GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+ + + + +

BOARD OF ZONING ADJUSTMENT

+ + + + +

REGULAR PUBLIC MEETING

+ + + + +

WEDNESDAY

November 4, 2026

+ + + + +

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. EST, Michelle Pourciau, Chairperson, presiding.

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

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

ZONING COMMISSION MEMBERS PRESENT:

JOSEPH S. IMAMURA, PhD, AOC Designee
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 November 4, 2026.

CONTENTS

Application No. 21503 of Jemal's Gateway DC, LLC, and Emerald Wings, LLC 9

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

(9:30 a.m.)

CHAIRPERSON POURCIAU: Good morning, ladies and gentlemen. The Board of Zoning Adjustments, November 4th, 2026 public hearing will please come to order. My name is Michelle Pourciau, Chair of the District of Columbia Board of Zoning Adjustments. Joining me today are Board Members, Vice Chair Paul Goldstein, Members Robin Wells and Melissa Lindsjo and Zoning Commissioners -- we'll have Commissioner Christine Bruins with us for our first case and for the remainder of the day, Commissioner Joe Imamura.

On November 3rd, 2026, the Board entered into a closed meeting session for the purpose of obtaining legal advice from Council. This closed meeting was voted upon previously in a public setting to be held for the of obtaining legal advice from our Council 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 Office of Zoning hotline number at 202-727-5471 to receive Webex login or call-in instructions.

Today, we will begin 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.

Oral 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 of 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 the testimony, may be allowed pursuant to Subtitle Y, Section 103.13.

The order of 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 earlier than 48 hours after the hearing.

At the conclusion of the Board's decision meeting session or hearing session, the Office of Zoning, in consultation with the Chair, will determine whether a full or 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 405(b) and 406 of that Act, the Board may, consistent with its Rules of Procedure 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 2-575B-4 and/or deliberating on a case pursuant to D.C. Official Code Section 2-575B-13, but only after providing the necessary public notice and in the case of an emergency closed meeting after taking a roll call vote.

The next item on our agenda is a vote for the Board to hold a closed meeting on November 17, 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 November 18, 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 provide the list of cases on the agenda.

MS. MEHLERT: Thank you and good morning. The case is scheduled for the November 18 hearing are 21483 of 3311 LLC and Maria C. Vandenbosch, Appeal Number 21314 of Burleith Citizens Association, 21513 of Poojitha Regulapati and Stephen Gern, 21517 of International Arts Artists and the Cosmos Club, 21518 of Ran Xu, and 21533 of 1701 Pennsylvania LLC.

CHAIRPERSON POURCIAU: Thank you. I will now

make a motion to enter into closed session on November 17, 2026, at 2:00 p.m. Is there a second?

MEMBER LINDSJO: Second.

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

MS. MEHLERT: Please respond to the Chair's motion to hold a closed meeting with legal counsel on November 17th. Chair Pourciau?

CHAIRPERSON POURCIAU: Yes.

MS. MEHLERT: Vice Chair Goldstein?

VICE CHAIR GOLDSTEIN: Yes.

MS. MEHLERT: Member Wells?

MEMBER WELLS: Yes.

MS. MEHLERT: Board Member Lindsjo?

MEMBER LINDSJO: Yes.

MS. MEHLERT: And Dr. Imamura?

COMMISSIONER IMAMURA: Yes.

MS. MEHLERT: Staff will record the vote is 5-0-0. The motion passes.

CHAIRPERSON POURCIAU: Thank you. Madam Secretary, do you have any preliminary matters?

MS. MEHLERT: Just one change to today's schedule. Appeal Number 21270 of Alexis Sainz and Robyn Epstein has been postponed to March 17, 2027. I will

note any other preliminary matters when the case is called.

CHAIRPERSON POURCIAU: Thank you. I would also like to note that we have a very full agenda today, so I anticipate that we will be able to complete three items, or deliberate on three items prior to breaking for lunch. That would include our decision item in this virtual hearing, virtual meeting, and then our two cases that will start the public hearing.

And so that will take us to the case that's Rock Creek Club. The three final cases, I would expect, would begin after a lunch break. And so I'm just mentioning that so those who are monitoring the schedules and, you know, want to anticipate when your case will come up, you have a feeling for how the agenda will proceed today.

And so, with that, I believe we're ready to proceed with our first case today. It's Application Number 21503, and it's on our decision meeting agenda.

Madam Secretary, would you please read it into the record?

MS. MEHLERT: Yes. This first case for the Board's meeting session is Application Number 21503 of Jemal's Gateway DC LLC and Emerald Wings, LLC. This is a self-certified application pursuant to Subtitle

X, Section 901.2, for a special exception under Subtitle U, Section 513.1b, to allow a new fast-food establishment with 34 seats, carry-out and delivery, in an existing one-story commercial building as part of a shopping center on a split-zone site located in the MU-4 and R-1B zones at 7800 Alaska Avenue West, Square 2960, Lot 818.

This was heard on October 21st. The Board requested submissions and closed the record. And participating are Chair Pourciau, Vice Chair Goldstein, Board Member Wells, Board Member Lindsjo, and Commissioner Bruins.

And I'll just note that the ANC did submit a request to allow their response submission after the Board's requested deadline.

CHAIRPERSON POURCIAU: Thank you for that. I want to thank the applicant for responding to the request that we made to submit conditions and to coordinate those conditions with the ANC. I know the ANC took a little longer to respond, but I also want to thank the ANC for concise information submitted in the record.

But there are some -- there are still some differences in those submissions and so I'd like for us to discuss that and see where we can go with this.

I'd like to start by calling on Board Member Wells to see your -- to hear your review of the application at this point.

MEMBER WELLS: Yes, thank you. Good morning. So I'll start through as you summarize what we sort of heard during the hearing. For the most part with the applicant's testimony and the record, it supported, you know, the primary conditions we met for establishment of a new fast food establishment.

And that was, as mentioned in the record, you know, when we're looking at, we had discussion about, you know, dumpsters and traffic and the use of parking lot.

A lot of discussion centered on the use of that parking lot and whether or not the applicant would be able to use it in the future since it's also going through its own approval cycle.

Much of Office of Planning's report, and even the District Department of Transportation's report, also mentioned that use of the parking lot to help mitigate some of the impacts due to parking. And the applicant feels fairly confident that that parking lot will be able to be used because it's used by other businesses that also need it.

And so I think that is -- that use of that

parking lot speaks directly to, you know, one of the requirements of our determination that sufficient off-street parking will be provided to accommodate the needs of patrons and employees. And that's pretty much why that -- that so much discussion about that parking lot came into play.

That's one thing. And then we also asked the applicant to proffer conditions to include in our approval and we did receive those. Thank you very much. And then we also received a response from the ANC. At the time of review, I didn't see a response to those conditions from the applicant for that, and we don't have those.

