

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

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CHI, INC. FIRST BAPTIST : Case Nos. SE 4838
CHURCH OF GLENARDEN : AC 21008
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A hearing in the above-entitled matter was held on
June 30, 2021, at the Prince George's County Office of
Zoning, County Administration Building, Room 2174, Upper
Marlboro, Maryland 20772 before:

Joyce Nichols
Hearing Examiner

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1 witness is Elder Featherstone.
2 MS. NICHOLS: All right.
3 MR. FEATHERSTONE: Good morning.
4 MS. NICHOLS: Okay, there we go. Okay, sir, I
5 need you to raise your right hand, I need to swear you in.
6 Thank you so much. Do you solemnly swear or affirm under
7 the penalties of perjury in the matter now pending to tell
8 the truth, the whole truth and nothing but the truth?
9 MR. FEATHERSTONE: I do.
10 MS. NICHOLS: Thank you, sir. Please state your
11 name and address for the record.
12 MR. FEATHERSTONE: Stanley Featherstone. My home
13 address or my work address?
14 MS. NICHOLS: Your work address, please.
15 MR. FEATHERSTONE: My work address is 600 Watkins
16 Park Drive, Upper Marlboro, Maryland.
17 MS. NICHOLS: Thank you.
18 MR. HORNE: Elder Featherstone, what is your
19 position at the First Baptist Church of Glenarden?
20 MR. FEATHERSTONE: I serve as the Director of
21 Facilities and Strategic Projects. And I'm also a member of
22 the Council of Elders.
23 MR. HORNE: Are you authorized to speak on behalf
24 of the pastor and the Council of Elders this morning at this
25 hearing?

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1 MR. FEATHERSTONE: Yes, sir, this is a part of my
2 staff role as the Director of Strategic Projects.
3 MR. HORNE: The church has several locations
4 within Prince George's (indiscernible) not?
5 MR. FEATHERSTONE: We do. We operate three
6 campuses, two of which are in Landover, Maryland. Our
7 ministry center, which is kind of our corporate
8 headquarters, is located at 3600 Bright Seat Road. Our
9 empowerment center which houses many of our outreach efforts
10 to include the headquarters of our Shabbat nonprofit
11 organization and where we have our emergency food and
12 clothing pantry is located at 403 Bright Seat Road in
13 Landover. And lastly, there is the worship center here in
14 Upper Marlboro, Maryland, which is the main ministry worship
15 location for our our organization.
16 MR. HORNE: So with reference to that campus in
17 Upper Marlboro, that's located on Watkins Park Drive. Can
18 you give the Hearing Examiner a brief history of the
19 developments that occurred or have occurred on that site?
20 MR. FEATHERSTONE: Yes, sir. Madam Hearing
21 Examiner, we purchased what is now approximately 159 acres
22 of land in three different occurrences. In 2000, we
23 purchased 50 acres of land, the following year we purchased
24 the adjoining 35 acres and in 2005 we purchased from Binky
25 76 acres in 2004. We constructed our worship center in

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1 September of 2007 it was completed and we moved in. The
2 worship center houses approximately 4,000 worshipers. We
3 have 44 classrooms, six multipurpose rooms, a music suite
4 and very limited office space, one of which I'm sitting in
5 right now. We have 2,000 parking spaces and we offer
6 ministry activity before COVID, seven days a week.
7 This is our primary worship facility. In 2018 we
8 also completed a 63,000 square foot family life center which
9 houses a gym. That center has three 4-court basketball
10 courts, it has two practice courts, a fitness center and an
11 indoor walking track and very limited office space. We're
12 currently planning 150,000 plus square foot children's
13 center, which will help us to better outreach to our
14 children and it will have a multipurpose space for smaller
15 worship services, funerals, weddings and things of that
16 sort.
17 MR. HORNE: And did there come a time when the
18 church decided to pursue a residential housing for seniors
19 on the site?
20 MR. FEATHERSTONE: Yes, sir. And actually our
21 church has always wanted to be involved in senior housing
22 because we perceive that to be a great need in our
23 community. We originally even had it on the Master Plan but
24 we removed it many years ago because we realized it wasn't
25 currently, our area wasn't currently zoned for it. But with

