

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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BOARD OF ZONING ADJUSTMENT

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REGULAR PUBLIC MEETING

+ + + + +

WEDNESDAY

JULY 15, 2026

+ + + + +

The Regular Public Meeting of the District of Columbia Board of Zoning Adjustment convened via Video/Teleconference, pursuant to notice at 11:04 a.m. EDT, Michelle Pourciau, Chairperson, presiding.

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

MICHELLE POURCIAU, Chairperson
MELISSA LINDSJO, NCPC Designee

ZONING COMMISSION MEMBERS PRESENT:

GWEN WRIGHT, District Resident Appointee

OFFICE OF ZONING STAFF PRESENT:

KEARA MEHLERT, Secretary
MICHAEL SAKINEJAD, Zoning Data Coordinator

OFFICE OF ZONING ATTORNEY ADVISORS PRESENT:

SARAH BAJAJ, ESQ.
JORDANE WONG, ESQ.

The transcript constitutes the minutes from the Regular Public Meeting held on July 15, 2026.

1	A-G-E-N-D-A	
2	Application No. 21430 of 1365 Perry, LLC	9
3	Application No. 21450 of Francisco Correa	9
4	and Rosilene Ribeiro	
5	Application No. 21483 of Three Three One	9
6	One, LLC and Maria C. Van Den Bussche	
7	Application No. 21469 of Julie Chon and	13
8	Cyril Doussau de Bazignan	
9	Application No. 21472 of Janice Bashford &	17
10	Darryl Maxwell	
11	Application No. 21479 of Cheryl A. O'Neill	18
12	and Matthew J. Bell	
13	Adjourn	
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

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

(11:04 a.m.)

CHAIRPERSON POURCIAU: Welcome,
Commissioners and board members. We're so happy we
have a quorum today and so with that, I will open
the meeting. Good morning, ladies and gentlemen.
The Board of Zoning Adjustment's July 15th, 2026,
public hearing will please come to order.

My name is Michelle Pourciau, chair of the
District of Columbia Board of Zoning Adjustment.
Joining me today are Board Members Melissa Lindsjo
and, from the Zoning Commission, Commissioner Gwen
Wright.

On July 14th, 2026, the board entered into
a closed meeting session for the purpose of
obtaining legal advice from counsel. This closed
meeting was voted upon previously in a public
setting to be held for the purpose of obtaining
legal advice from our counsel and deliberate, but
not vote, on contested cases on today's agenda.
While discussions were held, there were no decisions
made.

Today's meeting and hearing agendas are
available on the Office of Zoning's website. Please
be advised that this proceeding is being recorded by

1 a court reporter and is also webcast live via Webex
2 and YouTube Live. The video of the webcast will be
3 available on the Office of Zoning's website after
4 today's hearing. Accordingly, everyone who is
5 listening on Webex or by telephone will be muted
6 during the hearing. If you experience difficulty
7 accessing Webex or with your telephone call in, then
8 please call our Office of Zoning hotline number at
9 202-727-5471 to receive Webex login or call-in
10 instructions.

11 Today, we will begin our virtual public
12 meeting decision meeting session, followed by our
13 virtual public hearing session. Please be advised
14 that we do not take any public testimony at our
15 meeting session. Public testimony will be taken
16 during the hearing session. In today's hearing
17 session, everyone who is listening on Webex or by
18 telephone will be muted during the hearing, and only
19 persons who have signed up to participate or testify
20 will be unmuted at the appropriate time. Please
21 state your name and home address before providing
22 oral testimony on your presentation. Oral
23 presentations should be limited to a summary of your
24 most important points. When you are finished
25 speaking, please mute your audio so that your

1 microphone is no longer picking up sound or
2 background noise. All persons planning to testify,
3 either in favor or in opposition, should have signed
4 up in advance. They will be called by name to
5 testify. By signing up to testify, all participants
6 completed the oath or affirmation as required by
7 Subtitle Y, § 408.7.

8 Requests to enter evidence at the time of
9 an online virtual hearing, such as written testimony
10 or additional supporting documents, other than live
11 video which may not be presented as part of the
12 testimony, may be allowed pursuant to Title Y, §
13 103.13. The order of procedure for special
14 exceptions and variances is pursuant to Subtitle Y,
15 § 409. Time constraints for hearing testimony shall
16 be maintained pursuant to Subtitle Y, § 408.2 and
17 408.3.

18 Once again, if you experience difficulty
19 accessing WebEx or with your telephone call in, or
20 if you have forgotten to sign up 24 hours prior to
21 this hearing, then please call the Office of Zoning
22 hotline number at 202-727-5471 to sign up to testify
23 and to receive Webex login or call-in instructions.

24 At the conclusion of each case, an
25 individual who was unable to testify because of

1 technical issues may file a request for leave to
2 file a written version of the planned testimony to
3 the record within 24 hours following the conclusion
4 of public testimony in the hearing. If additional
5 written testimony is accepted, then parties will be
6 allowed a reasonable time to respond as determined
7 by the Board. The Board will then make its decision
8 at its next meeting session, but no earlier than 48
9 hours after the hearing.

