

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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BOARD OF ZONING ADJUSTMENT

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REGULAR PUBLIC MEETING

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WEDNESDAY

JUNE 3, 2026

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The Regular Public Meeting of the District of Columbia Board of Zoning Adjustment convened via Video/Teleconference, pursuant to notice at 9:30 a.m. EDT, Michelle Pourciau, Chairperson, presiding.

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

MICHELLE POURCIAU, Chairperson
PAUL GOLDSTEIN, Vice-Chairperson
MELISSA LINDSJO, NCPC Designee

ZONING COMMISSION MEMBER PRESENT:

ANTHONY J. HOOD, Chairperson

OFFICE OF ZONING STAFF PRESENT:

KEARA MEHLERT, Secretary
PAUL YOUNG, A/V Production Specialist

OFFICE OF PLANNING DEVELOPMENT REVIEW STAFF PRESENT:

SHEPARD BEAMON
PHILIP ISAIAH
MAXINE BROWN-ROBERTS
MATTHEW JESICK
MICHAEL JURKOVIC
JOSHUA MITCHUM

1 OFFICE OF ZONING ATTORNEY ADVISORS PRESENT:

2 SARAH BAJAJ, ESQ.
3 CARISSA DEMARE, ESQ.
4 JORDANE WONG, ESQ.

5 The transcript constitutes the minutes from the
6 Regular Public Meeting held on June 3, 2026.

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

2 9:31 a.m.

3 ZC CHAIR HOOD: Good morning, ladies and
4 gentlemen. This is the Board of Zoning Adjustment.

5 Today's date is June the 3rd, 2026. Public hearing
6 will please come to order.

7 My name is Anthony Hood. I am the Chairman
8 of the D.C. Zoning Commission assisting today with
9 the Board of Zoning Adjustment. I want to welcome
10 our new members, and this is -- I've seen a lot of
11 new things happen, but this is really new for us.

12 Joining me today are Board Members
13 Pourciau, Michelle Pourciau, Board Member Paul
14 Goldstein, and Board Member Melissa Lindsjo. Now if
15 I messed your names up, correct me later. So I want
16 to welcome you all and appreciate the work you all
17 do on behalf of the District of Columbia. So
18 welcome to each and every one of you. Looking
19 forward to working with you. We'll talk about that
20 more later.

21 Okay. Today's meeting and hearing agendas
22 are available on the Office of Zoning's website.
23 Please be advised that this proceeding is being
24 recorded by a court reporter. It's also webcast
25 live via Webex and YouTube Live. The video will be

1 available -- the video of the website will be
2 available on the Office of Zoning's website after
3 today's hearing.

4 Accordingly, everyone who is listening on
5 Webex or by telephone will be muted during the
6 hearing. If you experience difficulty accessing
7 Webex with your telephone call-in, then please call
8 our OZ hotline number at 202-727-5471 to receive
9 Webex login or call-in instructions. Today, we will
10 begin with our decision meeting sessions followed by
11 our hearing session.

12 Please be advised that we do not take any
13 public testimony at our meeting sessions. Public
14 testimony will be taken during the hearing session.

15 In today's hearing session, everyone who is
16 listening on Webex or by telephone will be muted
17 during the hearing, and only persons who have signed
18 up to participate or testify will be unmuted at the
19 appropriate time.

20 Please state your name and home address
21 before providing oral testimony on your
22 presentation. Oral presentations should be limited
23 to a summary of your most important points. When
24 you are finished speaking, please mute your audio so
25 that your microphone is no longer picking up sound

1 or background noise.

2 All persons planning to testify either in
3 favor or in opposition or undeclared should have
4 signed up in advance. Then we will call you by name
5 to testify. By signing up to testify, all
6 participants completed the oath or affirmation as
7 required by Subtitle Y, 408.7.

8 Requests to enter evidence at the time of
9 an online virtual hearing, such as a written
10 testimony or additional supporting documents, other
11 than live video, which may not be presented as part
12 of the testimony, may be allowed pursuant to
13 Subtitle Y, 103.13. The order of procedure for
14 special exceptions and variances is pursuant to
15 Subtitle Y, 409. Time constraints for hearing
16 testimony shall be manipulated pursuant to Subtitle
17 Y, Sections 408.2 and 408.3 which basically just
18 simply says please stay within your time limits so
19 we can hear from everyone.

