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

OCTOBER 21, 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
ROBYN JACKSON WELLS, District Resident Appointee

ZONING COMMISSION MEMBERS PRESENT:

ROBERT MILLER, Commissioner
CHRISTINE BRUINS, NPS Designee

OFFICE OF ZONING STAFF PRESENT:

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

OFFICE OF ZONING ATTORNEY ADVISORS PRESENT:

SARAH BAJAJ, ESQ.
CARISSA DEMARE, ESQ.

The transcript constitutes the minutes from the Regular Public Meeting held on October 21, 2026.

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

(9:36 a.m.)

CHAIRPERSON POURCIAU: Good morning, Board Members and Ladies and Gentlemen. The Board of Zoning Adjustment's October 21, 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 Vice Chair Paul Goldstein, Members Robyn Wells and Melissa Lindsjo. And joining us from the Zoning Commission we have Commissioner Miller, who will be with us for our first case. And for the rest of the day we have Commissioner Bruins.

On October 20, 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

a court reporter and is also webcast live via WebEx and YouTube Live. The video of the webcast will be available on the Office of Zoning's website after today's hearing.

Accordingly, everyone who is listening on WebEx or by telephone will be muted during the hearing. If you experience difficulty accessing WebEx, or with your telephone call-in, then please call our OZ Hotline Number at 202-727-5471 to receive WebEx login or call-in instructions.

Today we will begin with our virtual public meeting decision meeting session, followed by our virtual public hearing session. Please be advised that we do not take any public testimony at our meeting session. Public testimony will be taken during the hearing session.

In today's hearing session, everyone who is listening on WebEx or by telephone will be muted during the hearing, and only persons who have signed up to participate or testify will be unmuted at the appropriate time. Please state your name and home address before providing oral testimony or your presentation.

All presentations should be limited to a summary of your most important points. When you are

finished speaking, please mute your audio so that your microphone is no longer picking up sound or background noise.

All persons planning to testify, either in favor or in opposition, should have signed up in advance. They will be called by name to testify. By signing up to testify, all participants completed the oath or affirmation as required by Subtitle Y Section 408.7.

Requests to enter evidence at the time of an online virtual hearing, such as written testimony or additional supporting documents, other than live video, which may not be presented as part of testimony, may be allowed pursuant to Subtitle Y Section 103.13.

The order for procedure for special exceptions and variances is pursuant to Subtitle Y Section 409. Time constraints for hearing testimony shall be maintained pursuant to Subtitle Y Sections 408.2 and 408.3.

Once again, if you experience difficulty accessing WebEx or with your telephone call-in, or if you have forgotten to sign up 24 hours prior to this hearing, then please call our OZ Hotline Number at 202-727-5471 to sign up to testify and to receive WebEx login or call-in instructions.

At the conclusion of each case, an individual

who was unable to testify because of technical issues may file a request for leave to file a written version of the planned testimony to the record within 24 hours following the conclusion of public testimony in the hearing.

If additional written testimony is accepted, then parties will be allowed a reasonable time to respond, as determined by the Board. The Board will then make its decision at its next meeting session, but no later than 48 hours after the hearing.

At the conclusion of the Board's decision meeting session or hearing session, the Office of Zoning, on consultation with the chair, will determine whether a full summary order may be issued. A full order is required when the decision it contains is adverse to a party, including an affected ANC. A full order may also be needed if the Board's decision differs from the Office of Planning's recommendation. Although the Board favors the use of summary orders whenever possible, an applicant may not request the Board to issue such an order.

Finally, the District of Columbia Administrative Procedure Act requires that the public hearing on each case be held in the open before the public. However, pursuant to Sections 405B and 406 of

that Act, the Board may, consistent with its Rules of Procedures and the Act, enter into a closed meeting on a case for purposes of seeking legal counsel on a case pursuant to D.C. Official Code Section 2-575(b)(4) and/or deliberating on a case pursuant to D.C. Official Code Section 2-575(b)(13), but only after providing the necessary public notice and, in the case of an emergency closed meeting, after taking a roll call vote.

