



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

Transcript of Hearing

Date: April 3, 2023

Case: M. Hilliard Objection to ADU License # 144922 (ADO 23-03)

Planet Depos

Phone: 888.433.3767

Email: transcripts@planetdepos.com

www.planetdepos.com

Transcript of Hearing
April 3, 2023

<p>1 OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS 2 FOR MONTGOMERY COUNTY, MARYLAND 3 -----x 4 In Re: : Case No. 5 M. Hilliard Objection to ADU : ADO-23-03 6 License # 144922 : 7 -----x 8 9 10 11 HEARING 12 Before The Hearing Examiner - Kathleen Byrne 13 Conducted Virtually 14 Monday April 3, 2023 15 9:37 a.m. EST 16 17 18 19 20 21 22 23 Job No.: 486421 24 Pages: 1 - 32 25 Recorded By: Joe Lorete</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 SARA BEHANNA 6 MONTGOMERY COUNTY OFFICE OF ZONING AND 7 ADMINISTRATIVE HEARINGS (1100167) 8 100 Maryland Avenue 9 County Office Building 10 Room 200 11 Rockville, Maryland 20850 12 240.777.6660 13 14 15 16 17 18 19 ALSO PRESENT: 20 Michael Hillard - President of the HOA 21 Nana Johnson 22 Awele Izah - Applicant 23 Marco Guillen - Housing Inspector 24 Hannah Arfa - Neighbor 25 Tracey Rezvani - Neighbor</p>
<p>1 HEARING, held virtually. 2 3 4 5 6 7 8 9 10 11 12 13 Pursuant to agreement, before Joe Lorete, 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 TESTIMONY PAGE 3 Awele Izah 12, 20 4 Michael Hillard 14, 21 5 Marco Guillen 17 6 7 DECISION PAGE 8 By the Hearing Examiner 28 9 10 11 E X H I B I T S 12 (None marked.) 13 14 15 16 17 18 19 20 21 22 23 24 25</p>

April 3, 2023

<p style="text-align: right;">5</p> <p>1 PROCEEDINGS</p> <p>2 (Whereupon, the court reporter was duly</p> <p>3 sworn.)</p> <p>4 HEARING EXAMINER: We're going to get</p> <p>5 started and what I'd like to say is, welcome</p> <p>6 everyone. This is an objection to the accessory</p> <p>7 dwelling unit preliminary inspection report list --</p> <p>8 issued by the Department of Housing and Community</p> <p>9 Affairs. It's regarding the finding of the</p> <p>10 director that adequate parking exists</p> <p>11 pursuant to Article 29-26, Section B2. The</p> <p>12 requirements of Article 59, 3.3.3A2C, little</p> <p>13 2, require minimum required parkings for the</p> <p>14 accessory dwelling unit license at 9713</p> <p>15 Eldwick Way, Potomac, Maryland. Again, my</p> <p>16 name is Katie Byrne. I'm going to be</p> <p>17 listening to testimony, reviewing evidence</p> <p>18 that you have today before us pursuant to the</p> <p>19 criteria, as I stated earlier, in Article 29</p> <p>20 as well as Article 59. If you disagree with</p> <p>21 my decision, you may appeal it to the Board</p> <p>22 of Appeals within 10 days after my decision</p> <p>23 is issued. So first thing, we've kind of</p> <p>24 done this preliminarily, but I want to go</p> <p>25 ahead and do it formally, identification of</p>	<p style="text-align: right;">7</p> <p>1 very much. And we have two other additional</p> <p>2 individuals here who are just observing, not</p> <p>3 going to be testified -- testifying. And</p> <p>4 just -- if you could just identify yourselves</p> <p>5 for the record, please. I'll start with Ms.</p> <p>6 Hannah.</p> <p>7 MS. ARFA: Good morning. Hannah</p> <p>8 Arfa, a neighbor. Thank you.</p> <p>9 HEARING EXAMINER: Thank you.</p> <p>10 MS. REZVANI: Hi. Tracy Rezvani, a</p> <p>11 neighbor.</p> <p>12 HEARING EXAMINER: Okay. Thank you</p> <p>13 very much. All right. So now we've</p> <p>14 identified all of the parties. Like, just a</p> <p>15 couple things with the virtual hearing. If</p> <p>16 you are not speaking, I would ask that you</p> <p>17 mute yourself. Now, Ms. Izah, I -- that's</p> <p>18 not going to apply to you since you're on the</p> <p>19 phone, but if you could just keep the sound,</p> <p>20 I guess, down to a minimum when you're not</p> <p>21 testifying, because I want you to be able to</p> <p>22 hear everything. Also, please try not to</p> <p>23 talk over each other. We have a court</p> <p>24 reporter on the line today, and it's very</p> <p>25 difficult for the court reporter to record</p>
<p style="text-align: right;">6</p> <p>1 the parties. So our applicant is Ms. Izah.</p> <p>2 Ms. Izah, could you spell both your first and</p> <p>3 last names, please, for the court reporter?</p> <p>4 MS. IZAH: A-W-E-L-E I-Z-A-H.</p> <p>5 HEARING EXAMINER: Okay. Thank</p> <p>6 you. Joseph, did you get that?</p> <p>7 THE REPORTER: Yes, ma'am. I did</p> <p>8 get that. Thank you.</p> <p>9 HEARING EXAMINER: Awesome. Thank</p> <p>10 you. All right. Next we have Mr. Hillard.</p> <p>11 Mr. Hillard, could you identify yourself?</p> <p>12 MR. HILLARD: My name is Michael</p> <p>13 Hillard.</p> <p>14 HEARING EXAMINER: Great. And is</p> <p>15 it as spelled on the screen?</p> <p>16 MR. HILLARD: I can't see. So</p> <p>17 M-I-C-H-A-E-L H-I-L-L-A-R-D.</p> <p>18 HEARING EXAMINER: Okay. Thank</p> <p>19 you. And we have Mr. Marco Guillen here,</p> <p>20 representing Department of Housing Community</p> <p>21 Affairs.</p> <p>22 MR. GUILLEN: Good morning. Yes,</p> <p>23 my name is Marco Guillen, housing inspector</p> <p>24 with Montgomery County.</p> <p>25 HEARING EXAMINER: Okay. Thank you</p>	<p style="text-align: right;">8</p> <p>1 everything when people are talking over each</p> <p>2 other. So I will also do my best not to talk</p> <p>3 over anyone else, but if we could just please</p> <p>4 be cognizant of that. Let's see. The -- I</p> <p>5 am also at this point going to be starting a</p> <p>6 Teams recording. Now, this recording is only</p> <p>7 for -- and hold on one second because I have</p> <p>8 to stop the transcription. Great.</p> <p>9 This recording is only really for the</p> <p>10 benefit of the court reporter in case he</p> <p>11 needs to come back and look at something.</p> <p>12 It's not something that we use or rely on.</p> <p>13 Let's see. In order to testify, if you are</p> <p>14 participating by Teams, we need that the</p> <p>15 camera be on. And the chat function has been</p> <p>16 disabled, so if you need to speak up at any</p> <p>17 point, please either raise your hand. And</p> <p>18 Ms. Izah, if you could just say, you know,</p> <p>19 I'd like to speak, or, Excuse me, and that</p> <p>20 way I'll know that your -- that you would</p> <p>21 like to speak. You'll not be able to share</p> <p>22 screen with this process, but anybody that</p> <p>23 wants to refer to an exhibit that's in</p> <p>24 evidence, I have it. And what I will do is I</p> <p>25 will be pulling it up so that you can speak</p>

