

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
FOR MONTGOMERY COUNTY

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:
PETITION OF EVRIDIKI CHALASOCHORIS : OZAH No. AAO 15-02
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A hearing in the above-entitled matter was held on March 27, 2015, commencing at 9:34 a.m., at the Office of Zoning and Administrative Hearings, 100 Maryland Avenue, Rita Davidson Memorial Hearing Room, Rockville, Maryland 20850 before:

Martin L. Grossman
Hearing Examiner

A P P E A R A N C E S

Evridiki Chalasochoris

Antonios Halasochoris

Robert Goff, Dept. of Housing & Community Affairs

Lauren Cary, Dept. of Housing & Community Affairs

Cynthia Lundy, Dept. of Housing & Community Affairs

P R O C E E D I N G S

1
 2 MR. GROSSMAN: This is a public hearing in the
 3 matter of Chalasochoris objection, OZAH No. AAO 15-02, an
 4 objection to the denial of an attached accessory apartment
 5 license application No. 85801, disapproved by the Department
 6 of Housing and Community Affairs on December 23, 2014 for
 7 the lower level of a one family detached home at 15026
 8 Snowden Lane, Silver Spring, Maryland. The subject property
 9 is identified as Lot 11, Block 3, Subdivision 014, located
 10 in the R-200 zone. Tax Account No. 05-00311393.
 11 This hearing is conducted pursuant to County Code
 12 Sections 29-16, 29-19 and 29-26. My name is Martin
 13 Grossman, I'm the Hearing Examiner, which means I will take
 14 evidence here, and then write a decision on the case whether
 15 to grant or deny the objection. Notice of this hearing was
 16 issued as required by Code Section 29-26.
 17 The hearing was delayed until today because the
 18 objectors were out of town. Will the parties identify
 19 themselves, please for the record. State your name, please.
 20 MS. CHALASOCHORIS: Evridiki Chalasochoris.
 21 MR. GROSSMAN: Okay.
 22 MR. HALASOCHORIS: Antonios Halasochoris.
 23 MR. GROSSMAN: Okay.
 24 MR. HALASOCHORIS: If I may, sir, it's Snowden
 25 Drive, not Lane.

C O N T E N T S

Witnesses:	Direct	Cross	Redirect	Recross
Antonio Halasochoris	8	--	--	--
Robert Goff	15	20	--	--

E X H I B I T S

Exhibit No.	Marked/Received
19 Affidavit of Posting	8
20 Memorandum dated 11/19/14	9
21 Letter from Yezid Antonio Morales	12

1 MR. GROSSMAN: Oh, okay. Thank you. And you said
 2 your name was?
 3 MR. HALASOCHORIS: Antonios.
 4 MR. GORSSMAN: Antonios. So you're not the --
 5 MR. HALAOSCHORIS: That's my father, sir.
 6 MR. GROSSMAN: That's your father, Vasilios.
 7 MR. HALASOCHORIS: Yes, sir.
 8 MR. GROSSMAN: Okay. Are you an owner on the
 9 property?
 10 MR. HALASOCHORIS: No, sir.
 11 MR. GROSSMAN: So, the property is owned by your
 12 mother and father?
 13 MR. HALASOCHORIS: Yes, sir.
 14 MR. GROSSMAN: Okay. And I see we have some
 15 people from the Department of Housing and Community Affairs.
 16 Identify yourselves, please, for the record.
 17 MS. CARY: Lauren Cary.
 18 MR. GROSSMAN: Okay, Ms. Cary.
 19 MR. GOFF: Robert Goff.
 20 MR. GROSSMAN: Mr. Goff. Okay. Anybody else? I
 21 see one person in the audience from the Department of
 22 Housing and Community Affairs. Are you to be heard today,
 23 from ma'am?
 24 MS. LUNDY: No.
 25 MR. GROSSMAN: Okay, all right. Ms.

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1 Chalasochoris, do you plan to call any witnesses today other
2 than yourself?
3 MS. CHALASOCHORIS: Myself and my son.
4 MR. GROSSMAN: Your son, Antonios? Okay. That's
5 it then?
6 MS. CHALASOCHORIS: Yes.
7 MR. GROSSMAN: Okay. Let me explain a little bit
8 about this kind of proceeding. We're a combination of
9 formality and informality. It's formal in the sense that
10 all witnesses are sworn in, and they're subject to cross-
11 examination. Everything is taken down by a court reporter.
12 There will be a transcript of the proceedings. We follow,
13 generally speaking, rules of evidence. They're a little bit
14 more relaxed than in a courtroom, but we generally follow
15 the procedures you would see in a courtroom. However, we're
16 a little less formal than that.
17 We're here today on an objection to the findings
18 of the Department of Housing and Community Affairs. We are
19 only permitted by the Code to deal with the actual objection
20 that has been made by you. In this case, the specific
21 objection was -- let's see the exact language -- I think you
22 said it was unfair that the inspection wasn't conducted when
23 you thought one was going to be conducted. Let me see if I
24 have the exact language of that. It really should be the
25 first exhibit here, but it's not.

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1 Okay, and your objection was in Exhibit 10, and
2 I'll quote, I was not treated fair. Never show for
3 inspection appointment on 23 December 2014. That's solely
4 -- there's a question of fairness and the inspection is
5 solely the issue that is before me. And, I want to
6 emphasize that this has nothing to do or in no way controls
7 the violation notice issue you have, that's between you,
8 your attorney, the court, and the county attorney. It has
9 nothing to do with these proceedings.
10 MR. HALASOCHORIS: We understand, Your Honor.
11 MR. GROSSMAN: Okay. The Director of the HCA must
12 issue a denied license based on the ruling of the Hearing
13 Examiner, any aggrieved party who objected under this
14 section may request the Circuit Court to review the Hearing
15 Examiner's final decision, which will be issued within 30
16 days after the record closes here. And you, under the
17 Maryland rules of procedure, an appeal to the Circuit Court
18 does not automatically stay the Director's authority to
19 grant or deny the license.
20 All right. Let's start out by swearing you all
21 in.
22 (Witnesses sworn.)
23 MR. GROSSMAN: All the witnesses are sworn. Ms.
24 Chalasochoris, you may proceed with any evidence you wish to
25 put on.