So, to kind of move through this, see where we can get to by end discussion. And I think it would be a good idea to walk through those conditions one by one to see whether or not they're applicable to apply to zoning and whether that needs to make some modifications or considerations for what the ANC submitted.

And with your permission, Madam Chair, we can go through each one of those or we can discuss further the general case.

CHAIRPERSON POURCIAU: Please proceed. Thank you.

MEMBER WELLS: So, let me just pull up my notes here. Make sure I have the right notes. Okay. So for the, the first condition from the applicant is the hours of operation of the fast food establishment use shall not exceed 10:00 a.m. to 1:00 a.m. Sunday through Thursday and 10:00 a.m. to 2:00 a.m. on Fridays and Saturdays. That's from the applicant.

Following that, the ANC provided a response to that, modifying those hours to be 10:00 a.m. to midnight, Sunday through Thursday, and from 10:00 a.m. to 1:00 a.m. Friday and Saturday. So essentially reducing an hour of operation during those times.

And so, you know, initially we had a letter from the ANC generally agreeing to those conditions, but the ANC had a chance to review some other cases and went to modify those hours. So I could open that up to discussion to the rest of the Board to see if we need to modify or stick with the applicant's proposed hours.

VICE CHAIR GOLDSTEIN: I guess I can start. I think that -- and maybe my colleagues can remind me. The hours that the applicant proposed now are actually reduced, I think, from the original hours that the applicant had proposed. Is that anyone else's recollection as well?

MEMBER WELLS: Yes, they were reduced from

the original proposed hours.

VICE CHAIR GOLDSTEIN: And at the hearing, and I believe we spoke to the ANC representative, and there seemed to be some agreement on the hours that the applicant then proposed. So I was a little surprised personally to see a further revision. My sense is that it was based on the review of other similar wing stops in the record and earlier closing times there.

I'm sort of -- I'm not someone who's going to be there up to 2:00 a.m., but, you know, maybe there's some market reasons for it that there's a niche for that time. Just given that we've, you know, it was discussed at the hearing, there seemed to be some agreement, and then this request has come kind of late in the game.

I would be willing just to stick with the applicant's proposed hours, but I'm open to my colleagues' thoughts on this.

CHAIRPERSON POURCIAU: Go ahead, thank you. Christine.

COMMISSIONER BRUINS: I had in my notes the filing for the original ANC, which was voted for on their October 1st meeting, had the hours that are in the applicant's proposal. So it appears that, again, the ANC did a very thorough review of other uses and have changed, but the proposed hours match what was in their

-- I think it's Exhibit 25, their original letter, and was what we discussed at our hearing.

CHAIRPERSON POURCIAU: I would just like to note that the ANC seems to place a heavier weight on the Sunday through Thursday closure at midnight and is willing to accept 2 a.m. for the Friday and Saturday. They give some caveat language about that, so perhaps that's a compromised position.

MEMBER WELLS: Yes, I do see that caveat language for special events, it looks like, to -- consideration to stay open longer. I tend to agree with Commissioner Bruins as well that, you know, the ANC did agree to these original conditions. And I'm not really sure what the impacts are of changing those hours to the applicant.

But since there was already agreement -- and also from testimony, there seems to be a lot of discussion between the applicant and the ANC, you know, throughout this entire process, and so they came to some general agreement here. I tend to lean towards sticking with the applicant's proposed hours.

CHAIRPERSON POURCIAU: Why don't you continue? I don't think we have to -- we, you know, I think we should discuss -- you know, continue the discussion. Thank you.

MEMBER WELLS: Okay. The second one, second condition from the applicant, employees who drive to work shall park in the surface parking lot at the rear of the shopping center in the area designated by the landlord and not on Kalmia Road or other neighborhood streets.

If the establishment loses access to the rear parking lot, including as a result of enforcement action by the zoning administrator, the applicant shall, within 30 days of being notified thereof, file an application with the Board to modify this condition with notice to ANC 4A. That was a long one.

There was a response from the ANC stating that the proposed use of the parking lot is acceptable in the event that the parking lot is available for use, but they generally accepted this, and then also commented about the uncertainty of that parking lot's future.

There's some consideration for us as far as, you know, allowing the applicant 30 days to notify the Board that the parking lot is not available to use, for use, will essentially excuse non-compliance and potentially interfere with the DOB enforcement.

Whether or not that's something that we need to -- that we should be considering, that 30-day caveat

there, and whether or not the record contains substantial evidence to support this. Any discussion?

VICE CHAIR GOLDSTEIN: You know, I actually kind of like the way it's going. I just don't know that I love all the way it's worded, and I'm just trying to think of ways to improve it. I think we kind of encourage the applicant, you know, send us a provision that is reflective of some of this uncertainty with the parking lot.

This is their attempt to do it. The 30 days, I kind of go a little, I see it in sort of two ways. I think it's trying to say, to put it out, instead of saying immediately or soon thereafter, it's trying to put a bookmark on, we will come back to you, BZA, and we will modify it.

I think there's some benefit in having kind of a time frame to say we will do it quickly and come back and modify, and we'll figure out some other solution to our parking needs. I don't know if it's perfectly worded, though, and maybe our OZLD can help us with that further.

I think wording like neighborhood streets is a little vague. It doesn't really -- you know, one person's neighborhood street may not be another, and it just really doesn't provide much specificity.

You know, what if they find a different parking garage that kind of works better than the parking lot that's not a neighborhood. There just isn't great language here to tighten it up. But I like the concept of it, so I don't want to throw it out, but I'd love to see if there are good ways to improve it.

CHAIRPERSON POURCIAU: I agree as well. I do like the idea of prohibiting employees from parking on specific streets. I mean, and I believe I read in the ANC's report their concerns about specific streets, so I'm pretty sure we can identify what those streets would be.

I'm concerned about the parking lot, but I do share the assumption that that lot is critical for other retail uses in that building and in the vicinity, so that gives me some level of confidence that the use of that lot will find a way to continue.

And so I agree that the language needs a little work. I don't know if the 30-day notification, I'm not sure about that piece of it, but I do think that some kind of time frame associated with these conditions would help the Board to monitor how this piece in particular moves forward over time.

MEMBER WELLS: Okay. I tend to agree that this language does need some modification. As

mentioned, maybe OZLD can help us with that. I know there's consideration in the ANC for a timeframe that we can consider later on in the conditions that are being offered so we can have that discussion as well.

So third condition, supply deliveries shall occur no more than three times per week. Delivery vehicles shall be directed to park in the rear parking lot and not on Kalmia road. The ANC found these conditions to be generally acceptable with the caveat that the deliveries occur from 8:00 a.m. through 9:00 p.m. rather than overnight if the trucks park in the rear lot.

Again, I think this goes back to what was sort of agreed upon earlier with the ANC in these general delivery terms from the applicant. And does it make sense to restrict those hours 8:00 a.m. through 9:00 p.m. for this case. Open to discussion.