10 At the conclusion of the Board's decision
11 meeting session or hearing session, the Office of
12 Zoning, in consultation with the Chair, will
13 determine whether a full or summary order may be
14 issued. A full order is required when the decision
15 it contains is adverse to a party, including an
16 affected ANC. A full order may also be needed if
17 the Board's decision differs from the Office of
18 Planning's recommendation. Although the Board
19 favors the use of summary orders whenever possible,
20 an applicant may not request the Board to issue such
21 an order.

22 Finally, the District of Columbia
23 Administrative Procedures Act requires that the
24 public hearing on each case be held in the open
25 before the public. However, pursuant to § 405(B)

1 and 406 of that act, the Board may, consistent with
2 its rules of procedure and the Act, enter into a
3 closed meeting on a case of purposes of seeking
4 legal counsel on a case pursuant to DC Official Code
5 § 2-575(B) for and/or deliberating on a case
6 pursuant to DC Official Code § 2-575(B)(13), but
7 only after providing the necessary public notice
8 and, in the case of an emergency closed meeting,
9 after taking a roll call vote.

10 The next item on our agenda is a vote for
11 the Board to hold a closed meeting on July 21st,
12 2026 at 2:00 p.m. This session is being held in
13 order for the Board to receive legal advice from its
14 counsel regarding the cases noted on the agenda for
15 the July 2nd, 2026 meeting, and to preserve the
16 attorney-client privilege between the Board and its
17 attorney, pursuant to DC Official Code § 2-
18 575(B)(4)(A), and to deliberate, but not vote, on
19 the contested cases, pursuant to DC Official Code §
20 2-575(B)(13). I will ask the secretary to provide
21 the list of cases on the agenda.

22 MS. MEHLERT: The cases scheduled for next
23 week on July 22nd are 21461 of Mary Barber and Kann
24 Von, Appeal No. 21314 of the Burleith Citizens
25 Association, 20716A of A Street Development LLC,

1 21453 of 2222 Q Street Owner LLC, 21509 of Roman
2 Catholic Archbishop of Washington, 21459 of
3 Alexandra and Ahmed Mady, 21460 of Katie Delzell,
4 21462 of Thomas Jefferson Real Estate, LLC and
5 Emerald Wings, 21463 of Adam Finkel and Megan Crowe,
6 21465 of Jesse and Kristen Connell, and 21404 of 512
7 Taylor, LLC.

8 CHAIRPERSON POURCIAU: Thank you, Secretary
9 Mehlert. I will now make a motion to enter into
10 closed session on July 21st, 2026 at 2:00 p.m. Is
11 there a second?

12 MEMBER LINDSJO: Second.

13 COMMISSIONER WRIGHT: I second that.

14 CHAIRPERSON POURCIAU: The motion has been
15 seconded. Will the Secretary now please take a roll
16 call vote?

17 MS. MEHLERT: Please respond to the Chair's
18 motion to hold a closed meeting with legal counsel
19 on July 21st at 2:00 p.m. Chair Pourciau?

20 CHAIRPERSON POURCIAU: Yes.

21 MS. MEHLERT: Board Member Lindsjo?

22 MEMBER LINDSJO: Yes.

23 MS. MEHLERT: Commissioner Wright?

24 COMMISSIONER WRIGHT: Yes.

25 MS. MEHLERT: Staff would record the vote

1 as three to zero to two to approve the motion made
2 by Chair Pourciau and seconded by Board Member
3 Lindsjo.

4 CHAIRPERSON POURCIAU: Thank you. The
5 motion passes. The Board will meet in a closed
6 session at 2:00 p.m. On July 21st, 2026. Madam
7 Secretary, do you have any preliminary matters?

8 MS. MEHLERT: Yes, just want to note for
9 today's agenda, Application No. 21442 of Keyline
10 Homes, LLC has been removed from today's hearing
11 schedule and will be rescheduled for a future date.

12 Also, as the Chair noted earlier, Application
13 Numbers 21430 of 1365 Perry, LLC and 21450 of
14 Francisco Correa and Rosilene Ribeiro have been
15 administratively rescheduled to next week, July
16 22nd. Any other preliminary matters will be noted
17 when the case is called.

18 CHAIRPERSON POURCIAU: Thank you so much.
19 And with that, we will begin our first case, an
20 advanced party status, No. 21483. Madam Secretary,
21 would you please introduce the case into the record?

22 MS. MEHLERT: Yes. The Board's first case
23 in the meeting session is application No. 21483 of
24 Three Three One One, LLC and Maria C. Van Den
25 Bussche. This is a self-certified application

1 pursuant to Subtitle X, § 901.2 for a special
2 exception under Subtitle D, § 207.5 to allow the
3 rear wall of an attached building to extend farther
4 than 10 feet beyond the farthest rear wall of any
5 adjoining principal residential building on any
6 adjacent property. This is for a two-story rear
7 addition to an existing attached principal dwelling.

8 It's located in the R-3/GT zone at 3311 P Street
9 Northwest, Square 1254, Lot 836.

10 Before the Board today is an advanced party
11 status request in opposition from Gregory Doolan,
12 Elizabeth Evans, Matthew Tyler, and Grace Bateman,
13 and I will also note that the public hearing for
14 this case is currently scheduled for September 16th.