CHAIRPERSON POURCIAU: The next item on our agenda is to vote for the Board to hold a closed meeting on October 22, 2026, at 2:00 p.m. This session is being held in order for the Board to receive legal advice from its counsel regarding the cases noted on the agenda for the October 28, 2026, meeting, and to preserve the attorney-client privilege between the Board and its attorney pursuant to D.C. Official Code Section 2-575(b)(4)(A), and to deliberate but not vote on the contested cases pursuant to D.C. Official Code Section 2-575(b)(13).

I will ask the secretary to decide the list of cases on the agenda.

MS. MEHLERT: Good morning. Thank you, Madam Chair. The cases scheduled for October 28th's hearing, meeting and hearing, are 21496, Gallery CT, LLC; 19616-B, Thomas Jefferson Real Estate, LLC; 21504,

Robert F. Dodds, Jr.; and 21506, RO&LEX, LLC.

And then I'll also note, the Board may discuss Case 21510, Rock Creek Club, which is scheduled for the November 4th hearing.

CHAIRPERSON POURCIAU: Thank you. I would now like a motion to enter into Closed Session on October 22, 2026, at 2:00 p.m. Is there a second?

VICE CHAIRPERSON GOLDSTEIN: Second.

CHAIRPERSON POURCIAU: The motion has been seconded. Thank you, Mr. Vice Chair. Will the Secretary now please take a roll call vote.

MS. MEHLERT: Please respond to the Chair's motion to hold this meeting with OC Legal on October 22nd at 2:00 p.m. Chair Pourciau?

CHAIRPERSON POURCIAU: Yes.

MS. MEHLERT: Vice Chair Goldstein?

VICE CHAIRPERSON GOLDSTEIN: Yes.

MS. MEHLERT: Board Member Wells?

MEMBER WELLS: Yes.

MS. MEHLERT: Board Member Lindsjo?

MEMBER LINDSJO: Yes.

MS. MEHLERT: Commissioner Bruins?

COMMISSIONER BRUINS: Yes.

MS. MEHLERT: The staff will record the vote as 5 to 0 to 0. The motion passes.

CHAIRPERSON POURCIAU: Thank you so much. The motion passes. The Board will meet in Closed Session at 2:00 p.m. on October 22, 2026.

CHAIRPERSON POURCIAU: Madam Secretary, are there any overall preliminary matters?

MS. MEHLERT: Just one change to the agenda for today. Application No. 21505 of Miles Galbraith and Laura Updegrove has been withdrawn. Any other preliminary matters I'll know when the case is called.

CHAIRPERSON POURCIAU: Thank you very much. So, our first case today is Case No. 21475. Madam Secretary, would you please read it into the record?

MS. MEHLERT: Yes. First on the Board's meeting session is Application No. 21475 of Barry Rodgers. This is a self-certified application pursuant to Subtitle X Section 901.2 for special exceptions under Subtitle E Section 5201, for the rear yard requirements of Subtitle E Section 207.1, and the lot occupancy requirements of Subtitle E Section 210.1.

This is for a third story addition on a 4-unit apartment house in an existing 2-story semi-detached building which -- increase the number of units. It's located in the R-1 Zone at 1226 F Street, N.E., Square 1006, Lot 0026.

This was heard on September 16th, and the Board

requested submissions to close the record. Participating are Chair Pourciau, Vice Chair Goldstein, Board Member Wells, Board Member Lindsjo, and Commissioner Miller.

And, also, as a preliminary matter there is a request to re-open the record to submit a supplemental filing from Michelle Grifka.

CHAIRPERSON POURCIAU: Thank you very much. I think first we need to address the preliminary matter, requesting opening the record. At this point I do not believe we are ready to open the record, but we will speak about it in our deliberations. And should our preliminary deliberations point us in that direction, then we'll take action on it at that time. So, we'll consider it after we have some further discussions.

There was some additional document -- there was some additional documentation that was requested from the applicant. Those documents have been submitted in the record. They included modifications to drawings to better specify some of the dimensions, matters on privacy screening, and the space requirements in the rear yard.

So, are there other matters that the Board want to discuss regarding those items or any other outstanding items regarding this application?

Vice Chair Goldstein, I'd like to call on you first, please.

