

DISTRICT OF COLUMBIA  
+ + + + +  
ALCOHOLIC BEVERAGE CONTROL BOARD  
+ + + + +  
MEETING

IN THE MATTER OF: :

MAHK Meetings, LLC, :  
t/a TBD :  
1806 Vernon Street, N.W. :  
License #116881 :  
Retailer CT - ANC 1C :  
Case #20-PRO-00038 :  
:

(Application to Transfer : Protest Hearing  
to a New Location and :  
Substantial Change - :  
to Add a Summer Garden :  
and Change of Hours of :  
Operation, Sales, :  
Service, Consumption, :  
and Entertainment Inside :  
the Premises and on the :  
Summer Garden) :

Thursday  
April 1, 2021

The Alcoholic Beverage Control Board  
met via WebEx videoconference, Chairperson  
Donovan W. Anderson presiding.

PRESENT:  
DONOVAN W. ANDERSON, Chairperson  
BOBBY CATO, JR., Member  
RAFI ALIYA CROCKETT, Member  
EDWARD S. GRANDIS, Member  
JENI HANSEN, Member  
JAMES SHORT, JR., Member

**ALSO PRESENT:**

**SIMONE ANDREWS, DC ABRA Staff**

**AMIR IRANI, ANC 1C**

**DENIS JAMES, Kalorama Citizens Association**

**ANDREW KLINE, Applicant's Counsel**

**KEVIN PUENTE, DC ABRA Investigator**

**ALAN ROTH, Protestants' Counsel**

**SIDON YOHANNES, Applicant's Counsel**

## C-O-N-T-E-N-T-S

## Opening Statement

Applicant . . . . .	.33
Protestant . . . . .	.36

Exhibit No.		IDd	Recd
Applicant			
2	Rendering of establishment	128	284
7	Memorandum, Sound Isolation Review	218	223
9	Resume of Geoffrey Sparks	212	212
11	Listing for 1812 Vernon St NW	134	284
12	Listing	135	284
13	Zoom Video	101	284
14	Report	214	223

## Protestants

2	Zoning Map	480	
4	Zoning Map	406	
5	Photograph of front entrance	70	79
7	Photograph of 1812 Vernon St NW	418	420
8	Photograph of sidewalk	303	309
9	Photograph of Sidewalk	304	309
10	Photograph of sidewalk	284	309
11	Photograph, establishment from Vernon St NW	199	284
12	Photograph	300	300
13	Photograph of walkway in back of abutting apartment building	392	392
14	Photograph of 1804 Vernon St NW	438	440
15	Photograph of 1813 Vernon St NW	418	420
17	Email		148
27	Construction plan	296	296
32	Photograph	306	309
36	ANC 1C Meeting Minutes	310	313
36A	Resolution adopted by ANC 1C	310	313
37	Aerial photograph	399	400
40	GIS MAP	256	
41	Japer Bowles's Twitter Timeline	248	483
45	Resume of Alek Pochowski	380	381
46	Multi-modal circulation map	381	
47	Audio recording	152	157
48	Photo: front of establishment	173	174



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

2 10:18 a.m.

3 CHAIRPERSON ANDERSON: All right. The  
4 next case on our calendar, we now have a protest  
5 hearing, Case number 20-PRO-00038. It used to be  
6 MAHK, excuse me, MAHK Meetings, LLC. Trade name  
7 is to be determined. License number 116881.

8 Ms. Andrews, can you please elevate  
9 the rights of the parties? The applicant's  
10 counsel is Ms. Yohannes. The protestants are  
11 Commissioner Irani, Alan Roth. I think we need  
12 Piper Hendricks, Suzanne Lee Farmer. Those are  
13 some of the folks that needs to be elevated. And  
14 if there are other parties they can identify  
15 themselves in the chat, and you can elevate their  
16 rights, please.

17 MS. ANDREWS: Sure. I have a list of  
18 names. It's a big list. So, stand by.

19 CHAIRPERSON ANDERSON: All right.  
20 Thank you.

21 MS. ANDREWS: Mr. Roth, your rights  
22 have been elevated. Mr. Kline, your rights have  
23 been elevated. Ms., I don't know, Mr. or Ms.  
24 Pochowski, your rights have been elevated.  
25 Cassandra Jones, your rights have been elevated.

1 Denis James, your rights have been elevated. Mr.  
2 Sparks, your rights have been elevated. Mr. or  
3 Ms. Hughes, your rights have been elevated. Mr.  
4 Bowles, your rights have been elevated. Ms.  
5 Kaitlyn Kerr, your rights have been elevated.  
6 Mr. Chavez, your rights have been elevated. Ms.  
7 Clarke, your rights have been elevated. Mr.  
8 Irani, your rights have been elevated. Mr.  
9 Puente, your rights have been elevated. Ms.  
10 Hendricks, your rights have been elevated. Ms.  
11 Farmer, your rights have been elevated.

12 Mr. Chairman there are more  
13 (inaudible) on the line. But I'm not sure if  
14 they should be elevated. Mr. Peter Wood, Tamara  
15 Lowe.

16 CHAIRPERSON ANDERSON: What I, let me  
17 (audio interference). So, if you're not  
18 speaking, please always mute your line if you're  
19 not speaking. Because, since there is a lot of  
20 folks on line we're going to have a lot of  
21 feedback.

22 What I'm going to do is that I'm going  
23 to call the parties. And once I call the  
24 parties, if you have witnesses that are not so  
25 far on line, that if you need them to, if you

1 need their rights to be elevated, please let us  
2 know, and Ms. Andrews will elevate their rights.

3 If you're on line, and if you are  
4 going to be a witness, in the chat please state  
5 your name in the chat, and Ms. Andrews will  
6 elevate your rights. So, this is, there's going  
7 to be a lot of parties. And so, we're going to  
8 try to do this as efficiently as possible.

9 So, what I'm going to do is, once I  
10 call the different parties, then they can  
11 identify who their witnesses are, so that  
12 (inaudible) identify yourself for the record by  
13 spelling, stating and spelling your name. State  
14 your affiliation with this case. And I'll ask if  
15 you have potential witnesses.

16 If you have potential witnesses then  
17 I'll have you identify who the potential  
18 witnesses are. And at that time their, if their  
19 rights have not been elevated as yet, then at  
20 that time we'll have them elevated.

21 All right. All right. So, good  
22 morning, everyone. This is a protest hearing  
23 that we're having. This is an application for  
24 the transfer to a new location, and substantial  
25 change application to add a summer garden, and a

1 change to hours of operation, sales, service, and  
2 some entertainment inside the premises, and on  
3 the summer garden.

4 So, where we are today, so what I'm  
5 going to do, I'm going to let, let's have  
6 everyone identify themselves for the record. So,  
7 let's start with the applicant. I'll start with  
8 the applicant's representative. And the  
9 applicant's representative can let me know who  
10 the rest of the parties are. So, is that you,  
11 Mr. Kline, or is that you, Ms. Yohannes?

12 MR. KLINE: That is me, Chairman.  
13 Good morning, Chairman and --

14 CHAIRPERSON ANDERSON: Good morning.

15 MR. KLINE: -- Members of the Board.  
16 Ms. Yohannes is here with me also. KJ Hughes is  
17 the principle of the applicant.

18 CHAIRPERSON ANDERSON: Hold on. Hold  
19 on, Mr. Kline. You're not listening to me. So,  
20 I need you first and foremost to identify  
21 yourself for the record, please.

22 MR. KLINE: Yes. Andrew Kline,  
23 Counsel for the applicant. First name is spelled  
24 A-N-D-R-E-W, last name is spelled, K-L-I-N-E.

25 CHAIRPERSON ANDERSON: Thank you.



1 And who, so what, then what I'll have you do, Mr.  
2 Kline, since there's a lot of parties, so why  
3 don't you introduce, tell me who the folks are.  
4 And then once you call their names, then they can  
5 introduce themselves for the record by stating and  
6 spelling their names.

7 MR. KLINE: Okay. The applicant, the  
8 principle of the applicant is KJ Hughes. Mr.  
9 Hughes, are you on?

10 MR. HUGHES: Yes. Good morning.

11 CHAIRPERSON ANDERSON: Mr. Hughes, can  
12 you please say and spell your name for the  
13 record, please?

14 MR. HUGHES: Yes, sir. My name is  
15 K.J. Hughes, H-U-G-H-E-S, as in Samantha.

16 CHAIRPERSON ANDERSON: Thank you. Go  
17 ahead, Mr. Kline.

18 MR. KLINE: Yes. And as I mentioned  
19 earlier, Sidona Yohannes of the Veritas  
20 (inaudible) Law Firm is assisting me, and is also  
21 on today. Ms. Yohannes.

22 MS. YOHANNES: Hello. Sidon Yohannes,  
23 here also on behalf of the applicant. S-I-D-O-N,  
24 Y-O-H-A-N-N-E-S.

25 CHAIRPERSON ANDERSON: Yes, Mr. Kline.

1 MR. KLINE: Yes. Would you like us at  
2 this time to introduce the witnesses as well?

3 CHAIRPERSON ANDERSON: Yes. Yes,  
4 please.

5 MR. KLINE: Okay. I don't know that  
6 they're all on. But Japer Bowles.

7 MR. BOWLES: Hello. My name is Japer  
8 Bowles, he, him, his. Japer Bowles is spelled J-  
9 A-P-E-R, B-O-W-L-E-S. And I'm an ANC  
10 Commissioner for 1C07, representing in my own  
11 capacity.

12 MR. KLINE: Peter Wood.

13 MR. WOOD: Peter Wood, essentially the  
14 same. P-E-T-E-R, W-O-O-D. I'm currently  
15 Commissioner of ANC103, but representing myself.

16 MR. KLINE: Dr. Tamara Lowe. I don't  
17 know if she's on yet. Dr. Lowe, are you on? If  
18 not, then we'll introduce her. Because she is  
19 working today. And --

20 CHAIRPERSON ANDERSON: Okay.

21 (Simultaneous speaking.)

22 CHAIRPERSON ANDERSON: She's on the  
23 line.

24 DR. LOWE: I'm here.

25 CHAIRPERSON ANDERSON: Can you spell

1 and state your name for the record, please?

2 DR. LOWE: Yes.

3 CHAIRPERSON ANDERSON: Hold on a  
4 minute. You can lower your camera a little bit,  
5 please, so we can see your face. Okay. That's  
6 fine.

7 DR. LOWE: Can you see? Okay. I'm  
8 working, sorry. My first name is Tamara, T-A-M-  
9 A-R-A. My last name is Lowe, L-O-W-E.

10 CHAIRPERSON ANDERSON: Thank you,  
11 ma'am.

12 MR. KLINE: And Geoffrey Sparks. He  
13 I do not believe is on yet. I think he told me  
14 he'd join about 11:00 a.m. So, he is not yet on.

15 CHAIRPERSON ANDERSON: Okay, that's  
16 fine. All right.

17 MR. SPARKS: I'm here.

18 CHAIRPERSON ANDERSON: I'm sorry.

19 MR. SPARKS: This is Geoffrey --  
20 (Simultaneous speaking.)

21 CHAIRPERSON ANDERSON: -- Mr. Sparks.

22 MR. SPARKS: Yes. My name is spelled  
23 G-E-O-F-F-R-E-Y, S-P-A-R-K-S.

24 CHAIRPERSON ANDERSON: Okay. All  
25 right. Let's go with, is that it, Mr. Kline?

1 MR. KLINE: Yes, it is at this time.

2 Yes.

3 CHAIRPERSON ANDERSON: All right,  
4 fine. So, let's -- All right. So, who's  
5 representing the ANC, the full ANC? Do we have  
6 one?

7 MR. IRANI: Yes. Hello. Please.  
8 Good morning, Chairman Anderson and Members of  
9 the Board. My name is Amir Irani. That's  
10 spelled A-M-I-R, I-R-A-N-I. And I'm Chairperson  
11 of ANClC. And I represent the ANC in this  
12 matter.

13 CHAIRPERSON ANDERSON: And I'm sorry,  
14 what's your first and last name, please? I  
15 didn't hear. Give your first and last, and then  
16 spell them for them, please.

17 MR. IRANI: My name is Amir Irani, A-  
18 M-I-R is the spelling. Irani, I-R-A-N-I.

19 CHAIRPERSON ANDERSON: I apologize.

20 And --

21 MR. IRANI: And I'm Chairperson --

22 CHAIRPERSON ANDERSON: You broke up.  
23 So, I thought it was one name. I apologize. All  
24 right. And I'm taking notes of, all right.

25 MR. IRANI: Can you hear me?

1 CHAIRPERSON ANDERSON: Yes, I can hear  
2 you. Do you plan to call any witnesses?

3 MR. IRANI: Okay.

4 CHAIRPERSON ANDERSON: Mr. Irani --  
5 (Simultaneous speaking.)

6 MR. IRANI: Yes. We do plan on  
7 calling witnesses. We have submitted a joint  
8 PIF, and that's a joint PIF on behalf of all  
9 protestants, including ANCLC, KA, the  
10 neighborhood association, the two abutting  
11 protestants, as well as the group of 23  
12 represented by Alan Roth.

13 CHAIRPERSON ANDERSON: So, that's  
14 fine. So I'll have then Mr. Roth, if I  
15 understand that he's the designated  
16 representative. So, I'm going to ask preliminary  
17 issues. And then you can, but it's my  
18 understanding at this moment that he's the  
19 designated representative of all the group. So,  
20 I'll have him --

21 MR. IRANI: That's correct.

22 CHAIRPERSON ANDERSON: -- identify  
23 himself. And then we'll ask preliminary who else  
24 is here. So, Mr. Roth, can you identify yourself  
25 for the record, please?

1 MR. ROTH: Yes. Good morning, Mr.  
2 Chairman. My name is Alan, A-L-A-N, Roth, R-O-T-  
3 H.

4 CHAIRPERSON ANDERSON: All right. So,  
5 you are, and who are you, sir?

6 MR. ROTH: I'm representing the group  
7 of protestants that we've been calling the Vernon  
8 Street protestants, for purposes of this case.

9 And I've also been designated for  
10 purposes of this morning as a representative of  
11 the two abutting protestants, Ms. Farmer and Ms.  
12 Hendricks, and Mr. James, who is a president of  
13 the Kalorama Citizens Association.

14 CHAIRPERSON ANDERSON: All right.  
15 Now, can you introduce, so, can you call the  
16 names of the parties, and once they're called  
17 their names then I'll have them identify themselves  
18 by spelling their names. Who are the parties  
19 that you're representing, sir?

20 MR. ROTH: When you say parties, do  
21 you mean the list of all of the Vernon Street  
22 protestants? Or do you mean the abutters and the  
23 --

24 CHAIRPERSON ANDERSON: All the people  
25 who you think will testify today on your behalf.

1 Are they all here on line?

2 MR. ROTH: I think they are. But  
3 let's see. First, Cassandra Jones.

4 MS. JONES: Cassandra Jones, C-A-S-S-  
5 A-N-D-R-A, J-O-N-E-S.

6 CHAIRPERSON ANDERSON: Okay. Who  
7 else, sir?

8 MR. ROTH: Kaitlyn Kerr.

9 MS. KERR: Hi. That's spelled K-A-I-  
10 T-L-Y-N. And last name is spelled K-E-R-R.

11 MR. ROTH: Alek Pochowski.

12 (Audio interference.)

13 CHAIRPERSON ANDERSON: Mr. Pochowski,  
14 can you, we can't hear you.

15 MR. ROTH: Alek, your microphone is  
16 not really working very well.

17 MR. POCHOWSKI: Is this any better?

18 CHAIRPERSON ANDERSON: Yes.

19 MR. POCHOWSKI: Okay. Yes. This is  
20 Alek Pochowski, A-L-E-K, P-O-C-H-O-W-S-K-I.

21 CHAIRPERSON ANDERSON: Thank you.

22 MR. ROTH: Suzanne Farmer, also known  
23 as Lee Farmer.

24 MS. FARMER: Good morning. Suzanne is  
25 spelled S-U-Z-A-N-N-E. Farmer is F as in Frank,

1 A-R-M-E-R.

2 MR. ROTH: Laurie Clarke.

3 MS. CLARKE: Laurie Clarke, L-A-U-R-I-  
4 E, C-L-A-R-K-E.

5 MR. ROTH: Gus Silva-Chavez.

6 MR. SILVA-CHAVEZ: Yes. My full name  
7 is Gustavo Silva Chavez, G-U-S-T-A-V-O, S-I-L-V-  
8 A, hyphen, C-H-A-V-E-Z.

9 MR. ROTH: Piper Hendricks.

10 MS. HENDRICKS: Good morning. Piper  
11 is P-I-P-E-R. Hendricks, H-E-N-D-R-I-C-K-S.

12 MR. ROTH: And Denis James.

13 MR. JAMES: Hi. I'm on, I'm not sure  
14 if I'm being heard or seen.

15 CHAIRPERSON ANDERSON: Yes. I can  
16 hear you, sir.

17 MR. JAMES: Okay, great. I discovered  
18 earlier that I got a really murky image that, at  
19 least I can see everybody else. So, I'm Denis  
20 James, President of the Kalorama Citizens  
21 Association. We're a party to the case. And we  
22 have agreed that Alan Roth will support and lead  
23 the case to save time for the Board.

24 CHAIRPERSON ANDERSON: Thank you.

25 MR. ROTH: Denis, can you spell your



1 name?

2 MR. JAMES: Oh, yes. D-E-N-I-S, J-A-  
3 M-E-S.

4 CHAIRPERSON ANDERSON: Is that it, Mr.  
5 Roth?

6 MR. ROTH: Yes, sir.

7 CHAIRPERSON ANDERSON: All right.  
8 Thank you. All right. Mr. Puente, can you  
9 identify yourself for the record, please?

10 MR. PUENTE: Yes, sir. ABRA  
11 investigator Kevin Puente, K-E-V-I-N, P-U-E-N-T-  
12 E.

13 CHAIRPERSON ANDERSON: All right.  
14 Thank you. All right. Are there any preliminary  
15 matters that the parties wish to bring to my  
16 attention? And I'll start with the applicant  
17 first. Are there any preliminary matters?

18 MR. KLINE: No, we don't have  
19 anything, Mr. Chairman.

20 CHAIRPERSON ANDERSON: All right. So,  
21 Mr. Roth, can you now explain to me, because  
22 you're now -- All right. Can I have, Ms. Jones,  
23 can you mute your phone please?

24 So, if I call your name out it's  
25 because your line has, I can see whose line is

1 open. So, if I, normally I'm just going to be  
2 general. But since Ms. Jones, she sent her  
3 screen, so I can tell. But I'll just ask if  
4 you'll please mute all your phones, your lines.  
5 Because we're going to have feedback.

6 All right. So, Mr. Roth, can you tell  
7 me, you informed me that you're now the  
8 designated representative for the group. So,  
9 explain how the case is going to be presented,  
10 please, sir.

11 MR. ROTH: With your permission, Mr.  
12 Chairman, I think it would be appropriate if Mr.  
13 Iran, on behalf of the ANC testified or made a  
14 statement on behalf of the ANC. Because I'm not  
15 personally authorized by vote of the ANC to  
16 represent them

17 But I am authorized to represent that  
18 other protestants. And so, although we filed a  
19 joint PIF, because we're sharing the same  
20 exhibits, and we have the same basic issues in  
21 the case, he can make a presentation on behalf of  
22 the ANC.

23 I assume he would be subject to cross  
24 examination by Mr. Kline. I would then present  
25 the rest of the case on behalf of the other

1 protestants, call our other witnesses. And if we  
2 could proceed that way, that would be acceptable  
3 to us. I hope it would be acceptable to you and  
4 to Mr. Kline.

5 CHAIRPERSON ANDERSON: Oh, that's  
6 fine. So, Mr. Irani, let me then, what, let me  
7 know what is it? How do you present your, what  
8 are you proposing to, how to move forward today,  
9 sir?

10 MR. IRANI: I do have a, excuse me.  
11 So, I have a prepared statement and testimony to  
12 provide to the Board, along with some exhibits to  
13 share, to present the views of the ANC on this  
14 case, Chairman Anderson.

15 CHAIRPERSON ANDERSON: All right. And  
16 so that's, so your, so you'll be the only person  
17 testifying on behalf -- I'm just saying, in your  
18 individual capacity you'll be the only person  
19 testifying on behalf of the ANC? And then Mr.  
20 Roth will call the other witnesses. Is that  
21 correct?

22 MR. IRANI: That's correct, yes.

23 CHAIRPERSON ANDERSON: And you know  
24 that I, you're going to be, in order for you to  
25 testify I'll put you under oath. You can testify

1 in the sense of make your statement. And then,  
2 you know, that will be subject to cross  
3 examination by Mr. Kline and Mr. Roth, if he so  
4 desires. Are you aware of that?

5 MR. IRANI: I understand.

6 CHAIRPERSON ANDERSON: All right. So,  
7 as long as you, because, and that's fine.  
8 Because you are, the ANC is, the ANC has  
9 standing. So, you are a party. So, you are  
10 welcome to testify. You are welcome to call  
11 witnesses.

12 And I appreciate the fact that the  
13 parties have, rather than having separate cases  
14 presented by each side, I appreciate the fact  
15 that the parties have worked to streamline the  
16 process.

17 And I know that, because we're doing  
18 these hearings virtually we have been limiting  
19 the amount of witnesses, and limiting the amount  
20 of time that you have to do the case. But I know  
21 that the parties had asked for extra time and  
22 extra witnesses, and the Board had agreed to do  
23 that.

24 This might take all day. I hope it  
25 doesn't take all night. But the Board will be

1 here. But I will just ask all parties to be  
2 mindful that we're all here. We're all sitting.  
3 We're all sitting in front of a computer screen.

4 And last week we had a, was less  
5 parties. We had a protest hearing that started  
6 at 10 o'clock in the morning, and we were on  
7 line, the Board was on line until 6 o'clock,  
8 without any break. So, I'm hoping that this  
9 probably will last -

10 I'm just letting people know that the  
11 time commitment it's going to take today, that it  
12 will take, it is going to take most of the day.  
13 No matter how much we streamline it, it's going  
14 to take most of the day.

15 I, unless all the parties agree we  
16 probably won't have a scheduled lunch break. But  
17 what I'm going to suggest that we do, and let me  
18 explain the way the process is going to work.  
19 The parties will have five minutes.

20 Let me ask, Mr. Irani, do you wish to  
21 make an opening statement? Or is it just, you  
22 just want to testify? Which, let me know which  
23 one it is.

24 MR. IRANI: I would just like to  
25 testify.

1                   CHAIRPERSON ANDERSON: All right.  
2                   That's fine. Thank you. So, Mr. Roth, so, Mr.  
3                   Kline, you will have five minutes to do an  
4                   opening statement. And then Mr. Roth will have  
5                   five minutes to do an opening statement.

6                   Once both parties have done their  
7                   opening statements then the Board will call its  
8                   witness, Mr. Puente. And Mr. Puente will go  
9                   through his report that I believe everyone should  
10                  have access to that report.

11                  So, Mr. Puente will go through his  
12                  report. The Board will question Mr. Puente on,  
13                  concerning the contents. Ms. Jones, can you  
14                  please put your, mute your -- Yes.

15                  Ms. Jones, now you're going to be in  
16                  trouble. Because you're one of the people --  
17                  You see, I'm looking at my computer screen, and I  
18                  can see the highlight around your face. So, when  
19                  I see the highlight around your face it tells me  
20                  that your microphone is open.

21                  So, for the other people who are not  
22                  in the center of my screen, they're kind of safe,  
23                  because I can't call their name. But because you  
24                  are directly in front of me I can always see when  
25                  your screen highlights. When your, when the box

1 highlights in yellow, I'm sorry, in blue, so it  
2 tells me that your phone is unmuted.

3 That's why, okay. And just, I'm not  
4 picking on you. But as I said, you're in the  
5 center of my screen. And I can always see when  
6 that box highlights. So, I just wanted to let  
7 you know that.

8 All right. So, after the Board  
9 presents, so, Mr. Puente will testify. The Board  
10 will ask questions of Mr. Puente, of his report.  
11 After all the Board Members have had an  
12 opportunity to ask Mr. Puente questions, then Mr.  
13 Kline will have an opportunity to ask questions  
14 of Mr. Puente of his report.

15 After Mr. Kline has had an opportunity  
16 to ask Mr. Puente of his report, then Mr. Roth,  
17 you will have an opportunity to ask questions of  
18 Mr. Puente of his report.

19 I do not, I don't believe that I'm  
20 going to ask, have each side, I don't, we're not  
21 going to have recross of the Board's witness,  
22 because I think that that's going to stretch the  
23 process out too long.

24 So, all right, so once the Board has,  
25 the Board will have an opportunity to ask final

1 questions of its witness. So, after that the  
2 Board will dismiss his, its witness.

3 We probably will just be off the  
4 record for about ten minutes for people to  
5 refresh themselves. So, we'll probably take a ten  
6 minute recess at that time.

7 People can stay here. Just for people  
8 to, if they have to run to the bathroom and do  
9 something like that, we can do that. So, I'll  
10 take a ten minute break at that time.

11 Then the applicant will present its  
12 case. And so, Mr. Kline will call his witnesses.  
13 We'll run through the witnesses. Mr. Roth,  
14 you'll have an opportunity to cross examine Mr.  
15 Kline's witnesses. Mr. Kline will have an hour  
16 and a half to present his case.

17 I will ask you both, do not spend a  
18 whole lot of time. Don't spend a whole lot of  
19 time cross examining Mr. Kline's witnesses if,  
20 unless you have to. Because that takes away,  
21 that's going to take away also from your time. I  
22 just want to let you know that. But that would  
23 also take away from your, the 90 minutes that you  
24 have to present your case.

25 All right. So, after the applicant



1 has presented its case it has 90 minutes. Then I  
2 will have Mr. Irani, he will make his statement.  
3 He'll present his case. He'll make his  
4 statements.

5 Mr. Kline will cross examine him, and  
6 then Mr. Roth can cross examine him if he so  
7 desire. The Board will cross examine him. And  
8 then I'll give, depending on the Board's  
9 questions, and I might give another round of  
10 recross of Mr. Irani.

11 Once Mr. Irani has presented his case,  
12 as made in his statement, then Mr. Roth, you can  
13 present your case. And as you see, Mr., and then  
14 Mr. Kline will have an opportunity to cross  
15 examine your witnesses, okay, if they so desire.

16 Once the case has been presented, once  
17 the protestant has presented his case, then I'll  
18 give each side another five minutes to wrap up,  
19 and we'll come to, the case will be over.

20 So, we will see where we are today.  
21 So, what we'll, are there any questions by anyone  
22 before we start?

23 MR. ROTH: Yes.

24 MR. KLINE: Yes.

25 CHAIRPERSON ANDERSON: Yes, Mr. Roth.

1 Yes, sir. Oh, I'm sorry. Mr. Kline. Let me go  
2 with the applicant first. Yes, Mr. Kline.

3 MR. KLINE: Yes. Mr. Chairman, I have  
4 concerns about the testimony of Mr. Irani. It  
5 would seem to me that he's not in a position, as  
6 he expressed, to express the views of the ANC.  
7 The views of the ANC are expressed by the full  
8 ANC after a vote, and in writing.

9 It would seem that we are here for a  
10 contested case hearing. And that his statement  
11 should be in the nature of factual testimony. He  
12 should testify as to that, and not the views of  
13 the ANC.

14 Because under the statute the ANC  
15 expresses its views in a very specific way. And  
16 that requires a vote of the majority of the  
17 Members of the ANC in order to approve the views  
18 that might be expressed by the ANC. And he, that  
19 authority can't be delegated, in terms of one  
20 individual then expressing the views of the ANC.

21 So, I have no idea of the nature of  
22 his statement. But I have those concerns that it  
23 go, that it not go far afield of what we're here  
24 to do today, which is have a contested case based  
25 on facts that will be presented to the Board, and

1 then the Board make a decision on this.

2 CHAIRPERSON ANDERSON: Well, Mr.  
3 Kline, if I'm incorrect, but it's my  
4 understanding that standing was provided to the  
5 ANC. That the ANC had a vote. If this  
6 information is incorrect, please let me know.

7 But it's my understanding that the  
8 Agency granted standing to the ANC, because they  
9 had followed the proper procedure to be a partner  
10 to this case.

11 And so, therefore, it is my  
12 understanding, if I am correct, someone please  
13 correct me, that Mr. Irani was designated as the  
14 spokesperson for the ANC. So that he, I don't  
15 see why he cannot speak for the ANC.

16 In the witness list it appears that  
17 there are two other ANC members who are, will  
18 testify on your side today. And they have made  
19 it clear that they are speaking in their  
20 individual capacity. But Mr. Irani can speak on  
21 behalf of the ANC.

22 And of course, you are, because he's  
23 going to make his statement, you do have the  
24 opportunity to cross examine him, and to bring  
25 out all the points that you just made.

1           So, I think at this juncture I'm not  
2 going to, at this juncture, sir, I believe, I  
3 don't have an issue with Mr. Irani. Because, as  
4 I said before, unless you can let me know that  
5 there was not an ANC meeting that voted to  
6 protest this matter, and that the ANC did not  
7 designate Mr. Irani as the spokesperson for the  
8 ANC to represent its interest, then I see no  
9 reason to not, I see no reason to object to any  
10 testimony that he provides.

11           And that you will have the opportunity  
12 to cross, to vigorously cross examine him to  
13 bring that up, if that's what you want to do,  
14 sir.

15           MR. KLINE: Mr. Chairman, two points,  
16 if I may.

17           CHAIRPERSON ANDERSON: Yes, sir.

18           MR. KLINE: One is, no, we don't  
19 dispute whether he's authorized to be here or to  
20 be the party representing the ANC in this  
21 proceeding, which normally would give him the  
22 right to call and cross examine witnesses, and  
23 present evidence, and so on, and so forth.

24           Our quarrel is that him being so  
25 designated does not give him any more rights than

1 any other party. And what we're here today to  
2 do, in my understanding and my experience, is to  
3 hear evidence.

4 And if he's going to express views or  
5 opinions, or I don't know what they are, then I  
6 would just ask that he be cautioned that that's  
7 not what we're here to do.

8 What we're here to do is to put on  
9 evidence, which would be proposed statements of  
10 fact, or evidence that goes to the merits of the  
11 proceeding, and not particular viewpoints.  
12 That's number one.

13 And number two is, his authority is  
14 constrained by the resolution that was passed by  
15 the ANC. He can't go beyond that resolution.  
16 And just because he's appointed to represent the  
17 ANC, that doesn't give him carte blanche to do  
18 anything, and make any statements, and make  
19 presentations, and give viewpoints that go beyond  
20 the four corners of the resolution that appointed  
21 him as the representative.

22 CHAIRPERSON ANDERSON: Well, Mr.  
23 Kline, I don't know what Mr. Irani is going to --

24 MR. KLINE: Nor do I.

25 CHAIRPERSON ANDERSON: I don't know

1 what his statement is. And so, we'll leave that  
2 for when he presents himself. And you can object  
3 or cross examine him. And I know that you will  
4 vigorously cross examine him.

5 So, we'll let that issue, I'll take  
6 your objection under advisement. It can be  
7 raised later on in the hearing. It can be raised  
8 later in the hearing.

9 Before we start let me ask a question.  
10 Mr. Roth, are you an attorney, sir?

11 MR. ROTH: I am an attorney. But I  
12 have not actually practiced law in a setting like  
13 this in a very, very long time.

14 CHAIRPERSON ANDERSON: Well, the  
15 reason why I asked, Mr., and this is much more  
16 relaxed. So, and my only reason for asking is  
17 that I have expectations for attorneys. I mean,  
18 we're trained differently. So, I know what can  
19 occur and what can't occur.

20 So, if you were a lay person, if you  
21 said that you were a lay person, then I'll be a  
22 little bit less informal with you. Because I'll  
23 say, you know, because you're a lay person you  
24 don't know the rules, or you don't know.

25 But you're an attorney. So, I like

1 the disclaimer that you gave, sir. I like the  
2 disclaimer that you gave, and I will take it for  
3 what it's worth.

4 But I enjoy when I have attorneys  
5 here. Because it makes things go smoothly. And  
6 I don't have to explain to certain people why I'm  
7 doing certain things. And that's why I asked. I  
8 try to be just as, I'm more hard on the attorneys  
9 because I know they know better. And, but the  
10 lay persons then I'll be more relaxed.

11 And so, I'm saying that if Mr. Kline,  
12 if we have a lay person and Mr. Kline objects,  
13 then I need to explain to the lay person why Mr.  
14 Kline is objecting. But as an attorney you will  
15 know. It's just from that perspective, sir.  
16 That's why I asked.

17 MR. ROTH: I understand. And, Mr.  
18 Chairman, speaking of that, can I raise a  
19 preliminary matter with you?

20 CHAIRPERSON ANDERSON: Yes, sir.

21 MR. ROTH: I gave notice yesterday to  
22 the ABRA staff and to Mr. Kline, and to Ms.  
23 Yohannes. But I wanted to raise an objection to  
24 one of their late submitted exhibits.

25 And I don't know whether you want to

1 hear that now, or whether you want to wait until  
2 they try to introduce their exhibit. Because I  
3 think it might entail a little bit of oral  
4 argument.

5 CHAIRPERSON ANDERSON: All right. So,  
6 if he, if Mr., the exhibits aren't in the record.  
7 And so, in the presentation of this case if Mr.  
8 Kline decides that he wants to utilize this  
9 exhibit, or even if he wants to move this exhibit  
10 into evidence, then you can make the arguments  
11 why that we, the Board, should or should not  
12 allow this document into evidence.

13 And so, you can raise that at the time  
14 that he decides. And he might decide that, based  
15 on your objection, your oral objection right  
16 here, he might decide that, you know, that I'm  
17 not going to, let me not do that. So, but we'll  
18 wait to see whether or not it becomes an issue  
19 later on in the hearing. Okay?

20 MR. ROTH: Okay. Thank you.

21 MR. KLINE: Mr. Chairman, if I may.

22 (Audio interference.)

23 MR. KLINE: -- in response to your  
24 comments to Mr. Roth, about his abilities. I've  
25 known him a very long time. Show him your mercy.



1 Thank you.

2 CHAIRPERSON ANDERSON: For the lay  
3 persons here, you see why I say that I have, I'm  
4 harder with attorneys. You see. I just want to  
5 let you, I want to let the lay person see. I'm  
6 an attorney. Mr. Grandis, Board Member Grandis  
7 is an attorney.

8 So, there are four attorneys who are  
9 involved, at least that I'm aware of, that are  
10 involved today in this hearing. But for the lay  
11 persons, you see why I have a different standard  
12 for attorneys. Just wanted you to know that.  
13 Okay. Thank you very much. All right.

14 So, we'll have open. And you have  
15 five minutes, Mr. Kline. All right. Thank you.

16 MR. KLINE: Thank you, Mr. Chairman,  
17 Members of the Board. Good morning. We are very  
18 happy to be here, sort of virtually speaking, I  
19 guess, for a hearing on the evidence of this  
20 case, to determine whether it's appropriate, this  
21 premises is appropriate for issuance of a  
22 license.

23 And the record, your records will  
24 reflect that the applicant has survived the  
25 filing of two applications, the first of which

1 was dismissed, because it was determined that the  
2 premises is in the Adams Morgan moratorium zone,  
3 even though the applicant had previously checked  
4 with the Agency, and was told that it's not.

5 After six legal briefs, totaling over  
6 100 pages of legal argument, in an attempt to  
7 prevent us from being here today to have this  
8 case heard on the merits, we're here, after a  
9 year and a half of effort.

10 And then, we, the evidence will show  
11 at the conclusion of the case that this premises  
12 is indeed appropriate for the issuance of a  
13 license.

14 According to what you will hear, what  
15 was told to the investigator, and you will hear  
16 from testimony or you'll read in the  
17 investigative report, these protestants don't  
18 just have a couple of concerns. And they don't,  
19 according to the PIF they don't just seek  
20 proscriptions on this license. They want this  
21 license completely denied.

22 Now, you'll hear testimony from both  
23 the investigator and from the witnesses that they  
24 have concerns about noisy people on the patio,  
25 the smell of smoke from the sidewalk, people

1 putting, potentially putting trash into the  
2 condominium, neighboring condominium's trash  
3 area, bright lights from the summer garden, the  
4 use of Vernon Street to, for patrons to leave the  
5 premises, the fear that the patrons will be noisy  
6 and disruptive, that there's going to be a  
7 backflow of car sharing drivers waiting on  
8 Vernon, that parking is a terrible issue with  
9 respect to this small premises, and that only  
10 local traffic is supposed to use 19th, between  
11 Foran (inaudible) and Columbia Road, that the  
12 trash bins are going to be a problem, that's  
13 going to cause rat problems, that they're  
14 concerned about noise from music, from DJ,  
15 concerns about delivery trucks, and concerns  
16 about trash trucks.

17 And I think I've covered most of,  
18 well, perhaps not. We'll leave it to the Board  
19 and to others after the conclusion of the hearing  
20 to determine what might be the motivation for  
21 these protestants, in terms of such a vigorous  
22 protest of this license.

23 But our evidence will show that K.J.  
24 Hughes, he principle of the applicant, has been  
25 responsive to neighborhood concerns, has taken

1 steps to address their concerns.

2 And the size and the nature of this  
3 establishment will not have a negative effect on  
4 peace, order, and quiet, and the other negative  
5 effects that are claimed by the protestants.

6 And at the conclusion of the hearing  
7 we will respectfully request that you grant the  
8 license without restriction. Thank you.

9 CHAIRPERSON ANDERSON: Thank you, Mr.  
10 Kline. Mr. Roth.

11 MR. ROTH: Thank you, Mr. Chairman and  
12 Board Members. As you know, my name is Alan  
13 Roth, and I'm a resident of Vernon Street, where  
14 this application was filed.

15 I represent more than 20 residents of  
16 our street who are the protestants in this case.  
17 And as we said earlier, for the sake of  
18 efficiency I've also been designated by the  
19 abutting protestants, and Mr. James, on behalf of  
20 the Kalorama Citizens Association, to carry the  
21 ball here for them today.

22 As you'll hear in the testimony,  
23 Vernon Street is a narrow, quiet, one block long,  
24 one way street that's (audio interference)  
25 somebody's on. Vernon Street is a narrow, quiet,

1 one block long, one way street that's tucked  
2 between 18th and 19th Streets within the Adams  
3 Morgan moratorium zone, but near the informal  
4 Florida Avenue boundary between a mostly  
5 residential section of Adams Morgan to the north,  
6 and a mostly residential section of DuPont Circle  
7 to the south.

8 Last year the Board upheld our  
9 contention that the applicant's premises are  
10 located within the Adams Morgan moratorium zone,  
11 meaning that the applicant could not obtain a new  
12 tavern license there.

13 Within one week of the Board's order  
14 the applicant instead acquired out of safekeeping  
15 the tavern license once used to operate Chief  
16 Ike's Mambo Room on Columbia Road.

17 The issue now before the Board is  
18 whether the transfer of that license to this  
19 location on Vernon Street, and the applicant's  
20 planned operations there are appropriate under  
21 the statutory criteria.

22 And likewise, whether the substantial  
23 changes sought by the applicant are appropriate  
24 for this new location, namely expanded hours of  
25 operation and entertainment, both inside and

1 outside the premises, the addition of a summer  
2 garden right under the bedroom and living room  
3 windows of a neighboring condominium, and a  
4 sidewalk café in the same small space, as the  
5 evidence will show, that the applicant plans to  
6 store its trash and recycling.

7 This applicant has no prior ABRA  
8 history. And for that reason, under the Board's  
9 legal precedents, in order to sustain its burden  
10 of proving appropriateness the applicant must  
11 prove, and I'm quoting here from ABC case law,  
12 that its future operations will satisfy the  
13 reasonable expectation of residents to be free  
14 from disturbances and other nuisances, not just  
15 whether the application complies with the minimum  
16 requirements of the law.

17 In such cases the Board evaluated  
18 each, evaluates each unique location according to  
19 the particular circumstances involved to  
20 determine the prospective effect of the  
21 establishment on the neighborhood.

22 The evidence today will show the  
23 numerous adverse effects of this proposed  
24 location transfer and substantial changes would  
25 have on peace, order, and quiet, on trash and

1 litter, on parking, on vehicular and pedestrian  
2 traffic and safety, on real property values, and  
3 particularly under Section 25.314 of the statute,  
4 on residents immediately adjacent party to a  
5 residential zone.

6 And we're sure Mr. Hughes has his own  
7 perspective on what he's done to get to this  
8 point. But the protestants have a different  
9 perspective.

10 We see a man so relentless that for  
11 two years he's been running through flashing  
12 yellow lights, and even red lights that to a  
13 reasonable business person would have said, stop.  
14 Or at the very least would have said, hit the  
15 brakes, slow down, think. Instead, he just kept  
16 plowing ahead.

17 If this project were a car it might be  
18 called reckless driving. And if Mr. Hughes were  
19 out on the open road perhaps no one would care.  
20 But he's not out on the open road.

21 He bought a row house. It may be  
22 zoned mixed use. But it's right next door to a  
23 residentially zoned condominium where people  
24 live, work, and sleep.

25 It's across the street from houses

1 where people live and sleep, on a one block, one  
2 way street that's zoned entirely almost  
3 residential.

4 the only other mixed use lots on this  
5 street are three other quiet buildings to his  
6 east, and Lucky Buns, a restaurant on the  
7 opposite corner, which at least closes early, and  
8 makes very little noise, despite the trash and  
9 vermin problems it's caused for this Board and  
10 the neighborhood.

11 Mr. Hughes may have had some sort of  
12 vision here. But his neighbors shouldn't suffer  
13 because he ignored all those flashing lights, and  
14 made reckless choices about how to spend his  
15 money.

16 His dream should not become our  
17 nightmare. And for all these reasons we believe  
18 his application should be denied. Thank you.

19 CHAIRPERSON ANDERSON: Thank you, Mr.  
20 Roth. All right. The Board will then call its  
21 first witness. We'll call Mr. Puente. Mr.  
22 Puente, can you please state and spell your name  
23 for the record, please?

24 MR. PUENTE: Investigator Kevin  
25 Puente, K-E-V-I-N, P-U-E-N-T-E.



1 DIRECT EXAMINATION

2 CHAIRPERSON ANDERSON: Mr. Puente, can  
3 you tell us where you're currently employed?

4 MR. PUENTE: The Alcoholic Beverage  
5 Regulation Administration.

6 CHAIRPERSON ANDERSON: And what is  
7 your role with the Agency, please?

8 MR. PUENTE: Investigator.

9 CHAIRPERSON ANDERSON: And how long  
10 have you worked with the Agency?

11 MR. PUENTE: Six years.

12 CHAIRPERSON ANDERSON: Okay. All  
13 right. And are you familiar with this case?

14 MR. PUENTE: Yes.

15 CHAIRPERSON ANDERSON: And how did you  
16 become familiar with this case?

17 MR. PUENTE: I conducted a protest  
18 investigation.

19 CHAIRPERSON ANDERSON: All right. Did  
20 there come a time that you wrote a report  
21 regarding your investigation?

22 MR. PUENTE: Yes.

23 CHAIRPERSON ANDERSON: And do you have  
24 a, are you able to share this report with the  
25 Board?

1 MR. PUENTE: Yes.

2 CHAIRPERSON ANDERSON: All right. Can  
3 you do that, please? Ms. Andrews, can you give  
4 him the opportunity to share his screen, please?

5 MS. ANDREWS: Okay, Investigator  
6 Puente, you now have the rights to share your  
7 screen.

8 CHAIRPERSON ANDERSON: Also, Mr.  
9 Puente, can you identify the document that we're  
10 looking at, please?

11 INVESTIGATOR PUENTE: This is my  
12 protest report.

13 CHAIRPERSON ANDERSON: And when was it  
14 done?

15 INVESTIGATOR PUENTE: March 2021.

16 CHAIRPERSON ANDERSON: Okay. Now,  
17 sir, can you tell us, can you go through your  
18 report then, just share with us what information  
19 were you able to gather regarding your  
20 investigation?

21 INVESTIGATOR PUENTE: Yes, sir. I was  
22 assigned the Protestants' investigation of a  
23 Class CT application, transfer to a new location  
24 and substantial change for MAHK Meetings, LLC,  
25 trading as TBD, hereby referred to as MAHK

1 Meetings.

2 MAHK Meetings is located at 1806  
3 Vernon Street NW, Washington D.C. MAHK Meetings  
4 applied as a new tavern and is requesting a  
5 sidewalk café, a summer garden, and live  
6 entertainment.

7 MAHK meetings requested a total  
8 occupancy load of 50 with seating for 30 patrons  
9 and a summer garden with 30 seats.

10 The application to transfer to a new  
11 location and substantial change for MAHK Meetings  
12 was submitted by the owner, K.J. Hughes.

13 The application is being protested by  
14 ANC-1C being represented by Chairperson Amir  
15 Irani, the Kalorama Citizens Association being  
16 represented by Denis James, the abutting property  
17 owners, Suzanne Farmer and Piper Hendricks, and a  
18 group of 23 being represented by Alan Roth and  
19 Laurie Clarke.

20 I spoke with all the protestants  
21 involved in this protest and they all voiced the  
22 same policy concerns: adverse impact on the  
23 peace, order and quiet of the residence in the  
24 surrounding area, residential parking, real and  
25 current pedestrian safety, real property values,

1 trash and litter.

2 All the protestants are concerned  
3 about Vernon Street being a one-way street and  
4 how the establishment was planning to have  
5 patrons exit onto Vernon Street and the  
6 possibility of car sharing companies picking up  
7 patrons right outside on Vernon Street and  
8 causing a line of car-sharing companies out front  
9 on Vernon which could possibly lead to honking  
10 horns and people yelling and other disruptive  
11 noise.

12 The protestants also were concerned  
13 about the effect of outside smoking on the summer  
14 garden and how it could affect several of the  
15 residents in the condo building next door. Many  
16 of the residents have living rooms and bedrooms  
17 right near the summer garden where it's proposed  
18 at.

19 Several of the residents have some  
20 breathing problems when it comes to smoke. So  
21 they'd have to close their windows immediately if  
22 someone walks by, and they smell smoke.

23 The residents and the protestants are  
24 very concerned about the summer garden and the  
25 possible effects it will have at nighttime,

1 especially once the sun sets, if people are noisy  
2 and music and bright lights.

3 Many of the protestants are concerned  
4 about the placement of the trash cans on Vernon  
5 Street which is supposed to be in the proposed  
6 sidewalk café area and how that could lead to rat  
7 and vermin issues and the possibility of a trash  
8 truck blocking Vernon Street which is one-way.

9 Vernon Street is a tricky  
10 intersection. At Vernon and 18th Street NW, it  
11 turns right onto 18th Street. And there's an  
12 intersection there. Many cars will stop in that  
13 intersection and block the traffic from Vernon  
14 Street.

15 I conducted a walkthrough of the  
16 establishment with the owner, Mr. Hughes. Mr.  
17 Hughes owns the building and has four floors.  
18 The first two floors will be part of a licensed  
19 establishment. The third and fourth floor will  
20 be the office space and residential.

21 Mr. Hughes advised me that he was  
22 going to have a summer garden on Florida Avenue,  
23 NW side, that will be overlooked by a barbershop  
24 on the first floor. The first floor will also  
25 have a coffee shop, a bar area with a small

1 retail space.

2 The second floor will be a speakeasy.  
3 Mr. Hughes has advised me that it will be  
4 upscale. All the patrons will be seated down.  
5 People won't be standing.

6 Mr. Hughes advised me that patrons  
7 will enter the establishment through Florida  
8 Avenue NW. In order to get to the speakeasy,  
9 they'll be escorted by a staff member up a narrow  
10 stairwell. Patrons will then have to exit onto  
11 Vernon Street because of that stairwell and the  
12 flow of traffic.

13 Mr. Hughes also showed me that he  
14 installed double drywall in most of the  
15 establishment to help mitigate any noise issues.

16 MAHK Meetings is in a mixed-use for  
17 zone according to the GIS. Mixed-use zones  
18 provide for mixed used development that permit a  
19 broad range of commercial, institutional,  
20 multiple-dwelling units, residential development  
21 at varying densities.

22 According to the District of Columbia  
23 GIS, there are 31 licensed ABC establishments  
24 operating within 1,200 feet of MAHK Meetings.  
25 Out of the 31 establishments, 10 have

1 entertainment endorsements, 11 have settlement  
2 agreements, 14 have sidewalk café endorsements,  
3 and 6 have summer garden endorsements.

4 According to the District of Columbia  
5 GIS, there are no schools, public libraries, or  
6 daycares within 400 feet of the establishment.

7 A total of 18 establishments are  
8 restaurants, 5 are taverns, 1 is a B-store, 4 are  
9 A-stores, 1 is a hotel, and 1 is a wholesaler-B.

10 The proposed hours of operation,  
11 alcoholic beverage sales, service/consumption and  
12 live entertainment for inside the premises will  
13 be Sunday to Thursday, 8:00 a.m. to 2:00 a.m.,  
14 Friday and Saturday, 8:00 a.m. to 3:00 a.m.

15 The proposed hours of operation and  
16 alcoholic beverage sales, service and  
17 consumption, of live entertainment for the summer  
18 garden will be Sunday through Friday 8:00 a.m. to  
19 1:00 a.m. and Saturday, 8:00 a.m. to 2:00 a.m.

20 The proposed hours of alcoholic  
21 beverage sales, service and consumption, for the  
22 sidewalk café will be Sunday through Saturday,  
23 8:00 a.m. to 11:00 p.m.

24 I monitored the establishment ten  
25 times from February to mid-March. I did not

1 observe any ABRA violations since the  
2 establishment was closed and under construction.

3 There is one metro bus stop in the  
4 vicinity of MAHK Meetings located at 18th Street  
5 NW and California Street NW. The bus stop serves  
6 the 90 and 96 lines going north and south  
7 directions along 18th Street NW corridor and east  
8 along U Street NW.

9 MAHK Meetings is located at 1806  
10 Vernon Street NW. And there is no parking for  
11 vehicles on sight. There is one public parking  
12 garage located in the area. That is located at  
13 1825 Connecticut Avenue NW.

14 The Florida Avenue NW block spanning  
15 from the 1800 through the 1900 block offers  
16 on-street meter parking. The parking is valid  
17 for four hours from 9:00 a.m. to 6:30 p.m. Monday  
18 through Friday and on Saturdays from 7:00 a.m. to  
19 6:30 p.m.

20 Vernon Street, spanning from the 1800  
21 block, offers on-street time parking from Monday  
22 to Friday from 7:00 a.m. to 8:30 p.m. as well as  
23 Zone 1 and 2 permit holder parking.

24 Vernon Street NW from 19th Street NW  
25 to 18th Street NW is a one-way street that has



1 only a right turn on 18th Street NW.

2 On Friday, March 19th, 2021, I  
3 received a report from the Office of Unified  
4 Communications. There was no calls for service  
5 for 1806 Vernon Street NW. That's it, sir.

6 CHAIRPERSON ANDERSON: Mr. Puente,  
7 there's some exhibits attached to your report,  
8 sir. So can you please identify the exhibits  
9 that are in your report please?

10 INVESTIGATOR PUENTE: Yes. So Exhibit  
11 1 is the letter from ANC-1C. Exhibit 2 is the  
12 protest letter from the Kalorama Citizens'  
13 Association. Exhibit 3 is the protest letter  
14 from abutting property owner, Suzanne Farmer.

15 Exhibit 4 is a protest letter from  
16 abutting property owner, Piper Hendricks.  
17 Exhibit 5 is the protest letter from the Group of  
18 23.

19 Exhibit 6 is a set of documents I  
20 received from Mr. Roth which shows the zoning for  
21 the area along 1806 Vernon Street NW and 18th  
22 Street NW.

23 Exhibit 7 is the rendering of the  
24 establishment that I received from the applicant.  
25 Exhibit 8 is the zoning map that I received from

1 the District of Columbia, Department of Zoning.

2 Exhibit 9 is the GIS map of the ABC  
3 establishments within 1,200 feet. Exhibit 10 is  
4 the GIS map of schools within 400 feet.

5 Exhibit 11 is a picture of the  
6 establishment on the Florida Avenue NW side.  
7 Exhibit Number 12 is the photograph of Florida  
8 Avenue NW side as well where the proposed summer  
9 garden will be.

10 Exhibit 13 shows the picture of the  
11 establishment in relation to the condo building  
12 and the summer garden. Exhibit 14 shows the  
13 proposed summer garden area as well. Exhibit 15  
14 is a photograph of the front entrance.

15 Exhibit 16 is a photograph of the exit  
16 onto Vernon Street NW along with a proposed  
17 sidewalk café area. Exhibit 17 is another  
18 photograph of the proposed sidewalk café area.  
19 Exhibit 18 is a photograph of the bus stop on  
20 18th Street NW and California Street NW.

21 Exhibit 19 is a photograph of the  
22 parking garage at 1825 Connecticut Avenue NW.  
23 Exhibit 20 is a photograph of the parking on  
24 Florida Avenue NW in front of the establishment.

25 Exhibit 21 is another photograph of

1 the parking on Florida Avenue NW. Exhibit Number  
2 22 is a photograph of the parking on Vernon  
3 Street NW.

4 Exhibit 3 is a photograph of the  
5 public parking on Vernon Street NW. Exhibit 24  
6 is parking on Vernon Street NW.

7 Exhibit 25 is a sign that shows Zone  
8 1 and 2 permit holder parking on Vernon Street  
9 NW.

10 Exhibit Number 26 is the intersection  
11 of Vernon Street NW and 18th Street NW. And  
12 Exhibit 27 is another photograph of Vernon Street  
13 NW and 18th Street NW.

14 CHAIRPERSON ANDERSON: That's it?

15 INVESTIGATOR PUENTE: That's it, sir.

16 CHAIRPERSON ANDERSON: Mr. Puente,  
17 before -- let's go back to Exhibit 9.

18 INVESTIGATOR PUENTE: Okay.

19 CHAIRPERSON ANDERSON: Again, what is  
20 Exhibit 9?

21 INVESTIGATOR PUENTE: This is a  
22 photograph of ABC establishments within 1,200  
23 feet of MAHK Meetings.

24 CHAIRPERSON ANDERSON: So how close to  
25 this proposed site are -- what's close to this in

1 a sense that -- this vicinity? I know that this  
2 says 1,200 feet, but what's close to this  
3 establishment? What -- where -- how close is the  
4 closest establishment to this?

5 I'm not sure if on Page 7 of your  
6 report is that it would give us a better, better  
7 idea how close it is to, how close the other  
8 establishments are to this proposed site?

9 INVESTIGATOR PUENTE: Yes, sir. The  
10 nearest establishment that's going to be  
11 relatively close to MAHK will be Lucky Buns at  
12 2018 Street NW.

13 I would say it's from, the property  
14 line to property line is no more than 30 feet  
15 approximately. Then across from Lucky Buns,  
16 there's the Imperial at 2001 18th Street NW.

17 CHAIRPERSON ANDERSON: And so, what  
18 type of establishment is the Lucky Buns?

19 INVESTIGATOR PUENTE: It's a  
20 restaurant. It's mainly sit-down. They have a  
21 summer garden outside as well, patrons.

22 CHAIRPERSON ANDERSON: And do you --  
23 so what is the Imperial?

24 INVESTIGATOR PUENTE: It's a tavern  
25 that mainly serves food and drinks as well. They

1 have a rooftop summer garden.

2 CHAIRPERSON ANDERSON: And I see the,  
3 I see there are several places on 18th Street.  
4 It's -- I see you have 207, 201, 2014, 213. So  
5 how close is 203 18th Street, 204, 201, 2000 and  
6 207 to this establishment?

7 INVESTIGATOR PUENTE: 204 18th Street  
8 which is the Duplex Diner, it is on, it's right  
9 next to Lucky Buns. So I'll say no more than  
10 probably 50 feet from property line to property  
11 line.

12 Then The Blaguard is kind of up on  
13 18th Street on the backside of Imperial. That's  
14 probably approximately 50 feet as well.

15 Then you have Jack Rose at 2007 18th  
16 Street NW. That's going up the hill on 18th  
17 going north.

18 CHAIRPERSON ANDERSON: Okay. From --  
19 you said that you have monitored -- and I'm aware  
20 that the establishment is closed and that there  
21 are COVID restrictions based on the times you  
22 went to monitor the establishment.

23 But the potential location of this  
24 business, can you explain, tell us -- you said  
25 you've been working for the agency for nine

1 years. So can you describe, pre-COVID, this area  
2 that this potential business would be established  
3 in. You can close your screen too.

4 INVESTIGATOR PUENTE: Yes, sir. So I  
5 worked for the agency for six years.

6 CHAIRPERSON ANDERSON: I'm sorry, 6  
7 years. I was giving you more -- I apologize, Mr.  
8 Puente.

9 INVESTIGATOR PUENTE: 18th Street is  
10 a relatively, pre-COVID, is a busy street with  
11 Adams Morgan. There's a lot of taverns and bars,  
12 especially on 18th Street.

13 So there's a lot of foot traffic  
14 during the summertime, springtime, then  
15 especially a lot of car traffic and bus traffic  
16 as well especially at the nighttime, after  
17 sunset.

18 CHAIRPERSON ANDERSON: All right.  
19 Let's see if I have anything else for you? I  
20 don't have any other questions. Do any other  
21 Board members, do they have any questions for Mr.  
22 Puente?

23 MEMBER SHORT: Yes, Mr. Chair, Mr.  
24 Short.

25 CHAIRPERSON ANDERSON: Yes, Mr. Short,

1 go ahead.

2 MEMBER SHORT: Good morning, Mr. Kevin  
3 Puente, Investigator, forgive me.

4 INVESTIGATOR PUENTE: Good morning,  
5 sir.

6 MEMBER SHORT: In your report, you  
7 said that this location with applicant is now a  
8 fine, what was there prior to this?

9 INVESTIGATOR PUENTE: Prior to the  
10 establishment, there was a beauty salon or hair  
11 salon that was at that address.

12 MEMBER SHORT: Was there some reason  
13 of another type of alcohol license adjacent to  
14 this building or in the same building?

15 INVESTIGATOR PUENTE: No, sir.

16 MEMBER SHORT: So there was only a  
17 hair salon?

18 INVESTIGATOR PUENTE: Yes.

19 MEMBER SHORT: And this address,  
20 again, is 1806, 1806 Vernon Street?

21 INVESTIGATOR PUENTE: Yes.

22 MEMBER SHORT: And the -- I'm trying  
23 to understand the geographics of the area. So  
24 you have Vernon Street and then if you were  
25 traveling east on Vernon Street, what is the next

1 street?

2 INVESTIGATOR PUENTE: If you're  
3 traveling east on Vernon Street, you'll come up  
4 to the intersection of 18th Street, basically at  
5 18th Street NW and Florida Avenue NW.

6 MEMBER SHORT: So it's a -- and that's  
7 -- can you explain the moratorium zone, and how  
8 that's affected by this address?

9 INVESTIGATOR PUENTE: Yes, sir. The  
10 item moratorium zone was established as, to allow  
11 no new retail license, Class C and CT, CX, DN, DT  
12 or DX to be issued for a period of three years  
13 from the effective date.

14 The moratorium zone runs from 1,400  
15 feet in all directions from the intersection of  
16 18th Street NW and Belmont Road NW.

17 The zone is designed, is physically  
18 described as beginning at 18th Street and Vernon  
19 Street NW proceeding on both sides of off streets  
20 unless otherwise noted.

21 MEMBER SHORT: So I guess my question  
22 is does this address fall within or without the  
23 moratorium zone? How does the moratorium affect  
24 this address?

25 INVESTIGATOR PUENTE: I couldn't be



1 able to answer for you that, sir.

2 MEMBER SHORT: Okay.

3 CHAIRPERSON ANDERSON: Just, hold on  
4 Mr. Short. We're having this hearing because the  
5 Board had, the Board had ruled earlier that this  
6 did not pause within the moratorium. So that's  
7 basically why we're having this hearing.

8 I believe there -- well, I don't think  
9 that this does not fall within the moratorium  
10 zone. That's why we're having, that's why we're  
11 having -- all right, you know what, maybe not.  
12 Let me not address that issue. All right. Let  
13 me step back.

14 I don't need Counsel to -- Mr. Short  
15 asked a question. Mr. Puente stated that he  
16 doesn't, he can't answer the question, so let's  
17 move on.

18 If during the presentation of cases,  
19 if that issue is raised then we will raise that  
20 later on. Go ahead, Mr. Short.

21 MEMBER SHORT: The reason why I asked  
22 that question, Mr. Chair, because my decision  
23 would hang very heavily on that decision. And  
24 so, the bottom line is this, this barrier and the  
25 particular address.

1                   When we start talking about  
2                   appropriateness, then all of that would matter to  
3                   me as a Board member, and so the reason why I  
4                   asked that question. But I'll move on. Thank  
5                   you.

6                   CHAIRPERSON ANDERSON: Now, Mr. Short,  
7                   Mr. Short, you can ask your question. I just  
8                   said Mr. Puente stated that he is unable to  
9                   answer the question. So I'm saying we can move  
10                  on. That's all, that's all I'm saying.

11                  MEMBER SHORT: Okay. Thank you, Mr.  
12                  Chair. Mr. Puente, so, again, this intersection  
13                  is -- I believe your testimony was that this  
14                  particular area and this intersection is very  
15                  busy during the summer and spring months and the  
16                  warm weather months.

17                  INVESTIGATOR PUENTE: Yes, sir.

18                  MEMBER SHORT: And has it always been  
19                  that way to your recollection?

20                  INVESTIGATOR PUENTE: Yes. In my six  
21                  years, yes, it's always been that busy especially  
22                  with the nightlife area in Adams Morgan.

23                  MEMBER SHORT: So, okay, that brings  
24                  on this question. So would this address be  
25                  considered to be a part of the nightlife section

1 of Adams Morgan?

2 INVESTIGATOR PUENTE: I would say it  
3 starts right at the beginning of the Adams Morgan  
4 where the nightlife area starts, right there at  
5 that intersection. You have multiple restaurants  
6 and taverns.

7 MEMBER SHORT: Okay. So -- I'll move  
8 on from that. Thank you for that answer. And I  
9 guess what I would then ask is would peace, order  
10 or quiet -- because this is a very busy area, you  
11 testified that the traffic is pretty heavy. And  
12 foot traffic is pretty heavy. So would this  
13 application or applicant be changing anything in  
14 the neighborhood that isn't already there?

15 INVESTIGATOR PUENTE: I would say that  
16 the applicant is coming to an area where there's  
17 residential buildings on the same block.

18 I can't speak on the applicant since  
19 he doesn't have a history of what he could do or  
20 possibly do, but I can say that he will be coming  
21 to a lot of residential area on that block.

22 MEMBER SHORT: Well, not only that  
23 block, if my memory serves me correctly about the  
24 community, there's mixed residential through in  
25 and throughout Adams Morgan with all of their

1 license fees that we have on our roads of ABRA,  
2 they are intermittently residential, commercial.  
3 It's a very mixed community I would say. Would  
4 you agree with this statement?

5 INVESTIGATOR PUENTE: I'll agree with  
6 that.

7 MEMBER SHORT: Okay. And so you have  
8 not -- is the building still under construction  
9 now? Or has it been completed? Or where is it  
10 in the process?

11 INVESTIGATOR PUENTE: It's still under  
12 construction. When I was there, they were still  
13 doing construction inside.

14 MEMBER SHORT: Okay. Now, to your  
15 knowledge, does, has DCRA given the license? Or  
16 do they have the application? Or where are they  
17 in the city process for opening up a business?

18 INVESTIGATOR PUENTE: Yes, sir.  
19 Outside the establishment on Florida Avenue NW  
20 side, Mr. Hughes has all the permits and stuff  
21 posted on the outside, so anyone can see it. So,  
22 yes.

23 MEMBER SHORT: Okay. Thank you for  
24 your testimony. Thank you for your excellent  
25 report. That's all I have, Mr. Chair.

1                   CHAIRPERSON ANDERSON: Thank you, Mr.  
2 Short. Are there any other questions by any  
3 other Board members?

4                   I can't see all the Board members, so  
5 I have to make sure that everybody -- sorry.  
6 Hearing none, Mr. Kline, do you have any  
7 questions for Mr. Puente?

8                   MR. KLINE: Yes, I do. Good morning,  
9 Investigator Puente.

10                  INVESTIGATOR PUENTE: Good morning,  
11 Mr. Kline.

12                  CROSS-EXAMINATION

13                  BY MR. KLINE:

14                  Q        So how far is the proposed  
15 establishment from 18th Street?

16                  A        I would say it's approximately four  
17 buildings down from 18th Street, so I'll say no  
18 less than probably 50 feet.

19                  Q        Okay. And based upon your examination  
20 of the records, the building in which you  
21 established is to be located is in commercial.  
22 Correct?

23                  A        Yes, sir. It's in a mixed use.

24                  Q        And how far away is the rooftop of the  
25 Imperial?

1           A        It's on the other side of 18th Street.  
2           So I would say approximately give or take, 75, a  
3           hundred feet.

4           Q        Okay. But there is an active rooftop  
5           there?

6           A        Yes, sir.

7                   MR. KLINE: Any idea how many patrons  
8           are up on that roof?

9           A        I do not know, sir.

10          Q        All right. Now, turning to some of  
11          the details that you report, you indicated that  
12          some of these establishments -- we don't really  
13          know how many of these establishments are going  
14          to reopen at this point, do we?

15          A        No, we do not.

16          Q        And most of them are closed except for  
17          carry-out service at this point? Or perhaps,  
18          outside dining?

19          A        Yes. This past weekend, I was  
20          working. And I observed a lot of people outside  
21          dining in the streateries and Adams Morgan, using  
22          the rooftops as well.

23                   So just, right now with the COVID,  
24          it's hard to tell who's going to reopen fully or  
25          no.

1           Q       Now, you said that there were 31 ABC  
2 establishments and 10 have entertainment  
3 endorsements. But six of those are off premises,  
4 6 of those 31 are off premise establishments,  
5 correct?

6           A       Yes, sir.

7           Q       So they wouldn't have entertainment  
8 endorsements in any event, right?

9           A       No, sir.

10          Q       So it's, basically, 10 of 25 that do.

11          A       Yes.

12          Q       And what about -- you mentioned that  
13 there are six summer gardens, what about sidewalk  
14 cafes? How many sidewalk cafes are there?

15          A       There are 14 sidewalk cafes.

16          Q       There are 14 sidewalk cafes in  
17 addition to the 6 summer gardens?

18          A       Yes, sir.

19          Q       Okay. And the -- you also mentioned  
20 that 11 have settlement agreements. Why, in your  
21 opinion, is that relevant to work with ordinance  
22 to determine today?

23          A       Usually with any protest, I always  
24 mention how many establishments have settlement  
25 agreements within 1200 feet of the applicant.

1 Q Okay, now, you -- turn your attention,  
2 if you would, to Exhibit 7 to your report.

3 A Okay.

4 Q Do you have it here? Did you examine  
5 this at all in connection with your report?

6 A Yes, sir.

7 Q Okay. And you say on the second and  
8 third pages, there are interior layouts of the  
9 floorplan from second floor.

10 A Yes.

11 Q Hold on, hold on. Hold on. Mr.  
12 Puente, can you please share your screen, so we  
13 can see what's being referenced because I don't  
14 know what? So can you please share your screen?  
15 And so, we can see what's being referenced  
16 please. All right. Thank you, sir. So that  
17 would be the second page, correct, of Exhibit 7?

18 A Yes.

19 Q Okay. And up top is shown an outline  
20 of the proposed premises, correct?

21 A Yes.

22 Q And on the bottom where it says  
23 unexcavated area, that is the Carswell  
24 Condominium building, correct?

25 A Yes.



1           Q       Okay.  So this drawing shows that the  
2       -- and on top is the barbershop, right,  
3       barbershop area here, to your knowledge?

4           A       Yes.

5           Q       So this drawing shows that the  
6       barbershop area is not actually adjacent to any  
7       residences in the Carswell building, correct?

8           A       Yes.

9           Q       And indeed, there's also stairwell and  
10      other buffers --

11                   MR. ROTH:  Mr. Chair, Mr. Chairman?  
12      I'm going to object to this line of questioning  
13      --

14                   CHAIRPERSON ANDERSON:  Yes.

15                   MR. ROTH:  -- Mr. Puente.  He's not  
16      the authenticator or author of this document.  
17      And this document is not within Mr. Puente's  
18      expertise to interpret.

19                   MR. KLINE:  I'm not asking him to  
20      interpret it.  I'm asking him --

21                   MR. ROTH:  Well, well you are.  You're  
22      asking him what the document shows.

23                   MR. KLINE:  That's part of his report.  
24      I would assume that if it's part of his report,  
25      then that's what it shows.

1                   MR. ROTH: Mr. Kline, you or Mr.  
2 Hughes gave him the document, but he is not an  
3 expert in what the document shows.

4                   MR. KLINE: Mr. Chairman, I would ask  
5 that you instruct Mr. Roth to direct his comments  
6 to you and not to me.

7                   CHAIRPERSON ANDERSON: Mr. Roth, yes  
8 --

9                   MR. ROTH: Well taken, Mr. Chairman.  
10 Investigator Puente is a very experienced  
11 investigator, but he is not an engineer or an  
12 architect.

13                   CHAIRPERSON ANDERSON: Mr. Roth, I do  
14 hear your concerns. I'm going to overrule the  
15 objection. The reason I'm going to overrule the  
16 objection, this is an exhibit in Mr. Puente's  
17 report.

18                   If he's unable to answer, I, I believe  
19 he can -- I don't know why he included this  
20 documented in his report. I don't know where he  
21 got it from.

22                   And so, if he's able to respond to the  
23 question that's been asked by Counsel, he can to  
24 the best of his ability. And I will -- you can  
25 cross-examine.

1                   You'll get an opportunity to cross  
2 examine him on this document and to prove your  
3 point, sir. But this is an exhibit in his  
4 report. And I believe that makes your client  
5 just asking him regarding one of the exhibits in  
6 his report. So I'm going to overrule your  
7 objection. So go ahead Mr. Kline.

8                   MR. ROTH: Mr. Chairman, Mr. Chairman?

9                   CHAIRPERSON ANDERSON: Yes, Mr. Roth.

10                  MR. ROTH: May I also ask you to ask  
11 Mr. Puente to scroll further down to the bottom  
12 left-hand corner of this document so that you can  
13 see the note at the bottom left-hand corner.

14                  CHAIRPERSON ANDERSON: Well, one of  
15 the things that you can do, Mr. Roth, is I, I  
16 just asked Mr., I just asked Mr. Puente to share  
17 his screen, so we could see.

18                  I would ask that on that question is  
19 more or the comment is I would ask that you on  
20 the cross examination, you'll again refer to this  
21 document. So then, if there are certain things  
22 that you want Mr. Puente to scroll down to and if  
23 you want Mr. -- I'm sorry, Mr. Puente to read on  
24 the record then you can do that, sir, at, during  
25 cross examination. So let's move on.

1 MR. ROTH: Okay.

2 CHAIRPERSON ANDERSON: Go ahead, Mr.  
3 Kline.

4 BY MR. KLINE:

5 Q Investigator Puente, we were finishing  
6 up Page 2. And I believe what I asked you is  
7 this seems to indicate that there were no  
8 residences in the Carswell adjacent to the  
9 barbershop area.

10 A Yes, sir.

11 Q Okay. All right. Turning to Page 3,  
12 now you did take a tour of the space in the  
13 construction, correct?

14 A Yes.

15 Q And when was it for?

16 A March 15th.

17 Q Okay, so relatively recently. And on  
18 the top of what's shown on Page 3 of Exhibit 7 is  
19 that the, to your knowledge, the intended layout  
20 of the second floor of the building where the  
21 speakeasy is to be located?

22 A Yes, sir.

23 Q Okay. And to the bottom where it says  
24 limit to Unit 3, fourth floor elevation, 120 to  
25 29, 5, plus or minus, is that, that's the

1 Carswell, correct?

2 A Yes, sir.

3 Q Okay. And in the top part of the  
4 drawing, there's an area, there's two areas in  
5 blue where it says limit to common lobby and  
6 limit to common stairwell, were you able to  
7 observe those areas under construction when you  
8 were there?

9 A Yes, sir.

10 Q Okay. And those areas are buffers  
11 between the outer wall of the building in which  
12 Mr. Hughes's business is to be located and the  
13 area in which the speakeasy activity will take  
14 place?

15 A Yes, sir.

16 Q Okay. All right. Thank you. Now, if  
17 you would, would you turn to Exhibit 21, a  
18 photograph? Okay. In the, to the right lower  
19 center, there's some blue objects there in the  
20 distance.

21 A Yes.

22 Q Can you identify what those are?

23 A Those are recycle bins or trash cans.

24 MR. KLINE: Okay. And I'm going to  
25 ask now that, Simone, if you could put up in

1 protest of Exhibit 10 --

2 CHAIRPERSON ANDERSON: I'm going Yes,  
3 hold on, Mr. Kline, I -- okay. You, if you want  
4 to share your screen then we need to take that  
5 ability away from Mr. Puente. And then, we'll  
6 share your screen, so you can pull up an exhibit.  
7 So are you --

8 MR. KLINE: Fine.

9 CHAIRPERSON ANDERSON: -- so are you  
10 trying to share your screen by referencing a  
11 document for Mr. Puente to talk to justify it.

12 MR. KLINE: Yes, I want to show him  
13 one of the, one of the paragraphs.

14 CHAIRPERSON ANDERSON: Mr. Roth, do  
15 you have any --

16 MR. ROTH: I'm sorry. I'm not sure I  
17 understand what's going on here.

18 CHAIRPERSON ANDERSON: Mr. --

19 MR. KLINE: Yes. Did you -- I have it  
20 up. Could I have the --

21 CHAIRPERSON ANDERSON: Hold on, hold  
22 on one minute, please hold on one minute.

23 MR. KLINE: Sure.

24 CHAIRPERSON ANDERSON: Mr. Puente just  
25 testified, and we went through his documents.

1 Now Mr. Kline is bringing up one of the exhibits,  
2 one of his exhibits that he wants Mr. Puente to  
3 testify to.

4 MR. ROTH: Exhibit what, I'm sorry.

5 MR. KLINE: It's actually protesting  
6 his Exhibit 10.

7 MR. ROTH: You're talking about your  
8 historic zones map?

9 MR. KLINE: No, I'm talking about the  
10 protest of your exhibit --

11 MR. ROTH: Oh, I'm sorry --

12 MR. KLINE: -- protest of Exhibit 10.

13 MR. ROTH: Yes, okay.

14 CHAIRPERSON ANDERSON: All right, Ms.  
15 Andrews, can you get -- I'm sorry, whose  
16 documents, sir, are these now? Are these yours,  
17 Mr. Kline, or are this Mr. Roth's documents?

18 MR. KLINE: It is a protestants'  
19 exhibit --

20 CHAIRPERSON ANDERSON: Well, Mr. --  
21 I'm sorry, Mr. Kline. We do not have the ability  
22 to bring up that document, so you --

23 MR. KLINE: Oh, I have it up. If I  
24 can share then I can --

25 CHAIRPERSON ANDERSON: I, I'm sorry.

1 Hold on a minute please. So when I said you have  
2 to, if you have those documents then you need to  
3 ask permission to share your screen, so you can  
4 provide the document.

5 But our IT person does not have the  
6 ability to just pick a document to share on the  
7 screen.

8 MR. KLINE: I understand. I have it  
9 ready to share if I can be given privileges.

10 CHAIRPERSON ANDERSON: I -- so Mr.  
11 Puente, can you please, please close your screen?  
12 And Ms. Andrews, please give Mr. Kline the  
13 ability to share his screen.

14 MS. ANDREWS: Sure, standby. Okay,  
15 Mr. Kline, you can share your screen now.

16 MR. KLINE: Thank you. Okay, I'm  
17 showing you what the protestants marked as  
18 Protest Exhibit 10.

19 MS. ANDREWS: Mr. Kline, your screen  
20 hasn't been shared yet.

21 MR. KLINE: Oh, well, let's try this  
22 again. Can you see it now?

23 CHAIRPERSON ANDERSON: Yes, we can see  
24 your screen, Mr. Kline.

25 MR. KLINE: Okay. Investigator



1 Puente, do you see Protest Exhibit 10?

2 INVESTIGATOR PUENTE: Yes, sir.

3 BY MR. KLINE:

4 Q Okay. Is this a similar view as to  
5 the view on your Exhibit 21?

6 A Yes, sir.

7 Q Okay. So the trashcans and the  
8 dumpster that are located there unenclosed, that,  
9 those are the trash receptacles for the Carswell,  
10 correct?

11 A Yes.

12 Q Okay. And you've viewed them in that  
13 location each of the times that you made visits  
14 to the establishment.

15 A Yes, most of the time.

16 Q Okay. All right.

17 MR. KLINE: We are finished with that  
18 exhibit, and I will surrender --

19 MR. ROTH: Happy to be of service to  
20 you, Andrew.

21 MR. KLINE: I beg your pardon.

22 CHAIRPERSON ANDERSON: What is that,  
23 Mr. Roth?

24 MR. ROTH: I said happy to be of,  
25 happy to be of service to you.

1 MR. KLINE: Well, thank you. Yes.

2 CHAIRPERSON ANDERSON: Well, I'll just  
3 -- you know, I'm staying out of this one, but  
4 it's -- you can close your screen, Mr. Kline.  
5 Let's, let's --

6 MR. KLINE: Yes, I'm working on it.

7 MS. ANDREWS: Mr. Kline, take your  
8 cursor to the very top of your screen.

9 MR. KLINE: Right.

10 MS. ANDREWS: And then drop down --  
11 very top, all the way --

12 MR. KLINE: I got it.

13 MS. ANDREWS: And it should say,  
14 should be an option to say stop sharing.

15 MR. KLINE: Well.

16 MS. ANDREWS: If you take your cursor  
17 to the very top of your desktop, just drag it all  
18 the way to, all the way to the top.

19 MR. KLINE: Oh, got it. Okay. Danke.  
20 Great. Thank you.

21 MR. ROTH: Thank you, Ms. Sanchez.

22 CHAIRPERSON ANDERSON: All right.  
23 Where are we, Mr. Kline, in your  
24 cross-examination?

25 MR. KLINE: I think I'm almost done.

1 CHAIRPERSON ANDERSON: Okay.

2 BY MR. KLINE:

3 Q In your report on Page 9, you said  
4 that it's a medium size establishment. And then,  
5 you attached Exhibit 11 and 12 as reference to  
6 that. What you're really talking about is the  
7 size of the building, correct?

8 A Yes, sir.

9 Q Okay. In fact, the establishment is  
10 quite small. Isn't it?

11 A Yes. It's only the first and second  
12 floor.

13 Q Okay. And the floor space, based upon  
14 your visit there, is very small. Is it not?

15 A Yes.

16 Q Now, in your meeting or your  
17 discussions with Mr. Hughes, he explained the  
18 concept to you, correct?

19 A Yes.

20 Q Okay. And he told you the second  
21 floor is intended as a speakeasy?

22 A Yes, sir.

23 Q In your six years of experience as an  
24 ABC investigator, have you come to what is a  
25 speakeasy?

1           A       Yes.

2           Q       Okay.  What is it?

3           A       It's a, mainly, a discreet location,  
4           bar or tavern, within something usually, usually  
5           need a passcode or a secret door knock or  
6           something to get in.  We have quite a few  
7           throughout D.C.

8           Q       Okay.  So if the business operation  
9           conducts itself in such a way as to be noticeable  
10          or notorious then that defeats the whole purpose  
11          of the speakeasy, doesn't it?

12          A       Yes, sir, because it's usually spread  
13          through word of mouth or through a select few  
14          people.  That's how you get the passcode or the  
15          secret knock to get into one of these.

16          Q       And you don't usually find people  
17          congregating outside of the speakeasy given the  
18          nature of the business, do you?

19          A       No, sir, not the ones that I've been  
20          to.

21                   MR. KLINE:  Okay.  All right.  Thank  
22                   you.  I don't have any further questions for Mr.  
23                   Puente at this time.

24                   CHAIRPERSON ANDERSON:  Mr. Roth, do  
25                   you have any questions of Mr. Puente?

1 MR. ROTH: Yes, sir. Good morning.  
2 Mr. Chairman, would it be appropriate at this  
3 moment just to put on the record and in response  
4 to one of Mr. Short's questions that the Board  
5 did in fact find that this location was in the  
6 moratorium.

7 CHAIRPERSON ANDERSON: All right.  
8 Well --

9 MR. ROTH: I guess I, I guess I just  
10 did. But I just wanted it noted for the record  
11 because Mr. Short raised the question, and there  
12 seemed to be some confusion about it. And it's  
13 just a matter of law as opposed to a fact.

14 CHAIRPERSON ANDERSON: All right.  
15 We'll keep moving. Go ahead.

16 MR. ROTH: Okay. Thank you. And  
17 Investigator, good morning. Thank you for all  
18 the work that you did to assemble your report.

19 Before we get too deep into substance,  
20 let me just ask you a few questions to clarify a  
21 couple of minor points for the record.

22 First, and no offense to your  
23 photography skills, but just to give the Board an  
24 additional perspective on Vernon Street and maybe  
25 at a different time of day than Exhibit 24 in

1 your report, can I have permission, Ms. Andrews,  
2 to share my screen? And let me show an exhibit  
3 to the Board.

4 MS. ANDREWS: Sure, standby. Okay,  
5 Mr. Roth, you can now share your screen.

6 MR. ROTH: Okay. Let's hope I can do  
7 this. No, I'm sorry. I got the wrong -- those  
8 were -- okay.

9 CROSS-EXAMINATION

10 BY MR. ROTH:

11 Q So, Investigator Puente, this is  
12 Protestants' Exhibit 5 for identification.

13 (Whereupon, the above-referred to  
14 document was marked as Protestant Exhibit No. 5  
15 for identification.)

16 Can I ask you to please point out the  
17 location we're talking about here?

18 A Yes, sir. It's going to be to the  
19 west of that yellow building.

20 Q Meaning on the left side of the  
21 screen? You're talking about this yellow  
22 building here?

23 A Yes, sir.

24 MR. ROTH: Okay. Thank you. Mr.  
25 Chairman, I'd like to move Exhibit 5 into

1 evidence.

2 CHAIRPERSON ANDERSON: Mr. Kline?

3 MR. KLINE: I don't have any  
4 objection.

5 CHAIRPERSON ANDERSON: I will move  
6 Protestants' Exhibit 5 into evidence.

7 (Whereupon, the above-referred to  
8 document was received into evidence as Protestant  
9 Exhibit No. 5.)

10 MR. ROTH: Thank you.

11 BY MR. ROTH:

12 Q Now, I'm going to take that down. On  
13 Page 3 of your report, Investigator, you  
14 indicated that you met on March 5th with ANC  
15 Chairperson Irani, Ms. Farmer, Ms. Clarke and  
16 myself, almost all of the comments there are  
17 attributed to one of the four of us except for  
18 one that was attributed to Ms. Jones.

19 And I'm not being critical here. But  
20 weren't there actually several protestants from  
21 the Carswell Condominium present that day in  
22 addition to Ms. Farmer and Ms. Jones?

23 A Yes, sir.

24 Q Yes. Would you say they were a pretty  
25 lively, talkative group?

1           A       Yes, sir.

2           Q       So is it possible that some of the  
3 statements in your report were actually  
4 attributable to people other than myself or Ms.  
5 Farmer or Ms. Clarke or Commissioner Irani?

6           A       Yes, sir.

7           Q       Okay. Thank you. So moving on to  
8 some more substance of issues, is it possible for  
9 you to put up Exhibit 8 of your report again?

10                   MS. ANDREWS: One second, I have to  
11 give Mr. Puente rights to share his screen.  
12 Okay, Mr. Puente, you can share your screen now.

13                   BY MR. ROTH:

14           Q       Okay, there we go. So you mentioned  
15 that this location is in a mixed-use zone.

16           A       Yes, sir.

17           Q       Would you agree that it is immediately  
18 adjacent to this residential zone including  
19 immediately adjacent to the Carswell Building,  
20 the Carswell Condominium right here and to all of  
21 the rest of Vernon Street over here?

22           A       Yes, sir.

23           Q       Okay. Is it possible for you to  
24 reduce the zoom there?

25           A       Keep going?



1           Q       Okay.  So you can see that, would you  
2 agree that, in fact, this entire area is  
3 residential in nature?

4           A       Yes, sir.

5           Q       Okay.  Now, you listed on Pages 7 and  
6 8 of your report, 31 ABC establishments that you  
7 found within the 1,200-foot section applicable to  
8 this case.

9                   Most of those 31 establishments are  
10 located on 18th Street itself including on the  
11 corner of 18th Street and some of the residential  
12 side streets.

13                   Now based on your knowledge as an  
14 investigator and based on the zoning maps that  
15 you reviewed, even where these mixed-use zones  
16 protrude into residential side streets like  
17 Vernon, are any of these 31 ABC establishments  
18 located on the fourth lot in from the corner like  
19 this one is?

20          A       No, sir.

21          Q       Are any of them located on the third  
22 lot in from the corner --

23          A       No, sir.

24          Q       -- in any of these mixed-use zones?

25          A       No, sir.

1           Q       On the residential side streets, are  
2 any of them located even on the second lot in  
3 from the corner?

4           A       No, sir.

5           Q       Thank you. Now, let's turn to Pages  
6 4 and 5 of your report. Can you scroll back  
7 there?

8           A       Okay.

9           Q       When Mr. Hughes said the coffee bar --  
10 I'm sorry. I have to go on Pages 4 and 5.

11          A       Right here on the bottom.

12          Q       There we go, when Mr. Hughes, let's  
13 see -- yes, when Mr. Hughes, here at the bottom,  
14 said the coffee bar which served pastries and  
15 other various food for patrons, was he more  
16 specific than that about what kind of food?

17          A       No, sir.

18          Q       Did he say there'd be a menu?

19          A       Yes, from what I recall, there'll be  
20 a small menu. People come in to grab something  
21 to eat. If they're there to get their hair cut  
22 or moms are there bringing their children, they  
23 can grab something while they're waiting.

24          Q       Okay. And when he told you that --  
25 let's go to the next page. When he told you that

1 patrons will be "seated the entire time and not  
2 up congregating in spaces", did you have any  
3 reaction to that?

4 A Oh, yes. I asked him about that. He  
5 stated he's not looking to have a nightclub  
6 upstairs in his speakeasy. It was more of a sit  
7 down, casual, upscale. There's not going to be  
8 people dancing or standing the entire time.

9 Q All right. Investigator Puente, in  
10 your professional experience as an ABRA  
11 investigator, I understand that he's saying  
12 there's no dancing because he put that on his  
13 application.

14 But how often have you come across  
15 Class CT establishments in which patrons are  
16 drinking and remain seated the entire time as he  
17 said and do not stand up and congregate in open  
18 spaces?

19 A Usually in my six years, I've wrote a  
20 few cases where I've come to places, and they  
21 don't have a dancing endorsement.

22 So they'll be in violation of their  
23 ABC license. So usually, we try and get the  
24 place into compliance. If they want to have  
25 dancing or people standing, -- well, let me

1 rephrase that, if they want to have people  
2 dancing, then they got to get a dancing  
3 endorsement.

4 Q I'm asking a different question. I'm  
5 assuming there won't be dancing. But Mr. Hughes  
6 said people would be seated the entire time and  
7 not up congregating in spaces.

8 How often have you ever seen a tavern  
9 in which people are seated the entire time and  
10 not up congregating in spaces?

11 A I come across it quite a bit of times  
12 when people are standing, socializing, depending  
13 on the atmosphere and the mood inside the  
14 establishment.

15 Q Okay. Thank you. Did Mr. Hughes  
16 mention anything, or did you say anything during  
17 your walkthrough indicating an area where the  
18 establishment would store its inventory of beer,  
19 wine, or liquor?

20 A No, sir, because there was a lot of  
21 wood, a lot of construction tools and stuff  
22 laying around.

23 Q Did he mention anything about where he  
24 plans to store this beer, wine or liquor?

25 A No, sir.

1           Q       Okay. Your report doesn't mention  
2 anything about where the applicant plans to put  
3 its trash and recycling. Was that discussed or  
4 mentioned during your visit?

5           A       I don't think I discussed it with Mr.  
6 Hughes. I don't recall, not on this, sir.

7           Q       Okay. Did he discuss where delivery  
8 trucks would park when he gets deliveries?

9           A       No, sir.

10          Q       On your various visits to the area,  
11 all of your entries indicate "not much parking  
12 available". Based on your experience in Adams  
13 Morgan and Dupont Circle as an ABRA investigator,  
14 were you surprised by that?

15          A       No, sir, because of the area, Adams  
16 Morgan, how busy it is.

17          Q       One other question about the 31  
18 establishments on Pages 7 and 8, you listed that  
19 11 settlement, 11 of those have settlement  
20 agreements.

21          A       Yes, sir.

22          Q       Based on our research, we found that  
23 Lucky Buns, Jack Rose, Spacey Cloud, Dance Café,  
24 and the Bottle Shelf, also have settlement  
25 agreements. Personally, I think it's possible

1 that Buca di Beppo has had one since the early  
2 2000s --

3 MR. KLINE: Objection. Mr. Roth is  
4 testifying.

5 CHAIRPERSON ANDERSON: I'll,  
6 sustained. Let's, let's ask the question, Mr.  
7 Roth.

8 BY MR. ROTH:

9 Q All right. Is it possible that your  
10 list of 11 was incomplete?

11 A Yes, sir. It's possible.

12 Q Okay. Finally -- I won't ask you to  
13 pull up that engineer's diagram, again, that Mr.  
14 Kline showed as an exhibit. I'll just ask you  
15 this. Are you aware that Mr. Hughes owns the  
16 entire building?

17 A Yes, sir.

18 Q Okay. Do you know what instructions  
19 Mr. Hughes gave the engineer, if any, in the  
20 drawing of that diagram?

21 A No, I do not, sir.

22 MR. ROTH: Okay. Thank you. I have  
23 no further questions. Thank you.

24 CHAIRPERSON ANDERSON: Thank you, Mr.  
25 Puente. Can you close your screen please?

1 All right. Do we have any questions  
2 off Mr. Puente based -- does the Board have any  
3 other questions to ask Mr. Puente?

4 All right. Since the Board doesn't  
5 have any other questions to ask Mr. Puente, thank  
6 you very much, Mr. Puente, for --

7 MR. KLINE: I have one based on Mr.  
8 Roth's question.

9 CHAIRPERSON ANDERSON: I was not going  
10 to --

11 MR. KLINE: I thought we were doing  
12 this.

13 CHAIRPERSON ANDERSON: I'm sorry.  
14 Part of the problem, Mr. Kline, if I give you an  
15 opportunity to ask, then I have to go give Mr.  
16 Roth an opportunity to cross, to ask a question  
17 but, all right --

18 MR. KLINE: I'm happy to have you --

19 CHAIRPERSON ANDERSON: I'm sorry. All  
20 right.

21 MR. KLINE: I want to ask one  
22 question. If he has additional questions based  
23 on my one question, have at it.

24 CHAIRPERSON ANDERSON: I know that Mr.  
25 -- but I need to decide if I was going to -- all

1 right. But -- all right, I'll give you an  
2 opportunity to ask one or two questions, and Mr.  
3 Roth then will be, will have an opportunity to  
4 ask questions. Sorry. So go ahead, Mr. Kline.

5 RECROSS EXAMINATION

6 BY MR. KLINE:

7 Q Yes. Investigator Puente, in your  
8 Exhibit 8 with any math, Mr. Roth made a point  
9 that none of the other establishments are the  
10 fourth one in that are licensed.

11 Aren't there a number of buildings  
12 that house ABC license establishments that are  
13 found on this map that are immediately adjacent  
14 to the residential zone? And the third or fourth  
15 lot in would be deep into the residential zone,  
16 and, in fact, this is the only one where the  
17 fourth lot in is commercial property?

18 MR. ROTH: Objection. I don't even  
19 understand Mr. Kline's question.

20 CHAIRPERSON ANDERSON: Sustained. Mr.  
21 Kline -- sustained. Mr. Kline, if you have a  
22 question please be -- because I agree with Mr.  
23 Roth. So if you have a --

24 MR. KLINE: That's okay.

25 CHAIRPERSON ANDERSON: -- question --



1 All right.

2 BY MR. KLINE:

3 Q Investigator Puente, in response to a  
4 question from Mr. Roth, you indicated that this  
5 location is the only lot that's deemed a license  
6 that's the fourth lot in, correct?

7 A Yes.

8 MR. ROTH: That's not what my question  
9 was.

10 MR. KLINE: Well, he seems to think  
11 so.

12 CHAIRPERSON ANDERSON: You have the  
13 opportunity to -- hold on, Mr. Roth, you're going  
14 to get an opportunity to ask a question. So ask  
15 the question, Mr. Kline. If Mr. Puente can  
16 answer, yes, he can. If not, well, let's move  
17 on.

18 MR. ROTH: Mr. Chairman? Mr.  
19 Chairman?

20 MR. KLINE: Mr. Puente --

21 CHAIRPERSON ANDERSON: Hold on, hold  
22 on, hold on. Yes, Mr. Roth?

23 MR. ROTH: Mr. Chairman, my objection  
24 is that Mr. Kline is raising a question that is  
25 putting words in my mouth that were not spoken.

1 CHAIRPERSON ANDERSON: All right. All  
2 right. Mr. Kline, can you please rephrase your  
3 question and ask the question again, sir, please.

4 BY MR. KLINE:

5 Q I'll just ask a different question.  
6 Investigator Puente, aren't there a number of  
7 buildings on 18th Street that house licensed  
8 establishments that back up immediately to  
9 property that's in residential?

10 A Yes, sir.

11 MR. KLINE: Thank you.

12 CHAIRPERSON ANDERSON: Thank you, Mr.  
13 Kline. Mr. Roth, do you have any, do you have  
14 any questions that you wish to ask? Any final  
15 questions you wish to ask here?

16 MR. ROTH: No. Thank you.

17 CHAIRPERSON ANDERSON: Thank you, Mr.  
18 Puente, for your testimony.

19 INVESTIGATOR PUENTE: Thank you very  
20 much.

21 CHAIRPERSON ANDERSON: All right. It  
22 is, it's 12 o'clock, so let's take a -- we'll be  
23 off the record for ten minutes.

24 And then, once we come back on the  
25 record, then the applicant will present his case.

1                   So I'm not saying please do not log  
2 off, we'll just, we'll be off the record until 10  
3 minutes after 12:00. All right? Thank you.

4                   MR. KLINE: Thank you.

5                   MR. ROTH: Thank you.

6                   (Whereupon, the above-entitled matter  
7 went off the record at 12:02 p.m. and resumed at  
8 12:12 p.m.)

9                   CHAIRPERSON ANDERSON: All right. Mr.  
10 Kline, are you ready to call your first witness,  
11 sir?

12                  MR. KLINE: Yes, I am.

13                  CHAIRPERSON ANDERSON: And who's your  
14 first witness?

15                  MR. KLINE: K.J. Hughes.

16                  CHAIRPERSON ANDERSON: Mr. Hughes?

17                  MR. KLINE: Actually, before I do  
18 that, I'm going to ask the Board to take an  
19 administrative notice.

20                  CHAIRPERSON ANDERSON: Of what, Mr.  
21 Kline?

22                  MR. KLINE: I ask the Board to take  
23 administrative notice of the fact that there was  
24 a previous application for a new tavern license  
25 at this address, and the Board determined that

1 the location is within the moratorium zone, and  
2 subsequently this transfer application was filed.  
3 I just want to clear the record up on that  
4 because I know Member Short had some questions  
5 about it, and I thought it would be helpful to  
6 just let the Board take administrative notice of  
7 that fact, perhaps confer with Board's counsel,  
8 but that's what happened.

9 CHAIRPERSON ANDERSON: The Board will  
10 get clarification as at least for, hold on.

11 MR. ROTH: I'm in agreement with that  
12 Mr. Chairman.

13 CHAIRPERSON ANDERSON: All right. So  
14 we'll take administrative notice of that from a  
15 factual perspective.

16 MR. KLINE: I just think it makes the  
17 record clear and everybody's on the same page.

18 CHAIRPERSON ANDERSON: All right,  
19 thank you. All right, Mr. Hughes, can you raise  
20 your right hand, sir, please?

21 (Witness sworn.)

22 CHAIRPERSON ANDERSON: All right,  
23 thank you. Your witness, Mr. Kline.

24 MR. KLINE: Thank you, Mr. Chairman.

25 DIRECT - APPLICANT

1 BY MR. KLINE:

2 Q Mr. Hughes, say your full name please.

3 A K.J. Hughes.

4 Q And you are, what's your connection to  
5 this application that the Board is considering  
6 today?

7 A I originally entered into a lease at  
8 the, well, I'm the applicant.

9 Q Okay. You're the applicant. And  
10 what's, tell the Board what your background is.

11 A I'm a lifetime entrepreneur. I  
12 haven't had a W2 job since Blockbuster in high  
13 school. I currently run a business management  
14 company. Ironically, it's called Relentless  
15 Management Group, and we handle logistics and  
16 management for athletes and entertainers.

17 And I am an adjunct professor at the  
18 University of Maryland Business School. I  
19 graduated from there with both my management  
20 degree, undergrad, and also my MBA. During this  
21 whole ordeal, I went and got a whole other degree  
22 since 2019. So I graduated last year with my MBA  
23 from the University of Maryland.

24 Q Okay. So that's an MBA in management?

25 A Well, it's a Master's of Business

1 Administration, yes.

2 Q Okay. And so essentially you have a  
3 sports marketing company. Is that what your  
4 business is?

5 A No. It's a business in logistics  
6 management. I handle the business of athletes  
7 and their teams. So, you know, all of their  
8 off-the-court and field opportunities, we handle  
9 their budgeting and finance and logistics of, you  
10 know, opening and closing these businesses,  
11 running these businesses. So I have quite an  
12 extensive background in running businesses for  
13 other people and for myself.

14 Q And you've been quite successful at  
15 that?

16 A Yes, despite all that is stacked up  
17 against us, yes.

18 Q So why would you want to get into this  
19 business?

20 A Cause I'm a native Washingtonian, and  
21 the first time I ever had Caribbean food was in  
22 Adams Morgan, and I lived on Harbor Street, and  
23 my mom on Connecticut Avenue and a hair salon  
24 called Shelton's Hair Gallery through the '80s  
25 and most of the '90s. My grandmother's a

1 Washingtonian and was a nurse at St. Elizabeth  
2 Hospital.

3 So service is just in my genes, and so  
4 I saw this property, and I thought that, you  
5 know, it was an existing salon, and, you know, I  
6 wanted to kind of reinvent the barbershop.

7 Q Okay. So turning to that, tell the  
8 Board, what's your concept here?

9 A Well, you know, the barbershop has  
10 always been in place of commune for not just the  
11 black community but, you know, a lot of different  
12 communities. And so, but there is a lot of  
13 missed opportunity in the barbershop. There's a  
14 lot of, kind of, dead, wasted opportunity. You  
15 know, you're waiting. There's nothing to do  
16 while you're waiting. You know, barbers are, you  
17 know, kind of, you know there's a lot of talking  
18 and a lot of community, but there's not really  
19 opportunity to kind of connect all those things  
20 together.

21 And so, you know, as an entrepreneur  
22 you pivot, and you're inspired by a bunch of  
23 things, and so over my years in traveling with,  
24 you know, different athletes and celebrities to  
25 different countries and different, you know,

1 communities, you know, the barbershop is one  
2 thing that exists all over this world. You know  
3 people see their barber more than they see their  
4 doctor.

5 And so the way that we tried to design  
6 this was, you know, we wanted to add these kind  
7 of areas of community. We wanted this to be kind  
8 of a third place. And so then the, you know, in  
9 the spirit of the pandemic is where we really got  
10 creative because, you know, we said well let's  
11 kind of, you know, mix this up so that we have  
12 opportunities for everybody.

13 I didn't just want to have a  
14 barbershop cause that's only men in it. I didn't  
15 want to just have retail for men because that's  
16 doubling down on men, you know. And so in this  
17 community there was, you know, very little  
18 retail. It's also very little coffee options or  
19 not as many as other communities, and so, you  
20 know, I thought that that was a combination that  
21 would be both beneficial to the community and  
22 beneficial to (inaudible).

23 Q So before we turn away from the  
24 barbershop, is the barbershop just a place where  
25 you get your hair cut? Is it anything different



1 --

2 A No.

3 Q -- from a hair salon, or a cuttery or  
4 any of the other names that are used to describe  
5 a place where you get your haircut?

6 A Yes. I mean, absolutely not. I mean  
7 the barbershop is the beginning of everything, I  
8 mean, quite honestly. Think about it. For us  
9 men, I mean everything great starts with a  
10 haircut. So, you know, especially for, like I  
11 said, in the black community the barbershop is a  
12 place of commune. It is a safe place. It's, I  
13 don't know, a place where we can show up and be  
14 us and, you know, be our true authentic selves.

15 And so there is not a place in DC like  
16 what, you know, we're building. Yes, there are  
17 barbershops, and there are hair salons, but  
18 there's nothing like this.

19 Q Okay. So now turning further in terms  
20 of the concept, this building is four stories,  
21 correct?

22 A Yes.

23 Q And you anticipate using the first and  
24 second floor for the business?

25 A Yes.

1 Q And what will be on the third floor?

2 A The third floor is our internal  
3 office. That's where our GM and staff will like,  
4 even people working on the first or second, will  
5 have a breakroom on the third level. That's also  
6 where we will store our retail. We'll store, you  
7 know, your backbar items, liquor storage will be  
8 there, but it's mainly like our administrative  
9 kind of office space.

10 And then on the fourth floor, is a  
11 two-bedroom, two-bath that was previously, the  
12 previous owner was operating it as an office  
13 space. I believe there was a nonprofit that was  
14 there even though it was residential C of O. So  
15 we stayed true to the C of O that was currently  
16 there. We developed it to a two-bedroom,  
17 two-bath apartment with a rooftop that looks  
18 directly onto the Washington Monument.

19 Q Okay. So turning back to the first  
20 floor, which is primarily the barbershop, what's  
21 the activity that will go in there?

22 A We have a four-seater barbershop, and  
23 we have one, two, three, four, five, about six  
24 bays of retail, and we have a coffee bar that's  
25 about four to six seats.

1                   And so the coffee bar and entrance  
2 will be kind of your waiting area. You know,  
3 people will peruse the retail. And then your  
4 barbershop is kind of the front-facing,  
5 street-facing kind of attraction, so to speak.

6                   There's also a courtyard area that we  
7 had redeveloped by a gentleman by the name of  
8 Todd Schneider, and Todd is a concrete  
9 extraordinaire. He's done work at the White  
10 House. He's done work at a couple of the  
11 Smithsonian's, so we're transforming the old XYZ  
12 Salon as far as the shrubbery, and it just didn't  
13 look appealing. And we turned that into the  
14 concrete courtyard area that will be welcoming  
15 to, you know, passersbys and to patrons of the  
16 establishment.

17                  Q        Okay. At this point, well, actually,  
18 let me ask you this. And on the second floor  
19 there will be a speakeasy, correct?

