



Planet Depos[®]
We Make It *Happen*[™]

Transcript of Hearing

Date: June 28, 2021

Case: ADW 21-01; Nina Hagan Parking Waiver Request

Planet Depos

Phone: 888.433.3767

Email: transcripts@planetdepos.com

www.planetdepos.com

Transcript of Hearing
Conducted on June 28, 2021

<p>1 OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS FOR 2 MONTGOMERY COUNTY 3 -----x 4 In Re: : 5 NINA HAGAN, REQUEST FOR WAIVER : Case No. ADW 21-01 6 OF ACCESSORY DWELLING UNIT : 7 -----x 8 9 10 HEARING 11 BEFORE THE HEARING EXAMINER, DEREK BAUMGARDNER 12 Conducted virtually 13 Monday, June 28, 2021 14 9:39 a.m. 15 16 17 18 19 20 21 22 Job No.: 383019 23 Pages: 1 - 20 24 Recorded By: John Clishem 25</p>	<p>1 A P P E A R A N C E S 2 3 ON BEHALF OF THE MONTGOMERY COUNTY OFFICE OF 4 ZONING AND ADMINISTRATIVE HEARINGS: 5 NANA YAA JOHNSON 6 100 Maryland Avenue 7 County Office Building, Room 200 8 Rockville, MD 20850 9 240.777.6660 10 (Present via videoconference) 11 12 13 14 15 16 17 18 19 20 ALSO PRESENT: 21 NINA HAGAN 22 DEREK BAUMGARDNER (HEARING EXAMINER) 23 CLIFTON BOUMA 24 LANDTHESA COLVIN 25 BRENDON CUENCA (PD COURT REPORTER TRAINEE)</p>
<p>1 Hearing, held virtually 2 3 4 5 6 7 8 9 10 11 12 13 Pursuant to agreement, before John Clishem, 14 Court Reporter. 15 16 17 18 19 20 21 22 23 24 25</p>	<p>1 C O N T E N T S 2 3 PROCEEDINGS PAGE 4 5 5 6 7 E X H I B I T S 8 (Retained by the Court.) 9 PAGE 10 Exhibit 1 Parking Waiver Request Application 10 11 Exhibit 2 Preliminary Inspection Report 10 12 Exhibit 3 Driveway Drawing 10 13 Exhibit 4 Notice of Public Hearing 10 14 15 16 17 18 19 20 21 22 23 24 25</p>