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1 MR. HALASOCHORIS: I'm sorry, my mother's a little
2 off on these sort of things, so --
3 MR. GROSSMAN: Right.
4 MR. HALASOCHORIS: We have a problem in the fact
5 that we fixed all the things that were supposed to be fixed,
6 and we waited for our inspection date, which never came.
7 MR. GROSSMAN: This is the December 23 inspection
8 date?
9 MR. HALASOCHORIS: Yes, sir.
10 MR. GROSSMAN: And how was that date set up?
11 MR. HALASOCHORIS: A letter, sir. Sorry, official
12 court letter.
13 MR. GROSSMAN: All right. There was a specific
14 letter that set an inspection date for December 23?
15 MR. HALASOCHORIS: Yes, sir.
16 MR. GROSSMAN: And, you have a copy of that with
17 you?
18 MS. CHALASOCHORIS: Yes.
19 MR. GROSSMAN: While you're getting that out, I
20 notice there's an Affidavit of Posting that the property has
21 been posted with a sign, and that will be Exhibit 19.
22 (Exhibit 19 was marked for
23 identification.)
24 MR. HALASOCHORIS: Sorry, Your Honor, sir.
25 MR. GROSSMAN: That's all right, take your time.

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1 MR. HALASOCHORIS: Yes, sir.
2 MR. GROSSMAN: Okay, would you bring that forward
3 please, sir. All right, thank you. Okay, so this is
4 Exhibit 20.
5 (Exhibit No. 20 was marked for
6 identification.)
7 MR. GROSSMAN: And, it's a memorandum dated
8 November 19, 2014 indicating problems that need to be
9 corrected, and that a reinspection would take place on
10 December 23, 2014 at 10:00 p.m.
11 MR. HALASOCHORIS: Yes, sir. 10:00 a.m., sir.
12 MR. GROSSMAN: Right, at 10:00 a.m. And this is a
13 memorandum from Ms. Cary, the Housing Code Inspector to --
14 with an internal memorandum -- to Ms. DeJesus, or DeJesus,
15 she pronounces it, I believe. And you were given a copy of
16 this memorandum?
17 MR. HALASOCHORIS: Yes, sir. It was mailed to us.
18 MR. GROSSMAN: Okay.
19 MR. HALASOCHORIS: I'm sorry, it was given to us.
20 I apologize.
21 MR. GROSSMAN: All right. Now, do you agree that
22 the premises were inspected by DHCA on November 13, 2014,
23 November 18, 2014 and December 9, 2014?
24 MR. HALASOCHORIS: I believe so. December 9 was
25 the last one. Yes.

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1 MR. GROSSMAN: And you agree with that Ms.
2 Chalasochoris?
3 MS. CHALASOCHORIS: Yes.
4 MR. GROSSMAN: Okay. And, that during the
5 December 9, 2014 inspection, there were violations still
6 found, is that correct?
7 MR. HALASOCHORIS: Yes, sir.
8 MR. GROSSMAN: Ms. Chalasochoris?
9 MS. CHALASOCHORIS: Yes.
10 MR. GROSSMAN: All right. Is there anything else
11 you want to add to your presentation?
12 MR. HALASOCHORIS: Not on this, no, sir.
13 MR. GROSSMAN: And, is it your contention that all
14 the difficulties were removed prior to the date that had
15 been set for an inspection in December?
16 MR. HALASOCHORIS: Yes, sir. Oh, yes, sir. We
17 outlaid the money, we did the work. Everything was
18 completed per the letter.
19 MR. GROSSMAN: Okay. And how about the existence
20 of other renters on the property?
21 MR. HALASOCHORIS: We had one renter on the
22 property at the time, but he wasn't a renter. He wasn't
23 paying any rent. He was simply there to assist us with the
24 work.
25 MR. GROSSMAN: And what was his name?

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1 MR. HALASOCHORIS: I'm sorry, Your Honor, due to a
2 problem that we had with him with all of this, we removed
3 him. This is the gentleman's name, sir. Yezid Antonio
4 Morales.
5 MR. GROSSMAN: Okay. And Mr. Morales was not
6 paying you rent?
7 MR. HALASOCHORIS: No, sir. We have as signed
8 affidavit to that effect, as well.
9 MR. GROSSMAN: Was he living there?
10 MR. HALASOCHORIS: Yes, sir. Living is a broad
11 time. He came there and stayed when the work was to be
12 done. We had discussed him possibly staying there
13 afterwards, and that's what we were working towards.
14 MR. GROSSMAN: Okay. And how long did he stay
15 there?
16 MS. CHALASOCHORIS: A month and a half.
17 MR. HALASOCHORIS: Approximately five to six
18 weeks, sir.
19 MR. GROSSMAN: All right.
20 MR. HALASOCHORIS: But it wasn't continuously. It
21 was an on and off, where he wasn't there for many days at a
22 time. As I said, he was there completing work.
23 MR. GROSSMAN: Okay. May I see this affidavit you
24 discussed. Thank you. Well, I see two documents.
25 MR. HALASOCHORIS: I'm sorry. One was the letter

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1 that my mother sent.
2 MR. GROSSMAN: Yeah, I think that's in the record.
3 And, a letter from Mr. Morales. Yezid Antonio Morales.
4 MR. HALASOCHORIS: Yes, sir.
5 MR. GROSSMAN: Well, it's dated December 31, 2014,
6 and then there purports to be a notary public stamp on it,
7 but it's not sealed by the notary, so I don't know what
8 validity it has. The stamp or the writing of the purported
9 notary is dated January 12, 2015. We'll make this Exhibit
10 21.
11 (Exhibit 21 was marked for
12 identification.)
13 MR. HALASOCHORIS: I'm sorry, sir. My mother says
14 we were told that that was good enough with the stamp.
15 MR. GROSSMAN: Okay. When you say you were told,
16 who told you that?
17 MR. HALASOCHORIS: The notary.
18 MS. CHALASOCHORIS: The notary itself.
19 MR. GROSSMAN: She didn't put a seal on it.
20 MS. CHALASOCHORIS: No. She said that was good
21 enough.
22 MR. GROSSMAN: All right. So it's December 31,
23 2014 letter from Yezid Morales. All right. Is there
24 anything in addition, anything you want to add?
25 MR. HALASOCHORIS: As far as evidence or?

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1 MR. GROSSMAN: Yes.
2 MR. HALASOCHORIS: Or, are we talking about
3 speaking?
4 MR. GROSSMAN: Evidence, speaking, whatever you
5 want to say in your case.
6 MR. HALASOCHORIS: Only that we did everything we
7 were supposed to, and we waited patiently for the entire
8 day. Not only did we wait that day, but we waited this
9 entire time, and nobody got back to us on it. However, when
10 my parents told them that they were going out of town, they
11 decided then to come in the next day, and nobody was there
12 for them to --
13 MR. GROSSMAN: Well, let me understand. You
14 waited patiently all of December 23, 2014 you said?
15 MR. HALASOCHORIS: Yes.
16 MR. GROSSMAN: And then you were told that the
17 inspectors were coming on another day when your parents were
18 going out of town?
19 MR. HALASOCHORIS: No.
20 MR. GROSSMAN: Oh, I misunderstood you.
21 MR. HALASOCHORIS: After we notified the people
22 involved that we were -- my parents, excuse me -- were going
23 out of town, they then came the next day.
24 MR. GROSSMAN: And what day was that?
25 MS. CHALASOCHORIS: The 9th. December 9th or 10.

