. SCHELLIN: Okay. Great. Thank you.

15 MR. AVITABILE: All right.

16 Commissioners, we're happy to -- I'm happy to give a
17 -- a brief overview, and -- and we'll just stand on the record,
18 otherwise, if you'd like.

19 VICE CHAIR MILLER: Okay. What -- why don't
20 --

21 MS. SCHELLIN: Just very quickly. If we could just say
22 we've been joined by Chairman Hood too, so the record will reflect
23 that?

24 CHAIRPERSON HOOD: Thank you, Ms. Schellin. I'm going
25 to follow the Vice Chair's lead for a few more minutes.

1 So Vice Chair, you can have it.

2 VICE CHAIR MILLER: Okay. Thank you, Mr. Chairman.

3 Mr. Avitabile, you're then up for a very brief
4 overview.

5 MR. AVITABILE: Excellent. Great.

6 Well, thank you very much, commissioners. Thank you
7 for having us. It's -- we're pleased to be here today. I'm
8 joined by Karen Zinn and Seth Weinshel from the University, and
9 we'll all be here to answer questions. Briefly --

10 VICE CHAIR MILLER: Can you just stop for a second? Do
11 we have the -- we do have all the parties -- all -- do -- is the
12 party -- Mr. Young is -- the party has been -- the party let in?

13 MR. AVITABILE: Great.

14 VICE CHAIR MILLER: Yeah. Okay. And -- okay. That's
15 (indiscernible).

16 MR. YOUNG: Ms. Kahlow as well.

17 VICE CHAIR MILLER: Okay.

18 MR. YOUNG: Perfect.

19 VICE CHAIR MILLER: Thank you.

20 MR. AVITABILE: Thank you so much.

21 So we are pleased to be here not only with the GW team,
22 but with the West End Citizens Association in support, Office of
23 Planning in support, and the ANC in support as well.

24 So this site, District House, is one of the second-
25 stage PUDs that the University built out pursuant to that Campus

1 Plan PUD that the Commission approved in 2007. It is a residence
2 hall that was approved with some ground floor and basement-level
3 retail space in it. This is retail space that was not required
4 by the first-stage PUD. This is a site along the I Street retail
5 corridor, which you may remember was one of the features of the
6 campus plan. This is also a site that was within the historic
7 district, so retail was not required. But as a part of that
8 second-stage PUD, the University's dining hall program at the
9 time was a retail dining program. And so, since we were providing
10 retail within the building anyway, we proffered that as an amenity
11 of the second-stage PUD above and beyond what was approved in the
12 first-stage PUD.

13 Fast forward now, nine years later -- I know it's nine
14 years, because this case is as old as my daughter -- so nine
15 years later, and the University has changed its dining hall
16 program and is moving towards a more conventional, you know,
17 student-focused retail program. And so, we would like to amend
18 the PUD to remove that requirement that this space be publicly
19 available retail. We think, on balance, it's the right move for
20 the University to best serve the students, and there's evidence
21 in the record that speaks to that element of it. And we also
22 think that the tremendous success of the campus plan otherwise,
23 in bringing other retail along the I Street retail corridor from
24 the old Square 54, old GW Hospital site to -- on one end to The
25 Shoppes at 2000 Penn, which is now Western Market, at the other

1 end, which is now a food hall that the Commission approved a
2 couple of years ago with a tremendous amount of retail dining
3 options, the University's own efforts to provide public-serving
4 retail. There are plenty of other retail options along the
5 corridor. And so, this building becoming a university-focused
6 dining will not, you know, disrupt the overall goal of creating
7 activity along this corridor. So that's what we're here for this
8 evening. And we -- we have -- happy to answer questions, but we
9 think it's a relatively straightforward ask. Thank you.