Transcript of Hearing
Conducted on June 28, 2021

<p>5</p> <p>1 PROCEEDINGS</p> <p>2 HEARING EXAMINER: I'm going to be</p> <p>3 recording this hearing as well.</p> <p>4 PETITIONER: Okay.</p> <p>5 HEARING EXAMINER: So for those who have</p> <p>6 logged in, you should see a small screen -- a</p> <p>7 banner on your screen saying that the -- that this</p> <p>8 hearing is being recorded. We are here, this is a</p> <p>9 public hearing of the Montgomery County Office of</p> <p>10 Zoning and Administrative Hearings in OZAH case</p> <p>11 ADW 21-01, requesting a parking waiver for an</p> <p>12 accessory dwelling unit for a property located at</p> <p>13 923 Malta Lane, Silver Spring, Maryland. As I</p> <p>14 mentioned, my name is Derek Baumgardner.</p> <p>15 I will be the Hearing Examiner for this</p> <p>16 case, which means that I will be listening to you</p> <p>17 today taking in evidence, and making a decision.</p> <p>18 If you have any problems logging in or accessing</p> <p>19 the site, please call our office at (240)</p> <p>20 777-6663. It looks like my screen blanked out for</p> <p>21 a second. Is everyone still there?</p> <p>22 PETITIONER: Yeah, I'm still here.</p> <p>23 HEARING EXAMINER: Okay. Something is</p> <p>24 going on with teams. Let's see. As long as</p> <p>25 everyone is still there we can keep going. As I</p>	<p>7</p> <p>1 right now?</p> <p>2 PETITIONER: No.</p> <p>3 HEARING EXAMINER: Great. Mr. Bouma and</p> <p>4 Inspector Colvin, can you please both identify</p> <p>5 yourselves for the record and give your business</p> <p>6 address and business e-mail address, please?</p> <p>7 MR. BOUMA: Sure. This is Clifton</p> <p>8 Bouma. I work for the Montgomery County</p> <p>9 Department of Housing and Community Affairs. My</p> <p>10 address is 1401 Rockville Pike, 4th Floor,</p> <p>11 Rockville, Maryland. My e-mail is Clifton,</p> <p>12 C-L-I-F-T-O-N, period Bouma, B-O-U-M-A,</p> <p>13 @montgomerycountymd.gov.</p> <p>14 HEARING EXAMINER: Thank you. And</p> <p>15 Inspector Colvin, are you still there?</p> <p>16 MS. COLVIN: Yes. Hi, good morning.</p> <p>17 This is Landthesa Colvin with Montgomery County</p> <p>18 Code Enforcement. Address is 1401 Rockville Pike,</p> <p>19 Rockville Maryland, 20850. My e-mail is</p> <p>20 landthesa.colvin@montgomerycountygovernment.gov.</p> <p>21 I'm sorry, montgomerycountymaryland.gov.</p> <p>22 HEARING EXAMINER: Okay. Thank you very</p> <p>23 much. Those are all of the individuals who are</p> <p>24 currently logged in. I'm getting some feedback on</p> <p>25 the line. Can you all hear that or is that just</p>
<p>6</p> <p>1 mentioned, this hearing is being recorded. We</p> <p>2 also have two court reporters on the line, Mr.</p> <p>3 Clishem, and Mr. Cuenca, I believe. If I'm</p> <p>4 mispronouncing your names, I apologize. We are</p> <p>5 here on an ADU Parking Waiver. The petitioner is</p> <p>6 Ms. Nina Hagan, N-I-N-A, H-A-G-A-N. Ms. Hagan,</p> <p>7 since we're on the record now, can you please</p> <p>8 identify yourself and your property address,</p> <p>9 please?</p> <p>10 PETITIONER: Yes. This is Nina Hagan,</p> <p>11 N-I-N-A, H-A-G-A-N. I live at 923 Malta Lane,</p> <p>12 Silver Spring, Maryland 20901.</p> <p>13 HEARING EXAMINER: Thank you. And what</p> <p>14 is your e-mail address?</p> <p>15 PETITIONER: My e-mail address is</p> <p>16 nina.hagan@gmail.com.</p> <p>17 HEARING EXAMINER: Thank you. So the</p> <p>18 way this is going to proceed here today, we have</p> <p>19 two representatives from the -- from Montgomery</p> <p>20 County, Mr. Bouma, and Inspector Colvin. They are</p> <p>21 here to -- to answer any questions about this</p> <p>22 particular parking waiver. This hearing is open</p> <p>23 to the public. There are no other individuals</p> <p>24 logged in currently, however, but public is</p> <p>25 welcome to testify. Were there any questions</p>	<p>8</p> <p>1 me?</p> <p>2 PETITIONER: We can here -- I can hear</p> <p>3 it.</p> <p>4 HEARING EXAMINER: Okay. Great. And</p> <p>5 that was the petitioner, Ms. Hagan, who responded.</p> <p>6 I'm going to begin the proceedings now since there</p> <p>7 is no neighborhood testimony or opposition that</p> <p>8 I'm aware of. We will give the floor to the</p> <p>9 petitioner, Ms. Hagan. I will swear you in, ma'am</p> <p>10 and then I will ask you to describe your property</p> <p>11 and particularly the parking waiver. We'll go</p> <p>12 through the exhibits that you submitted very</p> <p>13 briefly describing the driveway area and the</p> <p>14 street out front. So Ms. Hagan, can you please</p> <p>15 raise your right hand?</p> <p>16 HEARING EXAMINER: All right. And you</p> <p>17 are free to tell me about your request for what I</p> <p>18 believe is a one-space parking waiver that would</p> <p>19 require you to provide one less parking space that</p> <p>20 would be required to support the accessory dwelling</p> <p>21 unit.</p> <p>22 PETITIONER: Correct. Okay. So I live in</p> <p>23 the community of Franklin Knolls. It's a</p> <p>24 residential neighborhood, and from -- my house is</p> <p>25 the -- technically the first house on the street,</p>