CHAIRPERSON POURCIAU: I think what I remember was if that lot in the back is used, that is closer proximity to the area. And for that reason, without clarity on that, I would be in agreement with the time constraint.

MEMBER WELLS: I'm a little uncomfortable with the time constraints for the reason that we don't know its operational impact. And what we discussed in

the hearing was that two to three times a week they have a different company than the employees that are there day-to-day supplying the food for the operation.

And we didn't discuss if this would be acceptable for what their operation is. And previously on record, they described what that overnight delivery would be, how it would happen, the level of noise, which is what the concern from the neighborhood was. And that is sort of where they went with what was discussed.

Okay. Any other comments on that one? We'll move on to the next one. On each third party delivery platform that allows written pickup instructions, the applicant shall instruct drivers to A, park in the rear parking lot, B, not park or wait on Kalmia Road or other residential streets, C, not stop and travel on sidewalks or across driveways. And the agency found this acceptable. I don't know if we need to discuss that one since both parties found that acceptable.

Moving on to five, all trash and recycling shall be stored inside the premises in wrap-proof containers and collected by a private hauler at least three times per week. Trash shall not be placed outside the premises except during collection. The establishment shall not use an exterior dumpster.

And the agency generally found this acceptable

with the caveat that collection should be from 8 a.m. through 9 p.m. Again, this goes along with Commissioner Bruins' comments that this timeframe was not discussed during that time.

And that what was agreed upon was discussed was the frequency that the trash would be collected and where it would be stored until that time of collection. So not really sure how this timeframe really impacts operations for the businesses without them having commented on it.

Any other discussion? Okay, number six. The applicant shall pick up litter on the sidewalks adjacent to the premises at least twice a day. And again, the agency commented on this and found that the litter plan is acceptable and it should be collected from certain roads, Kalmia, Alaska Avenue, also to the Morris & Miller store, they called out. They wanted signage discouraging litter. And there was a small garden area attached to premises that should be kept clean and trimmed was also part of the what the agency stated.

And so for us, you know, in considering the trash pickup or even the other further conditions that the agency suggested, you know, what are there any relevant zoning requirements, especially as it relates

to the garden area, you know, keeping that condition in and keeping that clean and trimmed for relates to any of the zoning requirements.

VICE CHAIR GOLDSTEIN: My sense is that may step a little too far to go to the garden area. I was okay with the way the applicant presented it. I wouldn't object, though, if they want to have a sign discouraging littering.

I think we've done that in other cases. But otherwise, I just kind of stick with the applicant's proposal.

CHAIRPERSON POURCIAU: I'm not clear if the garden area is a part of the applicant's rental portfolio or immediately adjacent or visible. I do think that, you know, being a good neighbor, keeping the premises clean, neat, and properly groomed is within our purview and is something that, you know, we would like our applicants to see to do. But it's just not clear to me where that area is.

MEMBER WELLS: Okay. Moving on to the next one. The applicant shall maintain a contract licensed pest control company for their service at least once per month. And the agency found this one acceptable.

We can move on to the next one. The applicant shall maintain a grease interceptor and kitchen hood and exhaust system each service at least quarterly.

Used cooking oil shall be stored inside or removed by a licensed recycler. And the agency found this plan acceptable.

As far as the conditions for the grease receptacle and the kitchen hood, you know, it's already required by, you know, DCMR to some degree in regulation that grease traps are already included. You know, it doesn't make sense for us to include this as a condition if it's already acquired by other regulations. Again, the consideration for the zoning rationale for this.

VICE CHAIR GOLDSTEIN: I don't mind seeing it again if it gives people some assurance that this is going to be treated well. They'll have to meet this standard plus any other standards that are out there. We've adopted it in other cases. It is a little, you know, kind of drifting a little from our zoning sort of realm. But it doesn't give me heartburn if we kept it.

MEMBER WELLS: Okay. And then the next one, no speakers or amplified sound shall be permitted outside the premises. And the agency found the noise plan acceptable because the community is concerned about noise in that area. And also for delivery drivers, customers to be in consideration of that, of the noise levels as well late at night.

And for us, we might have to rework this so that it's limited to the zoning use of the establishment or for the application. And, you know, that's probably where that one goes since they both generally agree, but just making sure it's limited to the zoning use and speakers in general.

And then number 10, the applicant shall install and maintain exterior security cameras covering the entrance. The agency found this acceptable. They want them to consider interior cameras as well.

For us, the discussion should be as far as like the camera alone, mitigating any potential adverse impact related to the zoning relief that's being requested, making sure that that's still overstating, that that's within our purview and that relates to the zoning relief being requested. Any thoughts about that?

CHAIRPERSON POURCIAU: I think if the applicant and the community find that to be a measure that helps with the ensuring this type of use is, you know, acceptable and can better, they can better coexist, I'm okay with keeping it in.

MEMBER WELLS: Okay. The next one, number 11. Before opening, the applicant shall give ANC 4A the name, phone number and email of a designated community contact and shall provide updated information within

10 days of any change. The agency found this acceptable. They also like for the person who's available for contact to attend in ANC 4A meetings as necessary.

This was a requirement in previous BZA orders and that's for us to consider as well. And if that is a requirement that we want to continue, especially the attendance, then we need to make sure that they're specific, measurable and enforceable as part of this order. Do you have any issues with keeping this one?

CHAIRPERSON POURCIAU: I believe in the other cases, this was jointly agreed to by the applicant and the ANC. I would like to see that discussion or I would like to know more about that before moving forward with this on this one. Other's thoughts?

VICE CHAIR GOLDSTEIN: Yeah, and I think you may have covered this, but the purpose of the contact is to address any issues that arise in the operation of the business and that should be really clearly stated in the condition.

We have seen commitments to attend a certain number of ANC meetings, something more concrete. The as necessary is a little bit vague in what that's doing. On the other hand, I don't necessarily want to commit the applicant to come in with a certain regularity either. I want their sort of thoughts on that. So I'm

not quite there yet on the attending the ANC meetings.

I would hope as a good neighbor they would, but certainly their purpose will be to address any issues as they arise. Overall, I think it's good to have this condition in there.

MEMBER WELLS: Okay, and then I guess the condition is pretty general, but Vice Chair, you're speaking to whether or not they need to require meeting attendance or not.

VICE CHAIR GOLDSTEIN: Yes, I think that was in the request from the ANC recently. Yeah, meeting attendance as necessary. And, you know, what we could either go one way to really define how we want to approach as necessary or we could just not have a attendance requirement. I would think it's in the applicant's interest to want to have good relations with the ANC and to attend if asked, but maybe it doesn't always work out that way.

MEMBER WELLS: Okay, I think that was all of the applicant's conditions that they proffered. There was an additional one from the ANC for a term limit and that they would like for initial term limit to be no less than 5 years and no greater than 7 years to assess whether the success of the business in this environment.