10 VICE CHAIR MILLER: Thank you, Mr. Avitabile.

11 I'll turn to my colleagues for any questions that they
12 have.

13 Commissioner May?

14 COMMISSIONER MAY: I don't have any questions. Thank
15 you.

16 VICE CHAIR MILLER: Commissioner Imamura?

17 COMMISSIONER IMAMURA: Thank you. I don't have any
18 questions. This is pretty straightforward. It's a good strategic
19 decision.

20 VICE CHAIR MILLER: And I also do not have any
21 questions. I think it is fairly straightforward.

22 I'll -- let me just ask one question, Mr. Avitabile.
23 The actual modification that's being made is the removal of the
24 reference to this -- this publicly-accessible retail space. But
25 I think there are statements in your application that say you're

1 going to retain -- you're going to retain the space for the dining
2 hall for the university-only patrons. And I think you're going
3 to retain the space that has the coffee shop on the ground floor
4 as well. I know the -- and -- for either coffee shop or some
5 kind of food service use; is that correct?

6 MR. AVITABILE: Yes, that's correct. The space will
7 remain sort of in food service. So it's going to perform the
8 same function, and for largely the same population that it
9 currently serves, it'll just be limited to the university
10 population.

11 VICE CHAIR MILLER: So my question then would be about
12 the -- I think all the reasons that you've said -- you've --
13 you've stated that the university's own presence and activity has
14 generated much retail -- publicly-accessible retail from the
15 Whole Foods to everything else that's around there and the Western
16 Market that didn't exist at the time that this was originally
17 approved to require it to be publicly-accessible. But -- and so
18 -- and also for just the whole cohesion of a university and a
19 safety and affordability, all the reasons that you did state in
20 your application makes sense. But I just wonder whether we should
21 be eliminating the square footage requirement for the, you know,
22 food service, even if it's only university only. Is
23 there any need to have a designation or just -- it's just general,
24 we don't need to specify the actual square footage of space that's
25 going to still be food service but only going to be university

1 only? I thought I saw striking out of the actual square footage
2 of the -- any reference really to this particular retail space.

3 MR. AVITABILE: Yeah, I'm pulling up the language to
4 refresh my own memory of exactly how we framed it. And I think
5 largely, we were going for the cleanest way to sort of modify
6 the requirement, which was simply to sort of eliminate it all
7 together. I think, perhaps, you know, on reflection, you know,
8 this is a university residence hall, and the nature and function
9 of programs will evolve over the life of this building, which
10 will be multiple decades. And so, you know, to some degree, it
11 maybe makes sense to not commit a certain percentage to food
12 service, if, let's say, you know, in another 20 years, the
13 university builds a residence hall somewhere else and puts a new
14 state-of-the-art dining facility here and decides to convert this
15 to a student center, let's say, a gathering space, which happens.
16 I mean, if you look at Georgetown University's campus, the dining
17 hall that I went to, as an undergraduate, New South, has now
18 become completely reinvented as a student center. And so, being
19 quite that prescriptive can -- can just force us to have to come
20 back. That all said, it's within the Commission's control and
21 decision. And, you know, if you want us to still commit to
22 certain square footage for food service, that would certainly be
23 in alignment with the university's current plans and plans for
24 the foreseeable future.

25 VICE CHAIR MILLER: No, I wasn't necessarily -- I just

1 wanted to know the rationale, and I think that's -- you've given
2 a reasonable explanation for that flexibility.

3 Do my colleagues have any further questions before I
4 go to the -- any parties if they have questions for the applicant?

5 CHAIRPERSON HOOD: Mr. Vice Chair, I just want to
6 comment. I'm here --

7 VICE CHAIR MILLER: Okay, sorry. Mr. Chairman?

8 CHAIRPERSON HOOD: So I do want to participate a little
9 bit.

10 But I do appreciate the -- it looks like West End and
11 the ANC 2A and West End have all agreed, the way I read it, in
12 support of this. So I don't have anything to add, especially
13 when communities have worked together to achieve.