20 Once again, if you experience difficulties
21 accessing your Webex or your telephone call-in, if
22 you have forgotten to sign up 24 hours prior to this
23 hearing, then please call our OZ hotline number at
24 202-727-5471 to sign up to testify and to receive
25 Webex login or call-in instructions. At the

1 conclusion of each case, an individual who was
2 unable to testify because of technical issues may
3 file a request for leave to file a written version
4 of the planned testimony to the record within 24
5 hours following conclusion of public testimony in
6 the hearing.

7 If additional written testimony is
8 accepted, then parties will be allowed a reasonable
9 time to respond as determined by the Board. The
10 Board will then make its decision at the next
11 meeting session, but no earlier than 48 hours after
12 the hearing. At the conclusion of the Board's
13 decision meeting, the session or hearing session,
14 the Office of Zoning in consultation with the soon
15 to be chair, not me, will determine whether a full
16 or summary order may be issued.

17 A full order is required when the decision
18 it contains is adverse to a party, including an
19 affected ANC. A full order may also be needed if
20 the person -- if the Board's decision differs from
21 the Office of Planning's recommendation. Although
22 the Board favors the use of summary orders whenever
23 possible, an applicant may not request the Board to
24 issue such an order.

25 Finally, the District of Columbia

1 Administrative Procedures Act requires that the
2 public hearing on each case be held in the open
3 before the public. However, pursuant to 405(b) and
4 406 of the Act, the Board may, consistent with the
5 rules of procedure and the Act, enter into a closed
6 meeting on a case for the purposes of seeking legal
7 advice on a case pursuant to D.C. Official Code 2-
8 575(b)(4) and/or deliberate on a case pursuant to
9 D.C. Official Code 2-575(b)(13), but only after
10 providing the necessary public notice, which would
11 be public, and in the case of an emergency closed
12 meeting, after taking a roll call vote.

13 So with that, let me just introduce as well
14 as our officers, our BZA, Board of Zoning Adjustment
15 secretary, Ms. Mehlert, as well as Mr. Paul Young
16 who will be handling all of our virtual operations.

17 And we have a number of Office of Zoning legal
18 counsel. I see Mr. Wong and Ms. Demare. I'm not
19 sure who else, but they'll introduce themselves if
20 needed at the appropriate time.

21 So with that, Mr. Mehlert, we do have an
22 action before us. But let me turn to you first and
23 see if we have any preliminary matters.

24 MS. MEHLERT: Thank you, Chairman Hood.
25 It's good to be back. Regarding just the agenda for

1 today, there are two changes I wanted to note.
2 Application No. 21396 of 1124 Morse, LLC has been
3 rescheduled to July 15th, 2026. And Application No.
4 21378, that's McKendree-Simms-Brookland United
5 Methodist Church, has been withdrawn. If there are
6 any other preliminary matters, it'll be noted when
7 the case is called.

8 ZC CHAIR HOOD: The first thing we need to
9 do, the first order of business, Ms. Mehlert, I
10 believe is to put officers in place. Colleagues,
11 again, welcome. I know a lot of this is fresh, but
12 you all have been on the circuit for a while, all of
13 you I'm sure. But let's go ahead and have this
14 election so we can get chair of the BZA and a vice
15 chair of the BZA.

16 So I don't have to declare them vacant
17 because they've been vacant. And again, let me just
18 say this. Let me apologize on behalf of the Office
19 of Zoning and the Zoning Commission and as well as
20 the BZA for what -- change is always going to
21 happen. We had some changes. So those who had
22 cases who have been delayed, I personally and on
23 behalf of my colleagues, we want to apologize.
24 Sorry for the inconvenience, and the promise is made
25 by the Director of the Office of Zoning that we will

1 continue to move -- and the staff continue to move
2 expeditiously as possible to make sure that your
3 needs and we continue to work for District of
4 Columbia. So accept our sincerest apology, but we
5 will get through this.