Transcript of Hearing
Conducted on June 28, 2021

<p style="text-align: right;">9</p> <p>1 but it's not the corner house, so it's actually the 2 second house next to the corner house. The corner 3 house is not on my street. It faces the 4 perpendicular street of Crayford. 5 Their driveway and parking is in front 6 of their house so the entire corner side of their 7 area is not used for any parking or driveway space 8 at all, which is the entire lot of their -- of the 9 entire corner lot, and then there's my house that 10 has probably two to three -- I -- I don't know if 11 it's two or three because cars could fit in front 12 of my house. 13 There's a driveway and then space for 14 two or three cars until the -- my next-door 15 neighbor's driveway, and those spaces aren't used, 16 they're just -- because I park in my driveway, I 17 have one car and I park in my driveway and those 18 spaces go unused. 19 And then across the street is my 20 neighbor who has a driveway that gets two or three 21 cars and space for two or three cars in front of 22 their house, and they only use one space and same 23 with the neighbors next to them. So there's not 24 as ample room for parking on the entire top part 25 of my street. Parking is not an issue.</p>	<p style="text-align: right;">11</p> <p>1 has provided these factors and -- and then there's 2 checkboxes and either you -- you get a check or 3 you don't get a check. 4 Under the parking passed line there is a 5 check in that box, and then below that there is a 6 square footage that says 290. Can you just very 7 briefly describe what that parking passed checkbox 8 mean -- checkbox means? And then the driveway 9 square footage, I'm assuming that you measured 10 that square footage. So just very briefly, give 11 us, you know, a two-minute synopsis of that 12 parking passed and that driveway square footage 13 calculation, please. 14 MS. COLVIN: Okay. So we did measure 15 the -- the driveway, however, this paperwork is 16 something that is sent to us prior. So we don't 17 -- this -- this is not something that I did. That 18 was destined before I go out to do an inspection. 19 HEARING EXAMINER: Okay. 20 MR. BOUMA: I -- I can jump in on that 21 if you'd like me to. 22 HEARING EXAMINER: Sure. That's -- 23 MS. COLVIN: Okay. 24 HEARING EXAMINER: -- Mr. Bouma, right? 25 MR. BOUMA: Sure.</p>
<p style="text-align: right;">10</p> <p>1 HEARING EXAMINER: Okay. Great. Thank 2 you. For those who are logged in, I pulled up on 3 my screen and it should be on your screen the 4 three exhibits that we have for this particular 5 ADW case. Exhibit Number 1 is a request for 6 waiver of the accessory dwelling unit parking 7 requirement, Exhibit Number 2 are the preliminary 8 inspection report and the final director's report 9 from the Department of DHCA. Exhibit Number 3 is a -- 10 a driveway schematic, and then Exhibit Number 4 is 11 simply our hearing notice, the OZAH hearing notice. 12 Let me pull up the preliminary inspection report and 13 the final director's report, which again is Exhibit 14 2. Inspector Colvin, are you there? 15 MS. COLVIN: Yes. I'm here. 16 HEARING EXAMINER: Great. Can you see 17 what I'm putting up on -- on the screen right now? 18 MS. COLVIN: Yeah. 19 HEARING EXAMINER: Okay. Great. I just 20 had a couple of questions and these are specific 21 to this, but they're also general for these ADW 22 cases. On page -- I guess it's the final 23 director's report, this is page 4, I believe, yes, 24 there are a series of requirements when someone 25 applies for an ADU, and I guess your department</p>	<p style="text-align: right;">12</p> <p>1 HEARING EXAMINER: Yes, sir. 2 MR. BOUMA: Okay. So briefly, the -- 3 the preliminary inspection report or that -- 4 pardon me, the -- the information we were given 5 was that the -- the initially the parking would 6 pass. So that is an -- that is an error on my 7 part that should not be checked, I updated the 8 square footage later. 9 HEARING EXAMINER: Okay. Got it. And 10 that's not a problem. I just, kind of, you know, 11 going through these, I'm just looking at that and 12 I'm like, I'm wondering if that's, like, you know, 13 it parking passed meaning that it was checked, 14 like, you know, it was inspected or parking passed 15 like it passed inspection? 16 MR. BOUMA: Initially, it passed given 17 the information we were given, yes. 18 HEARING EXAMINER: I understand. So 19 it's my understanding that the square footage of 20 the -- the off-street parking area is 290 square 21 feet, and then the requirement would be the 320 22 square feet; is that correct? 23 MS. COLVIN: Yes, that's correct. 24 HEARING EXAMINER: Okay. So -- 25 PETITIONER: This is -- this is Nina</p>