April 3, 2023

<p style="text-align: right;">9</p> <p>1 to any exhibit that is in the record. The -- 2 the -- basically, what we're going to be 3 doing is everybody that testifies today here 4 will be testifying under oath. You can make 5 your statements; you can ask questions and 6 cross-examination of any witnesses here. The 7 order of proceedings will be as follows: each 8 party, if you desire, may make an opening 9 statement. It's not required. 10 Ms. Izah, you'll go first and describe 11 essentially your application. And then Mr. 12 Hillard, you will go second. Third will be 13 our inspector, Mr. Guillen. Then Ms. Izah, 14 you'll be able to go again for any kind of 15 rebuttal testimony that you hear. Then, Mr. 16 Hillard, you will have an opportunity for a 17 rebuttal testimony. Let's see. And then if 18 Mr. Guillen has anything else to add, they 19 can -- he can add that to anything that's 20 been said in rebuttal. If there's any 21 objections at this point, I would like to 22 talk about the exhibits. So what I'm going 23 to do is I'm going to share screen. And can 24 everybody see? So the exhibit list includes 25 Mr. Hillard's objection to the application,</p>	<p style="text-align: right;">11</p> <p>1 when you get to ask witnesses questions. 2 It's not necessarily an opportunity for you 3 to testify again. That will happen for you 4 on rebuttal. And the approval criteria 5 that's set forth is essentially from Article 6 29-26B and, as I stated before, the use 7 standards in Article 59 Section 3.3.3. And 8 if there -- does anybody have any preliminary 9 matters before we start? 10 MS. IZAH: No. 11 HEARING EXAMINER: Okay. It's a -- 12 a lot of stuff we kind of have to get through 13 early on, that I have to put on the record 14 just to identify what were going to happen. 15 MR. HILLARD: Yeah, I have no 16 preliminary matters. 17 HEARING EXAMINER: All right. 18 Sounds good. All right. So then what we'll 19 do is we'll start with you, Ms. Izah. I 20 can't -- I can't see you, but I'm going to 21 take you at your word. But if you could 22 raise your right hand and tell me if you 23 promise to tell the whole truth and nothing 24 but the truth. 25 MS. IZAH: I do.</p>
<p style="text-align: right;">10</p> <p>1 number two is the preliminary inspection 2 report completed by Mr. Guillen, then we have 3 the stamped parking that was part of the 4 application. We have three different photos 5 that were submitted by Mr. Hillard, and then 6 the notice of public hearing. Does anyone 7 object to any of these documents? Okay. 8 Hearing no objections. Okay, Mr. Hillard. 9 MR. HILLARD: I didn't know if you 10 needed us to say, No objection. I have no 11 objection. 12 HEARING EXAMINER: Okay. All 13 right. And Ms. Izah, do you have any 14 objection to any of these documents? 15 MS. IZAH: No. 16 HEARING EXAMINER: Okay. Thank 17 you. All right. So then I'm going to deem 18 that all of these documents are admitted into 19 evidence, so we won't have to necessarily go 20 through that admission process at each stage 21 of the game. So this way, if anybody wants 22 to refer to anything during the hearing 23 process, I'll just be able to pull it up. 24 All right. So I'm going to stop sharing at 25 this point. Let's see. Cross-examination is</p>	<p style="text-align: right;">12</p> <p>1 HEARING EXAMINER: Okay. Thank you 2 very much. All right. Can you please tell us about 3 your application for an accessory dwelling 4 unit and, in particular, focus on the parking 5 area? 6 MS. IZAH: I -- I applied because 7 -- I -- I applied for a permit to renovate 8 the house, and we want to add an ADU, but the 9 -- the parking should not be an issue because 10 the parking is not designed to be on the 11 street. The no parking signs on the street. 12 The front of the house is sufficient parking 13 for at least five cars. I'm not sure why a 14 no parking issue has come up, because no one 15 intends to park on the street. 16 HEARING EXAMINER: Okay. And where 17 are you in the process with your permits for 18 creating the accessory dwelling unit? 19 MS. IZAH: I'm in the -- the permit 20 for the renovation of the house has been 21 issued. 22 HEARING EXAMINER: Okay. 23 MS. IZAH: But we're hoping that we 24 will add the ADU. 25 HEARING EXAMINER: And where is the</p>

April 3, 2023

13

1 ADU located in your -- in your house?
 2 MS. IZAH: In the basement of the
 3 house. Okay. It's just -- it's just -- it's
 4 just -- it's not a separate building. It's
 5 just to use the basement as a -- a standalone
 6 unit, so the basement is kind of, like,
 7 self-sufficient. So we're not asking for
 8 anything extra.
 9 HEARING EXAMINER: Okay. All
 10 right. Is there anything else you'd like to
 11 tell me about the application?
 12 MS. IZAH: No.
 13 HEARING EXAMINER: Okay. All
 14 right. Thank you, Ms. Izah. Mr. Hillard?
 15 MR. HILLARD: Yes.
 16 HEARING EXAMINER: All right. Do
 17 you have any questions of Ms. Izah before you
 18 start with your -- with your statements?
 19 MR. HILLARD: No, I don't, but
 20 thank you.
 21 HEARING EXAMINER: Okay. All
 22 right. Mr. Hillard.
 23 MR. HILLARD: Do I need to --
 24 HEARING EXAMINER: Oh, yes. Thank
 25 you very much. Do you swear to tell the

14

1 truth and the whole truth and nothing but the
 2 truth?
 3 MR. HILLARD: Yes, I do.
 4 HEARING EXAMINER: Thank you very
 5 much. Okay, Mr. Hillard. What would you
 6 like to tell me?
 7 MR. HILLARD: I'll try and be as
 8 brief as I can. Thank you for the
 9 opportunity. Thank you, Ms. Johnson, for
 10 assisting in organizing. I'm a first-time
 11 objector, so if I'm making mistakes in this
 12 process, please forgive me. Just to make
 13 sure that we're all clear on this, I'm the
 14 president of the HOA, the Homeowner's
 15 Association. I'm not pursuing this as the --
 16 as -- under the HOA. Ms. Johnson told me we
 17 would need counsel for that, and we decided
 18 --
 19 HEARING EXAMINER: Correct.
 20 MR. HILLARD: -- it wasn't. So
 21 when you see, on the original application,
 22 that e-mail address that says
 23 president@eldwickhoa.org, I -- I asked Ms.
 24 Johnson to start using my personal H -- my
 25 personal e-mail address, and which she has on

15

1 file. So --
 2 HEARING EXAMINER: Thank you.
 3 MR. HILLARD: I just wanted to
 4 clear that up. So I'm just concerned about
 5 the impact on -- on parking. And you know,
 6 there's additional information that I found
 7 out during this that, you know, kind of bears
 8 on this. As we know, Eldwick Way is a narrow
 9 two-end road and it's posted no parking.
 10 That's why I took the picture. You know,
 11 there are no sidewalks and the road's heavily
 12 used by pedestrians, people walking there,
 13 you know, up to Falls Road and around.
 14 Whenever someone parks on Eldwick Way, it
 15 creates safety issues. And you know -- you
 16 know, there -- there's the occasional
 17 parking, like, from a workman or some -- or a
 18 workperson, you know, or something, but you
 19 know, I'm concerned about people parking
 20 permanently on the street.
 21 The final director's report of findings has
 22 language that if -- individuals who believe
 23 that on-street parking is inadequate may
 24 object, which is why I filed the objection,
 25 because the information at the -- had at the

16

1 time didn't say where the parking was. It
 2 just led me to believe that -- that -- that
 3 -- that on street parking was being
 4 considered as part of the application. And I
 5 just want to make sure that -- that -- that
 6 on street parking is not going to be used,
 7 you know, on a routine basis because I'm --
 8 you know, there's safety issues both for me
 9 and my neighbors and everybody who walks
 10 there. So that's the basis for my objection,
 11 is just to make sure that -- that -- that the
 12 parking -- that, you know, there's no
 13 consideration for on-street parking. And
 14 that's it.
 15 HEARING EXAMINER: All right.
 16 Sounds good. All right. Thank you. Ms.
 17 Izah, do you have any questions for Mr.
 18 Hillard?
 19 MS. IZAH: My question is: I don't
 20 understand how on-street parking came up,
 21 because if you look at the property, there's
 22 more than enough parking in the front of the
 23 house. No one has ever used the on-street
 24 parking.
 25 HEARING EXAMINER: Okay. So -- so,

