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OFFICE OF THE ZONING HEARING EXAMINER
FOR PRINCE GEORGE'S COUNTY

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FOREST HILLS : Case No. A-9895-01
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A hearing in the above-entitled matter was held on
March 17, 2021, at the Prince George's County Office of
Zoning, County Administration Building, Room 2174, Upper
Marlboro, Maryland 20772 before:

Maurene McNeil
Hearing Examiner

A P P E A R A N C E S

On Behalf of the Applicant:

Arthur Horne, Esq.

On Behalf of People's Zoning:

Stan Brown

P R O C E E D I N G S

1
2 MR. HORNE: Good morning, Stan.

3 MR. BAILAN: Good morning, Stan.

4 MR. BROWN: Hey, how are you?

5 MS. MCNEIL: Good morning, everyone. I'm Maurene
6 McNeil and I'll be your Hearing Examiner today, and I have a
7 few remarks that I have to go through before we start.

8 First of all, I have to remember that it is March
9 17, 2021. Happy St. Patrick's Day to many who recognize St.
10 Patrick. We are here on Case A-9895-C-01, and the applicant
11 has been referred to as Forest Hills and Quad Construction
12 Company, so I'm hoping we'll make sure that is the correct
13 name for the applicant shortly. And the applicant is
14 requesting to revise conditions imposed by the District
15 Council in its approval of the basic plan in A-9895-C.

16 There are some participation guidelines for the
17 hearing. Everyone was supposed to have signed up as a
18 person of record no later than two days before the hearing,
19 but I understand we may have someone else who just requested
20 to become a person of record. That's fine, but if you
21 choose to participate in the hearing, you have to let us
22 know in the chat and provide your address and email if you
23 have not done so thus far.

24 All persons of record have probably connected
25 through a computer tab of their smartphone. We ask that you

1 all mute your phones when not speaking. Do not put your
2 phone on hold if you're calling in through a phone. To
3 eliminate audio feedback, only one connected device with
4 sound should be in the room at the same time. If you become
5 disconnected during this meeting, you can just sign in again
6 to the link provided and if the hearing is continued for any
7 reason, you will receive a different link shortly before
8 that hearing.

9 Okay. If counsel would identify themselves for
10 the record?

11 MR. HORNE: Good morning, Madam Hearing Examiner.
12 Arthur Horne, the law office of Shipley and Horne, here on
13 behalf of Quad Construction Corporation and its president,
14 Mr. Sevag Bailan.

15 MR. BROWN: Stan Brown, People's Zoning Council.

16 MS. MCNEIL: Okay. I see other names on here, so
17 I forgot to also say if you're not a witness that's going to
18 testify for the applicant, please write in the chat if you
19 intend to testify and also write in the chat whenever you
20 may have a question for a particular witness and we'll call
21 on you at the proper time.

22 Okay, Mr. Horne, take it away.

23 MR. HORNE: Thank you very much, Madam Hearing
24 Examiner. Once again, Arthur Horne here on behalf of the
25 applicant, Quad Construction Company and its president, Mr.

1 Sevag Bailan, and Happy St. Patrick's Day to you and all as
2 well.

3 Madam Hearing Examiner, I wanted to just start off
4 by indicating that though I believe it was just Mr. Brown
5 who was here, last week we were here for an amended basic
6 plan as well. We had seven witnesses. It was a very
7 complex case where you were changing the plan from
8 residential to industrial. Here, we have a relatively
9 simple request where, in the basic plan we're asking simply
10 to amend two conditions on an approved basic plan where
11 there is an issue of the location of a future trail, planned
12 trail.

13 We'll have, the testimony this morning will be
14 from Mr. Balian, who is the president of the company that
15 owns the site; and, as you know, the site is located in,
16 I'll give the exact address, it's on both sides of Largo
17 Road south of Kent Drive, approximately 3,000 feet north of
18 Old Marlboro Pike. It's identified as 14300 and 14308
19 (indiscernible) Court, 4100 to 4219 Tulane Court, 4000 to
20 4114 Gorkey (phonetic sp.) Drive, and 4000 to 4007 Busy
21 Lane, and 4702 to 14805 Agassi Court, all in Upper Marlboro,
22 Maryland 20774.

23 We also have with us testifying on behalf of the
24 applicant Mr. Tom Burke from Maryland National Capital Park
25 and Planning Commission who is here simply to give an

1 attestation of the recommendation of Park and Planning staff
2 with reference to this application.

