



**Planet Depos**<sup>®</sup>  
We Make It *Happen*<sup>™</sup>

---

# Transcript of Hearing

**Date:** November 1, 2023

**Case:** SE-2022-015 - SSZ Bowie Self Storage, LLC

**Planet Depos**

**Phone:** 888.433.3767

**Email:** [transcripts@planetdepos.com](mailto:transcripts@planetdepos.com)

[www.planetdepos.com](http://www.planetdepos.com)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

PRINCE GEORGE'S COUNTY

OFFICE OF THE ZONING HEARING EXAMINER

-----x

In Re: : Case No.

SSZ Bowie Self Storage, LLC : SE2022-015

-----x

Hearing

Upper Marlboro, Maryland

Wednesday, November 1st, 2023

Job No.: 514110

Pages: 1 - 208

Transcribed by: Debra McCostlin

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

A P P E A R A N C E S

ON BEHALF OF THE APPLICANT:

ARTHUR HORNE, ESQUIRE

SHIPLEY & HORNE, P.A.

1101 Mercantile Lane

Suite 240

Largo, MD 20774

(301) 925-1800

ON BEHALF OF THE PEOPLE'S ZONING COUNCIL:

STAN BROWN, ESQUIRE

ALSO PRESENT:

TERRI NURIDDIN, COMMUNITY MEMBER

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

C O N T E N T S

EXAMINATION OF DIANE TIPTON	PAGE
By Mr. Horne	21
By Mr. Brown	32
By Ms. Nuriddin	35
By Mr. Horne	43
EXAMINATION OF TREY BURKE	PAGE
By Mr. Horne	47
By Mr. Brown	56
By Ms. Nuriddin	65
EXAMINATION OF PAUL WOODBURN	PAGE
By Mr. Horne	69
By Mr. Brown	90
By Mr. Horne	92
By Mr. Brown	106
By Ms. Nuriddin	108

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

C O N T E N T S (Continued)

EXAMINATION OF DYLAN MCANDREW	PAGE
By Mr. Horne	110
By Mr. Brown (voir dire)	115
By Mr. Horne	123
By Mr. Brown	131
By Ms. Nuriddin	133
By Mr. Horne	137
EXAMINATION OF REBECCA BROWN	PAGE
By Mr. Horne	139
By Ms. Nuriddin	154
By Mr. Horne	163
EXAMINATION OF MARK FERGUSON	PAGE
By Mr. Horne	165
By Mr. Brown	190

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

2 HEARING EXAMINER: All right. Sorry  
3 about that. I had a little thing I had to take  
4 care of. Good morning, Arthur.

5 MR. HORNE: Good morning, Madam Hearing  
6 Examiner. How are you doing this morning?

7 ARBITRATOR SCHWEITZER: Just fine.  
8 Thank you, sir.

9 All right. So it looks like we have a  
10 full house.

11 Stan, hi. Hi, Stan.

12 MR. BROWN: Good morning.

13 HEARING EXAMINER: Good morning. And  
14 Mark is on, Rebecca, Dylan. Mike L., puts his  
15 stage name, Mike L. All right. Okay. Fine.

16 So we are ready to go, Arthur, is that  
17 correct?

18 MR. HORNE: That's correct.

19 HEARING EXAMINER: All right. Okay.  
20 And I see Ms. Nuriddin (ph), you're in the house  
21 too. And Mr. Burke who just walked away. There  
22 he is. Are you in opposition, Mr. Burke?

1 MR. BURKE: No.

2 MR. HORNE: No. Not at all.

3 HEARING EXAMINER: Okay. Okay.

4 MR. HORNE: He's one of our main  
5 witnesses.

6 HEARING EXAMINER: Oh, okay. All  
7 right.

8 MR. HORNE: I see all of my team  
9 members except for Mr. Woodburn, but I'm sure he  
10 will be --

11 HEARING EXAMINER: He'll show up. He  
12 will show up.

13 MR. HORNE: Mr. Burke is texting him  
14 now.

15 HEARING EXAMINER: Okay. All right.

16 All right. So then we're being  
17 recorded so let's get started here. And we are  
18 here, it is the first day of November. Happy  
19 late Halloween to everybody. We are here for  
20 SPE2022-015. And just for the record, the ZHE  
21 calls these SEs, not SPEs, so we're going to  
22 number it SE2022-015. It is for Bowie Self

1 Storage. It's for approximately one -- a special  
2 exception for approximately 118 square feet of  
3 consolidated storage and 117,000 square feet for  
4 outdoor accessory use.

5 And the only caveat I'd like to put on  
6 the record at the moment is that this case is  
7 coming to us under a grandfather clause in the  
8 new zoning ordinance therefore it will be  
9 reviewed in accordance with the old ordinance and  
10 none of the new ordinance applies.

11 So with that being said, let me turn it  
12 over to you, Mr. Horne.

13 MR. HORNE: Oh, okay. Well, hold off  
14 my statements before we start that. This is all  
15 under the new ordinance, Madam Examiner. This --

16 HEARING EXAMINER: This is not  
17 grandfathered?

18 MR. HORNE: No. What it means by  
19 grandfathering, means that it is applicable to  
20 the zoning ordinance for the CS zone before  
21 CB-11. It doesn't mean it's the old ordinance.  
22 It means that it is under the new ordinance



1 because consolidated storages, you know, wasn't  
2 permitted previously in the old ordinance, in  
3 what was the CM zone but is now the CS zone, and  
4 the CS zone is what the application is filed  
5 under.

6 HEARING EXAMINER: You're filing under  
7 section 3 of CB-11-2023, correct?

8 MR. HORNE: Well, section 3 of CB-11-  
9 2023 -- CB-11 came into effect after the  
10 application was filed and CB-11 was to allow for  
11 this application to move forward under the zoning  
12 ordinance -- current zoning ordinance because the  
13 CS zone didn't exist before. It allowed this  
14 application to move forward pursuant to certain  
15 conditions and the one condition that applied to  
16 this particular property is to conduct a meeting  
17 prior to a certain date. And so therefore, since  
18 that was done that allowed this application to be  
19 able to move forward, that part of the new  
20 ordinance.

21 HEARING EXAMINER: So we're having a  
22 disagreement, Mr. Horne, because section 3 says

1 if you have a pre-application neighborhood  
2 meeting within a certain time frame, which you  
3 did, the application may be reviewed and decided  
4 in accordance with the use regulations in effect  
5 prior to the effective date of this ordinance.

6 MR. HORNE: Correct. Okay. What  
7 that's saying is when the ordinance was  
8 established CS zone was created and the CS zone  
9 allowed for special exception in the CS zone.  
10 Subsequent to that, the council put forth  
11 legislation to eliminate consolidated storage  
12 zones not only in the CS zone but the CGO zone,  
13 all these zones that existed only under the new  
14 ordinance.

15 And so therefore, there were a handful  
16 of cases that were grandfathered pursuant to the  
17 conditions of CB-11 and this being one of them.  
18 And what this says is because you're  
19 grandfathered you can proceed as if you were  
20 operating when we filed the ordinance and there  
21 was no CB-11 in the CS zone which allows for the  
22 special exception under the CS zone.

1           So the grandfathering in this  
2 particular case is not the old ordinance. It is  
3 this ordinance right here, CB-11, that allows you  
4 to move forward.

5           HEARING EXAMINER: All right. Mr.  
6 Brown, how do you feel about that?

7           MR. BROWN: Well, Mr. Horne, it was my  
8 impression, not CB-11 that I was looking at, that  
9 you were grandfathered but you were grandfathered  
10 to be related to the ordinance that existed prior  
11 to April 2022. So what you're suggesting to us  
12 today is that consolidated storage was allowed  
13 under the new ordinance commencing April 1, 2022  
14 and then when CB-11-2023 was enacted that  
15 grandfathered you to allow you to proceed as a  
16 consolidated storage under the ordinance that  
17 existed between April 1, 2022 and CB-11-2023.  
18 That's your position?

19           MR. HORNE: That's correct. I mean,  
20 that ain't only my position, that's what  
21 happened.

22           MR. BROWN: I'm just trying to clarify

1 because --

2 MR. HORNE: Okay. Yes.

3 MR. BROWN: -- it's confusing.

4 MR. HORNE: Well, otherwise it makes no  
5 sense because the property itself was previously  
6 zoned CM which didn't allow for it.

7 MR. BROWN: Which did not allow,  
8 correct.

9 MR. HORNE: Right. And CS zone, for  
10 them -- you know, again, for us not to be able to  
11 move forward would mean that CB-11 with this  
12 language would be a nullity. So it definitely  
13 is -- what they were talking about was the  
14 effective date of this CB-11, the effective date  
15 of this ordinance.

16 MR. BROWN: All right. I understand  
17 what your position is. And, Madam Examiner, we  
18 can proceed. There may be a disagreement at some  
19 point later about which applies -- and I'm not  
20 suggesting you're wrong, Mr. Horne, I'm  
21 not -- but there's some confusion here on my part  
22 as well as to what you're actually proceeding

1 under.

2 MR. HORNE: Well, if -- okay. Under  
3 you all's position, I mean, there would be no  
4 application otherwise.

5 MR. BROWN: Right. Right. You would  
6 have a problem there.

7 MR. HORNE: That's why I can't --

8 MR. BROWN: It would be irrelevant.

9 MR. HORNE: That's why I can't -- that  
10 interpretation can't possibly be correct.

11 HEARING EXAMINER: All right. So  
12 consolidated storage was prohibited under the old  
13 ordinance in the CM zone.

14 MR. HORNE: Correct.

15 HEARING EXAMINER: The new ordinance  
16 allowed it in the CS zone and then CB-11-23  
17 grandfathered -- did away with consolidated  
18 storage in the CS zone but grandfathered anybody  
19 who had a pre-application neighborhood meeting?

20 MR. HORNE: That is correct.

21 HEARING EXAMINER: Okay. All right.  
22 Okay. I'll let you go ahead with your case.

1 MR. HORNE: Thank you very much, Madam  
2 Examiner. Oh, boy. What a way to start this  
3 morning.

4 HEARING EXAMINER: Welcome to  
5 Wednesday.

6 MR. HORNE: Right. November the 1st.  
7 Okay. Good morning, Madam Examiner and Mr.  
8 People's Zoning Counsel. For the record, Arthur  
9 Horne with the Law Offices of Shipley Horne here  
10 representing the applicant SSZ Bowie Self  
11 Storage, LLC in its special exception application  
12 for consolidated storage with approximately  
13 118,600 square feet of indoor storage and  
14 accessory use outdoor storage of approximately  
15 117,000 square feet.

16 By way of an opening statement, Madam  
17 Examiner, the applicant and his team will testify  
18 to their application as submitted by the team and  
19 as recommended for approval by the Park and  
20 Planning staff and the planning board should be  
21 approved as having met the criteria for approval  
22 as set forth in the Prince George's County zoning

1 ordinance and related legislation.

2 The subject property was just approved  
3 by both the ZHE and the Prince George's County  
4 District Council in 2021 with an application  
5 authorizing the building of the site in the  
6 proposed right-of-way. I think Mr. Brown was a  
7 part of that application as well.

8 We would ask you, Madam Examiner, to  
9 take administrative notice of that previous  
10 decision and all of the evidence in that case  
11 with some of the background information in that  
12 case already a part of the record in this  
13 particular case.

14 In proceeding with the applicant's case  
15 this morning, we will call forward six witnesses  
16 here on direct to address the requested  
17 information associated with the application.  
18 Four of our witnesses will be submitted as expert  
19 witnesses of which, you know, three have been  
20 accepted as experts by the Prince George's County  
21 Zoning Hearing Examiner previously. The fourth  
22 expert has been accepted elsewhere in the

1 jurisdiction including before the Montgomery  
2 County Zoning Hearing Examiner as an expert  
3 witness.

4 By way of process, Madam Examiner, we  
5 will first call Ms. Diane Tipton who is the  
6 applicant and representative in the case. The  
7 evidence will show that Ms. Tipton is an  
8 experienced developer with consolidated storage  
9 facilities of Prince George's County and the DMV  
10 region.

11 Ms. Tipton's testimony, among other  
12 statements, will explain the processes she uses  
13 in locating consolidated storage facilities with  
14 accessory outdoor storage in some cases, and  
15 marketing and related information used to ensure  
16 the success of facilities as well as her process  
17 generally with community outreach with reference  
18 to the applications.

19 Second, we will call Mr. Trey Burke.  
20 The evidence will show that Mr. Burke is a long  
21 time partner of Ms. Tipton and experienced in  
22 developing numerous consolidated storage



1 facilities in and around Prince George's County  
2 and the DMV. The evidence will show that Mr.  
3 Burke is the coordinator of the application  
4 process and oversees all aspects of the  
5 application to bring the development and ultimate  
6 construction of this facility to fruition.

7 The remaining witnesses will be our  
8 expert witnesses starting with Mr. Paul Woodburn,  
9 the civil engineer in the case. Mr. Woodburn is  
10 the -- was also the civil engineer in the  
11 application of the subject property giving  
12 permission to build in the right-of-way case.  
13 And he will verify that all his plans and  
14 drawings and evidence, and will opine that his  
15 plans are consistent with the previous approvals  
16 associated with the subject site and, more  
17 specifically, the requirements for the approval  
18 of this application.

19 Mr. Dylan Andrew, sorry, Mr. Dylan  
20 McAndrew of Lenhart Traffic Consulting will be  
21 called to testify to the traffic analysis that  
22 his company prepared. The evidence will show

1 that Lenhart Traffic Consulting also participated  
2 earlier in the previous right-of-way case for the  
3 subject site and Mr. McAndrew will testify that  
4 the traffic analysis regarding the trips  
5 associated with the proposed consolidated storage  
6 and limited accessory outside storage application  
7 and its generation of fewer trips other than the  
8 retail uses.

9 I'd note, Madam Examiner, you mentioned  
10 you see Mike L. Mike L. of course is Mike  
11 Lenhart who is just supervising his employee here  
12 in this particular case and could be available as  
13 well if necessary.

14 Ms. Rebecca Brown, who is no relation  
15 to People's Zoning Counsel, is our architect for  
16 the subject application and Ms. Brown will  
17 testify to the architecture and design of the  
18 facility and how the proposed design and  
19 materials are architecturally compatible with the  
20 surrounding neighborhood.

21 Mr. Mark Ferguson is our land planner  
22 and, sort of in recognition of the World Series,

1 we'll say he's batting clean up for the  
2 applicants in this case. He will testify to both  
3 the general and specific requirements for a  
4 special exception, the criteria needed for  
5 approval of the application.

6 In his usual style, Mr. Ferguson would  
7 like to pre-file his testimony and would like to  
8 ask if we can email it in here so he can just  
9 refer to it although, you know, he's quite  
10 capable of testifying here today and will do so.  
11 We just hadn't had a chance to -- he hadn't had a  
12 chance to complete his testimony and is  
13 completing it and we have it available in case  
14 the hearing examiner and Mr. Brown would like to  
15 see it as well as his testimony.

16 HEARING EXAMINER: All right. Since  
17 Mr. Ferguson is not doing anything at this  
18 moment, I'm going to mark his study or report as  
19 Exhibit 72.

20 And Mark, could you please send it over  
21 to Suzie and Fatima?

22 MR. HORNE: You're on mute. Now you

1 got it. Okay.

2 HEARING EXAMINER: That was Mr. Brown  
3 of course, but yeah. Yeah. Thank you, Mark.  
4 Okay.

5 MR. HORNE: Thank you. And then the  
6 applicant's team this morning has noted the  
7 submission and opposition testimony of Ms. Terri  
8 Nuriddin who I see is here this morning in this  
9 matter. It is the applicant's position with  
10 reference to some of the statements therein that  
11 her information is probably factually in error  
12 and that the evidence in the record here this  
13 morning and the testimony herein under oath from  
14 the applicant's team will address those issues  
15 raised in her submission.

16 HEARING EXAMINER: Okay. Even  
17 though -- if you have an up-to-date exhibit list,  
18 Mr. Horne, even though it's on there as Exhibit  
19 71, it's not admitted yet and it won't be  
20 admitted until such time as Ms. Nuriddin  
21 testifies. So I understand your issues.

22 MR. HORNE: Thank you very much. So

1 Madam Examiner, I must confess being a little  
2 challenged in this virtual world. So we have  
3 about 1200 pages in backup material and over 70  
4 exhibits you have mentioned. So I've tried to  
5 correlate the exhibit names with some of the  
6 backup materials but I'm not sure I have  
7 everything. So when we move to introduce some of  
8 these exhibits, it may take a few minutes.

9           You know, I know your tech support and  
10 Fatima and Suzie, all of them are top notch, but  
11 I -- some of that we'll be doing blindly because  
12 I can see the backup materials, I can see the  
13 numbers, but I'm not sure if we're all looking at  
14 the same page. So I just ask for everybody's  
15 patience.

16           HEARING EXAMINER: We will work it  
17 through.

18           MR. HORNE: Okay. I appreciate that.  
19 And that's what we have by way of opening  
20 statement, Madam Examiner.

21           HEARING EXAMINER: All right. So your  
22 first witness. Do you want to call your first

1 witness, Ms. Tipton?

2 MR. HORNE: Ms. Tipton.

3 HEARING EXAMINER: All right. Ms.  
4 Tipton.

5 THE WITNESS: I'm here and present.

6 HEARING EXAMINER: Okay. I need to  
7 swear you in. Could you please raise your right  
8 hand?

9 DIANE TIPTON

10 being first duly sworn or affirmed to testify to  
11 the truth, the whole truth, and nothing but the  
12 truth, was examined and testified as follows:

13 HEARING EXAMINER: Thank you. Please  
14 state your name and business address for the  
15 record.

16 THE WITNESS: Diane Tipton Bratt is my  
17 legal name. It's 8391 Old Courthouse Road, Suite  
18 210, Vienna, Virginia.

19 DIRECT EXAMINATION

20 BY MR. HORNE:

21 Q Good morning, Ms. Tipton. Are you the  
22 signatory on what I will say is Exhibit 4 which

1 is the application for the case with a special  
2 exception for consolidated storage and accessory  
3 outdoor storage in this particular case?

4 A Yes, I am.

5 HEARING EXAMINER: Exhibit 4 is the  
6 affidavit. Is that what you're asking about, the  
7 affidavit?

8 MR. HORNE: I was asking about  
9 the -- yes, she's the affidavit. Okay. Let  
10 me -- I just want to make sure I have it right.  
11 So Exhibit 4 is the affidavit. Okay. The  
12 application, I'm sorry, is Exhibit 1 with the  
13 applicant's application.

14 Q And then also, are you the signature on  
15 Exhibit 4 which is the business entity affidavit?

16 A Yes, I am, on both.

17 Q Have you engaged the professional  
18 services of an attorney, civil engineer,  
19 architect, transportation engineer here today to  
20 assist you with the application?

21 A I have, and the team is represented  
22 here today and the team was as stated previously

1 in your testimony or in your opening statement,  
2 Mr. Horne.

3 Q All right. Have you previously been  
4 involved in any consolidated storage applications  
5 in Prince George's County? And, if so, could you  
6 tell the hearing examiner about them?

7 A We've developed seven consolidated  
8 storage facilities in Prince George's County and  
9 over 40 in total over the years in New York, New  
10 Jersey, D.C., Virginia, and Maryland. We have  
11 for many years now developed exclusively in the  
12 D.C. Metro area.

13 Some of our projects in Prince George's  
14 County are at Brooks Drive at Pennsylvania Avenue  
15 in District Heights, on Ritchie Marlboro Road at  
16 Ritchie Station Marketplace, Annapolis Road and  
17 Forbes Boulevard in Lanham, and our newly opened  
18 site on Forestville Road in Suitland. We just  
19 opened it about a month ago.

20 All of these consolidated storage  
21 projects lease up in record time, far quicker  
22 than we estimated, with one of our most recent at



1 Brooks Drive leasing up in less than a year, and  
2 we typically project that they'll take three  
3 years to lease up.

4 Q Okay. So would you categorize these  
5 developments in Prince George's County as being  
6 successful?

7 A They're operating very successfully.  
8 They're all operating still very successfully.  
9 We've been developing consolidated storage  
10 facilities for over 28 years and, this is not  
11 hyperbole, I'm happy to say that 100 percent of  
12 them have been extremely successful and there's a  
13 reason for that.

14 We're very picky about where we build a  
15 consolidated storage facility. We choose  
16 locations that we know are going to be successful  
17 based upon our many years in the development,  
18 operation, and lease up business of self storage.  
19 We setup our organization so that we don't have  
20 to build. We don't have to develop projects. We  
21 develop only when we find the right site. We  
22 went almost two years without a project under

1 development because we didn't find the right  
2 piece of property.

3 Q So how does -- in this particular case  
4 you're proposing accessory outdoor storage as  
5 well. How does accessory outdoor storage work as  
6 it relates to consolidated storage and the  
7 operation of this location?

8 A We have our customers sign a lease for  
9 parking just as they would a lease for a storage  
10 unit committing the customers to abide by all of  
11 the rules of our facility. Our parking is well  
12 lit and it's secure behind a fence with a gate  
13 that can only be opened if you have a gate code.  
14 Each gate code is unique to every customer. So  
15 we know who goes in and out at all times.

16 Per the county requirements, our  
17 parking will be screened by a sight tight fence  
18 as well. While I'm talking about security, let  
19 me elaborate on our building security as well.  
20 Every customer of storage units must also access  
21 the building with their unique security code.  
22 Remember, everybody has their own code. That way

1 we know who comes in and out.

2 We also have a lot of remotely  
3 monitored cameras at the facility. We will have  
4 cameras at the door and at the exit gates. We  
5 will have cameras in and around the office, at  
6 every loading door, elevator lobby, and around  
7 the accessory outdoor storage area. We also  
8 restrict access to certain hours, typically from  
9 6:00 a.m. to 10:00 p.m., just for going in and  
10 out. Our office hours are less than that.

11 Our leases strictly prohibit a tenant  
12 from storing or using materials in their rented  
13 space classified as hazardous or toxic under any  
14 local, state, or federal law or regulation.

15 Q Okay. And generally with the outdoor  
16 storage areas, are you looking at -- I wanted to  
17 say SUVs, but boats and campers and things along  
18 those lines?

19 A Yes. We've seen a great need in this  
20 area for campers, RVs, trucks that, you know,  
21 might be for -- if you've got a small business  
22 that's -- you're an electrician, you're a

1 plumber, things like that. The communities like  
2 South Lake, they are limiting the parking more  
3 and more so there's huge demand. The two storage  
4 facilities that are within a five-mile radius of  
5 our site, all their parking is full and, I have  
6 to tell you, the prices for the parking are  
7 really, really high because there's such a low  
8 supply.

9 Q Okay. And you mentioned that you do a  
10 study, when you make a determination you look for  
11 a certain location. What was the appeal of this  
12 particular location to you?

13 A Yeah. We look at each storage location  
14 like it's a small little world into itself. We  
15 look at everything that is existing and is  
16 projected to happen within a five-mile radius of  
17 the property. We figure that's about as far as  
18 convenient for our customers to travel to store  
19 with us, so we try to find out everything we can  
20 about our site and our surrounding community that  
21 will be our tenants.

22 We first looked at this site about five

1 years ago. I loved the location, the growing  
2 community that surrounds the site, the road  
3 frontage on all sides and, very importantly,  
4 there was not much storage. There was only one  
5 storage within a five-mile radius. It was  
6 perfect except the zoning didn't work. So it  
7 wasn't by right zoned and there was nothing we  
8 could do about it.

9           So when the property was rezoned to CS,  
10 we went back to the site first and foremost at  
11 the site we wanted to develop. And, remember, I  
12 said we really are very picky. We looked at a  
13 lot of sites that were going to be CS or CGO and  
14 right for consolidated storage by right, but like  
15 I said before, we're picky, we don't want to try  
16 to develop every site that comes available, and  
17 we only develop when we find the right site.

18           So we did our market study, we do  
19 market studies with all of our sites, and when we  
20 looked at the site this time we knew that there  
21 was another storage facility under construction  
22 and it would be available for rental soon, but

1 still there are only two consolidated storage  
2 facilities within a five-mile radius of this  
3 site, and this number is really important, for a  
4 total of only 2.6 square feet of consolidated  
5 storage per person. The market for all of our  
6 industry is 8 square feet of storage per person.  
7 That is a very small amount of storage in this  
8 location per capita, which means a big lack of  
9 supply.

10 In our business this makes the perfect  
11 site. Location, visibility from high traffic  
12 roads, easy access from lower traffic road, and a  
13 very low supply where there is high demand. We  
14 know there's a high demand because Self Storage  
15 Plus, which just opened a little over a year ago,  
16 is already over 90 percent leased and that's very  
17 fast for leasing up.

18 Q Where is Self Storage Plus? Where is  
19 Self Storage Plus?

20 A That's the one that's further down 301.

21 Q Okay.

22 A About two miles away, a little over two

1 miles away.

2 Q Okay. In our industry we consider a  
3 project to be at stabilized occupancy at about 85  
4 percent leased and, as I said, the Self Storage  
5 Plus is over 90 percent leased and the Public  
6 Storage has been in the mid-90s leased for years  
7 and years. And, you know, the rental rates are  
8 high right now because of a lack of supply.

9 Q As part of your application process, do  
10 you generally meet with the surrounding  
11 neighborhood?

12 A Yes, we like to have community meetings  
13 at all of our projects even if they're not  
14 required and in this case we've had two community  
15 meetings. Our first meeting was on February 7th  
16 of this year and we reserved a meeting room at  
17 the Bowie Library and we had all of us there that  
18 are present here today, I think except for  
19 Rebecca.

20 We were ready with our display boards.  
21 We even had lots of Girl Scout cookies. I don't  
22 know if you guys know, but I'm a big Girl Scout

1 and I was able to find Raspberry Rallies and they  
2 were selling for \$900 a box or something like  
3 that on eBay. So we were ready. We were ready  
4 for everybody but no one came even after the site  
5 was posted and we sent out notices.

6 So we did have a second meeting at the  
7 invitation of the Town of Bowie on April 26th in  
8 a space that the Town of Bowie did provide. We  
9 had very good attendance at that meeting. We  
10 presented our development plan. We had our  
11 boards. We had good discussion. We responded to  
12 several questions. We had supporting comments.  
13 We had comments that were not supporting. And  
14 then we talked about the impact of our  
15 development in the overall community.

16 Q Okay. So as a result of your  
17 application, have you read the Maryland Park and  
18 Planning staff report? I believe it's Exhibit  
19 42. Let me just confirm that.

20 HEARING EXAMINER: Yes, Exhibit 42.

21 Q Exhibit 42 regarding the application  
22 and do you agree with the recommendations and



1 accept the conditions thereto?

2 A Yes, I do subject to any technical  
3 amendment requests sought by any of the team  
4 experts in this case.

5 Q Thank you very much, Ms. Tipton.

6 A Thank you.

7 MR. HORNE: Brown or --

8 HEARING EXAMINER: Let's see. Next  
9 would be Mr. Brown, right.

10 CROSS-EXAMINATION

11 BY MR. BROWN:

12 Q Good morning, Ms. Tipton. How are you?

13 A Good morning. Great.

14 Q Just a couple of questions. Is Bowie  
15 Self Storage, LLC the contract purchaser of the  
16 property or the current owner of the property?

17 A Well, we are the contract purchaser and  
18 the legal name is SSZ Bowie Self Storage, LLC.

19 Q Right. And you are a member of that  
20 LLC, correct?

21 A I am. I'm a manager.

22 Q And earlier you mentioned several sites

1 in which you have developed, one on Ritchie  
2 Marlboro Road and several others. To my  
3 recollection, some of those facilities have  
4 different brand names. So my question to you is  
5 this particular site, will SSZ Bowie Self  
6 Storage, LLC, quote/unquote, develop and operate  
7 this facility if it is approved or do you then  
8 lease that facility once constructed to someone  
9 else? Because I believe Ritchie Marlboro Road is  
10 titled CubeSmart or something to that effect. Is  
11 that not correct?

12 A That is correct. It is titled -- it is  
13 managed by CubeSmart. And we will develop and we  
14 will lease and we will operate as Self Storage  
15 Zone this property.

16 Q All right. So you will not let this to  
17 some third-party entity?

18 A I can't say what we might do in the  
19 future, but our intention is to -- we are  
20 definitely constructing it and we will lease it  
21 up.

22 Q So how many facilities do you have

1 currently in Prince George's County?

2 A We currently own one facility in Prince  
3 George's County.

4 Q And which facility is that?

5 A That's the one on Forestville Road.

6 Q And that has a brand name of what?

7 A Self Storage Zone.

8 Q That does have the Self Storage Zone  
9 name. Okay. So earlier when you mentioned that  
10 you were very successful, and I don't challenge  
11 that, it's really not accurate from the  
12 standpoint of some of those successful  
13 developments are not operated by your current  
14 entity. They are operated by a lessee, correct?

15 A They are operated by other entities.  
16 We have sold them. But that does not mean they  
17 weren't successful and they aren't still  
18 successful. We keep track of all of the market  
19 and what's going on, and all of them are leased  
20 up at 85 percent or greater, every single one of  
21 them.

22 Q And so when you say you have sold some

1 of them, not only have you let them to other  
2 third-party entities but you've actually sold the  
3 entire property, correct?

4 A In some cases, yes.

5 Q So to clarify my earlier question to  
6 you in terms of how many facilities do you  
7 currently -- and I'm going to not use the word  
8 have -- but actually own in Prince George's  
9 County, the underlying ground, how many of those  
10 facilities do you actually own?

11 A One, the one on Forestville Road.

12 Q The one on Forestville Road. Okay.

13 MR. BROWN: All right. That's all the  
14 questions I have for now. Thank you.

15 HEARING EXAMINER: All right. Ms.  
16 Nuriddin, do you have any questions of Ms.  
17 Tipton? You need to turn your mic on. There we  
18 go.

19 MR. NORDEN: I'm sorry. Thank you for  
20 your patience.

21 HEARING EXAMINER: Uh-huh. Yeah.

22 BY MS. NURIDDIN:

1           Q     Good morning. I would just like to ask  
2     Ms. Tipton about the pre-application neighborhood  
3     meeting that allegedly took place on February the  
4     7th and in terms of the notice sent out to the  
5     community, the mailing list receipt, and the  
6     process by which the community was notified, the  
7     notice of the pre-application meeting such as  
8     we've done for other situations.

9                     And I have requested, and when I met  
10    you at the Bowie meeting this information was  
11    never provided. And to date, I don't have access  
12    to the file that's there today, but to date I  
13    have never received anything from your entity or  
14    the government for the pre-application meeting as  
15    requested by this particular ordinance. Can you  
16    explain why?

17           A     Well, Ms. Nuriddin, I'm not exactly  
18    sure where you live but what I do know is that  
19    Mr. Horne and his colleagues, they got the list  
20    of who needed to be notified from Prince George's  
21    County and everyone that was on that list was  
22    sent a notification of the February 7th meeting.

1           We're not at all afraid or opposed to  
2 meet with anybody in terms of these community  
3 meetings and that's why the property is posted as  
4 well. So even if someone didn't get a  
5 notification, the property is posted so that they  
6 can --

7           THE WITNESS: And it's posted 30 days,  
8 right, Mr. Horne?

9           A     So hopefully they have plenty of  
10 notification so that they can come and meet with  
11 us.

12          Q     Okay. I just have a follow up to that.  
13 I live 1.7 miles from the property in Collington  
14 Station. And pursuant to section 27-304 it says  
15 you would have to complete a pre-application, a  
16 meeting for a special exception, or detailed site  
17 plan pursuant to section 27-334 prior to April.

18                 Now, the listing that you said you got,  
19 there's been some confusion about that, too. I  
20 consulted with my council member and I understand  
21 it was an old listing, a lot of information that  
22 as an ordinary information I'm confused about,

1 and why I would not have received a notification  
2 regarding this particular situation.

3 And that's where my concern is because  
4 this is specifically cited in the community  
5 handbook for us residents to understand and this  
6 is done to protect our neighborhoods and I see  
7 nothing in the records thought suggest that this  
8 meeting was held or that there was notice given  
9 to -- I have about ten neighbors, we were at the  
10 meeting, that have not received -- and we all  
11 live in Collington Station and around Turnberry.

12 And February the 7th, if there had been  
13 a notification came out -- I've been living here  
14 for almost 28 years and I correspond with  
15 Maryland-National Capital Park and Planning on  
16 other things like South Lake, the business park,  
17 so my address I think is out there.

18 So I'm just very confused that nothing  
19 was submitted, no written summary of the meeting,  
20 unless it's in the evidence that I don't have.  
21 Because according to the guidance, a written  
22 summary of the meeting and an enumeration of the

1 attendance is supposed to be provided for the  
2 record. Have you done that --

3 A Yes.

4 Q -- for the February 7th meeting?

5 A Yes, we have and we in fact took photos  
6 because we were very surprised that no one showed  
7 up and we were extremely surprised. So we took  
8 photos of --

9 THE WITNESS: We waited for, what, 35,  
10 40 minutes, Mr. Horne?

11 Q And you took photos of the listing that  
12 you had, the addresses --

13 A And I think that's part of the record.  
14 So I don't know what to tell you. We had an  
15 attendance sheet. We had all of our people that  
16 are consultants there that we pay to come. And I  
17 brought Girl Scout cookies. I mean, we had  
18 everything. We were ready. It was -- and we  
19 took photos we were so surprised.

20 We rented out -- we had to rent out a  
21 room at the Bowie Library. So we set everything  
22 up. We did everything that we were told we were



1 supposed to do and mailed to the people that we  
2 were told we needed to mail it to. So I  
3 apologize if you didn't get a notification for  
4 that meeting.

5 HEARING EXAMINER: Mr. Horne, Exhibits  
6 15 through 21 are basically the affidavits, who  
7 you sent to, who you notified, et cetera, et  
8 cetera. So I see those. But with regards to a  
9 meeting summary, is there a meeting summary?  
10 That's what Ms. Nuriddin is asking about. Where  
11 is -- is there a meeting summary in here?

12 MR. HORNE: I don't know. I'm looking  
13 at the list from one at the background. It was  
14 like 187, the slide on that page. It doesn't  
15 have a number on there. But what we sent in for  
16 the summary was the pictures and saying nobody  
17 showed up at the hearing. There was nothing  
18 discussed because --

19 HEARING EXAMINER: You said there's no  
20 real meeting summary. You just sent the pictures  
21 in that indicated that there was nobody present.

22 MR. HORNE: No, there was no present.

1 That was the summary. Nobody present. Here is  
2 what happened at the meeting.

3 HEARING EXAMINER: Okay.

4 MR. HORNE: Nobody showed up. Here's  
5 the sign-in sheet. These are our people. That's  
6 what we sent in.

7 HEARING EXAMINER: Okay. Did you do  
8 meeting notes from the 26th of April when you met  
9 with the Town of Bowie and other citizens?

10 MR. HORNE: That was not the pre-  
11 application meeting. I do not recall. I would  
12 have to look and see whether we sent in any  
13 meetings, but that meeting was at the -- I'm  
14 sorry. I'm testifying, Mr. Brown.

15 HEARING EXAMINER: You know, I do know  
16 that meeting was at the instigation of the Town  
17 of Bowie. I do understand it wasn't required by  
18 law. I'm just simply asking whether meeting  
19 notes were compiled at the end of the meeting.

20 MR. HORNE: I would have to go back and  
21 check, Madam Examiner. I do not believe --

22 HEARING EXAMINER: I'm really kind of

1 asking -- thank you, Mr. Horne. I'm really kind  
2 of asking Ms. Tipton because she should have done  
3 it, right? If anybody did it, it was going to be  
4 Ms. Tipton, right?

5 THE WITNESS: Okay. Yeah. I thought  
6 my consultants were. So --

7 HEARING EXAMINER: Oh, okay. Okay.  
8 Who do you think would have done it, Ms. Tipton?

9 THE WITNESS: I thought my attorney's  
10 office was doing it.

11 HEARING EXAMINER: All right. Okay.  
12 So I leave that question out there whether  
13 anybody can answer it at some later point in this  
14 hearing. Just wondering if there were minutes  
15 made and I thank you both for your answers.

16 And Ms. Nuriddin, I go back to your  
17 questioning.

18 BY MS. NURIDDIN:

19 Q I would like to ask, in the mailing  
20 list -- you said that you have the mailing list  
21 and that had who was to get it, and I understand  
22 from our council person that that was outdated

1 and I don't know if that problem has been  
2 resolved. But on the mailing list, if that's an  
3 exhibit, what was the radius of the properties  
4 and do you have an enumeration of the names of  
5 the property? For instance, is it like a receipt  
6 that you have an affidavit that has community  
7 organizations, adjoining property lists? Is  
8 there some detail to that?

9 A Yes.

10 THE WITNESS: Isn't that part of the  
11 official record that we --

12 HEARING EXAMINER: Exhibit 17.

13 THE WITNESS: Yeah.

14 MR. NURIDDIN: Okay. I have no further  
15 questions at this time. Thank you.

16 HEARING EXAMINER: All right. Thank  
17 you.

18 THE WITNESS: Thank you.

19 HEARING EXAMINER: Mr. Horne, do you  
20 have any redirect?

21 REDIRECT EXAMINATION

22 BY MR. HORNE:

1           Q     Just briefly, Ms. Tipton, with  
2     reference to the facilities that you operated and  
3     that was operated by your company but was later  
4     sold. Were you operating the facilities at the  
5     time that they were actually sold to whatever  
6     company you sold it to?

7           A     Yes, we were.

8           Q     And so --

9           A     We have a property management company  
10    and we operate the projects, and it's a  
11    commercial enterprise and somebody comes and  
12    offers us something that is too good to pass up  
13    and we sell it. These are like my children, all  
14    of them, and I keep track of what goes on and how  
15    they're doing even after we sell them.

16          Q     And presumably they were  
17    purchased -- you know, presumably they were  
18    purchased because they were successful.

19          A     Extremely, yes.

20          Q     Okay. Thank you.

21                 MR. BROWN: That's all I have for Ms.  
22    Tipton.

1 THE WITNESS: They were fully leased  
2 and they continue to be fully leased, yes.

3 HEARING EXAMINER: Okay. Based on that  
4 question or those questions, Mr. Brown, do you  
5 have any further questions?

6 MR. BROWN: No. I mean, Mr. Horne, I  
7 wasn't trying to suggest that they run a shady  
8 operation and then they sell them once they  
9 develop them, but I was making the point that  
10 they do not operate -- own and operate all of  
11 these facilities and I think that is important to  
12 note.

13 MR. HORNE: Yes.

14 MR. BROWN: So, no other --

15 MR. HORNE: Understood. Yeah.

16 MR. BROWN: Thank you.

17 MR. HORNE: Yeah.

18 HEARING EXAMINER: All right. All  
19 right. Thank you, Ms. Tipton. Thank you for  
20 your testimony here today.

21 THE WITNESS: May I just clarify that  
22 just based upon Mr. Brown's statement? We do

1 have a management company, as I said, and we do  
2 operate them for quite a long period of time in  
3 most cases. Not absolutely every one. Sometimes  
4 we operate them for ten years and sometimes it's  
5 shorter. So we do very much have an operating  
6 property management company and lease them up.  
7 Thank you.

8 HEARING EXAMINER: All right. Thank  
9 you very much.

10 Mr. Horne?

11 MR. HORNE: Mr. Burke.

12 HEARING EXAMINER: Mr. Burke. Thank  
13 you. I need to swear you in, sir.

14 TREY BURKE  
15 being first duly sworn or affirmed to testify to  
16 the truth, the whole truth, and nothing but the  
17 truth, was examined and testified as follows:

18 HEARING EXAMINER: Please state your  
19 name and business address for the record.

20 THE WITNESS: It's William Burke. I go  
21 by Trey Burke. The business address is 8391 Old  
22 Courthouse Road, Suite 210, Vienna, Virginia

1 22182.

2 HEARING EXAMINER: Thank you.

3 DIRECT EXAMINATION

4 BY MR. HORNE:

5 Q Mr. Burke, what is your occupation?

6 A I am a real estate development that  
7 handles the construction and the entitlement  
8 portion of the vast expertise of real estate  
9 development.

10 Q And Exhibit 52, William Trey Burke's  
11 CV, I asked you if you recognized that exhibit?

12 A Yes, I do.

13 Q Is that what you turned into this  
14 proceeding to indicate your background?

15 A Yes, it is.

16 Q The contents therein, are they accurate  
17 and up to date?

18 A Yes.

19 Q Have you testified at any  
20 administrative hearings in Prince George's County  
21 or around the DMV concerning consolidated  
22 storage?



1           A     Yes, many times.

2           Q     Okay. And what is your relationship to  
3 the applicant, Ms. Tipton, and getting a special  
4 exception?

5           A     All right. So I'm partners with Ms.  
6 Tipton and I handle the entitlements and design  
7 development due diligence and then the  
8 construction, actual construction, and turn it  
9 over to the operating company we have.

10          Q     And of the facilities that Ms. Tipton  
11 mentioned in Prince George's County specifically,  
12 how many of those did you work on with her if you  
13 recall?

14          A     I believe in Prince George's County, I  
15 think I've worked on all of them except for one  
16 that she did before I joined up with her in 2006.  
17 So I think I've done probably six in Prince  
18 George's County and then numerous ones in other  
19 jurisdictions.

20          Q     And can you say again, you probably  
21 did, but what role do you serve in obtaining the  
22 approval and the ultimate buildout of the

1 facilities?

2 A So what I'll do is I'll handle what's  
3 called the entitlement, design, and then  
4 contracting and construction for it. So in the  
5 entitlement up front sometimes Ms. Tipton and  
6 I -- you know, we have different expertise, but  
7 we kind of team up on that one.

8 But I'll hire and manage the team of  
9 professionals and consultants that we have,  
10 conduct the due diligence on feasibility, take it  
11 through the process, get applications done,  
12 attend meetings, hearings, work in the permit  
13 application process and design, and then  
14 ultimately getting the contractor contracted, the  
15 buildings built, and then turned over and opened.

16 Q Did there come a time when you worked  
17 with individuals in this application process to  
18 help outline, design, and provide information for  
19 the ultimate construction of this facility should  
20 it be approved?

21 A Yes. From the early outset on due  
22 diligence we immediately reach out to the

1 consulting team. And I've worked with this group  
2 on several projects, so we've all worked together  
3 in the past quite a bit. But we'll work on due  
4 diligence where we'll look at the initial  
5 feasibility of the project of, you know, anything  
6 from an environmental assessment, soils, do  
7 geotechnical. We'll do zoning analysis and work  
8 with attorneys and civil engineers and architects  
9 and traffic engineers and anything to really  
10 figure out what is the feasibility of developing  
11 it, and then progressing that through the design  
12 and the approval process until ultimately  
13 constructed or we decide that there's something  
14 that makes it not work and then we, you know,  
15 move on to another one.

16 Q And in this particular case, before you  
17 got started did you engage the services of  
18 Hillis-Carnes? I have it listed, their report on  
19 page 30 in the background, and I was just looking  
20 for it. Oh, it's number 10, the Hillis-Carnes.  
21 Exhibit 10. Did you engage Hillis-Carnes to  
22 review this subject site?

1           A     Yes, we did. They looked at a couple  
2 of things for us. They have different  
3 departments. One is an environmental that does  
4 an initial phase one environmental screening to  
5 see if we have any issues from an environmental  
6 standpoint we need to analyze in conjunction with  
7 the development.

8                     We also had them do an extensive soil  
9 analysis, a geotechnical study which entails  
10 researching the surrounding geology, then doing  
11 physical borings, and then comparing those  
12 borings to what we need from a design performance  
13 standpoint for structural bearing and also to  
14 give us an idea of what we're getting into in  
15 construction relative to building with those  
16 types of soils.

17                     Making sure there's any techno grams or  
18 anything in Prince George's County that have  
19 specific compliance in the particular area, which  
20 this site does. It's in an area known to have  
21 Marlboro Clay and some other potentially  
22 problematic soils that Prince George's County

1     DPIE requires specific studies and analysis on to  
2     make sure there's global stability and there's no  
3     issues that are going to come about with the  
4     development.

5             So we did that right on the outset with  
6     Hillis-Carnes and, you know, the outcome of that  
7     in the report was that essentially there's no  
8     issues with global stability or any of the  
9     analysis we do. We far exceed the factors of  
10    safety that are required by DPIE and it would  
11    pose no issue to our development or any  
12    surrounding properties with our development  
13    implement.

14            MR. BROWN: Mr. Horne, let me interrupt  
15    you for a moment.

16            MR. HORNE: Okay.

17            MR. BROWN: Are you qualifying or  
18    attempting to qualify Mr. Burke as an expert in  
19    some particular field or is he a fact witness?  
20    Because a lot of his testimony to this point is  
21    more factual testimony as opposed to expert  
22    testimony and if he is not an expert -- you

1 offered his resumé earlier, if he's not an  
2 expert, that's irrelevant. So we need to  
3 understand, is he a fact witness, an expert  
4 witness, or what?

5 MR. HORNE: No, he actually is a fact  
6 witness and I did not list him as one of the four  
7 experts. I only offered his resumé because of  
8 his extensive background in construction and work  
9 with consolidated storage, and he's the operator  
10 pretty much of putting this team together and it  
11 just talks about his experience and all. But I'm  
12 not offering him as any kind of expert, just his  
13 experience in this area of how he puts together  
14 these applications and stuff for consolidated  
15 storage.

16 MR. BROWN: Well, I'm going to have to  
17 move to strike the resumé. I really don't want  
18 to bolster the credibility of a fact witness with  
19 a resumé.

20 MR. HORNE: Okay. That's -- no  
21 objection. That's fine.

22 HEARING EXAMINER: Okay. So Exhibit 52

1 is struck.

2 MR. HORNE: Okay.

3 BY MR. HORNE:

4 Q So at this particular site location,  
5 Mr. Burke, does the proposed layout of the site  
6 accommodate the square footage being proposed of  
7 the contemplated storage facilities and rental  
8 storage outside space?

9 A Yes. The square footage we have  
10 accommodated, you know, accommodates what we've  
11 submitted with the storage, as well as we have  
12 accommodated space for 1500 square feet of  
13 community space should that be required. As our  
14 attorney noted, the CB-11 was going through so we  
15 made accommodation for that community space in  
16 the event it became required on the project.

17 Q Okay. And if in fact this case is  
18 approved by ZHE, do you still intend to have that  
19 space available for its original intended  
20 purpose?

21 A Yes. If that's the requirement, we  
22 have the space and will make it available for

1 that use.

2 Q And that request for 118,000 square  
3 feet of consolidated storage space, that's  
4 inclusive of this set aside for the 1500 square  
5 feet?

6 A Yes, that's the total gross square  
7 footage and the 1500 square feet would be within  
8 that number.

9 Q Okay. And during the application  
10 process were you made aware of legislation by  
11 Prince George's County that could have impacted  
12 the development of this property?

13 A Yes, I was. I was made aware of the  
14 proposed CB-11 and then actually testified  
15 successfully several times in front of the  
16 council on that legislation as it went through  
17 the process.

18 Q Okay. And CB-11 is the bill that we  
19 were speaking of today and that is Exhibit 32 of  
20 the application here this morning?

21 A Yes, it is.

22 Q Okay. And Mr. Burke, have you had the



1 opportunity to read the staff report with  
2 reference to Park and Planning staff  
3 recommendation and the planning board's  
4 concurrence with that application?

5 A Yes, I have.

6 Q And do you concur with their findings  
7 and facts and conclusions therein with reference  
8 to your application?

9 A Yes, I am subject to any technical  
10 amendments that may arise with the consultants  
11 that will be testifying as well.

12 Q Thank you, Mr. Burke.

13 MR. HORNE: Mr. Brown?

14 CROSS-EXAMINATION

15 BY MR. BROWN:

16 Q Again, good morning, Mr. Burke. Now, I  
17 remember when CB-11-2023 was introduced before  
18 the council. There were approximately three or  
19 four consolidated storage applications that had,  
20 quote/unquote, commenced through the process. Do  
21 you remember which three or four applications  
22 they were?

1           A       There was -- I know I was one of the  
2 ones that was there and testifying. I believe  
3 there was a couple others that were in the CGO  
4 zone, not the CS. And then there was I think  
5 another one in the CS. The actual specific  
6 project of what it was I don't recall exactly,  
7 but I know the operators of what they were.

8           Q       And one of those facilities were also  
9 in the Bowie area, was it not?

10          A       I'm not sure of that.

11          Q       Not sure. Okay. Did you participate  
12 in the drafting of CB-11-2023?

13          A       I didn't participate in the drafting of  
14 it. I was testifying at the hearings and  
15 requesting -- you know, and working with the  
16 council on trying to influence or testify to what  
17 I would like the final bill come out to be based  
18 on where we are already were in the process and  
19 the changes that would impact us. I didn't draft  
20 it.

21          Q       I understand. And these are not trick  
22 questions. Given that Ms. Nuriddin raised the

1 issue earlier that she and others may not have  
2 received notice of the pre-application meeting,  
3 and I'm not suggesting that is so, and there has  
4 historically been a problem with Park and  
5 Planning having an accurate list of organizations  
6 and/or individuals who are required to receive  
7 that pre-application notice, at the time of CB-  
8 11-2023, do you recall whether or not any members  
9 of the general community also testified at the  
10 hearings on CB-11-2023?

11 A I don't recall that there were -- there  
12 were other people in the community that testified  
13 on CB-11. I'm not sure if that answers your  
14 question but --

15 Q I guess my question is were there  
16 persons in the community who testified in  
17 opposition to CB-11-2023, if you recall?

18 A There were people in the community or  
19 in the county that testified against CB-11.

20 Q Okay.

21 A But nothing specific to ours or that  
22 they weren't notified or anything as far as our

1 position was on CB-11.

2 Q I got you. And you and Ms. Tipton are  
3 both members of SSZ Bowie Self Storage, LLC,  
4 correct?

5 A Yes.

6 Q And, I mean, this record is voluminous  
7 so I may not have seen the affidavit that you  
8 guys filed. How many other individual members  
9 are there of this LLC?

10 A Well, let me go back. So the SSZ Bowie  
11 Self Storage, LLC?

12 Q Right.

13 A Okay. I don't believe I'm a member of  
14 that LLC. I'm probably somewhere further down  
15 the chain in another LLC on that. You know, Self  
16 Storage Zone is more of our operating company of  
17 which I work with and partner with. So --

18 Q I got you. So that's what I'm trying  
19 to understand. So SSZ Bowie Self Storage, LLC is  
20 the overarching owner or managing member of this  
21 LLC, correct?

22 A Of this application, yes, and --

1 Q This application.

2 A Yeah.

3 Q And then the members of that LLC are  
4 both individuals and/or other LLCs or  
5 corporations; is that correct?

6 A Yes.

7 Q Approximately how many other members or  
8 LLCs or corporations are members of SSZ Bowie  
9 Self Storage, LLC?

10 MR. HORNE: And Ms. Tipton, in the  
11 future -- that's a long name. I will tell you.  
12 You got to shorten that up.