VICE CHAIRPERSON GOLDSTEIN: I'm happy to just kind of say where I'm at with the case, if that would be useful. I've got some notes written. I don't know that -- if that's responsive to where you want to go with your request, but I just can generally give my feedback on the project, and we can at least start there.

I want to begin by saying that this was not an easy case for me. I want to acknowledge kind of some viewpoints that are in the record. There's the Office of Planning support for the relief. Capitol Hill Restoration Society supports. DDOT provided a recommendation of no objection.

ANC 6A voted to withhold support, which is a little, little less definitive of a statement. They, their letter does acknowledge the opposition to the proposal, though, but does not introduce any additional concerns for our consideration, at least the most recent submission they made. And there's more than a dozen community neighbor letters in the record in opposition.

So, it's, it's a little -- it's a complicated case in that respect in that the viewpoints are on sort of all sides. Opponents raised issues, you know, including light, air, privacy, as well as some

non-zoning issues related to property management and the like, and the history of the use of the property, which are less within our authority to address.

Just the way I think about it, I'm going to go through some of the 5201 criteria and kind of get it rolling. And, in particular, I'll focus on 5201.4 which is sort of the most specific criteria for us to review.

One area of relief they're asking for is rear yard relief. That, to me, is the easiest piece of this case in that it's very minor. It's de minimis. It's really extending the external stairs up to the roof. And should, unto itself, have very little light, air, or privacy impact. So, I think they've met the criteria for the rear yard relief.

Single-lot occupancy is where it gets a bit more complicated. You know, thinking about the project, the proposed third floor is within the height limitations in the zone. It's within the story limitations. It's an existing 4-unit building. It's not adding any additional units.

The footprint of the third floor is actually smaller than the footprint of the rest of the building. It's a little bit set back on the sides of the third floor to get the lot occupancy down.

But the amount of relief they need is a little under 200 square feet of, of coverage, so not a tremendous amount compared to what they could do as a matter of right.

The property is a corner lot, so it's bordering two streets. It's, to the north it's bordering a 5-foot wide paper alley. And to the west, west and northwest is really the only other properties it directly touches, I believe, which are the rear yards of two dwellings facing Maryland Avenue. And the paper alley is about 5 feet width, the side yard is about 9 feet width on the west side of the property.

It's not a Historic District. You know, looking at the amount of relief being requested, and the general permission a third story of this height is allowed in the zone, you know, reviewing the latest shadow study from the applicant which compares what the matter of right is versus the additional lot occupancy coverage they're seeking, reviewing as well as the Office of Planning report in support, I believe the applicant has been able to make their case. And under the special exception criteria, that the light and air available to the neighboring properties is not unduly affected.

Now, looking at the OP report, I credit their

finding that based on the study, the third story would expand the shadows on neighboring buildings, mostly on rooftops during the winter months. However, the shadows cast should not significantly impact adjacent properties year-round. Therefore, granting the special exception should not have undue or excessive impacts on light and air to the neighboring properties.

I do acknowledge, though, this is a tight configuration in this triangular square with these property layouts, but I think that based on the shadow studies, what the applicant can accomplish as a matter of right, the limited difference between matter of right and the additional lot occupancy they're asking for, I do not think it's an undue amount of impact on light and air. There is impact, but not an undue amount.

Concerning privacy, and use and enjoyment of neighboring properties, I don't believe their privacy will be unduly compromised. There's no new windows to the north which could potentially present the greatest impact on neighbor privacy. There's privacy screening on the roof to screen in the roof deck that they have.

You know, screening can be sort of a double-edged sword: it kind of raises the height a bit, while contributing to privacy. I believe their design shows somewhat of a permeable type of screening design.

So, the idea would be to still let some light through, yet provide more privacy, which I think is kind of a nice balance here.

And I think, lastly, the proposed addition or proposed addition when with the original building as viewed from the street, or alley, or public way should not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage.

For this, again I credit the OP report. They noted that there are buildings of varying heights, design, density, and number of units in the surrounding area.

I also find that the -- for many of the reasons already listed, that the application meets the criteria of X901, the general special exception criteria, as further addressed in the OP report as well.

So, that's kind of where I'm at at the moment. So, that was a long synopsis of it, but that's my view of the project. And I'll stop there and let anyone else jump in.