6 So thank you all for your patience. And
7 again, sorry for the inconvenience. So with that,
8 I'm going to open this for the nominations for chair
9 of the Board of Zoning Adjustment. Is there a
10 nomination for the chair of the Board of Zoning
11 Adjustment?

12 MEMBER GOLDSTEIN: I will nominate Michelle
13 Pourciau to be the chair of the Board of Zoning
14 Adjustment.

15 ZC CHAIR HOOD: Okay. Any other
16 nominations for the Board of Zoning Adjustment, for
17 chair?

18 Okay. We will close on the said name, Ms.
19 Michelle Pourciau, for the chair of the Board.
20 Let's do the vice chair. Any nominations for the
21 vice chair of the Board of Zoning Adjustment?

22 MEMBER POURCIAU: I would like to nominate
23 Paul Goldstein for vice chair of the BZA.

24 ZC CHAIR HOOD: Okay. Any other
25 nominations for vice chair of the Board of Zoning

1 Adjustment?

2 Okay. So we will close with those said
3 nominations of the vice chair of the Board of Zoning
4 Adjustment. Certainly, I don't think we have any
5 opposition since we didn't have any other
6 nominations. So with that, I guess we can just
7 approve those by acclamation unless I hear any
8 objections.

9 No objections, consider yourselves in
10 office. Congratulations. You don't need to be
11 sworn in by us because you've already been sworn in
12 to serve in that capacity. So with that, I will
13 turn it over to the chair and go back to my role.
14 Thank you all for your patience.

15 BZA CHAIR POURCIAU: Thank you so much,
16 Chairman Hood. I'm looking forward to this
17 opportunity and to working with this group. I think
18 our first order of business is to bring up the first
19 case.

20 I do want to say I'm excited about this new
21 role, and I hope you all will be patient with me
22 this first day while learning this process and
23 getting to know all the rules and procedures. I do
24 also want to say that you might hear my voice is a
25 little raspy. I have a head cold. So I've talked

1 with my colleague, Mr. Goldstein, about stepping up
2 and helping out as chair for the meeting today so
3 that we can have the best presentation with you all.

4 So Ms. Mehlert, where do we go next?

5 MS. MEHLERT: Sure. So we'll be entering
6 into the Board's meeting session, and I will call
7 the first case which is Application No. 21030-A of
8 So Others Might Eat. This is a request pursuant to
9 Subtitle Y, Section 705.2 for a two-year extension
10 of the validity of the order in Application No.
11 21030 issued on February 13th, 2024. The project
12 approved was an enlargement of an existing three-
13 story multi-family residential building to create a
14 73-unit apartment house. It's located in RF-1 zone
15 at 1876 4th Street Northeast, Square 3567, Lots 811
16 and 812.

17 BZA CHAIR POURCIAU: All right. So with
18 that, we'd like to call up -- are the applicants
19 available and are they ready to present?

20 ZC CHAIR HOOD: In this case -- this is a
21 meeting case, Ms. Pourciau. So what we want to do
22 here, we want to discuss it among ourselves whether
23 we think the request, the time extension is
24 warranted or not. That's kind of the discussion we
25 want to have. And I will mute myself.

1 BZA CHAIR POURCIAU: All right. Thank you.
2 All right. So I'd like to start by asking
3 Commissioners if they have any comments on this
4 case. Why don't we start with you, Mr. Hood?

5 ZC CHAIR HOOD: I think when I look at the
6 merits of this case -- and this is just to get
7 things started. When I look at the merits of the
8 case, of the time extension requested, and when I
9 look at the -- from a zoning perspective and also
10 look at the work that's done, I think their request
11 is warranted.

12 I don't believe we need to do a waiver
13 because I didn't see -- at least I don't recall an
14 extension. They want an extension of their order
15 which was done -- it was issued February 13th, 2024.

16 Because of the work they do and the needs that they
17 have, I think this warrants -- continue to be able
18 to operate in that fashion and continue to give them
19 the time extension as needed. And I would ask
20 others for their comments. Turn it back to you,
21 Madam Chair.