Transcript of Hearing
Conducted on June 28, 2021

<p>13</p> <p>1 Hagan. Could I interject for just one second? 2 HEARING EXAMINER: Sure. 3 PETITIONER: I think the reason it 4 passed initially is because I was -- was based on 5 the directions I was given from one office and -- 6 and -- and permitting for how to measure the 7 driveway. So I was told to measure from the 8 street including the apron, and then later, Mr. 9 Bouma's office clarified that the apron doesn't 10 count for the measurement of the driveway. So I 11 think with the initial information I gave included 12 the square footage, because it's only 30 square 13 feet short of passing. 14 HEARING EXAMINER: Yeah. 15 PETITIONER: So when you included the 16 apron, it was fine but without the apron, it's 17 not. 18 HEARING EXAMINER: Okay. I understand. 19 And then I think the only other question I had was 20 this, it looks like the preliminary inspection 21 report, again, which is listed as Exhibit 2, was 22 issued on November 10th of 2020, with the final 23 director's report issued several days afterwards on 24 December -- I'm sorry, on November 12th, 2020. In 25 the OZAH rules, it requires either a waiver or an</p>	<p>15</p> <p>1 PETITIONER: That's what I did. As soon 2 as they came out May 12th, I filed the parking 3 waiver. As soon as I figured out how to do it and 4 got it all in order, I filed it. 5 HEARING EXAMINER: I got -- I 6 understand. All right. I think that's all the 7 questions I have. Mr. Bouma or Inspector Colvin, 8 did you have any -- any questions of Ms. Hagan at 9 this time? 10 MS. COLVIN: No. I don't have any 11 questions. 12 13 HEARING EXAMINER: Okay. Hearing none, 14 we are going to close this hearing. I do find 15 good cause to grant the parking waiver. We do 16 have to put that in writing, however. So please 17 wait until you receive that decision in writing 18 before you proceed with the department. Ms. 19 Hagan, did you have any final thoughts or final 20 questions? 21 PETITIONER: Yes. Just procedural. So 22 I just want to check and make sure I'm 23 understanding that now -- now that you have 24 granted the parking waiver, the next step is to 25 come back out to do a final inspection, a</p>
<p>14</p> <p>1 objection to be filed within 30 days after this 2 report is issued. 3 I -- I don't see a problem with that in 4 this particular case, but I did want to find out 5 if this report was received in November by you, 6 Ms. Hagan, or if this report was received after 7 November? 8 PETITIONER: Well, I was told that there 9 was an -- let me share my understanding, there was 10 an initial inspection and I -- I don't -- I don't 11 remember when. So there was an initial inspection 12 possibly in November, that said you're going to 13 have to do this, this, this, and this to pass, and 14 then they came back out in May 12th to see if I 15 had passed. 16 So I received a report saying you need 17 this, this, this, and this to pass, but that this 18 isn't -- but that we'll come back and do a final 19 inspection on May 12th, which they did, and then I 20 was told I couldn't file for the hearing because 21 I've been asking when to file, when to file, 22 because we have to wait until we come back out on 23 May 12th before you can file for the hearing 24 objection -- for the parking waiver. 25 HEARING EXAMINER: Okay.</p>	<p>16</p> <p>1 re-inspection; is that correct? And -- and how do 2 I go about setting that up? 3 HEARING EXAMINER: So you'll have to 4 wait for our written decision on that, and then 5 Mr. Bouma, can you fill her in on those details 6 after we issue that decision? 7 MR. BOUMA: Yes. So Inspector Colvin 8 would conduct the final inspection and then if -- 9 once that passes and the -- the license would be 10 issued. 11 PETITIONER: Okay. But you're -- you're 12 not explaining in-between. So once I get the 13 written notice, is that by mail or e-mail? And 14 once I get it, how does that -- how does the 15 appointment get set up? Do I have to call or do 16 you call me? What happens there? 17 HEARING EXAMINER: So OZAH will issue a 18 written decision that we will mail to you and we 19 can also send you a courtesy copy by e-mail. 20 PETITIONER: Okay. 21 HEARING EXAMINER: And then, Mr. Bouma, 22 does she call your office or -- or -- 23 MR. BOUMA: She -- she would schedule 24 the final inspection with Ms. Colvin. 25 HEARING EXAMINER: Okay. So you would</p>

Transcript of Hearing
Conducted on June 28, 2021

<p>17</p> <p>1 contact -- 2 PETITIONER: Okay. So I can -- okay. 3 So as soon as I receive the -- as soon as I 4 receive the written statement, is there a sense of 5 how long that takes just so I know to be on the 6 lookout for it? 7 HEARING EXAMINER: By the middle of this 8 week. 9 PETITIONER: Okay. Okay. So I'm out of 10 town this week, but when I get back then it'll 11 probably be in my mailbox and I'll contact Ms. 12 Colvin to set up the final inspection. 13 HEARING EXAMINER: That's correct. 14 PETITIONER: Okay. Thank you. 15 HEARING EXAMINER: You're welcome. Any 16 final questions, do the court reporters need any 17 names spelled, any case numbers, any other 18 identifying information? 19 THE REPORTER: This is John Clishem the 20 court reporter. I am all set with the spellings 21 and information. It's -- it's helpful to have 22 those exhibits as well to confirm that, so I'm all 23 set. 24 HEARING EXAMINER: Great. That being 25 said, today is June 28th, 2021. The time is</p>	<p>19</p> <p>CERTIFICATE OF COURT REPORTER I, John Clishem, the officer before whom the foregoing proceedings were taken, do hereby certify that said proceedings were electronically recorded by me; and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.</p> <p> John Clishem, Court Reporter</p>
<p>18</p> <p>1 approximately 9:56 a.m. We are closing this 2 hearing on OZAH case ADW 21-01. We thank you-all 3 very much for your time. We thank our court 4 reporters for being on the line. I'm turning off 5 the recording right now. 6 (Off the record at 9:56 a.m.) 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>	<p>20</p> <p>CERTIFICATION OF TRANSCRIPT I, Krystin Spolar, do hereby certify that the foregoing transcript, to the best of my ability, knowledge, and belief, is a true and correct record of the proceedings; that said proceedings were reduced to typewriting under my supervision; and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.</p> <p> Krystin Spolar Planet Depos, LLC July 8, 2021</p>