3 I haven't said that the, Madam Hearing Examiner,
4 I'd like to call as the first witness Mr. Sevag Bailan.

5 MR. BAILAN: Thank you, Arthur.

6 MR. HORNE: She's going to swear you in.

7 MS. MCNEIL: Do you swear or affirm under the
8 penalties of perjury that the testimony you shall give will
9 be the truth and nothing but the truth?

10 MR. BAILAN: Yes, I do.

11 MR. HORNE: Can you please state your name and
12 business address for the record please?

13 MR. BAILAN: Sure. My name is Gregory Sevag
14 Bailan. Our office is at 6110 Executive Boulevard, Suite
15 310, Rockville, Maryland 20852.

16 MR. HORNE: And, all right, what is your
17 relationship or position to Quad Construction Corporation?

18 MR. BAILAN: I am the president of Quad
19 Construction Corporation.

20 MR. HORNE: All right. And what is the Quad
21 Construction's relationship, corporation's relationship with
22 the Forest Hill property, the subject of this application
23 here today?

24 MR. BAILAN: Quad Construction Corporation is the
25 fee simple, 100 percent owner of Forest Hills Property.

1 MR. HORNE: Okay. And, Mr. Bailan, did there come
2 a time when you filed a petition to amend conditions to the
3 Forest Hill basic plan?

4 MR. BAILAN: Yes, I did.

5 MR. HORNE: And is that the reason why we're here
6 this morning to discuss that?

7 MR. BAILAN: Yes, we are.

8 MR. HORNE: And could you please explain to the
9 Examiner in your own words what you're seeking here this
10 morning and why?

11 MR. BAILAN: Yes, I will. Madam Hearing Examiner
12 and Mr. Brown, thank you for this opportunity to present
13 testimony for your consideration of A-9895-01 for Forest
14 Hills. As I previously stated, my name is Gregory Sevag
15 Bailan and I'm the president of Quad Construction
16 Corporation, which owns Forest Hills. I am also president
17 of Haverford Homes, which has built over 2,500 homes in
18 Prince George's County over the past 25 years which I
19 started back in the early 1990s with one home.

20 In 1994, the Maryland National Capital Park and
21 Planning Commission adopted basic plan A-9895, which was
22 thereafter adopted by the District Council as CR54-1994. On
23 September 30, 2020, as the president of the owner applicant
24 Quad Construction Corporation, and pursuant to the zoning
25 ordinance of Prince George's County Code Section 27-197(c),

1 I submitted a formal request to amend Conditions 15 and 16
2 of the basic plan A-9895. The amended condition, which I
3 will reference hereinafter, will provide the residents of
4 Prince George's County an alternative which is not only
5 equal, but better than what is currently approved in A-9895.

6 Currently, Conditions 15 and 16 are basic plan A-
7 9895 require that a trail be built on the western branch
8 owned by the Park and Planning Commission's Parks
9 Department. Specifically, Conditions 15 and 16 state the
10 following. Condition 15, the applicant shall construct the
11 hiker-biker trail along the western branch with connections
12 provided to the Forest Hills community where possible.
13 Feasibility and location of trail connections will be
14 determined during the consideration of the comprehensive
15 design plan.

16 Condition 16, the hiker/biker trail shall be
17 constructed in conformance with DPRs, which is the Parks
18 Department, guidelines for park and recreational facilities.
19 Since the approval of A-9895 in 1994, no master plan trail
20 systems have been built or are planned to be built on the
21 western branch and the area has been significantly built out
22 with several communities. However, several trails have
23 already been built along the Collington trail system, which
24 is the east of the property. Therefore, building a trail
25 system on the western branch will not connect to any other

1 trail systems and will not provide a greater good.

2 Along the Collington trail on the other hand,
3 there is a need to connect several trail systems which the
4 Parks Department wishes to connect for the greater good of
5 Prince George's County residents. In my meetings with
6 representatives of the Parks Department, two of whom, Mr.
7 Zyla and Mr. Burke, are online today to testify as well, the
8 Parks Department offered that we pay a fee in lieu of
9 200,000 to them so that they may proceed with the
10 connectivity of the trails on the Collington trail. They
11 calculated this amount as a fair in lieu payment. After
12 some consideration and review, I agreed to that amount.