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1 the input we've been receiving from the community we even
2 had some of the county leaders approaching us and just
3 suggesting that if we ever thought we want to be involved in
4 senior housing that would be something that would be of
5 great need in this community and in this county, and we did
6 decide that we should pursue that. Charlie Dukes, who has
7 been a partner with us in every real estate development
8 endeavor we've ever undertaken brought to us Mr. Pat Bryne
9 and CHI and together they helped us put together an, an
10 arrangement that we think works for First Baptist into this
11 community.
12 MR. HORNE: You mentioned about the property not
13 necessarily being zoned to accommodate, did the church work
14 with the County Council to pursue legislation to allow for a
15 more dense residential use for seniors and property allow in
16 the R-E Zone?
17 MR. FEATHERSTONE: Yes, sir, we have worked
18 through a very extensive effort, which you have led for us,
19 and putting together a text amendment that was successfully
20 presented and approved. And now we have area what is
21 acceptably zoned for this development under special
22 exception is.
23 MR. HORNE: You mentioned that Mr. Dukes arranged
24 for a meeting and working with the CHI, Inc. Is that
25 company represented by Mr. Pat Bryne who is present here in

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1 the video today?
2 MR. FEATHERSTONE: Yes, sir it is and he is.
3 MR. HORNE: What type of legal arrangement does
4 the church have with CHI?
5 MR. FEATHERSTONE: The church is leasing
6 approximately six acres of land to CHI for the development
7 of the senior housing. CHI will work to pursue the funding
8 and serve as the developer for the project. In addition to
9 our leasing the land and them serving as developer, we have
10 an arrangement that also puts CHI and First Baptist Church
11 of Glenarden as 50/50 partners in the ongoing insurance of a
12 quality living arrangement and maintenance of our facility
13 in the years to come.
14 MS. NICHOLS: I'm sorry, could you repeat that?
15 You're 50/50 partners in the building?
16 MR. FEATHERSTONE: Yes, ma'am. CHI will serve as
17 the developer and they will be lead on the project, but we
18 will share 50/50 in the operation and profits to be derived,
19 if any.
20 MS. NICHOLS: Okay. Thank you.
21 MR. HORNE: And Elder Featherstone, when this
22 application was filed, were you made aware that there was
23 some typographical errors that was actually on the
24 application?
25 MR. FEATHERSTONE: Yes, sir, I was.

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1 MR. HORNE: And you mentioned earlier about the
2 zoning of the property. What is the property currently
3 zoned?
4 MR. FEATHERSTONE: This property is zoned R-E.
5 MR. HORNE: And then do you know what Councilmanic
6 District you're located in?
7 MR. FEATHERSTONE: District 6.
8 MR. HORNE: So if this special exception
9 application is approved, will the senior housing project be
10 part of the overall campus Master Plan for what you have at
11 the 159 acres at the site?
12 MR. FEATHERSTONE: Yes, sir, we have fully
13 integrated this into our, all our sketches that show the
14 Master Plan of this campus. Senior housing is a passion of
15 our ministry. We have ministries devoted to serve and
16 support our seniors, so this is a full part of our Master
17 Plan and the vision and passion of our ministry as well.
18 MR. HORNE: With all of the development you
19 mentioned associated with this site, does the church engage
20 the community in their plans for the overall development of
21 the site?
22 MR. FEATHERSTONE: Yes, sir. We have, since we
23 arrived in this community in 2007 have been very deliberate
24 in trying to reach out to our closest neighbors, especially
25 that being the Kettering Civic Federation, the Perrywood