13 MS. TIPTON: I will tell my partner.  
14 May I interject and answer that question?

15 THE WITNESS: I think -- well, what I  
16 was going to do is to say this is an area that  
17 really Ms. Tipton would be able to advise on the  
18 corporate structure. It's --

19 MR. BROWN: Well, that's fine. If she  
20 can answer that real quick, that would be great.

21 MS. TIPTON: Yeah. I was trying to  
22 raise my hand electronically and I just

1 didn't -- I'm not so good at that. Okay. So SSZ  
2 Self Storage, LLC -- yes, a long name -- it is  
3 owned by two LLCs and one of those LLCs is WSD  
4 Self Storage and Bowie Self Storage, LLC, another  
5 long name. I am a partner in that. And then  
6 there's another entity that Trey is a partner in  
7 that other entity. So as with a lot of these  
8 single purpose entities that own real estate, you  
9 have tiers of LLCs in terms of ownership.

10 MR. BROWN: That's correct.

11 MS. TIPTON: May I ask, Mr. Brown, what  
12 question is most important to you that you're  
13 trying to answer that I could answer for you?

14 MR. BROWN: Yeah, the question that's  
15 most important to me and to you as well and to  
16 Mr. Horne is this.

17 And Mr. Horne, I don't recall whether  
18 or not an ethics affidavit is required for this  
19 type of special except. Refresh my memory, is  
20 it?

21 MR. HORNE: It is.

22 MR. BROWN: And so the reason it's

1 important, Ms. Tipton, is my question which  
2 follows now.

3 Mr. Horne, all of the LLCs just  
4 identified by Ms. Tipton, and I seem to count at  
5 least three, is there an ethics affidavit for all  
6 of them?

7 MR. HORNE: No, and I need to go and  
8 look at it, but it's like five percent ownership  
9 --

10 MR. BROWN: Correct.

11 MR. HORNE: -- or more in that LLC.  
12 It's required to disclose if an individual owns  
13 five or more percent of the LLC. I'm not sure if  
14 --

15 MR. BROWN: Right. And I don't know  
16 and she did not disclose what their percentage of  
17 interest is and therefore the ultimate question  
18 is, if they do own five percent, have they filed  
19 an ethics affidavit in this file?

20 MR. HORNE: Yeah. I would have to look  
21 and see, Mr. Brown. We --

22 MR. BROWN: I only saw one ethics

1 affidavit for SSZ Bowie Self Storage, LLC.

2 MR. HORNE: Which is --

3 MR. BROWN: Those others would be  
4 required to file as well at least if I'm assuming  
5 that they own at least five percent.

6 MR. HORNE: Understand. And that would  
7 be --

8 MR. BROWN: And Ms. Tipton, you can  
9 tell us very quickly. I mean, the other two  
10 entities that you identified, they own more than  
11 five percent of this LLC?

12 MS. TIPTON: They do. They do. So we  
13 owe some more filings it seems.

14 MR. BROWN: Absolutely. Okay.

15 So Mr. Horne, before this record is  
16 closed, if you could supplement this record with  
17 additional ethics affidavits for individuals  
18 and/or LLCs that own five percent or more of SSZ  
19 Bowie Self Storage, LLC.

20 MR. HORNE: Will do. And I will say so  
21 Ms. Tipton knows, that is for the purpose to make  
22 sure that individuals are not making political



1 contributions to any of the elected officials in  
2 the county. Ms. Tipton knows that very well. So  
3 they do not make political contributions. So I  
4 just wanted to make sure I, you know, let her  
5 know that as well. But okay, will do.

6 MS. TIPTON: We'll get that done.  
7 Thank you.

8 MR. BROWN: No other questions of Mr.  
9 Burke. You were actually the guy on the stand.  
10 But no other questions. Thank you.

11 THE WITNESS: You're welcome. Thank  
12 you.

13 HEARING EXAMINER: Mr. Brown, did you  
14 have an issue with Exhibit 53, Ms. Tipton's  
15 resumé?

16 MR. BROWN: Actually, I did. I wanted  
17 to move to strike Ms. Tipton's resumé or CV as  
18 well since she was not testifying as an expert  
19 but testifying as a fact witness.

20 HEARING EXAMINER: Any objection, Mr.  
21 Horne?

22 MR. HORNE: No objection.

1 HEARING EXAMINER: All right. So  
2 Exhibit 53 is struck.

3 Okay. Ms. Nuriddin, do you have any  
4 questions of Mr. Burke?

5 MR. NURIDDIN: Yes, I do. I just have  
6 a few.

7 BY MS. NURIDDIN:

8 Q Hi, Mr. Burke. You said that you  
9 testified in respect to CB-011-2023 and had some  
10 comments to make about it, you know, to probably  
11 make it more favorable. I have a question for  
12 you regarding that.

13 Were you aware that on February the 7th  
14 the CB-11-2023 was amended in part section 27-  
15 5400 in respect to special exception uses and in  
16 section 3 it was put in that, Be it further  
17 enacted that any proposed development of a  
18 consolidated located outside of I-95 or 195, the  
19 Capital Beltway, that has completed a pre-filed  
20 application neighborhood meeting for a detailed  
21 site plan pursuant to section 2734.02 prior to  
22 April the 1st may be reviewed and decided in

1 accordance with the use regulations in effect  
2 prior to the effective date of this ordinance?  
3 Were you aware of that particular amendment made  
4 on February the 7th?

5 A Yeah, on February 7th, I don't recall  
6 on that exact date. There was many gyrations of  
7 the CB-11 throughout the process and the  
8 hearings. What I was testifying at the hearings  
9 was to express to the council, which is part of  
10 the record, that some of us had already been in  
11 the process for quite some time and it was -- you  
12 know, until it's signed or until it's finished  
13 you don't know what the bill was going to be. So  
14 I didn't know if it was going to be allowed at  
15 all or if they were going to do grandfathering.  
16 So I was testifying trying to see that many of us  
17 were well down the road on our projects when CB-  
18 11 came about.

19 Q Okay. Well, understandably. And also  
20 during that time it was mentioned further about  
21 the minimum of 1500 square feet of commercial  
22 space be provided and you were probably aware of

1 that provision, too. At the meeting -- were you  
2 at the April 26th meeting held in Bowie?

3 A Yes, I was.

4 Q And I'm not quite sure --

5 A I was also at the February 7th meeting  
6 as well, but yes.

7 Q I'll take your word for it. But at the  
8 April meeting there was some questions regarding  
9 the proposed -- and I mention this because you  
10 mentioned the space and it was said -- some  
11 questions were raised I think by one individual  
12 who was favorable about the space for the  
13 charitable organizations and, as I recall, my  
14 shorthand isn't what it used to be, that the  
15 person was told that that would be in the hands  
16 of the county. You all made no decisions  
17 regarding that. Do you remember that  
18 conversation?

19 A I do remember there being some people  
20 in support and one of them being -- you know,  
21 asking the questions about the community space,  
22 which I believe at that time we anticipated

1 providing that because that seemed to be where  
2 CB-11 was headed. Of course we couldn't say what  
3 exactly it was because it wasn't finalized yet  
4 and that was essentially at the county's table  
5 for them to determine what they were going to do  
6 with that, but we were making accommodations for  
7 it at that time.

8 Q Okay. Thank you, sir.

9 MR. NURIDDIN: No further questions.

10 THE WITNESS: You're welcome.

11 HEARING EXAMINER: Thank you, Ms.

12 Nuriddin.

13 Any redirect, Mr. Horne?

14 MR. HORNE: No redirect.

15 HEARING EXAMINER: No. Okay. Thank  
16 you very much. Your next witness, please?

17 MR. HORNE: Mr. Paul Woodburn.

18 HEARING EXAMINER: Mr. Woodburn.

19 THE WITNESS: Good morning.

20 HEARING EXAMINER: Good morning, sir.

21 How are you today?

22 THE WITNESS: Great.

1 HEARING EXAMINER: Great. Okay. I  
2 need to swear you in.

3 PAUL WOODBURN  
4 being first duly sworn or affirmed to testify to  
5 the truth, the whole truth, and nothing but the  
6 truth, was examined and testified as follows:

7 HEARING EXAMINER: Thank you. Please  
8 state your name and business address for the  
9 record.

10 THE WITNESS: Paul Woodburn with  
11 Atwell, 11721 Woodmore Road in Mitchellville,  
12 Maryland.

13 DIRECT EXAMINATION

14 BY MR. HORNE:

15 Q Mr. Woodburn, what is your profession?

16 A I'm a professional civil engineer.

17 Q Exhibit 54 is your curriculum vitae  
18 resumé. Did you submit this information for the  
19 record?

20 A Yes.

21 HEARING EXAMINER: We can --

22 MR. HORNE: No, I was going to say will

1 you accept Mr. Woodburn as an expert?

2 HEARING EXAMINER: Has he been  
3 qualified before?

4 MR. HORNE: 54.

5 HEARING EXAMINER: No, has Mr. Woodburn  
6 ever qualified as an expert in front of the  
7 hearing examiner previously?

8 MR. HORNE: Yeah.

9 THE WITNESS: Yes.

10 HEARING EXAMINER: Yes?

11 THE WITNESS: Yes.

12 HEARING EXAMINER: Yes. So we're going  
13 to jump right there and I'm going to continue  
14 your qualification today.

15 MR. HORNE: Thank you.

16 Q Okay. Mr. Woodburn, with reference to  
17 the subject site, this is not really the first  
18 time you've been called upon to provide civil  
19 engineering services or expert testimony when it  
20 comes to the subject property; is that correct?

21 A Correct.

22 Q And that property was owned by Winfield

1 Kelly and is the subject property that is with  
2 the application on it today?

3 A That's correct.

4 Q And can you tell the ZHE and others  
5 when you were most recently, perhaps in 2021,  
6 involved in the matter of this property and this  
7 application?

8 A Yes, there was a hearing that came  
9 before the board on March 3rd, 2021. It was an  
10 application to authorize the issuance of a  
11 building permit for a structure within the  
12 proposed right-of-way.

13 Q Okay. And Exhibit 30, which is the  
14 ZHE's decision regarding building in a right-of-  
15 way, I ask you if you've seen it, or if we can  
16 see it, whether you recognize it and is that the  
17 exhibit that was -- is that the decision of the  
18 hearing examiner in that particular case?

19 A It is.

20 MR. HORNE: Madam Examiner, I don't  
21 know if the district council's one is in the  
22 exhibit. I couldn't tell, as well. But I was



1 going to ask if they could take administrative  
2 notice of the district council also confirming  
3 the ZHE's decision with reference to building the  
4 right-of-way?

5 HEARING EXAMINER: Okay. That would be  
6 Exhibit 23.

7 MR. HORNE: Exhibit 23, district  
8 council. Yes. Perfect. Okay.

9 Q Mr. Woodburn, with reference to that  
10 application, was the State Highway Administration  
11 involved in that building of the right-of-way  
12 case?

13 A Yes, they had a referral back to the  
14 Park and Planning staff.

15 Q Okay.

16 A And they were involved, yes.

17 Q And do you recall their referral and  
18 how they handled the application?

19 A So the email was provided from David  
20 Rogers to Barnett-Woods with also Kwazi Woodruff  
21 from State Highway and others involved, and State  
22 Highway came to the conclusion that the Maryland-

1 National Capital Park and Planning Commission's  
2 GIS mapping of the ultimate right-of-way was  
3 incorrect and that the subject parcel was not  
4 within the MDOT SHA right-of-way and that there's  
5 further on that. It's an email of April 26th,  
6 2021.

7 Q Would that be Exhibit 62 in which it  
8 says, emails, Rogers to Burnett Woods?

9 A I don't see it but that would be  
10 correct if it's April 26th, 2021.

11 HEARING EXAMINER: April 21st, 2021?

12 MR. HORNE: Yeah. Yes.

13 THE WITNESS: Mine says Monday, yeah.  
14 Yes.

15 HEARING EXAMINER: Okay.

16 THE WITNESS: Yeah. That's the first  
17 one and then there's a follow up to that on April  
18 26th, 2021. So they received it on the 21st and  
19 replied on the 26th.

20 HEARING EXAMINER: Help me, Mr. Horne.  
21 Do we have that reply? The reply was from  
22 Barnett?

1           MR. HORNE: Barnett-Woods, yes. It  
2 should all be -- and Exhibit 62 was a number of  
3 items that were submitted and I just think  
4 we -- it was labeled as Exhibit 62. I don't  
5 think it -- I don't think -- I haven't found it  
6 in the backup, but it was all submitted as part  
7 of, I believe, Exhibit 62.

8           HEARING EXAMINER: All right. Just let  
9 me pause here for a minute, please. I'm pulling  
10 up the documents or the exhibits. So Exhibit 62.  
11 It doesn't work well. Just bear with me a  
12 minute. I'll get there. My Adobe is not working  
13 very well.

14           MR. HORNE: You know what, Madam  
15 Examiner, I'm so glad to hear that. I'm sorry.  
16 Mine is so slow and not working.

17           THE WITNESS: Oh, it takes forever.

18           MR. HORNE: I thought it was my  
19 computer. And I'm going around telling  
20 everybody, I said, Golly, my computer is so slow.

21           THE WITNESS: A lot of information.

22           MR. HORNE: Yeah.

1 HEARING EXAMINER: Yeah.

2 MR. HORNE: I thought it was only my  
3 computer.

4 HEARING EXAMINER: No. So let me back  
5 out and try again here. No, I have difficulty  
6 with Adobe. We're the government. We're here to  
7 help.

8 MR. HORNE: I had to switch to Adobe  
9 and download it. Of course I'm saying this  
10 because my secretary did it. I don't know what  
11 I'm saying. Because the link you sent was very  
12 slow and it kept -- and so she suggested that I  
13 download it to Adobe and make it better, which it  
14 did, but it's still slow.

15 THE WITNESS: Yeah. I had the same  
16 thing. I downloaded it but it is slow. And I  
17 got top of the line system, believe me.

18 MR. HORNE: I like sounding -- I like  
19 sounding intelligent as if I know what I'm saying  
20 but --

21 HEARING EXAMINER: Okay. Let me -- all  
22 right. Exhibit 62. All right. There's an April

1 26th letter from Bryan Barnett-Woods to David  
2 Rogers. There is the April 21st from Bryan to  
3 Dave Rogers. All right. I think those are both  
4 in the memorandum from -- yeah, I think those are  
5 the two documents that you're looking for.

6 THE WITNESS: You're correct.

7 HEARING EXAMINER: Okay.

8 THE WITNESS: Thank you.

9 HEARING EXAMINER: Okay. Thank you.

10 BY MR. HORNE:

11 Q So Mr. Woodburn, as part of your  
12 building --

13 MR. HORNE: Oh, I'm sorry. Madam  
14 Examiner, did he sufficiently answer what you  
15 were listening for?

16 HEARING EXAMINER: We were just  
17 checking to make sure that Exhibit 62 had both  
18 things that you needed, so yes.

19 MR. HORNE: Okay.

20 Q So Mr. Woodburn, as part of the  
21 building permit application for that building  
22 right-of-way, did you submit a stormwater

1 management concept plan, tree conservation plan,  
2 and a type 2 plan?

3 A Yes, as part of the building permit  
4 outlined in the order we did have a tree  
5 conservation plan and tree conservation plan type  
6 2 included. Thank you.

7 Q Yes.

8 MR. HORNE: And Madam Examiner, I'm not  
9 sure if it falls in the exhibit, but as we were  
10 mentioning before, it's all part of the previous  
11 hearing that we were asking you to take  
12 administrative notice to with reference to that  
13 application and that decision.

14 HEARING EXAMINER: In this file I've  
15 got a landscape plan. I've got a conceptual  
16 plan. I've got a special exception site plan.  
17 I've got the TCP2 as amended. I've actually got  
18 two landscape plans.

19 MR. HORNE: Yeah. Sorry.

20 HEARING EXAMINER: So --

21 MR. HORNE: So we may need to see it  
22 because Paul, I mean, Mr. Woodburn, I would not

1 know if it's the TCP from the current --

2 THE WITNESS: I saw it in your Dropbox  
3 link. It's there --

4 MR. HORNE: Okay.

5 THE WITNESS: -- the correct TCP and  
6 the correct stormwater concept. They're both in  
7 there.

8 HEARING EXAMINER: Okay. Okay. So --

9 THE WITNESS: I can't tell you the  
10 exhibit numbers, but they're there.

11 HEARING EXAMINER: Okay. I can tell  
12 you the exhibit numbers. Okay. So the  
13 TC -- there's a TCP2 amended 8/8/23. I assume  
14 that is the TCP that you are talking about.

15 MR. HORNE: Yes. And we're seeing  
16 it's -- Exhibit 27 and 28 is what we're hearing  
17 is --

18 HEARING EXAMINER: Okay. All right.

19 THE WITNESS: And for the record, it's  
20 TCP2-96-90, just so you have the number that  
21 corresponds.

22 HEARING EXAMINER: 92-90.

1 THE WITNESS: 96-90.

2 HEARING EXAMINER: 96-90. Okay. So  
3 let me go at this -- I'm going to but in here for  
4 a minute, Arthur, and I want to make sure. All  
5 right. So Exhibit 25 is the special exception,  
6 but you have a special exception site plan, but  
7 you have a special exception site plan, Exhibit  
8 37, which is August 4th of '23. So only one of  
9 these can be your site plan and I'm assuming it's  
10 the August 4th, '23; is that correct?

11 MR. HORNE: Correct.

12 HEARING EXAMINER: That's correct.  
13 Okay. So that's the site plan. Okay. We've  
14 identified the TCP. All right. So we have only  
15 one stormwater concept plan approval. That's  
16 your only stormwater management plan, correct?

17 MR. HORNE: Correct.

18 HEARING EXAMINER: Okay. And that  
19 would be either Exhibit 26 or 27. Let's see.  
20 Landscape plan, you have two different landscape  
21 plans. One is -- the most recent one is 8/7/23.

22 MR. HORNE: Yes.



1 HEARING EXAMINER: I'm guessing that is  
2 your landscape plan.

3 MR. HORNE: Correct.

4 HEARING EXAMINER: Okay. That is  
5 Exhibit 34. That would be your landscape plan.  
6 And then we move into your conceptual site plan  
7 of which there is only one.

8 (Side conversation.)

9 HEARING EXAMINER: All right. So  
10 there's only one conceptual site plan in the  
11 record. That is Exhibit 35. We're going to  
12 agree -- that is dated 8/9/23. We're going to  
13 agree that's your conceptual site plan; is that  
14 correct? Yes?

15 MR. HORNE: Correct. I'm sorry.

16 HEARING EXAMINER: Yes. Yes. Okay.  
17 All right. So now that I've done that -- I  
18 interrupted you Mr. Horne.

19 MR. HORNE: No, that's quite all right.

20 HEARING EXAMINER: Where were you going  
21 with this? I've got all the plans identified.

22 BY MR. HORNE:

1           Q     Okay.  So Mr. Woodburn, in reference to  
2     the plans you submitted were the stormwater  
3     concept plan and TCP2 at the previous building of  
4     right-of-way, did they serve as the application  
5     process to seek to build on this particular site?

6           A     Well, yes, they were included with the  
7     application to build the building on the site,  
8     yes.

9           Q     Okay.  And did those applications show  
10    the location for the parking, proposed parking of  
11    that building?

12          A     Yes.

13          Q     And proposed stormwater management for  
14    that building?

15          A     It did as well as the overall  
16    development of the site.

17          Q     Okay.  So having participated in that  
18    process before in 2021 with the ZHE and the  
19    district council regarding this property, are you  
20    generally familiar with the property's zoning  
21    topography and all of the environmental features  
22    associated with the site?

1           A     I am. You went on mute, Art.

2           Something happened.

3           Q     Oh, I'm sorry. Can you hear me now?

4           A     Yeah. I don't read lips that quick.

5           Q     I'm sorry. I'm sorry. I may have  
6           covered up. So having -- you know, having  
7           participated in this, are you generally familiar  
8           with the property's zoning topography and any  
9           environmental features associated with the site?  
10          And if so, can you please explain it to the  
11          hearing examiner?

12          A     So the property, as I said, was  
13          pursuant -- or had a previous approval of a tree  
14          conservation plan as the property is currently  
15          wooded, and approval of a previously, excuse me,  
16          stormwater concept plan which shows the site  
17          grades generally from south to north from Old  
18          Central Avenue towards Central Avenue to the  
19          corner down on Central Avenue. So fairly gentle  
20          slope. We are sided on all three sides by state  
21          highway roads.

22                    The property has several types of

1 geotechnical soil types, a Calvert formation, a  
2 (indiscernible) formation, a Marlboro Clay  
3 formation, of course top soil. The site was  
4 previously graded to a certain extent back in the  
5 early '90s, so much of the trees that are second  
6 generation trees were cleared and now it can come  
7 back.

8 Other than that, there's no  
9 environmental features. There's no primary  
10 management area on site. So that's a general  
11 overlay of the property and topo and  
12 environmental features. We also have a rare,  
13 threatened and endangered -- or no rare,  
14 threatened or endangered species letter from the  
15 Maryland Department of the Environment and I  
16 think Art is going to maybe put that in as a --

17 MR. HORNE: Yes. Madam Examiner, that  
18 letter came later and so we have that to add to  
19 the record.

20 HEARING EXAMINER: All right. Exhibit  
21 73 --

22 MR. HORNE: Yes.

1 HEARING EXAMINER: -- will be a letter  
2 from the Department of Environment and dated what  
3 date?

4 THE WITNESS: I don't have it in front  
5 of me. Can you find it, Art?

6 MR. HORNE: Let me see.

7 MR. BURKE: October 13th, 2013.

8 HEARING EXAMINER: October 13, 2013.  
9 All right. Make sure, Mr. Horne, that you send  
10 that over to --

11 THE WITNESS: It would be 2023, right?

12 MR. HORNE: '23, not 2013.

13 MR. BURKE: I'm sorry. 2023.

14 HEARING EXAMINER: I thought that was a  
15 long time ago. All right.

16 THE WITNESS: Where did that come from?

17 MR. BURKE: Yeah. That was terrible.  
18 I'm sorry.

19 HEARING EXAMINER: All right. Make  
20 sure, Mr. Horne, you send that over to --

21 MR. BURKE: All right. It's not  
22 working.

1 HEARING EXAMINER: Thank you.

2 BY MR. HORNE:

3 Q So Mr. Woodburn, based on the previous  
4 determination to build in the right-of-way  
5 application and based on the requirements of the  
6 zoning ordinance addressing the building of  
7 consolidated storage facilities with this  
8 accessory outdoor storage, were you able to  
9 prepare a civil engineering plan for this  
10 application in order for the applicant to operate  
11 their consolidated storage facility and accessory  
12 facility at this location?

13 A I was.

14 Q Okay.

15 A And did.

16 Q And that would be your plan that is  
17 Exhibit 35A, a special exception site plan?

18 MR. HORNE: What did we say? That  
19 would be --

20 HEARING EXAMINER: Exhibit 35A is a  
21 conceptual site plan.

22 MR. HORNE: Okay. So it would be the

1 site plan cover sheet, special exception site  
2 plan, parcel A. Exhibit 39C perhaps.

3 HEARING EXAMINER: Exhibit 39. Okay.  
4 Special exception. Exhibit 39. So is Exhibit 39  
5 the special exception, not Exhibit 37? Exhibit  
6 39 is dated 8/17 and Exhibit 37 is dated 8/4. So  
7 probably 8/17 is the correct one, right? I just  
8 annotated it incorrectly.

9 MR. HORNE: And I don't know if we  
10 could put that up on the screen just to make sure  
11 we're at -- I don't know if that's -- if not, I  
12 mean, you know --

13 HEARING EXAMINER: Fatima or Suzie, can  
14 you share screen with Exhibit 39?

15 MS. BAH: Sure. I need access to  
16 share. Can you make me a host, Suzie?

17 MS. SUZIE: Yes, Fatima. I just did.

18 MS. BAH: All right. Thank you.

19 MR. HORNE: Okay. That one is the  
20 older one, right, Paul?

21 THE WITNESS: Yeah. It's awful blurry.  
22 There we go.

1 HEARING EXAMINER: So Exhibit 39 should  
2 be dated 8/17. And Exhibit 37 is dated 8/4.

3 MR. HORNE: Okay. That's right.

4 THE WITNESS: It looks correct.

5 BY MR. HORNE:

6 Q Okay. Can you explain the layout,  
7 Paul, and all?

8 A Sure. No problem. So the bottom of  
9 your page on your screen here is south, just so  
10 we can get lined up, and that's actually South  
11 Lake along Old Central Avenue and that's the  
12 access point to the project. To your right, in  
13 the upper right which would be the north, that's  
14 Maryland Route 301.

15 Directly north on the sheet would be  
16 the off-ramp onto 301 from Maryland Route 214 or  
17 off, I should say, 301 to 214. And then to your  
18 left would be Maryland Route 214. Access is  
19 denied along Maryland 214, just so you know, and  
20 along Maryland Route 301, however no denial of  
21 access on Maryland Route 214 access road or Old  
22 Central Avenue.



1           Our access point lines up with the  
2 existing just recently built access into South  
3 Lake. It's a right in off of Old Central and we  
4 anticipate a through lane which would allow you  
5 to go into South Lake and a right out onto  
6 westbound Old Central Avenue. As you enter the  
7 site, you can go left or right. Left will take  
8 you to a user's gate. As Ms. Tipton had relayed  
9 earlier, each user of the property would have a  
10 code and they could enter the property through a  
11 gate code. Or you could go left and enter a gate  
12 with a code or into the office. So your main  
13 building would be the larger building on your far  
14 left which is bookended by some smaller perimeter  
15 buildings and one interior building.

16           On the perimeter of the site that  
17 attaches to these perimeter buildings is a sight  
18 tight fence and landscaping, which we'll get to  
19 later. Interior of the property and fronting the  
20 larger building central to the property would be  
21 our loading and parking space. All parking and  
22 loading are internal to the property. None are

1 external. And then to the right or your eastern  
2 half of the property, as you see parking spaces,  
3 those are outdoor parking and storage areas  
4 associated with the main use.

5 To the top of the property would be the  
6 stormwater management facility for the property.  
7 All of the utilities for the project -- water,  
8 sewer, electric, gas, et cetera -- will come off  
9 of Old Central Avenue, most of which will come  
10 straight through the (indiscernible) lanes into  
11 the project and the project access.

12 Circulation on the project would go  
13 around and between the parking spaces. And  
14 again, anyone who comes into the property could  
15 only enter if they did not have a code to the  
16 front corner of the main building which leads you  
17 to the office area.

18 The property itself is contained  
19 wholly, as I said, with a fence, has interior  
20 lighting to keep the property lit. It's a 24-  
21 hour operation to be able to get in and out of  
22 the property. I think that gives a general

1 overview of the project and I welcome any  
2 questions after that.

3 MR. HORNE: I was going to say I'm  
4 going to ask Mr. Woodburn about the landscape  
5 plan next. I didn't know while this one was up  
6 whether Mr. Brown or anybody wanted to ask  
7 questions now or should I just move on to the  
8 landscape plan?

9 HEARING EXAMINER: Mr. Brown, do you  
10 have any questions about this plan?

11 MR. BROWN: Yeah. Just a few very  
12 quick questions.

13 CROSS-EXAMINATION

14 BY MR. BROWN:

15 Q Mr. Woodburn, I recall when the  
16 application for authority to build within the  
17 right-of-way was submitted and reviewed there was  
18 of course a proposed stormwater management  
19 plan -- or not -- or at least stormwater  
20 management location and the limits of the right-  
21 of-way were identified and there was a strip  
22 center -- a footprint of a strip center group of

1 buildings on that plan.

2 I guess my question is, and I know the  
3 answer to it but I want to put it in the file,  
4 the footprint for this self storage building is  
5 within the envelope that was illustrated on the  
6 authority to build within the right-of-way; is  
7 that not correct?

8 A Yes, correct.

9 Q And so I know there's been construction  
10 by either the State Highway or the county on  
11 Central Avenue and Old central Avenue and I'm  
12 going to assume the right-of-way has not changed  
13 on any of the three roadways that are adjacent to  
14 this property; is that correct?

15 A That is correct.

16 Q And the stormwater management pond  
17 that's illustrated on this site plan is in the  
18 same general location as was in the authority to  
19 build within the right-of-way plan; is that  
20 correct?

21 A Correct. That is correct.

22 MR. BROWN: No other questions. Thank

1 you.

2 HEARING EXAMINER: All right. Ms.  
3 Nuriddin, do you have any questions about this  
4 particular plan, just this plan?

5 MR. NURIDDIN: No, I don't. Thank you.

6 HEARING EXAMINER: Okay. Thank you.

7 All right. Fatima, could you please  
8 put up Exhibit 34, share screen with Exhibit 34?

9 REDIRECT EXAMINATION

10 BY MR. HORNE:

11 Q Okay. Mr. Woodburn, Exhibit 34. Did  
12 you also prepare or have prepared in your  
13 supervision the landscape plan illustrating the  
14 fencing and the screen on the site as Exhibit 34?

15 A I did, but I want to bring note to  
16 there's missing from this plan, which was in the  
17 original application, a tree canopy coverage  
18 chart that should be on the right-hand side. And  
19 I don't know if it's another version or -- I  
20 don't see it, but I can talk about this plan,  
21 correct.

22 HEARING EXAMINER: Yeah, let's deal

1 with that issue first.

2 MR. HORNE: There's a landscape plan  
3 Exhibit 40 but that -- no, but that can't be it  
4 because that says 2/20. That says February.

5 HEARING EXAMINER: Right. That's why I  
6 discounted that one.

7 MR. HORNE: Well, let's take a look and  
8 make sure.

9 HEARING EXAMINER: Okay. Fatima, could  
10 you pull up Exhibit 40 please?

11 MS. BAH: Okay.

12 HEARING EXAMINER: There's your tree  
13 canopy.

14 THE WITNESS: There it is.

15 HEARING EXAMINER: So what I need you  
16 to do, Mr. Horne, is to figure out which one of  
17 these is correct and if it's the tree canopy plus  
18 Exhibit 34, we need a new exhibit. So if you can  
19 just figure out, and we already have the record  
20 being open for the additional affidavits, so  
21 figure out what your landscape plan should be and  
22 submit it. How about that?

1 MR. HORNE: Will do.

2 HEARING EXAMINER: Okay.

3 THE WITNESS: Thank you.

4 BY MR. HORNE:

5 Q Go ahead. Continue, Mr. Woodburn.

6 A This is the --

7 HEARING EXAMINER: So let's go back  
8 to -- I think we should go back to Exhibit 34  
9 because I don't know what changes you made  
10 between February 20th and August 7th. Yeah,  
11 Exhibit 34. Right. Okay. You know what I mean?  
12 I don't know what changes you made other than the  
13 tree canopy is not --

14 THE WITNESS: I believe these were  
15 changes as requested by staff in their comments,  
16 I believe.

17 HEARING EXAMINER: Okay. So let's  
18 testify to that one then. And then what I'm  
19 going to do, Mr. Horne, is once you sort out the  
20 landscape plan issue, maybe Exhibit 34 plus the  
21 tree canopy, I'm going to insert it as Exhibit 34  
22 in lieu of the document that we're looking at

1 now. Does that work for you?

2 MR. HORNE: It works for me if it works  
3 for Paul.

4 THE WITNESS: Yeah, it does. Thank  
5 you.

6 HEARING EXAMINER: All right. So  
7 testify to them sort of as a hybrid, Mr.  
8 Woodburn, if you would.

9 THE WITNESS: Okay. Technology, I tell  
10 you.

11 HEARING EXAMINER: Exactly.

12 THE WITNESS: So this is the site  
13 landscape plan, which is intended to show the  
14 proposed landscaping around the perimeter of the  
15 project and internally to meet the minimum  
16 requirements, so the Prince George's County  
17 Landscape Manual, and the requirements for  
18 screening and interior plantings and for tree  
19 canopy coverage.

20 The circular squiggly marks are the  
21 proposed landscaping which would include trees  
22 and shrubs, and there's some existing wooded



1 areas around the perimeters, more on Old Central  
2 Avenue East and Maryland Route 301.

3 The landscape buffer requirements, as I  
4 said, are intended to also provide screening that  
5 work in concert with the proposed sight tight  
6 vinyl fence which runs the perimeter of the  
7 property to help screen the interior of the  
8 property. The sight tight fence would meet the  
9 proposed buildings because the buildings would  
10 act as a screen in those locations as well.

11 What we call and as you see noted on  
12 these plans, they're called landscapes or buffer  
13 yards along the perimeter of the property. Each  
14 buffer yard has requirements, which are listed  
15 below, and charts. Each buffer yard is labeled  
16 with the number of plant units per linear foot,  
17 which would include the trees and shrubs.

18 And let's see here. There's also a  
19 planting schedule which outlines the types of  
20 trees and the number of trees for each buffer  
21 yard inclusive. Any questions on that?

22 HEARING EXAMINER: Mr. Brown?

1 MR. BROWN: None. Thank you.

2 HEARING EXAMINER: Ms. Nuriddin?

3 MR. NURIDDIN: No. Thank you very  
4 much.

5 HEARING EXAMINER: All right. Thank  
6 you. Okay.

7 BY MR. HORNE:

8 Q Mr. Woodburn, does that plan  
9 address -- is it your testimony that with  
10 reference to the consolidated storage in the CS  
11 zone that your site plan and the landscape plan  
12 address the roadway access and mobility of the  
13 circulation, the off-street parking and loading,  
14 the open space set aside, the landscape  
15 conformance, the environmental protection and  
16 noise control, and the parking regulations?

17 A It does.

18 Q Thank you. And in your opinion, does  
19 the proposed site plan and landscape plan  
20 therefore satisfy all the engineering related  
21 design regulations for the CS zone as set forth  
22 in the zoning ordinance?

1           A     That's my opinion, yes.

2           Q     Are there any proposed amendments to  
3 the site plan that you would like to address,  
4 either the landscape plan or the site plan?

5           A     There's two things, other than the  
6 hybrid of the two plans here, would be as you  
7 enter the site -- and it's a little hard to see  
8 on this plan. Maybe go back to the site plan if  
9 that's possible. It would be easier to see.

10           HEARING EXAMINER: Can we go back to  
11 Exhibit 39, please, Fatima? Or did you want the  
12 conceptual plan?

13           THE WITNESS: This is fine. No, this  
14 is fine.

15           HEARING EXAMINER: Okay.

16           THE WITNESS: Thank you. And just  
17 scroll down a little bit. Give it a second.

18           At the entry point to the property, and  
19 I'll say it's the east, or excuse me, the west  
20 side, there's a black dark thicker line. That's  
21 the signage for the property. It's hard to see  
22 but it's labeled and it says sign. We want to

1 turn that 90 degrees. So it's the same location,  
2 just turns 90 degrees so you can see it  
3 from -- and it's really a safety mechanism for us  
4 so you can see it from both ways, east and west.

5 HEARING EXAMINER: Do you want to amend  
6 this plan or --

7 THE WITNESS: Yes.

8 HEARING EXAMINER: Okay. So Arthur, it  
9 goes on your to-do list. So is it Exhibit 39  
10 that you want to amend or Exhibit 35, Mr.  
11 Woodburn?

12 THE WITNESS: It will be both plans.

13 HEARING EXAMINER: All right. So you  
14 want to amend Exhibit 39 and Exhibit 35.

15 And likewise, when you submit the  
16 amended copies, Mr. Horne, I'm just going to  
17 substitute them for the same number exhibits as  
18 they are currently.

19 MR. HORNE: Thank you.

20 BY MR. HORNE:

21 Q So Mr. Woodburn, that's turning the  
22 entry sign perpendicular or I guess you said 90

1 degrees. And what other, if any --

2 A Yes, to the left, near what we would  
3 call the striped handicap access, there's a light  
4 pole shown next to the visitor parking. That  
5 light pole, we would like to shift it to be  
6 outside of the existing state easement. They  
7 have a drainage easement for their storm drain.

8 HEARING EXAMINER: Could you just  
9 repeat that? You were frozen. You want to shift  
10 it to --

11 THE WITNESS: Oh, sure.

12 A I want to shift the light pole out of  
13 the existing state highway easement as depicted  
14 on both Exhibit 34 and Exhibit 35 I think you  
15 said.

16 Q Exhibit 39.

17 A To be out -- I'm going to shift that  
18 outside of the easement.

19 Q Mr. Woodburn, are these proposed  
20 changes minor in nature and do they in any way  
21 impact the overall layout of the site plan?

22 A My belief is they are very minor and

1 will not impact the site plan or landscape plan.

2 Q Have you read the staff report prepared  
3 in this case?

4 A I have.

5 Q Do you agree with the staff's findings  
6 and conclusions as it relates to the applicable  
7 design guidelines?

8 A I do with a couple minor discussion  
9 points or amendments, if possible.

10 Q Well, I'm going to ask you as to the  
11 proposed conditions, like A through E on there,  
12 that was set forth in the staff report. Do you  
13 have any proposed amendments to them and, if so,  
14 why?

15 A Okay. So on 1B -- I'm okay with 1A.  
16 1B --

17 Q Well, wait a minute.

18 MR. HORNE: Can we put the staff report  
19 up? It's actually the last page. It's the  
20 conditions. That would be --

21 HEARING EXAMINER: All right. Staff  
22 report. Fatima, can you put up Exhibit 42 and go

1 to the last page?

2 MR. HORNE: The very last page.

3 HEARING EXAMINER: It will be page 22.

4 THE WITNESS: Go back one page, please.

5 HEARING EXAMINER: 21, Fatima, page 21.

6 MR. HORNE: There you go. Right there.

7 THE WITNESS: Scroll down just a bit to  
8 the recommendation section. Thank you. Can  
9 everybody see that okay?

10 A So 1A is fine. 1B, and I'll just give  
11 you a little information. The property, Parcel  
12 A, was recorded in 1989 and in that time the  
13 coordinate system that that plat was prepared  
14 under was in a different datum than the county  
15 and Park and Planning uses today. Today, when we  
16 use a datum for a property and a plat, it has to  
17 be in what we call the Maryland State Plane  
18 System.

19 And what I would like to do is add  
20 wording to this that we can also show the  
21 Maryland State Plane System bearings and  
22 distances. I don't mind showing the old plat

1 bearings and distances, but it will be  
2 problematic not only for the developer to build  
3 the project but for all of the agencies who are  
4 going to ask for me to do that. So I just would  
5 like to show both and note both so that we're  
6 clear and everyone can move forward in the  
7 correct datum.

8 Q And you have the proposed wording for  
9 that, Mr. Woodburn?

10 A Well, we will submit that, if that's  
11 okay with you. And then if I may, on 1D --

12 HEARING EXAMINER: Would you move to  
13 the next page, Fatima?

14 THE WITNESS: It will be the next page.

15 A I would propose that we change the  
16 wording of the prior to certification of the  
17 revised TCP2 to say at the time of the first  
18 permit, which would be consistent with C above.  
19 And we will make these and provide them or Mr.  
20 Horne will send those.

21 MR. HORNE: So Madam Examiner, as you  
22 know, C says at the time of the first permit, but



1 if you went back to the first page under one,  
2 they have it listed as prior to certification,  
3 but then C is sort of out of place. It really  
4 should be a zone condition and, you know, we're  
5 asking to change the trigger for D.

6 HEARING EXAMINER: All right. So  
7 you're going to provide requested amended  
8 language to 1B and D.

9 MR. HORNE: And pull C out of that  
10 category and put it as its own number because it  
11 doesn't belong.

12 HEARING EXAMINER: Okay. Let me put it  
13 a different way. So you want to amend condition  
14 1 and then however you move them around, if you  
15 add a new condition to or for or whatever, just  
16 you want to amend condition 1. Okay.

17 THE WITNESS: Yeah. Thank you.

18 MR. HORNE: Just really quick for the  
19 record, the reason why the condition 1D needs to  
20 be amended.

21 HEARING EXAMINER: You're frozen at the  
22 moment.

1 MR. HORNE: Am I or --

2 HEARING EXAMINER: Yeah. Now you're  
3 good.

4 MR. HORNE: Okay.

5 BY MR. HORNE:

6 Q So Paul, real quick, can you explain  
7 why condition 1D needs to be amended?

8 A So the sediment control plan would come  
9 during the development and the permit process.  
10 It would not come during the special exception  
11 process of the project. So it just -- it makes  
12 more sense that this would be done at that time  
13 versus later in the development process because I  
14 can't get -- file a plan without a certified TCP2  
15 and a certified special exception. So I would be  
16 caught in a loop where I can't get out of.

17 Q All right. Thank you.

18 MR. HORNE: And that's all I have for  
19 Mr. Woodburn.

20 HEARING EXAMINER: All right. Do you  
21 have any further questions, Mr. Brown?

22 MR. BROWN: Yes. Fatima, would you

1 just pull up the landscape plan again please?

2 HEARING EXAMINER: Landscape plan was  
3 Exhibit 34. Exhibit 34, please.

4 RECROSS-EXAMINATION

5 BY MR. BROWN:

6 Q Now, Mr. Woodburn, as I understand it,  
7 you meet all of the requirements for landscaping  
8 and tree canopy coverage, but I'm looking at the  
9 southern boundary of the property, southeast on  
10 Old Central Avenue, and I'm assuming that part of  
11 the parking lot area because it's not blown up is  
12 where the vehicles, trailers, boats, and what  
13 have you would be parked.

14 I'm just wondering why is there not  
15 more landscaping along the perimeter of those  
16 parking spaces since directly across Old Central  
17 Avenue is the South Lake property? And as I  
18 recall, on the South Lake property, I think that  
19 may be commercial or hotel uses directly across  
20 the street. But whatever it is, do you not think  
21 that we need more landscaping to buffer the  
22 trailers and trucks and boats and what have you

1 that will be parked along that corner?

2 A That's a good question for sure. So  
3 this corner of the property, which does sit  
4 across the street from South Lake, if you've been  
5 out to South Lake, as part of -- which I did that  
6 development -- as part of our improvements, as  
7 you suggested earlier, to Old Central Avenue, we  
8 left a portion of that corner as existing woods  
9 on their side -- even though we're not taking  
10 credit on this project, just to put it in  
11 context -- and our site sits down below -- much  
12 lower than Old Central Avenue in this location.  
13 I don't know, approximately ten feet lower.

14 We also left existing woodland on our  
15 side. It's hard to see it to scale on the  
16 screen, but we're not clearing a good strip along  
17 there. So that would be an existing wooded area  
18 that will remain. And there's a sight tight  
19 vinyl fence that will run inside of the woods in  
20 that area to also screen that corner.

21 Q All right.

22 A I hope that helps answer your question.

1 Q Yeah, that made sense.

2 MR. BROWN: No other questions. Thank  
3 you.

4 HEARING EXAMINER: All right. Do you  
5 have any other questions, Ms. Nuriddin?

6 MR. NURIDDIN: Yes, I just had one.

7 BY MS. NURIDDIN:

8 Q Mr. Woodburn, I can't recall if you  
9 were at the April meeting, but some of the  
10 concerns that I had expressed was the  
11 environmental concerns and that buildings were  
12 being built I said LEED and you guys talked about  
13 the other options. Now, pursuant the section  
14 2761-600, the new green building standards, and  
15 you talked about the buildings and accessory  
16 buildings, are any of these buildings under any  
17 type of green building standards?

18 A I am not testifying regarding the  
19 building so I can't answer that, but I believe  
20 there is an architect on this as an expert who  
21 could probably answer some of those for you.

22 Q Okay. Okay.

1 A Okay?

2 Q Okay. Uh-huh.

3 A Thank you.

4 HEARING EXAMINER: All right, then.  
5 Any further questions, Mr. Horne?

6 MR. HORNE: No questions for Mr.  
7 Woodburn. Thank you.

8 HEARING EXAMINER: All right. Thank  
9 you, Mr. Woodburn.

10 Fatima, you can stop sharing for the  
11 moment.

12 And then the next witness is --

13 MR. HORNE: Mr. Dylan McAndrew.

14 HEARING EXAMINER: All right. Mr.  
15 McAndrew. So Mr. McAndrew, I'm going to swear  
16 you in.

17 DYLAN MCANDREW  
18 being first duly sworn or affirmed to testify to  
19 the truth, the whole truth, and nothing but the  
20 truth, was examined and testified as follows:

21 HEARING EXAMINER: Thank you. Would  
22 you please state your name and business address

1 for the record?

2 THE WITNESS: Dylan McAndrew. My  
3 company is located at 645 B&A Boulevard, Suite  
4 214. That's in Severna Park, Maryland 21146.

5 HEARING EXAMINER: Okay. I note that  
6 your CV is Exhibit 55.

7 And I'm thinking, Mr. Horne, you want  
8 to qualify Mr. McAndrew?

9 MR. HORNE: I do, Madam Examiner.

10 DIRECT EXAMINATION

11 BY MR. HORNE:

12 Q Asking Mr. McAndrew has he ever  
13 qualified as an expert as a traffic engineer  
14 before any zoning hearing examiner in the state  
15 of Maryland?

16 A Yes, once prior in Montgomery County.

17 Q And have you -- what is your current  
18 position with Lenhart Traffic Consultants?

19 A I've been a traffic engineer -- we're a  
20 small business, don't have many official  
21 titles -- at Lenhart for the past seven years.

22 Q Okay. And --

1 HEARING EXAMINER: And were you  
2 qualified in front of in Montgomery County?

3 THE WITNESS: It was for a conditional  
4 use hearing.

5 HEARING EXAMINER: Who held the  
6 hearing?

7 THE WITNESS: That's a good question.

8 MR. HORNE: Was it a zoning hearing  
9 examiner or board of appeals or --

10 HEARING EXAMINER: Planning board?

11 THE WITNESS: I believe it was a zoning  
12 hearing. Yeah. Forgive me. The exact process  
13 of what I was going through was a little  
14 confusing being as it was my first one, but it  
15 was just this past August.

16 HEARING EXAMINER: Can you firm that  
17 answer up a little bit?

18 THE WITNESS: Yeah.

19 HEARING EXAMINER: Was it a hearing  
20 examiner?

21 THE WITNESS: It was a meeting to get a  
22 conditional use approved.



1 MR. BROWN: I believe the planning  
2 board for Montgomery County does the conditional  
3 uses.

4 THE WITNESS: I'm sorry. What was  
5 that?

6 MR. BROWN: I said I believe it's the  
7 planning board that approves the conditional uses  
8 in Montgomery County.

9 BY MR. HORNE:

10 Q Did you have to take an oath, Mr.  
11 McAndrew?

12 A I did, yes, at the start of my  
13 testimony.

14 Q And then did they indicate that they  
15 were accepting your testimony as an expert in  
16 transportation?

17 A That's correct, yeah.

18 Q And then what kind of activity do you  
19 do at Lenhart Traffic Consultants?

20 A Throughout the state of Maryland,  
21 including Prince George's County, we conduct  
22 traffic impact studies, we do -- which includes,

1 you know, minor traffic statements for small  
2 scale developments and much larger traffic impact  
3 studies for larger scale developments. We do  
4 parking analyses, we do safety analyses, we  
5 do -- you know, we assist with MDOT SHA for --

6 HEARING EXAMINER: We kind of don't  
7 need to know what Lenhart Group does. We kind of  
8 need to know what you have specifically done for  
9 Lenhart.

10 THE WITNESS: Sure. All of those  
11 things I just mentioned. I've prepared,  
12 compiled, and submitted to the various  
13 jurisdictions throughout the state. The key  
14 thing I -- the bulk of what we do is traffic  
15 impact studies assisting developments such as  
16 this to get their project approved and  
17 identifying transportation inadequacies that need  
18 to be addressed to support the development.

19 HEARING EXAMINER: So again, I don't  
20 need to know what we do. I know what Lenhart  
21 Group does. We're looking into your background  
22 to see what you have actually done.

1 THE WITNESS: I guess I prepared those  
2 specific studies that Lenhart as a company sends  
3 out for their review.

4 BY MR. HORNE:

5 Q Have you ever written a traffic  
6 analysis?

7 A Yeah. I would estimate close to 100  
8 traffic impact studies I've prepared myself and  
9 roughly, you know, 30 to 40 percent of those have  
10 been in Prince George's County specifically.

11 Q And when you prepare these analyses, do  
12 you sometimes collaborate with the other traffic  
13 engineers at Lenhart Consulting?

14 A For sure. You know, we bounce ideas  
15 off each other. So I assist my colleagues with  
16 reviewing their studies for separate projects  
17 and, you know, they assist me with any questions  
18 I have along the way and it's a team effort for  
19 sure.

20 In addition, I've reviewed -- while at  
21 Lenhart I've had an on-site consulting position  
22 with MDOT SHA for District 5 where I reviewed

1 traffic impact studies on their behalf and  
2 addressed like essentially citizen complaints for  
3 specific traffic issues throughout District 5.

4 MR. HORNE: Examiner, I think preparing  
5 hundreds of analyses and being retained by the  
6 State Highway Administration indicates a level of  
7 competency and quality that he is a qualified  
8 traffic engineer in this particular case. I  
9 think I heard him say he's looked at -- I thought  
10 he said 100 in Prince George's County, but  
11 correct me if I'm wrong, Mr. McAndrew.

12 THE WITNESS: No, I would have estimate  
13 I've conducted myself about 100 traffic impact  
14 studies and I would put it roughly around 40  
15 percent of those have been specifically for  
16 Prince George's County.

17 MR. HORNE: Thank you.

18 HEARING EXAMINER: All right. Mr.  
19 McAndrew, I'm going to turn you over to Mr. Brown  
20 for voir dire.

21 VOIR DIRE EXAMINATION

22 BY MR. BROWN:

1           Q     Mr. McAndrew, I apologize, I was not  
2     able to find your resumé or CV in this file so I  
3     have to ask you a couple of boring questions as a  
4     result.

5                   HEARING EXAMINER: Do you want Fatima  
6     to pull it up, Mr. Brown?

7           MR. BROWN: Yes. If she could, that  
8     would be great.

9                   HEARING EXAMINER: All right. Fatima,  
10    could you share screen with Exhibit 55?

11          MS. BAH: Yes.

12          Q     All right. Mr. McAndrew, without  
13    straining my eyes, just tell me where did you go  
14    to school for college?

15          A     I got my --

16                   HEARING EXAMINER: Fatima -- yeah,  
17    thank you so much. Just a little smaller.

18          A     I went to Penn State University.

19          Q     All right. And you graduated from Penn  
20    State what year?

21          A     That would have been 2012.

22          Q     All right. And you're a professional

1 engineer licensed in Maryland as of 2017 through  
2 the present?

3 A That's correct.

4 Q All right. And you've been working for  
5 Lenhart Traffic Consulting since what year?

6 A 2016.

7 Q And prior to 2016 you were employed  
8 where?

9 A STV Incorporated, which is also in  
10 Maryland.

11 Q And it does what?

12 A I was doing design related traffic  
13 tasks. They're a, you know, civil engineering  
14 firm and I was on the -- within the traffic  
15 department there.

16 Q All right. So in this first paragraph  
17 on your resumé where you list ten years of  
18 experience in traffic engineering, traffic  
19 modeling simulation operations, safety analysis,  
20 that entire paragraph, is it fair to say that you  
21 perform all of those functions currently at  
22 Lenhart Traffic Consulting?