15 CHAIRPERSON POURCIAU: Thank you. I
16 reviewed the record on this one, and it seems that
17 within the last couple of weeks, Exhibit 22 was
18 added to the file that gives a lot of detail about
19 each of the party members, as well as the
20 representative of the party, Attorney Ferster. And
21 I see two of the four party members are adjacent
22 residents, Ms. Bateman -- no, Mr. Tyler and Ms.
23 Evans, one located to the east of the property and
24 the other to the west, and it appears the other two
25 are adjacent to the property on the adjacent street.

1 Is there any discussion by the Board on this
2 request?

3 COMMISSIONER WRIGHT: No, only I think it's
4 appropriate to approve the request for party status.

5 One clarification that I want to make sure I
6 understand is, is the request for party status for
7 an organized group called the 3311 P 200-Footers, or
8 is it for each of the four individual property
9 owners?

10 CHAIRPERSON POURCIAU: I see that Attorney
11 Ferster is here. Can you --

12 COMMISSIONER WRIGHT: Hi, Andrea.

13 CHAIRPERSON POURCIAU: Could you --

14 MS. FERSTER: Morning.

15 CHAIRPERSON POURCIAU: Respond to that
16 question? Good morning.

17 MS. FERSTER: Yes.

18 CHAIRPERSON POURCIAU: And I should have
19 said this earlier, but please excuse the delay of
20 the Board for kind of unforeseen matters as well as
21 civic duty. And I'm so glad that we were able to
22 have a quorum and to convene here. So thank you for
23 waiting on us.

24 MS. FERSTER: Great. Thank you. Each of
25 the individuals are requesting party status.

1 They're grouping themselves under the name the 3311
2 200-Footers because they will be presenting an
3 organized case. So, they will not be presenting
4 individually, and they're only requesting one hour
5 for their collective case. It's just a way to, you
6 know, show that they are in alignment and for
7 purposes of making sure that the hearing is
8 efficient and not duplicative.

9 COMMISSIONER WRIGHT: Okay, thank you.
10 With that information, I'm glad to move that we
11 accept the application for party status for the four
12 individuals mentioned, Gregory Doolan, Elizabeth
13 Evans, Matthew Tyler, and Grace Bateman. And this
14 is Application No. 21483 of Three Three One One,
15 LLC. And I ask for a second.

16 MEMBER LINDSJO: I second that motion.

17 CHAIRPERSON POURCIAU: Madam Secretary,
18 would you please call the vote?

19 MS. MEHLERT: Please respond to
20 Commissioner Wright's motion to grant party status
21 to the four individuals. Chair Pourciau?

22 CHAIRPERSON POURCIAU: Yes.

23 MS. MEHLERT: Board Member Lindsjo?

24 MEMBER LINDSJO: Yes.

25 MS. MEHLERT: Commissioner Wright?

1 COMMISSIONER WRIGHT: Yes.

2 MS. MEHLERT: Staff would record the vote
3 as three to zero to two to approve party status in
4 opposition on the motion made by Commissioner Wright
5 and seconded by Board Member Lindsjo.

6 CHAIRPERSON POURCIAU: Very good. We now
7 have three expedited review cases. Madam Secretary,
8 would you introduce the first case, number 21469?

9 MS. MEHLERT: Yes. Next is Application No.
10 21469 of Julie Chon and Cyril Doussau de Bazignan.
11 This is a self-certified application pursuant to
12 Subtitle X, § 901.2 for special exceptions under
13 Subtitle D, § 5201, from the lot occupancy
14 requirements of Subtitle D, § 210.1, and the
15 pervious surface requirements of Subtitle D, §
16 211.1. This is for a one-story side addition to an
17 existing row principal dwelling. It's located in
18 the R-3/GT zone at 1409 30th Street Northwest,
19 Square 1258, Lot 823.

20 CHAIRPERSON POURCIAU: It appears that this
21 case is requested for expedited review. We have
22 received comments from the Office of Planning, which
23 initially had questions, but based on a further
24 submission by the applicant, the Office of Planning
25 has issued a report in support. We did not receive

1 comments from DDOT, and the ANC submitted a report
2 in support. We did have some questions about the
3 lot itself. The applicant says that it is an
4 application for a row home, but then it is also
5 referred to a semi-detached home. Could we bring --
6 is the Office of Planning here? Let's see.

7 MS. MEHLERT: Since this is a meeting
8 agenda item, we don't typically --

9 CHAIRPERSON POURCIAU: We don't call them
10 in.

11 MS. MEHLERT: -- call them in.

12 CHAIRPERSON POURCIAU: Okay. I think
13 without knowing that, everything on the application
14 seems to indicate that the applicant applied as a
15 row home and therefore the provisions set forth in a
16 row home would support what was requested. Are
17 there any questions or concerns or items that board
18 members would like to discuss on this application?