April 3, 2023

<p style="text-align: right;">17</p> <p>1 Ms. Izah -- Ms. Izah, hold on one sec. So if 2 you want to ask him a question, you can ask 3 him a question. But what you're -- what 4 you're doing right now is what we call 5 rebuttal. So you'll have an opportunity to 6 say whatever it is that you want to say after 7 Mr. Guillen, the inspector, gets to testify. 8 MS. IZAH: Okay. All right. So I 9 guess I'll wait and figure out why we're 10 really here, because I'm not sure why we're 11 really here. 12 HEARING EXAMINER: All right. 13 Sounds good. Thank you very much. All 14 right. So Mr. Guillen, can you tell us about 15 when you went to the property and your 16 preliminary inspection report and focused 17 primarily on how you determined that there 18 was adequate parking? 19 MR. GUILLEN: Yes. Good morning. 20 So the -- the regulations for on-site 21 parking, the minimum requirements now, it's 22 320 square feet. That's -- they determined 23 that, that's enough for two spots -- for two 24 parking -- for parking two vehicles. And 25 that's the minimum requirements when they're</p>	<p style="text-align: right;">19</p> <p>1 HEARING EXAMINER: Or is there 2 anything else you'd like to tell me? Are -- 3 you -- you feel comfortable with that? Okay. 4 MR. GUILLEN: Yes. 5 HEARING EXAMINER: All right. So 6 Mr. Hillard, if you could wait one second, 7 because we'll go in order. So Ms. Izah, do 8 you have any questions for Mr. Guillen first? 9 MS. IZAH: No. 10 HEARING EXAMINER: Okay. Thank 11 you. All right. Mr. Hillard, you can ask 12 Mr. Guillen a question. 13 MR. HILLARD: So I just want to 14 make sure that your analysis for the 320 15 feet, that's in addition to the cars that are 16 already parked there routinely; right? 17 MR. GUILLEN: Yeah, that's -- 18 that's -- that's not really my analysis. You 19 know, I've been doing this for about 10 20 years, and we had some different regulations 21 for accessory apartments. The regulation now 22 is that they have to have a minimum of 320 23 square feet on their driveway. That's -- it 24 doesn't specify if they need to have an 25 additional, if they have -- the owners are</p>
<p style="text-align: right;">18</p> <p>1 not within a mile of any public trans -- 2 transportation, the Metrorail, Purple Lines, 3 or the rail station. So there's -- this 4 property is not within a mile, so they do 5 have to provide a minimum of 320 square feet 6 of parking -- on-site parking. They have -- 7 they have close to 1,500 square feet, so they 8 do have a large driveway. On the original 9 application, they -- I -- I don't know if 10 they made a mistake, but they put that they 11 have 2,726 square feet for the driveway, but 12 that's actually the -- the square footage of 13 the house. The actual square footage for the 14 driveway is 1,495 square feet. And they also 15 have two car garage. So regarding the 16 requirements for -- for on-site parking, they 17 have definitely enough, more than twice as 18 the minimal requirement. 19 HEARING EXAMINER: Okay. 20 MR. HILLARD: May I ask a question 21 of Mr. Guillen? 22 HEARING EXAMINER: Well, actually, 23 Mr. Guillen, are -- are you finished 24 testifying? 25 MR. GUILLEN: Yes.</p>	<p style="text-align: right;">20</p> <p>1 going to park in the driveway. As long as 2 they have a minimum of 320, they determined 3 that, that's two vehicles. So I guess the -- 4 they say one for the owner, one for the 5 tenant. I have no idea how they determined 6 that, that's the minimum requirements, but 7 that's -- you know, the politicians 8 determined that. 9 MR. HILLARD: Okay. Thank you. 10 HEARING EXAMINER: Okay. 11 MR. HILLARD: And I -- I do have a 12 -- and I apologize if I've done this 13 incorrectly. I would like to ask if I'm 14 allowed Ms. -- the -- the applicant, whether 15 the lease states that -- the lease that -- 16 that she'll have with the -- the -- the 17 renter states that they won't be parking on 18 the street. Is that an allowable question? 19 HEARING EXAMINER: It is. So I 20 guess -- well, we're -- that's fine. So Ms. 21 Izah, Mr. Hillard just asked, did you have 22 any parking restrictions or identified 23 parking in the lease that you plan on having 24 with the -- the tenant for your accessory 25 dwelling unit?</p>

April 3, 2023

<p style="text-align: right;">21</p> <p>1 MS. IZAH: First of all, he's 2 assuming that there's going to be a tenant, 3 not my mother. He's assuming that he's going 4 to be a paid tenant, not a family member. So 5 I don't understand why we're here. We meet 6 all the criteria for parking. I'm not sure 7 why we're here. 8 HEARING EXAMINER: Okay. So what I 9 believe Mr. Hillard testified to earlier was 10 his concern that a tenant would park on the 11 street. And so I think what he's asking is: 12 in the event you have a paid tenant in that 13 lease, would you -- are you planning on 14 having something in the lease -- and -- and 15 you can answer, yes, or, no. Like, it's -- 16 it's not -- he's just asking this question -- 17 MS. IZAH: That's -- 18 HEARING EXAMINER: -- are you going 19 to have something in your lease that requires 20 the tenant to park in the driveway and not on 21 the street? 22 MS. IZAH: Well, that has not -- 23 never come up because the intention -- I 24 mean, like, this is a new question for me. I 25 have never thought it through because the</p>	<p style="text-align: right;">23</p> <p>1 filed the objection, there's no information 2 on it that says that -- that on-street 3 parking was not included. And that was the 4 basis for my objection. I understand if -- 5 you know, if all the parking's going to be in 6 the driveway, I don't have a problem with 7 that. It's just that's not something that is 8 somewhere accessible to me in the record that 9 was available to me when the sign went up on 10 the street. So I just want to be clear to -- 11 to you and Ms. Izah, I mean, I'm not trying 12 to be a problem, you know, neighbor, 13 whatever. I just -- that information's not 14 available. And you know, I feel better that 15 she said it, you know, here that they're not 16 going to be parking in the street, but that 17 was not available to me at the time. I'm 18 sorry. I said that five times now. 19 HEARING EXAMINER: That's okay. 20 Understood. And what I think I can do is -- 21 as the hearing examiner, what I do is I 22 listen to testimony, I take evidence, and 23 then make a determination on the facts in 24 front of me and apply the applicable law. So 25 what I'm going to do just for -- because this</p>
<p style="text-align: right;">22</p> <p>1 intention was not to put a paid -- paid 2 tenant. The intention was for my mother to 3 use the place. So I don't know. 4 HEARING EXAMINER: Okay. So at 5 this time you don't know? 6 MS. IZAH: I don't know. 7 HEARING EXAMINER: Okay. Okay. 8 All right. So Mr. Guillen, I guess if -- if 9 no one has any additional questions for Mr. 10 Guillen, thank you for your testimony. All 11 right. So now we'll get back to kind of the 12 objection or the rebuttal portion of it. So 13 Ms. Izah, is there anything you -- else you'd 14 like to -- to tell me? 15 MS. IZAH: We -- we meet all the 16 criteria as far as government has the rules, 17 so I am not sure why we're here. 18 HEARING EXAMINER: Great. All 19 right. Okay. Thank you, Ms. Izah. If 20 there's nothing else, then I -- I'll move to 21 Mr. Hillard. Mr. Hillard, is there anything 22 else you'd like to tell me? 23 MR. HILLARD: Just, you know, once 24 -- once again, from the material that's 25 available, you know, to me at the time that I</p>	<p style="text-align: right;">24</p> <p>1 is -- this is the law that I look at as well, 2 and I think that this will help everyone, I'm 3 going to share screen. And what you see here 4 is Section 29-26, the appeals and waivers 5 section of the Montgomery County Code. And 6 what it says is -- and I think this is where 7 Mr. Hillard might have gotten -- gotten 8 tripped up a little bit. So if we come down 9 here, it says that -- that waivers and 10 objections concerning any new accessory 11 dwelling license, so any other agreed person 12 may file an objection or request with the 13 hearing officer by objecting to a finding of 14 fact of the director or -- or alleging that 15 on-street parking is inadequate. But what 16 you kind of have to do is you have to split 17 these two in half. If the director made a -- 18 didn't make a finding, necessarily, about, 19 you know, had anything do with adequate 20 parking; right? 21 So -- so I think this is -- this is 22 probably what you were considering, believing 23 that maybe on-street parking had something to 24 do with it. But what you also have to do is 25 you have to look at Section 5 -- 59.3.3.3,</p>