CHAIRPERSON POURCIAU: Thank you, Vice Chair. We really appreciate the comprehensive nature of your remarks.

Board Member Lindsjo, I'd like to ask if you

have additional comments or items that you'd like to bring before the record?

MEMBER LINDSJO: Sure. Thank you. I would align my comments with Vice Chair Goldstein's comments. I also want to just kind of emphasize how important and crucial for the analysis it was to receive those updated exhibits of 57A, A through B, to show kind of, like, the matter of right with the proposed, as well as the updated architectural elevations. That was extremely helpful.

And I agree that I feel like they are meeting the criteria, especially when showing this. Thank you.

CHAIRPERSON POURCIAU: Thank you. Board Member Wells?

MEMBER WELLS: I don't have additional comments. I'm in agreement. And, yeah, I think personally about this case I'm generally aligned. And the updated references helped to clarify some of the assumptions we were making and some inconsistencies.

So, you know, the applicant's -- was updated. So, I agree with Board Member Lindsjo as well that that was very helpful.

CHAIRPERSON POURCIAU: Thank you. Commissioner Miller, we'd like to hear from you about this case, please.

COMMISSIONER MILLER: Thank you, Madam Chair. And thank you, Vice Chair Goldstein, for your comprehensive synopsis of the case and of the exhibits that we received in response to our request at the hearing.

I appreciate the applicant providing that additional information of exhibit -- what's described as Exhibit 57. Their plans were also shown updated.

And the neighbors responded to providing a sketch of the neighbors in -- the lots in opposition to this application. So, appreciate both the applicant and the opposition neighbors providing that information in response to our request.

Yeah, I generally agree with everything that my colleagues have said. This is, you know, not too much difference between -- it's not a lot of relief that's being requested, first of all. And it's not a lot of difference in terms of impact between what would be permitted as a matter of right under the zoning regulations in an RF-1 Zone, versus what's being proposed.

It's hard to ignore -- we're not ignoring the substantial neighborhood opposition to the application. So, there seems to be a lack of recognition on their part, though, that the -- that a matter of right proposal

might provide the same type of, similar type of impact as what's being proposed here. And might not have the privacy screening. Although, I don't think they think that that was helpful, as I recall from the testimony and it might, might increase the shadow impact on their properties.

So, I could have gone either way on this. It says the privacy of use and enjoyment of neighborhood properties shall not be unduly compromised.

Enjoyment? That's pretty subjective. And the neighbors are saying they wouldn't enjoy this.

And then the special exception criteria does not substantially visually intrude upon the character, scale, and pattern of houses along the street, and alley frontage.

And I agree with Vice Chair Goldstein that there are other, and the applicant showed the context that there are other similar third, 3-story buildings that are both across F Street and across 13th Street that are surrounded by mostly 2-story row houses.

I would note that this square seems to be entirely 2-story row houses currently, including what's there now on this particular lot. So that the 3-story and additional height within the permitted height of -- within the permitted 35-foot height limit of the RF-1

zone would be different from every -- I think everything, all the other structures currently in the square, because they're not built to what is allowed as matter of right.

So, I'm willing to go along with the majority on this. I would be willing to go along if they were to turn it down. But I think the neighbors, unfortunately, to recognize that what would be permitted as a matter of right in this zone would not -- would be about the same, similar impact as what's being proposed here.

There wasn't a lot of discussion about the rooftop deck. I don't think there are any other rooftop decks in this square either. And I think that might have been something that the neighbors could have raised, but I don't recall them raising that issue.

Anyway, I'm in between, and I will go with my colleagues on this matter, Madam Chair.

CHAIRPERSON POURCIAU: Thank you. Thank you so much, Board Members. I, too, have a lot of concerns because there was so much opposition. And the way the ANC voted was a little puzzling, and wasn't straightforward. So, that wasn't so helpful.

But many of the concerns from the neighbors seem to be with the current operations. And we're very

hopeful that -- and we questioned the applicant and the applicant's agent about the operations going forward.

So, with their responses, they gave me hope that those conditions would see improvement. I have noticed in the diagrams and photos that were submitted that this, this size building is not out of character for the overall area. And that also made me feel like -- as well as it being a minimal addition in terms of the zoning request. So, I am also supportive of the application.