22 BZA CHAIR POURCIAU: Thank you.

23 VICE CHAIR GOLDSTEIN: I can jump in. I
24 agree with what Chairman Hood said. The record
25 looks full. The OP report recommends support. And

1 I think there's been a valid showing of economic
2 challenges that have delayed the project.

3 I would also like to note just to clarify a
4 potential discrepancy that the extension request is
5 from the date of the issuance of the previous order
6 and not the date -- the effective date of the
7 previous order. So I believe that would be until
8 February 13th, 2028 unless I got my dates mixed up.

9 Let me know if that is the case. So I am
10 supportive of this extension request.

11 BZA CHAIR POURCIAU: Okay, Mr. Goldstein.
12 And thank you for bringing up the point about the
13 date. Ms. Lindsjo, do you have any comments or
14 anything to add?

15 MEMBER LINDSJO: I have nothing else to
16 add. I agree, and I support this extension. Thank
17 you.

18 BZA CHAIR POURCIAU: Thank you. So, Ms.
19 Mehlert, do we need to enter officially about the
20 date? And can you guide me through the next step?

21 MS. MEHLERT: Sure. So someone should make
22 a motion on the time extension to extend the
23 validity until the date mentioned by Mr. Goldstein,
24 February 13th, 2028, if that's what the Board would
25 like to do.

1 ZC CHAIR HOOD: So, Madam Chair, to help
2 move things along, I will make a motion that we
3 approve Application No. 21030, So Others Might Eat,
4 the time extension as captioned and recorded and for
5 the time needed. And then I would move that we
6 extend that time as requested. I think it's --
7 sufficient. And I think the case has already been
8 discussed. And that's my motion, and I would ask
9 for a second.

10 MEMBER LINDSJO: I second it.

11 BZA CHAIR POURCIAU: All those in favor?

12 (Chorus of aye.)

13 ZC CHAIR HOOD: But I think what we do, let
14 me just help out a little bit. Because we're
15 virtual, we've been -- counsel has told us to do
16 roll call votes. So what you would do, Ms.
17 Pourciau, is say, Ms. Mehlert, will you do a roll
18 call vote, please?

19 BZA CHAIR POURCIAU: Okay. Would you do a
20 roll call vote, please?

21 MS. MEHLERT: Yes. When I call your name,
22 please respond to Chairman Hood's motion to approve
23 the time extension request until February 13th,
24 2028. Chairperson Pourciau?

25 BZA CHAIR POURCIAU: I approve.

1 MS. MEHLERT: Say yes.

2 BZA CHAIR POURCIAU: Yes.

3 MS. MEHLERT: Vice Chair Goldstein?

4 VICE CHAIR GOLDSTEIN: Yes.

5 MS. MEHLERT: Board Member Lindsjo?

6 MEMBER LINDSJO: Yes.

7 MS. MEHLERT: And Chairman Hood?

8 ZC CHAIR HOOD: Yes.

9 MS. MEHLERT: Staff would record the vote
10 as 4-0-1 to approve Application No. 21030-A on the
11 motion made by Chairman Hood and seconded by Board
12 Member Lindsjo.

13 Would you like to move to the next case?

14 ZC CHAIR HOOD: Let me help out a little
15 bit -- just a little bit, Ms. Pourciau. Let me know
16 when I'm interfering too much. Now we're --

17 BZA CHAIR POURCIAU: No, I appreciate --

18 ZC CHAIR HOOD: Now we're going to go into
19 our hearing action. Am I correct, Ms. Mehlert?

20 MS. MEHLERT: Correct.

21 ZC CHAIR HOOD: Okay. So now you want to
22 call the first case on the hearing action, and then
23 we can go from there.

24 (Whereupon, the above-entitled matter went
25 off the record at 9:48 a.m.)