14 Now, your question is interesting. I'm not sure if
15 that was discussed, Mr. Avitabile, with the West End and with ANC
16 2A. And I was thinking, I don't get a whole -- we don't get a
17 whole lot of cases with 2A. If we do, maybe -- my mind's flooded
18 right now, so maybe I just don't remember. But either way, was
19 that discussed with ANC 2A and West End about the square footage?

20 MR. AVITABILE: No, I don't recall that coming up in
21 conversation. I do think a lot of the conversation was focused
22 on what's the University's plan to use this space in the immediate
23 future, and, you know, what's the nature of this change in the
24 dining program, not just at this building, but across the campus?
25 But, you know, and that to some degree maybe speaks to the focus

1 | was less on this particular type of use in this location and more
2 | on what -- what's this change to the dining program mean for the
3 | students who use it most?

4 | CHAIRPERSON HOOD: Okay. Well, I certainly don't want
5 | to undo what communities do, so --

6 | Thank you, Vice Chair.

7 | VICE CHAIR MILLER: Thank you, Mr. Chairman.

8 | Mr. May or Mr. Imamura -- Dr. Imamura, do you have any
9 | further follow up question? Okay.

10 | COMMISSIONER IMAMURA: No.

11 | VICE CHAIR MILLER: Then let's turn to Ms. Kahlow and
12 | then the ANC to speak.

13 | MS. SCHELLIN: First, please --

14 | VICE CHAIR MILLER: If you have any questions for the
15 | applicant?

16 | Okay. Is there anyone from the ANC 2A here who --

17 | MS. SCHELLIN: It would be the ANC's first, before the
18 | party, Vice Chair. But neither of the representatives are here
19 | this evening. I've checked again, and neither of them are here.

20 | VICE CHAIR MILLER: Okay.

21 | Well, let's turn then to the report of the Office of
22 | Planning.

23 | And correct me if I'm wrong in the order, Mr. Chairman
24 | or Madam Secretary Schellin.

25 | CHAIRPERSON HOOD: You're doing an excellent job.

1 Excellent job.

2 MS. SCHELLIN: Absolutely.

3 VICE CHAIR MILLER: I want to make the case for why you
4 do such a great -- excellent job as chairman by performing badly.

5 Is the Office of Planning here?

6 I see Ms. Fothergill.

7 MS. FOTHERGILL: Good afternoon, Vice Chair Miller, and
8 members of the Commission. I'm Anne Fothergill for the Office
9 of Planning for Zoning Commission Case 06-11W, 06-12W. And the
10 Office of Planning rests on the record in support of the
11 proposal, and I'm happy to take any questions.

12 VICE CHAIR MILLER: Thank you, Ms. Fothergill, for your
13 report.

14 Do my colleagues have any questions of the Office of
15 Planning?

16 (No audible response).

17 No questions.

18 The ANC is not here to ask questions.

19 Ms. Kahlow, do you have any questions for the Office
20 of Planning? No. Okay.

21 Does your report, Ms. Fothergill, refer to other
22 government agencies' comments? Were there any other comments
23 from government agencies?

24 MS. FOTHERGILL: So after it was set down, we did reach
25 out to other agencies, and referred the application to them, and

1 we did hear back from four who had no comment. So those four
2 were APR, DOEE, DHCD, and DPW. And they had reviewed it and had
3 no comment.

4 VICE CHAIR MILLER: Okay. Then let's turn to -- and,
5 again, correct me if I'm wrong, Ms. Schellin, Ms. Kahlow for her
6 testimony in support.

7 Ms. Kahlow, you're on for whatever statement you'd like
8 to make.

9 MS. KAHLOW: To be unmuted first. Am I unmuted? Okay.

10 VICE CHAIR MILLER: We can hear you. Thanks.

11 MS. KAHLOW: Thank you. I, Barbara Kahlow, live at
12 800 25th Street, Northwest. I'm testifying on behalf of the
13 WECA, the oldest citizens organization in Foggy Bottom-West End.
14 And our goal is to maintain the quality of life for the
15 residential community. This will help that. On April 5th, we
16 asked for party status, and we wrote -- I wrote an unusually long
17 party status letter, since the testimony could then be short.