1           A     Yes, I would say it's fair to say that.

2           MR. BROWN: All right. Scroll down to  
3 the next page if you could, Fatima. All right.

4           THE WITNESS: I think this is Rebecca's  
5 resumé. Mine is just one page.

6           MR. BROWN: I was about to say, if  
7 you're an architect too you're doing pretty good.

8           THE WITNESS: No.

9           MR. BROWN: But I guess just a couple  
10 quick questions.

11          Q     You've only been accepted, according to  
12 your testimony, one time in Montgomery County.  
13 Have you ever been offered more than one occasion  
14 to be an expert in traffic engineering in any  
15 other jurisdiction, in any other forum?

16          A     No. That was the first and only time  
17 and this is the second.

18          Q     Okay. And in that proceeding in  
19 Montgomery County, were you cross-examined by an  
20 attorney for the opposing side?

21          A     There was not an attorney. There was  
22 just a citizen, you know, position.

1           Q     Yeah. So that was the planning board.  
2     That wasn't a zoning hearing examiner. So since  
3     you were not cross-examined that's not an  
4     evidentiary hearing. I think that you have the  
5     experience, ten years of experience that you  
6     listed on this resumé.

7           MR. BROWN: However, I'm not trying to  
8     throw a wrench in your case, Mr. Horne. I don't  
9     want to oppose him as an expert but let me just  
10    say this. Since he has really never testified as  
11    an expert in a proceeding prior to today, I will  
12    reserve any objection at the conclusion of his  
13    testimony. Mr. Lenhart is here online as well.  
14    If for some reason Mr. McAndrew's testimony comes  
15    up short from the standpoint of an expert, I  
16    could oppose him at that time and maybe you could  
17    have Mr. Lenhart come in.

18           This is no offense against you, Mr.  
19    McAndrew, but again you've never qualified before  
20    and --

21           THE WITNESS: No.

22           MR. BROWN: -- and your experience of



1 ten years seems to meet the test but I think it's  
2 a close call.

3 THE WITNESS: No, I understand and that  
4 is why Mike Lenhart is here just in case.

5 HEARING EXAMINER: Yeah. That's why  
6 he's here. He knew that's how that was going to  
7 go. Let me offer this, Mr. Horne, to you. We'll  
8 let Mr. McAndrew testify. Not as an expert, but  
9 he'll testify because he performed all this work.  
10 And then we will let Mr. Lenhart adopt his  
11 testimony as his today. How about that?

12 MR. HORNE: Okay. Yeah. But when you  
13 say perform, he actually is opining on work done  
14 by others in his office including Mr. Lenhart and  
15 I would say that I respect you and Mr. Brown's  
16 determination, but there has to be a first time  
17 for somebody at some time and, you know, after  
18 ten years of doing this, you know, if you don't  
19 have the opportunity you will never be considered  
20 an expert.

21 And it seems to me that, you know, his  
22 educational background and experience -- now,

1 whether his testimony here is applicable and you  
2 accept it or not, that's up to you guys. But I  
3 would want to say that, you know, we all had to  
4 have a first time. So, yeah, one time, and so  
5 therefore hopefully, you know, this could be  
6 considered Mr. McAndrew's first time here in  
7 Prince George's County because, you know, again,  
8 you know, there was a -- I'm not familiar with  
9 Montgomery County to be able to say how that  
10 operated.

11 But anyway, we do have Mr. Lenhart here  
12 just in case, but I would urge strong  
13 consideration to Mr. McAndrew because he  
14 has -- you know, though Mr. Lenhart has been the  
15 face for seven years, Mr. McAndrew has been on  
16 those emails that many of us see as part of the  
17 preparation. So he has definitely been around  
18 and definitely well versed in what's going on.

19 HEARING EXAMINER: Mr. Brown?

20 MR. BROWN: Well, I think he has the  
21 experience as well. I mean, I won't object to  
22 his qualification as an expert.

1 MR. HORNE: Thank you.

2 HEARING EXAMINER: All right. You had  
3 me at Penn State. My children went there.

4 MR. HORNE: Now, I was going to say  
5 since they play Maryland this week I don't know  
6 whether we should -- what we should say here.

7 HEARING EXAMINER: We bleed blue in my  
8 family, not red. All right. So you know what,  
9 you tell Mr. Lenhart, because he's listening,  
10 what a wonderful job you did and you're going to  
11 be a stellar exception to the rule we normally  
12 apply to expert witnesses and I'm going to  
13 qualify you today as an expert in the field of  
14 traffic and traffic engineering.

15 THE WITNESS: Well, thank you for that.  
16 Yeah. Like Arthur said, it's tough to get going  
17 and then once you are it's smooth sailing, so  
18 you're right.

19 HEARING EXAMINER: Right. The tough  
20 one is and we normally don't -- Prince George's  
21 Hearing Examiners normally don't let you be your  
22 first bite, but we're going to do that for you

1 today. Okay.

2 MR. HORNE: Thank you.

3 HEARING EXAMINER: All right. Mr.  
4 Horne, your witness.

5 DIRECT EXAMINATION (Resumed)

6 BY MR. HORNE:

7 Q Okay. Mr. McAndrew, have  
8 you -- generally, as far as your education and  
9 experience, have you worked -- reviewed traffic  
10 studies and analysis prepared by your colleagues  
11 at Lenhart Traffic Association previously?

12 A Yes, on a very regular basis. And just  
13 wanted to add -- I already mentioned this -- but  
14 including the time at MDOT SHA I reviewed, you  
15 know, studies submitted by other companies. So  
16 it was kind of a well-rounded review of various  
17 types of traffic studies.

18 Q Have you listened to the testimony of  
19 all of the witnesses here today?

20 A Yes.

21 Q And are you aware that there was a  
22 request to build in a right-of-way at this

1 subject site previously?

2 A Yes, I am.

3 Q And was Lenhart Traffic Consultants  
4 involved with that application process?

5 A Yes, they were.

6 Q And were you employed with Lenhart  
7 Traffic Consultants at that time?

8 A Yes.

9 Q Okay. And obviously you're here today,  
10 and has Lenhart Traffic Consultants been retained  
11 to address traffic questions with reference to  
12 the subject application here today?

13 A Yes.

14 Q Okay. Do you recognize Exhibit 11,  
15 which I guess is the traffic consultant statement  
16 dated February the 7th, 2023? And can you tell  
17 me what that is?

18 A Yes. I aware of it and looking at it  
19 now. It is a traffic statement for the subject  
20 site that details that the proposed use, the self  
21 storage facility, will generate a minimal amount  
22 of traffic compared to what the site is allowed

1 to be developed by right from the previously  
2 approved preliminary plan, which is number  
3 4-86018.

4 That previous preliminary plan was  
5 approved for a variety of uses including a motel,  
6 restaurants, a bank, a couple thousand square  
7 feet of retail space, and a car wash. And the  
8 statement goes on to detail that the trips  
9 generated by this proposed use are significantly  
10 lower than what can be expected with what is  
11 previously approved.

12 Q And Exhibit 11, that analysis prepared  
13 by the Lenhart Group, in putting together an  
14 analysis you just mentioned what's generally  
15 done. Do you look at previous approvals? You  
16 mentioned a preliminary plan of a subdivision.  
17 Is that the applicable transportation related  
18 determination at the subject site?

19 A Yes. Yes, it is. Yes.

20 Q And then with reference to the  
21 application for the site with reference to  
22 building in a right-of-way, did Lenhart Traffic

1 Consultants also prepare an analysis for that as  
2 well, do you know?

3 A They did.

4 Q And we mentioned earlier in the  
5 testimony about Exhibit 62 under the testimony of  
6 I believe it was Mr. Woodburn concerning the  
7 State Highway Administration and their comments  
8 about the ability to build in a right-of-way. Do  
9 you recognize the correspondence in Exhibit 62?

10 A Yes, I do.

11 Q Okay. And does that information in any  
12 way influence your opinion today as to whether  
13 development can occur on that particular site for  
14 transportation wise?

15 A It influences it to the point that  
16 there's no right-of-way restrictions for any  
17 future SHA planned improvements in the vicinity  
18 that would, you know, reduce the ability or the  
19 size of the site that can be developed or  
20 anything. So, yeah, and that's concurred with  
21 Exhibit 62 between staff at M-NCPPC as well as  
22 MDOT SHA.

1 Q Okay. I just want to go back to  
2 Exhibit 11 which, as you mentioned, was the  
3 exhibit prepared for this particular application.  
4 Did you indicate that you or someone in your  
5 office prepared this analysis?

6 A Yes, this was prepared by Mike Lenhart,  
7 and in the run up to this hearing I reviewed it  
8 thoroughly and I'm onboard 100 percent with the  
9 methodology that was used.

10 Q Okay. And can you just briefly explain  
11 the methodology to everyone here, the examiner  
12 and et al., as to the analysis and the results of  
13 that with reference to the transportation  
14 associated with the site?

15 HEARING EXAMINER: I just want to make  
16 sure that we're talking about the 2/7 statement,  
17 not the 2/22 report.

18 MR. HORNE: Yes, the 2/22 report -- I'm  
19 going to ask Mr. McAndrew.

20 Q That's related to the building in a  
21 right-of-way; is it not? Do you have that?

22 A 2/22 is --



1 Q The date. She's talking about the  
2 date.

3 HEARING EXAMINER: Exhibit 58.

4 MR. HORNE: Can you pull that up,  
5 please, Fatima, so he can see?

6 A Okay. Yes. I'm sorry. I pulled it  
7 here. It's on page 1090 of the binder. This was  
8 prepared by -- again, by Mike, Mike Lenhart, and  
9 was the basis for Exhibit 62 which is the signoff  
10 from SHA and M-NCPPC essentially indicating that  
11 they concurred with the findings of what Mike put  
12 together here which was that the PG Atlas GIS  
13 mapping that showed the natural plane of right-  
14 of-way was inconsistent with what MDOT SHA's  
15 plans are for the 214 and 301 interchange. So  
16 this site was demonstrated to be outside of what  
17 their proposed right-of-way actually is and  
18 Exhibit 62 is the signoff on that.

19 Q So therefore, from a traffic standpoint  
20 with reference to that exhibit, as you I believe  
21 just testified to, that that meant that there was  
22 no prohibition for being able to develop on this

1 subject site from a transportation perspective.

2 A Correct.

3 Q Now, with reference to Exhibit 11,  
4 which is also dated February but it is 2023 --

5 A Yes.

6 Q Can you explain again the methodology  
7 that was utilized to make a determination that  
8 the subject site would be able to operate a  
9 consolidated storage facility with reference to  
10 this transportation analysis?

11 A Yes. So the basis for the trip  
12 generation anticipated for this site is the IT  
13 Trip Generation Manual that's currently on the  
14 11th edition of that and basically what that does  
15 is provides data and equations and a whole host  
16 of other information about various types of land  
17 uses and the amount of traffic that can be  
18 anticipated to be generated during a weekday,  
19 during the peak hours of a weekday, during the  
20 weekend, et cetera.

21 In this case we utilized the  
22 corresponding land use which is a mini warehouse.

1 It's IT Land Use 151 and we used the -- we pulled  
2 the appropriate trip generation rates from that  
3 and it results in a peak hour -- no more than 18  
4 peak hour trips and that's during the p.m. peak  
5 hour. The a.m. peak hour was anticipated to  
6 generate about 11 trips. And as I eluded to, the  
7 site is already approved via preliminary plan  
8 4-86018 for a variety of uses that would easily  
9 be anticipated to generate significantly more  
10 traffic than what is currently proposed.

11 So that was the crux of our traffic  
12 statement and going on to demonstrate that, you  
13 know, if the site was developed with what was  
14 previously approved the traffic impacts would be  
15 far greater compared to what we are proposing in  
16 this case.

17 Q So based on the analysis undertaken by  
18 you and your office, in your opinion will that  
19 roadway network be adequate to satisfy and handle  
20 the traffic generated from the consolidated  
21 storage uses?

22 A Yes, I am.

1           Q     And in your opinion, does the subject  
2 application satisfy all the transportation  
3 requirements set forth in the Prince George's  
4 County zoning ordinance with reference to  
5 approval of a special exception for use in the CS  
6 zone with relations to traffic?

7           A     Yes, it is.

8           Q     Thank you, Mr. McAndrew.

9           A     Thank you.

10          MR. HORNE: Mr. Brown?

11          HEARING EXAMINER: Mr. Brown?

12          MR. BROWN: I really don't have any  
13 questions other than one.

14                    CROSS-EXAMINATION

15          BY MR. BROWN:

16           Q     Old Central Avenue used to be one-way  
17 south from Central Avenue to 301; is that  
18 correct?

19           A     That may be. I'm not sure about that  
20 to be 100 percent honest. (Indiscernible).

21           Q     All right. Because with the new  
22 construction out there and looking at your site

1 plans it appears to me that Old Central Avenue is  
2 now two-way between 301 and Maryland 214.

3 A Correct.

4 Q I'm not saying that that's an issue.  
5 I'm just trying to confirm. It's going to be  
6 two-way from this point in the future; is that  
7 correct?

8 A Yeah, and that -- going back to Paul's  
9 testimony about rotating the sign, that was to  
10 ensure it would be visible from both directions.  
11 So the same idea that he was getting at.

12 Q All right. I got you.

13 MR. WOODBURN: Mr. Brown, this is Paul  
14 Woodburn. That road as long as I've been in this  
15 business has been two-way.

16 MR. BROWN: I guess maybe the problem  
17 is I'm only going in one direction on that road.

18 MR. WOODBURN: Right. Generally most  
19 people use it in one direction.

20 MR. BROWN: Right, from Central to 301.

21 MR. WOODBURN: Yeah. Correct.

22 MR. BROWN: All right. No other

1 questions, Mr. McAndrew. Not a problem. Thank  
2 you.

3 THE WITNESS: Thank you.

4 HEARING EXAMINER: Mr. Nuriddin, excuse  
5 me, Ms. Nuriddin, do you have any questions?

6 MR. NURIDDIN: Yes, I do. I just have  
7 one for Mr. McAndrew.

8 BY MS. NURIDDIN:

9 Q In terms of your methodology used for  
10 your trip generation, I'm not sure if you were  
11 present at the meeting, but that was a concern  
12 some of us raised about boats, trailers, RVs, and  
13 what have you. Now, Ms. Tipton has stated, I  
14 believe, that the facility would be open from  
15 6:00 a.m. to 10:00 p.m. and then Mr. Woodburn  
16 said it would be 24 hour access.

17 And I had a question in terms of the  
18 methodology used. I know there's going to be  
19 inside storage and outside storage. I'm not  
20 quite sure how much. And what strategy or what  
21 methodology did you use to ascertain what a boat  
22 user might use or what an inside person might

1 use, when they might come, and how they might  
2 come? Because we were concerned about the 57,560  
3 vehicles per day that was from Maryland State  
4 Highway Administration daily use for the  
5 advertisement.

6 So could you go into the methodology  
7 used for the users and even the time frame? You  
8 can even take the most. I'm not sure what the  
9 time frame would be, whether what Ms. Tipton said  
10 or what Mr. Woodburn, and not that it would  
11 really matter, but could you explain the  
12 methodology used for your calculation that this  
13 traffic is going to be low?

14 Because our community is -- it opens  
15 right on to 214 and that was some of the concerns  
16 we had raised about these, you know, vehicles and  
17 different things since it was going to be outside  
18 of a storage and not necessarily everyone using  
19 the 301 corridor. So could you explain it,  
20 please?

21 A Sure. It's our understanding that all  
22 the outside storage for some of those larger

1 vehicles is geared towards longer term stays, if  
2 you will, where it's just a place to keep it as  
3 opposed to keeping it on an individual's  
4 property, right. So the number of -- the  
5 anticipated traffic generated by that outdoor  
6 storage becomes almost negligible given that it's  
7 one trip in, you know, every once in a while to  
8 go pick up said vehicle and then to return it and  
9 that's the extent of it.

10 As far as the timing of when they're  
11 able to do that, I would have to fall back to the  
12 rest of the people on the call for clarity on  
13 that, but that was the basis of our traffic  
14 statement for that component of the development.  
15 The main traffic generated by this use will be  
16 for people to and from the physical -- the  
17 building where they're accessing their storage  
18 unit.

19 Q Okay. And just one more follow up.  
20 Now, was this estimate you made based on any data  
21 from similar facilities in Maryland or Virginia  
22 or this was just a guesstimate or estimate based



1 on some sort of factors that you use as opposed  
2 to securing data from other similarly situated  
3 facilities?

4 A Our data is derived -- our trip  
5 generation is derived from the IT Trip Generation  
6 Manual which surveys similar sites throughout the  
7 country. Specifically, in this case there's 13  
8 other self storage facilities that have gone into  
9 what the resulting equations are for the trip  
10 generation. And the exact location, I could try  
11 to find that answer, but I don't believe I have  
12 that offhand.

13 Q Okay. That's good. And those 13  
14 others, in that Maryland is 6.9 million people,  
15 PG is a little under 1,000. Is this based on the  
16 residential data or just residential data is not  
17 a factor that you considered?

18 A It wouldn't be something that I  
19 considered. It would be something that IT, which  
20 stands for the Institute of Transportation  
21 Engineers, would have built into their selection  
22 of sites to survey. So personally me, no.

1 Q Okay. And when I said you, I meant the  
2 profession, the way you did your study.

3 A Yeah. Understood.

4 Q Okay. All right. Thank you, sir.

5 A Yeah. And just to reiterate or to  
6 clarify, this is the nationally accepted manual  
7 for how trip generation is used throughout the  
8 country. There are -- for more specific land  
9 uses there is considerations for the type of  
10 setting where it's located. In this case where  
11 the setting a general urban/suburban area, which  
12 I think this reasonably qualifies into.

13 Q Right. And I had these  
14 questions, -- just so you understand as a person  
15 in the studies, I'm always concerned when they  
16 say 1.5 people because how do you do that? You  
17 know, so that's why the standards sort of just  
18 standards but sometimes the reality is a little  
19 bit more whole. All right. Thank you.

20 A Thank you.

21 HEARING EXAMINER: All right.

22 REDIRECT EXAMINATION

1 BY MR. HORNE:

2 Q Real quick, Mr. McAndrew. The  
3 determination of -- you mentioned in and out for  
4 the use. Is that based on a.m. peak and p.m.  
5 peak hour trips?

6 A Yes. We compare those time frames  
7 given that that's when the roadways are most  
8 congested given commuter traffic.

9 Q And is that standard in the industry?

10 A Yes, it is.

11 Q Thank you very much.

12 HEARING EXAMINER: All right. Thank  
13 you.

14 Mr. Horne, do you want to call Ms.  
15 Brown?

16 MR. HORNE: I do.

17 HEARING EXAMINER: All right.

18 MR. HORNE: Ms. Brown?

19 THE WITNESS: Hi.

20 MS. TIPTON: Excuse me. Does anybody  
21 want me to address the time issue or the time  
22 discrepancy between what Mr. Woodburn said and I

1 did? It's possible to access but we  
2 operationally limit the access to 6:00  
3 a.m. -- between 6:00 a.m. and 10:00 p.m. So I  
4 just wanted to clarify that to answer your  
5 question Ms. Nuriddin.

6 HEARING EXAMINER: Okay. Thank you.

7 All right. Ms. Brown, I need to swear  
8 you in.

9 REBECCA BROWN

10 being first duly sworn or affirmed to testify to  
11 the truth, the whole truth, and nothing but the  
12 truth, was examined and testified as follows:

13 HEARING EXAMINER: Please state your  
14 name and business address for the record.

15 THE WITNESS: It's Rebecca Brown. I'm  
16 located at 800 West Broad Street, Suite 400, in  
17 Falls Church, Virginia.

18 DIRECT EXAMINATION

19 BY MR. HORNE:

20 Q Ms. Brown, what is your profession?

21 A I am a partner and registered architect  
22 and a lead accredited professional.

1 Q Okay. Where are you currently  
2 employed?

3 A Currently employed at BWD Architects.

4 Q Okay. Can we take a look -- well,  
5 Exhibit 56. I think that indicates that that is  
6 your professional statement of qualifications.  
7 Did you submit those professional statement of  
8 qualifications to the record and are they  
9 accurate and up-to-date?

10 A Yes, I did submit those and they are  
11 accurate and up-to-date.

12 Q Have you previously qualified as an  
13 expert witness as an architect in any  
14 jurisdiction in the DMV?

15 A Yes, I have qualified as an expert  
16 witness before the Office of Zoning and  
17 Administrative Hearings in Montgomery County.  
18 I've also qualified before their planning board.  
19 Additionally, I have spoken before local  
20 jurisdictions of zoning bodies, other planning  
21 boards, city councils, architectural review  
22 boards, county staff, and neighborhood groups.

1 HEARING EXAMINER: Mr. Horne, why are  
2 you attempting to qualify her?

3 MR. HORNE: Because part of the  
4 requirements for the application here for  
5 architecture is you have to demonstrate that  
6 it's -- one of the new conditions is that the  
7 architecture is compatible with the surrounding  
8 community.

9 HEARING EXAMINER: I can accept her  
10 opinion without qualifying her.

11 MR. HORNE: Okay. All right. If you  
12 can accept her opinion, that's fine.

13 HEARING EXAMINER: Yeah. We've never  
14 qualified architects before.

15 MR. HORNE: All right. Yeah, they just  
16 have -- I understand. This additional criteria,  
17 I wanted to make sure that we were covered.

18 HEARING EXAMINER: Yeah. She's  
19 entitled based on her education to opine whether  
20 or not it's compatible.

21 MR. HORNE: Okay.

22 BY MR. HORNE:

1           Q     Did there come a time, Ms. Brown, where  
2     you were asked to participate in the subject  
3     application by providing architectural services  
4     in designing the consolidated structure facility?

5           A     Yes. The work before us today was  
6     designed and prepared by my office under my  
7     direct supervision and guidance.

8           Q     And have you previously designed  
9     consolidated storages in general and/or for this  
10    particular applicant?

11          A     Yes. Our firm is nationally recognized  
12    as one of the top self storage architects in the  
13    country with consulting done across the country  
14    and I serve as architect of record on projects  
15    throughout the East Coast. I provide development  
16    of internal concept site plans, exterior  
17    elevation designs in conformance with zoning  
18    regulations, and interior building layouts  
19    complying with building codes.

20                As the architect of record, I oversee  
21    the preparation of permit and construction  
22    documents for approximately 20 plus self storage

1 projects a year. I also monitor projects  
2 throughout construction, provide final  
3 acknowledgement of substantial compliance with  
4 building codes and approve permit documents. And  
5 I have been working with this applicant for the  
6 last 15 plus years though, as they've mentioned,  
7 they have been developing this product for longer  
8 than that.

9 Q And were you made aware of the design  
10 criteria required and set forth of the Prince  
11 George's County ordinance for consolidated  
12 facilities in a CS zone?

13 A Yes. I am familiar with both the non-  
14 residential and mixed use forms and design  
15 standards of section 27-61000 and the industrial  
16 form and design standards of section 27-61100  
17 required by the Prince George's County zoning  
18 ordinance.

19 Q Okay. And what type of factors did you  
20 have to consider in designing this building?

21 A So design considerations include the  
22 building orientation and not creating any blank



1 expressionless facades. Maintaining scale and  
2 massing appropriateness. You can do that by  
3 using façade articulations and creating focal  
4 points of interest combined with overall façade  
5 rhythms with skillful placement of fenestrations,  
6 utilizing complementary color palettes and  
7 materials, and providing a variety of roof lines.

8           When designing this building, you know,  
9 first you need to have an understanding of the  
10 site access and the street frontages, what  
11 activities are okay to be visible and which do  
12 you want to screen from public view. We want the  
13 public entry point to be visible to provide  
14 clarity of direction for someone unfamiliar with  
15 the building while other site activities that  
16 patron is more familiar with can be screened.

17           Other considerations is appropriateness  
18 to the surrounding area. A building should have  
19 thoughtful consideration to the scale and  
20 massing, providing variation, complementary  
21 materials, and the rhythms. The building entry  
22 points are a significant impact. Though

1 expressed from the exterior, they have an impact  
2 to the interior of the building on how it can be  
3 effectively laid out.

4 Q Okay. And in trying to determine a  
5 neighborhood architecture, what did you consider  
6 and look at?

7 A So we looked at the surrounding  
8 commercial and residential developments to  
9 provide the harmonious design. Within the site's  
10 immediate vicinity is the mixed use residential  
11 and commercial planned community of South Lake  
12 and then there were other older roadside service  
13 commercial interchanges along Central Avenue and  
14 Crain Highway.

15 Due to the site being bound on two  
16 sides by those major roadways -- Central Avenue  
17 and Maryland 214 to the north, and Crain Highway  
18 U.S. 301 to the east, and the rather obsolete  
19 expressionless character of some of the service  
20 stations -- we expanded our review to an area  
21 slightly further away. The Pointer Ridge  
22 commercial plaza was one development we looked at

1 and also the Halls Station Village Center as  
2 well.

3 Those commercial locations were broken  
4 down in the massing into smaller scale buildings  
5 by using some of the things I already spoke to  
6 which were complementary tones. They used red  
7 and brown masonry and detailing, they had  
8 variation to the roof line, and they had  
9 different materials and colors at the cornice  
10 lines.

11 The mixed use development immediately  
12 to the south, South Lake, has the higher density  
13 three-story townhomes or two-over-two condos  
14 closest to our site and they used proposed  
15 combinations of masonry and vinyl siding. They  
16 have complementary colors and then the units are  
17 differentiated by either a change in color and/or  
18 changes in material. And then the roof line of  
19 the overall massing is given hierarchy and  
20 variation.

21 All of the surrounding area buildings  
22 use a warm color palette with the use of

1 differing tones of different variations of red  
2 masonry, lots of complementary uses of warm  
3 beiges or tans, and then there's also accents of  
4 darker tones or white contrast tones.

5 MR. HORNE: Fatima, can I ask you to  
6 pull up Exhibit 70 please? I want to ask Ms.  
7 Brown or her testimony. Okay.

8 Q Ms. Brown, Exhibit 70 is -- let me  
9 first ask, do you recognize this?

10 A I do recognize it. It was done by my  
11 firm under my supervision.

12 Q And when you were just discussing the  
13 area that you were reviewing and looking at, are  
14 these the areas that you were describing?

15 A They are though I think maybe we're  
16 zoomed in too much on --

17 Q Yeah, I was going to say it may be --

18 A -- the document. There's a lot more to  
19 it than just this little corner.

20 MR. HORNE: Can you, Fatima, pull out a  
21 little bit?

22 THE WITNESS: There we go. And even

1 further. There's two images getting cut off at  
2 the top as well.

3 A So highlighted in yellow there is our  
4 project site location and then immediately to the  
5 south labeled as items 1 and 2 are the South Lake  
6 community buildings. I'm sorry. Residential  
7 buildings. So those are represented in images 1  
8 and 2 there. And then the Pointer Ridge  
9 commercial center is represented in image 5  
10 there. And so you'll see that they all kind of  
11 have a similarity with the warm masonry colors,  
12 contrasting colors that -- you know, grays or  
13 tans, things like that.

14 And then additionally there is the  
15 closest similar product, the self storage  
16 building -- or sorry, the consolidated storage  
17 building, Public Storage, as a similar color  
18 palette as well with warm tones, with masonries  
19 and tans used.

20 Q Okay.

21 MR. HORNE: Fatima, sorry, can we look  
22 at exhibit -- I believe it's Exhibit 35 that

1 we're going to talk about the architecture being  
2 proposed and materials. Exhibit 35A, let's start  
3 with that one and --

4 THE WITNESS: We need to -- there we  
5 go.

6 MR. HORNE: Yeah. And let me -- there  
7 we go. And we're going to look at --

8 Q So let me ask you, Ms. Brown, what is  
9 Exhibit 35A here?

10 A So Exhibit 35A is the architectural  
11 concept site plan and it shows where we have  
12 utilized single-story buildings that are  
13 providing your kind of perimeter screening of  
14 interior activities. They are labeled on this  
15 plan as Building B, C, and D, and then as well as  
16 Building E, and then the remainder of this site  
17 is provided with the sight tight fences that Mr.  
18 Woodburn spoke of.

19 MR. HORNE: Yeah. So Fatima, can we  
20 scroll as we see -- so we can see B, E, C -- what  
21 she was referring to? Okay. Let's hold it there  
22 for a second so you can see.

1           A        So buildings -- I'm sorry. Exhibits  
2       35B, C, and D are all the view from if you're  
3       outside of the property. So this is the view  
4       from Central Avenue looking in and so what you  
5       see in the foreground is the single-story  
6       building and what you will still have some view  
7       of is the larger three-story building in the  
8       background. So between Exhibits 35B, C, and D,  
9       you're all kind of seeing what those views are of  
10      those.

11                   All of these buildings have been broken  
12      up into smaller expanses of wall, into smaller  
13      sections that utilize the façade offsets, high  
14      quality masonry in complementary colors,  
15      combinations of field and base detailing, and  
16      then also differing roof line treatments. So I  
17      don't know if you just want to go through those  
18      just to review those three images.

19                   MR. HORNE: Yeah. And can you, yeah,  
20      scroll up a little bit? Is it one more, Ms.  
21      Brown, or --

22                   THE WITNESS: Yes.

1 MR. HORNE: More. Yeah. A little bit  
2 --

3 THE WITNESS: One more. There you go.

4 A So those are all three images that are,  
5 you know, the one-story buildings that are  
6 surrounding the property and providing screening  
7 for activities.

8 If we can go to the next slide, which  
9 is Exhibit 35E. 35E, F, G, and H are all going  
10 to focus on Building A which is the three-story  
11 building. To note, the three-story building uses  
12 the same complementary masonry and color palette.  
13 The scale of this building is broken down both  
14 horizontally and vertically using contrasting  
15 materials, textured metal panels, exterior  
16 insulation finishing systems, and masonry.

17 And then additionally, we have  
18 fenestration patterning that is further used to  
19 define the rhythm of the building and create  
20 smaller sections. And then lastly, the roof line  
21 has a combination of the hierarchy in different  
22 cornice treatments, colors, textures, and



1 heights. All of these things combined create  
2 that visual interest we're really looking for.

3 And then the last two exhibits, 35I and  
4 J, are focusing on the single-story buildings  
5 again but they're focusing on just the interior  
6 views of those which will be screened from  
7 outside the property.

8 Q Okay. So architecturally speaking,  
9 would you say the design of the consolidated  
10 storage will be architecturally similar and  
11 compatible with the existing neighborhood?

12 A Yes, I do believe the architectural  
13 design of the proposal will be compatible with  
14 the existing neighborhood. The building  
15 elevations that are proposed show that the  
16 buildings will use the high quality materials of  
17 masonry, textured panels, and we have articulated  
18 to create to contrasting colors and visual  
19 interest. The roof lines has the height and  
20 material variations to break up the overall  
21 building's massing. And then as I spoke of, the  
22 fenestration patterning is located to really

1 breakdown that façade into creating a more multi-  
2 family scaled building.

3 Q Okay. And have you had an opportunity  
4 to read the staff report in this matter?

5 A Yes, I have read the staff report.

6 Q And with reference to their finding  
7 that the architecture proposed would be similar  
8 to the existing neighborhood, would you agree  
9 with their determination?

10 A Yes, I do agree with the staff report  
11 that the architecture will blend in with the  
12 character of the existing residential and mixed  
13 use development neighborhoods.

14 Q Thank you very much, Ms. Brown.

15 A Thank you.

16 HEARING EXAMINER: All right. Mr.  
17 Brown?

18 MR. BROWN: I think it looks pretty  
19 nice for the community. I have no questions.

20 HEARING EXAMINER: All right. Ms.  
21 Nuriddin?

22 MR. NURIDDIN: Yes, I have several

1 questions for Ms. Brown.

2 CROSS-EXAMINATION

3 BY MS. NURIDDIN:

4 Q Ms. Brown, do you -- because I don't  
5 have access to the file. Do you have any more  
6 pictures of other communities within your  
7 documentation?

8 A We do not have any other images  
9 provided in the documentation.

10 Q Okay. That being said, and I can't  
11 speak for South Lake, I do know that the ones  
12 that you do have -- Amber Ridge, Pointer Ridge  
13 Shopping Center, and the storage -- at least  
14 three to four, maybe five miles away, are not  
15 visual on where the proposed facility is located.

16 However, my community, which is less  
17 than two miles away to the east of the  
18 property -- Hall Road, Devonshire, the library,  
19 and the townhomes at the Hall Station where the  
20 Bowie South Library is and the PG Credit Union  
21 is -- are not included and we're less than two  
22 miles away and visually can see the site. Those

1 other sites cannot visually see it and they're  
2 integrated within the community, although Amber  
3 Ridge is on 301.

4 Now, the aforementioned communities  
5 have a federalist sort of layout. They're two to  
6 three-story homes with the federalist style and  
7 the federalist style masonry and those are more  
8 compatible -- if we were doing something where  
9 you could visually see, those are more  
10 compatible. In other words, I can walk to the  
11 site and so can the Turnberry residents,  
12 Devonshire, and what have you.

13 So I'm a little concerned and this is a  
14 concern that we had raised about the design of  
15 the building because whether it's compatible with  
16 our neighborhood, in my opinion it's not, and my  
17 neighborhood's architecture is not considered in  
18 the site. And I know what you're saying, the  
19 radius has to be five miles out, but I think  
20 intentionally ignoring the ones that are almost  
21 next door, it causes me some concern. So I just  
22 wanted to register that for the record.

1           The other thing is we had raised  
2 questions about the green building standards.  
3 And could you address if any of these buildings  
4 meet the -- I see you're an LEED expert -- meet  
5 those qualifications in terms of the exterior and  
6 the interior or rooftop or what exactly is  
7 planned for the buildings?

8           A     Sure. Well, to speak to the first  
9 comment which is regarding the architecture, we  
10 did look to the Hall Station Village and familiar  
11 with it that, you know, it has a lot of the same  
12 reds and brown masonry, the warm -- it really has  
13 a warm color palette to it.

14           The significant determining factor for  
15 the architecture, while the five-mile radius  
16 might be something that the owner is looking at  
17 for users, we're really looking for people who  
18 are going to be kind of within call it the view  
19 shed. And so I think that the Pointer Ridge  
20 commercial plaza is just maybe right at a mile  
21 from us as is the Hall Station. So those were  
22 two facilities that we did look at and I do think

1 that there are some similarities to them with the  
2 uses of the different colors of masonry. You  
3 know, they're not matching, no, but they are all  
4 kind of complementary and meet the design  
5 objectives.

6 Speaking to the green architecture, so  
7 yes I am a LEED accredited professional and one  
8 of the benefits that we have for this use is that  
9 we -- above many, many other uses, we have a  
10 tremendous low energy footprint and there's a  
11 couple factors that contribute to that.

12 One is that our mechanical systems are  
13 selected to be high efficient so that they're  
14 running much less than let's say a normal office  
15 use would be. We have set point temperatures  
16 that ranges from 55 to 85 where, you know, most  
17 buildings that have a lot of activity in them,  
18 you're more comfortable usually at like a 70 to a  
19 74 range. So it's a much smaller range, but with  
20 our uses we have a larger range that is  
21 acceptable.

22 Our interior lighting is all controlled

1 by motion sensors, so you don't have lights that  
2 are on that do not need to be. If there's a  
3 patron on a floor and they're accessing their  
4 unit, only those lights that they need to guide  
5 them to their unit will be activated and then at  
6 a point that there's no more activity going on  
7 those lights turn off. So that's another  
8 significant contributing factor to our energy  
9 efficiency for the building.

10 The last thing is just that we have a  
11 very tight thermal skin and by that I mean we're  
12 not letting a lot of air in and out of the  
13 building that you have with overly excessive  
14 amounts of windows and operations and things like  
15 that.

16 So those are a lot of the key factors  
17 that make our buildings inherently an energy  
18 efficient building and that is one of the biggest  
19 contributing factors to, you know, wanting green  
20 buildings.

21 Additionally, the roof is designed to  
22 be a cool roof. It has a high SRI value which is

1 a solar reflectance index so that you're not  
2 contributing to the heat island effect in the  
3 surrounding area.

4 Some other things that we contribute  
5 towards green standards are that we have, you  
6 know, low flow water fixtures. You know, we're  
7 not excessively providing irrigation for any  
8 landscaping, things like that. So those are all  
9 of the different contributing factors that our  
10 use provides and we would meet the green building  
11 standards for this facility.

12 Q Okay. I just had one more question for  
13 clarification. Now, for the view shed you talked  
14 about a five-mile radius. I'm a little bit  
15 confused how we can use a five-mile radius for  
16 facilities that aren't even seen -- that aren't  
17 within view and yet for homes that have the view  
18 the architect not be considered.

19 Now, we are a federalist architect.  
20 The homes I live in, the library I use, the Hall  
21 Road Station I frequent, and so are my neighbors.  
22 And I'm here speaking for myself and I know a lot



1 of those people were at that meeting. So I'm a  
2 little bit confused about you saying it being in  
3 the view shed when none of the pictures that you  
4 have up there are within the view. The Pointer  
5 Ridge is not, Amber Station is not, and  
6 we're -- they're within five miles but we're  
7 within less than two miles.

8 So I'm just a little bit confused how  
9 the decision was made for the architect because  
10 you're not considering the community architect.  
11 Okay. You may have some of the pallet but you're  
12 not considering the community architect style.  
13 And I just wanted to go on record as saying that  
14 because it's not my word, it's just a reality of  
15 the surroundings in terms of where this will be  
16 in terms of distance from my home.

17 MR. HORNE: Ms. Nuriddin, I'm going to  
18 have to object. I mean, you are  
19 mischaracterizing her testimony. She did not say  
20 the view shed was five miles. A view shed  
21 generally is --

22 MR. NURIDDIN: She said the view shed

1 was significant.

2 MR. HORNE: Yeah, she didn't say it was  
3 five miles. A view shed essentially in layman's  
4 terms is you can see the property from a  
5 pedestrian or from a car when you're driving by.  
6 That's generally the view shed. All right. So  
7 that's what she said she looked at. And your  
8 property along Central Avenue and Devonshire and  
9 Hall Road, she testified she considered all of  
10 those architectural elements when she designed  
11 this particular facility. And so your comments a  
12 moment ago must be stricken because that  
13 mischaracterizes what her testimony is.

14 MR. NURIDDIN: No. No, my comments --

15 MR. HORNE: Let me finish. Let me  
16 finish. You may disagree with her testimony but  
17 you may not mischaracterize it. So if you have  
18 another question, you can ask her another  
19 question, and if you want to testify later, you  
20 will be able to testify at that time.

21 MR. NURIDDIN: Okay. I think playing  
22 back -- I think I connected two facts. I

1 connected the radius that was done and the  
2 significance of the view shed and made my  
3 comments based on those two facts. I did not  
4 mischaracterize her comments nor did I say  
5 anything that she didn't say. She said the view  
6 shed was significant.

7 MR. HORNE: Do you have another  
8 question? Do you have a question?

9 MR. NURIDDIN: Yes, I do have another  
10 question for her and I would like to know --

11 MR. HORNE: Ask your question, please.

12 MR. NURIDDIN: If you would allow me  
13 to.

14 BY MS. NURIDDIN:

15 Q I would like to know the materials that  
16 you say are going to be used, what type of  
17 masonry materials are you exactly talking about  
18 in terms of -- I know you talked about the color  
19 palette being soft, but what type of masonry  
20 materials are you using when you speak in terms  
21 of is this going to be energy efficient? Exactly  
22 how is that going to play out? Because you

1 didn't mention brick.

2           A       Right. And I use term masonry because  
3 it covers an expanse of materials. It covers  
4 cementitious, it covers brick, it covers stone.  
5 So masonry is kind of a universal term to be  
6 used. I believe we have an exhibit that we had  
7 submitted. I think it might be Exhibit 60.

8           MR. HORNE: Yeah, I was looking for  
9 that number as well, but let's take a look.

10           THE WITNESS: I think it's Exhibit 60.

11           A       So the masonry that we have here, we  
12 use a combination and we're using, as I spoke to,  
13 warm tones. These are masonry units that are  
14 cementitious products. They have differing  
15 textures. Some of them are split-face masonry,  
16 some of them are plain face, and some of them  
17 have a slight kind of pebbly fixture or, sorry,  
18 or texture or feel to them. Sometimes those are  
19 called shot blast or décor faced.

20           Q       All right. Thank you.

21           A       You're welcome.

22           HEARING EXAMINER: All right. Mr.

1 Horne, any redirect?

2 MR. HORNE: Just one.

3 REDIRECT EXAMINATION

4 BY MR. HORNE:

5 Q Ms. Brown, you indicated that the  
6 site -- one of the communities that you looked at  
7 was the South Lake Community; is that correct?

8 A Correct.

9 Q And this site opens up directly into  
10 the South Lake Community, does it not?

11 A That is correct.

12 Q Thank you.

13 HEARING EXAMINER: All right. Is Mr.  
14 Ferguson your next witness?

15 MR. HORNE: He is indeed.

16 HEARING EXAMINER: There he is, batting  
17 cleanup.

18 MR. HORNE: Batting cleanup.

19 HEARING EXAMINER: Mr. Ferguson, a  
20 pleasure to see you.

21 THE WITNESS: Good morning, Madam  
22 Examiner. Or good afternoon.

1 HEARING EXAMINER: Good afternoon.

2 Good afternoon.

3 THE WITNESS: Good afternoon, ma'am.

4 MARK FERGUSON

5 being first duly sworn or affirmed to testify to  
6 the truth, the whole truth, and nothing but the  
7 truth, was examined and testified as follows:

8 HEARING EXAMINER: Please state your  
9 name and your business address for the record.

10 THE WITNESS: My name is Mark Ferguson.  
11 My business address is 5407 Water Street, Suite  
12 206, in historic downtown Upper Marlboro,  
13 Maryland.

14 HEARING EXAMINER: Thank you. You have  
15 been previously qualified as an expert in the  
16 field of land planning and you will continue in  
17 that qualification today.

18 THE WITNESS: Thank you, Madam  
19 Examiner.

20 DIRECT EXAMINATION

21 BY MR. HORNE:

22 Q Thank you very much, Mr. Ferguson.

1 What is your occupation?

2 A I am a land planner.

3 Q Okay. And I feel as if I -- instead of  
4 going I should just step out your way, but let me  
5 ask this. Have you reviewed the special  
6 exception application related to the site plan,  
7 justification statements, exhibits to support  
8 this application?

9 A Yes, I have.

10 Q Have you reviewed the master plan in  
11 this area?

12 A Yes, I have.

13 Q Have you heard the testimony of the  
14 applicant, civil engineer, transportation  
15 engineer, and architect in this meeting this  
16 morning?

17 A I have, as well as that of Ms. Tipton  
18 and Mr. Burke.

19 Q Okay. And are you familiar with the  
20 recent applications associated with this subject  
21 site prior to this application that was --

22 A Yes. Yes, I am. I paid a great deal

1 of attention to the right-of-way case because it  
2 is quite germane to what can be done here.

3 Q Okay. And let's start off by asking  
4 you if you can define the neighborhood as  
5 stated -- well, let me ask you this. Do you  
6 agree with the neighborhood as defined in the  
7 Maryland-National Capital Park and Planning staff  
8 report or do you have another neighborhood that  
9 you would like to define?

10 A Well, Mr. Horne, in keeping with a  
11 strange current practice, the Commission has  
12 repeatedly declined to define a neighborhood in  
13 recent cases. They cite what the uses are that  
14 are surrounding it, but they don't determine the  
15 extent of the neighborhood, and that's important  
16 because the neighborhood really defines how far a  
17 meaningful impact from this development will  
18 extend and that can be visual, as we talked about  
19 in Ms. Brown's testimony, it can be the extent of  
20 traffic that's generated as Mr. McAndrew talked  
21 about.

22 So what I do is I look at both use,



1 commonality of use, and I look at barriers that  
2 physically and visually separate the subject  
3 property from its surroundings and that would  
4 limit its impact, either physical or visual, from  
5 its surroundings. So I did that exercise and  
6 what I find is that you have two really  
7 significant barriers in the immediate vicinity of  
8 the subject property.

9           You have Maryland 214 to the north  
10 which is a high-speed, high-classification  
11 roadway. It is an expressway. The speed limit  
12 is less than how fast people drive on it. It has  
13 only a few points of at-grade access and is grade  
14 separated at 301. It has a wide right-of-way and  
15 it's further characterized by large areas of  
16 retained woodlands along both sides of the road.

17           So Turnberry to the north of the  
18 subject property on the far side of 214 and  
19 separated by a large belt of preserved woodlands  
20 is in my view not a part of the zoning  
21 neighborhood of the property because of that  
22 separation both visual and physical. Similarly,

1 U.S. 301 forms a substantive barrier to the east.  
2 So even though the property is relatively close  
3 to 301, I wouldn't extend the neighborhood into  
4 the rural and agricultural areas east of 301.

5 There is, however, no such barrier to  
6 the south. So South Lake absolutely is a part of  
7 the defined zoning neighborhood to the south.  
8 And that's not just the uses that are immediately  
9 across from the subject site, on the one side  
10 townhouses and mostly two-over-twos, and on the  
11 western side of the site a planned office  
12 building, but certainly there's a connection.

13 The subject site's entrance will align  
14 with the end of Summit Point Boulevard, so there  
15 will be traffic that goes back and forth from the  
16 subject property into South Lake. So there is  
17 both a visual and a physical connection there and  
18 a lack of barriers because Old Central Avenue is  
19 a local road. It's not even classified as a  
20 collector although it's actually built to that  
21 standard. It has an 80-foot right-of-way and 48-  
22 feet of paving which is what you would see in a

1 rural collector roadway, but low traffic volume  
2 so it's a more local roadway.

3 So South Lake I would include and I  
4 would say the south of South Lake which is  
5 approximately five-eighths of a mile distant is  
6 where you have a change in use character from  
7 mixed use commercial and residential to really  
8 employment uses that you find in Collington  
9 Center. So that combination of distance and a  
10 change of use would define the southern boundary  
11 of the defined neighborhood.

12 And then finally, off to the west you  
13 have a substantive barrier of Collington Branch,  
14 approximately 500 feet of woodlands in the stream  
15 valley park of Collington Branch. So that really  
16 forms a barrier and that's, again, approximately  
17 five-eighths to three-quarters of a mile west of  
18 the subject property.

19 And when you're down beyond Collington  
20 Branch, down by the end of Hall Road, even before  
21 the Hall Road development, a curve -- the  
22 preserved woodlands and a curve, slight though it

1 may be in Central Avenue, means it's not inner  
2 visible from the intersection of Hall Road, let  
3 alone the Hall Road Station development to the  
4 subject property.

5 So those are my neighborhood boundaries  
6 on the North Central Avenue. On the east, U.S.  
7 301, on the south Marketplace Boulevard really  
8 serves as a good marker for the southern boundary  
9 at South Lake, and then on the west, Collington  
10 Branch.

11 MR. BROWN: Let me just interrupt you  
12 real quickly. So Mr. Ferguson, you're saying the  
13 Turnberry development on Central Avenue is not  
14 part of the neighborhood that you are proposing?

15 THE WITNESS: That's correct. I find  
16 that the right-of-way, the classification  
17 of -- the high classification of the roadway is a  
18 substantive barrier and not just by the limited  
19 number of crossings but also by the preserved  
20 woodlands in between Central Avenue and  
21 Turnberry. So there's no -- you can't see from  
22 Turnberry to the subject property because there's

1 woods in the way and a lot of right-of-way with a  
2 lot of cars.

3 MR. BROWN: Well, I'm not going to  
4 interrupt the direct examination right now, but  
5 that testimony is in direct conflict with the  
6 architect's testimony where she uses Turnberry  
7 and Hall Road to determine compatibility,  
8 quote/unquote, within the neighborhood and yet  
9 you don't define those areas as part of the  
10 neighborhood.

11 THE WITNESS: That's correct. Well,  
12 and to that point, this is actually germane. She  
13 and I actually did coordinate on that topic and I  
14 think what she did was important to do because  
15 South Lake is still developing. So it's big  
16 commercial node and most of its real mixed use is  
17 a bit off to the southeast and that area hasn't  
18 developed yet.

19 So, you know, I think it's appropriate  
20 to look further for architectural patterns even  
21 though those extend beyond the limits of the  
22 defined neighborhood. I think she was very

1 explicit in her testimony that she did just that.  
2 But I think her prime goal was to be most  
3 compatible with her immediate across the street  
4 very inner visible neighbor in South Lake.

5 MR. BROWN: Mr. Horne, I'm not going to  
6 belabor the point, but you can't have it both  
7 ways. You cannot limit the neighborhood at  
8 Central Avenue and then say that your property or  
9 your architectural elements are compatible with  
10 other structures in the neighborhood and yet Hall  
11 Road and Turnberry is not within the neighborhood  
12 defined by your expert. But you can go ahead and  
13 ask the rest of your questions. I apologize for  
14 interrupting.

15 MR. HORNE: No apologies necessary.

16 BY MR. HORNE:

17 Q So Mr. Ferguson, are you familiar with  
18 the current zoning of the property?

19 A Yes, I am. It is CS or service  
20 commercial.

21 Q Okay.

22 A As we now call it, commercial service

1 zoning.

2 Q Are you familiar with the technical  
3 staff report and application set forth in Exhibit  
4 42 and as adopted by Park and Planning and the  
5 planning board?

6 A I am.

7 Q Okay. And are you familiar with the  
8 standards that needs to be proven to obtain a  
9 special exception for the subject site?

10 A I am. So there are a number -- and I  
11 think it's appropriate actually given the  
12 discourse at the very opening of the hearing to  
13 say that initially I shared Ms. Nichols'  
14 confusion about the intent of CB-11-2023 because  
15 unfortunately, hopefully not unartfully, within  
16 the contents of just that bill it uses the term  
17 ordinance with several meanings. So it clearly  
18 uses it to refer to the broad zoning ordinance,  
19 but it also uses it to the refer to the limited  
20 context of the ordinance which is CB-11.

21 So it actually took me a little while  
22 to wrap my head around which ordinance I would be

1 opining on the conformance to. But I think your  
2 point is essentially that you made at the  
3 beginning of the hearing was essentially the  
4 issue for me is that because the prior and the  
5 comparable zoning in the prior ordinance CM did  
6 not permit consolidated storage. If you  
7 interpreted CB-11's -- the part of section 3  
8 referring to the effective date of the ordinance  
9 to mean the zoning ordinance then it would serve  
10 no purpose because that use wasn't permitted in  
11 the CS zone.

12 So CB-11 only had meaning to me as I  
13 read it by construing the term within section 3  
14 to mean that ordinance was referring specifically  
15 to CB-11 to be self-referential in that case.

16 MR. BROWN: But Mr. Ferguson, to your  
17 point though, that would be logical if we're only  
18 looking at CB-11 as it relates to this property.  
19 Prior zone CM permitted, current 2022 April CS  
20 permitted, it makes sense. However, when I asked  
21 Mr. -- I can't remember the gentleman's name.