So, if this is something that we would

consider, then we definitely need to get a response from the applicant on this, whether or not we want to consider the term limits here. Any thoughts about setting those term limits?

VICE CHAIR GOLDSTEIN: I'm mixed on this. I really wish it had come up in conversation during the hearing, so I'm a bit disappointed to see it now. In our other Wingstop cases, the Board did adopt term limits. It was issues that were raised at the hearing. We discussed it with the applicant, got the applicant's point of view about it, and then kind of made a decision on it.

If we adopt the parking lot trigger to return to the BZA, that's already sort of one check. If that remains in here, this would almost be a second return in the order. That one's kind of a specific trigger that could lead to a return. This would be regardless you come back at a certain time.

This case does have a few unknowns about how -- just like a lot of businesses, how will it operate, and will it be a good neighbor? During the hearing, we heard nothing -- but we heard a lot of positives. Now, there were some neighbors who were concerned, and I don't want to discount their concerns, but the hearing was a very encouraging sign about how discussions have

gone into this.

I think where that leads me is I'm a little less inclined at this point to adopt a term limit. If the Board, if others don't agree with that, I think we really do need to let the applicant weigh in on this issue.

MEMBER WELLS: Yeah, I think generally my overall feeling is that I tend to want to stick to what was discussed during the hearing at that time, including the conditions that we're going through. If, you know, the ANC is just reasonable, you know, within line what was already discussed, then I think we can adopt some of those changes.

But if it wasn't brought up during the hearing, in my impression with the applicant and the ANC, they had a lot of conversation to work out, just general operations, concerns to come up with these conditions. I think -- and they already resubmitted a letter, you know, approving this based on what the applicant was providing.

I tend to want just to stick with what was discussed during the hearing, what was agreed to before this. And what the applicant is providing is pretty much what we discussed during that hearing. Yeah, without having, you know, the applicant here to respond

to these things, I would feel more comfortable sticking to what we've discussed during the hearing. Any other thoughts about that?

COMMISSIONER BRUINS: I tend to agree with your take on that.

CHAIRPERSON POURCIAU: I am really concerned about the parking lot. And there was some guidance about the 30-day notification if we are allowing a use to occur that is based on the use of a lot that is not currently in compliance. That 30-day trigger kind of, I guess, puts an exclamation point on that.

So, I don't know. I think having an expiration time frame on the application gives us a way to ensure that the applicant comes back. And if the lot has been properly documented with the city in that time frame, it's, you know, kind of a good thing to do.

I would assume. But, if not, it gives us the ability at that point to, you know, continue considering what happens going forward. And I do think giving the ANC great weight, I want to consider what they have submitted even after the hearing as it is a part of the record. And I do want to give that great weight.

MEMBER WELLS: So, with today's discussion, I'm not sure where we are, if we're ready to move on this, or do we need the applicant to respond to some

of these? We don't -- you know, that there are differing opinions on the Board as far as how to treat these conditions. And, yeah, where do you --

CHAIRPERSON POURCIAU: I'd like to make a couple suggestions. One would be that we defer decision for a couple weeks to another decision meeting, give the applicant maybe like a week to weigh in on what the ANC said and what they heard in these discussions, deliberations that we're having today. That's one option.

And then the second option is a motion could just be put forward based on if any Board member feels we're ready to move forward and we take a vote on it. Those are the two options.

I would prefer to let the applicant respond and see if some of the things that the ANC requested that we might not feel as strongly about that they may not, they may be willing to incorporate those things willingly, right? But so that's the way I'm leaning. Others?

VICE CHAIR GOLDSTEIN: Yeah, part of me would love to just have the certainty in the moment and give the applicant a resolution. But I also kind of respect what you're saying, Chair Pourciau. Would it be -- it might -- the applicant may ultimately prefer to weigh

in.

Some of these issues that are raised may be very easy for the applicant to agree to, and others may be ones that the applicant really is, like, I cannot do. And it might just be helpful to let them have one more opportunity, these conditions, to get them right. And hopefully we can take this up again soon and have a much shorter deliberation because the issues will be very narrowed and conclude it then.

I think otherwise we're going to have to go back through these -- go back to the list. I think there were a number that were still -- I feel like we expressed a lot and had some good discussion about it, but didn't conclude. And maybe our time is better spent letting the applicant digest what we've discussed, what the applicant has put forward, and come up with a revised response. So I'd be willing to support your preference, Chair Pourciau.

CHAIRPERSON POURCIAU: Does anyone want to make a motion, or should we defer the case and ask the Secretary for -- to confirm schedule?

Hearing none, I assume we are deferring. Secretary Mehlert, is there room on the agenda in two weeks? Because we're not meeting next week, so --

MS. MEHLERT: Correct. The 18th is a very

busy day for the Board, but if you would like to add this to the meeting agenda for a decision, that would be up to you.

CHAIRPERSON POURCIAU: I'm willing to do that if everybody else. I don't want to delay it further.

MEMBER WELLS: Yeah, I think both the ANC and the applicant expressed not wanting to delay this based on the conditions so I would try to fit it in as soon as possible.

CHAIRPERSON POURCIAU: Could we ask the applicant to please respond within a week? Some of the -- and that'll give a little time for everybody to digest what the response has been. All right.

MS. MEHLERT: So, to clarify, the applicant's response to the ANC's condition list would be due next Thursday, since Wednesday is a holiday, the 12th. And then no other submissions are being requested, correct?

CHAIRPERSON POURCIAU: Correct. Thank you. All right, I think we're ready to thank you, Commissioner Bruins, for joining us today.

COMMISSIONER BRUINS: Yep, we will see you back on the 18th. Thank you. Bye.

CHAIRPERSON POURCIAU: Thank you. Bye-bye.

(Whereupon, the above-entitled matter went off the record at 10:23 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.