18 The Board voted to support this modification of
19 significance to remove the 5,000 square feet of public retail
20 space, which included vendors, as you said, on the first floor
21 and in the basement. This building fronts on both H and I
22 Streets, even though it has an H Street address, 2121 H.

23 The WE support was based on a site visit to the George
24 Washington University Mount Vernon campus pilot test for the new
25 food program, and the increase in public -- nearby public venues.

1 As Mr. Avitabile mentioned, the Western Market, which has many
2 many vendors, and right across the street from the entrance on I
3 Street of District House is the new soon-to-open 2100 PUD. And
4 the first -- their occupant is going to be a food service on the
5 corner directly opposite the entrance.

6 I was invited to lunch in November at The Eatery at
7 Pelham Commons, and I think I'm probably the only one of the
8 people here that has actually had a meal there. I sampled the
9 food. Good food. It was fresh. It was tasty. And both during
10 and after my eating, I chatted with the kids who were there, the
11 students in The Eatery, and I asked about their views of the new
12 pilot program and the all-you-can-eat concept, and they all said
13 they love the program. And there was no complaints whatsoever
14 about the variety of food, the setting or anything else. I found
15 the setting clean and inviting. The bottom line is I think it'll
16 actually improve the life of the kids. It'll be a very satisfying
17 program for everybody, and I recommend that we do it. That
18 concludes my testimony. Thank you.

19 VICE CHAIR MILLER: Thank you, Ms. Kahlow, and for all
20 the work that your organization does in the West End and Foggy
21 Bottom neighborhoods.

22 Do my colleagues have any questions of Ms. Kahlow?

23 COMMISSIONER MAY: No questions. I'm just glad to know
24 the food was tasty.

25 VICE CHAIR MILLER: Commissioner Imamura?

1 COMMISSIONER IMAMURA: No questions.

2 VICE CHAIR MILLER: Chairman Hood?

3 CHAIRPERSON HOOD: Oh, no questions. Thank you.

4 VICE CHAIR MILLER: And I have no questions.

5 Thank you, Ms. Kahlow.

6 And as I said, the -- we don't have an ANC
7 representative here. But I should note, just for the record,
8 that we do have in the record Exhibit number 11, a letter from
9 ANC 2A dated February 6th to Chairman Hood, stating that the ANC
10 voted 8 to 0 unanimously in support of this application. We also
11 have a letter at Exhibit number 21 from the single member district
12 commissioner for ANC 2A08, Margaret McDonald, in support of the
13 application.

14 Are there any other witnesses, Ms. Schellin or Mr.
15 Young, who are in the room who wanted to testify?

16 MS. SCHELLIN: Let me double check. No, sir. Nobody
17 else signed up to testify.

18 VICE CHAIR MILLER: And I neglected to call -- ask
19 Mr. Avitabile if Ms. Zinn from -- you're from --

20 Karen Zinn, you're from George Washington University,
21 and you're here with us. Did you want to make any separate
22 statement, even though we offer a very brief overview statement?

23 MS. ZINN: I didn't prepare necessarily a statement.
24 I had a slideshow to present, which covered pretty much all of
25 the points that David had made, the reasons why we were doing

1 | this, engaging our students.

2 | We received a lot of feedback from our students about
3 | the -- our plan not being affordable, accessible building
4 | community, and so we set out to do that, and we engaged with
5 | students at every step of the way. And we're just delighted that
6 | we can bring this residential program to them. And I had some
7 | nice pics of how, you know, to Ms. Kahlow's point, the wonderful,
8 | tasty food and engaging, inviting environment that she witnessed
9 | up at Pelham Commons and how we intend to roll that out for the
10 | rest of our community on three new dining halls on Foggy Bottom
11 | starting this fall.

12 | VICE CHAIR MILLER: Great, I appreciate your saying
13 | that.