22 MR. HORNE: Burke.



1 MR. BROWN: Mr. Burke I think it was  
2 earlier how many other properties were attempting  
3 to get CB-11 introduced, and I believe there were  
4 at least three or four, that same analysis may  
5 not apply to someone who did not have a zone  
6 prior to April 1, '22 that permitted consolidated  
7 storage. So your analysis is absolutely correct  
8 as it relates to your property, but that cannot  
9 necessarily be the only construction, if you  
10 will, of CB-11 as it relates to other properties  
11 that had consolidated storage permitted prior to  
12 April 1, 2022.

13 THE WITNESS: Yeah, I do take your  
14 point, but I think you do have to look at the  
15 bill as a whole and it does apply to other zones,  
16 right. So the CGO zone as well had consolidated  
17 storage stricken from it. But the context of the  
18 zone -- I'm sorry. The context of the bill  
19 suggests that the CS zone would persist because  
20 it inserted requirements for CS zoned properties  
21 that would apply after it made that use not  
22 permitted, which would only make sense if it

1 intended those to be grandfathered.

2 Now, I would also say there's a bit of  
3 a circular trap there because it points back to  
4 the use regulations in effect before its adoption  
5 but then it added use regulations for the CS  
6 zone.

7 MR. BROWN: I agree it's confusing.

8 THE WITNESS: Yeah.

9 BY MR. HORNE:

10 Q So Mr. Ferguson, I guess I'm not  
11 confused though, but be that as it may. Mr.  
12 Ferguson, so you indicated that you, you know,  
13 were familiar with the special exception  
14 requirements for the subject property and you've  
15 read the staff report from Park and Planning.  
16 Did you also prepare a testimony that you want to  
17 give here today regarding the requirements for  
18 approval for special exception at this site, both  
19 the general requirements and the specific  
20 requirements that has been marked as Exhibit 72?

21 A Exhibit 71.

22 Q Exhibit 71.

1           A     I did.

2           Q     No, no, Exhibit 71 was Ms. Nuriddin's,  
3 I thought.

4           A     No.

5                   HEARING EXAMINER: Correct. Correct.

6                   THE WITNESS: Okay. I wrote down  
7 Exhibit 71 so I must have been listening to  
8 something else. Madam Examiner, I apologize  
9 because who else should I have been listening to?

10                   HEARING EXAMINER: Exhibit 72. It is  
11 Exhibit 72.

12                   THE WITNESS: Exhibit 72. I'll use my  
13 red pen to correct.

14           Q     So having prepared that, could you  
15 explain to the zoning hearing examiner and  
16 People's Zoning Counsel why the subject  
17 application meets the requirements for approval  
18 for a special exception at this particular site?

19           A     I will. So the general requirements  
20 for approval of a special exception are found in  
21 section 27-3604(E) (1) and there are seven of  
22 those. There are additional requirements not

1 applicable to the subject property in (E) (2) .  
2 Those apply to properties in the Chesapeake Bay  
3 critical area. There are also additional  
4 requirements that apply specifically to  
5 consolidated storage uses and those are in  
6 section 2754-02(U) .

7 Now, in Exhibit 72 I do spend a number  
8 of pages going through the 18 purposes of the  
9 zoning ordinance. I don't know the number off  
10 the top of my head yet, seven purposes of non-  
11 residential base zones generally and the two  
12 specific purposes of the CS zone specifically.  
13 And what I would actually like to do is to  
14 incorporate Exhibit 72 as my testimony in  
15 that -- in regard to those matters.

16 The highlights of it though are that  
17 the subject property is surrounded on all sides  
18 by roads, two of which are high-classification,  
19 high-speed wide right-of-way roads. The design  
20 retains approximately 30 feet of woodlands along  
21 Old Central Avenue or at least the eastern  
22 portion of it along Central Avenue.

1 Approximately 50 feet of woodlands along the ramp  
2 from southbound Crain Highway to eastbound  
3 Central Avenue. And 80 to 100 feet of woodlands  
4 retained along Crain Highway. So there really is  
5 substantive wooded buffering around the perimeter  
6 of the property. That of course is further  
7 supplemented by --

8 MR. BROWN: Mr. Ferguson, are you  
9 showing us an illustration with this testimony or  
10 not?

11 THE WITNESS: I am not, no. This is  
12 reflected on Exhibit 39 and Exhibit 35, the  
13 landscape plan.

14 MR. HORNE: You're no longer on the  
15 camera. I don't know if you noticed that, Mr.  
16 Ferguson. There we go.

17 THE WITNESS: Don't know what happened.  
18 I apologize. Here's my smiling face back again.  
19 So no, Mr. Brown, I was just referring to what is  
20 shown on Exhibits 39 and 35.

21 MR. BROWN: All right. Thank you.

22 A And then of course there's also the new

1 planted landscape that's provided around almost  
2 all of the perimeter of the property shown on  
3 that landscape plan as well as the sight tight  
4 fence surrounding the perimeter of the storage  
5 area.

6 Further, you have the orientation of  
7 the buildings which contribute to the screening.  
8 And then finally, two factors. Number one, the  
9 low intensity of the use. It's really reflected  
10 by the very, very low trip generation that Mr.  
11 McAndrew testified to.

12 I would note that there are a couple of  
13 magic thresholds that certainly I use when I tell  
14 clients that they need to get Mr. Lenhart and  
15 first is the de minimis threshold of five peak  
16 hour trips. Five means -- or less means  
17 essentially none. Don't even worry about it.  
18 And we're very close to that, right. We're  
19 one -- 11 is sort of one de minimis on top of the  
20 de minimis. The 50 trip threshold is below that  
21 you don't even need a traffic study. So we don't  
22 even need to call Mr. Lenhart or Mr. McAndrew now

1 if we're less than that.

2           Simply, Park and Planning Commission  
3 will accept how many trips are you generating but  
4 you don't have to go and analyze the impact. And  
5 as Mr. McAndrew testified, the traffic generated  
6 by this proposed use will be substantially less  
7 than the traffic that was generated by the uses,  
8 the collection of uses which were approved for  
9 this site in its preliminary plan of subdivision.

10           And the final consideration is that we  
11 do have a master plan recommendation for this  
12 kind of service commercial use at this location  
13 on the west side of the interchange of 301 and  
14 214, and that's really a part of a historic node  
15 or collection of service commercial uses around  
16 what was originally the intersection of 214 and  
17 301, Crain Highway, and now of course with new,  
18 not so new anymore, but new 214, you know, now we  
19 have that -- that is now Old Central Avenue where  
20 that node surrounds.

21           So this is really a part of that  
22 context and when you take together the use

1 context, the low intensity of use as exemplified  
2 by its trip generation, by its substantive  
3 screening and buffering around it, and the  
4 further separation by the high-classification  
5 roadway, those factors speak to a number of the  
6 purposes of the zoning ordinance as a whole and  
7 the purposes of the base zones and the CS zone as  
8 well.

9 Q Okay.

10 A The criteria of 2734, I'm sorry, 3604  
11 go on to require essentially master plan and  
12 general plan and functional master plan  
13 compliance. So I just discussed the finding.  
14 This is Land Use Policy 20 in the 2022 Bowie  
15 Master Plan which specifies commercial -- service  
16 commercial uses in this location and it is in  
17 keeping with the uses shown on the land use map  
18 which recommends commercial uses.

19 The general plan places this in the  
20 established communities category which looks for  
21 context sensitive development with the context  
22 sensitive architecture with the historic node of



1 compatible uses, service commercial uses. That  
2 indicates that this is context sensitive in field  
3 development.

4 With regard to functional master plans,  
5 the green infrastructure plan is not impaired.  
6 We have no regulated natural features here.  
7 There's no flood plain. There's no wetlands.  
8 There's no specimen trees because the property  
9 was really cleared what's now probably, what, 30  
10 years ago and hasn't had the time to grow back  
11 up -- none of the trees have had the time to grow  
12 back up to specimen size. The state letter that  
13 we just received indicates that there are no  
14 rare, threatened, or endangered species. So we  
15 don't have a green infrastructure impairment.

16 The issue for me regarding the prior  
17 case for the permit -- for the construction in  
18 the right-of-way is really one of functional  
19 master plan conformance because PG Atlas, which  
20 is not a master plan, right, it's a computer  
21 program that doesn't have legal status, does show  
22 the entire property is encumbered by the ultimate

1 right-of-way of the interchange.

2 In PG Atlas' defense if you will, the  
3 prior master plan, the 2006 Bowie Master Plan did  
4 show graphically the entirety of the subject  
5 property within the planned interchange. But  
6 subsequent to that 2006 Master Plan, the 2009  
7 County-Wide Master Plan of Transportation  
8 illustrated a very specific plan for the  
9 interchange, which was discussed at length in  
10 that prior right-of-way hearing from 2021, and  
11 what that shows is that almost all of the  
12 property lies outside of the planned right-of-way  
13 and that was the conclusion of the zoning hearing  
14 examiner that was upheld by the district council.

15 And so really when you look at the  
16 proposed site plan, there are no structures in  
17 the little sliver of land that is within a  
18 planned right-of-way that would be subject to the  
19 requirement of 27-3614(A)(1)(d) requiring a  
20 district council action. So this property is  
21 clean from a functional master plan compliance  
22 standpoint as well.

1           The other requirements of 27-3604(E)  
2           continue into protecting the public health,  
3           safety, and welfare. And the four major factors  
4           that I laid out in describing the harmony with  
5           the purposes really all speak to those issues as  
6           well for public health, safety, and welfare. And  
7           similarly, they apply to whether the proposed use  
8           would be detrimental to the use or development of  
9           adjacent properties or the general neighborhood.

10           Now, in this case I do describe in my  
11           report that the properties to the north across  
12           Central Avenue, Turnberry, are reasonably  
13           adjacent even though they're not in the general  
14           neighborhood. But they are -- even though I  
15           would argue they could be viewed as adjacent, the  
16           separation, both physical and visual because of  
17           the retained woodlands both on the subject and on  
18           Turnberry, really mean that there's no  
19           interconnection and that lack of visual  
20           interconnection, that lack of physical  
21           interconnection, and the low trip generation lead  
22           me to conclude that there would not be any

1 impairment to the adjacent properties or the  
2 general neighborhood by the approval of this use.

3 The final two categories of 27-3604 (E)  
4 are simply you need to have a TCP2 which  
5 accompanies this submittal and that you preserve  
6 any regulated natural features of which there  
7 aren't any. So those are the general criteria  
8 for approval of a special exception and I believe  
9 we meet those.

10 There are specific additional  
11 requirements for consolidated storage in 27-  
12 5402 (U). Some of them include things which have  
13 to be permitted to be included with the submittal  
14 such as an impact statement describing the nature  
15 and scope and the traffic. Those have been  
16 testified to by Ms. Tipton, by Mr. McAndrew, and  
17 in the applicant's statement of justification,  
18 and I acknowledge those. You have to have  
19 frontage on and direct vehicular access to an  
20 existing street with sufficient capacity to  
21 accommodate the type and amount of traffic. Mr.  
22 McAndrew testified to that.

1           The district council shall find that  
2           there's a need for the public in the surrounding  
3           area. I guess Ms. Tipton's study and her  
4           testimony really speaks well to that. And there  
5           are a couple of requirements regarding the  
6           architectural design, both the compatibility and  
7           the orientation of the entrances, which Ms. Brown  
8           eloquently testified to. And so those really  
9           are -- oh, and the site plan has to show  
10          topography to a certain distance beyond the  
11          limits of the development, which it does. So  
12          that really sums up all of the requirements for  
13          approval of the consolidated storage use in the  
14          CS zone.

15                 I would add the one other issue which I  
16          eluded to which was circular in CB-11 which does  
17          speak to the provision of the community space  
18          and, you know, that's something that I guess Mr.  
19          Burke testified to and you can speak to as well.  
20          I understand that the commission staff opined  
21          that that standard was not applicable  
22          notwithstanding the fact that it was added in by

1 CB-13, or excuse me, CB-11, but because CB-11  
2 pointed backwards to before its own adoption,  
3 they opined that it invalidated itself. I can't  
4 speak to that either yay or nay.

5 HEARING EXAMINER: All right. Any  
6 further questions, Mr. Horne?

7 MR. HORNE: Only I'm just going to ask  
8 him did he agree with the recommendations and  
9 findings of facts as set forth in the staff  
10 report.

11 THE WITNESS: I do. I do. I think  
12 this was -- other than the fact that they didn't  
13 define a neighborhood, this was actually a really  
14 good staff report.

15 MR. HORNE: Thank you.

16 HEARING EXAMINER: Mr. Brown, any  
17 questions?

18 MR. BROWN: Yes. Fatima, if you could  
19 pull up the needs study that was referenced by  
20 Mr. Ferguson a moment ago, the market study.

21 Do you know the exhibit number, Mr.  
22 Ferguson?

1 HEARING EXAMINER: The exhibit number  
2 is 12.

3 MR. BROWN: And just scroll down. Who  
4 was the author of that market study?

5 HEARING EXAMINER: Not signed.

6 CROSS-EXAMINATION

7 BY MR. BROWN:

8 Q So that's my question, Mr. Ferguson.  
9 On page 15 of your report you state, as you just  
10 testified, 27-5402(U) (d) provides the district  
11 council shall find there is a need for the public  
12 and the surrounding area, and then in the very  
13 next paragraph you reference the applicant's  
14 statement of justification, which I'm going to  
15 assume was offered by Mr. Horne, who is an  
16 attorney and not an expert, summarized the  
17 findings of the market study which accompanied  
18 the application which together demonstrate that a  
19 public need for this facility exists in the  
20 surrounding area.

21 Given that Ms. Tipton also was not  
22 qualified as an expert in market studies or need

1 and Mr. Horne has indicated he has no other  
2 witnesses, have you guys really satisfied the  
3 requirement that there is a need for this  
4 particular project? And now we have a market  
5 study with no author.

6 A Well, I think, Mr. Brown, you did hear  
7 Ms. Tipton say or at least I heard her say that  
8 this was done --

9 Q Yeah, she did, and I think she makes a  
10 credible argument as a lay fact witness that  
11 there is need, but the element of need is  
12 something that requires an expert to testify to,  
13 just like we request an expert to quality whether  
14 there's a need for a gas station in a particular  
15 neighborhood or there is a need for other types  
16 of uses. The element of need requires an expert,  
17 not a fact witness.

18 A So I will take a little latitude, Mr.  
19 Brown, since you're asking me this question and I  
20 --

21 Q And I apologize. That's not fair.

22 MR. BROWN: Mr. Horne, I think you need



1 to tell us, do you plan to recess this hearing  
2 today and have an expert prepare a market study  
3 and opine on whether or not the criterion of need  
4 has been satisfied? He doesn't want to answer my  
5 question, you guys.

6 THE WITNESS: He looks -- he actually  
7 does look frozen this time, Mr. Brown. I was  
8 going to suggest for Mr. Horne, Ms. Tipton's  
9 expertise in the market of consolidated storage  
10 or self storage is actually quite extensive. So  
11 to me as a layperson certainly in market  
12 studies -- and as I said, I'm exercising some  
13 latitude here because you asked me the  
14 question -- it might be appropriate to qualify  
15 her as an expert in market studies for self  
16 storage facilities because clearly she has a  
17 wealth of expertise in that very specific regard.

18 HEARING EXAMINER: Thank you, Mr.  
19 Ferguson. That was well thought out. However,  
20 I'm not going to qualify Ms. Tipton in that  
21 regard.

22 THE WITNESS: Okay.

1 HEARING EXAMINER: That was a good try.  
2 Mr. Horne, the question still goes to  
3 you. You were frozen so I'm not sure if you  
4 heard it.

5 MR. HORNE: Yeah, I heard Mr. -- am I  
6 frozen again?

7 HEARING EXAMINER: No, you're good.

8 MR. HORNE: Okay. I heard Mr. Brown's  
9 original question and I didn't hear what anybody  
10 else said. But with reference to need, again Ms.  
11 Tipton testified to the fact that there's a  
12 determination in the industry as to what would  
13 be -- from a market standpoint what would be  
14 considered information that would qualify to say  
15 that this use is a good use in this area.

16 And I think she did testify to that and  
17 I think her information would qualify. I think  
18 she could qualify as an expert. The market study  
19 information was provided by her, on behalf of  
20 her, and I think it would suffice. But if it is  
21 a question and you're indicating that you will  
22 not accept her expert testimony then we will have

1 a market analyst added to make sure that there is  
2 no question about that need is satisfied in this  
3 area.

4 HEARING EXAMINER: I hate to say it,  
5 Mr. Horne, but I think you're going to need to do  
6 that. And I, quite frankly, know who is out  
7 there anymore doing this sort of work, but I do  
8 think you need an expert based on the way the new  
9 language of the code.

10 MS. TIPTON: May I make a few  
11 statements, please? This report was -- we put  
12 our logo on it but it was generated from a  
13 company called Yardy. Are you guys familiar with  
14 Yardy?

15 HEARING EXAMINER: No, but you're about  
16 to tell me something I can't hear. So if indeed  
17 Mr. Horne -- are you frozen? No, you're still  
18 there.

19 MR. HORNE: I hear you. Can you hear  
20 me? Okay.

21 HEARING EXAMINER: Okay. If indeed Mr.  
22 Horne wishes to put Yardy on, that's his

1 decision, but I can't accept from you, Ms.

2 Tipton, what Yardy is, or did, or said, or how  
3 they prepared that report.

4 MS. TIPTON: So you're saying we have  
5 to have a human expert testify?

6 HEARING EXAMINER: Yes.

7 MS. TIPTON: Not just a report from a  
8 third party.

9 HEARING EXAMINER: Correct. Under the  
10 new ordinance language, yes. I agree with Mr.  
11 Brown.

12 MR. HORNE: And I think Mr. Brown is  
13 frozen maybe. Is he -- no, there we go.

14 MR. BROWN: No, I'm here. And again,  
15 I'm not trying to make it difficult. Madam  
16 Examiner, if Ms. Tipton were to be qualified as  
17 an expert, and she seems to have the expertise to  
18 opine upon the market study that she was reviewed  
19 prepared by Yardy, maybe not necessarily right  
20 now at this moment, I don't know, but I would not  
21 have a problem with Ms. Tipton being qualified as  
22 an expert in market studies concerning

1 consolidated storage and then she would testify  
2 as that expert that I have reviewed the Yardy  
3 analysis and this is my conclusion. I don't have  
4 a problem with that. But the bottom line is  
5 there must be an expert, whether it's Ms. Tipton  
6 qualified as such or a representative from Yardy  
7 to testify that need has been met.

8 HEARING EXAMINER: Or somebody else. I  
9 mean, it could anybody else.

10 MR. BROWN: Or somebody else.

11 HEARING EXAMINER: We're not telling  
12 you, Mr. Horne, who you have to provide, but you  
13 do have to provide a human and, quite frankly,  
14 again with all due respect to Mr. Ferguson and  
15 Mr. Brown, I'm not going to accept Ms. Tipton as  
16 an expert in this regard. So you've got to find  
17 somebody from Yardy or somebody, you know, who  
18 can be an expert in this regard.

19 MR. HORNE: Okay. So my next question  
20 would be we continue this hearing, you know,  
21 because we're trying to, you know, move obviously  
22 expeditiously as we move forward. Can we have

1 a -- because I think we'll be able to locate  
2 somebody to be able to do that and be ready in a  
3 couple of weeks. You know, can we set that for  
4 sometime later in November?

5 HEARING EXAMINER: Okay. I'm going to  
6 mute myself because I'm about to yell. Okay?

7 MR. HORNE: You're muted now. We can't  
8 hear you.

9 MR. BROWN: She's checking on her  
10 calendar with --

11 MR. HORNE: All right. Okay. And I'm  
12 going to ask her, Mr. Brown, I want it continued  
13 only for the limited purpose of that because we  
14 don't want to open the hearing up.

15 MR. BROWN: That would be correct,  
16 yeah.

17 MR. HORNE: Okay.

18 MR. BROWN: And also for Mr. Woodburn's  
19 revisions that he made.

20 MR. HORNE: Yes.

21 HEARING EXAMINER: All right.

22 Certainly it is only to provide your additional

1 witness and then for Ms. Nuriddin to testify.

2 Would you be ready by next Wednesday? No.

3 (Examiner confers with clerk.)

4 The 22nd is the day before

5 Thanksgiving.

6 MR. HORNE: How about the 29th?

7 HEARING EXAMINER: The 29th we have a  
8 hearing.

9 MR. HORNE: The 22nd -- if it's -- I  
10 mean, people may be gone for Thanksgiving. I  
11 don't want to do that.

12 HEARING EXAMINER: Right.

13 MR. HORNE: But if it --

14 HEARING EXAMINER: Right. Exactly.

15 (Examiner confers with clerk.)

16 MR. BROWN: No, there's no district --

17 HEARING EXAMINER: On the 4th.

18 MR. BROWN: -- council hearings after  
19 the 13th of November.

20 MR. HORNE: No, it's going to be the  
21 27th. They called back a special session.

22 HEARING EXAMINER: Right. Okay.

1 MR. BROWN: On the 23rd of November?

2 HEARING EXAMINER: How about the 4th of  
3 December? That's a Monday.

4 MR. HORNE: If that's the earliest.

5 MS. TIPTON: So wait a minute. You're  
6 saying you are available for the 8th of November?

7 HEARING EXAMINER: Yes. Yes.

8 MS. TIPTON: We need to just try to  
9 make it work for the 8th of November versus  
10 waiting another five weeks.

11 MR. BROWN: Were you saying that the  
12 4th was available?

13 HEARING EXAMINER: December, December  
14 4th.

15 MR. HORNE: December.

16 MS. TIPTON: So the only dates that are  
17 available are Wednesdays?

18 HEARING EXAMINER: Correct. That's the  
19 way -- because the hearing rooms are used by  
20 other people except for in December which then  
21 frees up Mondays for us as well.

22 MR. HORNE: If the witness is



1 available, we can get it -- I mean, because Mr.  
2 Woodburn's information, certainly he'll have that  
3 done in the time period.

4 HEARING EXAMINER: Right. I don't  
5 need -- I was just going to keep the record open  
6 for those items. You know, I didn't need to have  
7 another hearing on those items. The only issue  
8 is --

9 MS. TIPTON: The expert.

10 HEARING EXAMINER: The expert, exactly.

11 MS. TIPTON: We'll make it happen.

12 HEARING EXAMINER: Mr. Horne, are you  
13 making it happen for the 8th.

14 MR. HORNE: Well, I hear loud and clear  
15 from the client says we'll make it happen, we'll  
16 make it happen.

17 HEARING EXAMINER: All right. Then the  
18 8th it is and --

19 MS. TIPTON: Okay. The 8th it is.

20 MR. HORNE: 9:30?

21 HEARING EXAMINER: 9:30. I mean, I can  
22 always do it earlier if anybody wants to. I'm

1 here early. Look at Mr. Burke. I'm here at  
2 6:00. We can start then.

3 MS. TIPTON: I'm going to be on West  
4 Coast time so I will respectfully ask that we  
5 don't do it any earlier than 9:00 a.m.

6 HEARING EXAMINER: That's your client.  
7 So --

8 MR. HORNE: So let's just keep it at  
9 9:30 then.

10 HEARING EXAMINER: Okay. So 9:30. Let  
11 me see. 9:30, the 8th. All right. So --

12 MS. TIPTON: It is my idea of a  
13 vacation next week.

14 HEARING EXAMINER: Okay. So just so  
15 we're clear, Mr. Horne, as you know we used to  
16 have experts, you know, market experts. As Mr.  
17 Brown referred, we had them for gas stations. I  
18 don't know who is out there anymore. So --

19 MR. HORNE: I was thinking about Jim.  
20 I can't think of Jim's last name we used to us,  
21 but he's deceased and I -- you know.

22 HEARING EXAMINER: That won't work.

1 That won't work. Yeah, so I think --

2 MR. FERGUSON: Ed Steer.

3 HEARING EXAMINER: What did you say  
4 Mark?

5 MR. FERGUSON: Ed Steer with Elbridge.

6 HEARING EXAMINER: Oh, yeah, we seen  
7 him.

8 MR. FERGUSON: Uh-huh.

9 HEARING EXAMINER: Okay. So, okay.

10 MR. FERGUSON: If you can't get  
11 the -- yeah, if you can't get the -- I've  
12 forgotten their name already. But the only thing  
13 that sticks in my head is Yowza and that's not  
14 it.

15 HEARING EXAMINER: All right. So your  
16 biggest challenge, Art, is to find somebody.

17 MR. HORNE: Find them.

18 HEARING EXAMINER: Right. And --

19 MR. HORNE: Him or her. Them, find  
20 somebody, right. Find somebody. And they may or  
21 may not want their own report, you know. I mean,  
22 because they'll have to personally testify to

1 the --

2 MR. HORNE: Exactly. Understood.

3 HEARING EXAMINER: Yeah. Okay. All  
4 right. All right.

5 MR. BROWN: Arthur, there's a need  
6 expert that is used in all of the convenience  
7 store, gas stations.

8 HEARING EXAMINER: Well, there used to  
9 be. I don't know if they're around anymore.

10 MR. BROWN: Yeah, there is one  
11 gentleman that Matt Tedesco has used quite a bit  
12 in the last year-and-a-half.

13 HEARING EXAMINER: Okay. Okay.

14 MR. FERGUSON: No, that's Mr. Steer.

15 HEARING EXAMINER: Oh, Steer. Right.  
16 Ed Steer, right, okay. All right. Yeah, we've  
17 seen him. We've qualified him, Arthur, so he's  
18 okay.

19 MR. HORNE: All right.

20 HEARING EXAMINER: All right. So that  
21 being said, where we are right now is we're going  
22 to continue this hearing to 9:30 next Wednesday

1 which is November 8th. At that point in time  
2 testimony will be limited to whomever you put on,  
3 Mr. Horne, with regard to the market and needs  
4 analysis, and to Ms. Nuriddin. So it will be  
5 your opportunity to testify at that time, Ms.  
6 Nuriddin. I am leaving of course the record open  
7 because the record will be open. But just to  
8 remind you, Art, what we are looking for is we  
9 are looking for the additional ethics affidavits,  
10 the landscape plan --

11 MR. HORNE: Yes.

12 HEARING EXAMINER: -- Exhibits 35 and  
13 39 with regards to the relocation or the pivoting  
14 of the sign, proposed language amending the  
15 conditions of the technical staff report with  
16 regards to condition 1 and possibly renumbering  
17 1C to 2.

18 MR. HORNE: Yes.

19 HEARING EXAMINER: And that is my list  
20 at the moment. Did you pick up anything else  
21 that I said?

22 MR. HORNE: No, I think that's it

1 and -- because our conditions will include  
2 removing the light pole out of the right-of-way  
3 of the state highway.

4 HEARING EXAMINER: Okay.

5 MR. HORNE: So let me ask this. So two  
6 things about testimony. One, will we need Mr.  
7 Ferguson again to finish his opinion with  
8 reference to the newly added market study, need  
9 study? I think I need to call him just to  
10 confirm that to tie it up because all the other  
11 stuff he agrees with. And then number two, you  
12 accepted Mr. McAndrew as a witness. Do you need  
13 also Mr. Lenhart to adopt that testimony in which  
14 case --

15 HEARING EXAMINER: No, I accepted it.  
16 It was weird testimony because he was adopting  
17 the testimony of his boss with his testimony. So  
18 it was circular, but he's now an expert. Okay.  
19 But the other person we will need is, you are  
20 right, Mr. Woodburn should come back and just  
21 tell us the changes that he made to Exhibits 34,  
22 35, and 39. Just limited to that. Here's the

1 sign. You know, here's -- just limited to that.

2 MR. HORNE: Okay.

3 MR. WOODBURN: Okay. I'll be there.

4 MR. HORNE: Okay. We'll be ready.

5 MR. NURIDDIN: I just had a question.

6 I'm sorry. I just had a technical question.

7 HEARING EXAMINER: Yes, ma'am.

8 MR. NURIDDIN: Would I be able to at  
9 that time cross-examine Mr. Ferguson? Because  
10 he's made his testimony and I had some questions  
11 for him regarding his barriers and his  
12 boundaries.

13 HEARING EXAMINER: You are correct.  
14 You haven't had an opportunity to cross-examine  
15 Mr. Ferguson and you will be given --

16 MR. NURIDDIN: Okay.

17 HEARING EXAMINER: -- an opportunity,  
18 yes.

19 MR. NURIDDIN: Okay.

20 HEARING EXAMINER: All right. Are we  
21 good?

22 MR. HORNE: Good. Thank you very much

1 for your time.

2 MR. NURIDDIN: And one more. I'm new  
3 to this. Now, will I use this link or will your  
4 office provide me another link?

5 HEARING EXAMINER: Another link. They  
6 will send you another link.

7 MR. NURIDDIN: Okay. Okay. Thank you  
8 for your patience.

9 MR. BROWN: Good question.

10 HEARING EXAMINER: Okay. Thank you.  
11 Yeah. But I'm glad you asked that, yeah.

12 MR. BURKE: Very good question.

13 MR. HORNE: Yeah.

14 HEARING EXAMINER: Okay. I thank  
15 everybody and I'll see you in a week's time.

16 (Off the record.)

17

18

19

20

21

22



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

CERTIFICATE OF TRANSCRIBER

I, Debra McCostlin, do hereby certify that this transcript was prepared from the digital audio recording of the foregoing proceeding; that said transcript is a true and accurate record of the proceedings to the best of my knowledge, skills, and ability; and that I am neither counsel for, related to, nor employed by any of the parties to the case and have no interest, financial or otherwise, in its outcome.

*Debra McCostlin*

---

DEBRA MCCOSTLIN

NOVEMBER 13, 2023

Transcript of Hearing  
 Conducted on November 1, 2023

A			
<b>abide</b> 25:10	181:17, 194:2, 194:15, 197:6, 198:6, 199:2, 201:19, 205:6	<b>accommodates</b> 54:10	64:16, 77:17, 87:10, 101:19,
<b>ability</b> 126:8, 126:18, 208:7	<b>above</b> 103:18, 157:9	<b>accommodation</b> 54:15	113:22, 120:13, 128:17, 169:20, 172:12, 172:13, 174:11, 174:21, 179:13, 189:13, 192:6, 192:10
<b>able</b> 8:19, 11:10, 31:1, 60:17, 85:8, 89:21, 116:2, 121:9, 128:22, 129:8, 135:11, 161:20, 197:1, 197:2, 206:8	<b>absolutely</b> 46:3, 63:14, 169:6, 176:7	<b>accommodations</b> 68:6	<b>add</b> 83:18, 102:19, 104:15, 123:13, 188:15
<b>about</b> 5:3, 10:6, 11:13, 11:19, 20:3, 22:6, 22:8, 23:6, 23:19, 24:14, 25:18, 27:17, 27:20, 27:22, 28:8, 29:22, 30:3, 31:14, 36:2, 37:19, 37:22, 38:9, 40:10, 52:3, 53:11, 65:10, 66:18, 66:20, 67:12, 67:21, 78:14, 90:4, 90:10, 92:3, 92:20, 93:22, 108:12, 108:15, 115:13, 118:6, 120:11, 126:5, 126:8, 127:16, 128:1, 129:16, 130:6, 131:19, 132:9, 133:12, 134:2, 134:16, 149:1, 155:14, 156:2, 159:14, 160:2, 162:17, 162:18, 167:18, 167:21, 174:14,	<b>accents</b> 147:3	<b>accompanied</b> 190:17	<b>added</b> 177:5, 188:22, 194:1, 205:8
	<b>accept</b> 32:1, 70:1, 121:2, 141:9, 141:12, 182:3, 193:22, 195:1, 196:15	<b>accompanies</b> 187:5	<b>addition</b> 114:20
	<b>acceptable</b> 157:21	<b>accordance</b> 7:9, 9:4, 66:1	<b>additional</b> 63:17, 93:20, 141:16, 178:22, 179:3, 187:10, 197:22, 204:9
	<b>accepted</b> 14:20, 14:22, 118:11, 137:6, 205:12, 205:15	<b>according</b> 38:21, 118:11	<b>additionally</b> 140:19, 148:14, 151:17, 158:21
	<b>accepting</b> 112:15	<b>accredited</b> 139:22, 157:7	<b>address</b> 14:16, 19:14, 21:14, 38:17, 46:19, 46:21, 69:8, 97:9, 97:12, 98:3, 109:22, 124:11, 138:21, 139:14, 156:3, 165:9, 165:11
	<b>access</b> 25:20, 26:8, 29:12, 36:11, 86:15, 87:12, 87:18, 87:21, 88:1, 88:2, 89:11, 97:12, 100:3, 133:16, 139:1, 139:2, 144:10, 154:5, 168:13, 187:19	<b>accurate</b> 34:11, 47:16, 58:5, 140:9, 140:11, 208:5	<b>addressed</b> 113:18, 115:2
	<b>accessing</b> 135:17, 158:3	<b>acknowledge</b> 187:18	<b>addresses</b> 39:12
	<b>accessory</b> 7:4, 13:14, 15:14, 17:6, 22:2, 25:4, 25:5, 26:7, 85:8, 85:11, 108:15	<b>acknowledgement</b> 143:3	<b>addressing</b> 85:6
	<b>accommodate</b> 54:6, 187:21	<b>across</b> 106:16, 106:19, 107:4, 142:13, 169:9, 173:3, 186:11	<b>adequate</b> 130:19
	<b>accommodated</b> 54:10, 54:12	<b>act</b> 96:10	<b>adjacent</b> 91:13, 186:9, 186:13, 186:15, 187:1
		<b>action</b> 185:20	<b>adjoining</b> 43:7
		<b>activated</b> 158:5	
		<b>activities</b> 144:11, 144:15, 149:14, 151:7	
		<b>activity</b> 112:18, 157:17, 158:6	
		<b>actual</b> 48:8, 57:5	
		<b>actually</b> 11:22, 35:2, 35:8, 35:10, 44:5, 53:5, 55:14, 64:9,	

Transcript of Hearing  
Conducted on November 1, 2023

<p><b>administration</b> 72:10, 115:6, 126:7, 134:4 <b>administrative</b> 14:9, 47:20, 72:1, 77:12, 140:17 <b>admitted</b> 19:19, 19:20 <b>adobe</b> 74:12, 75:6, 75:8, 75:13 <b>adopt</b> 120:10, 205:13 <b>adopted</b> 174:4 <b>adopting</b> 205:16 <b>adoption</b> 177:4, 189:2 <b>advertisement</b> 134:5 <b>advise</b> 60:17 <b>affidavit</b> 22:6, 22:7, 22:9, 22:11, 22:15, 43:6, 59:7, 61:18, 62:5, 62:19, 63:1 <b>affidavits</b> 40:6, 63:17, 93:20, 204:9 <b>affirmed</b> 21:10, 46:15, 69:4, 109:18, 139:10, 165:5 <b>aforementioned</b> 155:4 <b>afraid</b> 37:1 <b>after</b> 8:9, 31:4, 44:15, 90:2, 120:17, 176:21, 198:18 <b>afternoon</b> 164:22, 165:1,</p>	<p>165:2, 165:3 <b>again</b> 11:10, 48:20, 56:16, 75:5, 89:14, 106:1, 113:19, 119:19, 121:7, 128:8, 129:6, 152:5, 170:16, 180:18, 193:6, 193:10, 195:14, 196:14, 205:7 <b>against</b> 58:19, 119:18 <b>agencies</b> 103:3 <b>ago</b> 23:19, 28:1, 29:15, 84:15, 161:12, 184:10, 189:20 <b>agree</b> 31:22, 80:12, 80:13, 101:5, 153:8, 153:10, 167:6, 177:7, 189:8, 195:10 <b>agrees</b> 205:11 <b>agricultural</b> 169:4 <b>ahead</b> 12:22, 94:5, 173:12 <b>ain't</b> 10:20 <b>air</b> 158:12 <b>al</b> 127:12 <b>align</b> 169:13 <b>all's</b> 12:3 <b>allegedly</b> 36:3 <b>allow</b> 8:10, 10:15,</p>	<p>11:6, 11:7, 88:4, 162:12 <b>allowed</b> 8:13, 8:18, 9:9, 10:12, 12:16, 66:14, 124:22 <b>allows</b> 9:21, 10:3 <b>almost</b> 24:22, 38:14, 135:6, 155:20, 181:1, 185:11 <b>alone</b> 171:3 <b>along</b> 26:17, 87:11, 87:19, 87:20, 96:13, 106:15, 107:1, 107:16, 114:18, 145:13, 161:8, 168:16, 179:20, 179:22, 180:1, 180:4 <b>already</b> 14:12, 29:16, 57:18, 66:10, 93:19, 123:13, 130:7, 146:5, 202:12 <b>also</b> 2:12, 16:10, 17:1, 22:14, 25:20, 26:2, 26:7, 51:8, 51:13, 57:8, 58:9, 66:19, 67:5, 72:2, 72:20, 83:12, 92:12, 96:4, 96:18, 102:20, 107:14, 107:20, 117:9, 126:1, 129:4, 140:18, 143:1, 146:1, 147:3, 150:16, 171:19, 174:19, 177:2, 177:16,</p>	<p>179:3, 180:22, 190:21, 197:18, 205:13 <b>although</b> 18:9, 155:2, 169:20 <b>always</b> 137:15, 200:22 <b>amber</b> 154:12, 155:2, 160:5 <b>amend</b> 99:5, 99:10, 99:14, 104:13, 104:16 <b>amended</b> 65:14, 77:17, 78:13, 99:16, 104:7, 104:20, 105:7 <b>amending</b> 204:14 <b>amendment</b> 32:3, 66:3 <b>amendments</b> 56:10, 98:2, 101:9, 101:13 <b>among</b> 15:11 <b>amount</b> 29:7, 124:21, 129:17, 187:21 <b>amounts</b> 158:14 <b>analyses</b> 113:4, 114:11, 115:5 <b>analysis</b> 16:21, 17:4, 50:7, 51:9, 52:1, 52:9, 114:6, 117:19, 123:10, 125:12, 125:14, 126:1, 127:5, 127:12, 129:10, 130:17, 176:4, 176:7, 196:3, 204:4</p>
--	--	--	---

Transcript of Hearing  
 Conducted on November 1, 2023

<p><b>analyst</b>                  194:1  <b>analyze</b>                  51:6, 182:4  <b>andrew</b>                  16:19  <b>annapolis</b>                  23:16  <b>annotated</b>                  86:8  <b>another</b>                  28:21, 50:15,                  57:5, 59:15,                  61:4, 61:6,                  92:19, 158:7,                  161:18, 162:7,                  162:9, 167:8,                  199:10, 200:7,                  207:4, 207:5,                  207:6  <b>answer</b>                  42:13, 60:14,                  60:20, 61:13,                  76:14, 91:3,                  107:22, 108:19,                  108:21, 111:17,                  136:11, 139:4,                  192:4  <b>answers</b>                  42:15, 58:13  <b>anticipate</b>                  88:4  <b>anticipated</b>                  67:22, 129:12,                  129:18, 130:5,                  130:9, 135:5  <b>any</b>                  23:4, 26:13,                  32:2, 32:3,                  35:16, 41:12,                  43:20, 45:5,                  47:19, 51:5,                  51:17, 52:8,                  52:11, 53:12,                  56:9, 58:8,                  64:1, 64:20,                  65:3, 65:17,                  68:13, 82:8,</p>	<p>90:1, 90:10,                  91:13, 92:3,                  96:21, 98:2,                  100:1, 100:20,                  101:13, 105:21,                  108:5, 108:16,                  109:5, 110:14,                  114:17, 118:14,                  118:15, 119:12,                  126:11, 126:16,                  131:12, 133:5,                  135:20, 140:13,                  143:22, 154:5,                  154:8, 156:3,                  159:7, 164:1,                  186:22, 187:6,                  187:7, 189:5,                  189:16, 201:5,                  208:8  <b>anybody</b>                  12:18, 37:2,                  42:3, 42:13,                  90:6, 138:20,                  193:9, 196:9,                  200:22  <b>anymore</b>                  182:18, 194:7,                  201:18, 203:9  <b>anyone</b>                  89:14  <b>anything</b>                  18:17, 36:13,                  50:5, 50:9,                  51:18, 58:22,                  126:20, 162:5,                  204:20  <b>anyway</b>                  121:11  <b>apologies</b>                  173:15  <b>apologize</b>                  40:3, 116:1,                  173:13, 178:8,                  180:18, 191:21  <b>appeal</b>                  27:11  <b>appeals</b>                  111:9</p>	<p><b>appears</b>                  132:1  <b>applicable</b>                  7:19, 101:6,                  121:1, 125:17,                  179:1, 188:21  <b>applicant</b>                  2:2, 13:10,                  13:17, 15:6,                  48:3, 85:10,                  142:10, 143:5,                  166:14  <b>applicant's</b>                  14:14, 19:6,                  19:9, 19:14,                  22:13, 187:17,                  190:13  <b>applicants</b>                  18:2  <b>application</b>                  8:4, 8:10,                  8:11, 8:14,                  8:18, 9:3, 12:4,                  13:11, 13:18,                  14:4, 14:7,                  14:17, 16:3,                  16:5, 16:11,                  16:18, 17:6,                  17:16, 18:5,                  22:1, 22:12,                  22:13, 22:20,                  30:9, 31:17,                  31:21, 41:11,                  49:13, 49:17,                  55:9, 55:20,                  56:4, 56:8,                  59:22, 60:1,                  65:20, 71:2,                  71:7, 71:10,                  72:10, 72:18,                  76:21, 77:13,                  81:4, 81:7,                  85:5, 85:10,                  90:16, 92:17,                  124:4, 124:12,                  125:21, 127:3,                  131:2, 141:4,                  142:3, 166:6,</p>	<p>166:8, 166:21,                  174:3, 178:17,                  190:18  <b>applications</b>                  15:18, 23:4,                  49:11, 53:14,                  56:19, 56:21,                  81:9, 166:20  <b>applied</b>                  8:15  <b>applies</b>                  7:10, 11:19  <b>apply</b>                  122:12, 176:5,                  176:15, 176:21,                  179:2, 179:4,                  186:7  <b>appreciate</b>                  20:18  <b>appropriate</b>                  130:2, 172:19,                  174:11, 192:14  <b>appropriateness</b>                  144:2, 144:17  <b>approval</b>                  13:19, 13:21,                  16:17, 18:5,                  48:22, 50:12,                  79:15, 82:13,                  82:15, 131:5,                  177:18, 178:17,                  178:20, 187:2,                  187:8, 188:13  <b>approvals</b>                  16:15, 125:15  <b>approve</b>                  143:4  <b>approved</b>                  13:21, 14:2,                  33:7, 49:20,                  54:18, 111:22,                  113:16, 125:2,                  125:5, 125:11,                  130:7, 130:14,                  182:8  <b>approves</b>                  112:7  <b>approximately</b>                  7:1, 7:2,</p>
---	---	---	---

Transcript of Hearing  
Conducted on November 1, 2023

<p>13:12, 13:14, 56:18, 60:7, 107:13, 142:22, 170:5, 170:14, 170:16, 179:20, 180:1 <b>april</b> 10:11, 10:13, 10:17, 31:7, 37:17, 41:8, 65:22, 67:2, 67:8, 73:5, 73:10, 73:11, 73:17, 75:22, 76:2, 108:9, 175:19, 176:6, 176:12 <b>arbitrator</b> 5:7 <b>architect</b> 17:15, 22:19, 108:20, 118:7, 139:21, 140:13, 142:14, 142:20, 159:18, 159:19, 160:9, 160:10, 160:12, 166:15 <b>architect's</b> 172:6 <b>architects</b> 50:8, 140:3, 141:14, 142:12 <b>architectural</b> 140:21, 142:3, 149:10, 152:12, 161:10, 172:20, 173:9, 188:6 <b>architecturally</b> 17:19, 152:8, 152:10 <b>architecture</b> 17:17, 141:5, 141:7, 145:5, 149:1, 153:7, 153:11, 155:17, 156:9, 156:15, 157:6, 183:22 <b>area</b> 23:12, 26:7,</p>	<p>26:20, 51:19, 51:20, 53:13, 57:9, 60:16, 83:10, 89:17, 106:11, 107:17, 107:20, 137:11, 144:18, 145:20, 146:21, 147:13, 159:3, 166:11, 172:17, 179:3, 181:5, 188:3, 190:12, 190:20, 193:15, 194:3 <b>areas</b> 26:16, 89:3, 96:1, 147:14, 168:15, 169:4, 172:9 <b>aren't</b> 34:17, 159:16, 187:7 <b>argue</b> 186:15 <b>argument</b> 191:10 <b>arise</b> 56:10 <b>around</b> 16:1, 26:5, 26:6, 38:11, 47:21, 74:19, 89:13, 95:14, 96:1, 104:14, 115:14, 121:17, 174:22, 180:5, 181:1, 182:15, 183:3, 203:9 <b>art</b> 82:1, 83:16, 84:5, 202:16, 204:8 <b>arthur</b> 2:3, 5:4, 5:16, 13:8, 79:4, 99:8, 122:16, 203:5, 203:17 <b>articulated</b> 152:17</p>	<p><b>articulations</b> 144:3 <b>ascertain</b> 133:21 <b>aside</b> 55:4, 97:14 <b>asked</b> 47:11, 142:2, 175:20, 192:13, 207:11 <b>asking</b> 22:6, 22:8, 40:10, 41:18, 42:1, 42:2, 67:21, 77:11, 104:5, 110:12, 167:3, 191:19 <b>aspects</b> 16:4 <b>assessment</b> 50:6 <b>assist</b> 22:20, 113:5, 114:15, 114:17 <b>assisting</b> 113:15 <b>associated</b> 14:17, 16:16, 17:5, 81:22, 82:9, 89:4, 127:14, 166:20 <b>association</b> 123:11 <b>assume</b> 78:13, 91:12, 190:15 <b>assuming</b> 63:4, 79:9, 106:10 <b>at-grade</b> 168:13 <b>atlas</b> 128:12, 184:19, 185:2 <b>attaches</b> 88:17 <b>attempting</b> 52:18, 141:2,</p>	<p>176:2 <b>attend</b> 49:12 <b>attendance</b> 31:9, 39:1, 39:15 <b>attention</b> 167:1 <b>attorney</b> 22:18, 54:14, 118:20, 118:21, 190:16 <b>attorney's</b> 42:9 <b>attorneys</b> 50:8 <b>atwell</b> 69:11 <b>audio</b> 208:4 <b>august</b> 79:8, 79:10, 94:10, 111:15 <b>author</b> 190:4, 191:5 <b>authority</b> 90:16, 91:6, 91:18 <b>authorize</b> 71:10 <b>authorizing</b> 14:5 <b>available</b> 17:12, 18:13, 28:16, 28:22, 54:19, 54:22, 199:6, 199:12, 199:17, 200:1 <b>avenue</b> 23:14, 82:18, 82:19, 87:11, 87:22, 88:6, 89:9, 91:11, 96:2, 106:10, 106:17, 107:7, 107:12, 131:16, 131:17, 132:1, 145:13, 145:16,</p>
---	---	---	---

Transcript of Hearing  
Conducted on November 1, 2023

<p>150:4, 161:8, 169:18, 171:1, 171:6, 171:13, 171:20, 173:8, 179:21, 179:22, 180:3, 182:19, 186:12 <b>aware</b> 55:10, 55:13, 65:13, 66:3, 66:22, 123:21, 124:18, 143:9 <b>away</b> 5:21, 12:17, 29:22, 30:1, 145:21, 154:14, 154:17, 154:22 <b>awful</b> 86:21</p> <hr/> <p style="text-align: center;"><b>B</b></p> <hr/> <p><b>b&amp;a</b> 110:3 <b>back</b> 28:10, 41:20, 42:16, 59:10, 72:13, 75:4, 83:4, 83:7, 94:7, 94:8, 98:8, 98:10, 102:4, 104:1, 127:1, 132:8, 135:11, 161:22, 169:15, 177:3, 180:18, 184:10, 184:12, 198:21, 205:20 <b>background</b> 14:11, 40:13, 47:14, 50:19, 53:8, 113:21, 120:22, 150:8 <b>backup</b> 20:3, 20:6, 20:12, 74:6 <b>backwards</b> 189:2 <b>bah</b> 86:15, 86:18,</p>	<p>93:11, 116:11 <b>bank</b> 125:6 <b>barnett</b> 73:22 <b>barnett-woods</b> 72:20, 74:1, 76:1 <b>barrier</b> 169:1, 169:5, 170:13, 170:16, 171:18 <b>barriers</b> 168:1, 168:7, 169:18, 206:11 <b>base</b> 150:15, 179:11, 183:7 <b>based</b> 24:17, 45:3, 45:22, 57:17, 85:3, 85:5, 130:17, 135:20, 135:22, 136:15, 138:4, 141:19, 162:3, 194:8 <b>basically</b> 40:6, 129:14 <b>basis</b> 123:12, 128:9, 129:11, 135:13 <b>batting</b> 18:1, 164:16, 164:18 <b>bay</b> 179:2 <b>bear</b> 74:11 <b>bearing</b> 51:13 <b>bearings</b> 102:21, 103:1 <b>became</b> 54:16 <b>because</b> 8:1, 8:12, 8:22, 9:18, 11:1, 11:5,</p>	<p>20:11, 25:1, 27:7, 29:14, 30:8, 33:9, 38:3, 38:21, 39:6, 40:18, 42:2, 44:18, 52:20, 53:7, 67:9, 68:1, 68:3, 75:10, 75:11, 77:22, 93:4, 94:9, 96:9, 104:10, 105:13, 106:11, 120:9, 121:7, 121:13, 122:9, 131:21, 134:2, 134:14, 137:16, 141:3, 154:4, 155:15, 160:9, 160:14, 161:12, 162:22, 163:2, 167:1, 167:16, 168:21, 169:18, 171:22, 172:14, 174:14, 175:4, 175:10, 176:19, 177:3, 178:9, 184:8, 184:19, 186:16, 189:1, 192:13, 192:16, 196:21, 197:1, 197:6, 197:13, 199:19, 200:1, 202:22, 204:7, 205:1, 205:10, 205:16, 206:9 <b>becomes</b> 135:6 <b>been</b> 14:19, 14:22, 23:3, 24:9, 24:12, 30:6, 37:19, 38:12, 38:13, 43:1, 58:4, 66:10, 70:2, 70:18, 91:9, 107:4, 110:19, 114:10,</p>	<p>115:15, 116:21, 117:4, 118:11, 118:13, 121:14, 121:15, 121:17, 124:10, 132:14, 132:15, 143:5, 143:7, 150:11, 165:15, 177:20, 178:7, 178:9, 187:15, 192:4, 196:7 <b>before</b> 7:14, 7:20, 8:13, 15:1, 28:15, 48:16, 50:16, 56:17, 63:15, 70:3, 71:9, 77:10, 81:18, 110:14, 119:19, 140:16, 140:18, 140:19, 141:14, 142:5, 170:20, 177:4, 189:2, 198:4 <b>beginning</b> 175:3 <b>behalf</b> 2:2, 2:9, 115:1, 193:19 <b>behind</b> 25:12 <b>beiges</b> 147:3 <b>being</b> 6:16, 7:11, 9:17, 20:1, 21:10, 24:5, 46:15, 54:6, 67:19, 67:20, 69:4, 93:20, 108:12, 109:18, 111:14, 115:5, 128:22, 139:10, 145:15, 149:1, 154:10, 160:2, 162:19, 165:5, 195:21, 203:21 <b>belabor</b> 173:6</p>
--	--	--	---