1	4	A	
103.13 6:13	4-0-1 16:10	a.m. 4:2 16:25	4:21
1124 9:2	405(b) 8:3	above-entitled 16:24	agree 13:24 14:16
13th 12:11 13:15 14:8,24 15:23	406 8:4	accept 10:4	ahead 9:13
15th 9:3	408.2 6:17	accepted 7:8	allowed 6:12 7:8
1876 12:15	408.3 6:17	accessing 5:6 6:21	ANC 7:19
2	408.7 6:7	acclamation 11:7	and/or 8:8
2- 8:7	409 6:15	Act 8:1,4,5	Anthony 4:7
2-575(b)(13) 8:9	48 7:11	action 8:22 16:19,22	apartment 12:14
202-727-5471 5:8 6:24	4th 12:15	add 14:14,16	apologize 9:18,23
2024 12:11 13:15	5	additional 6:10 7:7	apology 10:4
2026 4:5 9:3	575(b)(4) 8:8	address 5:20	applicant 7:23
2028 14:8,24 15:24	7	Adjustment 4:4,9 8:14 10:9,11,14, 16,21 11:1,4	applicants 12:18
21030 12:11 15:3	705.2 12:9	Administrative 8:1	Application 9:2,3 12:7,10 15:3 16:10
21030-A 12:7 16:10	73-unit 12:14	advance 6:4	approve 11:7 15:3,22,25 16:10
21378 9:4	8	adverse 7:18	approved 12:12
21396 9:2	811 12:15	advice 8:7	assisting 4:8
24 6:22 7:4	812 12:16	advised 4:23 5:12	audio 5:24
3	9	affected 7:19	aye 15:12
3567 12:15	9:31 4:2	affirmation 6:6	B
3rd 4:5	9:48 16:25	agenda 8:25	back 8:25 11:13 13:20
		agendas	background 6:1
			basically 6:17

begin 5:10	chair 4:3 7:15 9:8,14,15 10:8, 10,13,15,17,19,20,21, 23,24,25 11:3,13,15 12:2,17,20 13:1,5,21, 22,23 14:11,18 15:1,11, 13,19,25 16:2,3,4,8,14, 17,18,21	completed 6:6	determined 7:9
behalf 4:17 9:18,23	Chairman 4:7 8:24 11:16 13:24 15:22 16:7,11	conclusion 7:1,5,12	differs 7:20
bit 15:14 16:15	Chairperson 15:24	Congratulations 11:10	difficulties 6:20
Board 4:4,9,12,13,14 7:9,10, 22,23 8:4,14 10:9,10, 13,16,19,21,25 11:3 14:24 16:5,11	challenges 14:2	consistent 8:4	difficulty 5:6
Board's 7:12,20 12:6	change 9:20	constraints 6:15	Director 9:25
bring 11:18	chorus 15:12	consultation 7:14	discrepancy 14:4
bringing 14:12	Church 9:5	continue 10:1,3 13:17,18	discuss 12:22
building 12:13	circuit 9:12	correct 4:15 16:19,20	discussed 15:8
business 9:9 11:18	clarify 14:3	counsel 8:18 15:15	discussion 12:24
BZA 8:14 9:14,15,20 10:23 11:15 12:17 13:1,22 14:11,18 15:11,19,25 16:2,17	close 10:18 11:2	court 4:24	District 4:17 7:25 10:3
<hr/> C <hr/>	closed 8:5,11	create 12:13	documents 6:10
call 5:7 6:4,23 8:12 12:6,18 15:16,18,20,21 16:22	Code 8:7,9	<hr/> D <hr/>	<hr/> E <hr/>
call-in 5:7,9 6:21,25	cold 11:25	D.C. 4:8 8:7,9	earlier 7:11
called 9:7	colleague 12:1	date 4:5 14:5,6,13,20,23	Eat 12:8 15:3
capacity 11:12	colleagues 9:10,23	dates 14:8	economic 14:1
captioned 15:4	Columbia 4:17 7:25 10:4	day 11:22	effective 14:6
case 7:1 8:2,6,7,8,11 9:7 11:19 12:7,20,21 13:4, 6,8 14:9 15:7 16:13,22	comments 13:3,20 14:13	decision 5:10 7:10,13,17,20	election 9:14
cases 9:22	Commission 4:8 9:19	declare 9:16	emergency 8:11
	Commissioners 13:3	delayed 9:22 14:2	enlargement 12:12
		deliberate 8:8	enter 6:8 8:5 14:19
		Demare 8:18	entering 12:5
		determine 7:15	evidence 6:8