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1 Community Association and the Oak Creek Club Homeowner's
2 Association. We pre-COVID met rather regularly with them,
3 but even as late as last night, we met with the presidents
4 of those three organizations, all of which are in great
5 favor of this and are excited about the project coming to
6 fruition and offering us ideas on what amenities need to
7 include, so, yes.
8 MR. HORNE: We recognize, Madam Examiner, that
9 part may be hearsay but I'm just asking him about the
10 (indiscernible) has the church seen the proposed layout and
11 architecture of the senior housing that's proposed for the
12 site?
13 MR. FEATHERSTONE: We have.
14 MR. HORNE: And does the church approve the
15 proposal hear this morning as set forth in the exhibits?
16 MR. FEATHERSTONE: Yes, sir, we do.
17 MR. HORNE: And have you read the Park and
18 Planning Staff Report for this special exception?
19 MR. FEATHERSTONE: Yes, sir, I have.
20 MR. HORNE: And as representative of the property
21 owner, do you support the findings of facts and conclusions
22 of law stated therein?
23 MR. FEATHERSTONE: I do.
24 MR. HORNE: That's all I have for him, Madam
25 Examiner.

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1 MS. NICHOLS: I have one question and that is in
2 the Technical Staff Report, do you agree with the conditions
3 of the Technical Staff Report?
4 MR. FEATHERSTONE: Yes, as far as I remember them,
5 I do. I can't remember anything that I have concern with.
6 MS. NICHOLS: Okay. Thank you.
7 MR. HORNE: Madam Examiner, my next witness is Mr.
8 Patrick Bryne.
9 MS. NICHOLS: Let me just ask is there anybody
10 here in opposition?
11 (No audible response.)
12 MS. NICHOLS: These all look like your names. So
13 okay, all right. Okay. Mister, I'm sorry, mister --
14 MR. BRYNE: Patrick Bryne.
15 MS. NICHOLS: Okay.
16 MR. BRYNE: Art, can you hear me?
17 MR. HORNE: I can hear you.
18 MR. BRYNE: Okay. Great.
19 MS. NICHOLS: There we go. Okay. I need you sir,
20 to raise your right hand, I need to swear you in.
21 MR. HORNE: Pat, can you hear her?
22 MR. BRYNE: I'm having difficulty, let me.
23 MR. HORNE: We were able to hear you, Patrick.
24 MS. NICHOLS: I wasn't sure he could hear me.
25 MR. BRYNE: Okay. Art, I'm having a hard time --

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1 MR. HORNE: Okay. So you --
2 MR. BRYNE: -- checking my computer, so I'm going
3 to use your phone.
4 MR. HORNE: Okay. Can you hear the Hearing
5 Examiner?
6 MS. NICHOLS: Can you hear me, Pat?
7 MR. BRYNE: I can yes.
8 MS. NICHOLS: Okay.
9 MR. BRYNE: I can, sorry about that.
10 MS. NICHOLS: Okay, no worries. So I need you to
11 raise your right hand. Thank you. I need to swear you in.
12 Do you solemnly swear or affirm under the penalties of
13 perjury in the matter now pending to tell the truth, the
14 whole truth and nothing but the truth?
15 MR. BRYNE: I do.
16 MS. NICHOLS: Thank you. Please state your name
17 and business address for the record.
18 MR. BRYNE: Patrick Bryne, 1123 Ormond Court,
19 McLean, Virginia.
20 MR. HORNE: Mr. Bryne, can you state your
21 occupation?
22 MR. BRYNE: I'm President of Community Housing
23 Initiative and Community Housing Initiative is a developer
24 of affordable housing in and around the Washington, D.C.
25 area.

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1 MR. HORNE: And is Community Housing Initiative
2 Development in good standing in the State of Maryland?
3 MR. BRYNE: Yes, it is.
4 MR. HORNE: What is the business model, if you
5 don't mind, I'll say CHI for short, does CHI use and can you
6 tell the Hearing Examiner about some of these, the age
7 restricted projects that you have been involved in?
8 MR. BRYNE: So CHI develops affordable housing and
9 we're working in several counties in Maryland and Virginia.
10 When we team with churches like First Baptist Church of
11 Glenarden, we, because of the financing mechanism that we
12 use through the CDA, which is the Community Development
13 Authority and HUD, we're required to be the borrower and the
14 developer. The arrangement is a 50/50 partnership and with
15 the church. The church is very active in the design, the
16 implementation. We use a third party management company
17 that specializes in senior affordable, that's Habitat
18 America, it's a minority owned company based in Annapolis,
19 Maryland and so when we work with people like Elder
20 Featherstone and churches like First Baptist Church of
21 Glenarden, we're very excited to be involved in these kind
22 of projects because they're very hands on and instrumental
23 in the success of these projects.
24 MR. HORNE: Are you teaming with any other
25 churches currently in Prince George's County, Maryland?