Before we act on or vote on this application I hear, and I also believe that the record is full and that we do not need to reopen the record at this time. And so, that was a request that we had received.

And I don't know if we need to vote on that. But, you know, I could, we can include that in a motion, if necessary. So, it seems that all members are ready to vote.

I'd like to ask would someone like to present a motion, please?

VICE CHAIRPERSON GOLDSTEIN: I'll present the motion.

CHAIRPERSON POURCIAU: Thank you.

VICE CHAIRPERSON GOLDSTEIN: Sure. I move to approve Case No. 21475 of Barry Rodgers, at 1226 F

Street, N.E., for the relief as captioned and read by the secretary.

To that latter point, if we need a vote on the late reopening the record, I'm happy to separately do a motion for that, if needed. Thank you.

CHAIRPERSON POURCIAU: Is there a second?

MEMBER WELLS: Second.

CHAIRPERSON POURCIAU: Thank you. Secretary Mehlert, would you please call a vote?

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

CHAIRPERSON POURCIAU: Yes.

MS. MEHLERT: Vice Chair Goldstein?

VICE CHAIRPERSON GOLDSTEIN: Yes.

MS. MEHLERT: Board Member Wells?

MEMBER WELLS: Yes.

MS. MEHLERT: Board Member Lindsjo?

MEMBER LINDSJO: Yes.

MS. MEHLERT: Commissioner Miller?

COMMISSIONER MILLER: Yes.

MS. MEHLERT: The tally for the vote is 5 to 0 to 0 to approve Application No. 21475 on the motion made by Vice Chair Goldstein and seconded by Board Member Wells.

I would note, I don't think you need to make a motion to deny your request to reopen. It sounds like the Board is doing that by consensus.

CHAIRPERSON POURCIAU: Very good. Thank you. Thank you, Commissioner Miller. Always good to see you.

COMMISSIONER MILLER: Good to see you, too. Have a great rest of the day.

CHAIRPERSON POURCIAU: Thank you. Next case is 21510. Ms. Mehlert, would you please read it into the record?

MS. MEHLERT: Yes. Next is Application No. 21510 of Rock Creek Club. This is a self-certified application pursuant to Subtitle X Section 901.2 for a special exception under the Subtitle U Section 203.1(d), to allow a community center building with swimming pool and tennis courts operated by a local community organization or association. It's located in the R-1A Zone at 2325 Porter Street, N.W., Square 2224, Lots 4, 823, and 826.

And before the Board today is a request for advanced party status and opposition from Joseph Sellers and Laurie Davis. And these individuals have also requested a postponement of the hearing that is currently scheduled for November 4th.

CHAIRPERSON POURCIAU: Thank you. I just want to remind the Board that we're only voting on party status at this time. Once we take that vote, and in our discussions we can discuss the request to also postpone. But I would like to take those two items individually.

I see that the requesters live in very close proximity, the requesters today live within very close proximity to the, the applicant, the site of the application. And that in and of itself, I think, provides strong basis for approval of this request for party status.

Are there other items that Board members would like to discuss on the record regarding this request?

Vice Chair Goldstein?

VICE CHAIRPERSON GOLDSTEIN: Thank you. I agree with you. I think the party request application form looked full and sufficient to make their case for party status.

I agree with you that they should be recognized as a party in opposition. And I also don't believe there was any objection to their party status request in the record either. So, just wanted to note that, too.

CHAIRPERSON POURCIAU: Excellent. Thank you for bringing that up. That's critical.

Any other comments on this from Board members? I'd like to just go around and let you make your remarks.

I'm going to go with Board Member Lindsjo first.

MEMBER LINDSJO: I don't have anything else to add. I would agree. Thank you.

CHAIRPERSON POURCIAU: Board Member Wells?

MEMBER WELLS: I don't have anything else to add. Thank you.

CHAIRPERSON POURCIAU: Okay. Thank you for joining us, Commissioner Bruins. Good to see you today, and look forward to working with you today.

Would you like to add anything for the record regarding the request for party status?

COMMISSIONER BRUINS: Just that this is a neighbor immediately abutting the proposed pool and sports courts. So, I agree that they are more significantly or uniquely affected. And I agree with what else has been said.