Shakil Azizi

1

10
24:7 25:1

103.13
5:10

10:00
13:5,6,9,10

10:23
32:25

11
24:22

12th
32:16

17
7:7 8:2,25

1701
7:24

17th
8:9

18
7:10,19

18th
31:25 32:22

1:00
13:5,11

1st
14:22

2

2
15:6

2-575(b)(13)
7:15

2-575(b)(4)(a)
7:13

2-575B-13
7:3

2-575B-4
7:1

202-727-5471
4:6 5:20

2026
3:5,13 7:7,10 8:2

2027
8:25

21270
8:24

21314
7:21

21483
7:20

21503
9:19,23

21513
7:21

21517
7:22

21518
7:23

21533
7:24

21st
10:8

24
5:18,25

25
15:1

2960
10:7

2:00
7:8 8:2 13:6 14:10

3

30
16:10,20 17:10

30-day
16:25 18:19 29:8,10

3311
7:20

34
10:3

3rd
3:13

4

405(b)
6:22

406
6:22

408.2
5:14

408.3
5:15

408.7
5:5

409
5:12

48
6:7

4A
16:12 24:23 25:3

4th
3:5

5

5
26:23

5-0-0
8:20

513.1b
10:2

7

7
26:23

7800
10:6

8

8
21:1

818
10:7

8:00
19:10,16

9

9
21:2

901.2
10:1

9:00
19:10,16

9:30
3:2

A

a.m.
3:2 13:5,6,9,10,11 14:10 15:6 19:10,16 21:1 32:25

ability
29:18

above-entitled
32:24

accept
15:6

acceptable
16:14 19:9 20:5,17,18, 25 21:15 22:22 23:3,22 24:9,20 25:1

accepted
6:3 16:16

access
16:7

accessing
4:4 5:17

accommodate
12:3

acquired
23:9

Act
6:19,23,24

action
16:8

add
32:1

additional
5:8 6:3 26:21

address
4:19 25:17 26:3

adjacent
21:13 22:13

Adjustments
3:4,7

Administrative
6:19

administrator
16:9

adopt
27:8,13 28:3,12

adopted
23:15

advance
5:2

adverse
6:13 24:12

advice
3:15,17 7:9

advised
3:23 4:10

affected
6:13

affirmation
5:5

agency
20:16,25 21:14,20,24 22:22 23:2,21 24:9 25:1

agenda
3:19 7:6,10,17 9:4,15, 19 31:23 32:2

agendas
3:21

agree
15:11,13 18:7,18,24 24:4 28:4 29:4 31:3

agreed
19:14 21:5 25:11 28:22

agreeing
13:14

agreement
14:4,13 15:16,20 19:21

ahead
14:18

Alaska
10:6 21:16

Alexis
8:24

allowed
5:10 6:4

allowing
16:20 29:8

amplified
23:20

ANC
6:13 10:13,19,20,21 12:10,19 13:8,14,15 14:3,21,24 15:4,12,18 16:12,13 19:2,8,14 24:23 25:3,12,21 26:1, 11,16,21 28:11,15 29:20 30:8,16 32:6

ANC's
18:10 32:15

and/or
7:2

anticipate
9:5,14

Appeal
7:20 8:24

appears
14:23

applicable
12:17

applicant
6:17 10:17 11:15,22 12:8,12 13:3,7,21,23 14:5 15:15,18 16:2,9,20 17:7 19:15 20:13 21:12 22:6,20,23 24:7,18,23 25:11,24 27:2,10 28:5, 15,19,23,25 29:14,25 30:7,15,23,25 31:3,4, 15,16 32:7,11

applicant's
11:7 13:18 14:16,23 15:21 22:10,12 26:15, 20 27:10 32:14

applicants
22:17

application
9:18,23,25 11:2 16:10 24:3 29:13

apply
12:17

approach
26:13

approval
11:17 12:9

approving
28:19

area
16:4 19:20 21:19 22:1, 5,12,18 23:23

arise
25:17 26:4

Artists
7:23

Arts
7:23

assess
26:23

Association
7:21

assume
29:17 31:22

assumption
18:14

assurance
23:12

attached
21:19

attempt
17:10

attend
25:3,20 26:17

attendance
25:7 26:9,12,14

attending
26:1

attorney
7:12

attorney-client
7:11

audio
4:23

Avenue
10:6 21:16

B

back
17:14,18 19:13,19 27:18 29:14 31:11 32:22

background
4:24

based
14:7 28:19 29:9 30:12 32:7

begin
4:8 9:12

benefit
17:16

bit
25:22 27:7

Board
3:4,7,8,13 6:5,16,18,23 7:7,9,12 8:15 10:8,11 11:1 13:17 16:11,21 18:22 27:8 28:4 30:2,12 32:1

Board's
6:8,14 9:23 10:14

bookmark
17:14

break
9:12

breaking
9:6

brought
28:14

Bruins
3:11 10:12 14:20 15:12 29:4 32:20,21

Bruins'
21:3

building
10:4 18:15

Burleith
7:21

business
25:18 26:24

businesses
11:24 21:9 27:20

busy
32:1

Bye
32:22

Bye-bye
32:23

BZA
17:14 25:4 27:14

C

call
4:5 5:19 7:5 8:6

call-in
4:5,7 5:17,21

called
5:3 9:2 21:17

calling
11:1

camera
24:12

cameras
24:8,10

carry-out
10:3

case
3:11 5:22 6:20,25 7:1,2, 4,19 9:1,10,15,18,22 12:23 19:17 27:19 31:20

cases
3:18 7:10,14,17 9:8,11 13:15 22:9 23:15 25:11 27:8

caveat
15:7,9 16:25 19:9 21:1

center
10:5 16:4

centered
11:14

certainty
30:22

Chair
3:6,8 6:10 8:9,11,12 10:10 12:21 13:19 14:2 17:3 22:4 23:11 25:15 26:7,10 27:5 30:21,24 31:18

Chair's
8:7

CHAIRPERSON
3:3 7:25 8:4,10,21 9:3 10:16 12:24 14:18 15:3, 22 18:7 19:18 22:11 24:17 25:10 29:6 30:4 31:19 32:4,10,18,23

chance
13:15

change
8:23 25:1

changed
14:25

changing
15:14

check
27:14

Christine
3:11 14:19

Citizens
7:21

city
29:15

clarify
32:14

clarity
19:21

clean
21:20 22:2,15

clear
22:11,17

closed
3:14,15 6:24 7:5,7 8:1,8 10:9

closer
19:20

closing
14:8

closure
15:5

Club
7:23 9:11

Code
7:1,3,13,15

coexist
24:21

colleagues
13:20

colleagues'
14:17

collected
20:21 21:6,15

collection
20:23 21:1,7

Columbia
3:7 6:19

comfortable
29:1

commented
16:17 21:10,14

comments
20:10 21:3

commercial
10:4

Commissioner
3:10,12 8:18 10:12 14:20 15:12 21:2 29:4 32:20,21

Commissioners
3:10

commit
25:23

commitments
25:20

community
23:22 24:18,24

company
20:2 22:21

complete
9:5

completed
5:4

compliance
29:10

compromised
15:8

concept
18:4

concern
20:8

concerned
18:13 23:22 27:23 29:6

concerns
18:10 27:24 28:17

concise
10:21

conclude
31:9,14

conclusion
5:22 6:1,8

concrete
25:21

condition
13:3 16:2,11 19:5 22:1 23:8 25:19 26:5,7 32:15

conditions
10:18,19 11:8 12:8,12, 16 13:14 15:13 18:21 19:3,9 21:23 23:4 26:20 28:10,17 30:3 31:6 32:8