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1 MR. BRYNE: We are. We are teaming with First
2 Baptist Church of Highland Park and Mount Zion in
3 Hyattsville, Maryland and we recently opened a project in
4 Silver Spring, Maryland where we're teaming with Montgomery
5 County that, that the building is 121 unit senior
6 affordable, 50 percent of the project is targeted to six
7 percent of AMI 50 percent of the project is geared towards
8 market rate, so it's a mixed community. So those are the
9 projects that we have and we currently own projects in, in
10 Howard County and Frederick County and Montgomery County.
11 MR. HORNE: Okay. So in the exhibit document
12 list, Exhibit 34 is a copy of the brochure for CHI. So let
13 me ask Madam Examiner, should we pull it up on the screen?
14 MS. NICHOLS: That would be helpful do you want --
15 MR. HORNE: If Francis can put that up there for
16 us.
17 MS. NICHOLS: Can you please give Francis control?
18 Oh Fatima will do it. Fatima, can you put up Exhibit Number
19 34? Thank you.
20 MR. HORNE: Okay. So thanks a lot, Fatima. So
21 Mr. Bryne, I show you what's been marked as Applicant's
22 Exhibit 34 and ask if this brochure is a brochure produced
23 by CHI.
24 MR. BRYNE: It is.
25 MR. HORNE: And is the information therein

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1 accurately reflect CHI and some of the developments that CHI
2 has undertaken and what you've just testified to a few
3 seconds ago?
4 MR. BRYNE: It does.
5 MR. HORNE: Thank you. Thanks, Fatima. And did
6 there come a time, Mr. Bryne, you entered into an agreement
7 with First Baptist Church of Glenarden to build, develop and
8 operate the senior housing project age restriction at this
9 site?
10 MR. BRYNE: Yes, there was a time --
11 MR. HORNE: And in the --
12 MR. BRYNE: -- we completed the agreement.
13 MR. HORNE: Okay. And then the application that
14 was filed in this particular case is the subject of why
15 we're here this morning?
16 MR. BRYNE: Correct, yes.
17 MR. HORNE: And did you engage a civil engineer in
18 architect to help design and layout the project for the
19 church?
20 MR. BRYNE: We did.
21 MR. HORNE: So Fatima, I'm going to ask you if you
22 could put Exhibit 18A, I think it's A through L, but 18A.
23 It should be the Site Plan for the site and I was just going
24 to ask you, Mr. Bryne, if this is the Site Plan prepared at
25 your request. Is that --

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1 MR. BRYNE: That is the Site Plan.
2 MR. HORNE: Okay. Thank you. Thank you, Fatima.
3 And then Fatima, if you could put up Exhibit 35. So I show
4 you what's been marked as Exhibit 35 and first ask if you
5 recognize this.
6 MR. BRYNE: I do.
7 MR. HORNE: Okay. Is this the architectural
8 design of the buildings you intend to build and help operate
9 on the subject site?
10 MR. BRYNE: It is.
11 MR. HORNE: Thank you, Fatima. Mr. Bryne, have
12 you read the Park and Planning Staff Report for this special
13 exception application?
14 MR. BRYNE: I have.
15 MR. HORNE: And do you agree with its findings of
16 facts and conclusions of law set forth therein?
17 MR. BRYNE: I do.
18 MR. HORNE: And if this application is granted,
19 will you help assure that all of the proposed conditions are
20 adhered to in the Staff Report?
21 MR. BRYNE: Yes, we will.
22 MR. HORNE: Thank you, Madam Examiner, that's all
23 I have for Mr. Bryne.
24 MS. NICHOLS: All right. Thank you, Mr. Bryne.
25 Mr. Horne, your next witness?