CHAIRPERSON POURCIAU: Excellent. Thank you very much. I think we should vote on this, and then we can discuss -- well, let's discuss the postponement and then vote.

We see that this case is scheduled for review in two weeks. I believe that's November 4. And that,

you know, additional documents are coming into the record now, which is the usual process for receiving documentation and reviewing documentation.

This is a pretty extensive record already. And the additional items I think will further serve to educate and provide background for us as the Board, as well as any support or opposition to this case.

So, at this time we -- I, I suggest that we, we don't take action on postponement but, as was presented by the secretary earlier, and regarding our closed meeting next week, we will review what's in the record at our closed meeting next week and make a subsequent decision at that time based on what we see in the record.

Is there any further discussion anyone would like to have regarding that position on postponement?

Vice Chair Goldstein?

VICE CHAIRPERSON GOLDSTEIN: Thank you. My take at the moment is I'm not inclined to grant a postponement. I don't think that there was a compelling argument for it. I think we can revisit if there's a need to revisit. But I think this case -- I think we'd be all best served if the case moved forward, to not burden the applicant with further delay, and to flesh out issues at the hearing for all parties and individuals

interested in participating can hear.

I would say to the applicant, though, that the party in opposition has asked for some information that I hope the applicant may be able to not only just provide to the party in opposition as, as able. But the Board may similarly want to see information being raised by the party in opposition.

So, I would encourage you to look again at those requests and see, to the extent that you're able, that you can be responsive to those and also submit any responses to the record in case we, we may also want to see additional transportation-related in particular information.

But at the moment, I'm not inclined to grant postponement. I think it makes sense to push ahead for November 4th. And, hopefully, I think the record is pretty full. I think probably there's some more reports and information coming in, but that we'll deal with that and any, any issues that arise at the hearing.

CHAIRPERSON POURCIAU: Thank you for that. Board Member Lindsjo?

MEMBER LINDSJO: I would align my comments to Vice Chair Goldstein's. Thank you.

CHAIRPERSON POURCIAU: Thank you. Board Member Wells?

MEMBER WELLS: I don't have anything additional to add. Thank you.

CHAIRPERSON POURCIAU: Commissioner Bruins?

COMMISSIONER BRUINS: I'd align myself with Vice Chair Goldstein.

CHAIRPERSON POURCIAU: Thank you. So, hearing that, I'll make a motion that the advance party status for Application 21510 be approved on the case as, as read into the record by the secretary. Is there a second?

MEMBER LINDSJO: Second.

CHAIRPERSON POURCIAU: Any discussion?

Hearing none, Madam Secretary, would you please call a vote?

MS. MEHLERT: Please respond to the Chair's motion to grant party status in opposition to Joseph Sellers and Laurie Davis. Chair Pourciau?

CHAIRPERSON POURCIAU: Yes.

MS. MEHLERT: Vice Chair Goldstein?

VICE CHAIRPERSON GOLDSTEIN: Yes.

MS. MEHLERT: Board Member Wells?

MEMBER WELLS: Yes.

MS. MEHLERT: Board Member Lindsjo?

MEMBER LINDSJO: Yes.

MS. MEHLERT: Commissioner Bruins?

COMMISSIONER BRUINS: Yes.

MS. MEHLERT: Staff would record the vote as 5 to 0 to 0 to grant party status in opposition in Application No. 21510, on the motion made by Chair Pourciau and seconded by Commissioner Bruins.

CHAIRPERSON POURCIAU: Thank you.

MS. MEHLERT: Just to clarify, the request, the postponement request, is that being denied by the Board?

CHAIRPERSON POURCIAU: It's being denied at this time, yes.

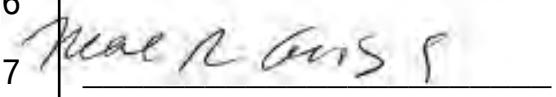
MS. MEHLERT: Thank you.

CHAIRPERSON POURCIAU: Thank you. We are ready to enter into our virtual public hearing session.

(Whereupon, the above-entitled matter went off the record at 10:16 a.m.)

C E R T I F I C A T E

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



Connor Banks

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4-unit
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