19 COMMISSIONER WRIGHT: No, I think the
20 application is pretty straightforward. The one
21 thing I would say is it's a little concerning to me
22 that if there had been issues or concerns by the
23 Office of Planning about the impervious surface, and
24 those were only answered shortly before this
25 hearing, and there's this, you know, a little bit of

1 a debate about the correct definition of semi-
2 detached or row home, all of those things seem to me
3 to be things that should have been caught by staff
4 ahead of time, and should have had a result of the
5 staff, you know, questioning whether this should be
6 an expedited review.

7 I mean, obviously it comes to us and we
8 can, you know, address the questions and talk about
9 them, but you know, one of the things that I think
10 is important both for the staff of the BZA, but also
11 for the legal staff, is to make sure that
12 applications we receive are complete and that there
13 are no sort of outstanding procedural questions. I
14 feel like a lot of that is left to the Board, but I
15 really think a lot of that should be handled before
16 it ever gets to the Board and that there should be a
17 discussion between the Office of Planning, the BZA
18 staff, the BZA legal staff about some of these
19 topics, you know, that are not really honestly
20 judgment calls. They're more technical kinds of
21 issues. So again, I think this is fine. I think
22 that we want applicants and staff to maybe be a
23 little more diligent about working out these issues
24 ahead of time, but I have no problem with the actual
25 application.

1 CHAIRPERSON POURCIAU: Thank you,
2 Commissioner Wright. Ms. Lindsjo, do you have
3 anything to add?

4 MEMBER LINDSJO: No, not at this time.
5 Thank you.

6 CHAIRPERSON POURCIAU: And so with all that
7 said, I think I would like to move that we approve
8 this application, Case No. 21469, as captioned and
9 read by the secretary. And I'd like to ask for a
10 second.

11 MEMBER LINDSJO: I second that.

12 CHAIRPERSON POURCIAU: Thank you. Madam
13 Secretary, would you please call the vote?

14 MS. MEHLERT: Please respond to the Chair's
15 motion to approve the application. Chair Pourciau?

16 CHAIRPERSON POURCIAU: Yes.

17 MS. MEHLERT: Board Member Lindsjo?

18 MEMBER LINDSJO: Yes.

19 MS. MEHLERT: Commissioner Wright?

20 COMMISSIONER WRIGHT: Yes.

21 MS. MEHLERT: Staff would record the vote
22 as three to zero to two to approve Application No.
23 21469 on the motion made by Chair Pourciau and
24 seconded by Board Member Lindsjo.

25 CHAIRPERSON POURCIAU: And thank you for

1 those comments, Commissioner Wright. It does put a
2 burden on us with late submissions and inconsistent
3 information, so appreciate that. We'll call our
4 next expedited review case, number 21472.

5 MS. MEHLERT: Yes, next is Application No.
6 21472 of Janice Bashford and Darryl Maxwell. This
7 is an application pursuant to Subtitle X, § 901.2,
8 for a special exception under Subtitle D, § 5201,
9 and the rear yard requirements of Subtitle D, §
10 207.1. This is for a one-story rear deck addition
11 to an existing two-story, semi-detached principal
12 dwelling. It's located in the R-2 zone at 5722 3rd
13 Street Northwest, Square 3292, Lot 71.

14 CHAIRPERSON POURCIAU: Thank you. I see
15 that we have support from Office of Planning,
16 District Department of Transportation, and the
17 Advisory Neighborhood Commission. There is also a
18 letter of support in the file. It seems to be a
19 pretty straightforward application, looks like a
20 deck. Is there any discussion from the Board on
21 this application? No, I see none from commissioner
22 or other board member.

23 So with that, I'd like to make a motion
24 that we approve the application for case No. 21472
25 as captioned and read by the secretary, and ask for

1 a second.

2 MEMBER LINDSJO: I second that motion.

3 MS. MEHLERT: Please respond to the Chair's
4 motion to approve the application. Chair Pourciau?

5 CHAIRPERSON POURCIAU: Yes.

6 MS. MEHLERT: Board Member Lindsjo?

7 MEMBER LINDSJO: Yes.

8 MS. MEHLERT: Commissioner Wright?

9 COMMISSIONER WRIGHT: Yes.

10 MS. MEHLERT: Staff will record the vote as
11 three to zero to two to approve Application No.
12 21472 on the motion made by Chair Pourciau and
13 seconded by Board Member Lindsjo.

14 CHAIRPERSON POURCIAU: And we'll hear the
15 last case of the public meeting, an expedited review
16 for Case No. 21479.

17 MS. MEHLERT: This is Application No. 21479
18 of Cheryl A. O'Neill and Matthew J. Bell. This is a
19 self-certified application pursuant to Subtitle X, §
20 901.2 for special exceptions under Subtitle D, §
21 5201 from the rear yard requirements of Subtitle D,
22 § 207.1 and the lot occupancy requirements of
23 Subtitle D, § 210.1. This is for a one-story rear
24 addition to an existing two-story semi-detached
25 principal dwelling. It's located in the R-1B zone

1 at 3619 Everett Street Northwest, Square 1983, Lot
2 32.

3 CHAIRPERSON POURCIAU: I think this one
4 also looks pretty straightforward. Unfortunately, I
5 didn't make my notes about OP, DDOT and ANC. Can
6 someone help me with the record on that?