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1 MR. GROSSMAN: But that was before.
2 MR. HALASOCHORIS: I apologize, Your Honor.
3 Sorry. We waited the appointed time, and we waited the
4 entire, at least another week or so, and no one showed up,
5 Your Honor. We made contact with the court and asked them
6 to send someone, nothing.
7 MR. GROSSMAN: You said with the court or with the
8 Department of Housing and Community Affairs?
9 MS. CHALASOCHORIS: Department of Housing.
10 MR. HALASOCHORIS: Sorry. Department of Housing.
11 MR. GROSSMAN: The reason I make the distinction
12 is because, of course, there is a court proceeding too, that
13 is independent of this. Okay, so is there any other
14 evidence you wish to present?
15 MR. HALASOCHORIS: No, sir.
16 MR. GROSSMAN: And then I'm going to hear from the
17 Department of Housing and Community Affairs. Anything else?
18 MR. HALASOCHORIS: Will we be allowed to --
19 MR. GROSSMAN: You'll be allowed to cross-examine
20 them, and if you have rebuttal, I'll allow you to give
21 rebuttal.
22 MR. HALASOCHORIS: Appreciate that.
23 MR. GROSSMAN: Okay. All right, is it Mr. Goff or
24 Ms. Cary, who's going to speak for the Department of Housing
25 and Community Affairs?

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1 MR. GOFF: I'll speak.
2 MR. GROSSMAN: Okay, or you both can, of course,
3 too. All right, Mr. Goff.
4 MR. GOFF: We did preliminary inspection on the
5 complaint of the property, and found that there was two
6 accessory apartments, actually three, because somebody was
7 renting a room in the main house, and they had cooking
8 equipment in that room. We did the inspection, gave them a
9 notice of violation and an emergency field notice, and
10 explained how they can apply for an apartment, but they have
11 to eliminate all the rest of them and they can't rent out
12 rooms or have any other rentals on the property.
13 So the owners removed the cooking equipment out of
14 the two apartments, the one they were going to legalize, we
15 told them they could keep it there because if you remove it,
16 we're just going to tell you put it back as part of the
17 condition to have the apartment, since it was vacant at the
18 time. They had other issues in there they were going to
19 correct. And, they were correct when they said that we had
20 a reinspection for December 23rd.
21 MR. GROSSMAN: So the things that were listed,
22 this is in the November 19, 2014 memorandum, which is
23 Exhibit 20, they produced.
24 MR. GOFF: Yes.
25 MR. GROSSMAN: And those listed the issues to be

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1 corrected, and also indicated in Item 4, that there would be
2 a reinspection on December 23, 2014 at 10:00 a.m.
3 MR. GOFF: Correct.
4 MR. GROSSMAN: All right, go ahead.
5 MR. GOFF: That was correct, and I had received a
6 call from the previous tenant that the tenants are still,
7 are back in the unit and the cooking equipment has been put
8 back in there.
9 MR. GROSSMAN: By the unit, you mean the unit they
10 were intending to rent or a different unit?
11 MR. GOFF: No, the one they eliminated. They did
12 eliminate the cooking equipment, and we went back and
13 verified that, so they could proceed with the Class 3AA. We
14 received a call from a previous tenant --
15 MR. GROSSMAN: And who was that?
16 MS. CARY: That was Margaret Whiteside.
17 MR. GOFF: Yes.
18 MR. GROSSMAN: Ms. Cary, Margaret Whiteside?
19 MR. GOFF: Yes.
20 MR. GROSSMAN: All right. Go ahead.
21 MR. GOFF: That the tenants are back in there, and
22 the cooking equipment was back in there. On December 9,
23 2014, we did go back to the property, knocked on the door,
24 the tenant let us in. The cooking equipment he had --
25 MR. GROSSMAN: Now, who was the tenant that let

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1 you in?
2 MR. GOFF: The gentleman you have the affidavit
3 from.
4 MR. GROSSMAN: Okay, so that's Mr. Yezid Antonio
5 Morales.
6 MR. GOFF: Yes. It was him and his either wife
7 or girlfriend living in the unit.
8 MR. GROSSMAN: Okay. And which unit were they
9 living in?
10 MR. GOFF: The one on the right that was supposed
11 to be eliminated.
12 MR. GROSSMAN: All right. And he was there, and
13 was there cooking equipment there?
14 MR. GOFF: Yes, it was. There was a crock pot,
15 electric skillet on the counter that they were using to cook
16 with.
17 MR. HALASOCHORIS: I'm sorry, were they actually
18 cooking at the time?
19 MR. GROSSMAN: No, no, you'll get a chance to
20 cross-examine, but let him finish his statement first. Go
21 ahead.
22 MR. GOFF: And, we talked to the tenant, I would
23 say about 20 minutes to a half hour. And he had told me --
24 we asked him how much rent he paid. He pays \$1100 a month.
25 MR. GROSSMAN: Okay.

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1 MR. GOFF: And, after that, I called, left a
2 message that we won't be back for our December 23rd
3 inspection.
4 MR. GROSSMAN: You said you will not be back?
5 MR. GOFF: Will not be back.
6 MR. GROSSMAN: You said you left a message?
7 MR. GOFF: With the owners.
8 MR. GROSSMAN: Okay. Did you speak to them
9 directly or did you --
10 MR. GOFF: No, I left them a message.
11 MR. GROSSMAN: A voicemail message?
12 MR. GOFFMAN: Yes. That we will not be back for
13 the inspection, we're going to deny the apartment based on
14 the other rental that was put back.
15 MR. GROSSMAN: All right.
16 MR. GOFF: And, on December 23rd, 2014, around
17 10:30, the owner, she did call me and was wondering where
18 I'm at, and I told her, you know, I left her a message we're
19 not coming out because we've denied her apartment because of
20 the rental.
21 MR. GROSSMAN: All right. So she called and left
22 a message with you and then you called back, is that what
23 you're saying?
24 MR. GOFF: No. I --
25 MR. GROSSMAN: Or you spoke to her directly?