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1 MR. HORNE: The next witness is Mr. John
2 Clapsaddle. Is --
3 MS. NICHOLS: Let's see.
4 MR. CLAPSADDLE: I'm here.
5 MS. NICHOLS: Here we go. All right. Mr.
6 Clapsaddle, I need you to raise your right hand so I can
7 swear you in. Thank you. Do you swear or affirm under the
8 penalties of perjury in the matter now pending to tell the
9 truth, the whole truth and nothing but the truth?
10 MR. CLAPSADDLE: I do.
11 MS. NICHOLS: Thank you. Please state your name
12 and business address for the record.
13 MR. CLAPSADDLE: John W. Clapsaddle, business
14 address at Collier's Engineering is 22375 Broderick Drive,
15 in Sterling, Virginia and I want to clarify that Collier's
16 Engineering was recently, had recently acquired Maser
17 Consulting (phonetic sp.) and that's why the plans are
18 titled with Maser Consulting. We're currently doing
19 business as Maser Consulting as well as Collier's
20 Engineering, so that's the connection there.
21 MS. NICHOLS: Thank you.
22 MR. CLAPSADDLE: Uh-huh.
23 MR. HORNE: Mr. Clapsaddle, have you testified as
24 an expert before for either Prince George's County and/or
25 administrative body or in any capacity in your professional

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1 career?
2 MR. CLAPSADDLE: I have not been qualified in
3 Prince George's County although I've attended and been
4 qualified on several other projects in Montgomery County
5 over my career.
6 MR. HORNE: And Exhibit 36 is a copy of your
7 resume, I know Fatima, if you don't mind put that up real
8 quick. I'm just going to ask you if you recognize that and
9 if your resume accurately reflects your educational
10 background and work experience.
11 MR. CLAPSADDLE: Okay. That would be on page one.
12 MS. NICHOLS: Mr. Horne, why do you need to
13 qualify him?
14 MR. HORNE: As a civil engineer who drafted the
15 Site Plan for this application.
16 MS. NICHOLS: I don't think you need to qualify
17 him.
18 MR. HORNE: Okay. Thank you. Mr. Clapsaddle, are
19 you a professional engineer?
20 MR. CLAPSADDLE: Yes, I've been registered in the
21 State of Maryland since 1989. I've held that license my
22 entire career. I have 30, about 32 years.
23 MR. HORNE: Okay. Has the applicant engaged you
24 to prepare the Site Plan that we showed earlier for the
25 special exception application?

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1 MR. CLAPSADDLE: Yes, sir.
2 MR. HORNE: Did you participate in the design
3 capacity of the project as well?
4 MR. CLAPSADDLE: Yes, I was responsible for the
5 design content on that Special Exception Site Plan as far as
6 civil engineering components outside of the building,
7 parking, vehicular ingress/egress, sidewalks, curb and
8 gutter, everything outside the building, utilities, storm
9 water management, grading, et cetera.
10 MS. NICHOLS: Can I interrupt one second, because
11 I didn't understand. I thought you said that Maser
12 Consulting prepared the plan.
13 MR. CLAPSADDLE: Maser, Maser Consulting prepared
14 the, the drawing but was recently been acquired by Collier's
15 Engineering so in essence Collier's Engineering and Maser
16 Consulting is the same firm. We've only had a name, only a
17 name change.
18 MS. NICHOLS: I don't have any problem with that,
19 it's just that you just testified that you prepared the Site
20 Plan.
21 MR. CLAPSADDLE: Correct. I worked for Collier's
22 Engineering.
23 MS. NICHOLS: But you just told me twice that
24 Maser prepared it.
25 MR. CLAPSADDLE: It's the same firm.