confidence
18:16

confident
11:22

confirm
31:21

consideration
15:11 16:19 19:2 23:10, 24

considerations
12:19

consistent
6:23

constraint
19:22

constraints
5:13 19:24

consultation
6:10

contact
24:25 25:2,16

containers
20:21

contested
3:18 7:14

continue
15:23,24 18:17 25:6 29:18

contract
22:20

control
22:21

conversation
27:6 28:16

cooking
23:1

coordinate
10:19

correct
31:25 32:17,18

Cosmos
7:23

Council
3:15,17

counsel
6:25 7:9 8:8

couple
30:5,6

court
3:24

covered
25:16

covering
24:8

Creek
9:11

critical
18:14

customers
23:24

cycle
11:17

D

D.C.
7:1,2,12,14

day
3:12 21:13 32:1

day-to-day
20:3

days
16:10,20 17:10 25:1

DC
9:24

DCMR
23:6

deadline
10:15

decision
4:9 6:6,8,12,15 9:7,19 27:11 30:5,6 32:2

decisions
3:21

defer
30:5 31:20

deferring
31:22

define
26:13

degree
23:6

delay
32:5,7

deliberate
3:18 7:13 9:6

deliberating
7:2

deliberation
31:8

deliberations
30:9

deliveries
19:5,10

delivery
10:3 19:6,15 20:6,11 23:23

Department
11:19

designated
16:4 24:24

determination
12:2

determine
6:10

determined
6:5

differences
10:24

differing
30:1

differs
6:15

difficulty
4:4 5:16

digest
31:15 32:12

directed
19:7

directly
12:1

disappointed
27:7

discount
27:24

discouraging
21:18 22:8

discuss
10:25 12:22 15:24 20:4, 17

discussed
14:12 15:2 19:25 20:9 21:3,5 27:10 28:9,12, 22,24 29:2 31:15

discussion
11:11,14 12:5,15 13:17 15:18,25 17:2 19:4,17 21:11 24:11 25:12 29:23 31:13

discussions
3:20 27:25 30:8

District
3:7 6:19 11:19

DOB
16:23

documented
29:15

documents
5:8

drifting
23:16

drive
16:2

drivers
20:13 23:23

driveways
20:16

due
11:21 32:15

dumpster
20:24

dumpsters
11:12

E

earlier
6:6 14:8 19:14

easy
31:3

else's
13:23

email
24:24

Emerald
9:24

emergency
7:4

employees
12:4 16:2 18:8 20:2

encourage
17:7

encouraging
27:25

end
12:15

enforceable
25:8

enforcement
16:8,23

ensure
29:14

ensuring
24:19

enter
5:6 6:24 8:1

entered
3:13

entire
15:19

entrance
24:9

environment
26:24

Epstein
8:25

essentially
13:11 16:22

establishment
10:3 11:9 13:4 16:7 20:24 24:2

event
16:15

events
15:10

evidence
5:6 17:2

exceed
13:5

exception
10:1

exceptions
5:11

exclamation
29:11

excuse
16:22

exhaust
22:25

Exhibit
15:1

existing
10:4

expect
9:11

experience
4:4 5:16

expiration
29:13

expressed
31:12 32:7

exterior
20:24 24:8

F

fairly
11:22

fast
11:9 13:4

fast-food
10:2

favor
5:2

favors
6:16

feel
29:1 30:17 31:12

feeling
9:15 28:8

feels
11:22 30:12

figure
17:18

file
5:24 16:10

filing
14:21

final
9:11

Finally
6:18

find
18:1,17 24:18

finished
4:23

fit
32:8

food
11:9 13:4 20:3

forgotten
5:18

forward
18:23 25:13 29:19
30:12,13 31:16

found
19:8 20:16,18,25 21:14 22:22 23:2,21 24:9 25:1

frame
17:17 18:21 29:13,16

frequency
21:6

Friday
13:11 15:6

Fridays
13:6

full
6:11,14 9:4

future
11:16 16:18

G

game
14:14

garage
18:2

garden
21:19 22:1,5,12

Gateway
9:24

general
12:23 15:20 19:14 24:6 26:7 28:16

generally
13:14 16:16 19:9 20:25 24:4 28:7

gentlemen
3:4

Gern
7:22

give
15:7 23:17 24:23 29:22 30:6,22 32:12

giving
29:19

Goldstein
3:9 8:11,12 10:10 13:19 14:2 17:3 22:4 23:11 25:15 26:10 27:5 30:21

good
3:3 7:18 11:4 12:16 18:6 22:14 26:2,4,16 27:21 29:16 31:13

grease
22:24 23:4,7

great
18:3 29:20,22

greater
26:23

groomed
22:15

guess
13:19 26:6 29:11

guidance
29:7

H

hand
25:23

happen
20:7

hauler
20:21

hear
11:2

heard
10:8 11:6 27:22 30:8

hearing
3:5,21 4:1,3,10,12,14, 16 5:7,13,19 6:2,7,9,20 7:19 9:8,9 11:6 14:2,13 15:2 20:1 27:7,9,21,24 28:9,14,22,24 29:2,21 31:22

heartburn
23:17

heavier
15:4

held
3:16,20 6:20 7:8

helpful
31:5

helps
24:19

hold
7:7 8:8

holiday
32:16

home
4:18

hood
22:24 23:5

hope
26:2

hotline
4:6 5:19

hour
13:12

hours
5:18,25 6:7 13:3,9,16, 18,21,22 14:1,4,16,22, 25 15:14,21 19:16

I

idea
12:16 18:8

identify
18:11

Imamura
3:12 8:17,18

immediately
17:13 22:13

impact
19:25 24:13

impacts
11:21 15:14 21:8

important
4:22

impression
28:15

improve
17:6 18:6

inclined
28:3

include
9:7 12:8 23:8

included
23:7

including
6:13 16:8 28:9

incorporate
30:18

individual
5:22

information
10:21 24:25

initial
26:22

initially
13:13

inside
20:20 23:1

install
24:8

instruct
20:13

instructions
4:7 5:21 20:12

interceptor
22:24

interest
26:16

interfere
16:23

interior
24:10

International
7:23

issue
6:18 28:6

issued
6:11

issues
5:23 25:9,17 26:3 27:9 31:2,8

item
7:6 9:7

items
9:6

J

Jemal's
9:24

Joe
3:12

joining
3:8 32:20

jointly
25:11

K

Kalmia
16:5 19:8 20:14 21:16

keeping
22:1,2,14 24:21 25:9

kind
12:14 14:14 17:4,6,11, 16 18:2,21 22:10 23:16 27:11,16 29:10,16 30:23

kitchen
22:24 23:5

L

ladies
3:3

landlord
16:5

language
15:7,10 18:4,18,25

late
14:14 23:25

lead
27:17

leads
28:2

lean
15:20

leaning
30:19

leave
5:24

legal
3:15,17 6:25 7:9 8:8

letter
13:13 15:1 28:18

letting
31:14

level
18:16 20:7

levels
23:25

licensed
22:20 23:2

limit
26:21,22 28:3

limited
4:21 24:2,5

limits
27:3,4,9

Lindsjo
3:9 8:3,15,16 10:11

list
7:16 31:11 32:15

listening
4:2,15

litter
21:12,15,18

littering
22:8

live
3:24,25 5:8

LLC
7:20,24 9:24

located
10:5

login
4:7 5:21

long
16:12

longer
4:24 10:20 15:11

loses
16:7

lot
10:7 11:13,14,15,20,22 12:1,6 15:17 16:3,8,14, 15,21 17:9 18:2,13,14, 17 19:8,12,19 20:14 27:13,20,22 28:16 29:7, 9,15 31:13