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1 MR. GOFF: I spoke to her directly when she called
2 me wanting to know what time we were coming, because it was
3 after our apartment. So evidently she did not get my first
4 message.
5 MR. GROSSMAN: Okay.
6 MR. GOFF: But, I told her we weren't coming and
7 explained why.
8 MR. GROSSMAN: All right, and you told her that on
9 December 23?
10 MR. GOFF: Yes, at approximately 10:30.
11 MR. GROSSMAN: A.M.?
12 MR. GOFF: Yes.
13 MR. GROSSMAN: Okay. What, if anything else
14 transpired that you were involved with?
15 MR. GOFF: That's basically it. She sent a couple
16 of letters, the affidavit you have. Just stating this was
17 unfair. We did issue citations for putting the cooking
18 equipment back in the unit.
19 MR. GROSSMAN: And, on what basis did you
20 recommend denial of this application?
21 MR. GOFF: When she applied for the accessory
22 apartment, she understood that she can only have one rental,
23 and she complied with at the time she filled out all the
24 paperwork, but then shortly after that, the tenants moved
25 back in, and the cooking equipment came back into play in

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1 the second unit.
2 MR. GROSSMAN: Okay. All right, Ms. Cary, did you
3 have anything you needed to add?
4 MS. CARY: Not at this time. He pretty much
5 summed it up.
6 MR. GROSSMAN: Well, this is your time.
7 MS. CARY: Yeah. No, that's pretty much it.
8 MR. GROSSMAN: All right. Do you wish to cross-
9 examine Mr. Halasochoris?
10 MR. HALASOCHORIS: Yes. Was the cooking equipment
11 on when you got in there?
12 MR. GOFF: I don't recall if it was on or not.
13 MR. HALASOCHORIS: Was the cooking equipment on or
14 not?
15 MR. GROSSMAN: Well, no because he --
16 MR. HALASOCHORIS: Excuse me, sir, he just made a
17 statement saying that there was cooking equipment in the
18 house that they used to cook with. Okay. Now, do you know
19 that for a fact or are you simply, because it went into, you
20 wrote it down, it went into this, as record. That's not
21 correct.
22 MR. GROSSMAN: You can ask the question, but he
23 can say he doesn't know if something was on or not. He can
24 say that, if that's his truthful answer.
25 MR. HALASOCHORIS: Well, I believe that, Your

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1 Honor. I do believe that, since he didn't get the Lane
2 right, he didn't know anything else.
3 MR. GROSSMAN: Well, hold on, hold on, this is not
4 your opportunity to make an argument. This your opportunity
5 to ask him questions, and if you don't like his answer,
6 that's okay, you can say that in an argument, and I'll give
7 you an opportunity to argue or put on rebuttal, but you have
8 an opportunity to ask him questions, and he can answer if
9 that's his truthful answer that he does not know whether it
10 was on or not, that's his answer. Okay. All right, so you
11 can continue to question.
12 MR. HALASOCHORIS: Fair enough, sir.
13 MR. GROSSMAN: Go ahead.
14 MR. HALASOCHORIS: When you spoke to the
15 gentleman, you said about 20 to 30 minutes?
16 MR. GOFF: Uh-huh.
17 MR. HALASOCHORIS: Okay. Did he tell you he was
18 paying rent?
19 MR. GOFF: Yes, he did.
20 MR. HALASOCHORIS: Did he show you checks?
21 MR. GOFF: No, we didn't ask for checks.
22 MR. HALASOCHORIS: You just took him at his word?
23 MR. GOFF: Yes.
24 MR. HALASOCHORIS: Did he tell you he was paying
25 rent at that time or that he would be paying rent?

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1 MR. GOFF: He said he pays \$1100 a month,
2 including utilities.
3 MR. HALASOCHORIS: So, then allow me to form this
4 in a form of a question. You remember exactly how much he
5 paid, what he told you, but you don't remember if the
6 cooking equipment was on?
7 MR. GOFF: I'm sorry?
8 MR. HALASOCHORIS: I find it really hard to
9 believe that you remember that.
10 MR. GROSSMAN: No, no. You can't comment.
11 MR. HALASOCHORIS: I have an affidavit from this
12 gentleman that says that he --
13 MR. GROSSMAN: No, you can't comment on that. You
14 can just ask him questions. I understand that it's the way
15 -- you've seen the way a courtroom works. It's the same
16 way. Right now it's an opportunity to question, and you
17 can't argue with him.
18 MR. HALASOCHORIS: I apologize. When you folks
19 first came to the house, was it to assess the property for
20 property taxes?
21 MR. GOFF: No.
22 MR. HALASOCHORIS: What was the reason you came?
23 MR. GOFF: A complaint of overcrowding and illegal
24 accessory apartment.
25 MR. HALASOCHORIS: Who made that complaint?

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1 MR. GOFF: Actually, Montgomery County Police did.
2 MR. HALASOCHORIS: Correct. Why?
3 MR. GOFF: The tenant --
4 MR. HALASOCHORIS: The tenant, Margaret, called
5 you and told you that, correct?
6 MR. GOFF: No.
7 MS. CARY: No. It came from the police.
8 MR. GOFF: It came from Montgomery County Police.
9 MR. HALASOCHORIS: Okay. So they told her and --
10 excuse me, she told them and they contacted you?
11 MR. GOFF: They were out there because she had
12 issues of security, and they --
13 MR. GROSSMAN: Who's the she?
14 MR. GOFF: The tenant, Margaret.
15 MS. CARY: She was the tenant.
16 MR. GROSSMAN: Okay.
17 MR. GOFFMAN: She had issues about --
18 MR. HALASOCHORIS: You still did not answer my
19 question.
20 MR. GROSSMAN: Well let him -- he's responding to
21 my question now, okay. Go ahead.
22 MR. HALASOCHORIS: Oh, I apologize.
23 MR. GOFF: She had called them about issues of
24 security in her house. She wanted to know if it was safe,
25 the locks were safe, and everything, because she was an

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1 elderly lady. And she was at the ground level. And, the
2 police come out and they do an assessment for people, say
3 what you can do, what they recommend. In return, he noticed
4 that there was apartments in the house, and he reports it to
5 the Department Community Officer, who we deal with.
6 MR. GROSSMAN: Okay. All right, sir, go ahead Mr.
7 Chalasochoris.
8 MR. HALASOCHORIS: Did you know how long Margaret
9 stayed in the house?
10 MS. CARY: She told us a few weeks.
11 MR. GOFF: Yeah, it was a very short time.
12 MR. HALASOCHORIS: It was a very short time.
13 After you folks came in to do this, did you try to speak to
14 somebody in the house, or did you walk around the property
15 first?
16 MR. GOFF: I believe we went to the apartment
17 first.
18 MR. HALASOCHORIS: How would you go to the
19 apartment?
20 MR. GOFF: Walked up and knocked on the door to
21 the apartment.
22 MR. HALASOCHORIS: How did you know which one was
23 the apartment?
24 MR. GOFF: From the police report.
25 MR. HALASOCHORIS: Do you have that police report?