20                  A        Yes. The second floor will --

21                  Q        And what's that --

22                  A        -- be a speakeasy.

23                  Q        What's that concept?

24                  A        Well, you know, again, from a, you  
25 know, in the prohibition era, 1920s Harlem, you

1 know speakeasies popped up as kind of this secret  
2 place to, you know, get commune, have a drink,  
3 imbibe, and again, you know, specifically, I mean  
4 I can only speak to, like I said, my life  
5 experience and my culture, but you know in the  
6 black community speakeasies in Harlem, you know,  
7 were kind of some of the first black-owned  
8 businesses in New York.

9           And so the speakeasy concept kind of,  
10 again, we wanted the extension of this third  
11 place, and we wanted the flexibility and the  
12 opportunity to be able to attract more of the  
13 community. And so, you know, with the character  
14 of the community and the character of this  
15 building in mind, the concept that we came up  
16 with was a speakeasy.

17           So one of the mirrors in the  
18 barbershop doubles as a door, so attendants have  
19 the ability to hit a button, and that button then  
20 opens up this secret doorway, and you know, we  
21 have this kind of dramatic entrance upstairs to  
22 the speakeasy.

23           Q       So the public, and to those who may  
24 live in the community, what's the profile of the  
25 speakeasy?

1           A       Um --

2           Q       Is it high profile, low profile,  
3           visibility?

4           A       Again, zero visibility. The way it  
5           has been designed is for it to be a complete  
6           secret.

7                   MR. KLINE: Okay, at this time, Mr.  
8           Chairman, we have a video tour of the premises  
9           that I know Mr. Roth has an objection to, but I'd  
10          like to, if he still intends to pursue that  
11          objection, I'd like to have that discussion so  
12          that we can move to the video tour if the Board  
13          deems it appropriate to do so.

14                   CHAIRPERSON ANDERSON: What exhibit is  
15          this?

16                   MR. KLINE: Exhibit 13.

17                           (Whereupon, the above-referred to  
18          document was marked as Applicant Exhibit No. 13  
19          for identification.)

20                   CHAIRPERSON ANDERSON: Mr. Roth, it's  
21          my understanding you have an objection to Exhibit  
22          13. What's the nature of your exhibit?

23                   MR. ROTH: Okay, I --

24                   CHAIRPERSON ANDERSON: What's the  
25          nature of your -- hold on. What's the nature of

1 your objection, sir?

2 MR. ROTH: Yes, I do have an  
3 objection, Mr. Chairman. This video is created  
4 and prepared in preparation for and is part of  
5 settlement discussions. It's a 12-minute video,  
6 but it was shown to the parties in what was  
7 really a discussion that occurred on Zoom that  
8 consumed more than an hour and a half.

9 And in this discussion on Zoom, the  
10 video that you are being asked to view, was  
11 stopped and started multiple times over the  
12 course of that hour and a half during which time  
13 the parties held discussions about this video.

14 Now, as I said before, I haven't been  
15 a practicing lawyer in the courtroom in DC for  
16 many, many years, so I'm not up on DC Rules of  
17 Evidence and in the absence of access to Lexus or  
18 Westlaw, I hadn't been able at home to research  
19 DC evidence case law.

20 But I have been able to do some  
21 research on the corresponding Federal Rules of  
22 Evidence 408, and I found at least three federal  
23 circuit cases and one District of Maryland case  
24 that basically says that, at least under Federal  
25 Rule 408, the protection that's accorded to

1 settlement discussions also extends to material  
2 prepared by or for the parties in their effort to  
3 reach a settlement but that includes internal  
4 memoranda, reports, expert opinions, depositions,  
5 and a wide range of other materials. And I would  
6 think that a video like this falls under that  
7 protection.

8 MR. KLINE: Mr. Chair, if I may?

9 CHAIRPERSON ANDERSON: Yes, Mr. Kline.

10 MR. KLINE: The video is factual. It  
11 is a walkthrough of the establishment. There is  
12 no audio. The audio will be given by testimony.  
13 We, too, have looked at the Rule 408, and it is  
14 not meant to exclude material that's otherwise  
15 discoverable, and it's not meant to include  
16 material that's otherwise verifiable by  
17 independent examination. We would direct the  
18 Board's attention to Pyne v. Jamaica Nutrition  
19 Holding, 497 Atlanta.2d 118.

20 So we don't agree. I mean that would  
21 mean that as an applicant showed plans to another  
22 party during the course of settlement discussions  
23 that those would somehow become inadmissible or  
24 if they shared their menu that that would somehow  
25 become inadmissible.

1           It seems to us somewhat preposterous,  
2 frankly, that a video that has no discussions  
3 concerning settlement and was merely, and indeed  
4 if I voir dire Mr. Hughes, he'll say that he  
5 invited everyone to come view this in a public  
6 meeting.

7           And I don't argue that this was a  
8 public meeting. I'm not taking that position,  
9 but he did invite everyone to come. So it was  
10 his intention because he could not give a  
11 physical tour of the premises to everyone because  
12 of COVID, this was a substitute for the physical  
13 tour, and that's all it is.

14           And it doesn't have anything to do  
15 with settlement discussions other than it  
16 happened to possibly, although Mr. Hughes would  
17 testify those were not settlement discussions.  
18 If they were, his counsel would've been involved.

19           MR. ROTH: Well, Mr. Chairman?

20           CHAIRPERSON ANDERSON: Yes, Mr. Roth,  
21 go ahead.

22           MR. ROTH: First, under the law  
23 pertaining to, I know we're in DC evidence law  
24 and not 408, but under the cases pertaining to  
25 408, it's a distinction between evidence



1 admissible in court versus evidence that's  
2 discoverable. And those are two different rules.

3 Second, requiring about, we're not  
4 talking about menus or plans, which an applicant  
5 or litigant may have prepared for completely  
6 other purposes or independent purposes. We're  
7 talking about an item that was prepared and made  
8 specifically for the purposes of a settlement  
9 discussion. And this video was prepared  
10 specifically for purposes of a settlement  
11 discussion, which was held between Mr. Hughes and  
12 the parties.

13 Now why Mr. Hughes chose not to have  
14 his lawyers present is a matter for Mr. Hughes to  
15 discuss with his lawyers, and it may be because  
16 Mr. Hughes was not interested in paying for his  
17 lawyer's time to conduct settlement discussions  
18 while he was in discussion with the parties, but  
19 he certainly had settlement discussions in that  
20 hour and a half.

21 It seems to me that the policy  
22 underlying this rule of evidence is to encourage  
23 the parties to have free and open discussions,  
24 not to have the materials that are prepared for  
25 purposes of those discussions then turned around

1 and used against them.

2 But if that's going to be the ruling,  
3 then I would like to be able to take the material  
4 that was discussed in that settlement discussion,  
5 much of which appears in the original Exhibit 3  
6 that I probably would have objected to in the  
7 beginning and which apparently Mr. Kline is not  
8 planning to use today and be able to use some of  
9 the excerpts from that exhibit as some of my  
10 evidence because there are plenty of prior  
11 inconsistent statements that Mr. Hughes made in  
12 that video, and I want to be able to turn around  
13 and use them against Mr. Hughes.

14 MR. KLINE: I think Mr. Roth hit the  
15 nail on the head. If Mr. Roth were intending to  
16 use this information, perhaps, and we don't  
17 concede this, then it would be our privilege to  
18 assert, not Mr. Roth's. This is our information.  
19 We're not seeking to use information that was  
20 provided by Mr. Roth or any of the other  
21 protestants, in which case his objection would  
22 make sense. This is our information.

23 And to the extent that there's a  
24 privilege, which we vehemently dispute that  
25 there's any privilege because the facts are that

1 Mr. Hughes created this video as a substitute for  
2 live tour. He invited the entire community at a  
3 public meeting to attend and that was his  
4 purpose, which was to give a tour of the  
5 establishment via video because he was unable to  
6 do it in person.

7 And that was the only intent. So to  
8 the extent that there may have been discussions  
9 concerning settlement, we do not seek to  
10 introduce those. We do not seek to use those.  
11 The only thing we're doing is using a video tour  
12 that was created in lieu of a live tour.

13 Now Mr. Hughes could have just gone  
14 and recreated it, but it seems to me that's  
15 absurd. It doesn't in any way, and let's go back  
16 to the purpose of excluding settlement  
17 discussions. It's so the factfinder, in this  
18 case the Board, is not prejudiced by offers the  
19 parties may have made, concessions they may have  
20 made, discussions about the give and take of  
21 reaching an agreement. This doesn't reach any of  
22 that. This is entirely factual. It is a video  
23 portrayal of the interior of the premises under  
24 construction, and it's the opportunity for the  
25 Board to see for itself what this place is all

1 about in a format that we believe is more  
2 informative than static photos.

3 CHAIRPERSON ANDERSON: Thank you, Mr.  
4 Kline.

5 MR. ROTH: Mr. Chairman, Mr. Kline is  
6 trying to have it both ways. That is not the  
7 purpose for which this video was made. This was  
8 not a meeting open to the general public. It was  
9 the protestants who were at this meeting online,  
10 and yes, it was a virtual meeting because we're  
11 in the middle of COVID, but if the same tour had  
12 been conducted among the same five people, the  
13 discussions that were held in that real tour  
14 would not be admissible. The fact that the tour  
15 was conducted via a video and those five people  
16 were online with Mr. Hughes does not make the  
17 video any less material prepared for the purposes  
18 of settlement discussions.

19 CHAIRPERSON ANDERSON: All right.  
20 Thank you, Mr. Roth. For the non-lawyers that  
21 are on this hearing, and I know that most people  
22 are saying what are they talking about because I  
23 don't understand. And that's one of the reasons  
24 why I stated earlier that I'm more strict with  
25 lawyers because they're going to make objections,

1 and they're going to give reasons to give an  
2 objection.

3 Mr. Roth, one thing I just wanted to,  
4 this is an administrative hearing, so we do not  
5 necessarily adhere to the strict rules of  
6 evidence that you are quoting.

7 The proffer that was made, I'm going  
8 to overrule the objection, and I'm going to tell  
9 you why I'm going to overrule the objection. The  
10 proffer that's made by Mr. Kline, he is, the  
11 video is providing the Board a tour of the  
12 facility.

13 You are correct that settlement  
14 discussions are prohibited in these proceedings,  
15 but the proffer that was made is that this is a  
16 video that's going to provide the Board and the  
17 audience for them to see what the establishment  
18 looks like so in a sense. I'm going to overrule  
19 your objection and I'm going to allow the video  
20 to be shown.

21 All right. So, Mr. Kline, you're  
22 able, Ms. Andrews, just please allow him to share  
23 his screen, and so Mr. Kline, you can play the  
24 video, sir.

25 MR. KLINE: Great. And during the

1 course of that, I'll be asking questions of Mr.  
2 Hughes, so he can describe what it is you're  
3 looking at.

4 CHAIRPERSON ANDERSON: It is your  
5 witness, and so, therefore, you can stop and play  
6 whichever, however, you so desire, sir.

7 MR. KLINE: All right. Great. Thank  
8 you very much.

9 MS. ANDREWS: Mr. Kline, you can share  
10 your screen now.

11 MR. KLINE: Great. All right. Are  
12 you all able to see it?

13 CHAIRPERSON ANDERSON: No, Mr. Kline.  
14 You're not sharing your screen.

15 MR. KLINE: All right, let's try  
16 again.

17 CHAIRPERSON ANDERSON: I think, Mr.  
18 Kline, and maybe, okay, fine. You're now sharing  
19 your screen so now you can go to the exhibit.

20 MR. KLINE: Great.

21 CHAIRPERSON ANDERSON: You're not  
22 sharing your screen, Mr. Kline.

23 MR. KLINE: I'm not? It says I am.

24 CHAIRPERSON ANDERSON: Well, you were  
25 before but now I'm seeing, you clicked something,

1 so now we're not seeing your screen. So you need  
2 to go back on. All right.

3 MR. KLINE: All right, I'm going back.  
4 Is it on?

5 CHAIRPERSON ANDERSON: No, sir. We're  
6 not, well, you did for a minute. I don't know  
7 what you did to stop it, so I think Ms. Andrews  
8 is giving you the opportunity to share your  
9 screen, so I think you need to go to where the  
10 icon on your computer to share your screen. You  
11 did it previously, but I'm not seeing --

12 MR. KLINE: Yes, I'm doing it, but I  
13 can't seem to find the content that I'm looking  
14 for to share. Oh, that's --

15 CHAIRPERSON ANDERSON: All right.  
16 You're able to share your screen, so now you can  
17 find the content that you wanted to share, sir.

18 MR. KLINE: Okay. Do you see it now?

19 CHAIRPERSON ANDERSON: No, we don't  
20 see it yet, but maybe if you like press the play  
21 button.

22 MR. KLINE: Oh, it says I'm sharing.  
23 Okay.

24 CHAIRPERSON ANDERSON: Yes, you are  
25 sharing, but you need to access the document now

1 and press play, play I believe.

2 MR. KLINE: Well, I am and it's not  
3 working. All right, well, Mr. Roth may prevail.

4 MR. HUGHES: Mr. Kline, I have the  
5 same video. Would you like me to try to share my  
6 screen?

7 MR. KLINE: That would be wonderful.  
8 We would appreciate that.

9 CHAIRPERSON ANDERSON: All right, so  
10 Mr. -- I'm sorry, who was speaking?

11 MR. HUGHES: Mr. Hughes.

12 CHAIRPERSON ANDERSON: Ms. Andrews,  
13 can you please get Mr. Hughes the ability to  
14 share his screen please. So close your screen  
15 Mr. Kline.

16 MR. KLINE: Yes, will do.

17 CHAIRPERSON ANDERSON: All right. So,  
18 Ms. Andrews, could you please give Mr. Hughes the  
19 ability to share his screen please.

20 MS. ANDREWS: Sure, standby. Okay,  
21 Mr. Hughes, you can share your screen now.

22 MR. HUGHES: Thank you. All right  
23 stand by, let me make sure that I have the  
24 correct file. One second, please. Just a  
25 second, it's pulling it up now, and then I'll



1 share.

2 CHAIRPERSON ANDERSON: Are you still  
3 there, Mr. Hughes?

4 MR. HUGHES: Yes, I'm here, and the  
5 video is 12 minutes long, so it's, I wasn't  
6 prepared, so it's about 40 percent complete. It  
7 needs to download because I wasn't prepared to  
8 play it, but it's downloading. So it says about  
9 40 more seconds, my apologies. Sixty-five  
10 percent complete, stand by, just giving you an  
11 update, sorry. Twenty seconds. All right, it's  
12 loading. Share my screen.

13 CHAIRPERSON ANDERSON: All right,  
14 gentlemen, we've been waiting a while for this  
15 video to --

16 MR. HUGHES: So now I'm sharing my  
17 screen. So let me know if you guys can see my  
18 screen.

19 CHAIRPERSON ANDERSON: Yes, all right,  
20 so play the video. All right. Go ahead.

21 (Video played.)

22 MR. HUGHES: Can you hear me as well?

23 CHAIRPERSON ANDERSON: Yes, sir, we  
24 can. All right, Mr. Kline, go ahead sir.

25 BY MR. KLINE:

1 Q All right, what are we looking at Mr.  
2 Hughes?

3 A This is the trash can of the Carswell  
4 Condominium. This is the trash location.

5 Q Okay.

6 A This is the Carswell Condominium.  
7 This, can you see my mouse?

8 CHAIRPERSON ANDERSON: Yes, sir.

9 MR. HUGHES: Okay this is, I believe  
10 this here is the Carswell Building here. This is  
11 the proposed establishment. The speakeasy will  
12 be on this level here. The barbershop will be  
13 here. This outdoor area that you see here is the  
14 courtyard or summer garden.

15 BY MR. KLINE:

16 Q Now what's on the right?

17 A On the right hand side is Florida  
18 Avenue.

19 Q No, on your screen, what are we  
20 looking at?

21 A Oh, sorry. This is the rendering of  
22 what the space will look like when it's done. So  
23 this is the barbershop picture window. This is  
24 all the concrete that I spoke to you guys about  
25 from the award-winning concrete contractor, and

1 this is the summer garden area where the  
2 concrete, the concrete here is. You'll see, so  
3 there will be no fixed seating in this area. So  
4 this is the barbershop, four seats there.

5 Q Okay. Do play loud music out there?

6 A No.

7 Q Okay. All right, and what are we  
8 looking at in the moving video now?

9 A This is your entrance. All of this  
10 will be what it is to the right as it's finished.  
11 To the left is the Carswell Building. Those are  
12 some of the windows that overlook the courtyard  
13 area.

14 And that's, you know, a part of why we  
15 invested what we did in making it look the way it  
16 looks is because it was overlooking, you know,  
17 people's residences and what it looked like  
18 before was, you know, I can't believe they would,  
19 you know, that they even exist, which it's much  
20 better than like it was before.

21 So this is entering the property.  
22 We're entering the barbershop. So this is what  
23 it'll look like on the right when it's done. On  
24 the left is what it looks like now.

25 Q And you have some shirts hanging up.

1 What does that represent?

2 A That's the retail, the retail  
3 offerings that we'll have.

4 Q And this is the proposed design that  
5 we're looking at on the right?

6 A Yes.

7 Q And the --

8 A And the back here you see the coffee  
9 bar. Go ahead.

10 Q Go ahead.

11 A In the back here you see the coffee  
12 bar with a couple of seats, coffee bar by day  
13 but, you know, again, we wanted this to be an  
14 establishment where, you know, folks can, you  
15 know, kind of build community and that's done  
16 through, you know, different offerings. So we'll  
17 have cocktails, you know, premium cocktails down  
18 there, beer, wine, you know, and the likes.

19 Retail bays, this is your Vernon  
20 Street exit here. This is where Vernon Street  
21 backs into it. You can see the floor plan here.  
22 Where my mouse is, is Florida. Where my mouse is  
23 here is Vernon, and so this is an exit to, you  
24 know, Vernon Street side. This is below grade.

25 Q Okay. And have you been in the

1 Carswell Condominium? Keep the video where it  
2 is.

3 A Okay. I've never been --

4 Q Have you been in the Carswell  
5 Condominium?

6 A No, I've never been inside the  
7 building, no.

8 Q Okay. All right.

9 A This is what the establishment looked  
10 like on the right from the view toward Florida.  
11 So that's, the video on the left is walking  
12 toward that view. I have a four-seater  
13 barbershop up front. Again, you see trying to  
14 depict, you know, what it would be like on a real  
15 day, which is a couple of people waiting outside,  
16 eat-in floor plan. So this is the first floor  
17 and then this doorway here doubles as a mirror  
18 during the day, and this will be your speakeasy  
19 entrance.

20 Q And how will that be controlled?

21 A There's a button on the wall that you  
22 can control with, so the staff will be able to  
23 control with their iPhone.

24 This is the Vernon Street Exit. This  
25 is the bathroom for the first level. That's

1 where security cameras will be. This is what  
2 it's looking from the Vernon Street side. All of  
3 this is being redone, so it's under construction  
4 right now, but the camera will be outside there  
5 as well.

6 So this is, you know, I tried to  
7 depict somebody getting coffee and then walking  
8 out to Vernon Street. All right there's 18th  
9 Street. This is your sidewalk café tables. You  
10 know, based on conversations with the community,  
11 I am ditching that idea. I mean I thought that  
12 would be cool to have a couple of seats out there  
13 for people to enjoy their coffee, but I'm not  
14 allowed to have sidewalk café and trash in the  
15 same place, so this will be where our trash is.  
16 So there will not be a sidewalk café.

17 Q Okay, so for the record to be clear,  
18 you're not proceeding, per the request, for a  
19 sidewalk café endorsement?

20 A No, we're not. This is going to be  
21 our trash area, and we're landscaping it that  
22 way.

23 Q And what are you going to do? Is your  
24 trash area going to look like the one on the  
25 other side on Florida Avenue that we see at the

1 Carswell Building? Is it going to look like  
2 that?

3 A No, it will be more contained like it  
4 is over at other establishments. It will be  
5 contained. It will be designed specifically with  
6 landscaping, shrubbery to kind of hide the, you  
7 know, the trash cans and such.

8 Q Okay. So it will be some sort of  
9 enclosure?

10 A Yes.

11 Q Okay.

12 A So this is the Carswell Building.  
13 This is Vernon Street. And then now you'll get a  
14 view of, kind of, you know, if you walked, if you  
15 lived on Vernon, you come down and get a coffee,  
16 you walk down steps, you know, hopefully we'll  
17 have a sandwich board out there and invite you in  
18 with some coffee, you know, ability to walk in,  
19 grab coffee.

20 Again, the goal was to kind of make  
21 this a place where the community, you know, felt  
22 comfortable. It was designed, you know, with the  
23 various interests of the community in mind. This  
24 is back of house storage area.

25 Q Separating --

1           A       That's a very small, that's where --

2           Q       Is that where your alcohol will be  
3 stored?

4           A       No, we'll have some alcohol there but  
5 mainly coffee. That's our sink and, you know,  
6 dishwasher and stuff will be back there.

7                   And so this is the speakeasy entrance  
8 now. We're going to go upstairs. Security  
9 camera will be here where this wire is, and then  
10 another security camera.

11                   And so this, you know, dramatic  
12 entrance, all this will be plaster, white. The  
13 steps will be backlit. So it's a dramatic  
14 entrance, you know, to something that's secret.

15                   When you get up top, this is your bar  
16 area here, about six seats here for your bar  
17 area. And so the idea of a speakeasy is, you  
18 know, you enter into the secret establishment  
19 through this, you know, whole dramatic entrance  
20 of a secret door.

21                   And, you know, that's a part of the  
22 experience. You know, that's what it was in  
23 1920. That's what a speakeasy is. And so that's  
24 a part of the concept. And I think, you know,  
25 even when you look back to the history of



1       speakeasies in Harlem in 1920s, they were in  
2       nondescript locations. They weren't in your  
3       downtown, you know, hustle and bustle. They were  
4       nestled in places that you wouldn't think that  
5       they would be, you know, to hide detection.

6               Q       Now, what kind of, you've applied for  
7       an entertainment endorsement. Where's the dance  
8       floor?

9               A       Well, no, we don't have a dance floor,  
10       but you know, again, culturally, you know, DJ has  
11       been, you know, a part of, you know, black  
12       culture forever. And so, you know, we want the  
13       ability to have a DJ because that's what really  
14       controls the vibe. That's what controls the  
15       setting, and so we want the ability to have a DJ.

16               As you can see, you know, there's no,  
17       there's only one, two, two speakers in the  
18       establishment. So, even with a DJ, you know, the  
19       music is the music. It doesn't, the DJ doesn't  
20       make the music louder per se, no matter what  
21       happens. The music played indoor or DJ it, you  
22       know, the vibe of the DJ, the entertainment of  
23       the DJ is what, you know, is what we're looking  
24       for.

25               We won't have any live entertainment.

1 If you can look and see, it's just extremely too  
2 small. This is only 749 square feet. It's  
3 extremely small for live entertainment. This is  
4 your powder room and bathroom.

5 Q So, let me interrupt you. So just so  
6 we're clear, the only reason that you've applied  
7 for an entertainment endorsement is that you will  
8 have a DJ playing the music rather than having  
9 preprogrammed music?

10 A Yes, that's what we would like. This  
11 is what it will look like on the right. These  
12 are the booths. So it's only two booths. Each  
13 fit between four and six people. And this is  
14 areas where a couple of tables will be there.

15 These windows will be designed in a  
16 way where you can see light inside but it's only  
17 a shadow.

18 And so now turning toward the exit of  
19 the establishment, this exit leads to a common  
20 area, a common stair, and the exit will then, you  
21 exit out onto Vernon Street in a, you know, like  
22 I said in a historical speakeasy fashion, which  
23 is one entrance and once exit.

24 And also, you know, with COVID and,  
25 you know, we met with several firemen, EMS

1 professionals and with COVID, you know, having  
2 one entrance and one exit is the best way to kind  
3 of operate. So that's definitely something we --

4 Q Do you have any plans to monitor your  
5 patrons when they leave the establishment onto  
6 Vernon Street?

7 A Yes. We have security cameras on all  
8 of the exits and entrances and, you know, we'll  
9 be open seven days a week and so our staff will  
10 be monitoring that from that third floor office.

11 Q So just to be clear, the security  
12 camera system is not just recording for later  
13 reviewing, you're actually going to have people  
14 monitoring it real-time?

15 A Yes, our staff will, we have a big,  
16 you know, flat screen T.V. This is the Carswell  
17 courtyard where, you know, they hang out there.  
18 And so, yes, the T.V. will be in the manager's  
19 office, and there will be somebody there  
20 monitoring that. I can't state for, like the  
21 exact, you know, hours, but there will be  
22 somebody there monitoring it on a routine basis,  
23 yes, absolutely.

24 Q And at closing time, will you have a  
25 staff member available to police the exiting of

1 patrons on Vernon Street?

2 A Yes, again, everything is being true  
3 to form speakeasy-wise. You know, we want this  
4 to be a secret. There will be a staff person  
5 that kind of ends the night. Thank you for  
6 coming. You know, please exit to your right.  
7 Please stay quite.

8 And that's just the high level of  
9 service that we want to bring as well. And we're  
10 talking about a cocktail bar, you know, with, you  
11 know, quality cocktails at a price that's, you  
12 know, probably above-average. So we want to be  
13 able to make sure that we, you know, provide that  
14 quality experience as well. So, yes, there'll be  
15 an usher or staff person to make sure that, you  
16 know, people are exiting quietly and safely.

17 Q Okay. And there's been some questions  
18 asked about traffic patterns. What is your  
19 intention with respect to shared rides, Uber,  
20 Lyft, et cetera? Do you have any specific plans  
21 for that?

22 A My staff and I have been researching  
23 with Uber and Lyft, and there is a way through  
24 those companies. They have community liaisons  
25 who will work with businesses to be able to block

1 certain addresses from being pick-up zones and  
2 direct them to other areas. And so we're  
3 researching that capability so that folks can be  
4 picked up on Florida Avenue.

5 The other thing logically, you know,  
6 we're not advertising Vernon Street as an  
7 address, right? The address for our  
8 establishment is 1807 Florida Avenue. So that's  
9 where people would get, if they took Lyft, they  
10 would get dropped off there. They would be  
11 dropped off at 1807. That's the only address  
12 that they would know.

13 And so in terms of the speakeasy,  
14 we're not advertising it at all. Like even on  
15 our website, it's basically a hidden cocktail  
16 glass that you would need to find on the website  
17 to even know that it's there. And even then, no  
18 address or nothing is going to be described. So  
19 this is truly going to be a word of mouth  
20 establishment that, you know, the only thing that  
21 you would know is the 1807 Vernon Street, I'm  
22 sorry, 1807 Florida Avenue.

23 Q So in terms of shared rides, assuming  
24 that you could work that out with the shared ride  
25 companies, where would you have people picked up?

1           A       On Florida.

2           Q       On Florida?

3           A       Yes.

4           Q       And what about 18th?

5           A       I wouldn't, that wouldn't be, if we  
6       were able to designate, you know, if I think, you  
7       know, if we're able to work with them and  
8       designate an address, it's going to be 1807  
9       Florida Avenue.

10                    In terms of 18th Street, it is a  
11       popular and well-populated, well-lit space, so I  
12       mean, I think logically if you're leaving the  
13       establishment and you see a different street,  
14       just like in New York, you know, you go into a  
15       cab in the most, you know, in the area where most  
16       people are.

17                    And so I think, you know, people will  
18       gravitate toward 18th Street to be able to hail a  
19       ride, a taxi or call Uber.

20           Q       All right. I think you can stop  
21       sharing now. Now previously we looked at an  
22       exhibit to the investigator's report, which we  
23       can put back up if need be, but what I want to  
24       ask you is on the second floor is where the  
25       speakeasy will be, is there a buffer as shown in

1 these drawings between where the activity will  
2 take place in the speakeasy and the Carswell  
3 Condominium Building?

4 A You know there's a common stair that  
5 takes you up to the, you know, the from Vernon  
6 Street side there's a common stair. It goes  
7 right to a lobby, a common area and the speakeasy  
8 is there to your left with a door, and up the  
9 steps is your third level office, and the fourth  
10 floor residential.

11 So, yes, there's a common stairway  
12 that creates a lane where on this side of the  
13 wall is Carswell, on this side the speakeasy, and  
14 then there's a common area here where those walls  
15 do not touch.

16 Q Okay. And did you also undertake some  
17 soundproofing efforts there, sound mitigation?

18 A Yes, a considerable investment was  
19 made to a sound consultant who is one of the best  
20 in the world. I'm surprised that he even took  
21 this job, quite honestly. And, you know, their  
22 recommendations were taken, you know, probably  
23 triple what we -- no, sorry, five times more than  
24 what we had planned to spend on drywall  
25 insulation as it meets to their recommendation.

1           Q       Okay. I'd like to direct your  
2 attention to Exhibit 2. I can pull it up and  
3 share it, Mr. Chairman, if that's the easiest.  
4 That I think I can do. It was just the video I  
5 was having difficulty with.

6                   (Whereupon, the above-referred to  
7 document was marked as Applicant Exhibit No. 2  
8 for identification.)

9           CHAIRPERSON ANDERSON: All right, Ms.  
10 Adam, I'm sorry, Ms. Andrews, can you please give  
11 Mr. Kline the ability to share his screen,  
12 please?

13           MS. ANDREWS: Mr. Kline, you can share  
14 your screen now.

15           MR. KLINE: Great. Thank you. There  
16 it is. Is that it? I thought --

17           CHAIRPERSON ANDERSON: Well, you're  
18 sharing your screen, Mr. Kline, but there's no  
19 document. So what document are you sharing?

20           MR. KLINE: Yes. No, I got it. I'm  
21 sharing --

22           MR. HUGHES: You need tech support,  
23 Mr. Kline.

24           MR. KLINE: I know, I know. I'm going  
25 to have a hire somebody. I'm having some



1 trouble.

2 MR. HUGHES: All right. I can see  
3 your screen now.

4 MR. KLINE: All right, good. Now let  
5 me find my exhibit. Here it is.

6 MR. HUGHES: All right.

7 MR. KLINE: All right, here we go.

8 MR. HUGHES: Yes.

9 BY MR. KLINE:

10 Q Let me look at that one. Here we go.  
11 This is what I'm looking for. All right, Exhibit  
12 2, can you identify it, please?

13 A This is a rendering that I have shared  
14 with constituents and stakeholders, vendors,  
15 community members, everybody, any and everybody,  
16 really.

17 Q All right we're going to blow through  
18 this pretty quickly. What are we, what is this  
19 rendering?

20 A This is your summer garden on Florida.

21 Q Okay.

22 A That is an idea of what it would look  
23 like at nighttime in terms of the illumination,  
24 which these are low voltage, you know, low  
25 wattage lights that really are security measures

1 so that it is not super dark because we have high  
2 end, you know, material and high-end retail. So  
3 this really is a security measure, and it also  
4 is, you know, is beautiful.

5 Q And where the people are standing,  
6 that's a big picture window?

7 A That is a big picture window, yes,  
8 where we can see in and out; they can see in and  
9 out, yes.

10 Q Okay. And this is --

11 A The daytime view of the same thing.

12 Q So this is the summer garden area?

13 A Yes.

14 Q Nighttime?

15 A Yes.

16 Q What are we looking at here?

17 A This is your four-seater barbershop,  
18 which the public will be able to see from the  
19 street from Florida. That's just details that  
20 we've added. All of this is custom, custom  
21 woodwork. We have custom colored, you know,  
22 chairs. This is all custom.

23 Q This is what we saw in the video  
24 before?

25 A Yes, retail offerings. This is a

1 coffee bar, cocktail bar, just, you know, for  
2 drinks.

3 Q So it's the same thing?

4 A Same thing, yes. That's your hair  
5 wash station. And this is just a rendering of,  
6 you know, people perusing kind of in the space,  
7 what it would like if you were in the space. And  
8 this is kind of the transition between night and  
9 day. You see somebody walking up steps.

10 Okay, this is your speakeasy, walking  
11 up the steps. This is your speakeasy bar. This  
12 is a view from the Florida side looking toward  
13 the Vernon side. This is your lounge area or  
14 your seating area. These are your  
15 banquettes/booths. There's only two of them.  
16 Three of them, I'm sorry. This is looking in  
17 from Vernon to Florida. This is your third  
18 booth. This is your powder room, powder room.

19 Q Okay.

20 A And I think that's it. You got to go  
21 all the way up to the top.

22 Q All right. All right, now there's  
23 been some concerns raised that you're going to  
24 have a negative effect on real estate values.  
25 Have you looked into this at all?

1           A        Yes. I've heard that. I heard that  
2 floating around. I don't know how that's  
3 possible in terms of, yes, I don't know how  
4 that's possible when I'm committing, you know,  
5 I'm committing to --

6           MR. ROTH: Mr. Chairman?

7           CHAIRPERSON ANDERSON: Mr. Roth.

8           MR. ROTH: Objection. Mr. Hughes is  
9 not an expert on property values.

10          CHAIRPERSON ANDERSON: Mr. Roth, you  
11 can't object to his answer. You have to object  
12 to questions that have been asked by Mr. Kline.

13          MR. ROTH: Well --

14          CHAIRPERSON ANDERSON: He can give his  
15 opinion. He can give his opinion, and the Board  
16 will take it for whatever it's worth. So I'm  
17 going to overrule your objection. You can answer  
18 the question, Mr. Roth -- Mr. Hughes, if you can.  
19 Go ahead.

20          MR. HUGHES: From what I know about  
21 property values, they depend upon the things  
22 around them. So if, you know, if you're  
23 committing a certain amount of capital  
24 expenditures to improve a certain property, that  
25 then has an effect on the other properties around

1 it. So I may not be an expert, but I've owned  
2 real estate, and I know how property values work.

3 So, no, I don't believe that we're  
4 causing any adverse effect. If anything, we're  
5 raising the property value by all of the things  
6 that we're doing in terms of upgrading the  
7 irrigation and drainage on Florida side and the  
8 greenery that we're putting on our rooftop  
9 residential. If anything, we're improving it.

10 And there's a couple, there could've  
11 been a couple of properties on the block that are  
12 up for lease will start to sell as well. So I  
13 think, Andrew, did you admit those?

14 CHAIRPERSON ANDERSON: Mr. Hughes, you  
15 answer questions, sir. You don't ask questions.  
16 You just answer questions, please, sir. You only  
17 answer on your proposal.

18 MR. HUGHES: Sorry about that.

19 BY MR. KLINE:

20 Q Mr. Hughes, did you do any research  
21 concerning properties that might be available for  
22 sale in the neighborhood? It's a yes or no  
23 question?

24 A Yes.

25 Q Okay. What did you look at? How did

1 you do that?

2 A There's a for sale sign on the door.  
3 There's an advertisement in 1812 Vernon Street --

4 Q Okay.

5 A -- like, what is it, like a realtor's  
6 stake in the ground.

7 Q Okay. And did you go try to find the  
8 listing for it somewhere?

9 A I did. Ironically, I would like to be  
10 a resident, so that I could have a vote. So I  
11 looked that up.

12 Q I'm going to show you what we've  
13 marked as Applicant's Exhibit 11.

14 (Whereupon, the above-referred to  
15 document was marked as Applicant Exhibit No. 11  
16 for identification.)

17 CHAIRPERSON ANDERSON: I believe Ms.  
18 Andrews has to give you the ability to share your  
19 screen. I'm not sure if she noticed it.

20 MR. KLINE: I'm going to try to do  
21 this more smoothly this time. Let's see what I'm  
22 looking at? Okay. Is this one of the listings  
23 that you found? Mr. Hughes?

24 CHAIRPERSON ANDERSON: Mr. Hughes,  
25 you're on mute.

1                   MR. HUGHES: Sorry. Yes, this is the  
2 listing that I saw, yes.

3                   BY MR. KLINE:

4                   Q       All right. Is there something that  
5 you observed the way that the property is  
6 marketed?

7                   A       Yes. It speaks about the nature of  
8 the community being close to restaurants, bars,  
9 and shops. It also shows photographs of the  
10 surrounding community highlighting the access to  
11 establishments like mine or my proposed  
12 establishment.

13                  Q       Okay. I'm showing you Exhibit 12.  
14 Can you see that exhibit, Exhibit 12?

15                               (Whereupon, the above-referred to  
16 document was marked as Applicant Exhibit No. 12  
17 for identification.)

18                  A       I do, yes.

19                  Q       Okay. Is that something else that you  
20 found?

21                  A       I think that's the neighboring  
22 building. It's right, maybe one or two buildings  
23 down. Yes, that's another one that I looked at  
24 as well.

25                  Q       And you --

1           A        It's 1822 Vernon.

2           Q        -- I'm sorry.

3           A        1822 Vernon Street.

4           Q        Is there anything that you observed in  
5 the marketing of that property?

6           A        Within the description of the property  
7 it speaks about the closeness of the restaurants  
8 and bars. I think this one specially says  
9 taverns, I believe.

10          Q        Okay.

11          A        But I may be mistaken. So, yes, the  
12 closeness of, the spirit of the neighborhood is  
13 that it is close to and walkable to entertainment  
14 through dining and bars.

15          Q        Okay. Now turning to Exhibit 8. Can  
16 you see that now?

17          A        Yes.

18          Q        Can you identify what that is?

19          A        I believe this is my scope of work or  
20 the review from the sound consultant, Arup  
21 (inaudible), where they go through, you know,  
22 it's basically a scope of work or proposal from  
23 them.

24          Q        Okay. And did you have this work  
25 done?



1           A       Yes, I did have this work done.

2           Q       So you accepted this proposal?

3           A       I did accept this proposal, yes.

4           Q       And what was the purpose of this work?

5           What is it they were doing for you?

6           A       At the recommendation of our design  
7           architect, our goal was, again, to be as  
8           secretive as possible. With, you know, being  
9           secretive you need to be able to mitigate loud  
10          sound. Also, you know, in terms of closeness of  
11          residential, we wanted to be overly cautious and  
12          overly commit to sound mitigation mainly because  
13          we wanted, you know, we want this to be, again,  
14          speakeasy true to form and so a part of that is  
15          not being able to hear anything from the outside.  
16          So this was something that was done in the spirit  
17          of keeping our establishment a secret.

18          Q       How much did you spend on this?

19          A       I believe their price was \$7,500 just  
20          for the consulting and the recommendation. But  
21          the recommendations themselves were added to our  
22          proposed budget in that column, in that line-item  
23          for insulation and drywall, it quintupled, so.

24          Q       Okay. So what was the approximate,  
25          that amount that you spent on soundproofing?

1           A       If you include the consulting fee, I  
2 would say somewhere between \$50,000 and \$60,000.

3           Q       Okay. All right. I do not have  
4 further questions at this time, and I would make  
5 Mr. Hughes available for cross-examination and  
6 questioning by the Board.

7           CHAIRPERSON ANDERSON: Mr. Roth, your  
8 questions of Mr. Hughes.

9           MR. ROTH: Thank you, Mr. Chairman.  
10 Good afternoon, Mr. Hughes. So, let's sort of go  
11 back to the beginning, here. Excuse, me.

12           CROSS-EXAMINATION

13           K. J. HUGHES

14           BY MR. ROTH:

15           Q       So, in April 2020, you bought a tavern  
16 license out of safekeeping from within the  
17 moratorium zone. Right?

18           A       Correct.

19           Q       And by that time, you attended a  
20 January 2020 ANC 1C meeting with your attorney  
21 Ms. Yohannes where the ANC voted to protest your  
22 first application for a new tavern license at  
23 these premises, right?

24           A       Yes.

25           Q       And then, after three months of legal

1 proceedings here at the ABRA Board, the Board  
2 upheld the ANC's and these protestants argument  
3 that your building is located in a moratorium  
4 zone.

5 So, when you bought this current  
6 tavern license out of safekeeping, you are  
7 already aware that your neighbors were concerned  
8 about a tavern being into a row house on your  
9 street weren't you?

10 A I want to say that, no. I have a lot  
11 of neighbors. So no, I wouldn't say that.

12 Q Well, your immediate neighbors,  
13 neighbors across the street in the ANC.

14 A No. People in the ANC, no. I  
15 wouldn't say that.

16 Q The ANC voted four to zero to two to  
17 protest your license. And a group of 20 plus  
18 protestants filed a motion to dismiss. But you  
19 aren't aware of any concerns?

20 A I was aware of their concerns, yes.

21 Q Yes, okay, fair enough. Yet, after  
22 you bought this license, you just keep moving  
23 ahead with your project, right?

24 A Okay.

25 Q And you had your architect, keep

1 drawing up plans for your combination speakeasy  
2 café, retail space, barbershop, office and  
3 apartment, right.

4 MR. KLINE: I'm going to object on the  
5 grounds of relevance, Mr. Chairman. I'll let it  
6 go with that. But I'm not really sure where  
7 we're going in terms of relevance.

8 CHAIRPERSON ANDERSON: Mr. Roth?

9 MR. ROTH: It's relevant to the fact  
10 that Mr. Hughes is, testify, Mr. Kline opened the  
11 door to this by having Mr. Hughes testify to all  
12 the work that he's put into this project.

13 And now, he's taking the position that  
14 he's done all of this work. And I'm just trying  
15 to explore the same issues that Mr. Kline raised  
16 here.

17 CHAIRPERSON ANDERSON: I'm going to --  
18 go ahead, Mr. Kline.

19 MR. KLINE: I mean, the issue that we  
20 presented was, measures that were taken to be  
21 responsive, concerns that were raised. That's  
22 all. I mean, this isn't a popularity contest.  
23 It's a question of whether this premise is --

24 MR. ROTH: I'm not asking questions  
25 about popularity. I'm asking, I'm talking about a

1 timeline.

2 CHAIRPERSON ANDERSON: All right. I'm  
3 going to overrule the objection. Go ahead, Mr.  
4 Roth, ask your question. This is  
5 cross-examination. So, go ahead, sir.

6 BY MR. ROTH:

7 Q After he bought, after Mr. Hughes,  
8 after you bought the license, and after these  
9 experiences in early 2020, you had your architect  
10 keep drawing up plans, fear -- combination of all  
11 of these different pieces of your building,  
12 right?

13 A In addition to speaking to Amir Irani  
14 and the rest of the community.

15 A That wasn't, that wasn't a question.  
16 Just in April, in April --

17 CHAIRPERSON ANDERSON: Hold on.  
18 Please allow him to answer the question. All  
19 right?

20 MR. ROTH: I'll ask my question.

21 CHAIRPERSON ANDERSON: Mr. Hughes,  
22 please listen to the question that's been asked.  
23 Please answer the questions that's been asked.  
24 And Mr. Roth, please allowed him to answer the  
25 question, sir. All right?

1           If you need him to answer a certain  
2 way, sir, you get to ask him more pointed  
3 questions. On more pointed questions, though,  
4 you put him in a box.

5           So, he can only answer it one way, but  
6 if you could ask a open ended question that he's  
7 going to answer to the best of his ability, so.  
8 But allow him to answer the question, sir.

9           All right. Go ahead. If you're, if  
10 you're not done answering the question, then, go  
11 ahead, Mr. Hughes. And if not, Mr. Roth will ask  
12 another question.

13           MR. ROTH: I think he answered the  
14 question.

15           BY MR. ROTH:

16           Q       Mr. Hughes, yes or no, you hired a  
17 contractor in April to do your demolition and  
18 construction work, correct?

19           A       No, I didn't hire them in April. I  
20 hired them before that.

21           Q       Okay. But at that point, you hadn't  
22 even filed your new application with ABRA for a  
23 location transfer or for your substantial  
24 changes, yet, had you?

25           A       No, I don't recall. Say it, you said,

1 I haven't --

2 Q I had not yet even filed your new  
3 application with ABRA for a location transfer or  
4 for your substantial changes, yet, had you?

5 A No. Because the previous ruling  
6 didn't denied my application. The previous  
7 ruling said that I needed to do a couple of  
8 things and said it was the moratorium. But he  
9 said I needed to, I had the ability to subdivide.  
10 So no, I didn't, I didn't apply for my transfer  
11 at that time, no.

12 Q Were you so confident that the Board  
13 would grant everything you wanted that two months  
14 before you even filed an application and knowing  
15 the opposition that you faced that you thought it  
16 was wise to make those kinds of financial  
17 commitments?

18 A I don't know what you want me to say  
19 about that. Was I was so confident? I mean, I  
20 did my due diligence. I'm a businessman. I have  
21 an MBA. I spoke to all the powers that be.

22 I spoke to ABRA, got a document from  
23 ABRA that said that I was outside the moratorium.  
24 And then, turn around and have it ruled and I was  
25 in the moratorium. So, I mean, I don't know what

1 else you expected me to do, Mr. Roth. What are  
2 you?

3 MR. ROTH: Well, let's do this. Can  
4 I share my screen please?

5 CHAIRPERSON ANDERSON: Ms. Andrews can  
6 you give Mr. Roth the ability to share his  
7 screen, please?

8 MS. ANDREWS: Mr. Roth, you can share  
9 your screen now.

10 MR. ROTH: Okay.

11 BY MR. ROTH:

12 Q Let me ask you this first. Before you  
13 even bought the buildings, hadn't the previous  
14 owner of the building. Mr. Walsh passed on to you  
15 the previous summer a suggestion from  
16 Commissioner Irani that you consider a --

17 A You broke up. You said, I'd do what?

18 CHAIRPERSON ANDERSON: Hold on, hold  
19 on, Mr. Roth. You, something happened in those  
20 questions. So, please repeat your question,  
21 please.

22 MR. ROTH: All right.

23 BY MR. ROTH:

24 Q Mr. Hughes before you even bought the  
25 building, hadn't the previous owner of the



1 building, Mr. Walsh, passed on to you the  
2 previous summer, the summer of 2019, a suggestion  
3 from maybe --

4 CHAIRPERSON ANDERSON: Mute your line,  
5 please.

6 MR ROTH: Maybe that's why I'm  
7 breaking up.

8 CHAIRPERSON ANDERSON: That's right.  
9 Mr. Roth, hold on. Mr. Kline, can you mute your  
10 phone please? Mute your line, please, Mr. Kline.  
11 All right go ahead, Mr. Roth.

12 BY MR. ROTH:

13 Q Mr. Hughes before you even bought the  
14 building hadn't the previous owner of the  
15 building, Mr. Walsh, passed on to you the  
16 previous summer a suggestion from Commissioner  
17 Irani that you consider applying for a restaurant  
18 license instead?

19 MR. KLINE: Objection as to relevance.

20 MR. ROTH: Commissioner Irani  
21 doesn't --

22 MR. KLINE: Well, wait, stop Mr.  
23 Hughes. Let the, let me -- hold on.

24 CHAIRPERSON ANDERSON: Mr. Hughes, if  
25 there's an objection --

1 MR. HUGHES: I'm sorry.

2 CHAIRPERSON ANDERSON: That's a stop.  
3 Mr. Roth will argue, Mr. Roth, then I will direct  
4 what the nature of the objection and whether to  
5 answer the question. What is the nature of your  
6 objection, Mr. Kline?

7 MR. KLINE: Relevance, I mean,  
8 somewhat? We're here with it on the tavern  
9 application. I mean, I don't know. What this  
10 has to do with anything?

11 CHAIRPERSON ANDERSON: Mr. Roth? Why  
12 is this relevant?

13 MR. ROTH: I think it's relevant to  
14 Mr. Hughes's state of mind because this is --  
15 part of Mr. Kline's and Mr. Hughes's case is that  
16 he is put in an enormous amount and money into  
17 this project.

18 And he is essentially throwing himself  
19 on the mercy of the Board now to say, I've done  
20 all this work to mitigate the neighbors' and the  
21 residents' concerns. And I think is relevant for  
22 the Board to know that he has done all of this at  
23 his own risk after being warned ahead of time  
24 that he was doing this at his own risk.

25 CHAIRPERSON ANDERSON: Well, I'm going

1 to overrule the objection. He can answer the  
2 question. But we all know -- all right, I'm  
3 going to overrule the objection. The witness can  
4 answer the question if he can answer the  
5 question. But let's move on. All right.

6 MR. ROTH: Neither the previous  
7 owner --

8 CHAIRPERSON ANDERSON: Mr. Hughes,  
9 answer the question if you can. If you can't  
10 answer the question, then, let's move on.

11 MR. HUGHES: We can move on. I can't  
12 answer the question.

13 MR. ROTH: All right. Let me show you  
14 -- I got to go back here, again. Might need,  
15 Ms. Andrews, I might need your help here.

16 MS. ANDREWS: How can I assist you,  
17 Mr. Roth?

18 CHAIRPERSON ANDERSON: Hold on  
19 Ms. Andrews. Mr. Roth, you are sharing your  
20 screen. It is now up to you to go to the exhibit  
21 that you want to.

22 MR. ROTH: I'm trying. All right.  
23 We've got it. We got it. Let me show you  
24 Protestants Exhibit 17 for identification.

25 (Whereupon, the above-referred to

1 document was marked as Protestant Exhibit No. 17  
2 for identification.)

3 BY MR. ROTH:

4 Q Does this refresh your recollection,  
5 Mr. Hughes?

6 A About what?

7 Q About Mr. Walsh's warnings to you?

8 CHAIRPERSON ANDERSON: Hold on, hold  
9 on a minute, hold on. Mr. Roth?

10 MR. ROTH: Yes?

11 CHAIRPERSON ANDERSON: Is there a  
12 question pending? I, I'm not quite sure what  
13 you're asking him. But I think you there --

14 MR. ROTH: The question --

15 CHAIRPERSON ANDERSON: All right.  
16 Hold on, sir.

17 MR. ROTH: Yes?

18 CHAIRPERSON ANDERSON: What's the  
19 question you're asking him? And then, what  
20 exhibit do you want him to reference to?

21 MR. ROTH: Protestants Exhibit 17.  
22 And the question was, before Mr. Hughes even  
23 bought the building, hadn't the previous owner  
24 Mr. Walsh, passed on to him, the previous summer,  
25 meaning 2019, July 2019, a suggestion from

1 Commissioner Irani that he consider applying for  
2 a restaurant license instead? And I'm just  
3 asking if this refreshes his recollection.

4 MR. KLINE: He said, he said --  
5 objection. A recollection as to what? The  
6 question is, what was, what was passed on to him,  
7 was told to him by Vincent Walsh, not by  
8 Mr. Irani.

9 CHAIRPERSON ANDERSON: All right. I'm  
10 going to sustain the objection. So, look here,  
11 I'm going to sustain the objection, so.

12 MR. ROTH: Okay. All right. Well,  
13 we'll move on. Ms. Andrews, how do I back out of  
14 this now? Stop sharing.

15 MS. ANDREWS: Would you like to stop  
16 sharing your screen?

17 MR. ROTH: There we go. Okay.

18 BY MR. ROTH:

19 Q Recall it? Mr. Hughes, do you recall  
20 you and your attorney Mr. Kline making a  
21 presentation over Zoom about your proposed  
22 establishment at the ANC's Agency and Public  
23 Safety Committee meeting on Wednesday, July 8th?

24 A Okay. I don't know. I mean, this has  
25 been a two year process. I've had a lot of

1 conversations. I don't recall the specific  
2 conversation, though.

3 CHAIRPERSON ANDERSON: Mr. Hughes, yes  
4 or no, sir. Either you do or you don't. Please  
5 answer the question to the best of your knowledge  
6 and ability, sir.

7 MR. HUGHES: I don't recall the  
8 specific conversation, no.

9 BY MR. ROTH:

10 Q Do you recall showing the ABC  
11 committee and the community, basically, the same  
12 renderings that you submitted today as Exhibit 2?

13 A Yes. I said earlier that I shared  
14 with a bunch of people.

15 Q All right. Do you recall getting a  
16 lot of questions and hearing a lot of concerns  
17 expressed that night, both from neighbors in the  
18 closed off condominium next door, as well as,  
19 neighbors across the street?

20 A What's the lot? So, I don't know what  
21 a lot is.

22 Q Several.

23 A I don't know several. Some people  
24 said some things, yes. A couple of questions,  
25 two questions, five questions, yes there were

1 questions.

2 Q Okay. At the time of that July 8th  
3 meeting, you hadn't begun any, any major  
4 build-out, yet, had you?

5 A We got our, yes, but, I mean, no. We  
6 hadn't begun to build-out but you can't build.  
7 But you can't build without months of work of  
8 architectural plans. So no, we hadn't. We  
9 build, we started to build major? I don't know a  
10 major means.

11 Q Well, would you disagree with me if I  
12 told you that your DCRA permits were approved on  
13 June 26th?

14 A Oh, okay. If that's what you -- yes,  
15 sure.

16 Q All right. So as of that July 8th  
17 meeting, if you didn't know it before, you  
18 certainly knew after that meeting, didn't you  
19 that your neighbors were concerned about your  
20 hours of operation, the potential for noise,  
21 crowds, traffic, trash, loitering, and  
22 commercialization of a residential street, didn't  
23 you?

24 A You know, a few people that, you know,  
25 yes, a few people who have a difference of

1 opinion.

2 Q All right. So let me ask you this, in  
3 terms of occupancy between banquette seats, booth  
4 seats, moveable bar seats, and any other seats  
5 that you have available on both the first and  
6 second floors combined, how many seats do you  
7 currently have designed into your space in total?

8 A I don't know that offhand. I'm rather  
9 wait for my CFO to determine what my occupancy  
10 is.

11 Q Well, that's not a question of your  
12 CFO.

13 A I don't know offhand. I don't know  
14 offhand.

15 Q You don't know offhand how many seats  
16 you currently have designed into your space?

17 A No, I don't. So there are seats  
18 actually in the space? I do not have, I don't  
19 know what offhand, no.

20 Q All right. I'm going to play you an  
21 audio clip. I have to share my screen again.  
22 From that July 8th meeting.

23 (Whereupon, the above-referred to  
24 document was marked as Protestant Exhibit No. 47  
25 for identification.)



1           Question, no, we will not turn Vernon  
2 Street into a commercial zone, we're not looking  
3 to attract any attention to Vernon Street  
4 because that would detract from our vision of  
5 making this a speakeasy, a private, you know,  
6 hush establishment that, you know, you only know  
7 if, you know.

8           We don't plan on publicizing. We're  
9 not using flyers. We're not using promoters.  
10 You know, we have soft music. We're not, you  
11 know, we're not turning Vernon Street into any  
12 hustle, you know, a bustling, you know, bar area.

13           Like that would be completely opposite  
14 of what we are attracting. And I think that was  
15 the reason why I wanted to, you know, show you  
16 the renderings.

17           Because, you know, we have 30 seats.  
18 That's another thing too. Because you think  
19 about, actually, the coming and going. That's 30  
20 seats in that space, no more, no less.

21           Mr. Hughes, is that your voice?

22           A       Absolutely. Could you play the whole  
23 clip, though?

24           Q       That's the clip I have. That's the  
25 clip that's been entered into evidence.

1           A           There's still a minute or there's  
2 still seconds left on the clip, though.

3           CHAIRPERSON ANDERSON: Mr. Hughes, you  
4 don't ask questions, sir. You're under  
5 cross-examination.

6           MR. HUGHES: All right. That's the  
7 entirety?

8           MR. KLINE: Objection. It has not  
9 been entered into evidence at this point.

10          CHAIRPERSON ANDERSON: It is not in  
11 evidence, correct. Just hold on. Mr. Hughes,  
12 you're under cross-examination, sir. Mr. Kline  
13 asked you a question. It is now Mr. Roth's  
14 ability and opportunity to ask you questions,  
15 sir.

16          I need you to answer the question to  
17 the best of your ability, sir. If there's, if  
18 there is a recording that's in evidence and if  
19 there's more to it than that, it is up to your  
20 attorney, sir, if he's so fit, will play the rest  
21 of it, sir.

22          Mr. Roth will play whatever portion of  
23 whatever recordings that he has. And he will ask  
24 you questions, sir. And it's, your job, sir, is  
25 to answer the question to the best of your

1 ability. If there is a problem with the question  
2 that's been asked, sir, your attorney will  
3 object.

4 Both attorneys will give me reason of  
5 the nature of the objections, sir. And then, I  
6 will instruct you whether or not you should or  
7 should not answer the question. Am I clear, sir?

8 MR. HUGHES: Yes, sir. My apologies.

9 CHAIRPERSON ANDERSON: It might be  
10 stressful for you, sir. Being cross-examined, is  
11 always stressful, sir. But I need you to, to the  
12 best of your ability, answer the questions that  
13 are been asked of you. Okay?

14 MR. HUGHES: Yes, sir. Thank you,  
15 sir.

16 CHAIRPERSON ANDERSON: All right. Go  
17 ahead, Mr. Roth.

18 MR. ROTH: Thank you, Mr. Chairman.  
19 I may have misspoken when I said, entered into.  
20 I meant submitted for evidence. But,  
21 Mr. Chairman, at this time with Mr. Hughes having  
22 identified that as his voice, I'd like to have  
23 Exhibit 47 admitted it evidence.

24 CHAIRPERSON ANDERSON: Mr. Kline?

25 MR. KLINE: I would want to voir dire

1 the witness on before agreeing or objecting to  
2 its admittance.

3 CHAIRPERSON ANDERSON: Mr. Roth,  
4 what's the purpose of the document? What's the  
5 purpose of you submitting this document? Is it,  
6 is it to -- I know that you asked him a question  
7 and I know that you asked my question.

8 I initially you asking my question, I  
9 believe, around seating. Mr. Hughes has just  
10 stated that he's not aware based on, on he's  
11 going to wait until his CFO gives him his  
12 occupancy.

13 You then, you have a recording asking  
14 him if it's his voice. And he clearly  
15 articulated what the seating was. Are you  
16 submitting this document as to impeach the  
17 witness's testimony? I mean, I'm just asking for  
18 the purpose.

19 MR. ROTH: For two purposes. One to  
20 communicate that he informed the community that  
21 we would 30 seats, no more, no less. And  
22 secondly, he indicated that he had no desire, no  
23 intention to commercialize Vernon Street.

24 CHAIRPERSON ANDERSON: All right. I'm  
25 going to admit the document. I'm going to admit

1 -- what exhibit is this again? I'm sorry.

2 MR. ROTH: It's Exhibit 47.

3 CHAIRPERSON ANDERSON: So I'm moving  
4 Exhibit 47 into evidence.

5 (Whereupon, the above-referred to  
6 document was received into evidence as Protestant  
7 Exhibit No. 47.)

8 CHAIRPERSON ANDERSON: All right,  
9 let's move on.

10 MR. ROTH: Okay.

11 BY MR. ROTH:

12 Q Now, Mr. Hughes, are you now prepared  
13 to confirm that you will not have more than 30  
14 seats in the establishment combined first floor  
15 and second floor?

16 A No, I'm not an expert on occupancy.  
17 I'm really shouldn't have -- I misspoke.

18 Q This is not a question of a  
19 certificate of occupancy, which is a different  
20 question for DCRA. This is a question for the  
21 limitations on your license.

22 The number that you put on your ABC  
23 license application was 30 seats. Are you now  
24 saying that you're asking the ABC Board, contrary  
25 to your application to the ABC Board for more

1 than 30 seats?

2 A I'm asking for whatever my legal  
3 occupancy should be, is what I'm asking for.

4 Q So contrary to what's on your ABC  
5 application, you are now asking for something  
6 other than what you put on your ABC application  
7 and which you signed under oath?

8 A Is there a question?

9 CHAIRPERSON ANDERSON: There's a  
10 question.

11 MR. ROTH: There's a question mark at  
12 the end of that.

13 MR. KLINE: Objection. That's not  
14 when he's, he testified to at all. It's a  
15 mischaracterization of his testimony. He has  
16 indicated that he's not sure what the ultimate  
17 number will be.

18 So, how can you ask him whether he's  
19 now, whether he misstated what he said before,  
20 when he's not even clear on what his final number  
21 is going to be? Could be, could be less than  
22 that. He's not clear. He's asked and answered  
23 it.

24 CHAIRPERSON ANDERSON: I'm going to  
25 overrule the objection. If Mr. Hughes, if you

1 can ask the question, you can. If not, let's  
2 move on. So, are you, answer the question, sir.

3 MR. HUGHES: Can you restate the  
4 question?

5 MR. ROTH: Mr. Hughes, you signed an  
6 application to the ABC Board asking for 30 seats.  
7 Are you now saying that contrary to the document  
8 that you signed, that is not the number you're  
9 asking the ABC Board to approve?

10 MR. HUGHES: I'm, right now, I'm not  
11 asking the ABC Board for anything. You can -- my  
12 application stands. I signed it. It stands as  
13 it is. I didn't revised it. I didn't.

14 MR. ROTH: I'm trying to get clarity  
15 on this.

16 MR. HUGHES: There's no clarity  
17 needed. I signed it. That's what it is.

18 MR. ROTH: So you're are you now  
19 saying that you're limiting the number of seats  
20 you're asking the ABC Board to approve to 30?

21 MR. KLINE: Objection. Asked and the  
22 answered.

23 MR. ROTH: I don't think it has been  
24 answered.

25 CHAIRPERSON ANDERSON: Let's move on.

1 MR. KLINE: Maybe not to your  
2 satisfaction, but it's been answered.

3 CHAIRPERSON ANDERSON: Sustained.  
4 Let's move on.

5 MR. ROTH: I think, at least, I've  
6 gotten to where we are. I just want to say, I've  
7 got where we're stayed. The application is 30.  
8 Everyone is aware that the numbers that would be  
9 on a license, if issued, will not exceed what is  
10 in on a certificate of occupancy. Okay?

11 So let's be clear. If you're asking  
12 him, if you're -- then, there, maybe I think you  
13 need to ask a different question, Mr. Roth. I  
14 know where you're getting so that you're  
15 probably, you're asking the question improperly.

16 That's one of the reasons why you're  
17 not getting the answer that you need. So if you  
18 want to rephrase the question, and one more time,  
19 if you want to rephrase the question, and ask it.

20 If not, we're going to move on. But I know  
21 where you're going. But you're not asking the  
22 question. So that's, so it's asked and answered.  
23 So I'll sustain the objection. So you either  
24 rephrase it or let's move on, sir.

25 MR. ROTH: I'll try it one more time,



1 Mr. Chairman.

2 BY MR. ROTH:

3 Q Mr. Hughes, are you amending your  
4 application here today to ask for more than 30  
5 seats in your establishment?

6 A You have to talk to my attorney. I'm  
7 not amending anything. I'm here for a protest  
8 hearing. I'm not amending any.

9 Q Okay. Mr. Hughes, similarly, on your  
10 application you asked for an occupancy of 50 is  
11 that the number of occupants in your  
12 establishment in total, first and second floor?

13 A I stand by whatever I signed. My  
14 application is what I stand on.

15 Q Okay. We'll stick to that. And  
16 you've also requested 30 persons for the summer  
17 garden. Is that correct?

18 A Whatever the application says is what  
19 it is Mr. Roth.

20 Q Okay. And you're still insisting on  
21 being able to serve alcohol till 2:00 a.m., six  
22 days a week and 3:00 a.m. on Saturday night,  
23 Sunday morning. Is that correct?

24 A I want what is it legally able, the  
25 flexibility to run a successful business.

1           Q       Okay. Now, after your comments about  
2 not commercializing Vernon Street, having your  
3 speakeasy customers exit that late at 2:00 a.m.  
4 or 3:00 a.m. in the morning, right under  
5 residents' bedroom windows on both sides of the  
6 street hardly seems like the secret that you say  
7 you want it to be does it?

8           MR. KLINE: Objection, argumentative.

9           CHAIRPERSON ANDERSON: Sustained.

10          Rephrase that question, Mr. Roth.

11          BY MR. ROTH:

12          Q       Well, Mr. Hughes, you testified that  
13 you wanted the speakeasy to be secretive or to be  
14 a secret? How is it that by having your  
15 customers exit on Vernon street at 2:00 a.m. and  
16 3:00 a.m. in the morning, right under residents'  
17 bedroom windows, your speakeasy will remain a  
18 secret?

19          A       How is it? I mean, what? How are  
20 they going to exit Mr. Roth? Do you want them to  
21 -- by magic?

22          Q       I asking the questions, Mr. Hughes.

23          A       I understand. What are you asking?  
24 How is it going to stay secret when people leave?  
25 That's what you're asking me?

1 Q Yes.

2 A They're going to be quiet and they're  
3 going to leave.

4 (Simultaneous speaking.)

5 Q You know, that for a fact?

6 A Do I know it for a fact? I mean, I  
7 don't know if for a fact, no.

8 Q Okay. Thank you. And when you said  
9 on that audio, that you had no interest in  
10 commercializing Vernon Street. And yet, you have  
11 customers exiting from a commercial establishment  
12 onto Vernon street, how do those two things fit  
13 together?

14 A I never say the word commercialize it.  
15 You said that.

16 Q I think you did in that audio, if I  
17 recall.

18 A I didn't say commercializing, not I  
19 didn't.

20 Q Would you like me to replay the audio?

21 A You want to, you should, you can.

22 Q Would you like me to reply the audio?

23 A Sure. I said, it wasn't going to be  
24 hustle and bustling zone. And based on the  
25 number of people that was on my application,

1 people the establishment will not be in droves.

2 They will not be in mass.

3 They will be the same amount of people  
4 that currently exist on the street, that walk  
5 their dogs, that smoke cigarettes. They'll be  
6 the same, ten more people.

7 MR. ROTH: Mr. Chairman, I am tempted  
8 to ask your permission to replay the audio. But  
9 in the interest of time, I will just state for  
10 the record and ask the Board members to go back  
11 and listen to the audio themselves. They can  
12 hear the word commercialization on Vernon Street.

13 CHAIRPERSON ANDERSON: I will take  
14 notice of that. Let's move on.

15 BY MR. ROTH:

16 Q If they leave out the basement door on  
17 Florida Avenue. Won't they also be exiting right  
18 under the bedroom windows of people who live in  
19 the Carswell on the Florida Avenue side of the  
20 Carswell?

21 A Under? I don't know what under means.  
22 Under the window? No, I don't know if they're  
23 exiting under people's windows. No, I don't know  
24 what that means.

25 Q Well, did -- in your own video did you

1 not show the apartments of the Carswell, directly  
2 adjacent to the rear yard of your building?

3 A Yes.

4 Q And do you not believe that patrons  
5 who would leave your establishment through the  
6 Florida Avenue door would the exiting under those  
7 bedroom windows?

8 A They would exit onto Florida Avenue.

9 Q And not through your rear yard?

10 A Through my rear yard? You're asking  
11 me if they exit it, right? They're going to,  
12 you're saying, you're saying it, exiting on  
13 Florida.

14 Q They're exiting through your -- if  
15 they're exiting through the door of your  
16 establishment toward the Florida Avenue side,  
17 will they not be walking through that summer  
18 garden or through your rear yard under the  
19 bedroom windows of the Carswell condominium  
20 residents?

21 A They'll be walking through the summer  
22 garden onto Florida. I'm not -- I don't know  
23 what under somebody's window.

24 Q And if they, if they hang out or  
25 loiter in your summer garden, will they not be

1 under those bedroom windows?

2 A I don't know that to be a fact. I  
3 don't know.

4 Q I don't asking you whether you know it  
5 to be a fact. I'm asking a hypothetical.

6 A I can't answer a hypothetical. I  
7 don't know. I don't know what's going to happen  
8 when they leave. You just said that in the  
9 previous question.

10 Q Very well. While we're on the subject  
11 of noise you applied for a DJ, is that the only  
12 kind of live entertainment you contemplate having  
13 inside?

14 A Yes.

15 Q Where inside the premises would you  
16 put a DJ?

17 A Inside the premises, sir. I'm not  
18 sure exactly the location. Okay.

19 Q Can you explain how paying for a  
20 professional DJ for a weekend night fits in with  
21 the economics of an establishment as small as you  
22 say it will be with as few people as you say.

23 As upscale as you told Investigator  
24 Puente it would be with people not dancing, or  
25 getting out of their seats, or congregating in

1 open spaces, as you told the Investigator Puente.

2 MR. KLINE: Objection. The question  
3 is compound, confusing, and argumentative.

4 CHAIRPERSON ANDERSON: Okay. Let's  
5 break it, break it up, Mr. Roth.

6 MR. ROTH: Okay.

7 BY MR. ROTH:

8 Q Mr. Hughes, you told Investigator  
9 Puente that your establishment would be upscale,  
10 that people would not be up dancing, that they  
11 wouldn't be getting out of their seats, that they  
12 wouldn't be congregating in open spaces.

13 And you've testified that the  
14 establishment would be very small. So my  
15 question is, can you explain how paying a  
16 professional DJ for a weekend night fits in with  
17 the economics of an establishment like that?

18 A Mr. Roth, this is a cultural  
19 destination. I don't think you're going to  
20 understand this culture. So, you're asking me  
21 question about a DJ, you don't understand. So  
22 what do you mean, how is it going to work with  
23 economics? It's going to provide a setting for  
24 cultural gathering.

25 Q So you're doing this for reasons other

1 than economics and you're willing to take a loss  
2 on it for reasons of culture, not economics.

3 A If that's your assumption, that's your  
4 assumption.

5 Q I'm not making any assumptions, I'm  
6 asking you.

7 A It's a form of entertainment in the  
8 black culture. That's why I'm doing it.

9 Q I see, okay. Do I understand from  
10 your earlier testimony that you're now  
11 withdrawing your request for any form of live  
12 entertainment outdoors?

13 A Correct.

14 Q Okay. I don't think I need to share  
15 my screen for this. You've talked about the  
16 barber shop. However, many barber shops in the  
17 area.

18 I heard your testimony about the  
19 importance of the barber shop in the black  
20 community. Along with that, you're hoping they  
21 buy a drink at the bar, which you've labeled a  
22 café. Is that, is that part of your plan?

23 A I hope that people do any and  
24 everything that I will help them commune.

25 Q Will you answer my question, please.



1 You're hoping they buy a drink at the bar?

2 MR. KLINE: Objection. He did answer  
3 it.

4 CHAIRPERSON ANDERSON: What's the  
5 nature of the objection

6 MR. KLINE: It was asked and answered.  
7 He answered the question. He doesn't like, he  
8 doesn't like the answer. And so, he berates the  
9 witness in saying he needs to answer something  
10 else.

11 CHAIRPERSON ANDERSON: I'm going to  
12 sustain the objection you provided. Yes, I'm  
13 going to sustain the objection. Let's, let's  
14 move on. I --

15 One of the things that I have not been  
16 doing Mr. Roth is, I've not been taking this  
17 time, I've had not been taken time away for  
18 cross-examination, generally.

19 So I've not been using that against  
20 your time. But I just want to let you know that  
21 I have not been using time that's also used for  
22 cross-examination.

23 I've always told folks to make sure  
24 they spend more time, because -- but all right.  
25 So just wanted to let you know that, sir. All

1 right.

2 MR. ROTH: Okay. I appreciate it,  
3 Mr. Chairman.

4 CHAIRPERSON ANDERSON: And I've done  
5 that for both sides. I just wanted to let  
6 everyone know that. Okay.

7 MR. ROTH: I appreciate that,  
8 Mr. Chairman.

9 BY MR. ROTH:

10 Q Mr. Hughes, if your patrons who are  
11 out in the summer garden, smoke, or talk loudly  
12 on their phones or with their friends, and  
13 they're not thinking about the disturbance they  
14 might cause to the neighbors whose windows or  
15 just across the way is that of no concern to you?

16 A Is it of no concern to me? What do  
17 you mean? Do I care about people quiet, being  
18 quiet? Or what do you? Is it of no concern to  
19 me? That's not true. no. Yes, it's concerning,  
20 yes.

21 Q Okay. Now, unlike summer gardens that  
22 are located on enclosed patios or courtyards,  
23 group huts or other areas that can be secured,  
24 this one would be accessible to anyone who could  
25 walk in there off the street at any hour of the

1 day or night? Is that right?

2 A I wouldn't characterize it as any hour  
3 of the day or night, no I wouldn't. During  
4 operational hours, yes.

5 Q How about at night?

6 A During operational hours, yes.

7 Q Well, if after you're closed, do you  
8 plan to secure this summer garden in some way?

9 A No, I wouldn't imagine that people  
10 would sit there it was closed.

11 Q So if too drunk people wanted to have  
12 a lover's quarrel in there at 4:00 a.m. --

13 A If, Mr. Roth, I don't know.

14 CHAIRPERSON ANDERSON: Mr. Hughes, can  
15 you wait until he asks the question, sir. And if  
16 your attorney wants to object, he'll object if he  
17 does.

18 There being no objection from your  
19 attorney, wait until he answers the question,  
20 asks the question before you answer, sir. Okay?

21 BY MR. ROTH:

22 Q So again, Mr. Hughes, if the area is  
23 not secure, and they see this summer garden back  
24 there that you've shown in your rendering and two  
25 drunk people want to sit down there and have a

1 lover's quarrel at 4:00 a.m. in the morning, they  
2 could do that right under the windows of the  
3 Carswell? Is that correct?

4 A I can't predict the future, Mr. Roth.  
5 I don't know.

6 Q Do you plant to have wait staff serve  
7 patrons in the summer garden?

8 A Do I? Wait staff? It would be  
9 operational. Will make the operational decisions  
10 necessary once we get through this process.

11 Q So you don't have any operational  
12 plans yet for that area?

13 A For the summer garden?

14 Q Yes.

15 A Operations plans will be firmed up  
16 once we get approval.

17 Q Sir, how will you make sure patrons  
18 aren't spilling out onto Florida Avenue sidewalk  
19 with their alcoholic beverages?

20 A There's a big kitchen window there and  
21 there'll be staff monitoring the area.

22 Q You mean in the barber shop?

23 A There will staff monitoring the entire  
24 property.

25 Q How will you ensure that patrons

1 aren't walking away from your premises with a  
2 beer or cocktail in their hands once they're  
3 standing in a summer garden?

4 A We will have staff monitoring the area  
5 to make sure that we are operating in a legal  
6 fashion.

7 Q Okay. I'm going to share my screen  
8 again. Mr. Hughes, showing you Protestants  
9 Exhibit 48 for identification. Is this the front  
10 yard area where you plan to put your trash and  
11 recycling cans for the entire building?

12 (Whereupon, the above-referred to  
13 document was marked as Protestant Exhibit No. 48  
14 for identification.)

15 A Yes.

16 Q Okay. The front yard is also located  
17 in public space?. Is that correct?

18 A I don't know that to be true. If you  
19 know that to be true then, I don't know that to  
20 be true.

21 Q All right. Well, let's do this.  
22 Before I do that, Mr. Chairman can ask if  
23 Protestants Exhibit 48 be moved into evidence?

24 CHAIRPERSON ANDERSON: Mr. Kline?

25 MR. KLINE: No objection.

1 CHAIRPERSON ANDERSON: So moved.

2 (Whereupon, the above-referred to  
3 document was received into evidence as Protestant  
4 Exhibit No. 48.)

5 BY MR. ROTH:

6 Q Mr. Hughes, this is the surveyors plat  
7 of your property having the front yard over here.  
8 I can either ask the Board to take the official  
9 notice that this isn't public space, or I can ask  
10 you to verify that.

11 A I'm not an engineer.

12 MR. KLINE: Objection, objection,  
13 objection as to relevance. What does this have  
14 to do with an ABC application?

15 MR. ROTH: Well, if you let me  
16 continue, I can bring that out.

17 CHAIRPERSON ANDERSON: I think that  
18 I'm going to sustain the objection. The  
19 witnesses just stated that he does not have  
20 expertise in this area.

21 So I'm not quite sure why we're asking  
22 this witness because even before the objection,  
23 the witness stated that he does not have any  
24 expertise in this area. So I am going to sustain  
25 the objection. Let's move on.

1 MR. ROTH: Okay.

2 BY MR. ROTH:

3 Q I will ask this question, Mr. Hughes,  
4 are you aware of D.C. minutes or regulations that  
5 say no empty bottles stored in crates or  
6 otherwise in empty crates, baskets, buckets,  
7 tubs, cans, boxes, kegs, cartons or barrels shall  
8 be allowed to remain in or upon any public space?

9 A Am I aware of that? You just made me  
10 aware of it. So, yes.

11 Q Okay. If DDOT does not allow you to  
12 store any of those things on public space, where  
13 would you put those things?

14 A If DDOT? I'm not prepared to answer  
15 a hypothetical question.

16 Q So you have no backup plan for it?

17 A Are you asking if I don't a plan of  
18 where I want to put my trash or where it's safe  
19 to put the trash? Similar to all the other  
20 properties where their trash is located.

21 I have a plan. Do I have a backup  
22 plan? Until my first plan doesn't work, do I  
23 have a backup plan? I don't know if I, I don't  
24 know if we are at that stage yet in this  
25 proceeding.

1           Q       Well, Mr. Hughes, one of the relevant  
2 issues for appropriateness in this proceeding is  
3 how you would handle your trash recycling and so  
4 forth.

5           A       And I gave you my answer of how I'm  
6 going to handle my trash. And you're saying if  
7 that doesn't work, then, what am I going to do?  
8 Like that, I mean, you're going to say something  
9 if, if, if down the road. Like no matter what  
10 answer I give you, you're going to say if, if,  
11 if, no matter what I give you.

12                   CHAIRPERSON ANDERSON: Mr. Hughes,  
13 please, sir. Please answer the question if you  
14 can to the best of your ability, sir.

15           MR. HUGHES: Yes, sir, Mr. Chairman,  
16 I gave him an answer on where we're going to plan  
17 on to put our trash.

18                   CHAIRPERSON ANDERSON: Then you, then  
19 let's move on, sir.

20           MR. HUGHES: Thank you, sir.

21           BY MR. ROTH:

22           Q       Do you plan to use the third floor for  
23 the storage of alcohol?

24           A       I previously discussed in my testimony  
25 already.



1 Q Okay.

2 CHAIRPERSON ANDERSON: Sir, you had to  
3 answer that question. I don't what the answer  
4 is. I don't know what --

5 MR. HUGHES: Yes, yes, I'm sorry.

6 BY MR. ROTH:

7 Q Why was that not in your application?

8 A I can't answer that. I'm not sure.

9 Q So you're saying here today that the  
10 third floor should be incorporated into your  
11 license? Is that right?

12 A In terms of where I plan on storing,  
13 my application, I'm saying where, actually, my  
14 building's address is 1806 Vernon Street. So  
15 that building consists of four floors. So that I  
16 need to, my attorney would have to answer that  
17 question.

18 I don't know the procedure. I don't  
19 the law. Whether I needed to put it in the  
20 application or not. I'm not sure if I needed to  
21 put that in the application.

22 If my application says 1806 Vernon  
23 Street, it has four floors, don't I legally have  
24 the ability to put my liquor anywhere in the  
25 establishment?

1           Q       I'm not going to answer that question  
2 for you. I'll leave that to you and the Board.

3           A       Well, I --

4           Q       To determine with the Board.

5           A       Okay.

6           Q       Do you plan to use third floor for  
7 any other purpose related to the operation of a  
8 licensed premises on the first and second floors?

9           A       This is for an office. Yes, this is  
10 the operations office, yes. It's where staff  
11 will have a break room. That's where people warm  
12 up, and yes.

13          Q       All right. Where do you expect  
14 delivery trucks to park when you get deliveries  
15 of beer, wine and spirits?

16          A       The same place we park when you get  
17 Amazon packages.

18          Q       Where's that?

19          A       On Vernon Street, the same place where  
20 you have your packages delivered.

21                   MR. ROTH: Now, you testified about  
22 some real estate listings. And I'm going to share  
23 my screen again here. Because -- Mr. Chairman,  
24 these documents are not shared previously or this  
25 document was not shared previously with the

1 applicant or with the Board.

2 Because I had no idea who was going to  
3 be testifying, because there were no witnesses on  
4 the witness list who appeared to be qualified to  
5 testify to real estate pricing.

6 But since Mr. Hughes testified about  
7 this particular listing I wanted to know whether  
8 Mr. Hughes was aware that the listing that he  
9 testified about was originally listed on May 4  
10 for \$510,000.

11 And that the party who listed it got  
12 a contract.

13 MR. KLINE: Objection. Mr. Roth is  
14 testifying.

15 CHAIRPERSON ANDERSON: Sustained.  
16 Let's move on.

17 BY MR. ROTH:

18 Q Mr. Hughes were you aware that this  
19 property was listed on March 4th for \$510,000?

20 A No. I wasn't aware of it, no.

21 Q Where you aware that the contract --  
22 that this property had a contract placed on it  
23 the following week for \$510,000?

24 A No. I wasn't aware of that, no.

25 Q Were you aware that that contract was

1 subsequently withdrawn?

2 A No. I'm not aware of that, no.

3 Q Were you aware that the price of the  
4 property or listing price of the property was  
5 then dropped to \$499,900?

6 MR. KLINE: Objection as to relevance.  
7 There are many reasons why listing prices change  
8 and why offers are made and withdrawn. The  
9 relevance to this, his testimony was limited to  
10 the fact that there were two listings that  
11 mentioned, the proximity of nightlife and other  
12 services in the area.

13 He didn't speak to the prices of the  
14 individual properties. His testimony was very  
15 limited. And this goes far afield of that.

16 MR. ROTH: Mr. Chairman, Mr. Kline  
17 opened the door to this line.

18 CHAIRPERSON ANDERSON: Mr. Roth, I  
19 mean, you're asking the witness to speculate. So  
20 I'm going to sustain that. I'm going to, it  
21 stated, your last question. He said, he was  
22 unaware. I'm going to sustain the objection.  
23 And let's move on, sir.

24 MR. ROTH: All right. I'm almost  
25 done, Mr. Chairman, but I want to share one other

1 exhibit because, again, Mr. Hughes, stating that  
2 he was well familiar with property values in the  
3 neighborhood.

4 BY MR. ROTH:

5 Q And with respect to the same property,  
6 Mr. Hughes, are you aware that this same property  
7 back in March of 2016 sold for \$500,000?

8 A No, I was not aware of that.

9 Q And given the fact that you testified  
10 that you're very familiar with property  
11 valuation, do you think that a property that sold  
12 five years ago for \$500,000 and today is listed  
13 below that price, right next door to your  
14 property reflects the fact that all of those  
15 bars, and restaurants, and everything else that  
16 he spoke of, is a great attraction for the  
17 neighborhood?

18 MR. KLINE: Objection. Mr. Hughes was  
19 not offered --

20 CHAIRPERSON ANDERSON: Sustained.  
21 Let's move on.

22 MR. ROTH: All right. I have no  
23 further questions. I have no further questions,  
24 Mr. Chairman.

25 CHAIRPERSON ANDERSON: Thank you.

1 Please close your screen, sir.

2 MR. ROTH: Yes, sir.

3 CHAIRPERSON ANDERSON: Are there any  
4 questions of Mr. Hughes by the Board members?

5 MEMBER SHORT: Yes, Mr. Chair. I'd  
6 like to answer questions.

7 CHAIRPERSON ANDERSON: Yes, Mr. Short.

8 MEMBER SHORT: Good afternoon,  
9 Mr. Hughes.

10 MR. HUGHES: Good afternoon,  
11 Mr. Short.

12 MEMBER SHORT: Okay. In your  
13 testimony in your opening, your application you  
14 mentioned your business management skills.

15 MR. HUGHES: Yes, sir.

16 MEMBER SHORT: You mentioned your  
17 community ties.

18 MR. HUGHES: Yes, sir.

19 MR. HUGHES: You mentioned that you  
20 wanted to make an investment in a property and  
21 the community.

22 MR. HUGHES: Yes, sir.

23 MEMBER SHORT: And you mentioned your  
24 hours of operation. Should your, should this  
25 license be granted to you? Again, will you give

1 me what hours of operation you are requesting?

2 MR. HUGHES: I believe I would need  
3 some help from my attorney just to know exactly  
4 what we applied for. I don't know that  
5 information -- I don't have it in front of me.  
6 Could Andrew Kline, could you answer that? I  
7 don't have it in front of me.

8 MEMBER SHORT: No. We'll wait. I'm  
9 quite sure information will come out sooner or  
10 later.

11 MR. HUGHES: Okay. I'm sorry about  
12 that. I don't know that exact.

13 MEMBER SHORT: Okay. Now --

14 MR. HUGHES: I don't want to misspeak.

15 MEMBER SHORT: Again, assuming that  
16 you get this license --

17 MR. HUGHES: Yes, sir.

18 MEMBER SHORT: -- for 1806 Vernon  
19 Street, Northwest. I don't think -- I need to  
20 ask you. In your, in your mind as a business  
21 owner and that you have four floors there. Do  
22 you assume that you can sell alcohol on all four  
23 floors and the roof top?

24 MR. HUGHES: No, sir, because there's  
25 not there's not shown that way either. So the

1 top floor is residential. So it's not  
2 commercial. I can't do anything commercial up  
3 there.

4 MEMBER SHORT: That's a great answer.  
5 Thank you.

6 MR. HUGHES: Okay.

7 MEMBER SHORT: So you would be willing  
8 to note that you could only sell alcohol on  
9 certain floors if you get a license, correct?

10 MR. HUGHES: Absolutely. Yes, sir.

11 MEMBER SHORT: And even the summer  
12 garden you would realize that the law requires  
13 that we would have to put, should this license be  
14 granted, hours of sales and service on any part  
15 of the property or any part of the license?

16 MR. HUGHES: Yes, sir. I'm aware that  
17 you guys have that power.

18 MEMBER SHORT: Okay. And would you,  
19 are you going into this business wanting to be a  
20 good neighbor, a good business person, a good  
21 community person, and I'm having a productive  
22 business? And no one that's going to cause  
23 mayhem in the community?

24 MR. HUGHES: Most definitely. That's  
25 why I bought the building. Mr. Short, I'm also a



1 constituent. I'm not just a business owner. I'm  
2 a property owner, as well.

3 So it's definitely within my, you  
4 know, it's within best interest to be the best  
5 neighbor as possible because I have a stake in  
6 the community by owning this property.

7 MEMBER SHORT: You're right. I like  
8 to hear that answer. Having a stake in the  
9 community and because we were are, or at least I,  
10 as a Board member envision that businesses and  
11 communities have to thrive together.

12 The District has proven that. And we  
13 see now because they have the, we still have  
14 Adams Morgan Day. Have you ever participated in  
15 Adams Morgan Day.

16 MR. HUGHES: I sure have. Yes, I sure  
17 have.

18 MEMBER SHORT: Okay. And normally,  
19 those are pretty orderly or how to you see them?

20 MR. HUGHES: I see it as a cultural  
21 celebration. I mean, I think you know, they are  
22 -- I don't want to classify anything as orderly  
23 or disorderly. I think that people have fun in  
24 different ways in different cultures.

25 And I think that this is a, you know,

1 a perfect example of me looking across at several  
2 ANC members that don't look like me, and they  
3 don't understand what I'm doing, quite honestly.

4 MEMBER SHORT: I'll just simply say  
5 this. Should you be granted this license would  
6 you promote through your business and through  
7 your involvement peaceful and quiet for the  
8 community?

9 MR. HUGHES: One hundred percent,  
10 absolutely. That's the only way -- yes, sir,  
11 absolutely. Yes, sir.

12 MEMBER SHORT: Okay. And you also  
13 mentioned that you were educated in Washington  
14 D.C. and that your family has ties associated  
15 with education in Washington, D.C.?

16 MR. HUGHES: Well, I went to  
17 elementary school at K.C. Lewis. My Mom  
18 graduated from Burdick. My grandmother graduated  
19 from Dunbar. So yes, I've been partially  
20 educated in the District of Columbia.

21 MEMBER SHORT: Okay. Now, concerning  
22 your barbershop, what ties do you have to  
23 operating a barbershop?

24 MR. HUGHES: Personally, I do not  
25 have. My partner, one of my partners is a master

1 barber.

2 MEMBER SHORT: Good answer also,  
3 because legally, you have to have a master barber  
4 to be manager of your shop. Okay, that's great  
5 answer. On the first floor, where the barbershop  
6 is, you would want to have a bar there? On --

7 MR. HUGHES: Yes. Yes, there's a  
8 design for a coffee bar or it's a bar. But they  
9 will have alcoholic beverages. And that  
10 currently exists in a lot of barber shops. But  
11 when I attempted --sorry, go ahead.

12 MEMBER SHORT: No, you finish your  
13 answer, please.

14 MR. HUGHES: So that, the model  
15 currently exists where you walk in, you get some  
16 wine, you know, you get a beer, you know, the,  
17 what is it called? The Grooming Lounge on M  
18 Street.

19 And when I was doing this research,  
20 you know, it was suggested to me that I needed to  
21 have a liquor license because I wanted to sell.  
22 And when I was --

23 If you give it away for free, then you  
24 don't need a liquor license. And so I thought  
25 that it would be, you know, a lot more. I would

1 have more flexibility to, you know, be in  
2 business a lot longer if I was able to sell.

3 MEMBER SHORT: Do you have any  
4 knowledge or do you know of any barbershops or  
5 beauty salons in Washington D.C. that have liquor  
6 license?

7 MR. HUGHES: No, I don't know.

8 MEMBER SHORT: So if you are granted  
9 this license, and you were told you could not  
10 sell or serve alcohol in the barbershop area,  
11 what would, would that stop you operating, having  
12 your operation?

13 MR. HUGHES: That will severely limit  
14 the success that I am able to have.

15 MEMBER SHORT: That wasn't the  
16 question. The question was, would you still  
17 pursue this license if you weren't permitted to  
18 sell alcohol in the barber shop area?

19 MR. HUGHES: Would I still pursue the  
20 license if I was not permitted to sell alcohol in  
21 the barbershop area? Yes, I would.

22 MEMBER SHORT: Okay. Please just  
23 answer me, yes, you would, meaning?

24 MR. HUGHES: Yes, I would continue to  
25 pursue this license if I was restricted from

1 selling alcohol in the barbershop area. Yes, I  
2 still would proceed, this license.

3 MEMBER SHORT: And I have to do this  
4 because I once had a barbers license here in  
5 Washington, D.C. for over 40 years. And I do, I  
6 did hear your testimony about educational  
7 benefits of barbershops and community  
8 involvement.

9 And so having been a barber, here, a  
10 master barber for over 40 years in Washington,  
11 D.C., we didn't necessarily sell or service  
12 alcohol during business hours or after business  
13 hours in any barbershop I was associated with.

14 And those barbershops were quite  
15 successful. I met people from all walks of life,  
16 doctors, lawyers, and Indian chiefs, and fire  
17 chiefs, and police chiefs and the whole gamut.

18 So, again, I'm glad to hear you saying  
19 that your operation of your barbershop could  
20 still function if you were granted a license to  
21 operate on different floors of your four-story  
22 building.

23 MR. HUGHES: Yes, sir.

24 MEMBER SHORT: So you're asking them  
25 to serve and sell alcohol on the second floor,

1 correct?

2 MR. HUGHES: Currently, I'm asking for  
3 both. But yes, definitely the second floor.

4 MEMBER SHORT: Okay. Again, I don't  
5 know of any barbershop ever in Washington, D.C.  
6 that got a license to sell alcohol. So good  
7 luck, good luck you on that one. So, again, I  
8 won't even ask that question of you anymore.

9 I'll simply say to you, now, of the  
10 third floor, are you going to sell alcohol, and  
11 selling, and service alcohol on the third floor?

12 MR. HUGHES: No, sir.

13 MEMBER SHORT: Are you going to  
14 service or sell alcohol on the fourth floor?

15 MR. HUGHES: The fourth floor's  
16 residential, I cannot, legally I cannot do that  
17 there.

18 MEMBER SHORT: On your rooftop are  
19 you --

20 MR. HUGHES: Which is residential.

21 MEMBER SHORT: -- expecting to see  
22 alcohol. So based on your answers, you're asking  
23 this Board to give you a license for a CT on the  
24 second floor only of 1806 Vernon Street,  
25 Northwest, correct?

1 MR. HUGHES: No. That's not correct.  
2 What I'm asking for the Board to give me a  
3 license for the first and second floor.

4 MEMBER SHORT: I'll ask this question  
5 one last time before I decide what I'm going to  
6 do as a Board member. Should the Board say you  
7 cannot sell or serve alcohol on the first floor,  
8 would that affect your license application?

9 MR. HUGHES: No, it will not affect my  
10 license application.

11 MEMBER SHORT: Thank you for your  
12 answers. No further questions. Mr. Chairman.

13 CHAIRPERSON ANDERSON: Thank you, Mr.  
14 Short. Are there any questions by any other  
15 Board members? All right, hearing none.  
16 Mr. Roth, do you have any specific questions of  
17 Mr. Hughes based on the questions that were asked  
18 by the, on the Board? Your questions have to be  
19 based on the questions that were asked by the  
20 Board members.

21 MR. ROTH: No, sir.

22 CHAIRPERSON ANDERSON: Thank you.  
23 Mr. Kline? Mr. Kline?

24 MS. YOHANNES: Hello, Mr. Chairman,  
25 let me chime in here. I'm going have to request

1 -- seeing you in video.

2 CHAIRPERSON ANDERSON: I'm sorry, you  
3 said you have to do what? What happened to  
4 Mr. Kline? Did he? I know that --

5 MS. YOHANNES: I, I'm --

6 CHAIRPERSON ANDERSON: Go ahead.

7 MS. YOHANNES: Yes. I'm just going to  
8 make a request that if you could, you could give  
9 us a few minutes, maybe take a brief five minute  
10 reset so he can log back in. He's attempting to  
11 do so now.

12 CHAIRPERSON ANDERSON: Oh, we're off  
13 the record. We're off the record until Mr. Kline  
14 get back online. That's one of the, that's one  
15 of the unfortunate things that when we do this  
16 remotely, I don't know when folks are not there.  
17 So we'll, we're on the record -- we're off the  
18 record until Mr. Kline get back.

19 (Whereupon, the above-entitled matter  
20 went off the record at 2:20 p.m. and resumed at  
21 2:36 p.m.)

22 CHAIRPERSON ANDERSON: All right.  
23 We're back on the record. Mr. Roth, can you --  
24 can I see all board members, please.

25 (Pause.)



1 CHAIRPERSON ANDERSON: Is Mr. Hughes  
2 back on the line?

3 MR. HUGHES: Yes, I'm here.

4 CHAIRPERSON ANDERSON: All right. Mr.  
5 Kline, so when did we lose you? I know that Ms.  
6 Yohannes has been on the line at all times. So,  
7 I know that your firm was represented, but did  
8 you hear the questions that Mr. Short had asked  
9 Mr. Hughes?

10 MR. KLINE: I did not hear all of them,  
11 but Ms. Yohannes filled me in as I was scrambling  
12 to find an alternate computer. So, I think I am  
13 up to speed.

14 CHAIRPERSON ANDERSON: Do you have any  
15 questions that you want to ask Mr. Hughes as a  
16 result of the cross-examination questions that  
17 were asked by Mr. -- by the Board?

18 MR. KLINE: Are there other board  
19 members that have questions?

20 CHAIRPERSON ANDERSON: We have moved  
21 on, sir. Mr. Roth had an opportunity to recross.  
22 He did not. So, you have the final say, sir.

23 MR. KLINE: Okay. Great. All right.  
24 All right.

25 CROSS EXAMINATION

1 BY MR. KLINE:

2 Q So, Mr. Hughes, you're still with us,  
3 correct?

4 A Yes, I 'm still with you.

5 Q Okay. So, the audio that was played,  
6 the audio recording that you heard --

7 A Yes.

8 Q -- in your mind, is there anything  
9 that you're doing in the operation of this  
10 business that is consistent with there being  
11 commercial activity on Vernon Street?

12 A No, not that I -- no.

13 CHAIRPERSON ANDERSON: Mr. Hughes, I  
14 don't know what's going on. I can't see you and  
15 I cannot -- I can hardly hear you. So, I don't  
16 know what --

17 MR. HUGHES: Well, my video is off  
18 right now, but I can still hear you guys.

19 CHAIRPERSON ANDERSON: I can't hear  
20 you, sir. So, I don't have a problem with not  
21 seeing you. You're not clear, sir.

22 MR. HUGHES: What about now?

23 CHAIRPERSON ANDERSON: Better. Got  
24 it.

25 MR. HUGHES: Sorry about that. So, the

1 only commercial in relation to -- in relation to  
2 this proceeding, in relation to alcohol, no.

3 We thought that having a sandwich  
4 board on Vernon alluding to coffee being  
5 available was beneficial to the community because  
6 there was no coffee shop there.

7 The closest coffee shop was a couple  
8 blocks away. So, that was the only  
9 commercialized plan that we had in terms of our  
10 industry.

11 BY MR. KLINE:

12 Q Okay. And is that crucial to your  
13 operation?

14 A No, that's not crucial to the  
15 operation. I think it's, you know, beneficial to  
16 the community to know that there's coffee there;  
17 but other than that -- I mean, but the other  
18 thing, too, is the office space, you could only  
19 access it from Vernon.

20 So, I mean, technically the office  
21 space is commercial and you could only access  
22 that third floor office, when people are going to  
23 work, by Vernon Street.

24 Q Okay. And aren't there other  
25 businesses on Vernon Street to the east of you?

1           A       Yes.

2           Q       What are they?

3           A       They both are massage parlors, I  
4 believe. And then one, I think, is an office  
5 place. And then I think there -- yeah, that's  
6 what I believe.

7           Q       How late are the massage parlors open,  
8 if you know?

9           A       I don't know. I don't recall.

10          Q       Okay. Now, I know that you were asked  
11 about alcohol in the barber shop area.

12                    Are you aware of other business  
13 concepts that are emerging where this is perhaps  
14 a bit of a trend?

15          A       Well, that's why I tried to get Mr.  
16 Short back on, but I was -- I wasn't allowed to  
17 speak to him.

18                    Yes, I am aware of a -- of an  
19 establishment that just opened that is a barber  
20 shop and has a liquor license, yes.

21          Q       Okay. And what was that  
22 establishment?

23          A       The name of it is Scotch and Scissors,  
24 I believe.

25          Q       Okay.

1           A        I think it was recently -- got a  
2 license within this past -- within the past 60  
3 days.

4           Q        Okay. And you do know they do have a  
5 license?

6           A        Yes, because I patronize there. I  
7 bought -- yeah, I got some -- I got a beer from  
8 there because it's right across the street from  
9 my office (inaudible).

10          Q        Okay. Are you aware that some hair  
11 establishments give away complementary alcohol?

12          A        Oh, yes. That's been happening. I  
13 mentioned -- I mentioned a couple of those, yes.  
14 Yes, I am aware.

15          Q        Okay. But it's your preference to be  
16 licensed in that area, correct?

17          A        Correct. From my due diligence with  
18 the, you know, with licenses and DCRA, they felt  
19 that I would, you know, be cutting it too close.

20                    And so, knowing what I know about  
21 being a black business owner, we don't have the  
22 opportunity to be cutting it close. So, I wanted  
23 to go about this the proper way.

24          Q        Okay. And you're aware that by having  
25 an ABC license, that gives the ABC Board

1 governance, or oversight, over the operation of  
2 your business establishment?

3 A Yes.

4 Q And that would be true for the barber  
5 shop area as well?

6 A Yes, for the portion that was -- yes,  
7 yes, that is true.

8 Q All right.

9 MR. KLINE: Ms. Yohannes, since I  
10 can't, can you share Protestant's Exhibit 11?

11 CHAIRPERSON ANDERSON: Ms. Andrews,  
12 please give Ms. Yohannes the opportunity to be  
13 able to share her screen, please.

14 MS. ANDREWS: Sure. Stand by.

15 (Pause.)

16 MS. ANDREWS: Ms. Yohannes, you can now  
17 share your screen.

18 (Pause.)

19 MS. YOHANNES: Okay. It's not sharing.  
20 Sorry.

21 CHAIRPERSON ANDERSON: I can't see  
22 anything.

23 (Pause.)

24 CHAIRPERSON ANDERSON: Yes, we can now.  
25 Go ahead.

1 MR. KLINE: Is the picture up -- oh,  
2 there it is. Okay.

3 BY MR. KLINE:

4 Q Mr. Hughes, can you see the photo?

5 A Yes, I can see the photo.

6 Q Okay. So, just to orient everyone,  
7 what's the yellow building?

8 CHAIRPERSON ANDERSON: Mr. Kline, can  
9 you please have the witness identify the document  
10 that's just been viewed, please.

11 MR. KLINE: Yes.

12 BY MR. KLINE:

13 Q What are we looking at, Mr. Hughes?

14 A The yellow building is --

15 Q No, what's the document? What's the  
16 document labeled?

17 A Well, the document is labeled  
18 Protestant's Exhibit 11.

19 Q Right.

20 (Whereupon, the above-referred to  
21 document was marked as Protestant Exhibit No. 11  
22 for identification.)

23 BY MR. KLINE:

24 Q Okay. So, what's the yellow building?

25 A That's the premises 1806 Vernon

1 Street.

2 Q Okay.

3 MR. KLINE: Ms. Yohannes, can you zoom  
4 in a bit or make a full screen?

5 (Pause.)

6 BY MR. KLINE:

7 Q All right. And then, Mr. Hughes,  
8 there are numbers on an awning there.

9 What are those numbers?

10 A 1812.

11 Q And what is that building?

12 A That is the building of the Carswell  
13 condominium.

14 Q Okay. And what's behind the tree  
15 there?

16 A There is a seating area, a bench area.

17 Q Okay. Is that always there?

18 A Yeah. That's always there, yeah.

19 One, two, three, four, five chairs, sir.

20 Q Is it ever closed off there at any  
21 time?

22 A No, it's not.

23 Q Is there anything that prevents  
24 someone from having a (inaudible) there any hour  
25 of the day or night?



1           A       I would -- I would assume not.

2           Q       Okay. Just a couple more questions.

3                    In terms of people leaving the  
4 establishment, you're going to -- I think we  
5 covered this before, but I want to be sure --  
6 you're going to take steps to police people  
7 leaving the building; is that right?

8           A       Yes, as a matter of service and safety  
9 and to, you know, as a good neighbor.

10          Q       Okay. You were asked a whole bunch of  
11 questions which seemed to confuse you as to  
12 whether people, if they did exit from Florida,  
13 which, we understand, is not your desire, whether  
14 they would be exiting under people's windows.

15                   Do you remember all those questions?

16          A       Yes.

17          Q       Okay. Isn't it a fact that the exit  
18 from the lowest level, the basement level, the  
19 ground level, whatever it's called, the  
20 barbershop level, the exit is on the east side of  
21 the building, the opposite side of the building  
22 as the Carswell condominium?

23          A       The Carswell Condominium is -- spans  
24 both sides of Vernon Street and Florida. So,  
25 when you say "the opposite," I need you to ask --

1 I need you to ask me in a different way.

2 Q Okay. I will.

3 The Carswell is west of your building,  
4 correct?

5 A Correct. On Vernon Street, yeah.  
6 Basically, yes, yes.

7 Q I mean, Vernon and Florida are north-  
8 south, right?

9 A Yes.

10 Q And so, it's west of you, right?

11 A Correct.

12 Q Okay. The exit from your building is  
13 --

14 A Yes.

15 Q -- on the ground floor, first floor,  
16 barber shop level, whatever you want to call it,  
17 that's on the east side of your building; isn't  
18 it?

19 A The entrance, yes.

20 Q As you're facing the building from  
21 Florida Avenue --

22 A Yes.

23 Q -- it's on the right, correct?

24 A Correct.

25 Q Okay. And the Carswell is on the

1 left, correct?