Transcript of Hearing  
Conducted on November 1, 2023

<p><b>belief</b> 100:22</p> <p><b>believe</b> 31:18, 33:9, 41:21, 48:14, 57:2, 59:13, 67:22, 74:7, 75:17, 94:14, 94:16, 108:19, 111:11, 112:1, 112:6, 126:6, 128:20, 133:14, 136:11, 148:22, 152:12, 163:6, 176:3, 187:8</p> <p><b>belong</b> 104:11</p> <p><b>below</b> 96:15, 107:11, 181:20</p> <p><b>belt</b> 168:19</p> <p><b>beltway</b> 65:19</p> <p><b>benefits</b> 157:8</p> <p><b>best</b> 208:6</p> <p><b>better</b> 75:13</p> <p><b>between</b> 10:17, 89:13, 94:10, 126:21, 132:2, 138:22, 139:3, 150:8, 171:20</p> <p><b>beyond</b> 170:19, 172:21, 188:10</p> <p><b>big</b> 29:8, 30:22, 172:15</p> <p><b>biggest</b> 158:18, 202:16</p> <p><b>bill</b> 55:18, 57:17, 66:13, 174:16, 176:15, 176:18</p>	<p><b>binder</b> 128:7</p> <p><b>bit</b> 50:3, 98:17, 102:7, 111:17, 137:19, 147:21, 150:20, 151:1, 159:14, 160:2, 160:8, 172:17, 177:2, 203:11</p> <p><b>bite</b> 122:22</p> <p><b>black</b> 98:20</p> <p><b>blank</b> 143:22</p> <p><b>blast</b> 163:19</p> <p><b>bleed</b> 122:7</p> <p><b>blend</b> 153:11</p> <p><b>blindly</b> 20:11</p> <p><b>blown</b> 106:11</p> <p><b>blue</b> 122:7</p> <p><b>blurry</b> 86:21</p> <p><b>board</b> 13:20, 71:9, 111:9, 111:10, 112:2, 112:7, 119:1, 140:18, 174:5</p> <p><b>board's</b> 56:3</p> <p><b>boards</b> 30:20, 31:11, 140:21, 140:22</p> <p><b>boat</b> 133:21</p> <p><b>boats</b> 26:17, 106:12, 106:22, 133:12</p> <p><b>bodies</b> 140:20</p>	<p><b>bolster</b> 53:18</p> <p><b>bookended</b> 88:14</p> <p><b>boring</b> 116:3</p> <p><b>borings</b> 51:11, 51:12</p> <p><b>boss</b> 205:17</p> <p><b>both</b> 14:3, 18:2, 22:16, 42:15, 59:3, 60:4, 76:3, 76:17, 78:6, 99:4, 99:12, 100:14, 103:5, 132:10, 143:13, 151:13, 167:22, 168:16, 168:22, 169:17, 173:6, 177:18, 186:16, 186:17, 188:6</p> <p><b>bottom</b> 87:8, 196:4</p> <p><b>boulevard</b> 23:17, 110:3, 169:14, 171:7</p> <p><b>bounce</b> 114:14</p> <p><b>bound</b> 145:15</p> <p><b>boundaries</b> 171:5, 206:12</p> <p><b>boundary</b> 106:9, 170:10, 171:8</p> <p><b>bowie</b> 1:5, 6:22, 13:10, 30:17, 31:7, 31:8, 32:14, 32:18, 33:5, 36:10, 39:21, 41:9, 41:17, 57:9, 59:3, 59:10, 59:19, 60:8,</p>	<p>61:4, 63:1, 63:19, 67:2, 154:20, 183:14, 185:3</p> <p><b>box</b> 31:2</p> <p><b>boy</b> 13:2</p> <p><b>branch</b> 170:13, 170:15, 170:20, 171:10</p> <p><b>brand</b> 33:4, 34:6</p> <p><b>bratt</b> 21:16</p> <p><b>break</b> 152:20</p> <p><b>breakdown</b> 153:1</p> <p><b>brick</b> 163:1, 163:4</p> <p><b>briefly</b> 44:1, 127:10</p> <p><b>bring</b> 16:5, 92:15</p> <p><b>broad</b> 139:16, 174:18</p> <p><b>broken</b> 146:3, 150:11, 151:13</p> <p><b>brooks</b> 23:14, 24:1</p> <p><b>brought</b> 39:17</p> <p><b>brown's</b> 45:22, 120:15, 167:19, 193:8</p> <p><b>bryan</b> 76:1, 76:2</p> <p><b>buffer</b> 96:3, 96:12, 96:14, 96:15, 96:20, 106:21</p> <p><b>buffering</b> 180:5, 183:3</p> <p><b>build</b> 16:12, 24:14, 24:20, 81:5,</p>
--	---	---	--

Transcript of Hearing  
 Conducted on November 1, 2023

<p>81:7, 85:4,                  90:16, 91:6,                  91:19, 103:2,                  123:22, 126:8  <b>building</b>                  14:5, 25:19,                  25:21, 51:15,                  71:11, 71:14,                  72:3, 72:11,                  76:12, 76:21,                  77:3, 81:3,                  81:7, 81:11,                  81:14, 85:6,                  88:13, 88:15,                  88:20, 89:16,                  91:4, 108:14,                  108:17, 108:19,                  125:22, 127:20,                  135:17, 142:18,                  142:19, 143:4,                  143:20, 143:22,                  144:8, 144:15,                  144:18, 144:21,                  145:2, 148:16,                  148:17, 149:15,                  149:16, 150:6,                  150:7, 151:10,                  151:11, 151:13,                  151:19, 152:14,                  153:2, 155:15,                  156:2, 158:9,                  158:13, 158:18,                  159:10, 169:12  <b>building's</b>                  152:21  <b>buildings</b>                  49:15, 88:15,                  88:17, 91:1,                  96:9, 108:11,                  108:15, 108:16,                  146:4, 146:21,                  148:6, 148:7,                  149:12, 150:1,                  150:11, 151:5,                  152:4, 152:16,                  156:3, 156:7,                  157:17, 158:17,                  158:20, 181:7</p>	<p><b>buildout</b>                  48:22  <b>built</b>                  49:15, 88:2,                  108:12, 136:21,                  169:20  <b>bulk</b>                  113:14  <b>burke</b>                  3:7, 5:21,                  5:22, 6:1, 6:13,                  15:19, 15:20,                  16:3, 46:11,                  46:12, 46:14,                  46:20, 46:21,                  47:5, 52:18,                  54:5, 55:22,                  56:12, 56:16,                  64:9, 65:4,                  65:8, 84:7,                  84:13, 84:17,                  84:21, 166:18,                  175:22, 176:1,                  188:19, 201:1,                  207:12  <b>burke's</b>                  47:10  <b>burnett</b>                  73:8  <b>business</b>                  21:14, 22:15,                  24:18, 26:21,                  29:10, 38:16,                  46:19, 46:21,                  69:8, 109:22,                  110:20, 132:15,                  139:14, 165:9,                  165:11  <b>bwd</b>                  140:3</p> <hr/> <p style="text-align: center;"><b>C</b></p> <hr/> <p><b>calculation</b>                  134:12  <b>calendar</b>                  197:10  <b>call</b>                  14:15, 15:5,</p>	<p>15:19, 20:22,                  96:11, 100:3,                  102:17, 120:2,                  135:12, 138:14,                  156:18, 173:22,                  181:22, 205:9  <b>called</b>                  16:21, 49:3,                  70:18, 96:12,                  163:19, 194:13,                  198:21  <b>calls</b>                  6:21  <b>calvert</b>                  83:1  <b>came</b>                  8:9, 31:4,                  38:13, 66:18,                  71:8, 72:22,                  83:18  <b>camera</b>                  180:15  <b>cameras</b>                  26:3, 26:4,                  26:5  <b>campers</b>                  26:17, 26:20  <b>can't</b>                  12:7, 12:9,                  12:10, 33:18,                  78:9, 93:3,                  105:14, 105:16,                  108:8, 108:19,                  154:10, 171:21,                  173:6, 175:21,                  189:3, 194:16,                  195:1, 197:7,                  201:20, 202:10,                  202:11  <b>cannot</b>                  155:1, 173:7,                  176:8  <b>canopy</b>                  92:17, 93:13,                  93:17, 94:13,                  94:21, 95:19,                  106:8  <b>capable</b>                  18:10</p>	<p><b>capacity</b>                  187:20  <b>capita</b>                  29:8  <b>capital</b>                  38:15, 65:19,                  73:1, 167:7  <b>car</b>                  125:7, 161:5  <b>care</b>                  5:4  <b>cars</b>                  172:2  <b>case</b>                  1:4, 7:6, 10:2,                  12:22, 14:10,                  14:12, 14:13,                  14:14, 15:6,                  16:9, 16:12,                  17:2, 17:12,                  18:2, 18:13,                  22:1, 22:3,                  25:3, 30:14,                  32:4, 50:16,                  54:17, 71:18,                  72:12, 101:3,                  115:8, 119:8,                  120:4, 121:12,                  129:21, 130:16,                  136:7, 137:10,                  167:1, 175:15,                  184:17, 186:10,                  205:14, 208:9  <b>cases</b>                  9:16, 15:14,                  35:4, 46:3,                  167:13  <b>categories</b>                  187:3  <b>categorize</b>                  24:4  <b>category</b>                  104:10, 183:20  <b>caught</b>                  105:16  <b>causes</b>                  155:21  <b>caveat</b>                  7:5</p>
--	---	--	---



Transcript of Hearing  
Conducted on November 1, 2023

<p><b>cb</b> 7:21, 8:9, 8:10, 9:17, 9:21, 10:3, 10:8, 11:11, 11:14, 54:14, 55:14, 55:18, 58:7, 58:13, 58:19, 59:1, 66:7, 66:17, 68:2, 174:20, 175:12, 175:15, 175:18, 176:3, 176:10, 188:16, 189:1 <b>cb-</b> 8:7, 8:8, 10:14, 10:17, 12:16, 56:17, 57:12, 58:10, 58:17, 65:9, 65:14, 174:14 <b>cb-'s</b> 175:7 <b>cementitious</b> 163:4, 163:14 <b>center</b> 90:22, 146:1, 148:9, 154:13, 170:9 <b>central</b> 82:18, 82:19, 87:11, 87:22, 88:3, 88:6, 88:20, 89:9, 91:11, 96:1, 106:10, 106:16, 107:7, 107:12, 131:16, 131:17, 132:1, 132:20, 145:13, 145:16, 150:4, 161:8, 169:18, 171:1, 171:6, 171:13, 171:20, 173:8, 179:21, 179:22, 180:3, 182:19, 186:12</p>	<p><b>certain</b> 8:14, 8:17, 9:2, 26:8, 27:11, 83:4, 188:10 <b>certainly</b> 169:12, 181:13, 192:11, 197:22, 200:2 <b>certificate</b> 208:1 <b>certification</b> 103:16, 104:2 <b>certified</b> 105:14, 105:15 <b>certify</b> 208:2 <b>cetera</b> 40:7, 40:8, 89:8, 129:20 <b>cgo</b> 9:12, 28:13, 57:3, 176:16 <b>chain</b> 59:15 <b>challenge</b> 34:10, 202:16 <b>challenged</b> 20:2 <b>chance</b> 18:11, 18:12 <b>change</b> 103:15, 104:5, 146:17, 170:6, 170:10 <b>changed</b> 91:12 <b>changes</b> 57:19, 94:9, 94:12, 94:15, 100:20, 146:18, 205:21 <b>character</b> 145:19, 153:12, 170:6 <b>characterized</b> 168:15 <b>charitable</b> 67:13</p>	<p><b>chart</b> 92:18 <b>charts</b> 96:15 <b>check</b> 41:21 <b>checking</b> 76:17, 197:9 <b>chesapeake</b> 179:2 <b>children</b> 44:13, 122:3 <b>choose</b> 24:15 <b>church</b> 139:17 <b>circular</b> 95:20, 177:3, 188:16, 205:18 <b>circulation</b> 89:12, 97:13 <b>cite</b> 167:13 <b>cited</b> 38:4 <b>citizen</b> 115:2, 118:22 <b>citizens</b> 41:9 <b>city</b> 140:21 <b>civil</b> 16:9, 16:10, 22:18, 50:8, 69:16, 70:18, 85:9, 117:13, 166:14 <b>clarification</b> 159:13 <b>clarify</b> 10:22, 35:5, 45:21, 137:6, 139:4 <b>clarity</b> 135:12, 144:14 <b>classification</b> 171:16, 171:17 <b>classified</b> 26:13, 169:19</p>	<p><b>clause</b> 7:7 <b>clay</b> 51:21, 83:2 <b>clean</b> 18:1, 185:21 <b>cleanup</b> 164:17, 164:18 <b>clear</b> 103:6, 200:14, 201:15 <b>cleared</b> 83:6, 184:9 <b>clearing</b> 107:16 <b>clearly</b> 174:17, 192:16 <b>clerk</b> 198:3, 198:15 <b>client</b> 200:15, 201:6 <b>clients</b> 181:14 <b>close</b> 114:7, 120:2, 169:2, 181:18 <b>closed</b> 63:16 <b>closest</b> 146:14, 148:15 <b>cm</b> 8:3, 11:6, 12:13, 175:5, 175:19 <b>coast</b> 142:15, 201:4 <b>code</b> 25:13, 25:14, 25:21, 25:22, 88:10, 88:11, 88:12, 89:15, 194:9 <b>codes</b> 142:19, 143:4 <b>collaborate</b> 114:12 <b>colleagues</b> 36:19, 114:15,</p>
--	--	---	--

Transcript of Hearing  
Conducted on November 1, 2023

<p>123:10 <b>collection</b> 182:8, 182:15 <b>collector</b> 169:20, 170:1 <b>college</b> 116:14 <b>collington</b> 37:13, 38:11, 170:8, 170:13, 170:15, 170:19, 171:9 <b>color</b> 144:6, 146:17, 146:22, 148:17, 151:12, 156:13, 162:18 <b>colors</b> 146:9, 146:16, 148:11, 148:12, 150:14, 151:22, 152:18, 157:2 <b>combination</b> 151:21, 163:12, 170:9 <b>combinations</b> 146:15, 150:15 <b>combined</b> 144:4, 152:1 <b>come</b> 37:10, 39:16, 49:16, 52:3, 57:17, 83:6, 84:16, 89:8, 89:9, 105:8, 105:10, 119:17, 134:1, 134:2, 142:1, 205:20 <b>comes</b> 26:1, 28:16, 44:11, 70:20, 89:14, 119:14 <b>comfortable</b> 157:18 <b>coming</b> 7:7 <b>commenced</b> 56:20</p>	<p><b>commencing</b> 10:13 <b>comment</b> 156:9 <b>comments</b> 31:12, 31:13, 65:10, 94:15, 126:7, 161:11, 161:14, 162:3, 162:4 <b>commercial</b> 44:11, 66:21, 106:19, 145:8, 145:11, 145:13, 145:22, 146:3, 148:9, 156:20, 170:7, 172:16, 173:20, 173:22, 182:12, 182:15, 183:15, 183:16, 183:18, 184:1 <b>commission</b> 167:11, 182:2, 188:20 <b>commission's</b> 73:1 <b>committing</b> 25:10 <b>commonality</b> 168:1 <b>communities</b> 27:1, 154:6, 155:4, 164:6, 183:20 <b>community</b> 2:13, 15:17, 27:20, 28:2, 30:12, 30:14, 31:15, 36:5, 36:6, 37:2, 38:4, 43:6, 54:13, 54:15, 58:9, 58:12, 58:16, 58:18, 67:21, 134:14, 141:8, 145:11, 148:6, 153:19, 154:16, 155:2,</p>	<p>160:10, 160:12, 164:7, 164:10, 188:17 <b>commuter</b> 138:8 <b>companies</b> 123:15 <b>company</b> 16:22, 44:3, 44:6, 44:9, 46:1, 46:6, 48:9, 59:16, 110:3, 114:2, 194:13 <b>comparable</b> 175:5 <b>compare</b> 138:6 <b>compared</b> 124:22, 130:15 <b>comparing</b> 51:11 <b>compatibility</b> 172:7, 188:6 <b>compatible</b> 17:19, 141:7, 141:20, 152:11, 152:13, 155:8, 155:10, 155:15, 173:3, 173:9, 184:1 <b>competency</b> 115:7 <b>compiled</b> 41:19, 113:12 <b>complaints</b> 115:2 <b>complementary</b> 144:6, 144:20, 146:6, 146:16, 147:2, 150:14, 151:12, 157:4 <b>complete</b> 18:12, 37:15 <b>completed</b> 65:19 <b>completing</b> 18:13</p>	<p><b>compliance</b> 51:19, 143:3, 183:13, 185:21 <b>complying</b> 142:19 <b>component</b> 135:14 <b>computer</b> 74:19, 74:20, 75:3, 184:20 <b>concept</b> 77:1, 78:6, 79:15, 81:3, 82:16, 142:16, 149:11 <b>conceptual</b> 77:15, 80:6, 80:10, 80:13, 85:21, 98:12 <b>concern</b> 38:3, 133:11, 155:14, 155:21 <b>concerned</b> 134:2, 137:15, 155:13 <b>concerning</b> 47:21, 126:6, 195:22 <b>concerns</b> 108:10, 108:11, 134:15 <b>concert</b> 96:5 <b>conclude</b> 186:22 <b>conclusion</b> 72:22, 119:12, 185:13, 196:3 <b>conclusions</b> 56:7, 101:6 <b>concur</b> 56:6 <b>concurred</b> 126:20, 128:11 <b>concurrence</b> 56:4 <b>condition</b> 8:15, 104:4,</p>
---	---	--	---

Transcript of Hearing  
Conducted on November 1, 2023

<p>104:13, 104:15, 104:16, 104:19, 105:7, 204:16 <b>conditional</b> 111:3, 111:22, 112:2, 112:7 <b>conditions</b> 8:15, 9:17, 32:1, 101:11, 101:20, 141:6, 204:15, 205:1 <b>condos</b> 146:13 <b>conduct</b> 8:16, 49:10, 112:21 <b>conducted</b> 115:13 <b>confers</b> 198:3, 198:15 <b>confess</b> 20:1 <b>confirm</b> 31:19, 132:5, 205:10 <b>confirming</b> 72:2 <b>conflict</b> 172:5 <b>conformance</b> 97:15, 142:17, 175:1, 184:19 <b>confused</b> 37:22, 38:18, 159:15, 160:2, 160:8, 177:11 <b>confusing</b> 11:3, 111:14, 177:7 <b>confusion</b> 11:21, 37:19, 174:14 <b>congested</b> 138:8 <b>conjunction</b> 51:6 <b>connected</b> 161:22, 162:1</p>	<p><b>connection</b> 169:12, 169:17 <b>conservation</b> 77:1, 77:5, 82:14 <b>consider</b> 30:2, 143:20, 145:5 <b>consideration</b> 121:13, 144:19, 182:10 <b>considerations</b> 137:9, 143:21, 144:17 <b>considered</b> 120:19, 121:6, 136:17, 136:19, 155:17, 159:18, 161:9, 193:14 <b>considering</b> 160:10, 160:12 <b>consistent</b> 16:15, 103:18 <b>consolidated</b> 7:3, 8:1, 9:11, 10:12, 10:16, 12:12, 12:17, 13:12, 15:8, 15:13, 15:22, 17:5, 22:2, 23:4, 23:7, 23:20, 24:9, 24:15, 25:6, 28:14, 29:1, 29:4, 47:21, 53:9, 53:14, 55:3, 56:19, 65:18, 85:7, 85:11, 97:10, 129:9, 130:20, 142:4, 142:9, 143:11, 148:16, 152:9, 175:6, 176:6, 176:11, 176:16, 179:5, 187:11, 188:13, 192:9, 196:1 <b>constructed</b> 33:8, 50:13</p>	<p><b>constructing</b> 33:20 <b>construction</b> 16:6, 28:21, 47:7, 48:8, 49:4, 49:19, 51:15, 53:8, 91:9, 131:22, 142:21, 143:2, 176:9, 184:17 <b>construing</b> 175:13 <b>consultant</b> 124:15 <b>consultants</b> 39:16, 42:6, 49:9, 56:10, 110:18, 112:19, 124:3, 124:7, 124:10, 126:1 <b>consulted</b> 37:20 <b>consulting</b> 16:20, 17:1, 50:1, 114:13, 114:21, 117:5, 117:22, 142:13 <b>contained</b> 89:18 <b>contemplated</b> 54:7 <b>contents</b> 47:16, 174:16 <b>context</b> 107:11, 174:20, 176:17, 176:18, 182:22, 183:1, 183:21, 184:2 <b>continue</b> 45:2, 70:13, 94:5, 165:16, 186:2, 196:20, 203:22 <b>continued</b> 4:1, 197:12 <b>contract</b> 32:15, 32:17 <b>contracted</b> 49:14</p>	<p><b>contracting</b> 49:4 <b>contractor</b> 49:14 <b>contrast</b> 147:4 <b>contrasting</b> 148:12, 151:14, 152:18 <b>contribute</b> 157:11, 159:4, 181:7 <b>contributing</b> 158:8, 158:19, 159:2, 159:9 <b>contributions</b> 64:1, 64:3 <b>control</b> 97:16, 105:8 <b>controlled</b> 157:22 <b>convenience</b> 203:6 <b>convenient</b> 27:18 <b>conversation</b> 67:18, 80:8 <b>cookies</b> 30:21, 39:17 <b>cool</b> 158:22 <b>coordinate</b> 102:13, 172:13 <b>coordinator</b> 16:3 <b>copies</b> 99:16 <b>corner</b> 82:19, 89:16, 107:1, 107:3, 107:8, 107:20, 147:19 <b>cornice</b> 146:9, 151:22 <b>corporate</b> 60:18 <b>corporations</b> 60:5, 60:8</p>
--	---	--	--

Transcript of Hearing  
Conducted on November 1, 2023

<p><b>correct</b> 5:17, 5:18, 8:7, 9:6, 10:19, 11:8, 12:10, 12:14, 12:20, 32:20, 33:11, 33:12, 34:14, 35:3, 59:4, 59:21, 60:5, 61:10, 62:10, 70:20, 70:21, 71:3, 73:10, 76:6, 78:5, 78:6, 79:10, 79:11, 79:12, 79:16, 79:17, 80:3, 80:14, 80:15, 86:7, 87:4, 91:7, 91:8, 91:14, 91:15, 91:20, 91:21, 92:21, 93:17, 103:7, 112:17, 115:11, 117:3, 129:2, 131:18, 132:3, 132:7, 132:21, 164:7, 164:8, 164:11, 171:15, 172:11, 176:7, 178:5, 178:13, 195:9, 197:15, 199:18, 206:13 <b>correlate</b> 20:5 <b>correspond</b> 38:14 <b>correspondence</b> 126:9 <b>corresponding</b> 129:22 <b>corresponds</b> 78:21 <b>corridor</b> 134:19 <b>could</b> 17:12, 18:20, 21:7, 23:5,</p>	<p>28:8, 55:11, 61:13, 63:16, 72:1, 86:10, 88:10, 88:11, 89:14, 92:7, 93:9, 100:8, 108:21, 116:7, 116:10, 118:3, 119:16, 121:5, 134:6, 134:11, 134:19, 136:10, 155:9, 156:3, 178:14, 186:15, 189:18, 193:18, 196:9 <b>couldn't</b> 68:2, 71:22 <b>council</b> 2:9, 9:10, 14:4, 37:20, 42:22, 55:16, 56:18, 57:16, 66:9, 72:2, 72:8, 81:19, 185:14, 185:20, 188:1, 190:11, 198:18 <b>council's</b> 71:21 <b>councils</b> 140:21 <b>counsel</b> 13:8, 17:15, 178:16, 208:7 <b>count</b> 62:4 <b>country</b> 136:7, 137:8, 142:13 <b>county</b> 1:1, 13:22, 14:3, 14:20, 15:2, 15:9, 16:1, 23:5, 23:8, 23:14, 24:5, 25:16, 34:1, 34:3, 35:9, 36:21,</p>	<p>47:20, 48:11, 48:14, 48:18, 51:18, 51:22, 55:11, 58:19, 64:2, 67:16, 91:10, 95:16, 102:14, 110:16, 111:2, 112:2, 112:8, 112:21, 114:10, 115:10, 115:16, 118:12, 118:19, 121:7, 121:9, 131:4, 140:17, 140:22, 143:11, 143:17 <b>county's</b> 68:4 <b>county-wide</b> 185:7 <b>couple</b> 32:14, 51:1, 57:3, 101:8, 116:3, 118:9, 125:6, 157:11, 181:12, 188:5, 197:3 <b>course</b> 17:10, 19:3, 68:2, 75:9, 83:3, 90:18, 180:6, 180:22, 182:17, 204:6 <b>courthouse</b> 21:17, 46:22 <b>cover</b> 86:1 <b>coverage</b> 92:17, 95:19, 106:8 <b>covered</b> 82:6, 141:17 <b>covers</b> 163:3, 163:4 <b>crain</b> 145:14, 145:17, 180:2, 180:4, 182:17 <b>create</b> 151:19, 152:1,</p>	<p>152:18 <b>created</b> 9:8 <b>creating</b> 143:22, 144:3, 153:1 <b>credibility</b> 53:18 <b>credible</b> 191:10 <b>credit</b> 107:10, 154:20 <b>criteria</b> 13:21, 18:4, 141:16, 143:10, 183:10, 187:7 <b>criterion</b> 192:3 <b>critical</b> 179:3 <b>cross-examination</b> 32:10, 56:14, 90:13, 131:14, 154:2, 190:6 <b>cross-examine</b> 206:9, 206:14 <b>cross-examined</b> 118:19, 119:3 <b>crossings</b> 171:19 <b>crux</b> 130:11 <b>cs</b> 7:20, 8:3, 8:4, 8:13, 9:8, 9:9, 9:12, 9:21, 9:22, 11:9, 12:16, 12:18, 28:9, 28:13, 57:4, 57:5, 97:10, 97:21, 131:5, 143:12, 173:19, 175:11, 175:19, 176:19, 176:20, 177:5, 179:12, 183:7, 188:14 <b>cubsmart</b> 33:10, 33:13</p>
--	--	--	---

Transcript of Hearing  
Conducted on November 1, 2023

<p><b>current</b> 8:12, 32:16, 34:13, 78:1, 110:17, 167:11, 173:18, 175:19 <b>currently</b> 34:1, 34:2, 35:7, 82:14, 99:18, 117:21, 129:13, 130:10, 140:1, 140:3 <b>curriculum</b> 69:17 <b>curve</b> 170:21, 170:22 <b>customer</b> 25:14, 25:20 <b>customers</b> 25:8, 25:10, 27:18 <b>cut</b> 148:1 <b>cv</b> 47:11, 64:17, 110:6, 116:2</p> <hr/> <p style="text-align: center;"><b>D</b></p> <hr/> <p><b>daily</b> 134:4 <b>dan</b> 88:21 <b>dark</b> 98:20 <b>darker</b> 147:4 <b>data</b> 129:15, 135:20, 136:2, 136:4, 136:16 <b>date</b> 8:17, 9:5, 11:14, 36:11, 36:12, 47:17, 66:2, 66:6, 84:3, 128:1, 128:2, 175:8 <b>dated</b> 80:12, 84:2,</p>	<p>86:6, 87:2, 124:16, 129:4 <b>dates</b> 199:16 <b>datum</b> 102:14, 102:16, 103:7 <b>dave</b> 76:3 <b>david</b> 72:19, 76:1 <b>day</b> 6:18, 134:3, 198:4 <b>days</b> 37:7 <b>de</b> 181:15, 181:19, 181:20 <b>deal</b> 92:22, 166:22 <b>debra</b> 1:22, 208:2, 208:14 <b>deceased</b> 201:21 <b>december</b> 199:3, 199:13, 199:15, 199:20 <b>decide</b> 50:13 <b>decided</b> 9:3, 65:22 <b>decision</b> 14:10, 71:14, 71:17, 72:3, 77:13, 160:9, 195:1 <b>decisions</b> 67:16 <b>declined</b> 167:12 <b>defense</b> 185:2 <b>define</b> 151:19, 167:4, 167:9, 167:12, 170:10, 172:9,</p>	<p>189:13 <b>defined</b> 167:6, 169:7, 170:11, 172:22, 173:12 <b>defines</b> 167:16 <b>definitely</b> 11:12, 33:20, 121:17, 121:18 <b>degrees</b> 99:1, 99:2, 100:1 <b>demand</b> 27:3, 29:13, 29:14 <b>demonstrate</b> 130:12, 141:5, 190:18 <b>demonstrated</b> 128:16 <b>denial</b> 87:20 <b>denied</b> 87:19 <b>density</b> 146:12 <b>department</b> 83:15, 84:2, 117:15 <b>departments</b> 51:3 <b>depicted</b> 100:13 <b>derived</b> 136:4, 136:5 <b>describe</b> 186:10 <b>describing</b> 147:14, 186:4, 187:14 <b>design</b> 17:17, 17:18, 48:6, 49:3, 49:13, 49:18, 50:11, 51:12, 97:21, 101:7, 117:12, 143:9,</p>	<p>143:14, 143:16, 143:21, 145:9, 152:9, 152:13, 155:14, 157:4, 179:19, 188:6 <b>designed</b> 142:6, 142:8, 158:21, 161:10 <b>designing</b> 142:4, 143:20, 144:8 <b>designs</b> 142:17 <b>detail</b> 43:8, 125:8 <b>detailed</b> 37:16, 65:20 <b>detailing</b> 146:7, 150:15 <b>details</b> 124:20 <b>determination</b> 27:10, 85:4, 120:16, 125:18, 129:7, 138:3, 153:9, 193:12 <b>determine</b> 68:5, 145:4, 167:14, 172:7 <b>determining</b> 156:14 <b>detrimental</b> 186:8 <b>develop</b> 24:20, 24:21, 28:11, 28:16, 28:17, 33:6, 33:13, 45:9, 128:22 <b>developed</b> 23:7, 23:11, 33:1, 125:1, 126:19, 130:13, 172:18 <b>developer</b> 15:8, 103:2 <b>developing</b> 15:22, 24:9,</p>
--	--	---	---

Transcript of Hearing  
Conducted on November 1, 2023

<p>50:10, 143:7, 172:15 <b>development</b> 16:5, 24:17, 25:1, 31:10, 31:15, 47:6, 47:9, 48:7, 51:7, 52:4, 52:11, 52:12, 55:12, 65:17, 81:16, 105:9, 105:13, 107:6, 113:18, 126:13, 135:14, 142:15, 145:22, 146:11, 153:13, 167:17, 170:21, 171:3, 171:13, 183:21, 184:3, 186:8, 188:11 <b>developments</b> 24:5, 34:13, 113:2, 113:3, 113:15, 145:8 <b>devonshire</b> 154:18, 155:12, 161:8 <b>diane</b> 3:2, 15:5, 21:9, 21:16 <b>different</b> 33:4, 49:6, 51:2, 79:20, 102:14, 104:13, 134:17, 146:9, 147:1, 151:21, 157:2, 159:9 <b>differentiated</b> 146:17 <b>differing</b> 147:1, 150:16, 163:14 <b>difficult</b> 195:15 <b>difficulty</b> 75:5 <b>digital</b> 208:3</p>	<p><b>diligence</b> 48:7, 49:10, 49:22, 50:4 <b>dire</b> 4:4, 115:20, 115:21 <b>direct</b> 14:16, 21:19, 47:3, 69:13, 110:10, 123:5, 139:18, 142:7, 165:20, 172:4, 172:5, 187:19 <b>direction</b> 132:17, 132:19, 144:14 <b>directions</b> 132:10 <b>directly</b> 87:15, 106:16, 106:19, 164:9 <b>disagree</b> 161:16 <b>disagreement</b> 8:22, 11:18 <b>disclose</b> 62:12, 62:16 <b>discounted</b> 93:6 <b>discourse</b> 174:12 <b>discrepancy</b> 138:22 <b>discussed</b> 40:18, 183:13, 185:9 <b>discussing</b> 147:12 <b>discussion</b> 31:11, 101:8 <b>display</b> 30:20 <b>distance</b> 160:16, 170:9, 188:10 <b>distances</b> 102:22, 103:1 <b>distant</b> 170:5</p>	<p><b>district</b> 14:4, 23:15, 71:21, 72:2, 72:7, 81:19, 114:22, 115:3, 185:14, 185:20, 188:1, 190:10, 198:16 <b>dmv</b> 15:9, 16:2, 47:21, 140:14 <b>document</b> 94:22, 147:18 <b>documentation</b> 154:7, 154:9 <b>documents</b> 74:10, 76:5, 142:22, 143:4 <b>doing</b> 5:6, 18:17, 20:11, 42:10, 44:15, 51:10, 117:12, 118:7, 120:18, 155:8, 194:7 <b>done</b> 8:18, 36:8, 38:6, 39:2, 42:2, 42:8, 48:17, 49:11, 64:6, 80:17, 105:12, 113:8, 113:22, 120:13, 125:15, 142:13, 147:10, 162:1, 167:2, 191:8, 200:3 <b>door</b> 26:4, 26:6, 155:21 <b>down</b> 29:20, 59:14, 66:17, 82:19, 98:17, 102:7, 107:11, 118:2, 146:4, 151:13, 170:19, 170:20, 178:6, 190:3</p>	<p><b>download</b> 75:9, 75:13 <b>downloaded</b> 75:16 <b>downtown</b> 165:12 <b>dpie</b> 52:1, 52:10 <b>draft</b> 57:19 <b>drafting</b> 57:12, 57:13 <b>drain</b> 100:7 <b>drainage</b> 100:7 <b>drawings</b> 16:14 <b>drive</b> 23:14, 24:1, 168:12 <b>driving</b> 161:5 <b>dropbox</b> 78:2 <b>due</b> 48:7, 49:10, 49:21, 50:3, 145:15, 196:14 <b>duly</b> 21:10, 46:15, 69:4, 109:18, 139:10, 165:5 <b>during</b> 55:9, 66:20, 105:9, 105:10, 129:18, 129:19, 130:4 <b>dylan</b> 4:2, 5:14, 16:19, 109:13, 109:17, 110:2 <b>décor</b> 163:19</p> <hr/> <p style="text-align: center;"><b>E</b></p> <hr/> <p><b>e) (2</b> 179:1</p>
--	--	---	---

Transcript of Hearing  
 Conducted on November 1, 2023

<p><b>each</b>                  25:14, 27:13,                  88:9, 96:13,                  96:15, 96:20,                  114:15  <b>earlier</b>                  17:2, 32:22,                  34:9, 35:5,                  53:1, 58:1,                  88:9, 107:7,                  126:4, 176:2,                  200:22, 201:5  <b>earliest</b>                  199:4  <b>early</b>                  49:21, 83:5,                  201:1  <b>easement</b>                  100:6, 100:7,                  100:13, 100:18  <b>easier</b>                  98:9  <b>easily</b>                  130:8  <b>east</b>                  96:2, 98:19,                  99:4, 142:15,                  145:18, 154:17,                  169:1, 169:4,                  171:6  <b>eastbound</b>                  180:2  <b>eastern</b>                  89:1, 179:21  <b>easy</b>                  29:12  <b>ebay</b>                  31:3  <b>ed</b>                  202:2, 202:5,                  203:16  <b>edition</b>                  129:14  <b>education</b>                  123:8, 141:19  <b>educational</b>                  120:22  <b>effect</b>                  8:9, 9:4,</p>	<p>33:10, 66:1,                  159:2, 177:4  <b>effective</b>                  9:5, 11:14,                  66:2, 175:8  <b>effectively</b>                  145:3  <b>efficiency</b>                  158:9  <b>efficient</b>                  157:13, 158:18,                  162:21  <b>effort</b>                  114:18  <b>either</b>                  79:19, 91:10,                  98:4, 146:17,                  168:4, 189:4  <b>elaborate</b>                  25:19  <b>elbridge</b>                  202:5  <b>elected</b>                  64:1  <b>electric</b>                  89:8  <b>electrician</b>                  26:22  <b>electronically</b>                  60:22  <b>element</b>                  191:11, 191:16  <b>elements</b>                  161:10, 173:9  <b>elevation</b>                  142:17  <b>elevations</b>                  152:15  <b>elevator</b>                  26:6  <b>eliminate</b>                  9:11  <b>eloquently</b>                  188:8  <b>else</b>                  33:9, 178:8,                  178:9, 193:10,                  196:8, 196:9,</p>	<p>196:10, 204:20  <b>elsewhere</b>                  14:22  <b>eluded</b>                  130:6, 188:16  <b>email</b>                  18:8, 72:19,                  73:5  <b>emails</b>                  73:8, 121:16  <b>employed</b>                  117:7, 124:6,                  140:2, 140:3,                  208:8  <b>employee</b>                  17:11  <b>employment</b>                  170:8  <b>enacted</b>                  10:14, 65:17  <b>encumbered</b>                  184:22  <b>end</b>                  41:19, 169:14,                  170:20  <b>endangered</b>                  83:13, 83:14,                  184:14  <b>energy</b>                  157:10, 158:8,                  158:17, 162:21  <b>engage</b>                  50:17, 50:21  <b>engaged</b>                  22:17  <b>engineer</b>                  16:9, 16:10,                  22:18, 22:19,                  69:16, 110:13,                  110:19, 115:8,                  117:1, 166:14,                  166:15  <b>engineering</b>                  70:19, 85:9,                  97:20, 117:13,                  117:18, 118:14,                  122:14  <b>engineers</b>                  50:8, 50:9,</p>	<p>114:13, 136:21  <b>ensure</b>                  15:15, 132:10  <b>entails</b>                  51:9  <b>enter</b>                  88:6, 88:10,                  88:11, 89:15,                  98:7  <b>enterprise</b>                  44:11  <b>entire</b>                  35:3, 117:20,                  184:22  <b>entirety</b>                  185:4  <b>entities</b>                  34:15, 35:2,                  61:8, 63:10  <b>entitled</b>                  141:19  <b>entitlement</b>                  47:7, 49:3,                  49:5  <b>entitlements</b>                  48:6  <b>entity</b>                  22:15, 33:17,                  34:14, 36:13,                  61:6, 61:7  <b>entrance</b>                  169:13  <b>entrances</b>                  188:7  <b>entry</b>                  98:18, 99:22,                  144:13, 144:21  <b>enumeration</b>                  38:22, 43:4  <b>envelope</b>                  91:5  <b>environment</b>                  83:15, 84:2  <b>environmental</b>                  50:6, 51:3,                  51:4, 51:5,                  81:21, 82:9,                  83:9, 83:12,</p>
--	--	---	--

Transcript of Hearing  
Conducted on November 1, 2023

<p>97:15, 108:11 <b>equations</b> 129:15, 136:9 <b>error</b> 19:11 <b>esquire</b> 2:3, 2:10 <b>essentially</b> 52:7, 68:4, 115:2, 128:10, 161:3, 175:2, 175:3, 181:17, 183:11 <b>established</b> 9:8, 183:20 <b>estate</b> 47:6, 47:8, 61:8 <b>estimate</b> 114:7, 115:12, 135:20, 135:22 <b>estimated</b> 23:22 <b>et</b> 40:7, 89:8, 127:12, 129:20 <b>ethics</b> 61:18, 62:5, 62:19, 62:22, 63:17, 204:9 <b>even</b> 19:16, 19:18, 30:13, 30:21, 31:4, 37:4, 44:15, 107:9, 134:7, 134:8, 147:22, 159:16, 169:2, 169:19, 170:20, 172:20, 181:17, 181:21, 181:22, 186:13, 186:14 <b>event</b> 54:16 <b>ever</b> 70:6, 110:12, 114:5, 118:13 <b>every</b> 25:14, 25:20,</p>	<p>26:6, 28:16, 34:20, 46:3, 135:7 <b>everybody</b> 6:19, 25:22, 31:4, 74:20, 102:9, 207:15 <b>everybody's</b> 20:14 <b>everyone</b> 36:21, 103:6, 127:11, 134:18 <b>everything</b> 20:7, 27:15, 27:19, 39:18, 39:21, 39:22 <b>evidence</b> 14:10, 15:7, 15:20, 16:2, 16:14, 16:22, 19:12, 38:20 <b>evidentiary</b> 119:4 <b>exact</b> 66:6, 111:12, 136:10 <b>exactly</b> 36:17, 57:6, 68:3, 95:11, 156:6, 162:17, 162:21, 198:14, 200:10, 203:2 <b>examination</b> 3:2, 3:7, 3:11, 4:2, 4:9, 4:13, 21:19, 43:21, 47:3, 69:13, 92:9, 110:10, 115:21, 123:5, 137:22, 139:18, 164:3, 165:20, 172:4 <b>examined</b> 21:12, 46:17, 69:6, 109:20, 139:12, 165:7 <b>examiners</b> 122:21</p>	<p><b>exceed</b> 52:9 <b>except</b> 6:9, 28:6, 30:18, 48:15, 61:19, 199:20 <b>exception</b> 7:2, 9:9, 9:22, 13:11, 18:4, 22:2, 37:16, 48:4, 65:15, 77:16, 79:5, 79:6, 79:7, 85:17, 86:1, 86:4, 86:5, 105:10, 105:15, 122:11, 131:5, 166:6, 174:9, 177:13, 177:18, 178:18, 178:20, 187:8 <b>excessive</b> 158:13 <b>excessively</b> 159:7 <b>exclusively</b> 23:11 <b>excuse</b> 82:15, 98:19, 133:4, 138:20, 189:1 <b>exemplified</b> 183:1 <b>exercise</b> 168:5 <b>exercising</b> 192:12 <b>exhibits</b> 20:4, 20:8, 40:5, 74:10, 99:17, 150:1, 150:8, 152:3, 166:7, 180:20, 204:12, 205:21 <b>exist</b> 8:13 <b>existed</b> 9:13, 10:10,</p>	<p>10:17 <b>existing</b> 27:15, 88:2, 95:22, 100:6, 100:13, 107:8, 107:14, 107:17, 152:11, 152:14, 153:8, 153:12, 187:20 <b>exists</b> 190:19 <b>exit</b> 26:4 <b>expanded</b> 145:20 <b>expanse</b> 163:3 <b>expanses</b> 150:12 <b>expected</b> 125:10 <b>expeditiously</b> 196:22 <b>experience</b> 53:11, 53:13, 117:18, 119:5, 119:22, 120:22, 121:21, 123:9 <b>experienced</b> 15:8, 15:21 <b>expert</b> 14:18, 14:22, 15:2, 16:8, 52:18, 52:21, 52:22, 53:2, 53:3, 53:12, 64:18, 70:1, 70:6, 70:19, 108:20, 110:13, 112:15, 118:14, 119:9, 119:11, 119:15, 120:8, 120:20, 121:22, 122:12, 122:13, 140:13, 140:15, 156:4, 165:15, 173:12, 190:16, 190:22, 191:12,</p>
---	---	---	---



Transcript of Hearing  
Conducted on November 1, 2023

<p>191:13, 191:16, 192:2, 192:15, 193:18, 193:22, 194:8, 195:5, 195:17, 195:22, 196:2, 196:5, 196:16, 196:18, 200:9, 200:10, 203:6, 205:18 <b>expertise</b> 47:8, 49:6, 192:9, 192:17, 195:17 <b>experts</b> 14:20, 32:4, 53:7, 201:16 <b>explain</b> 15:12, 36:16, 82:10, 87:6, 105:6, 127:10, 129:6, 134:11, 134:19, 178:15 <b>explicit</b> 173:1 <b>express</b> 66:9 <b>expressed</b> 108:10, 145:1 <b>expressionless</b> 144:1, 145:19 <b>expressway</b> 168:11 <b>extend</b> 167:18, 169:3, 172:21 <b>extensive</b> 51:8, 53:8, 192:10 <b>extent</b> 83:4, 135:9, 167:15, 167:19 <b>exterior</b> 142:16, 145:1, 151:15, 156:5 <b>external</b> 89:1 <b>extremely</b> 24:12, 39:7,</p>	<p>44:19 <b>eyes</b> 116:13</p> <hr/> <p style="text-align: center;"><b>F</b></p> <hr/> <p><b>facades</b> 144:1 <b>face</b> 121:15, 163:16, 180:18 <b>faced</b> 163:19 <b>facilities</b> 15:9, 15:13, 15:16, 16:1, 23:8, 24:10, 27:4, 29:2, 33:3, 33:22, 35:6, 35:10, 44:2, 44:4, 45:11, 48:10, 49:1, 54:7, 57:8, 85:7, 135:21, 136:3, 136:8, 143:12, 156:22, 159:16, 192:16 <b>facility</b> 16:6, 17:18, 24:15, 25:11, 26:3, 28:21, 33:7, 33:8, 34:2, 34:4, 49:19, 85:11, 85:12, 89:6, 124:21, 129:9, 133:14, 142:4, 154:15, 159:11, 161:11, 190:19 <b>fact</b> 39:5, 52:19, 53:3, 53:5, 53:18, 54:17, 64:19, 188:22, 189:12, 191:10, 191:17, 193:11 <b>factor</b> 136:17, 156:14,</p>	<p>158:8 <b>factors</b> 52:9, 136:1, 143:19, 157:11, 158:16, 158:19, 159:9, 181:8, 183:5, 186:3 <b>facts</b> 56:7, 161:22, 162:3, 189:9 <b>factual</b> 52:21 <b>factually</b> 19:11 <b>fair</b> 117:20, 118:1, 191:21 <b>fairly</b> 82:19 <b>fall</b> 135:11 <b>falls</b> 77:9, 139:17 <b>familiar</b> 81:20, 82:7, 121:8, 143:13, 144:16, 156:10, 166:19, 173:17, 174:2, 174:7, 177:13, 194:13 <b>family</b> 122:8, 153:2 <b>far</b> 23:21, 27:17, 52:9, 58:22, 88:13, 123:8, 130:15, 135:10, 167:16, 168:18 <b>fast</b> 29:17, 168:12 <b>fatima</b> 18:21, 20:10, 86:13, 86:17, 92:7, 93:9, 98:11, 101:22, 102:5, 103:13, 105:22, 109:10, 116:5, 116:9,</p>	<p>116:16, 118:3, 128:5, 147:5, 147:20, 148:21, 149:19, 189:18 <b>favorable</b> 65:11, 67:12 <b>façade</b> 144:3, 144:4, 150:13, 153:1 <b>feasibility</b> 49:10, 50:5, 50:10 <b>features</b> 81:21, 82:9, 83:9, 83:12, 184:6, 187:6 <b>february</b> 30:15, 36:3, 36:22, 38:12, 39:4, 65:13, 66:4, 66:5, 67:5, 93:4, 94:10, 124:16, 129:4 <b>federal</b> 26:14 <b>federalist</b> 155:5, 155:6, 155:7, 159:19 <b>feel</b> 10:6, 163:18, 166:3 <b>feet</b> 7:2, 7:3, 13:13, 13:15, 29:4, 29:6, 54:12, 55:3, 55:5, 55:7, 66:21, 107:13, 125:7, 169:22, 170:14, 179:20, 180:1, 180:3 <b>fence</b> 25:12, 25:17, 88:18, 89:19, 96:6, 96:8, 107:19, 181:4 <b>fences</b> 149:17</p>
---	---	---	---

Transcript of Hearing  
 Conducted on November 1, 2023

<p><b>fencing</b>                  92:14  <b>fenestration</b>                  151:18, 152:22  <b>fenestrations</b>                  144:5  <b>ferguson</b>                  4:13, 17:21,                  18:6, 18:17,                  164:14, 164:19,                  165:4, 165:10,                  165:22, 171:12,                  173:17, 175:16,                  177:10, 177:12,                  180:8, 180:16,                  189:20, 189:22,                  190:8, 192:19,                  196:14, 202:2,                  202:5, 202:8,                  202:10, 203:14,                  205:7, 206:9,                  206:15  <b>few</b>                  20:8, 65:6,                  90:11, 168:13,                  194:10  <b>fewer</b>                  17:7  <b>field</b>                  52:19, 122:13,                  150:15, 165:16,                  184:2  <b>figure</b>                  27:17, 50:10,                  93:16, 93:19,                  93:21  <b>file</b>                  36:12, 62:19,                  63:4, 77:14,                  91:3, 105:14,                  116:2, 154:5  <b>file-mile</b>                  27:16  <b>filed</b>                  8:4, 8:10,                  9:20, 59:8,                  62:18  <b>filing</b>                  8:6</p>	<p><b>filings</b>                  63:13  <b>final</b>                  57:17, 143:2,                  182:10, 187:3  <b>finalized</b>                  68:3  <b>finally</b>                  170:12, 181:8  <b>financial</b>                  208:10  <b>find</b>                  24:21, 25:1,                  27:19, 28:17,                  31:1, 84:5,                  116:2, 136:11,                  168:6, 170:8,                  171:15, 188:1,                  190:11, 196:16,                  202:16, 202:17,                  202:19, 202:20  <b>finding</b>                  153:6, 183:13  <b>findings</b>                  56:6, 101:5,                  128:11, 189:9,                  190:17  <b>fine</b>                  5:7, 5:15,                  53:21, 60:19,                  98:13, 98:14,                  102:10, 141:12  <b>finish</b>                  161:15, 161:16,                  205:7  <b>finished</b>                  66:12  <b>finishing</b>                  151:16  <b>firm</b>                  111:16, 117:14,                  142:11, 147:11  <b>first</b>                  6:18, 15:5,                  20:22, 21:10,                  27:22, 28:10,                  30:15, 46:15,                  69:4, 70:17,</p>	<p>73:16, 93:1,                  103:17, 103:22,                  104:1, 109:18,                  111:14, 117:16,                  118:16, 120:16,                  121:4, 121:6,                  122:22, 139:10,                  144:9, 147:9,                  156:8, 165:5,                  181:15  <b>five</b>                  27:22, 62:8,                  62:13, 62:18,                  63:5, 63:11,                  63:18, 154:14,                  155:19, 160:6,                  160:20, 161:3,                  181:15, 181:16,                  199:10  <b>five-eighths</b>                  170:5, 170:17  <b>five-mile</b>                  27:4, 28:5,                  29:2, 156:15,                  159:14, 159:15  <b>fixture</b>                  163:17  <b>fixtures</b>                  159:6  <b>flood</b>                  184:7  <b>floor</b>                  158:3  <b>flow</b>                  159:6  <b>focal</b>                  144:3  <b>focus</b>                  151:10  <b>focusing</b>                  152:4, 152:5  <b>follow</b>                  37:12, 73:17,                  135:19  <b>follows</b>                  21:12, 46:17,                  62:2, 69:6,                  109:20, 139:12,</p>	<p>165:7  <b>foot</b>                  96:16, 169:21  <b>footage</b>                  54:6, 54:9,                  55:7  <b>footprint</b>                  90:22, 91:4,                  157:10  <b>forbes</b>                  23:17  <b>foregoing</b>                  208:4  <b>foreground</b>                  150:5  <b>foremost</b>                  28:10  <b>forestville</b>                  23:18, 34:5,                  35:11, 35:12  <b>forever</b>                  74:17  <b>forgive</b>                  111:12  <b>forgotten</b>                  202:12  <b>form</b>                  143:16  <b>formation</b>                  83:1, 83:2,                  83:3  <b>forms</b>                  143:14, 169:1,                  170:16  <b>forth</b>                  9:10, 13:22,                  97:21, 101:12,                  131:3, 143:10,                  169:15, 174:3,                  189:9  <b>forum</b>                  118:15  <b>forward</b>                  8:11, 8:14,                  8:19, 10:4,                  11:11, 14:15,                  103:6, 196:22  <b>found</b>                  74:5, 178:20</p>
--	---	--	--