exceptions 6:14	give 13:18	6:22 7:5,11	
excited 11:20	Goldstein 4:14 10:12,23 12:1 13:23 14:11,23 16:3,4	house 12:14	<hr/> L <hr/>
existing 12:12	good 4:3 8:25		ladies 4:3
expeditiously 10:2	group 11:17		learning 11:22
experience 5:6 6:20	guess 11:6		leave 7:3
extend 14:22 15:6	guide 14:20		legal 8:6,17
extension 12:9,23 13:8,14,19 14:4,10,16,22 15:4,23	<hr/> H <hr/>	inconvenience 9:24 10:7	limited 5:22
<hr/> F <hr/>	handling 8:16	individual 7:1	limits 6:18
fashion 13:18	happen 4:11 9:21	instructions 5:9 6:25	Lindsjo 4:14 14:13,15 15:10 16:5,6,12
favor 6:3 15:11	head 11:25	interfering 16:16	listening 5:4,16
favours 7:22	hear 6:19 11:7,24	introduce 8:13,19	live 4:25 6:11
February 12:11 13:15 14:8,24 15:23	hearing 4:5,21 5:3,6,11,14,15, 17 6:9,15,23 7:6,12,13 8:2 16:19,22	issuance 14:5	LLC 9:2
file 7:3	held 8:2	issue 7:24	located 12:14
Finally 7:25	helping 12:2	issued 7:16 12:11 13:15	login 5:9 6:25
finished 5:24	home 5:20	issues 7:2	longer 5:25
forgotten 6:22	Hood 4:3,7 8:24 9:8 10:15,24 11:16 12:20 13:4,5,24 15:1,13 16:7,8,11,14, 18,21	<hr/> J <hr/>	lot 4:10 9:11
forward 4:19 11:16	Hood's 15:22	Joining 4:12	Lots 12:15
fresh 9:11	hope 11:21	July 9:3	<hr/> M <hr/>
full 7:15,17,19 13:25	hotline 5:8 6:23	jump 13:23	Madam 13:21 15:1
<hr/> G <hr/>	hours	June 4:5	made 9:24 16:11
gentlemen 4:4		<hr/> K <hr/>	make 7:10 10:2 14:21 15:2
		kind 12:24	manipulated 6:16

matter 16:24	mute 5:24 12:25	online 6:9	person 7:20
matters 8:23 9:6	muted 5:5,16	OP 13:25	personally 9:22
Mckendree-simms- brookland 9:4	<hr/> N <hr/>	open 8:2 10:8	persons 5:17 6:2
meeting 4:21 5:10,13 7:11,13 8:6,12 12:2,6,21	names 4:15	operate 13:18	perspective 13:9
Mehlert 8:15,21,24 9:9 12:4,5 14:19,21 15:17,21 16:1, 3,5,7,9,19,20	needed 7:19 8:20 13:19 15:5	operations 8:16	picking 5:25
Melissa 4:14	noise 6:1	opportunity 11:17	place 9:10
Member 4:13,14 10:12,22 14:15 15:10 16:5,6,12	nominate 10:12,22	opposition 6:3 11:5	planned 7:4
members 4:10,12	nomination 10:10	oral 5:21,22	planning 6:2
mentioned 14:23	nominations 10:8,16,20,25 11:3,6	order 4:6 6:13 7:16,17,19,24 9:9 11:18 12:10 13:14 14:5,7	Planning's 7:21
merits 13:6,7	Northeast 12:15	orders 7:22	point 14:12
messed 4:15	note 9:1 14:3	OZ 5:8 6:23	points 5:23
Methodist 9:5	noted 9:6	<hr/> P <hr/>	potential 14:4
Michelle 4:13 10:12,19	notice 8:10	P-R-O-C-E-E-D-I-N-G-S 4:1	Pourciau 4:13 10:13,19,22 11:15 12:17,21 13:1,22 14:11, 18 15:11,17,19,24,25 16:2,15,17
microphone 5:25	number 5:8 6:23 8:17	part 6:11	preliminary 8:23 9:6
mixed 14:8	<hr/> O <hr/>	participants 6:6	present 12:19
morning 4:3	oath 6:6	participate 5:18	presentation 5:22 12:3
Morse 9:2	objections 11:8,9	parties 7:8	presentations 5:22
motion 14:22 15:2,8,22 16:11	office 4:22 5:2 7:14,21 8:17 9:18,25 11:10	party 7:18	presented 6:11
move 10:1 15:2,5 16:13	officers 8:14 9:10	patience 10:6 11:14	previous 14:5,7
multi-family 12:13	Official 8:7,9	patient 11:21	prior 6:22
	officially 14:19	Paul 4:13 8:15 10:23	procedure 6:13 8:5