7 COMMISSIONER WRIGHT: I don't think there's
8 any opposition.

9 CHAIRPERSON POURCIAU: Okay.

10 MEMBER LINDSJO: No, it was -- OP is in
11 support of approval, and the ANC was unanimous in
12 support.

13 CHAIRPERSON POURCIAU: Excellent. Thank
14 you both. And so, with hearing that, would someone
15 like to make a motion on this one?

16 COMMISSIONER WRIGHT: I did want to
17 disclose just briefly that I do know one of the
18 applicants in this case, Matthew J. Bell, but I have
19 no economic or financial dealings with him. I know
20 him because of his activities as an architect in the
21 District of Columbia and work he does with the
22 Congress for New Urbanism. So I just did want to
23 disclose that I do know one of the applicants.

24 CHAIRPERSON POURCIAU: Thank you for that.
25 And so with that, I'll go ahead and make the

1 motion. I move that we approve Application No.
2 21479 as captioned and read by the secretary, and
3 I'll ask for a second.

4 COMMISSIONER WRIGHT: Second.

5 CHAIRPERSON POURCIAU: Thank you. Will you
6 please call the vote, Madam Secretary?

7 MS. MEHLERT: Please respond to the Chair's
8 motion to approve the application. Chair Pourciau?

9 CHAIRPERSON POURCIAU: Yes.

10 MS. MEHLERT: Board Member Lindsjo?

11 MEMBER LINDSJO: Yes.

12 MS. MEHLERT: Commissioner Wright?

13 COMMISSIONER WRIGHT: Yes.

14 MS. MEHLERT: Staff will record the vote as
15 three to zero to two to approve Application No.
16 21479 on the motion made by Chair Pourciau and
17 seconded by Commissioner Wright.

18 CHAIRPERSON POURCIAU: Thank you so much.
19 We will now transition to our virtual public hearing
20 session.

21 (Whereupon, the above-entitled matter went
22 off the record at 11:34 a.m.)
23
24
25

1 C E R T I F I C A T E

2 This is to certify that the foregoing transcript was
3 duly recorded and accurately transcribed under my
4 direction; further, that said transcript is a true
5 and accurate record of the proceedings; and that I
6 am neither counsel for, related to, nor employed by
7 any of the parties to this action in which this
8 matter was taken; and further that I am not a
9 relative nor an employee of any of the parties nor
10 counsel employed by the parties, and I am not
11 financially or otherwise interested in the outcome
12 of the action.

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19 Evan Weatherby

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1	20716A 7:25	2222 8:1	8:6
10 10:4	210.1 13:14 18:23	22nd 7:23 9:16	5201 13:13 17:8 18:21
103.13 5:13	211.1 13:16	24 5:20 6:3	5722 17:12
11:04 3:2	21314 7:24	2:00 7:12 8:10,19 9:6	575(B)(4)(A) 7:18
11:34 20:22	21404 8:6	2nd 7:15	7
1254 10:9	21430 9:13	3	71 17:13
1258 13:19	21442 9:9	30th 13:18	8
1365 9:13	21450 9:13	32 19:2	823 13:19
1409 13:18	21453 8:1	3292 17:13	836 10:9
14th 3:14	21459 8:2	3311 10:8 11:7 12:1	9
15th 3:7	21460 8:3	3619 19:1	901.2 10:1 13:12 17:7 18:20
16th 10:14	21461 7:23	3rd 17:12	A
1983 19:1	21462 8:4	4	a.m. 3:2 20:22
2	21463 8:5	405(B) 6:25	above-entitled 20:21
2- 7:17	21465 8:6	406 7:1	accept 12:11
2-575(B) 7:5	21469 13:8,10 16:8,23	408.2 5:16	accepted 6:5
2-575(B)(13) 7:6,20	21472 17:4,6,24 18:12	408.3 5:17	accessing 4:7 5:19
200-footers 11:7 12:2	21479 18:16,17 20:2,16	408.7 5:7	act 6:23 7:1,2
202-727-5471 4:9 5:22	21483 9:20,23 12:14	409 5:15	activities 19:20
2026 3:7,14 7:12,15 8:10 9:6	21509 8:1	48 6:8	actual 15:24
207.1 17:10 18:22	21st 7:11 8:10,19 9:6	5	Adam 8:5
207.5 10:2	22 10:17	512	add 16:3