April 3, 2023

<p style="text-align: right;">25</p> <p>1 regarding a -- if they want a waiver to any 2 standard. So what happened was Ms. Izah 3 didn't ask for any waiver. So if there's a 4 waiver requesting for on-street parking, 5 that's where these two things kind of link it 6 together. So when we look here, it says the 7 uses and standards for accessory dwelling 8 units; right? Only one for each lot. The -- 9 this is, like, if you got one before 2013. 10 And then it says if it doesn't satisfy 11 subsection B, if it wasn't before 2013, it 12 must be licensed by DHCA under 29-19. And 13 these are the other things it has to have: 14 same street address, except for lots located, 15 and this is what Mr. Guillen was talking 16 about, within any mile of the Purple Line 17 MARC station either. One onsite parking 18 space is provided in addition to any required 19 onsite parking space for the principal 20 dwelling if, you know -- but we're not 21 talking about a new driveway here. All 22 right? 23 So what we have is -- and you heard Mr. 24 Guillen talk about 320 square feet. One 25 parking space is 160 square feet. So two</p>	<p style="text-align: right;">27</p> <p>1 code sections that Mr. Guillen relies on. 2 And then I'm going to take 59.3.3.3(2), 3 right, and I'm going to look at all of those 4 together to make a determination as to 5 whether or not Mr. Guillen made an error in 6 saying that there's adequate onsite parking, 7 because the threshold is onsite parking 8 first. If you don't meet that threshold, 9 then there's a waiver request to look at 10 adequate street parking. I hope that's -- 11 that's helpful to everyone. 12 MR. HILLARD: Yes. That's very 13 helpful to me to -- I -- I did not read -- 14 read it that way. And I stand corrected. 15 HEARING EXAMINER: We -- yep. No. 16 And I understand how, if you were just to 17 read 29-26 and you read those two together, 18 you thought that there was an or; right? 19 Because it says an or, so you probably said, 20 Oh, well, they can either park in the 21 driveway or they can park on the street. But 22 that's -- that or was there to object to the 23 director's findings or a finding that there's 24 adequate on-street parking. Does that make 25 sense?</p>
<p style="text-align: right;">26</p> <p>1 parking spaces are 320 square feet. So Ms. 2 Izah also has a two-car garage. So depending 3 on the underlying zone, sometimes it's one 4 car is all that's needed for an owner. 5 Sometimes two cars is all that's needed for 6 an owner. So if we're adding one additional 7 car for an accessory dwelling unit, that's 8 only 160 square feet. So in this particular 9 instance, under the regulation, they need 320 10 square feet for onsite parking. Once they 11 meet that 320 minimum threshold, then street 12 parking kind of doesn't come into it. It's 13 only if they don't meet that additional 14 parking that then a waiver can come before 15 the hearing examiner to find that there's 16 adequate on-street parking; right? So you 17 actually have to read both 59.3.3.3 and 18 Section 29-26 and 29-19 together. So I think 19 that's -- that might be one of the things 20 that people get tripped up on a little bit. 21 So I hope that was helpful to everyone, 22 because what I'm going to do is I'm going to 23 take the information that I gathered today in 24 the exhibit, I'm going to apply 29-26, I'm 25 going to look at 29-19. And these are the</p>	<p style="text-align: right;">28</p> <p>1 MR. HILLARD: Got you. Yes. Thank 2 you. 3 HEARING EXAMINER: Okay. All 4 right. So that's just a little more 5 information as to what I look at in order to 6 make a determination. All right. So does 7 anyone -- so at this point, Ms. Izah, do you 8 have any closing statements or anything else 9 you'd like to say? 10 MS. IZAH: No. 11 HEARING EXAMINER: Okay. Thank 12 you, Ms. Izah. And Mr. Hillard, is there 13 anything else that you'd like to say? 14 MR. HILLARD: No, there's nothing 15 further that I'd like to say. 16 HEARING EXAMINER: Okay. All 17 right. Well, all of the exhibits are 18 admitted. Essentially, the record will be 19 held open for a transcript to be repair -- be 20 prepared for about 10 calendar days, and then 21 a decision will be rendered by me within 30 22 days of when the date is finally closed, so 23 40 days from today. And it -- it will be -- 24 it'll be before 40 days, but generally, I 25 like to wait. I get the transcript; I rely</p>

April 3, 2023

<p style="text-align: right;">29</p> <p>1 on the transcript to make sure that I'm 2 citing everyone correctly. So at the latest, 3 the -- my decision will be issued on -- I 4 can't do it -- I can't end on the weekend, so 5 at the latest, my decision will be issued on 6 Monday, May 15th. But I try to get them out 7 as quickly as I can but know that it'll take 8 10 days for the transcript to get to me, so 9 it'll be sometime between after 10 days and 10 before May 15th. Mr. Hillard? 11 MR. HILLARD: Will -- will we 12 receive, like, an e-mail notification of the 13 -- the -- 14 HEARING EXAMINER: You will. So 15 basically, what happens is I issue a notice 16 of decision and Ms. Johnson -- I believe the 17 -- Nana, correct me if I'm wrong, but I 18 believe everyone gets -- for ADUs and ADWs, 19 everybody gets e-mailed a copy of the 20 decision; right? I think that's it. So she 21 might -- she might be on the other line and 22 can't come to me right now. She just -- she 23 keeps on for monitoring purposes. If not, 24 you -- what you get is a notice. And then 25 you go to the website and it's on the</p>	<p style="text-align: right;">31</p> <p>1 CERTIFICATE OF COURT REPORTER 2 I, Joe Lorete, the officer 3 before whom the foregoing proceedings were taken, 4 do hereby certify that said proceedings were 5 electronically recorded by me; and that I am 6 neither counsel for, related to, nor employed by 7 any of the parties to this case and have no 8 interest, financial or otherwise, in its outcome. 9 10 11 12 13 <i>Joe Lorete</i> 14 _____ 15 Joe Lorete, Court Reporter 16 17 18 19 20 21 22 23 24 25</p>
<p style="text-align: right;">30</p> <p>1 website. So you are either going to get it 2 your -- so you're either going to get it 3 right in your inbox or it will be a notice to 4 say, Hey, go to this link on the website. So 5 it's one of the two ways that it's -- that we 6 deliver our final decisions; okay? 7 MR. HILLARD: Okay. Thank you for 8 that clarification. 9 HEARING EXAMINER: All right. All 10 right. Well, I thank everyone for their time 11 and participating today. As I said, we'll 12 try to get this out as quickly as possible. 13 MS. IZAH: All right. Thank you so 14 much. 15 HEARING EXAMINER: All right. 16 MR. HILLARD: Thank you. 17 MS. IZAH: All right. 18 HEARING EXAMINER: All right. 19 (Off the record at 10:06 a.m.) 20 21 22 23 24 25</p>	<p style="text-align: right;">32</p> <p>1 CERTIFICATION OF TRANSCRIPT 2 I, Krystin Spolar, do hereby certify that 3 the foregoing transcript, to the best of my ability, 4 knowledge, and belief, is a true and correct 5 record of the proceedings; that said proceedings 6 were reduced to typewriting under my supervision; 7 and that I am neither counsel for, related to, nor 8 employed by any of the parties to this case and 9 have no interest, financial or otherwise, in its 10 outcome. 11 12 13 <i>Krystin Spolar</i> 14 _____ 15 Krystin Spolar 16 Planet Depos, LLC 17 April 12, 2023 18 19 20 21 22 23 24 25</p>

A			
a-w-e-l-e	27:6, 27:10,	27:3, 28:3,	appeal
6:4	27:24	28:6, 28:16,	5:21
a2c	administrative	28:17, 30:9,	appeals
5:12	1:1, 3:4, 3:7	30:13, 30:15,	5:22, 24:4
ability	admission	30:17, 30:18	applicable
32:3	10:20	alleging	23:24
able	admitted	24:14	applicant
7:21, 8:21,	10:18, 28:18	allowable	3:22, 6:1,
9:14, 10:23	ado-	20:18	20:14
about	1:5	allowed	application
9:22, 12:2,	adu	20:14	9:11, 9:25,
13:11, 15:4,	1:5, 12:8,	already	10:4, 12:3,
15:19, 17:14,	12:24, 13:1	19:16	13:11, 14:21,
19:19, 24:18,	adus	also	16:4, 18:9
25:16, 25:21,	29:18	3:19, 7:22,	applied
25:24, 28:20	adws	8:2, 8:5, 18:14,	12:6, 12:7
accessible	29:18	24:24, 26:2	apply
23:8	affairs	analysis	7:18, 23:24,
accessory	5:9, 6:21	19:14, 19:18	26:24
5:6, 5:14,	after	answer	approval
12:3, 12:18,	5:22, 17:6,	21:15	11:4
19:21, 20:24,	29:9	any	april
24:10, 25:7,	again	8:16, 9:1, 9:6,	1:14, 32:16
26:7	5:15, 9:14,	9:14, 9:20,	area
actual	11:3, 22:24	10:7, 10:13,	12:5
18:13	agreed	10:14, 11:8,	arfa
actually	24:11	13:17, 16:17,	3:24, 7:7, 7:8
18:12, 18:22,	agreement	18:1, 19:8,	around
26:17	2:13	20:22, 22:9,	15:13
add	ahead	24:10, 24:11,	article
9:18, 9:19,	5:25	25:1, 25:3,	5:11, 5:12,
12:8, 12:24	all	25:16, 25:18,	5:19, 5:20,
adding	6:10, 7:13,	28:8, 31:7, 32:8	11:5, 11:7
26:6	7:14, 10:12,	anybody	asked
addition	10:17, 10:18,	8:22, 10:21,	14:23, 20:21
19:15, 25:18	10:24, 11:17,	11:8	asking
additional	11:18, 12:2,	anyone	13:7, 21:11,
7:1, 15:6,	13:9, 13:13,	8:3, 10:6, 28:7	21:16
19:25, 22:9,	13:16, 13:21,	anything	assisting
26:6, 26:13	14:13, 16:15,	9:18, 9:19,	14:10
address	16:16, 17:8,	10:22, 13:8,	association
14:22, 14:25,	17:12, 17:13,	13:10, 19:2,	14:15
25:14	19:5, 19:11,	22:13, 22:21,	assuming
adequate	21:1, 21:6,	24:19, 28:8,	21:2, 21:3
5:10, 17:18,	22:8, 22:10,	28:13	available
24:19, 26:16,	22:15, 22:18,	apartments	22:25, 23:9,
	23:5, 25:21,	19:21	23:14, 23:17
	26:4, 26:5,	apologize	avenue
		20:12	3:8