Transcript of Hearing  
Conducted on November 1, 2023

<p><b>four</b> 14:18, 53:6, 56:19, 56:21, 154:14, 176:4, 186:3 <b>fourth</b> 14:21 <b>frame</b> 9:2, 134:7, 134:9 <b>frames</b> 138:6 <b>frankly</b> 194:6, 196:13 <b>frees</b> 199:21 <b>frequent</b> 159:21 <b>front</b> 49:5, 55:15, 70:6, 84:4, 89:16, 111:2 <b>frontage</b> 28:3, 187:19 <b>frontages</b> 144:10 <b>fronting</b> 88:19 <b>frozen</b> 100:9, 104:21, 192:7, 193:3, 193:6, 194:17, 195:13 <b>fruition</b> 16:6 <b>full</b> 5:10, 27:5 <b>fully</b> 45:1, 45:2 <b>functional</b> 183:12, 184:4, 184:18, 185:21 <b>functions</b> 117:21 <b>further</b> 29:20, 43:14, 45:5, 59:14, 65:16, 66:20,</p>	<p>68:9, 73:5, 105:21, 109:5, 145:21, 148:1, 151:18, 168:15, 172:20, 180:6, 181:6, 183:4, 189:6 <b>future</b> 33:19, 60:11, 126:17, 132:6</p> <hr/> <p style="text-align: center;"><b>G</b></p> <hr/> <p><b>gas</b> 89:8, 191:14, 201:17, 203:7 <b>gate</b> 25:12, 25:13, 25:14, 88:8, 88:11 <b>gates</b> 26:4 <b>geared</b> 135:1 <b>general</b> 18:3, 58:9, 83:10, 89:22, 91:18, 137:11, 142:9, 177:19, 178:19, 183:12, 183:19, 186:9, 186:13, 187:2, 187:7 <b>generally</b> 15:17, 26:15, 30:10, 81:20, 82:7, 82:17, 123:8, 125:14, 132:18, 160:21, 161:6, 179:11 <b>generate</b> 124:21, 130:6, 130:9 <b>generated</b> 125:9, 129:18, 130:20, 135:5, 135:15, 167:20, 182:5, 182:7, 194:12</p>	<p><b>generating</b> 182:3 <b>generation</b> 17:7, 83:6, 129:12, 129:13, 130:2, 133:10, 136:5, 136:10, 137:7, 181:10, 183:2, 186:21 <b>gentle</b> 82:19 <b>gentleman</b> 203:11 <b>gentleman's</b> 175:21 <b>geology</b> 51:10 <b>george's</b> 1:1, 13:22, 14:3, 14:20, 15:9, 16:1, 23:5, 23:8, 23:13, 24:5, 34:1, 34:3, 35:8, 36:20, 47:20, 48:11, 48:14, 48:18, 51:18, 51:22, 55:11, 95:16, 112:21, 114:10, 115:10, 115:16, 121:7, 122:20, 131:3, 143:11, 143:17 <b>geotechnical</b> 50:7, 51:9, 83:1 <b>germane</b> 167:2, 172:12 <b>getting</b> 48:3, 49:14, 51:14, 132:11, 148:1 <b>girl</b> 30:21, 30:22, 39:17 <b>gis</b> 73:2, 128:12</p>	<p><b>give</b> 51:14, 98:17, 102:10, 177:17 <b>given</b> 38:8, 57:22, 135:6, 138:7, 138:8, 146:19, 174:11, 190:21, 206:15 <b>gives</b> 89:22 <b>giving</b> 16:11 <b>glad</b> 74:15, 207:11 <b>global</b> 52:2, 52:8 <b>go</b> 5:16, 12:22, 35:18, 41:20, 42:16, 46:20, 59:10, 62:7, 79:3, 86:22, 88:5, 88:7, 88:11, 89:12, 94:5, 94:7, 94:8, 98:8, 98:10, 101:22, 102:4, 102:6, 116:13, 120:7, 127:1, 134:6, 135:8, 147:22, 149:5, 149:7, 150:17, 151:3, 151:8, 160:13, 173:12, 180:16, 182:4, 183:11, 195:13 <b>goal</b> 173:2 <b>goes</b> 25:15, 44:14, 99:9, 125:8, 169:15, 193:2 <b>going</b> 6:21, 18:18, 24:16, 26:9, 28:13, 34:19,</p>
--	---	---	---

Transcript of Hearing  
 Conducted on November 1, 2023

<p>35:7, 42:3,                  52:3, 53:16,                  54:14, 60:16,                  66:13, 66:14,                  66:15, 68:5,                  69:22, 70:12,                  70:13, 72:1,                  74:19, 79:3,                  80:11, 80:12,                  80:20, 83:16,                  90:3, 90:4,                  91:12, 94:19,                  94:21, 99:16,                  100:17, 101:10,                  103:4, 104:7,                  109:15, 111:13,                  115:19, 120:6,                  121:18, 122:4,                  122:10, 122:12,                  122:16, 122:22,                  127:19, 130:12,                  132:5, 132:8,                  132:17, 133:18,                  134:13, 134:17,                  147:17, 149:1,                  149:7, 151:9,                  156:18, 158:6,                  160:17, 162:16,                  162:21, 162:22,                  166:4, 172:3,                  173:5, 179:8,                  189:7, 190:14,                  192:8, 192:20,                  194:5, 196:15,                  197:5, 197:12,                  198:20, 200:5,                  201:3, 203:21  <b>golly</b>                  74:20  <b>gone</b>                  136:8, 198:10  <b>good</b>                  5:4, 5:5, 5:12,                  5:13, 13:7,                  21:21, 31:9,                  31:11, 32:12,                  32:13, 36:1,                  44:12, 56:16,</p>	<p>61:1, 68:19,                  68:20, 105:3,                  107:2, 107:16,                  111:7, 118:7,                  136:13, 164:21,                  164:22, 165:1,                  165:2, 165:3,                  171:8, 189:14,                  193:1, 193:7,                  193:15, 206:21,                  206:22, 207:9,                  207:12  <b>government</b>                  36:14, 75:6  <b>grade</b>                  168:13  <b>graded</b>                  83:4  <b>grades</b>                  82:17  <b>graduated</b>                  116:19  <b>grams</b>                  51:17  <b>grandfather</b>                  7:7  <b>grandfathered</b>                  7:17, 9:16,                  9:19, 10:9,                  10:15, 12:17,                  12:18, 177:1  <b>grandfathering</b>                  7:19, 10:1,                  66:15  <b>graphically</b>                  185:4  <b>grays</b>                  148:12  <b>great</b>                  26:19, 32:13,                  60:20, 68:22,                  69:1, 116:8,                  166:22  <b>greater</b>                  34:20, 130:15  <b>green</b>                  108:14, 108:17,                  156:2, 157:6,</p>	<p>158:19, 159:5,                  159:10, 184:5,                  184:15  <b>gross</b>                  55:6  <b>ground</b>                  35:9  <b>group</b>                  50:1, 90:22,                  113:7, 113:21,                  125:13  <b>groups</b>                  140:22  <b>grow</b>                  184:10, 184:11  <b>growing</b>                  28:1  <b>guess</b>                  58:15, 91:2,                  99:22, 114:1,                  118:9, 124:15,                  132:16, 177:10,                  188:3, 188:18  <b>guessing</b>                  80:1  <b>guesstimate</b>                  135:22  <b>guidance</b>                  38:21, 142:7  <b>guide</b>                  158:4  <b>guidelines</b>                  101:7  <b>guy</b>                  64:9  <b>guys</b>                  30:22, 59:8,                  108:12, 121:2,                  191:2, 192:5,                  194:13  <b>gyrations</b>                  66:6</p> <hr/> <p style="text-align: center;"><b>H</b></p> <hr/> <p><b>half</b>                  89:2  <b>hall</b>                  154:18, 154:19,</p>	<p>156:10, 156:21,                  159:20, 161:9,                  170:20, 170:21,                  171:2, 171:3,                  172:7, 173:10  <b>halloween</b>                  6:19  <b>halls</b>                  146:1  <b>hand</b>                  21:8, 60:22  <b>handbook</b>                  38:5  <b>handful</b>                  9:15  <b>handicap</b>                  100:3  <b>handle</b>                  48:6, 49:2,                  130:19  <b>handled</b>                  72:18  <b>handles</b>                  47:7  <b>hands</b>                  67:15  <b>happen</b>                  27:16, 200:11,                  200:13, 200:15,                  200:16  <b>happened</b>                  10:21, 41:2,                  82:2, 180:17  <b>happy</b>                  6:18, 24:11  <b>hard</b>                  98:7, 98:21,                  107:15  <b>harmonious</b>                  145:9  <b>harmony</b>                  186:4  <b>hate</b>                  194:4  <b>hazardous</b>                  26:13  <b>he'll</b>                  6:11, 120:9,</p>
---	--	---	--

Transcript of Hearing  
Conducted on November 1, 2023

<p>200:2 <b>head</b> 174:22, 179:10, 202:13 <b>headed</b> 68:2 <b>health</b> 186:2, 186:6 <b>hear</b> 74:15, 82:3, 191:6, 193:9, 194:16, 194:19, 197:8, 200:14 <b>heard</b> 115:9, 166:13, 191:7, 193:4, 193:5, 193:8 <b>hearings</b> 47:20, 49:12, 57:14, 58:10, 66:8, 140:17, 198:18 <b>heat</b> 159:2 <b>height</b> 152:19 <b>heights</b> 23:15, 152:1 <b>held</b> 38:8, 67:2, 111:5 <b>help</b> 49:18, 73:20, 75:7, 96:7 <b>helps</b> 107:22 <b>here</b> 6:17, 6:18, 6:19, 10:3, 11:21, 13:9, 14:16, 17:11, 18:8, 18:10, 19:8, 19:12, 21:5, 22:19, 22:22, 30:18, 38:13, 40:11, 41:1, 45:20, 55:20, 74:9,</p>	<p>75:5, 75:6, 79:3, 87:9, 96:18, 98:6, 119:13, 120:4, 120:6, 121:1, 121:6, 121:11, 122:6, 123:19, 124:9, 124:12, 127:11, 128:7, 128:12, 141:4, 149:9, 159:22, 163:11, 167:2, 177:17, 184:6, 192:13, 195:14, 201:1 <b>here's</b> 41:4, 180:18, 205:22, 206:1 <b>hereby</b> 208:2 <b>herein</b> 19:13 <b>hi</b> 5:11, 65:8, 138:19 <b>hierarchy</b> 146:19, 151:21 <b>high</b> 27:7, 29:11, 29:13, 29:14, 30:8, 150:13, 152:16, 157:13, 158:22, 171:17 <b>high-classificat- ion</b> 168:10, 179:18, 183:4 <b>high-speed</b> 168:10, 179:19 <b>higher</b> 146:12 <b>highlighted</b> 148:3 <b>highlights</b> 179:16 <b>highway</b> 72:10, 72:21, 72:22, 82:21,</p>	<p>91:10, 100:13, 115:6, 126:7, 134:4, 145:14, 145:17, 180:2, 180:4, 182:17, 205:3 <b>hillis-carnes</b> 50:18, 50:20, 50:21, 52:6 <b>hire</b> 49:8 <b>historic</b> 165:12, 182:14, 183:22 <b>historically</b> 58:4 <b>hold</b> 7:13, 149:21 <b>home</b> 160:16 <b>homes</b> 155:6, 159:17, 159:20 <b>honest</b> 131:20 <b>hope</b> 107:22 <b>hopefully</b> 37:9, 121:5, 174:15 <b>horizontally</b> 151:14 <b>host</b> 86:16, 129:15 <b>hotel</b> 106:19 <b>hour</b> 89:21, 130:3, 130:4, 130:5, 133:16, 138:5, 181:16 <b>hours</b> 26:8, 26:10, 129:19 <b>house</b> 5:10, 5:20 <b>however</b> 87:20, 104:14,</p>	<p>119:7, 154:16, 169:5, 175:20, 192:19 <b>huge</b> 27:3 <b>human</b> 195:5, 196:13 <b>hundreds</b> 115:5 <b>hybrid</b> 95:7, 98:6 <b>hyperbole</b> 24:11</p> <hr/> <p style="text-align: center;"><b>I</b></p> <hr/> <p><b>idea</b> 51:14, 132:11, 201:12 <b>ideas</b> 114:14 <b>identified</b> 62:4, 63:10, 79:14, 80:21, 90:21 <b>identifying</b> 113:17 <b>ignoring</b> 155:20 <b>illustrated</b> 91:5, 91:17, 185:8 <b>illustrating</b> 92:13 <b>illustration</b> 180:9 <b>image</b> 148:9 <b>images</b> 148:1, 148:7, 150:18, 151:4, 154:8 <b>immediate</b> 145:10, 168:7, 173:3 <b>immediately</b> 49:22, 146:11, 148:4, 169:8 <b>impact</b> 31:14, 57:19,</p>
--	---	--	---

Transcript of Hearing  
Conducted on November 1, 2023

<p>100:21, 101:1, 112:22, 113:2, 113:15, 114:8, 115:1, 115:13, 144:22, 145:1, 167:17, 168:4, 182:4, 187:14 <b>impacted</b> 55:11 <b>impacts</b> 130:14 <b>impaired</b> 184:5 <b>impairment</b> 184:15, 187:1 <b>implement</b> 52:13 <b>important</b> 29:3, 45:11, 61:12, 61:15, 62:1, 167:15, 172:14 <b>importantly</b> 28:3 <b>impression</b> 10:8 <b>improvements</b> 107:6, 126:17 <b>inadequacies</b> 113:17 <b>include</b> 95:21, 96:17, 143:21, 170:3, 187:12, 205:1 <b>included</b> 77:6, 81:6, 154:21, 187:13 <b>includes</b> 112:22 <b>including</b> 15:1, 112:21, 120:14, 123:14, 125:5 <b>inclusive</b> 55:4, 96:21 <b>inconsistent</b> 128:14 <b>incorporate</b> 179:14</p>	<p><b>incorporated</b> 117:9 <b>incorrect</b> 73:3 <b>incorrectly</b> 86:8 <b>indeed</b> 164:15, 194:16, 194:21 <b>index</b> 159:1 <b>indicate</b> 47:14, 112:14, 127:4 <b>indicated</b> 40:21, 164:5, 177:12, 191:1 <b>indicates</b> 115:6, 140:5, 184:2, 184:13 <b>indicating</b> 128:10, 193:21 <b>individual</b> 59:8, 62:12, 67:11 <b>individual's</b> 135:3 <b>individuals</b> 49:17, 58:6, 60:4, 63:17, 63:22 <b>indoor</b> 13:13 <b>industrial</b> 143:15 <b>industry</b> 29:6, 30:2, 138:9, 193:12 <b>influence</b> 57:16, 126:12 <b>influences</b> 126:15 <b>information</b> 14:11, 14:17, 15:15, 19:11, 36:10, 37:21, 37:22, 49:18, 69:18, 74:21,</p>	<p>102:11, 126:11, 129:16, 193:14, 193:17, 193:19, 200:2 <b>infrastructure</b> 184:5, 184:15 <b>inherently</b> 158:17 <b>initial</b> 50:4, 51:4 <b>initially</b> 174:13 <b>inner</b> 171:1, 173:4 <b>insert</b> 94:21 <b>inserted</b> 176:20 <b>inside</b> 107:19, 133:19, 133:22 <b>instance</b> 43:5 <b>instead</b> 166:3 <b>instigation</b> 41:16 <b>institute</b> 136:20 <b>insulation</b> 151:16 <b>integrated</b> 155:2 <b>intelligent</b> 75:19 <b>intend</b> 54:18 <b>intended</b> 54:19, 95:13, 96:4, 177:1 <b>intensity</b> 181:9, 183:1 <b>intent</b> 174:14 <b>intention</b> 33:19 <b>intentionally</b> 155:20</p>	<p><b>interchange</b> 128:15, 182:13, 185:1, 185:5, 185:9 <b>interchanges</b> 145:13 <b>interconnection</b> 186:19, 186:20, 186:21 <b>interest</b> 62:17, 144:4, 152:2, 152:19, 208:9 <b>interior</b> 88:15, 88:19, 89:19, 95:18, 96:7, 142:18, 145:2, 149:14, 152:5, 156:6, 157:22 <b>interject</b> 60:14 <b>internal</b> 88:22, 142:16 <b>internally</b> 95:15 <b>interpretation</b> 12:10 <b>interpreted</b> 175:7 <b>interrupt</b> 52:14, 171:11, 172:4 <b>interrupted</b> 80:18 <b>interrupting</b> 173:14 <b>intersection</b> 171:2, 182:16 <b>introduce</b> 20:7 <b>introduced</b> 56:17, 176:3 <b>invalidated</b> 189:3 <b>invitation</b> 31:7 <b>involved</b> 23:4, 71:6,</p>
---	--	--	--

Transcript of Hearing  
 Conducted on November 1, 2023

72:11, 72:16, 72:21, 124:4 <b>irrelevant</b> 12:8, 53:2 <b>irrigation</b> 159:7 <b>island</b> 159:2 <b>issuance</b> 71:10 <b>issue</b> 52:11, 58:1, 64:14, 93:1, 94:20, 132:4, 138:21, 175:4, 184:16, 188:15, 200:7 <b>issues</b> 19:14, 19:21, 51:5, 52:3, 52:8, 115:3, 186:5 <b>items</b> 74:3, 148:5, 200:6, 200:7 <b>itself</b> 11:5, 27:14, 89:18, 189:3 <hr/> <p style="text-align: center;"><b>J</b></p> <hr/> <b>jersey</b> 23:10 <b>jim</b> 201:19 <b>jim's</b> 201:20 <b>job</b> 1:20, 122:10 <b>joined</b> 48:16 <b>jump</b> 70:13 <b>jurisdiction</b> 15:1, 118:15, 140:14 <b>jurisdictions</b> 48:19, 113:13, 140:20	<b>justification</b> 166:7, 187:17, 190:14 <hr/> <p style="text-align: center;"><b>K</b></p> <hr/> <b>keep</b> 34:18, 44:14, 89:20, 135:2, 200:5, 201:8 <b>keeping</b> 135:3, 167:10, 183:17 <b>kelly</b> 71:1 <b>kept</b> 75:12 <b>key</b> 113:13, 158:16 <b>kind</b> 41:22, 42:1, 49:7, 53:12, 112:18, 113:6, 113:7, 123:16, 148:10, 149:13, 150:9, 156:18, 157:4, 163:5, 163:17, 182:12 <b>knew</b> 28:20, 120:6 <b>knowledge</b> 208:6 <b>known</b> 51:20 <b>knows</b> 63:21, 64:2 <b>kwazi</b> 72:20 <hr/> <p style="text-align: center;"><b>L</b></p> <hr/> <b>labeled</b> 74:4, 96:15, 98:22, 148:5, 149:14 <b>lack</b> 29:8, 30:8, 169:18, 186:19, 186:20 <b>laid</b> 145:3, 186:4	<b>lake</b> 27:2, 38:16, 87:11, 88:3, 88:5, 106:17, 106:18, 107:4, 107:5, 145:11, 146:12, 148:5, 154:11, 164:7, 164:10, 169:6, 169:16, 170:3, 170:4, 171:9, 172:15, 173:4 <b>land</b> 17:21, 129:16, 129:22, 130:1, 137:8, 165:16, 166:2, 183:14, 183:17, 185:17 <b>landscape</b> 77:15, 77:18, 79:20, 80:2, 80:5, 90:4, 90:8, 92:13, 93:2, 93:21, 94:20, 95:13, 95:17, 96:3, 97:11, 97:14, 97:19, 98:4, 101:1, 106:1, 106:2, 180:13, 181:1, 181:3, 204:10 <b>landscapes</b> 96:12 <b>landscaping</b> 88:18, 95:14, 95:21, 106:7, 106:15, 106:21, 159:8 <b>lane</b> 2:5, 88:4 <b>lanes</b> 89:10 <b>language</b> 11:12, 104:8, 194:9, 195:10, 204:14 <b>lanham</b> 23:17	<b>large</b> 168:15, 168:19 <b>larger</b> 88:13, 88:20, 113:2, 113:3, 134:22, 150:7, 157:20 <b>largo</b> 2:7 <b>last</b> 101:19, 102:1, 102:2, 143:6, 152:3, 158:10, 201:20, 203:12 <b>lastly</b> 151:20 <b>late</b> 6:19 <b>later</b> 11:19, 42:13, 44:3, 83:18, 88:19, 105:13, 161:19, 197:4 <b>latitude</b> 191:18, 192:13 <b>law</b> 13:9, 26:14, 41:18 <b>lay</b> 191:10 <b>layman's</b> 161:3 <b>layout</b> 54:5, 87:6, 100:21, 155:5 <b>layouts</b> 142:18 <b>layperson</b> 192:11 <b>lead</b> 139:22, 186:21 <b>leads</b> 89:16 <b>lease</b> 23:21, 24:3, 24:18, 25:8, 25:9, 33:8, 33:14, 33:20,
--	--	--	---

Transcript of Hearing  
 Conducted on November 1, 2023

<p>46:6  <b>leased</b>                  29:16, 30:4,                  30:5, 30:6,                  34:19, 45:1,                  45:2  <b>leases</b>                  26:11  <b>leasing</b>                  24:1, 29:17  <b>least</b>                  62:5, 63:4,                  63:5, 90:19,                  154:13, 176:4,                  179:21, 191:7  <b>leave</b>                  42:12  <b>leaving</b>                  204:6  <b>leed</b>                  108:12, 156:4,                  157:7  <b>left</b>                  87:18, 88:7,                  88:11, 88:14,                  100:2, 107:8,                  107:14  <b>legal</b>                  21:17, 32:18,                  184:21  <b>legislation</b>                  9:11, 14:1,                  55:10, 55:16  <b>length</b>                  185:9  <b>lenhart</b>                  16:20, 17:1,                  17:11, 110:18,                  110:21, 112:19,                  113:7, 113:9,                  113:20, 114:2,                  114:13, 114:21,                  117:5, 117:22,                  119:13, 119:17,                  120:4, 120:10,                  120:14, 121:11,                  121:14, 122:9,                  123:11, 124:3,</p>	<p>124:6, 124:10,                  125:13, 125:22,                  127:6, 128:8,                  181:14, 181:22,                  205:13  <b>less</b>                  24:1, 26:10,                  154:16, 154:21,                  157:14, 160:7,                  168:12, 181:16,                  182:1, 182:6  <b>lessee</b>                  34:14  <b>let's</b>                  6:17, 32:8,                  79:19, 92:22,                  93:7, 94:7,                  94:17, 96:18,                  149:2, 149:21,                  157:14, 163:9,                  167:3, 201:8  <b>letter</b>                  76:1, 83:14,                  83:18, 84:1,                  184:12  <b>letting</b>                  158:12  <b>level</b>                  115:6  <b>library</b>                  30:17, 39:21,                  154:18, 154:20,                  159:20  <b>licensed</b>                  117:1  <b>lies</b>                  185:12  <b>lieu</b>                  94:22  <b>light</b>                  100:3, 100:5,                  100:12, 205:2  <b>lighting</b>                  89:20, 157:22  <b>lights</b>                  158:1, 158:4,                  158:7  <b>likewise</b>                  99:15</p>	<p><b>limit</b>                  139:2, 168:4,                  168:11, 173:7  <b>limited</b>                  17:6, 171:18,                  174:19, 197:13,                  204:2, 205:22,                  206:1  <b>limiting</b>                  27:2  <b>limits</b>                  90:20, 172:21,                  188:11  <b>line</b>                  75:17, 98:20,                  146:8, 146:18,                  150:16, 151:20,                  196:4  <b>linear</b>                  96:16  <b>lined</b>                  87:10  <b>lines</b>                  26:18, 88:1,                  144:7, 146:10,                  152:19  <b>link</b>                  75:11, 78:3,                  207:3, 207:4,                  207:5, 207:6  <b>lips</b>                  82:4  <b>list</b>                  19:17, 36:5,                  36:19, 36:21,                  40:13, 42:20,                  43:2, 53:6,                  58:5, 99:9,                  117:17, 204:19  <b>listed</b>                  50:18, 96:14,                  104:2, 119:6  <b>listened</b>                  123:18  <b>listening</b>                  76:15, 122:9,                  178:7, 178:9  <b>listing</b>                  37:18, 37:21,</p>	<p>39:11  <b>lists</b>                  43:7  <b>lit</b>                  25:12, 89:20  <b>little</b>                  5:3, 20:1,                  27:14, 29:15,                  29:22, 98:7,                  98:17, 102:11,                  111:13, 111:17,                  116:17, 136:15,                  137:18, 147:19,                  147:21, 150:20,                  151:1, 155:13,                  159:14, 160:2,                  160:8, 174:21,                  185:17, 191:18  <b>live</b>                  36:18, 37:13,                  38:11, 159:20  <b>living</b>                  38:13  <b>llc</b>                  1:5, 13:11,                  32:15, 32:18,                  32:20, 33:6,                  59:3, 59:9,                  59:11, 59:14,                  59:15, 59:19,                  59:21, 60:3,                  60:9, 61:2,                  61:4, 62:11,                  62:13, 63:1,                  63:11, 63:19  <b>llcs</b>                  60:4, 60:8,                  61:3, 61:9,                  62:3, 63:18  <b>loading</b>                  26:6, 88:21,                  88:22, 97:13  <b>lobby</b>                  26:6  <b>local</b>                  26:14, 140:19,                  169:19, 170:2  <b>locate</b>                  197:1</p>
--	---	--	--



Transcript of Hearing  
Conducted on November 1, 2023

<p><b>located</b> 65:18, 110:3, 137:10, 139:16, 152:22, 154:15 <b>locating</b> 15:13 <b>location</b> 25:7, 27:11, 27:12, 27:13, 28:1, 29:8, 29:11, 54:4, 81:10, 85:12, 90:20, 91:18, 99:1, 107:12, 136:10, 148:4, 182:12, 183:16 <b>locations</b> 24:16, 96:10, 146:3 <b>logical</b> 175:17 <b>logo</b> 194:12 <b>long</b> 15:20, 46:2, 60:11, 61:2, 61:5, 84:15, 132:14 <b>longer</b> 135:1, 143:7, 180:14 <b>look</b> 27:10, 27:13, 27:15, 41:12, 50:4, 62:8, 62:20, 93:7, 125:15, 140:4, 145:6, 148:21, 149:7, 156:10, 156:22, 163:9, 167:22, 168:1, 172:20, 176:14, 185:15, 192:7, 201:1 <b>looked</b> 27:22, 28:12, 28:20, 51:1, 115:9, 145:7,</p>	<p>145:22, 161:7, 164:6 <b>looking</b> 10:8, 20:13, 26:16, 40:12, 50:19, 76:5, 94:22, 106:8, 113:21, 124:18, 131:22, 147:13, 150:4, 152:2, 156:16, 156:17, 163:8, 175:18, 204:8, 204:9 <b>looks</b> 5:9, 87:4, 153:18, 183:20, 192:6 <b>loop</b> 105:16 <b>lot</b> 26:2, 28:13, 37:21, 52:20, 61:7, 74:21, 106:11, 147:18, 156:11, 157:17, 158:12, 158:16, 159:22, 172:1, 172:2 <b>lots</b> 30:21, 147:2 <b>loud</b> 200:14 <b>loved</b> 28:1 <b>low</b> 27:7, 29:13, 134:13, 157:10, 159:6, 170:1, 181:9, 181:10, 183:1, 186:21 <b>lower</b> 29:12, 107:12, 107:13, 125:10</p> <hr/> <p style="text-align: center;"><b>M</b></p> <hr/> <p><b>m-ncppc</b> 126:21, 128:10 <b>ma'am</b> 165:3, 206:7</p>	<p><b>madam</b> 5:5, 7:15, 11:17, 13:1, 13:7, 13:16, 14:8, 15:4, 17:9, 20:1, 20:20, 41:21, 71:20, 74:14, 76:13, 77:8, 83:17, 103:21, 110:9, 164:21, 165:18, 178:8, 195:15 <b>made</b> 42:15, 54:15, 55:10, 55:13, 66:3, 67:16, 94:9, 94:12, 108:1, 135:20, 143:9, 160:9, 162:2, 175:2, 176:21, 197:19, 205:21, 206:10 <b>magic</b> 181:13 <b>mail</b> 40:2 <b>mailed</b> 40:1 <b>mailing</b> 36:5, 42:19, 42:20, 43:2 <b>main</b> 6:4, 88:12, 89:4, 89:16, 135:15 <b>maintaining</b> 144:1 <b>major</b> 145:16, 186:3 <b>make</b> 22:10, 27:10, 52:2, 54:22, 63:21, 64:3, 64:4, 65:10, 65:11, 75:13, 76:17, 79:4, 84:9, 84:19,</p>	<p>86:10, 86:16, 93:8, 103:19, 127:15, 129:7, 141:17, 158:17, 176:22, 194:1, 194:10, 195:15, 199:9, 200:11, 200:15, 200:16 <b>makes</b> 11:4, 29:10, 50:14, 105:11, 175:20, 191:9 <b>making</b> 45:9, 51:17, 63:22, 68:6, 200:13 <b>manage</b> 49:8 <b>managed</b> 33:13 <b>management</b> 44:9, 46:1, 46:6, 77:1, 79:16, 81:13, 83:10, 89:6, 90:18, 90:20, 91:16 <b>manager</b> 32:21 <b>managing</b> 59:20 <b>manual</b> 95:17, 129:13, 136:6, 137:6 <b>many</b> 23:11, 24:17, 33:22, 35:6, 35:9, 48:1, 48:12, 59:8, 60:7, 66:6, 66:16, 110:20, 121:16, 157:9, 176:2, 182:3 <b>map</b> 183:17 <b>mapping</b> 73:2, 128:13 <b>march</b> 71:9</p>
---	--	--	---

Transcript of Hearing  
 Conducted on November 1, 2023

<p><b>mark</b>                  4:13, 5:14,                  17:21, 18:18,                  18:20, 19:3,                  165:4, 165:10,                  202:4  <b>marked</b>                  177:20  <b>marker</b>                  171:8  <b>market</b>                  28:18, 28:19,                  29:5, 34:18,                  189:20, 190:4,                  190:17, 190:22,                  191:4, 192:2,                  192:9, 192:11,                  192:15, 193:13,                  193:18, 194:1,                  195:18, 195:22,                  201:16, 204:3,                  205:8  <b>marketing</b>                  15:15  <b>marketplace</b>                  23:16, 171:7  <b>marks</b>                  95:20  <b>marlboro</b>                  1:9, 23:15,                  33:2, 33:9,                  51:21, 83:2,                  165:12  <b>maryland</b>                  1:9, 23:10,                  31:17, 69:12,                  72:22, 83:15,                  87:14, 87:16,                  87:18, 87:19,                  87:20, 87:21,                  96:2, 102:17,                  102:21, 110:4,                  110:15, 112:20,                  117:1, 117:10,                  122:5, 132:2,                  134:3, 135:21,                  136:14, 145:17,                  165:13, 168:9</p>	<p><b>maryland-national</b>                  38:15, 167:7  <b>masonries</b>                  148:18  <b>masonry</b>                  146:7, 146:15,                  147:2, 148:11,                  150:14, 151:12,                  151:16, 152:17,                  155:7, 156:12,                  157:2, 162:17,                  162:19, 163:2,                  163:5, 163:11,                  163:13, 163:15  <b>massing</b>                  144:2, 144:20,                  146:4, 146:19,                  152:21  <b>master</b>                  166:10, 182:11,                  183:11, 183:12,                  183:15, 184:4,                  184:19, 184:20,                  185:3, 185:6,                  185:7, 185:21  <b>matching</b>                  157:3  <b>material</b>                  20:3, 146:18,                  152:20  <b>materials</b>                  17:19, 20:6,                  20:12, 26:12,                  144:7, 144:21,                  146:9, 149:2,                  151:15, 152:16,                  162:15, 162:17,                  162:20, 163:3  <b>matt</b>                  203:11  <b>matter</b>                  19:9, 71:6,                  134:11, 153:4  <b>matters</b>                  179:15  <b>maybe</b>                  83:16, 94:20,                  98:8, 119:16,</p>	<p>132:16, 147:15,                  154:14, 156:20,                  195:13, 195:19  <b>mcandrew</b>                  4:2, 16:20,                  17:3, 109:13,                  109:15, 109:17,                  110:2, 110:8,                  110:12, 112:11,                  115:11, 115:19,                  116:1, 116:12,                  119:19, 120:8,                  121:13, 121:15,                  123:7, 127:19,                  131:8, 133:1,                  133:7, 138:2,                  167:20, 181:11,                  181:22, 182:5,                  187:16, 187:22,                  205:12  <b>mcandrew's</b>                  119:14, 121:6  <b>mccostlin</b>                  1:22, 208:2,                  208:14  <b>md</b>                  2:7  <b>mdot</b>                  73:4, 113:5,                  114:22, 123:14,                  126:22, 128:14  <b>mean</b>                  7:21, 10:19,                  11:11, 12:3,                  34:16, 39:17,                  45:6, 59:6,                  63:9, 77:22,                  86:12, 94:11,                  121:21, 158:11,                  160:18, 175:9,                  175:14, 186:18,                  196:9, 198:10,                  200:1, 200:21,                  202:21  <b>meaning</b>                  175:12  <b>meaningful</b>                  167:17</p>	<p><b>meanings</b>                  174:17  <b>means</b>                  7:18, 7:19,                  7:22, 29:8,                  171:1, 181:16  <b>meant</b>                  128:21, 137:1  <b>mechanical</b>                  157:12  <b>mechanism</b>                  99:3  <b>meet</b>                  30:10, 37:2,                  37:10, 95:15,                  96:8, 106:7,                  120:1, 156:4,                  157:4, 159:10,                  187:9  <b>meeting</b>                  8:16, 9:2,                  12:19, 30:15,                  30:16, 31:6,                  31:9, 36:3,                  36:7, 36:10,                  36:14, 36:22,                  37:16, 38:8,                  38:10, 38:19,                  38:22, 39:4,                  40:4, 40:9,                  40:11, 40:20,                  41:2, 41:8,                  41:11, 41:13,                  41:16, 41:18,                  41:19, 58:2,                  65:20, 67:1,                  67:2, 67:5,                  67:8, 108:9,                  111:21, 133:11,                  160:1, 166:15  <b>meetings</b>                  30:12, 30:15,                  37:3, 41:13,                  49:12  <b>meets</b>                  178:17  <b>member</b>                  2:13, 32:19,</p>
--	--	--	---

Transcript of Hearing  
Conducted on November 1, 2023

<p>37:20, 59:13, 59:20 <b>members</b> 6:9, 58:8, 59:3, 59:8, 60:3, 60:7, 60:8 <b>memorandum</b> 76:4 <b>memory</b> 61:19 <b>mention</b> 67:9, 163:1 <b>mentioned</b> 17:9, 20:4, 27:9, 32:22, 34:9, 48:11, 66:20, 67:10, 113:11, 123:13, 125:14, 125:16, 126:4, 127:2, 138:3, 143:6 <b>mentioning</b> 77:10 <b>mercantile</b> 2:5 <b>met</b> 13:21, 36:9, 41:8, 196:7 <b>metal</b> 151:15 <b>methodology</b> 127:9, 127:11, 129:6, 133:9, 133:18, 133:21, 134:6, 134:12 <b>metro</b> 23:12 <b>mic</b> 35:17 <b>mid-s</b> 30:6 <b>might</b> 26:21, 33:18, 133:22, 134:1, 156:16, 163:7, 192:14 <b>mike</b> 5:14, 5:15,</p>	<p>17:10, 120:4, 127:6, 128:8, 128:11 <b>mile</b> 156:20, 170:5, 170:17 <b>miles</b> 29:22, 30:1, 37:13, 154:14, 154:17, 154:22, 155:19, 160:6, 160:7, 160:20, 161:3 <b>million</b> 136:14 <b>mind</b> 102:22 <b>mine</b> 73:13, 74:16, 118:5 <b>mini</b> 129:22 <b>minimal</b> 124:21 <b>minimis</b> 181:15, 181:19, 181:20 <b>minimum</b> 66:21, 95:15 <b>minor</b> 100:20, 100:22, 101:8, 113:1 <b>minute</b> 74:9, 74:12, 79:4, 101:17, 199:5 <b>minutes</b> 20:8, 39:10, 42:14 <b>mischaracterize</b> 161:17, 162:4 <b>mischaracterizes</b> 161:13 <b>mischaracterizing</b> 160:19 <b>missing</b> 92:16 <b>mittellville</b> 69:11</p>	<p><b>mixed</b> 143:14, 145:10, 146:11, 153:12, 170:7, 172:16 <b>mobility</b> 97:12 <b>modeling</b> 117:19 <b>moment</b> 7:6, 18:18, 52:15, 104:22, 109:11, 161:12, 189:20, 195:20, 204:20 <b>monday</b> 73:13, 199:3 <b>mondays</b> 199:21 <b>monitor</b> 143:1 <b>monitored</b> 26:3 <b>montgomery</b> 15:1, 110:16, 111:2, 112:2, 112:8, 118:12, 118:19, 121:9, 140:17 <b>month</b> 23:19 <b>more</b> 16:16, 27:2, 27:3, 52:21, 59:16, 62:11, 62:13, 63:10, 63:13, 63:18, 65:11, 96:1, 105:12, 106:15, 106:21, 118:13, 130:3, 130:9, 135:19, 137:8, 137:19, 144:16, 147:18, 150:20, 151:1, 151:3, 153:1, 154:5, 155:7, 155:9, 157:18, 158:6, 159:12, 170:2,</p>	<p>207:2 <b>morning</b> 5:4, 5:5, 5:6, 5:12, 5:13, 13:3, 13:7, 14:15, 19:6, 19:8, 19:13, 21:21, 32:12, 32:13, 36:1, 55:20, 56:16, 68:19, 68:20, 164:21, 166:16 <b>most</b> 23:22, 46:3, 61:12, 61:15, 71:5, 79:21, 89:9, 132:18, 134:8, 138:7, 157:16, 172:16, 173:2 <b>mostly</b> 169:10 <b>motel</b> 125:5 <b>motion</b> 158:1 <b>move</b> 8:11, 8:14, 8:19, 10:4, 11:11, 20:7, 50:15, 53:17, 64:17, 80:6, 90:7, 103:6, 103:12, 104:14, 196:21, 196:22 <b>much</b> 13:1, 19:22, 28:4, 32:5, 46:5, 46:9, 53:10, 68:16, 83:5, 97:4, 107:11, 113:2, 116:17, 133:20, 138:11, 147:16, 153:14, 157:14, 157:19, 165:22, 206:22 <b>multi</b> 153:1</p>
---	--	--	--

Transcript of Hearing  
Conducted on November 1, 2023

<p><b>must</b> 20:1, 25:20, 161:12, 178:7, 196:5</p> <p><b>mute</b> 18:22, 82:1, 197:6</p> <p><b>muted</b> 197:7</p> <p><b>myself</b> 114:8, 115:13, 159:22, 197:6</p> <hr/> <p style="text-align: center;"><b>N</b></p> <hr/> <p><b>name</b> 5:15, 21:14, 21:17, 32:18, 34:6, 34:9, 46:19, 60:11, 61:2, 61:5, 69:8, 109:22, 139:14, 165:9, 165:10, 175:21, 201:20, 202:12</p> <p><b>names</b> 20:5, 33:4, 43:4</p> <p><b>national</b> 73:1</p> <p><b>nationally</b> 137:6, 142:11</p> <p><b>natural</b> 128:13, 184:6, 187:6</p> <p><b>nature</b> 100:20, 187:14</p> <p><b>nay</b> 189:4</p> <p><b>nd</b> 198:4, 198:9</p> <p><b>near</b> 100:2</p> <p><b>necessarily</b> 134:18, 176:9, 195:19</p> <p><b>necessary</b> 17:13, 173:15</p> <p><b>need</b> 21:6, 26:19,</p>	<p>35:17, 46:13, 51:6, 51:12, 53:2, 62:7, 69:2, 77:21, 86:15, 93:15, 93:18, 106:21, 113:7, 113:8, 113:17, 113:20, 139:7, 144:9, 149:4, 158:2, 158:4, 181:14, 181:21, 181:22, 187:4, 188:2, 190:11, 190:19, 190:22, 191:3, 191:11, 191:14, 191:15, 191:16, 191:22, 192:3, 193:10, 194:2, 194:5, 194:8, 196:7, 199:8, 200:5, 200:6, 203:5, 205:6, 205:8, 205:9, 205:12, 205:19</p> <p><b>needed</b> 18:4, 36:20, 40:2, 76:18</p> <p><b>needs</b> 104:19, 105:7, 174:8, 189:19, 204:3</p> <p><b>negligible</b> 135:6</p> <p><b>neighbor</b> 173:4</p> <p><b>neighborhood</b> 9:1, 12:19, 17:20, 30:11, 36:2, 65:20, 140:22, 145:5, 152:11, 152:14, 153:8, 155:16, 167:4, 167:6, 167:8, 167:12, 167:15, 167:16, 168:21, 169:3, 169:7, 170:11,</p>	<p>171:5, 171:14, 172:8, 172:10, 172:22, 173:7, 173:10, 173:11, 186:9, 186:14, 187:2, 189:13, 191:15</p> <p><b>neighborhood's</b> 155:17</p> <p><b>neighborhoods</b> 38:6, 153:13</p> <p><b>neighbors</b> 38:9, 159:21</p> <p><b>neither</b> 208:7</p> <p><b>network</b> 130:19</p> <p><b>never</b> 36:11, 36:13, 119:10, 119:19, 120:19, 141:13</p> <p><b>new</b> 7:8, 7:10, 7:15, 7:22, 8:19, 9:13, 10:13, 12:15, 23:9, 93:18, 104:15, 108:14, 131:21, 141:6, 180:22, 182:17, 182:18, 194:8, 195:10, 207:2</p> <p><b>newly</b> 23:17, 205:8</p> <p><b>next</b> 32:8, 68:16, 90:5, 100:4, 103:13, 103:14, 109:12, 118:3, 151:8, 155:21, 164:14, 190:13, 196:19, 198:2, 201:13, 203:22</p> <p><b>nice</b> 153:19</p> <p><b>nichols</b> 174:13</p> <p><b>nobody</b> 40:16, 40:21,</p>	<p>41:1, 41:4</p> <p><b>node</b> 172:16, 182:14, 182:20, 183:22</p> <p><b>noise</b> 97:16</p> <p><b>non</b> 143:13, 179:10</p> <p><b>none</b> 7:10, 88:22, 97:1, 160:3, 181:17, 184:11</p> <p><b>norden</b> 35:19</p> <p><b>normal</b> 157:14</p> <p><b>normally</b> 122:11, 122:20, 122:21</p> <p><b>north</b> 82:17, 87:13, 87:15, 145:17, 168:9, 168:17, 171:6, 186:11</p> <p><b>notch</b> 20:10</p> <p><b>note</b> 17:9, 45:12, 92:15, 103:5, 110:5, 151:11, 181:12</p> <p><b>noted</b> 19:6, 54:14, 96:11</p> <p><b>notes</b> 41:8, 41:19</p> <p><b>nothing</b> 21:11, 28:7, 38:7, 38:18, 40:17, 46:16, 58:21, 69:5, 109:19, 139:11, 165:6</p> <p><b>notice</b> 14:9, 36:4, 36:7, 38:8, 58:2, 58:7, 72:2, 77:12</p>
--	---	--	--

Transcript of Hearing  
Conducted on November 1, 2023

<p><b>noticed</b> 180:15</p> <p><b>notices</b> 31:5</p> <p><b>notification</b> 36:22, 37:5, 37:10, 38:1, 38:13, 40:3</p> <p><b>notified</b> 36:6, 36:20, 40:7, 58:22</p> <p><b>notwithstanding</b> 188:22</p> <p><b>november</b> 1:10, 6:18, 13:6, 197:4, 198:19, 199:1, 199:6, 199:9, 204:1, 208:15</p> <p><b>nullity</b> 11:12</p> <p><b>number</b> 6:22, 29:3, 40:15, 50:20, 55:8, 74:2, 78:20, 96:16, 96:20, 99:17, 104:10, 125:2, 135:4, 163:9, 171:19, 174:10, 179:7, 179:9, 181:8, 183:5, 189:21, 190:1, 205:11</p> <p><b>numbers</b> 20:13, 78:10, 78:12</p> <p><b>numerous</b> 15:22, 48:18</p> <p><b>nuriddin</b> 2:13, 3:5, 3:10, 3:16, 4:7, 4:11, 5:20, 19:8, 19:20, 35:16, 35:22, 36:17, 40:10, 42:16, 42:18, 43:14, 57:22,</p>	<p>65:3, 65:5, 65:7, 68:9, 68:12, 92:3, 92:5, 97:2, 97:3, 108:5, 108:6, 108:7, 133:4, 133:5, 133:6, 133:8, 139:5, 153:21, 153:22, 154:3, 160:17, 160:22, 161:14, 161:21, 162:9, 162:12, 162:14, 198:1, 204:4, 204:6, 206:5, 206:8, 206:16, 206:19, 207:2, 207:7</p> <p><b>nuriddin's</b> 178:2</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p><b>oath</b> 19:13, 112:10</p> <p><b>object</b> 121:21, 160:18</p> <p><b>objection</b> 53:21, 64:20, 64:22, 119:12</p> <p><b>objectives</b> 157:5</p> <p><b>obsolete</b> 145:18</p> <p><b>obtain</b> 174:8</p> <p><b>obtaining</b> 48:21</p> <p><b>obviously</b> 124:9, 196:21</p> <p><b>occasion</b> 118:13</p> <p><b>occupancy</b> 30:3</p> <p><b>occupation</b> 47:5, 166:1</p> <p><b>occur</b> 126:13</p> <p><b>october</b> 84:7, 84:8</p>	<p><b>of-way</b> 90:21, 128:14</p> <p><b>off-ramp</b> 87:16</p> <p><b>off-street</b> 97:13</p> <p><b>offense</b> 119:18</p> <p><b>offer</b> 120:7</p> <p><b>offered</b> 53:1, 53:7, 118:13, 190:15</p> <p><b>offering</b> 53:12</p> <p><b>offers</b> 44:12</p> <p><b>offhand</b> 136:12</p> <p><b>office</b> 1:2, 26:5, 26:10, 42:10, 88:12, 89:17, 120:14, 127:5, 130:18, 140:16, 142:6, 157:14, 169:11, 207:4</p> <p><b>offices</b> 13:9</p> <p><b>official</b> 43:11, 110:20</p> <p><b>officials</b> 64:1</p> <p><b>offsets</b> 150:13</p> <p><b>oh</b> 6:6, 7:13, 13:2, 42:7, 50:20, 74:17, 76:13, 82:3, 100:11, 188:9, 202:6, 203:15</p> <p><b>old</b> 7:9, 7:21, 8:2, 10:2, 12:12, 21:17, 37:21, 46:21, 82:17, 87:11, 87:21,</p>	<p>88:3, 88:6, 89:9, 91:11, 96:1, 102:22, 106:10, 106:16, 107:7, 107:12, 131:16, 132:1, 169:18, 179:21, 182:19</p> <p><b>older</b> 86:20, 145:12</p> <p><b>on-site</b> 114:21</p> <p><b>onboard</b> 127:8</p> <p><b>once</b> 33:8, 45:8, 94:19, 110:16, 122:17, 135:7</p> <p><b>one</b> 6:4, 7:1, 8:15, 9:17, 23:22, 28:4, 29:20, 31:4, 33:1, 34:2, 34:5, 34:20, 35:11, 35:12, 39:6, 40:13, 46:3, 48:15, 49:7, 50:15, 51:3, 51:4, 53:6, 57:1, 57:5, 57:8, 61:3, 62:22, 67:11, 67:20, 71:21, 73:17, 79:8, 79:15, 79:21, 80:7, 80:10, 86:7, 86:19, 86:20, 88:15, 90:5, 93:6, 93:16, 94:18, 102:4, 104:1, 108:6, 111:14, 118:5, 118:12, 118:13, 121:4, 122:20, 131:13, 132:17, 132:19, 133:7, 135:7,</p>
--	--	--	---