2 A (No response.)

3 Q I didn't hear you if you answered.

4 A Correct. Correct. Correct.

5 Q Okay. All right. And the windows  
6 from the Carswell are on the left, the opposite  
7 side of the building where people would exit,  
8 from the lowest level of your building, correct?

9 A Correct. Correct.

10 Q Okay. All right. Now, back to the  
11 audio because I did miss something on that.

12 On the audio you -- when you were  
13 asked about that, you said, wait a minute, that's  
14 not the whole clip, that's not everything I said.

15 What is it that you were saying about  
16 the 30 people in that audio? What's the context?

17

18 We heard a very short clip and your --  
19 I think your position was taken out of context.

20 What's the context? What were you  
21 talking about?

22 A I was trying to make the point that  
23 it's a very small -- because nobody had taken a  
24 tour except for, you know, a couple people, but  
25 none of the -- none of these people, participants

1 on this call -- well, the majority of them had  
2 not taken a tour, had not seen the space and were  
3 giving opinions based on, you know, something  
4 that they hadn't seen. And so, I was trying to  
5 depict that it was a very small space.

6 So, in using the number 30 or  
7 whatever, I was trying to depict that it was  
8 very, very small and that's what the missing part  
9 of the clip didn't say.

10 At the end, I said, this is a very  
11 small space, and that's what -- he didn't play  
12 that part.

13 Q And isn't it in the context of how  
14 many people might be exiting onto Vernon Street?

15 A Yes.

16 Q Okay.

17 MR. KLINE: All right. I have no  
18 further questions of this witness at this time.

19 CHAIRPERSON ANDERSON: Ms. Yohannes,  
20 please close the screen, please.

21 (Pause.)

22 CHAIRPERSON ANDERSON: All right.

23 Thank you. Thank you very much for your  
24 testimony, Mr. Hughes.

25 All right. Mr. Kline, do you have any

1 other witnesses?

2 MR. KLINE: Yes, I do.

3 MR. ROTH: Mr. Chairman?

4 CHAIRPERSON ANDERSON: Yes, Mr. Roth.

5 Yes.

6 MR. ROTH: I was offered the  
7 opportunity to missed questions of Mr. Short, but  
8 (inaudible) we'll go fast. Before I --

9 CHAIRPERSON ANDERSON: Just hold on.  
10 Hold on. Hold on. I want to do some procedural  
11 things on moving forward.

12 When we had the pre-hearing conference  
13 -- I'm sorry, at the status hearing I informed  
14 all parties that -- initially I informed all  
15 parties that they had 60 minutes to present their  
16 case.

17 And one of the things I said when we  
18 had the pre-hearing -- the status conference, I  
19 said, this includes all direct and cross  
20 examination of witnesses. That was what was  
21 clearly stated at the status hearing.

22 Both parties have sent a motion to the  
23 Board asking for extra time for us to go back to  
24 90 minutes, and have asked for rather than us  
25 having five witnesses -- I'm sorry, that they can

1 have more than five witnesses. And, hence, there  
2 was a joint motion and the Board agreed to do  
3 that.

4           Although I clearly informed all  
5 parties that they had a specific time to present  
6 their case, and that I also stated to all parties  
7 that your cross examination/direct examination  
8 would not count against your time -- would count  
9 against your time, I have not consistently --  
10 I've not been doing that because I had hoped, and  
11 I think I did say to Mr. Roth earlier in the  
12 proceeding that I would hope that he did not  
13 spend most of his time doing cross examination.

14           But I did not take the time away from  
15 him because I -- it has been my practice  
16 consistently, in all protest hearings, I have not  
17 used the time against parties, but I am going to  
18 do that moving forward for both sides.

19           So, I'm putting both sides on notice  
20 that the time you spend for cross examination  
21 will be used against you -- against your time  
22 because -- I have to do that because if I don't  
23 do that, we're not going to end today and we will  
24 have -- and when I said "today," I didn't say  
25 during business hours.

1                   We have all day to do this, but I need  
2 both parties to spend the majority of your time  
3 in doing direct examination especially if you  
4 have a lot of witnesses.

5                   And so, I am -- so, I'm putting  
6 parties on notice that, moving forward, the time  
7 that you use for cross examination is going to be  
8 taken against your time.

9                   So, you then figure out how you want  
10 to present your case and how much time you're  
11 going to use to do that.

12                   Is that clear to everyone?

13                   MR. ROTH: Yes, sir.

14                   CHAIRPERSON ANDERSON: All right. So,  
15 let me -- so, give me a minute. Let me get  
16 another phone so I can have another timer so I  
17 can start timing the cross examination.

18                   MR. KLINE: Mr. Chairman, if I may, I  
19 mean, the only thing that seems unfair is -- I  
20 mean, we had Mr. Hughes on the stand for a long  
21 time because he's our main witness.

22                   He's the operator, he's the guy I  
23 would think you guys want to hear from, and Mr.  
24 Roth had unlimited cross of him and their case  
25 hasn't started.

1           So, all of a sudden we find ourselves  
2 with the rules changed in the middle of the game.

3           I don't mind complying with the rules,  
4 but I don't like them changed in the middle of  
5 the game.

6           CHAIRPERSON ANDERSON: Mr. Kline,  
7 during Mr. Roth's cross examination and during  
8 your cross examination -- all right. You know  
9 what it is? All right. All right.

10           You have 28 minutes, Mr. Kline, and I  
11 never utilized the timer when you cross examined.  
12 I did not use that.

13           MR. KLINE: I understand that.

14           CHAIRPERSON ANDERSON: All right. All  
15 right. This is what I'm going to do. All right.

16           I did tell everyone during the status  
17 hearing that I'm going to use the time -- that  
18 time to limit your -- because I need this to  
19 move. All right?

20           But because I gave Mr. Roth unlimited  
21 time to cross examine and I did not use it  
22 against his time, it's going to be unfair if I do  
23 that to Mr. Kline.

24           So, I am not -- although that is what  
25 I said that I was going to do in the status



1 hearing, because I was not consistent, I'm not  
2 going to do that at the beginning, but I'm  
3 telling both parties, please limit your -- please  
4 limit the amount of time that you use for cross  
5 examination so that we can get to your case in  
6 chief.

7           There are -- I don't know how many  
8 witnesses you have -- I do not know how many  
9 witnesses you have, Mr. Roth, but if we're going  
10 to end this at any reasonable period of time --  
11 when I say "reasonable" -- and the Board will  
12 have this hearing, we will listen to the case as  
13 long as it takes, but please do not spend all of  
14 your time in cross examination. Please spend  
15 your time doing direct.

16           All right. So, Mr. Kline, you have 28  
17 minutes and 43 seconds to remain in your case.  
18 And so, I'm letting you know that.

19           When you cross examine, as I have done  
20 in this entire hearing, I have not -- I have  
21 paused your time.

22           So, I'm not taking -- I'm not taking  
23 any time away from you. I'm just saying that's  
24 how much time you have to present your case.

25           MR. KLINE: All right.

1                   CHAIRPERSON ANDERSON: I'm not limiting  
2 your cross examination, and I'm just letting Mr.  
3 Roth know that -- please let us be mindful  
4 because there are a lot of witnesses and we've  
5 been doing this since this morning.

6                   And the Board will stay as long as it  
7 -- but I do not want, as the evening progresses,  
8 that we're going to have witnesses stay that have  
9 been here since 10 o'clock this morning and I  
10 need to go and then -- so, just you do that as  
11 far as your witness is concerned. Okay?

12                   All right. So, as I said before, I'm  
13 not going to -- I'm going to be consistent  
14 throughout this hearing, but I want both parties  
15 to know moving forward in any other hearing that  
16 I have, I am going to start sticking to the clock  
17 and letting people know, as what was addressed at  
18 the status hearing, that the time that you use to  
19 cross examine will be taken away from your case.

20                   In this particular case since I have  
21 not been -- because it has worked so far. Since  
22 we have been doing these hearings, I have not  
23 done -- I'm just saying since we've been doing  
24 virtually all these protest hearings it has  
25 worked, but I now realize that it's not working.

1                   So, I now need to change what I do,  
2                   but I will do that with other cases, not with  
3                   this one, since I was not consistent from the  
4                   beginning.

5                   All right. Go ahead, Mr. -- who is  
6                   your next witness?

7                   MR. KLINE: Geoffrey Sparks, are you  
8                   on? Are you available? Ms. Sidon, will you  
9                   please call up Exhibit 9.

10                  CHAIRPERSON ANDERSON: Where is Mr.  
11                  Sparks?

12                  MS. YOHANNES: He did log in. I think  
13                  he needs to be elevated -- or his rights need to  
14                  be elevated and he needs to be introduced.

15                  CHAIRPERSON ANDERSON: All right. Ms.  
16                  Andrews, can you please elevate the rights of  
17                  Geoffrey Sparks if he's there, please.

18                  MS. ANDREWS: Sure. Stand by.

19                  Mr. Sparks, your rights have been  
20                  elevated.

21                  MR. SPARKS: Good afternoon.

22                  CHAIRPERSON ANDERSON: Mr. Sparks, can  
23                  you raise your right hand, please.

24                  (Witness sworn.)

25                  CHAIRPERSON ANDERSON: All right.

1 Thank you.

2 Your witness, Mr. Kline.

3 MR. KLINE: All right. Thank you, Mr.  
4 Chair.

5 DIRECT EXAMINATION

6 BY MR. KLINE:

7 Q Good afternoon, Mr. Sparks.  
8 What's your profession?

9 A I am an acoustic consultant.

10 Q Okay. On the screen is Protestant's  
11 Exhibit 9. Can you identify what that document  
12 is?

13 A Yes. It's a r sum that I used for  
14 soliciting work through my job at Arup.

15 (Whereupon, the above-referred to  
16 document was marked as Applicant Exhibit No. 9  
17 for identification.)

18 MR. KLINE: Okay. I would move  
19 Exhibit 9, Mr. Chair.

20 CHAIRPERSON ANDERSON: Mr. Roth?

21 MR. ROTH: No objection.

22 (Whereupon, the above-referred to  
23 document was received into evidence as Applicant  
24 Exhibit No. 9.)

25 MR. KLINE: And I would ask that Mr.

1 Sparks be qualified as an expert based on Exhibit  
2 9.

3 CHAIRPERSON ANDERSON: Mr. Roth?

4 MR. ROTH: No objection.

5 CHAIRPERSON ANDERSON: Without  
6 objections Mr. Sparks is qualified as an expert.

7 MR. ROTH: Ms. Yohannes, will you  
8 please call up Exhibit 14.

9 BY MR. ROTH:

10 Q Mr. Sparks, are you familiar with the  
11 project of Mr. Hughes, which is the subject of  
12 this hearing today?

13 A Yes, I am.

14 Q And what's your familiarity with the  
15 project?

16 A I -- My firm provided consulting to  
17 the architecture firm and site work to make  
18 recommendations to limit noise transmission.

19 MR. KLINE: Okay. And I need Exhibit  
20 14, Ms. Yohannes. Do we have that?

21 MS. YOHANNES: I think I'm sharing it;  
22 am I not?

23 MR. KLINE: No. We still have the  
24 r sum .

25 MS. YOHANNES: Oh. So, do I need to

1 stop sharing and then re-share?

2 CHAIRPERSON ANDERSON: No. You just  
3 move along to the next exhibit, but now you are -  
4 - all right.

5 MS. YOHANNES: Okay. Exhibit 14.

6 MR. KLINE: Yes.

7 BY MR. KLINE:

8 Q Can you identify this document, Mr.  
9 Sparks?

10 A Yes. This was part of -- this was  
11 part of the report that we prepared after  
12 visiting the site during construction to make  
13 recommendations for the sound isolation.

14 (Whereupon, the above-referred to  
15 document was marked as Applicant Exhibit No. 14  
16 for identification.)

17 BY MR. KLINE:

18 Q Okay. Could you briefly walk us  
19 through the report and your recommendations and  
20 give indication to Ms. Yohannes when you need to  
21 move the pages?

22 A Sure. Sure.

23 MR. SPARKS: So, Ms. Yohannes, if you  
24 would go ahead and go to page 3, our task here  
25 was actually to look at -- since they had demo'd

1 out a whole bunch of the existing interior setup,  
2 we had been providing consultant services to the  
3 design architect; and we came onsite at this  
4 point to look at the -- kind of the bare  
5 conditions.

6 And what we did is we -- in looking at  
7 that and then looking at the proposed plans, we  
8 then came up with a series of details and  
9 recommendations to be implemented as part of the  
10 construction process to improve the sound  
11 isolation from this property to adjacent  
12 properties.

13 And what you will see is that the area  
14 in blue is -- are the areas that we identified to  
15 upgrade the partitions -- interior partitions to  
16 improve acoustic isolation on both, I believe,  
17 the first and second levels.

18 On page -- if you would go to page 4,  
19 again, that shows the areas. And then page 5,  
20 this conceptually shows our approach for the  
21 interior partitions.

22 And just what this is showing is that  
23 by providing an interior partition that's  
24 actually pulled out and separated from the  
25 existing brick, you're getting improved isolation

1 by using additional layers of drywall, as shown,  
2 and then filling that cavity with mineral batt  
3 insulation.

4 There's also an improvement by  
5 actually holding the studs out so they're not  
6 actually touching the brick, but there's actually  
7 a slight air space. So, that was the design  
8 piece that we provided recommendations for.

9  
10 There are also additional comments  
11 about how to seal up partitions and kind of, you  
12 know, get the best out of what you have when you  
13 do this type of remediation work.

14 The next series of photos shown on  
15 page 6, and beyond, were details and pictures of  
16 conditions that we saw when we were onsite.

17 So, we saw how they were building it,  
18 we made recommendations to make changes, but we  
19 also noted that there were areas where the brick  
20 seemed to have been, you know, pulled out or  
21 there were some gaps in it from over time just by  
22 the nature of the -- an older building.

23 And since we had the walls open, this  
24 was a good opportunity to actually go back in and  
25 fill in and make sure that the amount of mass in



1 that brick wall was filled, you know, there was  
2 no -- we didn't have any acoustic weak points in  
3 it.

4 So, by taking this action now before  
5 we actually filled in these areas, that was the  
6 ability to actually make sure that we really got  
7 the best out of the (inaudible) assembly.

8 BY MR. KLINE:

9 Q Okay.

10 A This was done, I believe, back in  
11 July. This site visit was July 9th, this summer.

12 Q Okay. Is that everything on Exhibit  
13 14 in terms of what you recommended?

14 A Yes. I should say, then, the last  
15 piece are the two additional details around how  
16 you fill up when you do have penetrations.

17 In order -- because we tend to think  
18 of sound like water and we're trying to block it.  
19 So, we want to make sure that we're sealing  
20 things up airtight and getting good, you know,  
21 good closure.

22 So, we had some additional details  
23 here that show how to deal with electrical back  
24 boxes or other types of penetrations, whether  
25 they are ducts or pipes or whatnot.

1                   This is very standard for when you are  
2 trying to do acoustic construction and improve  
3 the sound isolation from space to space.

4                   Q       Great. And you were working with an  
5 architectural firm in connection with this?

6                   A       Yes.

7                   Q       Snarkitecture?

8                   A       Snarkitecture.

9                   Q       Okay. And did Snarkitecture advise  
10 you that this work had been completed?

11                  A       Yes.

12                  Q       Okay.

13                           MR. KLINE: Ms. Yohannes, Exhibit 7,  
14 please.

15                           BY MR. KLINE:

16                  Q       Mr. Sparks, what is this?

17                  A       This was -- in addition to our  
18 construction recommendations, we performed some  
19 additional site analysis to predict and look at  
20 anticipated noise levels.

21                           In particular, the task was to  
22 understand the audible impact to adjacent  
23 properties.

24                           (Whereupon, the above-referred to  
25 document was marked as Applicant Exhibit No. 7

1 for identification.)

2 BY MR. KLINE:

3 Q Okay. And did you come up with some  
4 conclusions based upon this analysis?

5 A Yes. So, with this analysis, what we  
6 did is we first established what we thought the  
7 noise source would be and we took a conservative  
8 approach by actually modeling a pretty noisy  
9 environment.

10 And so, we said, all right, so if we  
11 have this type of environment, what are the  
12 predicted noise levels on the other side of that  
13 wall and into the adjacent properties.

14 Shall I go on?

15 Q Go ahead and finish your thought,  
16 please.

17 A Sure. So, what our assumptions were,  
18 were in order to be conservative we assumed, you  
19 know, what happens when you have up to 50 patrons  
20 in the space and then you actually are turning  
21 your music up to a level of 80 to 85 dBA, which  
22 is equivalent to a pretty loud, ruckus bar.

23 Another comparison would be that it --  
24 imagine standing about three feet from a pretty  
25 old vacuum cleaner that's really loud.

1           So, by using these levels to say that  
2 we're kind of -- we're trying to model a loud  
3 condition, what do we expect the noise level to  
4 be in the adjacent.

5           And our conclusion, based on our  
6 calculations, is that we think there's a -- it's  
7 unlikely that there's going to be an audible  
8 impact even when driving these high levels in the  
9 speakeasy area itself.

10          Q       Okay.

11          A       All right. The other thing I was  
12 going to say is that, through our analysis, we  
13 also included some additional recommendations  
14 which included saying, you know, because  
15 sometimes sound will be structure-borne.

16                 And so, we advised the team to do  
17 things such as not actually locate and mount loud  
18 speakers to the side walls, rather to mount them  
19 to the ceiling, because that gives you an  
20 additional, what I call, mechanical disconnect as  
21 that structure-borne sound will travel through  
22 building materials.

23                 And so, by doing that, it was just  
24 another step in the process in terms of ensuring  
25 that there was minimal audible impact leaving the

1 space.

2 Q And is it your understanding that the  
3 owner has agreed to comply with those  
4 recommendations?

5 A Yes.

6 Q Okay. Now, in the last paragraph you  
7 indicate that there may be some noise from low  
8 frequency.

9 A Yes.

10 Q Can you expound upon that a little  
11 bit?

12 A Sure. So, I think that, you know, low  
13 frequency is always a challenge when it comes to  
14 sound isolation.

15 So, in the same way that when you hear  
16 a truck or an engine even from a distance, what  
17 you don't hear is always the really high-  
18 frequency stuff, but usually it's kind of that  
19 low rumble.

20 Based on our calculations with, you  
21 know, the spectrum of the music at the high 85  
22 dBA level, we anticipate that there's a  
23 possibility that you would hear some low-  
24 frequency noise associated with that music.

25 Q Okay. But there are ways to mitigate

1 that as well, correct?

2 A Correct. And so, if that were the  
3 case, I think the next steps to, you know, that  
4 we would advise would be two-fold.

5 One, is that you can -- in addition  
6 to, you know, we've already moved the speakers  
7 off the wall and to the ceiling, it's possible to  
8 mount the speakers on spring hangers to even  
9 further reduce the structure-borne energy that  
10 you're imparting into the building, is one thing  
11 that can be done. And so, that's simply  
12 rehanging the speakers with springs.

13 The second piece is you can actually  
14 install electronic limiters to the sound system  
15 so that they are, you know, no matter -- at the  
16 user control no matter how high you turn it up,  
17 the system has a set maximum allowable noise, you  
18 know, sound that it can be generating.

19 And by setting those limits, you can,  
20 you now, the system will never exceed a certain  
21 level.

22 Q Based on what's been told to you in  
23 terms of the expected levels of music in the  
24 establishment, is it your opinion that these  
25 other steps wouldn't otherwise be necessary if

1 those levels were maintained?

2 A Yeah. I don't think that the -- those  
3 additional mitigation measures would be  
4 necessary.

5 I think it's unlikely that we'll have  
6 an audible impact based on how my understanding  
7 is of the use of the space in the speakeasy.

8 Q Okay. If there were issues, that  
9 remains another avenue that could be pursued to  
10 address those issues; is that right?

11 A Yes.

12 MR. KLINE: Okay. All right. I have  
13 no further questions. I move Exhibits 7 and 14.

14 CHAIRPERSON ANDERSON: Mr. Roth, any  
15 objections?

16 MR. ROTH: No objection.

17 CHAIRPERSON ANDERSON: All right. So  
18 moved. Thank you.

19 (Whereupon, the above-referred to  
20 documents were received into evidence as  
21 Applicant Exhibit Nos. 7 and 14.)

22 CHAIRPERSON ANDERSON: So, you're done  
23 with this witness, Mr. Kline?

24 MR. KLINE: Subject to redirect, but,  
25 yes.

1 CHAIRPERSON ANDERSON: That's fine.

2 Mr. Roth, your witness.

3 MR. ROTH: Thank you, Mr. Chairman.

4 Can I share my screen, please.

5 MS. ANDREWS: Sure. Stand by.

6 (Pause.)

7 MS. ANDREWS: Okay, Mr. Roth, you now  
8 have the ability to share your screen.

9 MR. ROTH: Thank you.

10 CROSS EXAMINATION

11 BY MR. ROTH:

12 Q So, Mr. Sparks, good afternoon.

13 A Good afternoon.

14 Q Going back to the same document, I  
15 just wanted to -- let's clarify one thing right  
16 at the start, which is you make reference here to  
17 1818 Vernon Street. Just for the record --

18 CHAIRPERSON ANDERSON: Mr. Roth, can  
19 you please have the witness identify for the  
20 record what document you are referencing, please.

21 MR. ROTH: Yes, sir.

22 BY MR. ROTH:

23 Q Mr. Sparks, going back again one step,  
24 what are we looking at here?

25 A This is Exhibit 7.



1 Q Which was?

2 A This was the sound isolation review  
3 that Arup prepared for this project.

4 Q Okay. And, again, just to clarify a  
5 small detail, the memo makes reference to 1818  
6 Vernon Street.

7 Can we just clarify, for the record,  
8 that you were intending to refer to 1812?

9 A Yes.

10 Q Okay. So, let's go back to this last  
11 paragraph that you were just talking about in  
12 somewhat technical terms.

13 Can I just ask -- beginning with the  
14 two sentences at the end, can I just ask you to  
15 read those two sentences?

16 A Starting with "some music"?

17 Q Yes.

18 A Some music noise, particularly low-  
19 frequency octave bands, may be audible within the  
20 residential apartments especially during periods  
21 of low ambient noise from traffic and other  
22 external noise sources. Complete mitigation of  
23 low-frequency sounds would require additional  
24 massive structure, i.e., brick or concrete, and  
25 large air spaces, which would not be practically

1       achievable at the subject site.

2           Q       So, in plain English, isn't your  
3       report saying that on a quiet, one-way, mostly  
4       residential street after midnight or 1:00 a.m.,  
5       the bass sounds coming from music could actually  
6       penetrate into the adjacent apartments,  
7       especially if the bass was turned up by a DJ or  
8       on a recorded sound system, even with the sound  
9       mitigation techniques that you have recommended  
10      in this report?

11           A       Yes, that -- there could be some sound  
12      from low frequency that is audible in the  
13      apartments.

14                    I think the other --

15           Q       That's fine.

16           A       -- nuance -- okay.

17           Q       And the hypotheticals that Mr. Kline  
18      posed about what could be done are not actually  
19      within your personal knowledge now because we  
20      don't know what might be done; isn't that  
21      correct?

22           A       We have not recommended those based on  
23      our analysis at this point.

24           Q       Okay.

25           A       If we thought they were necessary, we

1 would have recommended them immediately.

2 Q Okay. Thank you. Now, going to  
3 Exhibit 14, can you identify this again?

4 A This is Exhibit 14, which was included  
5 with that report as the proposed construction and  
6 details for use by --

7 Q Okay.

8 A -- the architect and contractor.

9 Q All right. Would you please read the  
10 disclaimer on the cover page here?

11 A This document was prepared for review  
12 by the design team in relation to the party wall  
13 sound isolation for Level 1 and Level 2 at 1807  
14 Florida Avenue, N.W., D.C. It is not intended  
15 for, and should not be relied upon, by any third  
16 party and no responsibility is undertaken to any  
17 third party.

18 Q Does that include this ABC Board?

19 A Yes.

20 Q Do you actually use the word  
21 "soundproof" in your industry?

22 A There are people who use the word  
23 "soundproof" in the industry. I do not use that  
24 word.

25 Q Why?

1           A       Soundproofing -- the use of  
2 "soundproof" is subjective.

3           Q       What do you mean by that?

4           A       Well, I mean that neurotically we all  
5 hear and perceive sound slightly differently.

6                   And while there are kind of rails  
7 around how we listen and how we hear sounds,  
8 there's definitely a range about personal  
9 perception of it.

10          Q       Why does your report focus on -- or  
11 your memorandum and recommendations and  
12 predictions focus on D.C.'s noise control decibel  
13 level measurements rather than on the ABRA  
14 standard in Section 25-725, which prohibits a  
15 tavern from -- and I'm reading here from the law  
16 -- producing any sound, noise or music of such  
17 intensity that it may be heard in any premises  
18 other than the licensed establishment, unquote.

19                   MR. KLINE: Objection. The recitation  
20 of the statute is incomplete and, therefore,  
21 makes the question misleading because there is an  
22 exception that follows which is very important  
23 given that the building on the opposite side of  
24 the condominium that's been discussed during this  
25 hearing is in a commercial zone.

1 CHAIRPERSON ANDERSON: I'm going to  
2 sustain -- I will sustain the objection.

3 MR. ROTH: No further questions, Mr.  
4 Chair.

5 CHAIRPERSON ANDERSON: All right. Can  
6 you close the screen, please, and -- please close  
7 your screen. Okay.

8 Are there any questions of the witness  
9 by the Board Members?

10 (Pause.)

11 CHAIRPERSON ANDERSON: All right.  
12 Hearing none, all right, thank you very much,  
13 sir, for your testimony. You are free to go.  
14 Thank you.

15 MR. SPARKS: Thank you very much. Have  
16 a good day.

17 CHAIRPERSON ANDERSON: Thank you.  
18 Do you have any other witness, Mr.  
19 Kline?

20 MR. KLINE: Yes. Is Dr. Tamara Lowe on  
21 the zoom?

22 DR. LOWE: I'm here.

23 CHAIRPERSON ANDERSON: Dr. Lowe, can I  
24 see you, please.

25 DR. LOWE: I don't know how to get back

1 to that screen. I've been seeing faces all day  
2 and when I look down, there is black screen and  
3 it just says, tap to unmute.

4 I don't know how to get back to the  
5 video. I'm 61 years old, by the way. I'm  
6 challenged as well.

7 CHAIRPERSON ANDERSON: All right,  
8 Doctor. I can't see you, but I'm going to ask  
9 you can you please raise your right hand, please.

10 DR. LOWE: I'm raising it.

11 CHAIRPERSON ANDERSON: Do you swear or  
12 affirm to tell the truth and nothing but the  
13 truth?

14 DR. LOWE: Yes, I do.

15 CHAIRPERSON ANDERSON: Thank you. Your  
16 witness, Mr. Kline.

17 MR. KLINE: Thank you, Mr. Chair.

18 DIRECT EXAMINATION

19 BY MR. KLINE:

20 Q Dr. Lowe, I would ask if at the bottom  
21 of your screen you see a little button that says,  
22 start video.

23 A Previously it was there. This does  
24 not have that at all. That's why I'm a quandary.

25

1 All I have is, tap to mute, tap to  
2 unmute. And when I tap the bottom, nothing comes  
3 up.

4 Q All right.

5 A So, I don't know what to say.

6 Q I understand. I've had my own  
7 challenges today. I'm sympathetic.

8 A Okay.

9 Q All right. Dr. Lowe, where do you  
10 live?

11 A So, I live at 1811 Vernon Street. I  
12 live directly across from Mr. Hughes's building,  
13 which I have to say is gorgeous, and I live right  
14 next to Lucky Buns.

15 So, to address some of the issues that  
16 were brought up, there's trash all over the  
17 street from Lucky Buns.

18 When they pick up their trash in the  
19 front of their building, a regular trash truck  
20 comes and what is most notable is that there are  
21 blue, used gloves --

22 MR. ROTH: Mr. Chairman, is there a  
23 question coming?

24 CHAIRPERSON ANDERSON: Ms. Lowe, can  
25 you wait for Mr. Kline to ask you a question? I

1 thought the only question that was asked was  
2 where you live.

3 DR. LOWE: It wasn't. I told you where  
4 I live. Okay.

5 CHAIRPERSON ANDERSON: Thank you. Go  
6 ahead, Mr. Kline.

7 BY MR. KLINE:

8 Q Thank you, Dr. Lowe. You're aware of  
9 the application that the Board is considering  
10 today, correct?

11 A Yes, I am.

12 Q And what knowledge do you have of it?

13 A That Mr. Hughes is being denied a  
14 liquor license possibly. There are some issues  
15 with his verification to have a speakeasy and a  
16 bar in a barber shop.

17 Things that I have heard during the  
18 day, as I've been working, have been being  
19 questioned.

20 Q Okay. Did you meet with Mr. Hughes at  
21 some point?

22 A Yes. I was in the street one day and  
23 he invited me to come look at his facility.

24 Q And did you take a tour?

25 A Yes, I did.



1           Q       Okay. And do you support this  
2 application?

3           A       Yes. He should be granted the  
4 application. I think he has a good spot to open  
5 up a business in the midst of a pandemic and I  
6 can't see why we're going to (inaudible) him  
7 about this.

8           Q       Okay. Now, what about the concept?  
9 You've been listening. So, you've heard a number  
10 of concerns about people exiting on Vernon  
11 Street.

12                    You live directly across the street.  
13 Do you have any concerns about that?

14           A       I do not because, as I was launching  
15 into, Lucky Buns has people in and out of there  
16 all day long with lines of people and an outdoor  
17 setting with quite a few people eating all day.

18                    So, why would it be any different?  
19 Why is that acceptable, but it's not acceptable  
20 for his patrons to come in and out of his front  
21 door? I don't see the difference.

22                    And the massage therapy place with  
23 acupuncture has people coming in and out of their  
24 front door.

25           Q       Do you have any idea how late the

1 message place is open?

2 A I think they close 9:00, 9:30. The  
3 Lucky Buns --

4 Q Okay.

5 A -- takes the -- yes, go ahead.

6 Q Go ahead.

7 A Lucky Buns's last call for drinks is  
8 1:00 a.m. They stop serving food, like, at  
9 11:00.

10 Q Okay.

11 A So, there's people in the street.

12 Q And you started to tell us earlier  
13 your building is right next door to Lucky Buns?

14 A That's correct.

15 Q Okay. And do you have any -- have you  
16 talked to any of your neighbors as to why it is  
17 that they're so opposed to this application?

18 A Well, my feeling is this is a racist  
19 issue. And people don't like to hear that, but  
20 it's true because if he was a white man, I don't  
21 think we'd be having these problems getting a  
22 license.

23 It's an area I've chosen to live in  
24 that is commercial and residential. I'm living  
25 there by choice understanding it is also

1 commercial.

2 Q Okay. How long have you lived in the  
3 neighborhood?

4 A I've been there for five years, but my  
5 unit is owned by my best girlfriend from Harvard.  
6 She's an ER doc. She bought it in the early  
7 '90s.

8 So, I've been coming to the area  
9 forever. I have a vested interest there. I'm  
10 going to purchase her condo. So, I'm staying  
11 there.

12 Q And you're a dentist, is that correct,  
13 by training?

14 A Yes, I'm a dentist by training. I  
15 work in cosmetic dermatology and plastic surgery  
16 currently.

17 MR. KLINE: Okay. All right. I don't  
18 have any further questions of you at this time.

19 DR. LOWE: Thank you. I have to work.

20 MR. KLINE: Wait. Wait.

21 CHAIRPERSON ANDERSON: Ms. Lowe, hold  
22 on.

23 MR. KLINE: Don't go anywhere.

24 DR. LOWE: I'm here.

25 CHAIRPERSON ANDERSON: Mr. Roth has

1       some questions for you -- might have some  
2       questions for you.

3                   MR. ROTH: I do.

4                   DR. LOWE: My pleasure.

5       CROSS EXAMINATION

6                   BY MR. ROTH:

7           Q       Good afternoon, Dr. Lowe.

8           A       Good afternoon.

9           Q       When did you first meet Mr. Hughes?

10          A       Maybe two months ago. The last --  
11       yeah.

12          Q       Okay. So, basically everything you  
13       know about this proposed establishment you know  
14       from things that he's told you and shown you in  
15       the last couple of months; is that right?

16          A       I know what he has shown me and I  
17       listened to everything all day today. So, I  
18       heard everything everybody said all day while I  
19       was working, yes.

20          Q       Okay. Thank you. At any since you've  
21       met him, have you ever seen any neighbors across  
22       the street at the Carswell hanging out in front  
23       of their building or walking their dogs or coming  
24       back from a store?

25          A       What's the Carswell?

1           Q       The Carswell. The building at 1812  
2       Vernon Street. The condominiums.

3           A       No, I don't -- I don't see anybody  
4       hanging around. They do walk their dogs up and  
5       down the street every day.

6           Q       Have you ever crossed the street and  
7       tried talking to any of the neighbors there by  
8       ringing a buzzer or two or seeing any of them who  
9       might be coming home from work or coming home  
10      from walking a dog?

11          A       I know I have not reached out to  
12      neighbors. I do work a good many hours. I get  
13      home late.

14                    So, I wave to the neighbors and I've  
15      seen the people walking dogs. I'm quite  
16      friendly. But have I buzzed them and asked them  
17      any questions? No.

18          Q       So --

19          A       In the city, generally people don't do  
20      that.

21          Q       So, everything you know, you just --  
22      everything you know from Mr. Hughes, everything  
23      he's told you, you've just accepted at face  
24      value; is that right?

25          A       I don't accept anything at face value.

1 I listened to all the arguments posed today and  
2 it did sound like a very racist argument against  
3 a man who's trying to improve our neighborhood  
4 with a new commercial business, will bring us  
5 dollars that we need during this pandemic, and I  
6 think it's in an attack against his character and  
7 the fact that he is black.

8 Q Dr. Lowe, do you have any idea how  
9 many bars, taverns, restaurants in Adams Morgan  
10 owned by white business owners have been  
11 protested by the ANC or by neighbors over the  
12 course of, say, the last two years, five years,  
13 ten years?

14 A Since I've been living there for five  
15 years, no. I know that there was protest cases  
16 against Lucky Buns because the refrigerator was  
17 right by the trash and --

18 Q I think you've answered the question.

19 CHAIRPERSON ANDERSON: Hold on a  
20 minute. Hold on, Mr. Roth. Let her finish. She  
21 wasn't done answering your question, sir.

22 MR. ROTH: Oh, okay. I think she  
23 answered --

24 DR. LOWE: Have I researched the  
25 protests, I can say, no, I have not. This is my

1 first time being involved with somebody who's  
2 being denied an application.

3 BY MR. ROTH:

4 Q Okay. Thank you. And Lucky Buns is  
5 located on the corner of Vernon and 18th Street;  
6 is that correct?

7 A Right. Right next to my building.

8 Q Right. Does your bedroom window face  
9 Vernon Street itself or does it face the alley  
10 behind the building?

11 A I face the alley.

12 MR. ROTH; Thank you. No further  
13 questions -- oh, I do have one further question.

14 BY MR. ROTH:

15 Q You mentioned that you're a dentist,  
16 but that you practice in dermatology; is that  
17 what you said?

18 A My cousin owns Cultura Cosmetic  
19 Dermatology and Plastic Surgery. We have two  
20 dentists here, two RNs --

21 Q I see.

22 A -- two techs.

23 Q And in what jurisdiction are you  
24 licensed to practice dentistry?

25 A I was licensed in Pennsylvania. I'm

1 no longer licensed there. And I have a license  
2 in Maryland that I'm deactivating because I do  
3 not do dentistry at this point. So, why pay \$600  
4 for a license.

5 MR. ROTH: Okay. Thank you.

6 DR. LOWE: Um-hm.

7 CHAIRPERSON ANDERSON: Hold on, Ms.  
8 Lowe. Hold on. Are there any questions by any  
9 board members?

10 (Pause.)

11 CHAIRPERSON ANDERSON: All right.  
12 Hearing none, thank you very much, Dr. Lowe, for  
13 your testimony. Have a great day.

14 DR. LOWE: Thank you. My pleasure.

15 CHAIRPERSON ANDERSON: Do you have  
16 another witness, Mr. Kline?

17 MR. KLINE: Yes. I am calling Japer  
18 Bowles.

19 CHAIRPERSON ANDERSON: Japer Bowles.

20 MR. BOWLES: Good afternoon.

21 CHAIRPERSON ANDERSON: Can you raise  
22 your right hand, Mr. Bowles?

23 (Witness sworn.)

24 CHAIRPERSON ANDERSON: Mr. Kline, your  
25 witness, please.



1 MR. KLINE: Thank you.

2 DIRECT EXAMINATION

3 BY MR. KLINE:

4 Q Mr. Bowles, state your full name,  
5 please.

6 A Yes. My full name is Joseph Japer  
7 Bowles.

8 Q And where do you reside?

9 A I live at 2426 Ontario Road, N.W.  
10 And you're an ANC commissioner; is  
11 that correct?

12 A Correct. I represent 1C07, which is  
13 essentially the west side of the Reed-Cooke  
14 neighborhood, but to you-all folks, the entire  
15 east side of 18th Street.

16 So, I represent -- or my district  
17 represents (inaudible) majority of liquor  
18 establishments in 1C.

19 Q In 1C. Okay. And you're familiar  
20 with the application that's pending before the  
21 Board for hearing today?

22 A Correct.

23 Q And do you support the application?

24 A I do.

25 Q And why do you support the

1 application?

2 A I support the application in general  
3 because I ran twice to get rid of vacant  
4 storefronts in 18th Street.

5 We definitely have continued to have  
6 a lot of businesses that are unable to open in  
7 Adams Morgan, and then COVID happened and that  
8 made it even more of a strain.

9 So, of course one of the reasons is I  
10 was previously the bid representative. I always  
11 wanted to work to get businesses in Adams Morgan  
12 to invest in the community. That's what I was  
13 elected to do.

14 And then why I'm here today  
15 specifically is because I was discouraged by the  
16 ANC process that happened last year.

17 Q And why were you discouraged by the  
18 process?

19 A Yes. So, there were numerous times  
20 and opportunities that the applicant was able to  
21 present its case, meet with community members,  
22 answer questions, and I feel like he did a good  
23 job with that.

24 And it was -- I felt -- I guess  
25 throughout the process I felt like -- I guess

1 looking back I felt bullied, manipulated and lied  
2 to.

3 And I believe that because, through  
4 numerous public committee meetings and public  
5 commission meetings, it was put upon me by  
6 current ANC commissioners, as well as former ANC  
7 commissioners, that we would be protesting for a  
8 settlement agreement.

9 And not once, but twice, did the  
10 Chair, at least according to ABRA, as well as the  
11 Office of ANC, stepped outside his boundaries and  
12 filed motions to dismiss.

13 And, to me, that is -- it breaks my  
14 trust in the process and I was really discouraged  
15 to see that -- that I was led to believe that we  
16 were going to come to a settlement agreement and  
17 a community-based solution when they were using  
18 my argument and the ANC's resolutions to  
19 completely dismiss this applicant, which,  
20 according to my research and the opinions from  
21 the Office of ANC, as well as ABRA legal staff,  
22 motions to dismiss, as well as motions to  
23 protest, are different things.

24 Q Okay. Did you have occasion to meet  
25 Mr. Hughes during this process?

1           A       Meet who?

2           Q       Mr. Hughes.

3           A       I did, yes.

4           Q       Okay. And you heard him make several  
5 presentations to the community?

6           A       I would say about half a dozen.

7           Q       Okay. In your opinion, was he  
8 forthcoming in terms of what he presented to the  
9 community?

10          A       I would say more than forthcoming. I  
11 would say in the beginning he was a little  
12 worried about sharing his space and idea because  
13 it is innovative, cool, and he was worried about  
14 proprietary issues there, but he did indeed share  
15 -- come up front with all of the information to  
16 the ANC, as well as different neighborhood  
17 associations, including ones that are protesting.

18          Q       Okay. You testified a lot about your  
19 previous experiences with the bid and how you  
20 support businesses. You also testified that you  
21 met Mr. Hughes and heard his presentations.

22                   Are there any specific reasons why you  
23 support this application based on Mr. Hughes as a  
24 business operator?

25          A       Yeah. Certainly. So, I really like,

1 obviously, the fact that I was the bid delegate.  
2 I know property owners and business owners as  
3 well and then -- and I represent, you know, the  
4 people that work in those spaces.

5 I can definitely see that there's a  
6 lot of workers that are people of color, black  
7 and brown. It's lessor so as managers, and it's  
8 negligible as property owners and businesses in  
9 Adams Morgan.

10 So, a senior person who had an amazing  
11 record such as Mr. Hughes and has an amazing  
12 design, is pumping a ton of money into this  
13 property, yeah, I was all on board. It checks  
14 all the boxes. It made sense.

15 MR. KLINE: Okay. I have no further  
16 questions of the witness at this time. Thank  
17 you.

18 CHAIRPERSON ANDERSON: Mr. Roth, do  
19 you have any questions for Mr. Bowles?

20 MR. ROTH: Yes. Thank you, Mr.  
21 Chairman.

22 CROSS EXAMINATION

23 BY MR. ROTH:

24 Q Good morning, Commissioner -- good  
25 afternoon, I should say. Feels like morning.

1                   When the ANC's protest resolution came  
2 before the ANC last August, the resolution passed  
3 by a vote of 6 to 1; is that correct?

4           A        I believe so.

5           Q        And you were the one, right?

6           A        That's correct.

7           Q        In fact, when you tried to offer an  
8 amendment, you couldn't even get a second from  
9 another commissioner; isn't that right?

10          A        Yes. Could you speak as to what the  
11 second was? I'm sorry.

12          Q        You tried to offer an amendment to the  
13 resolution and no other commissioner would second  
14 your amendment.

15                   MR. KLINE: Objection as to relevance.

16                   MR. BOWLES: I can answer this,  
17 actually.

18                   CHAIRPERSON ANDERSON: Hold on, Mr.  
19 Bowles. For what it's worth, he said he can  
20 answer and I'll overrule. Go ahead.

21                   MR. BOWLES: So, I don't necessarily  
22 recall that, but would you be able to recall what  
23 the specific amendment was?

24                   CHAIRPERSON ANDERSON: Hold on. Hold  
25 on. I'm going to sustain the objection because

1 the witness -- I thought he said he could answer  
2 the question. So, I'm going to sustain the  
3 objection. Let's move on.

4 MR. ROTH: All right. I'm going to  
5 share -- can I share my screen, please.

6 CHAIRPERSON ANDERSON: Go ahead, Mr.  
7 Roth.

8 (Pause.)

9 BY MR. ROTH:

10 Q Commissioner Bowles, you said you were  
11 very disappointed in the ANC process; is that  
12 right?

13 A Yes.

14 Q During that same meeting in August, is  
15 that your --

16 CHAIRPERSON ANDERSON: Hold on. Hold  
17 on. Mr. Roth, can you please have the witness  
18 identify the document? I don't know what he's  
19 looking at.

20 BY MR. ROTH:

21 Q I guess I am asking him to identify  
22 the document.

23 A Yes. The document is --

24 Q Is that your --

25 CHAIRPERSON ANDERSON: Hold on. Hold

1 on. We're having a lot of feedback. So, I need  
2 both Mr. Bowles and Mr. Roth, when either of you  
3 are not speaking, please mute your phone because  
4 there is a feedback between both of you.

5 So, if you're not speaking and -- you  
6 have to remember to unmute yourself, but if  
7 you're not speaking --

8 MR. BOWLES: I got you.

9 CHAIRPERSON ANDERSON: All right.

10 Thanks. Go ahead. Please identify the document.

11 MR. BOWLES: Yes. This document is  
12 titled, Japer Bowles's Twitter Timeline, August  
13 5th, 2020. It is the Protestant's Exhibit 41.

14 (Whereupon, the above-referred to  
15 document was marked as Protestant Exhibit No. 41  
16 for identification.)

17 CHAIRPERSON ANDERSON: Go ahead, Mr.  
18 Roth.

19 BY MR. ROTH:

20 Q And my question for Commissioner  
21 Bowles was, was that his tweet.

22 A The tweet that says, NIMBY meeting  
23 from hell, or, I'm not crying, you're crying, or  
24 the tweet that says, hey, you --

25 Q The one that's highlighted in yellow.



1           A       Yes.

2           Q       Okay.  So, is your idea of the job of  
3           an ANC commissioner to be listening to residents  
4           with respect or insulting them in Twitter during  
5           the middle of an ANC meeting?

6                   MR. KLINE:  Objection.  Relevance.  
7           Argumentative.

8                   MR. BOWLES:  Yeah.  I don't think I  
9           would even --

10                   CHAIRPERSON ANDERSON:  Hold on, please.  
11           (Simultaneous speaking.)

12                   CHAIRPERSON ANDERSON:  Hold on, please.  
13           When there is an objection, please don't respond.

14                   MR. ROTH:  I'll put it back up.

15                   CHAIRPERSON ANDERSON:  I'm --

16                   MR. ROTH:  Mr. Chairman, the  
17           Applicant's counsel called Commissioner Bowles to  
18           testify about how disappointed he was in the  
19           proceedings of the ANC.

20                   CHAIRPERSON ANDERSON:  All right.

21                   MR. ROTH:  And Commissioner Bowles is  
22           being asked about --

23                   MR. BOWLES:  I'm sorry, he can't make  
24           that statement --

25                   CHAIRPERSON ANDERSON:  Mr. Bowles.

1 MR. BOWLES: -- about how I feel.

2 CHAIRPERSON ANDERSON: Mr. Bowles. Mr.  
3 Bowles, I'll let you know when you can speak.  
4 Okay? All right.

5 MR. ROTH: Commissioner Bowles was  
6 asked here about his performance as an ANC  
7 commissioner at an ANC meeting at which this  
8 resolution was considered.

9 CHAIRPERSON ANDERSON: Yeah. Hold on,  
10 Mr. Roth. I think some of the problem is that  
11 there's no context. I don't know when this was  
12 done.

13 You're asking a question and the  
14 question you asked was that he tweeted something  
15 in the middle of a meeting.

16 I don't know that. You haven't  
17 established that. I mean, he has stated that  
18 this was his tweet.

19 I don't know when it was. So, I'm  
20 going to sustain -- I'm sorry, I'm going to  
21 sustain the objection.

22 If you need to -- if you want to ask  
23 him a question regarding this tweet, you need to  
24 build some foundation -- a different foundation,  
25 sir. He stated that this was his tweet.

1 I don't know when it was and your  
2 question is still basically stating that if it  
3 was -- I think, if I remember correctly, if it  
4 was appropriate in the middle of the meeting to  
5 talk about his constituents.

6 So, maybe you need to build a little  
7 more foundation if you're going to ask this  
8 question, sir.

9 MR. ROTH: Okay.

10 BY MR. ROTH:

11 Q Commissioner Bowles, did you send out  
12 this tweet in the middle of the same meeting  
13 during which this protest application was being  
14 considered?

15 A Correct. I often tweet live during  
16 meetings. That is true.

17 Q And why did you say, NIMBY meeting  
18 from hell?

19 MR. KLINE: Mr. Chairman, I'm going to  
20 renew my objection as to relevance. I mean,  
21 we're talking about social media.

22 That's what we've evolved to? We're  
23 going to be introducing social media comments in  
24 a contested case hearing? I mean, it just seems  
25 silly.

1                   CHAIRPERSON ANDERSON:    I'm going to  
2                   overrule the objection.    The witness has  
3                   testified that this is his tweet.

4                   You did not object to Protestant  
5                   Exhibit No. 4 and the witness has stated that  
6                   this is his tweet.    So, he can respond because it  
7                   is relevant to the case that we're here.

8                   It's not just a tweet that -- it's not  
9                   a tweet -- it's a tweet regarding the matter  
10                  that's being -- that we're -- that's in front of  
11                  us.

12                  So, I believe that he can respond to  
13                  his tweet the best way he can.    So, I'm going to  
14                  overrule the objection.

15                  Go ahead, Mr. Bowles, and answer the  
16                  question to the best of your knowledge.

17                  MR. BOWLES: Yeah.    Certainly.    So,  
18                  this was a very long meeting.    I think the  
19                  longest meeting of the year with the ANC.    There  
20                  were numerous, I would say, contested projects.

21                  So, I guess it would make sense to  
22                  give a definition of what "NIMBY" means.    NIMBY  
23                  is not in my back yard.

24                  And my frustration was constantly  
25                  hearing from people who I actually don't

1 represent, but folks outside of my single-member  
2 district, that would love a concept such as  
3 affordable housing or an innovative business idea  
4 such as a speakeasy, in general, in Adams Morgan,  
5 but not when it's right in there next-door. So,  
6 yeah, that's what that tweet was.

7 BY MR. ROTH:

8 Q So, your idea of being an ANC  
9 commissioner is that it's a good thing when  
10 people agree with you, but when they don't, the  
11 answer is to insult and ridicule them; is that  
12 right?

13 A If you believe that "NIMBY" is an  
14 insult, then yes.

15 Q Okay. I'll accept that answer.

16 So, on the subject of community  
17 engagement, since the July ABC Committee meeting  
18 last year, again, at which this application was  
19 considered, isn't it you who's been conducting  
20 secret discussions with the applicant trying to  
21 craft your own idea of a settlement agreement  
22 behind the backs of Commissioner Irani, who's the  
23 single-member district commissioner here, and --

24 A I'm so glad you asked.

25 Q Excuse me -- and the immediately

1 affected neighbors?

2 A Yeah. Yes. So, no, I was directed --  
3 actually, so neither of our resolutions  
4 designates a person to speak on behalf of this  
5 ANC. They say "any ANC member."

6 So, I have gotten direction last year  
7 from the single-member representative,  
8 Commissioner Irani, to begin to craft a  
9 settlement agreement.

10 There is emails about it and --

11 CHAIRPERSON ANDERSON: Hold on. Hold  
12 on. Mr. Roth, are you still there? Okay.

13 MR. ROTH: I just lost my connection.

14 CHAIRPERSON ANDERSON: I apologize.  
15 That's why I thought that you lost -- all right.  
16 So, go ahead, Mr. Bowles. Go ahead.

17 MR. BOWLES: What was the last part  
18 that you were able to hear, Mr. Roth?

19 BY MR. ROTH:

20 Q You were responding to -- you had said  
21 -- you were talking about the ANC resolutions.  
22 You were talking about your role.

23 A Correct.

24 Q You anointed yourself.

25 A Yes. So, there was no (inaudible).

1 As a member of the ABC Committee, I'm sure, as  
2 this board has seen numerous times, that it  
3 takes, you know, a village to get things crafted.

4 So, it's very common that members at  
5 least of the Committee of ANC to work with  
6 settlement agreements.

7 I would no means say I butted in  
8 especially in the beginning when I was directed  
9 from Commissioner Irani to send over a draft  
10 settlement agreement, which I did.

11 And I would also like to note whenever  
12 former Commissioner Guthrie, who -- when former  
13 Commissioner Guthrie pretty much bullied me in  
14 public at the last public meeting regarding this  
15 in August saying that I did try to connive and  
16 scheme behind this, he later apologized because  
17 he knew that he was wrong and that Commissioner  
18 Irani is the one who directed me to do this.

19 And honestly, this is just one more  
20 example of why I feel like this process has been  
21 completely in shambles is because you have asked  
22 me to do things and then completely switch it.

23 Q All right.

24 A And not just me, but also the  
25 applicant.

1           Q       Right. We'll hear from Commissioner  
2 Irani later.

3                   Commissioner, how far away do you live  
4 from 1806 Vernon Street?

5           A       My single-member district borders --

6           Q       No, I asked you how far --

7                   (Simultaneous speaking.)

8           BY MR. ROTH:

9           Q       I asked how far do you live.

10          A       I don't know, but I believe there's an  
11 exhibit that would be able to show that.

12          Q       Yeah. Okay. We'll show that exhibit  
13 right here. So, I think you identified before  
14 that your address is 2426 Ontario Road.

15          A       Correct.

16                   CHAIRPERSON ANDERSON: Hold on. Can  
17 you please have the witness identify the  
18 document, please.

19                   MR. ROTH: Well, I'm not sure the  
20 witness --

21                   CHAIRPERSON ANDERSON: Hold on. Hold  
22 on. It's Protestant's Exhibit No. 40. Remember,  
23 we have

24                   (Whereupon, the above-referred to  
25 document was marked as Protestant Exhibit No. 40



1 for identification.)

2 MR. ROTH: Right.

3 CHAIRPERSON ANDERSON: We have a court  
4 reporter, sir. So, that's why I keep on butting  
5 in so you can identify the document for the court  
6 reporter. That's all. That's the only reason  
7 I'm doing that.

8 BY MR. ROTH:

9 Q Okay. Commissioner Bowles, could you  
10 please identify the exhibit?

11 A This is Protestant's Exhibit 40.

12 Q Okay.

13 A It looks like a GIS map.

14 Q Yes. In the upper right-hand corner  
15 of that line --

16 A Yes, that looks like my home address  
17 and --

18 Q (Inaudible.)

19 A Correct.

20 Q And in the lower left-hand corner of  
21 that line, does that appear to be the address or  
22 location of the applicant?

23 A Correct.

24 Q And according to the District of  
25 Columbia's AtlasPlus Map, how far away from the

1 applicant's premises does your home appear to be?

2 A Honestly, I can't read that small font  
3 and/or is it by bird or by direction?

4 Q By --

5 A It's right across the street. This is  
6 so silly.

7 Q A straight line, how far does your  
8 home --

9 A I don't know. I can't see. It's  
10 right -- it's not far. It's a three-minute walk.  
11 Three-minute walk.

12 MR. ROTH: I'll let the record show  
13 that Protestant's Exhibit 40 indicates that the  
14 witness's home is 1763.8 feet away.

15 CHAIRPERSON ANDERSON: I'm sorry, hold  
16 on, Mr. Bowles. Where do you get that  
17 calculation from, sir? I don't see -- there has  
18 been no testimony to that. I don't know --

19 MR. ROTH: It's on the left-hand side  
20 of the exhibit.

21 CHAIRPERSON ANDERSON: Sir, it says  
22 "1763.8 feet." I don't know what that is, sir.  
23 It doesn't say that's how far he lives.

24 There's a measurement that says -- but  
25 it doesn't -- there's no -- it doesn't -- the

1 witness testified that he doesn't know.

2 I see on the -- at least on my screen  
3 on the left, something says "1763.8." I don't  
4 know what that reference is so I'm not going to  
5 accept that.

6 (Simultaneous speaking.)

7 CHAIRPERSON ANDERSON: Hold on. Hold  
8 on, sir. Sir, I cannot accept that because I  
9 don't know what it is.

10 There is a notation saying -- all that  
11 is says, measurement result 1763.8 feet. It  
12 doesn't indicate what it's in reference to so I  
13 cannot take that assertion.

14 We can take the assertion that on  
15 Protestant's Exhibit, I think, 40 that -- is this  
16 40 or 41? I apologize.

17 MR. ROTH: This is 40.

18 CHAIRPERSON ANDERSON: -- 40 there is  
19 two address and there's a straight line, but on  
20 that straight line it doesn't state -- the  
21 witness stated that he does not know the  
22 distance. So, let's move on from there.

23 I can't take administrative notice --  
24 the Board cannot take administrative notice  
25 because I don't know what the 1763.8 reference is

1 and the witness has stated that he does not know  
2 how far it is. So, let's move on from there,  
3 please.

4 MR. ROTH: Okay. I have no further  
5 questions, Mr. Chairman.

6 CHAIRPERSON ANDERSON: Can you please  
7 (inaudible) your screen, please.

8 MR. ROTH: Um-hmm. I'll try. Bear  
9 with me.

10 CHAIRPERSON ANDERSON: Commissioner  
11 Bowles, is this your single-member district, sir  
12 -- Mr. Kline, can you please mute your phone?  
13 And, Mr. Roth, please mute your phone.

14 Mr. Bowles, where this proposed  
15 location is, is this within your single-member  
16 district, sir?

17 MR. BOWLES: It is not. It is  
18 adjacent.

19 CHAIRPERSON ANDERSON: So, is it the  
20 single-member district that's right next to where  
21 your district is, sir?

22 MR. BOWLES: Correct.

23 CHAIRPERSON ANDERSON: All right. Are  
24 you a part of ANC 1C?

25 MR. BOWLES: Correct.

1                   CHAIRPERSON ANDERSON: And how long  
2 have you been an ANC commissioner, sir,  
3 representing this ANC?

4                   MR. BOWLES: Correct. I was sworn in,  
5 in 2019, and I was reelected this past go around.  
6 So, two years and four months in.

7                   CHAIRPERSON ANDERSON: All right. I  
8 don't have any further questions.

9                   Are there any questions by the Board  
10 Members?

11                   (Pause.)

12                   CHAIRPERSON ANDERSON: Mr. Kline, do  
13 you have -- I'm sorry, no. Mr. Roth, do you have  
14 any questions of the witness based on the  
15 questions that I asked Mr. Bowles?

16                   MR. ROTH: No, sir.

17                   CHAIRPERSON ANDERSON: Thank you.

18                   Mr. Kline, do you have any redirect of  
19 the witness, sir?

20                   MR. KLINE: I do not. Thank you.

21                   CHAIRPERSON ANDERSON: Mr. Bowles,  
22 thank you very much for your testimony. Thank  
23 you very much, sir.

24                   MR. BOWLES: Thank you for your time.

25                   CHAIRPERSON ANDERSON: Thank you.

1 CHAIRPERSON ANDERSON: All right. Mr.  
2 Kline, do you have another witness, sir?

3 MR. KLINE: Yes. Peter Wood, please.

4 CHAIRPERSON ANDERSON: Is this your  
5 last witness?

6 MR. KLINE: It is.

7 CHAIRPERSON ANDERSON: All right. Just  
8 asking. I'm not trying to rush you. I'm just  
9 asking.

10 Mr. Wood -- Peter Wood, where is Mr.  
11 Wood?

12 MR. WOOD: Right here.

13 CHAIRPERSON ANDERSON: All right. I  
14 don't see Mr. Wood. So, I don't see you. You're  
15 not in my screen, but are you (inaudible), sir?

16 MR. WOOD: Yeah, I'm right here. I can  
17 see my video. I'm not sure if that --

18 CHAIRPERSON ANDERSON: Oh, there you  
19 are. Now, I see you. All right. Please raise  
20 your right hand, sir.

21 (Witness sworn.)

22 CHAIRPERSON ANDERSON: All right.  
23 Thank you. Your witness, Mr. Kline.

24 MR. KLINE: Thank you, Mr. Chair.

25 DIRECT EXAMINATION

1 BY MR. KLINE:

2 Q Mr. Wood, where do you live?

3 A I live at 1821 Kalorama Road, N.W., in  
4 Washington, D.C.

5 Q All right. And are you an ANC  
6 commissioner?

7 A I am. This is my first term. I  
8 started in January.

9 Q And what single-member district do you  
10 represent?

11 A That's 1C03, which is immediately to  
12 the north of the district for this property.

13 Q Okay. So, just for clarity sake,  
14 you're on the same ANC, as is Mr. Bowles, that's  
15 protesting this application, correct?

16 A That's correct.

17 Q Okay. And are you familiar with the  
18 application that is before the Board today in  
19 this hearing?

20 A Yes, I am.

21 Q And how are you familiar?

22 A I mean, I started as a resident  
23 because I noticed last year at the ANC meetings I  
24 attended that it was just under discussion.

25 And then obviously -- or I hope

1 obviously -- as a commissioner, I have done my  
2 best to inform myself about kind of what's going  
3 on with the process because it hasn't been  
4 entirely clear to me.

5 Q Okay. And you've heard Mr. Hughes  
6 make presentations concerning this application?

7 A Heard him make many presentations on  
8 this application.

9 Q Okay. And you've also had occasion to  
10 meet with him?

11 A Yes, I did. I -- he offered to the  
12 commissioners, if anyone was interested in seeing  
13 the property in person or virtually, that we  
14 could reach out to him. So, I took him up on  
15 that.

16 Q Okay. And you took a tour of the  
17 property?

18 A Yeah. I made it in person. I felt  
19 safe enough in terms of COVID protocol that it  
20 was something I could do. It was great. It was  
21 a nice trip.

22 Q All right. And do you support this  
23 application?

24 A Yes, I do.

25 Q And why do you support it?



1           A       I mean, as a neighbor, I want to see  
2           our vacant properties, you know, have a  
3           supportive environment to, again, grow other  
4           vacant properties into businesses.

5                   And also as a commissioner, I  
6           explicitly campaigned on, for lack of a better  
7           expression, you know, reversing some of the  
8           trends demographically in terms of business  
9           ownership of the Adams Morgan neighborhood  
10          particularly offering support to under-  
11          represented and to minority business owners. So,  
12          I kind of feel I have that obligation to my  
13          constituents.

14                   I could be a bad commissioner, I  
15          suppose, but I hold myself to that standard to  
16          follow up on what I promised.

17           Q       Okay. And there was quite a turnover  
18          in your commission in this last election; is that  
19          correct?

20           A       There was. Of the eight current  
21          seats, I believe six of us are new to the  
22          position.

23           Q       So, there's -- six of the eight  
24          commissioners are new?

25           A       Correct.

1           Q       All right. Have you experienced  
2 frustration in terms of how this application has  
3 been handled since you took office?

4           A       Yeah. I'd say that it started as just  
5 confusion, but I assumed that all parties were  
6 acting in good faith.

7                       And unfortunately, I'd say it  
8 developed to be quite a bit of frustration with  
9 what's going on not even just in this particular  
10 case, but kind of as the precedent it sets for  
11 what I think this neighborhood, and the people  
12 who work with me, seem to believe this is best  
13 for us.

14          Q       What was the --

15                   MR. ROTH: Mr. Chairman?

16                   CHAIRPERSON ANDERSON: Yes, Mr. Roth.

17                   MR. ROTH: I am going to object to this  
18 line of questioning, and I probably should have  
19 done it with Commissioner Bowles, but  
20 particularly with Commissioner Wood, you know.

21                       When membership on the ABC Board turns  
22 over, it does not vitiate every decision and  
23 order of a prior ABC Board.

24                       When membership on the D.C. Council  
25 turns over, it doesn't vitiate every resolution

1 and piece of legislation that prior D.C. Councils  
2 have passed. This testimony is irrelevant.

3 CHAIRPERSON ANDERSON: I'm going to  
4 overrule. I'm going to overrule the objection,  
5 sir.

6 The commissioner can testify, I think,  
7 in spite of the fact that he testified that as  
8 prior to him being a commissioner, he was at --  
9 he went to numerous meetings of the ANC where  
10 this issue was addressed. So, I'm going to  
11 overrule the objection.

12 Go ahead, Mr. Kline.

13 MR. KLINE: Thank you, Mr. Chair.

14 BY MR. KLINE:

15 Q Mr. Wood, the question was, what was  
16 the source of your frustration in connection with  
17 this application?

18 A Yeah. So, I think that actually is a  
19 good segue. My frustration was because I both as  
20 a resident and as -- at the time, as a candidate  
21 for an ANC position, it wasn't clear to me that  
22 this process was ongoing. It seems like it was  
23 pretty stagnant.

24 And even as I was sworn in and became  
25 a commissioner, the only -- as far as I've been

1 able to tell in searching through my documents,  
2 the only communication I've had from another  
3 commissioner on anything intended to be  
4 transparent with this process was from  
5 Commissioner Bowles.

6 So, I had no idea what was going on  
7 and it was -- I was alarmed to see that this was  
8 still an ongoing matter, which is kind of what  
9 led me to try to inform myself better and to try  
10 to just, you know, as a commissioner that has,  
11 you know, I think, beyond 1C07, which is  
12 Commissioner Bowles's district, I have the second  
13 highest total of liquor licenses in my district,  
14 Adams Morgan.

15 So, you know, it would be  
16 irresponsible for me not to understand both  
17 particular aspects of this case, but also just  
18 how it's developing in case something similar  
19 would happen in my district or elsewhere.

20 Q You sat through this hearing today?

21 A I have.

22 Q And although the protestant's case has  
23 not proceeded yet, you've heard the concerns that  
24 have been voiced and through the investigator's  
25 testimony as to their concerns and otherwise; is

1 that correct?

2 A Yeah. And I believe I even commented  
3 during public commentary at an ANC meeting, I  
4 definitely level with the concerns of any  
5 residents that if there is a threat of a lot of,  
6 you know, an establishment that has ownership  
7 that is not willing to take the neighbors'  
8 considerations to heart, you know, that's  
9 something that I think is legitimate.

10 But I think that I've seen the degree  
11 to which those concerns have been, you know,  
12 pushed and pushed and pushed is not only  
13 disparaging, but kind of contrary to at least  
14 what I was elected to do on my platform.

15 Q Got it. And have you found Mr. Hughes  
16 to be responsive in addressing those concerns, in  
17 your opinion?

18 A Yeah. I mean, he's been great.  
19 Honestly, I couldn't ask much more for -- I've  
20 met lots of business owners in this district and  
21 pretty globally just from my line of work and,  
22 yeah, pretty high standard. A high bar he sets  
23 in terms of just being communicative, being nice,  
24 treating you as a person as opposed to a  
25 potential enemy.

1 MR. KLINE: All right. I have no  
2 further questions of this witness at this time.  
3 Thank you.

4 CHAIRPERSON ANDERSON: Mr. Roth, do you  
5 have any questions of Mr. Wood?

6 MR. ROTH: Yes, sir. Thank you.

7 CROSS EXAMINATION

8 BY MR. ROTH:

9 Q Commissioner, ANC 1C has three  
10 committees, right?

11 A It currently does as far as I know,  
12 yes.

13 Q Yes. And do you serve on the ABC and  
14 Public Safety Committee?

15 A I do not.

16 Q So, in your three months on the ANC  
17 or, for that matter, in whatever previous period  
18 of time that you lived in Adams Morgan, have you  
19 ever participated in the filing of a protest  
20 petition on an ABC establishment?

21 A Not directly, no.

22 Q Have you ever participated in a  
23 mediation session?

24 A I have not.

25 Q Have you ever participated in

1 settlement negotiations on an ABC establishment?

2 A I have not.

3 Q Have you ever actually negotiated a  
4 settlement agreement?

5 A In ANC 1C, no, I have not.

6 Q Have you ever got to prepare for and  
7 participate in a hearing like the one we're  
8 having today?

9 A I -- specifically for ABRA?

10 Q Yeah.

11 A No.

12 CHAIRPERSON ANDERSON: I'm sorry, what  
13 was your answer, sir? I didn't hear.

14 MR. WOOD: I said -- I asked -- I  
15 commented that if he was referring to  
16 specifically ABRA testimony, this is my first  
17 time.

18 CHAIRPERSON ANDERSON: Okay. Thank  
19 you.

20 BY MR. ROTH:

21 Q Do you have any idea how many  
22 settlement agreements had been reached in Adams  
23 Morgan over, say, the last ten years?

24 MR. KLINE: Objection. Objection.  
25 Relevance. This notion that a settlement

1 agreement is the holy grail I would strenuously  
2 object to, and it shouldn't be a mark of a good  
3 business or a bad business as to whether somebody  
4 entered into a settlement agreement.

5 MR. ROTH: I'm asking --

6 CHAIRPERSON ANDERSON: Hold on. Hold  
7 on. Hold on. I'm going to overrule the  
8 objection.

9 The question was that -- is he aware  
10 of how many settlement agreements were -- and the  
11 witness can testify yes or no. At least that's  
12 the question that's asked.

13 MR. WOOD: In terms of the specific  
14 number, I don't, but I do know that it's fairly  
15 common, which is particularly why I became more  
16 and more interested and informed myself in this  
17 case because I know that a lot of the settlement  
18 agreements that I've paid attention to did not go  
19 to this end to make things -- matters incredibly  
20 difficult for the applicant.

21 BY MR. ROTH:

22 Q All right. Do you know how many  
23 protests have been filed over the last ten years  
24 in Adams Morgan?

25 A In terms of numbers, I don't know. If



1 you can point me to the database to look that up,  
2 I'd be happy to.

3 Q So, when you describe your frustration  
4 with the stagnation of the process, your  
5 frustration is based upon a complete absence of  
6 knowledge apparently about the way the ABC  
7 process works, from what I --

8 A I would disagree. I didn't say that  
9 I was frustrated with the stagnation. I was  
10 frustrated that a period of stagnation that I  
11 perceived to be the closure of this process  
12 turned out to be a period of silence from what  
13 are now my -- or what is now a fellow  
14 commissioner of mine who was communicating in  
15 absolutely no way and had, on multiple occasions,  
16 based, you know, on a person-to-person level,  
17 said that they were the sole representative that  
18 was voted to represent the ANC, but they had not  
19 communicated to the other commissioners, at least  
20 myself, what, you know, the ongoings of this  
21 proceeding was.

22 So, I took it in good faith to mean  
23 that there as nothing to report. And after doing  
24 more investigation, I learned that was quite far  
25 from the truth.

1                   So, I found that very frustrating  
2 because, you know, I know Adams Morgan to be a  
3 neighborhood with a lot of transparency and a lot  
4 of good faith. So, I was taken aback to see that  
5 wasn't happening.

6                   Q       In the three months of time in which  
7 you are not a member of the relevant committee.  
8 Okay. I'll take that for an answer.

9                   At any time in the last three months  
10 since you joined the ANC, have you ever walked  
11 over to 1812 Vernon Street next door at the  
12 Carswell, since you took the tour of 1806, and  
13 tried talking to any of the protestants in the  
14 Carswell Condominium next door about their  
15 concerns regarding this proposed establishment?

16                  A       I would say that I have not done that  
17 to almost anyone because there is currently a  
18 public health emergency. So, I've actually been  
19 avoiding in-person contact.

20                  Although, I do have a pretty extensive  
21 email list of people that I always have an open  
22 door to and every week I have quite a few  
23 conversations with residents.

24                  Q       But you've never actually communicated  
25 with anyone as a protestant in this case?

1           A        I mean, I don't know. I talk to so  
2 many people. I don't know who is and who is not.  
3 But in terms of --

4           Q        You've never spoke to them about this  
5 case?

6           A        I have spoken to many constituents,  
7 but I usually keep my --

8           Q        Commissioner Wood --

9                   CHAIRPERSON ANDERSON: Mr. Roth, can  
10 you please allow him to answer the question, sir?

11                   MR. ROTH: Well, he's evading answering  
12 and that's why I'm --

13                   CHAIRPERSON ANDERSON: Mr. Roth,  
14 please. You have asked him a question and he's  
15 giving you an answer -- hold on, Mr. Wood.

16                   Mr. Roth, you have asked him a  
17 question. He's answering the question to the  
18 best of his ability, sir.

19                   Can you just please give him a chance  
20 to answer the question? Do you have another  
21 question you want to ask him, sir?

22                   MR. ROTH: Yeah.

23                   BY MR. ROTH:

24           Q        Have you ever asked your colleague,  
25 Commissioner Irani, for the names, email

1 addresses or phone numbers of any of the  
2 protestants so you could contact them to talk to  
3 them about this case?

4 A No. I actually was very particularly  
5 opposed to that idea because as soon as I became  
6 more privy to the details of this, I noticed that  
7 Mr. Irani became remarkably defensive any time  
8 anyone questioned his proceedings on the matter.  
9 So, I did not feel comfortable doing so.

10 Q I see. Okay. There are eight members  
11 of the ANC; is that correct?

12 A ANC 1C, correct.

13 Q Okay. And there are two of those  
14 eight members testifying here today for the  
15 applicant; is that correct?

16 A As far as I've seen. When you say  
17 "members," I think you mean commissioners.

18 Q Commissioners. Okay.

19 MR. ROTH: No further questions.

20 CHAIRPERSON ANDERSON: All right.

21 Thank you.

22 Mr. Wood, how many ANC meetings have  
23 the commissioners -- you've been a commissioner  
24 since when?

25 MR. WOOD: I mean, just this year.

1 So, about three months. Since January 2nd.

2 CHAIRPERSON ANDERSON: How many  
3 meetings has the Commission had since you've been  
4 an ANC commissioner?

5 MR. WOOD: Let's see. I've been a  
6 part of -- formerly as a commissioner --

7 CHAIRPERSON ANDERSON: No. No. No.  
8 No. No. No. No. Since you've been sworn in,  
9 how many meetings has ANC 1C had since you've  
10 been sworn in?

11 MR. WOOD: Are you talking about  
12 general meetings or is that including committee  
13 meetings as well?

14 CHAIRPERSON ANDERSON: I mean ANC  
15 public meetings. How many public -- the only  
16 meetings -- it's my understanding that the ANC  
17 Commission, the only meetings are public  
18 meetings.

19 So, how many public meetings has ANC  
20 1C had?

21 MR. WOOD: Okay. So, if we're  
22 including committee, that's 12 public meetings.

23 CHAIRPERSON ANDERSON: Since you have  
24 been sworn in?

25 MR. WOOD: There have been three that

1 are the general entire ANC, which is the first  
2 Wednesday of every month in 1C.

3 And then the subsequent three  
4 Wednesdays are for the three committees and I'm  
5 pretty sure I've attended the vast majority of  
6 those, if not all of those.

7 CHAIRPERSON ANDERSON: All right.

8 MR. WOOD: And the general ANC, I've  
9 been to all of those.

10 CHAIRPERSON ANDERSON: Now, it's my  
11 understanding that you're saying that of the  
12 eight commissioners, that six of the  
13 commissioners are new; is that correct?

14 MR. WOOD: Six of the eight sworn for  
15 the first time January 2nd, to the best of my  
16 knowledge.

17 CHAIRPERSON ANDERSON: So, when did you  
18 know that there was a protest for this case?

19 MR. WOOD: To the best of my knowledge,  
20 I think it was last August-ish. I'm not exactly  
21 sure on the specific date or anything, but I know  
22 that I was in (inaudible) at the August 2020 ANC  
23 1C meeting specifically on this matter, but that  
24 was when I was just a resident.

25 CHAIRPERSON ANDERSON: So, since you

1 have been sworn in as a commissioner in January,  
2 has the ANC had an opportunity with the new  
3 commissioners to revisit this issue?

4 Has it been discussed -- I mean, has  
5 it been discussed, as an ANC, whether or not they  
6 should continue to protest this application?

7 MR. WOOD: No. We've met multiple  
8 times. That's why I mentioned the stagnation  
9 being -- developing into frustration because I  
10 have no reason to know that there was still a  
11 matter at hand especially because Commissioner  
12 Irani said he had been in charge of that.

13 And we multiple times met all of the  
14 commissioners to make sure we're on the same page  
15 on matters going forward and this matter was  
16 never brought up.

17 And the only email I ever received, at  
18 least to the best of my knowledge, on this  
19 account is, you know, the 1C03 account was, you  
20 know, under control with my predecessor, but I've  
21 only found one email from Commissioner Irani on  
22 this matter, which was specifically replying to  
23 the applicant trying to correct some points that  
24 he made, but it never went into any detail or  
25 (inaudible).

1 CHAIRPERSON ANDERSON: Hold on. Hold  
2 on, Mr. Wood. You froze for a minute.

3 MR. WOOD: Sorry about that.

4 CHAIRPERSON ANDERSON: So, I don't know  
5 what happened. You froze. I don't know -- you  
6 were speaking and your screen was frozen.

7 MR. WOOD: Are we better now? How's  
8 this?

9 CHAIRPERSON ANDERSON: All right.

10 MR. WOOD: Okay.

11 CHAIRPERSON ANDERSON: So, you had  
12 stopped in midstream. So, I don't know what you  
13 were saying.

14 MR. WOOD: Okay. I'll go back.

15 CHAIRPERSON ANDERSON: At no time did  
16 Commissioner Irani -- and then --

17 MR. WOOD: Yeah.

18 CHAIRPERSON ANDERSON: -- you froze.

19 MR. WOOD: So, I mean, he never got  
20 into direct contact with commissioners to address  
21 this issue, which is why I never thought it was  
22 something to ask about.

23 And then I did see that there seems to  
24 be some sort of disagreement regarding a  
25 committee meeting that was going to discuss the



1 matter, but not vote on it.

2 And then I kind of started to learn  
3 more and I realized that there was an attempt to,  
4 from the best of my knowledge, to dismiss the  
5 entire application, which was completely  
6 unexpected to me, and I just tried to get some  
7 grasp of what was going on because no one had  
8 communicated this to me in any capacity.

9 And as someone that's one of the eight  
10 votes on ANC matters, I thought that was  
11 important for me and the other seven people to  
12 have some grasp of the matter at hand.

13 CHAIRPERSON ANDERSON: All right.  
14 Who's the chair of the ANC? Who's the chair of  
15 the ANC?

16 MR. WOOD: It's currently Commissioner  
17 Irani (inaudible).

18 CHAIRPERSON ANDERSON: Okay. All right.  
19 Thank you. All right. Any other questions by  
20 any of the Board Members?

21 (Pause.)

22 CHAIRPERSON ANDERSON: Mr. Roth, any  
23 questions of the witness based on the questions I  
24 asked?

25 MR. ROTH: No, sir.

1 CHAIRPERSON ANDERSON: Mr. Kline?

2 MR. KLINE: I have no further  
3 questions. Thank you, Mr. Wood.

4 CHAIRPERSON ANDERSON: Thank you, Mr.  
5 Wood. Thank you very much for your testimony  
6 today.

7 All right. Do you rest, Mr. Kline?

8 MR. KLINE: Just some housekeeping.  
9 Formally move Applicant's Exhibits 2, 11, 12 and  
10 13, and Protestant's Exhibits 10 and 11, both of  
11 which were previously identified and discussed.

12 CHAIRPERSON ANDERSON: All right. Mr.  
13 Kline, I don't see how you can move a protestant  
14 document in evidence. It's not your document.

15 MR. KLINE: Our PIFF specifically  
16 identified that we reserve the right to use any  
17 protestant's documents and the document was  
18 identified. So, we're moving it into evidence.  
19 It's not proprietary.

20 CHAIRPERSON ANDERSON: I'm sorry, sir.

21 MR. KLINE: I said, it's not  
22 proprietary.

23 CHAIRPERSON ANDERSON: No. You stated  
24 that you said your PIFF stated that you're going  
25 to rely on their documents or -- is that what you

1 stated?

2 MR. KLINE: Let me read it.

3 CHAIRPERSON ANDERSON: I'm just asking  
4 a question. I'm not -- I'm just asking a  
5 question. All right. I'm just asking a  
6 question, sir.

7 MR. KLINE: In our exhibits we listed  
8 14, and then we listed the investigator report,  
9 we listed any exhibit listed on protestant's  
10 PIFF.

11 CHAIRPERSON ANDERSON: All right. All  
12 right. So, again, what documents, again, of the  
13 protestants, what documents are those?

14 MR. KLINE: 10 and 11.

15 CHAIRPERSON ANDERSON: Mr. Roth, do you  
16 have any objection to the introduction of No. 2,  
17 No. 11 -- Petitioner's No. 2, No. 11, No. 12 and  
18 No. 13 being moved into evidence?

19 (Pause.)

20 CHAIRPERSON ANDERSON: You're on mute,  
21 sir.

22 MR. ROTH: You overruled my objection  
23 to 13.

24 CHAIRPERSON ANDERSON: All right. So,  
25 2, 11, 12 I move without objection. And No. 13

1 is moved with the petitioner -- I'm sorry, the  
2 protestant objecting to 13, but I'm still  
3 allowing No. 13 into evidence.

4 And so, the petitioner wants to move  
5 No. 10 and 11 into evidence. Any objection to  
6 those two documents that -- your two documents to  
7 be moved?

8 MR. ROTH: No, sir.

9 CHAIRPERSON ANDERSON: All right. So,  
10 we will move in Applicant's Exhibit No. 2, No.  
11 11, No. 12, No. 13, and Protestant's No. 10 and  
12 No. 11. All right. Thank you.

13 (Whereupon, the above-referred to  
14 documents were received into evidence as  
15 Applicant Exhibit Nos. 2, 11, 12, and 13 and  
16 Protestant Exhibit Nos. 10 and 11.)

17 CHAIRPERSON ANDERSON: Does the  
18 applicant rest?

19 MR. KLINE: Yes. On that we rest.  
20 Thank you.

21 MR. ROTH: Mr. Chairman, I'm not sure  
22 I moved Protestant's Exhibit 41 when Commissioner  
23 Bowles was testifying.

24 CHAIRPERSON ANDERSON: What we'll do,  
25 Mr. Roth, why don't you have a list of all the

1 exhibits that you want to move in.

2 MR. ROTH: Um-hmm.

3 CHAIRPERSON ANDERSON: And at the end  
4 of the case you can then -- we can go through all  
5 the exhibits that you want to move into evidence.

6 So, you still have an opportunity at  
7 the end of the case to move that into evidence.  
8 Okay?

9 MR. ROTH: Okay. All right.

10 CHAIRPERSON ANDERSON: What I'm going  
11 to do is that I'm going to have Commissioner  
12 Irani testify. And once he testifies, then we'll  
13 take a short break before I have you, Mr. Roth,  
14 testify. Okay?

15 So, we'll probably go off the record  
16 for maybe about ten minutes or so after  
17 Commissioner Irani testifies. Okay?

18 MR. WOOD: Would you mind if I took a  
19 10-minute break right now?

20 CHAIRPERSON ANDERSON: Mr. Irani, you  
21 want to take a -- I thought -- you weren't on  
22 camera. I thought you were taking a break.

23 MR. WOOD: I was listening intently to  
24 my fellow commissioners. That's why I didn't get  
25 up.

1 CHAIRPERSON ANDERSON: No. No. That's  
2 why I was saying that was your break. You were  
3 off camera. So, when you're off camera, then  
4 you're on break.

5 All right. It's 4:16. We will be off  
6 -- we'll take a five-minute break. It's 4:17.  
7 4:25 we'll come back on. We'll take a break  
8 until 4:25. Okay?

9 MR. WOOD: Thank you, Mr. Chair.

10 CHAIRPERSON ANDERSON: All right.  
11 Thank you.

12 (Whereupon, the above-entitled matter  
13 went off the record at 4:16 p.m. and resumed at  
14 4:25 p.m.)

15 CHAIRPERSON ANDERSON: I need all  
16 commissioners to please upload their cameras  
17 please. Thank you. Commissioner Irani, can you  
18 --

19 COMMISSIONER IRANI: Tell me.

20 CHAIRPERSON ANDERSON: I feel that you  
21 have a guest in the room. Is that person going  
22 to testify also, sir?

23 COMMISSIONER IRANI: He's always here  
24 to testify. Hopefully he'll stay quiet at this  
25 time.

1 CHAIRPERSON ANDERSON: All right, you  
2 know.

3 COMMISSIONER IRANI: I did take a few  
4 minutes to take him out so to make sure.

5 CHAIRPERSON ANDERSON: That's fine.  
6 You know, we have to create some levity when  
7 we're here so I just have to say that. All  
8 right, so you're just going to make a  
9 statement/testify and you are aware that you will  
10 be subject to cross examination by Mr. Kline and  
11 also by Mr. Roth, if he so desires. Are you  
12 clear with that?

13 COMMISSIONER IRANI: Yes, I am.

14 CHAIRPERSON ANDERSON: And that  
15 whatever witnesses that you would call, that Mr.  
16 Roth would call witnesses on your behalf, is that  
17 correct?

18 COMMISSIONER IRANI: That's correct.

19 CHAIRPERSON ANDERSON: All right, so  
20 can you raise your right hand then please? Do  
21 you swear or affirm to tell the truth and nothing  
22 but the truth?

23 COMMISSIONER IRANI: Yes, I do.

24 CHAIRPERSON ANDERSON: All right, so  
25 go ahead.

1                   COMMISSIONER IRANI: Okay, so I have  
2 written testimony. Mr. Chairman and members of  
3 the board, my name is Amir Irani. I'm  
4 chairperson of ANC 1C.

5                   CHAIRPERSON ANDERSON: I need you to  
6 spell your name again for the record, please,  
7 okay?

8                   COMMISSIONER IRANI: My name is Amir  
9 Irani, spelled A-M-I-R I-R-A-N-I.

10                  CHAIRPERSON ANDERSON: Okay, go ahead.

11                  COMMISSIONER IRANI: I'm the  
12 chairperson of ANC 1C, which is the Adams Morgan  
13 ANC. I'm also the commissioner for Single Member  
14 District IC01, which is the single member  
15 district where the establishment is located. So,  
16 I am personally very familiar with the area being  
17 discussed today. I've been a resident in this  
18 SMD for the past 11 years. I was also  
19 chairperson last summer when our ANC considered  
20 and voted on the protest resolution in the record  
21 before you.

22                  I'm here today to present the ANC's  
23 views on this case. Protestant's Exhibit 38  
24 contains the minutes of our ANC's August 5, 2020  
25 meeting, at which this application was



1 considered. After hearing from members of the  
2 community and the Applicant's counsel, and after  
3 extensive discussion among the commissioners, the  
4 ANC voted 6 to 1 to protest this application.  
5 The grounds for our protest were the following.  
6 An adverse impact on the peace, order and quiet  
7 of the neighborhood, residential parking needs  
8 and vehicular and pedestrian safety, real  
9 property values, substantial adverse impact on  
10 residents in the adjacent residential district  
11 contrary to the requirement of DC Code Section  
12 25-314C and finally excessive over concentration  
13 of tavern licenses contrary to the provisions of  
14 the Adams Morgan moratorium zone.

15 Chairman Anderson, I ask that  
16 Protestant's Exhibit 38 be made a part of the  
17 record.

18 CHAIRPERSON ANDERSON: And all right,  
19 that's already in the Board's--I'm sorry is that  
20 in the case report that was done by the our own  
21 investigator?

22 COMMISSIONER IRANI: The minutes were  
23 there. They were also --

24 CHAIRPERSON ANDERSON: It's already in  
25 the record. I mean it's already in the record, I

1 don't need to--it was part of the documents I see  
2 that were identified earlier by Mr. Puente, so  
3 it's already in the record.

4 COMMISSIONER IRANI: Okay. This ANC  
5 vote followed a meeting of the ANC's ABC and  
6 Public Safety Committee on July 8, 2020, where  
7 Mr. Hughes and his counsel were invited to  
8 present their plans and respond to questions and  
9 concerns from the community. Due to the public  
10 health emergency, that meeting was conducted over  
11 Zoom as well as all of our ANC meetings and  
12 committee meetings have been conducted over Zoom  
13 for the past year during the public health  
14 emergency.

15 In my more than four years on the ANC,  
16 my first meeting was on January 1, 2017. I have  
17 never seen an ABC application in all of Adams  
18 Morgan, much less my SMD, attract this much  
19 attention from individual residents and to me,  
20 the reason is obvious. No one has ever attempted  
21 to locate a bar on the interior of a residential  
22 side street. This is, as has been pointed out, a  
23 few lots in from 18th Street.

24 If you look at the list of the 31 ABC  
25 establishments in Investigator Puente's report,

1 you'll see that almost all of them within the  
2 1200 foot section relevant to this case are  
3 located on 18th Street or on the outer edges of U  
4 Street. There are also two hotels on Connecticut  
5 Avenue. In one case, there's a liquor store on  
6 the ground floor of an office building on Florida  
7 Avenue, near Connecticut Avenue, and there are  
8 two CRs in the heart of the busy intersection at  
9 question, but I'll talk about those later.

10 No one has ever attempted to turn a  
11 rowhouse on a side street into a tavern  
12 immediately abutting the RA2 residential zone  
13 that's predominant here. At that July ABC  
14 Committee meeting, Mr. Hughes described his  
15 business plan. He shared with the ANC and the  
16 community many, if not all, of the drawings or  
17 renderings that he introduced here today as his  
18 Exhibit Two.

19 You'll note that all of the exterior  
20 drawings focus on his vision of the Florida  
21 Avenue side of the building, which Mr. Hughes  
22 emphasized that night was where he intended to  
23 focus the attention of his future customers. Not  
24 one of these drawings show the Vernon Street  
25 facade.

1 MR. KLINE: Mr. Chairman, I'm going to  
2 have to object. We have a written argument  
3 that's being read. I am baffled as to how I'm  
4 supposed to respond and cross examine what is in  
5 essence a closing or opening argument.

6 MS. ANDREWS: Mr. Chair, you're muted.

7 CHAIRPERSON ANDERSON: This is one of  
8 the unfortunate things that I do when I try to  
9 mute myself so there is no background noise, I  
10 apologize.

11 As I've stated, Mr. Kline, at the  
12 beginning of the proceeding it was clear that  
13 Commissioner Irani would be making a statement.  
14 That was clear at the beginning of the  
15 proceeding. It was also clear at the beginning  
16 of this presentation that he was going to make a  
17 statement and that it would be subjected to cross  
18 examination. So, sir, that's the agreement that  
19 we had from the beginning of the hearing.  
20 There's no surprise to anyone and so, therefore,  
21 I will allow him to go through his testimony, his  
22 statement and you will be allowed to vigorously  
23 cross examine everything that he has stated, sir,  
24 okay? So, let's move on. Go ahead, Commissioner  
25 Irani.

1                   COMMISSIONER IRANI: Thank you, Mr.  
2 Chair. In fact, Mr. Hughes made a point of  
3 saying that he didn't want Vernon Street to  
4 become commercialized and that doing so would  
5 actually detract from his speakeasy concept. It  
6 soon became evident from these renderings that  
7 Mr. Hughes's actual plans for alcohol service  
8 were so complex that it was difficult to envision  
9 this operation being appropriate for this  
10 location.

11                   While he wants you and us to focus on  
12 his second floor speakeasy, it's also obvious  
13 that the café in the basement is more than just a  
14 coffee counter as it has been described. It will  
15 also be a bar, which can be entered and exited  
16 from both the Vernon Street and Florida Avenue  
17 sides of the building. Based on the hours of  
18 operation the Applicant has requested, it could  
19 operate from 8 a.m. until 2 a.m. weeknights and 8  
20 a.m. until 3 a.m. weekends with patrons milling  
21 about and talking outside residences' bedroom  
22 windows until the wee hours of the morning, on  
23 both the Florida Avenue and Vernon Street sides  
24 of the building. Judging by Protestants' Exhibit  
25 27, part of the floor plans approved by DCRA, one

1 major attraction of the barber shop planned for  
2 the basement, will be the ability to get a drink  
3 before, during, after a haircut and similarly the  
4 plan for a retail space in the same basement,  
5 presumably has customers strolling around with  
6 drinks in hand while shopping. Chair Anderson, I  
7 ask that Protestants' Exhibit 27 be made a part  
8 of the record.

9 CHAIRPERSON ANDERSON: What is  
10 Protestant Exhibit 27?

11 COMMISSIONER IRANI: It is the first  
12 floor construction plan.

13 CHAIRPERSON ANDERSON: Is that part of  
14 --

15 COMMISSIONER IRANI: It was a part of  
16 the exhibits that we all have jointly filed in  
17 our PIF.

18 CHAIRPERSON ANDERSON: Well, I can ask  
19 Ms. Andrews to give you the ability to share your  
20 screen because I don't know what it is.

21 COMMISSIONER IRANI: Sure, sure, okay.

22 CHAIRPERSON ANDERSON: So, Ms.  
23 Andrews, can you please give Commissioner Irani  
24 the ability to share his screen, please, and then  
25 can you please bring up Protestant Exhibit No.

1 27?

2 MS. ANDREWS: Sure. Stand by.

3 CHAIRPERSON ANDERSON: Yeah,  
4 Protestant No. 27, yes.

5 MS. ANDREWS: Mr. Irani, you can share  
6 your screen now.

7 COMMISSIONER IRANI: Great, thank you.  
8 Am I? Is anything showing right now on the  
9 screen?

10 CHAIRPERSON ANDERSON: No.

11 COMMISSIONER IRANI: No?

12 MR. ROTH: Mr. Chairman, would it help  
13 if I shared it from mine 'cause I seem to have  
14 been able to pull up those exhibits pretty  
15 easily?

16 CHAIRPERSON ANDERSON: If you're able  
17 to and Ms. Andrews can give you that opportunity,  
18 that's fine.

19 MS. ANDREWS: Okay, sure. Stand by.

20 CHAIRPERSON ANDERSON: Thank you.

21 MS. ANDREWS: Okay, Mr. Roth, you can  
22 share your screen now.

23 CHAIRPERSON ANDERSON: We're looking  
24 at No. 27.

25 MR. ROTH: Yeah.

1 CHAIRPERSON ANDERSON: Can you  
2 identify what is Exhibit 27, please?

3 COMMISSIONER IRANI: So that's the  
4 construction plan for the basement level, where  
5 you see the barber shop and the coffee counter.

6 CHAIRPERSON ANDERSON: Hold up. Mr.  
7 Kline, do you have any objection to No. 27?

8 MR. KLINE: I do not.

9 CHAIRPERSON ANDERSON: And since it's  
10 your exhibit also, Mr. Roth, I'm assuming that  
11 you do not have any objection, is that correct?

12 MR. ROTH: Correct, sir.

13 CHAIRPERSON ANDERSON: So, Protestant  
14 Exhibit No. 27 without objection has been  
15 admitted. Go ahead, Mr. Irani.

16 (Whereupon, the above-referred to  
17 document was marked as Protestant Exhibit No. 27  
18 for identification and received into evidence.)

19 COMMISSIONER IRANI: Thank you. The

20 --

21 CHAIRPERSON ANDERSON: Please close  
22 the screen, but you'll still have the opportunity  
23 to share.

24 MR. ROTH: Okay.

25 COMMISSIONER IRANI: And so, will it



1 be okay if when there are other exhibits to  
2 present, will it be okay for Mr. Roth to present  
3 those? To put them on his screen?

4 CHAIRPERSON ANDERSON: Yes, just  
5 identify the numbers and I'll ask Mr. Roth if he  
6 so pleases to bring them up.

7 COMMISSIONER IRANI: Okay. Thank you.  
8 The Applicant has also requested a summer garden  
9 with occupancy of 30 in his Florida Avenue facing  
10 rear yard. Regardless of what that would  
11 involve, occupancy by 30 patrons or 13, this  
12 summer garden would sit right beneath the windows  
13 of current residents who have lived there for  
14 years without bar patrons talking to each other  
15 or congregating for happy hours after work or  
16 hanging out in the late night or early morning  
17 hours, getting a smoke break between drinks.  
18 Moreover, it's ironic that the single most  
19 logical place the Applicant could have used to  
20 store trash and recycling from a speakeasy, a  
21 café, a barber shop, a retail space would have  
22 been mainly his own back yard on its own private  
23 property, but that would instead be turned into a  
24 summer garden, making that an 19-hour a day  
25 nuisance for neighbors. I'll come back to the

1 trash issue in a bit.

2 At the time that the ANC voted to  
3 protest this establishment, there was, at best, a  
4 lack of clarity as to what Mr. Hughes's actual  
5 plans were for exiting speakeasy customers. That  
6 in itself was a concern for neighbors on both the  
7 front and rear of his building. It has since  
8 become evident that he plans to discharge his  
9 speakeasy patrons onto quiet residential Vernon  
10 Street, even at 2 and 3 a.m. in the morning.  
11 Time and experience tells us that in addition to  
12 hanging out in front 1806 Vernon Street after  
13 exiting, many patrons will also be calling Ubers  
14 and Lyfts to that location right next door to and  
15 across the street from sleeping residents.  
16 Protestant Exhibits 11 and 15 show just how close  
17 these residents would be to the Applicant's front  
18 door. Mr. Roth, if you don't mind, would you  
19 show Exhibits 11 and 15?

20 MR. ROTH: (Inaudible.)

21 COMMISSIONER IRANI: That yellow  
22 building is the Applicant's building?

23 MR. ROTH: And --

24 COMMISSIONER IRANI: And 15. And  
25 that's immediately across the street. Those are

1 all residential buildings and the white townhome  
2 is actually a protestant on the matter that's  
3 Protestant Laurie Clarke. Thank you, Mr. Roth.  
4 I do have another one coming up in a second, so,  
5 if you could just keep that up.

6 I don't mean to suggest that exiting  
7 onto Florida Avenue instead of Vernon at those  
8 late hours would be preferred by the condo  
9 residents who live right above the rear yard.  
10 Protestants' Exhibit 12, if you don't mind, Mr.  
11 Roth, showing that. It's a photograph showing  
12 the Florida side of these two buildings and this  
13 picture is comparable to Investigator Puente's  
14 Exhibits 11 and 12. These photos show how a  
15 stream of inebriated patrons coming out onto  
16 Florida Avenue at 2 a.m. and 3 a.m., but  
17 potentially hanging out in the proposed summer  
18 garden, would be very disruptive to the sleep of  
19 those residents on the Florida Avenue side.  
20 Those windows on the brown brick building, those  
21 are all the condos of The Carswell.

22 Chairman Anderson, I ask that  
23 Protestant's Exhibit 11, 12 and 15, the pictures  
24 I just showed, be admitted into evidence. Is  
25 that necessary for me to do that?

1 CHAIRPERSON ANDERSON: Mr. Kline?

2 MR. KLINE: No objection and indeed 11  
3 is already in.

4 CHAIRPERSON ANDERSON: All right so  
5 without objection.

6 (Whereupon, the above-referred to  
7 documents were marked as Protestant Exhibit Nos.  
8 12 and 15 for identification and received into  
9 evidence.)

10 CHAIRPERSON ANDERSON: It's always  
11 necessary, Mr. Irani, because although they're in  
12 your PIF, unless they're introduced into  
13 evidence, then they're not brought from the  
14 evidence unless they are moved into evidence,  
15 sir.

16 COMMISSIONER IRANI: Understood.  
17 Thanks for that.

18 Together, these photos tell you that  
19 this is simply an inappropriate location for an  
20 establishment of this nature and complexity.  
21 Last August when the ANC voted to protest the  
22 application, at least one commissioner, who began  
23 our ANC meeting seemingly favorably disposed to  
24 the application, actually changed her mind after  
25 listening to the discussion. And she voted to

1 protest the application, saying herself that she  
2 wouldn't want to live right next door to such an  
3 establishment.

4 MR. KLINE: Mr. Chairman, I'm going to  
5 renew my objection. I'm sorry, I know it's going  
6 to be overruled, but this is far afield from any  
7 ABC hearing process that I have been involved in  
8 in my almost 40 years of doing this, where we  
9 have someone up here just simply making argument  
10 with, I don't even know what, I don't even know  
11 what to say. I mean this is, this is inherently  
12 unfair and I'm renewing my objection for the  
13 record.

14 CHAIRPERSON ANDERSON: And I  
15 appreciate your objection, Mr. Kline, and for the  
16 record, your objection, I'm overruling your  
17 objection. Since we have been doing these  
18 virtual hearings, Commissioner Irani is not the  
19 first ANC representative who has read a statement  
20 and his PIF (inaudible) statement has been  
21 subject to cross examination by the parties. In  
22 a protest hearing that we had last week, it was  
23 the same procedure that was followed and as I  
24 stated again, Mr. Kline, at the beginning of  
25 these proceedings, this is what all the parties

1 agreed was going to occur, so --

2 MR. KLINE: We never agreed that was  
3 going to occur. I didn't agree. I objected.  
4 So, I want to be clear for the record, we did not  
5 agree that that was what was going to occur.

6 MR. ROTH: I did.

7 CHAIRPERSON ANDERSON: You objected  
8 and what was--well, I guess that was at 10  
9 o'clock this morning.

10 (Simultaneous speaking.)

11 CHAIRPERSON ANDERSON: I apologize.

12 MR. KLINE: You said that that was the  
13 way it was going to go and I respect the Board's  
14 decision, although I don't agree with it. This  
15 is not a zoning hearing where we let anything in,  
16 but the kitchen sink. This is a contested case,  
17 due process hearing. There are no questions. I  
18 have no opportunity to object to what testimony  
19 is being elicited. We have a written statement  
20 that is in essence an argument rather than a  
21 statement and the Applicant is being put at a  
22 severe disadvantage.

23 CHAIRPERSON ANDERSON: Your objection  
24 is noted, Mr. Kline, and I'm overruling your  
25 objection and, again, you have an opportunity to

1 cross examine Mr. Irani on everything in the  
2 statement that he's making. All right.

3 MR. KLINE: I understand.

4 CHAIRPERSON ANDERSON: Go ahead, Mr.  
5 Irani.

6 COMMISSIONER IRANI: Thank you, Mr.  
7 Chair. My comments thus far have focused  
8 primarily on peace, order and quiet issues,  
9 including concerns about noise, trash and litter,  
10 but please permit me to make one related point  
11 before moving on to other issues.

12 Throughout this process, the Applicant  
13 was very hazy about where he planned to place  
14 both his trash and the sidewalk café he had been  
15 planning. I'm glad to hear that the Applicant is  
16 not applying for a sidewalk café because, as you  
17 can see from Protestant's Exhibit 8, Mr. Roth, if  
18 you'd be so obliged, Exhibit 8, which shows the  
19 sidewalk on the south side of Vernon Street  
20 including the front of the Applicant's  
21 establishment.

22 (Whereupon, the above-referred to  
23 document was marked as Protestant Exhibit No. 8  
24 for identification.)

25 There would be very little room for

1 tables and chairs there without obstructing  
2 pedestrian passage of no less than 10 feet width  
3 at all points. Similarly, as you can you see  
4 from Protestant's Exhibit 10, which shows the  
5 Florida Avenue sidewalk in front of where the  
6 summer garden is proposed, there is equally  
7 little space.

8 (Whereupon, the above-referred to  
9 document was marked as Protestant Exhibit No. 10  
10 for identification.)

11 For a time, we thought he might want  
12 to use the tiny front yard on the Vernon Street  
13 side for his so called sidewalk café, but you  
14 can see that area prior to the commencement of  
15 the renovation that he recently started in  
16 Protestant's Exhibit 9.

17 (Whereupon, the above-referred to  
18 document was marked as Protestant Exhibit No. 9  
19 for identification.)

20 I'm glad that that's not the case.  
21 It's only just within the last few days this  
22 picture is different than what it looks like  
23 right now because just within the last few days  
24 the Applicant's contractor has begun laying out  
25 rebar and 2 x 4's for the front yard for the



1 purpose that, up until today, was unknown to me.  
2 Actually we have a picture of that, that's  
3 Protestant's Exhibit 48.

4 Back in July, thank you, Mr. Roth,  
5 during discussions with the community at our ABC  
6 Committee meeting, Mr. Hughes reiterated a  
7 request he had previously made to the residences  
8 of the Carswell Condos to share their dumpster  
9 area. A request those residents had made clear  
10 through their silence that they weren't willing  
11 to entertain. In lieu of that, he told the  
12 community he planned to store the entire  
13 building's trash and recycling in a secure  
14 storage closet under the front steps, but that  
15 location is no longer available because during  
16 construction, that space has now been completely  
17 taken up by the placement of the building's  
18 utility meters. Because he wants to turn his  
19 entire rear yard into a summer garden, there'd be  
20 no place for trash or recycling there. If the  
21 proposed speakeasy, café, barber shop, retail  
22 space, office and apartment only have a single  
23 small space for trash and recycling on that tiny  
24 patch of front yard, which was in Exhibit 48,  
25 this will be a rat and rodent heaven and it could

1 be even worse if you put dirt and other  
2 landscaping planting around it. We've had that  
3 problem at Lucky Buns at the corner of 18th and  
4 Vernon.