13 The Parks Department will use those funds to
14 connect portions of existing trails that are located east of
15 the property and which will better serve the larger
16 community because of the continuity of those trails. In
17 order to facilitate this effort, I am kindly requesting a
18 revision to Conditions 15 and 16 of the basic plan to state
19 as follows. Condition 15, improvements of the trail system
20 to the east of the property shall be funded in part by the
21 total payment of 200,000 prorated on a per building permit
22 basis to DPR, the Parks Department, by the applicant, his
23 heirs, successors and/or assignees; and amend Condition 16
24 to state, the location of the trail improvements shall be
25 solely at DPR's discretion.

1 The Maryland National Capital Park and Planning
2 Commission's Planning Board has already approved to
3 reconsider a Preliminary Plan 4-03071, conditions for Forest
4 Hills, which correspond to these two basic plan conditions.
5 Your approval, Madam Zoning Hearing Examiner, will allow the
6 Planning Board to continue with its hearing to amend
7 Preliminary Plan 4-03071 and adopt these new conditions as
8 well. The end result will be a better trail system that
9 will serve a greater number of Prince George's County
10 residents in this area.

11 Finally, I would like to mention that residents of
12 Forest Hills will enjoy private recreational facilities
13 besides from this public facility. We currently have a
14 recorded private recreational facilities agreement in the
15 land records of Prince George's County that include
16 playground equipment and a separate trail systems with
17 benches and a walking path around the stormwater management
18 facility that is already planned.

19 Since the property is bifurcated by Route 202, we
20 are providing residents, we are providing the Forest Hill
21 residents HOA maintain recreational facilities on both the
22 eastern and western portions of the property. This basic
23 plan amendment, therefore, maintains the private
24 recreational facilities in place and with regard to the
25 public recreational facilities, which is this trail, we are

1 providing a greater good to the community with this amended
2 basic plan.

3 Thank you for your consideration and that ends my
4 testimony.

5 MR. HORNE: Thank you, Mr. Bailan. There is a
6 list of exhibits that pre-file and within, I believe it's
7 Exhibit 4, there is a Staff Report for the Planning Board
8 from Deondre Scradley (phonetic sp.) through Jeremy Hurlbutt
9 (phonetic sp.), which is the referral concerning the
10 amendment to the basic plan A-9895-01, with his
11 recommendation of approval. Do you adopt their findings and
12 conclusions that were found by Park and Planning as well?

13 MR. BAILAN: Yes, I agree with them and I do
14 concur with those results.

15 MR. HORNE: Thank you. That's all, Madam Chairman
16 for --

17 MS. MCNEIL: So, Mr. Bailan, Park and Planning's
18 conditions in its report are slightly different from the
19 ones you read. So, you're saying you agree with the ones
20 that they set forth, because there's something about
21 escalating it, indexing it to a --

22 MR. BAILAN: Yes, I agree with that because that,
23 that meets with the CPI guidelines and the CPI index, so
24 should the property not be built, which we hope it will be
25 built soon, but in the event it's not built, it has to be

1 inflation adjusted.

2 MS. MCNEIL: Okay. Mr. Brown, do you have any
3 questions?

4 MR. BROWN: Yes. Good morning, Mr. Bailan. How
5 are you?

6 MR. BAILAN: Fine, Mr. Brown, how are you?

7 MR. BROWN: Good. Has the Planning Board
8 scheduled a hearing on the preliminary plan to consider an
9 amendment?

10 MR. BAILAN: The Planning Board did schedule to
11 open the preliminary plan, which they did, and approved.
12 Therefore, Sherry Connor, head of the Subdivision Section,
13 instructed me that I had to go through this amended basic
14 plan before they would reschedule hearing the preliminary
15 plan with the revised conditions.

16 MR. BROWN: No, that's my question. So, they have
17 not considered revision, revising the preliminary plan with
18 the new conditions, they haven't done that yet?

19 MR. BAILAN: They have not done that because they
20 could not. They had, this process had to occur before they
21 were willing to set that meeting.

22 MR. BROWN: I see. All right. You would not be
23 opposed to a condition, if this were to be approved, that
24 essentially states the revisions are dependent upon the
25 amendment of the preliminary plan being consistent with

1 these revisions?

2 MR. BAILAN: Well, I think that's the right thing
3 to do, Mr. Brown. I agree with that. Obviously, both, both
4 from your side, the council's side and the Park and
5 Planning's side, there has to be a concurrence of these
6 issues, otherwise there would be, you know, there could be a
7 dichotomy in approvals. So, I think that's a good
8 suggestion.