Transcript of Hearing  
 Conducted on November 1, 2023

<p>135:19, 141:6,                  142:12, 145:22,                  149:3, 150:20,                  151:3, 157:7,                  157:12, 158:18,                  159:12, 164:2,                  164:6, 169:9,                  181:8, 181:19,                  184:18, 188:15,                  203:10, 205:6,                  207:2  <b>one-story</b>                  151:5  <b>one-way</b>                  131:16  <b>ones</b>                  48:18, 57:2,                  154:11, 155:20  <b>online</b>                  119:13  <b>only</b>                  7:5, 9:12,                  9:13, 10:20,                  24:21, 25:13,                  28:4, 28:17,                  29:1, 29:4,                  35:1, 53:7,                  62:22, 75:2,                  79:8, 79:14,                  79:16, 80:7,                  80:10, 89:15,                  103:2, 118:11,                  118:16, 132:17,                  158:4, 168:13,                  175:12, 175:17,                  176:9, 176:22,                  189:7, 197:13,                  197:22, 199:16,                  200:7, 202:12  <b>open</b>                  93:20, 97:14,                  133:14, 197:14,                  200:5, 204:6,                  204:7  <b>opened</b>                  23:17, 23:19,                  25:13, 29:15,                  49:15</p>	<p><b>opening</b>                  13:16, 20:19,                  23:1, 174:12  <b>opens</b>                  134:14, 164:9  <b>operate</b>                  33:6, 33:14,                  44:10, 45:10,                  46:2, 46:4,                  85:10, 129:8  <b>operated</b>                  34:13, 34:14,                  34:15, 44:2,                  44:3, 121:10  <b>operating</b>                  9:20, 24:7,                  24:8, 44:4,                  46:5, 48:9,                  59:16  <b>operation</b>                  24:18, 25:7,                  45:8, 89:21  <b>operationally</b>                  139:2  <b>operations</b>                  117:19, 158:14  <b>operator</b>                  53:9  <b>operators</b>                  57:7  <b>opine</b>                  16:14, 141:19,                  192:3, 195:18  <b>opined</b>                  188:20, 189:3  <b>opining</b>                  120:13, 175:1  <b>opinion</b>                  97:18, 98:1,                  126:12, 130:18,                  131:1, 141:10,                  141:12, 155:16,                  205:7  <b>opportunity</b>                  56:1, 120:19,                  153:3, 204:5,                  206:14, 206:17  <b>oppose</b>                  119:9, 119:16</p>	<p><b>opposed</b>                  37:1, 52:21,                  135:3, 136:1  <b>opposing</b>                  118:20  <b>opposition</b>                  5:22, 19:7,                  58:17  <b>options</b>                  108:13  <b>order</b>                  77:4, 85:10  <b>ordinance</b>                  7:8, 7:9, 7:10,                  7:15, 7:20,                  7:21, 7:22, 8:2,                  8:12, 8:20, 9:5,                  9:7, 9:14, 9:20,                  10:2, 10:3,                  10:10, 10:13,                  10:16, 11:15,                  12:13, 12:15,                  14:1, 36:15,                  66:2, 85:6,                  97:22, 131:4,                  143:11, 143:18,                  174:17, 174:18,                  174:20, 174:22,                  175:5, 175:8,                  175:9, 175:14,                  179:9, 183:6,                  195:10  <b>ordinary</b>                  37:22  <b>organization</b>                  24:19  <b>organizations</b>                  43:7, 58:5,                  67:13  <b>orientation</b>                  143:22, 181:6,                  188:7  <b>original</b>                  54:19, 92:17,                  193:9  <b>originally</b>                  182:16  <b>other</b>                  15:11, 17:7,</p>	<p>34:15, 35:1,                  36:8, 38:16,                  41:9, 45:14,                  48:18, 51:21,                  58:12, 59:8,                  60:4, 60:7,                  61:7, 63:9,                  64:8, 64:10,                  83:8, 91:22,                  94:12, 98:5,                  100:1, 108:2,                  108:5, 108:13,                  114:12, 114:15,                  118:15, 123:15,                  129:16, 131:13,                  132:22, 136:2,                  136:8, 140:20,                  144:15, 144:17,                  145:12, 154:6,                  154:8, 155:1,                  155:10, 156:1,                  157:9, 159:4,                  173:10, 176:2,                  176:10, 176:15,                  186:1, 188:15,                  189:12, 191:1,                  191:15, 199:20,                  205:10, 205:19  <b>others</b>                  33:2, 57:3,                  58:1, 63:3,                  71:4, 72:21,                  120:14, 136:14  <b>otherwise</b>                  11:4, 12:4,                  208:10  <b>out</b>                  25:15, 26:1,                  26:10, 27:19,                  31:5, 36:4,                  38:13, 38:17,                  39:20, 42:12,                  49:22, 50:10,                  57:17, 75:5,                  88:5, 89:21,                  93:16, 93:19,                  93:21, 94:19,                  100:12, 100:17,</p>
--	--	--	---

Transcript of Hearing  
Conducted on November 1, 2023

<p>104:3, 104:9, 105:16, 107:5, 114:3, 131:22, 138:3, 145:3, 147:20, 155:19, 158:12, 162:22, 166:4, 186:4, 192:19, 194:6, 201:18, 205:2 <b>outcome</b> 52:6, 208:10 <b>outdated</b> 42:22 <b>outdoor</b> 7:4, 13:14, 15:14, 22:3, 25:4, 25:5, 26:7, 26:15, 85:8, 89:3, 135:5 <b>outline</b> 49:18 <b>outlined</b> 77:4 <b>outlines</b> 96:19 <b>outreach</b> 15:17 <b>outset</b> 49:21, 52:5 <b>outside</b> 17:6, 54:8, 65:18, 100:6, 100:18, 128:16, 133:19, 134:17, 134:22, 150:3, 152:7, 185:12 <b>over</b> 7:12, 18:20, 20:3, 23:9, 24:10, 29:15, 29:16, 29:22, 30:5, 48:9, 49:15, 84:10, 84:20, 115:19 <b>overall</b> 31:15, 81:15, 100:21, 144:4,</p>	<p>146:19, 152:20 <b>overarching</b> 59:20 <b>overlay</b> 83:11 <b>overly</b> 158:13 <b>oversee</b> 142:20 <b>oversees</b> 16:4 <b>overview</b> 90:1 <b>owe</b> 63:13 <b>own</b> 25:22, 34:2, 35:8, 35:10, 45:10, 61:8, 62:18, 63:5, 63:10, 63:18, 104:10, 189:2, 202:21 <b>owned</b> 61:3, 70:22 <b>owner</b> 32:16, 59:20, 156:16 <b>ownership</b> 61:9, 62:8 <b>owns</b> 62:12</p> <hr/> <p style="text-align: center;"><b>P</b></p> <hr/> <p><b>page</b> 3:2, 3:7, 3:11, 4:2, 4:9, 4:13, 20:14, 40:14, 50:19, 87:9, 101:19, 102:1, 102:2, 102:3, 102:4, 102:5, 103:13, 103:14, 104:1, 118:3, 118:5, 128:7, 190:9 <b>pages</b> 1:21, 20:3,</p>	<p>179:8 <b>paid</b> 166:22 <b>palette</b> 146:22, 148:18, 151:12, 156:13, 162:19 <b>palettes</b> 144:6 <b>pallet</b> 160:11 <b>panels</b> 151:15, 152:17 <b>paragraph</b> 117:16, 117:20, 190:13 <b>parcel</b> 73:3, 86:2, 102:11 <b>park</b> 13:19, 31:17, 38:15, 38:16, 56:2, 58:4, 72:14, 73:1, 102:15, 110:4, 167:7, 170:15, 174:4, 177:15, 182:2 <b>parked</b> 106:13, 107:1 <b>parking</b> 25:9, 25:11, 25:17, 27:2, 27:5, 27:6, 81:10, 88:21, 89:2, 89:3, 89:13, 97:13, 97:16, 100:4, 106:11, 106:16, 113:4 <b>part</b> 8:19, 11:21, 14:7, 14:12, 30:9, 39:13, 43:10, 65:14, 66:9, 74:6, 76:11, 76:20, 77:3, 77:10,</p>	<p>106:10, 107:5, 107:6, 121:16, 141:3, 168:20, 169:6, 171:14, 172:9, 175:7, 182:14, 182:21 <b>participate</b> 57:11, 57:13, 142:2 <b>participated</b> 17:1, 81:17, 82:7 <b>particular</b> 8:16, 10:2, 14:13, 17:12, 22:3, 25:3, 27:12, 33:5, 36:15, 38:2, 50:16, 51:19, 52:19, 54:4, 66:3, 71:18, 81:5, 92:4, 115:8, 126:13, 127:3, 142:10, 161:11, 178:18, 191:4, 191:14 <b>parties</b> 208:9 <b>partner</b> 15:21, 59:17, 60:13, 61:5, 61:6, 139:21 <b>partners</b> 48:5 <b>party</b> 195:8 <b>pass</b> 44:12 <b>past</b> 50:3, 110:21, 111:15 <b>patience</b> 20:15, 35:20, 207:8 <b>patron</b> 144:16, 158:3 <b>patterning</b> 151:18, 152:22</p>
---	---	---	--

Transcript of Hearing  
Conducted on November 1, 2023

<p><b>patterns</b> 172:20</p> <p><b>paul</b> 3:11, 16:8, 68:17, 69:3, 69:10, 77:22, 86:20, 87:7, 95:3, 105:6, 132:13</p> <p><b>paul's</b> 132:8</p> <p><b>pause</b> 74:9</p> <p><b>paving</b> 169:22</p> <p><b>pay</b> 39:16</p> <p><b>peak</b> 129:19, 130:3, 130:4, 130:5, 138:4, 138:5, 181:15</p> <p><b>pebbly</b> 163:17</p> <p><b>pedestrian</b> 161:5</p> <p><b>pen</b> 178:13</p> <p><b>penn</b> 116:18, 116:19, 122:3</p> <p><b>pennsylvania</b> 23:14</p> <p><b>people</b> 39:15, 40:1, 41:5, 58:12, 58:18, 67:19, 132:19, 135:12, 135:16, 136:14, 137:16, 156:17, 160:1, 168:12, 198:10, 199:20</p> <p><b>people's</b> 2:9, 13:8, 17:15, 178:16</p> <p><b>percent</b> 24:11, 29:16, 30:4, 30:5,</p>	<p>34:20, 62:8, 62:13, 62:18, 63:5, 63:11, 63:18, 114:9, 115:15, 127:8, 131:20</p> <p><b>percentage</b> 62:16</p> <p><b>perfect</b> 28:6, 29:10, 72:8</p> <p><b>perform</b> 117:21, 120:13</p> <p><b>performance</b> 51:12</p> <p><b>performed</b> 120:9</p> <p><b>perhaps</b> 71:5, 86:2</p> <p><b>perimeter</b> 88:14, 88:16, 88:17, 95:14, 96:6, 96:13, 106:15, 149:13, 180:5, 181:2, 181:4</p> <p><b>perimeters</b> 96:1</p> <p><b>period</b> 46:2, 200:3</p> <p><b>permission</b> 16:12</p> <p><b>permit</b> 49:12, 71:11, 76:21, 77:3, 103:18, 103:22, 105:9, 142:21, 143:4, 175:6, 184:17</p> <p><b>permitted</b> 8:2, 175:10, 175:19, 175:20, 176:6, 176:11, 176:22, 187:13</p> <p><b>perpendicular</b> 99:22</p> <p><b>persist</b> 176:19</p>	<p><b>person</b> 29:5, 29:6, 42:22, 67:15, 133:22, 137:14, 205:19</p> <p><b>personally</b> 136:22, 202:22</p> <p><b>persons</b> 58:16</p> <p><b>perspective</b> 129:1</p> <p><b>pg</b> 128:12, 136:15, 154:20, 184:19, 185:2</p> <p><b>ph</b> 5:20</p> <p><b>phase</b> 51:4</p> <p><b>photos</b> 39:5, 39:8, 39:11, 39:19</p> <p><b>physical</b> 51:11, 135:16, 168:4, 168:22, 169:17, 186:16, 186:20</p> <p><b>physically</b> 168:2</p> <p><b>pick</b> 135:8, 204:20</p> <p><b>picky</b> 24:14, 28:12, 28:15</p> <p><b>pictures</b> 40:16, 40:20, 154:6, 160:3</p> <p><b>piece</b> 25:2</p> <p><b>pivoting</b> 204:13</p> <p><b>place</b> 36:3, 104:3, 135:2</p> <p><b>placement</b> 144:5</p> <p><b>places</b> 183:19</p>	<p><b>plain</b> 163:16, 184:7</p> <p><b>plan</b> 31:10, 37:17, 65:21, 77:1, 77:2, 77:5, 77:15, 77:16, 79:6, 79:7, 79:9, 79:13, 79:15, 79:16, 79:20, 80:2, 80:5, 80:6, 80:10, 80:13, 81:3, 82:14, 82:16, 85:9, 85:16, 85:17, 85:21, 86:1, 86:2, 90:5, 90:8, 90:10, 90:19, 91:1, 91:17, 91:19, 92:4, 92:13, 92:16, 92:20, 93:2, 93:21, 94:20, 95:13, 97:8, 97:11, 97:19, 98:3, 98:4, 98:8, 98:12, 99:6, 100:21, 101:1, 105:8, 105:14, 106:1, 106:2, 125:2, 125:4, 125:16, 130:7, 149:11, 149:15, 166:6, 166:10, 180:13, 181:3, 182:9, 182:11, 183:11, 183:12, 183:15, 183:19, 184:5, 184:19, 184:20, 185:3, 185:6, 185:7, 185:8, 185:16, 185:21, 188:9, 192:1, 204:10</p> <p><b>plane</b> 102:17, 102:21,</p>
--	--	---	---



Transcript of Hearing  
Conducted on November 1, 2023

<p>128:13 <b>planned</b> 126:17, 145:11, 156:7, 169:11, 185:5, 185:12, 185:18 <b>planner</b> 17:21, 166:2 <b>planning</b> 13:20, 31:18, 38:15, 56:2, 56:3, 58:5, 72:14, 73:1, 102:15, 111:10, 112:1, 112:7, 119:1, 140:18, 140:20, 165:16, 167:7, 174:4, 174:5, 177:15, 182:2 <b>plans</b> 16:13, 16:15, 77:18, 79:21, 80:21, 81:2, 96:12, 98:6, 99:12, 128:15, 132:1, 142:16, 184:4 <b>plant</b> 96:16 <b>planted</b> 181:1 <b>planting</b> 96:19 <b>plantings</b> 95:18 <b>plat</b> 102:13, 102:16, 102:22 <b>play</b> 122:5, 162:22 <b>playing</b> 161:21 <b>plaza</b> 145:22, 156:20 <b>please</b> 18:20, 21:7, 21:13, 46:18,</p>	<p>68:16, 69:7, 74:9, 82:10, 92:7, 93:10, 98:11, 102:4, 106:1, 106:3, 109:22, 128:5, 134:20, 139:13, 147:6, 162:11, 165:8, 194:11 <b>pleasure</b> 164:20 <b>plenty</b> 37:9 <b>plumber</b> 27:1 <b>plus</b> 29:15, 29:18, 29:19, 30:5, 93:17, 94:20, 142:22, 143:6 <b>point</b> 11:19, 42:13, 45:9, 52:20, 87:12, 88:1, 98:18, 126:15, 132:6, 144:13, 157:15, 158:6, 169:14, 172:12, 173:6, 175:2, 175:17, 176:14, 204:1 <b>pointed</b> 189:2 <b>pointer</b> 145:21, 148:8, 154:12, 156:19, 160:4 <b>points</b> 101:9, 144:4, 144:22, 168:13, 177:3 <b>pole</b> 100:4, 100:5, 100:12, 205:2 <b>policy</b> 183:14 <b>political</b> 63:22, 64:3</p>	<p><b>pond</b> 91:16 <b>portion</b> 47:8, 107:8, 179:22 <b>pose</b> 52:11 <b>position</b> 10:18, 10:20, 11:17, 12:3, 19:9, 59:1, 110:18, 114:21, 118:22 <b>possible</b> 98:9, 101:9, 139:1 <b>possibly</b> 12:10, 204:16 <b>posted</b> 31:5, 37:3, 37:5, 37:7 <b>potentially</b> 51:21 <b>practice</b> 167:11 <b>pre</b> 41:10 <b>pre-application</b> 9:1, 12:19, 36:2, 36:7, 36:14, 37:15, 58:2, 58:7 <b>pre-file</b> 18:7 <b>pre-filed</b> 65:19 <b>preliminary</b> 125:2, 125:4, 125:16, 130:7, 182:9 <b>preparation</b> 121:17, 142:21 <b>prepare</b> 85:9, 92:12, 114:11, 126:1, 177:16, 192:2 <b>prepared</b> 16:22, 92:12,</p>	<p>101:2, 102:13, 113:11, 114:1, 114:8, 123:10, 125:12, 127:3, 127:5, 127:6, 128:8, 142:6, 178:14, 195:3, 195:19, 208:3 <b>preparing</b> 115:4 <b>present</b> 2:12, 21:5, 30:18, 40:21, 40:22, 41:1, 117:2, 133:11 <b>presented</b> 31:10 <b>preserve</b> 187:5 <b>preserved</b> 168:19, 170:22, 171:19 <b>presumably</b> 44:16, 44:17 <b>pretty</b> 53:10, 118:7, 153:18 <b>previous</b> 14:9, 16:15, 17:2, 77:10, 81:3, 82:13, 85:3, 125:4, 125:15 <b>previously</b> 8:2, 11:5, 14:21, 22:22, 23:3, 70:7, 82:15, 83:4, 123:11, 124:1, 125:1, 125:11, 130:14, 140:12, 142:8, 165:15 <b>prices</b> 27:6 <b>primary</b> 83:9 <b>prime</b> 173:2</p>
---	---	---	--

Transcript of Hearing  
Conducted on November 1, 2023

<p><b>prince</b> 1:1, 13:22, 14:3, 14:20, 15:9, 16:1, 23:5, 23:8, 23:13, 24:5, 34:1, 34:2, 35:8, 36:20, 47:20, 48:11, 48:14, 48:17, 51:18, 51:22, 55:11, 95:16, 112:21, 114:10, 115:10, 115:16, 121:7, 122:20, 131:3, 143:10, 143:17</p> <p><b>prior</b> 8:17, 9:5, 10:10, 37:17, 65:21, 66:2, 103:16, 104:2, 110:16, 117:7, 119:11, 166:21, 175:4, 175:5, 175:19, 176:6, 176:11, 184:16, 185:3, 185:10</p> <p><b>probably</b> 19:11, 48:17, 48:20, 59:14, 65:10, 66:22, 86:7, 108:21, 184:9</p> <p><b>problem</b> 12:6, 43:1, 58:4, 87:8, 132:16, 133:1, 195:21, 196:4</p> <p><b>problematic</b> 51:22, 103:2</p> <p><b>proceed</b> 9:19, 10:15, 11:18</p> <p><b>proceeding</b> 11:22, 14:14, 47:14, 118:18, 119:11, 208:4</p>	<p><b>proceedings</b> 208:6</p> <p><b>process</b> 15:4, 15:16, 16:4, 30:9, 36:6, 49:11, 49:13, 49:17, 50:12, 55:10, 55:17, 56:20, 57:18, 66:7, 66:11, 81:5, 81:18, 105:9, 105:11, 105:13, 111:12, 124:4</p> <p><b>processes</b> 15:12</p> <p><b>product</b> 143:7, 148:15</p> <p><b>products</b> 163:14</p> <p><b>profession</b> 69:15, 137:2, 139:20</p> <p><b>professional</b> 22:17, 69:16, 116:22, 139:22, 140:6, 140:7, 157:7</p> <p><b>professionals</b> 49:9</p> <p><b>program</b> 184:21</p> <p><b>progressing</b> 50:11</p> <p><b>prohibit</b> 26:11</p> <p><b>prohibited</b> 12:12</p> <p><b>prohibition</b> 128:22</p> <p><b>project</b> 24:2, 24:22, 30:3, 50:5, 54:16, 57:6, 87:12, 89:7, 89:11, 89:12, 90:1, 95:15, 103:3, 105:11,</p>	<p>107:10, 113:16, 148:4, 191:4</p> <p><b>projected</b> 27:16</p> <p><b>projects</b> 23:13, 23:21, 24:20, 30:13, 44:10, 50:2, 66:17, 114:16, 142:14, 143:1</p> <p><b>properties</b> 43:3, 52:12, 176:2, 176:10, 176:20, 179:2, 186:9, 186:11, 187:1</p> <p><b>property</b> 8:16, 11:5, 14:2, 16:11, 25:2, 27:17, 28:9, 32:16, 33:15, 35:3, 37:3, 37:5, 37:13, 43:5, 43:7, 44:9, 46:6, 55:12, 70:20, 70:22, 71:1, 71:6, 81:19, 82:12, 82:14, 82:22, 83:11, 88:9, 88:10, 88:19, 88:20, 88:22, 89:2, 89:5, 89:6, 89:14, 89:18, 89:20, 89:22, 91:14, 96:7, 96:8, 96:13, 98:18, 98:21, 102:11, 102:16, 106:9, 106:17, 106:18, 107:3, 135:4, 150:3, 151:6, 152:7, 154:18, 161:4, 161:8, 168:3, 168:8, 168:18, 168:21,</p>	<p>169:2, 169:16, 170:18, 171:4, 171:22, 173:8, 173:18, 175:18, 176:8, 177:14, 179:1, 179:17, 180:6, 181:2, 184:8, 184:22, 185:5, 185:12, 185:20</p> <p><b>property's</b> 81:20, 82:8</p> <p><b>proposal</b> 152:13</p> <p><b>propose</b> 103:15</p> <p><b>proposed</b> 14:6, 17:5, 17:18, 54:5, 54:6, 55:14, 65:17, 67:9, 71:12, 81:10, 81:13, 90:18, 95:14, 95:21, 96:5, 96:9, 97:19, 98:2, 100:19, 101:11, 101:13, 103:8, 124:20, 125:9, 128:17, 130:10, 146:14, 149:2, 152:15, 153:7, 154:15, 182:6, 185:16, 186:7, 204:14</p> <p><b>proposing</b> 25:4, 130:15, 171:14</p> <p><b>protect</b> 38:6</p> <p><b>protecting</b> 186:2</p> <p><b>protection</b> 97:15</p> <p><b>proven</b> 174:8</p> <p><b>provide</b> 31:8, 49:18,</p>
---	--	---	--

Transcript of Hearing  
Conducted on November 1, 2023

<p>70:18, 96:4, 103:19, 104:7, 142:15, 143:2, 144:13, 145:9, 196:12, 196:13, 197:22, 207:4 <b>provided</b> 36:11, 39:1, 66:22, 72:19, 149:17, 154:9, 181:1, 193:19 <b>provides</b> 129:15, 159:10, 190:10 <b>providing</b> 68:1, 142:3, 144:7, 144:20, 149:13, 151:6, 159:7 <b>provision</b> 67:1, 188:17 <b>public</b> 30:5, 144:12, 144:13, 148:17, 186:2, 186:6, 188:2, 190:11, 190:19 <b>pull</b> 93:10, 104:9, 106:1, 116:6, 128:4, 147:6, 147:20, 189:19 <b>pulled</b> 128:6, 130:1 <b>pulling</b> 74:9 <b>purchased</b> 44:17, 44:18 <b>purchaser</b> 32:15, 32:17 <b>purpose</b> 54:20, 61:8, 63:21, 175:10, 197:13 <b>purposes</b> 179:8, 179:10, 179:12, 183:6, 183:7, 186:5</p>	<p><b>pursuant</b> 8:14, 9:16, 37:14, 37:17, 65:21, 82:13, 108:13 <b>put</b> 7:5, 9:10, 65:16, 83:16, 86:10, 91:3, 92:8, 101:18, 101:22, 104:10, 104:12, 107:10, 115:14, 128:11, 194:11, 194:22, 204:2 <b>puts</b> 5:14, 53:13 <b>putting</b> 53:10, 125:13</p> <hr/> <p style="text-align: center;"><b>Q</b></p> <hr/> <p><b>qualification</b> 70:14, 121:22, 165:17 <b>qualifications</b> 140:6, 140:8, 156:5 <b>qualified</b> 70:3, 70:6, 110:13, 111:2, 115:7, 119:19, 140:12, 140:15, 140:18, 141:14, 165:15, 190:22, 195:16, 195:21, 196:6, 203:17 <b>qualifies</b> 137:12 <b>qualify</b> 52:18, 110:8, 122:13, 141:2, 192:14, 192:20, 193:14, 193:17, 193:18 <b>qualifying</b> 52:17, 141:10 <b>quality</b> 115:7, 150:14,</p>	<p>152:16, 191:13 <b>question</b> 33:4, 35:5, 42:12, 45:4, 58:14, 58:15, 60:14, 61:12, 61:14, 62:1, 62:17, 65:11, 91:2, 107:2, 107:22, 111:7, 133:17, 139:5, 159:12, 161:18, 161:19, 162:8, 162:10, 162:11, 190:8, 191:19, 192:5, 192:14, 193:2, 193:9, 193:21, 194:2, 196:19, 206:5, 206:6, 207:9, 207:12 <b>questioning</b> 42:17 <b>questions</b> 31:12, 32:14, 35:14, 35:16, 43:15, 45:4, 45:5, 57:22, 64:8, 64:10, 65:4, 67:8, 67:11, 67:21, 68:9, 90:2, 90:7, 90:10, 90:12, 91:22, 92:3, 96:21, 105:21, 108:2, 108:5, 109:5, 109:6, 114:17, 116:3, 118:10, 124:11, 131:13, 133:1, 133:5, 137:14, 153:19, 154:1, 156:2, 173:13, 189:6, 189:17, 206:10 <b>quick</b> 60:20, 82:4, 90:12, 104:18,</p>	<p>105:6, 118:10, 138:2 <b>quicker</b> 23:21 <b>quickly</b> 63:9, 171:12 <b>quite</b> 18:9, 46:2, 50:3, 66:11, 67:4, 80:19, 133:20, 167:2, 192:10, 194:6, 196:13, 203:11 <b>quote</b> 33:6, 56:20, 172:8</p> <hr/> <p style="text-align: center;"><b>R</b></p> <hr/> <p><b>radius</b> 27:4, 27:16, 28:5, 29:2, 43:3, 155:19, 156:15, 159:14, 159:15, 162:1 <b>raise</b> 21:7, 60:22 <b>raised</b> 19:15, 57:22, 67:11, 133:12, 134:16, 155:14, 156:1 <b>rallies</b> 31:1 <b>ramp</b> 180:1 <b>range</b> 157:19, 157:20 <b>ranges</b> 157:16 <b>rare</b> 83:12, 83:13, 184:14 <b>raspberry</b> 31:1 <b>rates</b> 30:7, 130:2 <b>rather</b> 145:18</p>
--	---	---	--

Transcript of Hearing  
Conducted on November 1, 2023

<p><b>rd</b> 199:1</p> <p><b>reach</b> 49:22</p> <p><b>read</b> 31:17, 56:1, 82:4, 101:2, 153:4, 153:5, 175:13, 177:15</p> <p><b>ready</b> 5:16, 30:20, 31:3, 39:18, 197:2, 198:2, 206:4</p> <p><b>real</b> 40:20, 47:6, 47:8, 60:20, 61:8, 105:6, 138:2, 171:12, 172:16</p> <p><b>reality</b> 137:18, 160:14</p> <p><b>really</b> 27:7, 28:12, 29:3, 34:11, 41:22, 42:1, 50:9, 53:17, 60:17, 70:17, 99:3, 104:3, 104:18, 119:10, 131:12, 134:11, 152:2, 152:22, 156:12, 156:17, 167:16, 168:6, 170:7, 170:15, 171:7, 180:4, 181:9, 182:14, 182:21, 184:9, 184:18, 185:15, 186:5, 186:18, 188:4, 188:8, 188:12, 189:13, 191:2</p> <p><b>reason</b> 24:13, 61:22, 104:19, 119:14</p> <p><b>reasonably</b> 137:12, 186:12</p>	<p><b>rebecca</b> 4:9, 5:14, 17:14, 30:19, 139:9, 139:15</p> <p><b>rebecca's</b> 118:4</p> <p><b>recall</b> 41:11, 48:13, 57:6, 58:8, 58:11, 58:17, 61:17, 66:5, 67:13, 72:17, 90:15, 106:18, 108:8</p> <p><b>receipt</b> 36:5, 43:5</p> <p><b>receive</b> 58:6</p> <p><b>received</b> 36:13, 38:1, 38:10, 58:2, 73:18, 184:13</p> <p><b>recent</b> 23:22, 79:21, 166:20, 167:13</p> <p><b>recently</b> 71:5, 88:2</p> <p><b>recess</b> 192:1</p> <p><b>recognition</b> 17:22</p> <p><b>recognize</b> 71:16, 124:14, 126:9, 147:9, 147:10</p> <p><b>recognized</b> 47:11, 142:11</p> <p><b>recollection</b> 33:3</p> <p><b>recommendation</b> 56:3, 102:8, 182:11</p> <p><b>recommendations</b> 31:22, 189:8</p> <p><b>recommended</b> 13:19</p> <p><b>recommends</b> 183:18</p>	<p><b>record</b> 6:20, 7:6, 13:8, 14:12, 19:12, 21:15, 23:21, 39:2, 39:13, 43:11, 46:19, 59:6, 63:15, 63:16, 66:10, 69:9, 69:19, 78:19, 80:11, 83:19, 93:19, 104:19, 110:1, 139:14, 140:8, 142:14, 142:20, 155:22, 160:13, 165:9, 200:5, 204:6, 204:7, 207:16, 208:5</p> <p><b>recorded</b> 6:17, 102:12</p> <p><b>recording</b> 208:4</p> <p><b>records</b> 38:7</p> <p><b>recross-examination</b> 106:4</p> <p><b>red</b> 122:8, 146:6, 147:1, 178:13</p> <p><b>redirect</b> 43:20, 43:21, 68:13, 68:14, 92:9, 137:22, 164:1, 164:3</p> <p><b>reds</b> 156:12</p> <p><b>reduce</b> 126:18</p> <p><b>refer</b> 18:9, 174:18, 174:19</p> <p><b>reference</b> 15:17, 19:10, 44:2, 56:2, 56:7, 70:16, 72:3, 72:9,</p>	<p>77:12, 81:1, 97:10, 124:11, 125:20, 125:21, 127:13, 128:20, 129:3, 129:9, 131:4, 153:6, 190:13, 193:10, 205:8</p> <p><b>referenced</b> 189:19</p> <p><b>referral</b> 72:13, 72:17</p> <p><b>referred</b> 201:17</p> <p><b>referring</b> 149:21, 175:8, 175:14, 180:19</p> <p><b>reflectance</b> 159:1</p> <p><b>reflected</b> 180:12, 181:9</p> <p><b>refresh</b> 61:19</p> <p><b>regard</b> 179:15, 184:4, 192:17, 192:21, 196:16, 196:18, 204:3</p> <p><b>regarding</b> 17:4, 31:21, 38:2, 65:12, 67:8, 67:17, 71:14, 81:19, 108:18, 156:9, 177:17, 184:16, 188:5, 206:11</p> <p><b>regards</b> 40:8, 204:13, 204:16</p> <p><b>region</b> 15:10</p> <p><b>register</b> 155:22</p> <p><b>registered</b> 139:21</p> <p><b>regular</b> 123:12</p> <p><b>regulated</b> 184:6, 187:6</p>
---	--	---	--

Transcript of Hearing  
 Conducted on November 1, 2023

<p><b>regulation</b> 26:14</p> <p><b>regulations</b> 9:4, 66:1, 97:16, 97:21, 142:18, 177:4, 177:5</p> <p><b>reiterate</b> 137:5</p> <p><b>related</b> 10:10, 14:1, 15:15, 97:20, 117:12, 125:17, 127:20, 166:6, 208:8</p> <p><b>relates</b> 25:6, 101:6, 175:18, 176:8, 176:10</p> <p><b>relation</b> 17:14</p> <p><b>relations</b> 131:6</p> <p><b>relationship</b> 48:2</p> <p><b>relative</b> 51:15</p> <p><b>relatively</b> 169:2</p> <p><b>relayed</b> 88:8</p> <p><b>relocation</b> 204:13</p> <p><b>remain</b> 107:18</p> <p><b>remainder</b> 149:16</p> <p><b>remaining</b> 16:7</p> <p><b>remember</b> 25:22, 28:11, 56:17, 56:21, 67:17, 67:19, 175:21</p> <p><b>remind</b> 204:8</p> <p><b>remotely</b> 26:2</p>	<p><b>removing</b> 205:2</p> <p><b>rent</b> 39:20</p> <p><b>rental</b> 28:22, 30:7, 54:7</p> <p><b>rented</b> 26:12, 39:20</p> <p><b>renumbering</b> 204:16</p> <p><b>repeat</b> 100:9</p> <p><b>repeatedly</b> 167:12</p> <p><b>replied</b> 73:19</p> <p><b>reply</b> 73:21</p> <p><b>report</b> 18:18, 31:18, 50:18, 52:7, 56:1, 101:2, 101:12, 101:18, 101:22, 127:17, 127:18, 153:4, 153:5, 153:10, 167:8, 174:3, 177:15, 186:11, 189:10, 189:14, 190:9, 194:11, 195:3, 195:7, 202:21, 204:15</p> <p><b>representative</b> 15:6, 196:6</p> <p><b>represented</b> 22:21, 148:7, 148:9</p> <p><b>representing</b> 13:10</p> <p><b>request</b> 55:2, 123:22, 191:13</p> <p><b>requested</b> 14:16, 36:9, 36:15, 94:15, 104:7</p> <p><b>requesting</b> 57:15</p>	<p><b>requests</b> 32:3</p> <p><b>require</b> 183:11</p> <p><b>required</b> 30:14, 41:17, 52:10, 54:13, 54:16, 58:6, 61:18, 62:12, 63:4, 143:10, 143:17</p> <p><b>requirement</b> 54:21, 185:19, 191:3</p> <p><b>requirements</b> 16:17, 18:3, 25:16, 85:5, 95:16, 95:17, 96:3, 96:14, 106:7, 131:3, 141:4, 176:20, 177:14, 177:17, 177:19, 177:20, 178:17, 178:19, 178:22, 179:4, 186:1, 187:11, 188:5, 188:12</p> <p><b>requires</b> 52:1, 191:12, 191:16</p> <p><b>requiring</b> 185:19</p> <p><b>researching</b> 51:10</p> <p><b>reserve</b> 119:12</p> <p><b>reserved</b> 30:16</p> <p><b>residential</b> 136:16, 143:14, 145:8, 145:10, 148:6, 153:12, 170:7, 179:11</p> <p><b>residents</b> 38:5, 155:11</p> <p><b>resolved</b> 43:2</p> <p><b>respect</b> 65:9, 65:15,</p>	<p>120:15, 196:14</p> <p><b>respectfully</b> 201:4</p> <p><b>responded</b> 31:11</p> <p><b>rest</b> 135:12, 173:13</p> <p><b>restaurants</b> 125:6</p> <p><b>restrict</b> 26:8</p> <p><b>restrictions</b> 126:16</p> <p><b>result</b> 31:16, 116:4</p> <p><b>resulting</b> 136:9</p> <p><b>results</b> 127:12, 130:3</p> <p><b>resumed</b> 123:5</p> <p><b>resumé</b> 53:1, 53:7, 53:17, 53:19, 64:15, 64:17, 69:18, 116:2, 117:17, 118:5, 119:6</p> <p><b>retail</b> 17:8, 125:7</p> <p><b>retained</b> 115:5, 124:10, 168:16, 180:4, 186:17</p> <p><b>retains</b> 179:20</p> <p><b>return</b> 135:8</p> <p><b>review</b> 50:22, 114:3, 123:16, 140:21, 145:20, 150:18</p> <p><b>reviewed</b> 7:9, 9:3, 65:22, 90:17, 114:20, 114:22, 123:9, 123:14, 127:7, 166:5,</p>
--	--	--	---

Transcript of Hearing  
Conducted on November 1, 2023

<p>166:10, 195:18, 196:2 <b>reviewing</b> 114:16, 147:13 <b>revised</b> 103:17 <b>revisions</b> 197:19 <b>rezoned</b> 28:9 <b>rhythm</b> 151:19 <b>rhythms</b> 144:5, 144:21 <b>ridge</b> 145:21, 148:8, 154:12, 155:3, 156:19, 160:5 <b>right-hand</b> 92:18 <b>right-of</b> 71:14 <b>right-of-way</b> 14:6, 16:12, 17:2, 71:12, 72:4, 72:11, 73:2, 73:4, 76:22, 81:4, 85:4, 90:17, 91:6, 91:12, 91:19, 123:22, 125:22, 126:8, 126:16, 127:21, 128:17, 167:1, 168:14, 169:21, 171:16, 172:1, 179:19, 184:18, 185:1, 185:10, 185:12, 185:18, 205:2 <b>ritchie</b> 23:15, 23:16, 33:1, 33:9 <b>road</b> 21:17, 23:15, 23:16, 23:18, 28:2, 29:12, 33:2, 33:9,</p>	<p>34:5, 35:11, 35:12, 46:22, 66:17, 69:11, 87:21, 132:14, 132:17, 154:18, 159:21, 161:9, 168:16, 169:19, 170:20, 170:21, 171:2, 171:3, 172:7, 173:11 <b>roads</b> 29:12, 82:21, 179:18, 179:19 <b>roadside</b> 145:12 <b>roadway</b> 97:12, 130:19, 168:11, 170:1, 170:2, 171:17, 183:5 <b>roadways</b> 91:13, 138:7, 145:16 <b>rogers</b> 72:20, 73:8, 76:2, 76:3 <b>role</b> 48:21 <b>roof</b> 144:7, 146:8, 146:18, 150:16, 151:20, 152:19, 158:21, 158:22 <b>rooftop</b> 156:6 <b>room</b> 30:16, 39:21 <b>rooms</b> 199:19 <b>rotating</b> 132:9 <b>roughly</b> 114:9, 115:14 <b>route</b> 87:14, 87:16, 87:18, 87:20, 87:21, 96:2 <b>rule</b> 122:11</p>	<p><b>rules</b> 25:11 <b>run</b> 45:7, 107:19, 127:7 <b>running</b> 157:14 <b>runs</b> 96:6 <b>rural</b> 169:4, 170:1 <b>rvs</b> 26:20, 133:12</p> <hr/> <p style="text-align: center;"><b>S</b></p> <hr/> <p><b>s</b> 83:5 <b>safety</b> 52:10, 99:3, 113:4, 117:19, 186:3, 186:6 <b>said</b> 7:11, 28:12, 28:15, 30:4, 37:18, 40:19, 42:20, 46:1, 65:8, 67:10, 74:20, 82:12, 89:19, 96:4, 99:22, 100:15, 108:12, 112:6, 115:10, 122:16, 133:16, 134:9, 135:8, 137:1, 138:22, 154:10, 160:22, 161:7, 162:5, 192:12, 193:10, 195:2, 203:21, 204:21, 208:5 <b>sailing</b> 122:17 <b>same</b> 20:14, 75:15, 91:18, 99:1, 99:17, 132:11, 151:12, 156:11, 176:4</p>	<p><b>satisfied</b> 191:2, 192:4, 194:2 <b>satisfy</b> 97:20, 130:19, 131:2 <b>saw</b> 62:22, 78:2 <b>say</b> 18:1, 21:22, 24:11, 26:17, 33:18, 34:22, 48:20, 60:16, 63:20, 68:2, 69:22, 85:18, 87:17, 90:3, 98:19, 103:17, 115:9, 117:20, 118:1, 118:6, 119:10, 120:13, 120:15, 121:3, 121:9, 122:4, 122:6, 137:16, 147:17, 152:9, 157:14, 160:19, 161:2, 162:4, 162:5, 162:16, 170:4, 173:8, 174:13, 177:2, 191:7, 193:14, 194:4, 202:3 <b>saying</b> 9:7, 40:16, 75:9, 75:11, 75:19, 132:4, 155:18, 160:2, 160:13, 171:12, 195:4, 199:6, 199:11 <b>says</b> 8:22, 9:18, 37:14, 73:8, 73:13, 93:4, 98:22, 103:22, 200:15 <b>scale</b> 107:15, 113:2, 113:3, 144:1,</p>
---	---	---	--

Transcript of Hearing  
 Conducted on November 1, 2023

<p>144:19, 146:4,                  151:13  <b>scaled</b>                  153:2  <b>schedule</b>                  96:19  <b>school</b>                  116:14  <b>schweitzer</b>                  5:7  <b>scope</b>                  187:15  <b>scout</b>                  30:21, 30:22,                  39:17  <b>screen</b>                  86:10, 86:14,                  87:9, 92:8,                  92:14, 96:7,                  96:10, 107:16,                  107:20, 116:10,                  144:12  <b>screened</b>                  25:17, 144:16,                  152:6  <b>screening</b>                  51:4, 95:18,                  96:4, 149:13,                  151:6, 181:7,                  183:3  <b>scroll</b>                  98:17, 102:7,                  118:2, 149:20,                  150:20, 190:3  <b>se</b>                  1:5, 6:22  <b>second</b>                  15:19, 31:6,                  83:5, 98:17,                  118:17, 149:22  <b>secretary</b>                  75:10  <b>section</b>                  8:7, 8:8, 8:22,                  37:14, 37:17,                  65:14, 65:16,                  65:21, 102:8,                  108:13, 143:15,</p>	<p>143:16, 175:7,                  175:13, 178:21,                  179:6  <b>sections</b>                  150:13, 151:20  <b>secure</b>                  25:12  <b>securing</b>                  136:2  <b>security</b>                  25:18, 25:19,                  25:21  <b>sediment</b>                  105:8  <b>see</b>                  5:20, 6:8,                  17:10, 18:15,                  19:8, 20:12,                  32:8, 38:6,                  40:8, 41:12,                  51:5, 62:21,                  66:16, 71:16,                  73:9, 77:21,                  79:19, 84:6,                  89:2, 92:20,                  96:11, 96:18,                  98:7, 98:9,                  98:21, 99:2,                  99:4, 102:9,                  107:15, 113:22,                  121:16, 128:5,                  148:10, 149:20,                  149:22, 150:5,                  154:22, 155:1,                  155:9, 156:4,                  161:4, 164:20,                  169:22, 171:21,                  201:11, 207:15  <b>seeing</b>                  78:15, 150:9  <b>seek</b>                  81:5  <b>seem</b>                  62:4  <b>seemed</b>                  68:1  <b>seems</b>                  63:13, 120:1,</p>	<p>120:21, 195:17  <b>seen</b>                  26:19, 59:7,                  71:15, 159:16,                  202:6, 203:17  <b>selected</b>                  157:13  <b>selection</b>                  136:21  <b>self</b>                  1:5, 6:22,                  13:10, 24:18,                  29:14, 29:18,                  29:19, 30:4,                  32:15, 32:18,                  33:5, 33:14,                  34:7, 34:8,                  59:3, 59:11,                  59:15, 59:19,                  60:9, 61:2,                  61:4, 63:1,                  63:19, 91:4,                  124:20, 136:8,                  142:12, 142:22,                  148:15, 192:10,                  192:15  <b>self-referential</b>                  175:15  <b>sell</b>                  44:13, 44:15,                  45:8  <b>selling</b>                  31:2  <b>send</b>                  18:20, 84:9,                  84:20, 103:20,                  207:6  <b>sends</b>                  114:2  <b>sense</b>                  11:5, 105:12,                  108:1, 175:20,                  176:22  <b>sensitive</b>                  183:21, 183:22,                  184:2  <b>sensors</b>                  158:1</p>	<p><b>sent</b>                  31:5, 36:4,                  36:22, 40:7,                  40:15, 40:20,                  41:6, 41:12,                  75:11  <b>separate</b>                  114:16, 168:2  <b>separated</b>                  168:14, 168:19  <b>separation</b>                  168:22, 183:4,                  186:16  <b>series</b>                  17:22  <b>serve</b>                  48:21, 81:4,                  142:14, 175:9  <b>serves</b>                  171:8  <b>service</b>                  145:12, 145:19,                  173:19, 173:22,                  182:12, 182:15,                  183:15, 184:1  <b>services</b>                  22:18, 50:17,                  70:19, 142:3  <b>ses</b>                  6:21  <b>session</b>                  198:21  <b>set</b>                  13:22, 39:21,                  55:4, 97:14,                  97:21, 101:12,                  131:3, 143:10,                  157:15, 174:3,                  189:9, 197:3  <b>setting</b>                  137:10, 137:11  <b>setup</b>                  24:19  <b>seven</b>                  23:7, 110:21,                  121:15, 178:21,                  179:10  <b>several</b>                  31:12, 32:22,</p>
---	---	--	--

Transcript of Hearing  
Conducted on November 1, 2023

<p>33:2, 50:2, 55:15, 82:22, 153:22, 174:17 <b>severna</b> 110:4 <b>sewer</b> 89:8 <b>sha</b> 73:4, 113:5, 114:22, 123:14, 126:17, 126:22, 128:10 <b>sha's</b> 128:14 <b>shady</b> 45:7 <b>shall</b> 188:1, 190:11 <b>share</b> 86:14, 86:16, 92:8, 116:10 <b>shared</b> 174:13 <b>sharing</b> 109:10 <b>shed</b> 156:19, 159:13, 160:3, 160:20, 160:22, 161:3, 161:6, 162:2, 162:6 <b>sheet</b> 39:15, 41:5, 86:1, 87:15 <b>shift</b> 100:5, 100:9, 100:12, 100:17 <b>shipley</b> 2:4, 13:9 <b>shopping</b> 154:13 <b>short</b> 119:15 <b>shorten</b> 60:12 <b>shorter</b> 46:5 <b>shorthand</b> 67:14</p>	<p><b>shot</b> 163:19 <b>should</b> 13:20, 42:2, 49:19, 54:13, 74:2, 87:1, 87:17, 90:7, 92:18, 93:21, 94:8, 104:4, 122:6, 144:18, 166:4, 178:9, 205:20 <b>show</b> 6:11, 6:12, 15:7, 15:20, 16:2, 16:22, 81:9, 95:13, 102:20, 103:5, 152:15, 184:21, 185:4, 188:9 <b>showed</b> 39:6, 40:17, 41:4, 128:13 <b>showing</b> 102:22, 180:9 <b>shown</b> 100:4, 180:20, 181:2, 183:17 <b>shows</b> 82:16, 149:11, 185:11 <b>shrubs</b> 95:22, 96:17 <b>side</b> 80:8, 92:18, 98:20, 107:9, 107:15, 118:20, 168:18, 169:9, 169:11, 182:13 <b>sided</b> 82:20 <b>sides</b> 28:3, 82:20, 145:16, 168:16, 179:17 <b>siding</b> 146:15 <b>sight</b> 25:17, 88:17,</p>	<p>96:5, 96:8, 107:18, 149:17, 181:3 <b>sign</b> 25:8, 98:22, 99:22, 132:9, 204:14, 206:1 <b>sign-in</b> 41:5 <b>signage</b> 98:21 <b>signatory</b> 21:22 <b>signature</b> 22:14 <b>signature-plkal</b> 208:12 <b>signed</b> 66:12, 190:5 <b>significance</b> 162:2 <b>significant</b> 144:22, 156:14, 158:8, 161:1, 162:6, 168:7 <b>significantly</b> 125:9, 130:9 <b>signoff</b> 128:9, 128:18 <b>similar</b> 135:21, 136:6, 148:15, 148:17, 152:10, 153:7 <b>similarities</b> 157:1 <b>similarity</b> 148:11 <b>similarly</b> 136:2, 168:22, 186:7 <b>simply</b> 41:18, 182:2, 187:4 <b>simulation</b> 117:19 <b>since</b> 8:17, 18:16, 64:18, 106:16,</p>	<p>117:5, 119:2, 119:10, 122:5, 134:17, 191:19 <b>single</b> 34:20, 61:8 <b>single-story</b> 149:12, 150:5, 152:4 <b>sir</b> 5:8, 46:13, 68:8, 68:20, 137:4 <b>sit</b> 107:3 <b>site</b> 14:5, 16:16, 17:3, 23:18, 24:21, 27:5, 27:20, 27:22, 28:2, 28:10, 28:11, 28:16, 28:17, 28:20, 29:3, 29:11, 31:4, 33:5, 37:16, 50:22, 51:20, 54:4, 54:5, 65:21, 70:17, 77:16, 79:6, 79:7, 79:9, 79:13, 80:6, 80:10, 80:13, 81:5, 81:7, 81:16, 81:22, 82:9, 82:16, 83:3, 83:10, 85:17, 85:21, 86:1, 88:7, 88:16, 91:17, 92:14, 95:12, 97:11, 97:19, 98:3, 98:4, 98:7, 98:8, 100:21, 101:1, 107:11, 124:1, 124:20, 124:22, 125:18, 125:21, 126:13, 126:19, 127:14,</p>
---	---	---	--



Transcript of Hearing  
 Conducted on November 1, 2023

<p>128:16, 129:1,                  129:8, 129:12,                  130:7, 130:13,                  131:22, 142:16,                  144:10, 144:15,                  145:15, 146:14,                  148:4, 149:11,                  149:16, 154:22,                  155:11, 155:18,                  164:6, 164:9,                  166:6, 166:21,                  169:9, 169:11,                  174:9, 177:18,                  178:18, 182:9,                  185:16, 188:9  <b>site's</b>                  145:9, 169:13  <b>sites</b>                  28:13, 28:19,                  32:22, 136:6,                  136:22, 155:1  <b>sits</b>                  107:11  <b>situated</b>                  136:2  <b>situation</b>                  38:2  <b>situations</b>                  36:8  <b>six</b>                  14:15, 48:17  <b>size</b>                  126:19, 184:12  <b>skillful</b>                  144:5  <b>skills</b>                  208:7  <b>skin</b>                  158:11  <b>slide</b>                  40:14, 151:8  <b>slight</b>                  163:17, 170:22  <b>slightly</b>                  145:21  <b>sliver</b>                  185:17  <b>slope</b>                  82:20</p>	<p><b>slow</b>                  74:16, 74:20,                  75:12, 75:14,                  75:16  <b>small</b>                  26:21, 27:14,                  29:7, 110:20,                  113:1  <b>smaller</b>                  88:14, 116:17,                  146:4, 150:12,                  151:20, 157:19  <b>smiling</b>                  180:18  <b>smooth</b>                  122:17  <b>soft</b>                  162:19  <b>soil</b>                  51:8, 83:1,                  83:3  <b>soils</b>                  50:6, 51:16,                  51:22  <b>solar</b>                  159:1  <b>sold</b>                  34:16, 34:22,                  35:2, 44:4,                  44:5, 44:6  <b>some</b>                  11:18, 11:21,                  14:11, 15:14,                  19:10, 20:5,                  20:7, 20:11,                  23:13, 33:3,                  33:17, 34:12,                  34:22, 35:4,                  37:19, 42:13,                  43:8, 51:21,                  52:19, 63:13,                  65:9, 66:10,                  66:11, 67:8,                  67:10, 67:19,                  88:14, 95:22,                  108:9, 108:21,                  119:14, 120:17,                  133:12, 134:15,</p>	<p>134:22, 136:1,                  145:19, 146:5,                  150:6, 155:21,                  157:1, 159:4,                  160:11, 163:15,                  163:16, 187:12,                  192:12, 206:10  <b>somebody</b>                  44:11, 120:17,                  196:8, 196:10,                  196:17, 197:2,                  202:16, 202:20  <b>someone</b>                  33:8, 37:4,                  127:4, 144:14,                  176:5  <b>something</b>                  31:2, 33:10,                  44:12, 50:13,                  82:2, 136:18,                  136:19, 155:8,                  156:16, 178:8,                  188:18, 191:12,                  194:16  <b>sometime</b>                  197:4  <b>sometimes</b>                  46:3, 46:4,                  49:5, 114:12,                  137:18, 163:18  <b>somewhere</b>                  59:14  <b>soon</b>                  28:22  <b>sorry</b>                  5:2, 16:19,                  22:12, 35:19,                  41:14, 74:15,                  76:13, 77:19,                  80:15, 82:3,                  82:5, 84:13,                  84:18, 112:4,                  128:6, 148:6,                  148:16, 148:21,                  150:1, 163:17,                  176:18, 183:10,                  206:6  <b>sort</b>                  17:22, 94:19,</p>	<p>95:7, 104:3,                  136:1, 137:17,                  155:5, 181:19,                  194:7  <b>sought</b>                  32:3  <b>sounding</b>                  75:18, 75:19  <b>south</b>                  27:2, 38:16,                  82:17, 87:9,                  87:10, 88:2,                  88:5, 106:17,                  106:18, 107:4,                  107:5, 131:17,                  145:11, 146:12,                  148:5, 154:11,                  154:20, 164:7,                  164:10, 169:6,                  169:7, 169:16,                  170:3, 170:4,                  171:7, 171:9,                  172:15, 173:4  <b>southbound</b>                  180:2  <b>southeast</b>                  106:9, 172:17  <b>southern</b>                  106:9, 170:10,                  171:8  <b>space</b>                  26:13, 31:8,                  54:8, 54:12,                  54:13, 54:15,                  54:19, 54:22,                  55:3, 66:22,                  67:10, 67:12,                  67:21, 88:21,                  97:14, 125:7,                  188:17  <b>spaces</b>                  89:2, 89:13,                  106:16  <b>spe</b>                  6:20  <b>speak</b>                  154:11, 156:8,                  162:20, 183:5,</p>
---	---	--	--