Transcript of Hearing
 Conducted on June 28, 2021

A			
ability 20:3	answer 6:21	5:14	11:10, 12:2
about 6:21, 8:17, 16:2	any 5:18, 6:21, 6:25, 9:7, 15:8, 15:10, 15:19, 17:15, 17:16, 17:17, 19:7, 20:8	because 9:11, 9:16, 13:4, 13:12, 14:20, 14:22	building 3:7
accessing 5:18	apologize 6:4	been 14:21	business 7:5, 7:6
accessory 1:6, 5:12, 8:20, 10:6	application 4:10	before 1:11, 2:13, 11:18, 14:23, 15:18, 19:3	C
across 9:19	applies 10:25	begin 8:6	c-l-i-f-t-o-n 7:12
actually 9:1	appointment 16:15	behalf 3:3	calculation 11:13
address 6:8, 6:14, 6:15, 7:6, 7:10, 7:18	approximately 18:1	being 5:8, 6:1, 17:24, 18:4	call 5:19, 16:15, 16:16, 16:22
administrative 1:1, 3:4, 5:10	apron 13:8, 13:9, 13:16	belief 20:4	came 14:14, 15:2
adu 6:5, 10:25	area 8:13, 9:7, 12:20	believe 6:3, 8:18, 10:23	car 9:17
adw 1:5, 5:11, 10:5, 10:21, 18:2	aren't 9:15	below 11:5	cars 9:11, 9:14, 9:21
affairs 7:9	asking 14:21	best 20:3	case 1:5, 5:10, 5:16, 10:5, 14:4, 17:17, 18:2, 19:7, 20:8
after 14:1, 14:6, 16:6	assuming 11:9	blanked 5:20	cases 10:22
afterwards 13:23	avenue 3:6	both 7:4	cause 15:15
again 10:13, 13:21	aware 8:8	bouma 3:23, 6:20, 7:3, 7:7, 7:8, 7:12, 11:20, 11:24, 11:25, 12:2, 12:16, 15:7, 16:5, 16:7, 16:21, 16:23	certificate 19:1
agreement 2:13	B	bouma's 13:9	certification 20:1
all 7:23, 7:25, 8:16, 9:8, 15:4, 15:6, 17:20, 17:22	b-o-u-m-a 7:12	box 11:5	certify 19:4, 20:2
also 3:20, 6:2, 10:21, 16:19	back 14:14, 14:18, 14:22, 15:25, 17:10	brendon 3:25	check 11:2, 11:3, 11:5, 15:22
ample 9:24	banner 5:7	briefly 8:13, 11:7,	checkbox 11:7, 11:8
	based 13:4		checkboxes 11:2
	baumgardner 1:11, 3:22,		checked 12:7, 12:13
			clarified 13:9
			clifton 3:23, 7:7, 7:11

Transcript of Hearing
 Conducted on June 28, 2021

<p>clishem 1:24, 2:13, 6:3, 17:19, 19:2, 19:11 close 15:14 closing 18:1 code 7:18 colvin 3:24, 6:20, 7:4, 7:15, 7:16, 7:17, 10:14, 10:15, 10:18, 11:14, 11:23, 12:23, 15:7, 15:10, 16:7, 16:24, 17:12 colvin@montgomer- ycountygovernment 7:20 com 6:16 come 14:18, 14:22, 15:25 community 7:9, 8:23 conduct 16:8 conducted 1:12 confirm 17:22 contact 17:1, 17:11 copy 16:19 corner 9:1, 9:2, 9:6, 9:9 correct 8:22, 12:22, 12:23, 16:1, 17:13, 20:4 could 9:11, 13:1</p>	<p>couldn't 14:20 counsel 19:6, 20:7 count 13:10 county 1:2, 3:3, 3:7, 5:9, 6:20, 7:8, 7:17 couple 10:20 court 2:14, 3:25, 4:8, 6:2, 17:16, 17:20, 18:3, 19:1, 19:11 courtesy 16:19 crayford 9:4 cuenca 3:25, 6:3 currently 6:24, 7:24</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>days 13:23, 14:1 december 13:24 decision 5:17, 15:17, 16:4, 16:6, 16:18 department 7:9, 10:25, 15:18 depos 20:15 derek 1:11, 3:22, 5:14 describe 8:10, 11:7 describing 8:13 destined 11:18</p>	<p>details 16:5 dhca 10:9 directions 13:5 director's 10:8, 10:13, 10:23, 13:23 drawing 4:12 driveway 4:12, 8:13, 9:5, 9:7, 9:13, 9:15, 9:16, 9:17, 9:20, 10:10, 11:8, 11:12, 11:15, 13:7, 13:10 dwelling 1:6, 5:12, 8:20, 10:6</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>e-mail 6:14, 6:15, 7:6, 7:11, 7:19, 16:13, 16:19 either 11:2, 13:25 electronically 19:5 employed 19:6, 20:8 enforcement 7:18 entire 9:6, 9:8, 9:9, 9:24 error 12:6 everyone 5:21, 5:25 evidence 5:17 examiner 1:11, 3:22, 5:2, 5:5, 5:15,</p>	<p>5:23, 6:13, 6:17, 7:3, 7:14, 7:22, 8:4, 8:16, 10:1, 10:16, 10:19, 11:19, 11:22, 11:24, 12:1, 12:9, 12:18, 12:24, 13:2, 13:14, 13:18, 14:25, 15:5, 15:13, 16:3, 16:17, 16:21, 16:25, 17:7, 17:13, 17:15, 17:24 exhibit 4:10, 4:11, 4:12, 4:13, 10:5, 10:7, 10:9, 10:10, 10:13, 13:21 exhibits 8:12, 10:4, 17:22 explaining 16:12</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>faces 9:3 factors 11:1 feedback 7:24 feet 12:21, 12:22, 13:13 figured 15:3 file 14:20, 14:21, 14:23 filed 14:1, 15:2, 15:4 fill 16:5 final 10:8, 10:13,</p>
--	--	--	--