9 MR. BROWN: All right. I saw in your, in the file
10 of September 30, 2020, a letter from yourself to the Clerk
11 of the Council, and attached to it were two maps which is
12 not identified by the Staff Exhibit 8. Do we have, that we
13 can show up on the screen, an illustration of the location
14 of the trails either proposed or -- so I can see what was
15 planned and what was proposed?

16 MR. BAILAN: Sure. So, if we look at, if we look
17 at page 4 of the, I don't have it up, I don't have the
18 ability to put it up on my, on the screen there.

19 MR. BROWN: Yeah, but, but, Betty, can you put
20 that up on the screen please?

21 MS. MCNEIL: It's Fatima.

22 MR. BROWN: Fatima, I'm sorry.

23 MS. MCNEIL: And I believe it might be Exhibit 9
24 actually.

25 MR. HORNE: And while we wait, I just want to say,

1 Mr. Brown, to your question, I think there is an order of
2 approval required, a basic plan to, to come before the
3 preliminary plan, so the proposed conditions, though
4 acceptable, has to be in a format, while it doesn't require
5 the preliminary plan to come before the basic plan. I just
6 want to make sure I state that for the record.

7 MR. BROWN: All right. That's helpful. Okay.

8 MR. BAILAN: So, Mr. Brown, if, yeah, the, the
9 current western branch trail is located, if, I'm sorry; if
10 we look on the, if we look at the two red sections which are
11 the eastern and the western side of the property, the piece
12 to the west which has more of the homes, a trail system is
13 right behind those plotted lots along more or less the
14 bottom red section, which outlines the property.

15 As you can see from that, there's no other trail
16 in that location. The Collington trail, on the other hand,
17 is on the eastern side of the property which is, which is on
18 the right side of this, of this, of this exhibit; and Mr.
19 Zyla and Mr. Burke, from the Parks Department, can give
20 additional testimony as to, as to the status of the
21 Collington trail. I've been made aware that there are
22 trails currently in existence along Beechtree, which is
23 right there to the east of this property, and also Balmoral
24 and, and they tend to connect a number of those trails.

25 MR. BROWN: All right. That's fine. Did we have

1 in the file a certificate of good standing for Quad
2 Construction? I didn't see it.

3 MR. BAILAN: I could provide one if -- I wasn't
4 asked to provide that, but I could provide that.

5 MR. BROWN: Yeah, we need that in the file. Also,
6 I didn't see any business affidavits. Were there any, Mr.
7 Horne that you filed?

8 MR. HORNE: Not that I've seen but, again, Mr.
9 Bailan, we'll make sure we submit the affidavit as well.
10 That's the affidavit indicating you have not made any
11 political contributions to council members in the past three
12 years.

13 MR. BAILAN: Yeah. We do not make political
14 contributions and have not. I can state that on the record
15 now and we will provide that.

16 MR. BROWN: All right. No more questions.

17 MR. HORNE: Any, any questions, Mr., Ms. Hearing
18 Examiner?

19 MS. MCNEIL: I don't have any further questions
20 and I don't see where anyone in the chat asked to cross-
21 examine the witness, so you may go to your next witness.

22 MR. HORNE: Okay. The next witness is Mr. Tom
23 Burke.

24 MS. MCNEIL: Mr. Burke --

25 MR. BURKE: Yes?

1 MS. MCNEIL: -- do you swear or affirm under the
2 penalties of perjury that the testimony you shall give will
3 be the truth and nothing but the truth?

4 MR. BURKE: Yeah.

5 MR. HORNE: Mr. Burke, can you state your name and
6 business address for the record please? Uh-oh.

7 MR. BURKE: Yeah. Good morning, Madam Hearing
8 Examiner. Good morning, Mr. Horne. For the record, my, my
9 business address, my name is Tom Burke. I am a planner
10 coordinator with the Park and Planning, Park, Planning and
11 Development Division of Department of Parks and Recreation.
12 Address is 6600 Kenilworth Avenue in Riverdale.

13 MR. BAILAN: And as part of your duties in the
14 Parks Department at Park and Planning, does your section
15 where you work establish and plan master plan trails and
16 study the connectivity of the same throughout the County?

17 MR. BAILAN: Yes, that's, that is a large function
18 of our office.

19 MR. HORNE: You've heard Mr. Bailan's testimony
20 this morning with reference to the Collington trail to the
21 east of the subject property, versus the western branch, or
22 subject west of the property?