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1 Am I allowed to see that?
2 MR. GOFF: We don't have it.
3 MR. HALASOCHORIS: All right. When you did speak
4 to my mother, what was the line of questioning there?
5 MR. GOFF: Just asking her about the apartments in
6 the home, and how many other rentals were in there.
7 MR. HALASOCHORIS: I see. So, she didn't find you
8 walking around the property unannounced? Because there was
9 more than one person in that house.
10 MR. GOFF: As best I can --
11 MR. HALASOCHORIS: Why are you looking at him?
12 MR. GOFF: I'm thinking, sir. You want a correct
13 answer, and I'm thinking to give you one. I believe when we
14 first pulled up the tenant was outside. I'm not sure, but I
15 think she was outside then your mother --
16 MR. HALASOCHORIS: I'm sorry, that's not what you
17 just said.
18 MR. GROSSMAN: Don't interrupt him. Let him give
19 his answer and you can ask another question.
20 MR. GOFF: And then your mother came out, and the
21 tenant went back in. And then we knocked on the tenant's
22 door.
23 MR. HALASOCHORIS: Okay. And, in the form of a
24 question, why did you just tell me that you knew where the
25 tenant door was from the police report, if you saw her walk

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1 back into her home?
2 MR. GOFF: I'm sorry, can you say that one more
3 time?
4 MR. HALASOCHORIS: Yeah. Why did you just say
5 that you knew where the tenant lived from the police report,
6 when you just obviously said you just saw her walk into her
7 home?
8 MR. GOFF: Because we knew the apartment was on
9 the --
10 MR. HALASOCHORIS: That's not an answer.
11 MR. GROSSMAN: You have to let him answer, and you
12 can't interrupt him in the middle of his answer. Go ahead,
13 Mr. Goff.
14 MR. GOFF: We knew the apartment was on the left
15 side of the house, and that's where the tenant walked in.
16 MR. HALASOCHORIS: Yeah, but that's not the
17 question I asked you. I asked you how did you know where
18 the tenant lived. You told me it was on the police report.
19 MR. GOFF: Correct. Correct.
20 MR. HALASOCHORIS: When I asked you what you did,
21 you stated that you walked up to the door and went in. You
22 didn't tell me that she was outside waiting. So my question
23 is, was she outside waiting or did you walk up to the door
24 and knock on it, and were allowed in? One or the other.
25 MR. GOFF: She was not waiting for us because

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1 nobody knew we were coming.
2 MR. HALASOCHORIS: I'm sorry. Didn't you just say
3 she was outside waiting for you?
4 MR. GOFF: No. I said she was outside.
5 MR. HALASOCHORIS: I'm sorry, could you read that
6 back to me.
7 MR. GROSSMAN: No, no. Hold on a second. Go
8 ahead, Mr. Goff. You can't keep on interrupting his answer.
9 Go ahead, Mr. Goff. Nobody interrupted you when you spoke.
10 Okay.
11 MR. GOFF: I said I believe she was outside when
12 we pulled up. I did not say she was waiting. Nobody knew
13 we were coming there.
14 MR. HALASOCHORIS: I don't see any further
15 questions to ask if he's going to keep doing this.
16 MR. GROSSMAN: I don't know what you mean by keep
17 doing this. He's trying to answer your questions.
18 MR. HALASOCHORIS: Sir, look, I get that you watch
19 --
20 MR. GROSSMAN: You have a good instinct, you have
21 a good instinct for cross-examination, I'll give you that.
22 But, you do have to let the person answer your questions.
23 MR. HALASOCHORIS: I apologize, sir.
24 MR. GROSSMAN: Okay.
25 MR. HALASOCHORIS: It's been a very long time and

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1 they've been -- anyways. So, what you're telling me here at
2 this point is that you're not sure exactly what happened,
3 yes or no?
4 MR. GOFF: I've answered --
5 MR. HALASOCHORIS: Yes or no. You're not sure if
6 she was outside or you're not sure if you walked in there
7 and knocked on the door, right?
8 MR. GROSSMAN: Well, you're mischaracterizing what
9 he said. So, he doesn't have to answer yes or no. He can
10 answer and state exactly what the situation.
11 MR. HALASOCHORIS: To the best of your
12 recollection, was she outside or did you go inside? Or, can
13 you not recall?
14 MR. HALASOCHORIS: I believe she was outside, and
15 when the owner came out, she went back in her unit, and then
16 we went and knocked on her door and went in and did an
17 inspection.
18 MR. GROSSMAN: So the she you're referring to as
19 being outside was the tenant, Ms. Whitehead?
20 MR. GOFF: The tenant, yes.
21 MR. HALASOCHORIS: Okay, fair enough. Well, let
22 me ask you this. We're not sure if she was outside or
23 inside, which I can understand.
24 MR. GROSSMAN: Well, he didn't exactly say that.
25 His recollection is that Ms. Whitehead was outside, and then

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1 she went inside.
2 MR. HALASOCHORIS: To the best of your knowledge,
3 you're not 100 percent sure, that she was outside?
4 MR. GROSSMAN: Let me ask you this, Mr.
5 Halasochoris. Why does that matter?
6 MR. HALASOCHORIS: Excellent question, Your Honor.
7 Ms. Margaret was diagnosed with Dementia. But one of the
8 problems that we had was the fact that she was seeing smoke
9 coming under the door. This is on record with the police
10 department as well, because she called numerous amount of
11 times. The neighbor was peeping in her windows. She had
12 several -- it's safe to say that she had some severe
13 problems, and we did not know that at the time. My mother
14 took her in because of a, more of a church thing. So, I
15 apologize for that, but that's on record. So, when she kept
16 calling --
17 MR. GROSSMAN: You say it's on record, what's on
18 record?
19 MR. HALASOCHORIS: Yes. That she has dementia.
20 She's been diagnosed. She was diagnosed. We had to remove
21 her from the premises. It wasn't a pleasant thing.
22 MR. GROSSMAN: Okay. You have to understand
23 something here. My -- whatever I have to look at here is
24 not the question of whether or not Ms. Whitehead had
25 dementia, or even whether she was correct in what she

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1 initially said. The question I have to review here is, is
2 there a basis for the findings of the Department of Housing
3 and Community Affairs based on their inspections.
4 MR. HALASOCHORIS: I understand, sir. I
5 apologize.
6 MR. GROSSMAN: So, even if they were told
7 something incorrect by somebody, and even if that person had
8 dementia, and I have no idea whether she did or she didn't,
9 because certainly what you're offering here is what's
10 characterized as hearsay. Hearsay being some declaration
11 that was made outside of the hearing room which is offered
12 to prove the truth of what's asserted therein. And that's
13 the case here, when you say that somebody was diagnosed with
14 dementia, I don't have any direct evidence to that point,
15 and I really can't accept that. Although we do accept a
16 certain amount of hearsay here. That's one that I would say
17 we'd have to have more reliable evidence of it to accept it.
18 But it's not necessary here because even if she did have
19 dementia, the issue really is, whether they were told,
20 whether the housing inspectors were told something that gave
21 them a basis for looking in the first place, and I don't
22 think you dispute that they were.
23 MR. HALASOCHORIS: No.
24 MR. GROSSMAN: Whether or not the source was
25 incorrect. Okay.