Transcript of Hearing  
Conducted on November 1, 2023

<p>186:5, 188:17, 188:19, 189:4 <b>speaking</b> 55:19, 152:8, 157:6, 159:22 <b>speaks</b> 188:4 <b>special</b> 7:1, 9:9, 9:22, 13:11, 18:4, 22:1, 37:16, 48:3, 61:19, 65:15, 77:16, 79:5, 79:6, 79:7, 85:17, 86:1, 86:4, 86:5, 105:10, 105:15, 131:5, 166:5, 174:9, 177:13, 177:18, 178:18, 178:20, 187:8, 198:21 <b>species</b> 83:14, 184:14 <b>specific</b> 18:3, 51:19, 52:1, 57:5, 58:21, 114:2, 115:3, 137:8, 177:19, 179:12, 185:8, 187:10, 192:17 <b>specifically</b> 16:17, 38:4, 48:11, 113:8, 114:10, 115:15, 136:7, 175:14, 179:4, 179:12 <b>specifies</b> 183:15 <b>specimen</b> 184:8, 184:12 <b>speed</b> 168:11 <b>spend</b> 179:7 <b>spes</b> 6:21</p>	<p><b>split-face</b> 163:15 <b>spoke</b> 146:5, 149:18, 152:21, 163:12 <b>spoken</b> 140:19 <b>square</b> 7:2, 7:3, 13:13, 13:15, 29:4, 29:6, 54:6, 54:9, 54:12, 55:2, 55:4, 55:6, 55:7, 66:21, 125:6 <b>squiggly</b> 95:20 <b>sri</b> 158:22 <b>ssz</b> 1:5, 13:10, 32:18, 33:5, 59:3, 59:10, 59:19, 60:8, 61:1, 63:1, 63:18 <b>st</b> 73:11, 73:18, 76:2 <b>stability</b> 52:2, 52:8 <b>stabilized</b> 30:3 <b>staff</b> 13:20, 31:18, 56:1, 56:2, 72:14, 94:15, 101:2, 101:12, 101:18, 101:21, 126:21, 140:22, 153:4, 153:5, 153:10, 167:7, 174:3, 177:15, 188:20, 189:9, 189:14, 204:15 <b>staff's</b> 101:5</p>	<p><b>stage</b> 5:15 <b>stan</b> 2:10, 5:11 <b>stand</b> 64:9 <b>standard</b> 138:9, 169:21, 188:21 <b>standards</b> 108:14, 108:17, 137:17, 137:18, 143:15, 143:16, 156:2, 159:5, 159:11, 174:8 <b>standpoint</b> 34:12, 51:6, 51:13, 119:15, 128:19, 185:22, 193:13 <b>stands</b> 136:20 <b>start</b> 7:14, 13:2, 112:12, 149:2, 167:3, 201:2 <b>started</b> 6:17, 50:17 <b>starting</b> 16:8 <b>state</b> 21:14, 26:14, 46:18, 69:8, 72:10, 72:21, 82:20, 91:10, 100:6, 100:13, 102:17, 102:21, 109:22, 110:14, 112:20, 113:13, 115:6, 116:18, 116:20, 122:3, 126:7, 134:3, 139:13, 165:8, 184:12, 190:9, 205:3 <b>stated</b> 22:22, 133:13, 167:5</p>	<p><b>statement</b> 13:16, 20:20, 23:1, 45:22, 124:15, 124:19, 125:8, 127:16, 130:12, 135:14, 140:6, 140:7, 187:14, 187:17, 190:14 <b>statements</b> 7:14, 15:12, 19:10, 113:1, 166:7, 194:11 <b>station</b> 23:16, 37:14, 38:11, 146:1, 154:19, 156:10, 156:21, 159:21, 160:5, 171:3, 191:14 <b>stations</b> 145:20, 201:17, 203:7 <b>status</b> 184:21 <b>stays</b> 135:1 <b>steer</b> 202:2, 202:5, 203:14, 203:15, 203:16 <b>stellar</b> 122:11 <b>step</b> 166:4 <b>sticks</b> 202:13 <b>still</b> 24:8, 29:1, 34:17, 54:18, 75:14, 150:6, 172:15, 193:2, 194:17 <b>stone</b> 163:4 <b>stop</b> 109:10 <b>storages</b> 8:1, 142:9</p>
---	--	---	--

Transcript of Hearing  
Conducted on November 1, 2023

<p><b>store</b> 27:18, 203:7</p> <p><b>storing</b> 26:12</p> <p><b>storm</b> 100:7</p> <p><b>stormwater</b> 76:22, 78:6, 79:15, 79:16, 81:2, 81:13, 82:16, 89:6, 90:18, 90:19, 91:16</p> <p><b>straight</b> 89:10</p> <p><b>straining</b> 116:13</p> <p><b>strange</b> 167:11</p> <p><b>strategy</b> 133:20</p> <p><b>stream</b> 170:14</p> <p><b>street</b> 106:20, 107:4, 139:16, 144:10, 165:11, 173:3, 187:20</p> <p><b>stricken</b> 161:12, 176:17</p> <p><b>strictly</b> 26:11</p> <p><b>strike</b> 53:17, 64:17</p> <p><b>strip</b> 90:21, 90:22, 107:16</p> <p><b>striped</b> 100:3</p> <p><b>strong</b> 121:12</p> <p><b>struck</b> 54:1, 65:2</p> <p><b>structural</b> 51:13</p> <p><b>structure</b> 60:18, 71:11, 142:4</p>	<p><b>structures</b> 173:10, 185:16</p> <p><b>studies</b> 28:19, 52:1, 112:22, 113:3, 113:15, 114:2, 114:8, 114:16, 115:1, 115:14, 123:10, 123:15, 123:17, 137:15, 190:22, 192:12, 192:15, 195:22</p> <p><b>study</b> 18:18, 27:10, 28:18, 51:9, 137:2, 181:21, 188:3, 189:19, 189:20, 190:4, 190:17, 191:5, 192:2, 193:18, 195:18, 205:8, 205:9</p> <p><b>stuff</b> 53:14, 205:11</p> <p><b>stv</b> 117:9</p> <p><b>style</b> 18:6, 155:6, 155:7, 160:12</p> <p><b>subdivision</b> 125:16, 182:9</p> <p><b>subject</b> 14:2, 16:11, 16:16, 17:3, 17:16, 32:2, 50:22, 56:9, 70:17, 70:20, 71:1, 73:3, 124:1, 124:12, 124:19, 125:18, 129:1, 129:8, 131:1, 142:2, 166:20, 168:2, 168:8, 168:18, 169:9, 169:13, 169:16, 170:18, 171:4, 171:22, 174:9, 177:14,</p>	<p>178:16, 179:1, 179:17, 185:4, 185:18, 186:17</p> <p><b>submission</b> 19:7, 19:15</p> <p><b>submit</b> 69:18, 76:22, 93:22, 99:15, 103:10, 140:7, 140:10</p> <p><b>submittal</b> 187:5, 187:13</p> <p><b>submitted</b> 13:18, 14:18, 38:19, 54:11, 74:3, 74:6, 81:2, 90:17, 113:12, 123:15, 163:7</p> <p><b>subsequent</b> 9:10, 185:6</p> <p><b>substantial</b> 143:3</p> <p><b>substantially</b> 182:6</p> <p><b>substantive</b> 169:1, 170:13, 171:18, 180:5, 183:2</p> <p><b>substitute</b> 99:17</p> <p><b>suburban</b> 137:11</p> <p><b>success</b> 15:16</p> <p><b>successful</b> 24:6, 24:12, 24:16, 34:10, 34:12, 34:17, 34:18, 44:18</p> <p><b>successfully</b> 24:7, 24:8, 55:15</p> <p><b>suffice</b> 193:20</p> <p><b>sufficient</b> 187:20</p> <p><b>sufficiently</b> 76:14</p>	<p><b>suggest</b> 38:7, 45:7, 192:8</p> <p><b>suggested</b> 75:12, 107:7</p> <p><b>suggesting</b> 10:11, 11:20, 58:3</p> <p><b>suggests</b> 176:19</p> <p><b>suite</b> 2:6, 21:17, 46:22, 110:3, 139:16, 165:11</p> <p><b>suitland</b> 23:18</p> <p><b>summarized</b> 190:16</p> <p><b>summary</b> 38:19, 38:22, 40:9, 40:11, 40:16, 40:20, 41:1</p> <p><b>summit</b> 169:14</p> <p><b>sums</b> 188:12</p> <p><b>supervising</b> 17:11</p> <p><b>supervision</b> 92:13, 142:7, 147:11</p> <p><b>supplement</b> 63:16</p> <p><b>supplemented</b> 180:7</p> <p><b>supply</b> 27:8, 29:9, 29:13, 30:8</p> <p><b>support</b> 20:9, 67:20, 113:18, 166:7</p> <p><b>supporting</b> 31:12, 31:13</p> <p><b>supposed</b> 39:1, 40:1</p> <p><b>sure</b> 6:9, 20:6,</p>
--	---	--	---

Transcript of Hearing  
Conducted on November 1, 2023

<p>20:13, 22:10, 36:18, 51:17, 52:2, 57:10, 57:11, 58:13, 62:13, 63:22, 64:4, 67:4, 76:17, 77:9, 79:4, 84:9, 84:20, 86:10, 86:15, 87:8, 93:8, 100:11, 107:2, 113:10, 114:14, 114:19, 127:16, 131:19, 133:10, 133:20, 134:8, 134:21, 141:17, 156:8, 193:3, 194:1 <b>surprised</b> 39:6, 39:7, 39:19 <b>surrounded</b> 179:17 <b>surrounding</b> 17:20, 27:20, 30:10, 51:10, 52:12, 141:7, 144:18, 145:7, 146:21, 151:6, 159:3, 167:14, 181:4, 188:2, 190:12, 190:20 <b>surroundings</b> 160:15, 168:3, 168:5 <b>surrounds</b> 28:2, 182:20 <b>survey</b> 136:22 <b>surveys</b> 136:6 <b>suvs</b> 26:17 <b>suzie</b> 18:21, 20:10, 86:13, 86:16, 86:17 <b>swear</b> 21:7, 46:13,</p>	<p>69:2, 109:15, 139:7 <b>switch</b> 75:8 <b>sworn</b> 21:10, 46:15, 69:4, 109:18, 139:10, 165:5 <b>system</b> 75:17, 102:13, 102:18, 102:21 <b>systems</b> 151:16, 157:12</p> <hr/> <p style="text-align: center;"><b>T</b></p> <hr/> <p><b>table</b> 68:4 <b>take</b> 5:3, 14:9, 20:8, 24:2, 49:10, 67:7, 72:1, 77:11, 88:7, 93:7, 112:10, 134:8, 140:4, 163:9, 176:13, 182:22, 191:18 <b>takes</b> 74:17 <b>taking</b> 107:9 <b>talk</b> 92:20, 149:1 <b>talked</b> 31:14, 108:12, 108:15, 159:13, 162:18, 167:18, 167:20 <b>talking</b> 11:13, 25:18, 78:14, 127:16, 128:1, 162:17 <b>talks</b> 53:11 <b>tans</b> 147:3, 148:13, 148:19 <b>tasks</b> 117:13</p>	<p><b>tc</b> 78:13 <b>tcp</b> 78:1, 78:5, 78:14, 79:14 <b>tcp2</b> 77:17, 78:13, 81:3, 103:17, 105:14, 187:4 <b>tcp2-</b> 78:20 <b>team</b> 6:8, 13:17, 13:18, 19:6, 19:14, 22:21, 22:22, 32:3, 49:7, 49:8, 50:1, 53:10, 114:18 <b>tech</b> 20:9 <b>technical</b> 32:2, 56:9, 174:2, 204:15, 206:6 <b>techno</b> 51:17 <b>technology</b> 95:9 <b>tedesco</b> 203:11 <b>tell</b> 23:6, 27:6, 39:14, 60:11, 60:13, 63:9, 71:4, 71:22, 78:9, 78:11, 95:9, 116:13, 122:9, 124:16, 181:13, 192:1, 194:16, 205:21 <b>telling</b> 74:19, 196:11 <b>temperatures</b> 157:15 <b>ten</b> 38:9, 46:4, 107:13, 117:17,</p>	<p>119:5, 120:1, 120:18 <b>tenant</b> 26:11 <b>tenants</b> 27:21 <b>term</b> 135:1, 163:2, 163:5, 174:16, 175:13 <b>terms</b> 35:6, 36:4, 37:2, 61:9, 133:9, 133:17, 156:5, 160:15, 160:16, 161:4, 162:18, 162:20 <b>terri</b> 2:13, 19:7 <b>terrible</b> 84:17 <b>test</b> 120:1 <b>testified</b> 21:12, 46:17, 47:19, 55:14, 58:9, 58:12, 58:16, 58:19, 65:9, 69:6, 109:20, 119:10, 128:21, 139:12, 161:9, 165:7, 181:11, 182:5, 187:16, 187:22, 188:8, 188:19, 190:10, 193:11 <b>testifies</b> 19:21 <b>testify</b> 13:17, 16:21, 17:3, 17:17, 18:2, 21:10, 46:15, 57:16, 69:4, 94:18, 95:7, 109:18, 120:8, 120:9, 139:10, 161:19, 161:20, 165:5,</p>
--	---	--	--

Transcript of Hearing  
Conducted on November 1, 2023

<p>191:12, 193:16, 195:5, 196:1, 196:7, 198:1, 202:22, 204:5 <b>testifying</b> 18:10, 41:14, 56:11, 57:2, 57:14, 64:18, 64:19, 66:8, 66:16, 108:18 <b>testimony</b> 15:11, 18:7, 18:12, 18:15, 19:7, 19:13, 23:1, 45:20, 52:20, 52:21, 52:22, 70:19, 97:9, 112:13, 112:15, 118:12, 119:13, 119:14, 120:11, 121:1, 123:18, 126:5, 132:9, 147:7, 160:19, 161:13, 161:16, 166:13, 167:19, 172:5, 172:6, 173:1, 177:16, 179:14, 180:9, 188:4, 193:22, 204:2, 205:6, 205:13, 205:16, 205:17, 206:10 <b>texting</b> 6:13 <b>texture</b> 163:18 <b>textured</b> 151:15, 152:17 <b>textures</b> 151:22, 163:15 <b>th</b> 31:7, 41:8, 67:2, 73:5, 73:10, 73:18, 73:19, 76:1, 84:7, 94:10, 129:14, 198:6,</p>	<p>198:7, 198:19, 198:21 <b>thank</b> 5:8, 13:1, 19:3, 19:5, 19:22, 21:13, 32:5, 32:6, 35:14, 35:19, 42:1, 42:15, 43:15, 43:16, 43:18, 44:20, 45:16, 45:19, 46:7, 46:8, 46:12, 47:2, 56:12, 64:7, 64:10, 64:11, 68:8, 68:11, 68:15, 69:7, 70:15, 76:8, 76:9, 77:6, 85:1, 86:18, 91:22, 92:5, 92:6, 94:3, 95:4, 97:1, 97:3, 97:5, 97:18, 98:16, 99:19, 102:8, 104:17, 105:17, 108:2, 109:3, 109:7, 109:8, 109:21, 115:17, 116:17, 122:1, 122:15, 123:2, 131:8, 131:9, 133:1, 133:3, 137:4, 137:19, 137:20, 138:11, 138:12, 139:6, 153:14, 153:15, 163:20, 164:12, 165:14, 165:18, 165:22, 180:21, 189:15, 192:18, 206:22, 207:7, 207:10, 207:14 <b>thanksgiving</b> 198:5, 198:10 <b>therefore</b> 7:8, 8:17,</p>	<p>9:15, 62:17, 97:20, 121:5, 128:19 <b>therein</b> 19:10, 47:16, 56:7 <b>thereto</b> 32:1 <b>thermal</b> 158:11 <b>thicker</b> 98:20 <b>thing</b> 5:3, 75:16, 113:14, 156:1, 158:10, 202:12 <b>things</b> 26:17, 27:1, 38:16, 51:2, 76:18, 98:5, 113:11, 134:17, 146:5, 148:13, 152:1, 158:14, 159:4, 159:8, 187:12, 205:6 <b>think</b> 14:6, 30:18, 38:17, 39:13, 42:8, 45:11, 48:15, 48:17, 57:4, 60:15, 67:11, 74:3, 74:5, 76:3, 76:4, 83:16, 89:22, 94:8, 100:14, 106:18, 106:20, 115:4, 115:9, 118:4, 119:4, 120:1, 121:20, 137:12, 140:5, 147:15, 153:18, 155:19, 156:19, 156:22, 161:21, 161:22, 163:7, 163:10, 172:14, 172:19, 172:22, 173:2, 174:11, 175:1,</p>	<p>176:1, 176:14, 189:11, 191:6, 191:9, 191:22, 193:16, 193:17, 193:20, 194:5, 194:8, 195:12, 197:1, 201:20, 202:1, 204:22, 205:9 <b>thinking</b> 110:7, 201:19 <b>third</b> 195:8 <b>third-party</b> 33:17, 35:2 <b>thoroughly</b> 127:8 <b>thought</b> 38:7, 42:5, 42:9, 74:18, 75:2, 84:14, 115:9, 178:3, 192:19 <b>thoughtful</b> 144:19 <b>thousand</b> 125:6 <b>threatened</b> 83:13, 83:14, 184:14 <b>three</b> 14:19, 24:2, 56:18, 56:21, 62:5, 82:20, 91:13, 150:18, 151:4, 154:14, 176:4 <b>three-quarters</b> 170:17 <b>three-story</b> 146:13, 150:7, 151:10, 151:11, 155:6 <b>threshold</b> 181:15, 181:20 <b>thresholds</b> 181:13 <b>through</b> 20:17, 40:6,</p>
---	--	---	--

Transcript of Hearing  
Conducted on November 1, 2023

<p>49:11, 50:11, 54:14, 55:16, 56:20, 88:4, 88:10, 89:10, 101:11, 111:13, 117:1, 150:17, 179:8 <b>throughout</b> 66:7, 112:20, 113:13, 115:3, 136:6, 137:7, 142:15, 143:2 <b>throw</b> 119:8 <b>tie</b> 205:10 <b>tiers</b> 61:9 <b>tight</b> 25:17, 88:18, 96:5, 96:8, 107:18, 149:17, 158:11, 181:3 <b>time</b> 9:2, 15:21, 19:20, 23:21, 28:20, 43:15, 44:5, 46:2, 49:16, 58:7, 66:11, 66:20, 67:22, 68:7, 70:18, 84:15, 102:12, 103:17, 103:22, 105:12, 118:12, 118:16, 119:16, 120:16, 120:17, 121:4, 121:6, 123:14, 124:7, 134:7, 134:9, 138:6, 138:21, 142:1, 161:20, 184:10, 184:11, 192:7, 200:3, 201:4, 204:1, 204:5, 206:9, 207:1, 207:15 <b>times</b> 25:15, 48:1,</p>	<p>55:15 <b>timing</b> 135:10 <b>tipton</b> 3:2, 15:5, 15:7, 15:21, 21:1, 21:2, 21:4, 21:9, 21:16, 21:21, 32:5, 32:12, 35:17, 36:2, 42:2, 42:4, 42:8, 44:1, 44:22, 45:19, 48:3, 48:6, 48:10, 49:5, 59:2, 60:10, 60:13, 60:17, 60:21, 61:11, 62:1, 62:4, 63:8, 63:12, 63:21, 64:2, 64:6, 88:8, 133:13, 134:9, 138:20, 166:17, 187:16, 190:21, 191:7, 192:20, 193:11, 194:10, 195:2, 195:4, 195:7, 195:16, 195:21, 196:5, 196:15, 199:5, 199:8, 199:16, 200:9, 200:11, 200:19, 201:3, 201:12 <b>tipton's</b> 15:11, 64:14, 64:17, 188:3, 192:8 <b>titled</b> 33:10, 33:12 <b>titles</b> 110:21 <b>to-do</b> 99:9 <b>today</b> 10:12, 18:10,</p>	<p>22:19, 22:22, 30:18, 36:12, 45:20, 55:19, 68:21, 70:14, 71:2, 102:15, 119:11, 120:11, 122:13, 123:1, 123:19, 124:9, 124:12, 126:12, 142:5, 165:17, 177:17, 192:2 <b>together</b> 50:2, 53:10, 53:13, 125:13, 128:12, 182:22, 190:18 <b>told</b> 39:22, 40:2, 67:15 <b>tones</b> 146:6, 147:1, 147:4, 148:18, 163:13 <b>took</b> 36:3, 39:5, 39:7, 39:11, 39:19, 174:21 <b>top</b> 20:10, 75:17, 83:3, 89:5, 142:12, 148:2, 179:10, 181:19 <b>topic</b> 172:13 <b>topo</b> 83:11 <b>topography</b> 81:21, 82:8, 188:10 <b>total</b> 23:9, 29:4, 55:6 <b>tough</b> 122:16, 122:19 <b>towards</b> 82:18, 135:1, 159:5 <b>town</b> 31:7, 31:8,</p>	<p>41:9, 41:16 <b>townhomes</b> 146:13, 154:19 <b>townhouses</b> 169:10 <b>toxic</b> 26:13 <b>track</b> 34:18, 44:14 <b>traffic</b> 16:20, 16:21, 17:1, 17:4, 29:11, 29:12, 50:9, 110:13, 110:18, 110:19, 112:19, 112:22, 113:1, 113:2, 113:14, 114:5, 114:8, 114:12, 115:1, 115:3, 115:8, 115:13, 117:5, 117:12, 117:14, 117:18, 117:22, 118:14, 122:14, 123:9, 123:11, 123:17, 124:3, 124:7, 124:10, 124:11, 124:15, 124:19, 124:22, 125:22, 128:19, 129:17, 130:10, 130:11, 130:14, 130:20, 131:6, 134:13, 135:5, 135:13, 135:15, 138:8, 167:20, 169:15, 170:1, 181:21, 182:5, 182:7, 187:15, 187:21 <b>trailers</b> 106:12, 106:22, 133:12 <b>transcribed</b> 1:22 <b>transcriber</b> 208:1 <b>transcript</b> 208:3, 208:5</p>
--	---	---	--

Transcript of Hearing  
Conducted on November 1, 2023

<p><b>transportation</b> 22:19, 112:16, 113:17, 125:17, 126:14, 127:13, 129:1, 129:10, 131:2, 136:20, 166:14, 185:7 <b>trap</b> 177:3 <b>travel</b> 27:18 <b>treatments</b> 150:16, 151:22 <b>tree</b> 77:1, 77:4, 77:5, 82:13, 92:17, 93:12, 93:17, 94:13, 94:21, 95:18, 106:8 <b>trees</b> 83:5, 83:6, 95:21, 96:17, 96:20, 184:8, 184:11 <b>tremendous</b> 157:10 <b>trey</b> 3:7, 15:19, 46:14, 46:21, 47:10, 61:6 <b>trick</b> 57:21 <b>tried</b> 20:4 <b>trigger</b> 104:5 <b>trip</b> 129:11, 129:13, 130:2, 133:10, 135:7, 136:4, 136:5, 136:9, 137:7, 181:10, 181:20, 183:2, 186:21 <b>trips</b> 17:4, 17:7, 125:8, 130:4,</p>	<p>130:6, 138:5, 181:16, 182:3 <b>trucks</b> 26:20, 106:22 <b>true</b> 208:5 <b>truth</b> 21:11, 21:12, 46:16, 46:17, 69:5, 69:6, 109:19, 109:20, 139:11, 139:12, 165:6, 165:7 <b>try</b> 27:19, 28:15, 75:5, 136:10, 193:1, 199:8 <b>trying</b> 10:22, 45:7, 57:16, 59:18, 60:21, 61:13, 66:16, 119:7, 132:5, 145:4, 195:15, 196:21 <b>turn</b> 7:11, 35:17, 48:8, 99:1, 115:19, 158:7 <b>turnberry</b> 38:11, 155:11, 168:17, 171:13, 171:21, 171:22, 172:6, 173:11, 186:12, 186:18 <b>turned</b> 47:13, 49:15 <b>turning</b> 99:21 <b>turns</b> 99:2 <b>two</b> 24:22, 27:3, 29:1, 29:22, 30:14, 61:3, 63:9, 76:5, 77:18, 79:20, 98:5, 98:6, 145:15, 148:1,</p>	<p>152:3, 154:17, 154:21, 155:5, 156:22, 160:7, 161:22, 162:3, 168:6, 179:11, 179:18, 181:8, 187:3, 205:5, 205:11 <b>two-over-two</b> 146:13 <b>two-over-twos</b> 169:10 <b>two-way</b> 132:2, 132:6, 132:15 <b>type</b> 61:19, 77:2, 77:5, 108:17, 137:9, 143:19, 162:16, 162:19, 187:21 <b>types</b> 51:16, 82:22, 83:1, 96:19, 123:17, 129:16, 191:15 <b>typically</b> 24:2, 26:8</p> <hr/> <p style="text-align: center;"><b>U</b></p> <hr/> <p><b>u</b> 187:12 <b>uh-huh</b> 35:21, 109:2, 202:8 <b>ultimate</b> 16:5, 48:22, 49:19, 62:17, 73:2, 184:22 <b>ultimately</b> 49:14, 50:12 <b>unartfully</b> 174:15 <b>under</b> 7:7, 7:15, 7:22, 8:5, 8:6, 8:11, 9:13, 9:22, 10:13,</p>	<p>10:16, 12:1, 12:2, 12:12, 19:13, 24:22, 26:13, 28:21, 102:14, 104:1, 108:16, 126:5, 136:15, 142:6, 147:11, 195:9 <b>underlying</b> 35:9 <b>understand</b> 11:16, 19:21, 37:20, 38:5, 41:17, 42:21, 53:3, 57:21, 59:19, 63:6, 106:6, 120:3, 137:14, 141:16, 188:20 <b>understandably</b> 66:19 <b>understanding</b> 134:21, 144:9 <b>understood</b> 45:15, 137:3, 203:2 <b>undertaken</b> 130:17 <b>unfamiliar</b> 144:14 <b>unfortunately</b> 174:15 <b>union</b> 154:20 <b>unique</b> 25:14, 25:21 <b>unit</b> 25:10, 135:18, 158:4, 158:5 <b>units</b> 25:20, 96:16, 146:16, 163:13 <b>universal</b> 163:5 <b>university</b> 116:18 <b>unless</b> 38:20</p>
---	--	--	--

Transcript of Hearing  
Conducted on November 1, 2023

<p><b>unquote</b> 33:6, 56:20, 172:8 <b>until</b> 19:20, 50:12, 66:12 <b>up-to-date</b> 19:17, 140:9, 140:11 <b>upheld</b> 185:14 <b>upper</b> 1:9, 87:13, 165:12 <b>urban</b> 137:11 <b>urge</b> 121:12 <b>use</b> 7:4, 9:4, 13:14, 35:7, 55:1, 66:1, 89:4, 102:16, 111:4, 111:22, 124:20, 125:9, 129:22, 130:1, 131:5, 132:19, 133:21, 133:22, 134:1, 134:4, 135:15, 136:1, 138:4, 143:14, 145:10, 146:11, 146:22, 152:16, 153:13, 157:8, 157:15, 159:10, 159:15, 159:20, 163:2, 163:12, 167:22, 168:1, 170:6, 170:7, 170:10, 172:16, 175:10, 176:21, 177:4, 177:5, 178:12, 181:9, 181:13, 182:6, 182:12, 182:22, 183:1, 183:14, 183:17, 186:7, 186:8, 187:2,</p>	<p>188:13, 193:15, 207:3 <b>user</b> 88:9, 133:22 <b>user's</b> 88:8 <b>users</b> 134:7, 156:17 <b>uses</b> 15:12, 17:8, 65:15, 102:15, 106:19, 112:3, 112:7, 125:5, 129:17, 130:8, 130:21, 137:9, 147:2, 151:11, 157:2, 157:9, 157:20, 167:13, 169:8, 170:8, 172:6, 174:16, 174:18, 174:19, 179:5, 182:7, 182:8, 182:15, 183:16, 183:17, 183:18, 184:1, 191:16 <b>using</b> 26:12, 134:18, 144:3, 146:5, 151:14, 162:20, 163:12 <b>usual</b> 18:6 <b>usually</b> 157:18 <b>utilities</b> 89:7 <b>utilize</b> 150:13 <b>utilized</b> 129:7, 129:21, 149:12 <b>utilizing</b> 144:6</p> <hr/> <p style="text-align: center;"><b>V</b></p> <hr/> <p><b>vacation</b> 201:13</p>	<p><b>valley</b> 170:15 <b>value</b> 158:22 <b>variation</b> 144:20, 146:8, 146:20 <b>variations</b> 147:1, 152:20 <b>variety</b> 125:5, 130:8, 144:7 <b>various</b> 113:12, 123:16, 129:16 <b>vast</b> 47:8 <b>vehicle</b> 135:8 <b>vehicles</b> 106:12, 134:3, 134:16, 135:1 <b>vehicular</b> 187:19 <b>verify</b> 16:13 <b>versed</b> 121:18 <b>version</b> 92:19 <b>versus</b> 105:13, 199:9 <b>vertically</b> 151:14 <b>via</b> 130:7 <b>vicinity</b> 126:17, 145:10, 168:7 <b>vienna</b> 21:18, 46:22 <b>view</b> 144:12, 150:2, 150:3, 150:6, 156:18, 159:13, 159:17, 160:3, 160:4, 160:20, 160:22, 161:3,</p>	<p>161:6, 162:2, 162:5, 168:20 <b>viewed</b> 186:15 <b>views</b> 150:9, 152:6 <b>village</b> 146:1, 156:10 <b>vinyl</b> 96:6, 107:19, 146:15 <b>virginia</b> 21:18, 23:10, 46:22, 135:21, 139:17 <b>virtual</b> 20:2 <b>visibility</b> 29:11 <b>visible</b> 132:10, 144:11, 144:13, 171:2, 173:4 <b>visitor</b> 100:4 <b>visual</b> 152:2, 152:18, 154:15, 167:18, 168:4, 168:22, 169:17, 186:16, 186:19 <b>visually</b> 154:22, 155:1, 155:9, 168:2 <b>vitae</b> 69:17 <b>voir</b> 4:4, 115:20, 115:21 <b>volume</b> 170:1 <b>voluminous</b> 59:6</p> <hr/> <p style="text-align: center;"><b>W</b></p> <hr/> <p><b>wait</b> 101:17, 199:5 <b>waited</b> 39:9</p>
---	---	---	--



Transcript of Hearing  
 Conducted on November 1, 2023

<p><b>waiting</b>                  199:10  <b>walk</b>                  155:10  <b>walked</b>                  5:21  <b>wall</b>                  150:12  <b>want</b>                  20:22, 22:10,                  28:15, 53:17,                  79:4, 91:3,                  92:15, 98:11,                  98:22, 99:5,                  99:10, 99:14,                  100:9, 100:12,                  104:13, 104:16,                  110:7, 116:5,                  119:9, 121:3,                  127:1, 127:15,                  138:14, 138:21,                  144:12, 147:6,                  150:17, 161:19,                  177:16, 192:4,                  197:12, 197:14,                  198:11, 202:21  <b>wanted</b>                  26:16, 28:11,                  64:4, 64:16,                  90:6, 123:13,                  139:4, 141:17,                  155:22, 160:13  <b>wanting</b>                  158:19  <b>wants</b>                  200:22  <b>warehouse</b>                  129:22  <b>warm</b>                  146:22, 147:2,                  148:11, 148:18,                  156:12, 156:13,                  163:13  <b>wash</b>                  125:7  <b>water</b>                  89:7, 159:6,                  165:11</p>	<p><b>way</b>                  13:2, 13:16,                  15:4, 20:19,                  25:22, 71:15,                  100:20, 104:13,                  114:18, 126:12,                  137:2, 166:4,                  172:1, 194:8,                  199:19  <b>ways</b>                  99:4, 173:7  <b>we'll</b>                  18:1, 20:11,                  50:3, 50:4,                  50:7, 64:6,                  88:18, 120:7,                  197:1, 200:11,                  200:15, 206:4  <b>we're</b>                  6:16, 6:21,                  8:21, 20:13,                  24:14, 28:15,                  37:1, 51:14,                  70:12, 75:6,                  78:15, 78:16,                  80:11, 80:12,                  86:11, 94:22,                  103:5, 104:4,                  107:9, 107:16,                  110:19, 113:21,                  122:22, 127:16,                  147:15, 149:1,                  149:7, 152:2,                  154:21, 156:17,                  158:11, 159:6,                  160:6, 163:12,                  175:17, 181:18,                  182:1, 196:11,                  196:21, 201:15,                  203:21  <b>we've</b>                  23:7, 24:9,                  26:19, 30:14,                  36:8, 50:2,                  54:10, 79:13,                  141:13, 203:16,                  203:17  <b>wealth</b>                  192:17</p>	<p><b>wednesday</b>                  1:10, 13:5,                  198:2, 203:22  <b>wednesdays</b>                  199:17  <b>week</b>                  122:5, 201:13  <b>week's</b>                  207:15  <b>weekday</b>                  129:18, 129:19  <b>weekend</b>                  129:20  <b>weeks</b>                  197:3, 199:10  <b>weird</b>                  205:16  <b>welcome</b>                  13:4, 64:11,                  68:10, 90:1,                  163:21  <b>welfare</b>                  186:3, 186:6  <b>well-rounded</b>                  123:16  <b>went</b>                  24:22, 28:10,                  55:16, 82:1,                  104:1, 116:18,                  122:3  <b>weren't</b>                  34:17, 58:22  <b>west</b>                  98:19, 99:4,                  139:16, 170:12,                  170:17, 171:9,                  182:13, 201:3  <b>westbound</b>                  88:6  <b>western</b>                  169:11  <b>wetlands</b>                  184:7  <b>whatever</b>                  44:5, 104:15,                  106:20  <b>whether</b>                  41:12, 41:18,</p>	<p>42:12, 58:8,                  61:17, 71:16,                  90:6, 121:1,                  122:6, 126:12,                  134:9, 141:19,                  155:15, 186:7,                  191:13, 192:3,                  196:5  <b>white</b>                  147:4  <b>whole</b>                  21:11, 46:16,                  69:5, 109:19,                  129:15, 137:19,                  139:11, 165:6,                  176:15, 183:6  <b>wholly</b>                  89:19  <b>whomever</b>                  204:2  <b>wide</b>                  168:14, 179:19  <b>william</b>                  46:20, 47:10  <b>windows</b>                  158:14  <b>winfield</b>                  70:22  <b>wise</b>                  126:14  <b>wishes</b>                  194:22  <b>within</b>                  9:2, 27:4,                  27:16, 28:5,                  29:2, 55:7,                  71:11, 73:4,                  90:16, 91:5,                  91:6, 91:19,                  117:14, 145:9,                  154:6, 155:2,                  156:18, 159:17,                  160:4, 160:6,                  160:7, 172:8,                  173:11, 174:15,                  175:13, 185:5,                  185:17  <b>without</b>                  24:22, 105:14,</p>
--	--	--	--

Transcript of Hearing  
Conducted on November 1, 2023

<p>116:12, 141:10 <b>witnesses</b> 6:5, 14:15, 14:18, 14:19, 16:7, 16:8, 122:12, 123:19, 191:2 <b>wonderful</b> 122:10 <b>wondering</b> 42:14, 106:14 <b>woodburn</b> 3:11, 6:9, 16:8, 16:9, 68:17, 68:18, 69:3, 69:10, 69:15, 70:1, 70:5, 70:16, 72:9, 76:11, 76:20, 77:22, 81:1, 85:3, 90:4, 90:15, 92:11, 94:5, 95:8, 97:8, 99:11, 99:21, 100:19, 103:9, 105:19, 106:6, 108:8, 109:7, 109:9, 126:6, 132:13, 132:14, 132:18, 132:21, 133:15, 134:10, 138:22, 149:18, 205:20, 206:3 <b>woodburn's</b> 197:18, 200:2 <b>wooded</b> 82:15, 95:22, 107:17, 180:5 <b>woodland</b> 107:14 <b>woodlands</b> 168:16, 168:19, 170:14, 170:22, 171:20, 179:20, 180:1, 180:3, 186:17 <b>woodmore</b> 69:11</p>	<p><b>woodruff</b> 72:20 <b>woods</b> 73:8, 107:8, 107:19, 172:1 <b>word</b> 35:7, 67:7, 160:14 <b>wording</b> 102:20, 103:8, 103:16 <b>words</b> 155:10 <b>work</b> 20:16, 25:5, 28:6, 48:12, 49:12, 50:3, 50:7, 50:14, 53:8, 59:17, 74:11, 95:1, 96:5, 120:9, 120:13, 142:5, 194:7, 199:9, 201:22, 202:1 <b>worked</b> 48:15, 49:16, 50:1, 50:2, 123:9 <b>working</b> 57:15, 74:12, 74:16, 84:22, 117:4, 143:5 <b>works</b> 95:2 <b>world</b> 17:22, 20:2, 27:14 <b>worry</b> 181:17 <b>wouldn't</b> 136:18, 169:3 <b>wrap</b> 174:22 <b>wrench</b> 119:8 <b>written</b> 38:19, 38:21, 114:5</p>	<p><b>wrong</b> 11:20, 115:11 <b>wrote</b> 178:6 <b>wsd</b> 61:3</p> <hr/> <p style="text-align: center;"><b>Y</b></p> <hr/> <p><b>yard</b> 96:14, 96:15, 96:21 <b>yards</b> 96:13 <b>yardy</b> 194:13, 194:14, 194:22, 195:2, 195:19, 196:2, 196:6, 196:17 <b>yay</b> 189:4 <b>yeah</b> 19:3, 27:13, 35:21, 42:5, 43:13, 45:15, 45:17, 60:2, 60:21, 61:14, 62:20, 66:5, 70:8, 73:12, 73:13, 73:16, 74:22, 75:1, 75:15, 76:4, 77:19, 82:4, 84:17, 86:21, 90:11, 92:22, 94:10, 95:4, 104:17, 105:2, 108:1, 111:12, 111:18, 112:17, 114:7, 116:16, 119:1, 120:5, 120:12, 121:4, 122:16, 126:20, 132:8, 132:21, 137:3, 137:5, 141:13, 141:15, 141:18, 147:17, 149:6, 149:19, 150:19, 151:1,</p>	<p>161:2, 163:8, 176:13, 177:8, 191:9, 193:5, 197:16, 202:1, 202:6, 202:11, 203:3, 203:10, 203:16, 207:11, 207:13 <b>year</b> 24:1, 29:15, 30:16, 116:20, 117:5, 143:1 <b>year-and-a-half</b> 203:12 <b>years</b> 23:9, 23:11, 24:3, 24:10, 24:17, 24:22, 28:1, 30:6, 30:7, 38:14, 46:4, 110:21, 117:17, 119:5, 120:1, 120:18, 121:15, 143:6, 184:10 <b>yell</b> 197:6 <b>yellow</b> 148:3 <b>york</b> 23:9 <b>yowza</b> 202:13</p> <hr/> <p style="text-align: center;"><b>Z</b></p> <hr/> <p><b>zhe</b> 6:20, 14:3, 54:18, 71:4, 81:18 <b>zhe's</b> 71:14, 72:3 <b>zone</b> 7:20, 8:3, 8:4, 8:13, 9:8, 9:9, 9:12, 9:21, 9:22, 11:9, 12:13, 12:16, 12:18, 33:15,</p>
---	--	--	---

Transcript of Hearing  
Conducted on November 1, 2023

<p>34:7, 34:8, 57:4, 59:16, 97:11, 97:21, 104:4, 131:6, 143:12, 175:11, 175:19, 176:5, 176:16, 176:18, 176:19, 177:6, 179:12, 183:7, 188:14 <b>zoned</b> 11:6, 28:7, 176:20 <b>zones</b> 9:12, 9:13, 176:15, 179:11, 183:7 <b>zoning</b> 1:2, 2:9, 7:8, 7:20, 8:11, 8:12, 13:8, 13:22, 14:21, 15:2, 17:15, 28:6, 50:7, 81:20, 82:8, 85:6, 97:22, 110:14, 111:8, 111:11, 119:2, 131:4, 140:16, 140:20, 142:17, 143:17, 168:20, 169:7, 173:18, 174:1, 174:18, 175:5, 175:9, 178:15, 178:16, 179:9, 183:6, 185:13 <b>zoomed</b> 147:16</p> <hr/> <p style="text-align: center;"><b>\$</b></p> <hr/> <p><b>\$900</b> 31:2</p> <hr/> <p style="text-align: center;"><b>(</b></p> <hr/> <p><b>(a) (1) (d</b> 185:19 <b>(e</b> 186:1, 187:3</p>	<p><b>(e) (1</b> 178:21 <b>(u</b> 179:6 <b>(u) (d</b> 190:10</p> <hr/> <p style="text-align: center;"><b>0</b></p> <hr/> <p><b>00</b> 26:9, 133:15, 139:2, 139:3, 201:2, 201:5 <b>011</b> 65:9 <b>015</b> 1:5, 6:20, 6:22 <b>02</b> 179:6</p> <hr/> <p style="text-align: center;"><b>1</b></p> <hr/> <p><b>1,000</b> 136:15 <b>1.5</b> 137:16 <b>1.7</b> 37:13 <b>10</b> 26:9, 50:20, 50:21, 133:15, 139:3 <b>100</b> 24:11, 114:7, 115:10, 115:13, 127:8, 131:20, 180:3 <b>106</b> 3:15 <b>108</b> 3:16 <b>1090</b> 128:7 <b>11</b> 7:21, 8:7, 8:8, 8:9, 8:10, 9:17, 9:21, 10:3, 10:8, 10:14, 10:17, 11:11, 11:14, 12:16,</p>	<p>54:14, 55:14, 55:18, 56:17, 57:12, 58:8, 58:10, 58:13, 58:17, 58:19, 59:1, 65:14, 66:7, 66:18, 68:2, 124:14, 125:12, 127:2, 129:3, 129:14, 130:6, 174:14, 174:20, 175:7, 175:12, 175:15, 175:18, 176:3, 176:10, 181:19, 188:16, 189:1 <b>110</b> 4:3 <b>1101</b> 2:5 <b>115</b> 4:4 <b>117,000</b> 7:3, 13:15 <b>11721</b> 69:11 <b>118</b> 7:2 <b>118,000</b> 55:2 <b>118,600</b> 13:13 <b>12</b> 190:2 <b>1200</b> 20:3 <b>123</b> 4:5 <b>13</b> 84:7, 84:8, 136:7, 136:13, 189:1, 198:19, 208:15 <b>131</b> 4:6 <b>133</b> 4:7 <b>137</b> 4:8</p>	<p><b>139</b> 4:10 <b>15</b> 40:6, 143:6, 190:9 <b>1500</b> 54:12, 55:4, 55:7, 66:21 <b>151</b> 130:1 <b>154</b> 4:11 <b>163</b> 4:12 <b>165</b> 4:14 <b>17</b> 43:12, 86:6, 86:7, 87:2 <b>18</b> 130:3, 179:8 <b>1800</b> 2:8 <b>187</b> 40:14 <b>190</b> 4:15 <b>195</b> 65:18 <b>1989</b> 102:12 <b>1a</b> 101:15, 102:10 <b>1b</b> 101:15, 101:16, 102:10, 104:8 <b>1c</b> 204:17 <b>1d</b> 103:11, 104:19, 105:7 <b>1st</b> 1:10, 13:6, 65:22</p> <hr/> <p style="text-align: center;"><b>2</b></p> <hr/> <p><b>2.6</b> 29:4</p>
--	---	---	---

Transcript of Hearing  
Conducted on November 1, 2023

<p><b>20</b> 73:11, 84:7, 84:8, 93:4, 94:10, 142:22, 183:14 <b>2006</b> 48:16, 185:3, 185:6 <b>2009</b> 185:6 <b>2012</b> 116:21 <b>2013</b> 84:7, 84:8, 84:12 <b>2016</b> 117:6, 117:7 <b>2017</b> 117:1 <b>2021</b> 14:4, 71:5, 71:9, 73:6, 73:10, 73:11, 73:18, 81:18, 185:10 <b>2022</b> 1:5, 6:20, 6:22, 10:11, 10:13, 10:17, 175:19, 176:12, 183:14 <b>2023</b> 1:10, 8:7, 8:9, 10:14, 10:17, 56:17, 57:12, 58:8, 58:10, 58:17, 65:9, 65:14, 84:11, 84:13, 124:16, 129:4, 174:14, 208:15 <b>206</b> 165:12 <b>20774</b> 2:7 <b>208</b> 1:21 <b>21</b> 3:3, 40:6,</p>	<p>73:11, 73:18, 76:2, 102:5 <b>210</b> 21:18, 46:22 <b>21146</b> 110:4 <b>214</b> 87:16, 87:17, 87:18, 87:19, 87:21, 110:4, 128:15, 132:2, 134:15, 145:17, 168:9, 168:18, 182:14, 182:16, 182:18 <b>22</b> 102:3, 127:17, 127:18, 127:22, 176:6, 183:14, 198:4, 198:9 <b>22182</b> 47:1 <b>23</b> 12:16, 72:6, 72:7, 79:8, 79:10, 84:12, 199:1 <b>24</b> 89:20, 133:16 <b>240</b> 2:6 <b>25</b> 79:5 <b>26</b> 31:7, 41:8, 67:2, 73:5, 73:10, 73:18, 73:19, 76:1, 79:19 <b>27</b> 37:14, 37:17, 65:14, 78:16, 79:19, 143:15, 143:16, 178:21, 185:19, 186:1, 187:3, 187:11, 190:10, 198:21 <b>2734</b> 183:10</p>	<p><b>2734.02</b> 65:21 <b>2754</b> 179:6 <b>2761</b> 108:14 <b>28</b> 24:10, 38:14, 78:16 <b>29</b> 198:6, 198:7</p> <hr style="width: 100%;"/> <p style="text-align: center;"><b>3</b></p> <hr style="width: 100%;"/> <p><b>30</b> 37:7, 50:19, 71:13, 114:9, 179:20, 184:9, 200:20, 200:21, 201:9, 201:10, 201:11, 203:22 <b>301</b> 2:8, 29:20, 87:14, 87:16, 87:17, 87:20, 96:2, 128:15, 131:17, 132:2, 132:20, 134:19, 145:18, 155:3, 168:14, 169:1, 169:3, 169:4, 171:7, 182:13, 182:17 <b>304</b> 37:14 <b>32</b> 3:4, 55:19 <b>334</b> 37:17 <b>34</b> 80:5, 92:8, 92:11, 92:14, 93:18, 94:8, 94:11, 94:20, 94:21, 100:14, 106:3, 205:21 <b>35</b> 3:5, 39:9, 80:11, 85:17,</p>	<p>85:20, 99:10, 99:14, 100:14, 148:22, 149:2, 149:9, 149:10, 150:2, 150:8, 151:9, 152:3, 180:12, 180:20, 204:12, 205:22 <b>3604</b> 178:21, 183:10, 186:1, 187:3 <b>3614</b> 185:19 <b>37</b> 79:8, 86:5, 86:6, 87:2 <b>39</b> 86:2, 86:3, 86:4, 86:6, 86:14, 87:1, 98:11, 99:9, 99:14, 100:16, 180:12, 180:20, 204:13, 205:22 <b>3rd</b> 71:9</p> <hr style="width: 100%;"/> <p style="text-align: center;"><b>4</b></p> <hr style="width: 100%;"/> <p><b>4</b> 125:3, 130:8 <b>40</b> 23:9, 39:10, 93:3, 93:10, 114:9, 115:14 <b>400</b> 139:16 <b>42</b> 31:19, 31:20, 31:21, 101:22, 174:4 <b>43</b> 3:6 <b>47</b> 3:8 <b>48</b> 169:21 <b>4th</b> 79:8, 79:10,</p>
--	---	--	--

Transcript of Hearing  
 Conducted on November 1, 2023

<p>198:17, 199:2, 199:12, 199:14</p> <hr/> <p style="text-align: center;"><b>5</b></p> <hr/> <p><b>50</b> 180:1, 181:20</p> <p><b>500</b> 170:14</p> <p><b>514110</b> 1:20</p> <p><b>52</b> 47:10, 53:22</p> <p><b>53</b> 64:14, 65:2</p> <p><b>54</b> 69:17, 70:4</p> <p><b>5400</b> 65:15</p> <p><b>5402</b> 187:12, 190:10</p> <p><b>5407</b> 165:11</p> <p><b>55</b> 110:6, 116:10, 157:16</p> <p><b>56</b> 3:9, 140:5</p> <p><b>57, 560</b> 134:2</p> <p><b>58</b> 128:3</p> <hr/> <p style="text-align: center;"><b>6</b></p> <hr/> <p><b>6</b> 26:9, 133:15, 139:2, 139:3, 201:2</p> <p><b>6.9</b> 136:14</p> <p><b>60</b> 163:7, 163:10</p> <p><b>600</b> 108:14</p> <p><b>61000</b> 143:15</p> <p><b>61100</b> 143:16</p> <p><b>62</b> 73:7, 74:2,</p>	<p>74:4, 74:7, 74:10, 75:22, 76:17, 126:5, 126:9, 126:21, 128:9, 128:18</p> <p><b>645</b> 110:3</p> <p><b>65</b> 3:10</p> <p><b>69</b> 3:12</p> <hr/> <p style="text-align: center;"><b>7</b></p> <hr/> <p><b>70</b> 20:3, 147:6, 147:8, 157:18</p> <p><b>71</b> 19:19, 177:21, 177:22, 178:2, 178:7</p> <p><b>72</b> 18:19, 177:20, 178:10, 178:11, 178:12, 179:7, 179:14</p> <p><b>73</b> 83:21</p> <p><b>74</b> 157:19</p> <p><b>7th</b> 30:15, 36:4, 36:22, 38:12, 39:4, 65:13, 66:4, 66:5, 67:5, 94:10, 124:16</p> <hr/> <p style="text-align: center;"><b>8</b></p> <hr/> <p><b>8/7/23</b> 79:21</p> <p><b>8/8/23</b> 78:13</p> <p><b>8/9/23</b> 80:12</p> <p><b>80</b> 169:21, 180:3</p> <p><b>800</b> 139:16</p>	<p><b>8391</b> 21:17, 46:21</p> <p><b>85</b> 30:3, 34:20, 157:16</p> <p><b>86018</b> 125:3, 130:8</p> <p><b>8th</b> 199:6, 199:9, 200:13, 200:18, 200:19, 201:11, 204:1</p> <hr/> <p style="text-align: center;"><b>9</b></p> <hr/> <p><b>9</b> 200:20, 200:21, 201:5, 201:9, 201:10, 201:11, 203:22</p> <p><b>90</b> 3:13, 29:16, 30:5, 30:6, 78:20, 78:22, 79:1, 79:2, 83:5, 99:1, 99:2, 99:22</p> <p><b>92</b> 3:14, 78:22</p> <p><b>925</b> 2:8</p> <p><b>95</b> 65:18</p> <p><b>96</b> 78:20, 79:1, 79:2</p>
---	--	---