lot's
16:17

love
17:5 18:5 30:22

lunch
9:7,12

M

Madam
8:21 9:20 12:21

made
3:21 10:18 27:11

maintain
22:20,24 24:8

maintained
5:14

make
6:5 8:1 12:18 13:2 19:15 23:8 25:7 30:4 31:20

making
24:5,14

March
8:25

Maria
7:20

market
14:11

match
14:25

matter
32:24

matters
8:22 9:1

measurable
25:8

measure
24:18

meet
23:13

meeting
3:14,15,21 4:9,11 6:6,9,24 7:5,7,11 8:8 9:8,19,23 14:22 26:8,11 30:6 31:24 32:2

meetings
25:3,21 26:1

Mehlert
7:18 8:7,11,13,15,17,19,23 9:22 31:23,25 32:14

Melissa
3:9

member
8:3,13,14,15,16 10:11 11:1,4 13:1,25 15:9 16:1 18:24 19:23 22:19 23:19 24:22 26:6,19 28:7 29:23 30:12 32:6

Members
3:8,9

mentioned
11:10,20 19:1

mentioning
9:13

met
11:8

Michelle
3:6

microphone
4:24

midnight
13:10 15:5

Miller
21:17

mind
23:11

mitigate
11:21

mitigating
24:12

mixed
27:5

modification
18:25

modifications
12:19

modify
13:16,18 16:11 17:15,18

modifying
13:9

moment
30:22

monitor
18:22

monitoring
9:13

month
22:22

morning
3:3 7:18 11:4

Morris
21:17

motion
8:1,5,8,20 30:11 31:20

move
12:14 20:11 22:23 29:24 30:13

moves
18:23

moving
20:19 22:19 25:13

MU-4
10:6

mute
4:23

muted
4:3,15

N

narrowed
31:9

neat
22:15

necessarily
25:23

needed
6:14

neighbor
22:14 26:2 27:21

neighborhood
16:5 17:22,24 18:3 20:8

neighbors
27:23

niche
14:11

night
23:25

noise
4:25 20:7 23:21,23,24

non-compliance
16:22

note
9:1,4 10:13 15:4

noted
7:10

notes
13:1,2 14:20

notice
7:4 16:11

notification
18:19 29:8

notified
16:10

notify
16:20

November
3:5,13 7:7,10,19 8:1,9

number
4:6 5:19 7:20 8:24 9:19,23 21:11 24:7,22,24 25:21 31:12

O

oath
5:4

object
22:7

obtaining
3:14,17

occur
19:6,10 29:9

October
10:8 14:22

off-street
12:3

offered

19:4

Office
3:22 4:1,5 6:9,15 11:18

Official
7:1,2,13,15

oil
23:1

one's
27:16

one-story
10:4

online
5:7

open
6:21 13:16 14:16 15:11 19:17

opening
24:23

operate
27:20

operation
13:4,12 20:3,5 25:17

operational
19:25

operations
21:9 28:17

opinions
30:2

opportunity
31:6

opposition
5:2

option
30:10,11

options
30:14

oral
4:19,21

order
3:6 5:11 6:11,12,14,18 7:8 25:9 27:16

orders
6:17 25:4

original
13:22 14:1,21 15:1,13

Other's
25:14

overnight
19:11 20:6

overstating
24:14

OZ
5:19

OZLD
17:20 19:1

P

P-R-O-C-E-E-D-I-N-G-S
3:1

p.m.
7:8 8:2 19:11,17 21:2

park
16:3 19:7,11 20:13,14

parking
11:12,14,20,21,22 12:1,3,5 16:3,8,14,15,17,21 17:9,19 18:1,2,8,13 19:7 20:14 27:13 29:7

part
5:9 10:4 11:6 21:20 22:12 25:8 29:21 30:21

participants
5:4

participate
4:17

participating
10:10

parties
6:4 20:18

party
6:13 20:11

passes
8:20

patrons
12:4

Paul
3:8

Pennsylvania
7:24

people
23:12

perfectly
17:19

permission
12:21

permitted
23:20

person
25:2

person's
17:24

personally
14:6

persons
4:16 5:1

pest
22:21

phone
24:24

pick
21:12

picking
4:24

pickup
20:12 21:23

piece
18:20,22

place
15:4

plan
21:15 23:2,22

planned
5:25

planning
5:1

Planning's
6:15 11:18

platform
20:12

play
12:6

point
11:3 27:11 28:3 29:11,18

points
4:22

Poojitha
7:22

portfolio
22:12

position
15:8

positives
27:22

postponed
8:25

potential
24:12

potentially
16:23

Pourciau
3:3,6 7:25 8:4,9,10,21 9:3 10:10,16 12:24 14:18 15:3,22 18:7 19:18 22:11 24:17 25:10 29:6 30:4,24 31:18,19 32:4,10,18,23