added 10:18	Alexandra 8:3	attorney-client 7:16	BZA 15:10,17,18
addition 10:7 13:16 17:10 18:24	alignment 12:6	audio 4:25	C
additional 5:10 6:4	allowed 5:12 6:6	B	call 4:7,8 5:19,21 7:9 8:16 12:18 14:9,11 16:13 17:3 20:6
address 4:21 15:8	ANC 6:16 14:1 19:5,11	background 5:2	call-in 4:9 5:23
adjacent 10:6,21,25	and/or 7:5	Barber 7:23	called 5:4 9:17 11:7
adjoining 10:5	Andrea 11:12	based 13:23	calls 15:20
Adjustment 3:10	Appeal 7:24	Bashford 17:6	captioned 16:8 17:25 20:2
Adjustment's 3:7	appears 10:24 13:20	Bateman 10:12,22 12:13	case 5:24 6:24 7:3,4,5,8 9:17,19,21,22 10:14 12:3,5 13:8,21 16:8 17:4,24 18:15,16 19:18
Administrative 6:23	applicant 6:20 13:24 14:3,14	Bazignan 13:10	cases 3:20 7:14,19,21,22 13:7
administratively 9:15	applicants 15:22 19:18,23	begin 4:11 9:19	Catholic 8:2
advance 5:4	application 9:9,12,23,25 12:11,14 13:9,11 14:4,13,18,20 15:25 16:8,15,22 17:5, 7,19,21,24 18:4,11,17, 19 20:1,8,15	Bell 18:18 19:18	caught 15:3
advanced 9:20 10:10	applications 15:12	bit 14:25	chair 3:9 6:12 8:19 9:2,12 12:21 16:15,23 18:4,12 20:8,16
adverse 6:15	applied 14:14	board 3:4,7,10,11,14 6:7,18, 20 7:1,11,13,16 8:21 9:2,5 10:10 11:1,20 12:23 13:5 14:17 15:14, 16 16:17,24 17:20,22 18:6,13 20:10	Chair's 8:17 16:14 18:3 20:7
advice 3:16,19 7:13	approval 19:11	Board's 6:10,17 9:22	CHAIRPERSON 3:3 8:8,14,20 9:4,18 10:15 11:10,13,15,18 12:17,22 13:6,20 14:9, 12 16:1,6,12,16,25 17:14 18:5,14 19:3,9, 13,24 20:5,9,18
advised 3:25 4:13	approve 9:1 11:4 13:3 16:7,15, 22 17:24 18:4,11 20:1, 8,15	briefly 19:17	Cheryl 18:18
Advisory 17:17	Archbishop 8:2	bring 14:5	Chon 13:10
affected 6:16	architect 19:20	building 10:3,5	Citizens 7:24
affirmation 5:6	Association 7:25	burden 17:2	
agenda 3:20 7:10,14,21 9:9 14:8	attached 10:3,7	Burleith 7:24	
agendas 3:23	attorney 7:17 10:20 11:10	Bussche 9:25	
ahead 15:4,24 19:25			
Ahmed 8:3			

civic 11:21	convene 11:22	deliberating 7:5	dwelling 10:7 13:17 17:12 18:25
clarification 11:5	Correa 9:14	Delzell 8:3	E
closed 3:15,16 7:3,8,11 8:10, 18 9:5	correct 15:1	Den 9:24	earlier 6:8 9:12 11:19
Code 7:4,6,17,19	counsel 3:16,19 7:4,14 8:18	Department 17:16	east 10:23
collective 12:5	couple 10:17	detached 15:2	economic 19:19
Columbia 3:10 6:22 19:21	court 4:1	detail 10:18	efficient 12:8
comments 13:22 14:1 17:1	Crowe 8:5	determine 6:13	Elizabeth 10:12 12:12
Commission 3:12 17:17	Cyril 13:10	determined 6:6	Emerald 8:5
commissioner 3:12 8:13,23,24 11:3,12 12:9,20,25 13:1,4 14:19 16:2,19,20 17:1,21 18:8,9 19:7,16 20:4,12, 13,17	D	Development 7:25	emergency 7:8
Commissioners 3:4	Darryl 17:6	differs 6:17	enter 5:8 7:2 8:9
complete 15:12	date 9:11	difficulty 4:6 5:18	entered 3:14
completed 5:6	DC 7:4,6,17,19	diligent 15:23	Estate 8:4
concerns 14:17,22	DDOT 14:1 19:5	disclose 19:17,23	Evans 10:12,23 12:13
conclusion 5:24 6:3,10	de 13:10	discuss 14:18	Everett 19:1
Congress 19:22	dealings 19:19	discussion 11:1 15:17 17:20	evidence 5:8
Connell 8:6	debate 15:1	discussions 3:21	Excellent 19:13
consistent 7:1	decision 4:12 6:7,10,14,17	District 3:10 6:22 17:16 19:21	exception 10:2 17:8
constraints 5:15	decisions 3:21	documents 5:10	exceptions 5:14 13:12 18:20
consultation 6:12	deck 17:10,20	Doolan 10:11 12:12	excuse 11:19
contested 3:20 7:19	definition 15:1	Doussau 13:10	Exhibit 10:17
	delay 11:19	duplicative 12:8	existing 10:7 13:17 17:11 18:24
	deliberate 3:19 7:18	duty 11:21	expedited 13:7,21 15:6 17:4 18:15