5 Protestant's Exhibit 32, Mr. Roth?

6 Thank you.

7 (Whereupon, the above-referred to  
8 document was marked as Protestant Exhibit No. 32  
9 for identification.)

10 MR. ROTH: Sorry.

11 COMMISSIONER IRANI: I think this came  
12 up previously, Protestant's Exhibit 32. This is  
13 the DC surveyor's plat showing that the front  
14 yard of this property is located in public space  
15 and leaving empty bottles, cans and recycling  
16 materials, like cartons and crates, is a public  
17 space violation of--leaving that on the public  
18 space is a violation of 24 DCM, Section 111.3.  
19 If the Applicant ever plans to place a sidewalk  
20 café adjacent to it, or even on the sidewalk, so  
21 that would also violate 24 DCMR, Sections 314.9  
22 and 314.10. I recognize that DDOT, not the ABC  
23 Board, is responsible for issuing sidewalk café  
24 permits and that DW and the Health Department are  
25 responsible for managing trash collection and

1 health issues, but the ABC Board has the  
2 authority and is responsible for deciding whether  
3 it is appropriate to allow people to drink in  
4 such an environment and deciding at the outset,  
5 before a license is issued or transferred to a  
6 new location, whether that location is  
7 appropriate.

8 On December 4, 2019, at an ABC Board  
9 hearing regarding Lucky Buns, an establishment  
10 located on the corner of 18th and Vernon Street,  
11 it did become apparent how rats can become rife  
12 in a community when an establishment's trash  
13 situation is permitted to get out of control.

14 MR. KLINE: Objection and move to  
15 strike.

16 CHAIRPERSON ANDERSON: I'm going to  
17 overrule your objection, but I know you have a  
18 standing objection, Mr. Kline.

19 MR. KLINE: Right, but I mean to  
20 preserve the record I feel that I have to move to  
21 strike with respect to testimony that is  
22 completely inappropriate and under normal  
23 circumstances would not be allowed by this Board.

24 CHAIRPERSON ANDERSON: The Board will  
25 take it for whatever it's worth, Mr. Kline. Go

1 ahead, Mr. Irani.

2 COMMISSIONER IRANI: Thank you. In  
3 that situation, the damage was already done  
4 because the establishment had long been in  
5 operation, but you can help nip this in the bud  
6 today by not allowing it to start.

7 The inappropriate trash plan that is  
8 being proposed at this establishment is just  
9 another example of how the Applicant's  
10 establishment is not appropriate for this  
11 location.

12 Chair Anderson, I ask that  
13 Protestant's Exhibits 8, 9, 10 and 32 be entered  
14 into evidence. These are the ones that I just  
15 pulled up.

16 CHAIRPERSON ANDERSON: I'm sorry, you  
17 said 8, 9, 10 and 32?

18 COMMISSIONER IRANI: Correct.

19 CHAIRPERSON ANDERSON: Mr. Kline? Any  
20 objections to Protestant's 8, 9, 10 and 32?

21 MR. KLINE: No objection.

22 CHAIRPERSON ANDERSON: Without  
23 objection.

24 (Whereupon, the above-referred to  
25 documents were received into evidence as

1 Protestant Exhibit Nos. 8, 9, 10 and 32.)

2 COMMISSIONER IRANI: Thank you. ANC's  
3 resolution also anticipated an adverse impact on  
4 residential parking needs and on vehicular and  
5 pedestrian safety. It's well known that parking  
6 in Adams Morgan is constrained even on the best  
7 of days. On weekend nights, parking is almost  
8 impossible. Investigator Puente's report on  
9 pages 10 and 11 confirms that when he visited on  
10 various days and times, there was and I quote,  
11 "not much parking available." Even when post  
12 COVID enforcement looms, it's difficult to find a  
13 metered spot when it's past time to feed the  
14 meter. The application states that the  
15 establishment is accessible via Metro and bus,  
16 but if Mr. Hughes's description of the  
17 establishment as upscale to Investigator Puente  
18 was correct, then I presume many patrons will be  
19 taking Uber, Lyft or circling the neighborhood  
20 looking for a place to park their cars, because I  
21 doubt patrons will be taking Metro which doesn't  
22 run after midnight, much less taking the bus,  
23 which also has very limited late night service  
24 there.

25 That brings us back to Vernon Street.

1 I ask that you examine Protestant's Exhibit 36A.

2 (Whereupon, the above-referred to  
3 document was marked as Protestant Exhibit No.  
4 36A.)

5 Thank you, Mr. Roth. That's a  
6 resolution that was unanimously adopted by our  
7 ANC on January 8, 2020, asking DDOT to conduct a  
8 traffic study of the intersection of Florida  
9 Avenue and 18th Street and U Street NW. The very  
10 intersection into which Vernon Street directly  
11 flows into also. You can see that at the bottom  
12 of page 1 there, there are a couple of references  
13 to Vernon Street and on page 2, there's an entire  
14 section devoted to Vernon Street. The ANC asked  
15 DDOT to take 30 different actions to make Vernon  
16 Street and that entire intersection better and  
17 safer for pedestrians, cyclists and drivers  
18 alike. Protestant's Exhibit 36 is the minutes of  
19 the meeting at which this resolution was adopted.

20 (Whereupon, the above-referred to  
21 document was marked as Protestant Exhibit No. 36  
22 for identification.)

23 Chairman Anderson, I ask that these  
24 exhibits, 36 and 36A, be accepted into evidence.

25 CHAIRPERSON ANDERSON: Mr. Kline?

1 MR. KLINE: We object. We don't see  
2 where they're relevant and these are ANC actions.  
3 They're not evidence of anything other than  
4 evidence of the action of the ANC. That doesn't  
5 mean the action is well founded. It's bootstrap  
6 in terms of this is what we think and this is  
7 what we think needs to be studied, which is fine.  
8 The ANC certainly has the authority to do that,  
9 but in terms of that being used as an exhibit, as  
10 evidence of something, we believe it's completely  
11 inappropriate and we object to its admittance.

12 COMMISSIONER IRANI: Can I say  
13 something to that?

14 CHAIRPERSON ANDERSON: Yes, Mr. Irani.

15 COMMISSIONER IRANI: One of the  
16 grounds of protest is vehicular and pedestrian  
17 safety. This is the intersection and this is the  
18 street that I'm showing a resolution and the  
19 minutes related to that resolution where we, as  
20 an ANC, call out how that intersection, and how  
21 that street, need improvement and the issues that  
22 are there regarding vehicular and pedestrian  
23 safety, which is also grounds for this protest.

24 MR. KLINE: Right, except the ANC is  
25 not qualified to make that finding so it's

1 completely irrelevant in terms of what they  
2 found. They can certainly raise the issues and  
3 have the issues studied by an appropriate body  
4 with expertise, but bootstrapping and saying--and  
5 look at the timing of the report as well--but  
6 bootstrapping and saying that this is somehow  
7 evidence that there's an issue here, is  
8 inappropriate.

9 COMMISSIONER IRANI: It's a concern of  
10 the community is what it shows. How about that?

11 MR. ROTH: Mr. Chairman?

12 CHAIRPERSON ANDERSON: Yes, Mr. Roth.

13 MR. ROTH: To suggest that this is not  
14 relevant is just completely mistaken. It's  
15 relevant from the standpoint of both the ANC,  
16 which is entitled to great weight, and from the  
17 standpoint of consideration--the Board is  
18 entitled to give it whatever weight it wants to  
19 give, but the ANC's opinion is entitled to great  
20 weight and if the ANC passed a resolution after  
21 giving this considerable study, which they did,  
22 passed a resolution that has 30 different  
23 recommendations, I think the Board is entitled to  
24 give it that consideration.

25 CHAIRPERSON ANDERSON: I'm going to



1 overrule the objection. I'm going to allow it  
2 in. The ANC has contested this license, the  
3 impact on vehicle traffic and the ANC, this is a  
4 resolution where they're asking DDOT, they're  
5 saying that there is a significant traffic issue  
6 already existing, so this is just a resolution  
7 that they're providing to DDOT asking for some  
8 changes to be made. I believe that it's relevant  
9 to the area that this establishment is asking for  
10 us to provide a liquor license. Therefore, I'm  
11 going to overrule the objection and allow this  
12 document to be accepted. The Board will give it  
13 the weight, that's the appropriate weight that  
14 the Board so decides, that it should be given.  
15 So, I'm going to overrule the objection. I'm  
16 going to allow 36 and 36A in the record. Let's  
17 move on, all right.

18 (Whereupon, the above-referred to  
19 documents were received into evidence as  
20 Protestant Exhibit Nos. 36 and 36A.)

21 COMMISSIONER IRANI: Thank you. I  
22 mean, you know, you don't need a unanimous vote  
23 at the ANC. I could pull up data and actually  
24 have the data in front of me, though we had a  
25 unanimous vote on that resolution, you don't need

1 that to know that the intersection in question is  
2 a mess of safety and traffic concerns. According  
3 to data from DDOT's Vision Zero initiative,  
4 during my time on our ANC, inside this  
5 intersection or within 50 feet of it, there have  
6 been a significant number of vehicular,  
7 pedestrian and cyclist conflicts resulting in,  
8 and this is DDOT's data, three recorded injuries  
9 to pedestrians, four recorded injuries to  
10 cyclists and 14 recorded injuries to drivers  
11 and/or passengers. Thus far, nothing has been  
12 done to address these safety problems and now the  
13 Applicant would add to that list of safety,  
14 delivery and traffic issues at the intersection  
15 by having inebriated patrons exit at closing time  
16 onto Vernon Street. Patrons will also call Ubers  
17 and Lyfts, which will then stack up on quiet,  
18 narrow, one-way Vernon Street while waiting for a  
19 short-timed light. That signal turns into the  
20 clogged intersection in question, which is not  
21 equipped to handle more than a couple of right  
22 turns at a time, meanwhile as other cars start  
23 leaving the neighborhood, they find themselves  
24 stuck behind a line of Ubers and Lyfts, horns  
25 will start honking, people will get impatient,

1 waking up residents, whose bedrooms face Vernon  
2 Street.

3 When the council put Section 250-314C  
4 in the statute requiring especially close  
5 scrutiny of applications where proposed  
6 establishment would impose a substantial adverse  
7 impact on residents in the adjacent residential  
8 district, it's very difficult to imagine that the  
9 council didn't have a case like this in mind.

10 MR. KLINE: Objection. He's now  
11 arguing law.

12 CHAIRPERSON ANDERSON: Mr. Irani --

13 COMMISSIONER IRANI: I have one  
14 paragraph left, that's it. It's very--not but 10  
15 seconds.

16 CHAIRPERSON ANDERSON: All right, go  
17 ahead, sir. I hear you, Mr. Kline, and as you  
18 know, these proceedings are not as formalistic as  
19 they are in court and so therefore I'm giving  
20 some deference in moving this along, sir. Okay?

21 COMMISSIONER IRANI: Thank you, Mr.  
22 Chair. I won't dwell on any of the other two  
23 protest grounds, except to say that Investigator  
24 Puente's report indicates that there are 31 other  
25 ABC establishments within a 1200 foot radius of

1 this one and that certainly seems like an over-  
2 concentration as to the impact on real property  
3 values. We had hoped to have some expert  
4 testimony on that, but perhaps some of the  
5 protestants will speak to it. Given limitations  
6 on our time and budget, we focused our resources  
7 on a transportation expert instead for the  
8 reasons I just mentioned.

9 In short, in summary, we very strongly  
10 believe that this is not an appropriate location  
11 for this establishment. Thank you very much for  
12 your patience and kind consideration.

13 CHAIRPERSON ANDERSON: Thank you, Mr.  
14 Irani. Mr. Roth, do you have any questions that  
15 you want to ask Mr. Irani?

16 MR. ROTH: I do not. Thank you.

17 CHAIRPERSON ANDERSON: Mr. Kline, any  
18 questions you want to ask?

19 MR. KLINE: Yeah, we do.

20 CHAIRPERSON ANDERSON: Go ahead, sir.

21 CROSS EXAMINATION

22 BY MR. KLINE:

23 Q Mr. Irani, you talked about your  
24 concern that patrons of the establishment at the  
25 barber shop level would have the ability to get a

1 drink before or after a haircut or while they're  
2 shopping. You mentioned that as a concern,  
3 correct?

4 A I mentioned that, I don't think I  
5 called it a concern.

6 Q Well is it a concern or is it not a  
7 concern?

8 A The concern is the patrons milling  
9 about and talking outside residents' bedroom  
10 windows until the late hours.

11 Q Right, but you specifically referenced  
12 the first floor of the establishment not being  
13 innocuous because patrons would have the ability  
14 before or after a haircut to get a drink, wasn't  
15 that part of your statement?

16 A I didn't call that specific part a  
17 concern, I said that they would have the ability  
18 to get a drink before, after, during a haircut.

19 Q Right, but people don't typically get  
20 their hair cut after about 9 o'clock at night, do  
21 they?

22 A I'm not sure what the Applicant's  
23 business plan is for that first level, which is  
24 why I included that, but which is also why I  
25 specified that the --

1           Q       Can you please just answer my  
2 question, which is to your knowledge, do people  
3 typically get haircuts after 9 o'clock at night?

4           A       I don't get my hair cut after 9  
5 o'clock at night --

6                   (Simultaneous speaking.)

7           Q       But you don't hold any knowledge on  
8 this topic?

9           A       I don't have that knowledge, no.

10          Q       Oh.

11          A       But typically I think that's a fair  
12 thing to say.

13          Q       And, in fact, in terms of shoppers  
14 being there for the most part people aren't  
15 engaged in too much retail activity, except  
16 online, after 9 o'clock at night, are they?

17          A       Sure, I can say, I mean you could have  
18 a late night sale so, again, typically I don't do  
19 a lot of shopping in retail establishments, I  
20 pretty much buy everything online.

21          Q       Okay. Now, you mentioned that there  
22 was--you seemed to speak to a lot of people who  
23 are opposed to the application. Did you hear  
24 from anyone who supported the application?

25          A       The vast majority of people that I've

1 heard from are opposed to the application. I  
2 have heard from at least one person in support of  
3 it, correct.

4 Q Right. And isn't it usually true that  
5 the people that you hear from are the people that  
6 are opposed to something. Isn't that your  
7 experience as an ANC Commissioner and ANC Chair?

8 A No, not at all.

9 Q No? So you dispute that human nature  
10 that I think most of us are aware of that people  
11 tend to come out when they're against rather than  
12 support, you don't think that's a phenomenon?

13 A I think people come out both when  
14 they're against something. I mean my experience  
15 on the ANC has been that people come out when  
16 they're against something and people come out  
17 when they're for something, which leads to a  
18 lively discussion.

19 Q The process that you talked about in  
20 terms of engaging with the Applicant, did other  
21 commissioners participate in this process?

22 A Yes.

23 Q Who were the other commissioners that  
24 participated?

25 A The other commissioners were all at

1 the ANC meeting on August 5th.

2 Q Well, all of you, however, were  
3 appointed as representatives of the ANC in  
4 connection with this protest, according to the  
5 resolution, weren't you?

6 A I'm sorry?

7 Q Your resolution where representatives  
8 were appointed on behalf of the ANC, all of you  
9 were designated as representatives, weren't you?

10 MR. ROTH: Objection, Mr. Chairman.  
11 That's a misconstruction of the ANC resolution  
12 and Mr. Kline is trying now to do exactly what he  
13 objected to before, which is misstating the law  
14 and misstating what the resolution said.

15 CHAIRPERSON ANDERSON: All right.

16 MR. KLINE: We (inaudible) I've asked  
17 the question.

18 CHAIRPERSON ANDERSON: I don't have  
19 the document in front of me and --

20 (Simultaneous speaking.)

21 CHAIRPERSON ANDERSON: Hold on, hold  
22 on, please, hold on, please. I'm going to  
23 overrule the objection and the reason why, Mr.  
24 Irani, he's Chairman of the ANC. When a  
25 resolution comes to at least the ABC Board it



1 designates who can, and so Mr. Irani can, ask the  
2 question as a chairman as he is the only person  
3 who's designated as a person or are the other ANC  
4 representatives have they been designated to  
5 represent the ANC at an ABC. I mean I think I  
6 that's a question that the Chair should be able  
7 to answer.

8 (Simultaneous speaking.)

9 CHAIRPERSON ANDERSON: The Chair is  
10 the one who signs the resolution so I'm going to  
11 overrule the objection, so answer the question,  
12 sir, if you can.

13 COMMISSIONER IRANI: ANC-1C, it's  
14 typical in our resolutions that they have a line  
15 saying, sorry

16 CHAIRPERSON ANDERSON: Mr. Irani, can  
17 you please mute your phone, please? Put your  
18 phone on silent because you're going to be  
19 testifying for a while. Please put your phone on  
20 silent, sir. Go ahead, sir.

21 COMMISSIONER IRANI: Sorry for that.  
22 ANC-1C in its resolutions authorizes any  
23 commissioner to act on behalf of the commission  
24 in proceedings in front of district agencies,  
25 boards, and in this particular one, we did have a

1 line saying ANC-1C authorizes any commissioner to  
2 act on behalf of the commission in the  
3 proceedings of this protest.

4 CHAIRPERSON ANDERSON: Excuse me, Mr.  
5 Irani, I'm sorry to smile and I hope the public  
6 realized that I am smiling because you have  
7 someone behind you who's acting up, so that's why  
8 I'm smiling. I'm not smiling because I'm not  
9 taking your testimony seriously, but I'm smiling  
10 because of the action of what is going on behind  
11 you. So, I do apologize to you, sir. I cannot,  
12 the other board members are able to keep their  
13 composure, but unfortunately I'm unable to do  
14 that so I do apologize, sir, go ahead.

15 COMMISSIONER IRANI: No, no, no. No  
16 offense was taken. Yeah, there is a line, I hope  
17 that answers the question.

18 BY MR. KLINE:

19 Q Right, so I could call it up, but in  
20 the interest of expediency perhaps I'll just read  
21 it. Protestant's Exhibit 36, which has already  
22 been accepted into evidence, states the motion  
23 also authorized any commissioner to act on behalf  
24 of ANC-1C in this matter. Do you disagree that  
25 that's what's in the minutes, 'cause if so, we'll

1 call it up.

2 A I believe that's what I just said.

3 Q Okay. I think you said something  
4 about to appear before an agency and it's not  
5 unlimited in that way, is it?

6 A I read that exact word, I read that  
7 line.

8 Q All right. So, given that, I'm going  
9 to renew my question about other commissioners  
10 participating in this process on behalf of the  
11 ANC. Do they so participate?

12 A So, it is the long held custom -

13 Q Just answer my question. I don't care  
14 about long held customs, we'll move a lot quicker  
15 if you just answer my question.

16 MR. ROTH: Mr. Chairman, can't Mr.  
17 Kline let the witness finish his answer in the  
18 same way that I was instructed to let witnesses  
19 finish their answers?

20 MR. KLINE: Not if it's not responsive  
21 to my question.

22 CHAIRPERSON ANDERSON: But, Mr. Kline,  
23 you asked a question and he's answering the  
24 question to the best of his ability. If you need  
25 him to answer yes or no, then you need to ask the

1 question in such a sense that he can only answer  
2 yes or no. You have asked him an open-ended  
3 question and he's answering the question to the  
4 best of his ability so, Mr. Irani, please answer  
5 the question; if not, Mr. Kline, withdraw the  
6 question.

7 MR. KLINE: It was a yes or no  
8 question, Mr. Chairman.

9 CHAIRPERSON ANDERSON: Please rephrase  
10 the question. I'm sorry, please ask your  
11 question again, Mr. Kline, I apologize.

12 BY MR. KLINE:

13 Q Okay. Mr. Irani, did other  
14 commissioners participate in the process in  
15 considering this application outside of the ANC  
16 meetings?

17 A Yes.

18 Q Yes?

19 A Yes.

20 Q And then how did they participate?

21 A They inquired. Commissioner Bowles  
22 had also attempted a mediation.

23 Q And is your testimony that they were  
24 kept informed of what was going on in this  
25 process?

1           A        So, is it my testimony--what was--can  
2 you repeat question?

3           Q        My question is did you keep  
4 commissioners informed of what was going on?

5           MR. ROTH:  Objection.  Mr. Chairman,  
6 number one, this line of questioning is  
7 irrelevant and number two, I'm not sure what Mr.  
8 Kline is driving at here in terms of the internal  
9 workings of the ANC and why this has anything to  
10 do with the decisions that the ABC Board has to  
11 make in this case.

12           CHAIRPERSON ANDERSON:  I'm going to  
13 overrule the objection.  I think it is relevant I  
14 mean we did have two ANC commissioners who  
15 testified on behalf of the Applicant.  Mr. Irani  
16 has given an extensive statement about the  
17 meetings that they have had, so he is opening  
18 himself up to rigorous cross examination, so I'm  
19 going to overrule the objection and so answer the  
20 question to the best of your ability, Mr. Irani.

21           COMMISSIONER IRANI:  So, it's the  
22 custom of our ANC for the SMD commission or the  
23 chair or the chair of the ABC committee to  
24 represent the ANC in matters in general, but  
25 specifically this protest matter.  I happen to be

1 both the SMD commissioner and the chair so I did  
2 represent the ANC in this matter.

3 MR. KLINE: Mr. Irani, isn't it true  
4 that the ANC was party to motions that were filed  
5 to dismiss the application?

6 (Simultaneous speaking.)

7 CHAIRPERSON ANDERSON: Answer the  
8 question.

9 MR. KLINE: Yes?

10 COMMISSIONER IRANI: Yes.

11 BY MR. KLINE:

12 Q And you authorized the ANC to  
13 participate and be a party to that information,  
14 correct?

15 A Yes, that's right.

16 Q There was no resolution passed by the  
17 ANC authorizing the ANC to be a party to that  
18 motion, was there?

19 A We resolved to protect the application  
20 and the procedures that we take to effectuate the  
21 protest. We do not bring to the ANC and have  
22 never brought to the ANC--I mean it would be very  
23 hard for us to take part in any of the district  
24 government proceedings if we had to go back for a  
25 vote, because we only meet once a month, for

1 every little procedural thing.

2 Q Mr. Irani, don't you typically protest  
3 these licenses and isn't it the understanding of  
4 most of the commissioners that you protest these  
5 licenses so that you can extract a settlement  
6 agreement?

7 A We usually and in every single  
8 application, and I've negotiated dozens of  
9 settlement agreements now, come to an agreement  
10 with Applicants.

11 Q So it's quite unusual to take the  
12 position that the application should be  
13 completely dismissed because typically the  
14 understanding when the application is protested  
15 is that you'll be seeking a settlement agreement,  
16 correct?

17 A No. As I was saying, we voted to  
18 protest. There was a motion to dismiss. We  
19 voted to protest based on, well the first time  
20 around, based on the Adams Morgan moratorium zone  
21 and we signed onto a motion to dismiss and that  
22 effectuated that protest because the building is  
23 in the Adams Morgan moratorium zone and that was  
24 ruled favorably by the ABC Board. I believe  
25 that's doing my duty as an ANC commissioner to

1 sign on and attend those hearings.

2 Q So you don't see any difference  
3 between a protest that seeks to enter into a  
4 settlement agreement to impose some conditions  
5 and one which seeks to completely deny an  
6 application. To you there's no difference?

7 A We seek to enter into settlement  
8 agreements with every Applicant, every single  
9 Applicant.

10 Q Well how can you enter --  
11 (Simultaneous speaking.)

12 CHAIRPERSON ANDERSON: Hold on, Mr.  
13 Kline, can you let him finish?

14 MR. KLINE: Sure.

15 CHAIRPERSON ANDERSON: Let him finish  
16 please.

17 MR. KLINE: Yeah, sorry.

18 COMMISSIONER IRANI: During those  
19 negotiations or as the ABRA process, as the ABC  
20 process unfolds, deadlines come up. I still will  
21 take actions to effectuate what the ANC has voted  
22 to do, which is to protest and while still, you  
23 know, trying to reach a settlement, which I have  
24 spent more time on this particular application  
25 trying to reach a settlement than any other,



1 probably by 10x.

2 BY MR. KLINE:

3 Q But how can you enter into a  
4 settlement agreement if the application's  
5 dismissed? Aren't those two mutually exclusive  
6 goals?

7 A Like I said, as the ABC process  
8 unfolds, different things come to light,  
9 different deadlines and we may file different  
10 procedural motions, but also it could before, it  
11 could be after these motions, try to enter into a  
12 settlement agreement which is exactly what  
13 happened here. Both before and after, we tried  
14 to enter into a settlement agreement before and  
15 after different motions.

16 Q But you agree dismissal of the  
17 application would negate the opportunity to enter  
18 into any settlement agreement, wouldn't it?  
19 There wouldn't be anything to settle, isn't that  
20 correct?

21 MR. ROTH: Mr. Chairman, I'm going to  
22 renew my objection. The period of time that Mr.  
23 Kline is discussing is long past. There have  
24 been a long series of settlement discussions  
25 since the period of time that Chairman Irani

1 entered into or joined this motion to dismiss,  
2 which the Board denied. Other than trying to  
3 question Commissioner Irani's or Chairman Irani's  
4 bona fides as a commissioner and a chairman, I  
5 don't know what point Mr. Kline is trying to  
6 make.

7 CHAIRPERSON ANDERSON: I would -

8 MR. KLINE: If I may -

9 CHAIRPERSON ANDERSON: You may answer,  
10 Mr. Kline, go ahead.

11 MR. KLINE: Yes. Mr. Irani is here.  
12 He purports to be a visser (phonetic), in my  
13 opinion based on -

14 MR. ROTH: I object --

15 (Simultaneous speaking.)

16 MR. KLINE: May I finish, please?

17 CHAIRPERSON ANDERSON: Mr. Roth, let  
18 Mr. Kline.

19 MR. KLINE: Of the ANC, he reads a  
20 statement that's full of argument. The  
21 resolution that was passed, which I'm going to  
22 get to in a second, on January 8, 2020,  
23 specifically references that this protest was  
24 filed to try to negotiate a settlement agreement  
25 and then he goes rogue apparently, because you

1 didn't have any authority, and he says, well  
2 that's just the normal course. We seek to  
3 dismiss the application and when we've talked  
4 about entering into a settlement agreement. So,  
5 we also heard from two commissioners who very  
6 much questioned what's going on here so I think  
7 it's appropriate, particularly when we have Mr.  
8 Roth and Mr. Irani tendering that this ANC is  
9 entitled to great weight. So, I think these  
10 issues are important and need to be explored.

11 CHAIRPERSON ANDERSON: I'm going to  
12 overrule the objection. I'm going to overrule  
13 the objection. Go ahead. I'm actually looking,  
14 go ahead, I'm looking at--

15 MR. KLINE: All right, I'm going to  
16 withdraw my last question and I'm going to ask  
17 you, Mr. Irani, isn't it true that your minutes  
18 that we were talking about before from January 8,  
19 2020, Protestant's Exhibit 36, state,  
20 "Commissioner Guthrie (phonetic) explained that  
21 protesting the application would allow ANC-1C to  
22 be able to negotiate a settlement agreement with  
23 the owners" and then he proceeds to describe the  
24 basis for the protest. Isn't that what the  
25 protest was all about?

1                   CHAIRPERSON ANDERSON: Could I ask you  
2 a question? Just want to get some clarification,  
3 Mr. Kline. Isn't there another ANC resolution  
4 that was done August 7, 2020?

5                   MR. KLINE: Yeah, there are a number  
6 of them. Yeah.

7                   CHAIRPERSON ANDERSON: But wouldn't  
8 the resolution from August 7, 2020, since it was  
9 after January, wouldn't that be the relevant  
10 resolution that we're talking about?

11                  MR. KLINE: Sure, but I think what one  
12 has to look at here is the pattern and we had two  
13 ANC commissioners who I concede were not  
14 commissioners at the time, who've complained  
15 about not being kept informed, not knowing what  
16 was going on. We also have a motion that was  
17 filed reportedly by the ANC to dismiss the  
18 application and that seems to be contrary to the  
19 spirit of what the ANC intended. And then we  
20 have the ANC here today joining in a PIF  
21 suggesting that the application should be  
22 completely denied.

23                  CHAIRPERSON ANDERSON: I guess, just  
24 my confusion, I don't understand why we're  
25 complaining about something that was done in

1 January when we have another resolution that was  
2 done subsequent to that, that was done. I think  
3 our time is better spent --

4 MR. KLINE: I'll move on.

5 (Simultaneous speaking.)

6 CHAIRPERSON ANDERSON: On discussing  
7 the resolution that was done in August. I don't  
8 know why we're spending time on a resolution that  
9 was done in January of 2020 where we have another  
10 resolution by the ANC that was done in August of  
11 2020, and so I--

12 (Simultaneous speaking.)

13 CHAIRPERSON ANDERSON: Right, okay.  
14 Thank you.

15 BY MR. KLINE:

16 Q I'll move on at this point. You  
17 talked about trash storage and you said that  
18 there was a request made by Mr. Hughes presumably  
19 to use the trash area, the dumpster, of the  
20 condominium, correct?

21 A Yes.

22 Q And you said that they made clear  
23 through their filings that that request was  
24 unacceptable, correct?

25 A I'm sorry, one more time.

1           Q       You said that the condominium made  
2 clear through its filing that Mr. (inaudible) was  
3 denied.

4           A       Correct, yes.

5           Q       They didn't even think it was  
6 appropriate to respond to his request?

7           A       I can't speak on the Carswell  
8 Condominiums' behalf there.

9           Q       You don't find it odd that they never  
10 even responded to his request?

11          A       I believe that they did have, except -  
12 - now I don't get into the negotiations of the  
13 settlement agreement, but there were discussions  
14 about the trash area and other things amongst  
15 protestants, so -- but what I was specifically  
16 referring to was in my statement, which seems to  
17 be what you are talking about was back in July,  
18 and at that time the -- Mr. Hughes had reiterated  
19 his request of wanting to put his trash in the  
20 Carswell Condominiums, which he didn't have an  
21 appetite for.

22          Q       Okay. You had some very dramatic  
23 parts to your statement about Uber and Lyft  
24 vehicles stacked up, and the unavailability of  
25 parking in the neighborhood. How many Uber and

1 Lyft vehicles do you think were going to be  
2 needed, and how many parking spaces do you think  
3 are going to be needed to service this tiny  
4 little establishment with 30 seats that we toured  
5 earlier today by video?

6 A If I just want to be direct and answer  
7 your question, I don't know how many Uber and  
8 Lyft vehicles will be needed to service the  
9 establishment.

10 Q Okay, so you don't have any idea  
11 whether it is going to put any strain on Vernon  
12 Street, or on 18th Street, or on Florida Avenue,  
13 do you?

14 A I said in my statement was that we  
15 already have an issue as evidenced by the ANC  
16 resolution that was passed that was evidenced by  
17 the ANC resolution that was passed as evidenced  
18 by the three pedestrians that have had -- that  
19 have been hit by a car, the four cyclists that  
20 have been hit by a car, the 14 other injuries  
21 there that that intersection is a problem, and  
22 that the -- and that Vernon Street emptied into  
23 that intersection, and that Ubers and Lyfts  
24 coming down Vernon Street are going to exacerbate  
25 that problem.

1           Q       Did you hear Mr. Hughes's testimony  
2           that it was his intention to make an effort to  
3           have those pick ups made on Florida Avenue and  
4           18th Street?

5           A       I did hear that's part of Mr. Hughes's  
6           testimony.

7           Q       Okay, and do you -- do you not believe  
8           that he will make those efforts?

9           A       I think what I was saying is not  
10          passing judgment on whether my belief of him  
11          making those efforts or not. I would hope that  
12          he does make efforts, but as I was saying it is a  
13          very unsafe intersection even before I knew  
14          anything about the establishment and what was  
15          going on with Uber and Lyft and Mr. Hughes's  
16          plans for that building. In Florida it is even  
17          worse, I mean, Florida has very congested roads  
18          one way either direction. So I hope that he does  
19          make plans like that, but I don't know how  
20          effective those will be.

21          Q       So we have an empty commercial  
22          building where this application has been filed  
23          for. At some point it is going to be occupied,  
24          correct?

25          A       My understanding was that it was



1 occupied prior to Mr. Hughes finding the  
2 building. Perhaps not all the floors were  
3 occupied, but it wasn't completely vacant.

4 Q Right, but right now it is unoccupied,  
5 correct?

6 A Yes, that is right.

7 Q So when that building is occupied for  
8 some use, then presumably there are going to be  
9 some transportation needs, correct?

10 A There is ongoing transportation needs.

11 Q Is that yes, agreement with what I  
12 said?

13 A Yes, there are ongoing transportation  
14 needs.

15 Q Okay, and if it is a business other  
16 than an ABC licensed establishment you have  
17 little ability as an ANC to pressure or press the  
18 owner to take any steps to mitigate what the  
19 effects might be from another business there,  
20 isn't that correct?

21 A We have whatever avenues are available  
22 to us, but --

23 Q What are those in the absence of an  
24 ABC license.

25 A We have that resolution to try to

1 improve this intersection to DDOT's attention,  
2 right, to try to improve the situation, the  
3 safety situation. So that is one of the things  
4 that we can do, and we have done, to continue to  
5 push on it.

6 Q Improving the situation with the  
7 benefit of the residents on Vernon Street as well  
8 as the businesses on Vernon, wouldn't it?

9 A That is correct.

10 Q Assuming that this business is open,  
11 this would be one of the businesses that would be  
12 intended to benefit with these recommendations,  
13 correct?

14 A As would everyone, I would hope that  
15 everyone can stay safe.

16 Q Now, do you have any particular  
17 interests on Vernon Street? Do you own any  
18 property, or have any interests -- equity  
19 interests in any real estate on Vernon?

20 A I don't have an equity -- I have an  
21 equity interest in a business, but -- if that is  
22 what you are referring to.

23 Q What business is that?

24 A That is Unwind.

25 Q What does that business do?

1           A       On the corner of 18th and Vernon in  
2 Florida.

3           Q       What does Unwind do?

4           A       That is a wellness center.

5           Q       Given that what we have heard from the  
6 protestants, that an ABC license at this location  
7 is, and I will paraphrase, the worst idea in the  
8 world, don't you have a conflict of interest if  
9 that is your belief?

10          A       I have never -- I don't -- maybe I am  
11 not understanding -- I don't believe I have a  
12 conflict of interest, and if you would like to  
13 rephrase your question you can go ahead.

14          Q       Did you disclose to the ANC when these  
15 matters were being considered that you have a  
16 business on the corner, which is what, three  
17 doors down from this establishment?

18          A       Like I said, I have an equity  
19 interest. I am not the operating partner in that  
20 business.

21          Q       Okay, then I will rephrase my  
22 question. Did you disclose to the ANC that you  
23 have an equity interest in the business three  
24 doors down which might or might not be affected  
25 by an ABC license at this location?

1           A       I did not disclose that I have an  
2 equity interest in the business, because I don't  
3 believe that it was relevant to this. I have an  
4 equity interest, not an operating partner in that  
5 business, and I have had it for a hand full of  
6 years.

7           Q       Well, if you have an equity interest,  
8 if the business does well you do better, and if  
9 it does worse you do worse, correct?

10           MR. ROTH: Mr. Chairman, objection,  
11 that is asked and answered. I mean, it is  
12 ridiculous.

13           MR. KLINE: I will move on.

14           CHAIRPERSON ANDERSON: Sure. Go ahead,  
15 Mr. Kline.

16           MR. KLINE: The point has been made.  
17 Ms. Yohannes, can you bring up Exhibit 11,  
18 please?

19           MS. YOHANNES: Okay.

20           (Pause.)

21           MR. KLINE: I am not sure if Ms. -- the  
22 standards are -- does Ms. Yohannes still have the  
23 ability to share her screen, or do you need to  
24 give her the ability?

25           PARTICIPANT: She has the ability to

1 share it right now.

2 MR. KLINE: All right, thank you.

3 No, I'm sorry, Protestants Exhibit 11.

4 MS. YOHANNES: Can you see it?

5 MR. KLINE: Yes, thank you. Can you  
6 number that, please?

7 (Pause.)

8 BY MR. KLINE:

9 Q Okay. Mr. Irani, The Carswell has  
10 seating in a couple of areas in front of its  
11 building, doesn't it?

12 A Yes.

13 Q Isn't it true that the seating areas  
14 to the left is the smoking area?

15 A I have no idea.

16 MR. ROTH: Objection. How would Mr.  
17 Irani know that?

18 MR. KLINE: I don't know if he does or  
19 doesn't. We will find out when he answers my  
20 question.

21 CHAIRPERSON ANDERSON: I am going to  
22 overrule the objection. If you can answer, Mr.  
23 Irani, answer. If you can't you can't.

24 COMMISSIONER IRANI: Yes, I have no  
25 idea.

1 BY MR. KLINE:

2 Q Okay. Lastly, you testified about  
3 your concerns that 2:00 a.m., at closing time,  
4 inebriated patrons would be leaving the  
5 establishment. How is it you conclude that the  
6 patrons leaving this particular establishment  
7 will be inebriated when they are leaving the  
8 establishment?

9 A How is it that I can conclude that? I  
10 --

11 Q Yes, do you have any evidence to  
12 believe that the clientele that is going to  
13 frequent this establishment is going to tend to  
14 be inebriated when they leave?

15 A People go to a bar to drink, so --  
16 it's, yes, people come to bars to drink, so --  
17 and when leaving to be inebriated. This is my  
18 common experience, and I have saw them walking up  
19 and down 18th Street.

20 Q Okay. Do you go to bars (inaudible)?

21 A Yes, I have been.

22 Q Do you always leave inebriated?

23 A I always leave having had a drink.

24 Q Okay, but do you leave inebriated?

25 A Sometimes.

1 Q Sometimes. Okay, fair enough.

2 That is all I have. Thank you.

3 COMMISSIONER IRANI: Thank you.

4 CHAIRPERSON ANDERSON: Let me ask you a  
5 question, Mr. Irani. From what I gather, the ANC  
6 voted in January to protest the proceedings. The  
7 ANC voted in August to protest the proceedings,  
8 but the ANC changed in January of 2021. Did the  
9 ANC ever reconsider whether or not there would --  
10 whether or not -- from what I was told you had  
11 six new members off the ANC. Was it ever  
12 discussed with the new ANC whether or not they  
13 wanted to protest the application?

14 MR. KLINE: No, no member or  
15 commissioner has brought that forward.  
16 Commissioner Bowles and Commissioner Wood, who  
17 testified today had the last months to bring  
18 forward a resolution to drop the protest, but  
19 nothing was ever brought forward.

20 COMMISSIONER ANDERSON: No, but I am  
21 asking a different question, sir. I am saying it  
22 is a completely different ANC. From what I am  
23 told there are six new members.

24 COMMISSIONER IRANI: Yes.

25 COMMISSIONER ANDERSON: So it was the

1 old ANC that voted -- and I am not (inaudible) I  
2 am just asking a question, because it is the  
3 resolution of the ANC, but I was just asking you  
4 since the decision was made in August of 2020 to  
5 protest it, the matter, and in January you had  
6 basically -- you had a completely different ANC  
7 with the exception of yourself and Commissioner  
8 Bowles. Did you thought that it was important to  
9 bring this to the attention of this ANC to see if  
10 it supported moving forward with protesting this  
11 application?

12 COMMISSIONER IRANI: No, I did not,  
13 because this is -- it just happened now. This  
14 was the second time it has happened where there  
15 are ANC actions that have occurred in a prior  
16 ANC, and we have a new ANC, and I carry out my  
17 duties as have been assigned to me from the prior  
18 ANC.

19 CHAIRPERSON ANDERSON: All right. Any  
20 other questions by any other Board member?

21 Hearing none, Mr. Kline, do you have  
22 any questions of Mr. Irani based on the questions  
23 that I asked?

24 MR. KLINE: I do not. Thank you.

25 CHAIRMAN ANDERSON: Thank you.



1                   Mr. Roth, do you have any questions of  
2 Mr. Irani based on the questions that I asked?

3                   MR. ROTH: Yes, just a couple of short  
4 ones.

5                   BY MR. ROTH:

6                   Q       Commissioner Irani, Commissioner  
7 Bowles was appointed the chair of the ABC  
8 Committee in this current ANC, was he not?

9                   A       That is correct.

10                  Q       He did put on the agenda of the ABC  
11 committee meeting in, I believe it was -- was it  
12 early January or early February this particular  
13 item, did he not?

14                  A       I think it was early January, or early  
15 February, yes.

16                  Q       So there was the opportunity to  
17 discuss this matter at the ABC committee meeting,  
18 which was publicly noticed and with the  
19 commissioners on the ABC committee, and members  
20 of the public did and would have had the  
21 opportunity to discuss this if they wanted to.  
22 Is that not right?

23                  A       That is correct, they did.

24                  Q       As a result of that discussion if  
25 Commissioner Bowles wanted to bring a resolution

1 to the full commission he would have had that  
2 opportunity as recently as the March ANC meeting,  
3 is that right?

4 A Yes, absolutely.

5 MR. ROTH: Thank you. No further  
6 questions.

7 MR. KLINE: It is not important, but I  
8 am confused. I thought the question that was  
9 asked if -- are you stating that this new  
10 commission did discuss this issue? Is that your  
11 testimony, because I was confused. I thought you  
12 were saying that his new commission did not  
13 discuss it. I am just trying to get clarity.

14 COMMISSIONER IRANI: Yes. I think the  
15 confusion is because I was referring to and  
16 answering your question at a full ANC meeting of  
17 all the commissioners, which is held monthly.  
18 Then what Mr. Roth was just referring to was the  
19 ABC committee meeting, which is staffed by three  
20 commissioners, Mr. Bowles, myself, and  
21 Commissioner Klem. Commissioner Bowles had put  
22 this on -- put this establishment on the agenda  
23 of that meeting. He put discussion of the -- our  
24 -- I'm sorry, not discussion, an update or  
25 discussion of this matter on the agenda. A lot

1 of members of the community, including -- as well  
2 as the applicant came to that meeting.

3 CHAIRPERSON ANDERSON: So what happened  
4 at that meeting?

5 COMMISSIONER IRANI: Members of the  
6 community, I gave an update on the settlement  
7 agreement negotiations, and members of the  
8 community and the applicant voiced their opinions  
9 and concerns.

10 CHAIRPERSON ANDERSON: So what decision  
11 did the --

12 COMMISSIONER IRANI: It was just --  
13 there was no action.

14 CHAIRPERSON ANDERSON: So it was on the  
15 agenda, but there was no -- it didn't -- there  
16 was -- it was discussed, but no decision was  
17 made. Is that what you are saying?

18 COMMISSIONER IRANI: It was -- maybe if  
19 I put it more -- it was an update, and not --  
20 there was not a proposed action. It was an  
21 update on the settlement -- or on the  
22 establishment, on this license. So there was no  
23 proposed -- there was no resolution put forward,  
24 and there was no proposed action there. It was  
25 all the sides just talking.

1                   CHAIRPERSON ANDERSON: So there was  
2 talk, and as the result of the talk then it is,  
3 like, okay it is still on the table that we are  
4 not going to change our position from August to  
5 protest this establish. Am I correct then?

6                   COMMISSIONER IRANI: Presumably, I  
7 mean, an opportunity was there to change it, but  
8 nothing had happened, nor was it even discussed  
9 with a resolution coming forward or anything like  
10 that.

11                   CHAIRPERSON ANDERSON: The reason why  
12 I'm asking is because you have a completely  
13 different ANC, there are six new members, and  
14 this is an active case within the ANC, and you  
15 had a meeting in January, and I am not  
16 discounting the resolution, I'm not discounting -  
17 - I just want to be clear I am not discounting  
18 the resolution that was left in the record from  
19 August that stated that the ANC was protesting  
20 this license. I am not discounting that, and I  
21 am not stating that it has no -- it is not the  
22 position of the ANC. I am not -- that is not my  
23 position. I was just curious by saying since you  
24 have six others -- six new members was there any  
25 discussions regarding this issue, regarding this

1 issue since it was an active case moving forward,  
2 and if there was a conversation at the -- at  
3 least at the ABC Board level why -- that was just  
4 a curiosity on my part. Mr. --

5 MR. KLINE: I feel compelled to follow  
6 up --

7 (Simultaneous speaking.)

8 CHAIRPERSON ANDERSON: Mr. Kline, I am  
9 fully aware that by a Board member asking a  
10 question it opens the round robin again, so you  
11 don't have to worry about that, so --

12 MR. KLINE: Okay.

13 CHAIRPERSON ANDERSON: All right. Does  
14 any of the Board members have a question based on  
15 what the question that was raised before I  
16 allowed Mr. Kline to ask questions?

17 No? All right. Go ahead, Mr. Kline.

18 COMMISSIONER IRANI: Go ahead, Mr.  
19 Kline.

20 MR. KLINE: Yes, thank you.

21 BY MR. KLINE:

22 Q Mr. Irani, isn't it true that Peter  
23 Woods attempted to bring the (inaudible) office  
24 the full ANC meeting and you ruled him out of  
25 order?

1 A No.

2 Q That's not true?

3 A No, I don't --

4 Q I can call him in rebuttal if we need  
5 to.

6 A I'm sorry?

7 Q We will call him in rebuttal if we  
8 need to. You are saying that didn't happen.

9 A That he attempted to do what?

10 Q To raise the issue concerning this  
11 protest, and you ruled him out of order and  
12 wouldn't let him speak.

13 A No, that is not true.

14 MR. KLINE: Okay. No further  
15 questions.

16 CHAIRPERSON ANDERSON: Mr. Roth, do you  
17 have any questions (inaudible)?

18 MR. ROTH: No. Thank you, sir.

19 CHAIRPERSON ANDERSON: Since you are  
20 the witness in the hot seat, Mr. Irani, do you  
21 have any final comments that you want to make?

22 COMMISSIONER IRANI: I just want to say  
23 that there has been a lot of talk about process,  
24 and I do want to just say that I have followed  
25 all the long held customs of our ANC. I followed

1 process, helped vote at duly noticed meetings,  
2 and this matter has been socialized and voted on  
3 amongst all commissioners of the prior ANC, and  
4 amongst -- to the extent that it could be of an  
5 old matter that was coming to an end on this new  
6 ANC, so -- and also that -- I just want to point  
7 out that the vote was six to one. The single  
8 commissioner that voted against was one of the  
9 commissioners that was here today testifying on  
10 behalf of the Applicant.

11 CHAIRPERSON ANDERSON: All right.

12 Thank you, Mr. Irani.

13 So, Mr. Roth, how many witnesses do  
14 you have, sir?

15 MR. ROTH: Well, I was hoping to call  
16 eight. I did not anticipate that Mr. Kline's  
17 cross was going to go as long as it did, but I  
18 hope we do get to all eight. I will try to be as  
19 efficient and brief with all of them as I  
20 possibly can be, because my questioning of the  
21 eight is not anticipated to go on very long.

22 CHAIRPERSON ANDERSON: Well, Mr. Roth,  
23 with all due respect to Mr. Kline I am going to  
24 put this on the record you cross examined his  
25 witness for almost, maybe, an hour, okay. I just

1 want to say that, so just to be fair to everyone  
2 your cross examination of Mr. Kline's first  
3 witness did take a substantial time. That is one  
4 of the reasons why I proposed something, but I  
5 had to withdraw it, because it was not fair to  
6 all the parties.

7 Okay, let's have --

8 MR. ROTH: I appreciate your  
9 indulgence, Mr. Chairman.

10 CHAIRPERSON ANDERSON: You have an hour  
11 and a half to present your case, and I will stop  
12 -- once cross examination starts I will stop the  
13 clock, and I will start it back up once you --  
14 once -- for you to do direct, so you have an hour  
15 and a half, and I am pressing the start button  
16 with your first witness, sir.

17 MR. ROTH: I hope we still have Ms.  
18 Cassandra Jones on the phone.

19 (Simultaneous speaking.)

20 CHAIRPERSON ANDERSON: I'll state that  
21 Ms. Jones was very excited to testify. As soon  
22 as she realized that it was your case she starts  
23 on her (inaudible). We started this hearing and  
24 I had to call her to say don't use her telephone,  
25 and so she kind of -- but anyway, I digress.



1 MR. KLINE: Mr. Chairman, I still have  
2 a hour and a half left. What about Mr. Ryan's  
3 testimony? That does not count against the  
4 (inaudible)?

5 CHAIRPERSON ANDERSON: That is a  
6 separate -- Mr. Kline --

7 MR. KLINE: Unbelievable.

8 CHAIRPERSON ANDERSON: Mr. Kline.

9 MR. KLINE: Yes.

10 CHAIRPERSON ANDERSON: The ANC is a  
11 protestant with given standards to protest this  
12 matter. The Citizens Association, these are the  
13 protestants in this case, ANC 1C, the Kalorama  
14 Citizens Association, and I think the  
15 (inaudible). If this matter went the way it  
16 would have gone the ANC would have had an hour  
17 based on this joint motion that all of the  
18 parties signed, agreed to, the ANC would have had  
19 90 minutes to present its case, the Kalorama  
20 Citizens Association would have had 90 minutes to  
21 present its case, and the (inaudible) would have  
22 had 90 minutes, but I was told at the beginning  
23 that the parties had jointly agreed that Mr. Roth  
24 would have been the designated representative for  
25 all the group, but the ANC wanted to make a

1 statement, and (inaudible), but this is now the  
2 opportunity to present their case, and they have  
3 their 90 minutes as was anticipated as per --  
4 since they do have standing since each of the  
5 group has standing as a -- my understanding as a  
6 courtesy to us they decided that they are going  
7 to roll all of their cases into one. If I read  
8 that incorrectly please correct me.

9 MR. ROTH: I am going to endeavor to  
10 get this in less than 90 minutes.

11 CHAIRPERSON ANDERSON: Now, Mr. Roth, I  
12 -- one thing that I will say, when we have --  
13 since I have been chair, I allow everyone to  
14 speak. We ask that somewhat limited, because we  
15 all have been sitting in front of the computer --  
16 it is 10:00, well, at least before since 9:30  
17 this morning, but, sir, you have 90 minutes to  
18 present your case. Mr. Kline did come in  
19 probably 93 or 95 minutes to present this case  
20 (inaudible), so I would say that initially when I  
21 told him that he only had a certain amount of  
22 time he was able to come in about 95 minutes in  
23 presenting his case, so I am hoping that you will  
24 be -- I will stray beyond the 90 minutes barely.  
25 I want to let you know that if I did so -- but

1 since he was wrapping up I allowed that occur,  
2 so, yes, he has 90 minutes to present his case,  
3 sir, so let me -- all right, so Ms. -- Ms. Jones,  
4 right?

5 (Witness sworn.)

6 CHAIRPERSON ANDERSON: All right, now  
7 you can keep your microphone open until you are  
8 done testifying. Thank you.

9 I think Mr. -- there is feedback, but  
10 what I will ask is that you, Mr. Roth, if you are  
11 not speaking -- (inaudible) whenever you are not  
12 speaking, okay?

13 MR. ROTH: I don't think it is coming  
14 from me. Ms. Jones, it may a little bit of  
15 feedback from your end, but we will do our best.

16 CHAIRPERSON ANDERSON: All right.  
17 Thank you. Go ahead, sir.

18 MR. ROTH: Okay there, Ms. Jones?

19 MS. JONES: I'm fine. I am just  
20 cutting the phone off to make sure it is not my -  
21 - I am not causing a problem, so I am ready.

22 DIRECT EXAMINATION

23 BY MR. ROTH:

24 Q There we go. All right. Good  
25 afternoon Ms. Jones. Can you please state and

1 spell your full first and last names for the  
2 record?

3 A Cassandra Jones, C-A-S-S-A-N-D-R-A, J-  
4 O-N-E-S.

5 Q Thank you. Are you one of the  
6 protestants in this case?

7 A Yes.

8 Q Do you own a condominium unit at the  
9 Carswell at 1812 Vernon Street, N.W.?

10 A Yes, I do.

11 Q What year did you first move into that  
12 building?

13 A 1970.

14 Q Was it a condominium or a rental  
15 building back then?

16 A Rental.

17 Q Can you give the Board the short  
18 version of how you were able to own the unit that  
19 you are living in now? Let's make it the short  
20 version.

21 A I'm going to make it the short  
22 version. Once the unit was renovated I moved  
23 into Unit Number 4, and I continued to rent until  
24 the owner decided he wanted to actually sell this  
25 unit. At that time I decided to purchase the

1 unit January of 1999.

2 Q So you have been living in your  
3 present unit the last 22 years, is that right?

4 A Not exactly. I first was a renter,  
5 and I stayed in the unit for 9 years as a renter,  
6 and as an owner for 22, so I have actually lived  
7 in this unit for 31 years.

8 MR. ROTH: Okay. Ms. Andrews, can I  
9 get permission to share my screen?

10 MS. ANDREWS: Sure, stand by.

11 (Pause.)

12 MS. ANDREWS: Okay, Mr. Roth, you can  
13 share your screen now.

14 MR. ROTH: Thank you.

15 BY MR. ROTH:

16 Q Ms. Jones, I am going to show you  
17 protestant's Exhibit 12, and I am going to ask  
18 you to describe for the Board what see here.

19 A I am looking from the back of the  
20 building. I see 1812 Vernon Street, and next to  
21 it 1806 Vernon Street.

22 Q Can you point out which apartment are  
23 your sliding doors and windows?

24 A I --

25 Q Let me put it this way, let me move my

1 cursor over here, and I am showing the sliding  
2 doors and windows on the first floor of 1812  
3 Vernon Street. Am I pointing to the correct --

4 A That is correct. The sliding doors  
5 that are next to the two windows, which is one  
6 bedroom, and then the single window is the larger  
7 bedroom, but also it may be important to note on  
8 Florida Avenue I have three windows that also go  
9 along with the single window for the larger  
10 bedroom.

11 Q Okay, so based on -- let me back up a  
12 second to say have you watched or listened in on  
13 ANC meetings or ANC committee meetings about this  
14 Tavern application?

15 A Yes, I have.

16 Q Based on what you have seen and what  
17 you have heard, what are your concerns about Mr.  
18 Hughes's supposed summer garden, and how its  
19 operation would affect you?

20 A It would have a major impact on me. I  
21 have been here for a while, and I have seen the  
22 community change, but I never thought that I  
23 would be living next to an establishment like  
24 that that will disrupt my livelihood and my peace  
25 and harmony in my home.

1                   Having an establishment next to me on  
2 a residential street with a garden where people  
3 will be drinking, and they will have loud  
4 conversations, and you know when you drink that  
5 level goes up higher with conversation, and  
6 smoking. I understand there will be no music, so  
7 that is a real good thing, but with the smoking,  
8 I have a problem with smoke because my throat  
9 becomes very irritated with smoking, even with  
10 the least amount of smoke. Unfortunately, with  
11 all of that I know my pressure is going to go up,  
12 because of the activity and what I am going to be  
13 subject to, the noise and the smoking. I feel it  
14 is unfair to me and the rest of the -- I am  
15 speaking for the rest of the tenants in this  
16 unit. To me it shows a lack of consideration for  
17 your neighbor, when it was a nice peaceful  
18 environment and all of a sudden we are going to  
19 be exposed to all this energy next door. I  
20 haven't lived this long, and to live in this  
21 building just to be subject to that environment.  
22 Like I said, I know when you are drinking, we all  
23 know that the noise level will increase.

24                   Now, the hours of operation for the  
25 gardens are from 8:00 a.m. to 1:00, seriously,

1 really, that is between 17 and 18 hours that I am  
2 going to be subject to -- no only me, all of us  
3 are going to be subject to. At 9:00 I am  
4 normally settling down to relax. The hours are  
5 just too long for anyone to be subject to the  
6 proposed garden environment. I think we -- I  
7 don't know if we really -- I think we kind of  
8 answer this, because I was also concerned after  
9 1:00 when they close. How you can be sure that  
10 all the people leave the garden and not just  
11 hanging around the garden still communicating and  
12 talking, or people passing the garden says, well,  
13 yes, I can hang out here now after partying up  
14 and down 18th Street. That is a problem for me.

15 One of my -- I know you say I am not  
16 supposed to ask questions I guess.

17 Q You can make a (inaudible) or  
18 hypothetical.

19 A I am just wondering what am I supposed  
20 to do. Am I supposed to actually leave my  
21 environment, my home until after 1:00 until all  
22 this activity has ceased? If it gets to  
23 unbearable as far as me getting rid of my unit.  
24 I don't know anybody would like to live next door  
25 to that kind of environment, yes, garden might



1 look pretty to look out on, but the people that  
2 are going to congregate in there, and the noise  
3 is just going to be overwhelming. I am not the  
4 only person in that room that is going to be  
5 affected with the noise and the music, or the  
6 environment next door. Most of the units in here  
7 bedrooms point to Florida Avenue, even the walls  
8 on the front. Their bedrooms would have at least  
9 one window that is going to apply to Florida  
10 Avenue, and they are going to be able to hear  
11 this noise as well.

12 Q We will hear from some of those  
13 witnesses later on.

14 A Okay. Living on 18th Street is a huge  
15 part of the lifetime investments of some of us  
16 who are making this our final home.

17 Q Okay. Thank you, Ms. Jones, we  
18 appreciate that. Let me ask you another  
19 question, do you own a car?

20 A Yes.

21 Q Where do you park it?

22 A Good question. As you know, it is  
23 hard to park on Vernon Street, and because of my  
24 disability and stuff I no longer can part two or  
25 three blocks away to find a parking space. I

1 actually have to pretty much sit here on Vernon  
2 Street to get a parking space, or parking within  
3 a block of Vernon Street. Sometimes that means I  
4 could be sitting there for 30 to 40 minutes, up  
5 to 2 hours.

6 Q Okay. What is the furthest distance  
7 away from -- what is the furthest distance away  
8 from home you would have to walk in order to park  
9 in say, like, the last 2 years?

10 A Within the last 2 years I pretty much  
11 try to park on Vernon Street because of my  
12 disability. I can't walk a long distance, as a  
13 matter of fact, I can't even walk up Vernon  
14 Street, one half of Vernon Street without getting  
15 into pain, feeling pain.

16 MR. ROTH: Okay. Thank you very much.  
17 I have no further questions.

18 MS. JONES: Okay.

19 CHAIRPERSON ANDERSON: Close your  
20 screen, Mr. Roth. Mr. Kline, do you have any  
21 questions?

22 MR. KLINE: I do not. Thank you.

23 CHAIRPERSON ANDERSON: I am just going  
24 to ask you a question, Ms. Jones.

25 MS. JONES: Yes.

1 CHAIRPERSON ANDERSON: You were saying  
2 that your window face Florida Avenue, right? Is  
3 that correct?

4 MS. JONES: Yes.

5 CHAIRPERSON ANDERSON: So tell what do  
6 you look at when you look through your window?

7 MS. JONES: Right now I am in my living  
8 room. I am looking at 18 Florida Avenue.

9 CHAIRPERSON ANDERSON: So what is  
10 outside, what's there?

11 MS. JONES: Right now it is some  
12 traffic, cars.

13 CHAIRPERSON ANDERSON: (Inaudible),  
14 when you look through your window from Florida  
15 Avenue what is it that you see? Explain to me --  
16 I know -- I believe that Vernon is more  
17 residential. I am trying to found out, Florida  
18 Avenue, is that a commercial strip, I mean, what  
19 -- when you look through your window on Florida  
20 Avenue what do you see? Do you see? Do you see  
21 other homes, or do you see businesses? What do  
22 you see when you face Florida Avenue? That is  
23 what I am getting at.

24 MS. JONES: Homes, from where I am,  
25 homes. I can see one little place where they

1 deal with phones across 18th Street, but behind  
2 me I get a better view of Florida. There is some  
3 network where they deal with taxes. It is  
4 another little establishment. I am not sure what  
5 they do, because I never see anybody there. They  
6 keep renovating it, but I never see anybody  
7 there. The rest of the street is all homes.

8 CHAIRPERSON ANDERSON: On Florida  
9 Avenue? That is what I am asking, Florida?

10 MS. JONES: Right.

11 CHAIRPERSON ANDERSON: Okay.

12 MS. JONES: From where I am sitting.  
13 Of course, there's one, two, three businesses  
14 right off, but I can't see them, not really, on  
15 my side, but they are very quiet. There is no  
16 music, or people really socializing and stuff.

17 CHAIRPERSON ANDERSON: All right, fine.  
18 Any other questions by any Board  
19 members?

20 (Pause.)

21 (Simultaneous speaking.)

22 MEMBER SHORT: Good afternoon -- or  
23 good evening, Ms. Jones. How are you?

24 MS. JONES: I'm fine.

25 MEMBER SHORT: Ms. Jones, I know your

1 neighborhood well. I work at the fire station  
2 there at 1617 U Street.

3 MS. JONES: I know exactly what you are  
4 talking about.

5 MEMBER SHORT: That was back in the  
6 70s.

7 MS. JONES: Yes, I was here.

8 MEMBER SHORT: Okay, and I know the  
9 neighborhood quite well, and I use to frequent  
10 the Hilton Hotel quite a bit whenever the  
11 President was there, or they had big events. Now  
12 they have built a brand new building behind the  
13 Hilton, correct?

14 MS. JONES: Right.

15 MEMBER SHORT: All right, and that  
16 obstructs your view from the Hilton, but at any  
17 rate along Florida Avenue you are saying they  
18 have mainly residential properties, correct?

19 MS. JONES: On the part where I am.

20 MEMBER SHORT: Yes.

21 MS. JONES: Okay.

22 MEMBER SHORT: I understand. Then on  
23 18th Street, you're looking at 18th Street right  
24 at the corner of 18th and Florida there is a  
25 couple of residential apartment building there,

1 correct?

2 MS. JONES: Right.

3 MEMBER SHORT: Okay. And then going  
4 down U Street there are -- on the south side of  
5 the street there are I guess three story homes.

6 MS. JONES: Yes.

7 MEMBER SHORT: Red brick homes.

8 MS. JONES: No, --

9 MEMBER SHORT: The point I am trying to  
10 make, because I don't want to take too long, the  
11 point I am trying to make is what the Chairman  
12 was trying to ask you is to describe your  
13 community, and what you say is 80 percent -- what  
14 you see out of your window is it 80 percent, or  
15 approximately 80 percent residential?

16 MS. JONES: I was going to say yes.

17 MEMBER SHORT: That is what the  
18 Chairman was trying to get you to say, because he  
19 doesn't know your neighborhood like some of us  
20 know your neighborhood, so he was trying to get  
21 you to say what you see out of your window, and  
22 what I was trying to help bring out is you see  
23 mostly residential, which has been like that for  
24 the last 50 years or longer.

25 MS. JONES: Yes, absolutely.

1                   MEMBER SHORT: In fact, Vernon -- when  
2 I was working in that area Vernon Street was a  
3 very high profile street. It was a little  
4 uppity, it was.

5                   MS. JONES: Oh, back then before I came  
6 here, yes.

7                   MEMBER SHORT: Yes, and because the  
8 Hilton Hotel use to kind of part their guests on  
9 Vernon Street, and the neighborhood was so strong  
10 back then that the community told Hilton, no,  
11 your people cannot part on Vernon Street. I  
12 remember that very well, but at any rate that's  
13 just for some who don't know your neighborhood,  
14 and it has changed somewhat since they started  
15 the (inaudible), and a few other things, but it  
16 has mainly stayed residential --

17                   MS. JONES: Right.

18                   MEMBER SHORT: -- on your end of 18th  
19 and Florida Avenue.

20                   MS. JONES: Exactly, yes.

21                   MEMBER SHORT: Thank you. That's all I  
22 have Mr. Chair. Thank you for your 31 years, Ms.  
23 Jones, Thank you.

24                   MS. JONES: You're welcome.

25                   CHAIRPERSON ANDERSON: Any other

1 questions by any of the Board members?

2 Mr. Kline, any questions of Ms. Jones.

3 MR. KLINE: No, thank you.

4 CHAIRPERSON ANDERSON: Mr. Roth, any  
5 questions of Ms. Jones?

6 Mr. Roth, you are on mute.

7 MR. ROTH: No, thank you, sir.

8 CHAIRPERSON ANDERSON: Ms. Jones, thank  
9 you very much for your testimony. Thank you very  
10 much for your testimony, ma'am, all right?

11 MS. JONES: You're welcome. Thank you.

12 CHAIRPERSON ANDERSON: All right. Mr.  
13 Roth, do you have another witness?

14 MR. ROTH: Yes, sir. Kaitlyn Kerr.

15 CHAIRPERSON ANDERSON: Ms. Kerr.

16 MS. KERR: Hello.

17 CHAIRPERSON ANDERSON: Can you raise  
18 your right hand, please.

19 (Witness sworn.)

20 CHAIRPERSON ANDERSON: All right.  
21 Thank you. Your witness Mr. Roth.

22 MR. ROTH: I'm trying to find Ms. Kerr  
23 on the screen.

24 CHAIRPERSON ANDERSON: She is there,  
25 sir.



1 DIRECT EXAMINATION

2 BY MR. ROTH:

3 Q Okay. Good afternoon, Ms. Kerr. Can  
4 you please state and spell your first and last  
5 names for the record?

6 A Sure, my first name is Kaitlyn. That  
7 is spelled K-A-I-T-L-Y-N. The last name is Kerr,  
8 K-E-R-R.

9 Q Thank you. Are you one of the  
10 protestants on this case?

11 A Yes, sir.

12 Q Do you live at the Carswell  
13 Condominium at 1812 Vernon Street?

14 A Yes, sir, I do.

15 Q When did you move in there?

16 A I moved in in November of 2019.

17 Q Do you own or rent your apartment?

18 A I am a renter.

19 Q Okay. I am going to share my screen  
20 and show you what's marked as protestant's  
21 Exhibit 11, and ask you what you see there?

22 A Sure. On the right hand side is 1812  
23 Vernon Street, which is my building, and then on  
24 the left hand side is the (inaudible)  
25 establishment that we are discussing today. I am

1 assuming important to point out that on the left  
2 hand side of the blue awning is a set of windows  
3 behind that tree, and that is my bedroom window.

4 Q So what I am circling here with my  
5 cursor --

6 A Yes.

7 Q -- would be your bedroom window.

8 A Yes.

9 Q Okay. Before you rented this unit had  
10 you been to the Adams Morgan and Dupont Circle  
11 Neighborhood before?

12 A Yes, many times.

13 Q Were you familiar with the 18th Street  
14 Corridor?

15 A Yes, I would say I am very familiar  
16 with the 18th Street Corridor.

17 Q You were still comfortable renting  
18 this unit even with that knowledge.

19 A Yes, I was. My experience with the  
20 18th Street Corridor was that most of the  
21 activity was concentrated on 18th itself,  
22 specifically in between Columbia and (inaudible)  
23 I would say. So when I was looking at  
24 apartments, this apartment being on a side  
25 street, and not next to any of the bar

1 establishments I was comfortable still renting  
2 the apartment.

3 Q You said you moved into your apartment  
4 when?

5 A In November of 2019.

6 Q And when did you learn that someone  
7 had applied for a tavern license in the building  
8 next door?

9 A I actually saw an article online about  
10 it in January of 2020, and then after that  
11 learned more information from my neighbors about  
12 it.

13 Q Have you watched or listened in over  
14 Zoom on any of the ANC or ANC committee meetings  
15 about this pending tavern license application --  
16 location transfer application?

17 A Yes, I have.

18 Q Based on what you have seen and heard,  
19 what are your concerns about the impact that this  
20 establishment would have on you?

21 A My main concern is the noise that  
22 would be caused by the people that are exiting  
23 the establishment out onto Vernon Street,  
24 especially while they are waiting for any kind of  
25 Uber, cab, ride shares, or just in general

1 congregating there after leaving the bar. I am  
2 not exactly sure what those hours specifically  
3 are going to look like, but I do know that they  
4 will be serving alcohol, that's why we are here.  
5 People will be possibly leaving drunk. They are  
6 not going to be concerned about controlling their  
7 volume, or their noise level, they will be  
8 exiting next to and then waiting on the  
9 residential street that is basically below slash  
10 right next to my bedroom window, and it is within  
11 ear shot of my bedroom window. So depending on  
12 how late this establishment is open, how late  
13 they are letting people exit, or telling people  
14 to exit, I am concerned that the noise of those  
15 people exiting is going to wake me up. I am  
16 generally worried about will I be able to fall  
17 back to sleep, like, will I be able to get a good  
18 night sleep especially when I have to get up for  
19 work in the morning on the week nights, and the  
20 effect of that on my general overall quality of  
21 life is the best way to put it.

22 Q Thank you. Now, the application asks  
23 for closing time at 2:00 a.m. on week nights,  
24 3:00 a.m. on weekends.

25 A Yes.

1           Q       How do you know you will be able to  
2 hear patrons talking out on Vernon Street if you  
3 are sleeping at 3:00 a.m. in the morning?

4           A       Well, I can hear them when I am  
5 sleeping at, like, 7:00 or 8:00 a.m. in the  
6 morning. I can hear pretty much all of my  
7 neighbors outside when they are taking their dogs  
8 out, or going out to their car, or meeting each  
9 other on the stairs. I have been able to hear  
10 that the whole time I have lived here, most  
11 recently while they have been doing construction  
12 next door on the stairwell. I have been able to  
13 hear the conversations between construction  
14 workers, and that is all at conversation level,  
15 like, no one is shouting, no one is yelling, this  
16 is all just at a conversational normal level for  
17 me to -- to be talking to each other and I can  
18 hear that very clearly.

19          Q       Now, would you be happy if instead of  
20 all the customers exiting out the Vernon Street  
21 door at 2:00 or 3:00 in the morning they all  
22 exited out the Florida Avenue side through the  
23 rear yard?

24          A       Honestly, no that would not make me  
25 happy, because that would just affect my

1 neighbors who have their living areas and their  
2 bedrooms facing out onto Florida Avenue. That  
3 would affect them in the same way, so, no, that  
4 would not make me any happier.

5 Q You are a good neighbor. Ms. Kerr, do  
6 you like your apartment now?

7 A Yes, I do. I really like my  
8 apartment.

9 Q Are you on a fixed term lease, or a  
10 month to month?

11 A My lease right now is month to month.

12 Q So putting aside this Tavern  
13 application, do you have any plans to leave your  
14 current job or move out of town, or move out of  
15 your apartment for any other reason?

16 A No, I no plans of doing any of those  
17 things.

18 Q If this tavern application were  
19 granted and the Applicant is permitted to  
20 transfer his license next door to your apartment  
21 do you know what you would do then?

22 A I would seriously start to research  
23 moving into another apartment. Before this I was  
24 in a living situation that unfortunately had a  
25 lot of noise outside of the window the early

1 hours of the morning, and it was very frustrating  
2 and very exhausting, and really affected my  
3 quality of life and well-being, so I am not  
4 really willing to put myself, or to stay in what  
5 could be a similar situation again.

6 MR. ROTH: Okay, thank you. I have no  
7 further questions.

8 CHAIRPERSON ANDERSON: Mr. Roth, please  
9 close your screen.

10 MR. KLINE: He can leave it up. That  
11 would expedite things actually.

12 CHAIRPERSON ANDERSON: I'm sorry.  
13 Okay, leave it up.

14 Your witness, Mr. Kerr. I'm sorry,  
15 your witness, -- you see that is why I like to  
16 look at folks. Your witness, Mr. Kline. I  
17 apologize.

18 MR. KLINE: Long day, Mr. Chair.

19 CROSS EXAMINATION

20 BY MR. KLINE:

21 Q Ms. Kerr, I am looking at (inaudible)  
22 11, you printed out your window behind the tree.  
23 There is a seating area there, correct?

24 A Correct.

25 Q That the smoking area for the

1 building, correct?

2 A I would not consider it a smoking area  
3 for the building, no.

4 Q Where is it that people smoke?

5 A Usually when I have seen someone  
6 smoking is down at the bottom of the stairs.

7 Q Are you familiar with the bucket that  
8 seems to live there that people sit their  
9 cigarettes butts in?

10 A Yes.

11 Q Okay, and where does that live?

12 A I believe it usually is at the top of  
13 the stairs on, like, that concrete landing place.

14 Q Okay, so the people that smoke in the  
15 building that's where they go to smoke.

16 A No, like I said, the people that smoke  
17 in the building are normally smoking at the  
18 bottom of the stairs.

19 Q Okay. Did you ever meet the owner of  
20 -- the Applicant, Mr. Hughes?

21 A No I have not met him.

22 Q Were you aware when you rented your  
23 apartment that you were immediately adjacent to a  
24 commercial zone?

25 A I know that on the back side of the



1 building on Florida Avenue there used to be a  
2 hair salon, I believe, and I know that that was  
3 there, but as far as the part of the building  
4 that faces Vernon Street, I was under the  
5 impression slash I wasn't told any differently  
6 that it was residence, like, an apartment or a  
7 condo, or something along those lines.

8 MR. KLINE: Okay, thank you. I have no  
9 further questions.

10 CHAIRPERSON ANDERSON: Close the  
11 screen, please.

12 Do we have any questions of Ms. Kerr  
13 by any Board members?

14 All right, thank you, Ms. Kerr.

15 All right, any -- Ms. Kerr, are you  
16 still there?

17 MS. KERR: Yes, I am still here.

18 CHAIRPERSON ANDERSON: Mr. Roth, any  
19 re-cross of Ms. Kerr?

20 MR. ROTH: No, sir.

21 CHAIRPERSON ANDERSON: Re-direct of Ms.  
22 Kerr? All right, thank you very much, Ms. Kerr,  
23 for your testimony.

24 MS. KERR: Thank you.

25 CHAIRPERSON ANDERSON: You are excused.

1 MS. KERR: Okay.

2 CHAIRPERSON ANDERSON: Mr. Roth, you  
3 have another witness.

4 MR. ROTH: Alek Pochowski if he is with  
5 us. I know he was at work, and then the workday  
6 is over, so I am hoping he stuck with us. There  
7 he is.

8 MR. POCHOWSKI: I am here.

9 CHAIRPERSON ANDERSON: Mr. Pochowski,  
10 can you raise your right hand, please?

11 MR. POCHOWSKI: Yes.

12 (Witness sworn.)

13 CHAIRPERSON ANDERSON: All right. Your  
14 witness, sir.

15 DIRECT EXAMINATION

16 BY MR. ROTH:

17 Q Thank you. Good afternoon, Mr.  
18 Pochowski. Can you please state and spell your  
19 first and last names for the record?

20 A Yes, my name is Alek Pochowski, A-L-E-  
21 K, P-O-C-H-O-W-S-K-I.

22 Q Thank you. Where are you employed?

23 A Kittelson & Associates.

24 Q You want to spell Kittelson for the  
25 record, please.

1           A       K-I-T-T-E-L-S-O-N.

2           Q       Thank you. Showing you Protestants'  
3 Exhibit 45 for identification. You recognize  
4 this document?

5           A       Yes, that is my resume.

6           Q       How long have you been employed at  
7 Kittelson?

8           A       Since 2006, about 15 years,  
9 (inaudible).

10          Q       Okay. What do you do there?

11          A       I am a transportation engineer and  
12 planner. I do a lot of traffic studies,  
13 transportation studies, safety, curbside  
14 management, small area plans, livability studies,  
15 and corridor studies. Over half my work is in  
16 the District, and then I do -- the other half is  
17 around the country.

18          Q       What degrees do you hold and in what  
19 fields?

20          A       I have an undergrad in civil  
21 engineering from Iowa State University. I have a  
22 masters in city planning from Georgia Tech, and a  
23 masters in civil engineering with a  
24 transportation focus from Georgia Tech.

25          Q       Do you hold any professional licenses?

1           A       Yes, I am licensed as a professional  
2 engineer in the District, Maryland, Virginia, and  
3 Nebraska.

4           Q       Okay. In the course of your work have  
5 you had occasion to become familiar with the  
6 District's Columbia Street Transportation Network  
7 design planning process?

8           A       Yes.

9                   MR. ROTH: Okay, thank you.

10                   Mr. Chairman, I would move  
11 Protestants' Exhibit 45 into evidence, and based  
12 on Mr. Pochowski's answers and the contents of  
13 his resume I would ask that he be admitted as an  
14 expert in traffic in traffic safety, traffic  
15 operations, transportation engineering, and  
16 transportation planning.

17                   (Whereupon, the above-referred to  
18 document was marked as Protestant Exhibit No. 45  
19 for identification.)

20                   CHAIRPERSON ANDERSON: Mr. Kline.

21                   MR. KLINE: No objection.

22                   CHAIRPERSON ANDERSON: Without  
23 objection, so Mr. -- the resume is in the record,  
24 and Mr. Pochowski is an expert, meaning that he  
25 can give his -- he can render expert opinions.

1 Go ahead, sir.

2 (Whereupon, the above-referred to  
3 document was received into evidence as Protestant  
4 Exhibit No. 45.)

5 MR. ROTH: Thank you.

6 BY MR. ROTH:

7 Q Now, Mr. Pochowski, showing you  
8 Protestants' Exhibit 46, and let me enlarge this.  
9 Can you identify this document?

10 (Whereupon, the above-referred to  
11 document was marked as Protestant Exhibit No. 46  
12 for identification.)

13 A Yes, that is a multi (inaudible)  
14 circulation document that we put together. It is  
15 just multi (inaudible) circulation, curbside  
16 uses, along with functional classification, and  
17 level of traffic threat in the area.

18 Q Can you explain what information you  
19 gathered to create this graphic?

20 A Yeah. We took a lot of data from the  
21 District's Department of Transportation from open  
22 data. So we took their functional classification  
23 system, which assigns local collector and  
24 arterial roads. We used the level of traffic  
25 stress data from DDOT, which looks at how

1 comfortable a roadway is from a bicycle  
2 perspective. We use Google Street View and just  
3 our understanding of the area to do the curbside  
4 uses or establish the parking or the curbside  
5 regulations on the curbside. As well, we looked  
6 at the pedestrian movements, the vehicle  
7 movements, and then we put in some daily traffic  
8 volumes and other just intersection observations  
9 as well.

10 Q Okay. And that yellow rectangle near  
11 the center, that's the premises at 1806 Vernon  
12 Street or 1807 Florida Avenue. Is that correct?

13 A Yes, that's correct.

14 Q Okay. Now can you please describe for  
15 the Board what this graphic is intended to show?

16 A Yeah. So from a functional  
17 classification perspective, it shows that Vernon  
18 Street is identified as a local street. Florida  
19 Avenue is a minor arterial. Local roads are  
20 really intended to serve short trips at low  
21 speeds, along with local travel for pedestrians  
22 and bicyclists, people walking and biking.  
23 They're intended to provide direct land access,  
24 residential land uses. Large trucks would be  
25 expected to use local roads only occasionally,

1 like a moving truck for instance. Conversely a  
2 minor arterial is really intended for longer  
3 trips, higher speeds, and more commercial  
4 activity than a local street is.

5 And then the level of traffic stress  
6 is how comfortable roadways are for people  
7 biking. So level of traffic stress on Florida  
8 Avenue for there for instance is uncomfortable,  
9 which really indicates high traffic volumes, high  
10 speeds. Conversely Vernon Street you see it's  
11 blue, so level of traffic has declined, which  
12 makes suitable for anyone, an 8-year-old for  
13 instance, low speeds, low volumes, more  
14 comfortable for kind of the casual rider to be on  
15 a bike on that street.

16 Q So in your professional opinion, how  
17 would you describe this intersection?

18 A Yes, the intersection of Florida  
19 Avenue, Vernon Street, U Street, 18th Street  
20 intersection heavily congested. It's a complex  
21 intersection with many multimodal conflicts.  
22 There's skewed angles, which leads to potential  
23 safety concerns, turn restrictions. And then  
24 yes, many identified safety concerns as well.

25 Q And again, in your professional

1 opinion, what are the practical implications of  
2 what you see here for the idea of Uber and Lyft  
3 drop-offs and pick-ups both on Florida Avenue and  
4 on Vernon Street in the vicinity of this proposed  
5 establishment?

6 A Yeah, I think Florida Avenue, you  
7 would expect Uber and Lyft pick-ups and  
8 drop-offs. It's more compatible to use Florida's  
9 minor arterial. Vernon Street from a local  
10 street perspective, I think you would expect  
11 occasional Uber and Lyfts for picking up and  
12 dropping off people who live there. But from a  
13 commercial perspective, that would -- there would  
14 be a lot more Uber, Lyft activity than you would  
15 expect from a (audio interference) street.

16 Q You were breaking up there at the end,  
17 Mr. Pochowski.

18 A Sorry about that. So you would expect  
19 only a few or occasional Uber and Lyfts on Vernon  
20 street. Obviously there would be some of that,  
21 but it would be really residential use only. So  
22 the occasional uses. For the commercial use, you  
23 would see a lot more Uber, Lyft activity. And I  
24 think that activity in particular, the  
25 circulation would have to go down Florida, up



1 19th, across Vernon, then make the right turn  
2 only out would lead to the potential additional  
3 congestion at that Vernon Street, 18th Street  
4 intersection with a right turn only there.

5 MR. ROTH: Okay. Thank you very much.  
6 No further questions.

7 CHAIRPERSON ANDERSON: Any questions,  
8 Mr. Kline?

9 MR. KLINE: Just a couple.

10 CROSS EXAMINATION

11 BY MR. KLINE:

12 Q In terms of Vernon Street, in addition  
13 to moving vans, there would be trash trucks.  
14 Correct?

15 A Right.

16 Q And overnight delivery vehicles.

17 A I would not expect overnight delivery  
18 vehicles with the lack of commercial --

19 Q You would?

20 A No, not on Vernon Street.

21 Q You wouldn't expect Amazon trucks on  
22 Vernon Street with people accepting delivery of  
23 packages?

24 A No, not overnight. I think there's a  
25 difference from a loading perspective of

1 commercial areas and residential areas. In  
2 residential areas, deliveries tend to be during  
3 the daytime. Whereas commercial tends to be --  
4 especially retail commercial tends to be  
5 overnight. Office commercial also tends to be  
6 for daytime uses.

7 Q Right, but moving trucks wouldn't be  
8 at night either, would they?

9 A Right. Moving trucks would be during  
10 the day.

11 MR. KLINE: Fine. Okay, I don't have  
12 any other questions.

13 MR. ROTH: Can I get re-direct?

14 CHAIRPERSON ANDERSON: Hold on, Mr.  
15 Roth. I'm sorry.

16 CHAIRPERSON ANDERSON: Any questions  
17 by any board members? Since I can't see, so  
18 that's why I was asking you to close your screen.  
19 So I can look to make sure that I have -- that I  
20 can see my board members, so I'm not sitting here  
21 waiting trying to figure out if they're trying to  
22 ask questions. All right, hearing no questions  
23 by no board members, okay, you can re-direct,  
24 sir.

25 RE-DIRECT EXAMINATION

1 BY MR. ROTH:

2 Q Mr. Pochowski, with regard to moving  
3 trucks, does the District have any regulations  
4 with regard to moving trucks and how they're  
5 supposed to be positioned?

6 A Yes. Yeah, moving trucks in terms of  
7 the usage of the curbside space, you have to  
8 apply for the permit 72 hours in advance. And  
9 then you put up those signs that you see where  
10 they restrict the usage. So yeah, from that  
11 perspective, they absolutely do. You also are  
12 not obviously allowed to park a moving van in the  
13 middle of the street to load and unload, but  
14 you're not allowed to double park there. So you  
15 have to apply for -- to have the moving truck,  
16 you have to apply for those curbside -- the signs  
17 that restrict the parking there 72 hours in  
18 advance.

19 Q Thank you. With regard to garbage  
20 trucks, I'm not expecting you to be personally  
21 familiar with which particular premises on Vernon  
22 street do or don't put their garbage out on the  
23 curb, but is it -- Why don't I let you answer the  
24 question of to what extent on a local residential  
25 -- primarily residential street, garbage trucks

1 are an issue in terms of traffic control?

2 A Yeah. Just because they are so  
3 seldomly on the street, I mean it's -- you have  
4 recycling maybe once or twice a week, garbage in  
5 some areas once or twice a week. So there might  
6 be four trucks a week compared to with respect,  
7 about a thousand vehicles per day on the street.  
8 So four compared to 7,000 is just not a large  
9 volume of vehicles.

10 Q And do you happy -- I don't know  
11 whether you looked at this in terms of drawing it  
12 here on your diagram or not. But do you happen  
13 to know whether or not there's an alley behind  
14 Vernon Street that allows for trash pickup?

15 A I don't know that.

16 MR. ROTH: Okay, thank you. No  
17 further questions, Mr. Chairman.

18 CHAIRPERSON ANDERSON: Thank you, Mr.  
19 Pochowski. Thank you very much for your  
20 testimony. You're excused. Do you have another  
21 witness, Mr. Roth?

22 MR. ROTH: Yes, Ms. Suzanne Farmer.

23 CHAIRPERSON ANDERSON: Ms. Farmer.

24 Ms. Farmer? Ms. Farmer? Ms. Farmer? Ms.

25 Farmer?

1 MR. ROTH: Do I need to -- Do I need  
2 to contact her or do you see her?

3 CHAIRPERSON ANDERSON: I believe Ms.  
4 Farmer is on a personal matter and she's telling  
5 us to hold on a minute, I believe. I believe  
6 that's what she said. I can't hear you now, Ms.  
7 Farmer. Are you ready to speak to us? So I  
8 believe that's -- I can see Ms. Farmer. I  
9 believe she's telling us that we need to hold on  
10 a couple of minutes for her to be available.

11 MS. CLARKE: Could we take a five  
12 minute bio break?

13 MS. FARMER: Can you guys hear me now?

14 CHAIRPERSON ANDERSON: Yes. Hold on.

15 MS. FARMER: Okay.

16 CHAIRPERSON ANDERSON: I'm sorry, who  
17 was asking for a break?

18 MS. CLARKE: This is Laurie Clarke. I  
19 just wondered if we could get a bio break soon.

20 CHAIRPERSON ANDERSON: Ms. Clarke, you  
21 can take a break. You can put us on -- You can  
22 put us on mute and close the camera and take your  
23 break, ma'am. You can do that because I mean,  
24 Mr. Roth is the attorney. So you can take a  
25 break if you need to, ma'am. I don't believe

1 that we're going to take a break right now. But  
2 you can take a break if you need to, ma'am.

3 All right, Ms. Farmer, can you raise  
4 your right hand please? Are you ready?

5 (Witness sworn.)

6 CHAIRPERSON ANDERSON: All right,  
7 thank you. Your witness, Mr. Roth.

8 MR. ROTH: Thank you. Good afternoon,  
9 Ms. Farmer.

10 DIRECT EXAMINATION

11 BY MR. ROTH:

12 Q Can you please state and spell your  
13 full first and last names for the record?

14 A Sure. It's Suzanne Farmer,  
15 S-U-Z-A-N-N-E F-A-R-M-E-R.

16 Q Thank you. And again for the record,  
17 can you state where you live?

18 A I live at 1812 Vernon Street in Unit  
19 23.

20 Q And are you one of the abutter  
21 Protestants in this case?

22 A I am, yes.

23 Q Okay. I'm going to share my screen  
24 again. And you'll (audio interference) exhibits.  
25 And I'm going to show you Protestant's Exhibit

1 11. And can you tell the Board what you see  
2 here?

3 A So this is an image looking at the  
4 Carswell, which is the red brick building on the  
5 right and then the proposed establishment in 1806  
6 Vernon is the yellow building on the left.

7 Q And can you point out which window at  
8 1812 Vernon is yours?

9 A So on the second floor, it's the four  
10 windows that are just, I guess on the left side  
11 of the car as well. So the two windows over on  
12 top of the entry and then the two windows to the  
13 left of that.

14 Q Okay. So using my cursor, I'm  
15 pointing to these two and to these two. And for  
16 -- I guess to help orient the board members, we  
17 heard from Ms. Kerr who said her windows were  
18 down here in the first floor. So your windows  
19 are immediately above hers --

20 A Correct.

21 Q -- and then to the right of those. Is  
22 that correct?

23 A Yes, that is correct.

24 Q Okay. And I'm going to move to a  
25 different exhibit. And ask you to identify --

1 This is Protestant's Exhibit 13 for  
2 identification. And I'm going to ask you to  
3 indicate what you see here.

4 A This is the walkway at the back of the  
5 Carswell that exits onto Florida Avenue.

6 (Whereupon, the above-referred to  
7 document was marked as Protestant Exhibit No. 13  
8 for identification.)

9 BY MR. ROTH:

10 Q And can you point out which window in  
11 that courtyard --

12 A Yes.

13 Q -- is your --

14 A Right, that narrow space. So the  
15 second window up is my bedroom window.

16 Q Okay.

17 A It's right there.

18 MR. ROTH: Mr. Chairman, I move this  
19 Exhibit 13 into evidence.

20 MR. KLINE: No objection.

21 CHAIRPERSON ANDERSON: Without  
22 objection.

23 (Whereupon, the above-referred to  
24 document was received into evidence as Protestant  
25 Exhibit No. 13.)



1 BY MR. ROTH:

2 Q Okay, thank you. Now Ms. Farmer, on  
3 the Vernon Street side, your window appeared to  
4 be one floor above the doorway at 1806 Vernon  
5 Street. And Mr. Hughes testified that his  
6 speakeasy would be located on the same level as  
7 that doorway. On this Florida Avenue side, your  
8 window over here appears to align with the middle  
9 of that second floor. Can you explain why that  
10 is?

11 A So it could be. I don't know for  
12 certain. But you've got a lot of topography  
13 going on there. Right? So you're at kind of the  
14 end of the hill that goes up 18th Street. Vernon  
15 is also on a hill, but then Florida is a little  
16 bit flatter. So I assume it's just kind of the  
17 way the building -- they don't actually align  
18 actually. Right? Because you're not on a flat  
19 --

20 Q Right. And Mr. Hughes also testified  
21 that he planned to store alcohol on his third  
22 floor. And according to his diagrams, do you  
23 recall what was between your unit and his third  
24 floor?

25 A A wall. Right? Like the exterior

1 building walls.

2 Q Yeah.

3 A Yeah.

4 Q Yeah, okay. We'll come back to that  
5 in a second.

6 A Okay.

7 Q How long have you lived in your  
8 current unit at the Carswell?

9 A For five years almost exactly -- March  
10 2016.

11 Q Okay. And is that the only unit  
12 you've lived in at this building?

13 A No, I previously rented for three  
14 years.

15 Q And what was that other -- Where was  
16 that other unit?

17 A That was Unit 24, which is directly  
18 above Ms. Jones's unit.

19 Q Okay. So showing you again  
20 Protestant's Exhibit 12, which Ms. Jones  
21 identified before. You're saying that would be  
22 this unit here.

23 A Right.

24 Q Okay. Who lives there now?

25 A So Gus Silva-Chavez and Anica

1 Landreneau now live there.

2 Q Okay. By the way, going back for a  
3 second to this exhibit. Have you measured the  
4 distance between --

5 A I've gone out there with my (audio  
6 interference).

7 Q And what was that distance?

8 A It's a little over six feet.

9 Q Okay. Please tell the Board why  
10 you're protesting this application.

11 A So basically I don't feel that a  
12 liquor -- a late-night liquor serving  
13 establishment is appropriate in this location. I  
14 think you've got -- And one of the big points  
15 right here, right? You've got little over six  
16 feet of distance between residence who's living  
17 room windows -- that's what those sliding doors  
18 are, the living room windows. And then bedroom  
19 windows are directly overlooking the summer  
20 garden.

21 I believe the hours that they are  
22 proposing is until 1 o'clock in the morning, I  
23 believe, all week. And then also a 2:00 a.m.  
24 closing and a 3:00 a.m. closing -- 2:00 a.m.  
25 during the week, 3:00 a.m. on week nights for the

1 interior. Just you know, a lot of us have office  
2 jobs. We have to be up in the morning. And I  
3 think there's multiple -- I think it's a very  
4 challenging location to have --

5 And you know, one of the points too  
6 and I think it was brought up earlier when  
7 talking about kind of the nature of the street,  
8 the businesses that have been kind of in that  
9 mixed use zone are kind of quiet, daytime  
10 businesses. It's a very different thing to be  
11 talking about having patrons leaving at 2 o'clock  
12 and 3 o'clock in the morning.

13 Q Okay. Mr. Hughes claims to have  
14 installed very expensive sound mitigation  
15 measures. Are you concerned that those will be  
16 insufficient with -- We have some background  
17 noise here. Are you concerned that those will be  
18 insufficient to protect your peace and quiet in  
19 your apartment?

20 A The report has a line in there that  
21 says that they can't guarantee that no sign will  
22 be audible. And I guess that's my big concern is  
23 kind of if we end up in a situation where, you  
24 know, sound does make it through, that would  
25 affect my living room and bedroom walls abut.

1 Right? So my ability to kind of peaceful  
2 enjoyment of my apartment and being woken up by  
3 sound, I think everyone knows that when it's  
4 particularly quieter outside and you're trying to  
5 sleep that those kinds of noises can be  
6 disturbing.

7 Q Do you have any personal experience  
8 living next to a bar that closes late?

9 A I do. When I was in my twenties, I  
10 lived in Galway, Ireland and I lived next to a  
11 pub. And I think one of the interesting things  
12 there too, right, is what we used to call an "old  
13 man's pub." So it was actually a fairly quiet  
14 pub where you had a lot of -- mostly middle-aged  
15 local people. But when they would leave late at  
16 night and they would stand underneath my bedroom  
17 window while they were waiting for their taxis, I  
18 would be awakened by their conversations.

19 Q Now you live close to a big  
20 intersection as we've seen in that previous  
21 exhibit. And that intersection has several ABC  
22 establishments around it. And they're all  
23 licensed to have full legal hours for alcohol  
24 service. What makes them different from this  
25 applicant?

1           A        So none of them are on the interior of  
2           a residential street.  And you know, the vast  
3           majority of them actually are on the other side  
4           of 18th Street and don't abut residential  
5           buildings at all.  I believe Duplex and Lucky  
6           Buns abut the building that's directly across the  
7           street from us.  They also serve food and so  
8           they're more active kind of earlier in the  
9           evening.  They don't tend to be very active late  
10          at night.  So I think that's a big difference is  
11          the request for closing at 2:00 and 3 o'clock in  
12          the morning.

13          Q        Thank you.  And then finally, let's  
14          talk about traffic patterns at this intersection.  
15          Let me go back to Mr. Pochowski's exhibit.  In  
16          fact, let me see if I can do a -- Excuse me.  
17          Let's use this one instead.  Do you recognize  
18          what this is?

19          A        Yes.  That is an aerial --  
20                    (Simultaneous speaking.)

21                 MR. ROTH:  Let me identify it as --  
22          Let me identify as Protestant's Exhibit 37.  And  
23          Ms. Farmer, go ahead and describe what this is.

24                 MS. FARMER:  So this is an aerial  
25          photograph showing the intersection of 18th

1 Street, Florida Avenue and U Street.

2 (Whereupon, the above-referred to  
3 document was marked as Protestant Exhibit No. 37  
4 for identification.)

5 MS. FARMER: You can see that there's  
6 a lot of -- a lot of streets coming in through  
7 this intersection.

8 BY MR. ROTH:

9 Q And do you recognize the street here  
10 that I'm --

11 A Yes.

12 Q -- putting my cursor over?

13 A That is Vernon Street.

14 Q Okay. And as a resident, how familiar  
15 are you with traffic patterns at this  
16 intersection?

17 A I'm very familiar, both as a driver  
18 and a pedestrian.

19 MR. ROTH: Okay. Mr. Chairman, I'd  
20 like to put Exhibit 37 into evidence.

21 CHAIRPERSON ANDERSON: Mr. Kline, any  
22 objection?

23 MR. KLINE: No objection.

24 CHAIRPERSON ANDERSON: Without  
25 objection.

1 (Whereupon, the above-referred to  
2 document was received into evidence as Protestant  
3 Exhibit No. 37.)

4 BY MR. ROTH:

5 Q So please explain to the Board what  
6 you see as the likely effects on pedestrians and  
7 vehicle traffic than having the Applicant  
8 discharge all his remaining patrons from Vernon  
9 Street -- I guess, Vernon Street door at closing  
10 time.

11 MR. KLINE: Objection. She's being  
12 asked for an opinion. She hasn't been qualified  
13 as an expert and I don't think she is an expert.

14 MR. ROTH: Well, Mr. Chairman, she's a  
15 neighbor who's lived here for several years.

16 MR. KLINE: That doesn't give her  
17 expertise.

18 MR. ROTH: I didn't ask for her expert  
19 opinion, I asked for her personal opinion.

20 MR. KLINE: Her personal opinion is  
21 irrelevant.

22 CHAIRPERSON ANDERSON: I'm going to  
23 let the witness -- The Board will give it due  
24 weight. You can answer -- I'm going to overrule  
25 their objection. You can answer the question,



1 Ms. Farmer.

2 MS. FARMER: Okay, sure. So I think  
3 others have testified that this is a pretty  
4 intersection. You can see that basically what  
5 you have is like you've got 18th Street going  
6 southbound and there's a crosswalk. Right? And  
7 there is a stop light there. So the cars coming  
8 southbound on 18th are supposed to stop there.  
9 So they will have a red light. There's a red  
10 light -- So the cars on Florida are going -- I'm  
11 talking with my hands and you can't see what I'm  
12 pointing out.

13 So basically there's a -- basically  
14 theoretically, right, the way it's all timed is  
15 that you would have this empty spot for the cars  
16 turning right from Vernon Street. They don't  
17 have the green to keep going. Right? So they  
18 have to turn and stop. So there's room for three  
19 or four cars, right, assuming everything works  
20 perfectly. But frequently the cars that are  
21 coming southbound on 18th Street do not stop at  
22 that stop light north of the crosswalk, they keep  
23 going. So they fill in that space. So that  
24 means that the cars trying to turn right off of  
25 Vernon Street can't actually get in. Right? And

1 so you end up getting a backup.

2           And I've seen this happen, you know,  
3 I've lived here as I said, you know, a total of  
4 eight -- if I'm doing the math right, five year  
5 and then three, so eight years. I see this  
6 happen frequently. I've experienced myself when  
7 I'm driving, right, and I get particularly stuck  
8 behind somebody who is unfamiliar with the  
9 intersection. And then you start to -- it gets  
10 even worse, so they don't actually -- you know,  
11 if you're familiar with it, you know you  
12 basically merge when you can. Right? Like you  
13 don't wait.

14           And then there's also, you end up with  
15 lots of people like -- because their nav tells  
16 them they can do it, they kind of try to get into  
17 that left turn lane to make the left onto  
18 Florida. And so they won't move until that  
19 pocket opens up. And so it -- people get very  
20 frustrated. They start honking their horns.

21           Once they're frustrated, you also  
22 sometimes see them not really paying attention to  
23 the fact that pedestrians have a walk signal.  
24 And so there's kind of opportunities for  
25 conflict. You know, people basically almost

1 hitting pedestrians. So I've seen this happen.  
2 I've experienced it myself as a driver and as a  
3 pedestrian.

4 BY MR. ROTH:

5 Q Okay, thank you. Have you looked at  
6 any of the plans or renderings for this  
7 establishment?

8 A I have.

9 Q Up until today when Mr. Hughes  
10 testified about putting his trash and recycling  
11 on the front yard, had you ever seen any  
12 expressed provisions for trash and recycling on  
13 any of these plans?

14 A Not on the plans.

15 MR. ROTH: Okay, thank you. No  
16 further questions.

17 CHAIRPERSON ANDERSON: Any questions,  
18 Mr. Kline?

19 MR. KLINE: Yeah, I have a few.

20 CROSS EXAMINATION

21 BY MR. KLINE:

22 Q Ms. Farmer, are you a smoker?

23 A I am.

24 Q And you tend to sit in the seats in  
25 front of the building under the window of where

1 the previous witness lives. Isn't that correct?

2 A During the day when I have coffee or  
3 something like that, I go out onto the street. I  
4 do though when I have a glass of wine -- I sit on  
5 the concrete area. I don't sit in the seats that  
6 are directly in front of Kaitlyn's window.

7 Q Okay. But you sit in the seats under  
8 the cortical or awning that's the entrance to the  
9 building?

10 A (Audio interference.)

11 Q Okay. And you've heard testimony from  
12 people complaining about smoke, including from  
13 Ms. Jones from passersby?

14 A And I, you know, this is one of those  
15 things that's kind of -- right, I understand that  
16 this is something that is -- I'm not being a very  
17 good neighbor by doing it. Right? I understand  
18 that. I try to be respectful. I don't light up  
19 a cigarette when I see my neighbors coming. I  
20 wait until they go inside. I'll sit and talk to  
21 them sometimes for -- you know, people will stop  
22 and we'll talk for 30 to 45 minutes and I'll wait  
23 until they go back inside.

24 When you brought up the little ash can  
25 that we have, the reason that's there is so I

1 don't litter. Right? So that I'm able to kind  
2 of keep my butts out of the street. And so yes,  
3 I smoke. I do what I can to be considerate about  
4 it. And you know, maybe I should quit.

5 Q I express no opinion on that.

6 A Yeah.

7 Q Given the number of butts accumulated  
8 in that pail, you're not the only smoker that  
9 congregates there, are you?

10 A I'm the only regular smoker that sits  
11 there.

12 Q Okay.

13 A Have you been -- you've been like  
14 looking in the pail?

15 Q I'm not here to answer any questions.  
16 (Simultaneous speaking.)

17 A Like you've been like wandering up  
18 onto peoples porches and opening, you know, what  
19 looks like a citronella candle?

20 CHAIRPERSON ANDERSON: Ms. Farmer, Mr.  
21 Kline is the one who asks the questions.

22 MS. FARMER: I know. I know. I  
23 apologize.

24 CHAIRPERSON ANDERSON: All right.

25 MR. KLINE: All right. So if we can

1 pull up Protestant's Exhibit 4 please. Ms.  
2 Yohannes, can you do that?

3 MS. ANDREWS: Stand by.

4 MS. YOHANNES: Okay, give me one  
5 minute.

6 MS. ANDREWS: Okay. Ms. Yohannes, you  
7 can share your screen now.

8 MR. KLINE: Protestant's 4. There we  
9 go.

10 (Whereupon, the above-referred to  
11 document was marked as Protestant Exhibit No. 4  
12 for identification.)

13 BY MR. KLINE:

14 Q All right. Ms. Farmer, you indicated  
15 you've lived in the neighborhood, I think since  
16 March of 2016. Is that correct?

17 A I actually originally moved to the  
18 neighborhood in 2004. I've lived here on and off  
19 since 2004.

20 Q Okay. So you're pretty familiar with  
21 what's up and down the street on 18th Street.  
22 Correct?

23 A I am.

24 Q And you recognized the bottom middle  
25 of this exhibit, the little flag that denotes

1 this premises -- this proposed premises next to  
2 your building?

3 A Yes.

4 Q And you said that this was the only  
5 spot that was interior on a residential street.  
6 Was that your testimony?

7 A For a late night alcohol serving  
8 establishment --

9 Q Yeah.

10 A -- as far as I'm aware.

11 Q Okay. And looking up 18th Street and  
12 they're numbered -- the lots are numbered 814,  
13 813, 815, 35, 30, 46, et cetera. There are a  
14 number of late night serving alcohol  
15 establishments in those locations, aren't there?