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1 MR. HALASOCHORIS: Allow me to ask you this then.
2 When you spoke with Mr. Jesus, you asked him if he paid
3 rent, and he said yes.
4 MR. GOFF: Yes.
5 MR. HALASOCHORIS: Okay. You have a sworn
6 statement to that?
7 MR. GOFF: No.
8 MR. HALASOCHORIS: Okay, so then that as the
9 Examiner just said is hearsay as well.
10 MR. GROSSMAN: It is hearsay, and the question is,
11 however, is he offering it now to prove that it's true, or
12 is he offering it to say that this was his basis for going
13 forward. There's the distinction in the law.
14 MR. HALASOCHORIS: Yes, sir.
15 MR. GROSSMAN: If he was trying to prove, in fact,
16 if this proceeding -- I mean, it may be some relevance in
17 other proceedings -- but if this proceeding were aimed just
18 at that question, of whether or not the man was actually
19 paying rent as opposed to whether or not he told them that
20 he was paying rent, that's a different thing. Here, the
21 question before me is, did the housing inspectors have a
22 basis for what they recommended. And, they could have been
23 told a lie, presumably, but still would have had a basis for
24 what they recommended. That's the problem in this
25 proceeding. This is a very narrow proceeding. It's called

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1 an objection, and the objection is limited by two things.
2 One is, it's limited to what was listed. It's very specific
3 in the statute. It's limited to the objections specified in
4 the filing made by your mother. And that filing, as I read
5 in Exhibit 10, she listed only one thing in the objection,
6 and that was this statement, I was not treated fair, never
7 show up for inspection appointment on 23 December 2014.
8 That's really the sole thing. That, and the question of
9 whether or not there is a challenge, an appropriate
10 challenge, to the ruling of the Housing Director. Those are
11 the two things that are before me.
12 MR. HALASOCHORIS: I appreciate that, sir. I'm
13 sorry. I appreciate your patience.
14 MR. GROSSMAN: It's my job. And, I'm more than
15 happy to be patient and hear anything you have to say.
16 MR. HALASOCHORIS: And, I apologize for being
17 obtuse, Your Honor. It's my mother, what can I say. She
18 apologizes for her English. I don't really know what else
19 to say or to ask him. I guess my main point here is --
20 MR. GROSSMAN: Well, I'm going to let you get to
21 that in a second. I just want to say, before you get to any
22 additional evidence or argument that you have, and I'm going
23 to give you an opportunity for that, is there anything
24 further that Mr. Goff or Ms. Cary, anything further that you
25 have to say about this?

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1 MR. GOFF: I don't.
2 MS. CARY: I don't either.
3 MR. GROSSMAN: Did you have any questions for Mr.
4 or Mrs. Chalasochoris?
5 MR. GOFF: No.
6 MR. GROSSMAN: All right. Let's go back to you,
7 Mr. Halasochoris, do you have, or your mother, have any
8 additional evidence, or do you wish to make an argument on
9 the point?
10 MR. HALASOCHORIS: I only had one other question.
11 MR. GROSSMAN: Yes.
12 MR. HALASOCHORIS: You stated that you called the
13 house at 10:30 on the 23rd.
14 MR. GOFF: No, I did not say that.
15 MR. HALASOCHORIS: Around 10:30? Oh, she called.
16 MR. GOFF: She called me.
17 MR. HALASOCHORIS: Okay, I apologize. I
18 apologize. Around 10:30?
19 MR. GOFF: Somewhere around there, yes.
20 MS. CHALASOCHORIS: I called and I left messages
21 everywhere.
22 MR. HALASOCHORIS: All right, I have no more
23 questions. I'll just wrap it up save us our time. I
24 apologize.
25 MR. GROSSMAN: Okay. There's no hurry. You can

1 take whatever time you need.

2 MR. HALASOCHORIS: I guess what I have to say is

3 this. Speaking specifically for this. The gentleman in

4 question, when -- these are my closing statements, I take

5 it?

6 MR. GROSSMAN: Yes, that's fine. Or, additional

7 evidence if you have it. But a closing statement, I'll take

8 it as both an under oath statement and your closing.

9 MR. HALASOCHORIS: I think there's been a

10 miscommunication in the sense that I thought I was here to

11 right some crazy wrong, but apparently, we've been wronged

12 but not in the way I thought. My mother's English is not

13 that great. So, when she spoke with you, I'm not sure she

14 totally understood what you were saying. I think we

15 expected --

16 MR. GROSSMAN: Just for the clarity of the record,

17 when she spoke with you, you're talking about the housing

18 code inspectors?

19 MR. HALASOCHORIS: Yes. On the 23rd when she

20 called up to ask about the inspection. I think the

21 misunderstanding here was the fact that she expected some

22 sort of letter, or something official. It was a

23 misunderstanding in that regard. However, also, the problem

24 was this, my mother was renting out to tenants in the

25 future. We had not received money from anyone. The lady

1 downstairs was our first trial run in that sense.

2 MR. GROSSMAN: Ms. Whitehead, you mean?

3 MR. HALASOCHORIS: Yes, Margaret.

4 MR. GROSSMAN: Right. And you say -- and, as far

5 as Mr. Morales, it's your contention that you hadn't

6 received any money from him?

7 MR. HALASOCHORIS: That's the reason we gave you

8 signed statements. We had not received any money from him.

9 As a matter of fact, we owed him money for the fact that he

10 worked on the house. He had helped my father out. They're

11 both elderly, and the apartments were basically for around

12 the clock, I don't want to say hospice care, but as it --

13 the medical situation notwithstanding, we wanted around the

14 clock care for my father.

15 And, because of the situation, you can't really

16 pay for the nurses and so we came up with a different way of

17 doing it, which was taking my sister's old apartment, which

18 is where she lived, the one I believe that Margaret was in,

19 she was there for like a week, I don't remember. Aside from

20 that, they used it to put caretakers in for my father. They

21 went to school. They paid and that was not a lot, if that

22 was going to happen. It didn't happen. That was our future

23 medical care thing for my dad. Aside from that, Mr. --

24 never paid rent at all.