experience 4:6 5:18	glad 11:21 12:10	hours 5:20 6:3,9	Joining 3:11
extend 10:3	good 3:6 11:16 13:6	I	judgment 15:20
F	Grace 10:12 12:13	impervious 14:23	Julie 13:10
farther 10:3	grant 12:20	important 4:24 15:10	July 3:7,14 7:11,15,23 8:10, 19 9:6,15
farthest 10:4	Great 11:24	including 6:15	K
favor 5:3	Gregory 10:11 12:12	inconsistent 17:2	Kann 7:23
favors 6:19	group 11:7	individual 5:25 11:8	Katie 8:3
feel 15:14	grouping 12:1	individually 12:4	Keyline 9:9
feet 10:4	Gwen 3:12	individuals 11:25 12:12,21	kind 11:20
Ferster 10:20 11:11,14,17,24	H	information 12:10 17:3	kinds 15:20
file 6:1,2 10:18 17:18	handled 15:15	initially 13:23	knowing 14:13
Finally 6:22	happy 3:4	instructions 4:10 5:23	Kristen 8:6
financial 19:19	hear 18:14	introduce 9:21 13:8	L
fine 15:21	hearing 3:8,23 4:4,6,13,16,18 5:9,15,21 6:4,9,11,24 9:10 10:13 12:7 14:25 19:14 20:19	issue 6:20	ladies 3:6
finished 4:24		issued 6:14 13:25	late 17:2
Finkel 8:5	held 3:18,21 6:24 7:12	issues 6:1 14:22 15:21,23	leave 6:1
forgotten 5:20	hold 7:11 8:18	item 7:10 14:8	left 15:14
Francisco 9:14	home 4:21 14:4,5,15,16 15:2	items 14:17	legal 3:16,19 7:4,13 8:18 15:11,18
full 6:13,14,16	Homes 9:10	J	letter 17:18
future 9:11	honestly 15:19	Janice 17:6	limited 4:23
G	hotline 4:8 5:22	Jefferson 8:4	Lindsjo 3:11 8:12,21,22 9:3
gentlemen 3:6	hour 12:4	Jesse 8:6	

12:16,23,24 13:5 16:2, 4,11,17,18,24 18:2,6,7, 13 19:10 20:10,11	matters 9:7,16 11:20	muted 4:5,18	OP 19:5,10
list 7:21	Matthew 10:12 12:13 18:18 19:18	N	open 3:5 6:24
listening 4:5,17	Maxwell 17:6	needed 6:16	opposition 5:3 10:11 13:4 19:8
live 4:1,2 5:10	meet 9:5	Neighborhood 17:17	oral 4:22
LLC 7:25 8:1,4,7 9:10,13,24 12:15	meeting 3:6,15,17,23 4:12,15 6:8,11 7:3,8,11,15 8:18 9:23 14:7 18:15	noise 5:2	order 3:8 5:13 6:13,14,16,21 7:13
located 10:8,23 13:17 17:12 18:25	Megan 8:5	Northwest 10:9 13:18 17:13 19:1	orders 6:19
login 4:9 5:23	Mehlert 7:22 8:9,17,21,23,25 9:8,22 12:19,23,25 13:2,9 14:7,11 16:14, 17,19,21 17:5 18:3,6,8, 10,17 20:7,10,12,14	note 9:8 10:13	organized 11:7 12:3
longer 5:1	Melissa 3:11	noted 7:14 9:12,16	outstanding 15:13
lot 10:9,18 13:13,19 14:3 15:14,15 17:13 18:22 19:1	member 8:12,21,22 9:2 12:16, 23,24 13:5 16:4,11,17, 18,24 17:22 18:2,6,7,13 19:10 20:10,11	notes 19:5	Owner 8:1
M	Melissa 3:11	notice 7:7	owners 11:9
Madam 9:6,20 12:17 13:7 16:12 20:6	members 3:4,11 10:19,21 14:18	number 4:8 5:22 13:8 17:4	P
made 3:22 9:1 13:4 16:23 18:12 20:16	mentioned 12:12	Numbers 9:13	P-R-O-C-E-E-D-I-N-G-S 3:1
Mady 8:3	Michelle 3:9	O	p.m. 7:12 8:10,19 9:6
maintained 5:16	microphone 5:1	O'NEILL 18:18	part 5:11
make 6:7 8:9 11:5 15:11 17:23 19:5,15,25	morning 3:6 11:14,16	oath 5:6	participants 5:5
making 12:7	motion 8:9,14,18 9:1,5 12:16, 20 13:4 16:15,23 17:23 18:2,4,12 19:15 20:1,8, 16	obtaining 3:16,18	participate 4:19
Maria 9:24	Mute 4:25	occupancy 13:13 18:22	parties 6:5
Mary 7:23	move 12:10 16:7 20:1	Office 3:24 4:3,8 5:21 6:11,17 13:22,24 14:6,23 15:17 17:15	party 6:15 9:20 10:10,19,20, 21 11:4,6,25 12:11,20 13:3
matter 20:21	mute 4:25	Official 7:4,6,17,19	passes 9:5
		one-story 13:16 17:10 18:23	Perry 9:13
		online 5:9	persons 4:19 5:2