16 A Sorry, where are you pointing to?

17 Q I am -- Can you see my cursor?

18 A I cannot actually.

19 Q You can't. No, because I'm --  
20 (Simultaneous speaking.)

21 Q So do you see the MU4 --

22 A Yes.

23 Q -- in the middle of the -- the middle  
24 of the page?

25 A Yes.

1 Q To the left of that, all the yellow  
2 shaded lots that have numbers.

3 A Right.

4 Q Yeah.

5 A So you're talking about basically like  
6 north of California Street.

7 Q Exactly.

8 A Okay.

9 Q Yeah. Aren't there a number of late  
10 night serving ABC establishments between there  
11 and further north, all the way up to Columbia?

12 A I actually think that block has a lot  
13 of more like -- like my vet's in that block, I  
14 think. Right? But also that's not a residential  
15 street.

16 Q That's not my question.

17 MR. ROTH: Mr. Chairman --

18 CHAIRPERSON ANDERSON: First, what's  
19 the objection?

20 MR. KLINE: Is Mr. Roth going to  
21 answer for her? What are we doing?

22 CHAIRPERSON ANDERSON: No, you haven't  
23 -- you haven't asked a question.

24 (Simultaneous speaking.)

25 CHAIRPERSON ANDERSON: Hold on. Ms.



1 Farmer, Ms. Farmer, hold on, hold on. You have  
2 an objection, Mr. Roth. What's the nature of  
3 your objection?

4 MR. ROTH: Yeah. Mr. Kline, number  
5 one, is trying to confuse the witness. And  
6 number two, I have an objection to the form of  
7 the question because when he says "a lot". What  
8 is "a lot"?

9 CHAIRPERSON ANDERSON: I don't believe  
10 that -- I don't believe that the witness is  
11 confused. I think the witness is familiar with  
12 the area. She's responding to the best of her  
13 ability. So I'm going to -- I'm going to  
14 overrule the objection. I mean I believe based  
15 on the testimony so far, the witness is -- she is  
16 familiar with the neighborhood. So I'm going to  
17 overrule the objection. She can answer -- answer  
18 to the best of her abilities. If she cannot, she  
19 can say she can't -- she can't answer the  
20 question. So let's move on.

21 Mr. Kline, what was the question? And  
22 Ms. Farmer, you can respond.

23 MS. FARMER: Okay.

24 CHAIRPERSON ANDERSON: So what's the  
25 question, Mr. Kline?

1 BY MR. KLINE:

2 Q The question is between California  
3 Street, north of Columbia Road on the west side  
4 of 18th Street, are there a number of late  
5 serving alcohol establishments?

6 A So you're talking about all the way up  
7 to Columbia Road, which is more than is shown  
8 here. Correct?

9 Q (Audio interference.)

10 MR. ROTH: I object, Mr. Chairman.  
11 Again, the relevant area for purposes of this  
12 hearing is 1200 feet from the location of this  
13 establishment. It is not all the way up to  
14 Columbia Road.

15 MR. KLINE: What does that have to do  
16 with anything?

17 MR. ROTH: If Mr. Kline wants to  
18 confine his question to the area just beyond  
19 Kalorama Road, his question is perfectly  
20 acceptable, but not all the way up to Columbia  
21 Road.

22 CHAIRPERSON ANDERSON: I'm going to  
23 overrule the objection because Mr. Kline is  
24 asking a question. The witness is responding.  
25 She's the one who's expanding the zone.

1 MS. FARMER: Well I was just trying to  
2 understand.

3 CHAIRPERSON ANDERSON: Hold on, hold  
4 on, hold on. Hold on, Ms. Farmer.

5 MS. FARMER: Okay.

6 CHAIRPERSON ANDERSON: I will let you  
7 know when you can answer.

8 MS. FARMER: Okay.

9 CHAIRPERSON ANDERSON: So I'm going to  
10 overrule the objection.

11 MR. ROTH: Mr. Chairman -- Mr.  
12 Chairman, she did not -- she did not expand the  
13 zone. Mr. Kline asked a question about one  
14 specific block between California and Wyoming  
15 Avenue. She attempted to answer the -- She  
16 attempted to answer the question. But then Mr.  
17 Kline asked a different question that took it all  
18 the way up to Columbia Road.

19 CHAIRPERSON ANDERSON: But I think --  
20 I'm not familiar with the area. I think she said  
21 oh, are you talking about -- I believe Ms. Farmer  
22 responded to the question and she said, are you  
23 talking all the way up to -- up to -- all the way  
24 up to California? As I said before, I'm going to  
25 overrule the objection. It's a long day. Let

1 her answer the question to the best of her  
2 ability and let's move on.

3 MR. ROTH: I would just like to be  
4 able to state clearly for the record that the  
5 relevant area in this case -- the relevant  
6 section in this case is a 1200 foot section. Mr.  
7 Kline had the opportunity early on under the  
8 regulations right after the protest -- right  
9 after the status hearing -- I'm sorry, right  
10 after the roll call hearing to note a different  
11 area if he wanted 600 feet or 1800 feet. By his  
12 not objecting to anything other than 1200 feet,  
13 the regulations say he was deemed to have chosen  
14 1200. We had amongst ourselves a serious  
15 discussion among the Protestants as to whether we  
16 wanted to choose a different section -- a  
17 different area -- a different locality and we  
18 decided that we would accept the 1200 foot  
19 section that under the regulations, Mr. Kline was  
20 deemed to have chosen. And that section ends  
21 just north of Kalorama Road.

22 MR. KLINE: What does that have to do  
23 with my question?

24 (Simultaneous speaking.)

25 MR. KLINE: I have no idea what that

1 has to do with my question.

2 MR. ROTH: This case is not about all  
3 of Adams Morgan up in the so-called entertainment  
4 district beyond Kalorama Road all the way up to  
5 Columbia Road.

6 CHAIRPERSON ANDERSON: Mr. Roth, I  
7 don't believe this is a question that's been  
8 asked. So as I stated before, I overruled -- I  
9 overruled the objection. Let's go on. If the  
10 witness can answer the question, she can. I mean  
11 I think that the nature of the questions that are  
12 being asked, the Board will -- in making its  
13 determination, the Board will listen to the  
14 testimony. And if the Board believes that  
15 certain testimony is not relevant, then it will  
16 not be a part of our determination. But I think  
17 for the purpose of this witness, the witness can  
18 answer the question. Now let's move on please.

19 So Mr. Kline, ask your question. If  
20 the witness can answer the question, she can. If  
21 she cannot, then let's move on.

22 BY MR. KLINE:

23 Q The question is -- Isn't it true that  
24 there are a number of establishments up and down  
25 18th Street that are late serving alcohol

1 establishments that abut residential properties  
2 and abut properties and residential? That's the  
3 question.

4 A Okay and to clarify -- Can you clarify  
5 what you're talking about, which blocks you're  
6 talking about?

7 CHAIRPERSON ANDERSON: Hold on, Ms.  
8 Farmer. He said up and down --

9 MS. FARMER: Up and down.

10 CHAIRPERSON ANDERSON: Hold on. Ms.  
11 Farmer. Ms. Farmer.

12 MS. FARMER: I'm sorry.

13 CHAIRPERSON ANDERSON: Hold on. He  
14 said up or down 18th Street. That's what he  
15 said. Yes or no or you don't know? He doesn't  
16 need to clarify.

17 MS. FARMER: Okay.

18 CHAIRPERSON ANDERSON: His question  
19 was up or down 18th Street. That's the question  
20 that he asked, ma'am.

21 MS. FARMER: There are several. They  
22 tend to be on the corners of 18th Street. They  
23 are not in the interior blocks.

24 BY MR. KLINE:

25 Q Okay. But the effects of an

1 establishment that abuts residential property is  
2 the same if it's on the corner or if it's up the  
3 block, isn't it?

4 A There is a difference in terms of  
5 where the doorway is.

6 Q Yes or no question.  
7 (Simultaneous speaking.)

8 A Then the answer is --  
9 (Simultaneous speaking.)

10 MR. ROTH: Asked and answered.

11 MS. FARMER: It's not the same.

12 BY MR. KLINE:

13 Q Why are they not the same?

14 A Because the entrances are not right  
15 underneath peoples bedroom windows. The  
16 entrances are on 18th Street.

17 Q The entrances are on 18th Street. But  
18 you testified that your concern about noise  
19 coming through the wall, aren't you? Isn't that  
20 what --

21 (Simultaneous speaking.)

22 A I did. I am concerned about that,  
23 yes.

24 Q Okay. But that would be the same with  
25 respect to an establishment that fronts 18th

1 Street and backs up to residential property.

2 Isn't it?

3 A I assume so, yes.

4 Q Okay.

5 A I mean I think there's negative  
6 impacts to both --

7 Q I don't have a question pending.  
8 Thank you.

9 A Okay.

10 CHAIRPERSON ANDERSON: Do you have  
11 another question, Mr. Kline?

12 MR. KLINE: I do not think so. No, I  
13 do not. Thanks.

14 CHAIRPERSON ANDERSON: All right,  
15 thank you. Mr. Roth, please -- Sorry, are there  
16 any questions by any board members? Hearing  
17 none, any re-direct, Mr. Roth?

18 MR. ROTH: No, sir. Thank you.

19 CHAIRPERSON ANDERSON: I'm sorry, Ms.  
20 -- I forgot your name. It's been so long. I  
21 apologize.

22 MS. FARMER: Farmer.

23 CHAIRPERSON ANDERSON: Ms. Farmer, I  
24 apologize. Thank you very much for your  
25 testimony.



1 All right, do we have another -- do we  
2 have a -- do we have another witness, Mr. Roth?

3 MR. ROTH: Hopefully Ms. Clarke is  
4 back from her bio break.

5 CHAIRPERSON ANDERSON: All right, Ms.  
6 Clarke?

7 MS. CLARKE: I'm back.

8 CHAIRPERSON ANDERSON: All right.  
9 All right Ms. Clarke, can you raise your right  
10 hand please?

11 (Witness sworn.)

12 CHAIRPERSON ANDERSON: All right,  
13 thank you. Your witness.

14 DIRECT EXAMINATION

15 BY MR. ROTH:

16 Q I was going to say good afternoon, Ms.  
17 Clarke, but now it's good evening. Can you  
18 please state your -- state and spell your full  
19 name -- first and last name for the record?

20 A Laurie Clarke, L-A-U-R-I-E  
21 C-L-A-R-K-E.

22 Q Thank you. And where do you live?

23 A 1813 Vernon Street.

24 Q Where is that in relation to the  
25 applicant's proposed establishment?

1           A       Directly across the street. My door  
2 looks directly into their door.

3           Q       Thank you. And are you a protestant  
4 in this case?

5           A       Yes, I am.

6           Q       Do you own your own home?

7           A       Yes.

8           Q       How long have you lived there?

9           A       Twenty-one years.

10           MR. ROTH: Thank you. Ms. Andrews,  
11 can I share my screen?

12           MS. ANDREWS: Sure. Stand by. Okay  
13 Mr. Roth, you can share your screen now.

14           MR. ROTH: Thank you.

15           BY MR. ROTH:

16           Q       So I'm showing you Protestant's  
17 Exhibit 15. I've lost track of whether it's for  
18 identification or not. But can you describe what  
19 you see here?

20                   (Whereupon, the above-referred to  
21 document was marked as Protestant Exhibit No. 15  
22 for identification.)

23           A       Sure. I see the Vernon House Condo on  
24 the farthest right. My house, which is the white  
25 house in the middle, and then my immediate

1 neighbor on the left.

2 Q Okay. And by the way, since we had  
3 testimony earlier from other Vernon House  
4 residents, do you know of any Vernon House  
5 resident that is another Protestant in this case?

6 A Yes, I do. Marcus Mirror (inaudible)

7 --

8 Q I think you're on mute.

9 A I'm not. Can you hear me? I'm not on  
10 mute.

11 Q Now I can.

12 A Okay, I'll move closer. Can you hear  
13 me now?

14 Q Yes.

15 A Okay. Marcus Mirror who lives in the  
16 Vernon House, I know is a Protestant.

17 Q Okay, thank you. And let me try to  
18 show you a different exhibit. This is  
19 Protestant's Exhibit No. 7. And tell me what you  
20 see here.

21 A It's the view directly from in front  
22 of my house -- my stairs -- The yellow building  
23 is the licensed establishment and the Carswell  
24 Condominium is the building to the right.

25 (Whereupon, the above-referred to

1 document was marked as Protestant Exhibit No. 7  
2 for identification.)

3 MR. ROTH: Okay, thank you. Mr.  
4 Chairman, I'd like to move Exhibits 7 and 15 into  
5 evidence. I'm candidly not sure whether 15 was  
6 already in or not.

7 CHAIRPERSON ANDERSON: Mr. Kline?

8 MR. ROTH: I think 15 was.

9 MR. KLINE: No objection to 7. Not  
10 clear what 15 is at this moment.

11 CHAIRPERSON ANDERSON: Fifteen is a  
12 picture from across the street, I believe where  
13 Ms. Clarke lives.

14 MR. KLINE: No objection.

15 CHAIRPERSON ANDERSON: All right, so  
16 without objection 7 and 15 are in the record.

17 (Whereupon, the above-referred to  
18 documents were received into evidence as  
19 Protestant Exhibit Nos. 7 and 15.)

20 BY MR. ROTH:

21 Q Thank you. Ms. Clarke, have you  
22 watched or listened in on ANC meetings or ANC  
23 Committee meetings about this tavern application  
24 or seen any architectural plans and drawings for  
25 what the Applicant is proposing here?

1           A       Yes to all of those.

2           Q       Okay. Based on what you've seen or  
3 heard yourself or reviewed on paper, what are  
4 your main concerns about how Mr. Hughes proposed  
5 operations would affect you?

6           A       I have two main concerns; noise due to  
7 the potential for 30 or more people who might  
8 have been drinking for several hours leaving the  
9 two doors on Vernon Street, which would be  
10 directly below my bedroom window. From the  
11 traffic, from ridesharing from patrons leaving  
12 late night/early morning from there. And the  
13 potential for backups that could lead to noise of  
14 honking horns, et cetera. And late night taking  
15 out the bottles from the establishment and  
16 putting them in the trash, which would be right  
17 out in front of that building, again directly  
18 across the street from me where my bedroom  
19 windows are.

20                       My other main issue is the trash  
21 itself because more trash means more rats. And  
22 we have a problem in the neighborhood with rats.  
23 It makes it hard to use my front yard. When  
24 there's more rat activity, we have to dodge them  
25 coming into the house and frankly pay more for an

1 exterminator.

2 Q Where is your bedroom in relation to  
3 Vernon Street?

4 A It races directly onto Vernon Street.

5 Q On what floor of your house?

6 A The second floor -- So directly --  
7 almost directly across looking to the speakeasy.

8 Q Okay. Now you live just a few doors  
9 down from -- there's a restaurant on the corner,  
10 then there's that small condominium building  
11 in-between you and the restaurant. What's the  
12 difference between what you can already hear from  
13 establishments on 18th Street or people leaving  
14 other establishments near that intersection as  
15 compared to what the applicant is proposing?

16 A Noise generally isn't a problem. I  
17 don't really hear much from Lucky Buns, the  
18 Imperial. I do hear Jack Rose's roof deck in the  
19 summer, but they're a very considerate neighbor.  
20 And they close down at 11 or 12 o'clock, about  
21 the time I'm going to bed. So it's not an  
22 inconvenience, it's background noise.

23 Q Some people might say that for a  
24 person who lives in the city in a busy  
25 neighborhood near a busy intersection, people who

1 live in this section of Vernon Street either  
2 where you are or across the street at the  
3 Carswell are too sensitive about noise issues.  
4 As it relates to Mr. Hughes's business plans, how  
5 do you respond to that?

6 A I'm a city dweller. I've lived in DC  
7 for 30 years. I've lived on this street for 21  
8 years. I'm pretty immune to most noise. It's  
9 background. There's a difference between  
10 background noise and invasive noise and a  
11 difference between daytime and nighttime,  
12 especially nighttime when I'm sleeping. People  
13 leaving directly from that Vernon side of the  
14 street underneath my bedroom at 2:00 in the  
15 morning on week nights and 3:00 in the morning on  
16 weekends is an invasive noise. And it's going to  
17 be -- wake me up. And it's going to be  
18 disturbing.

19 Q Now you also mentioned trash and  
20 rodent issues. That restaurant on the corner  
21 that you mentioned is called Lucky Buns.  
22 Correct?

23 A Yes, it is.

24 Q And today isn't the first day that  
25 you've testified before the ABC Board, is it?

1           A       No.

2                   (Audio interference.)

3           CHAIRPERSON ANDERSON:  -- but for what  
4           it's worth, go ahead.  Go ahead.  So I'll  
5           overrule the objection.  But --

6                   (Simultaneous speaking.)

7           CHAIRPERSON ANDERSON:  Hold on a  
8           minute please.  This is about this establishment.  
9           Okay?  Please do not let us go way off the rail  
10          to talk about Lucky Buns.

11          MR. ROTH:  It will be a quick answer.  
12          And I think Ms. Clarke will tie it in very  
13          quickly.

14          CHAIRPERSON ANDERSON:  Thank you.

15          MS. CLARKE:  Yes, I will.  The  
16          question was about why we protested.  It was poor  
17          trash management, which led to rat issues.  I'm  
18          concerned because Lucky Buns is diagonally across  
19          the street from the proposed establishment.  And  
20          we will have a problem with rats between these  
21          different areas.

22                   But I also want to take this  
23          opportunity to thank the Board because it made a  
24          difference what the Board did with Lucky Buns.  
25          They imposed some restrictions.  Made them move



1 the trash. Have it picked up on a regular basis.  
2 Enclose it in a fence. And move the outdoor  
3 refrigerator down in the basement. And that did  
4 help and I appreciate it. It also restored my  
5 faith in that citizens who have a legitimate  
6 concern can come to this Board and have it heard.  
7 And that we're talking to people who understand  
8 what other people go through. It's not just a  
9 numbers game.

10 MR. ROTH: Thank you, Ms. Clarke. No  
11 further questions.

12 CHAIRPERSON ANDERSON: Please close  
13 your screen. Any questions for Ms. Clarke, Mr.  
14 Kline?

15 MR. KLINE: Yes. Ms. Yohannes, can I  
16 get Protestant Exhibit 10 please?

17 MS. YOHANNES: Pulling it up.

18 MS. ANDREWS: Stand by. Ms.  
19 Yohannes, you can now share your screen.

20 CROSS EXAMINATION

21 BY MR. KLINE:

22 Q Ms. Clarke?

23 A Yes?

24 Q You indicated grave concerns about  
25 rats and rodents. Does the trash configuration

1 shown in this photograph give you any concerns  
2 with respect to the trash with respect to rats  
3 and rodents?

4 A I don't spend much time on Florida  
5 Avenue.

6 Q That's not my question to you. My  
7 question to you is based on what you observe in  
8 his picture, do you have concerns with the  
9 configuration of the trash storage giving rise to  
10 a problem with rats and rodents?

11 A What I'm seeing in that picture is two  
12 trash cans with the covers closed. It's what  
13 happens in the neighborhood. It does not raise  
14 any particular red flags to me.

15 Q All right. Are there other businesses  
16 that don't have trash enclosures around their  
17 trash areas?

18 A Other businesses? I think we're  
19 talking about the condos. Is that what you're  
20 considering a business?

21 Q I asked you about the businesses, yes.

22 A Okay. The only business on Vernon  
23 Street is the Lucky Buns and they now have a  
24 trash enclosure.

25 Q Okay. I didn't ask you about Vernon

1 Street specifically. I asked you about the  
2 neighborhood. Aren't there other businesses that  
3 have trash enclosures?

4 MR. ROTH: Mr. Chairman, for somebody  
5 who's been trying to confine the questioning on  
6 our side, now Mr. Kline is extending his  
7 questioning to all businesses in the  
8 neighborhood. Why don't we talk about all  
9 businesses in the District of Columbia?

10 CHAIRPERSON ANDERSON: All right,  
11 let's -- We're coming to the end. It's been 12  
12 hours so far. We're coming to the end of a long  
13 day, so let's -- I'm going to overrule the  
14 objection. If she is able to answer the  
15 question, she is. If not, let's move on. So  
16 are you able to  
17 answer the question, Ms. Clarke?

18 MS. CLARKE: I haven't really paid  
19 attention to whether there's other trash  
20 enclosures.

21 BY MR. KLINE:

22 Q How far are you from Jack Rose, about  
23 75 feet?

24 A I'm bad at judging distance. But you  
25 if look out my window, I can look directly onto

1 their roof deck from the third floor of my house.

2 Q Okay. So pretty close, correct?

3 A Yes.

4 Q Have you ever been in the  
5 establishment?

6 A Yes.

7 Q Do you have any estimate as to what  
8 the capacity might be?

9 A It's not huge. I don't know.

10 Q It's a lot more than 30 though, isn't  
11 it?

12 A I've only been on the first floor and  
13 the roof deck. The first floor wasn't pack when  
14 I was there. I would say it's somewhere in that  
15 neighborhood. I mean it's not hundreds, 30 to 50  
16 maybe.

17 Q And you're not disturbed by the  
18 patrons leaving Jack Rose at closing time. Is  
19 that your testimony?

20 A I'm not disturbed by it. I'm a city  
21 person. I'm used to noise.

22 Q Okay, but you're -- but you're  
23 concerned about this establishment. Have you  
24 been here for the whole hearing? Have you been  
25 here all day?

1           A       Yes, I have except for my quick bio  
2 break two minutes ago.

3           Q       Okay. And you've seen the tour of the  
4 establishment?

5           A       Yes.

6           Q       And you're aware that the interior is  
7 relatively small, isn't it?

8           A       From what we've heard, there's debate  
9 about the number of seating. But we heard about  
10 30. And 30 people coming out that front door  
11 directly under my window at 2 or 3 o'clock in the  
12 morning is a lot of people, especially if they've  
13 been drinking and their voices may be louder  
14 standing and waiting for rideshares. I'm  
15 concerned about that. That's not typical and  
16 we're talking seven nights a week.

17          Q       Okay. So when you say directly under  
18 your window, that's not actually correct. Is it?  
19 You're across the street. Right?

20          A       It's directly under my window being  
21 that direction.

22          Q       Okay. But just to be clear, you're  
23 across the street. Right?

24          A       I'm across the narrow one-way street  
25 from it. Yes, that's correct.

1 Q All right. So to say that's it's  
2 "under your window" is an exaggeration, isn't it?

3 A No, it's directly under my window, the  
4 direction where they're coming -- people will be  
5 coming out of there onto the sidewalk.

6 Q Okay. And do you believe that those  
7 people would have occasion to cross the street to  
8 the sidewalk in front of your building?

9 A I do. I have a brick wall that I  
10 built that's just the right height for a bar.  
11 And people who actually happen to come down  
12 Vernon Street late at night love to stand there  
13 and talk or sit on my front step and talk. Which  
14 is not a problem except when it's very late at  
15 noise because noise carries.

16 MR. KLINE: All right, I don't have  
17 any further questions for this witness.

18 CHAIRPERSON ANDERSON: Thank you, Mr.  
19 Kline. Ms. Yohannes, please close your screen.

20 MS. YOHANNES: Okay.

21 CHAIRPERSON ANDERSON: Any questions  
22 for Ms. Clarke by any board members? I hear no.  
23 Any re-direct, Mr. Roth?

24 MR. ROTH: No, sir. Thank you.

25 CHAIRPERSON ANDERSON: Ms. Clarke,

1 thank you very much for your testimony today.  
2 Have a great day. You can take as many breaks as  
3 you now require. Thank you.

4 All right Mr. Roth, how many -- just  
5 how many more witnesses do you have, sir (audio  
6 interference). I have three, but we're moving  
7 pretty quickly through them.

8 CHAIRPERSON ANDERSON: No, you are.  
9 I'm just trying -- I'm just looking at -- You  
10 still have 39 minutes. I was just trying to --  
11 just for me to try to figure it. So I believe  
12 that you will make us all proud that you'll come  
13 under your time. So just for my own record, I  
14 just wanted to see how many more witnesses you  
15 had. All right, who's your next witness, sir?

16 MR. ROTH: Gustavo Silva-Chavez.

17 CHAIRPERSON ANDERSON: Now you just  
18 know you're going to make my life interesting  
19 now. And as you mentioned the name, the name  
20 flew away from my -- from in front of my eyes.  
21 So I cannot look at the time and figure out how  
22 to pronounce it. So I'm sorry, can you say the  
23 name one more time for me again please?

24 MR. ROTH: Why don't we -- We'll say  
25 Gus Silva-Chavez.

1 CHAIRPERSON ANDERSON: Mr.  
2 Silva-Chavez, can you raise your right hand  
3 please?

4 (Witness sworn.)

5 CHAIRPERSON ANDERSON: All right,  
6 thank you. Your witness, Mr. Roth.

7 DIRECT EXAMINATION

8 BY MR. ROTH:

9 Q Okay, thank you. Mr. Silva-Chavez,  
10 can you please state and spell your full first  
11 and last names for the record? Maybe slowly for  
12 everybody's sake.

13 A Yes. My full name is Gustavo Arturo  
14 Silva-Chavez. G-U-S-T-A-V-O A-R-T-U-R-O  
15 S-I-L-V-A hyphen C-H-A-V-E-Z.

16 Q Thank you. And are you one of the  
17 Protestants in this case?

18 A Yes.

19 Q And is your wife also one of the  
20 Protestants?

21 A Yes, she is.

22 Q What's her name?

23 A Anica Landreneau A-N-I-C-A  
24 L-A-N-D-R-E-N-E-A-U.

25 Q Okay, thank you. I'm going to share



1 my screen again. And I'm going to move to  
2 Exhibit 12. And I'm going to blow the screen up.  
3 And you're looking at Exhibit 12. Can you tell  
4 the Board what you see here?

5 A Yes. On the left side, that building  
6 is the Carswell. And as we heard before, the  
7 first set of sliding doors is Cassandra's unit.  
8 Our unit is the one above that.

9 Q That's Ms. Jones that you were  
10 speaking of?

11 A That's correct, yes. An our unit is  
12 the one above that one.

13 Q Okay. so the second set of sliding  
14 doors upstairs on the second floor is yours.

15 A Yeah.

16 Q And the windows to the left of those  
17 sliding doors is yours?

18 A That is correct, yes.

19 Q Okay. How long have you lived there?

20 A So I've lived there since 2012.

21 Q And your wife before you?

22 A Since July 2019.

23 Q Okay. What do you do for a living?

24 A So I work from home and I am a  
25 consultant. And I work on global warming issues,

1 specifically on international forest issues. And  
2 what I do is I do research and I provide -- I  
3 provide advice to NGOs, governments, and the  
4 private sector on policies to reduce global  
5 deforestation.

6 Q Before the COVID pandemic, did you  
7 work in an office or did you work from home?

8 A From home.

9 Q After the pandemic is over, do you  
10 expect to continue working from home?

11 A From home, yes.

12 Q Do you have what you would call  
13 regular work hours or irregular work hours?

14 A My hours are pretty irregular because  
15 I work with a lot of folks all over the world. I  
16 have to work, you know, multiple time zones. And  
17 a lot of times have to react to what's happening  
18 in terms of, you know, are there any forest fires  
19 in the Amazon or forest fires in California? So  
20 yeah, my work hours are pretty regular.

21 Q Irregular, you're saying?

22 A Correct, yes.

23 Q Okay. Have you watched or listened in  
24 on ANC meetings or ANC Committee meetings about  
25 this application or seen any other plans or

1 drawings about what Mr. Hughes is proposing here  
2 for his establishment?

3 A Yes. Early on in the process, we  
4 received a copy of the preliminary ideas back  
5 when the concept was a coffee bar/barber shop.  
6 But since then, my understanding is that the  
7 concept expanded to include live music, DJs, an  
8 outdoor beer garden and late hours of operations  
9 with entrances on both Vernon and Florida. And  
10 up until today, I had not seen anything since  
11 those preliminary drawings.

12 Q Okay. And based on what you've seen  
13 for it and based on what you've heard today, how  
14 would his proposed summer garden and his hours of  
15 operation affect your ability to work from home?

16 A Well you know, so again it's the same  
17 concerns that other folks have talked about.  
18 You know, during the day, you know, the noise --  
19 the outside noise is going to be a primary  
20 concern. And then as people drink and especially  
21 towards the, you know, later hours, that noise is  
22 going to be an issue. We know that, you know,  
23 drunk loud people leaving right under our bedroom  
24 is going to be a problem. And then you know,  
25 calling Ubers, honking their horns at 3:00 a.m.

1 on Vernon. That's going to be a problem. And  
2 then you know, some of the issues that other  
3 folks talked about in terms of, you know,  
4 delivery trucks, trash storage and removal.

5 Q Apart from work and sleep, what do you  
6 like to do at home in your spare time?

7 A I like to cook. Before COVID, we  
8 liked to host friends. I like to read and listen  
9 to music and I play guitar.

10 Q And describe how the noise coming from  
11 patrons drinking in the summer garden would  
12 affect those hobbies of yours.

13 A Well you know, if things go poorly and  
14 you know, the noise is pretty bad, I think it's  
15 going to impact, you know, if we're able to have  
16 friends over. Because we're going to be in the  
17 situation where, you know, that noise is going to  
18 be a problem. You know, reading, listening to  
19 music, playing guitar, finding it enjoyable if we  
20 have, you know, a noisy summer garden next door.  
21 So that's going to be a bigger problem.

22 Q Do you and your wife generally keep  
23 the windows open when the weather is nice or do  
24 you keep the windows closed and rely on air  
25 conditioning?

1           A           We usually keep them open. But  
2 especially the last year since construction  
3 started, the combination of the noise and the  
4 dust has forced us to keep them closed.

5           Q           Okay. So put aside the construction.  
6 Assume that one day the construction will be  
7 over. Again, would you generally keep the  
8 windows open when the weather is nice or would  
9 you keep them closed and rely on air  
10 conditioning?

11          A           We prefer to keep them open. My wife  
12 and I both work in careers that are focused on  
13 environmental issues and we try to limit our  
14 energy use. (Inaudible) a financial benefit to  
15 reducing your energy bills and the benefit of  
16 having fresh air, especially in the spring, fall,  
17 and summer nights that are not too muggy.

18          Q           And how would the summer garden affect  
19 that?

20          A           Well I mean, you know, if things are  
21 not going well, we're not going to be able to  
22 keep our windows open.

23          Q           Okay. I'm going to show you one more  
24 exhibit. And it blows up. Tell me if you  
25 recognize -- This is Protestants Exhibit 14 for

1 identification. Tell me if you recognize this.

2 A Yes, that is the --

3 Q Describe it for the Board.

4 A So that is the backside of 1804 Vernon  
5 Street. That's the side facing Florida Avenue.

6 (Whereupon, the above-referred to  
7 document was marked as Protestant Exhibit No. 14  
8 for identification.)

9 Q And what is 1804 Vernon Street or what  
10 do you see here? Describe it for the Board.

11 A So for the last probably year, there  
12 have been some tenants there. And you know, they  
13 hang out frequently outdoors. You know, they're  
14 pretty good tenants. You know, they hang out  
15 for, you know, smoke breaks or to make phone  
16 calls. And you know, when I'm in my living room  
17 office, you can just hear the phone calls. You  
18 know, they don't have to be yelling. They can  
19 have regular, normal, you know, volumes and you  
20 can hear them easily. And you know, when they  
21 started, you know, having groups, you know, the  
22 volume gets louder.

23 Certainly, you know, on a nice  
24 afternoon and especially on the weekends, they  
25 tend to have more people over. And you know,

1 they like to drink on that table. And you know,  
2 they have certainly had parties where they play  
3 music and it gets louder. And you know, it gets,  
4 you know -- So that's in the two buildings over  
5 from us. And you know, we can smell the smoke.

6 We can hear the music really loud and  
7 we can hear the conversations really loud. And  
8 that's just, you know, their parties probably --  
9 I don't think they've ever had more than ten  
10 people in that little area.

11 Q And how often would you say that  
12 occurs?

13 A You know, it depends on the weather.  
14 You know, certainly over the last year because of  
15 COVID, it went down initially. But then in the  
16 last several months, they started to congregate  
17 again. You know, if it's raining, they're pretty  
18 quiet. On a nice day, you know, they can  
19 definitely hang out there for a while. But you  
20 know, to be fair to them, you know, they're  
21 pretty good about taking it inside, you know,  
22 usually around 10:00.

23 MR. ROTH: Okay, thank you. Mr.  
24 Chairman, I'd like to move this Exhibit 14 into  
25 evidence.

1 CHAIRPERSON ANDERSON: Mr. Kline?

2 MR. KLINE: No objection.

3 CHAIRPERSON ANDERSON: Without  
4 objection.

5 (Whereupon, the above-referred to  
6 document was received into evidence as Protestant  
7 Exhibit No. 14.)

8 MR. ROTH: Thank you, Mr. Chairman. I  
9 have no further questions.

10 CHAIRPERSON ANDERSON: Mr. Kline, do  
11 you have any questions for Mr. Silva-Chavez?

12 MR. KLINE: Yeah, a few.

13 CROSS EXAMINATION

14 BY MR. KLINE:

15 Q Mr. Silva-Chavez, two of your concerns  
16 with this application is your understanding that  
17 the establishment will feature live music and  
18 have a beer garden. Is that correct?

19 A Yes.

20 Q Okay. And you indicated that you're  
21 concerned about people honking their horns at  
22 3:00 a.m. What evidence do you have the people  
23 are going to be honking their horns at 3:00 a.m.  
24 because of this establishment?

25 A When they're calling for Ubers and



1 Vernon is a one-way street. And Ubers get into  
2 the front of Vernon and folks are either, you  
3 know, still inside having conversations not  
4 getting into Ubers and either Ubers drivers/Lyft  
5 drivers or other drivers that are trying to get  
6 through can't get through, the honking is going  
7 to start. This happens right now even without,  
8 you know, this establishment and no doubt it's  
9 going to happen.

10 Q So it happens right now. It's a  
11 product of living in a city, isn't it?

12 A Yeah. And you know, I was born in  
13 Mexico City. I'm used to big cities. I've been  
14 coming to Adams Morgan for the last 25 years. I  
15 have no problems with city life. So I'm totally  
16 comfortable with that. But this is going to make  
17 things significantly worse when this is happening  
18 right next door on a one-way street that is  
19 residential.

20 Q Have you met Mr. Hughes?

21 A No.

22 Q You have not met Mr. Hughes?

23 A No.

24 Q So you don't have any reason to  
25 believe what he commits to, he will do. Do you?

1           A       What is the question?

2           Q       The question is, I mean is there any  
3 reason for you to believe that he's untrustworthy  
4 in terms of commitments he makes to the  
5 community?

6           A       Well his record with what he has been  
7 doing for the last, you know, since this process  
8 has started has not been good. He has not been  
9 forthcoming with that his plans are. He had  
10 started with, you know, I'm going to do one  
11 thing, then I'm going to add another thing. And  
12 you know, it hasn't been a good track record, so  
13 no.

14          Q       Didn't Mr. Hughes come to the  
15 community over a year ago and make presentations  
16 as to what his plans are there?

17          A       And he kept changing his story.

18          Q       Okay. So your position is you don't  
19 trust him. Is that what you're saying?

20          A       I don't know what he wants to do.

21          Q       Were you here for the testimony today?

22          A       Yes, I've been here --

23                   (Simultaneous speaking.)

24          Q       Is there anything confusing about what  
25 he wants to do from his testimony today?

1           A       No.

2           Q       But you still don't know what he wants  
3 to do?

4           A       Some of the answers were not super  
5 clear.

6                   MR. KLINE: I have no further  
7 questions.

8                   CHAIRPERSON ANDERSON: Any questions  
9 for Mr. Silva-Chavez by any board members? Any  
10 re-direct, Mr. Roth?

11                   MR. ROTH: No, sir.

12                   CHAIRPERSON ANDERSON: Mr. Silva-  
13 Chavez, thank you very much for your testimony  
14 today.

15                   MR. SILVA-CHAVEZ: All right, thank  
16 you very much.

17                   CHAIRPERSON ANDERSON: You're excused.  
18 Mr. Roth, do you have another witness please?

19                   MR. ROTH: Yes, sir. Ms. Piper  
20 Hendricks.

21                   CHAIRPERSON ANDERSON: Ms. Piper  
22 Hendricks.

23                   MS. HENDRICKS: Hello.

24                   CHAIRPERSON ANDERSON: Ms. Piper  
25 Hendricks, can you raise your right hand please?

1 (Witness sworn.)

2 CHAIRPERSON ANDERSON: Thank you.

3 Your witness, Mr. Roth.

4 MR. ROTH: Good evening, Ms.

5 Hendricks.

6 DIRECT EXAMINATION

7 BY MR. ROTH:

8 Q Can you please state and spell your  
9 full first and last names for the record?

10 A Yes. Piper Hendricks, P-I-P-E-R  
11 H-E-N-D-R-I-C-K-S.

12 Q Thank you. And again for the record,  
13 can you state where you live?

14 A 1812 Vernon Street in the Carswell,  
15 No. 33.

16 Q And are you one of the abutter  
17 Protestants in this case?

18 A I am.

19 Q Okay. I'm going to share my screen  
20 here and go to a different exhibit. I'm going to  
21 show you Exhibit 11. And ask you to point out to  
22 the Board or tell the Board what you see here.

23 A I see our building, the Carswell on  
24 the right. And then the building where the  
25 proposed business would be to the left in (audio

1 interference).

2 Q And can you point out which window at  
3 1812 Vernon Street is yours?

4 A I can. It's easiest to count from the  
5 top. Just down one and then I'm the third --  
6 third one there. You can almost see my window  
7 box, but not quite. So I'm second from the top.

8 Q Or to put it differently, if Ms.  
9 Kerr's window is the one behind the tree, yours  
10 is on the third floor up. Is that right?

11 A Right. It's Ms. Kerr, then Ms.  
12 Farmer, then me.

13 Q Okay. Again, that appears to be two  
14 floors above the doorway to 1806. And Mr. Hughes  
15 says his speakeasy would be located on the same  
16 floor as his doorway. I believe he also  
17 testified that he planned to store alcohol on  
18 this floor, the floor above that. So let's turn  
19 to Exhibit 13. I think we can (audio  
20 interference). And on the rear side of the  
21 building, can you point out which window is yours  
22 here?

23 A Well if we want to do the same, it's  
24 easy from the bottom. It would be Ms. Kerr, then  
25 Ms. Farmer, then me on the third floor.

1 Q And on this side of the building, your  
2 window appears to align more directly with that  
3 same floor that Mr. Hughes is proposing to have  
4 his office and store alcohol. Is that correct?

5 A Yes.

6 Q Okay. How long have you lived in your  
7 current unit at the Carswell?

8 A Since 2005.

9 Q Okay. Have you watched or listened in  
10 on ANC meetings or ANC Committee meetings about  
11 this application or seen any architectural plans  
12 or drawings for what Mr. Hughes is proposing here  
13 for his establishment?

14 A Yes, I attended some online. And I've  
15 seen plans (audio interference).

16 Q Thank you. And based on what you've  
17 seen and heard, what are your main concerns about  
18 his proposed operation?

19 A My concerns overlap some of what's  
20 been mentioned already. But my main concerns are  
21 really the noise and smoking. And then also  
22 potential impact on the value of our units.

23 Q Okay. Why don't you go into more  
24 detail first on the noise issue?

25 A Yeah. Well it's been, you know,

1 readily apparent with the construction just how  
2 close -- the building is right next door.  
3 Concerned about when people are coming and going,  
4 having it be louder. I, like many of my  
5 neighbors like to keep my windows open. And so  
6 that can be, you know, we just -- we hear things  
7 a lot more with the windows open and having  
8 people around. Obviously there's coming and  
9 going during the day normally in this area, but  
10 not concentrated so late in the evening as the  
11 proposed hours are.

12 Q Did you hear the testimony earlier  
13 from the applicant's acoustics and noise expert?

14 A I did hear that, yes.

15 Q And what impact did that testimony  
16 have on you so far as its impact on your  
17 apartment?

18 A Well, you know, it's a mix. I  
19 appreciate that it sounds like there's been a lot  
20 of effort made and a lot of, you know, looking at  
21 what mitigation could happen. It's hard to say  
22 what the impact of that actually will be. I mean  
23 I think what caught my attention is that there's  
24 just no guarantee it will be completely noise  
25 proof. And as someone who -- my bedroom wall and

1 where I work now both, you know, share the wall  
2 with the building next door. So I think if it's  
3 not totally quiet, that I'm mostly to be in a  
4 position where I'm going to hear that through the  
5 walls.

6 Q Thank you. What do you do for a  
7 living and do you work from home?

8 A I do. Yeah, I work a non-profit  
9 called IHEP or the Institute for Higher Education  
10 Policy. And we're all working entirely remotely  
11 right now. And then most likely will stay as a  
12 mix of things. I think there's a lot of unknown  
13 coming out of the COVID era, but most likely  
14 we'll continue to work from home.

15 Q So how would outdoor activity and the  
16 proposed Florida Avenue summer garden or during  
17 the day in front of the applicant's Vernon Street  
18 basement entrance affect your ability to work  
19 from home?

20 A It would be distracting. I have  
21 windows as you just saw, both the front and the  
22 back. So having noise would be challenging for  
23 work.

24 Q And smoking, how would that be a  
25 problem for you?



1           A       I'm really sensitive to smoke. I hate  
2 it. My dad told me growing up, like if you can  
3 smell it, that means you're smoking too. So  
4 whenever there's any smoke, I immediately shut  
5 the windows.

6           Q       You mentioned you work in the public  
7 interest or non-profit field. So how long have  
8 you been doing that?

9           A       Since 2008.

10          Q       And without meaning to get too  
11 personal here, do you have any other significant  
12 assets besides the equity in your condominium?

13          A       I do not, no. My condo is my only --  
14 only main investment.

15          Q       So what do you see as the financial  
16 ramifications for you if Mr. Hughes's  
17 establishment turns out to be problematic for you  
18 in the ways you've described?

19          A       Well, I mean that would be -- that  
20 would be significant for me. You know, if I ever  
21 wanted to move or sell, that would -- if the  
22 price is to go down, then that would  
23 significantly impact an investment that I've had  
24 since 2005 and impact where I'd be able to go  
25 from here.

1 MR. ROTH: Okay. Thank you very much.  
2 I have no further questions.

3 CHAIRPERSON ANDERSON: Please close  
4 your screen. Mr. Kline, do you have any  
5 questions for Ms. Hendricks?

6 MR. ROTH: He's on mute.

7 CHAIRPERSON ANDERSON: You're on mute,  
8 Mr. Kline.

9 MR. KLINE: Rookie mistake, I  
10 apologize.

11 CROSS EXAMINATION

12 BY MR. KLINE:

13 Q Ms. Hendricks, I think I missed this.  
14 Your back window faces that little alley?

15 A Yes, sir.

16 Q And your front window, that faces  
17 Vernon?

18 A I do, yep. It's the same layout as  
19 Ms. Farmer downstairs. I have four windows  
20 facing Vernon and the one window facing the back  
21 of Florida.

22 Q Okay. So your apartment overlooks  
23 where Ms. Farmer enjoys her cigarettes, doesn't  
24 it?

25 A That is correct, yes.

1 Q Okay. So that's already an issue for  
2 you.

3 A It is. It's interesting though  
4 listening to the earlier testimony, I've never  
5 seen anybody else smoking out there other than  
6 Lee. And as much as I like her as a person, I do  
7 hate the smoking. So I'll shut my windows when  
8 she's out there.

9 Q Got it. Have you been involved in  
10 this process for very long?

11 A I have. I haven't been the most  
12 active, but I've been part of this.

13 Q Have you met Mr. Hughes?

14 A Not in person, no.

15 Q But you've met him over Zoom?

16 A We met over -- We met over Zoom. The  
17 first contact I remember having is a phone call.  
18 And then we had a Zoom when we talked about  
19 settlement discussions.

20 Q Is it your position that you want this  
21 license denied?

22 A I want to be able to still live here  
23 and be able to work and sleep here.

24 Q So is it your position you want this  
25 license denied?

1           A        I don't think that I would say that.  
2           I don't. I mean I think that it's -- I'm  
3           frustrated by this entire case. In the middle of  
4           COVID, it's been really, really difficult. I  
5           think the -- I understand that the concept is  
6           really cool. And it would be something that I  
7           would want to see. I'd want to visit. You know  
8           and I heard earlier, Commissioner Bowles  
9           testimony about having empty storefronts on 18th  
10          and I wholeheartedly agree. It makes me sad to  
11          see a lot of places that are empty right now in  
12          my neighborhood. And I would love to see  
13          something go in any one of these storefronts.  
14          It's just really hard to have it be right next  
15          door.

16          Q        Understood. You've seen Mr. Hughes  
17          make a number of presentations. Is that correct?

18          A        I know the one when we had a  
19          settlement call recently. I don't know about  
20          presentations beyond that, but there have been  
21          different calls --

22          Q        Okay.

23          A        -- that I've been on. Yeah.

24          Q        How long have you known about what his  
25          concept is?

1           A       The first I remember ever hearing  
2 about any of this was definitely before COVID  
3 when we had -- there was a -- And I'm not going  
4 to get the terminology right. But there was a  
5 meeting, a neighborhood something where people  
6 went. And I remember I did not go, but I  
7 remember neighbors here trying to go and then  
8 having a hard time finding the location. That  
9 was before March of 2021.

10           Q       '20.

11           A       Yes, yes. Gosh. Before March of  
12 2020. And then I remember seeing some of the  
13 plans during the -- you know, over the course of  
14 different communications and meetings and things  
15 after everything went virtual.

16           Q       So when did you first learn what the  
17 concept is?

18           A       I think probably sometime last year,  
19 yeah.

20           Q       That hasn't changed at all, has it?

21           A       The concept?

22           Q       Yes.

23           A       Not to my knowledge, no.

24           MR. KLINE: Okay, great. I don't have  
25 any further questions. Thank you.

1 CHAIRPERSON ANDERSON: All right, any  
2 questions by any board members of Ms. Hendricks?

3 All right, Mr. Roth, any re-direct?

4 RE-DIRECT EXAMINATION

5 BY MR. ROTH:

6 Q Just one, just to be clear. Ms.  
7 Hendricks, this is not a storefront on 18th  
8 Street, is it?

9 A No, it is not.

10 MR. ROTH: Thank you. No further  
11 questions.

12 CHAIRPERSON ANDERSON: Ms. Hendricks,  
13 thank you very much for your testimony. You are  
14 excused. Thank you very much.

15 MS. HENDRICKS: Thank you.

16 CHAIRPERSON ANDERSON: Mr. Roth, do  
17 you have any more witnesses?

18 MR. ROTH: How am I doing on time, Mr.  
19 Chairman?

20 CHAIRPERSON ANDERSON: No, I don't  
21 want to tell you because -- How many more  
22 witnesses do you have?

23 MR. ROTH: I have one.

24 CHAIRPERSON ANDERSON: You have 22  
25 minutes and 40 seconds, sir.

1                   MR. ROTH: I'll be wrapped up long  
2 before then. I don't know about Mr. Kline's  
3 cross.

4                   CHAIRPERSON ANDERSON: Who is your  
5 next witness?

6                   MR. ROTH: Mr. Denis James.

7                   CHAIRPERSON ANDERSON: Mr. James, you  
8 are -- you look almost like a ghost, so I'm not  
9 quite sure -- why that your screen shows you the  
10 way it does. I just want to let you know because  
11 it's not fuzzy, so something your camera or  
12 stuff. I can see you, but I just want to say  
13 that you are -- I just wanted to let you know  
14 that. Yes, Mr. Roth?

15                  MR. ROTH: Mr. Chairman, can I say  
16 some of us are congratulating Mr. James for  
17 having spent time on the phone with Ms. Andrews  
18 figuring out how to use Webex on his phone.

19                  CHAIRPERSON ANDERSON: All right.  
20 Well I just wanted to say I've seen -- I've seen  
21 the picture all day. So I didn't know if it was  
22 something that you could do to be more in focus,  
23 but anyway. But anyway, can you Mr. James, can  
24 you please raise your right hand please?

25                                 (Witness sworn.)

1 CHAIRPERSON ANDERSON: All right,  
2 thank you.

3 MR. JAMES: Am I being heard?

4 CHAIRPERSON ANDERSON: Yes, sir. I  
5 can hear you.

6 MR. JAMES: Okay, great. Thank you.  
7 Sorry about the image, it was explained to me  
8 that it's something about my screen protector and  
9 it just makes things not in focus. But I can see  
10 everybody else nicely focused.

11 CHAIRPERSON ANDERSON: All right. All  
12 right, that's fine. Go ahead.

13 MR. ROTH: Good evening, Mr. James.

14 DIRECT EXAMINATION

15 BY MR. ROTH:

16 Q Would you please state and spell your  
17 first and last names for the record?

18 A First name Denis, D-E-N-I-S, last name  
19 James, J-A-M-E-S.

20 Q And in what capacity are you testify  
21 here today?

22 A As a person of the Kalorama Citizens  
23 Association.

24 Q You want to spell Kalorama for the  
25 record?



1           A       Sure.  K-A-L-O-R-A-M-A.

2           Q       Okay, thank you.  And is the Kalorama  
3 Citizen Association or KCA for short, a  
4 Protestant in this case?

5           A       Yes, we are.

6           Q       Okay.  How long have you been involved  
7 in dealing with ABRA and ABC matters on behalf of  
8 the KCA?

9           A       Since the year 2000.

10          Q       And during that period, can you  
11 estimate approximately how many ABC license  
12 applications, renewals, and substantial change  
13 requests you've been involved with on behalf of  
14 the KCA, either in the form of settlement  
15 agreements or full protest hearings?

16          A       Well I expected this question was  
17 coming, so I did a little figuring on all the  
18 different establishments that we've had over the  
19 years and there's been an awful lot of them.  
20 Generally we have about 65 establishments -- 65  
21 to 70, it varies.  So anyway, I believe that I've  
22 been involved on behalf of KCA in at least 130  
23 licensing matters and I believe that 120 or so  
24 led to a settlement agreement or an amendment to  
25 a settlement agreement.  And that just seven in

1 that 20 years went to a protest hearing including  
2 this one.

3 Q And roughly speaking, percentage wise,  
4 how have those been divided between restaurant  
5 licenses and tavern licenses?

6 A It's about --

7 MR. KLINE: Objection as to the --  
8 objection as to relevance. Who cares what Mr.  
9 James protests? This is completely irrelevant.

10 CHAIRPERSON ANDERSON: I'm going to  
11 overrule the objection. Answer the question, Mr.  
12 James if you can -- if you can answer it.

13 MR. JAMES: So it's approximately 35  
14 tavern matters and 95 CR matters -- restaurant  
15 matters.

16 MR. KLINE: I'm sorry. Mr. James, I'm  
17 sorry. I didn't catch that answer.

18 MR. JAMES: Okay. So 35 CT tavern  
19 matters and 95 CR restaurant matters. And we  
20 don't have any nightclubs in Adams Morgan. We  
21 have a lot of places that kind of act like  
22 nightclub, but we don't actually have any  
23 nightclub licenses or any CT's and so forth.

24 BY MR. ROTH:

25 Q Okay. And as between restaurant and

1       tavern licenses, has the KCA been particularly  
2       concerned about one category of licensees more  
3       than the others?

4               MR. KLINE:  Objection, relevance.

5               CHAIRPERSON ANDERSON:  Why is that  
6       relevant, Mr. Roth?

7               MR. ROTH:  I'll move on to the next  
8       question.  Have there been distinguishing  
9       features that separate tavern licenses from  
10      restaurant licenses in the community that have  
11      caused the KCA to be more concerned about one as  
12      opposed to the other?

13              MR. KLINE:  Objection.  Same  
14      objection.  What the KCA is concerned about is  
15      not what this hearing's about.  This hearing is  
16      about whether this premises is appropriate for  
17      the issuance of a license to this applicant.  
18      What the KCA cares about or thinks about is  
19      concerned about as much as evidence is completely  
20      irrelevant.

21              (Simultaneous speaking.)

22              MR. KLINE:  -- protest every license  
23      application.  Why is it relevant?  They're  
24      concerned about everything.

25              CHAIRPERSON ANDERSON:  Well I'm going

1 to overrule the objection. Answer the question,  
2 Mr. James if you can.

3 MR. JAMES: I need to go back in time  
4 a little bit.

5 MR. ROTH: Don't go too far back,  
6 Denis.

7 MR. JAMES: I won't. I won't. I'll  
8 wrap it real quick. In the year 2000, the ABC  
9 Board granted the first Adams Morgan moratoriums  
10 and we only had three taverns in the neighborhood  
11 at that time. And upon its renewal in 2004,  
12 there was a little gap in the language which  
13 allowed restaurants to switch to taverns. And 15  
14 additional establishments went through that gap.  
15 And they've all been adjudicated and most of them  
16 still exist and operate today. But those were  
17 largely the establishments that were giving the  
18 neighborhood problems with loud noise, you know,  
19 entertainment activity without -- in some cases  
20 without permission. So we watch very carefully  
21 the tavern situation and we still have some  
22 problematic taverns. It's not an automatic. We  
23 have some really good taverns that serve a lot of  
24 food as well.

25 But it's sort of a dividing line in

1 the neighborhood. The neighborhood has  
2 repeatedly said through the ANC and through civic  
3 groups like KCA that we don't any more taverns to  
4 be issued because of the problematic things that  
5 happen.

6 BY MR. ROTH:

7 Q Mr. James, what in particular in the  
8 distinguishing aspect of food service that have  
9 you found makes tavern licensees particularly  
10 either problematic or not problematic?

11 A Well if you're busy serving food,  
12 you're less likely to be busy, you know,  
13 disturbing the neighbors. And a lot of these  
14 taverns that we have do have entertainment, but  
15 along the way, we manage to get settlement  
16 agreements that they would serve some amount of  
17 food, usually less -- in fact I think in all  
18 cases less than what a restaurant is required to  
19 serve, but substantial amount of food. So it's  
20 kind of a little balancing act. And we think  
21 that the service of food tempers the perhaps less  
22 neighborhood friendly aspects of entertainment  
23 and, you know, unbridled drinking in the  
24 neighborhood.

25 Q Either Mr. Hughes or Mr. Kline, I'm

1 not sure which has pointed to the Imperial  
2 diagonally across the intersection at 18th and  
3 Florida and Vernon Street as an example of a  
4 tavern that they'd like to be compared to. Can  
5 you describe what kind of food service the  
6 Imperial offers even with a tavern license?

7 A This is just based on what I've heard  
8 and read. I haven't had a chance to go there  
9 because of the pandemic. But my understanding is  
10 that it's a full menu --

11 MR. KLINE: Objection. If he doesn't  
12 have personal knowledge, then he shouldn't be  
13 testifying about it.

14 CHAIRPERSON ANDERSON: Sustained.

15 BY MR. ROTH:

16 Q All right, I'll let that go. With  
17 respect to this particular Applicant's plans and  
18 based upon -- Well, let me back up. Have you  
19 attended or listened in on any of the ANC's or  
20 ANC Committee meetings regarding the applicant's  
21 proposed establishment or reviewed any of the any  
22 of the applicant's architectural plans or  
23 drawings?

24 A Yes, I have. I've attended every  
25 single thing except the one video tour that was

1 set up in-person. I mean it was sort of an in-  
2 person, as well as a video by Zoom. And I didn't  
3 have Zoom installed, so I couldn't see that.  
4 I've attended all the ANC meetings.

5 Q All right. What have you seen or  
6 heard  
7 about the Applicant's plan that cause you  
8 concern?

9 A The late hours, the desire to have  
10 patrons outside on the Florida Avenue summer  
11 garden until late hours -- you know, very late  
12 hours, 1:00 and 2:00 a.m. And any activity on  
13 the fronts where -- you know, we understand that  
14 it's a commercially zoned property. But it's a  
15 vast change from what has ever been there in the  
16 past. And so exiting that way because it's Mr.  
17 Hughes's business plan and then sort of  
18 guaranteeing you're going to disturb your  
19 neighbors deep into the night, that just doesn't  
20 seem very neighborhood friendly. So I consider  
21 that to be problematic.

22 The DJ entertainment, while not  
23 anywhere near a full entertainment endorsement,  
24 could still be problematic depending on the  
25 volume. You know, music is music live or DJ.

1 And it can be loud or controlled properly.

2 Q Okay. And just for the record  
3 finally, does the KCA have members who live on  
4 Vernon Street?

5 A Yes, we do.

6 MR. ROTH: Okay, thank you. No  
7 further questions.

8 CHAIRPERSON ANDERSON: Any questions,  
9 Mr. Kline?

10 MR. KLINE: Yes. Thank you, Mr.  
11 Chair. Good evening, Mr. James.

12 MR. JAMES: Hi.

13 CROSS EXAMINATION

14 BY MR. KLINE:

15 Q Mr. James, how many people were at the  
16 meeting where KCA vetted to protest this ABC  
17 license?

18 A Our executive committee is permitted  
19 under our constitution to vote ABC protests. And  
20 all five members of our executive committee were  
21 present.

22 Q So the five of you decide whether  
23 you're going to protest an ABC license?

24 A That's correct. We're the leadership  
25 of the organization and our constitution. We



1 made a special change so that we wouldn't have  
2 to, you know, depend strictly on our regular  
3 business meetings so that we could just have the  
4 executive committee handle these matters. It's a  
5 pretty common sort of thing for a civic group to  
6 have a board or an executive committee handle  
7 such work.

8 Q Now you've been involved in this  
9 protest since the beginning. Is that correct?

10 A Yes.

11 Q And you've heard Mr. Hughes's various  
12 presentations or several of them?

13 A Yes. I think I've heard just about  
14 everything that he's said publically.

15 Q And when did you first become aware --  
16 When was the concept first explained to you?

17 A Well at an ANC meeting, there was a  
18 full business meeting. And I believe it was --  
19 the first placarding, which was not permitted to  
20 proceed by the board. But that wasn't known at  
21 this point. But Ms. Yohannes with your firm was  
22 there with the licensee and it was talked about.  
23 And I raised the issue that this was within the  
24 moratorium zone and a new tavern could not be  
25 permitted.

1 Q At that meeting, you were told about  
2 the concept of a barbershop downstairs and a  
3 speakeasy upstairs. Correct?

4 A I'm not certain about the barbershop,  
5 but I'm certain about the speakeasy. In fact I  
6 think I said there's no such thing as a speakeasy  
7 in the ABC Code, so that's going to make it a  
8 little difficult to proceed. It's not like it's  
9 licensed (inaudible), but anyway, go ahead.

10 Q All right. So you've known -- you've  
11 known about this application for quite some time  
12 and the concept for quite some time. Correct?

13 A Yes.

14 Q Okay. And Mr. Hughes has been  
15 forthcoming in terms of what his plans are there  
16 also. Correct?

17 A Well, I don't think he's been  
18 universally forthcoming because you know, I know  
19 I'm not supposed to talk specifics of mediation,  
20 but what we've heard --

21 (Simultaneous speaking.)

22 Q Then let's not talk about mediation at  
23 all because that would be improper.

24 A Well and it would be improper, but we  
25 heard different things there than we've heard in

1 the public speaking. So I don't think I'm  
2 talking about anything out of school.

3 Q Now Mr. James, you've been doing this  
4 a long time and you've been involved in some 130  
5 licensing cases. Correct?

6 A I think so, yes.

7 Q So it's not unusual to hear different  
8 things in mediation than you hear in the public,  
9 is it?

10 A I'll grant that.

11 Q Okay, thank you. Now the Imperial,  
12 that's about 75 feet away, correct, from this  
13 establishment?

14 A I think it might be -- it might be  
15 about 100 feet away --

16 (Simultaneous speaking.)

17 A -- but roughly.

18 Q And KCA did not oppose full hours for  
19 that establishment, did it?

20 A Well, there's always a detail about  
21 these things. The license that was transferred  
22 there already had full operating hours. It was  
23 transferred from Bourbon, which was north of  
24 Kalorama Road. So Mr. Thomas, the owner,  
25 transferred that license down because he wanted,

1 you know, the full hours, plus the tavern  
2 facility wouldn't have to deal with food  
3 percentage. But it turns out to be repeatedly a  
4 good food establishment.

5 Q And the KCA didn't oppose that. You  
6 did not oppose him moving that license in that  
7 location and being approved for full hours.  
8 Correct?

9 A We protested. We came to a settlement  
10 agreement. The ANC was involved also.

11 Q And one of your big issues with this  
12 establishment is the hours, isn't it?

13 A It is.

14 (Simultaneous speaking.)

15 Q -- you're unwilling to  
16 agree and you still oppose full hours for this  
17 establishment. Correct?

18 A Correct because it's right next to  
19 residents.

20 Q Now Mr. James having done 130 or 120  
21 settlement agreements or whatever it is, many of  
22 the establishments in Adams Morgan are adjacent  
23 to residents. Aren't they?

24 A They're close, but they're not  
25 adjacent and there's not one that abuts.

1 Q There's not one that abuts?

2 A With the possible exception of Lucky  
3 Buns.

4 Q What about up the street on 18th  
5 Street on the east side of the street, aren't  
6 there residences behind Roofers Union and all of  
7 those establishments up there?

8 MR. ROTH: I'm going to renew my --  
9 I'm going to renew my objection here of going all  
10 the way up to the entertainment district in Adams  
11 Morgan.

12 MR. KLINE: Mr. Chairman, I'd like to  
13 hear of any specified entertainment district in  
14 Adams Morgan.

15 CHAIRPERSON ANDERSON: Hold on. Hold  
16 on, Mr. Roth.

17 MR. KLINE: And Mr. James has  
18 testified not just with respect to the settlement  
19 agreements or licensing protests in this whatever  
20 1200 feet that Mr. Roth seems to be hung up on.  
21 But throughout the entirety of Adams Morgan and  
22 the consistency of their actions and their  
23 statements are certainly open to impeachment  
24 based upon other properties within the  
25 jurisdiction of KCA regardless of whether that

1 area had any ultimate bearing on the statutory  
2 area to be considered by the Board in judging  
3 this first.

4 CHAIRPERSON ANDERSON: All right, I'm  
5 going to overrule the objection. So Mr. James  
6 answer the question. And Mr. Roth, can you  
7 please mute your phone please? I need everyone  
8 if you're not speaking to please mute your  
9 microphone. I can hear when you're shuffling the  
10 papers. That's one of the reasons -- That's why  
11 I try to always mute my microphone also because  
12 when -- Also you, Mr. Kline, when you're not --  
13 when you're not asking questions and as lawyers,  
14 we're shuffling papers, we can all hear that. So  
15 I just wanted you to know that. So Mr. James,  
16 answer the question please.

17 MR. JAMES: Except for Lucky Buns, I  
18 don't believe that there is one on premise  
19 establishment, especially ones with late hours  
20 that have a party wall with a residence zone in  
21 the whole of Adams Morgan.

22 BY MR. KLINE:

23 Q But there are many simply that are  
24 simply across the alley. Correct?

25 A What's that?

1 Q There are many that are simply across  
2 an alley. Correct?

3 A That's true.

4 Q Okay.

5 A Yes, I hear you. I agree with that.

6 Q Now isn't it true that one of the  
7 reasons you said that Imperial is entitled to  
8 full hours and Mr. Hughes is not is because they  
9 have a track record?

10 A I don't believe I said that today.

11 Q I didn't say today.

12 A Okay.

13 Q Isn't it true that you said that?

14 A Yeah, I believe I might have said that  
15 in a public meeting. There is a track record  
16 there. Mr. Thomas -- Bill Thomas, the owner, you  
17 know, has been in the neighborhood since the year  
18 2000 and has largely been a very responsible  
19 operator. And we're pleased to see that he's  
20 using a tavern to sell a lot of food. And he's  
21 not particularly close to residents.

22 Q So Mr. Hughes whose bio you heard  
23 earlier is a business school graduate and an  
24 accomplished business person, your position is he  
25 lacks the requisite track record for KCA to be

1 able to approve full hours as has been approved  
2 for other operators. Is that correct?

3 A I disagree -- I disagree strongly with  
4 your statement -- your characterization. If Mr.  
5 Hughes would have come in with a reasonable  
6 proposal about hours, I think we would have -- we  
7 wouldn't be here today.

8 Q A reasonable proposal like the one for  
9 Imperial?

10 A Again, Imperial was transferred a  
11 license that already had the full hours. Can you  
12 imagine -- I think you'd probably be amused at  
13 somebody taking a case like that to this board  
14 and asking them to take away the full hours when  
15 they have a nice investigative history.

16 Q It was a different location then.  
17 Correct?

18 A The Imperial license?

19 Q Yeah, that it was transferred to a  
20 different location -- to the Imperial, its  
21 current location. Correct?

22 A Correct.

23 Q And it's by your estimation 100 feet  
24 and by the investigator's estimation, 75 feet  
25 from those that claim that they will be affected



1 by Mr. Hughes's licensed establishment. Correct?

2 A Yes.

3 (Simultaneous speaking.)

4 Q I think you answered my question. I'm  
5 about to ask another one. So the difference  
6 would appear to be your opinion or KCAs opinion  
7 as the case may be as the quality of the  
8 operator. Correct?

9 A No, I believe it's based on the  
10 placard and what was asked for and the location.

11 Q Well the placard in this case asked  
12 for full hours, correct, in the case of Mr.  
13 Hughes's application?

14 A Yes, and that's what we're objecting  
15 to and the -- you know, the entertainment  
16 endorsement I don't believe was limited -- I'm  
17 not certain about that. I'd have to double check  
18 the placard.

19 (Simultaneous speaking.)

20 Q And the placard for the Imperial also  
21 asked for full hours. Correct?

22 A Yes. That was stating -- As you know,  
23 such transfers, it states what the hours are on  
24 it, not that they're asking for it.

25 Q Well, but it's the same review

1 process. Isn't it?

2 A Not quite.

3 (Simultaneous speaking.)

4 A A new license is a different thing  
5 than an existing license being transferred.

6 Q But they were both transfers, correct,  
7 to new locations?

8 A I beg your pardon. You're correct. I  
9 was thinking of the first time that Mr. Hughes  
10 applied for a tavern.

11 Q So I'm going to ask you again, the  
12 only real difference is your opinion as to the --  
13 or KCAs opinion as to the bona fide of the  
14 operator. Isn't that correct?

15 A No. No, it's not correct. As I said  
16 before, it's to do with the proximity to  
17 residents in a residence zone. And the totality  
18 of what's being sought by the Applicant.

19 Q So 75 feet away or 100 feet away as  
20 the case may be is not a problem, but this  
21 establishment, which is still in a commercial  
22 zone is a problem in the view of you or the KCA  
23 because of its location. Is that your testimony?

24 A No, not really. I think you're  
25 twisting it around. You know, it's a

1 pre-existing tavern transfer for the Imperial  
2 into an area where there's not -- the block face,  
3 which contains the Imperial doesn't have one  
4 resident. It's nothing but commercial. That's  
5 our problem in Adams Morgan. You know, it's --

6 MR. KLINE: I don't have a question  
7 pending, Mr. James. I don't have a question.  
8 You don't have license to ramble. I don't have a  
9 question pending. And indeed, I have no more  
10 questions, so thank you.

11 MR. JAMES: Thank you.

12 CHAIRPERSON ANDERSON: Are there any  
13 questions by any board members? I'm hearing  
14 none.

15 MEMBER SHORT: Yes. Mr. Chair -- Mr.  
16 Chair?

17 CHAIRPERSON ANDERSON: Yes, Mr. Short.

18 MEMBER SHORT: I won't prolong this  
19 much longer. I've met Mr. James over the years  
20 and I just had some questions to ask him based on  
21 his testimony. Good afternoon or good evening,  
22 Mr. James.

23 MR. JAMES: Good evening, Mr. Short.  
24 It's great to be able to see you. I'm sorry you  
25 can't see me.

1                   MEMBER SHORT: Okay, it's been many  
2 years. Let me say this to you, in Adams Morgan,  
3 in the cases you've brought before us and as  
4 stated in your testimony and the questions of the  
5 attorneys present with us, when you have a person  
6 that puts an application or a licensee that asks  
7 for a CT license and he wants -- or they want --  
8 the licensee wants an entertainment endorsement  
9 and DJs in a CT, I didn't see a menu today.  
10 Maybe I missed it, but I didn't see a menu today  
11 from the applicant. Maybe it was there and I  
12 didn't see it.

13                   I didn't see a lot about a kitchen or  
14 cooking area in this licensees drawings today.  
15 So what happens when you have a CT -- I didn't  
16 see any tables or chairs on the drawings or on  
17 the walk-through. So in your experience or your  
18 -- since you've been coming before this Board and  
19 working with the Kalorama Citizens Association,  
20 when you see a CT application or a person comes  
21 in and says they want to have a restaurant and  
22 lacks certain things as I mentioned; cooking  
23 facilities, menus, they want to have  
24 entertainment endorsements, what does that  
25 normally -- what does that normally wind up being

1 in the community? Is it an asset or does it  
2 become a problem?

3 CHAIRPERSON ANDERSON: Hold on. Hold  
4 on. I just want to -- Mr. Short, I appreciate  
5 you asking questions, but remember this is a CT  
6 that's being requested. It's not a restaurant  
7 that's been requested with some --

8 MEMBER SHORT: I'll withdraw that  
9 remark. A CT -- a CT licensee who wants  
10 entertainment endorsement. You did hear that,  
11 didn't you, Mr. Chairman? And he also wants --  
12 did you see much of a kitchen today, anybody?  
13 Well, I guess I'm asking Mr. James.

14 CHAIRPERSON ANDERSON: All I was  
15 trying to do, Mr. Short, is to clarify the  
16 record. It's a CT and the law doesn't require --  
17 the law does not require that a CT have -- Those  
18 are not necessarily requirements for a CT because  
19 they are a tavern. I just wanted to clarify the  
20 record. You can ask your -- you can ask whatever  
21 questions you want to ask.

22 (Simultaneous speaking.)

23 MEMBER SHORT: I know we've had a long  
24 day and you're the last one I want to get into a  
25 discussion about this because we have some

1 business to take care of later on. And I'll talk  
2 to you then if it's okay. But --

3 CHAIRPERSON ANDERSON: Go ahead. Go  
4 ahead, Mr. Short. Ask your question.

5 MEMBER SHORT: Mr. James again, when  
6 CTs become problematic, what are the normal  
7 reasons why they become problematic to the  
8 community normally?

9 MR. JAMES: Well I believe that it's  
10 because the owner -- the Applicant is trying to  
11 do a nightclub kind of operation without actually  
12 seeking a nightclub. In Adams Morgan, nightclubs  
13 are not allowed because of our moratorium. So  
14 if, you know, there's no attempts to serve food  
15 because taverns actually do need to serve food,  
16 it's just not a measurable amount stated in the  
17 law. So you know, to me it's something to watch.  
18 You can have a great operator who handles it just  
19 right or it's possible you could have an operator  
20 who's just trying to go nightclub without the  
21 benefit of a nightclub license. And it's a fine  
22 line. But the later you go, the more  
23 entertainment you have, the less food you have,  
24 we would expect -- we wouldn't be surprised if  
25 there were problems down the road.

1                   MEMBER SHORT: Okay. That's all I  
2 have. And thank you, Mr. Chair, for allowing me  
3 to ask that question.

4                   CHAIRPERSON ANDERSON: All right.  
5 Thank  
6 you, Mr. Short. Any other questions by any of  
7 the board members? All right, I just wanted to  
8 make sure I didn't miss anyone. Mr. Kline, any  
9 re-direct? Any re-cross based on the questions  
10 asked by Mr. Short?

11                   MR. KLINE: Thank you, Mr. Chairman,  
12 no.

13                   CHAIRPERSON ANDERSON: Thank you, Mr.  
14 Kline. Mr. Roth, re-direct to wrap this up?

15                   RE-DIRECT EXAMINATION

16                   BY MR. ROTH:

17                   Q       Very briefly, Mr. Chairman because  
18 there's been so much discussion about the  
19 Imperial. I just want to give Mr. James the  
20 opportunity to make clear what we're talking  
21 about here. Mr. James, are you able to see  
22 exhibits on your --

23                   A       Yes.

24                   Q       -- screen?

25                   A       Yes.

1           Q       Okay. Because there have been numbers  
2 thrown around, 75 feet, 100 feet and I'm not sure  
3 that either Mr. James or Investigator Puente or  
4 Mr. Kline or myself actually know how many feet  
5 the Imperial is. But, Mr. James, can you point  
6 out which lot number the Imperial is?

7           CHAIRPERSON ANDERSON: What exhibit is  
8 this please?

9           MR. ROTH: I'm sorry. This is  
10 Protestants' Exhibit No. 2.

11          MR. JAMES: If you can make it just  
12 get a little bit bigger I might be able to read  
13 it. Sorry. It looks like Lot No. 21 or perhaps  
14 it might be 23. It's really hard to see.

15          (Whereupon, the above-referred to  
16 document was marked as Protestant Exhibit No. 2  
17 for identification.)

18          MR. ROTH: You were right the first  
19 time. It's Lot No. 21.

20          MR. KLINE: Objection. Mr. Roth seems  
21 to want to testify today.

22          (Simultaneous speaking.)

23          CHAIRPERSON ANDERSON: The witness --  
24 the witness stated that -- the witness stated  
25 that he believed that it was Lot No. 21. So he



1 did testify and then he changed. So I mean, I'm  
2 going to -- We're at the end of the proceeding.  
3 This is the last witness, I believe. I'm not  
4 sure yet, but we'll see. So I'm going to  
5 overrule the objection. Go ahead, Mr. Roth.

6 MR. ROTH: Mr. Chairman, just to  
7 clarify the record, Mr. James is looking at an  
8 exhibit on his little phone and he's difficulty  
9 seeing the clarity of the numbers on the screen.  
10 But again, Mr. James, just to be clear so that  
11 there's no question in the record, can you  
12 describe where the Imperial is located?

13 MR. JAMES: It's diagonally across  
14 from the establishment in question, across the  
15 remaining part of Vernon Street where there's  
16 three more buildings and the width of the  
17 sidewalk. And then diagonally across the  
18 intersection of 18th and Florida and actually a  
19 little tiny bit of U Street there. So you know,  
20 it's across the street from Lucky Buns and Duplex  
21 Diner as well.

22 BY MR. ROTH:

23 Q Would it be correct to say that it's  
24 on the corner of 18th and where U and Florida  
25 come together?

1           A       Yes.

2                   MR. ROTH: Okay. That's all I have.  
3 I just wanted to clarify its location for the  
4 Board. Thank you.

5                   CHAIRPERSON ANDERSON: Mr. Roth,  
6 please close your screen. Thank you very much.  
7 Thank you, Mr. James for your testimony. Do you  
8 have another witness, Mr. Roth? Mr. Roth?

9                   MR. ROTH: No I don't, Mr. Chairman.

10                  CHAIRPERSON ANDERSON: You still have  
11 nine minutes and 16 seconds left. All right,  
12 thank you for that. All right, do you rest?

13                  MR. ROTH: Yes, I do.

14                  CHAIRPERSON ANDERSON: All right. And  
15 I guess before -- Mr. Kline, do you wish to call  
16 a rebuttal witness?

17                  MR. KLINE: I do not. Thank you.

18                  CHAIRPERSON ANDERSON: Mr. Roth, do  
19 you wish to call a rebuttal witness?

20                  MR. ROTH: No. No, sir. Thank you.

21                  CHAIRPERSON ANDERSON: Mr. Kline, did  
22 you move all the documents into evidence that you  
23 wish to -- that we have had testimony on that you  
24 wish to move into evidence?

25                  MR. KLINE: Yes, I did. Thank you.

1 CHAIRPERSON ANDERSON: Mr. Roth, did  
2 you move all the documents into evidence that you  
3 wish -- that we have had testimony on that you  
4 wish to move into evidence?

5 MR. ROTH: I think the one that I  
6 missed, Mr. Chairman was Exhibit 41.

7 CHAIRPERSON ANDERSON: What was  
8 Exhibit 41?

9 MR. ROTH: That was the screenshot of  
10 Commissioner Bowels Twitter timeline.

11 CHAIRPERSON ANDERSON: Mr. Kline, do  
12 you have any objection?

13 MR. KLINE: I object on the grounds of  
14 relevance. I don't see why social media  
15 pronouncements are relevant to this proceeding.

16 CHAIRPERSON ANDERSON: I'm going to  
17 object to -- I'm going to object. The witness  
18 testified and the witness did identify that it  
19 was his social media tweet and it was regarding  
20 the matter that we are here today. So I will --  
21 I'm going to allow Exhibit 41 over the objection  
22 of the Applicant to be moved into evidence.

23 (Whereupon, the above-referred to  
24 document was received into evidence as Protestant  
25 Exhibit No. 41.)

1                   CHAIRPERSON ANDERSON: All right? All  
2 right. I'm going to give -- Each side is going  
3 to have five minutes to close. So what I'm going  
4 to do, it is 8:26, we're going to take a ten  
5 minute break. And when we -- after the ten  
6 minute break, then the parties will each have  
7 five minutes to close their case.

8                   What I want from each side, with Mr.  
9 Kline, I need you to specifically tell the Board  
10 what it is that the Board -- you're requesting  
11 from the Board in a sense that I know what was --  
12 it appears that there might have been some  
13 changes that were -- Based on your testimony,  
14 there might have been some changes that was  
15 different from the placard. So I'm just -- I  
16 want -- I want in your closing for you to  
17 specifically tell the Board what it is that you  
18 are seeking.

19                   Mr. Roth, in your closing, I need you  
20 to be specific in telling the Board what you're  
21 seeking. Are you seeking that the Board not  
22 approve this license? Or are you -- or maybe in  
23 the alternative, if the Board approves the  
24 license, are there restrictions? I'm not saying  
25 the Board -- whichever way the Board is going to

1 rule. I'm just saying in your closing, I need  
2 both sides to be clear what it is that they are  
3 requesting from the Board.

4 All right, it is 8:28. We'll be off  
5 the record until 8:40. So at 8:40, we will come  
6 back on the record and we'll do closing. All  
7 right? Thank you.

8 (Whereupon, the above-entitled matter  
9 went off the record at 8:27 p.m. and resumed at  
10 8:39 p.m.)

11 CHAIRPERSON ANDERSON: All right,  
12 we're back on the record. Can I see all my board  
13 members so we can wrap this up? Are you ready,  
14 Mr. Kline with your closing?

15 MR. KLINE: Indeed I am.

16 CHAIRPERSON ANDERSON: All right. You  
17 have five minutes, Mr. Kline.

18 CLOSING ARGUMENT - APPLICANT

19 MR. KLINE: Thank you, Mr. Chairman  
20 and thank you, members of the Board. It's been  
21 quite a while since we've spent a full day  
22 together. And we appreciate what you do, your  
23 diligence, your attention to these cases, which  
24 are important, we know to the community, but also  
25 to the business people who file applications.

1                   This is a black-owned business. The  
2 Applicant is an educated, professional,  
3 successful black man who bought this building in  
4 Adams Morgan with an innovative creative concept.  
5 He testified and he told you about his concept of  
6 a barber shop, which he believes is culturally  
7 significant and important to him. He's a native  
8 Washingtonian. His mother had a beauty salon not  
9 very far away. And from our standpoint, he  
10 testified to you truthfully, honestly, and has  
11 been forthcoming.

12                   Several witnesses testified that he  
13 made numerous presentations to the community.  
14 The Applicant's witnesses testified about how he  
15 engaged with the community, he listened to  
16 concerns -- and we'll talk in a minute about how  
17 he did so -- in an effort to try to satisfy this  
18 community. But for whatever reason, we have a  
19 large number of Protestants who now have a couple  
20 of issues. They don't say we're worried about  
21 this or we're worried about that and we have two  
22 issues. Everything's an issue. I don't know  
23 that I've seen this unless we're talking about a  
24 250-person raging nightclub. Seeing it with  
25 respect to a 30-person speakeasy and barbershop

1 is incomprehensible to me.

2           The Protestants raised issues; trash,  
3 traffic, noise, over-concentration, deliveries,  
4 smoke. And some of the issues just -- they don't  
5 even exist. In terms of smoking, we've come to  
6 find out that one of the residents of the  
7 building where people are concerned about smoke.  
8 She smokes in front of the building all the time  
9 and people have to close their windows. It's a  
10 city. That happens. We get it. But this should  
11 not be visited upon this Applicant.

12           In terms of noise mitigation, the  
13 testimony was very clear in terms of the steps  
14 that are being taken to mitigate the noise. And  
15 yet, there's still mistrust. There's still  
16 concerns. It's very disturbing. I can't explain  
17 it. I've got a couple of explanations in a  
18 minute. But the fact that noise from a DJ, which  
19 is the sole source of entertainment in terms of  
20 what Mr. Hughes testified to, would be so  
21 concerning at this point when he by his own  
22 testimony is spending tens of thousands of  
23 dollars to noise mitigate. It's  
24 incomprehensible. Why would he spend the money  
25 if he didn't think it was going to solve the

1 problem? It really doesn't make any sense unless  
2 you think he's just a liar and a bad guy.  
3 There's no reason in the world why he would spend  
4 that money unless he thought it was going to  
5 solve the problem.

6 In terms of traffic, that was the  
7 other big issue -- traffic study. There was an  
8 expert but he never really tied it to the  
9 establishment. It's a troubled intersection.  
10 There are problems. What Mr. Hughes told you is  
11 what he is going to endeavor to you is eliminate  
12 this issue entirely because he expects most  
13 people are going to rideshare in coming to the  
14 establishment. And he is going to arrange for  
15 them to be picked up at a location other than on  
16 Vernon Street because he heard his neighbors and  
17 he's trying to address their concerns.

18 My time is short and I do want to get  
19 to get to what the Chairman directed me to. But  
20 the ANC process in this case stinks to high  
21 heaven. Amir Irani had a conflict of interest.  
22 He never disclosed it. You had two commissioners  
23 who testified they didn't know what was going on.  
24 They had concerns. They were new commissioners.  
25 They questioned. They didn't seem to get



1 answers, but that's one explanation as to why  
2 we're here is that it appears -- and admittedly  
3 the Chairman of the ANC had a conflict of  
4 interest, which he never disclosed. And that's  
5 one of the reasons that the ANC, I believe is in  
6 this case.

7 Now Mr. Chairman, you asked me to tell  
8 you and the Board what it is -- what is Mr.  
9 Hughes's bottom line basically? It is very  
10 important -- There are two -- There are three  
11 things that are very important to him. One is  
12 that he have full interior hours. His position  
13 is he's not going to be able to compete with  
14 other businesses. This is the legal hours in the  
15 District of Columbia and in our experience, it is  
16 unusual to limit interior hours.

17 With respect to exterior hours, he has  
18 more flexibility. We would suggest that the  
19 exterior hours be limited to 11:00 p.m. Sunday  
20 through Thursday and midnight Friday and  
21 Saturday. We think that's reasonable. Mr.  
22 Hughes heard the concerns and he is reacting to  
23 those.

24 The other item that is of critical  
25 concern to him because it plays into his concept.

1 There were concerns expressed by Mr. Short about  
2 service in the barbershop area. This is a trend.  
3 There are several of these establishments that  
4 are opening in the District. One we mentioned,  
5 Scotch & Scissors or Scissors & Scotch, I can't  
6 remember which it is, but there are a number of  
7 them. And that is important to his concept. And  
8 we really hope to maintain that.

9 In terms of the entertainment, the  
10 entertainment, we have no problem restricting it  
11 to a DJ. It's background music. What he really  
12 is, is a music programmer. But given the  
13 statute, he doesn't want to run close to, you  
14 know, what's a music programmer? What's a DJ?  
15 His position is it's a DJ. He wants permission  
16 to be able to have a DJ to play background music.  
17 And you heard the testimony of the sound engineer  
18 who did very extensive testing who made  
19 assumptions in terms of what the noise level was  
20 going to be. And those assumptions were based  
21 upon what he was told by Mr. Hughes. So I think  
22 although we have lots of testimony of concerns  
23 about noise, it's a red herring.

24 It's troubling -- and I'll close with  
25 this -- that Mr. Hughes spent, I don't know, two

1 years at this point pursuing this license  
2 application to be met with just complete  
3 resistance and rumor and innuendos to the point  
4 that we had one witness at this late date, get on  
5 the stand and testify to his concerns about a  
6 beer garden -- I have no idea where that came  
7 from -- and to live entertainment -- live bands  
8 in this 30-person seated establishment. This is  
9 just preposterous. But I think that goes to the  
10 mistrust and the innuendo that circulated  
11 throughout this proceeding.

12           And all I can tell you -- and I hate  
13 to say this and it pains me to say this -- but I  
14 think we all know it's true. Some people are  
15 fearful of a confident black business person.  
16 And that's what we have here. So we are asking  
17 that you approve the license with the changes  
18 that we've suggested, with the modifications that  
19 we've suggested. Thank you.

20           CHAIRPERSON ANDERSON: Thank you. Mr.  
21 Kline, I just want to give some clarification.  
22 There was a summer garden and sidewalk café, so  
23 are we still asking for a summer garden and a  
24 sidewalk café or (audio interference)?

25           MR. KLINE: I apologize, Mr. Chairman.

1 No, the request for the sidewalk café endorsement  
2 is withdrawn.

3 CHAIRPERSON ANDERSON: Okay.

4 MR. KLINE: I missed that, I  
5 apologize.

6 CHAIRPERSON ANDERSON: I'm looking at  
7 the -- I'm looking at the investigative report  
8 and what I think was the placard, so that's why I  
9 was asking. All right. Thank you for that  
10 clarification.

11 All right, Mr. Roth, you can do your  
12 closing please.

13 CLOSING ARGUMENT - PROTESTANTS

14 MR. ROTH: Thank you, Mr. Chairman.  
15 Mr. Chairman, board members, thank you for your  
16 time and your attention today in listening to  
17 both sides of a very contentious, complex, and  
18 difficult case.

19 Let me begin by -- Let me begin by  
20 emphasizing what this case is not about. Despite  
21 the impression that the Applicant may have tried  
22 conveying today and that Mr. Kline just  
23 emphasized at the end of his closing, this case  
24 is not about cultural understanding or  
25 misunderstanding. It is not about a small group

1 of white people trying to prevent a confident  
2 black business man from being successful.

3 As you can see for yourself and in the  
4 true spirit of Adams Morgan, our witnesses today  
5 are a group of neighbors who are diverse in age,  
6 race, ethnicity, gender, jobs, and the amount of  
7 time they've lived in the Carswell and on Vernon  
8 Street. It's these people who are the victims in  
9 this case, not the Applicant. The Applicant  
10 bought a rowhouse on a street that was  
11 overwhelmingly zoned residential. And if he had  
12 done his due diligence, he would have known that.

13 His first tavern application had to be  
14 withdrawn because the Board ruled that he was in  
15 the Adams Morgan moratorium zone, but he went  
16 ahead with his renovations despite knowing that  
17 this transfer application also faced substantial  
18 opposition from the ANC at least at the time and  
19 his neighbors. Unlike his neighbors, he  
20 obviously has huge financial resources at his  
21 disposal. And now he's throwing himself on the  
22 mercy of the Board in effect asking your  
23 forgiveness for his decision, while refusing to  
24 acknowledge any mistakes that he, himself may  
25 have made along the way.

1           As I said in my opening, the Applicant  
2 bears the burden of proving that its future  
3 operations will satisfy the reasonable  
4 expectations of residents to be free from  
5 disturbances and other nuisances. That's Board  
6 Case Law. And the Board must determine the  
7 prospective effect of the establishment on the  
8 neighborhood based on the unique location and  
9 particular circumstances involved.

10           So here's what our evidence shows.  
11 First, as several witnesses said and common  
12 experience tells us, tavern customers make noise  
13 when they leave bars in Adams Morgan. They're  
14 boisterous. They loiter when they smoke, talk,  
15 or for that matter, hook up when they wait around  
16 for their Ubers and Lyfts to arrive. So no  
17 matter whether the Applicant uses the Vernon  
18 Street doors in front as an exit at closing time  
19 or the Florida Avenue door in back, residents of  
20 the Carswell or residents of Vernon Street, or  
21 both are going to be woken up at 2:00 a.m. and  
22 3:00 a.m. in the morning because the Applicant  
23 picked an inappropriate place to open a bar.

24           Second, no other residential side  
25 street within the 1200 foot radius applicable to

1 this case has any AVC establishment, much less a  
2 CT license anywhere other than on 18th Street  
3 itself unless it's on a corner. Allowing such a  
4 license to be placed four houses deep into a side  
5 street would be unprecedented.

6 Third, the Applicant expects his  
7 neighbors in the Carswell whose bedrooms overlook  
8 his proposed summer garden to endure patronage  
9 from his customers day in and day out, night in  
10 and night out regardless of whether they work  
11 from home or want to enjoy their peace and quiet  
12 at the end of a day at work or simply want to go  
13 to bed early.

14 Fourth, the abutting Protestants, Ms.  
15 Farmer and Ms. Hendricks had their concerns about  
16 noise and vibration penetration through the party  
17 walls reinforced by the report of the Applicant's  
18 sound Consultant, which essentially declined to  
19 say that bass vibrations would not be heard in  
20 their apartment or other apartments in the  
21 Carswell. In fact, the Consultant's disclaimer  
22 expressly said that even you, the Board, could  
23 not rely on their report. And you also heard Ms.  
24 Jones and Ms. Hendricks express concern about the  
25 financial harm they could endure if this

1 establishment devalued their one and only major  
2 asset.

3 Fifth, the Applicant could not have  
4 picked a worse intersection to want to locate  
5 near. You heard the testimony of our  
6 transportation expert, Mr. Pochowski, as well as  
7 Chairman Irani and Ms. Farmer describing what a  
8 mess this intersection is. And how adding the  
9 rideshare traffic to it around closing time would  
10 not only add to that problem, but would wake up  
11 sleeping residents too. And Investigator Puente  
12 confirmed the testimony of Ms. Jones and  
13 Commissioner Irani about the absence of parking  
14 in the neighborhood.

15 And finally, storing trash and  
16 recycling on a little patch of public space where  
17 the Applicant envisions having a speakeasy, a  
18 café serving alcohol, a summer garden, a  
19 barbershop where drinks are served, a retail  
20 space and office and a residence is not a  
21 logical, viable, or legal plan for trash and  
22 recycling.

23 Now putting all that together, this is  
24 an entirely inappropriate location for the  
25 establishment that the Applicant envisions here.



1 As much as we would have liked to have settled  
2 this of reasonable terms (audio interference).  
3 There are lots of vacant store fronts on 18th  
4 Street, but this is not a vacant storefront and  
5 this license should be denied.

6 But if the Board in its wisdom  
7 believes that the location can be made  
8 appropriate with the imposition of conditions on  
9 the license, then respectfully and without  
10 waiving any appeal rights we may have post this  
11 or any other prior order in this case, we would  
12 beg the Board to impose the most stringent series  
13 of conditions, including the following: First,  
14 much earlier closing hours consistent with the  
15 true operations of the other establishments in  
16 the vicinity of the 18th and Vernon intersection.  
17 While those establishments may have full legal  
18 hours on their licenses, they operate as full  
19 service restaurants. And by 11:00 p.m. on week  
20 nights and midnight on weekends, they are all  
21 virtually silent, if not closed.

22 Second, denial of the Applicant's  
23 request for a summer garden and a DJ. I'm  
24 pleased to see that the Applicant has already  
25 withdrawn his request for a sidewalk café, which

1 we would have opposed as well.

2 Third, an expressed limitation to 30  
3 seats and 50 persons in total occupancy covering  
4 both floors, which is consistent with the  
5 application itself. You heard one of the  
6 witnesses today at least talk about not trusting  
7 Mr. Hughes because he has changed his story on  
8 numerous occasions. And Mr. Chairman, I think  
9 you heard today yourself when I questioned Mr.  
10 Hughes about this issue of how many people -- how  
11 many persons seated and standing, there was that  
12 little back and forth about his haziness on how  
13 many seats and how many persons he wanted. His  
14 application said 30 and 50 and that's where it  
15 should be limited.

16 Fourth, prohibition on allowing any  
17 audio or video equipment to project or direct  
18 sound so that it's audible, either in the Florida  
19 Avenue yard basing where he wants this supposed  
20 summer garden, which we hope you'll deny or in  
21 the public space on Vernon Street.

22 Fifth, clarify that if a license is  
23 granted -- Clarity that the license, if granted  
24 include the third floor if in fact the Applicant  
25 plans to use it for storage of alcohol. Sixth,

1 that the Applicant be prohibited from  
2 participating in public bar crawls. Seventh,  
3 that the Applicant be prohibited from turning  
4 over control of the premises to event promoters  
5 or other third parties.

6 Again, we thank the Board for its  
7 patience and attention and reiterate our request  
8 that the application be denied. Thank you very  
9 much again for your time today.

10 CHAIRPERSON ANDERSON: Thank you very  
11 much, Mr. Roth for your presentation. And thank  
12 you also, Mr. Kline, for your presentation. Do  
13 the parties wish to file proposed findings of  
14 facts and conclusion of laws or waive their right  
15 to do so?

16 MR. KLINE: We'll waive.

17 MR. ROTH: Mr. Chairman, this is a --  
18 Mr. Chairman, is it permissible to wait until we  
19 see the transcript before making that decision?

20 CHAIRPERSON ANDERSON: Well, the  
21 bottom line -- the bottom line is that -- And you  
22 know what the process is, so it's no new  
23 evidence. It's what was presented today. So  
24 you'd be listening to the transcript. Because  
25 the way it is, is that the transcript would be

1 available say within -- let me see -- The way  
2 this would work is that you would get the  
3 transcript, you'd review the transcript. And let  
4 me see what the timeline would have been. Hold  
5 on.

6 MR. ROTH: I know it's probably  
7 somewhere in the vicinity of two to three weeks.

8 CHAIRPERSON ANDERSON: Hold on. Hold  
9 on. The way it would be is that you'd get the  
10 transcript in approximately three weeks and then  
11 your response would be due to us 30 days after  
12 you receive the transcript. But it's up to you.  
13 Mr. Kline has waived it. I mean I believe that  
14 the Board -- we've been here all day. I'm not  
15 trying to talk to you out of it, sir, but it's  
16 your call.

17 (Simultaneous speaking.)

18 MR. ROTH: Mr. Chairman, on the one  
19 hand, I'm not dying to do it. On the other hand,  
20 it's been a -- it's a long complicated case with  
21 a lot of facts. And I would hate -- Because it  
22 is so late and we're all so tired, I hate to make  
23 that waiver without having had a chance to think  
24 about it and look at the transcript. And so I  
25 think I'd like to reserve the right to do it.

1 And save the potential for my waiver for later  
2 on. And I will let the Board know very quickly  
3 after seeing the transcript, whether we're going  
4 to exercise that right or not.

5 CHAIRPERSON ANDERSON: Well I think  
6 the bottom line is that it's -- you have to let  
7 me know if it's something you need to do because  
8 that will determine what the Board's position --  
9 what the Board --

10 MR. ROTH: I think the safest course  
11 for me is to say we'd like to exercise the right  
12 to file. And I'll state that for the record  
13 tonight. If it turns out later on that we decide  
14 not to, I will inform the Board staff of that.

15 CHAIRPERSON ANDERSON: Mr. Irani, do  
16 you have a -- do you have a position on this,  
17 sir?

18 COMMISSIONER IRANI: On behalf of the  
19 ANC, no. We waive and we'll wait to hear what  
20 the Board has to say.

21 CHAIRPERSON ANDERSON: All right. So  
22 --

23 (Simultaneous speaking.)

24 MR. KLINE: In light of Mr. Roth's  
25 position, we'll reserve. We'll wait to hear from

1 him in terms of whether he intends to file.

2 CHAIRPERSON ANDERSON: All right. If  
3 the parties choose to file proposed findings of  
4 facts and conclusions of law, then -- I know this  
5 isn't your license (audio interference), but  
6 because of COVID, we're on a different timeline.  
7 But I think it's -- I believe it's 60 days -- and  
8 I could be wrong -- from the time the Board  
9 receives the proposed findings of facts and  
10 conclusion of law.

11 But one thing that I am correct with  
12 is that the proposed findings and conclusions of  
13 law will be due to the Board 30 days after  
14 receipt of the transcript. And so the transcript  
15 should be emailed to the parties in about three  
16 weeks. If you change your mind, please let us  
17 know as soon as possible that you're not going to  
18 do this so the Board doesn't -- the Board does  
19 not sit in waiting for this document to come and  
20 it's not coming. And so as soon as -- As soon as  
21 -- and I think it's up to you, Mr. Roth, because  
22 I think Mr. Kline -- Well Mr. Kline's decision  
23 will be based on your position of whether or not  
24 you are going to so file.

25 MR. ROTH: We will let you know.

1 CHAIRPERSON ANDERSON: All right,  
2 thank you.

3 MR. HUGHES: Mr. Chair, can I ask a  
4 question?

5 CHAIRPERSON ANDERSON: Who's asking  
6 the question? I'm sorry.

7 MR. HUGHES: This is Mr. Hughes.

8 CHAIRPERSON ANDERSON: Yes, Mr.  
9 Hughes. Well Mr. Hughes -- Mr. Hughes, hold on a  
10 minute please. Hold on a minute please. Is it  
11 possible for you to call Mr. Kline -- speak to  
12 Mr. Kline before you speak? And the only reason  
13 why I'm saying that is because Mr. Kline is your  
14 attorney. And I need to make sure that Mr. Kline  
15 knows what's coming out of your mouth before it  
16 comes out of your mouth.

17 MR. HUGHES: This is a procedural --  
18 This is a procedural question about (audio  
19 interference).

20 CHAIRPERSON ANDERSON: What is that,  
21 sir?

22 MR. HUGHES: You just said 3 weeks and  
23 in 30 days or 60 days. I just want to know  
24 overall because my entire business has been, you  
25 know, I've been counting on this for damn near

1 two years -- excuse me, two years almost. So if  
2 Mr. Roth takes his whole time, when would you  
3 guys then rule? Would that be 90 days total?

4 CHAIRPERSON ANDERSON: All right, this  
5 is -- this is where we're going to be. I believe  
6 -- Hold on one minute please. I'm going to give  
7 you some exact timelines. Hold on.

8 MR. HUGHES: Thank you.

9 CHAIRPERSON ANDERSON: And I still  
10 don't have the answer to provide to you. But it  
11 was my understanding that for your license  
12 because this will be in your license, it would be  
13 60 days. But that the decision would have been  
14 due within 60 days. But because the parties have  
15 elected to do proposed findings of facts and  
16 conclusion of law is that the transcript is going  
17 to probably take about three weeks for the  
18 transcript to be available. Once the transcript  
19 is provided to both parties, then it's 30 days  
20 after the transcripts are provided that the  
21 answers are due. And that 60 days after that  
22 period, then the Board -- the Board's decision  
23 would be issues.

24 So I mean yes, I'll give you a  
25 response. I'll give you a response in like half



1 a -- give me a couple of minutes and I'll give  
2 you a specific response and timeline when it is  
3 by statute that the Board's decision is due. But  
4 we're still talking about a couple more months.  
5 I mean the Board -- We're not going to -- We'll  
6 send a decision out as quickly as possible. But  
7 it will not -- It's not going to be tomorrow --  
8 it's not going to be tomorrow or next week, sir.  
9 It's a process -- It's a process that we're  
10 following and that's where we are.

11 MR. HUGHES: Thank you, Mr. Chair.

12 CHAIRPERSON ANDERSON: But I'll give  
13 you -- I will try to give you a specific timeline  
14 in the next couple of minutes.

15 MR. HUGHES: I appreciate it.

16 CHAIRPERSON ANDERSON: All right, so I  
17 was correct as I stated before. Because the  
18 parties have elected to do proposed findings of  
19 facts and conclusion of law, the transcript  
20 should be available in about three weeks. You  
21 might get it earlier than that, but it might be  
22 three weeks. Once the transcript is provided to  
23 both sides, you have 30 days to provide the Board  
24 with your proposed findings of facts and  
25 conclusion of law. And then 60 days after that

1 30 days, the Board -- the Board's decision will  
2 be issued. So we're talking about 90 days, so  
3 probably about 110 days or so if we are -- if we  
4 still remain on this timeline, sir.

5           However, the Board irrespective of  
6 what it is, the Board will try its best that the  
7 decision be issued prior to -- prior to 60 days  
8 after -- We'll try to come -- We'll try to issue  
9 a decision if we can prior to that 60-day  
10 timeline. If the record was closed today, then  
11 the decision would be due 60 days from today when  
12 the record is closed. But because the record  
13 will not be closed today, then that's why we have  
14 that additional time for -- Yeah, that's pursuant  
15 to 25 -- Chapter 25, Section -- 25, 433. So  
16 that's basically where we are.

17           But as I said before, Mr. Roth will  
18 -- the proposed findings of facts and conclusion  
19 of law, you're not bringing in any new  
20 information. It is basically the lawyers will be  
21 -- will get the transcript, review the  
22 transcript, and then they will say this is what  
23 -- these were the facts that were presented in  
24 the hearing today. And based on the facts that  
25 were presented in the hearing today, this is the

1 conclusion -- this is where the law is. So it's  
2 not any new information, it is just the lawyers  
3 reviewing the documents, reviewing the  
4 transcript, and summarizing the transcript  
5 stating that in their view, this is what the  
6 evidence showed today. Okay?

7 MR. HUGHES: Thank you, Mr. Chair.

8 CHAIRPERSON ANDERSON: You're welcome,  
9 Mr. Hughes. All right, as Chairperson of the  
10 Alcoholic Beverage -- Before I close -- Before I  
11 close this case officially, I want to thank  
12 everyone for their participation today. I want  
13 to thank all the parties for their presentation  
14 -- for their presentation. I'll say that. I  
15 appreciate -- I appreciated everyone's attention.  
16 Everyone did what they were supposed to do, so I  
17 do appreciate what was done today.

18 All right, okay. As Chairperson of  
19 the Alcoholic Beverage Control Board for the  
20 District of Columbia in accordance with DC  
21 Official Code Section 2574(b) of the Open  
22 Meetings Act, I move that the ABC Board hold a  
23 closed meeting for the purpose of seeking legal  
24 advice from our counsel on Case No. 20-PRO-00038,  
25 MHK Holding -- I'm sorry, MAHK Meetings, LLC,

1 trade name to be determined for the reasons cited  
2 in DC Official Code Section 2574(b)(13) of the  
3 Open Meetings Act. Is there a second?

4 (Simultaneous speaking.)

5 CHAIRPERSON ANDERSON: Mr. Short and  
6 Mr. Grandis has seconded the motion. I will now  
7 take a roll call vote on the motion that has been  
8 properly seconded. Mr. Short?