Transcript of Hearing
 Conducted on June 28, 2021

<p>10:22, 13:22, 14:18, 15:19, 15:25, 16:8, 16:24, 17:12, 17:16 financial 19:8, 20:9 find 14:4, 15:14 fine 13:16 first 8:25 fit 9:11 floor 7:10, 8:8 footage 11:6, 11:9, 11:10, 11:12, 12:8, 12:19, 13:12 foregoing 19:3, 20:3 franklin 8:23 free 8:17 fromthedeartment 10:9 front 8:14, 9:5, 9:11, 9:21</p> <hr/> <p style="text-align: center;">G</p> <p>gave 13:11 general 10:21 getting 7:24 give 7:5, 8:8, 11:10 given 12:4, 12:16, 12:17, 13:5 go 8:11, 9:18,</p>	<p>11:18, 16:2 going 5:2, 5:24, 5:25, 6:18, 8:6, 12:11, 14:12, 15:14 good 7:16, 15:15 gov 7:13, 7:20, 7:21 grant 15:15 granted 15:24 great 7:3, 8:4, 10:1, 10:16, 10:19, 17:24 guess 10:22, 10:25</p> <hr/> <p style="text-align: center;">H</p> <p>h-a-g-a-n 6:6, 6:11 hagan 1:5, 3:21, 6:6, 6:10, 8:5, 8:9, 8:14, 13:1, 14:6, 15:8, 15:19 hagan@gmail 6:16 hand 8:15 happens 16:16 hear 7:25, 8:2 hearing 1:10, 1:11, 2:1, 3:22, 4:13, 5:2, 5:3, 5:5, 5:8, 5:9, 5:15, 5:23, 6:1, 6:13, 6:17, 6:22, 7:3, 7:14, 7:22, 8:4, 8:16, 10:1,</p>	<p>10:11, 10:16, 10:19, 11:19, 11:22, 11:24, 12:1, 12:9, 12:18, 12:24, 13:2, 13:14, 13:18, 14:20, 14:23, 14:25, 15:5, 15:13, 15:14, 16:3, 16:17, 16:21, 16:25, 17:7, 17:13, 17:15, 17:24, 18:2 hearings 1:1, 3:4, 5:10 held 2:1 helpful 17:21 here 5:8, 5:22, 6:5, 6:18, 6:21, 8:2, 10:15 hereby 19:4, 20:2 hi 7:16 house 8:24, 8:25, 9:1, 9:2, 9:3, 9:6, 9:9, 9:12, 9:22 housing 7:9 however 6:24, 11:15, 15:16</p> <hr/> <p style="text-align: center;">I</p> <p>identify 6:8, 7:4 identifying 17:18 in-between 16:12 included 13:11, 13:15</p>	<p>including 13:8 individuals 6:23, 7:23 information 12:4, 12:17, 13:11, 17:18, 17:21 initial 13:11, 14:10, 14:11 initially 12:5, 12:16, 13:4 inspected 12:14 inspection 4:11, 10:8, 10:12, 11:18, 12:3, 12:15, 13:20, 14:10, 14:11, 14:19, 15:25, 16:8, 16:24, 17:12 inspector 6:20, 7:4, 7:15, 10:14, 15:7, 16:7 interest 19:8, 20:9 interject 13:1 issue 9:25, 16:6, 16:17 issued 13:22, 13:23, 14:2, 16:10 it'll 17:10</p> <hr/> <p style="text-align: center;">J</p> <p>job 1:22 john 1:24, 2:13, 17:19, 19:2, 19:11</p>
--	---	---	---