23 MR. BURKE: Yes.

24 MR. HORNE: And does your department concur with
25 Mr. Bailan's testimony with connectivity of the trails to

1 the east versus the potential for the connectivity of any
2 trails to the west?

3 MR. BURKE: Yes, consistent with our
4 recommendation, we concur.

5 MR. HORNE: Okay. And then can you provide the
6 Hearing Examiner and Peoples Zoning Council this or any
7 other additional information with reference to the
8 application this morning?

9 MR. BURKE: Well, yeah, only that the, the, the
10 proposed trail to the east along the Collington branch, that
11 there are several segments of that trail that have been, or
12 are under development, or in the planning stages for
13 development; and given that there is a more likely network
14 and that the topography is much more conducive to a trail
15 system on the east side that, that drove our recommendations
16 to provide that trail on the east versus the west.

17 MR. HORNE: Thank you, Mr. Burke. That's all I
18 have for him, Madam Hearing Examiner.

19 MS. MCNEIL: Okay. Mr. Brown? Excuse me one
20 second, you all. Virtual hearings are so new to me. I
21 still see the exhibits, do you? I need that taken down, but
22 if you all don't see it, it's probably something wrong with
23 my screen. Oh, thank you. Thanks so much. Mr. Burke was
24 about this big.

25 Okay, Mr. Brown, do you have any questions?

1 MR. BROWN: Yes. I didn't see it in the file, it
2 may have been in there, but how did the Park and Planning
3 Commission and the applicant come up with the, I believe it
4 was \$200,000 figure? How did you come up with that figure?

5 MR. BURKE: Yes, and I apologize. That fee was
6 established before I took employment with Department of
7 Parks and Recreation, but from my understanding, that fee
8 was based on a per, per linear foot estimation.

9 MR. BROWN: And how many linear feet was the
10 (indiscernible) supposed to be?

11 MR. BURKE: Very good question. Offhand, I'm not
12 sure. Mr. Zyla might be able to speak better to that,
13 perhaps, or --

14 MR. HORNE: He'll have to be sworn in if Mr. Zyla
15 (indiscernible).

16 MR. BROWN: We can swear him in now, I guess,
17 Madam Examiner.

18 MS. MCNEIL: Thank you, Mr. Brown. I will. Mr.
19 Zyla, do you swear or affirm under the penalties of perjury
20 that the testimony you shall give will be the truth and
21 nothing but the truth:

22 MR. ZYLA: I do.

23 MS. MCNEIL: And before, can I piggyback on his
24 question? So, whenever you answer, it's not based on the
25 number of residents at all, the number of houses proposed?

1 Okay.

2 MR. ZYLA: It was based on the linear footage for
3 the plan. Unfortunately, I don't have that exact
4 information on there, but we do have estimates and
5 Department of Parks and Recreation for various facilities,
6 and we calculated, you know, based on all linear footage on
7 the plan, you know, a dollar amount which was estimated what
8 it would cost to install that trail. So, we kind of did
9 that calculation and came up with that number of \$200,000
10 that would be a fair estimate to build that trail.

11 MR. BROWN: All right. I would like to have
12 placed in the file at some point that calculation that shows
13 X linear fee, now we placed through X number of dollars, and
14 how you arrived at \$200,000.

15 MR. BURKE: Okay.

16 MR. BROWN: I have no further questions. Thank
17 you.

18 MR. HORNE: Mr. Brown, I'm going to take --

19 MS. MCNEIL: I have, do you have redirect, Mr.
20 Horne?

21 MR. HORNE: No, I was just going to suggest that
22 Mr. Bailan may know the answer to the question. I wasn't
23 sure, but --

24 MR. BAILAN: No, it was, I think Mr. Zyla and Ms.
25 Hassan, Helen Hassan at the time, who went back and did the

1 calculations and provided me that number. They, as, as Mr.
2 Zyla indicated, it was based on the linear footage.
3 Obviously, I don't have the math in front of me, but, but I
4 was told that's the fair number to which I had to agree to
5 for this to proceed forth, and I did that.

6 MS. MCNEIL: I don't know if you, any of you can
7 answer this, but I, I really sort of preferred Mr. Bailan's
8 language earlier about the escalated for inflation. I
9 normally see language where it's tied to some type of index.
10 Is there a way to provide that language? Do you tie it to
11 something? Do you all know any better language than
12 escalated for inflation?