<p>awele 3:22, 4:3</p> <p>awesome 6:9</p> <hr/> <p style="text-align: center;">B</p> <hr/> <p>b 11:6</p> <p>b2 5:11</p> <p>back 8:11, 22:11</p> <p>basement 13:2, 13:5, 13:6</p> <p>basically 9:2, 29:15</p> <p>basis 16:7, 16:10, 23:4</p> <p>bears 15:7</p> <p>because 7:21, 8:7, 12:6, 12:9, 12:14, 15:25, 16:7, 16:21, 17:10, 19:7, 21:23, 21:25, 23:25, 26:22, 27:7, 27:19</p> <p>been 8:15, 9:20, 12:20, 19:19</p> <p>before 1:12, 2:13, 5:18, 11:6, 11:9, 13:17, 25:9, 25:11, 26:14, 28:24, 29:10, 31:3</p> <p>behalf 3:3</p> <p>behanna 3:5</p> <p>being 16:3</p> <p>belief 32:4</p>	<p>believe 15:22, 16:2, 21:9, 29:16, 29:18</p> <p>believing 24:22</p> <p>benefit 8:10</p> <p>best 8:2, 32:3</p> <p>better 23:14</p> <p>between 29:9</p> <p>bit 24:8, 26:20</p> <p>board 5:21</p> <p>both 6:2, 16:8, 26:17</p> <p>brief 14:8</p> <p>building 3:9, 13:4</p> <p>byrne 1:12, 5:16</p> <hr/> <p style="text-align: center;">C</p> <hr/> <p>calendar 28:20</p> <p>call 17:4</p> <p>came 16:20</p> <p>camera 8:15</p> <p>can't 6:16, 11:20, 29:4, 29:22</p> <p>car 18:15, 26:4, 26:7</p> <p>cars 12:13, 19:15, 26:5</p> <p>case 1:4, 8:10,</p>	<p>31:7, 32:8</p> <p>certificate 31:1</p> <p>certification 32:1</p> <p>certify 31:4, 32:2</p> <p>chat 8:15</p> <p>citing 29:2</p> <p>clarification 30:8</p> <p>clear 14:13, 15:4, 23:10</p> <p>close 18:7</p> <p>closed 28:22</p> <p>closing 28:8</p> <p>code 24:5, 27:1</p> <p>cognizant 8:4</p> <p>come 8:11, 12:14, 21:23, 24:8, 26:12, 26:14, 29:22</p> <p>comfortable 19:3</p> <p>community 5:8, 6:20</p> <p>completed 10:2</p> <p>concern 21:10</p> <p>concerned 15:4, 15:19</p> <p>concerning 24:10</p> <p>conducted 1:13</p> <p>consideration 16:13</p> <p>considered 16:4</p>	<p>considering 24:22</p> <p>copy 29:19</p> <p>correct 14:19, 29:17, 32:4</p> <p>corrected 27:14</p> <p>correctly 29:2</p> <p>could 6:2, 6:11, 7:4, 7:19, 8:3, 8:18, 11:21, 19:6</p> <p>counsel 14:17, 31:6, 32:7</p> <p>county 1:2, 3:3, 3:6, 3:9, 6:24, 24:5</p> <p>couple 7:15</p> <p>court 2:14, 5:2, 6:3, 7:23, 7:25, 8:10, 31:1, 31:15</p> <p>creates 15:15</p> <p>creating 12:18</p> <p>criteria 5:19, 11:4, 21:6, 22:16</p> <p>cross-examination 9:6, 10:25</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>date 28:22</p> <p>days 5:22, 28:20, 28:22, 28:23, 28:24, 29:8, 29:9</p> <p>decided 14:17</p>
---	--	--	---

<p>decision 4:7, 5:21, 5:22, 28:21, 29:3, 29:5, 29:16, 29:20</p> <p>decisions 30:6</p> <p>deem 10:17</p> <p>definitely 18:17</p> <p>deliver 30:6</p> <p>department 5:8, 6:20</p> <p>depending 26:2</p> <p>depos 32:15</p> <p>describe 9:10</p> <p>designed 12:10</p> <p>desire 9:8</p> <p>determination 23:23, 27:4, 28:6</p> <p>determined 17:17, 17:22, 20:2, 20:5, 20:8</p> <p>dhca 25:12</p> <p>different 10:4, 19:20</p> <p>difficult 7:25</p> <p>director 5:10, 24:14, 24:17</p> <p>director's 15:21, 27:23</p> <p>disabled 8:16</p> <p>disagree 5:20</p> <p>documents 10:7, 10:14,</p>	<p>10:18</p> <p>doing 9:3, 17:4, 19:19</p> <p>done 5:24, 20:12</p> <p>down 7:20, 24:8</p> <p>driveway 18:8, 18:11, 18:14, 19:23, 20:1, 21:20, 23:6, 25:21, 27:21</p> <p>duly 5:2</p> <p>during 10:22, 15:7</p> <p>dwelling 5:7, 5:14, 12:3, 12:18, 20:25, 24:11, 25:7, 25:20, 26:7</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>e-mail 14:22, 14:25, 29:12</p> <p>e-mailed 29:19</p> <p>each 7:23, 8:1, 9:7, 10:20, 25:8</p> <p>earlier 5:19, 21:9</p> <p>early 11:13</p> <p>either 8:17, 25:17, 27:20, 30:1, 30:2</p> <p>eldwick 5:15, 15:8, 15:14</p> <p>electronically 31:5</p> <p>else 8:3, 9:18,</p>	<p>13:10, 19:2, 22:13, 22:20, 22:22, 28:8, 28:13</p> <p>employed 31:6, 32:8</p> <p>end 29:4</p> <p>enough 16:22, 17:23, 18:17</p> <p>error 27:5</p> <p>essentially 9:11, 11:5, 28:18</p> <p>est 1:15</p> <p>event 21:12</p> <p>ever 16:23</p> <p>everybody 9:3, 9:24, 16:9, 29:19</p> <p>everyone 5:6, 24:2, 26:21, 27:11, 29:2, 29:18, 30:10</p> <p>everything 7:22, 8:1</p> <p>evidence 5:17, 8:24, 10:19, 23:22</p> <p>examiner 1:12, 4:8, 5:4, 6:5, 6:9, 6:14, 6:18, 6:25, 7:9, 7:12, 10:12, 10:16, 11:11, 11:17, 12:1, 12:16, 12:22, 12:25, 13:9, 13:13, 13:16, 13:21, 13:24, 14:4, 14:19, 15:2, 16:15,</p>	<p>16:25, 17:12, 18:19, 18:22, 19:1, 19:5, 19:10, 20:10, 20:19, 21:8, 21:18, 22:4, 22:7, 22:18, 23:19, 23:21, 26:15, 27:15, 28:3, 28:11, 28:16, 29:14, 30:9, 30:15, 30:18</p> <p>except 25:14</p> <p>excuse 8:19</p> <p>exhibit 8:23, 9:1, 9:24, 26:24</p> <p>exhibits 9:22, 28:17</p> <p>exists 5:10</p> <p>extra 13:8</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>fact 24:14</p> <p>facts 23:23</p> <p>falls 15:13</p> <p>family 21:4</p> <p>far 22:16</p> <p>feel 19:3, 23:14</p> <p>feet 17:22, 18:5, 18:7, 18:11, 18:14, 19:15, 19:23, 25:24, 25:25, 26:1, 26:8, 26:10</p> <p>figure 17:9</p>
--	---	---	---