Transcript of Hearing
 Conducted on June 28, 2021

<p>johnson 3:5 july 20:16 jump 11:20 june 1:13, 17:25</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>keep 5:25 kind 12:10 knolls 8:23 know 9:10, 11:11, 12:10, 12:12, 12:14, 17:5 knowledge 20:4 krystin 20:2, 20:14</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>landthesa 3:24, 7:17, 7:20 lane 5:13, 6:11 later 12:8, 13:8 less 8:19 let's 5:24 letme 10:12 license 16:9 line 6:2, 7:25, 11:4, 18:4 listed 13:21 listening 5:16</p>	<p>live 6:11, 8:22 llc 20:15 located 5:12 logged 5:6, 6:24, 7:24, 10:2 logging 5:18 long 5:24, 17:5 looking 12:11 lookout 17:6 looks 5:20, 13:20 lot 9:8, 9:9</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>ma'am 8:9 mail 16:13, 16:18 mailbox 17:11 make 15:22 making 5:17 malta 5:13, 6:11 maryland 3:6, 5:13, 6:12, 7:11, 7:19 md 3:8 mean 11:8 meaning 12:13 means 5:16, 11:8 measure 11:14, 13:6,</p>	<p>13:7 measured 11:9 measurement 13:10 mentioned 5:14, 6:1 middle 17:7 mispronouncing 6:4 monday 1:13 montgomery 1:2, 3:3, 5:9, 6:19, 7:8, 7:17 montgomerycounty- maryland 7:21 morning 7:16 much 7:23, 18:3</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>n-i-n-a 6:6, 6:11 name 5:14 names 6:4, 17:17 nana 3:5 need 14:16, 17:16 neighbor 9:20 neighbor's 9:15 neighborhood 8:7, 8:24 neighbors 9:23 neither 19:6, 20:7 next 9:2, 9:23, 15:24</p>	<p>next-door 9:14 nina 1:5, 3:21, 6:6, 6:10, 6:16, 12:25 none 15:13 notice 4:13, 10:11, 16:13 november 13:22, 13:24, 14:5, 14:7, 14:12 number 10:5, 10:7, 10:9, 10:10 numbers 17:17</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>objection 14:1, 14:24 off-street 12:20 office 1:1, 3:3, 3:7, 5:9, 5:19, 13:5, 13:9, 16:22 officer 19:2 okay 5:4, 5:23, 7:22, 8:4, 8:22, 10:1, 10:19, 11:14, 11:19, 11:23, 12:2, 12:9, 12:24, 13:18, 14:25, 15:13, 16:11, 16:20, 16:25, 17:2, 17:9, 17:14 once 16:9, 16:12, 16:14 one 8:19, 9:17,</p>
--	--	--	---

<p>9:22, 13:1, 13:5 one-space 8:18 only 9:22, 13:12, 13:19 open 6:22 opposition 8:7 order 15:4 other 6:23, 13:19, 17:17 otherwise 19:8, 20:9 out 5:20, 8:14, 11:18, 14:4, 14:14, 14:22, 15:2, 15:3, 15:25, 17:9 outcome 19:8, 20:10 ozah 5:10, 10:11, 13:25, 16:17, 18:2</p>	<p>11:7, 11:12, 12:5, 12:13, 12:14, 12:20, 14:24, 15:2, 15:15, 15:24 part 9:24, 12:7 particular 6:22, 10:4, 14:4 particularly 8:11 parties 19:7, 20:8 pass 12:6, 14:13, 14:17 passed 11:4, 11:7, 11:12, 12:13, 12:14, 12:15, 12:16, 13:4, 14:15 passes 16:9 passing 13:13 pd 3:25 period 7:12 permitting 13:6 perpendicular 9:4 petitioner 5:4, 5:22, 6:5, 6:10, 6:15, 7:2, 8:2, 8:5, 8:9, 8:22, 12:25, 13:3, 13:15, 14:8, 15:1, 15:21, 16:11, 16:20, 17:2, 17:9, 17:14 pike 7:10, 7:18 planet 20:15</p>	<p>please 5:19, 6:7, 6:9, 7:4, 7:6, 8:14, 11:13, 15:16 possibly 14:12 preliminary 4:11, 10:7, 10:12, 12:3, 13:20 present 3:10, 3:20 prior 11:16 probably 9:10, 17:11 problem 12:10, 14:3 problems 5:18 procedural 15:21 proceed 6:18, 15:18 proceedings 4:3, 8:6, 19:3, 19:4, 20:5 property 5:12, 6:8, 8:10 provide 8:19 provided 11:1 public 4:13, 5:9, 6:23, 6:24 pull 10:12 pulled 10:2 pursuant 2:13 put 15:16 putting 10:17</p>	<p>questions 6:21, 6:25, 10:20, 15:7, 15:8, 15:11, 15:20, 17:16</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>raise 8:15 re-inspection 16:1 reason 13:3 receive 15:17, 17:3, 17:4 received 14:5, 14:6, 14:16 record 6:7, 7:5, 18:6, 20:5 recorded 1:24, 5:8, 6:1, 19:5 recording 5:3, 18:5 reduced 20:6 related 19:6, 20:7 remember 14:11 report 4:11, 10:8, 10:12, 10:13, 10:23, 12:3, 13:21, 13:23, 14:2, 14:5, 14:6, 14:16 reporter 2:14, 3:25, 17:19, 17:20, 19:1, 19:11 reporters 6:2, 17:16, 18:4 representatives 6:19</p>
<hr/> <p style="text-align: center;">P</p> <hr/> <p>page 4:2, 4:9, 10:22, 10:23 pages 1:23 paperwork 11:15 pardon 12:4 park 9:16, 9:17 parking 4:10, 5:11, 6:5, 6:22, 8:11, 8:18, 8:19, 9:5, 9:7, 9:24, 9:25, 10:6, 11:4,</p>		<hr/> <p style="text-align: center;">Q</p> <hr/> <p>question 13:19</p>	