13 MR. BAILAN: Usually, it is tied to an index, and
14 Park and Planning has that specific language which they put
15 in all their conditions when they have these type of
16 improvements or road frontage improvements, and so on, and
17 we can certainly provide you that language which staff uses
18 at the, you know, on the 4th floor, which is the Subdivision
19 Section.

20 MS. MCNEIL: And, Mr. Zyla and Mr. Burke, it's
21 Thomas Zyla, correct?

22 MR. ZYLA: Correct.

23 MS. MCNEIL: Mr. Burke has his backwards. I
24 didn't know if you were Zyla Thomas. Okay. So, both Thomas
25 as well. Tom and Tom, can you, you all don't have any

1 objection to that type of language, correct, if that's what
2 Park and Planning usually uses, but I'll have the
3 applicant's attorney and the applicant submit it. Do you
4 all have any problem with tying it to some type of index?

5 MR. ZYLA: No, that's our standard procedures.
6 Yes. So, no problem.

7 MS. MCNEIL: And then my question with exhibits, I
8 mean Condition 16 is, the new proposed language, let's say
9 you can use the money anywhere, and I thought somewhere in
10 here, and I apologize, but I don't have the exact page, I
11 thought somewhere in here you were, you had a little more
12 detail as to where this money would be used, and is there a
13 problem with providing that detail?

14 MR. BAILAN: I think the detail is they want to
15 use it on the Collington trail, so --

16 MS. MCNEIL: I don't even like that because --

17 MR. BAILAN: Yeah.

18 MS. MCNEIL: -- the 16 that's proposed says shall
19 be solely at the discretion of Department of Parks and
20 Recreation, and I always worry that, you know, five years
21 when we're down the road and none of us are around, things
22 change; so, it's better to give more detail and conditions.

23 MR. BAILAN: I think we could amend that, and I
24 could provide that if, if Mr. Burke and Mr. Zyla are okay to
25 amend that and add provided it shall be used on the

1 Collington trail.

2 MS. MCNEIL: Well, then let me ask you this. Mr.
3 Horne, did you have any other witnesses?

4 MR. HORNE: No, ma'am, that will be it.

5 MS. MCNEIL: And, Mr. Zyla and Mr. Burke, do you
6 all have any other testimony? You can.

7 MR. ZYLA: No, Madam Hearing Examiner.

8 MR. BURKE: No, ma'am.

9 MS. MCNEIL: Okay. And I don't see anybody in the
10 chat. We're leaving this record open for several things,
11 Mr. Horne, so I want to repeat them. I'll start backwards.
12 I'd like revised language on 15 and 16; 15, typing the
13 monies to some type of index; and 16, tying the use of the
14 funds to a certain area.

15 MR. HORNE: Okay.

16 MS. MCNEIL: And then, Mr. Brown, also pointed out
17 that we need those ethics affidavits. We also need a
18 certificate of good standing for Quad Construction.

19 MR. BROWN: And then he also mentioned the
20 \$200,000, how it's tied --

21 MS. MCNEIL: Right. Information as to how the
22 200,000 amounts was estimated, what was it based on?

23 MR. BROWN: Yes. And, yes, okay.

24 MS. MCNEIL: Okay? Did you want to say anything
25 further?

1 MR. HORNE: No, ma'am, except for I just want to
2 say thank you. I thank you again. As Mr. Bailan's
3 testimony indicated, no way, you know, cuts back on the
4 quality of the development of, for the Forest Hills site;
5 but, in fact, allows for Park and Planning in the general
6 Prince George's County community as a whole to enjoy a nice
7 trail that's in the process of being developed along the
8 Collington, so it's a win-win situation for everybody
9 involved. We thank you for your --

10 MS. MCNEIL: Okay.

11 MR. HORNE: -- consideration today.

12 MS. MCNEIL: I thank you all for being here and
13 have a great day. Thank you.

14 MR. BAILAN: Thank you very much. Thank you.

15 MR. BURKE: Thank you.

16 MR. ZYLA: Thank you.

17 MR. BROWN: Thank you. Bye.

18 MS. MCNEIL: I'm only here to make sure we're
19 cutting off. There you go. Thank you.

20 (Whereupon, the hearing was concluded.)

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C E R T I F I C A T E

DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Office of the Zoning Hearing Examiner in the matter of:

FOREST HILLS

Case No. A-9895-01

By:



Tracy Hahn, Transcriber