procedures 8:1 11:23	request 7:3,23 12:8,23 13:10 14:4,10 15:23	14:1	13:25 14:16
proceeding 4:23	requested 13:8 15:6	sign 6:22,24	supporting 6:10
process 11:22	Requests 6:8	signed 5:17 6:4	supportive 14:10
project 12:11 14:2	required 6:7 7:17	signing 6:5	sworn 11:11
promise 9:24	requires 8:1	simply 6:18	<hr/> T <hr/>
providing 5:21 8:10	rescheduled 9:3	sincerest 10:4	taking 8:12
public 4:5 5:13 7:5 8:2,3,10,11	residential 12:13	sound 5:25	talk 4:19
purposes 8:6	respond 7:9 15:22	speaking 5:24	talked 11:25
pursuant 6:12,14,16 8:3,7,8 12:8	RF-1 12:14	special 6:14	technical 7:2
put 9:10	role 11:13,21	Square 12:15	telephone 5:5,7,16 6:21
<hr/> R <hr/>	roll 8:12 15:16,17,20	staff 10:1 16:9	testify 5:18 6:2,5,24 7:2
raspy 11:25	rules 8:5 11:23	start 13:2,4	testimony 5:13,14,21 6:10,12,16 7:4,5,7
ready 12:19	<hr/> S <hr/>	started 13:7	thing 9:8
reasonable 7:8	seconded 16:11	state 5:20	things 4:11 13:7 15:2
recall 13:13	secretary 8:15	stay 6:18	three- 12:12
receive 5:8 6:24	Section 12:9	step 14:20	time 5:19 6:8,15,18 7:9 8:20 12:23 13:8,19 14:22 15:4,5,6,23
recommendation 7:21	Sections 6:17	stepping 12:1	today 4:8,12 5:9 9:1 12:2
recommends 13:25	seeking 8:6	story 12:13	today's 4:5,21 5:3,15
record 7:4 13:24 16:9,25	serve 11:12	Street 12:15	told 15:15
recorded 4:24 15:4	session 5:11,14,15 7:11,13 12:6	Subtitle 6:7,13,15,16 12:9	turn 8:22 11:13 13:20
report 13:25	sessions 5:10,13	sufficient 15:7	two-year 12:9
reporter 4:24	showing	summary 5:23 7:16,22	
		support	

U	
unable 7:2	warrants 13:17
undeclared 6:3	webcast 4:24
United 9:4	Webex 4:25 5:5,7,9,16 6:21,25
unmuted 5:18	website 4:22 5:1,2
V	withdrawn 9:5
vacant 9:16,17	Wong 8:18
valid 14:1	work 4:16 10:3 13:10,16
validity 12:10 14:23	working 4:19 11:17
variances 6:14	written 6:9 7:3,7
version 7:3	Y
vice 9:14 10:20,21,23,25 11:3 13:23 16:3,4	Young 8:15
video 4:25 5:1 6:11	Youtube 4:25
virtual 6:9 8:16 15:15	Z
voice 11:24	ZC 4:3 9:8 10:15,24 12:20 13:5 15:1,13 16:8,14, 18,21
vote 8:12 15:18,20 16:9	zone 12:14
votes 15:16	zoning 4:4,8,9 7:14 8:14,17 9:19,25 10:9,10,13,16, 21,25 11:3 13:9
W	Zoning's 4:22 5:2
waiver 13:12	
wanted 9:1	
warranted 12:24 13:11	