<p>file 15:1, 24:12 filed 15:24, 23:1 final 15:21, 30:6 finally 28:22 financial 31:8, 32:9 find 26:15 finding 5:9, 24:13, 24:18, 27:23 findings 15:21, 27:23 fine 20:20 finished 18:23 first 5:23, 6:2, 9:10, 19:8, 21:1, 27:8 first-time 14:10 five 12:13, 23:18 focus 12:4 focused 17:16 follows 9:7 footage 18:12, 18:13 foregoing 31:3, 32:3 forgive 14:12 formally 5:25 forth 11:5 found 15:6 front 12:12, 16:22,</p>	<p>23:24 function 8:15 further 28:15</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>game 10:21 garage 18:15, 26:2 gathered 26:23 generally 28:24 go 5:24, 9:10, 9:12, 9:14, 10:19, 19:7, 29:25, 30:4 going 5:4, 5:16, 7:3, 7:18, 8:5, 9:2, 9:22, 9:23, 10:17, 10:24, 11:14, 11:20, 16:6, 20:1, 21:2, 21:3, 21:18, 23:5, 23:16, 23:25, 24:3, 26:22, 26:24, 26:25, 27:2, 27:3, 30:1, 30:2 good 6:22, 7:7, 11:18, 16:16, 17:13, 17:19 gotten 24:7 government 22:16 great 6:14, 8:8, 22:18 guess 7:20, 17:9, 20:3, 20:20,</p>	<p>22:8 guillen 3:23, 4:5, 6:19, 6:22, 6:23, 9:13, 9:18, 10:2, 17:7, 17:14, 17:19, 18:21, 18:23, 18:25, 19:4, 19:8, 19:12, 19:17, 22:8, 22:10, 25:15, 25:24, 27:1, 27:5</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>h-i-l-l-a-r-d 6:17 half 24:17 hand 8:17, 11:22 hannah 3:24, 7:6, 7:7 happen 11:3, 11:14 happened 25:2 happens 29:15 hear 7:22, 9:15 heard 25:23 hearing 1:11, 1:12, 2:1, 4:8, 5:4, 6:5, 6:9, 6:14, 6:18, 6:25, 7:9, 7:12, 7:15, 10:6, 10:8, 10:12, 10:16, 10:22, 11:11, 11:17, 12:1, 12:16, 12:22, 12:25, 13:9, 13:13, 13:16, 13:21, 13:24,</p>	<p>14:4, 14:19, 15:2, 16:15, 16:25, 17:12, 18:19, 18:22, 19:1, 19:5, 19:10, 20:10, 20:19, 21:8, 21:18, 22:4, 22:7, 22:18, 23:19, 23:21, 24:13, 26:15, 27:15, 28:3, 28:11, 28:16, 29:14, 30:9, 30:15, 30:18 hearings 1:1, 3:4, 3:7 heavily 15:11 held 2:1, 28:19 help 24:2 helpful 26:21, 27:11, 27:13 here 6:19, 7:2, 9:3, 9:6, 17:10, 17:11, 21:5, 21:7, 22:17, 23:15, 24:3, 24:9, 25:6, 25:21 hereby 31:4, 32:2 hey 30:4 hi 7:10 hillard 3:20, 4:4, 6:10, 6:11, 6:12, 6:13, 6:16, 9:12, 9:16, 10:5, 10:8, 10:9, 11:15, 13:14,</p>
---	--	---	---

<p>13:15, 13:19, 13:22, 13:23, 14:3, 14:5, 14:7, 14:20, 15:3, 16:18, 18:20, 19:6, 19:11, 19:13, 20:9, 20:11, 20:21, 21:9, 22:21, 22:23, 24:7, 27:12, 28:1, 28:12, 28:14, 29:10, 29:11, 30:7, 30:16 hillard's 9:25 hilliard 1:5 hoa 3:20, 14:14, 14:16 hold 8:7, 17:1 homeowner's 14:14 hope 26:21, 27:10 hoping 12:23 house 12:8, 12:12, 12:20, 13:1, 13:3, 16:23, 18:13 housing 3:23, 5:8, 6:20, 6:23</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>i-z-a-h 6:4 idea 20:5 identification 5:25 identified 7:14, 20:22</p>	<p>identify 6:11, 7:4, 11:14 impact 15:5 inadequate 15:23, 24:15 inbox 30:3 included 23:3 includes 9:24 incorrectly 20:13 individuals 7:2, 15:22 information 15:6, 15:25, 23:1, 26:23, 28:5 information's 23:13 inspection 5:7, 10:1, 17:16 inspector 3:23, 6:23, 9:13, 17:7 instance 26:9 intends 12:15 intention 21:23, 22:1, 22:2 interest 31:8, 32:9 issue 12:9, 12:14, 29:15 issued 5:8, 5:23, 12:21, 29:3, 29:5 issues 15:15, 16:8 it'll 28:24, 29:7,</p>	<p>29:9 izah 3:22, 4:3, 6:1, 6:2, 6:4, 7:17, 8:18, 9:10, 9:13, 10:13, 10:15, 11:10, 11:19, 11:25, 12:6, 12:19, 12:23, 13:2, 13:12, 13:14, 13:17, 16:17, 16:19, 17:1, 17:8, 19:7, 19:9, 20:21, 21:1, 21:17, 21:22, 22:6, 22:13, 22:15, 22:19, 23:11, 25:2, 26:2, 28:7, 28:10, 28:12, 30:13, 30:17</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>job 1:23 joe 1:25, 2:13, 31:2, 31:15 johnson 3:21, 14:9, 14:16, 14:24, 29:16 joseph 6:6</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>kathleen 1:12 katie 5:16 keep 7:19 keeps 29:23 kind 5:23, 9:14,</p>	<p>11:12, 13:6, 15:7, 22:11, 24:16, 25:5, 26:12 know 8:18, 8:20, 10:9, 15:5, 15:7, 15:8, 15:10, 15:13, 15:15, 15:16, 15:18, 15:19, 16:7, 16:8, 16:12, 18:9, 19:19, 20:7, 22:3, 22:5, 22:6, 22:23, 22:25, 23:5, 23:12, 23:14, 23:15, 24:19, 25:20, 29:7 knowledge 32:4 krystin 32:2, 32:14</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>language 15:22 large 18:8 last 6:3 latest 29:2, 29:5 law 23:24, 24:1 lease 20:15, 20:23, 21:13, 21:14, 21:19 least 12:13 led 16:2 let's 8:4, 8:13, 9:17, 10:25 license 1:6, 5:14,</p>
---	---	--	---

<p>24:11 licensed 25:12 line 7:24, 25:16, 29:21 lines 18:2 link 25:5, 30:4 list 5:7, 9:24 listen 23:22 listening 5:17 little 5:12, 24:8, 26:20, 28:4 llc 32:15 located 13:1, 25:14 long 20:1 look 8:11, 16:21, 24:1, 24:25, 25:6, 26:25, 27:3, 27:9, 28:5 lorete 1:25, 2:13, 31:2, 31:15 lot 11:12, 25:8 lots 25:14</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>m-i-c-h-a-e-l 6:17 ma'am 6:7 made 18:10, 24:17, 27:5 make 9:4, 9:8,</p>	<p>14:12, 16:5, 16:11, 19:14, 23:23, 24:18, 27:4, 27:24, 28:6, 29:1 making 14:11 marc 25:17 marco 3:23, 4:5, 6:19, 6:23 marked 4:12 maryland 1:2, 3:8, 3:11, 5:15 material 22:24 matters 11:9, 11:16 maybe 24:23 mean 21:24, 23:11 meet 21:5, 22:15, 26:11, 26:13, 27:8 member 21:4 metrorail 18:2 michael 3:20, 4:4, 6:12 might 24:7, 26:19, 29:21 mile 18:1, 18:4, 25:16 minimal 18:18 minimum 5:13, 7:20, 17:21, 17:25, 18:5, 19:22, 20:2, 20:6,</p>	<p>26:11 mistake 18:10 mistakes 14:11 monday 1:14, 29:6 monitoring 29:23 montgomery 1:2, 3:3, 3:6, 6:24, 24:5 more 16:22, 18:17, 28:4 morning 6:22, 7:7, 17:19 mother 21:3, 22:2 move 22:20 much 7:1, 7:13, 12:2, 13:25, 14:5, 17:13, 30:14 must 25:12 mute 7:17</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name 5:16, 6:12, 6:23 names 6:3 nana 3:21, 29:17 narrow 15:8 necessarily 10:19, 11:2, 24:18 need 8:14, 8:16, 13:23, 14:17,</p>	<p>19:24, 26:9 needed 10:10, 26:4, 26:5 needs 8:11 neighbor 3:24, 3:25, 7:8, 7:11, 23:12 neighbors 16:9 neither 31:6, 32:7 never 21:23, 21:25 new 21:24, 24:10, 25:21 next 6:10 none 4:12 nothing 11:23, 14:1, 22:20, 28:14 notice 10:6, 29:15, 29:24, 30:3 notification 29:12 number 10:1</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>oath 9:4 object 10:7, 15:24, 27:22 objecting 24:13 objection 1:5, 5:6, 9:25, 10:10, 10:11, 10:14, 15:24, 16:10, 22:12, 23:1, 23:4, 24:12</p>
---	--	--	---