25 MR. GROSSMAN: Mr. Morales.

1 MR. HALASOCHORIS: The lady upstairs, cooking

2 equipment is a microwave. Okay.

3 MR. GROSSMAN: It doesn't matter if it's a

4 microwave or not.

5 MR. HALASOCHORIS: Understood. The lady upstairs

6 was a personal friend, and is also a caretaker. The lady

7 who was downstairs --

8 MR. GROSSMAN: What's her name?

9 MR. HALASOCHORIS: Margie.

10 MR. GROSSMAN: What's her last name?

11 MR. HALASOCHORIS: Freeman.

12 MR. GROSSMAN: And, she was a tenant as a

13 caretaker?

14 MR. HALASOCHORIS: She wasn't a tenant. She was

15 simply staying there. My mother thinks that everyone is her

16 friend that she meets at church. She has a soft heart, sir.

17 I can't help that. But, the point is, nobody paid anything.

18 We were attempting to convert, yes. That is very, very

19 true. However, none of this was monetary. We spent more

20 money than anything else, and when we figured out what was

21 going on, my mother was not conscious of any rules. As soon

22 as we figured this out, we did everything we could to fix

23 the stuff. I mean, immediately. They could have come back

24 the next day and it would have been done. And then we set

25 about fixing every other problem that we could possibly

1 have. Trimming shrubs, so people could see out, everything.

2 MR. GROSSMAN: Well, they did inspect -- they

3 inspected three times, the last one being December 9. And,

4 if I understood your earlier statement, you agree that there

5 were still issues when they inspected on December 9. Is

6 that correct?

7 MR. HALASOCHORIS: Oh no, on December 9th, that's

8 still an issue. We got together and made sure that we did

9 everything in compliance. We weren't a hundred percent sure

10 what the compliance things were, so basically, we were

11 working off of whatever we thought was correct, and whatever

12 our insurance told us would be needed for a renter's policy.

13 So basically, we had an insurance checklist to go off, and

14 whatever I could find on the Montgomery County website.

15 MR. GROSSMAN: But that's not really my question.

16 They inspected -- you agreed that they -- when I asked you

17 earlier, they inspected three times, and that there was

18 still issues and problems noted when the inspected in their

19 final inspection on December 9.

20 MR. HALASOCHORIS: May I ask for clarifications on

21 the issues themselves, or are we talking about the same

22 issues from the beginning?

23 MR. GROSSMAN: Let's see if we have a copy of the

24 December 9 report. Mr. Goff, is there a December 9 report?

25 MR. GOFF: Just in our --

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1 MR. GROSSMAN: Notes?
2 MR. GOFF: Note section. It would be December
3 10th. Dated at the top December 10th, but we put in the
4 correct date and time we were there.
5 MR. GROSSMAN: Okay. Let me pull that out. Let's
6 have you identify this, Mr. Goff. Exhibit 17, can you tell
7 me what Exhibit 17 is?
8 MR. GOFF: Yes. That is our case notes that we
9 enter on each case we have.
10 MR. GROSSMAN: All right. And, the notes you're
11 referring to -- Mr. Chalasochoris, have you ever seen these
12 notes, by the way?
13 MR. HALASOCHORIS: No, sir.
14 MR. GROSSMAN: I'm going to let you see them in a
15 second. So there's a note that's entered on December 10,
16 2014 referencing the December 9, 2014 inspection at 1:23,
17 and it says, reinspection conducted today with Supervisor
18 Goff. We spoke with the tenant living in the illegal
19 accessory apartment on the right side of the home. He
20 informed us that he pay \$1100 per month in rent, which
21 includes utilities. We observed a crock pot and an electric
22 skillet in the kitchen. Took photo for the file. Also, the
23 solid waste has been removed. Will be issuing citation, as
24 the owners were previously informed to remove all items used
25 to cook and heat food from the unit. That's the entry of

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1 December 10th. Mr. Halasochoris, here. These are all the
2 notes that are in our file as Exhibit 17.
3 MR. HALASOCHORIS: Thank you.
4 MR. GROSSMAN: I'm going to break and give you at
5 least five minutes. Is five minutes enough to look through
6 that?
7 MR. HALASOCHORIS: I don't need that long, Your
8 Honor. But, we can break if you desire.
9 MR. GROSSMAN: It's up to you. It's up to you. I
10 just want to be fair to you.
11 MR. HALASOCHORIS: Yes, that would be fine.
12 MR. GROSSMAN: Okay. All right. So we'll come
13 back at 10:30.
14 (Whereupon, a brief recess was taken.)
15 MR. GROSSMAN: Let's go back on the record. Mr.
16 Halasochoris, do you have any other questions or comments
17 based on your review of Exhibit 17?
18 MR. HALASOCHORIS: Only, I want to ask if they had
19 something from this gentleman. You asked for his green
20 card? Both of their green cards?
21 MR. GOFF: No.
22 MR. GROSSMAN: Return receipt requested.
23 MS. CARY: Yeah, the return receipt for mail.
24 MR. GOFF: This a green card for mail.
25 MS. CARY: When you sign a certified letter.

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1 MR. HALASOCHORIS: So, who's green card did you
2 ask for?
3 MR. GOFF: This is the green card that that's
4 referring to.
5 MR. HALASOCHORIS: Oh.
6 MR. GROSSMAN: It's the return receipt for a
7 certified mail.
8 MR. HALASOCHORIS: I'm color blind. I apologize.
9 MR. GOFF: When we send out mail that we need a
10 signature, this is what we got back.
11 MR. HALASOCHORIS: Got you. I apologize.
12 MR. GROSSMAN: Yeah, I did a double take when I
13 originally saw green card too. All right, is there anything
14 else, Mr. Halasochoris?
15 MR. HALASOCHORIS: I'll just close up, I'm sure
16 you folks are busy.
17 MR. GROSSMAN: Well, we're here for, if you have
18 anything to say, we want to hear it.
19 MR. HALASOCHORIS: May I stand. I think better on
20 feet. I'm sorry. I don't know what to say. I'm not trying
21 to gain in the system or try to figure anything out. Other
22 than what my mother tells me in small rivulets, from my
23 understanding, the gentleman has not paid rent, never paid
24 rent, and on the 9th when they came in -- the reason we
25 failed the inspection is we specifically told the gentleman

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1 there were no cooking utensils. Nothing was supposed to be
2 in there. So, when -- I'm not sure if it was you folks or
3 not -- but when the inspectors came, they say that the guy
4 had cooking stuff. When we heard about it, we immediately
5 kicked him out. And to point out, we ended up paying
6 another \$700 for a application process, another \$700 some
7 dollars just for the window installation, and the rest of
8 the stuff we had in the house. The initial findings that --
9 MR. GROSSMAN: You mean that's for the permitting
10 process?
11 MR. HALASOCHORIS: Yes, sir. The initial things
12 that occurred, the reason this started happening and we were
13 condemned for whatever reason, was we were replacing our
14 kitchen upstairs, and we had just gone into the demolition
15 mode. So, we had simply removed the cabinets and were
16 taking measurements. And, when they came in, they saw what
17 they call exposed wires. But, from my understand, and
18 pursuant to codes, everything was capped. And anything that
19 wasn't, were dead wires. Wires there were going to no
20 junction boxes.
21 Now, we had thought that we did everything -- we
22 had a permit and this is from the electrical license that
23 went through, yanked wires, did everything that was supposed
24 to be for code, and to rectify any problems we had with the
25 situation. On December 9th the inspectors came in, they

1 noticed this guy was cooking. We had told him not to. None
2 of that equipment was ours that was in there. So, when we
3 heard about it, we immediately got rid of him. That was not
4 something we wanted to keep on and keep going with.