9 MEMBER SHORT: Mr. Short, I agree.

10 CHAIRPERSON ANDERSON: Mr. Cato?

11 MEMBER CATO: Bobby Cato, I agree.

12 CHAIRPERSON ANDERSON: Ms. Crockett?

13 MEMBER CROCKETT: Rafi Crockett, I  
14 agree.

15 CHAIRPERSON ANDERSON: Ms. Hansen?

16 MEMBER HANSEN: Jeni Hansen, I agree.

17 CHAIRPERSON ANDERSON: Mr. Grandis?

18 MEMBER GRANDIS: Edward Grandis and I  
19 agree.

20 CHAIRPERSON ANDERSON: And Mr.  
21 Anderson, I agree. As it appears that the motion  
22 has passed, I hereby give notice that the ABC  
23 Board will recess these proceedings to hold a  
24 closed meeting in the ABC Conference Room  
25 pursuant to Section 2574(b) of the Open Meeting

1 Act. Thank you. Just give me a couple more  
2 minutes so I will formally close these  
3 proceedings.

4 All right, as Chairperson of the  
5 Alcoholic Beverage Control Board for the District  
6 of Columbia in accordance with Title 3, Chapter  
7 405 of Open Government, I move that the ABC Board  
8 hold a closed meeting on April 7th, 2021 for the  
9 purpose of discussing and hearing reports  
10 concerning ongoing or planned investigations of  
11 alleged criminal or civil misconduct or  
12 violations of law or regulations and seeking  
13 legal advice from our legal counsel on the  
14 Board's investigative agenda, legal agenda, and  
15 license and agenda for April 7th, 2021 as  
16 published in the DC Register on April 2nd, 2021.  
17 Is there a second?

18 MEMBER CROCKETT: Ms. Crockett  
19 seconds.

20 CHAIRPERSON ANDERSON: Ms. Crockett  
21 has seconded the motion. I will now take a roll  
22 call on the motion before us now that it has been  
23 properly seconded. Mr. Short?

24 MEMBER SHORT: Mr. Short, I agree.

25 CHAIRPERSON ANDERSON: Mr. Cato?

1 MEMBER CATO: Bobby Cato, I agree.

2 CHAIRPERSON ANDERSON: Ms. Crockett?

3 MEMBER CROCKETT: Rafi Crockett, I  
4 agree.

5 CHAIRPERSON ANDERSON: Ms. Hansen?

6 MEMBER HANSEN: Jeni Hansen, I agree.

7 CHAIRPERSON ANDERSON: Mr. Grandis?

8 MEMBER GRANDIS: Edward Grandis, I  
9 agree.

10 CHAIRPERSON ANDERSON: Mr. Anderson, I  
11 agree. As it appears that the motion has passed,  
12 I hereby give notice that the ABC Board will hold  
13 this aforementioned closed meeting pursuant to  
14 the Open Meetings Act. Notice will also be  
15 posted on the ABC Board Hearing Room bulletin  
16 board, placed on the electronic calendar in ABRAS  
17 website, and published in the DC Register in as  
18 timely manner as practical.

19 We're now adjourned for the day.

20 Again, I want to thank everyone for their  
21 participation today and have a great day.

22 (Whereupon, the above-entitled matter  
23 went off the record at 9:14 p.m.)  
24  
25

<b>A</b>		
<b>A-</b> 12:17	176:14 177:24 217:6	153:22 184:10 186:10
<b>A-L-A-N</b> 14:2	224:8 275:18 294:2	186:11 273:15 346:4
<b>A-L-E-</b> 378:20	294:19,24 316:25	366:25 387:11
<b>A-L-E-K</b> 15:20	317:13,17 323:24	<b>absurd</b> 107:15
<b>A-M-I-R</b> 12:10 288:9	324:4 325:20 337:17	<b>abut</b> 396:25 398:4,6
<b>A-N-D-R-A</b> 15:5	340:23,24,25 397:1	414:1,2
<b>A-N-D-R-E-W</b> 8:24	409:13 412:2 435:15	<b>abuts</b> 415:1 468:25
<b>A-N-I-C-A</b> 432:23	448:18	469:1
<b>A-P-E-R</b> 10:9	<b>able</b> 41:24 42:19 57:1	<b>abutter</b> 390:20 444:16
<b>A-R-A</b> 11:9	66:22 69:6 100:12	<b>abutters</b> 14:22
<b>A-R-M-E-R</b> 16:1	102:18,20 106:3,8,12	<b>abutting</b> 3:16 13:10
<b>A-R-T-U-R-O</b> 432:14	109:22 110:12 111:16	14:11 36:19 43:16
<b>A-stores</b> 47:9	117:22 124:13,25	49:14,16 291:12
<b>a.m</b> 5:2 11:14 47:13,13	126:6,7,18 130:18	495:14
47:14,14,18,19,19,19	137:9,15 161:21,24	<b>accept</b> 137:3 237:25
47:23 48:17,18,22	188:2,14 198:13	253:15 259:5,8
161:21,22 162:3,4,15	242:20 246:22 254:18	412:18
162:16 171:12 172:1	256:11 268:1 295:14	<b>acceptable</b> 19:2,3
226:4 234:8 293:19	295:16 321:6 322:12	233:19,19 410:20
293:19,20,20 298:10	331:22 354:22 356:18	<b>accepted</b> 137:2 237:23
299:16,16 342:3	361:10 372:16,17	310:24 313:12 322:22
359:25 372:23,24	373:1,9,12 405:1	<b>accepting</b> 385:22
373:3,5 395:23,24,24	412:4 427:14,16	<b>access</b> 22:10 102:17
395:25 435:25 440:22	436:15 437:21 449:24	111:25 135:10 195:19
440:23 463:12 494:21	451:22,23 472:1	195:21 382:23
494:22	475:24 479:21 480:12	<b>accessible</b> 170:24
<b>aback</b> 274:4	489:13 490:16	309:15
<b>ABC</b> 38:11 46:23 50:2	<b>above-average</b> 124:12	<b>accomplished</b> 471:24
51:22 63:1 75:24 81:6	<b>above-entitled</b> 91:6	<b>accorded</b> 102:25
81:17 83:23 88:12	192:19 286:12 485:8	<b>account</b> 279:19,19
150:10 157:22,24,25	510:22	<b>accumulated</b> 405:7
158:4,6 159:6,9,11,20	<b>above-referred</b> 78:13	<b>achievable</b> 226:1
174:14 197:25,25	79:7 101:17 128:6	<b>acknowledge</b> 493:24
227:18 253:17 255:1	134:14 135:15 147:25	<b>acoustic</b> 212:9 215:16
266:21,23 270:13,20	152:23 157:5 173:12	217:2 218:2
271:1 273:6 290:5,17	174:2 199:20 212:15	<b>acoustics</b> 447:13
290:24 291:13 301:7	212:22 214:14 218:24	<b>acquired</b> 37:14
305:5 306:22 307:1,8	223:19 248:14 256:24	<b>act</b> 321:23 322:2,23
315:25 320:25 321:5	284:13 296:16 300:6	458:21 461:20 507:22
325:10,23 327:24	303:22 304:8,17	508:3 509:1 510:14
328:19 329:7 337:16	306:7 308:24 310:2	<b>acting</b> 266:6 322:7
337:24 339:6,25	310:20 313:18 380:17	<b>action</b> 217:4 311:4,5
345:7,10,17,19	381:2,10 392:6,23	322:10 347:13,20,24
346:19 349:3 397:21	399:2 400:1 406:10	<b>actions</b> 310:15 311:2
408:10 423:25 457:7	418:20 419:25 420:17	328:21 344:15 469:22
457:11 460:8 464:16	438:6 440:5 480:15	<b>active</b> 62:4 348:14
464:19,23 466:7	483:23	349:1 398:8,9 451:12
507:22 508:22,24	<b>ABRA</b> 2:8,12 17:10	<b>activity</b> 69:13 98:21
509:7 510:12,15	31:22 38:7 48:1 60:1	127:1 194:11 318:15
<b>abilities</b> 32:24 409:18	83:10 85:13 139:1	359:12 360:22 370:21
<b>ability</b> 66:24 70:5 71:21	142:22 143:3,22,23	383:4 384:14,23,24
72:6,13 100:19	228:13 243:10,21	421:24 448:15 460:19
112:13,19 119:18	271:9,16 328:19	463:12
121:13,15 128:11	457:7	<b>actual</b> 293:7 298:4
134:18 142:7 143:9	<b>ABRAs</b> 510:16	<b>acupuncture</b> 233:23
144:6 150:6 154:14	<b>absence</b> 102:17 273:5	<b>Adam</b> 128:10
154:17 155:1,12	337:23 496:13	<b>Adams</b> 34:2 37:2,5,10
	<b>absolutely</b> 97:6 123:23	54:11 58:22 59:1,3,25
		62:21 85:12,15 94:22
		185:14,15 238:9
		242:7,11 245:9 253:4
		265:9 268:14 270:18
		271:22 272:24 274:2
		288:12 289:14 290:17
		309:6 327:20,23
		370:10 413:3 441:14
		458:20 460:9 468:22
		469:10,14,21 470:21
		475:5 476:2 478:12
		486:4 493:4,15
		494:13
		<b>add</b> 1:11 7:25 96:6
		314:13 442:11 496:10
		<b>added</b> 130:20 137:21
		<b>adding</b> 496:8
		<b>addition</b> 38:1 63:17
		79:22 141:13 218:17
		222:5 298:11 385:12
		<b>additional</b> 77:24 87:22
		216:1,10 217:15,22
		218:19 220:13,20
		223:3 225:23 385:2
		460:14 506:14
		<b>address</b> 36:1 55:11,19
		56:8,22,24 57:12,25
		58:24 91:25 125:7,7
		125:11,18 126:8
		177:14 223:10 231:15
		256:14 257:16,21
		259:19 280:20 314:12
		488:17
		<b>addressed</b> 210:17
		267:10
		<b>addresses</b> 125:1 276:1
		<b>addressing</b> 269:16
		<b>adhere</b> 109:5
		<b>adjacent</b> 39:4 55:13
		65:6 68:8 80:18,19
		88:13 165:2 215:11
		218:22 219:13 220:4
		226:6 260:18 289:10
		306:20 315:7 376:23
		468:22,25
		<b>adjourned</b> 510:19
		<b>adjudicated</b> 460:15
		<b>adjunct</b> 93:17
		<b>Administration</b> 41:5
		94:1
		<b>administrative</b> 91:19
		91:23 92:6,14 98:8
		109:4 259:23,24
		<b>admissible</b> 105:1
		108:14
		<b>admit</b> 133:13 156:25,25
		<b>admittance</b> 156:2
		311:11

**admitted** 155:23 296:15  
299:24 380:13  
**admittedly** 489:2  
**adopted** 3:20 310:6,19  
**advance** 387:8,18  
**adverse** 38:23 43:22  
133:4 289:6,9 309:3  
315:6  
**advertisement** 134:3  
**advertising** 125:6,14  
**advice** 434:3 507:24  
509:13  
**advise** 218:9 222:4  
**advised** 45:21 46:3,6  
220:16  
**advisement** 30:6  
**aerial** 3:20 398:19,24  
**affect** 44:14 56:23  
191:8,9 358:19  
373:25 374:3 396:25  
421:5 435:15 436:12  
437:18 448:18  
**affiliation** 7:14  
**affirm** 230:12 287:21  
**affordable** 253:3  
**afield** 26:23 180:15  
301:6  
**aftermentioned** 510:13  
**afternoon** 138:10 182:8  
182:10 211:21 212:7  
224:12,13 236:7,8  
240:20 245:25 355:25  
364:22 369:3 378:17  
390:8 417:16 438:24  
475:21  
**age** 493:5  
**agencies** 321:24  
**agency** 27:8 34:4 41:7  
41:10 53:25 54:5  
149:22 323:4  
**agenda** 345:10 346:22  
346:25 347:15 509:14  
509:14,15  
**ago** 181:12 236:10  
429:2 442:15  
**agree** 21:15 60:4,5  
80:17 81:2 88:22  
103:20 253:10 302:3  
302:5,14 329:16  
452:10 468:16 471:5  
508:9,11,14,16,19,21  
509:24 510:1,4,6,9,11  
**agreed** 16:22 20:22  
206:2 221:3 302:1,2  
353:18,23  
**agreeing** 156:1  
**agreement** 92:11  
107:21 243:8,16

253:21 254:9 255:10  
271:4 272:1,4 292:18  
327:6,9,15 328:4  
329:4,12,14,18  
330:24 331:4,22  
334:13 337:11 347:7  
457:24,25 468:10  
**agreements** 47:2 63:20  
63:25 85:20,25 255:6  
271:22 272:10,18  
327:9 328:8 457:15  
461:16 468:21 469:19  
**ahead** 9:17 39:16 55:1  
57:20 67:7 68:2 77:15  
88:4 104:21 113:20  
113:24 116:9,10  
132:19 139:23 140:18  
141:3,5 142:9,11  
145:11 146:23 155:17  
187:11 192:6 198:25  
211:5 214:24 219:15  
232:6 234:5,6 246:20  
247:6 248:10,17  
252:15 254:16,16  
267:12 287:25 288:10  
292:24 296:15 303:4  
308:1 315:17 316:20  
321:20 322:14 330:10  
331:13,14 339:13  
340:14 349:17,18  
355:17 381:1 398:23  
424:4,4 456:12 466:9  
478:3,4 481:5 493:16  
**air** 216:7 225:25 436:24  
437:9,16  
**airtight** 217:20  
**Alan** 2:13 5:11 13:12  
14:2 16:22 36:12  
43:18  
**alarmed** 268:7  
**alcohol** 55:13 120:2,4  
161:21 176:23 183:22  
184:8 188:10,18,20  
189:1,12,25 190:6,10  
190:11,14,22 191:7  
195:2 196:11 197:11  
293:7 372:4 393:21  
397:23 407:7,14  
410:5 413:25 445:17  
446:4 496:18 498:25  
**alcoholic** 1:2,17 41:4  
47:11,16,20 172:19  
187:9 507:10,19  
509:5  
**Alek** 3:22 4:14 15:11,15  
15:20 378:4,20  
**align** 393:8,17 446:2  
**alike** 310:18

**ALIYA** 1:22  
**alleged** 509:11  
**alley** 239:9,11 388:13  
450:14 470:24 471:2  
**allow** 32:12 56:10  
109:19,22 141:18  
142:8 175:11 275:10  
292:21 307:3 313:1  
313:11,16 331:21  
354:13 483:21  
**allowable** 222:17  
**allowed** 118:14 141:24  
175:8 196:16 292:22  
307:23 349:16 355:1  
387:12,14 460:13  
478:13  
**allowing** 284:3 308:6  
479:2 495:3 498:16  
**allows** 388:14  
**alluding** 195:4  
**alternate** 193:12  
**alternative** 484:23  
**amazing** 245:10,11  
**Amazon** 178:17 385:21  
434:19  
**ambient** 225:21  
**amending** 161:3,7,8  
**amendment** 246:8,12  
246:14,23 457:24  
**Amir** 2:9 4:11 12:9,17  
43:14 141:13 288:3,8  
488:21  
**amount** 20:19,19  
132:23 137:25 146:16  
164:3 209:4 216:25  
354:21 359:10 461:16  
461:19 478:16 493:6  
**amused** 472:12  
**analysis** 218:19 219:4,5  
220:12 226:23  
**ANC's** 139:2 149:22  
243:18 246:1 288:22  
288:24 290:5 309:2  
312:19 462:19  
**ANC--I** 326:22  
**ANC-1C** 43:14 49:11  
321:13,22 322:1,24  
331:21  
**ANC103** 10:15  
**ANC1C** 12:11 13:9  
**and/or** 258:3 314:11  
**Andrew** 2:11 8:22 73:20  
133:13 183:6  
**Andrews** 2:8 5:8,17,21  
7:2,5 42:3,5 71:15  
72:12,14,19 74:7,10  
74:13,16 78:1,4 80:10  
109:22 110:9 111:7

112:12,18,20 128:10  
128:13 134:18 144:5  
144:8 147:15,16,19  
149:13,15 198:11,14  
198:16 211:16,18  
224:5,7 292:6 294:19  
294:23 295:2,5,17,19  
295:21 357:8,10,12  
406:3,6 418:10,12  
425:18 455:17  
**angles** 383:22  
**Anica** 394:25 432:23  
**anointed** 254:24  
**answered** 142:13  
158:22 159:22,24  
160:2,22 169:6,7  
203:3 238:18,23  
340:11 415:10 473:4  
**answering** 142:10  
238:21 275:11,17  
323:23 324:3 346:16  
**answers** 171:19 190:22  
191:12 322:17 323:19  
341:19 380:12 443:4  
489:1 504:21  
**anticipate** 97:23 221:22  
351:16  
**anticipated** 218:20  
309:3 351:21 354:3  
**anybody** 237:3 360:24  
364:5,6 451:5 477:12  
**anymore** 190:8  
**anyway** 352:25 455:23  
455:23 457:21 466:9  
**Apart** 436:5  
**apartment** 3:16 98:17  
140:3 305:22 357:22  
365:25 369:17 370:24  
371:2,3 374:6,8,15,20  
374:23 376:23 377:6  
396:19 397:2 447:17  
450:22 495:20  
**apartments** 165:1  
225:20 226:6,13  
370:24 495:20  
**apologies** 113:9 155:8  
**apologize** 12:19,23  
54:7 254:14 259:16  
292:10 302:11 322:11  
322:14 324:11 375:17  
405:23 416:21,24  
450:10 491:25 492:5  
**apologized** 255:16  
**apparent** 307:11 447:1  
**apparently** 106:7 273:6  
330:25  
**appeal** 497:10  
**appealing** 99:13



- appear** 257:21 258:1  
323:4 473:6
- appeared** 179:4 393:3
- appears** 27:16 106:5  
393:8 445:13 446:2  
484:12 489:2 508:21  
510:11
- appetite** 334:21
- applicable** 81:7 494:25
- applicant** 3:3,6 4:24 8:7  
8:17,23 9:7,8,23  
17:16 24:11,25 26:2  
33:24 34:3 35:24  
37:11,14,23 38:5,7,10  
49:24 55:7 59:13,16  
59:18 63:25 85:2  
90:25 92:25 93:8,9  
101:18 103:21 105:4  
128:7 134:15 135:16  
179:1 212:16,23  
214:15 218:25 223:21  
242:20 243:19 253:20  
255:25 257:22 272:20  
276:15 279:23 284:15  
284:18 293:18 297:8  
297:19 302:21 303:12  
303:15 306:19 314:13  
319:20 325:15 328:8  
328:9 347:2,8 351:10  
374:19 376:20 397:25  
400:7 420:25 422:15  
459:17 474:18 476:11  
478:10 483:22 485:18  
486:2 487:11 492:21  
493:9,9 494:1,17,22  
495:6 496:3,17,25  
497:24 498:24 499:1  
499:3
- applicant's** 2:11,14 5:9  
8:8,9 37:9,19 134:13  
249:17 258:1 282:9  
284:10 289:2 298:17  
298:22 303:20 304:24  
308:9 317:22 417:25  
447:13 448:17 462:17  
462:20,22 463:7  
486:14 495:17 497:22
- Applicants** 327:10
- application's** 329:4
- applications** 33:25  
315:5 457:12 485:25
- applied** 43:4 121:6  
122:6 166:11 183:4  
371:7 474:10
- apply** 143:10 361:9  
387:8,15,16
- applying** 145:17 149:1  
303:16
- appointed** 29:16,20  
320:3,8 345:7
- appreciate** 20:12,14  
112:8 170:2,7 301:15  
352:8 361:18 425:4  
447:19 477:4 485:22  
505:15 507:15,17
- appreciated** 507:15
- approach** 215:20 219:8
- appropriate** 18:12  
33:20,21 34:12 37:20  
37:23 77:2 101:13  
251:4 293:9 307:3,7  
308:10 312:3 313:13  
316:10 331:7 334:6  
395:13 459:16 497:8
- appropriateness** 38:10  
58:2 176:2
- approval** 172:16
- approve** 26:17 159:9,20  
472:1 484:22 491:17
- approved** 151:12  
293:25 468:7 472:1
- approves** 484:23
- approximate** 137:24
- approximately** 52:15  
53:14 61:16 62:2  
366:15 457:11 458:13  
500:10
- April** 1:16 138:15  
141:16,16 142:17,19  
509:8,15,16
- architect** 66:12 137:7  
139:25 141:9 215:3  
227:8
- architectural** 151:8  
218:5 420:24 446:11  
462:22
- architecture** 213:17
- area** 35:3 43:24 45:6,25  
48:12 49:21 50:13,17  
50:18 54:1 55:23  
58:14,22 59:4,10,16  
59:21 64:23 65:3,6  
68:9 69:4,13 81:2  
84:17 85:10,15 99:2,6  
99:14 114:13 115:1,3  
115:13 118:21,24  
119:24 120:16,17  
122:20 126:15 127:7  
127:14 130:12 131:13  
131:14 153:12 168:17  
171:22 172:12,21  
173:4,10 174:20,24  
180:12 188:10,18,21  
189:1 196:11 197:16  
198:5 200:16,16  
215:13 220:9 234:23
- 235:8 288:16 304:14  
305:9 313:9 333:19  
334:14 341:14 367:2  
375:23,25 376:2  
379:14 381:17 382:3  
404:5 409:12 410:11  
410:18 411:20 412:5  
412:11,17 439:10  
447:9 470:1,2 475:2  
476:14 490:2
- areas** 69:4,7,10 96:7  
122:14 125:2 170:23  
215:14,19 216:19  
217:5 341:10,13  
374:1 386:1,1,2 388:5  
424:21 426:17
- argue** 104:7 146:3
- arguing** 315:11
- argument** 32:4 34:6  
139:2 238:2 243:18  
292:2,5 301:9 302:20  
330:20 485:18 492:13
- argumentative** 162:8  
167:3 249:7
- arguments** 32:10 238:1
- arrange** 488:14
- arrive** 494:16
- arterial** 381:24 382:19  
383:2 384:9
- article** 371:9
- articulated** 156:15
- Arturo** 432:13
- Arup** 136:20 212:14  
225:3
- ash** 404:24
- aside** 374:12 437:5
- asked** 20:21 30:15 31:7  
31:16 57:15,21 58:4  
66:23 67:16,16 68:6  
83:4 102:10 124:18  
132:12 141:22,23  
154:13 155:2,13  
156:6,7 158:22  
159:21 160:22 161:10  
169:6 191:17,19  
193:8,17 196:10  
201:10 203:13 205:24  
232:1 237:16 249:22  
250:6,14 253:24  
255:21 256:6,9  
261:15 271:14 272:12  
275:14,16,24 281:24  
310:14 320:16 323:23  
324:2 340:11 344:23  
345:2 346:9 400:12  
400:19 408:23 411:13  
411:17 413:8,12  
414:20 415:10 426:21
- 427:1 473:10,11,21  
479:10 489:7
- asking** 30:16 65:19,20  
65:22 67:5 84:4 110:1  
140:24,25 148:13,19  
149:3 156:8,13,17  
157:24 158:2,3,5  
159:6,9,11,20 160:11  
160:15,21 162:22,23  
162:25 165:10 166:4  
166:5 167:20 168:6  
174:21 175:17 180:19  
189:24 190:2,22  
191:2 205:23 247:21  
250:13 262:8,9 272:5  
283:3,4,5 310:7 313:4  
313:7,9 343:21 344:2  
344:3 348:12 349:9  
364:9 386:18 389:17  
410:24 470:13 472:14  
473:24 477:5,13  
491:16,23 492:9  
493:22 503:5
- asks** 171:15,20 372:22  
405:21 476:6
- aspect** 461:8
- aspects** 268:17 461:22
- assemble** 77:18
- assembly** 217:7
- assert** 106:18
- assertion** 259:13,14
- asset** 477:1 496:2
- assets** 449:12
- assigned** 42:22 344:17
- assigns** 381:23
- assist** 147:16
- assisting** 9:20
- associated** 186:14  
189:13 221:24
- Associates** 378:23
- association** 2:10 13:10  
14:13 16:21 36:20  
43:15 49:13 353:12  
353:14,20 456:23  
457:3 476:19
- associations** 244:17
- assume** 18:23 65:24  
183:22 201:1 393:16  
416:3 437:6
- assumed** 219:18 266:5
- assuming** 84:5 125:23  
183:15 296:10 338:10  
370:1 401:19
- assumption** 168:3,4
- assumptions** 168:5  
219:17 490:19,20
- at--** 331:14
- athletes** 93:16 94:6

95:24  
**Atlanta.2d** 103:19  
**AtlasPlus** 257:25  
**atmosphere** 84:13  
**attached** 49:7 75:5  
**attack** 238:6  
**attempt** 34:6 281:3  
**attempted** 187:11  
 290:20 291:10 324:22  
 349:23 350:9 411:15  
 411:16  
**attempting** 192:10  
**attempts** 478:14  
**attend** 107:3 328:1  
**attendants** 100:18  
**attended** 138:19 263:24  
 278:5 446:14 462:19  
 462:24 463:4  
**attention** 17:16 64:1  
 103:18 128:2 153:3  
 272:18 290:19 291:23  
 338:1 344:9 402:22  
 427:19 447:23 485:23  
 492:16 499:7 507:15  
**attorney** 30:10,11,25  
 31:14 33:6,7 138:20  
 149:20 154:20 155:2  
 161:6 171:16,19  
 177:16 183:3 389:24  
 503:14  
**attorneys** 30:17 31:4,8  
 33:4,8,12 155:4 476:5  
**attract** 100:12 153:3  
 290:18  
**attracting** 153:14  
**attraction** 99:5 181:16  
 294:1  
**attributable** 80:4  
**attributed** 79:17,18  
**audible** 218:22 220:7  
 220:25 223:6 225:19  
 226:12 396:22 498:18  
**audience** 109:17  
**audio** 3:23 6:17 15:12  
 32:22 36:24 103:12  
 103:12 152:21 163:9  
 163:16,20,22 164:8  
 164:11 194:5,6  
 203:11,12,16 384:15  
 390:24 395:5 404:10  
 410:9 424:2 431:5  
 444:25 445:19 446:15  
 491:24 497:2 498:17  
 502:5 503:18  
**August** 246:2 247:14  
 248:12 255:15 278:22  
 288:24 300:21 320:1  
 332:4,8 333:7,10

343:7 344:4 348:4,19  
**August-ish** 278:20  
**authentic** 97:14  
**authenticator** 65:16  
**author** 65:16  
**authority** 26:19 29:13  
 307:2 311:8 331:1  
**authorized** 18:15,17  
 28:19 322:23 326:12  
**authorizes** 321:22  
 322:1  
**authorizing** 326:17  
**automatic** 460:22  
**available** 85:12 123:25  
 133:21 138:5 152:5  
 195:5 211:8 305:15  
 309:11 337:21 389:10  
 500:1 504:18 505:20  
**AVC** 495:1  
**avenue** 37:4 45:22 46:8  
 48:13,14 50:6,8,22,24  
 51:1 56:5 60:19 94:23  
 114:18 118:25 125:4  
 125:8,22 126:9  
 164:17,19 165:6,8,16  
 172:18 202:21 223:9  
 227:14 291:5,7,7,21  
 293:16,23 297:9  
 299:7,16,19 304:5  
 310:9 335:12 336:3  
 358:8 361:7,10 363:2  
 363:8,15,18,20,22  
 364:9 365:17 367:19  
 373:22 374:2 377:1  
 382:12,19 383:8,19  
 384:3,6 392:5 393:7  
 399:1 411:15 426:5  
 438:5 448:16 463:10  
 494:19 498:19  
**avenues** 337:21  
**avoiding** 274:19  
**awakened** 397:18  
**award-winning** 114:25  
**aware** 20:4 33:9 53:19  
 86:15 139:7,19,20  
 156:10 160:8 175:4,9  
 175:10 179:8,18,20  
 179:21,24,25 180:2,3  
 181:6,8 184:16  
 196:12,18 197:10,14  
 197:24 232:8 272:9  
 287:9 319:10 349:9  
 376:22 407:10 429:6  
 465:15  
**awful** 457:19  
**awning** 200:8 370:2  
 404:8

---

**B**


---

**B-O-W-L-E-S** 10:9  
**B-store** 47:8  
**back** 3:16 51:17 57:13  
 82:6 90:8,24 98:19  
 107:15 111:2,3 116:8  
 116:11 119:24 120:6  
 120:25 126:23 138:11  
 147:14 149:13 164:10  
 171:23 181:7 192:10  
 192:14,18,23 193:2  
 196:16 203:10 205:23  
 216:24 217:10,23  
 224:14,23 225:10  
 229:25 230:4 236:24  
 243:1 249:14 252:23  
 280:14 286:7 297:22  
 297:25 305:4 309:25  
 326:24 334:17 352:13  
 356:15 357:19 358:11  
 365:5 367:5,10  
 372:17 376:25 392:4  
 394:4 395:2 398:15  
 404:23 417:4,7 435:4  
 448:22 450:14,20  
 460:3,5 462:18 485:6  
 485:12 494:19 498:12  
**backbar** 98:7  
**backflow** 35:7  
**background** 93:10  
 94:12 292:9 396:16  
 422:22 423:9,10  
 490:11,16  
**backlit** 120:13  
**backs** 116:21 253:22  
 416:1  
**backside** 53:13 438:4  
**backup** 175:16,21,23  
 402:1  
**backups** 421:13  
**bad** 265:14 272:3  
 427:24 436:14 488:2  
**baffled** 292:3  
**balancing** 461:20  
**ball** 36:21  
**bands** 225:19 491:7  
**banquette** 152:3  
**banquettes/booths**  
 131:15  
**bar** 45:25 76:4 82:9,14  
 98:24 99:1 116:9,12  
 116:12 120:15,16  
 124:10 131:1,1,11  
 152:4 153:12 168:21  
 169:1 187:6,8,8  
 219:22 232:16 269:22  
 290:21 293:15 297:14  
 342:15 370:25 372:1

397:8 430:10 494:23  
 499:2  
**bar/barber** 435:5  
**barber** 96:3 168:16,16  
 168:19 172:22 187:1  
 187:3,10 188:18  
 189:9,10 196:11,19  
 198:4 202:16 232:16  
 294:1 296:5 297:21  
 305:21 316:25 486:6  
**barbers** 95:16 189:4  
**barbershop** 45:23 65:2  
 65:3,6 68:9 95:6,9,13  
 96:1,14,24,24 97:7,11  
 98:20,22 99:4 100:18  
 114:12,23 115:4,22  
 117:13 130:17 140:2  
 186:22,23 187:5  
 188:10,21 189:1,13  
 189:19 190:5 201:20  
 466:2,4 486:25 490:2  
 496:19  
**barbershops** 97:17  
 188:4 189:7,14  
**bare** 215:4  
**barely** 354:24  
**barrels** 175:7  
**barrier** 57:24  
**bars** 54:11 135:8 136:8  
 136:14 181:15 238:9  
 342:16,20 494:13  
**based** 26:24 32:14  
 53:21 61:19 75:13  
 81:13,14 85:12,22  
 87:2,7,22 118:10  
 156:10 163:24 190:22  
 191:17,19 204:3  
 213:1 219:4 220:5  
 221:20 222:22 223:6  
 226:22 244:23 261:14  
 273:5,16 281:23  
 293:17 327:19,20  
 330:13 344:22 345:2  
 349:14 353:17 358:11  
 358:16 371:18 380:11  
 409:14 421:2 426:7  
 435:12,13 446:16  
 462:7,18 469:24  
 473:9 475:20 479:9  
 484:13 490:20 494:8  
 502:23 506:24  
**basement** 164:16  
 201:18 293:13 294:2  
 294:4 296:4 425:3  
 448:18  
**basic** 18:20  
**basically** 56:4 57:7  
 63:10 102:24 125:15

136:22 150:11 202:6  
 236:12 251:2 344:6  
 372:9 395:11 401:4  
 401:13,13 402:12,25  
 408:5 489:9 506:16  
 506:20  
**basing** 498:19  
**basis** 123:22 331:24  
 425:1  
**baskets** 175:6  
**bass** 226:5,7 495:19  
**bathroom** 24:8 117:25  
 122:4  
**batt** 216:2  
**bays** 98:24 116:19  
**Bear** 260:8  
**bearing** 470:1  
**bears** 494:2  
**beautiful** 130:4  
**beauty** 55:10 188:5  
 486:8  
**bed** 422:21 495:13  
**bedroom** 38:2 162:5,17  
 164:18 165:7,19  
 166:1 239:8 293:21  
 317:9 358:6,7,10  
 370:3,7 372:10,11  
 392:15 395:18 396:25  
 397:16 415:15 421:10  
 421:18 422:2 423:14  
 435:23 447:25  
**bedrooms** 44:16 315:1  
 361:7,8 374:2 495:7  
**beer** 84:18,24 116:18  
 173:2 178:15 187:16  
 197:7 435:8 440:18  
 491:6  
**beg** 73:21 474:8 497:12  
**began** 300:22  
**beginning** 56:18 59:3  
 97:7 106:7 138:11  
 209:2 211:4 225:13  
 244:11 255:8 292:12  
 292:14,15,19 301:24  
 353:22 465:9  
**begun** 151:3,6 304:24  
**behalf** 9:23 13:8 14:25  
 18:13,14,21,25 19:17  
 19:19 27:21 36:19  
 254:4 287:16 320:8  
 321:23 322:2,23  
 323:10 325:15 334:8  
 351:10 457:7,13,22  
 501:18  
**belief** 336:10 339:9  
**believe** 11:13 22:9  
 23:19 28:2 40:17 57:8  
 58:13 66:18 67:4 68:6

98:13 108:1 112:1  
 114:9 115:18 133:3  
 134:17 136:9,19  
 137:19 156:9 165:4  
 183:2 196:4,6,24  
 215:16 217:10 243:3  
 243:15 246:4 252:12  
 253:13 256:10 265:21  
 266:12 269:2 311:10  
 313:8 316:10 323:2  
 327:24 334:11 336:7  
 339:11 340:3 342:12  
 345:11 363:16 376:12  
 377:2 389:3,5,5,8,9  
 389:25 395:21,23  
 398:5 409:9,10,14  
 411:21 413:7 420:12  
 430:6 431:11 441:25  
 442:3 445:16 457:21  
 457:23 465:18 470:18  
 471:10,14 473:9,16  
 478:9 481:3 489:5  
 500:13 502:7 504:5  
**believed** 480:25  
**believes** 413:14 486:6  
 497:7  
**Belmont** 56:16  
**bench** 200:16  
**beneath** 297:12  
**beneficial** 96:21,22  
 195:5,15  
**benefit** 338:7,12 437:14  
 437:15 478:21  
**benefits** 189:7  
**Beppo** 86:1  
**berates** 169:8  
**best** 66:24 123:2  
 127:19 142:7 150:5  
 154:17,25 155:12  
 176:14 185:4,4  
 216:12 217:7 235:5  
 252:13,16 264:2  
 266:12 275:18 278:15  
 278:19 279:18 281:4  
 298:3 309:6 323:24  
 324:4 325:20 355:15  
 372:21 409:12,18  
 412:1 506:6  
**better** 15:17 31:9 52:6,6  
 115:20 194:23 265:6  
 268:9 280:7 310:16  
 333:3 340:8 364:2  
**beverage** 1:2,17 41:4  
 47:11,16,21 507:10  
 507:19 509:5  
**beverages** 172:19  
 187:9  
**beyond** 29:15,19

216:15 268:11 354:24  
 410:18 413:4 452:20  
**bicycle** 382:1  
**bicyclists** 382:22  
**bid** 242:10 244:19  
 245:1  
**big** 5:18 123:15 130:6,7  
 172:20 365:11 395:14  
 396:22 397:19 398:10  
 441:13 468:11 488:7  
**bigger** 436:21 480:12  
**bike** 383:15  
**biking** 382:22 383:7  
**Bill** 471:16  
**bills** 437:15  
**bins** 35:12 69:23  
**bio** 389:12,19 417:4  
 429:1 471:22  
**bird** 258:3  
**bit** 11:4 30:22 32:3  
 84:11 196:14 200:4  
 221:11 266:8 298:1  
 355:14 365:10 393:16  
 460:4 480:12 481:19  
**black** 95:11 97:11 100:6  
 121:11 168:8,19  
 197:21 230:2 238:7  
 245:6 486:3 491:15  
 493:2  
**black-owned** 100:7  
 486:1  
**Blaguard** 53:12  
**blanche** 29:17  
**block** 36:23 37:1 40:1  
 45:13 48:14,15,21  
 59:17,21,23 124:25  
 133:11 217:18 362:3  
 408:12,13 411:14  
 415:3 475:2  
**Blockbuster** 93:12  
**blocking** 45:8  
**blocks** 195:8 361:25  
 414:5,23  
**blow** 129:17 433:2  
**blows** 437:24  
**blue** 23:1 69:5,19  
 215:14 231:21 370:2  
 383:11  
**Board's** 23:21 25:8  
 37:13 38:8 92:7  
 103:18 302:13 501:8  
 504:22 505:3 506:1  
 509:14  
**Board's--I'm** 289:19  
**boards** 321:25  
**Bobby** 1:21 508:11  
 510:1  
**body** 312:3

**boisterous** 494:14  
**bona** 330:4 474:13  
**booth** 131:18 152:3  
**booths** 122:12,12  
**bootstrap** 311:5  
**bootstrapping** 312:4,6  
**borders** 256:5  
**born** 441:12  
**Bottle** 85:24  
**bottles** 175:5 306:15  
 421:15  
**bottom** 57:24 64:22  
 67:11,13 68:23 82:11  
 82:13 230:20 231:2  
 310:11 376:6,18  
 406:24 445:24 489:9  
 499:21,21 501:6  
**bought** 39:21 138:15  
 139:5,22 141:7,8  
 144:13,24 145:13  
 148:23 184:25 197:7  
 235:6 486:3 493:10  
**boundaries** 243:11  
**boundary** 37:4  
**Bourbon** 467:23  
**Bowles** 483:10  
**Bowles** 4:9 6:4 10:6,7,8  
 10:8 240:18,19,20,22  
 241:4,7 245:19  
 246:16,19,21 247:10  
 248:2,8,11,21 249:8  
 249:17,21,23,25  
 250:1,2,3,5 251:11  
 252:15,17 254:16,17  
 257:9 258:16 260:11  
 260:14,17,22,25  
 261:4,15,21,24  
 263:14 266:19 268:5  
 284:23 324:21 343:16  
 344:8 345:7,25  
 346:20,21 452:8  
**Bowles's** 3:21 248:12  
 268:12  
**box** 22:25 23:6 142:4  
 445:7  
**boxes** 175:7 217:24  
 245:14  
**brakes** 39:15  
**brand** 365:12  
**break** 21:8,16 24:10  
 167:5,5 178:11  
 285:13,19,22 286:2,4  
 286:6,7 297:17  
 389:12,17,19,21,23  
 389:25 390:1,2 417:4  
 429:2 484:5,6  
**breaking** 145:7 384:16  
**breakroom** 98:5

**breaks** 243:13 431:2  
 438:15  
**breathing** 44:20  
**brick** 215:25 216:6,19  
 217:1 225:24 299:20  
 366:7 391:4 430:9  
**brief** 192:9 351:19  
**briefly** 214:18 479:17  
**briefs** 34:5  
**bright** 35:3 45:2  
**bring** 17:15 27:24 28:13  
 71:22 124:9 174:16  
 238:4 294:25 297:6  
 326:21 343:17 344:9  
 345:25 349:23 366:22  
**bringing** 71:1 82:22  
 506:19  
**brings** 58:23 309:25  
**broad** 46:19  
**broke** 12:22 144:17  
**brought** 231:16 279:16  
 300:13 326:22 343:15  
 343:19 396:6 404:24  
 476:3  
**brown** 245:7 299:20  
**Buca** 86:1  
**bucket** 376:7  
**buckets** 175:6  
**bud** 308:5  
**budget** 137:22 316:6  
**budgeting** 94:9  
**buffer** 126:25  
**buffers** 65:10 69:10  
**build** 116:15 151:6,7,9  
 151:9 250:24 251:6  
**build-out** 151:4,6  
**building's** 177:14  
 305:13,17  
**buildings** 40:5 59:17  
 61:17 88:11 90:7  
 135:22 144:13 299:1  
 299:12 398:5 439:4  
 481:16  
**built** 365:12 430:10  
**bulletin** 510:15  
**bullied** 243:1 255:13  
**bunch** 95:22 150:14  
 201:10 215:1  
**Buns** 40:6 52:11,15,18  
 53:9 85:23 231:14,17  
 233:15 234:3,13  
 238:16 239:4 306:3  
 307:9 398:6 422:17  
 423:21 424:10,18,24  
 426:23 469:3 470:17  
 481:20  
**Buns's** 234:7  
**burden** 38:9 494:2

**Burdick** 186:18  
**bus** 48:3,5 50:19 54:15  
 309:15,22  
**business** 39:13 53:24  
 54:2 60:17 69:12 76:8  
 76:18 93:13,18,25  
 94:4,5,6,19 97:24  
 161:25 182:14 183:20  
 184:19,20,22 185:1  
 186:6 188:2 189:12  
 189:12 194:10 196:12  
 197:21 198:2 206:25  
 233:5 238:4,10  
 244:24 245:2 253:3  
 265:8,11 269:20  
 272:3,3 291:15  
 317:23 337:15,19  
 338:10,21,23,25  
 339:16,20,23 340:2,5  
 340:8 423:4 426:20  
 426:22 444:25 463:17  
 465:3,18 471:23,24  
 478:1 485:25 486:1  
 491:15 493:2 503:24  
**businesses** 94:10,11  
 94:12 100:8 124:25  
 185:10 195:25 242:6  
 242:11 244:20 245:8  
 265:4 338:8,11  
 363:21 364:13 396:8  
 396:10 426:15,18,21  
 427:2,7,9 489:14  
**businessman** 143:20  
**bustle** 121:3  
**bustling** 153:12 163:24  
**busy** 54:10 58:15,21  
 59:10 85:16 291:8  
 422:24,25 461:11,12  
**butted** 255:7  
**butting** 257:4  
**button** 100:19,19  
 111:21 117:21 230:21  
 352:15  
**butts** 376:9 405:2,7  
**buy** 168:21 169:1  
 318:20  
**buzzed** 237:16  
**buzzer** 237:8

---

**C**

**C** 56:11 98:14,15  
**C-A-S-S-** 15:4  
**C-A-S-S-A-N-D-R-A**  
 356:3  
**C-H-A-V-E-Z** 16:8  
 432:15  
**C-L-A-R-K-E** 16:4  
 417:21

**C-O-N-T-E-N-T-S** 3:1  
**cab** 126:15 371:25  
**café** 38:4 43:5 45:6 47:2  
 47:22 50:17,18 85:23  
 118:9,14,16,19 140:2  
 168:22 293:13 297:21  
 303:14,16 304:13  
 305:21 306:20,23  
 491:22,24 492:1  
 496:18 497:25  
**cafes** 63:14,14,15,16  
**calculation** 258:17  
**calculations** 220:6  
 221:20  
**calendar** 5:4 510:16  
**California** 48:5 50:20  
 408:6 410:2 411:14  
 411:24 434:19  
**call** 6:23,23 7:10 9:4  
 13:2 14:15 17:24 19:1  
 19:20 20:10 22:7,23  
 24:12 28:22 40:20,21  
 91:10 126:19 202:16  
 204:1 211:9 213:8  
 220:20 234:7 287:15  
 287:16 311:20 314:16  
 317:16 322:19 323:1  
 350:4,7 351:15  
 352:24 397:12 412:10  
 434:12 451:17 452:19  
 482:15,19 500:16  
 503:11 508:7 509:22  
**called** 14:16 39:18  
 93:14 94:24 187:17  
 201:19 249:17 304:13  
 317:5 423:21 448:9  
**calling** 13:7 14:7  
 240:17 298:13 435:25  
 440:25  
**calls** 49:4 438:16,17  
 452:21  
**camera** 11:4 118:4  
 120:9,10 123:12  
 285:22 286:3,3  
 389:22 455:11  
**cameras** 118:1 123:7  
 286:16  
**campaigned** 265:6  
**candidate** 267:20  
**candidly** 420:5  
**candle** 405:19  
**cans** 45:4 69:23 119:7  
 173:11 175:7 306:15  
 426:12  
**capability** 125:3  
**capacity** 10:11 19:18  
 27:20 281:8 428:8  
 456:20

**capital** 132:23  
**car** 35:7 39:17 44:6  
 54:15 335:19,20  
 361:19 373:8 391:11  
**car-sharing** 44:8  
**care** 39:19 170:17  
 323:13 478:1  
**careers** 437:12  
**carefully** 460:20  
**cares** 458:8 459:18  
**Caribbean** 94:21  
**carries** 430:15  
**carry** 36:20 344:16  
**carry-out** 62:17  
**cars** 45:12 309:20  
 314:22 363:12 401:7  
 401:10,15,19,20,24  
**Carswell** 64:23 65:7  
 68:8 69:1 73:9 79:21  
 80:19,20 114:3,6,10  
 115:11 117:1,4 119:1  
 119:12 123:16 127:2  
 127:13 164:19,20  
 165:1,19 172:3  
 200:12 201:22,23  
 202:3,25 203:6  
 236:22,25 237:1  
 274:12,14 279:21  
 305:8 334:7,20 341:9  
 356:9 369:12 391:4  
 392:5 394:8 419:23  
 423:3 433:6 444:14  
 444:23 446:7 493:7  
 494:20 495:7,21  
**carte** 29:17  
**cartons** 175:7 306:16  
**cases** 20:13 38:17  
 57:18 83:20 102:23  
 104:24 211:2 238:15  
 354:7 460:19 461:18  
 467:5 476:3 485:23  
**Cassandra** 4:12 5:25  
 15:3,4 352:18 356:3  
**Cassandra's** 433:7  
**casual** 83:7 383:14  
**catch** 458:17  
**category** 459:2  
**Cato** 1:21 508:10,11,11  
 509:25 510:1,1  
**caught** 447:23  
**cause** 35:13 94:20  
 96:14 170:14 184:22  
 295:13 322:25 463:7  
**caused** 40:9 371:22  
 459:11  
**causing** 44:8 133:4  
 355:21  
**cautioned** 29:6

**cautious** 137:11  
**cavity** 216:2  
**ceased** 360:22  
**ceiling** 220:19 222:7  
**celebration** 185:21  
**celebrities** 95:24  
**center** 22:22 23:5 69:19  
 339:4 382:11  
**certain** 31:6,7 67:21  
 125:1 132:23,24  
 142:1 184:9 222:20  
 354:21 393:12 413:15  
 466:4,5 473:17  
 476:22  
**certainly** 105:19 151:18  
 244:25 252:17 311:8  
 312:2 316:1 438:23  
 439:2,14 469:23  
**certificate** 157:19  
 160:10  
**cetera** 124:20 407:13  
 421:14  
**CFO** 152:9,12 156:11  
**chair** 54:23 57:22 58:12  
 60:25 65:11 103:8  
 182:5 212:4,19 229:4  
 230:17 243:10 262:24  
 267:13 281:14,14  
 286:9 292:6 293:2  
 294:6 303:7 308:12  
 315:22 319:7 321:6,9  
 325:23,23 326:1  
 345:7 354:13 367:22  
 375:18 464:11 475:15  
 475:16 479:2 503:3  
 505:11 507:7  
**chairs** 130:22 200:19  
 304:1 476:16  
**challenge** 221:13  
**challenged** 230:6  
**challenges** 231:7  
**challenging** 396:4  
 448:22  
**chance** 275:19 462:8  
 463:15 500:23  
**change** 1:10,11 7:25  
 8:1 42:24 43:11 180:7  
 211:1 348:4,7 358:22  
 457:12 465:1 502:16  
**changed** 208:2,4  
 300:24 343:8 367:14  
 453:20 481:1 498:7  
**changes** 37:23 38:24  
 142:24 143:4 216:18  
 313:8 484:13,14  
 491:17  
**changing** 59:13 442:17  
**Chapter** 506:15 509:6

**character** 100:13,14  
 238:6  
**characterization** 472:4  
**characterize** 171:2  
**charge** 279:12  
**chat** 5:15 7:4,5  
**Chavez** 6:6 16:7 443:13  
**check** 473:17  
**checked** 34:3  
**checks** 245:13  
**chief** 37:15 209:6  
**chiefs** 189:16,17,17  
**children** 82:22  
**chime** 191:25  
**choice** 234:25  
**choices** 40:14  
**choose** 412:16 502:3  
**chose** 105:13  
**chosen** 234:23 412:13  
 412:20  
**cigarette** 404:19  
**cigarettes** 164:5 376:9  
 450:23  
**Circle** 37:6 85:13  
 370:10  
**circling** 309:19 370:4  
**circuit** 102:23  
**circulated** 491:10  
**circulation** 3:22 381:14  
 381:15 384:25  
**circumstances** 38:19  
 307:23 494:9  
**cited** 508:1  
**cities** 441:13  
**Citizen** 457:3  
**citizens** 2:10 14:13  
 16:20 36:20 43:15  
 353:12,14,20 425:5  
 456:22 476:19  
**Citizens'** 49:12  
**citronella** 405:19  
**city** 60:17 237:19  
 379:22 422:24 423:6  
 428:20 441:11,13,15  
 487:10  
**civic** 461:2 465:5  
**civil** 379:20,23 509:11  
**claim** 472:25  
**claimed** 36:5  
**claims** 396:13  
**clarification** 92:10  
 332:2 491:21 492:10  
**clarify** 77:20 224:15  
 225:4,7 414:4,4,16  
 477:15,19 481:7  
 482:3 498:22  
**clarity** 159:14,16  
**Chapter** 506:15 509:6

481:9 498:23  
**Clarke** 4:16 6:7 16:2,3,3  
 43:19 79:15 80:5  
 299:3 389:11,18,18  
 389:20 417:3,6,7,9,17  
 417:20 420:13,21  
 424:12,15 425:10,13  
 425:22 427:17,18  
 430:22,25  
**Class** 42:23 56:11  
 83:15  
**classification** 381:16  
 381:22 382:17  
**classify** 185:22  
**cleaner** 219:25  
**clear** 27:19 92:3,17  
 118:17 122:6 123:11  
 155:7 158:20,22  
 160:11 194:21 207:12  
 264:4 267:21 287:12  
 292:12,14,15 302:4  
 305:9 333:22 334:2  
 348:17 420:10 429:22  
 443:5 454:6 479:20  
 481:10 485:2 487:13  
**clearly** 156:14 205:21  
 206:4 373:18 412:4  
**clicked** 110:25  
**client** 67:4  
**clientele** 342:12  
**clip** 152:21 153:23,24  
 153:25 154:2 203:14  
 203:18 204:9  
**clock** 210:16 352:13  
**clogged** 314:20  
**close** 44:21 51:24,25  
 52:2,3,7,7,11 53:5  
 54:3 72:11 74:4 86:25  
 112:14 135:8 136:13  
 182:1 197:19,22  
 204:20 229:6,6 234:2  
 296:21 298:16 315:4  
 360:9 362:19 375:9  
 377:10 386:18 389:22  
 397:19 422:20 425:12  
 428:2 430:19 447:2  
 450:3 468:24 471:21  
 482:6 484:3,7 487:9  
 490:13,24 507:10,11  
 509:2  
**closed** 48:2 53:20  
 62:16 150:18 171:7  
 171:10 200:20 426:12  
 436:24 437:4,9  
 497:21 506:10,12,13  
 507:23 508:24 509:8  
 510:13  
**closeness** 136:7,12

137:10  
**closer** 419:12  
**closes** 40:7 397:8  
**closest** 52:4 195:7  
**closet** 305:14  
**closing** 4:21 94:10  
 123:24 292:5 314:15  
 342:3 372:23 395:24  
 395:24 398:11 400:9  
 428:18 484:16,19  
 485:1,6,14,18 492:12  
 492:13,23 494:18  
 496:9 497:14  
**closure** 217:21 273:11  
**Cloud** 85:23  
**cocktail** 124:10 125:15  
 131:1 173:2  
**cocktails** 116:17,17  
 124:11  
**Code** 289:11 466:7  
 507:21 508:2  
**coffee** 45:25 82:9,14  
 96:18 98:24 99:1  
 116:8,11,12 118:7,13  
 119:15,18,19 120:5  
 131:1 187:8 195:4,6,7  
 195:16 293:14 296:5  
 404:2 435:5  
**colleague** 275:24  
**collection** 306:25  
**collector** 381:23  
**color** 245:6  
**colored** 130:21  
**Columbia** 1:1 35:11  
 37:16 46:22 47:4 50:1  
 186:20 370:22 380:6  
 408:11 410:3,7,14,20  
 411:18 413:5 427:9  
 489:15 507:20 509:6  
**Columbia's** 257:25  
**column** 137:22  
**combination** 96:20  
 140:1 141:10 437:3  
**combined** 152:6 157:14  
**come** 25:19 41:20 56:3  
 75:24 82:20 83:14,20  
 84:11 90:24 104:5,9  
 119:15 183:9 219:3  
 232:23 233:20 243:16  
 244:15 286:7 297:25  
 319:11,13,15,16  
 327:9 328:20 329:8  
 342:16 354:18,22  
 394:4 425:6 430:11  
 431:12 442:14 472:5  
 481:25 485:5 487:5  
 502:19 506:8  
**comes** 44:20 221:13

231:2,20 320:25  
476:20 503:16  
**comfortable** 119:22  
276:9 370:17 371:1  
382:1 383:6,14  
441:16  
**coming** 59:16,20 124:6  
153:19 226:5 231:23  
233:23 235:8 236:23  
237:9,9 299:4,15  
335:24 348:9 351:5  
355:13 399:6 401:7  
401:21 404:19 415:19  
421:25 427:11,12  
429:10 430:4,5  
436:10 441:14 447:3  
447:8 448:13 457:17  
476:18 488:13 502:20  
503:15  
**commencement**  
304:14  
**comment** 67:19  
**commentary** 269:3  
**commented** 269:2  
271:15  
**comments** 32:24 66:5  
79:16 162:1 216:10  
251:23 303:7 350:21  
**commercial** 46:19 60:2  
61:21 88:17 153:2  
163:11 184:2,2  
194:11 195:1,21  
228:25 234:24 235:1  
238:4 336:21 363:18  
376:24 383:3 384:13  
384:22 385:18 386:1  
386:3,4,5 474:21  
475:4  
**commercialization**  
151:22 164:12  
**commercialize** 156:23  
163:14  
**commercialized** 195:9  
293:4  
**commercializing** 162:2  
163:10,18  
**commercially** 463:14  
**commission** 243:5  
265:18 277:3,17  
321:23 322:2 325:22  
346:1,10,12  
**commissioners** 243:6  
243:7 264:12 265:24  
273:19 276:17,18,23  
278:12,13 279:3,14  
280:20 285:24 286:16  
289:3 319:21,23,25  
323:9 324:14 325:4

325:14 327:4 331:5  
332:13,14 345:19  
346:17,20 351:3,9  
488:22,24  
**commit** 137:12  
**commitment** 21:11  
**commitments** 143:17  
442:4  
**commits** 441:25  
**committee** 149:23  
150:11 243:4 253:17  
255:1,5 270:14 274:7  
277:12,22 280:25  
290:6,12 291:14  
305:6 325:23 345:8  
345:11,17,19 346:19  
358:13 371:14 420:23  
434:24 446:10 462:20  
464:18,20 465:4,6  
**committees** 270:10  
278:4  
**committing** 132:4,5,23  
**common** 69:5,6 122:19  
122:20 127:4,6,7,11  
127:14 255:4 272:15  
342:18 465:5 494:11  
**commune** 95:10 97:12  
100:2 168:24  
**communicate** 156:20  
**communicated** 273:19  
274:24 281:8  
**communicating** 273:14  
360:11  
**communication** 268:2  
**communications** 49:4  
453:14  
**communicative** 269:23  
**communities** 95:12  
96:1,19 185:11  
**community** 59:24 60:3  
95:11,18 96:7,17,21  
97:11 100:6,13,14,24  
107:2 116:15 118:10  
119:21,23 124:24  
129:15 135:8,10  
141:14 150:11 156:20  
168:20 182:17,21  
184:21,23 185:6,9  
186:8 189:7 195:5,16  
242:12,21 244:5,9  
253:16 289:2 290:9  
291:16 305:5,12  
307:12 312:10 347:1  
347:6,8 358:22  
366:13 367:10 442:5  
442:15 459:10 477:1  
478:8 485:24 486:13  
486:15,18

**community-based**  
243:17  
**companies** 44:6,8  
124:24 125:25  
**company** 93:14 94:3  
**comparable** 299:13  
**compared** 388:6,8  
422:15 462:4  
**comparison** 219:23  
**compatible** 384:8  
**compelled** 349:5  
**compete** 489:13  
**complained** 332:14  
**complaining** 332:25  
404:12  
**complementary** 197:11  
**complete** 101:5 113:6  
113:10 225:22 273:5  
491:2  
**completed** 60:9 218:10  
**completely** 34:21 105:5  
153:13 243:19 255:21  
255:22 281:5 305:16  
307:22 311:10 312:1  
312:14 327:13 328:5  
332:22 337:3 343:22  
344:6 348:12 447:24  
458:9 459:19  
**complex** 293:8 383:20  
492:17  
**complexity** 300:20  
**compliance** 83:24  
**complicated** 500:20  
**complies** 38:15  
**comply** 221:3  
**complying** 208:3  
**composure** 322:13  
**compound** 167:3  
**computer** 21:3 22:17  
111:10 193:12 354:15  
**concede** 106:17 332:13  
**concentrated** 370:21  
447:10  
**concentration** 289:12  
316:2  
**concept** 75:18 95:8  
97:20 99:23 100:9,15  
120:24 233:8 253:2  
293:5 435:5,7 452:5  
452:25 453:17,21  
465:16 466:2,12  
486:4,5 489:25 490:7  
**concepts** 196:13  
**conceptually** 215:20  
**concern** 170:15,16,18  
298:6 312:9 316:24  
317:2,5,6,7,8,17  
371:21 396:22 415:18

425:6 435:20 463:8  
489:25 495:24  
**concerned** 35:14 44:2  
44:12,24 45:3 139:7  
151:19 210:11 360:8  
372:6,14 396:15,17  
415:22 424:18 428:23  
429:15 440:21 447:3  
459:2,11,14,19,24  
487:7  
**concerning** 22:13  
104:3 107:9 133:21  
170:19 186:21 264:6  
350:10 487:21 509:10  
**concerns** 26:4,22 34:18  
34:24 35:15,15,25  
36:1 43:22 66:14  
131:23 139:19,20  
140:21 146:21 150:16  
233:10,13 268:23,25  
269:4,11,16 274:15  
290:9 303:9 314:2  
342:3 347:9 358:17  
371:19 383:23,24  
421:4,6 425:24 426:1  
426:8 435:17 440:15  
446:17,19,20 486:16  
487:16 488:17,24  
489:22 490:1,22  
491:5 495:15  
**concessions** 107:19  
**conclude** 342:5,9  
**conclusion** 34:11 35:19  
36:6 220:5 499:14  
502:10 504:16 505:19  
505:25 506:18 507:1  
**conclusions** 219:4  
502:4,12  
**concrete** 99:8,14  
114:24,25 115:2,2  
225:24 376:13 404:5  
**condition** 220:3  
**conditioning** 436:25  
437:10  
**conditions** 215:5  
216:16 328:4 497:8  
497:13  
**condo** 44:15 50:11  
235:10 299:8 377:7  
418:23 449:13  
**condominium** 35:2  
38:3 39:23 64:24  
79:21 80:20 114:4,6  
117:1,5 127:3 150:18  
165:19 200:13 201:22  
201:23 228:24 274:14  
333:20 334:1 356:8  
356:14 369:13 419:24

422:10 449:12  
**condominium's** 35:2  
**condominiums** 237:2  
 334:20  
**Condominiums'** 334:8  
**condos** 299:21 305:8  
 426:19  
**conduct** 105:17 310:7  
**conducted** 41:17 45:15  
 108:12,15 290:10,12  
**conducting** 253:19  
**conducts** 76:9  
**confer** 92:7  
**conference** 205:12,18  
 508:24  
**confident** 143:12,19  
 491:15 493:1  
**configuration** 425:25  
 426:9  
**confine** 410:18 427:5  
**confirm** 157:13  
**confirmed** 496:12  
**confirms** 309:9  
**conflict** 339:8,12  
 402:25 488:21 489:3  
**conflicts** 314:7 383:21  
**confuse** 201:11 409:5  
**confused** 346:8,11  
 409:11  
**confusing** 167:3 442:24  
**confusion** 77:12 266:5  
 332:24 346:15  
**congested** 336:17  
 383:20  
**congestion** 385:3  
**congratulating** 455:16  
**congregate** 83:17  
 361:2 439:16  
**congregates** 405:9  
**congregating** 76:17  
 83:2 84:7,10 166:25  
 167:12 297:15 372:1  
**connect** 95:19  
**Connecticut** 48:13  
 50:22 94:23 291:4,7  
**connection** 64:5 93:4  
 218:5 254:13 267:16  
 320:4  
**connive** 255:15  
**conservative** 219:7,18  
**consider** 144:16 145:17  
 149:1 376:2 463:20  
**considerable** 127:18  
 312:21  
**considerate** 405:3  
 422:19  
**consideration** 312:24  
 316:12 359:16

**consideration--the**  
 312:17  
**considerations** 269:8  
**considered** 58:25 250:8  
 251:14 253:19 288:19  
 289:1 339:15 470:2  
**considering** 93:5 232:9  
 324:15 426:20  
**consistency** 469:22  
**consistent** 194:10  
 209:1 210:13 211:3  
 497:14 498:4  
**consistently** 206:9,16  
**consists** 177:15  
**constantly** 252:24  
**constituent** 185:1  
**constituents** 129:14  
 251:5 265:13 275:6  
**constitution** 464:19,25  
**constrained** 29:14  
 309:6  
**construction** 3:18 48:2  
 60:8,12,13 68:13 69:7  
 84:21 107:24 118:3  
 142:18 214:12 215:10  
 218:2,18 227:5  
 294:12 296:4 305:16  
 373:11,13 437:2,5,6  
 447:1  
**consultant** 127:19  
 136:20 212:9 215:2  
 433:25 495:18  
**Consultant's** 495:21  
**consulting** 137:20  
 138:1 213:16  
**consumed** 102:8  
**consumption** 1:12  
 47:17,21  
**contact** 274:19 276:2  
 280:20 389:2 451:17  
**contained** 119:3,5  
**contains** 288:24 475:3  
**contemplate** 166:12  
**content** 111:13,17  
**contention** 37:9  
**contentious** 492:17  
**contents** 22:13 380:12  
**contest** 140:22  
**contested** 26:10,24  
 251:24 252:20 302:16  
 313:2  
**context** 203:16,19,20  
 204:13 250:11  
**continue** 174:16 188:24  
 279:6 338:4 434:10  
 448:14  
**continued** 242:5 356:23  
**contract** 179:12,21,22

179:25  
**contractor** 114:25  
 142:17 227:8 304:24  
**contrary** 157:24 158:4  
 159:7 269:13 289:11  
 289:13 332:18  
**control** 1:2,17 117:22  
 117:23 222:16 228:12  
 279:20 307:13 388:1  
 499:4 507:19 509:5  
**controlled** 117:20  
 464:1  
**controlling** 372:6  
**controls** 121:14,14  
**conversation** 150:2,8  
 349:2 359:5 373:14  
**conversational** 373:16  
**conversations** 118:10  
 150:1 274:23 359:4  
 373:13 397:18 439:7  
 441:3  
**Conversely** 383:1,10  
**conveying** 492:22  
**cook** 436:7  
**cooking** 476:14,22  
**cool** 118:12 244:13  
 452:6  
**copy** 435:4  
**corner** 40:7 67:12,13  
 81:11,18,22 82:3  
 239:5 257:14,20  
 306:3 307:10 339:1  
 339:16 365:24 415:2  
 422:9 423:20 481:24  
 495:3  
**corners** 29:20 414:22  
**correctly** 59:23 251:3  
**corresponding** 102:21  
**corridor** 48:7 370:14,16  
 370:20 379:15  
**cortical** 404:8  
**cosmetic** 235:15  
 239:18  
**could've** 133:10  
**council** 266:24 315:3,9  
**Councils** 267:1  
**counsel** 2:11,13,14  
 5:10 8:23 57:14 66:23  
 92:7 104:18 249:17  
 289:2 290:7 507:24  
 509:13  
**count** 206:8,8 353:3  
 445:4  
**counter** 293:14 296:5  
**counting** 503:25  
**countries** 95:25  
**country** 379:17  
**couple** 34:18 77:21

99:10 116:12 117:15  
 118:12 122:14 133:10  
 133:11 143:7 150:24  
 195:7 197:13 201:2  
 203:24 236:15 310:12  
 314:21 341:10 345:3  
 365:25 385:9 389:10  
 486:19 487:17 505:1  
 505:4,14 509:1  
**course** 27:22 102:12  
 103:22 110:1 238:12  
 242:9 331:2 364:13  
 380:4 453:13 501:10  
**court** 105:1 257:3,5  
 315:19  
**courtesy** 354:6  
**courtroom** 102:15  
**courtyard** 99:6,14  
 114:14 115:12 123:17  
 392:11  
**courtyards** 170:22  
**cousin** 239:18  
**cover** 227:10  
**covered** 35:17 201:5  
**covering** 498:3  
**covers** 426:12  
**COVID** 53:21 62:23  
 104:12 108:11 122:24  
 123:1 242:7 264:19  
 309:12 434:6 436:7  
 439:15 448:13 452:4  
 453:2 502:6  
**CR** 458:14,19  
**craft** 253:21 254:8  
**crafted** 255:3  
**crates** 175:5,6 306:16  
**crawls** 499:2  
**create** 287:6 381:19  
**created** 102:3 107:1,12  
**creates** 127:12  
**creative** 96:10 486:4  
**criminal** 509:11  
**criteria** 37:21  
**critical** 79:19 489:24  
**Crockett** 1:22 508:12  
 508:13,13 509:18,18  
 509:20 510:2,3,3  
**cross** 18:23 20:2 24:14  
 24:19 25:5,6,7,14  
 27:24 28:12,12,22  
 30:3,4 67:1,20,25  
 87:16 193:25 205:19  
 206:7,13,20 207:7,17  
 207:24 208:7,8,11,21  
 209:4,14,19 210:2,19  
 224:10 236:5 245:22  
 270:7 287:10 292:4  
 292:17,23 301:21

303:1 316:21 325:18  
 351:17,24 352:2,12  
 375:19 385:10 403:20  
 425:20 430:7 440:13  
 450:11 455:3 464:13  
**cross-examination**  
 61:12 74:24 78:9  
 138:5,12 141:5 154:5  
 154:12 169:18,22  
 193:16  
**cross-examine** 66:25  
**cross-examined**  
 155:10  
**crossed** 237:6  
**crosswalk** 401:6,22  
**crowds** 151:21  
**CRs** 291:8  
**crucial** 195:12,14  
**crying** 248:23,23  
**CT** 1:8 42:23 56:11  
 83:15 190:23 458:18  
 476:7,9,15,20 477:5,9  
 477:9,16,17,18 495:2  
**CT's** 458:23  
**CTs** 478:6  
**Cultura** 239:18  
**cultural** 167:18,24  
 185:20 492:24  
**culturally** 121:10 486:6  
**culture** 100:5 121:12  
 167:20 168:2,8  
**cultures** 185:24  
**curb** 387:23  
**curbside** 379:13 381:15  
 382:3,4,5 387:7,16  
**curiosity** 349:4  
**curious** 348:23  
**current** 43:25 139:5  
 243:6 265:20 297:13  
 345:8 374:14 394:8  
 446:7 472:21  
**currently** 10:14 41:3  
 93:13 98:15 152:7,16  
 164:4 187:10,15  
 190:2 235:16 270:11  
 274:17 281:16  
**cursor** 74:8,16 358:1  
 370:5 391:14 399:12  
 407:17  
**custom** 130:20,20,21  
 130:22 323:12 325:22  
**customers** 162:3,15  
 163:11 291:23 294:5  
 298:5 373:20 494:12  
 495:9  
**customs** 323:14 350:25  
**cut** 82:21 96:25 317:20  
 318:4

**cuttery** 97:3  
**cutting** 197:19,22  
 355:20  
**CX** 56:11  
**cyclist** 314:7  
**cyclists** 310:17 314:10  
 335:19

## D

**D-E-N-I-S** 17:2 456:18  
**D.C** 43:3 76:7 175:4  
 186:14,15 188:5  
 189:5,11 190:5  
 227:14 263:4 266:24  
 267:1  
**D.C.'s** 228:12  
**dad** 449:2  
**daily** 382:7  
**damage** 308:3  
**damn** 503:25  
**dance** 85:23 121:7,9  
**dancing** 83:8,12,21,25  
 84:2,2,5 166:24  
 167:10  
**Danke** 74:19  
**dark** 130:1  
**data** 313:23,24 314:3,8  
 381:20,22,25  
**database** 273:1  
**date** 56:13 278:21  
 491:4  
**day** 20:24 21:12,14  
 77:25 79:21 116:12  
 117:15,18 131:9  
 171:1,3 185:14,15  
 200:25 207:1 229:16  
 230:1 232:18,22  
 233:16,17 236:17,18  
 237:5 240:13 297:24  
 375:18 386:10 388:7  
 404:2 411:25 423:24  
 427:13 428:25 431:2  
 435:18 437:6 439:18  
 447:9 448:17 455:21  
 477:24 485:21 495:9  
 495:9,12 500:14  
 510:19,21  
**daycares** 47:6  
**days** 123:9 161:22  
 197:3 304:21,23  
 309:7,10 500:11  
 502:7,13 503:23,23  
 504:3,13,14,19,21  
 505:23,25 506:1,2,3,7  
 506:11  
**daytime** 130:11 386:3,6  
 396:9 423:11  
**dB** 219:21 221:22

**DC** 2:8,12 97:15 102:15  
 102:16,19 104:23  
 289:11 306:13 423:6  
 507:20 508:2 509:16  
 510:17  
**DCM** 306:18  
**DCMR** 306:21  
**DCRA** 60:15 151:12  
 157:20 197:18 293:25  
**DDOT** 175:11,14 306:22  
 310:7,15 313:4,7  
 381:25  
**DDOT's** 314:3,8 338:1  
**deactivating** 240:2  
**dead** 95:14  
**deadlines** 328:20 329:9  
**deal** 217:23 364:1,3  
 468:2  
**dealing** 457:7  
**debate** 429:8  
**December** 307:8  
**decibel** 228:12  
**decide** 32:14,16 87:25  
 191:5 464:22 501:13  
**decided** 354:6 356:24  
 356:25 412:18  
**decides** 32:8,14 313:14  
**deciding** 307:2,4  
**decision** 27:1 57:22,23  
 266:22 302:14 344:4  
 347:10,16 493:23  
 499:19 502:22 504:13  
 504:22 505:3,6 506:1  
 506:7,9,11  
**decisions** 172:9 325:10  
**deck** 422:18 428:1,13  
**declined** 383:11 495:18  
**deemed** 89:5 412:13,20  
**deems** 101:13  
**deep** 77:19 88:15  
 463:19 495:4  
**defeats** 76:10  
**defensive** 276:7  
**deference** 315:20  
**definitely** 123:3 184:24  
 185:3 190:3 228:8  
 242:5 245:5 269:4  
 439:19 453:2  
**definition** 252:22  
**deforestation** 434:5  
**degree** 93:20,21 269:10  
**degrees** 379:18  
**delegate** 245:1  
**delegated** 26:19  
**delivered** 178:20  
**deliveries** 85:8 178:14  
 386:2 487:3  
**delivery** 35:15 85:7

178:14 314:14 385:16  
 385:17,22 436:4  
**demo'd** 214:25  
**demographically** 265:8  
**demolition** 142:17  
**denial** 497:22  
**denied** 34:21 40:18  
 143:6 232:13 239:2  
 330:2 332:22 334:3  
 451:21,25 497:5  
 499:8  
**Denis** 2:10 4:19 6:1  
 16:12,19,25 43:16  
 455:6 456:18 460:6  
**denotes** 406:25  
**densities** 46:21  
**dentist** 235:12,14  
 239:15  
**dentistry** 239:24 240:3  
**dentists** 239:20  
**deny** 328:5 498:20  
**Department** 50:1  
 306:24 381:21  
**depend** 132:21 465:2  
**depending** 25:8 84:12  
 372:11 463:24  
**depends** 439:13  
**depict** 117:14 118:7  
 204:5,7  
**depositions** 103:4  
**dermatology** 235:15  
 239:16,19  
**describe** 54:1 97:4  
 110:2 273:3 331:23  
 357:18 366:12 382:14  
 383:17 398:23 418:18  
 436:10 438:3,10  
 462:5 481:12  
**described** 56:18 125:18  
 291:14 293:14 449:18  
**describing** 496:7  
**description** 136:6  
 309:16  
**design** 96:5 116:4  
 137:6 187:8 215:3  
 216:7 227:12 245:12  
 380:7  
**designate** 28:7 126:6,8  
**designated** 13:15,19  
 14:9 18:8 27:13 28:25  
 36:18 320:9 321:3,4  
 353:24  
**designates** 254:4 321:1  
**designed** 56:17 101:5  
 119:5,22 122:15  
 152:7,16  
**desire** 25:7,15 110:6  
 156:22 201:13 463:9



- desires** 20:4 287:11  
**desktop** 74:17  
**despite** 40:8 94:16  
 492:20 493:16  
**destination** 167:19  
**detail** 225:5 279:24  
 446:24 467:20  
**details** 62:11 130:19  
 215:8 216:15 217:15  
 217:22 227:6 276:6  
**detection** 121:5  
**determination** 413:13  
 413:16  
**determine** 33:20 35:20  
 38:20 63:22 152:9  
 178:4 494:6 501:8  
**determined** 5:7 34:1  
 91:25 508:1  
**detract** 153:4 293:5  
**devalued** 496:1  
**developed** 98:16 266:8  
**developing** 268:18  
 279:9  
**development** 46:18,20  
**devoted** 310:14  
**di** 86:1  
**diagonally** 424:18  
 462:2 481:13,17  
**diagram** 86:13,20  
 388:12  
**diagrams** 393:22  
**difference** 151:25  
 233:21 328:2,6  
 385:25 398:10 415:4  
 422:12 423:9,11  
 424:24 473:5 474:12  
**different** 7:10 33:11  
 39:8 77:25 84:4 90:5  
 95:11,24,25,25 96:25  
 105:2 116:16 126:13  
 141:11 157:19 160:13  
 185:24,24 189:21  
 202:1 233:18 243:23  
 244:16 250:24 304:22  
 310:15 312:22 329:8  
 329:9,9,15 343:21,22  
 344:6 348:13 391:25  
 396:10 397:24 411:17  
 412:10,16,17,17  
 419:18 424:21 444:20  
 452:21 453:14 457:18  
 466:25 467:7 472:16  
 472:20 474:4 484:15  
 502:6  
**differently** 30:18 228:5  
 377:5 445:8  
**difficult** 272:20 293:8  
 309:12 315:8 452:4  
 466:8 492:18  
**difficulty** 128:5 481:8  
**digress** 352:25  
**diligence** 143:20  
 197:17 485:23 493:12  
**Diner** 53:8 481:21  
**dining** 62:18,21 136:14  
**dire** 104:4 155:25  
**direct** 41:1 66:5 92:25  
 103:17 125:2 128:1  
 146:3 205:19 207:3  
 209:15 212:5 230:18  
 241:2 262:25 280:20  
 335:6 352:14 355:22  
 369:1 378:15 382:23  
 390:10 417:14 432:7  
 444:6 456:14 498:17  
**directed** 254:2 255:8,18  
 488:19  
**direction** 254:6 258:3  
 336:18 429:21 430:4  
**directions** 48:7 56:15  
**directly** 22:24 98:18  
 165:1 231:12 233:12  
 270:21 310:10 394:17  
 395:19 398:6 404:6  
 418:1,2 419:21  
 421:10,17 422:4,6,7  
 423:13 427:25 429:11  
 429:17,20 430:3  
 446:2  
**dirt** 306:1  
**disability** 361:24  
 362:12  
**disadvantage** 302:22  
**disagree** 151:11 273:8  
 322:24 472:3,3  
**disagreement** 280:24  
**disappointed** 247:11  
 249:18  
**discharge** 298:8 400:8  
**disclaimer** 31:1,2  
 227:10 495:21  
**disclose** 339:14,22  
 340:1  
**disclosed** 488:22 489:4  
**disconnect** 220:20  
**discounting** 348:16,16  
 348:17,20  
**discouraged** 242:15,17  
 243:14  
**discoverable** 103:15  
 105:2  
**discovered** 16:17  
**discreet** 76:3  
**discuss** 85:7 105:15  
 280:25 345:17,21  
 346:10,13  
**discussed** 85:3,5 106:4  
 176:24 228:24 279:4  
 279:5 282:11 288:17  
 343:12 347:16 348:8  
**discussing** 329:23  
 333:6 369:25 509:9  
**discussion** 101:11  
 102:7,9 105:9,11,18  
 106:4 263:24 289:3  
 300:25 319:18 345:24  
 346:23,24,25 412:15  
 477:25 479:18  
**discussions** 75:17  
 102:5,13 103:1,22  
 104:2,15,17 105:17  
 105:19,23,25 107:8  
 107:17,20 108:13,18  
 109:14 253:20 305:5  
 329:24 334:13 348:25  
 451:19  
**dishwasher** 120:6  
**dismiss** 24:2 139:18  
 243:12,19,22 281:4  
 326:5 327:18,21  
 330:1 331:3 332:17  
**dismissal** 329:16  
**dismissed** 34:1 327:13  
 329:5  
**disorderly** 185:23  
**disparaging** 269:13  
**disposal** 493:21  
**disposed** 300:23  
**dispute** 28:19 106:24  
 319:9  
**disrupt** 358:24  
**disruptive** 35:6 44:10  
 299:18  
**distance** 69:20 221:16  
 259:22 362:6,7,12  
 395:4,7,16 427:24  
**distinction** 104:25  
**distinguishing** 459:8  
 461:8  
**distracting** 448:20  
**district** 1:1 46:22 47:4  
 50:1 102:23 185:12  
 186:20 241:16 253:2  
 253:23 256:5 257:24  
 260:11,16,20,21  
 263:9,12 268:12,13  
 268:19 269:20 288:14  
 288:15 289:10 315:8  
 321:24 326:23 379:16  
 380:2 387:3 413:4  
 427:9 469:10,13  
 489:15 490:4 507:20  
 509:5  
**District's** 380:6 381:21  
**disturb** 463:18  
**disturbance** 170:13  
**disturbances** 38:14  
 494:5  
**disturbed** 428:17,20  
**disturbing** 397:6  
 423:18 461:13 487:16  
**ditching** 118:11  
**diverse** 493:5  
**divided** 458:4  
**dividing** 460:25  
**DJ** 35:14 121:10,13,15  
 121:18,19,21,22,23  
 122:8 166:11,16,20  
 167:16,21 226:7  
 463:22,25 487:18  
 490:11,14,15,16  
 497:23  
**DJs** 435:7 476:9  
**DN** 56:11  
**doc** 235:6  
**doctor** 96:4 230:8  
**doctors** 189:16  
**document** 32:12 42:9  
 65:16,17,22 66:2,3  
 67:2,12,21 70:11  
 71:22 72:4,6 78:14  
 79:8 101:18 111:25  
 128:7,19,19 134:15  
 135:16 143:22 148:1  
 152:24 156:4,5,16,25  
 157:6 159:7 173:13  
 174:3 178:25 199:9  
 199:15,16,17,21  
 212:11,16,23 214:8  
 214:15 218:25 224:14  
 224:20 227:11 247:18  
 247:22,23 248:10,11  
 248:15 256:18,25  
 257:5 282:14,14,17  
 296:17 303:23 304:9  
 304:18 306:8 310:3  
 310:21 313:12 320:19  
 379:4 380:18 381:3,9  
 381:11,14 392:7,24  
 399:3 400:2 406:11  
 418:21 420:1 438:7  
 440:6 480:16 483:24  
 502:19  
**documented** 66:20  
**documents** 49:19 70:25  
 71:16,17 72:2 178:24  
 223:20 268:1 282:17  
 282:25 283:12,13  
 284:6,6,14 290:1  
 300:7 308:25 313:19  
 420:18 482:22 483:2  
 507:3

**dodge** 421:24  
**dog** 237:10  
**dogs** 164:5 236:23  
 237:4,15 373:7  
**doing** 20:17 31:7 60:13  
 87:11 107:11 111:12  
 133:6 137:5 146:24  
 167:25 168:8 169:16  
 186:3 187:19 194:9  
 206:10,13 207:3  
 209:15 210:5,22,23  
 220:23 257:7 273:23  
 276:9 293:4 301:8,17  
 327:25 373:11 374:16  
 402:4 404:17 408:21  
 442:7 449:8 454:18  
 467:3  
**dollars** 238:5 487:23  
**Donovan** 1:18,21  
**door** 39:22 44:15 76:5  
 100:18 120:20 127:8  
 134:2 140:11 150:18  
 164:16 165:6,15  
 180:17 181:13 233:21  
 233:24 234:13 274:11  
 274:14,22 298:14,18  
 301:2 359:19 360:24  
 361:6 371:8 373:12  
 373:21 374:20 400:9  
 418:1,2 429:10  
 436:20 441:18 447:2  
 448:2 452:15 494:19  
**doors** 339:17,24 357:23  
 358:2,4 395:17 421:9  
 422:8 433:7,14,17  
 494:18  
**doorway** 100:20 117:17  
 393:4,7 415:5 445:14  
 445:16  
**double** 46:14 387:14  
 473:17  
**doubles** 100:18 117:17  
**doubling** 96:16  
**doubt** 309:21 441:8  
**download** 113:7  
**downloading** 113:8  
**downstairs** 450:19  
 466:2  
**downtown** 121:3  
**dozen** 244:6  
**dozens** 327:8  
**Dr** 10:16,17,24 11:2,7  
 229:20,22,23,25  
 230:10,14,20 231:9  
 232:3,8 235:19,24  
 236:4,7 238:8,24  
 240:6,12,14  
**draft** 255:9

**drag** 74:17  
**drainage** 133:7  
**dramatic** 100:21 120:11  
 120:13,19 334:22  
**drawing** 65:1,5 69:4  
 86:20 140:1 141:10  
 388:11  
**drawings** 127:1 291:16  
 291:20,24 420:24  
 435:1,11 446:12  
 462:23 476:14,16  
**dream** 40:16  
**drink** 100:2 168:21  
 169:1 294:2 307:3  
 317:1,14,18 342:15  
 342:16,23 359:4  
 435:20 439:1  
**drinking** 83:16 359:3,22  
 421:8 429:13 436:11  
 461:23  
**drinks** 52:25 131:2  
 234:7 294:6 297:17  
 496:19  
**driver** 399:17 403:2  
**drivers** 35:7 310:17  
 314:10 441:5,5  
**drivers/Lyft** 441:4  
**driving** 39:18 220:8  
 325:8 402:7  
**drop** 74:10 343:18  
**drop-offs** 384:3,8  
**dropped** 125:10,11  
 180:5  
**dropping** 384:12  
**droves** 164:1  
**drunk** 171:11,25 372:5  
 435:23  
**drywall** 46:14 127:24  
 137:23 216:1  
**DT** 56:11  
**ducts** 217:25  
**due** 143:20 197:17  
 290:9 302:17 351:23  
 400:23 421:6 493:12  
 500:11 502:13 504:14  
 504:21 505:3 506:11  
**duly** 351:1  
**dumpster** 73:8 305:8  
 333:19  
**Dunbar** 186:19  
**Duplex** 53:8 398:5  
 481:20  
**DuPont** 37:6 85:13  
 370:10  
**dust** 437:4  
**duties** 344:17  
**duty** 327:25  
**DW** 306:24

**dwelt** 315:22  
**dweller** 423:6  
**DX** 56:12  
**dying** 500:19

---

**E**

---

**E** 16:4 17:12  
**ear** 372:11  
**earlier** 9:19 16:18 36:17  
 57:5 108:24 150:13  
 168:10 206:11 234:12  
 290:2 335:5 396:6  
 398:8 419:3 447:12  
 451:4 452:8 471:23  
 497:14 505:21  
**early** 40:7 86:1 141:9  
 235:6 297:16 345:12  
 345:12,14,14 374:25  
 412:7 435:3 495:13  
**easiest** 128:3 445:4  
**easily** 295:15 438:20  
**east** 40:6 48:7 55:25  
 56:3 195:25 201:20  
 202:17 241:15 469:5  
**easy** 445:24  
**eat** 82:21  
**eat-in** 117:16  
**eating** 233:17  
**economics** 166:21  
 167:17,23 168:1,2  
**edges** 291:3  
**educated** 186:13,20  
 486:2  
**education** 186:15 448:9  
**educational** 189:6  
**Edward** 1:22 508:18  
 510:8  
**effect** 36:3 38:20 44:13  
 131:24 132:25 133:4  
 372:20 493:22 494:7  
**effective** 56:13 336:20  
**effects** 36:5 38:23  
 44:25 337:19 400:6  
 414:25  
**effectuate** 326:20  
 328:21  
**effectuated** 327:22  
**efficiency** 36:18  
**efficient** 351:19  
**efficiently** 7:8  
**effort** 34:9 103:2 336:2  
 447:20 486:17  
**efforts** 127:17 336:8,11  
 336:12  
**eight** 265:20,23 276:10  
 276:14 278:12,14  
 281:9 351:16,18,21  
 402:4,5

**either** 150:4 160:23  
 174:8 183:25 248:2  
 336:18 386:8 423:1  
 441:2,4 457:14  
 461:10,25 480:3  
 498:18  
**elected** 242:13 269:14  
 504:15 505:18  
**election** 265:18  
**electrical** 217:23  
**electronic** 222:14  
 510:16  
**elementary** 186:17  
**elevate** 5:8,15 7:2,6  
 211:16  
**elevated** 5:13,22,23,24  
 5:25 6:1,2,3,4,5,6,7,8  
 6:9,10,11,14 7:1,19  
 7:20 211:13,14,20  
**elevation** 68:24  
**elicited** 302:19  
**eliminate** 488:11  
**Elizabeth** 95:1  
**email** 3:18 274:21  
 275:25 279:17,21  
**emailed** 502:15  
**emails** 254:10  
**emergency** 274:18  
 290:10,14  
**emerging** 196:13  
**emphasized** 291:22  
 492:23  
**emphasizing** 492:20  
**employed** 41:3 378:22  
 379:6  
**emptied** 335:22  
**empty** 175:5,6 306:15  
 336:21 401:15 452:9  
 452:11  
**EMS** 122:25  
**Enclose** 425:2  
**enclosed** 170:22  
**enclosure** 119:9 426:24  
**enclosures** 426:16  
 427:3,20  
**encourage** 105:22  
**endeavor** 354:9 488:11  
**ended** 142:6  
**endorsement** 83:21  
 84:3 118:19 121:7  
 122:7 463:23 473:16  
 476:8 477:10 492:1  
**endorsements** 47:1,2,3  
 63:3,8 476:24  
**ends** 124:5 412:20  
**endure** 495:8,25  
**enemy** 269:25  
**energy** 222:9 359:19

437:14,15  
**enforcement** 309:12  
**engaged** 318:15 486:15  
**engagement** 253:17  
**engaging** 319:20  
**engine** 221:16  
**engineer** 66:11 86:19  
 174:11 379:11 380:2  
 490:17  
**engineer's** 86:13  
**engineering** 379:21,23  
 380:15  
**English** 226:2  
**enjoy** 31:4 118:13  
 495:11  
**enjoyable** 436:19  
**enjoyment** 397:2  
**enjoys** 450:23  
**enlarge** 381:8  
**enormous** 146:16  
**ensure** 172:25  
**ensuring** 220:24  
**entail** 32:3  
**enter** 46:7 120:18 328:3  
 328:7,10 329:3,11,14  
 329:17  
**entered** 93:7 153:25  
 154:9 155:19 272:4  
 293:15 308:13 330:1  
**entering** 115:21,22  
 331:4  
**entertain** 305:11  
**entertainers** 93:16  
**entertainment** 1:13 8:2  
 37:25 43:6 47:1,12,17  
 63:2,7 121:7,22,25  
 122:3,7 136:13  
 166:12 168:7,12  
 413:3 460:19 461:14  
 461:22 463:22,23  
 469:10,13 473:15  
 476:8,24 477:10  
 478:23 487:19 490:9  
 490:10 491:7  
**entire** 81:2 83:1,8,16  
 84:6,9 86:16 107:2  
 172:23 173:11 209:20  
 241:14 278:1 281:5  
 305:12,19 310:13,16  
 452:3 503:24  
**entirely** 40:2 107:22  
 264:4 448:10 488:12  
 496:24  
**entirety** 154:7 469:21  
**entitled** 312:16,18,19  
 312:23 331:9 471:7  
**entrance** 3:12 50:14  
 99:1 100:21 115:9

117:19 120:7,12,14  
 120:19 122:23 123:2  
 202:19 404:8 448:18  
**entrances** 123:8 415:14  
 415:16,17 435:9  
**entrepreneur** 93:11  
 95:21  
**entries** 85:11  
**entry** 391:12  
**environment** 219:9,11  
 265:3 307:4 359:18  
 359:21 360:6,21,25  
 361:6  
**environmental** 437:13  
**envision** 185:10 293:8  
**envisions** 496:17,25  
**equally** 304:6  
**equipment** 498:17  
**equipped** 314:21  
**equity** 338:18,20,21  
 339:18,23 340:2,4,7  
 449:12  
**equivalent** 219:22  
**ER** 235:6  
**era** 99:25 448:13  
**escorted** 46:9  
**especially** 45:1 54:12  
 54:15,16 58:21 97:10  
 207:3 225:20 226:7  
 255:8 279:11 315:4  
 371:24 372:18 386:4  
 423:12 429:12 435:20  
 437:2,16 438:24  
 470:19  
**essence** 292:5 302:20  
**essentially** 10:13 94:2  
 146:18 241:13 495:18  
**establish** 348:5 382:4  
**established** 54:2 56:10  
 61:21 219:6 250:17  
**establishment's** 307:12  
**establishments** 46:23  
 46:25 47:7 50:3 51:22  
 52:8 62:12,13 63:2,4  
 63:24 81:6,9,17 83:15  
 85:18 88:9,12 90:8  
 119:4 135:11 197:11  
 241:18 290:25 315:25  
 318:19 371:1 397:22  
 407:15 408:10 410:5  
 413:24 414:1 422:13  
 422:14 457:18,20  
 460:14,17 468:22  
 469:7 490:3 497:15  
 497:17  
**estate** 131:24 133:2  
 178:22 179:5 338:19  
**estimate** 428:7 457:11

**estimation** 472:23,24  
**et** 124:20 407:13 421:14  
**ethnicity** 493:6  
**evading** 275:11  
**evaluated** 38:17  
**evaluates** 38:18  
**evening** 210:7 364:23  
 398:9 417:17 444:4  
 447:10 456:13 464:11  
 475:21,23  
**event** 63:8 499:4  
**events** 365:11  
**everybody** 16:19 61:5  
 96:12 129:15,15  
 236:18 456:10  
**everybody's** 92:17  
 432:12  
**everyone's** 507:15  
**Everything's** 486:22  
**evidence** 28:23 29:3,9  
 29:10 32:10,12 33:19  
 34:10 35:23 38:5,22  
 79:1,6,8 102:17,19,22  
 104:23,25 105:1,22  
 106:10 109:6 153:25  
 154:9,11,18 155:20  
 155:23 157:4,6  
 173:23 174:3 212:23  
 223:20 282:14,18  
 283:18 284:3,5,14  
 285:5,7 296:18  
 299:24 300:9,13,14  
 300:14 308:14,25  
 310:24 311:3,4,10  
 312:7 313:19 322:22  
 342:11 380:11 381:3  
 392:19,24 399:20  
 400:2 420:5,18  
 439:25 440:6,22  
 459:19 482:22,24  
 483:2,4,22,24 494:10  
 499:23 507:6  
**evidenced** 335:15,16  
 335:17  
**evident** 293:6 298:8  
**evolved** 251:22  
**exacerbate** 335:24  
**exact** 123:21 183:12  
 323:6 504:7  
**exactly** 166:18 183:3  
 278:20 320:12 329:12  
 357:4 365:3 367:20  
 372:2 394:9 408:7  
**exaggeration** 430:2  
**examination** 18:24 20:3  
 41:1 61:19 67:20,25  
 88:5 103:17 193:25  
 205:20 206:7,13,20

207:3,7,17 208:7,8  
 209:5,14 210:2 212:5  
 224:10 230:18 236:5  
 241:2 245:22 262:25  
 270:7 287:10 292:18  
 301:21 316:21 325:18  
 352:2,12 355:22  
 369:1 375:19 378:15  
 385:10 386:25 390:10  
 403:20 417:14 425:20  
 432:7 440:13 444:6  
 450:11 454:4 456:14  
 464:13 479:15  
**examination/direct**  
 206:7  
**examine** 24:14 25:5,6,7  
 25:15 27:24 28:12,22  
 30:3,4 64:4 67:2  
 208:21 209:19 210:19  
 292:4,23 303:1 310:1  
**examined** 208:11  
 351:24  
**examining** 24:19  
**example** 186:1 255:20  
 308:9 462:3  
**exceed** 160:9 222:20  
**excellent** 60:24  
**exception** 228:22 344:7  
 469:2  
**excerpts** 106:9  
**excessive** 289:12  
**excited** 352:21  
**exclude** 103:14  
**excluding** 107:16  
**exclusive** 329:5  
**excuse** 5:6 19:10  
 138:11 253:25 322:4  
 398:16 504:1  
**excused** 377:25 388:20  
 443:17 454:14  
**executive** 464:18,20  
 465:4,6  
**exercise** 501:4,11  
**exhausting** 375:2  
**exhibits** 18:20 19:12  
 31:24 32:6 49:7,8  
 67:5 71:1,2 223:13  
 282:9,10 283:7 285:1  
 285:5 294:16 295:14  
 297:1 298:16,19  
 299:14 308:13 310:24  
 390:24 420:4 479:22  
**exist** 115:19 164:4  
 460:16 487:5  
**existing** 95:5 215:1,25  
 313:6 474:5  
**exists** 96:2 187:10,15  
**exit** 44:5 46:10 50:15

116:20,23 117:24  
 122:18,19,20,21,23  
 123:2 124:6 162:3,15  
 162:20 165:8,11  
 201:12,17,20 202:12  
 203:7 314:15 372:13  
 372:14 494:18  
**exited** 293:15 373:22  
**exiting** 123:25 124:16  
 163:11 164:17,23  
 165:6,12,14,15  
 201:14 204:14 233:10  
 298:5,13 299:6  
 371:22 372:8,15  
 373:20 463:16  
**exits** 123:8 392:5  
**expand** 411:12  
**expanded** 37:24 435:7  
**expanding** 410:25  
**expect** 178:13 220:3  
 384:7,10,15,18  
 385:17,21 434:10  
 478:24  
**expectation** 38:13  
**expectations** 30:17  
 494:4  
**expected** 144:1 222:23  
 382:25 457:16  
**expecting** 190:21  
 387:20  
**expects** 488:12 495:6  
**expediency** 322:20  
**expedite** 375:11  
**expenditures** 132:24  
**expensive** 396:14  
**experience** 29:2 75:23  
 83:10 85:12 100:5  
 120:22 124:14 298:11  
 319:7,14 342:18  
 370:19 397:7 476:17  
 489:15 494:12  
**experienced** 66:10  
 266:1 402:6 403:2  
**experiences** 141:9  
 244:19  
**expert** 66:3 103:4 132:9  
 133:1 157:16 213:1,6  
 316:3,7 380:14,24,25  
 400:13,13,18 447:13  
 488:8  
**expertise** 65:18 174:20  
 174:24 312:4 400:17  
**explain** 17:21 18:9  
 21:18 31:6,13 53:24  
 56:7 166:19 167:15  
 363:15 381:18 393:9  
 400:5 487:16  
**explained** 75:17 331:20

456:7 465:16  
**explanation** 489:1  
**explanations** 487:17  
**explicitly** 265:6  
**explore** 140:15  
**explored** 331:10  
**export** 496:6  
**exposed** 359:19  
**expound** 221:10  
**express** 26:6 29:4  
 405:5 495:24  
**expressed** 26:6,7,18  
 150:17 403:12 490:1  
 498:2  
**expresses** 26:15  
**expressing** 26:20  
**expression** 265:7  
**expressly** 495:22  
**extending** 427:6  
**extends** 103:1  
**extension** 100:10  
**extensive** 94:12 274:20  
 289:3 325:16 490:18  
**extent** 106:23 107:8  
 351:4 387:24  
**exterior** 291:19 393:25  
 489:17,19  
**exterminator** 422:1  
**external** 225:22  
**extra** 20:21,22 205:23  
**extract** 327:5  
**extraordinaire** 99:9  
**extremely** 122:1,3  
**eyes** 431:20

---

**F**


---

**F** 15:25  
**F-A-R-M-E-R** 390:15  
**facade** 291:25  
**face** 11:5 22:18,19  
 237:23,25 239:8,9,11  
 315:1 363:2,22 475:2  
**faced** 143:15 493:17  
**faces** 230:1 377:4  
 450:14,16  
**facilities** 476:23  
**facility** 109:12 232:23  
 468:2  
**facing** 202:20 297:9  
 374:2 438:5 450:20  
 450:20  
**fact** 20:12,14 29:10  
 75:9 77:5,13 81:2  
 88:16 91:23 92:7  
 108:14 140:9 163:5,6  
 163:7 166:2,5 180:10  
 181:9,14 201:17  
 238:7 245:1 246:7  
 267:7 293:2 318:13  
 362:13 367:1 398:16  
 402:23 461:17 466:5  
 487:18 495:21 498:24  
**factfinder** 107:17  
**facts** 26:25 106:25  
 499:14 500:21 502:4  
 502:9 504:15 505:19  
 505:24 506:18,23,24  
**factual** 26:11 92:15  
 103:10 107:22  
**fair** 139:21 318:11  
 343:1 352:1,5 439:20  
**fairly** 272:14 397:13  
**faith** 266:6 273:22  
 274:4 425:5  
**fall** 56:22 57:9 372:16  
 437:16  
**falls** 103:6  
**familiar** 41:13,16 181:2  
 181:10 213:10 241:19  
 263:17,21 288:16  
 370:13,15 376:7  
 380:5 387:21 399:14  
 399:17 402:11 406:20  
 409:11,16 411:20  
**familiarity** 213:14  
**family** 186:14  
**far** 6:25 26:23 61:14,24  
 99:12 180:15 210:11  
 210:21 256:3,6,9  
 257:25 258:7,10,23  
 260:2 267:25 270:11  
 273:24 276:16 301:6  
 303:7 314:11 360:23  
 377:3 407:10 409:15  
 427:12,22 447:16  
 460:5 486:9  
**Farmer** 4:15 5:12 6:11  
 14:11 15:22,23,24,25  
 43:17 49:14 79:15,22  
 80:5 388:22,23,24,24  
 388:24,25 389:4,7,8  
 389:13,15 390:3,9,14  
 393:2 398:23,24  
 399:5 401:1,2 403:22  
 405:20,22 406:14  
 409:1,1,22,23 411:1,4  
 411:5,8,21 414:8,9,11  
 414:11,12,17,21  
 415:11 416:22,22,23  
 445:12,25 450:19,23  
 495:15 496:7  
**farthest** 418:24  
**fashion** 122:22 173:6  
**fast** 205:8  
**favorably** 300:23  
 327:24

**fear** 35:5 141:10  
**fearful** 491:15  
**feature** 440:17  
**features** 459:9  
**February** 47:25 345:12  
 345:15  
**federal** 102:21,22,24  
**fee** 138:1 395:16  
**feed** 309:13  
**feedback** 6:21 18:5  
 248:1,4 355:9,15  
**feel** 242:22 250:1  
 255:20 265:12 276:9  
 286:20 307:20 349:5  
 359:13 395:11  
**feeling** 234:18 362:15  
**Feels** 245:25  
**fees** 60:1  
**feet** 46:24 47:6 50:3,4  
 51:23 52:2,14 53:10  
 53:14 56:15 61:18  
 62:3 63:25 122:2  
 219:24 258:14,22  
 259:11 304:2 314:5  
 395:8 410:12 412:11  
 412:11,12 427:23  
 467:12,15 469:20  
 472:23,24 474:19,19  
 480:2,2,4  
**fellow** 273:13 285:24  
**felt** 119:21 197:18  
 242:24,25 243:1  
 264:18  
**fence** 425:2  
**fide** 474:13  
**fides** 330:4  
**field** 94:8 449:7  
**fields** 379:19  
**Fifteen** 420:11  
**Fifth** 496:3 498:22  
**figure** 207:9 386:21  
 431:11,21  
**figuring** 455:18 457:17  
**file** 112:24 329:9 485:25  
 499:13 501:12 502:1  
 502:3,24  
**filed** 18:18 36:14 92:2  
 139:18 142:22 143:2  
 143:14 243:12 272:23  
 294:16 326:4 330:24  
 332:17 336:22  
**filing** 33:25 270:19  
 334:2  
**filings** 333:23  
**fill** 216:25 217:16  
 401:23  
**filled** 193:11 217:1,5  
**filling** 216:2