<p>objections 9:21, 10:8, 24:10 objector 14:11 observing 7:2 occasional 15:16 office 1:1, 3:3, 3:6, 3:9 officer 24:13, 31:2 oh 13:24, 27:20 okay 6:5, 6:18, 6:25, 7:12, 10:7, 10:8, 10:12, 10:16, 11:11, 12:1, 12:16, 12:22, 13:3, 13:9, 13:13, 13:21, 14:5, 16:25, 17:8, 18:19, 19:3, 19:10, 20:9, 20:10, 21:8, 22:4, 22:7, 22:19, 23:19, 28:3, 28:11, 28:16, 30:6, 30:7 on-site 17:20, 18:6, 18:16 on-street 15:23, 16:13, 16:20, 16:23, 23:2, 24:15, 24:23, 25:4, 26:16, 27:24 once 22:23, 22:24, 26:10 one 8:7, 12:14,</p>	<p>16:23, 17:1, 19:6, 20:4, 22:9, 25:8, 25:9, 25:17, 25:24, 26:3, 26:6, 26:19, 30:5 only 8:6, 8:9, 25:8, 26:8, 26:13 onsite 25:17, 25:19, 26:10, 27:6, 27:7 open 28:19 opening 9:8 opportunity 9:16, 11:2, 14:9, 17:5 order 8:13, 9:7, 19:7, 28:5 org 14:23 organizing 14:10 original 14:21, 18:8 other 7:1, 7:23, 8:2, 24:11, 25:13, 29:21 otherwise 31:8, 32:9 out 15:7, 17:9, 29:6, 30:12 outcome 31:8, 32:10 over 7:23, 8:1, 8:3 owner 20:4, 26:4, 26:6 owners 19:25</p>	<p style="text-align: center;">P</p> <hr/> <p>page 4:2, 4:7 pages 1:24 paid 21:4, 21:12, 22:1 park 12:15, 20:1, 21:10, 21:20, 27:20, 27:21 parked 19:16 parking 5:10, 10:3, 12:4, 12:9, 12:10, 12:11, 12:12, 12:14, 15:5, 15:9, 15:17, 15:19, 15:23, 16:1, 16:3, 16:6, 16:12, 16:13, 16:20, 16:22, 16:24, 17:18, 17:21, 17:24, 18:6, 18:16, 20:17, 20:22, 20:23, 21:6, 23:3, 23:16, 24:15, 24:20, 24:23, 25:4, 25:17, 25:19, 25:25, 26:1, 26:10, 26:12, 26:14, 26:16, 27:6, 27:7, 27:10, 27:24 parking's 23:5 parkings 5:13 parks 15:14 part 10:3, 16:4</p>	<p>participating 8:14, 30:11 particular 12:4, 26:8 parties 6:1, 7:14, 31:7, 32:8 party 9:8 pedestrians 15:12 people 8:1, 15:12, 15:19, 26:20 permanently 15:20 permit 12:7, 12:19 permits 12:17 person 24:11 personal 14:24, 14:25 phone 7:19 photos 10:4 picture 15:10 place 22:3 plan 20:23 planet 32:15 planning 21:13 please 6:3, 7:5, 7:22, 8:3, 8:17, 12:2, 14:12 point 8:5, 8:17, 9:21, 10:25, 28:7 politicians 20:7</p>
--	--	--	--

<p>portion 22:12</p> <p>possible 30:12</p> <p>posted 15:9</p> <p>potomac 5:15</p> <p>preliminarily 5:24</p> <p>preliminary 5:7, 10:1, 11:8, 11:16, 17:16</p> <p>prepared 28:20</p> <p>present 3:19</p> <p>president 3:20, 14:14</p> <p>president@eldwic- khoa 14:23</p> <p>primarily 17:17</p> <p>principal 25:19</p> <p>probably 24:22, 27:19</p> <p>problem 23:6, 23:12</p> <p>proceedings 9:7, 31:3, 31:4, 32:5</p> <p>process 8:22, 10:20, 10:23, 12:17, 14:12</p> <p>promise 11:23</p> <p>property 16:21, 17:15, 18:4</p> <p>provide 18:5</p> <p>provided 25:18</p> <p>public 10:6, 18:1</p>	<p>pull 10:23</p> <p>pulling 8:25</p> <p>purple 18:2, 25:16</p> <p>purposes 29:23</p> <p>pursuant 2:13, 5:11, 5:18</p> <p>pursuing 14:15</p> <p>put 11:13, 18:10, 22:1</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>question 16:19, 17:2, 17:3, 18:20, 19:12, 20:18, 21:16, 21:24</p> <p>questions 9:5, 11:1, 13:17, 16:17, 19:8, 22:9</p> <p>quickly 29:7, 30:12</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>rail 18:3</p> <p>raise 8:17, 11:22</p> <p>read 26:17, 27:13, 27:14, 27:17</p> <p>really 8:9, 17:10, 17:11, 19:18</p> <p>rebuttal 9:15, 9:17, 9:20, 11:4, 17:5, 22:12</p> <p>receive 29:12</p> <p>record 7:5, 7:25, 9:1,</p>	<p>11:13, 23:8, 28:18, 30:19, 32:5</p> <p>recorded 1:25, 31:5</p> <p>recording 8:6, 8:9</p> <p>reduced 32:6</p> <p>refer 8:23, 10:22</p> <p>regarding 5:9, 18:15, 25:1</p> <p>regulation 19:21, 26:9</p> <p>regulations 17:20, 19:20</p> <p>related 31:6, 32:7</p> <p>relies 27:1</p> <p>rely 8:12, 28:25</p> <p>rendered 28:21</p> <p>renovate 12:7</p> <p>renovation 12:20</p> <p>renter 20:17</p> <p>repair 28:19</p> <p>report 5:7, 10:2, 15:21, 17:16</p> <p>reporter 2:14, 5:2, 6:3, 6:7, 7:24, 7:25, 8:10, 31:1, 31:15</p> <p>representing 6:20</p> <p>request 24:12, 27:9</p> <p>requesting 25:4</p>	<p>require 5:13</p> <p>required 5:13, 9:9, 25:18</p> <p>requirement 18:18</p> <p>requirements 5:12, 17:21, 17:25, 18:16, 20:6</p> <p>requires 21:19</p> <p>restrictions 20:22</p> <p>reviewing 5:17</p> <p>rezvani 3:25, 7:10</p> <p>right 6:10, 7:13, 10:13, 10:17, 10:24, 11:17, 11:18, 11:22, 12:2, 13:10, 13:14, 13:16, 13:22, 16:15, 16:16, 17:4, 17:8, 17:12, 17:14, 19:5, 19:11, 19:16, 22:8, 22:11, 22:19, 24:20, 25:8, 25:22, 26:16, 27:3, 27:18, 28:4, 28:6, 28:17, 29:20, 29:22, 30:3, 30:9, 30:10, 30:13, 30:15, 30:17, 30:18</p> <p>road 15:9, 15:13</p> <p>road's 15:11</p> <p>rockville 3:11</p>
--	---	--	---