pervious 13:15	procedural 15:13	R-2 17:12	5:6 6:14
picking 5:1	procedure 5:13 7:2	R-3/GT 10:8 13:18	requirements 13:14,15 17:9 18:21,22
planned 6:2	Procedures 6:23	read 16:9 17:25 20:2	requires 6:23
planning 5:2 13:22,24 14:6,23 15:17 17:15	proceeding 3:25	Real 8:4	rescheduled 9:11,15
Planning's 6:18	property 10:6,23,25 11:8	rear 10:3,4,6 17:9,10 18:21, 23	residential 10:5
points 4:24	provide 7:20	reasonable 6:6	residents 10:22
Pourciau 3:3,9 8:8,14,19,20 9:2, 4,18 10:15 11:10,13,15, 18 12:17,21,22 13:6,20 14:9,12 16:1,6,12,15, 16,23,25 17:14 18:4,5, 12,14 19:3,9,13,24 20:5,8,9,16,18	providing 4:21 7:7	receive 4:9 5:23 7:13 13:25 15:12	respond 6:6 8:17 11:15 12:19 16:14 18:3 20:7
preliminary 9:7,16	provisions 14:15	received 13:22	result 15:4
presentation 4:22	public 3:8,17 4:11,13,14,15 6:4,24,25 7:7 10:13 18:15 20:19	recommendation 6:18	review 13:7,21 15:6 17:4 18:15
presentations 4:23	purpose 3:15,18	record 6:3 8:25 9:21 10:16 13:2 16:21 18:10 19:6 20:14,22	reviewed 10:16
presented 5:11	purposes 7:3 12:7	recorded 3:25	Ribeiro 9:14
presenting 12:2,3	pursuant 5:12,14,16 6:25 7:4,6, 17,19 10:1 13:11 17:7 18:19	referred 14:5	roll 7:9 8:15
preserve 7:15	put 17:1	removed 9:10	Roman 8:1
pretty 14:20 17:19 19:4	Q	report 13:25 14:1	Rosilene 9:14
previously 3:17	question 11:16	reporter 4:1	S
principal 10:5,7 13:17 17:11 18:25	questioning 15:5	representative 10:20	schedule 9:11
prior 5:20	questions 13:23 14:2,17 15:8,13	request 6:1,20 10:11 11:2,4,6	scheduled 7:22 10:14
privilege 7:16	quorum 3:5 11:22	requested 13:21 14:16	seconded 8:15 9:2 13:5 16:24 18:13 20:17
problem 15:24	R	requesting 11:25 12:4	secretary 7:20 8:8,15 9:7,20 12:17 13:7 16:9,13 17:25 20:2,6
	R-1B 18:25	Requests 5:8	
		required	

seeking 7:3	state 4:21	6:2,4,5	
self-certified 9:25 13:11 18:19	status 9:20 10:11 11:4,6,25 12:11,20 13:3	thing 14:21	V
semi- 15:1	straightforward 14:20 17:19 19:4	things 15:2,3,9	Van 9:24
semi-detached 14:5 17:11 18:24	street 7:25 8:1 10:8,25 13:18 17:13 19:1	Thomas 8:4	variances 5:14
September 10:14	submission 13:24	time 4:20 5:8,15 6:6 15:4,24 16:4	version 6:2
session 3:15 4:12,13,15,16,17 6:8,11 7:12 8:10 9:6,23 20:20	submissions 17:2	Title 5:12	video 4:2 5:11
set 14:15	submitted 14:1	today 3:5,11 4:11 10:10	virtual 4:11,13 5:9 20:19
setting 3:18	Subtitle 5:7,14,16 10:1,2 13:12, 13,14,15 17:7,8,9 18:19,20,21,23	today's 3:20,23 4:4,16 9:9,10	Von 7:24
shortly 14:24	summary 4:23 6:13,19	topics 15:19	vote 3:20 7:9,10,18 8:16,25 12:18 13:2 16:13,21 18:10 20:6,14
show 12:6	support 13:25 14:2,16 17:15,18 19:11,12	transition 20:19	voted 3:17
side 13:16	supporting 5:10	Transportation 17:16	W
sign 5:20,22	surface 13:15 14:23	two-story 10:6 17:11 18:24	waiting 11:23
signed 4:19 5:3		Tyler 10:12,22 12:13	wall 10:3,4
signing 5:5	T	typically 14:8	Washington 8:2
sort 15:13	taking 7:9	U	webcast 4:1,2
sound 5:1	talk 15:8	unable 5:25	Webex 4:1,5,7,9,17 5:19,23
speaking 4:25	Taylor 8:7	unanimous 19:11	website 3:24 4:3
special 5:13 10:1 13:12 17:8 18:20	technical 6:1 15:20	understand 11:6	week 7:23 9:15
Square 10:9 13:19 17:13 19:1	telephone 4:5,7,18 5:19	unforeseen 11:20	weeks 10:17
staff 8:25 13:2 15:3,5,10,11, 18,22 16:21 18:10 20:14	testify 4:19 5:2,5,22,25	unmuted 4:20	west 10:24
	testimony 4:14,15,22 5:9,12,15	Urbanism 19:22	Wings 8:5
			work 19:21

working

15:23

Wright

3:13 8:13,23,24 11:3,12

12:9,25 13:1,4 14:19

16:2,19,20 17:1 18:8,9

19:7,16 20:4,12,13,17

Wright's

12:20

written

5:9 6:2,5

Y

yard

17:9 18:21

Youtube

4:2

Z

zone

10:8 13:18 17:12 18:25

Zoning

3:7,10,12 4:8 5:21 6:12

Zoning's

3:24 4:3