- final** 23:25 90:14  
158:20 193:22 350:21  
361:16
- finally** 86:12 289:12  
398:13 464:3 496:15
- finance** 94:9
- financial** 143:16 437:14  
449:15 493:20 495:25
- find** 76:16 77:5 111:13  
111:17 125:16 129:5  
134:7 193:12 208:1  
309:12 314:23 334:9  
341:19 361:25 368:22  
487:6
- finding** 311:25 337:1  
436:19 453:8
- findings** 499:13 502:3,9  
502:12 504:15 505:18  
505:24 506:18
- fine** 11:6,16 12:4 13:14  
19:6 20:7 22:2 55:8  
70:8 110:18 224:1  
226:15 287:5 295:18  
311:7 355:19 364:17  
364:24 386:11 456:12  
478:21
- finish** 187:12 219:15  
238:20 323:17,19  
328:13,15 330:16
- finished** 73:17 115:10
- finishing** 68:5
- fire** 189:16 365:1
- firemen** 122:25
- fires** 434:18,19
- firm** 9:20 193:7 213:16  
213:17 218:5 465:21
- firmed** 172:15
- first** 8:20,23 11:8 12:14  
12:15 15:3 17:17 26:2  
33:25 40:21 45:18,24  
45:24 75:11 77:22  
91:10,14 94:21 97:23  
98:4,19 100:7 104:22  
117:16,25 138:22  
144:12 152:5 157:14  
161:12 175:22 178:8  
187:5 191:3,7 202:15  
215:17 219:6 236:9  
239:1 263:7 271:16  
278:1,15 290:16  
294:11 301:19 317:12  
317:23 327:19 352:2  
352:16 356:1,11  
357:4 358:2 369:4,6  
378:19 390:13 391:18  
408:18 417:19 423:24  
428:12,13 432:10  
433:7 444:9 446:24
- 451:17 453:1,16  
456:17,18 460:9  
465:15,16,19 470:3  
474:9 480:18 493:13  
494:11 497:13
- fit** 122:13 154:20  
163:12
- fits** 166:20 167:16
- five** 21:19 22:3,5 25:18  
33:15 98:23 108:12  
108:15 127:23 150:25  
181:12 192:9 200:19  
205:25 206:1 235:4  
238:12,14 389:11  
394:9 402:4 464:20  
464:22 484:3,7  
485:17
- five-minute** 286:6
- fixed** 115:3 374:9
- flag** 406:25
- flags** 426:14
- flashing** 39:11 40:13
- flat** 123:16 393:18
- flatter** 393:16
- flew** 431:20
- flexibility** 100:11  
161:25 188:1 489:18
- floating** 132:2
- floor** 45:19,24,24 46:2  
64:9 68:20,24 75:12  
75:13,21 97:24 98:1,2  
98:10,20 99:18,20  
116:21 117:16,16  
121:8,9 123:10  
126:24 127:10 157:14  
157:15 161:12 176:22  
177:10 178:6 184:1  
187:5 189:25 190:3  
190:10,11,14,24  
191:3,7 195:22  
202:15,15 291:6  
293:12,25 294:12  
317:12 358:2 391:9  
391:18 393:4,9,22,24  
422:5,6 428:1,12,13  
433:14 445:10,16,18  
445:18,25 446:3  
498:24
- floor's** 190:15
- floorplan** 64:9
- floors** 45:17,18 152:6  
177:15,23 178:8  
183:21,23 184:9  
189:21 337:2 445:14  
498:4
- Florida** 37:4 45:22 46:7  
48:14 50:6,7,24 51:1  
56:5 60:19 114:17
- 116:22 117:10 118:25  
125:4,8,22 126:1,2,9  
129:20 130:19 131:12  
131:17 133:7 164:17  
164:19 165:6,8,13,16  
165:22 172:18 201:12  
201:24 202:7,21  
227:14 291:6,20  
293:16,23 297:9  
299:7,12,16,19 304:5  
310:8 335:12 336:3  
336:16,17 339:2  
358:8 361:7,9 363:2,8  
363:14,17,19,22  
364:2,8,9 365:17,24  
367:19 373:22 374:2  
377:1 382:12,18  
383:7,18 384:3,6,25  
392:5 393:7,15 399:1  
401:10 402:18 426:4  
435:9 438:5 448:16  
450:21 462:3 463:10  
481:18,24 494:19  
498:18
- Florida's** 384:8
- flow** 46:12
- flows** 310:11
- flyers** 153:9
- focus** 228:10,12 291:20  
291:23 293:11 379:24  
455:22 456:9
- focused** 303:7 316:6  
437:12 456:10
- folks** 5:13 6:20 9:3  
116:14 125:3 169:23  
192:16 241:14 253:1  
375:16 434:15 435:17  
436:3 441:2
- follow** 265:16 349:5
- followed** 27:9 290:5  
301:23 350:24,25
- following** 179:23 289:5  
497:13 505:10
- follows** 228:22
- font** 258:2
- food** 52:25 82:15,16  
94:21 234:8 398:7  
460:24 461:8,11,17  
461:19,21 462:5  
468:2,4 471:20  
478:14,15,23
- foot** 54:13 59:12 291:2  
315:25 412:6,18  
494:25
- Foran** 35:11
- forced** 437:4
- foremost** 8:20
- forest** 434:1,18,19
- forever** 121:12 235:9
- forgive** 55:3
- forgiveness** 493:23
- forgot** 416:20
- form** 124:3 137:14  
168:7,11 409:6  
457:14
- formalistic** 315:18
- formally** 282:9 509:2
- format** 108:1
- former** 243:6 255:12,12
- formerly** 277:6
- forth** 28:23 176:4  
458:23 498:12
- forthcoming** 244:8,10  
442:9 466:15,18  
486:11
- forward** 19:8 205:11  
206:18 207:6 210:15  
279:15 343:15,18,19  
344:10 347:23 348:9  
349:1
- found** 81:7 85:22 88:13  
102:22 134:23 135:20  
269:15 274:1 279:21  
312:2 363:17 461:9
- foundation** 250:24,24  
251:7
- founded** 311:5
- four** 29:20 33:8 45:17  
48:17 61:16 79:17  
97:20 98:23,25 115:4  
122:13 139:16 177:15  
177:23 183:21,22  
200:19 261:6 290:15  
314:9 335:19 388:6,8  
391:9 401:19 450:19  
495:4
- four-seater** 98:22  
117:12 130:17
- four-story** 189:21
- fourth** 45:19 68:24  
81:18 88:10,14,17  
89:6 98:10 127:9  
190:14,15 495:14  
498:16
- Frank** 15:25
- frankly** 104:2 421:25
- free** 38:13 105:23  
187:23 229:13 494:4
- frequency** 221:8,13,18  
221:24 225:19 226:12
- frequent** 342:13 365:9
- frequently** 401:20  
402:6 438:13
- forced** 437:16
- Friday** 47:14,18 48:18  
48:22 49:2 489:20

**friendly** 237:16 461:22  
463:20  
**friends** 170:12 436:8,16  
**front** 3:12,23 21:3 22:24  
44:8 50:14,24 117:13  
173:9,16 174:7 183:5  
183:7 231:19 233:20  
233:24 236:22 244:15  
252:10 298:7,12,17  
303:20 304:5,12,25  
305:14,24 306:13  
313:24 320:19 321:24  
341:10 354:15 361:8  
403:11,25 404:6  
419:21 421:17,23  
429:10 430:8,13  
431:20 441:2 448:17  
448:21 450:16 487:8  
494:18  
**front-facing** 99:4  
**fronts** 415:25 463:13  
497:3  
**froze** 280:2,5,18  
**frozen** 280:6  
**frustrated** 273:9,10  
402:20,21 452:3  
**frustrating** 274:1 375:1  
**frustration** 252:24  
266:2,8 267:16,19  
273:3,5 279:9  
**full** 12:5 16:6 26:7 93:2  
200:4 241:4,6 330:20  
340:5 346:1,16  
349:24 356:1 390:13  
397:23 417:18 432:10  
432:13 444:9 457:15  
462:10 463:23 465:18  
467:18,22 468:1,7,16  
471:8 472:1,11,14  
473:12,21 485:21  
489:12 497:17,18  
**fully** 62:24 349:9  
**fun** 185:23  
**function** 189:20  
**functional** 381:16,22  
382:16  
**further** 67:11 76:22  
86:23 97:19 138:4  
181:23,23 191:12  
204:18 222:9 223:13  
229:3 235:18 239:12  
239:13 245:15 260:4  
261:8 270:2 276:19  
282:2 346:5 350:14  
362:17 375:7 377:9  
385:6 388:17 403:16  
408:11 425:11 430:17  
440:9 443:6 450:2

453:25 454:10 464:7  
**furthest** 362:6,7  
**future** 38:12 172:4  
291:23 494:2  
**fuzzy** 455:11

---

**G**


---

**G-E-O-F-F-R-E-Y** 11:23  
**G-U-S-T-A-V-O** 16:7  
432:14  
**Gallery** 94:24  
**Galway** 397:10  
**game** 208:2,5 425:9  
**gamut** 189:17  
**gap** 460:12,14  
**gaps** 216:21  
**garage** 48:12 50:22  
**garbage** 387:19,22,25  
388:4  
**garden** 1:11,14 7:25 8:3  
35:3 38:2 43:5,9  
44:14,17,24 45:22  
47:3,18 50:9,12,13  
52:21 53:1 114:14  
115:1 129:20 130:12  
161:17 165:18,22,25  
170:11 171:8,23  
172:7,13 173:3  
184:12 297:8,12,24  
299:18 304:6 305:19  
358:18 359:2 360:6  
360:10,11,12,25  
395:20 435:8,14  
436:11,20 437:18  
440:18 448:16 463:11  
491:6,22,23 495:8  
496:18 497:23 498:20  
**gardens** 63:13,17  
170:21 359:25  
**gather** 42:19 343:5  
**gathered** 381:19  
**gathering** 167:24  
**gender** 493:6  
**general** 18:2 108:8  
242:2 253:4 277:12  
278:1,8 325:24  
371:25 372:20  
**generally** 169:18  
237:19 372:16 422:16  
436:22 437:7 457:20  
**generating** 222:18  
**genes** 95:3  
**gentleman** 99:7  
**gentlemen** 113:14  
**Geoffrey** 3:7 4:7 11:12  
11:19 211:7,17  
**geographics** 55:23  
**Georgia** 379:22,24

**getting** 118:7 150:15  
160:14,17 166:25  
167:11 215:25 217:20  
234:21 297:17 360:23  
362:14 363:23 402:1  
441:4  
**ghost** 455:8  
**girlfriend** 235:5  
**GIS** 3:21 46:17,23 47:5  
50:2,4 257:13  
**give** 12:15 25:8,9,18  
28:21,25 29:17,19  
42:3 52:6 62:2 72:12  
77:23 80:11 87:14,15  
88:1 104:10 107:4,20  
109:1,1 112:18  
128:10 132:14,15  
134:18 144:6 155:4  
176:10,11 182:25  
187:23 190:23 191:2  
192:8 197:11 198:12  
207:15 214:20 252:22  
275:19 294:19,23  
295:17 312:18,19,24  
313:12 340:24 356:17  
380:25 400:16,23  
406:4 426:1 479:19  
484:2 491:21 504:6  
504:24,25 505:1,1,12  
505:13 508:22 509:1  
510:12  
**given** 60:15 72:9 76:17  
103:12 181:9 228:23  
313:14 316:5 323:8  
325:16 339:5 353:11  
405:7 490:12  
**gives** 156:11 197:25  
220:19  
**giving** 54:7 111:8  
113:10 204:3 275:15  
312:21 315:19 426:9  
460:17  
**glad** 189:18 253:24  
303:15 304:20  
**glass** 125:16 404:4  
**global** 433:25 434:4  
**globally** 269:21  
**gloves** 231:21  
**GM** 98:3  
**goal** 119:20 137:7  
**goals** 329:6  
**Google** 382:2  
**gorgeous** 231:13  
**Gosh** 453:11  
**gotten** 160:6 254:6  
**governance** 198:1  
**government** 326:24  
509:7

**governments** 434:3  
**grab** 82:20,23 119:19  
**grade** 116:24  
**graduate** 471:23  
**graduated** 93:19,22  
186:18,18  
**grail** 272:1  
**Grandis** 1:22 33:6,6  
508:6,17,18,18 510:7  
510:8,8  
**grandmother** 186:18  
**grandmother's** 94:25  
**grant** 36:7 143:13  
467:10  
**granted** 27:8 182:25  
184:14 186:5 188:8  
189:20 233:3 374:19  
460:9 498:23,23  
**graphic** 381:19 382:15  
**grasp** 281:7,12  
**grave** 425:24  
**gravitate** 126:18  
**green** 401:17  
**greenery** 133:8  
**Grooming** 187:17  
**ground** 134:6 201:19  
202:15 291:6  
**grounds** 140:5 289:5  
311:16,23 315:23  
483:13  
**group** 13:11,19 14:6  
18:8 43:18 49:17  
79:25 93:15 139:17  
170:23 353:25 354:5  
465:5 492:25 493:5  
**groups** 438:21 461:3  
**grow** 265:3  
**growing** 449:2  
**guarantee** 396:21  
447:24  
**guaranteeing** 463:18  
**guess** 33:19 56:21 59:9  
77:9,9 242:24,25  
247:21 252:21 302:8  
332:23 360:16 366:5  
391:10,16 396:22  
400:9 477:13 482:15  
**guest** 286:21  
**guests** 367:8  
**guitar** 436:9,19  
**Gus** 16:5 394:25 431:25  
431:16 432:13  
**Guthrie** 255:12,13  
331:20

---

**H**


---

**H** 14:3

**H-E-N-D-R-I-C-K-S**

16:11 444:11  
**H-U-G-H-E-S** 9:15  
**hail** 126:18  
**hair** 55:10,17 82:21  
 94:23,24 96:25 97:3  
 97:17 131:4 197:10  
 317:20 318:4 377:2  
**haircut** 97:5,10 294:3  
 317:1,14,18  
**haircuts** 318:3  
**half** 24:16 34:9 102:8  
 102:12 105:20 244:6  
 352:11,15 353:2  
 362:14 379:15,16  
 504:25  
**hand** 92:20 114:17  
 211:23 230:9 240:22  
 262:20 279:11 281:12  
 287:20 294:6 340:5  
 368:18 369:22,24  
 370:2 378:10 390:4  
 417:10 432:2 443:25  
 455:24 500:19,19  
**handle** 93:15 94:6,8  
 176:3,6 314:21 465:4  
 465:6  
**handled** 266:3  
**handles** 478:18  
**hands** 173:2 401:11  
**hang** 57:23 123:17  
 165:24 360:13 438:13  
 438:14 439:19  
**hangers** 222:8  
**hanging** 115:25 236:22  
 237:4 297:16 298:12  
 299:17 360:11  
**Hansen** 1:23 508:15,16  
 508:16 510:5,6,6  
**happen** 166:7 268:19  
 325:25 350:8 388:12  
 402:2,6 403:1 430:11  
 441:9 447:21 461:5  
**happened** 92:8 104:16  
 144:19 192:3 242:7  
 242:16 280:5 329:13  
 344:13,14 347:3  
 348:8  
**happening** 197:12  
 274:5 434:17 441:17  
**happens** 121:21 219:19  
 426:13 441:7,10  
 476:15 487:10  
**happier** 374:4  
**happy** 33:18 73:19,24  
 73:25 87:18 273:2  
 297:15 373:19,25  
 388:10

**Harbor** 94:22  
**hard** 31:8 62:24 326:23  
 361:23 421:23 447:21  
 452:14 453:8 480:14  
**harder** 33:4  
**Harlem** 99:25 100:6  
 121:1  
**harm** 495:25  
**harmony** 358:25  
**Harvard** 235:5  
**hate** 449:1 451:7  
 491:12 500:21,22  
**haziness** 498:12  
**hazy** 303:13  
**he'll** 25:3,3 104:4  
 171:16 286:24  
**head** 106:15  
**health** 274:18 290:10  
 290:13 306:24 307:1  
**hear** 12:15,25 13:1  
 15:14 16:16 29:3 32:1  
 34:14,15,22 36:22  
 66:14 113:22 137:15  
 164:12 185:8 189:6  
 189:18 193:8,10  
 194:15,18,19 203:3  
 207:23 221:15,17,23  
 228:5,7 234:19  
 254:18 256:1 271:13  
 303:15 315:17 318:23  
 319:5 336:1,5 361:10  
 361:12 373:2,4,6,9,13  
 373:18 389:6,13  
 419:9,12 422:12,17  
 422:18 430:22 438:17  
 438:20 439:6,7 447:6  
 447:12,14 448:4  
 456:5 467:7,8 469:13  
 470:9,14 471:5  
 477:10 501:19,25  
**heard** 16:14 34:8 132:1  
 132:1 168:18 194:6  
 203:18 228:17 232:17  
 233:9 236:18 244:4  
 244:21 264:5,7  
 268:23 319:1,2 331:5  
 339:5 358:17 371:18  
 391:17 404:11 421:3  
 425:6 429:8,9 433:6  
 435:13 446:17 452:8  
 456:3 462:7 463:6  
 465:11,13 466:20,25  
 466:25 471:22 488:16  
 489:22 490:17 495:19  
 495:23 496:5 498:5,9  
**hearing** 1:9 5:5 7:22  
 21:5 26:10 30:7,8  
 32:19 33:10,19 35:19

36:6 57:4,7 61:6  
 108:21 109:4 150:16  
 161:8 191:15 205:13  
 205:21 208:17 209:1  
 209:12,20 210:14,15  
 210:18 213:12 228:25  
 229:12 240:12 241:21  
 251:24 252:25 263:19  
 268:20 271:7 289:1  
 292:19 301:7,22  
 302:15,17 307:9  
 344:21 352:23 386:22  
 410:12 412:9,10  
 416:16 428:24 453:1  
 458:1 459:15 475:13  
 506:24,25 509:9  
 510:15  
**hearing's** 459:15  
**hearings** 20:18 206:16  
 210:22,24 301:18  
 328:1 457:15  
**heart** 269:8 291:8  
**heaven** 305:25 488:21  
**heavily** 57:23 383:20  
**heavy** 59:11,12  
**height** 430:10  
**held** 102:13 105:11  
 108:13 323:12,14  
 346:17 350:25  
**hell** 248:23 251:18  
**Hello** 9:22 10:7 12:7  
 191:24 368:16 443:23  
**help** 46:15 147:15  
 168:24 183:3 295:12  
 308:5 366:22 391:16  
 425:4  
**helped** 351:1  
**helpful** 92:5  
**Hendricks** 4:18 5:12  
 6:10 14:12 16:9,10,11  
 43:17 49:16 443:20  
 443:22,23,25 444:5  
 444:10 450:5,13  
 454:2,7,12,15 495:15  
 495:24  
**herring** 490:23  
**hey** 248:24  
**Hi** 15:9 16:13 464:12  
**hidden** 125:15  
**hide** 119:6 121:5  
**high** 93:12 101:2 124:8  
 130:1 220:8 221:21  
 222:16 269:22,22  
 367:3 383:9,9 488:20  
**high-** 221:17  
**high-end** 130:2  
**higher** 359:5 383:3  
 448:9

**highest** 268:13  
**highlight** 22:18,19  
**highlighted** 248:25  
**highlighting** 135:10  
**highlights** 22:25 23:1,6  
**hill** 53:16 393:14,15  
**Hilton** 365:10,13,16  
 367:8,10  
**hire** 128:25 142:19  
**hired** 142:16,20  
**historic** 71:8  
**historical** 122:22  
**history** 38:8 59:19  
 120:25 472:15  
**hit** 39:14 100:19 106:14  
 335:19,20  
**hitting** 403:1  
**hobbies** 436:12  
**hold** 8:18,18 11:3 57:3  
 64:11,11,11 70:3,21  
 70:21,22 72:1 89:13  
 89:21,21,22 92:10  
 101:25 141:17 144:18  
 144:18 145:9,23  
 147:18 148:8,8,9,16  
 154:11 205:9,10,10  
 235:21 238:19,20  
 240:7,8 246:18,24,24  
 247:16,16,25,25  
 249:10,12 250:9  
 254:11,11 256:16,21  
 256:21 258:15 259:7  
 259:7 265:15 272:6,6  
 272:7 275:15 280:1,1  
 296:6 318:7 320:21  
 320:21,22 328:12  
 379:18,25 386:14  
 389:5,9,14 408:25  
 409:1,1 411:3,3,4,4  
 414:7,10,13 424:7  
 469:15,15 477:3,3  
 500:4,8,8 503:9,10  
 504:6,7 507:22  
 508:23 509:8 510:12  
**holder** 48:23 51:8  
**holding** 103:19 216:5  
 507:25  
**holy** 272:1  
**home** 102:18 237:9,9  
 237:13 257:16 258:1  
 258:8,14 358:25  
 360:21 361:16 362:8  
 418:6 433:24 434:7,8  
 434:10,11 435:15  
 436:6 448:7,14,19  
 495:11  
**homes** 363:21,24,25  
 364:7 366:5,7

**honestly** 97:8 127:21  
186:3 255:19 258:2  
269:19 373:24 486:10  
**honking** 44:9 314:25  
402:20 421:14 435:25  
440:21,23 441:6  
**hook** 494:15  
**hope** 19:3 20:24 78:6  
168:23 206:12 263:25  
322:5,16 336:11,18  
338:14 351:18 352:17  
490:8 498:20  
**hoped** 206:10 316:3  
**hopefully** 119:16  
286:24 417:3  
**hoping** 21:8 168:20  
169:1 351:15 354:23  
378:6  
**horns** 44:10 314:24  
402:20 421:14 435:25  
440:21,23  
**Hospital** 95:2  
**host** 436:8  
**hot** 350:20  
**hotel** 47:9 365:10 367:8  
**hotels** 291:4  
**hour** 24:15 102:8,12  
105:20 170:25 171:2  
200:24 351:25 352:10  
352:14 353:2,16  
**hours** 1:11 8:1 37:24  
47:10,15,20 48:17  
123:21 151:20 171:4  
171:6 182:24 183:1  
184:14 189:12,13  
206:25 237:12 293:17  
293:22 297:15,17  
299:8 317:10 359:24  
360:1,4 362:5 372:2  
375:1 387:8,17  
395:21 397:23 421:8  
427:12 434:13,13,14  
434:20 435:8,14,21  
447:11 463:9,11,12  
467:18,22 468:1,7,12  
468:16 470:19 471:8  
472:1,6,11,14 473:12  
473:21,23 489:12,14  
489:16,17,19 497:14  
497:18  
**house** 39:21 88:12 90:7  
99:10 119:24 139:8  
418:23,24,25 419:3,4  
419:16,22 421:25  
422:5 428:1  
**housekeeping** 282:8  
**houses** 39:25 495:4  
**housing** 253:3

**How's** 280:7  
**huge** 361:14 428:9  
493:20  
**Hughes's** 69:12 146:14  
146:15 231:12 293:7  
298:4 309:16 336:1,5  
336:15 358:18 423:4  
449:16 463:17 465:11  
473:1,13 489:9  
**human** 319:9  
**hundred** 62:3 186:9  
**hundreds** 428:15  
**hung** 469:20  
**hush** 153:6  
**hustle** 121:3 153:12  
163:24  
**huts** 170:23  
**hyphen** 16:8 432:15  
**hypothetical** 166:5,6  
175:15 360:18  
**hypotheticals** 226:17

---

**I**

---

**I--** 333:11  
**I-R-A-N-I** 12:10,18  
288:9  
**i.e** 225:24  
**IC01** 288:14  
**icon** 111:10  
**IDd** 3:5  
**idea** 26:21 52:7 62:7  
118:11 120:17 129:22  
179:2 233:25 238:8  
244:12 249:2 253:3,8  
253:21 268:6 271:21  
276:5 335:10 339:7  
341:15,25 384:2  
412:25 491:6  
**ideas** 435:4  
**identification** 418:22  
**identification** 78:12,15  
101:19 128:8 134:16  
135:17 147:24 148:2  
152:25 173:9,14  
199:22 212:17 214:16  
219:1 248:16 257:1  
296:18 300:8 303:24  
304:10,19 306:9  
310:22 379:3 380:19  
381:12 392:2,8 399:4  
406:12 418:18 420:2  
438:1,8 480:17  
**identified** 155:22  
215:14 256:13 282:11  
282:16,18 290:2  
382:18 383:24 394:21  
**identify** 5:14 7:11,12,17  
8:6,20 13:22,24 14:17

17:9 42:9 49:8 69:22  
129:12 136:18 199:9  
212:11 214:8 224:19  
227:3 247:18,21  
248:10 256:17 257:5  
257:10 296:2 297:5  
381:9 391:25 398:21  
398:22 483:18  
**ignored** 40:13  
**IHEP** 448:9  
**Ike's** 37:16  
**illumination** 129:23  
**image** 16:18 391:3  
456:7  
**imagine** 171:9 219:24  
315:8 472:12  
**imbibe** 100:3  
**immediate** 139:12  
418:25  
**immediately** 39:4 44:21  
80:17,19 88:13 90:8  
227:1 253:25 263:11  
291:12 298:25 376:23  
391:19 449:4  
**immune** 423:8  
**impact** 43:22 218:22  
220:8,25 223:6 289:6  
289:9 309:3 313:3  
315:7 316:2 358:20  
371:19 436:15 446:22  
447:15,16,22 449:23  
449:24  
**impacts** 416:6  
**impacting** 222:10  
**impatient** 314:25  
**impeach** 156:16  
**impeachment** 469:23  
**Imperial** 52:16,23 53:13  
61:25 422:18 462:1,6  
467:11 471:7 472:9  
472:10,18,20 473:20  
475:1,3 479:19 480:5  
480:6 481:12  
**implemented** 215:9  
**implications** 384:1  
**importance** 168:19  
**important** 228:22  
281:11 331:10 344:8  
346:7 358:7 370:1  
485:24 486:7 489:10  
489:11 490:7  
**impose** 315:6 328:4  
497:12  
**imposed** 424:25  
**imposition** 497:8  
**impossible** 309:8  
**impression** 377:5  
492:21

**improper** 466:23,24  
**improperly** 160:15  
**improve** 132:24 215:10  
215:16 218:2 238:3  
338:1,2  
**improved** 215:25  
**improvement** 216:4  
311:21  
**improving** 133:9 338:6  
**in-** 463:1  
**in-between** 422:11  
**in-person** 274:19 463:1  
**inadmissible** 103:23,25  
**inappropriate** 300:19  
307:22 308:7 311:11  
312:8 494:23 496:24  
**include** 103:15 138:1  
227:18 435:7 498:24  
**included** 66:19 220:13  
220:14 227:4 317:24  
**includes** 103:3 205:19  
**including** 13:9 80:18  
81:10 244:17 277:12  
277:22 303:9,20  
347:1 404:12 458:1  
497:13  
**incomplete** 86:10  
228:20  
**incomprehensible**  
487:1,24  
**inconsistent** 106:11  
**inconvenience** 422:22  
**incorporated** 177:10  
**incorrect** 27:3,6  
**incorrectly** 354:8  
**increase** 359:23  
**incredibly** 272:19  
**independent** 103:17  
105:6  
**Indian** 189:16  
**indicate** 68:7 85:11  
221:7 259:12 392:3  
**indicated** 62:11 79:14  
89:4 156:22 158:16  
406:14 425:24 440:20  
**indicates** 258:13  
315:24 383:9  
**indicating** 84:17  
**indication** 214:20  
**individual** 19:18 26:20  
27:20 180:14 290:19  
**indoor** 121:21  
**indulgence** 352:9  
**industry** 195:10 227:21  
227:23  
**inebriated** 299:15  
314:15 342:4,7,14,17  
342:22,24



**inform** 264:2 268:9  
501:14  
**informal** 30:22 37:3  
**information** 27:6 42:18  
106:16,18,19,22  
183:5,9 244:15  
326:13 371:11 381:18  
506:20 507:2  
**informative** 108:2  
**informed** 18:7 156:20  
205:13,14 206:4  
272:16 324:24 325:4  
332:15  
**inherently** 301:11  
**initially** 156:8 205:14  
354:20 439:15  
**initiative** 314:3  
**injuries** 314:8,9,10  
335:20  
**innocuous** 317:13  
**innovative** 244:13  
253:3 486:4  
**innuendo** 491:10  
**innuendos** 491:3  
**inquired** 324:21  
**inside** 1:13 8:2 37:25  
47:12 60:13 84:13  
117:6 122:16 166:13  
166:15,17 314:4  
404:20,23 439:21  
441:3  
**insisting** 161:20  
**inspired** 95:22  
**install** 222:14  
**installed** 46:14 396:14  
463:3  
**instance** 383:1,8,13  
**Institute** 448:9  
**institutional** 46:19  
**instruct** 66:5 155:6  
**instructed** 323:18  
**instructions** 86:18  
**insufficient** 396:16,18  
**insulation** 127:25  
137:23 216:3  
**insult** 253:11,14  
**insulting** 249:4  
**intended** 68:19 75:21  
227:14 268:3 291:22  
332:19 338:12 382:15  
382:20,23 383:2  
**intending** 106:15 225:8  
**intends** 101:10 502:1  
**intensity** 228:17  
**intent** 107:7  
**intention** 104:10 124:19  
156:23 336:2  
**intently** 285:23

**interest** 28:8 163:9  
164:9 185:4 235:9  
322:20 338:21 339:8  
339:12,19,23 340:2,4  
340:7 449:7 488:21  
489:4  
**interested** 105:16  
264:12 272:16  
**interesting** 397:11  
431:18 451:3  
**interests** 119:23 338:17  
338:18,19  
**interference** 6:17 15:12  
32:22 36:24 384:15  
390:24 395:6 404:10  
410:9 424:2 431:6  
445:1,20 446:15  
491:24 497:2 502:5  
503:19  
**interior** 64:8 107:23  
215:1,15,21,23  
290:21 396:1 398:1  
407:5 414:23 429:6  
489:12,16  
**intermittently** 60:2  
**internal** 98:2 103:3  
325:8  
**international** 434:1  
**interpret** 65:18,20  
**interrupt** 122:5  
**intersection** 45:10,12  
45:13 51:10 56:4,15  
58:12,14 59:5 291:8  
310:8,10,16 311:17  
311:20 314:1,5,14,20  
335:21,23 336:13  
338:1 382:8 383:17  
383:18,20,21 385:4  
397:20,21 398:14,25  
399:7,16 401:4 402:9  
422:14,25 462:2  
481:18 488:9 496:4,8  
497:16  
**introduce** 9:3,5 10:2,18  
14:15 32:2 107:10  
**introduced** 211:14  
291:17 300:12  
**introducing** 251:23  
**introduction** 283:16  
**invasive** 423:10,16  
**inventory** 84:18  
**invest** 242:12  
**invested** 115:15  
**investigation** 41:18,21  
42:20,22 273:24  
**investigations** 509:10  
**investigative** 34:17  
472:15 492:7 509:14

**investigator** 2:12 17:11  
34:15,23 40:24 41:8  
42:5,11,15,21 49:10  
51:15,18,21 52:9,19  
52:24 53:7 54:4,9  
55:3,4,9,15,18,21  
56:2,9,25 58:17,20  
59:2,15 60:5,11,18  
61:9,10 66:10,11 68:5  
72:25 73:2 75:24  
77:17 78:11 79:13  
81:14 83:9,11 85:13  
88:7 89:3 90:6,19  
166:23 167:1,8 283:8  
289:21 290:25 299:13  
309:8,17 315:23  
480:3 496:11  
**investigator's** 126:22  
268:24 472:24  
**investment** 127:18  
182:20 449:14,23  
**investments** 361:15  
**invite** 104:9 119:17  
**invited** 104:5 107:2  
232:23 290:7  
**involve** 297:11  
**involved** 33:9,10 38:19  
43:21 104:18 239:1  
301:7 451:9 457:6,13  
457:22 465:8 467:4  
468:10 494:9  
**involvement** 186:7  
189:8  
**Iowa** 379:21  
**iPhone** 117:23  
**Iran** 18:13  
**Iran's** 330:3,3  
**Ireland** 397:10  
**ironic** 297:18  
**Ironically** 93:14 134:9  
**irregular** 434:13,14,21  
**irrelevant** 267:2 312:1  
325:7 400:21 458:9  
459:20  
**irrespective** 506:5  
**irresponsible** 268:16  
**irrigation** 133:7  
**irritated** 359:9  
**isolation** 3:7 214:13  
215:11,16,25 218:3  
221:14 225:2 227:13  
**issuance** 33:21 34:12  
459:17  
**issue** 28:3 30:5 32:18  
35:8 37:17 57:12,19  
140:19 234:19 267:10  
279:3 280:21 298:1  
312:7 313:5 335:15

346:10 348:25 349:1  
350:10 388:1 421:20  
435:22 446:24 451:1  
465:23 486:22 488:7  
488:12 498:10 506:8  
**issued** 56:12 160:9  
307:5 461:4 506:2,7  
**issues** 13:17 18:20 45:7  
46:15 80:8 140:15  
176:2 223:8,10  
231:15 232:14 244:14  
303:8,11 307:1  
311:21 312:2,3  
314:14 331:10 423:3  
423:20 424:17 433:25  
434:1 436:2 437:13  
468:11 486:20,22  
487:2,4 504:23  
**issuing** 306:23  
**it'll** 115:23  
**item** 56:10 105:7  
345:13 489:24  
**items** 98:7

---

**J**


---

**J** 138:13  
**J-** 10:8 356:3  
**J-A-** 17:2  
**J-A-M-E-S** 456:19  
**J-O-N-E-S** 15:5  
**Jack** 53:15 85:23  
422:18 427:22 428:18  
**Jamaica** 103:18  
**James** 1:23 2:10 4:19  
6:1 14:12 16:12,13,17  
16:20 17:2 36:19  
43:16 455:6,7,16,23  
456:3,6,13,19 458:9  
458:12,13,16,18  
460:2,3,7 461:7  
464:11,12,15 467:3  
468:20 469:17 470:5  
470:15,17 475:7,11  
475:19,22,23 477:13  
478:5,9 479:19,21  
480:3,5,11 481:7,10  
481:13 482:7  
**January** 138:20 263:8  
277:1 278:15 279:1  
290:16 310:7 330:22  
331:18 332:9 333:1,9  
343:6,8 344:5 345:12  
345:14 348:15 357:1  
371:10  
**Japer** 3:21 4:9 10:6,7,8  
240:17,19 241:6  
248:12  
**Jeni** 1:23 508:16 510:6

**job** 93:12 127:21  
154:24 212:14 242:23  
249:2 374:14  
**jobs** 396:2 493:6  
**join** 11:14  
**joined** 274:10 330:1  
**joining** 332:20  
**joint** 13:7,8 18:19 206:2  
353:17  
**jointly** 294:16 353:23  
**Jones** 4:12 5:25 15:3,4  
15:4 17:22 18:2 22:13  
22:15 79:18,22  
352:18,21 355:3,14  
355:18,19,25 356:3  
357:16 361:17 362:18  
362:24,25 363:4,7,11  
363:24 364:10,12,23  
364:24,25 365:3,7,14  
365:19,21 366:2,6,8  
366:16,25 367:5,17  
367:20,23,24 368:2,5  
368:8,11 394:20  
404:13 433:9 495:24  
496:12  
**Jones's** 394:18  
**Joseph** 241:6  
**JR** 1:21,23  
**judging** 293:24 427:24  
470:2  
**judgment** 336:10  
**July** 148:25 149:23  
151:2,16 152:22  
217:11,11 253:17  
290:6 291:13 305:4  
334:17 433:22  
**junction** 28:1,2  
**June** 151:13  
**jurisdiction** 239:23  
469:25  
**justify** 70:11

---

**K**

**K** 138:13 378:21  
**K-A-I-** 15:9  
**K-A-I-T-L-Y-N** 369:7  
**K-A-L-O-R-A-M-A**  
457:1  
**K-E-R-R** 15:10 369:8  
**K-E-V-I-N** 17:11 40:25  
**K-I-T-T-E-L-S-O-N**  
379:1  
**K-L-I-N-E** 8:24  
**K.C** 186:17  
**K.J** 4:6 9:15 35:23  
43:12 91:15 93:3  
**KA** 13:9  
**Kaitlyn** 4:13 6:5 15:8

368:14 369:6  
**Kaitlyn's** 404:6  
**Kalorama** 2:10 14:13  
16:20 36:20 43:15  
49:12 263:3 353:13  
353:19 410:19 412:21  
413:4 456:22,24  
457:2 467:24 476:19  
**KCA** 457:3,8,14,22  
459:1,11,14,18 461:3  
464:3,16 467:18  
468:5 469:25 471:25  
474:22  
**KCAs** 473:6 474:13  
**keep** 77:15 80:25 117:1  
139:22,25 141:10  
257:4 275:7 299:5  
322:12 325:3 355:7  
364:6 401:17,22  
405:2 436:22,24  
437:1,4,7,9,11,22  
447:5  
**keeping** 137:17  
**kegs** 175:7  
**kept** 39:15 324:24  
332:15 442:17  
**Kerr** 4:13 6:5 15:8,9  
368:14,15,16,22  
369:3,7 374:5 375:14  
375:21 377:12,14,15  
377:17,19,22,22,24  
378:1 391:17 445:11  
445:24  
**Kerr's** 445:9  
**Kevin** 2:12 4:5 17:11  
40:24 55:2  
**kinds** 143:16 397:5  
**kitchen** 172:20 302:16  
476:13 477:12  
**Kittelson** 378:23,24  
379:7  
**KJ** 8:16 9:8  
**Klem** 346:21  
**Kline's** 24:15,19 88:19  
146:15 351:16 352:2  
455:2 502:22  
**knew** 151:18 255:17  
336:13  
**knock** 76:5,15  
**knowing** 143:14 197:20  
332:15 493:16  
**knowledge** 60:15 65:3  
68:19 81:13 150:5  
188:4 226:19 232:12  
252:16 273:6 278:16  
278:19 279:18 281:4  
318:2,7,9 370:18  
453:23 462:12

**known** 15:22 32:25  
301:10 309:5 452:24  
465:20 466:10,11  
493:12  
**knows** 397:3 503:15

---

**L**

**L-A-N-D-R-E-N-E-A-U**  
432:24  
**L-A-U-R-I-** 16:3  
**L-A-U-R-I-E** 417:20  
**L-O-W-E** 11:9  
**labeled** 168:21 199:16  
199:17  
**lack** 265:6 298:4 359:16  
385:18  
**lacks** 471:25 476:22  
**land** 382:23,24  
**landing** 376:13  
**Landreneau** 395:1  
432:23  
**landscaping** 118:21  
119:6 306:2  
**lane** 127:12 402:17  
**language** 460:12  
**large** 225:25 382:24  
388:8 486:19  
**largely** 460:17 471:18  
**larger** 358:6,9  
**Lastly** 342:2  
**late** 31:24 162:3 196:7  
233:25 237:13 297:16  
299:8 309:23 317:10  
318:18 372:12,12  
397:8,15 398:9 407:7  
407:14 408:9 410:4  
413:25 421:12,14  
430:12,14 435:8  
447:10 463:9,11,11  
470:19 491:4 500:22  
**late-night** 395:12  
**launching** 233:14  
**Laurie** 4:16 16:2,3  
43:19 299:3 389:18  
417:20  
**law** 9:20 30:12 38:11,16  
77:13 102:19 104:22  
104:23 177:19 184:12  
228:15 315:11 320:13  
477:16,17 478:17  
494:6 502:4,10,13  
504:16 505:19,25  
506:19 507:1 509:12  
**laws** 499:14  
**lawyer** 102:15  
**lawyer's** 105:17  
**lawyers** 105:14,15  
108:25 189:16 470:13

506:20 507:2  
**lay** 30:20,21,23 31:10  
31:12,13 33:2,5,10  
**layers** 216:1  
**laying** 84:22 304:24  
**layout** 68:19 450:18  
**layouts** 64:8  
**lead** 16:22 44:9 45:6  
385:2 421:13  
**leadership** 464:24  
**leads** 122:19 319:17  
383:22  
**learn** 281:2 371:6  
453:16  
**learned** 273:24 371:11  
**lease** 93:7 133:12 374:9  
374:11  
**leave** 30:1 35:4,18  
123:5 162:24 163:3  
164:16 165:5 166:8  
178:2 342:14,22,23  
342:24 360:10,20  
374:13 375:10,13  
397:15 494:13  
**leaving** 126:12 201:3,7  
220:25 306:15 314:23  
342:4,6,7,17 372:1,5  
396:11 421:8,11  
422:13 423:13 428:18  
435:23  
**led** 243:15 268:9 424:17  
457:24  
**Lee** 5:12 15:23 451:6  
**left** 78:20 115:11,24  
117:11 127:8 154:2  
203:1,6 259:3 315:14  
341:14 348:18 353:2  
369:24 370:1 391:6  
391:10,13 402:17,17  
408:1 419:1 433:5,16  
444:25 482:11  
**left-hand** 67:12,13  
257:20 258:19  
**legal** 34:5,6 38:9 138:25  
158:2 173:5 243:21  
397:23 489:14 496:21  
497:17 507:23 509:13  
509:13,14  
**legally** 161:24 177:23  
187:3 190:16  
**legislation** 267:1  
**legitimate** 269:9 425:5  
**lessor** 245:7  
**let's** 8:5,7 11:25 12:4  
15:3 51:17 54:19  
57:16 67:25 72:21  
74:5,5 78:6 82:5,12  
82:25 86:6,6 89:16

- 90:22 96:10 107:15  
110:15 134:21 138:10  
144:3 147:5,10 157:9  
159:1,25 160:4,11,24  
164:14 167:4 169:13  
169:13 173:21 174:25  
176:19 179:16 180:23  
181:21 224:15 225:10  
247:3 259:22 260:2  
277:5 292:24 313:16  
352:7 356:19 398:13  
398:17 409:20 412:2  
413:9,18,21 427:11  
427:13,15 445:18  
466:22  
**letter** 49:11,12,13,15,17  
**letting** 21:10 209:18  
210:2,17 372:13  
**level** 98:5 114:12  
117:25 124:8 127:9  
201:18,18,19,20  
202:16 203:8 219:21  
220:3 221:22 222:21  
227:13,13 228:13  
269:4 273:16 296:4  
316:25 317:23 349:3  
359:5,23 372:7  
373:14,16 381:17,24  
383:5,7,11 393:6  
490:19  
**levels** 215:17 218:20  
219:12 220:1,8  
222:23 223:1  
**levity** 287:6  
**Lewis** 186:17  
**Lexus** 102:17  
**liaisons** 124:24  
**liar** 488:2  
**libraries** 47:5  
**licensed** 45:18 46:23  
88:10 90:7 178:8  
197:16 228:18 239:24  
239:25 240:1 337:16  
380:1 397:23 419:23  
466:9 473:1  
**licensee** 465:22 476:6,8  
477:9  
**licensees** 459:2 461:9  
476:14  
**licenses** 197:18 268:13  
289:13 327:3,5  
379:25 458:5,5,23  
459:1,9,10 497:18  
**licensing** 457:23 467:5  
469:19  
**lied** 243:1  
**lieu** 107:12 305:11  
**life** 100:4 189:15 372:21  
375:3 431:18 441:15  
**lifetime** 93:11 361:15  
**light** 122:16 314:19  
329:8 401:7,9,10,22  
404:18 501:24  
**lights** 35:3 39:12,12  
40:13 45:2 129:25  
**liked** 436:8 497:1  
**likes** 116:18  
**likewise** 37:22  
**limit** 68:24 69:5,6  
188:13 208:18 209:3  
209:4 213:18 437:13  
489:16  
**limitation** 498:2  
**limitations** 157:21  
316:5  
**limited** 180:9,15 309:23  
354:14 473:16 489:19  
498:15  
**limiters** 222:14  
**limiting** 20:18,19  
159:19 210:1  
**limits** 222:19  
**line** 6:13,18,20,25 7:3  
10:23 15:1 17:25,25  
21:7,7 44:8 52:14,14  
53:10,11 57:24 65:12  
145:4,10 180:17  
193:2,6 257:15,21  
258:7 259:19,20  
266:18 269:21 314:24  
321:14 322:1,16  
323:7 325:6 396:20  
460:25 478:22 489:9  
499:21,21 501:6  
**line-item** 137:22  
**lines** 18:4 48:6 233:16  
377:7  
**liquor** 84:19,24 98:7  
177:24 187:21,24  
188:5 196:20 232:14  
241:17 268:13 291:5  
313:10 395:12,12  
**list** 5:17,18 14:21 27:16  
86:10 179:4 274:21  
284:25 290:24 314:13  
**listed** 81:5 85:18 179:9  
179:11,19 181:12  
283:7,8,9,9  
**listen** 141:22 164:11  
209:12 228:7 413:13  
436:8  
**listened** 236:17 238:1  
358:12 371:13 420:22  
434:23 446:9 462:19  
486:15  
**listening** 8:19 233:9  
249:3 285:23 300:25  
436:18 451:4 492:16  
499:24  
**listing** 3:8,8 134:8  
135:2 179:7,8 180:4,7  
**listings** 134:22 178:22  
180:10  
**litigant** 105:5  
**litter** 39:1 44:1 303:9  
405:1  
**little** 11:4 30:22 32:3  
40:8 96:17,18 221:10  
230:21 244:11 251:6  
303:25 304:7 327:1  
335:4 337:17 355:14  
363:25 364:4 367:3  
393:15 395:8,15  
404:24 406:25 439:10  
450:14 457:17 460:4  
460:12 461:20 466:8  
480:12 481:8,19  
496:16 498:12  
**livability** 379:14  
**live** 39:24 40:1 43:5  
47:12,17 100:24  
107:2,12 121:25  
122:3 164:18 166:12  
168:11 231:10,11,12  
231:13 232:2,4  
233:12 234:23 241:9  
251:15 256:3,9 263:2  
263:3 299:9 301:2  
359:20 360:24 369:12  
376:8,11 384:12  
390:17,18 395:1  
397:19 417:22 422:8  
423:1 435:7 440:17  
444:13 451:22 463:25  
464:3 491:7,7  
**lived** 94:22 119:15  
235:2 270:18 297:13  
357:6 359:20 373:10  
394:7,12 397:10,10  
400:15 402:3 406:15  
406:18 418:8 423:6,7  
433:19,20 446:6  
493:7  
**livelihood** 358:24  
**lively** 79:25 319:18  
**lives** 258:23 394:24  
404:1 419:15 420:13  
422:24  
**living** 38:2 44:16  
234:24 238:14 356:19  
357:2 358:23 361:14  
363:7 374:1,24  
395:16,18 396:25  
397:8 433:23 438:16  
441:11 448:7  
**LLC** 1:6 5:6 42:24  
507:25  
**load** 43:8 387:13  
**loading** 113:12 385:25  
**lobby** 69:5 127:7  
**local** 35:10 381:23  
382:18,19,21,25  
383:4 384:9 387:24  
397:15  
**locality** 412:17  
**locate** 220:17 290:21  
496:4  
**located** 37:10 43:2 48:4  
48:9,12,12 61:21  
68:21 69:12 73:8  
81:10,18,21 82:2  
139:3 170:22 173:16  
175:20 239:5 288:15  
291:3 306:14 307:10  
393:6 445:15 481:12  
**location** 1:10 7:24  
37:19,24 38:18,24  
42:23 43:11 53:23  
55:7 73:13 76:3 77:5  
78:17 80:15 89:5 92:1  
114:4 142:23 143:3  
166:18 257:22 260:15  
293:10 298:14 300:19  
305:15 307:6,6  
308:11 316:10 339:6  
339:25 371:16 395:13  
396:4 410:12 453:8  
468:7 472:16,20,21  
473:10 474:23 482:3  
488:15 494:8 496:24  
497:7  
**locations** 121:2 407:15  
474:7  
**log** 91:1 192:10 211:12  
**logical** 297:19 496:21  
**logically** 125:5 126:12  
**logistics** 93:15 94:5,9  
**loiter** 165:25 494:14  
**loitering** 151:21  
**long** 20:7 23:23 30:13  
32:25 36:23 37:1 41:9  
113:5 207:20 209:13  
210:6 233:16 235:2  
252:18 261:1 308:4  
323:12,14 329:23,24  
350:25 351:17,21  
359:20 360:5 362:12  
366:10 375:18 379:6  
394:7 411:25 416:20  
418:8 427:12 433:19  
446:6 449:7 451:10  
452:24 455:1 457:6

467:4 477:23 500:20  
**longer** 188:2 240:1  
 305:15 361:24 366:24  
 383:2 475:19  
**longest** 252:19  
**look** 99:13 114:22  
 115:15,23 118:24  
 119:1 120:25 122:1  
 122:11 129:10,22  
 133:25 149:10 186:2  
 214:25 215:4 218:19  
 230:2 232:23 273:1  
 290:24 312:5 332:12  
 361:1,1 363:6,6,14,19  
 372:3 375:16 386:19  
 427:25,25 431:21  
 455:8 500:24  
**looked** 103:13 115:17  
 117:9 126:21 131:25  
 134:11 135:23 382:5  
 388:11 403:5  
**looking** 22:17 42:10  
 83:5 110:3 111:13  
 114:1,20 115:8 116:5  
 118:2 121:23 129:11  
 130:16 131:12,16  
 134:22 153:2 186:1  
 199:13 215:6,7  
 224:24 243:1 247:19  
 295:23 309:20 331:13  
 331:14 357:19 363:8  
 365:23 370:23 375:21  
 391:3 405:14 407:11  
 422:7 431:9 433:3  
 447:20 481:7 492:6,7  
**looks** 98:17 109:18  
 115:16,24 257:13,16  
 304:22 381:25 405:19  
 418:2 480:13  
**looms** 309:12  
**lose** 193:5  
**loss** 168:1  
**lost** 254:13,15 418:17  
**lot** 6:19,20 7:7 9:2  
 24:18,18 54:11,13,15  
 59:21 62:20 81:18,22  
 82:2 84:20,21 88:15  
 88:17 89:5,6 95:11,12  
 95:14,17,18 139:10  
 149:25 150:16,16,20  
 150:21 187:10,25  
 188:2 207:4 210:4  
 242:6 244:18 245:6  
 248:1 269:5 272:17  
 274:3,3 318:19,22  
 323:14 346:25 350:23  
 374:25 379:12 381:20  
 384:14,23 393:12

396:1 397:14 399:6,6  
 408:12 409:7,8  
 428:10 429:12 434:15  
 434:17 447:7,19,20  
 448:12 452:11 457:19  
 458:21 460:23 461:13  
 471:20 476:13 480:6  
 480:13,19,25 500:21  
**lots** 40:4 269:20 290:23  
 402:15 407:12 408:2  
 490:22 497:3  
**loud** 115:5 137:9  
 219:22,25 220:2,17  
 359:3 435:23 439:6,7  
 460:18 464:1  
**louder** 121:20 429:13  
 438:22 439:3 447:4  
**loudly** 170:11  
**lounge** 131:13 187:17  
**love** 253:2 430:12  
 452:12  
**lover's** 171:12 172:1  
**low** 101:2 129:24,24  
 221:7,12,19 225:21  
 226:12 382:20 383:13  
 383:13  
**low-** 221:23 225:18  
**low-frequency** 225:23  
**Lowe** 4:8 6:15 10:16,17  
 10:24 11:2,7,9 229:20  
 229:22,23,25 230:10  
 230:14,20 231:9,24  
 232:3,8 235:19,21,24  
 236:4,7 238:8,24  
 240:6,8,12,14  
**lower** 11:4 69:18  
 257:20  
**lowest** 201:18 203:8  
**luck** 190:7,7  
**Lucky** 40:6 52:11,15,18  
 53:9 85:23 231:14,17  
 233:15 234:3,7,13  
 238:16 239:4 306:3  
 307:9 398:5 422:17  
 423:21 424:10,18,24  
 426:23 469:2 470:17  
 481:20  
**lunch** 21:16  
**Lyft** 124:20,23 125:9  
 309:19 334:23 335:1  
 335:8 336:15 384:2,7  
 384:14,23  
**Lyfts** 298:14 314:17,24  
 335:23 384:11,19  
 494:16

---

**M**


---

**m** 187:17 194:4

**M-E-S** 17:3  
**Ma-I-R** 12:18  
**ma'am** 11:11 368:10  
 389:23,25 390:2  
 414:20  
**magic** 162:21  
**MAHK** 1:6 5:6,6 42:24  
 42:25 43:2,3,7,11  
 46:16,24 48:4,9 51:23  
 52:11 507:25  
**main** 207:21 371:21  
 421:4,6,20 446:17,20  
 449:14  
**maintain** 490:8  
**maintained** 223:1  
**major** 151:3,9,10 294:1  
 358:20 496:1  
**majority** 26:16 204:1  
 207:2 241:17 278:5  
 318:25 398:3  
**making** 115:15 149:20  
 153:5 168:5 292:13  
 297:24 301:9 303:2  
 336:11 361:16 413:12  
 499:19  
**Mambo** 37:16  
**man** 39:10 234:20  
 238:3 486:3 493:2  
**man's** 397:13  
**manage** 461:15  
**management** 93:13,15  
 93:16,19,24 94:6  
 182:14 379:14 424:17  
**manager** 187:4  
**manager's** 123:18  
**managers** 245:7  
**managing** 306:25  
**manipulated** 243:1  
**manner** 510:18  
**map** 3:11,11,21,22  
 49:25 50:2,4 71:8  
 88:13 257:13,25  
**maps** 81:14  
**March** 42:15 49:2 68:16  
 79:14 179:19 181:7  
 346:2 394:9 406:16  
 453:9,11  
**Marcus** 419:6,15  
**mark** 158:11 272:2  
**marked** 72:17 78:14  
 101:18 128:7 134:13  
 134:15 135:16 148:1  
 152:24 173:13 199:21  
 212:16 214:15 218:25  
 248:15 256:25 296:17  
 300:7 303:23 304:9  
 304:18 306:8 310:3  
 310:21 369:20 380:18

381:11 392:7 399:3  
 406:11 418:21 420:1  
 438:7 480:16  
**marketed** 135:6  
**marketing** 94:3 136:5  
**Maryland** 93:18,23  
 102:23 240:2 380:2  
**mass** 164:2 216:25  
**massage** 196:3,7  
 233:22 234:1  
**massive** 225:24  
**master** 186:25 187:3  
 189:10  
**Master's** 93:25  
**masters** 379:22,23  
**material** 103:1,14,16  
 106:3 108:17 130:2  
**materials** 103:5 105:24  
 220:22 306:16  
**math** 88:8 402:4  
**matter** 1:5 12:12 21:13  
 28:6 31:19 58:2 77:13  
 91:6 105:14 121:20  
 176:9,11 192:19  
 201:8 222:15,16  
 252:9 268:8 270:17  
 276:8 278:23 279:11  
 279:15,22 281:1,12  
 286:12 299:2 322:24  
 325:25 326:2 344:5  
 345:17 346:25 351:2  
 351:5 353:12,15  
 362:13 389:4 483:20  
 485:8 494:15,17  
 510:22  
**matters** 17:15,17  
 272:19 279:15 281:10  
 325:24 339:15 457:7  
 457:23 458:14,14,15  
 458:19,19 465:4  
**maximum** 222:17  
**mayhem** 184:23  
**MBA** 93:20,22,24  
 143:21  
**mean** 14:21,22 30:17  
 97:6,6,8,9 100:3  
 103:20,21 118:11  
 126:12 140:19,22  
 143:19,25 146:7,9  
 149:24 151:5 156:17  
 162:19 163:6 167:22  
 170:17 172:22 176:8  
 180:19 185:21 195:17  
 195:20 202:7 207:19  
 207:20 228:3,4  
 250:17 251:20,24  
 263:22 265:1 269:18  
 273:22 275:1 276:17

276:25 277:14 279:4  
 280:19 289:25 299:6  
 301:11 307:19 311:5  
 313:22 318:17 319:14  
 321:5 325:14 326:22  
 336:17 340:11 348:7  
 363:18 388:3 389:23  
 409:14 413:10 416:5  
 428:15 437:20 442:2  
 447:22 449:19 452:2  
 463:1 481:1 500:13  
 504:24 505:5  
**meaning** 37:11 78:20  
 148:25 188:23 380:24  
 449:10  
**means** 151:10 164:21  
 164:24 252:22 255:7  
 362:3 401:24 421:21  
 449:3  
**meant** 103:14,15  
 155:20  
**measurable** 478:16  
**measure** 130:3  
**measured** 395:3  
**measurement** 258:24  
 259:11  
**measurements** 228:13  
**measures** 129:25  
 140:20 223:3 396:15  
**mechanical** 220:20  
**media** 251:21,23  
 483:14,19  
**mediation** 270:23  
 324:22 466:19,22  
 467:8  
**medium** 75:4  
**meet** 232:20 236:9  
 242:21 243:24 244:1  
 264:10 326:25 376:19  
**meeting** 1:3 3:19 28:5  
 75:16 104:6,8 107:3  
 108:8,9,10 138:20  
 149:23 151:3,17,18  
 152:22 247:14 248:22  
 249:5 250:7,15 251:4  
 251:12,17 252:18,19  
 253:17 255:14 269:3  
 278:23 280:25 288:25  
 290:5,10,16 291:14  
 300:23 305:6 310:19  
 320:1 345:11,17  
 346:2,16,19,23 347:2  
 347:4 348:15 349:24  
 373:8 453:5 464:16  
 465:17,18 466:1  
 471:15 507:23 508:24  
 508:25 509:8 510:13  
**meetings** 1:6 5:6 42:24

43:1,2,3,7,11 46:16  
 46:24 48:4,9 51:23  
 243:4,5 251:16  
 263:23 267:9 276:22  
 277:3,9,12,13,15,16  
 277:17,18,19,22  
 290:11,12 324:16  
 325:17 351:1 358:13  
 358:13 371:14 420:22  
 420:23 434:24,24  
 446:10,10 453:14  
 462:20 463:4 465:3  
 507:22,25 508:3  
 510:14  
**meets** 127:25  
**members** 8:15 12:8  
 23:11 26:17 27:17  
 33:17 36:12 54:21  
 61:3,4 129:15 164:10  
 182:4 186:2 191:15  
 191:20 192:24 193:19  
 229:9 240:9 242:21  
 255:4 261:10 276:10  
 276:14,17 281:20  
 288:2 289:1 322:12  
 343:11,23 345:19  
 347:1,5,7 348:13,24  
 349:14 364:19 368:1  
 377:13 386:17,20,23  
 391:16 416:16 430:22  
 443:9 454:2 464:3,20  
 475:13 479:7 485:13  
 485:20 492:15  
**membership** 266:21,24  
**memo** 225:5  
**memoranda** 103:4  
**memorandum** 3:7  
 228:11  
**memory** 59:23  
**men** 96:14,15,16 97:9  
**mention** 63:24 84:16,23  
 85:1  
**mentioned** 9:18 63:12  
 63:19 80:14 85:4  
 180:11 182:14,16,19  
 182:23 186:13 197:13  
 197:13 239:15 279:8  
 316:8 317:2,4 318:21  
 423:19,21 431:19  
 446:20 449:6 476:22  
 490:4  
**menu** 82:18,20 103:24  
 462:10 476:9,10  
**menus** 105:4 476:23  
**mercy** 32:25 146:19  
 493:22  
**merely** 104:3  
**merge** 402:12

**merits** 29:10 34:8  
**mess** 314:2 496:8  
**met** 1:18 79:14 122:25  
 189:15 236:21 244:21  
 269:20 279:7,13  
 376:21 441:20,22  
 451:13,15,16,16  
 475:19 491:2  
**meter** 48:16 309:14  
**metered** 309:13  
**meters** 305:18  
**metro** 48:3 309:15,21  
**Mexico** 441:13  
**MHK** 507:25  
**microphone** 15:15  
 22:20 355:7 470:9,11  
**mid-March** 47:25  
**middle** 108:11 208:2,4  
 249:5 250:15 251:4  
 251:12 387:13 393:8  
 406:24 407:23,23  
 418:25 452:3  
**middle-aged** 397:14  
**midnight** 226:4 309:22  
 489:20 497:20  
**midst** 233:5  
**midstream** 280:12  
**milling** 293:20 317:8  
**mind** 100:15 119:23  
 146:14 183:20 194:8  
 208:3 285:18 298:18  
 299:10 300:24 315:9  
 502:16  
**mindful** 21:2 210:3  
**mine** 135:11 273:14  
 295:13  
**mineral** 216:2  
**minimal** 220:25  
**minimum** 38:15  
**minor** 77:21 382:19  
 383:2 384:9  
**minority** 265:11  
**minus** 68:25  
**minute** 11:4 24:6,10  
 70:22,22 72:1 111:6  
 148:9 154:1 192:9  
 203:13 207:15 238:20  
 280:2 389:5,12 406:5  
 424:8 484:5,6 486:16  
 487:18 503:10,10  
 504:6  
**minutes** 3:19 21:19  
 22:3,5 24:4,23 25:1  
 25:18 33:15 90:23  
 91:3 113:5 175:4  
 192:9 205:15,24  
 208:10 209:17 285:16  
 287:4 288:24 289:22

310:18 311:19 322:25  
 331:17 353:19,20,22  
 354:3,10,17,19,22,24  
 355:2 362:4 389:10  
 404:22 429:2 431:10  
 454:25 482:11 484:3  
 484:7 485:17 505:1  
 505:14 509:2  
**mirror** 117:17 419:6,15  
**mirrors** 100:17  
**mischaracterization**  
 158:15  
**misconduct** 509:11  
**misconstruction**  
 320:11  
**misleading** 228:21  
**missed** 95:13 205:7  
 450:13 476:10 483:6  
 492:4  
**missing** 204:8  
**misspeak** 183:14  
**misspoke** 157:17  
**misspoken** 155:19  
**misstated** 158:19  
**misstating** 320:13,14  
**mistake** 450:9  
**mistaken** 136:11  
 312:14  
**mistakes** 493:24  
**mistrust** 487:15 491:10  
**misunderstanding**  
 492:25  
**mitigate** 46:15 137:9  
 146:20 221:25 337:18  
 487:14,23  
**mitigation** 127:17  
 137:12 223:3 225:22  
 226:9 396:14 447:21  
 487:12  
**mix** 96:11 447:18  
 448:12  
**mixed** 39:22 40:4 46:18  
 59:24 60:3 61:23  
 396:9  
**mixed-use** 46:16,17  
 80:15 81:15,24  
**model** 187:14 220:2  
**modeling** 219:8  
**modifications** 491:18  
**mom** 94:23 186:17  
**moment** 13:18 77:3  
 420:10  
**mom's** 82:22  
**Monday** 48:17,21  
**money** 40:15 146:16  
 245:12 487:24 488:4  
**monitor** 53:22 123:4  
**monitored** 47:24 53:19

**monitoring** 123:10,14  
123:20,22 172:21,23  
173:4  
**month** 278:2 326:25  
374:10,10,11,11  
**monthly** 346:17  
**months** 58:15,16  
138:25 143:13 151:7  
236:10,15 261:6  
270:16 274:6,9 277:1  
343:17 439:16 505:4  
**Monument** 98:18  
**mood** 84:13  
**moratorium** 34:2 37:3  
37:10 56:7,10,14,23  
56:23 57:6,9 77:6  
92:1 138:17 139:3  
143:8,23,25 289:14  
327:20,23 465:24  
478:13 493:15  
**moratoriums** 460:9  
**Morgan** 34:2 37:3,5,10  
54:11 58:22 59:1,3,25  
62:21 85:13,16 94:22  
185:14,15 238:9  
242:7,11 245:9 253:4  
265:9 268:14 270:18  
271:23 272:24 274:2  
288:12 289:14 290:18  
309:6 327:20,23  
370:10 413:3 441:14  
458:20 460:9 468:22  
469:11,14,21 470:21  
475:5 476:2 478:12  
486:4 493:4,15  
494:13  
**morning** 7:22 8:13,14  
9:10 12:8 14:1,10  
15:24 16:10 21:6  
33:17 55:2,4 61:8,10  
77:1,17 161:23 162:4  
162:16 172:1 210:5,9  
245:24,25 293:22  
297:16 298:10 302:9  
354:17 372:19 373:3  
373:6,21 375:1  
395:22 396:2,12  
398:12 421:12 423:15  
423:15 429:12 494:22  
**mother** 486:8  
**motion** 139:18 205:22  
206:2 322:22 326:18  
327:18,21 330:1  
332:16 353:17 508:6  
508:7,21 509:21,22  
510:11  
**motions** 243:12,22,22  
326:4 329:10,11,15

**motivation** 35:20  
**mount** 220:17,18 222:8  
**mouse** 114:7 116:22,22  
**mouth** 76:13 89:25  
125:19 503:15,16  
**move** 19:8 32:9 57:17  
58:4,9 59:7 67:25  
78:25 79:5 89:16  
101:12 147:5,10,11  
149:13 157:9 159:2  
159:25 160:4,20,24  
164:14 169:14 174:25  
176:19 179:16 180:23  
181:21 208:19 212:18  
214:3,21 223:13  
247:3 259:22 260:2  
282:9,13 283:25  
284:4,10 285:1,5,7  
292:24 307:14,20  
313:17 323:14 333:4  
333:16 340:13 356:11  
357:25 369:15 374:14  
374:14 380:10 391:24  
392:18 402:18 409:20  
412:2 413:18,21  
419:12 420:4 424:25  
425:2 427:15 433:1  
439:24 449:21 459:7  
482:22,24 483:2,4  
507:22 509:7  
**moveable** 152:4  
**moved** 173:23 174:1  
193:20 222:6 223:18  
283:18 284:1,7,22  
300:14 356:22 369:16  
371:3 406:17 483:22  
**movements** 382:6,7  
**moving** 77:15 80:7  
115:8 139:22 157:3  
205:11 206:18 207:6  
210:15 282:18 303:11  
315:20 344:10 349:1  
374:23 383:1 385:13  
386:7,9 387:2,4,6,12  
387:15 431:6 468:6  
**MU4** 407:21  
**muggy** 437:17  
**multi** 381:13,15  
**Multi-modal** 3:22  
**multimodal** 383:21  
**multiple** 59:5 102:11  
273:15 279:7,13  
396:3 434:16  
**multiple-dwelling**  
46:20  
**murky** 16:18  
**music** 35:14 45:2 115:5  
121:19,19,20,21

122:8,9 153:10  
219:21 221:21,24  
222:23 225:16,18  
226:5 228:16 359:6  
361:5 364:16 435:7  
436:9,19 439:3,6  
440:17 463:25,25  
490:11,12,14,16  
**mute** 6:18 17:23 18:4  
22:14 134:25 145:4,9  
145:10 231:1 248:3  
260:12,13 283:20  
292:9 321:17 368:6  
389:22 419:8,10  
450:6,7 470:7,8,11  
**muted** 292:6  
**mutually** 329:5

---

**N**


---

**N.W** 1:7 227:14 241:9  
263:3 356:9  
**nail** 106:15  
**name** 5:6 7:5,13 8:23  
8:24 9:12,14 10:7  
11:1,8,9,22 12:9,14  
12:17,23 14:2 15:10  
16:6 17:1,24 22:23  
36:12 40:22 93:2 99:7  
196:23 241:4,6 288:3  
288:6,8 369:6,7  
378:20 416:20 417:19  
417:19 431:19,19,23  
432:13,22 456:18,18  
508:1  
**names** 5:18 9:4,6 14:16  
14:17,18 97:4 275:25  
356:1 369:5 378:19  
390:13 432:11 444:9  
456:17  
**narrow** 36:23,25 46:9  
314:18 392:14 429:24  
**native** 94:20 486:7  
**nature** 26:11,21 36:2  
76:18 81:3 101:22,25  
101:25 135:7 146:4,5  
155:5 169:5 216:22  
300:20 319:9 396:7  
409:2 413:11  
**nav** 402:15  
**near** 37:3 44:17 291:7  
382:10 422:14,25  
463:23 496:5 503:25  
**nearest** 52:10  
**Nebraska** 380:3  
**necessarily** 109:5  
189:11 246:21 477:18  
**necessary** 172:10  
222:25 223:4 226:25  
299:25 300:11  
**need** 5:11 6:25 7:1 8:20  
31:13 57:14 70:4 72:2  
76:5 87:25 111:1,9,25  
125:16 126:23 128:22  
137:9 142:1 147:14  
147:15 154:16 155:11  
160:13,17 168:14  
177:16 183:2,19  
187:24 201:25 202:1  
207:1 208:18 210:10  
211:1,13 213:19,25  
214:20 238:5 248:1  
250:22,23 251:6  
286:15 288:5 290:1  
311:21 313:22,25  
323:24,25 331:10  
340:23 350:4,8 389:1  
389:1,9,25 390:2  
414:16 460:3 470:7  
478:15 484:9,19  
485:1 501:7 503:14  
**needed** 143:7,9 159:17  
177:19,20 187:20  
335:2,3,8  
**needs** 5:13 113:7 169:9  
211:13,14 289:7  
309:4 311:7 337:9,10  
337:14  
**negate** 329:17  
**negative** 36:3,4 131:24  
416:5  
**negligible** 245:8  
**negotiate** 330:24  
331:22  
**negotiated** 271:3 327:8  
**negotiations** 271:1  
328:19 334:12 347:7  
**neighbor** 184:20 185:5  
201:9 265:1 359:17  
374:5 400:15 404:17  
419:1 422:19  
**neighborhood** 13:10  
35:25 38:21 40:10  
59:14 133:22 136:12  
181:3,17 235:3 238:3  
241:14 244:16 265:9  
266:11 274:3 289:7  
309:19 314:23 334:25  
365:1,9 366:19,20  
367:9,13 370:11  
406:15,18 409:16  
421:22 422:25 426:13  
427:2,8 428:15  
452:12 453:5 460:10  
460:18 461:1,1,22,24  
463:20 471:17 494:8  
496:14

**neighboring** 35:2 38:3  
135:21  
**neighbors** 40:12 139:7  
139:11,12,13 150:17  
150:19 151:19 170:14  
234:16 236:21 237:7  
237:12,14 238:11  
254:1 297:25 298:6  
371:11 373:7 374:1  
404:19 447:5 453:7  
461:13 463:19 488:16  
493:5,19,19 495:7  
**neighbors'** 146:20  
269:7  
**neither** 147:6 254:3  
**nestled** 121:4  
**network** 364:3 380:6  
**neurotically** 228:4  
**never** 117:3,6 163:14  
208:11 222:20 274:24  
275:4 279:16,24  
280:19,21 290:17  
302:2 326:22 334:9  
339:10 358:22 364:5  
364:6 451:4 488:8,22  
489:4  
**new** 1:10 7:24 37:11,24  
42:23 43:4,10 56:11  
91:24 100:8 126:14  
138:22 142:22 143:2  
238:4 265:21,24  
278:13 279:2 307:6  
343:11,12,23 344:16  
346:9,12 348:13,24  
351:5 365:12 465:24  
474:4,7 488:24  
499:22 506:19 507:2  
**next-door** 253:5  
**NGOs** 434:3  
**nice** 264:21 269:23  
359:17 436:23 437:8  
438:23 439:18 472:15  
**nicely** 456:10  
**night** 20:25 124:5 131:8  
150:17 161:22 166:20  
167:16 171:1,3,5  
200:25 291:22 297:16  
309:23 317:20 318:3  
318:5,16,18 372:18  
386:8 397:16 398:10  
407:7,14 408:10  
421:14 430:12 463:19  
495:9,10  
**night/early** 421:12  
**nightclub** 83:5 458:22  
458:23 478:11,12,20  
478:21 486:24  
**nightclubs** 458:20

478:12  
**nightlife** 58:22,25 59:4  
180:11  
**nightmare** 40:17  
**nights** 309:7 372:19,23  
395:25 423:15 429:16  
437:17 497:20  
**nighttime** 44:25 54:16  
129:23 130:14 423:11  
423:12  
**NIMBY** 248:22 251:17  
252:22,22 253:13  
**nine** 53:25 482:11  
**nip** 308:5  
**noise** 35:14 40:8 44:11  
46:15 151:20 166:11  
213:18 218:20 219:7  
219:12 220:3 221:7  
221:24 222:17 225:18  
225:21,22 228:12,16  
292:9 303:9 359:13  
359:23 361:2,5,11  
371:21 372:7,14  
374:25 396:17 415:18  
421:6,13 422:16,22  
423:3,8,10,10,16  
428:21 430:15,15  
435:18,19,21 436:10  
436:14,17 437:3  
446:21,24 447:13,24  
448:22 460:18 487:3  
487:12,14,18,23  
490:19,23 494:12  
495:16  
**noises** 397:5  
**noisy** 34:24 35:5 45:1  
219:8 436:20  
**non-lawyers** 108:20  
**non-profit** 448:8 449:7  
**nondescript** 121:2  
**nonprofit** 98:13  
**normal** 307:22 331:2  
373:16 438:19 478:6  
**normally** 18:1 28:21  
185:18 360:4 376:17  
447:9 476:25,25  
478:8  
**north** 37:5 48:6 53:17  
263:12 401:22 408:6  
408:11 410:3 412:21  
467:23  
**north-** 202:7  
**Northwest** 183:19  
190:25  
**Nos** 223:21 284:15,16  
300:7 309:1 313:20  
420:19  
**notable** 231:20

**notation** 259:10  
**note** 67:13 184:8  
255:11 291:19 358:7  
412:10  
**noted** 56:20 77:10  
216:19 302:24  
**notes** 12:24  
**notice** 31:21 91:19,23  
92:6,14 164:14 174:9  
206:19 207:6 259:23  
259:24 508:22 510:12  
510:14  
**noticeable** 76:9  
**noticed** 134:19 263:23  
276:6 345:18 351:1  
**notion** 271:25  
**notorious** 76:10  
**November** 369:16  
371:5  
**nuance** 226:16  
**nuisance** 297:25  
**nuisances** 38:14 494:5  
**number** 5:5,7 29:12,13  
50:7 51:1,10 88:11  
90:6 157:22 158:17  
158:20 159:8,19  
161:11 163:25 204:6  
233:9 272:14 314:6  
325:6,7 332:5 341:6  
356:23 405:7 407:14  
408:9 409:4,6 410:4  
413:24 429:9 452:17  
480:6 486:19 490:6  
**numbered** 407:12,12  
**numbers** 160:8 200:8,9  
272:25 276:1 297:5  
408:2 425:9 480:1  
481:9  
**numerous** 38:23  
242:19 243:4 252:20  
255:2 267:9 486:13  
498:8  
**nurse** 95:1  
**Nutrition** 103:18  
**NW** 3:8,12,15,17,17  
43:3 45:10,23 46:8  
48:5,5,7,8,10,13,14  
48:24,24,25 49:1,5,21  
49:22 50:6,8,16,20,20  
50:22,24 51:1,3,5,6,9  
51:11,11,13,13 52:12  
52:16 53:16 56:5,5,16  
56:16,19 60:19 310:9

---

**O**

---

**O** 98:14,15  
**o'clock** 21:6,7 90:22  
210:9 302:9 317:20

318:3,5,16 395:22  
396:11,12 398:11  
422:20 429:11  
**O-N-E-S** 356:4  
**oath** 19:25 158:7  
**object** 28:9 30:2 65:12  
132:11,11 140:4  
155:3 171:16,16  
252:4 266:17 272:2  
292:2 302:18 311:1  
311:11 330:14 410:10  
483:13,17,17  
**objected** 106:6 302:3,7  
320:13  
**objecting** 31:14 156:1  
284:2 412:12 473:14  
**objections** 108:25  
155:5 213:6 223:15  
308:20  
**objects** 31:12 69:19  
**obligation** 265:12  
**obliged** 303:18  
**observations** 382:8  
**observe** 48:1 69:7  
426:7  
**observed** 62:20 135:5  
136:4  
**obstructing** 304:1  
**obstructs** 365:16  
**obtain** 37:11  
**obvious** 290:20 293:12  
**obviously** 245:1 263:25  
264:1 384:20 387:12  
447:8 493:20  
**occasion** 243:24 264:9  
380:5 430:7  
**occasional** 384:11,19  
384:22  
**occasionally** 382:25  
**occasions** 273:15  
498:8  
**occupancy** 43:8 152:3  
152:9 156:12 157:16  
157:19 158:3 160:10  
161:10 297:9,11  
498:3  
**occupants** 161:11  
**occupied** 336:23 337:1  
337:3,7  
**occur** 30:19,19 302:1,3  
302:5 355:1  
**occurred** 102:7 344:15  
**occurs** 439:12  
**octave** 225:19  
**odd** 334:9  
**of--leaving** 306:17  
**off-the-court** 94:8  
**offense** 77:22 322:16

**offer** 246:7,12  
**offered** 181:19 205:6  
 264:11  
**offering** 265:10  
**offerings** 116:3,16  
 130:25  
**offers** 48:15,21 107:18  
 180:8 462:6  
**offhand** 152:8,13,14,15  
 152:19  
**office** 45:20 49:3 98:3,9  
 98:12 123:10,19  
 127:9 140:2 178:9,10  
 195:18,20,22 196:4  
 197:9 243:11,21  
 266:3 291:6 305:22  
 349:23 386:5 396:1  
 434:7 438:17 446:4  
 496:20  
**official** 174:8 507:21  
 508:2  
**officially** 507:11  
**old** 99:11 219:25 230:5  
 344:1 351:5 397:12  
**older** 216:22  
**on-street** 48:16,21  
**once** 6:23 7:9 9:4 14:16  
 22:6 23:24 25:11,16  
 25:16 37:15 45:1  
 90:24 122:23 172:10  
 172:16 173:2 189:4  
 243:9 285:12 326:25  
 352:12,13,14 356:22  
 388:4,5 402:21  
 504:18 505:22  
**one-way** 44:3 45:8  
 48:25 226:3 314:18  
 429:24 441:1,18  
**ones** 76:19 244:17  
 308:14 345:4 470:19  
**ongoing** 267:22 268:8  
 337:10,13 509:10  
**ongoings** 273:20  
**online** 108:9,16 192:14  
 318:16,20 371:9  
 446:14  
**onsite** 215:3 216:16  
**Ontario** 241:9 256:14  
**open** 18:1 22:20 33:14  
 39:19,20 83:17  
 105:23 108:8 123:9  
 142:6 167:1,12 196:7  
 216:23 233:4 234:1  
 242:6 274:21 338:10  
 355:7 372:12 381:21  
 436:23 437:1,8,11,22  
 447:5,7 469:23  
 494:23 507:21 508:3

508:25 509:7 510:14  
**open-ended** 324:2  
**opened** 140:10 180:17  
 196:19  
**opening** 3:2 21:21 22:4  
 22:5,7 60:17 94:10  
 182:13 292:5 325:17  
 405:18 490:4 494:1  
**opens** 100:20 349:10  
 402:19  
**operate** 37:15 123:3  
 189:21 293:19 460:16  
 497:18  
**operating** 46:24 98:12  
 173:5 186:23 188:11  
 339:19 340:4 467:22  
**operation** 1:12 8:1  
 37:25 47:10,15 76:8  
 151:20 178:7 182:24  
 183:1 188:12 189:19  
 194:9 195:13,15  
 198:1 293:9,18 308:5  
 358:19 359:24 435:15  
 446:18 478:11  
**operational** 171:4,6  
 172:9,9,11  
**operations** 37:20 38:12  
 172:15 178:10 380:15  
 421:5 435:8 494:3  
 497:15  
**operator** 207:22 244:24  
 471:19 473:8 474:14  
 478:18,19  
**operators** 472:2  
**opinion** 63:21 132:15  
 132:15 152:1 222:24  
 244:7 269:17 312:19  
 330:13 383:16 384:1  
 400:12,19,19,20  
 405:5 473:6,6 474:12  
 474:13  
**opinions** 29:5 103:4  
 204:3 243:20 347:8  
 380:25  
**opportunities** 94:8  
 96:12 242:20 402:24  
**opportunity** 23:12,13  
 23:15,17,25 24:14  
 25:14 27:24 28:11  
 42:4 67:1 87:15,16  
 88:2,3 89:13,14 95:13  
 95:14,19 100:12  
 107:24 111:8 154:14  
 193:21 197:22 198:12  
 205:7 216:24 279:2  
 285:6 295:17 296:22  
 302:18,25 329:17  
 345:16,21 346:2

348:7 354:2 412:7  
 424:23 479:20  
**oppose** 467:18 468:5,6  
 468:16  
**opposed** 77:13 234:17  
 269:24 276:5 318:23  
 319:1,6 459:12 498:1  
**opposite** 40:7 153:13  
 201:21,25 203:6  
 228:23  
**opposition** 143:15  
 493:18  
**option** 74:14  
**options** 96:18  
**oral** 32:3,15  
**ordeal** 93:21  
**order** 19:24 26:17 36:4  
 37:13 38:9,25 43:23  
 46:8 59:9 217:17  
 219:18 266:23 289:6  
 303:8 349:25 350:11  
 362:8 497:11  
**orderly** 185:19,22  
**ordinance** 63:21  
**organization** 464:25  
**orient** 199:6 391:16  
**original** 106:5  
**originally** 93:7 179:9  
 406:17  
**outdoor** 114:13 233:16  
 425:2 435:8 448:15  
**outdoors** 168:12  
 438:13  
**outer** 69:11 291:3  
**outline** 64:19  
**outset** 307:4  
**outside** 38:1 44:7,13  
 52:21 60:19,21 62:18  
 62:20 76:17 117:15  
 118:4 137:15 143:23  
 243:11 253:1 293:21  
 317:9 324:15 363:10  
 373:7 374:25 397:4  
 435:19 463:10  
**over-** 316:1  
**over-concentration**  
 487:3  
**overall** 372:20 503:24  
**overlap** 446:19  
**overlook** 115:12 495:7  
**overlooked** 45:23  
**overlooking** 115:16  
 395:19  
**overlooks** 450:22  
**overly** 137:11,12  
**overnight** 385:16,17,24  
 386:5  
**overrule** 66:14,15 67:6

109:8,9,18 132:17  
 141:3 147:1,3 158:25  
 246:20 252:2,14  
 267:4,4,11 272:7  
 307:17 313:1,11,15  
 320:23 321:11 325:13  
 325:19 331:12,12  
 341:22 400:24 409:14  
 409:17 410:23 411:10  
 411:25 424:5 427:13  
 458:11 460:1 470:5  
 481:5  
**overruled** 283:22 301:6  
 413:8,9  
**overruling** 301:16  
 302:24  
**oversight** 198:1  
**overwhelming** 361:3  
**overwhelmingly** 493:11  
**owned** 133:1 235:5  
 238:10  
**owner** 43:12 45:16  
 49:14,16 98:12  
 144:14,25 145:14  
 147:7 148:23 183:21  
 185:1,2 197:21 221:3  
 337:18 356:24 357:6  
 376:19 467:24 471:16  
 478:10  
**owners** 43:17 238:10  
 245:2,2,8 265:11  
 269:20 331:23  
**ownership** 265:9 269:6  
**owning** 185:6  
**owns** 45:17 86:15  
 239:18

---

**P**


---

**P-E-T-E-R** 10:14  
**P-I-P-E-R** 16:11 444:10  
**P-O-C-H-O-W-S-K-I**  
 15:20 378:21  
**P-R-O-C-E-E-D-I-N-G-S**  
 5:1  
**P-U-E-N-T-** 17:11  
**P-U-E-N-T-E** 40:25  
**p.m** 47:23 48:17,19,22  
 91:7,8 192:20,21  
 286:13,14 485:9,10  
 489:19 497:19 510:23  
**pack** 428:13  
**packages** 178:17,20  
 385:23  
**page** 4:3 52:5 64:17  
 68:6,11,18 75:3 79:13  
 82:25 92:17 214:24  
 215:18,18,19 216:15  
 227:10 279:14 310:12



310:13 407:24  
**pages** 34:6 64:8 81:5  
 82:5,10 85:18 214:21  
 309:9  
**paid** 272:18 427:18  
**pail** 405:8,14  
**pain** 362:15,15  
**pains** 491:13  
**pandemic** 96:9 233:5  
 238:5 434:6,9 462:9  
**paper** 421:3  
**papers** 470:10,14  
**paragraph** 221:6  
 225:11 315:14  
**paragraphs** 70:13  
**paraphrase** 339:7  
**pardon** 73:21 474:8  
**park** 85:8 178:14,16  
 309:20 361:21,23  
 362:8,11 387:12,14  
**parking** 35:8 39:1 43:24  
 48:10,11,16,16,21,23  
 50:22,23 51:1,2,5,6,8  
 85:11 289:7 309:4,5,7  
 309:11 334:25 335:2  
 361:25 362:2,2 382:4  
 387:17 496:13  
**parlors** 196:3,7  
**part** 45:18 58:25 65:23  
 65:24 69:3 87:14  
 102:4 115:14 120:21  
 120:24 121:11 137:14  
 146:15 168:22 184:14  
 184:15 204:8,12  
 214:10,11 215:9  
 254:17 260:24 277:6  
 289:16 290:1 293:25  
 294:7,13,15 317:15  
 317:16 318:14 326:23  
 336:5 349:4 361:15  
 361:24 365:19 367:8  
 367:11 377:3 413:16  
 451:12 481:15  
**partially** 186:19  
**PARTICIPANT** 340:25  
**participants** 203:25  
**participate** 271:7  
 319:21 323:11 324:14  
 324:20 326:13  
**participated** 185:14  
 270:19,22,25 319:24  
**participating** 323:10  
 499:2  
**participation** 507:12  
 510:21  
**particular** 29:11 38:19  
 57:25 58:14 179:7  
 210:20 218:21 266:9

268:17 321:25 328:24  
 338:16 342:6 345:12  
 384:24 387:21 426:14  
 461:7 462:17 494:9  
**particularly** 39:3  
 225:18 265:10 266:20  
 272:15 276:4 331:7  
 397:4 402:7 459:1  
 461:9 471:21  
**parties** 5:9,14 6:23,24  
 7:7,10 8:10 9:2 14:16  
 14:18,20 17:15 20:13  
 20:15,21 21:1,5,15,19  
 22:6 102:6,13 103:2  
 105:12,18,23 107:19  
 205:14,15,22 206:5,6  
 206:17 207:2,6 209:3  
 210:14 266:5 301:21  
 301:25 352:6 353:18  
 353:23 439:2,8 484:6  
 499:5,13 502:3,15  
 504:14,19 505:18  
 507:13  
**partition** 215:23  
**partitions** 215:15,15,21  
 216:11  
**partner** 27:9 186:25  
 339:19 340:4  
**partners** 186:25  
**parts** 334:23  
**party** 16:21 20:9 28:20  
 29:1 39:4 103:22  
 179:11 227:12,16,17  
 326:4,13,17 470:20  
 495:16  
**partying** 360:13  
**passage** 304:2  
**passcode** 76:5,14  
**passed** 29:14 144:14  
 145:1,15 148:24  
 149:6 246:2 267:2  
 312:20,22 326:16  
 330:21 335:16,17  
 508:22 510:11  
**passengers** 314:11  
**passersby** 404:13  
**passersbys** 99:15  
**passing** 336:10 360:12  
**pastries** 82:14  
**patch** 305:24 496:16  
**patience** 316:12 499:7  
**patio** 34:24  
**patios** 170:22  
**patronage** 495:8  
**patronize** 197:6  
**patrons** 35:4,5 43:8  
 44:5,7 46:4,6,10  
 52:21 62:7 82:15 83:1

83:15 99:15 123:5  
 124:1 165:4 170:10  
 172:7,17,25 219:19  
 233:20 293:20 297:11  
 297:14 298:9,13  
 299:15 309:18,21  
 314:15,16 316:24  
 317:8,13 342:4,6  
 373:2 396:11 400:8  
 421:11 428:18 436:11  
 463:10  
**pattern** 332:12  
**patterns** 124:18 398:14  
 399:15  
**pause** 57:6 192:25  
 198:15,18,23 200:5  
 204:21 224:6 229:10  
 240:10 247:8 261:11  
 281:21 283:19 340:20  
 341:7 357:11 364:20  
**paused** 209:21  
**pay** 240:3 421:25  
**paying** 105:16 166:19  
 167:15 402:22  
**peace** 36:4 38:25 43:23  
 59:9 289:6 303:8  
 358:24 396:18 495:11  
**peaceful** 186:7 359:17  
 397:1  
**pedestrian** 39:1 43:25  
 289:8 304:2 309:5  
 311:16,22 314:7  
 382:6 399:18 403:3  
**pedestrians** 310:17  
 314:9 335:18 382:21  
 400:6 402:23 403:1  
**pending** 148:12 241:20  
 371:15 416:7 475:7,9  
**penetrate** 226:6  
**penetration** 495:16  
**penetrations** 217:16,24  
**Pennsylvania** 239:25  
**people's** 115:17 164:23  
 201:14  
**peoples** 405:18 415:15  
**perceive** 228:5  
**perceived** 273:11  
**percent** 113:6,10 186:9  
 366:13,14,15  
**percentage** 458:3 468:3  
**perception** 228:9  
**perfect** 186:1  
**perfectly** 401:20 410:19  
**performance** 250:6  
**performed** 218:18  
**period** 56:12 209:10  
 270:17 273:10,12  
 329:22,25 457:10

504:22  
**periods** 225:20  
**permissible** 499:18  
**permission** 18:11 72:3  
 78:1 164:8 357:9  
 460:20 490:15  
**permit** 46:18 48:23 51:8  
 303:10 387:8  
**permits** 60:20 151:12  
 306:24  
**permitted** 188:17,20  
 307:13 374:19 464:18  
 465:19,25  
**person** 19:16,18 30:20  
 30:21,23 31:12,13  
 33:5 39:13 72:5 107:6  
 124:4,15 184:20,21  
 245:10 254:4 264:13  
 264:18 269:24 286:21  
 319:2 321:2,3 361:4  
 422:24 428:21 451:6  
 451:14 456:22 463:2  
 471:24 476:5,20  
 491:15  
**person-to-person**  
 273:16  
**personal** 226:19 228:8  
 389:4 397:7 400:19  
 400:20 449:11 462:12  
**personally** 18:15 85:25  
 186:24 288:16 387:20  
**persons** 31:10 33:3,11  
 161:16 498:3,11,13  
**perspective** 31:15 39:7  
 39:9 77:24 92:15  
 382:2,17 384:10,13  
 385:25 387:11  
**pertaining** 104:23,24  
**peruse** 99:3  
**perusing** 131:6  
**Peter** 4:10 6:14 10:12  
 10:13 262:3,10  
 349:22  
**petition** 270:20  
**petitioner** 284:1,4  
**Petitioner's** 283:17  
**phenomenon** 319:12  
**phone** 17:23 23:2  
 145:10 207:16 248:3  
 260:12,13 276:1  
 321:17,18,19 352:18  
 355:20 438:15,17  
 451:17 455:17,18  
 470:7 481:8  
**phones** 18:4 170:12  
 364:1  
**phonetic** 330:12 331:20  
**photo** 3:23 199:4,5

- photograph** 3:12,12,13  
3:13,14,14,15,16,17  
3:17,19,20 50:7,14,15  
50:18,19,21,23,25  
51:2,4,12,22 69:18  
299:11 398:25 426:1
- photographs** 135:9
- photography** 77:23
- photos** 108:2 216:14  
299:14 300:18
- physical** 104:11,12
- physically** 56:17
- pick** 72:6 231:18 336:3
- pick-up** 125:1
- pick-ups** 384:3,7
- picked** 125:4,25 425:1  
488:15 494:23 496:4
- picking** 23:4 44:6  
384:11
- pickup** 388:14
- picture** 50:5,10 114:23  
130:6,7 199:1 299:13  
304:22 305:2 420:12  
426:8,11 455:21
- pictures** 216:15 299:23
- piece** 216:8 217:15  
222:13 267:1
- pieces** 141:11
- PIF** 13:8,8 18:19 34:19  
294:17 300:12 301:20  
332:20
- PIFF** 282:15,24 283:10
- Piper** 4:18 5:12 16:9,10  
43:17 49:16 443:19  
443:21,24 444:10
- pipes** 217:25
- pivot** 95:22
- placard** 473:10,11,18  
473:20 484:15 492:8
- placarding** 465:19
- place** 69:14 83:24 95:10  
96:8,24 97:5,12,12,13  
97:15 100:2,11  
107:25 118:15 119:21  
127:2 178:16,19  
196:5 233:22 234:1  
297:19 303:13 305:20  
306:19 309:20 363:25  
376:13 494:23
- placed** 179:22 495:4  
510:16
- placement** 45:4 305:17
- places** 53:3 83:20 121:4  
452:11 458:21
- plain** 226:2
- plan** 3:18 13:2,6 116:21  
117:16 153:8 168:22  
171:8 173:10 175:16
- 175:17,21,22,22,23  
176:16,22 177:12  
178:6 195:9 291:15  
294:4,12 296:4 308:7  
317:23 463:7,17  
496:21
- planned** 37:20 127:24  
294:1 303:13 305:12  
393:21 445:17 509:10
- planner** 379:12
- planning** 44:4 106:8  
303:15 379:22 380:7  
380:16
- plans** 38:5 84:24 85:2  
103:21 105:4 123:4  
124:20 140:1 141:10  
151:8 172:12,15  
215:7 290:8 293:7,25  
298:5,8 306:19  
336:16,19 374:13,16  
379:14 403:6,13,14  
420:24 423:4 434:25  
442:9,16 446:11,15  
453:13 462:17,22  
466:15 498:25
- plant** 172:6
- planting** 306:2
- plaster** 120:12
- plastic** 235:15 239:19
- plat** 174:6 306:13
- platform** 269:14
- play** 109:23 110:5  
111:20 112:1,1 113:8  
113:20 115:5 152:20  
153:22 154:20,22  
204:11 436:9 439:2  
490:16
- played** 113:21 121:21  
194:5
- playing** 122:8 436:19
- plays** 489:25
- pleased** 471:19 497:24
- pleases** 297:6
- pleasure** 236:4 240:14
- plenty** 106:10
- plowing** 39:16
- plus** 68:25 139:17  
468:1
- Pochowski** 3:22 4:14  
5:24 15:11,13,17,19  
15:20 378:4,8,9,11,18  
378:20 380:24 381:7  
384:17 387:2 388:19  
496:6
- Pochowski's** 380:12  
398:15
- pocket** 402:19
- point** 39:8 62:14,17
- 67:3 78:16 88:8 99:17  
142:21 154:9 203:22  
215:4 226:23 232:21  
240:3 273:1 293:2  
303:10 330:5 333:16  
336:23 340:16 351:6  
357:22 361:7 366:9  
366:11 370:1 391:7  
392:10 444:21 445:2  
445:21 465:21 480:5  
487:21 491:1,3
- pointed** 142:2,3 290:22  
462:1
- pointing** 358:3 391:15  
401:12 407:16
- points** 27:25 28:15  
77:21 217:2 279:23  
304:3 395:14 396:5
- police** 123:25 189:17  
201:6
- policies** 434:4
- policy** 43:22 105:21  
448:10
- poor** 424:16
- poorly** 436:13
- popped** 100:1
- popular** 126:11
- popularity** 140:22,25
- porches** 405:18
- portion** 154:22 198:6
- portrayal** 107:23
- posed** 226:18 238:1
- position** 26:5 104:8  
140:13 203:19 265:22  
267:21 327:12 348:4  
348:22,23 442:18  
448:4 451:20,24  
471:24 489:12 490:15  
501:8,16,25 502:23
- positioned** 387:5
- possibility** 44:6 45:7  
221:23
- possible** 7:8 44:25 80:2  
80:8,23 85:25 86:9,11  
132:3,4 137:8 185:5  
222:7 469:2 478:19  
502:17 503:11 505:6
- possibly** 44:9 59:20  
104:16 232:14 351:20  
372:5
- post** 309:11 497:10
- posted** 60:21 510:15
- potential** 7:15,16,17  
53:23 54:2 151:20  
269:25 383:22 385:2  
421:7,13 446:22  
501:1
- potentially** 35:1 299:17
- powder** 122:4 131:18  
131:18
- power** 184:17
- powers** 143:21
- practical** 384:1 510:18
- practically** 225:25
- practice** 206:15 239:16  
239:24
- practiced** 30:12
- practicing** 102:15
- pre-COVID** 54:1,10
- pre-existing** 475:1
- pre-hearing** 205:12,18
- precedent** 266:10
- precedents** 38:9
- predecessor** 279:20
- predict** 172:4 218:19
- predicted** 219:12
- predictions** 228:12
- predominant** 291:13
- prefer** 437:11
- preference** 197:15
- preferred** 299:8
- prejudiced** 107:18
- preliminary** 13:16,23  
17:14,17 31:19 435:4  
435:11
- premise** 63:4 140:23  
470:18
- premises** 1:13 8:2  
33:21 34:2,11 35:5,9  
37:9 38:1 47:12 63:3  
64:20 101:8 104:11  
107:23 138:23 166:15  
166:17 173:1 178:8  
199:25 228:17 258:1  
382:11 387:21 407:1  
407:1 459:16 499:4
- premium** 116:17
- preparation** 102:4
- prepare** 271:6
- prepared** 19:11 102:4  
103:2 105:5,7,9,24  
108:17 113:6,7  
157:12 175:14 214:11  
225:3 227:11
- preposterous** 104:1  
491:9
- preprogrammed** 122:9
- present** 1:20 2:6 18:24  
19:7,13 24:11,16,24  
25:3,13 28:23 79:21  
90:25 105:14 205:15  
206:5 207:10 209:24  
242:21 288:22 290:8  
297:2,2 352:11  
353:19,21 354:2,18  
354:19 355:2 357:3

464:21 476:5  
**presentation** 18:21  
 32:7 57:18 149:21  
 292:16 499:11,12  
 507:13,14  
**presentations** 29:19  
 244:5,21 264:6,7  
 442:15 452:17,20  
 465:12 486:13  
**presented** 18:9 20:14  
 25:1,11,16,17 26:25  
 140:20 244:8 499:23  
 506:23,25  
**presenting** 354:23  
**presents** 23:9 30:2  
**preserve** 307:20  
**president** 14:12 16:20  
 365:11  
**presiding** 1:18  
**press** 111:20 112:1  
 337:17  
**pressing** 352:15  
**pressure** 337:17 359:11  
**presumably** 294:5  
 333:18 337:8 348:6  
**presume** 309:18  
**pretty** 59:11,12 79:24  
 129:18 185:19 219:8  
 219:22,24 255:13  
 267:23 269:21,22  
 274:20 278:5 295:14  
 318:20 361:1 362:1  
 362:10 373:6 401:3  
 406:20 423:8 428:2  
 431:7 434:14,20  
 436:14 438:14 439:17  
 439:21 465:5  
**prevail** 112:3  
**prevent** 34:7 493:1  
**prevents** 200:23  
**previous** 91:24 98:12  
 143:5,6 144:13,15,25  
 145:2,14,16 147:6  
 148:23,24 166:9  
 244:19 270:17 397:20  
 404:1  
**previously** 34:3 98:11  
 111:11 126:21 176:24  
 178:24,25 230:23  
 242:10 282:11 305:7  
 306:12 394:13  
**price** 124:11 137:19  
 180:3,4 181:13  
 449:22  
**prices** 180:7,13  
**pricing** 179:5  
**primarily** 98:20 303:8  
 387:25

**primary** 435:19  
**principle** 8:17 9:8 35:24  
**printed** 375:22  
**prior** 38:7 55:8,9 106:10  
 266:23 267:1,8  
 304:14 337:1 344:15  
 344:17 351:3 497:11  
 506:7,7,9  
**private** 153:5 297:22  
 434:4  
**privilege** 106:17,24,25  
**privileges** 72:9  
**privy** 276:6  
**probably** 21:9,16 24:3,5  
 53:10,14 61:18 106:6  
 124:12 127:22 160:15  
 266:18 285:15 329:1  
 354:19 438:11 439:8  
 453:18 472:12 500:6  
 504:17 506:3  
**problem** 35:12 87:14  
 155:1 194:20 250:10  
 306:3 335:21,25  
 355:21 359:8 360:14  
 421:22 422:16 424:20  
 426:10 430:14 435:24  
 436:1,18,21 448:25  
 474:20,22 475:5  
 477:2 488:1,5 490:10  
 496:10  
**problematic** 449:17  
 460:22 461:4,10,10  
 463:21,24 478:6,7  
**problems** 35:13 40:9  
 44:20 234:21 314:12  
 441:15 460:18 478:25  
 488:10  
**procedural** 205:10  
 327:1 329:10 503:17  
 503:18  
**procedure** 27:9 177:18  
 301:23  
**procedures** 326:20  
**proceed** 19:2 189:2  
 465:20 466:8  
**proceeded** 268:23  
**proceeding** 28:21  
 29:11 56:19 118:18  
 175:25 176:2 195:2  
 206:12 273:21 292:12  
 292:15 481:2 483:15  
 491:11  
**proceedings** 109:14  
 139:1 249:19 276:8  
 301:25 315:18 321:24  
 322:3 326:24 343:6,7  
 508:23 509:3  
**proceeds** 331:23

**process** 20:16 21:18  
 23:23 60:10,17  
 149:25 172:10 215:10  
 220:24 242:16,18,25  
 243:14,25 247:11  
 255:20 264:3 267:22  
 268:4 273:4,7,11  
 301:7 302:17 303:12  
 319:19,21 323:10  
 324:14,25 328:19,20  
 329:7 350:23 351:1  
 380:7 435:3 442:7  
 451:10 474:1 488:20  
 499:22 505:9,9  
**producing** 228:16  
**product** 441:11  
**productive** 184:21  
**profession** 212:8  
**professional** 83:10  
 166:20 167:16 379:25  
 380:1 383:16,25  
 486:2  
**professionals** 123:1  
**professor** 93:17  
**proffer** 109:7,10,15  
**profile** 100:24 101:2,2  
 367:3  
**programmer** 490:12,14  
**progresses** 210:7  
**prohibited** 109:14  
 499:1,3  
**prohibition** 99:25  
 498:16  
**prohibits** 228:14  
**project** 39:17 139:23  
 140:12 146:17 213:11  
 213:15 225:3 498:17  
**projects** 252:20  
**prolong** 475:18  
**promised** 265:16  
**promote** 186:6  
**promoters** 153:9 499:4  
**pronounce** 431:22  
**pronouncements**  
 483:15  
**proof** 447:25  
**proper** 27:9 197:23  
**properly** 464:1 508:8  
 509:23  
**properties** 132:25  
 133:11,21 175:20  
 180:14 215:12 218:23  
 219:13 265:2,4  
 365:18 414:1,2  
 469:24  
**property** 39:2 43:16,25  
 49:14,16 52:13,14  
 53:10,10 88:17 90:9

95:4 115:21 132:9,21  
 132:24 133:2,5 135:5  
 136:5,6 172:24 174:7  
 179:19,22 180:4,4  
 181:2,5,6,10,11,14  
 182:20 184:15 185:2  
 185:6 215:11 245:2,8  
 245:13 263:12 264:13  
 264:17 289:9 297:23  
 306:14 316:2 338:18  
 415:1 416:1 463:14  
**proposal** 133:17 136:22  
 137:2,3 472:6,8  
**proposed** 29:9 38:23  
 44:17 45:5 47:10,15  
 47:20 50:8,13,16,18  
 51:25 52:8 61:14  
 64:20 114:11 116:4  
 135:11 137:22 149:21  
 215:7 227:5 236:13  
 260:14 274:15 299:17  
 304:6 305:21 308:8  
 315:5 347:20,23,24  
 352:4 360:6 384:4  
 391:5 407:1 417:25  
 421:4 424:19 435:14  
 444:25 446:18 447:11  
 448:16 462:21 495:8  
 499:13 502:3,9,12  
 504:15 505:18,24  
 506:18  
**proposing** 19:8 395:22  
 420:25 422:15 435:1  
 446:3,12  
**proprietary** 244:14  
 282:19,22  
**proscriptions** 34:20  
**prospective** 38:20  
 494:7  
**protect** 326:19 396:18  
**protection** 102:25  
 103:7  
**protector** 456:8  
**protest** 1:9 5:4 7:22  
 21:5 28:6 35:22 41:17  
 42:12 43:21 49:12,13  
 49:15,17 63:23 70:1  
 71:10,12 72:18 73:1  
 138:21 139:17 161:7  
 206:16 210:24 238:15  
 243:23 246:1 251:13  
 270:19 278:18 279:6  
 288:20 289:4,5 298:3  
 300:21 301:1,22  
 311:16,23 315:23  
 320:4 322:3 325:25  
 326:21 327:2,4,18,19  
 327:22 328:3,22

330:23 331:24,25  
 343:6,7,13,18 344:5  
 348:5 350:11 353:11  
 412:8 457:15 458:1  
 459:22 464:16,23  
 465:9  
**protestant** 3:3 4:25  
 25:17 78:14 79:8  
 148:1 152:24 157:6  
 173:13 174:3 199:21  
 248:15 252:4 256:25  
 274:25 282:13 284:2  
 284:16 294:10,25  
 295:4 296:13,17  
 298:16 299:2,3 300:7  
 303:23 304:9,18  
 306:8 309:1 310:3,21  
 313:20 353:11 380:18  
 381:3,11 392:7,24  
 399:3 400:2 406:11  
 418:3,21 419:5,16  
 420:1,19 425:16  
 438:7 440:6 457:4  
 480:16 483:24  
**protestant's** 198:10  
 199:18 212:10 248:13  
 256:22 257:11 258:13  
 259:15 268:22 282:10  
 282:17 283:9 284:11  
 284:22 288:23 289:16  
 299:23 303:17 304:4  
 304:16 305:3 306:5  
 306:12 308:13,20  
 310:1,18 322:21  
 331:19 357:17 369:20  
 390:25 392:1 394:20  
 398:22 406:1,8  
 418:16 419:19  
**protestants** 3:10 5:10  
 13:9,11 14:7,8,11,22  
 18:18 19:1 34:17  
 35:21 36:5,16,19 39:8  
 43:20 44:2,12,23 45:3  
 72:17 79:20 106:21  
 108:9 139:2,18  
 147:24 148:21 173:8  
 173:23 274:13 276:2  
 283:13 316:5 334:15  
 339:6 341:3 353:13  
 356:6 369:10 390:21  
 412:15 432:17,20  
 437:25 444:17 486:19  
 487:2 492:13 495:14  
**protestants'** 2:13 42:22  
 71:18 78:12 79:6  
 293:24 294:7 299:10  
 379:2 380:11 381:8  
 480:10