<p>request 1:5, 4:10, 8:17, 10:5 requesting 5:11 require 8:19 required 8:20 requirement 10:7, 12:21 requirements 10:24 requires 13:25 residential 8:24 responded 8:5 retained 4:8 right 7:1, 8:15, 8:16, 10:17, 11:24, 15:6, 18:5 rockville 3:8, 7:10, 7:11, 7:18, 7:19 room 3:7, 9:24 rules 13:25</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>said 14:12, 17:25, 19:4, 20:5 same 9:22 saying 5:7, 14:16 says 11:6 schedule 16:23 schematic 10:10</p>	<p>screen 5:6, 5:7, 5:20, 10:3, 10:17 second 5:21, 9:2, 13:1 see 5:6, 5:24, 10:16, 14:3, 14:14 send 16:19 sense 17:4 sent 11:16 series 10:24 set 16:15, 17:12, 17:20, 17:23 setting 16:2 several 13:23 share 14:9 short 13:13 should 5:6, 10:3, 12:7 side 9:6 signature-7dmpd 19:9 signature-onxrw 20:12 silver 5:13, 6:12 simply 10:11 since 6:7, 8:6 sir 12:1 site 5:19 small 5:6</p>	<p>some 7:24 someone 10:24 something 5:23, 11:16, 11:17 soon 15:1, 15:3, 17:3 sorry 7:21, 13:24 space 8:19, 9:7, 9:13, 9:21, 9:22 spaces 9:15, 9:18 specific 10:20 spelled 17:17 spellings 17:20 spolar 20:2, 20:14 spring 5:13, 6:12 square 11:6, 11:9, 11:10, 11:12, 12:8, 12:19, 12:20, 12:22, 13:12 statement 17:4 step 15:24 still 5:21, 5:22, 5:25, 7:15 street 8:14, 8:25, 9:3, 9:4, 9:19, 9:25, 13:8 submitted 8:12 supervision 20:6</p>	<p>support 8:20 sure 7:7, 11:22, 11:25, 13:2, 15:22 swear 8:9 synopsis 11:11</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>taken 19:3 takes 17:5 taking 5:17 teams 5:24 technically 8:25 tell 8:17 testify 6:25 testimony 8:7 th 13:22, 13:24, 14:14, 14:19, 14:23, 15:2, 17:25 thank 6:13, 6:17, 7:14, 7:22, 10:1, 17:14, 18:2, 18:3 think 13:3, 13:11, 13:19, 15:6 thoughts 15:19 three 9:10, 9:11, 9:14, 9:20, 9:21, 10:4 through 8:12, 12:11</p>
--	--	--	--

Transcript of Hearing
 Conducted on June 28, 2021

<p>time 15:9, 17:25, 18:3 today 5:17, 6:18, 17:25 told 13:7, 14:8, 14:20 top 9:24 town 17:10 trainee 3:25 transcript 20:1, 20:3 true 20:4 turning 18:4 two 6:2, 6:19, 9:10, 9:11, 9:14, 9:20, 9:21 two-minute 11:11 typewriting 20:6</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>under 11:4, 20:6 understand 12:18, 13:18, 15:6 understanding 12:19, 14:9, 15:23 unit 1:6, 5:12, 8:21, 10:6 until 9:14, 14:22, 15:17 unused 9:18 updated 12:7</p>	<p>use 9:22</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>via 3:10 videoconference 3:10 virtually 1:12, 2:1</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>wait 14:22, 15:17, 16:4 waiver 1:5, 4:10, 5:11, 6:5, 6:22, 8:11, 8:18, 10:6, 13:25, 14:24, 15:3, 15:15, 15:24 want 14:4, 15:22 way 6:18 we'll 8:11, 14:18 we're 6:7 week 17:8, 17:10 welcome 6:25, 17:15 within 14:1 without 13:16 wondering 12:12 work 7:8 writing 15:16, 15:17 written 16:4, 16:13, 16:18, 17:4</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>yaa 3:5</p>	<p>yeah 5:22, 10:18, 13:14 you-all 18:2 yourself 6:8 yourselves 7:5</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>zoning 1:1, 3:4, 5:10</p> <hr/> <p style="text-align: center;">.</p> <hr/> <p>.6660 3:9</p> <hr/> <p style="text-align: center;">0</p> <hr/> <p>01 1:5, 5:11, 18:2</p> <hr/> <p style="text-align: center;">1</p> <hr/> <p>10 4:10, 4:11, 4:12, 4:13, 13:22 100 3:6 12 13:24, 14:14, 14:19, 14:23, 15:2 1401 7:10, 7:18</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>20 1:23 200 3:7 2020 13:22, 13:24 2021 1:13, 17:25, 20:16 20850 3:8, 7:19</p>	<p>20901 6:12 21 1:5, 5:11, 18:2 240 5:19 240.777 3:9 28 1:13, 17:25 290 11:6, 12:20</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>30 13:12, 14:1 320 12:21 383019 1:22 39 1:14</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4th 7:10</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>56 18:1, 18:6</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6663 5:20</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>777 5:20</p> <hr/> <p style="text-align: center;">9</p> <hr/> <p>9 1:14, 18:1, 18:6 923 5:13, 6:11</p> <hr/> <p style="text-align: center;">@</p> <hr/> <p>@montgomerycount-ymd 7:13</p>
--	--	---	--