5 MR. GROSSMAN: I understand. But, I'm not going
6 to be making a moral judgment on this. My question is
7 whether or not the housing inspectors had a basis for their
8 results.

9 MR. HALASOCHORIS: Unfortunately, they did.

10 MR. GROSSMAN: And if it has been corrected,
11 subsequently, as you suggest, and if, in fact, I were to
12 rule against you here, you can still, I understand you can
13 still reapply for the license. I understand from DHCA
14 homeowners can reapply --

15 MR. HALASOCHORIS: It's rather expensive, Your
16 Honor.

17 MR. GROSSMAN: Pardon?

18 MR. HALASOCHORIS: It's rather expensive, Your
19 Honor, and we've applied for it several times. We'd rather
20 not do that. I mean, I understand, but.

21 MR. GROSSMAN: I thought that her letter, that Ms.
22 DeJesus' letter to you said she was going to refund your
23 fees for this --

24 MS. CHALASOCHORIS: Partial, a small amount.

25 MR. HALASOCHORIS: Sorry, \$700 is what the windows

1 cost and the installation.

2 MR. GROSSMAN: Yeah, that's a different --

3 MR. HALASOCHORIS: I apologize.

4 MR. GROSSMAN: -- it has nothing to do with it.

5 But for any application --

6 MR. HALASOCHORIS: \$125 for the filing, and a \$110
7 sign deposit fee.

8 MR. GROSSMAN: And, she was going to return that,
9 as I understood it in her letter.

10 MS. CHALASOCHORIS: Yes, but the whole thing was
11 \$562.

12 MR. GROSSMAN: I'm talking about the letter in
13 which she indicated that it would be turned down. Whatever
14 that is, what I'm saying here is, if this decision goes
15 against you, you can reapply. You must request a
16 reinstatement by completing a reinstatement of license
17 application request. Explanation request form and payment
18 of fees. The request would be reviewed for approval, and a
19 written notification of decision would be mailed to the
20 homeowner, and so on.

21 MR. HALASOCHORIS: I understand, sir.

22 MR. GROSSMAN: So, that's, you know, that's still
23 open here. Actually, much of what is in that, you don't
24 dispute some of the critical elements here, which are that
25 there was cooking equipment and so on. You're just saying

1 that it wasn't your fault because you had told them not to,
2 and they did it anyway.

3 MR. HALASOCHORIS: Wow, I can't say no to that,
4 Your Honor. That is absolutely correct. I guess what I'm
5 trying to say is that, we took every precaution we could to,
6 you know, comply with everything, and make sure nobody did
7 anything they weren't supposed to do.

8 MR. GROSSMAN: Right.

9 MR. HALASOCHORIS: But, as I said, and as they
10 attested, my parents went out of town. We had no knowledge
11 of, or were able to check up on any of this. And once we
12 found out, we rectified it immediately. I think showing in
13 good faith that there is no way we want to continue doing
14 something illegal or incorrect.

15 MR. GROSSMAN: Right. And, you know, you can make
16 that pitch in terms of your violation notices, but in terms
17 of what I have to look at, the question I have is, whether
18 or not the finding is correct by the Department of Housing
19 and Community Affairs. It's a very narrow look that I get.

20 MR. HALASOCHORIS: It is. And, if that's the
21 case, I don't want to be a complete moron, I apologize, any
22 time they asked him, as a matter of fact, even after the
23 inspectors talked to him and my parents confronted him,
24 actually my mother, he denied it even then.

25 MR. GROSSMAN: He being Mr. Morales?

1 MR. HALASOCHORIS: Yes, sir. He denied any of
2 that. So, hence the reason we got into more of an offensive
3 mode rather than defensive, since it seemed very strange to
4 us. We should have known better in these dealings, but we
5 didn't. I'm simply asking that we not be penalized for
6 something that we tried insanely hard to correct, and we did
7 everything we were told to do. I mean, everything. To the
8 letter.

9 MR. GROSSMAN: Once again, as far as penalties,
10 I'm not in that end of it. You have to deal with the other
11 things. And, I understand what you said. And I'm not
12 disputing your motives and so on, and I'm going to review
13 the whole case, and within 30 days I will issue a decision
14 on it, and we can go from there. Is there anything further
15 you wanted to add?

16 MR. HALASOCHORIS: Only that, I mean, the whole
17 point of this was to try to save money and have around the
18 clock care. These set backs will just add more burden on to
19 the financial aspect of this, and it's sort of Catch 22.
20 Basically, that's all I have to say. We did rectify
21 everything that we could.

22 MR. GROSSMAN: Anything further from Department of
23 Housing and Community Affairs?

24 MR. GOFF: The only thing I'd like to add is, if
25 you decide that they can go ahead with the accessory

1 apartment, we'd like a condition that we can inspect the
2 entire property when we do our annual inspections, instead
3 of just the apartment.

4 MR. GROSSMAN: All right.

5 MR. HALASOCHORIS: We have no problem with that
6 whatsoever.

7 MR. GROSSMAN: All right. Then, if there's
8 nothing further, I will admit all of the exhibits, that's
9 Exhibit 1 through 21 into evidence, and the record will
10 close at the termination of this hearing. And we are
11 adjourned.

12 (Whereupon, at 10:41 a.m., the hearing was
13 concluded.)

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1 C E R T I F I C A T E
2 DEPOSITION SERVICES, INC., hereby certifies that
3 the attached pages represent an accurate transcript of the
4 electronic sound recording of the proceedings before the
5 Office of Zoning and Administrative Hearings for Montgomery
6 County in the matter of:

7 Petition of Evridiki Chalasochoris
8 OZAH No. AAO 15-02

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By:

Keena Lukacinsky, Transcriber

Chalasochoris
AAO 15-02

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