**protested** 43:13 238:11  
 327:14 424:16 468:9  
**protesting** 71:5 243:7  
 244:17 263:15 331:21  
 344:10 348:19 395:10  
**protests** 238:25 272:23  
 458:9 464:19 469:19  
**protocol** 264:19  
**protrude** 81:16  
**proud** 431:12  
**prove** 38:11 67:2  
**proven** 185:12  
**provide** 19:12 46:18  
 72:4 109:16 124:13  
 167:23 313:10 382:23  
 434:2,3 504:10  
 505:23  
**provided** 27:4 106:20  
 169:12 213:16 216:8  
 504:19,20 505:22  
**provides** 28:10  
**providing** 109:11 215:2  
 215:23 313:7  
**proving** 38:10 494:2  
**provisions** 289:13  
 403:12  
**proximity** 180:11  
 474:16  
**pub** 397:11,13,14  
**public** 47:5 48:11 51:5  
 100:23 104:5,8 107:3  
 108:8 130:18 149:22  
 173:17 174:9 175:8  
 175:12 243:4,4  
 255:14,14 269:3  
 270:14 274:18 277:15  
 277:15,17,19,22  
 290:6,9,13 306:14,16  
 306:17 322:5 345:20  
 449:6 467:1,8 471:15  
 496:16 498:21 499:2  
**publically** 465:14  
**publicizing** 153:8  
**publicly** 345:18  
**published** 509:16  
 510:17  
**Puente's** 65:17 66:16  
 290:25 299:13 309:8  
 315:24  
**pull** 70:6 86:13 128:2  
 295:14 313:23 406:1  
**pulled** 215:24 216:20  
 308:15  
**pulling** 112:25 425:17  
**pumping** 245:12  
**purchase** 235:10  
 356:25  
**purports** 330:12

**purpose** 76:10 107:4,16  
 108:7 137:4 156:4,5  
 156:18 178:7 305:1  
 413:17 507:23 509:9  
**purposes** 14:8,10 105:6  
 105:6,8,10,25 108:17  
 156:19 410:11  
**pursuant** 506:14  
 508:25 510:13  
**pursue** 101:10 188:17  
 188:19,25  
**pursued** 223:9  
**pursuing** 491:1  
**push** 338:5  
**pushed** 269:12,12,12  
**put** 19:25 22:14 29:8  
 69:25 77:3 80:9 83:12  
 85:2 126:23 140:12  
 142:4 146:16 157:22  
 158:6 166:16 173:10  
 175:13,18,19 176:17  
 177:19,21,24 184:13  
 243:5 249:14 297:3  
 302:21 306:1 315:3  
 321:17,19 334:19  
 335:11 345:10 346:21  
 346:22,23 347:19,23  
 351:24 357:25 372:21  
 375:4 381:14 382:7  
 387:9,22 389:21,22  
 399:20 437:5 445:8  
**puts** 476:6  
**putting** 35:1,1 89:25  
 133:8 206:19 207:5  
 374:12 399:12 403:10  
 421:16 496:23  
**Pyne** 103:18

---

**Q**

---

**qualified** 179:4 213:1,6  
 311:25 400:12  
**quality** 124:11,14  
 372:20 375:3 473:7  
**quandary** 230:24  
**quarrel** 28:24 171:12  
 172:1  
**questioned** 232:19  
 276:8 331:6 488:25  
 498:9  
**questioning** 65:12  
 138:6 266:18 325:6  
 351:20 427:5,7  
**quick** 424:11 429:1  
 460:8  
**quicker** 323:14  
**quickly** 129:18 424:13  
 431:7 501:2 505:6  
**quiet** 36:4,23,25 38:25

40:5 43:23 59:10  
 163:2 170:17,18  
 186:7 226:3 286:24  
 289:6 298:9 303:8  
 314:17 364:15 396:9  
 396:18 397:13 439:18  
 448:3 495:11  
**quieter** 397:4  
**quietly** 124:16  
**quintupled** 137:23  
**quit** 405:4  
**quite** 75:10 76:6 84:11  
 94:11,14 97:8 124:7  
 127:21 148:12 174:21  
 183:9 186:3 189:14  
 233:17 237:15 265:17  
 266:8 273:24 274:22  
 327:11 365:9,10  
 445:7 455:9 466:11  
 466:12 474:2 485:21  
**quote** 309:10  
**quoting** 38:11 109:6

---

**R**

---

**r** 212:13 213:24  
**R-O-T-** 14:2  
**RA2** 291:12  
**race** 493:6  
**rages** 422:4  
**racist** 234:18 238:2  
**radius** 315:25 494:25  
**Rafi** 1:22 508:13 510:3  
**raging** 486:24  
**rail** 424:9  
**rails** 228:6  
**raining** 439:17  
**raise** 31:18,23 32:13  
 57:19 92:19 211:23  
 230:9 240:21 262:19  
 287:20 312:2 350:10  
 368:17 378:10 390:3  
 417:9 426:13 432:2  
 443:25 455:24  
**raised** 30:7,7 57:19  
 77:11 131:23 140:15  
 140:21 349:15 465:23  
 487:2  
**raising** 89:24 133:5  
 230:10  
**ramble** 475:8  
**ramifications** 449:16  
**ran** 242:3  
**range** 46:19 103:5  
 228:8  
**rat** 35:13 45:6 305:25  
 421:24 424:17  
**rate** 365:17 367:12  
**rats** 307:11 421:21,22

424:20 425:25 426:2  
426:10  
**re-cross** 377:19 479:9  
**re-direct** 377:21 386:13  
386:23,25 416:17  
430:23 443:10 454:3  
454:4 479:9,14,15  
**re-share** 214:1  
**reach** 103:3 107:21  
264:14 328:23,25  
**reached** 237:11 271:22  
**reaching** 107:21  
**react** 434:17  
**reacting** 489:22  
**reaction** 83:3  
**read** 34:16 67:23  
225:15 227:9 258:2  
283:2 292:3 301:19  
322:20 323:6,6 354:7  
436:8 462:8 480:12  
**readily** 447:1  
**reading** 228:15 436:18  
**reads** 330:19  
**ready** 72:9 91:10  
355:21 389:7 390:4  
485:13  
**real** 39:2 43:24,25  
108:13 117:14 131:24  
133:2 178:22 179:5  
289:8 316:2 338:19  
359:7 460:8 474:12  
**real-time** 123:14  
**realize** 184:12 210:25  
**realized** 281:3 322:6  
352:22  
**realtor's** 134:5  
**rear** 165:2,9,10,18  
297:10 298:7 299:9  
305:19 373:23 445:20  
**reason** 28:9,9 30:15,16  
38:8 55:12 57:21 58:3  
66:15 122:6 153:15  
155:4 257:6 279:10  
290:20 320:23 348:11  
374:15 404:25 441:24  
442:3 486:18 488:3  
503:12  
**reasonable** 38:13 39:13  
209:10,11 472:5,8  
489:21 494:3 497:2  
**reasons** 40:17 108:23  
109:1 160:16 167:25  
168:2 180:7 242:9  
244:22 316:8 352:4  
470:10 471:7 478:7  
489:5 508:1  
**rebar** 304:25  
**rebuttal** 350:4,7 482:16

482:19  
**recall** 82:19 85:6  
142:25 149:19,19  
150:1,7,10,15 163:17  
196:9 246:22,22  
393:23  
**Recd** 3:5  
**receipt** 502:14  
**receive** 500:12  
**received** 49:3,20,24,25  
79:8 157:6 174:3  
212:23 223:20 279:17  
284:14 296:18 300:8  
308:25 313:19 381:3  
392:24 400:2 420:18  
435:4 440:6 483:24  
**receives** 502:9  
**receptacles** 73:9  
**recess** 24:6 508:23  
**recitation** 228:19  
**reckless** 39:18 40:14  
**recognize** 306:22 379:3  
398:17 399:9 437:25  
438:1  
**recognized** 406:24  
**recollection** 58:19  
148:4 149:3,5  
**recommendation**  
127:25 137:6,20  
**recommendations**  
127:22 137:21 213:18  
214:13,19 215:9  
216:8,18 218:18  
220:13 221:4 228:11  
312:23 338:12  
**recommended** 217:13  
226:9,22 227:1  
**reconsider** 343:9  
**record** 7:12 8:6,21 9:5  
9:13 11:1 13:25 17:9  
24:4 32:6 33:23 40:23  
67:24 77:3,10,21  
90:23,25 91:2,7 92:3  
92:17 118:17 164:10  
192:13,13,17,18,20  
192:23 224:17,20  
225:7 245:11 258:12  
285:15 286:13 288:6  
288:20 289:17,25,25  
290:3 294:8 301:13  
301:16 302:4 307:20  
313:16 348:18 351:24  
356:2 369:5 378:19  
378:25 380:23 390:13  
390:16 412:4 417:19  
420:16 431:13 432:11  
442:6,12 444:9,12  
456:17,25 464:2

471:9,15,25 477:16  
477:20 481:7,11  
485:5,6,9,12 501:12  
506:10,12,12 510:23  
**recorded** 226:8 314:8,9  
314:10  
**recording** 3:23 123:12  
154:18 156:13 194:6  
**recordings** 154:23  
**records** 33:23 61:20  
**recreated** 107:14  
**recross** 23:21 25:10  
88:5 193:21  
**rectangle** 382:10  
**recycle** 69:23  
**recycling** 38:6 85:3  
173:11 176:3 297:20  
305:13,20,23 306:15  
388:4 403:10,12  
496:16,22  
**red** 39:12 366:7 391:4  
401:9,9 426:14  
490:23  
**redeveloped** 99:7  
**redirect** 223:24 261:18  
**redone** 118:3  
**reduce** 80:24 222:9  
434:4  
**reducing** 437:15  
**Reed-Cooke** 241:13  
**reelected** 261:5  
**refer** 67:20 225:8  
**reference** 75:5 148:20  
224:16 225:5 259:4  
259:12,25  
**referenced** 64:13,15  
317:11  
**references** 310:12  
330:23  
**referencing** 70:10  
224:20  
**referred** 42:25  
**referring** 271:15 334:16  
338:22 346:15,18  
**reflect** 33:24  
**reflects** 181:14  
**refresh** 24:5 148:4  
**refreshes** 149:3  
**refrigerator** 238:16  
425:3  
**refusing** 493:23  
**regard** 387:2,4,19  
**regarding** 41:21 42:19  
67:5 250:23 252:9  
255:14 274:15 280:24  
307:9 311:22 348:25  
348:25 462:20 483:19  
**regardless** 297:10

469:25 495:10  
**Register** 509:16 510:17  
**regular** 231:19 405:10  
425:1 434:13,20  
438:19 465:2  
**Regulation** 41:5  
**regulations** 175:4  
382:5 387:3 412:8,13  
412:19 509:12  
**rehang** 222:12  
**reinforced** 495:17  
**reinvent** 95:6  
**reiterate** 499:7  
**reiterated** 305:6 334:18  
**related** 178:7 303:10  
311:19  
**relates** 423:4  
**relation** 50:11 195:1,1,2  
227:12 417:24 422:2  
**relatively** 52:11 54:10  
68:17 429:7  
**relax** 360:4  
**relaxed** 30:16 31:10  
**relentless** 39:10 93:14  
**relevance** 140:5,7  
145:19 146:7 174:13  
180:6,9 246:15 249:6  
251:20 271:25 458:8  
459:4 483:14  
**relevant** 63:21 140:9  
146:12,13,21 176:1  
252:7 274:7 291:2  
311:2 312:14,15  
313:8 325:13 332:9  
340:3 410:11 412:5,5  
413:15 459:6,23  
483:15  
**relied** 227:15  
**rely** 282:25 436:24  
437:9 495:23  
**remain** 83:16 162:17  
175:8 209:17 506:4  
**remaining** 400:8 481:15  
**remains** 223:9  
**remark** 477:9  
**remarkably** 276:7  
**remediation** 216:13  
**remember** 201:15  
248:6 251:3 256:22  
367:12 451:17 453:1  
453:6,7,12 477:5  
490:6  
**remotely** 192:16 448:10  
**removal** 436:4  
**render** 380:25  
**rendering** 3:6 49:23  
114:21 129:13,19  
131:5 171:24

- renderings** 150:12  
 153:16 291:17 293:6  
 403:6  
**renew** 251:20 301:5  
 323:9 329:22 469:8,9  
**renewal** 460:11  
**renewals** 457:12  
**renewing** 301:12  
**renovated** 356:22  
**renovating** 364:6  
**renovation** 304:15  
**renovations** 493:16  
**rent** 356:23 369:17  
**rental** 356:14,16  
**rented** 370:9 376:22  
 394:13  
**renter** 357:4,5 369:18  
**renting** 370:17 371:1  
**reopen** 62:14,24  
**repeat** 144:20 325:2  
**repeatedly** 461:2 468:3  
**rephrase** 84:1 90:2  
 160:18,19,24 162:10  
 324:9 339:13,21  
**reply** 163:20 164:8  
**reply** 163:22  
**replying** 279:22  
**report** 3:9 22:9,10,12  
 23:10,14,16,18 34:17  
 41:20,24 42:12,18  
 49:3,7,9 52:6 55:6  
 60:25 62:11 64:2,5  
 65:23,24 66:17,20  
 67:4,6 75:3 77:18  
 78:1 79:13 80:3,9  
 81:6 82:6 85:1 126:22  
 214:11,19 226:3,10  
 227:5 228:10 273:23  
 283:8 289:20 290:25  
 309:8 312:5 315:24  
 396:20 492:7 495:17  
 495:23  
**reportedly** 332:17  
**reporter** 257:4,6  
**reports** 103:4 509:9  
**represent** 12:11 18:16  
 18:17 28:8 29:16  
 36:15 116:1 241:12  
 241:16 245:3 253:1  
 263:10 273:18 321:5  
 325:24 326:2  
**representative** 8:8,9  
 13:16,19 14:10 18:8  
 29:21 242:10 254:7  
 273:17 301:19 353:24  
**representatives** 320:3  
 320:7,9 321:4  
**represented** 13:12  
 43:14,16,18 193:7  
 265:11  
**representing** 10:10,15  
 12:5 14:6,19 28:20  
 261:3  
**represents** 241:17  
**request** 36:7 118:18  
 168:11 191:25 192:8  
 305:7,9 333:18,23  
 334:6,10,19 398:11  
 492:1 497:23,25  
 499:7  
**requested** 43:7 161:16  
 293:18 297:8 477:6,7  
**requesting** 43:4 183:1  
 484:10 485:3  
**requests** 457:13  
**require** 225:23 431:3  
 477:16,17  
**required** 461:18  
**requirement** 289:11  
**requirements** 38:16  
 477:18  
**requires** 26:16 184:12  
**requiring** 105:3 315:4  
**requisite** 471:25  
**research** 85:22 102:18  
 102:21 133:20 187:19  
 243:20 374:22 434:2  
**researched** 238:24  
**researching** 124:22  
 125:3  
**reserve** 282:16 500:25  
 501:25  
**reset** 192:10  
**reside** 241:8  
**residence** 43:23 377:6  
 395:16 470:20 474:17  
 496:20  
**residences** 65:7 68:8  
 115:17 305:7 469:6  
**residences'** 293:21  
**resident** 36:13 134:10  
 263:22 267:20 278:24  
 288:17 399:14 419:5  
 475:4  
**residential** 37:5,6 39:5  
 40:3 43:24 45:20  
 46:20 59:17,21,24  
 60:2 80:18 81:3,11,16  
 82:1 88:14,15 90:9  
 98:14 127:10 133:9  
 137:11 151:22 184:1  
 190:16,20 225:20  
 226:4 234:24 289:7  
 289:10 290:21 291:12  
 298:9 299:1 309:4  
 315:7 359:2 363:17  
 365:18,25 366:15,23  
 367:16 372:9 382:24  
 384:21 386:1,2  
 387:24,25 398:2,4  
 407:5 408:14 414:1,2  
 415:1 416:1 441:19  
 493:11 494:24  
**residentially** 39:23  
**residents** 36:15 38:13  
 39:4 44:15,16,19,23  
 165:20 249:3 269:5  
 274:23 289:10 290:19  
 297:13 298:15,17  
 299:9,19 305:9 315:1  
 315:7 338:7 419:4  
 468:19,23 471:21  
 474:17 487:6 494:4  
 494:19,20 496:11  
**residents'** 146:21 162:5  
 162:16 317:9  
**resistance** 491:3  
**resolution** 3:20 29:14  
 29:15,20 246:1,2,13  
 250:8 266:25 288:20  
 309:3 310:6,19  
 311:18,19 312:20,22  
 313:4,6,25 320:5,7,11  
 320:14,25 321:10  
 326:16 330:21 332:3  
 332:8,10 333:1,7,8,10  
 335:16,17 337:25  
 343:18 344:3 345:25  
 347:23 348:9,16,18  
**resolutions** 243:18  
 254:3,21 321:14,22  
**resolved** 326:19  
**resources** 316:6 493:20  
**respect** 35:9 124:19  
 181:5 249:4 302:13  
 307:21 351:23 388:6  
 415:25 426:2,2  
 462:17 469:18 486:25  
 489:17  
**respectful** 404:18  
**respectfully** 36:7 497:9  
**respond** 66:22 249:13  
 252:6,12 290:8 292:4  
 334:6 409:22 423:5  
**responded** 334:10  
 411:22  
**responding** 254:20  
 409:12 410:24  
**response** 32:23 77:3  
 89:3 203:2 500:11  
 504:25,25 505:2  
**responsibility** 227:16  
**responsible** 306:23,25  
 307:2 471:18  
**responsive** 35:25  
 140:21 269:16 323:20  
**rest** 8:10 18:25 80:21  
 141:14 154:20 282:7  
 284:18,19 359:14,15  
 364:7 482:12  
**restate** 159:3  
**restaurant** 40:6 52:20  
 145:17 149:2 422:9  
 422:11 423:20 458:4  
 458:14,19,25 459:10  
 461:18 476:21 477:6  
**restaurants** 47:8 59:5  
 135:8 136:7 181:15  
 238:9 460:13 497:19  
**restored** 425:4  
**restrict** 387:10,17  
**restricted** 188:25  
**restricting** 490:10  
**restriction** 36:8  
**restrictions** 53:21  
 383:23 424:25 484:24  
**result** 193:16 259:11  
 345:24 348:2  
**resulting** 314:7  
**resume** 3:7,22 379:5  
 380:13,23  
**resumed** 91:7 192:20  
 286:13 485:9  
**retail** 46:1 56:11 96:15  
 96:18 98:6,24 99:3  
 116:2,2,19 130:2,25  
 140:2 294:4 297:21  
 305:21 318:15,19  
 386:4 496:19  
**Retailer** 1:8  
**reversing** 265:7  
**review** 3:7 136:20 225:2  
 227:11 473:25 500:3  
 506:21  
**reviewed** 81:15 421:3  
 462:21  
**reviewing** 123:13 507:3  
 507:3  
**revised** 159:13  
**revisit** 279:3  
**rid** 242:3 360:23  
**ride** 125:24 126:19  
 371:25  
**rider** 383:14  
**rides** 124:19 125:23  
**rideshare** 488:13 496:9  
**rideshares** 429:14  
**ridesharing** 421:11  
**ridicule** 253:11  
**ridiculous** 340:12  
**rife** 307:11  
**right-hand** 257:14

**rights** 5:9,16,21,22,24  
 5:25 6:1,2,3,4,5,6,7,8  
 6:9,10,11 7:1,2,6,19  
 28:25 42:6 80:11  
 211:13,16,19 497:10  
**rigorous** 325:18  
**ringing** 237:8  
**rise** 426:9  
**risk** 146:23,24  
**RNs** 239:20  
**road** 35:11 37:16 39:19  
 39:20 56:16 176:9  
 241:9 256:14 263:3  
 410:3,7,14,19,21  
 411:18 412:21 413:4  
 413:5 467:24 478:25  
**roads** 60:1 336:17  
 381:24 382:19,25  
**roadway** 382:1  
**roadways** 383:6  
**robin** 349:10  
**rodent** 305:25 423:20  
**rodents** 425:25 426:3  
 426:10  
**rogue** 330:25  
**role** 41:7 254:22  
**roll** 354:7 412:10 508:7  
 509:21  
**roof** 62:8 183:23 422:18  
 428:1,13  
**Roofers** 469:6  
**rooftop** 53:1 61:24 62:4  
 98:17 133:8 190:18  
**rooftops** 62:22  
**Rookie** 450:9  
**room** 37:16 38:2 122:4  
 131:18,18 178:11  
 286:21 303:25 361:4  
 363:8 395:17,18  
 396:25 401:18 438:16  
 508:24 510:15  
**rooms** 44:16  
**Rose** 53:15 85:23  
 427:22 428:18  
**Rose's** 422:18  
**Roth's** 71:17 87:8  
 106:18 154:13 208:7  
 501:24  
**roughly** 458:3 467:17  
**round** 25:9 349:10  
**routine** 123:22  
**row** 39:21 139:8  
**rowhouse** 291:11  
 493:10  
**ruckus** 219:22  
**rule** 102:25 103:13  
 105:22 485:1 504:3  
**ruled** 57:5 143:24

327:24 349:24 350:11  
 493:14  
**rules** 30:24 102:16,21  
 105:2 109:5 208:2,3  
**ruling** 106:2 143:5,7  
**rumble** 221:19  
**rumor** 491:3  
**run** 24:8,13 93:13  
 161:25 309:22 490:13  
**running** 39:11 94:11,12  
**runs** 56:14  
**rush** 262:8  
**Ryan's** 353:2

---

**S**


---

**s** 1:22 222:17  
**S-I-D-O-N** 9:23  
**S-I-L-V-** 16:7  
**S-I-L-V-A** 432:15  
**S-P-A-R-K-S** 11:23  
**S-U-Z-A-N-N-E** 15:25  
 390:15  
**sad** 452:10  
**safe** 22:22 97:12 175:18  
 264:19 338:15  
**safekeeping** 37:14  
 138:16 139:6  
**safely** 124:16  
**safer** 310:17  
**safest** 501:10  
**safety** 39:2 43:25  
 149:23 201:8 270:14  
 289:8 290:6 309:5  
 311:17,23 314:2,12  
 314:13 338:3 379:13  
 380:14 383:23,24  
**sake** 36:17 263:13  
 432:12  
**sale** 133:22 134:2  
 318:18  
**sales** 1:12 8:1 47:11,16  
 47:21 184:14  
**salon** 55:10,11,17  
 94:23 95:5 97:3 99:12  
 377:2 486:8  
**salons** 97:17 188:5  
**Samantha** 9:15  
**Sanchez** 74:21  
**sandwich** 119:17 195:3  
**sat** 268:20  
**satisfaction** 160:2  
**satisfy** 38:12 486:17  
 494:3  
**Saturday** 47:14,19,22  
 161:22 489:21  
**Saturdays** 48:18  
**save** 16:23 501:1  
**saw** 95:4 130:23 135:2

216:16,17 342:18  
 371:9 448:21  
**saying** 19:17 31:11  
 58:9,10 83:11 91:1  
 108:22 157:24 159:7  
 159:19 165:12,12  
 169:9 176:6 177:9,13  
 189:18 203:15 209:23  
 210:23 220:14 226:3  
 255:15 259:10 278:11  
 280:13 286:2 293:3  
 301:1 312:6 313:5  
 321:15 322:1 327:17  
 336:9,12 343:21  
 346:12 347:17 348:23  
 350:8 363:1 365:17  
 394:21 434:21 442:19  
 484:24 485:1 503:13  
**saying--and** 312:4  
**says** 52:2 64:22 68:23  
 69:5 102:24 110:23  
 111:22 113:8 136:8  
 161:18 177:22 230:3  
 230:21 248:22,24  
 258:21,24 259:3,11  
 331:1 360:12 396:21  
 409:7 445:15 476:21  
**scheduled** 21:16  
**scheme** 255:16  
**Schneider** 99:8  
**school** 93:13,18 186:17  
 467:2 471:23  
**schools** 47:5 50:4  
**Scissors** 196:23 490:5  
 490:5  
**scope** 136:19,22  
**Scotch** 196:23 490:5,5  
**scrambling** 193:11  
**screenshot** 483:9  
**scroll** 67:11,22 82:6  
**scrutiny** 315:5  
**se** 121:20  
**seal** 216:11  
**sealing** 217:19  
**searching** 268:1  
**seat** 350:20  
**seated** 46:4 83:1,16  
 84:6,9 491:8 498:11  
**seating** 43:8 115:3  
 131:14 156:9,15  
 200:16 341:10,13  
 375:23 429:9  
**seats** 43:9 98:25 115:4  
 116:12 118:12 120:16  
 152:3,4,4,4,6,15,17  
 153:17,20 156:21  
 157:14,23 158:1  
 159:6,19 161:5

166:25 167:11 265:21  
 335:4 403:24 404:5,7  
 498:3,13  
**second** 46:2 64:7,9,17  
 68:20 75:11,20 80:10  
 82:2 97:24 98:4 99:18  
 99:20 105:3 112:24  
 112:25 126:24 152:6  
 157:15 161:12 178:8  
 189:25 190:3,24  
 191:3 215:17 222:13  
 246:8,11,13 268:12  
 293:12 299:4 330:22  
 344:14 358:12 391:9  
 392:15 393:9 394:5  
 395:3 422:6 433:13  
 433:14 445:7 494:24  
 497:22 508:3 509:17  
**seconded** 508:6,8  
 509:21,23  
**secondly** 156:22  
**seconds** 113:9,11  
 154:2 209:17 315:15  
 454:25 482:11 509:19  
**secret** 76:5,15 100:1,20  
 101:6 120:14,18,20  
 124:4 137:17 162:6  
 162:14,18,24 253:20  
**secretive** 137:8,9  
 162:13  
**section** 37:5,6 39:3  
 58:25 81:7 228:14  
 289:11 291:2 306:18  
 310:14 315:3 412:6,6  
 412:16,19,20 423:1  
 506:15 507:21 508:2  
 508:25  
**Sections** 306:21  
**sector** 434:4  
**secure** 171:8,23 305:13  
**secured** 170:23  
**security** 118:1 120:8,10  
 123:7,11 129:25  
 130:3  
**seeing** 110:25 111:1,11  
 192:1 194:21 230:1  
 237:8 264:12 426:11  
 453:12 481:9 486:24  
 501:3  
**seek** 34:19 107:9,10  
 328:7 331:2  
**seeking** 106:19 327:15  
 478:12 484:18,21,21  
 507:23 509:12  
**seeks** 328:3,5  
**seemingly** 300:23  
**seen** 16:14 84:8 204:2,4  
 236:21 237:15 255:2

269:10 276:16 290:17  
 358:16,21 371:18  
 376:5 397:20 402:2  
 403:1,11 420:24  
 421:2 429:3 434:25  
 435:10,12 446:11,15  
 446:17 451:5 452:16  
 455:20,20 463:5  
 486:23  
**segue** 267:19  
**seldomly** 388:3  
**select** 76:13  
**sell** 133:12 183:22  
 184:8 187:21 188:2  
 188:10,18,20 189:11  
 189:25 190:6,10,14  
 191:7 356:24 449:21  
 471:20  
**selling** 189:1 190:11  
**selves** 97:14  
**send** 251:11 255:9  
 505:6  
**senior** 245:10  
**sense** 20:1 52:1 106:22  
 109:18 245:14 252:21  
 324:1 484:11 488:1  
**sensitive** 423:3 449:1  
**sent** 18:2 205:22  
**sentences** 225:14,15  
**separate** 20:13 353:6  
 459:9  
**separated** 215:24  
**Separating** 119:25  
**series** 215:8 216:14  
 329:24 497:12  
**serious** 412:14  
**seriously** 322:9 359:25  
 374:22  
**serve** 161:21 172:6  
 188:10 189:25 191:7  
 270:13 382:20 398:7  
 460:23 461:16,19  
 478:14,15  
**served** 82:14 496:19  
**serves** 48:5 52:25  
 59:23  
**service** 1:12 8:1 47:16  
 47:21 49:4 62:17  
 73:19,25 95:3 124:9  
 184:14 189:11 190:11  
 190:14 201:8 293:7  
 309:23 335:3,8  
 397:24 461:8,21  
 462:5 490:2 497:19  
**service/consumption**  
 47:11  
**services** 180:12 215:2  
**serving** 234:8 372:4

395:12 407:7,14  
 408:10 410:5 413:25  
 461:11 496:18  
**session** 270:23  
**set** 49:19 222:17 370:2  
 433:7,13 463:1  
**sets** 45:1 266:10 269:22  
**setting** 30:12 121:15  
 167:23 222:19 233:17  
**settle** 329:19  
**settled** 497:1  
**settlement** 47:1 63:20  
 63:24 85:19,19,24  
 102:5 103:1,3,22  
 104:3,15,17 105:8,10  
 105:17,19 106:4  
 107:9,16 108:18  
 109:13 243:8,16  
 253:21 254:9 255:6  
 255:10 271:1,4,22,25  
 272:4,10,17 327:5,9  
 327:15 328:4,7,23,25  
 329:4,12,14,18,24  
 330:24 331:4,22  
 334:13 347:6,21  
 451:19 452:19 457:14  
 457:24,25 461:15  
 468:9,21 469:18  
**settling** 360:4  
**setup** 215:1  
**seven** 123:9 281:11  
 429:16 457:25  
**Seventh** 499:2  
**severe** 302:22  
**severely** 188:13  
**shaded** 408:2  
**shadow** 122:17  
**shambles** 255:21  
**share** 19:13 41:24 42:4  
 42:6,18 64:12,14  
 67:16 70:4,6,10 71:24  
 72:3,6,9,13,15 78:2,5  
 80:11,12 109:22  
 110:9 111:8,10,14,16  
 111:17 112:5,14,19  
 112:21 113:1,12  
 128:3,11,13 134:18  
 144:4,6,8 152:21  
 168:14 173:7 178:22  
 180:25 198:10,13,17  
 224:4,8 244:14 247:5  
 247:5 294:19,24  
 295:5,22 296:23  
 305:8 340:23 341:1  
 357:9,13 369:19  
 390:23 406:7 418:11  
 418:13 425:19 432:25  
 444:19 448:1

**shared** 72:20 103:24  
 124:19 125:23,24  
 129:13 150:13 178:24  
 178:25 291:15 295:13  
**shares** 371:25  
**sharing** 18:19 35:7 44:6  
 74:14 110:14,18,22  
 111:22,25 113:16  
 126:21 128:18,19,21  
 147:19 149:14,16  
 198:19 213:21 214:1  
 244:12  
**Shelf** 85:24  
**Shelton's** 94:24  
**shirts** 115:25  
**shop** 45:25 168:16,19  
 172:22 187:4 188:18  
 195:6,7 196:11,20  
 198:5 202:16 232:16  
 294:1 296:5 297:21  
 305:21 316:25 435:5  
 486:6  
**shoppers** 318:13  
**shopping** 294:6 317:2  
 318:19  
**shops** 135:9 168:16  
 187:10  
**Short's** 77:4  
**short-timed** 314:19  
**shot** 372:11  
**shouting** 373:15  
**show** 32:25 34:10 35:23  
 38:5,22 70:12 78:2  
 97:13 134:12 147:13  
 147:23 153:15 165:1  
 217:23 256:11,12  
 258:12 291:24 298:16  
 298:19 299:14 357:16  
 369:20 382:15 390:25  
 419:18 437:23 444:21  
**showed** 46:13 86:14  
 103:21 299:24 507:6  
**showing** 72:17 135:13  
 150:10 173:8 215:22  
 295:8 299:11,11  
 306:13 311:18 358:1  
 379:2 381:7 394:19  
 398:25 418:16  
**shown** 64:19 68:18  
 102:6 109:20 126:25  
 171:24 183:25 216:1  
 216:14 236:14,16  
 410:7 426:1  
**shows** 49:20 50:10,12  
 51:7 65:1,5,22,25  
 66:3 135:9 215:19,20  
 303:18 304:4 312:10  
 359:16 382:17 455:9

494:10  
**shrubbery** 99:12 119:6  
**shuffling** 470:9,14  
**shut** 449:4 451:7  
**side** 20:14 23:20 25:18  
 27:18 45:23 50:6,8  
 60:20 62:1 78:20  
 81:12,16 82:1 114:17  
 116:24 118:2,25  
 127:6,12,13 131:12  
 131:13 133:7 164:19  
 165:16 201:20,21  
 202:17 203:7 219:12  
 220:18 228:23 241:13  
 241:15 258:19 290:22  
 291:11,21 299:12,19  
 303:19 304:13 364:15  
 366:4 369:22,24  
 370:2,24 373:22  
 376:25 391:10 393:3  
 393:7 398:3 410:3  
 423:13 427:6 433:5  
 438:5 445:20 446:1  
 469:5 484:2,8 494:24  
 495:4  
**sides** 56:19 162:5 170:5  
 201:24 206:18,19  
 293:17,23 347:25  
 485:2 492:17 505:23  
**sidewalk** 3:13,13,14  
 34:25 38:4 43:5 45:6  
 47:2,22 50:17,18  
 63:13,14,15,16 118:9  
 118:14,16,19 172:18  
 303:14,16,19 304:5  
 304:13 306:19,20,23  
 430:5,8 481:17  
 491:22,24 492:1  
 497:25  
**Sidon** 2:14 9:22 211:8  
**Sidona** 9:19  
**sight** 48:11  
**sign** 51:7 134:2 328:1  
 396:21  
**signal** 314:19 402:23  
**signed** 158:7 159:5,8  
 159:12,17 161:13  
 327:21 353:18  
**significant** 313:5 314:6  
 449:11,20 486:7  
**significantly** 441:17  
 449:23  
**signs** 321:10 387:9,16  
**silence** 273:12 305:10  
**silent** 321:18,20 497:21  
**silly** 251:25 258:6  
**Silva** 16:7  
**Silva-** 443:12



**Silva-Chavez** 4:17 16:5  
16:6 394:25 431:16  
431:25 432:2,9,14  
440:11,15 443:9,15  
**similar** 73:4 175:19  
268:18 375:5  
**similarly** 161:9 294:3  
304:3  
**Simone** 2:8 69:25  
**simply** 186:4 190:9  
222:11 300:19 301:9  
470:23,24 471:1  
495:12  
**Simultaneous** 10:21  
11:20 13:5 163:4  
249:11 256:7 259:6  
302:10 318:6 320:20  
321:8 326:6 328:11  
330:15 333:5,12  
349:7 352:19 364:21  
398:20 405:16 407:20  
408:24 412:24 415:7  
415:9,21 424:6  
442:23 459:21 466:21  
467:16 468:14 473:3  
473:19 474:3 477:22  
480:22 500:17 501:23  
508:4  
**single** 288:13,14  
297:18 305:22 327:7  
328:8 351:7 358:6,9  
462:25  
**single-member** 253:1  
253:23 254:7 256:5  
260:11,15,20 263:9  
**sink** 120:5 302:16  
**sit** 83:6 171:10,25  
297:12 362:1 376:8  
403:24 404:4,5,7,20  
430:13 502:19  
**sit-down** 52:20  
**site** 51:25 52:8 213:17  
214:12 217:11 218:19  
226:1  
**sits** 405:10  
**sitting** 21:2,3 354:15  
362:4 364:12 386:20  
**situation** 307:13 308:3  
338:2,3,6 374:24  
375:5 396:23 436:17  
460:21  
**six** 34:5 41:11 54:5  
58:20 63:3,13 75:23  
83:19 98:23,25  
120:16 122:13 161:21  
265:21,23 278:12,14  
343:11,23 348:13,24  
348:24 351:7 395:8

395:15  
**Sixth** 498:25  
**Sixty-five** 113:9  
**size** 36:2 75:4,7  
**skewed** 383:22  
**skills** 77:23 182:14  
**slash** 372:9 377:5  
**sleep** 39:24 40:1 299:18  
372:17,18 397:5  
436:5 451:23  
**sleeping** 298:15 373:3  
373:5 423:12 496:11  
**sliding** 357:23 358:1,4  
395:17 433:7,13,17  
**slight** 216:7  
**slightly** 228:5  
**slow** 39:15  
**slowly** 432:11  
**small** 35:9 38:4 45:25  
75:10,14 82:20 120:1  
122:2,3 166:21  
167:14 203:23 204:5  
204:8,11 225:5 258:2  
305:23 379:14 422:10  
429:7 492:25  
**SMD** 288:18 290:18  
325:22 326:1  
**smell** 34:25 44:22 439:5  
449:3  
**smile** 322:5  
**smiling** 322:6,8,8,9  
**Smithsonian's** 99:11  
**smoke** 34:25 44:20,22  
164:5 170:11 297:17  
359:8,10 376:4,14,15  
376:16 404:12 405:3  
438:15 439:5 449:1,4  
487:4,7 494:14  
**smoker** 403:22 405:8  
405:10  
**smokes** 487:8  
**smoking** 44:13 341:14  
359:6,7,9,13 375:25  
376:2,6,17 446:21  
448:24 449:3 451:5,7  
487:5  
**smoothly** 31:5 134:21  
**Snarkitecture** 218:7,8,9  
**so-called** 413:3  
**social** 251:21,23 483:14  
483:19  
**socialized** 351:2  
**socializing** 84:12  
364:16  
**soft** 153:10  
**sold** 181:7,11  
**sole** 273:17 487:19  
**soliciting** 212:14

**solution** 243:17  
**solve** 487:25 488:5  
**somebody** 118:7  
123:19,22 128:25  
131:9 239:1 272:3  
402:8 427:4 472:13  
**somebody's** 36:25  
165:23  
**somewhat** 104:1 146:8  
225:12 354:14 367:14  
**soon** 276:5 293:6  
352:21 389:19 502:17  
502:20,20  
**sooner** 183:9  
**sorry** 11:8,18 12:13  
23:1 26:1 54:6 61:5  
67:23 70:16 71:4,11  
71:15,21,25 78:7  
82:10 87:13,19 88:4  
112:10 113:11 114:21  
125:22 127:23 128:10  
131:16 133:18 135:1  
136:2 146:1 157:1  
177:5 183:11 187:11  
192:2 194:25 198:20  
205:13,25 246:11  
249:23 250:20 258:15  
261:13 271:12 280:3  
282:20 284:1 289:19  
301:5 306:10 308:16  
320:6 321:15,21  
322:5 324:10 328:17  
333:25 341:3 346:24  
350:6 375:12,14  
384:18 386:15 389:16  
407:16 412:9 414:12  
416:15,19 431:22  
456:7 458:16,17  
475:24 480:9,13  
503:6 507:25  
**sort** 33:18 40:11 119:8  
138:10 280:24 460:25  
463:1,17 465:5  
**sought** 37:23 474:18  
**sound** 3:7 127:17,19  
136:20 137:10,12  
214:13 215:10 217:18  
218:3 220:15,21  
221:14 222:14,18  
225:2 226:8,8,11  
227:13 228:5,16  
238:2 396:14,24  
397:3 490:17 495:18  
498:18  
**soundproof** 227:21,23  
228:2  
**soundproofing** 127:17  
137:25 228:1

**sounds** 225:23 226:5  
228:7 447:19  
**source** 219:7 267:16  
487:19  
**sources** 225:22  
**south** 37:7 48:6 202:8  
303:19 366:4  
**southbound** 401:6,8,21  
**space** 38:4 45:20 46:1  
68:12 75:13 98:9,13  
114:22 126:11 131:6  
131:7 140:2 152:7,16  
152:18 153:20 173:17  
174:9 175:8,12  
195:18,21 204:2,5,11  
216:7 218:3,3 219:20  
221:1 223:7 244:12  
294:4 297:21 304:7  
305:16,22,23 306:14  
306:17,18 361:25  
362:2 387:7 392:14  
401:23 496:16,20  
498:21  
**spaces** 83:2,18 84:7,10  
167:1,12 225:25  
245:4 335:2  
**Spacey** 85:23  
**spacing** 48:14,20  
**spans** 201:23  
**spare** 436:6  
**Sparks** 3:7 4:7 6:2  
11:12,17,19,21,22  
211:7,11,17,19,21,22  
212:7 213:1,6,10  
214:9,23 218:16  
224:12,23 229:15  
**speak** 27:15,20 59:18  
99:5 100:4 180:13  
196:17 246:10 250:3  
254:4 316:5 318:22  
334:7 350:12 354:14  
389:7 503:11,12  
**speakeasies** 100:1,6  
121:1  
**speakeasy** 46:2,8 68:21  
69:13 75:21,25 76:11  
76:17 83:6 99:19,22  
100:9,16,22,25  
114:11 117:18 120:7  
120:17,23 122:22  
125:13 126:25 127:2  
127:7,13 131:10,11  
137:14 140:1 153:5  
162:3,13,17 220:9  
223:7 232:15 253:4  
293:5,12 297:20  
298:5,9 305:21 393:6  
422:7 445:15 466:3,5

- 466:6 486:25 496:17  
**speakeasy-wise** 124:3  
**speakers** 121:17  
 220:18 222:6,8,12  
**speaking** 6:18,19 10:21  
 11:20 13:5 27:19  
 31:18 33:18 112:10  
 141:13 163:4 248:3,5  
 248:7 249:11 256:7  
 259:6 280:6 302:10  
 318:6 320:20 321:8  
 326:6 328:11 330:15  
 333:5,12 349:7  
 352:19 355:11,12  
 359:15 364:21 398:20  
 405:16 407:20 408:24  
 412:24 415:7,9,21  
 424:6 433:10 442:23  
 458:3 459:21 466:21  
 467:1,16 468:14  
 470:8 473:3,19 474:3  
 477:22 480:22 500:17  
 501:23 508:4  
**speaks** 135:7 136:7  
**special** 465:1  
**specially** 136:8  
**specific** 26:15 82:16  
 124:20 150:1,8  
 191:16 206:5 244:22  
 246:23 272:13 278:21  
 317:16 411:14 484:20  
 505:2,13  
**specifically** 100:3  
 105:8,10 119:5  
 242:15 271:9,16  
 278:23 279:22 282:15  
 317:11 325:25 330:23  
 334:15 370:22 372:2  
 427:1 434:1 484:9,17  
**specifics** 466:19  
**specified** 317:25  
 469:13  
**spectrum** 221:21  
**speculate** 180:19  
**speed** 193:13  
**speeds** 382:21 383:3  
 383:10,13  
**spell** 9:12 10:25 12:16  
 16:25 40:22 288:6  
 356:1 369:4 378:18  
 378:24 390:12 417:18  
 432:10 444:8 456:16  
 456:24  
**spelled** 8:23,24 10:8  
 11:22 12:10 15:9,10  
 15:25 288:9 369:7  
**spelling** 7:13,13 9:6  
 12:18 14:18
- spend** 24:17,18 40:14  
 127:24 137:18 169:24  
 206:13,20 207:2  
 209:13,14 426:4  
 487:24 488:3  
**spending** 333:8 487:22  
**spent** 137:25 328:24  
 333:3 455:17 485:21  
 490:25  
**spilling** 172:18  
**spirit** 96:9 136:12  
 137:16 332:19 493:4  
**spirits** 178:15  
**spite** 267:7  
**spoke** 43:20 114:24  
 143:21,22 181:16  
 275:4  
**spoken** 89:25 275:6  
**spokesperson** 27:14  
 28:7  
**sports** 94:3  
**spot** 233:4 309:13  
 401:15 407:5  
**spread** 76:12  
**spring** 58:15 222:8  
 437:16  
**springs** 222:12  
**springtime** 54:14  
**square** 122:2  
**St** 3:8,12,15,17,17 95:1  
**stack** 314:17  
**stacked** 94:16 334:24  
**staff** 2:8 31:22 46:9  
 98:3 117:22 123:9,15  
 123:25 124:4,15,22  
 172:6,8,21,23 173:4  
 178:10 243:21 501:14  
**staffed** 346:19  
**stage** 175:24  
**stagnant** 267:23  
**stagnation** 273:4,9,10  
 279:8  
**stair** 122:20 127:4,6  
**stairs** 373:9 376:6,13  
 376:18 419:22  
**stairway** 127:11  
**stairwell** 46:10,11 65:9  
 69:6 373:12  
**stake** 134:6 185:5,8  
**stakeholders** 129:14  
**stand** 5:18 83:17  
 112:23 113:10 161:13  
 161:14 198:14 207:20  
 211:18 224:5 295:2  
 295:19 357:10 397:16  
 406:3 418:12 425:18  
 430:12 491:5  
**standard** 33:11 218:1  
 228:14 265:15 269:22
- standards** 340:22  
 353:11  
**standby** 72:14 78:4  
 112:20  
**standing** 20:9 27:4,8  
 46:5 83:8,25 84:12  
 130:5 173:3 219:24  
 307:18 354:4,5  
 429:14 498:11  
**standpoint** 312:15,17  
 486:9  
**stands** 159:12,12  
**stared** 151:9  
**start** 8:7,7 17:16 25:22  
 30:9 58:1 133:12  
 207:17 210:16 224:16  
 230:22 308:6 314:22  
 314:25 352:13,15  
 374:22 402:9,20  
 441:7  
**started** 21:5 102:11  
 207:25 234:12 263:8  
 263:22 266:4 281:2  
 304:15 352:23 367:14  
 437:3 438:21 439:16  
 442:8,10  
**Starting** 225:16  
**starts** 59:3,4 97:9  
 352:12,22  
**state** 7:4,13 11:1 40:22  
 123:20 146:14 164:9  
 241:4 259:20 331:19  
 352:20 355:25 369:4  
 378:18 379:21 390:12  
 390:17 412:4 417:18  
 417:18 432:10 444:8  
 444:13 456:16 501:12  
**stated** 57:15 58:8 83:5  
 108:24 156:10 174:19  
 174:23 180:21 205:21  
 206:6 250:17,25  
 252:5 259:21 260:1  
 282:23,24 283:1  
 292:11,23 301:24  
 348:19 413:8 476:4  
 478:16 480:24,24  
 505:17  
**statement** 3:2 4:21  
 18:14 19:11 20:1  
 21:21 22:4,5 25:2,12  
 26:10,22 27:23 30:1  
 60:4 249:24 292:13  
 292:17,22 301:19,20  
 302:19,21 303:2  
 317:15 325:16 330:20  
 334:16,23 335:14  
 354:1 472:4
- statement/testify** 287:9  
**statements** 22:7 25:4  
 29:9,18 80:3 106:11  
 469:23  
**states** 309:14 322:22  
 473:23  
**static** 108:2  
**stating** 7:13 9:5 181:1  
 251:2 346:9 348:21  
 473:22 507:5  
**station** 131:5 365:1  
**status** 205:13,18,21  
 208:16,25 210:18  
 412:9  
**statute** 26:14 39:3  
 228:20 315:4 490:13  
 505:3  
**statutory** 37:21 470:1  
**stay** 24:7 124:7 162:24  
 210:6,8 286:24  
 338:15 375:4 448:11  
**stayed** 98:15 160:7  
 357:5 367:16  
**staying** 74:3 235:10  
**step** 57:13 220:24  
 224:23 430:13  
**stepped** 243:11  
**steps** 36:1 119:16  
 120:13 127:9 131:9  
 131:11 201:6 222:3  
 222:25 305:14 337:18  
 487:13  
**stick** 161:15  
**sticking** 210:16  
**stinks** 488:20  
**stop** 39:13 45:12 48:3,5  
 50:19 74:14 110:5  
 111:7 126:20 145:22  
 146:2 149:14,15  
 188:11 214:1 234:8  
 352:11,12 401:7,8,18  
 401:21,22 404:21  
**stopped** 102:11 280:12  
**storage** 98:7 119:24  
 176:23 305:14 333:17  
 426:9 436:4 498:25  
**store** 38:6 84:18,24  
 98:6,6 175:12 236:24  
 291:5 297:20 305:12  
 393:21 445:17 446:4  
 497:3  
**stored** 120:3 175:5  
**storefront** 454:7 497:4  
**storefronts** 242:4 452:9  
 452:13  
**stories** 97:20  
**storing** 177:12 496:15  
**story** 366:5 442:17

498:7  
**straight** 258:7 259:19  
 259:20  
**strain** 242:8 335:11  
**stray** 354:24  
**stream** 299:15  
**streamline** 20:15 21:13  
**streateries** 62:21  
**street-facing** 99:5  
**streets** 37:2 56:19  
 81:12,16 82:1 399:6  
**strenuously** 272:1  
**stress** 381:25 383:5,7  
**stressful** 155:10,11  
**stretch** 23:22  
**strict** 108:24 109:5  
**strictly** 465:2  
**strike** 307:15,21  
**stringent** 497:12  
**strip** 363:18  
**strolling** 294:5  
**strong** 367:9  
**strongly** 316:9 472:3  
**structure** 225:24  
**structure-borne** 220:15  
 220:21 222:9  
**stuck** 314:24 378:6  
 402:7  
**studied** 311:7 312:3  
**studies** 379:12,13,14  
 379:15  
**studs** 216:5  
**study** 310:8 312:21  
 488:7  
**stuff** 60:20 84:21 120:6  
 221:18 361:24 364:16  
 455:12  
**subdivide** 143:9  
**subject** 18:23 20:2  
 166:10 213:11 223:24  
 226:1 253:16 287:10  
 301:21 359:13,21  
 360:2,3,5  
**subjected** 292:17  
**subjective** 228:2  
**submitted** 13:7 31:24  
 43:12 150:12 155:20  
**submitting** 156:5,16  
**subsequent** 278:3  
 333:2  
**subsequently** 92:2  
 180:1  
**substance** 77:19 80:8  
**substantial** 1:10 7:24  
 37:22 38:24 42:24  
 43:11 142:23 143:4  
 289:9 315:6 352:3  
 457:12 461:19 493:17

**substitute** 104:12 107:1  
**success** 188:14  
**successful** 94:14  
 161:25 189:15 486:3  
 493:2  
**sudden** 208:1 359:18  
**suffer** 40:12  
**suggest** 21:17 299:6  
 312:13 489:18  
**suggested** 187:20  
 491:18,19  
**suggesting** 332:21  
**suggestion** 144:15  
 145:2,16 148:25  
**suitable** 383:12  
**sum** 212:13 213:24  
**summarizing** 507:4  
**summary** 316:9  
**summer** 1:11,14 7:25  
 8:3 35:3 38:1 43:5,9  
 44:13,17,24 45:22  
 47:3,17 50:8,12,13  
 52:21 53:1 58:15  
 63:13,17 114:14  
 115:1 129:20 130:12  
 144:15 145:2,2,16  
 148:24 161:16 165:17  
 165:21,25 170:11,21  
 171:8,23 172:7,13  
 173:3 184:11 217:11  
 288:19 297:8,12,24  
 299:17 304:6 305:19  
 358:18 395:19 422:19  
 435:14 436:11,20  
 437:17,18 448:16  
 463:10 491:22,23  
 495:8 496:18 497:23  
 498:20  
**summertime** 54:14  
**sun** 45:1  
**Sunday** 47:13,18,22  
 161:23 489:19  
**sunset** 54:17  
**super** 130:1 443:4  
**support** 16:22 128:22  
 233:1 241:23,25  
 242:2 244:20,23  
 264:22,25 265:10  
 319:2,12  
**supported** 318:24  
 344:10  
**supportive** 265:3  
**suppose** 265:15  
**supposed** 35:10 45:5  
 292:4 358:18 360:16  
 360:19,20 387:5  
 401:8 466:19 498:19  
 507:16

**surgery** 235:15 239:19  
**surprise** 292:20  
**surprised** 85:14 127:20  
 478:24  
**surrender** 73:18  
**surrounding** 43:24  
 135:10  
**surveyor's** 306:13  
**surveyors** 174:6  
**survived** 33:24  
**sustain** 38:9 149:10,11  
 160:23 169:12,13  
 174:18,24 180:20,22  
 229:2,2 246:25 247:2  
 250:20,21  
**sustained** 86:6 88:20  
 88:21 160:3 162:9  
 179:15 181:20 462:14  
**Suzanne** 4:15 5:12  
 15:22,24 43:17 49:14  
 388:22 390:14  
**swear** 230:11 287:21  
**switch** 255:22 460:13  
**sworn** 92:21 211:24  
 240:23 261:4 262:21  
 267:24 277:8,10,24  
 278:14 279:1 355:5  
 368:19 378:12 390:5  
 417:11 432:4 444:1  
 455:25  
**sympathetic** 231:7  
**system** 123:12 222:14  
 222:17,20 226:8  
 381:23

---

**T**

---

**T-A-M-** 11:8  
**T-L-Y-N** 15:10  
**T.V** 123:16,18  
**t/a** 1:6  
**table** 348:3 439:1  
**tables** 118:9 122:14  
 304:1 476:16  
**taken** 35:25 66:9  
 127:22 140:20 169:17  
 203:19,23 204:2  
 207:8 210:19 274:4  
 305:17 322:16 487:14  
**takes** 24:20 127:5  
 209:13 234:5 255:3  
 504:2  
**talk** 70:11 161:6 170:11  
 251:5 275:1 276:2  
 291:9 348:2,2 350:23  
 398:14 404:20,22  
 424:10 427:8 430:13  
 430:13 466:19,22  
 478:1 486:16 494:14

498:6 500:15  
**talkative** 79:25  
**talked** 168:15 234:16  
 316:23 319:19 331:3  
 333:17 435:17 436:3  
 451:18 465:22  
**talking** 58:1 71:7,9 75:6  
 78:17,21 95:17 105:4  
 105:7 108:22 124:10  
 140:25 203:21 225:11  
 237:7 251:21 254:21  
 254:22 274:13 277:11  
 293:21 297:14 317:9  
 331:18 332:10 334:17  
 347:25 360:12 365:4  
 373:2,17 396:7,11  
 401:11 408:5 410:6  
 411:21,23 414:5,6  
 425:7 426:19 429:16  
 467:2 479:20 486:23  
 505:4 506:2  
**Tamara** 4:8 6:14 10:16  
 11:8 229:20  
**tap** 230:3 231:1,1,2  
**task** 214:24 218:21  
**tavern** 37:12,15 43:4  
 52:24 76:4 84:8 91:24  
 138:15,22 139:6,8  
 146:8 228:15 289:13  
 291:11 358:14 371:7  
 371:15 374:12,18  
 420:23 458:5,14,18  
 459:1,9 460:21 461:9  
 462:4,6 465:24 468:1  
 471:20 474:10 475:1  
 477:19 493:13 494:12  
**taverns** 47:8 54:11 59:6  
 136:9 238:9 460:10  
 460:13,22,23 461:3  
 461:14 478:15  
**taxes** 364:3  
**taxi** 126:19  
**taxis** 397:17  
**TBD** 1:6 42:25  
**team** 220:16 227:12  
**teams** 94:7  
**tech** 128:22 379:22,24  
**technical** 225:12  
**technically** 195:20  
**techniques** 226:9  
**techs** 239:22  
**telephone** 352:24  
**tell** 9:3 18:3,6 41:3  
 42:17 53:24 62:24  
 93:10 95:7 109:8  
 208:16 230:12 234:12  
 268:1 286:19 287:21  
 300:18 363:5 391:1

395:9 419:19 433:3  
 437:24 438:1 444:22  
 454:21 484:9,17  
 489:7 491:12  
**telling** 209:3 372:13  
 389:4,9 484:20  
**tells** 22:19 23:2 298:11  
 402:15 494:12  
**tempers** 461:21  
**tempted** 164:7  
**ten** 24:4,5,10 47:24  
 90:23 164:6 238:13  
 271:23 272:23 285:16  
 439:9 484:4,5  
**tenants** 359:15 438:12  
 438:14  
**tend** 217:17 319:11  
 342:13 386:2 398:9  
 403:24 414:22 438:25  
**tendering** 331:8  
**tends** 386:3,4,5  
**tens** 487:22  
**term** 263:7 374:9  
**terminology** 453:4  
**terms** 26:19 35:21  
 97:19 125:13,23  
 126:10 129:23 132:3  
 133:6 137:10 140:7  
 152:3 177:12 195:9  
 201:3 217:13 220:24  
 222:23 225:12 244:8  
 264:19 265:8 266:2  
 269:23 272:13,25  
 275:3 311:6,9 312:1  
 318:13 319:20 325:8  
 385:12 387:6 388:1  
 388:11 415:4 434:18  
 436:3 442:4 466:15  
 487:5,12,13,19 488:6  
 490:9,19 497:2 502:1  
**terrible** 35:8  
**testified** 18:13 59:11  
 70:25 158:14 162:12  
 167:13 178:21 179:6  
 179:9 181:9 244:18  
 244:20 252:3 259:1  
 267:7 325:15 342:2  
 343:17 393:5,20  
 401:3 403:10 415:18  
 423:25 445:17 469:18  
 483:18 486:5,10,12  
 486:14 487:20 488:23  
**testifies** 285:12,17  
**testify** 14:25 19:25,25  
 20:10 21:22,25 23:9  
 26:12 27:18 71:3  
 104:17 140:10,11  
 179:5 249:18 267:6

272:11 285:12,14  
 286:22,24 352:21  
 456:20 480:21 481:1  
 491:5  
**testifying** 19:17,19 86:4  
 179:3,14 276:14  
 284:23 321:19 351:9  
 355:8 462:13  
**testimony** 19:11 26:4  
 26:11 28:10 34:16,22  
 36:22 58:13 60:24  
 90:18 103:12 156:17  
 158:15 168:10,18  
 176:24 180:9,14  
 182:13 189:6 204:24  
 229:13 240:13 258:18  
 261:22 267:2 268:25  
 271:16 282:5 288:2  
 292:21 302:18 307:21  
 316:4 322:9 324:23  
 336:1,6 346:11 353:3  
 368:9,10 377:23  
 388:20 404:11 407:6  
 409:15 413:14,15  
 416:25 419:3 428:19  
 431:1 442:21,25  
 443:13 447:12,15  
 451:4 452:9 454:13  
 474:23 475:21 476:4  
 482:7,23 483:3  
 484:13 487:13,22  
 490:17,22 496:5,12  
**testimony--what** 325:1  
**testing** 490:18  
**Thanks** 248:10 300:17  
 416:13  
**themselves** 8:6 9:5 14:17  
 24:5  
**theoretically** 401:14  
**therapy** 233:22  
**they'd** 44:21 462:4  
**things** 31:5,7 67:15,21  
 95:19,23 132:21  
 133:5 143:8 150:24  
 163:12 169:15 175:12  
 175:13 192:15 205:11  
 205:17 217:20 220:17  
 232:17 236:14 243:23  
 255:3,22 272:19  
 292:8 329:8 334:14  
 338:3 367:15 374:17  
 375:11 397:11 404:15  
 436:13 437:20 441:17  
 447:6 448:12 453:14  
 456:9 461:4 466:25  
 467:8,21 476:22  
 489:11  
**thinks** 459:18

**third** 45:19 64:8 81:21  
 88:14 96:8 98:1,2,5  
 100:10 123:10 127:9  
 131:17 176:22 177:10  
 178:6 190:10,11  
 195:22 227:15,17  
 393:21,23 428:1  
 445:5,6,10,25 495:6  
 498:2,24 499:5  
**Thomas** 467:24 471:16  
 471:16  
**thought** 12:23 87:11  
 92:5 95:4 96:20  
 118:11 128:16 143:15  
 187:24 195:3 219:6  
 219:15 226:25 232:1  
 247:1 254:15 280:21  
 281:10 285:21,22  
 304:11 344:8 346:8  
 346:11 358:22 488:4  
**thousand** 388:7  
**thousands** 487:22  
**threat** 269:5 381:17  
**three** 40:5 56:12 98:23  
 102:22 131:16 138:25  
 200:19 219:24 270:9  
 270:16 274:6,9 277:1  
 277:25 278:3,4 314:8  
 335:18 339:16,23  
 346:19 358:8 361:25  
 364:13 366:5 394:13  
 401:18 402:5 431:6  
 460:10 481:16 489:10  
 500:7,10 502:15  
 504:17 505:20,22  
**three-minute** 258:10,11  
**thrive** 185:11  
**throat** 359:8  
**throwing** 146:18 493:21  
**thrown** 480:2  
**Thursday** 1:15 47:13  
 489:20  
**tie** 424:12  
**tied** 488:8  
**ties** 182:17 186:14,22  
**till** 161:21  
**timed** 401:14  
**timeline** 3:21 141:1  
 248:12 483:10 500:4  
 502:6 505:2,13 506:4  
 506:10  
**timelines** 504:7  
**timely** 510:18  
**timer** 207:16 208:11  
**times** 47:25 53:21  
 73:13 84:11 102:11  
 127:23 193:6 242:19  
 255:2 279:8,13

309:10 370:12 434:17  
**timing** 207:17 312:5  
**tiny** 304:12 305:23  
 335:3 481:19  
**tired** 500:22  
**Title** 509:6  
**titled** 248:12  
**to--it** 290:1  
**today** 8:4 9:21 10:19  
 14:25 19:8 21:11  
 25:20 26:24 27:18  
 29:1 33:10 34:7 36:21  
 38:22 63:22 93:6  
 106:8 150:12 161:4  
 177:9 181:12 206:23  
 206:24 213:12 231:7  
 232:10 236:17 238:1  
 241:21 242:14 263:18  
 268:20 271:8 276:14  
 282:6 288:17,22  
 291:17 305:1 308:6  
 332:20 335:5 343:17  
 351:9 369:25 403:9  
 423:24 431:1 435:10  
 435:13 442:21,25  
 443:14 456:21 460:16  
 471:10,11 472:7  
 476:9,10,14 477:12  
 480:21 483:20 492:16  
 492:22 493:4 498:6,9  
 499:9,23 506:10,11  
 506:13,24,25 507:6  
 507:12,17 510:21  
**Todd** 99:8,8  
**told** 11:13 34:4,15  
 75:20 82:24,25 149:7  
 151:12 166:23 167:1  
 167:8 169:23 188:9  
 222:22 232:3 236:14  
 237:23 305:11 343:10  
 343:23 353:22 354:21  
 367:10 377:5 449:2  
 466:1 486:5 488:10  
 490:21  
**tomorrow** 505:7,8  
**ton** 245:12  
**tonight** 501:13  
**tools** 84:21  
**top** 64:19 65:2 68:18  
 69:3 74:8,11,17,18  
 120:15 131:21 183:23  
 184:1 376:12 391:12  
 445:5,7  
**topic** 318:8  
**topography** 393:12  
**total** 43:7 47:7 152:7  
 161:12 268:13 402:3  
 498:3 504:3

**totaling** 34:5  
**totality** 474:17  
**totally** 441:15 448:3  
**touch** 127:15  
**touching** 216:6  
**tour** 68:12 101:8,12  
 104:11,13 107:2,4,11  
 107:12 108:11,13,14  
 109:11 203:24 204:2  
 232:24 264:16 274:12  
 429:3 462:25  
**toured** 335:4  
**town** 374:14  
**townhome** 299:1  
**track** 418:17 442:12  
 471:9,15,25  
**trade** 5:6 508:1  
**trading** 42:25  
**traffic** 35:10 39:2 45:13  
 46:12 54:13,15,15  
 59:11,12 124:18  
 151:21 225:21 310:8  
 313:3,5 314:2,14  
 363:12 379:12 380:14  
 380:14,14 381:17,24  
 382:7 383:5,7,9,11  
 388:1 398:14 399:15  
 400:7 421:11 487:3  
 488:6,7 496:9  
**trained** 30:18  
**training** 235:13,14  
**transcript** 499:19,24,25  
 500:3,3,10,12,24  
 501:3 502:14,14  
 504:16,18,18 505:19  
 505:22 506:21,22  
 507:4,4  
**transcripts** 504:20  
**transfer** 1:9 7:24 37:18  
 38:24 42:23 43:10  
 92:2 142:23 143:3,10  
 371:16 374:20 475:1  
 493:17  
**transferred** 307:5  
 467:21,23,25 472:10  
 472:19 474:5  
**transfers** 473:23 474:6  
**transforming** 99:11  
**transition** 131:8  
**transmission** 213:18  
**transparency** 274:3  
**transparent** 268:4  
**transportation** 316:7  
 337:9,10,13 379:11  
 379:13,24 380:6,15  
 380:16 381:21 496:6  
**trash** 35:1,2,12,16 38:6  
 38:25 40:8 44:1 45:4

45:7 69:23 73:9 85:3  
 114:3,4 118:14,15,21  
 118:24 119:7 151:21  
 173:10 175:18,19,20  
 176:3,6,17 231:16,18  
 231:19 238:17 297:20  
 298:1 303:9,14  
 305:13,20,23 306:25  
 307:12 308:7 333:17  
 333:19 334:14,19  
 385:13 388:14 403:10  
 403:12 421:16,20,21  
 423:19 424:17 425:1  
 425:25 426:2,9,12,16  
 426:17,24 427:3,19  
 436:4 487:2 496:15  
 496:21  
**trashcans** 73:7  
**travel** 220:21 382:21  
**traveling** 55:25 56:3  
 95:23  
**treating** 269:24  
**tree** 200:14 370:3  
 375:22 445:9  
**trend** 196:14 490:2  
**trends** 265:8  
**tricky** 45:9  
**tried** 96:5 118:6 196:15  
 237:7 246:7,12  
 274:13 281:6 329:13  
 492:21  
**trip** 264:21  
**triple** 127:23  
**trips** 382:20 383:3  
**trouble** 22:16 129:1  
**troubled** 488:9  
**troubling** 490:24  
**truck** 45:8 221:16  
 231:19 383:1 387:15  
**trucks** 35:15,16 85:8  
 178:14 382:24 385:13  
 385:21 386:7,9 387:3  
 387:4,6,20,25 388:6  
 436:4  
**true** 97:14 98:15 124:2  
 137:14 170:19 173:18  
 173:19,20 198:4,7  
 234:20 251:16 319:4  
 326:3 331:17 341:13  
 349:22 350:2,13  
 413:23 471:3,6,13  
 491:14 493:4 497:15  
**truly** 125:19  
**trust** 243:14 442:19  
**trusting** 498:6  
**truth** 230:12,13 273:25  
 287:21,22  
**truthfully** 486:10

**try** 7:8 31:8 32:2 72:21  
 83:23 110:15 112:5  
 134:7,20 160:25  
 255:15 260:8 268:9,9  
 292:8 329:11 330:24  
 337:25 338:2 351:18  
 362:11 402:16 404:18  
 419:17 431:11 437:13  
 470:11 486:17 505:13  
 506:6,8,8  
**trying** 55:22 70:10  
 108:6 117:13 140:14  
 147:22 159:14 203:22  
 204:4,7 217:18 218:2  
 220:2 238:3 253:20  
 262:8 279:23 320:12  
 328:23,25 330:2,5  
 346:13 363:17 366:9  
 366:11,12,18,20,22  
 368:22 386:21,21  
 397:4 401:24 409:5  
 411:1 427:5 431:9,10  
 441:5 453:7 477:15  
 478:10,20 488:17  
 493:1 500:15  
**tubs** 175:7  
**tucked** 37:1  
**turn** 49:1 64:1 69:17  
 82:5 96:23 106:12  
 143:24 153:1 222:16  
 291:10 305:18 383:23  
 385:1,4 401:18,24  
 402:17 445:18  
**turned** 99:13 105:25  
 226:7 273:12 297:23  
**turning** 62:10 68:11  
 95:7 97:19 98:19  
 122:18 136:15 153:11  
 219:20 401:16 499:3  
**turnover** 265:17  
**turns** 45:11 266:21,25  
 314:19,22 449:17  
 468:3 501:13  
**tweet** 248:21,22,24  
 250:18,23,25 251:12  
 251:15 252:3,6,8,9,9  
 252:13 253:6 483:19  
**tweeted** 250:14  
**twenties** 397:9  
**Twenty** 113:11  
**Twenty-one** 418:9  
**twice** 242:3 243:9 388:4  
 388:5  
**twisting** 474:25  
**Twitter** 3:21 248:12  
 249:4 483:10  
**two** 13:10 14:11 27:17  
 28:15 29:13 33:25

39:11 45:18 69:4 88:2  
 98:23 105:2 121:17  
 121:17 122:12 131:15  
 135:22 139:16 143:13  
 149:25 150:25 156:19  
 163:12 171:24 180:10  
 200:19 217:15 225:14  
 225:15 236:10 237:8  
 238:12 239:19,20,22  
 259:19 261:6 276:13  
 284:6,6 291:4,8,18  
 299:12 315:22 325:7  
 325:14 329:5 331:5  
 332:12 358:5 361:24  
 364:13 391:11,12,15  
 391:15 409:6 421:6,9  
 426:11 429:2 439:4  
 440:15 445:13 486:21  
 488:22 489:10 490:25  
 500:7 504:1,1  
**two-bath** 98:11,17  
**two-bedroom** 98:11,16  
**two-fold** 222:4  
**type** 52:18 55:13  
 216:13 219:11  
**types** 217:24  
**typical** 321:14 429:15  
**typically** 317:19 318:3  
 318:11,18 327:2,13

---

**U**


---

**U** 48:8 291:3 310:9  
 365:2 366:4 383:19  
 399:1 481:19,24  
**Uber** 124:19,23 126:19  
 309:19 334:23,25  
 335:7 336:15 371:25  
 384:2,7,11,14,19,23  
**Ubers** 298:13 314:16,24  
 335:23 435:25 440:25  
 441:1,4,4 494:16  
**ultimate** 158:16 470:1  
**Um-hm** 240:6  
**Um-hmm** 260:8 285:2  
**unable** 58:8 66:18  
 107:5 242:6 322:13  
**unacceptable** 333:24  
**unanimous** 313:22,25  
**unanimously** 310:6  
**unavailability** 334:24  
**unaware** 180:22  
**unbearable** 360:23  
**Unbelievable** 353:7  
**unbridled** 461:23  
**uncomfortable** 383:8  
**under-** 265:10  
**undergrad** 93:20  
 379:20

**underlying** 105:22  
**underneath** 397:16  
 415:15 423:14  
**understand** 13:15 20:5  
 31:17 55:23 70:17  
 72:8 83:11 88:19  
 108:23 162:23 167:20  
 167:21 168:9 186:3  
 201:13 208:13 218:22  
 231:6 268:16 303:3  
 332:24 359:6 365:22  
 404:15,17 411:2  
 425:7 452:5 463:13  
**understanding** 13:18  
 27:4,7,12 29:2 101:21  
 221:2 223:6 234:25  
 277:16 278:11 327:3  
 327:14 336:25 339:11  
 354:5 382:3 435:6  
 440:16 462:9 492:24  
 504:11  
**Understood** 300:16  
 452:16  
**undertake** 127:16  
**undertaken** 227:16  
**unenclosed** 73:8  
**unexcavated** 64:23  
**unexpected** 281:6  
**unfair** 207:19 208:22  
 301:12 359:14  
**unfamiliar** 402:8  
**unfolds** 328:20 329:8  
**unfortunate** 192:15  
 292:8  
**unfortunately** 266:7  
 322:13 359:10 374:24  
**Unified** 49:3  
**Union** 469:6  
**unique** 38:18 494:8  
**unit** 68:24 235:5 356:8  
 356:18,22,23,25  
 357:1,3,5,7 359:16  
 360:23 370:9,18  
 390:18 393:23 394:8  
 394:11,16,17,18,22  
 433:7,8,11 446:7  
**units** 46:20 361:6  
 446:22  
**universally** 466:18  
**University** 93:18,23  
 379:21  
**unknown** 305:1 448:12  
**unlimited** 207:24  
 208:20 323:5  
**unload** 387:13  
**unmute** 230:3 231:2  
 248:6  
**unmuted** 23:2

**unoccupied** 337:4  
**unprecedented** 495:5  
**unquote** 228:18  
**unsafe** 336:13  
**untrustworthy** 442:3  
**unusual** 327:11 467:7  
 489:16  
**unwilling** 468:15  
**Unwind** 338:24 339:3  
**update** 113:11 346:24  
 347:6,19,21  
**upgrade** 215:15  
**upgrading** 133:6  
**upheld** 37:8 139:2  
**upload** 286:16  
**upper** 257:14  
**uppity** 367:4  
**ups** 336:3  
**upscale** 46:4 83:7  
 166:23 167:9 309:17  
**upstairs** 83:6 100:21  
 120:8 433:14 466:3  
**usage** 387:7,10  
**use** 35:4,10 39:22 40:4  
 61:23 106:8,8,13,16  
 106:19 107:10 176:22  
 178:6 207:7,11  
 208:12,17,21 209:4  
 210:18 223:7 227:6  
 227:20,22,23 228:1  
 282:16 304:12 333:19  
 337:8 352:24 365:9  
 367:8 382:2,25 384:8  
 384:21,22 396:9  
 398:17 421:23 437:14  
 455:18 498:25  
**user** 222:16  
**uses** 381:16 382:4,24  
 384:22 386:6 494:17  
**usher** 124:15  
**usually** 63:23 76:4,4,12  
 76:16 83:19,23  
 221:18 275:7 319:4  
 327:7 376:5,12 437:1  
 439:22 461:17  
**utility** 305:18  
**utilize** 32:8  
**utilized** 208:11

---

**V**

---

**v** 103:18  
**vacant** 242:3 265:2,4  
 337:3 497:3,4  
**vacuum** 219:25  
**valid** 48:16  
**valuation** 181:11  
**value** 133:5 237:24,25  
 446:22

**values** 39:2 43:25  
 131:24 132:9,21  
 133:2 181:2 289:9  
 316:3  
**van** 387:12  
**vans** 385:13  
**varies** 457:21  
**various** 82:15 85:10  
 119:23 309:10 465:11  
**varying** 46:21  
**vast** 278:5 318:25 398:2  
 463:15  
**vehemently** 106:24  
**vehicle** 313:3 382:6  
 400:7  
**vehicles** 48:11 334:24  
 335:1,8 385:16,18  
 388:7,9  
**vehicular** 39:1 289:8  
 309:4 311:16,22  
 314:6  
**vendors** 129:14  
**verifiable** 103:16  
**verification** 232:15  
**verify** 174:10  
**Veritas** 9:19  
**vermin** 40:9 45:7  
**version** 356:18,20,22  
**versus** 105:1  
**very--not** 315:14  
**vested** 235:9  
**vet's** 408:13  
**vetted** 464:16  
**viable** 496:21  
**vibe** 121:14,22  
**vibration** 495:16  
**vibrations** 495:19  
**vicinity** 48:4 52:1 384:4  
 497:16 500:7  
**victims** 493:8  
**video** 3:9 101:8,12  
 102:3,5,10,13 103:6  
 103:10 104:2 105:9  
 106:12 107:1,5,11,22  
 108:7,15,17 109:11  
 109:16,19,24 112:5  
 113:5,15,20,21 115:8  
 117:1,11 128:4  
 130:23 164:25 192:1  
 194:17 230:5,22  
 262:17 335:5 462:25  
 463:2 498:17  
**videoconference** 1:18  
**view** 73:4,5 102:10  
 104:5 117:10,12  
 119:14 130:11 131:12  
 364:2 365:16 382:2  
 419:21 474:22 507:5

**viewed** 73:12 199:10  
**viewpoints** 29:11,19  
**views** 19:13 26:6,7,12  
 26:15,17,20 29:4  
 288:23  
**vigorous** 35:21  
**vigorously** 28:12 30:4  
 292:22  
**village** 255:3  
**Vincent** 149:7  
**violate** 306:21  
**violation** 83:22 306:17  
 306:18  
**violations** 48:1 509:12  
**Virginia** 380:2  
**virtual** 108:10 301:18  
 453:15  
**virtually** 20:18 33:18  
 210:24 264:13 497:21  
**visibility** 101:3,4  
**vision** 40:12 153:4  
 291:20 314:3  
**visit** 75:14 85:4 217:11  
 452:7  
**visited** 309:9 487:11  
**visiting** 214:12  
**visits** 73:13 85:10  
**visser** 330:12  
**vitiate** 266:22,25  
**voice** 153:21 155:22  
 156:14  
**voiced** 43:21 268:24  
 347:8  
**voices** 429:13  
**voir** 104:4 155:25  
**voltage** 129:24  
**volume** 372:7 388:9  
 438:22 463:25  
**volumes** 382:8 383:9  
 383:13 438:19  
**vote** 18:15 26:8,16 27:5  
 134:10 246:3 281:1  
 290:5 313:22,25  
 326:25 351:1,7  
 464:19 508:7  
**voted** 28:5 138:21  
 139:16 273:18 288:20  
 289:4 298:2 300:21  
 300:25 327:17,19  
 328:21 343:6,7 344:1  
 351:2,8  
**votes** 281:10

---

**W**

---

**W** 1:18,21  
**W-O-O-D** 10:14  
**W2** 93:12  
**wait** 32:1,18 145:22

152:9 156:11 171:15  
 171:19 172:6,8 183:8  
 203:13 231:25 235:20  
 235:20 402:13 404:20  
 404:22 494:15 499:18  
 501:19,25  
**waiting** 35:7 82:23  
 95:15,16 99:2 113:14  
 117:15 314:18 371:24  
 372:8 386:21 397:17  
 429:14 502:19  
**waive** 499:14,16 501:19  
**waived** 500:13  
**waiver** 500:23 501:1  
**waiving** 497:10  
**wake** 372:15 423:17  
 496:10  
**waking** 315:1  
**walk** 119:16,18 164:4  
 170:25 187:15 214:18  
 237:4 258:10,11  
 362:8,12,13 402:23  
**walk-through** 476:17  
**walkable** 136:13  
**walked** 119:14 274:10  
**walking** 117:11 118:7  
 131:9,10 165:17,21  
 173:1 236:23 237:10  
 237:15 342:18 382:22  
**walks** 44:22 189:15  
**walkthrough** 45:15  
 84:17 103:11  
**walkway** 3:16 392:4  
**wall** 69:11 117:21  
 127:13 217:1 219:13  
 222:7 227:12 393:25  
 415:19 430:9 447:25  
 448:1 470:20  
**walls** 127:14 216:23  
 220:18 361:7 394:1  
 396:25 448:5 495:17  
**Walsh** 144:14 145:1,15  
 148:24 149:7  
**Walsh's** 148:7  
**wandering** 405:17  
**wanted** 23:6 31:23  
 33:12 77:10 95:6 96:6  
 96:7 100:10,11 109:3  
 111:17 116:13 137:11  
 137:13 143:13 153:15  
 162:13 169:25 170:5  
 171:11 179:7 182:20  
 187:21 197:22 224:15  
 242:11 343:13 345:21  
 345:25 353:25 356:24  
 412:11,16 431:14  
 449:21 455:13,20  
 467:25 470:15 477:19

479:7 482:3 498:13  
**wanting** 184:19 334:19  
**wants** 32:8,9 71:2  
 171:16 284:4 293:11  
 305:18 312:18 410:17  
 442:20,25 443:2  
 476:7,8 477:9,11  
 490:15 498:19  
**warm** 58:16 178:11  
**warming** 433:25  
**warned** 146:23  
**warnings** 148:7  
**was--can** 325:1  
**was--well** 302:8  
**was--you** 318:22  
**wash** 131:5  
**Washington** 43:3 98:18  
 186:13,15 188:5  
 189:5,10 190:5 263:4  
**Washingtonian** 94:20  
 95:1 486:8  
**wasn't** 113:5,7 141:15  
 141:15 163:23 179:20  
 179:24 188:15 196:16  
 232:3 238:21 267:21  
 274:5 317:14 337:3  
 377:5 428:13 465:20  
**wasted** 95:14  
**watch** 460:20 478:17  
**watched** 358:12 371:13  
 420:22 434:23 446:9  
**water** 217:18  
**wattage** 129:25  
**wave** 237:14  
**way** 19:2 21:18 26:15  
 36:24 37:1 40:2 58:19  
 74:11,18,18 76:9 96:5  
 101:4 107:15 115:15  
 118:22 122:16 123:2  
 124:23 131:21 135:5  
 142:2,5 170:15 171:8  
 183:25 186:10 197:23  
 202:1 221:15 230:5  
 252:13 273:6,15  
 302:13 323:5,18  
 336:18 353:15 357:25  
 372:21 374:3 393:17  
 395:2 401:14 408:11  
 410:6,13,20 411:18  
 411:23,23 413:4  
 419:2 424:9 455:10  
 461:15 463:16 469:10  
 484:25 493:25 499:25  
 500:1,9  
**ways** 108:6 185:24  
 221:25 449:18  
**weak** 217:2  
**weather** 58:16 436:23

437:8 439:13  
**WebEx** 1:18 455:18  
**website** 125:15,16  
 510:17  
**Wednesday** 149:23  
 278:2  
**Wednesdays** 278:4  
**wee** 293:22  
**week** 21:4 37:13 123:9  
 161:22 179:23 274:22  
 301:22 372:19,23  
 388:4,5,6 395:23,25  
 395:25 423:15 429:16  
 497:19 505:8  
**weekend** 62:19 166:20  
 167:16 309:7  
**weekends** 293:20  
 372:24 423:16 438:24  
 497:20  
**weeknights** 293:19  
**weeks** 500:7,10 502:16  
 503:22 504:17 505:20  
 505:22  
**weight** 312:16,18,20  
 313:13,13 331:9  
 400:24  
**welcome** 20:10,10  
 367:24 368:11 507:8  
**welcoming** 99:14  
**well--but** 312:5  
**well-being** 375:3  
**well-lit** 126:11  
**well-populated** 126:11  
**wellness** 339:4  
**went** 53:22 70:25 91:7  
 93:21 186:16 192:20  
 267:9 279:24 286:13  
 353:15 439:15 453:6  
 453:15 458:1 460:14  
 485:9 493:15 510:23  
**weren't** 79:20 121:2  
 139:9 188:17 285:21  
 305:10 320:5,9  
**west** 78:19 202:3,10  
 241:13 410:3  
**Westlaw** 102:18  
**whatnot** 217:25  
**whichever** 110:6  
 484:25  
**white** 99:9 120:12  
 234:20 238:10 299:1  
 418:24 493:1  
**who've** 332:14  
**wholeheartedly** 452:10  
**wholesaler-B** 47:9  
**wide** 103:5  
**width** 304:2 481:16  
**wife** 432:19 433:21

436:22 437:11  
**willing** 168:1 184:7  
 269:7 305:10 375:4  
**wind** 476:25  
**window** 114:23 130:6,7  
 164:22 165:23 172:20  
 239:8 358:6,9 361:9  
 363:2,6,14,19 366:14  
 366:21 370:3,7  
 372:10,11 374:25  
 375:22 391:7 392:10  
 392:15,15 393:3,8  
 397:17 403:25 404:6  
 421:10 427:25 429:11  
 429:18,20 430:2,3  
 445:2,6,9,21 446:2  
 450:14,16,20  
**windows** 38:3 44:21  
 115:12 122:15 162:5  
 162:17 164:18,23  
 165:7,19 166:1  
 170:14 172:2 201:14  
 203:5 293:22 297:12  
 299:20 317:10 357:23  
 358:2,5,8 370:2  
 391:10,11,12,17,18  
 395:17,18,19 415:15  
 421:19 433:16 436:23  
 436:24 437:8,22  
 447:5,7 448:21 449:5  
 450:19 451:7 487:9  
**wine** 84:19,24 116:18  
 178:15 187:16 404:4  
**wire** 120:9  
**wisdom** 497:6  
**wise** 143:16 458:3  
**wish** 17:15 21:20 90:14  
 90:15 482:15,19,23  
 482:24 483:3,4  
 499:13  
**withdraw** 324:5 331:16  
 352:5 477:8  
**withdrawing** 168:11  
**withdrawn** 180:1,8  
 492:2 493:14 497:25  
**witness's** 156:17  
 258:14  
**witnesses** 6:24 7:11,15  
 7:16,18 10:2 13:2,7  
 19:1,20 20:11,19,22  
 24:12,13,15,19 25:15  
 28:22 34:23 174:19  
 179:3 205:1,20,25  
 206:1 207:4 209:8,9  
 210:4,8 287:15,16  
 323:18 351:13 361:13  
 431:5,14 454:17,22  
 486:12,14 493:4

494:11 498:6  
**woken** 397:2 494:21  
**wondered** 389:19  
**wonderful** 112:7  
**wondering** 360:19  
**wood** 4:10 6:14 10:12  
 10:13,13 84:21 262:3  
 262:10,10,11,12,14  
 262:16 263:2 266:20  
 267:15 270:5 271:14  
 272:13 275:8,15  
 276:22,25 277:5,11  
 277:21,25 278:8,14  
 278:19 279:7 280:2,3  
 280:7,10,14,17,19  
 281:16 282:3,5  
 285:18,23 286:9  
 343:16  
**Woods** 349:23  
**woodwork** 130:21  
**word** 76:13 125:19  
 163:14 164:12 227:20  
 227:22,24 323:6  
**words** 89:25  
**work** 21:18 39:24 63:21  
 77:18 99:9,10 124:25  
 125:24 126:7 133:2  
 136:19,22,24 137:1,4  
 140:12,14 142:18  
 146:20 151:7 167:22  
 175:22 176:7 195:23  
 212:14 213:17 216:13  
 218:10 235:15,19  
 237:9,12 242:11  
 245:4 255:5 266:12  
 269:21 297:15 365:1  
 372:19 378:5 379:15  
 380:4 433:24,25  
 434:7,7,13,13,15,16  
 434:20 435:15 436:5  
 437:12 448:1,7,8,14  
 448:18,23 449:6  
 451:23 465:7 495:10  
 495:12 500:2  
**workday** 378:5  
**worked** 20:15 41:10  
 54:5 210:21,25  
**workers** 245:6 373:14  
**working** 10:19 11:8  
 15:16 53:25 62:20  
 74:6 98:4 112:3  
 210:25 218:4 232:18  
 236:19 367:2 434:10  
 448:10 476:19  
**workings** 325:9  
**works** 273:7 401:19  
**world** 96:2 127:20  
 339:8 434:15 488:3

**worried** 244:12,13  
 372:16 486:20,21  
**worry** 349:11  
**worse** 306:1 336:17  
 340:9,9 402:10  
 441:17 496:4  
**worst** 339:7  
**worth** 31:3 132:16  
 246:19 307:25 424:4  
**would've** 104:18  
**wouldn't** 63:7 121:4  
 126:5,5 139:11,15  
 167:11,12 171:2,3,9  
 222:25 301:2 329:18  
 329:19 332:7,9 338:8  
 350:12 385:21 386:7  
 465:1 468:2 472:7  
 478:24  
**wrap** 25:18 460:8  
 479:14 485:13  
**wrapped** 455:1  
**wrapping** 355:1  
**writing** 26:8  
**written** 288:2 292:2  
 302:19  
**wrong** 78:7 255:17  
 502:8  
**wrote** 41:20 83:19  
**Wyoming** 411:14

---

**X**


---

**x** 304:25  
**XYZ** 99:11

---

**Y**


---

**Y-O-H-A-N-N-E-S** 9:24  
**yard** 165:2,9,10,18  
 173:10,16 174:7  
 252:23 297:10,22  
 299:9 304:12,25  
 305:19,24 306:14  
 373:23 403:11 421:23  
 498:19  
**year** 34:9 37:8 93:22  
 149:25 242:16 252:19  
 253:18 254:6 263:23  
 276:25 290:13 356:11  
 402:4 437:2 438:11  
 439:14 442:15 453:18  
 457:9 460:8 471:17  
**years** 39:11 41:11 54:1  
 54:5,7 56:12 58:21  
 75:23 83:19 95:23  
 102:16 181:12 189:5  
 189:10 230:5 235:4  
 238:12,12,13,15  
 261:6 271:23 272:23  
 288:18 290:15 297:14

301:8 340:6 357:3,5,7  
 362:9,10 366:24  
 367:22 379:8 394:9  
 394:14 400:15 402:5  
 418:9 423:7,8 441:14  
 457:19 458:1 475:19  
 476:2 491:1 504:1,1  
**yelling** 44:10 373:15  
 438:18  
**yellow** 23:1 39:12 78:19  
 78:21 199:7,14,24  
 248:25 298:21 382:10  
 391:6 408:1 419:22  
**yesterday** 31:21  
**Yohannes** 2:14 5:10  
 8:11,16 9:19,21,22,22  
 31:23 138:21 191:24  
 192:5,7 193:6,11  
 198:9,12,16,19 200:3  
 204:19 211:12 213:7  
 213:20,21,25 214:5  
 214:20,23 218:13  
 340:17,19,22 341:4  
 406:2,4,6 425:15,17  
 425:19 430:19,20  
 465:21  
**York** 100:8 126:14  
**you-all** 241:14

---

**Z**


---

**zero** 101:4 139:16  
 314:3  
**zone** 34:2 37:3,10 39:5  
 46:17 48:23 51:7 56:7  
 56:10,14,17,23 57:10  
 80:15,18 88:14,15  
 92:1 138:17 139:4  
 153:2 163:24 228:25  
 289:14 291:12 327:20  
 327:23 376:24 396:9  
 410:25 411:13 465:24  
 470:20 474:17,22  
 493:15  
**zoned** 39:22,23 40:2  
 463:14 493:11  
**zones** 46:17 71:8 81:15  
 81:24 125:1 434:16  
**zoning** 3:11,11 49:20  
 49:25 50:1 81:14  
 302:15  
**zoom** 3:9 80:24 102:7,9  
 149:21 200:3 229:21  
 290:11,12 371:14  
 451:15,16,18 463:2,3

---

**0**

---

**1**

---

**1,200** 46:24 50:3 51:22  
 52:2  
**1,200-foot** 81:7  
**1,400** 56:14  
**1:00** 47:19 226:4 234:8  
 359:25 360:9,21  
 463:12  
**10** 3:14 21:6 46:25 50:3  
 63:2,10 70:1 71:6,12  
 72:18 73:1 91:2 210:9  
 282:10 283:14 284:5  
 284:11,16 302:8  
 304:2,4,9 308:13,17  
 308:20 309:1,9  
 315:14 425:16  
**10-minute** 285:19  
**10:00** 354:16 439:22  
**10:18** 5:2  
**100** 34:6 467:15 472:23  
 474:19 480:2  
**101** 3:9  
**10x** 329:1  
**11** 3:8,14 47:1 50:5  
 63:20 75:5 85:19,19  
 86:10 134:13,15  
 198:10 199:18,21  
 282:9,10 283:14,17  
 283:17,25 284:5,11  
 284:12,15,16 288:18  
 298:16,19 299:14,23  
 300:2 309:9 340:17  
 341:3 369:21 375:22  
 391:1 422:20 444:21  
**11:00** 11:14 47:23 234:9  
 489:19 497:19  
**110** 506:3  
**111.3** 306:18  
**112** 4:6  
**116881** 1:7 5:7  
**118** 103:19  
**12** 3:8,15 50:7 75:5  
 90:22 113:5 135:13  
 135:14,16 277:22  
 282:9 283:17,25  
 284:11,15 299:10,14  
 299:23 300:8 357:17  
 394:20 422:20 427:11  
 433:2,3  
**12-minute** 102:5  
**12:00** 91:3  
**12:02** 91:7  
**12:12** 91:8  
**120** 68:24 457:23  
 468:20  
**1200** 63:25 291:2  
 315:25 410:12 412:6  
 412:12,14,18 469:20  
 494:25



**128** 3:6  
**13** 3:9,16 50:10 101:16  
 101:18,22 282:10  
 283:18,23,25 284:2,3  
 284:11,15 297:11  
 392:1,7,19,25 445:19  
**130** 457:22 467:4  
 468:20  
**134** 3:8  
**135** 3:8  
**14** 3:9,17 47:2 50:12  
 63:15,16 213:8,20  
 214:5,15 217:13  
 223:13,21 227:3,4  
 283:8 314:10 335:20  
 437:25 438:7 439:24  
 440:7  
**148** 3:18  
**15** 3:17 50:13 298:16,19  
 298:24 299:23 300:8  
 379:8 418:17,21  
 420:4,5,8,10,16,19  
 460:13  
**152** 3:23  
**157** 3:23  
**15th** 68:16  
**16** 50:15 482:11  
**1617** 365:2  
**17** 3:18 50:17 147:24  
 148:1,21 360:1  
**173** 3:23  
**174** 3:23  
**1763.8** 258:14,22 259:3  
 259:11,25  
**18** 47:7 50:19 360:1  
 363:8  
**1800** 48:15,20 412:11  
**1804** 3:17 438:4,9  
**1806** 1:7 43:2 48:9 49:5  
 49:21 55:20,20  
 177:14,22 183:18  
 190:24 199:25 256:4  
 274:12 298:12 357:21  
 382:11 391:5 393:4  
 445:14  
**1807** 125:8,11,21,22  
 126:8 227:13 382:12  
**1811** 231:11  
**1812** 3:8,12 134:3  
 200:10 225:8 237:1  
 274:11 356:9 357:20  
 358:2 369:13,22  
 390:18 391:8 444:14  
 445:3  
**1813** 3:17 417:23  
**1818** 224:17 225:5  
**1821** 263:3  
**1822** 136:1,3

**1825** 48:13 50:22  
**18th** 37:2 45:10,11 48:4  
 48:7,25 49:1,21 50:20  
 51:11,13 52:16 53:3,5  
 53:7,13,15,16 54:9,12  
 56:4,5,16,18 61:15,17  
 62:1 81:10,11 90:7  
 118:8 126:4,10,18  
 239:5 241:15 242:4  
 290:23 291:3 306:3  
 307:10 310:9 335:12  
 336:4 339:1 342:19  
 360:14 361:14 364:1  
 365:23,23,24 367:18  
 370:13,16,20,21  
 383:19 385:3 393:14  
 398:4,25 401:5,8,21  
 406:21 407:11 410:4  
 413:25 414:14,19,22  
 415:16,17,25 422:13  
 452:9 454:7 462:2  
 469:4 481:18,24  
 495:2 497:3,16  
**19** 50:21  
**19-hour** 297:24  
**1900** 48:15  
**1920** 120:23  
**1920s** 99:25 121:1  
**1970** 356:13  
**199** 3:14  
**1999** 357:1  
**19th** 35:10 37:2 48:24  
 49:2 385:1  
**1C** 1:8 2:9 3:19,20  
 138:20 241:18,19  
 260:24 270:9 271:5  
 276:12 277:9,20  
 278:2,23 288:4,12  
 353:13  
**1C03** 263:11 279:19  
**1C07** 10:10 241:12  
 268:11

---

**2**


---

**2** 3:6,11 48:23 49:11  
 51:8 68:6 128:2,7  
 129:12 150:12 227:13  
 282:9 283:16,17,25  
 284:10,15 293:19  
 298:10 299:16 304:25  
 310:13 362:5,9,10  
 396:11 429:11 480:10  
 480:16  
**2:00** 47:13,19 161:21  
 162:3,15 342:3  
 372:23 373:21 395:23  
 395:24 398:11 423:14  
 463:12 494:21  
**2:20** 192:20  
**2:36** 192:21  
**20** 36:15 50:23 139:17  
 453:10 458:1  
**20-PRO-00038** 1:8 5:5  
 507:24  
**2000** 53:5 457:9 460:8  
 471:18  
**2000s** 86:2  
**2001** 52:16  
**2004** 406:18,19 460:11  
**2005** 446:8 449:24  
**2006** 379:8  
**2007** 53:15  
**2008** 449:9  
**201** 53:4,5  
**2012** 433:20  
**2014** 53:4  
**2016** 181:7 394:10  
 406:16  
**2017** 290:16  
**2018** 52:12  
**2019** 93:22 145:2  
 148:25,25 261:5  
 307:8 369:16 371:5  
 433:22  
**2020** 138:15,20 141:9  
 248:13 278:22 288:24  
 290:6 310:7 330:22  
 331:19 332:4,8 333:9  
 333:11 344:4 371:10  
 453:12  
**2021** 1:16 42:15 49:2  
 343:8 453:9 509:8,15  
 509:16  
**203** 53:5  
**204** 53:5,7  
**207** 53:4,6  
**21** 50:25 69:17 73:5  
 423:7 480:13,19,25  
**211** 4:7  
**212** 3:7,7  
**213** 53:4  
**214** 3:9  
**218** 3:7  
**22** 51:2 357:3,6 454:24  
**223** 3:7,9  
**229** 4:8  
**23** 13:11 43:18 49:18  
 390:19 480:14  
**24** 51:5 77:25 306:18,21  
 394:17  
**240** 4:9  
**2426** 241:9 256:14  
**248** 3:21  
**25** 51:7 63:10 441:14  
 506:15,15,15  
**25-314C** 289:12

**25-725** 228:14  
**25.314** 39:3  
**250-314C** 315:3  
**250-person** 486:24  
**256** 3:21  
**2574(b)** 507:21 508:25  
**2574(b)(13)** 508:2  
**26** 51:10  
**262** 4:10  
**26th** 151:13  
**27** 3:18 51:12 293:25  
 294:7,10 295:1,4,24  
 296:2,7,14,17  
**28** 208:10 209:16  
**284** 3:6,8,8,9,14,14  
**286** 4:11  
**29** 68:25  
**296** 3:18,18  
**2nd** 277:1 278:15  
 509:16

---

**3**


---

**3** 49:13 51:4 68:11,18  
 68:24 79:13 106:5  
 214:24 293:20 298:10  
 299:16 396:12 398:11  
 429:11 503:22 509:6  
**3:00** 47:14 161:22 162:4  
 162:16 372:24 373:3  
 373:21 395:24,25  
 423:15 435:25 440:22  
 440:23 494:22  
**30** 43:8,9 52:14 153:17  
 153:19 156:21 157:13  
 157:23 158:1 159:6  
 159:20 160:7 161:4  
 161:16 203:16 204:6  
 297:9,11 310:15  
 312:22 335:4 362:4  
 404:22 407:13 421:7  
 423:7 428:10,15  
 429:10,10 498:2,14  
 500:11 502:13 503:23  
 504:19 505:23 506:1  
**30-person** 486:25 491:8  
**300** 3:15,15  
**303** 3:13  
**304** 3:13  
**306** 3:19  
**309** 3:13,13,14,19  
**31** 46:23,25 63:1,4 81:6  
 81:9,17 85:17 290:24  
 315:24 357:7 367:22  
**310** 3:19,20  
**313** 3:19,20  
**314.10** 306:22  
**314.9** 306:21  
**32** 3:19 306:5,8,12

308:13,17,20 309:1  
**33** 3:3 444:15  
**35** 407:13 458:13,18  
**355** 4:12  
**36** 3:3,19 310:18,21,24  
 313:16,20 322:21  
 331:19  
**368** 4:13  
**36A** 3:20 310:1,4,24  
 313:16,20  
**37** 3:20 398:22 399:3,20  
 400:3  
**378** 4:14  
**38** 288:23 289:16  
**380** 3:22  
**381** 3:22,22  
**389** 4:15,16  
**39** 431:10  
**392** 3:16,16  
**399** 3:20

---

**4**


---

**4** 3:11 47:8 49:15 82:6  
 82:10 179:9 215:18  
 252:5 307:8 356:23  
 406:1,8,11  
**4's** 304:25  
**4:00** 171:12 172:1  
**4:16** 286:5,13  
**4:17** 286:6  
**4:25** 286:7,8,14  
**40** 3:21 113:6,9 189:5  
 189:10 256:22,25  
 257:11 258:13 259:15  
 259:16,17,18 301:8  
 362:4 454:25  
**400** 3:20 47:6 50:4  
**405** 509:7  
**406** 3:11  
**408** 102:22,25 103:13  
 104:24,25  
**41** 3:21 4:5 248:13,15  
 259:16 284:22 483:6  
 483:8,21,25  
**418** 3:12,17  
**420** 3:12,17  
**43** 209:17  
**433** 506:15  
**438** 3:17  
**440** 3:17  
**443** 4:17,18  
**45** 3:22 379:3 380:11,18  
 381:4 404:22  
**456** 4:19  
**46** 3:22 381:8,11 407:13  
**47** 3:23 152:24 155:23  
 157:2,4,7  
**48** 3:23 173:9,13,23

174:4 305:3,24  
**480** 3:11  
**483** 3:21  
**485** 4:24  
**492** 4:25  
**497** 103:19  
**499,900** 180:5  
**4th** 179:19

---

**5**


---

**5** 3:12 47:8 49:17 68:25  
 78:12,14,25 79:6,9  
 82:6,10 215:19  
 288:24  
**50** 43:8 53:10,14 61:18  
 161:10 219:19 314:5  
 366:24 428:15 498:3  
 498:14  
**50,000** 138:2  
**500,000** 181:7,12  
**510,000** 179:10,19,23  
**5th** 79:14 248:13 320:1

---

**6**


---

**6** 21:7 47:3 49:19 54:6  
 63:4,17 216:15 246:3  
 289:4  
**6:30** 48:17,19  
**60** 197:2 205:15 502:7  
 503:23 504:13,14,21  
 505:25 506:7,11  
**60-day** 506:9  
**60,000** 138:2  
**600** 240:3 412:11  
**61** 230:5  
**65** 457:20,20

---

**7**


---

**7** 3:7,12 49:23 52:5 64:2  
 64:17 68:18 81:5  
 85:18 218:13,25  
 223:13,21 224:25  
 332:4,8 419:19 420:1  
 420:4,9,16,19  
**7,000** 388:8  
**7,500** 137:19  
**7:00** 48:18,22 373:5  
**70** 3:12 457:21  
**70s** 365:6  
**72** 387:8,17  
**749** 122:2  
**75** 62:2 427:23 467:12  
 472:24 474:19 480:2  
**79** 3:12  
**7th** 509:8,15

---

**8**


---

**8** 3:13 49:25 80:9 81:6

85:18 88:8 136:15  
 290:6 293:19,19  
 303:17,18,23 308:13  
 308:17,20 309:1  
 310:7 330:22 331:18  
**8-year-old** 383:12  
**8:00** 47:13,14,18,19,23  
 359:25 373:5  
**8:26** 484:4  
**8:27** 485:9  
**8:28** 485:4  
**8:30** 48:22  
**8:39** 485:10  
**8:40** 485:5,5  
**80** 219:21 366:13,14,15  
**80s** 94:24  
**813** 407:13  
**814** 407:12  
**815** 407:13  
**85** 219:21 221:21  
**8th** 149:23 151:2,16  
 152:22

---

**9**


---

**9** 3:7,13 50:2 51:17,20  
 75:3 211:9 212:11,16  
 212:19,24 213:2  
 304:16,18 308:13,17  
 308:20 309:1 317:20  
 318:3,4,16 357:5  
**9:00** 48:17 234:2 360:3  
**9:14** 510:23  
**9:30** 234:2 354:16  
**90** 24:23 25:1 48:6  
 205:24 353:19,20,22  
 354:3,10,17,24 355:2  
 504:3 506:2  
**90s** 94:25 235:7  
**93** 354:19  
**95** 354:19,22 458:14,19  
**96** 48:6  
**9th** 217:11

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: TBD 1806 Vernon Street, NW

Before: DCABRA

Date: 04-01-21

Place: teleconference

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.



-----  
Court Reporter

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701