14 | And do we have the PowerPoint in the record so if it
15 | -- so --

16 | MR. AVITABILE: You should.

17 | VICE CHAIR MILLER: So that -- that won't go to waste.
18 | People will be able to look at it and see all the nice photos
19 | and pictures. So thank you for your presentation this evening.

20 | MS. KAHLOW: Well, thank you. We appreciate
21 | everybody's support.

22 | VICE CHAIR MILLER: I think at this point, we're already
23 | at rebuttal and closing. It can't possibly be rebuttal.

24 | But maybe, Mr. Avitabile, you can say a farewell
25 | closing.

1 MR. AVITABILE: Well, just we appreciate everyone's
2 support. It's certainly a pleasure to be here with everyone all
3 aligned. We certainly look forward to the Commission's decision.
4 You know, I'd note, I'm not sure that it's possible to do a bench
5 -- well, it's possible to do a bench decision -- not sure it's
6 possible to do a summary order for a PUD. I believe in the past
7 where we brought it up, it's been, you know, at least Mr. Burson
8 (phonetic) used to say it needed to be a full order. But, you
9 know, to the extent, we can do a shorter order and move this
10 along to make everyone's life easier, we're happy to do that.

11 VICE CHAIR MILLER: Okay. I think that would be
12 appropriate if it's appropriate. So we'll follow up with that.

13 So this is a -- is this a one vote? My colleagues, I
14 think -- is somebody prepared to make a motion this evening?

15 (No audible response.)

16 If not, I will move that we -- that the Zoning
17 Commission approve Zoning Commission Case Number 06-11W/06-12W,
18 George Washington University modification of a significance to
19 the second-stage PUD and further processing at Square 77, Lot 62,
20 2121 H Street, Northwest and ask for a second.

21 CHAIRPERSON HOOD: Second.

22 VICE CHAIR MILLER: It's been moved and properly
23 seconded.

24 And, Ms. Schellin, would you take a roll call vote,
25 please?

1 MS. SCHELLIN: Commissioner Miller?

2 VICE CHAIR MILLER: Yes.

3 MS. SCHELLIN: Commissioner Hood?

4 COMMISSIONER HOOD: Yes.

5 MS. SCHELLIN: Commissioner May?

6 COMMISSIONER MAY: Yes.

7 MS. SCHELLIN: Commissioner Imamura?

8 COMMISSIONER IMAMURA: Yes.

9 MS. SCHELLIN: The vote is four to zero to one to
10 approve final action in Zoning Commission Case Number 06-11/
11 06-12.

12 And I thought I saw heads shaking for a summary order
13 and/or shortened order in this case.

14 VICE CHAIR MILLER: I think that that's correct.

15 MS. SCHELLIN: Okay. Thank you.

16 VICE CHAIR MILLER: Okay. Is there any further business
17 that my colleagues have, or Ms. Schellin that you have, that
18 should come before the Commission this evening?

19 Mr. Chairman?

20 CHAIRPERSON HOOD: Thank you, Mr. Vice Chairman, for
21 taking over. But I do want to thank everyone for their
22 participation tonight.

23 The Zoning Commission will meet again -- unless you
24 want to do that Vice Chairman.

25 VICE CHAIR MILLER: (No audible response.)

1 CHAIRPERSON HOOD: Okay. The Zoning Commission will
2 be meeting again for their public meeting on April the 28th,
3 2022, on these same platforms.

4 And I'll turn it back over to the Vice Chair.

5 VICE CHAIR MILLER: Thank you, Mr. Chairman.

6 Then that concludes, I think, the proceedings for this
7 evening. And we will see you and the public on Thursday. Thank
8 you all very much for your participation.

9 MR. AVITABILE: Thank you all.

10 VICE CHAIR MILLER: Goodnight.

11 MR. AVITABILE: Goodnight.

12 (Whereupon the above-entitled matter went off the
13 record at 4:26 p.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 04-25-2022

Place: Teleconference

was duly recorded and accurately transcribed under my
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