prefer
30:15,25

preference
31:17

preliminary
8:22 9:1

premises
20:20,23 21:13,19 22:14 23:21

presentation
4:20

presentations
4:21

presented
5:9 22:6

preserve
7:11

pretty
12:4 18:11 26:7 28:23

previous
25:4

previously
3:16 20:5

primary
11:8

prior
5:18 9:6

private
20:21

privilege
7:11

procedure
5:11 6:19,24

proceed
9:16,18 12:24

proceeding
3:23

process
15:19

proffer
12:8

proffered
26:20

prohibiting
18:8

properly
22:15 29:15

proposal
14:23 22:10

proposed
13:18,21,23 14:1,5,16, 25 15:21 16:14

provide
7:16 17:25 24:25

provided
12:3 13:8

providing
4:19 7:3 28:20,23

provision
17:7

proximity
19:20

public
3:5,16 4:8,10,11,12 6:1, 20,21 7:4 9:9

pull
13:1

purpose
3:14 25:16 26:3

purposes
6:25

pursuant
5:10,12,14 6:22 7:1,2, 12,14 9:25

purview
22:15 24:15

put
17:12,14 30:12 31:16

puts
29:11

Q

quarterly
22:25

quickly
17:17

R

R-1B
10:6

raised
27:9 31:2

Ran
7:24

rationale
23:10

read
9:20 18:9

ready
9:17 29:24 30:13 32:19

realm
23:17

rear
16:3,7 19:7,12 20:13

reason
19:20,24

reasonable
6:4 28:11

reasons
14:11

receive
4:6 5:20 7:9 12:9

received
12:10

recently
26:11

receptacle
23:5

recollection
13:24

recommendation
6:16

record
5:25 8:19 9:21 10:9,22 11:7,10 14:8 17:1 20:6 29:22 32:25

recorded
3:23

recycler
23:2

recycling
20:19

reduced
13:22,25

reducing
13:12

reflective
17:8

Regulapati
7:22

regularity
25:24

regulation
23:6

regulations
23:9

related
24:13

relates
21:25 22:2 24:15

relations
26:16

relevant
21:25

relief
24:13,16

remainder
3:12

remains
27:15

remember
19:19

remind
13:20

removed
23:1

rental
22:12

report
11:18,19 18:10

reporter
3:24

representative
14:3

request
5:24 6:18 10:13,18 14:14 26:11

requested
10:9,15 24:14,16 30:16 32:17

Requests
5:6

require
26:8

required
5:5 6:12 23:6

requirement
25:4,6 26:15

requirements
12:2 21:25 22:3

requires
6:20

residential
20:15

resolution
30:23

respect
30:23

respond
6:4 8:7 10:20 28:25 29:25 30:15 32:11

responding
10:17

response
10:14 12:10,11 13:8 16:13 27:1 31:17 32:13, 15

rest
13:17

restrict
19:16

resubmitted
28:18

result
16:8

retail
18:15

return
27:13,15,17

review
11:2 12:11 13:15 14:7, 24

revised
31:16

revision
14:6

rework
24:1

road
16:5 19:8 20:14

roads
21:16

Robin
3:9

Robyn
8:24

Rock
9:11

roll
7:5 8:6

room
31:23

Rules
6:23

S

Sainz
8:24

Saturday
13:11 15:6

Saturdays
13:7

schedule
8:24 31:21

scheduled
7:19

schedules
9:14

seats
10:3

seconded
8:5

Secretary
7:16 8:5,22 9:20 31:21, 23

Section
5:5,10,12 7:1,3,13,15 10:1,2

Sections
5:14 6:22

security
24:8

seeking
6:25

self-certified
9:25

send
17:7

sense
14:6 19:16 22:4 23:8

service
22:21,25

session
3:14 4:9,10,11,13,14 6:6,9 7:8 8:1 9:23

setting
3:16 27:3

share
18:14

shopping
10:5 16:4

shorter
31:8

sidewalks
20:15 21:12

sign
5:18,20 22:7 27:25

signage
21:18

signed
4:16 5:2

signing
5:3

similar
14:7

site
10:5

small
21:18

solution
17:18

sort
11:5 14:9 17:11 19:13 20:9 23:16 25:25 27:14

sound
4:24 23:20

speakers
23:20 24:6

speaking
4:23 26:8

speaks
12:1

special
5:11 10:1 15:10

specific
18:9,10 25:8 27:16

specificity
17:25

spent
31:14

split-zone
10:5

spoke
14:3

Square
10:7

Staff
8:19

standard
23:14

standards
23:14

start
9:9 11:1,5 13:19

state
4:18

stated
21:21 25:18

stating
16:13

stay
15:11

step
22:5

Stephen
7:22

stick
13:18 14:15 22:10 28:8, 21

sticking
15:20 29:1

stop
20:15

stops
14:7

store
21:17

stored
20:20 21:7 23:1

street
17:24

streets
16:6 17:22 18:9,10,11 20:15

strongly
30:17

submission
10:14

submissions
10:9,24 32:17

submit
10:13,18

submitted
10:21 12:20 29:21

substantial
17:2

Subtitle
5:5,10,12,14 9:25 10:1

success
26:24

sufficient
12:2

suggested
21:24

suggestions
30:5

summarize
11:5

summary
4:22 6:11,17

Sunday
13:5,10 15:5

supply
19:5

supplying
20:3

support
17:2 31:17

supported
11:7

supporting
5:8

surface
16:3

surprised
14:5

system
22:25

T

taking
7:5

technical
5:23

telephone
4:3,5,15 5:17

tend
15:11,20 18:24 28:8,21 29:4

term
26:21,22 27:3,4,8 28:3

terms
19:15

testify
4:17 5:1,3,4,20,23

testimony
4:11,12,19 5:7,9,13,25 6:1,3 11:7 15:17

that'll
32:12

thereof
16:10

thing
12:7 29:16

things
29:1 30:16,18

thoughts
14:17 24:16 25:14,25 27:3 29:3

throw
18:5

Thursday
13:6,10 15:5 32:16

tighten
18:4

time
4:18 5:6,13 6:4 12:11 14:12 17:17 18:21,23 19:22,24 21:4,7 27:18 28:9 29:13,16 31:14 32:12

timeframe
19:2 21:3,8

times
13:12 14:8 19:6 20:1,22

today
3:8 4:8 9:4,16,18 30:9 32:20

today's
3:18,21 4:1,14 8:23 29:23

traffic
11:12

Transportation's
11:19

traps
23:7

trash
20:19,22 21:6,23

travel
20:15

treat
30:2

treated
23:13

trigger
27:13,16 29:10

trimmed
21:20 22:2

trucks
19:11

type
24:19

U

ultimately
30:25

unable
5:23

uncertainty
16:17 17:8

uncomfortable
19:23

unknowns
27:19

unmuted
4:17

updated
24:25

V

vague
17:23 25:22

Vandenbosch
7:20

variances
5:12

vehicles
19:7

version
5:24

Vice
3:8 8:11,12 10:10 13:19 14:2 17:3 22:4 23:11 25:15 26:7,10 27:5 30:21

vicinity
18:15

video
3:25 5:8

view
27:11

virtual
4:8,9 5:7 9:8

visible
22:13

vote
3:18 7:5,6,14 8:6,19 30:13

voted
3:16 14:21

W

wait
20:14

walk
12:16

wanted
21:17

wanting
32:7

ways
17:6,11 18:6

webcast
3:24,25

Webex
3:24 4:3,4,6,15 5:17,20

website
3:22 4:1

Wednesday
32:16

week
19:6 20:1,22 30:7 31:24 32:11

weeks
30:6 31:24

weigh
28:5 30:7,25

weight
15:4 29:20,22

Wells
3:9 8:13,14 10:11 11:1, 4 13:1,25 15:9 16:1 18:24 19:23 22:19 23:19 24:22 26:6,19 28:7 29:23 32:6

West
10:6

willingly
30:19

wing
14:7

Wings
9:24

Wingstop
27:8

worded
17:5,20

wording
17:22

work
16:3 18:19 26:17 28:16

works
18:2

wrap-proof
20:20

written
5:7,24 6:3 20:12

X

Xu
7:24

Y

years
26:23

Youtube
3:25

Z

zones
10:6

zoning
3:4,7,10 4:6 6:10 12:18 16:9 21:25 22:3 23:10, 16 24:2,5,13,16

Zoning's
3:22 4:1