<p>room 3:10</p> <p>routine 16:7</p> <p>routinely 19:16</p> <p>rules 22:16</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>safety 15:15, 16:8</p> <p>said 9:20, 23:15, 23:18, 27:19, 30:11, 31:4, 32:5</p> <p>same 25:14</p> <p>sara</p> <p>sara 3:5</p> <p>satisfy 25:10</p> <p>say 5:5, 8:18, 10:10, 16:1, 17:6, 20:4, 28:9, 28:13, 28:15, 30:4</p> <p>saying 27:6</p> <p>says 14:22, 23:2, 24:6, 24:9, 25:6, 25:10, 27:19</p> <p>screen 6:15, 8:22, 9:23, 24:3</p> <p>sec 17:1</p> <p>second 8:7, 9:12, 19:6</p> <p>section 5:11, 11:7, 24:4, 24:5, 24:25, 26:18</p> <p>sections 27:1</p>	<p>see 6:16, 8:4, 8:13, 9:17, 9:24, 10:25, 11:20, 14:21, 24:3</p> <p>self-sufficient 13:7</p> <p>sense 27:25</p> <p>separate 13:4</p> <p>set 11:5</p> <p>share 8:21, 9:23, 24:3</p> <p>sharing 10:24</p> <p>she'll 20:16</p> <p>should 12:9</p> <p>sidewalks 15:11</p> <p>sign 23:9</p> <p>signature-kcnbo 31:13</p> <p>signature-llc0g 32:12</p> <p>signs 12:11</p> <p>since 7:18</p> <p>some 15:17, 19:20</p> <p>someone 15:14</p> <p>something 8:11, 8:12, 15:18, 21:14, 21:19, 23:7, 24:23</p> <p>sometime 29:9</p> <p>sometimes 26:3, 26:5</p>	<p>somewhere 23:8</p> <p>sorry 23:18</p> <p>sound 7:19</p> <p>sounds 11:18, 16:16, 17:13</p> <p>space 25:18, 25:19, 25:25</p> <p>spaces 26:1</p> <p>speak 8:16, 8:19, 8:21, 8:25</p> <p>speaking 7:16</p> <p>specify 19:24</p> <p>spell 6:2</p> <p>spelled 6:15</p> <p>split 24:16</p> <p>spolar 32:2, 32:14</p> <p>spots 17:23</p> <p>square 17:22, 18:5, 18:7, 18:11, 18:12, 18:13, 18:14, 19:23, 25:24, 25:25, 26:1, 26:8, 26:10</p> <p>stage 10:20</p> <p>stamped 10:3</p> <p>stand 27:14</p> <p>standalone 13:5</p> <p>standard 25:2</p>	<p>standards 11:7, 25:7</p> <p>start 7:5, 11:9, 11:19, 13:18, 14:24</p> <p>started 5:5</p> <p>starting 8:5</p> <p>stated 5:19, 11:6</p> <p>statement 9:9</p> <p>statements 9:5, 13:18, 28:8</p> <p>states 20:15, 20:17</p> <p>station 18:3, 25:17</p> <p>stop 8:8, 10:24</p> <p>street 12:11, 12:15, 15:20, 16:3, 16:6, 20:18, 21:11, 21:21, 23:10, 23:16, 25:14, 26:11, 27:10, 27:21</p> <p>stuff 11:12</p> <p>submitted 10:5</p> <p>subsection 25:11</p> <p>sufficient 12:12</p> <p>supervision 32:6</p> <p>sure 12:13, 14:13, 16:5, 16:11, 17:10, 19:14, 21:6, 22:17, 29:1</p> <p>swear 13:25</p>
---	---	---	--

<p>sworn 5:3</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>take 11:21, 23:22, 26:23, 27:2, 29:7</p> <p>taken 31:3</p> <p>talk 7:23, 8:2, 9:22, 25:24</p> <p>talking 8:1, 25:15, 25:21</p> <p>teams 8:6, 8:14</p> <p>tell 11:22, 11:23, 12:2, 13:11, 13:25, 14:6, 17:14, 19:2, 22:14, 22:22</p> <p>tenant 20:5, 20:24, 21:2, 21:4, 21:10, 21:12, 21:20, 22:2</p> <p>testified 7:3, 21:9</p> <p>testifies 9:3</p> <p>testify 8:13, 11:3, 17:7</p> <p>testifying 7:3, 7:21, 9:4, 18:24</p> <p>testimony 4:2, 5:17, 9:15, 9:17, 22:10, 23:22</p> <p>th 29:6, 29:10</p> <p>thank 6:5, 6:8, 6:9, 6:18, 6:25, 7:8,</p>	<p>7:9, 7:12, 10:16, 12:1, 13:14, 13:20, 13:24, 14:4, 14:8, 14:9, 15:2, 16:16, 17:13, 19:10, 20:9, 22:10, 22:19, 28:1, 28:11, 30:7, 30:10, 30:13, 30:16</p> <p>thing 5:23</p> <p>things 7:15, 25:5, 25:13, 26:19</p> <p>think 21:11, 23:20, 24:2, 24:6, 24:21, 26:18, 29:20</p> <p>third 9:12</p> <p>thought 21:25, 27:18</p> <p>three 10:4</p> <p>threshold 26:11, 27:7, 27:8</p> <p>through 10:20, 11:12, 21:25</p> <p>time 16:1, 22:5, 22:25, 23:17, 30:10</p> <p>times 23:18</p> <p>today 5:18, 7:24, 9:3, 26:23, 28:23, 30:11</p> <p>together 25:6, 26:18, 27:4, 27:17</p> <p>told 14:16</p>	<p>took 15:10</p> <p>tracey 3:25</p> <p>tracy 7:10</p> <p>trans 18:1</p> <p>transcript 28:19, 28:25, 29:1, 29:8, 32:1, 32:3</p> <p>transcription 8:8</p> <p>transportation 18:2</p> <p>tripped 24:8, 26:20</p> <p>true 32:4</p> <p>truth 11:23, 11:24, 14:1, 14:2</p> <p>try 7:22, 14:7, 29:6, 30:12</p> <p>trying 23:11</p> <p>twice 18:17</p> <p>two 7:1, 10:1, 17:23, 17:24, 18:15, 20:3, 24:17, 25:5, 25:25, 26:5, 27:17, 30:5</p> <p>two-car 26:2</p> <p>two-end 15:9</p> <p>typewriting 32:6</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>under 9:4, 14:16, 25:12, 26:9,</p>	<p>32:6</p> <p>underlying 26:3</p> <p>understand 16:20, 21:5, 23:4, 27:16</p> <p>understood 23:20</p> <p>unit 5:7, 5:14, 12:4, 12:18, 13:6, 20:25, 26:7</p> <p>units 25:8</p> <p>use 8:12, 11:6, 13:5, 22:3</p> <p>uses 25:7</p> <p>using 14:24</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>vehicles 17:24, 20:3</p> <p>virtual 7:15</p> <p>virtually 1:13, 2:1</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>wait 17:9, 19:6, 28:25</p> <p>waiver 25:1, 25:3, 25:4, 26:14, 27:9</p> <p>waivers 24:4, 24:9</p> <p>walking 15:12</p> <p>walks 16:9</p> <p>want 5:24, 7:21, 12:8, 16:5,</p>
---	--	--	--

<p>17:2, 17:6, 19:13, 23:10, 25:1 wanted 15:3 wants 8:23, 10:21 way 5:15, 8:20, 10:21, 15:8, 15:14, 27:14 ways 30:5 we'll 11:18, 11:19, 19:7, 22:11, 30:11 we're 5:4, 9:2, 12:23, 13:7, 14:13, 17:9, 17:10, 20:20, 21:5, 21:7, 22:17, 25:20, 26:6 we've 5:23, 7:13 website 29:25, 30:1, 30:4 weekend 29:4 welcome 5:5 went 17:15, 23:9 whatever 17:6, 23:13 whenever 15:14 whereupon 5:2 whether 20:14, 27:5 whole 11:23, 14:1 within 5:22, 18:1,</p>	<p>18:4, 25:16, 28:21 witnesses 9:6, 11:1 word 11:21 workman 15:17 workperson 15:18 wrong 29:17 <hr/>Y<hr/>yeah 11:15, 19:17 years 19:20 yep 27:15 yourself 6:11, 7:17 yourselves 7:4 <hr/>Z<hr/>zone 26:3 zoning 1:1, 3:4, 3:6 <hr/>.3 5:12, 11:7, 24:25, 26:17, 27:2 .6660 3:12 <hr/>0<hr/>03 1:5 06 30:19 <hr/>1<hr/>1,495 18:14</p>	<p>1,500 18:7 10 5:22, 19:19, 28:20, 29:8, 29:9, 30:19 100 3:8 1100167 3:7 12 4:3, 32:16 14 4:4 144922 1:6 15 29:6, 29:10 160 25:25, 26:8 17 4:5 19 25:12, 26:18, 26:25 <hr/>2<hr/>2 27:2 2,726 18:11 20 4:3 200 3:10 2013 25:9, 25:11 2023 1:14, 32:16 20850 3:11 21 4:4 23 1:5 240.777 3:12 26 5:11, 11:6,</p>	<p>24:4, 26:18, 26:24, 27:17 28 4:8 29 5:11, 5:19, 11:6, 24:4, 25:12, 26:18, 26:24, 26:25, 27:17 <hr/>3<hr/>3.3 5:12, 11:7 30 28:21 32 1:24 320 17:22, 18:5, 19:14, 19:22, 20:2, 25:24, 26:1, 26:9, 26:11 37 1:15 <hr/>4<hr/>40 28:23, 28:24 486421 1:23 <hr/>5<hr/>59 5:12, 5:20, 11:7 59.3 24:25, 26:17, 27:2 <hr/>9<hr/>9 1:15 9713 5:14</p>
--	--	---	--