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1 MR. HORNE: But Mr. Clapsaddle, let me clear it
2 up. When you prepared it, were you an employee of Maser?
3 MR. CLAPSADDLE: Yes, that's correct. As the
4 title block and everything on the plan reflects the Maser
5 logo. And since that time we're changing to the Collier's
6 name, but it's the same people, it's the same firm, it's the
7 same office. It's just been acquired by a larger firm.
8 MS. NICHOLS: Thank you, Mr. Horne. Thank you,
9 Mr. Clapsaddle.
10 MR. CLAPSADDLE: You're welcome.
11 MR. HORNE: And then you testified that this was,
12 the Site Plan was prepared by you or under your supervision,
13 is that correct?
14 MR. CLAPSADDLE: Yes, sir, that's correct.
15 MR. HORNE: Okay. So I'm sorry, Fatima, but can
16 we put the Site Plan back up there, was it 18A through L?
17 MS. NICHOLS: She can put one up at a time.
18 MR. HORNE: I just wanted Mr. Clapsaddle to orient
19 you to this site and the layout.
20 MS. NICHOLS: Maybe B, maybe 18B?
21 MR. HORNE: Site Plan layout, yes, perfect, 18B.
22 Okay. Okay, Mr. Clapsaddle, first of all, let me ask, can
23 you see that?
24 MR. CLAPSADDLE: Yes, okay.
25 MR. HORNE: Can you kind of orient the Examiner as

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1 to where the property is and how it would be designed?
2 MR. CLAPSADDLE: Sure. As you look at the plan,
3 north is up on the plan, as you can see the property is
4 located on the north side of Oak Grove Road. That's only
5 about a few hundred feet from the intersection of Oak Grove
6 and Watkins Park Drive and Watkins, so it's in the northeast
7 quadrant of Watkins Park Drive and Oak Grove Road. The
8 property is approximately a third of a mile from Largo Road,
9 Route 202 and if you travel down south on 202 you get to
10 Upper Marlboro in about four and a half miles.
11 Generally where it's located and Watkins Park, is
12 across Watkins Park Drive from this site. As you can see by
13 the, the Site Plan, the building is roughly U shaped. The,
14 the face, the front of the building faces to the north, the
15 rear of the building faces to the south toward Oak Grove
16 Road. And then the main parking field is within the U
17 shape, with inside the U with another parking field off on
18 the west side of the property.
19 The site has been designed to keep the parking as
20 tight as possible to the building and also maintaining the
21 adequate circulation for emergency vehicles, fire access and
22 of course the, the users of the facility.
23 As far as the grading design of the site, it
24 generally falls, the grading generally falls to the
25 southeast and all the drainage that is being picked up is

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1 also being directed to the southeast corner of the property
2 at the intersection of the Church Road and Oak Grove Drive.
3 MR. HORNE: So that's the, are you explaining the
4 storm water management of the site, the trails, et cetera
5 (indiscernible).
6 MR. CLAPSADDLE: Sure we can. The storm water
7 management design has been accomplished per the Concept Plan
8 that's been approved by DPIE, Prince George's County
9 Department of Permitting and Inspection and Enforcement. The
10 storm water management includes 12 micro bio retention
11 facilities which provide water quality and recharge,
12 according to the Maryland Department of Environment 2009
13 storm water management regulations. These facilities are
14 small scale, they're scattered about the site because they
15 pick up small areas and treat the water before it's
16 concentrated. The facilities contain a planting media and
17 plant materials that are shown to absorb key pollutants and
18 runoff. The soil acts as a filter for that runoff and the
19 storm water must pass through that filter, planting bed
20 before it bleeds out and becomes surface flow.
21 For the small storms we're talking about storms on
22 a frequency of a year. It's typical that you won't see any
23 runoff leaving those facilities it would just simply be
24 absorbed in the filter and will sit there and will never
25 actually escape. It'll get recharged into the, into the

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1 ground.
2 In addition to those 12 micro bio retention
3 facilities, we also have designed a storm water management
4 attenuation pond, that's in the southeast corner of the
5 property. And that pond is a dry pond, it will be used for
6 the excess flow up to the 100 year frequency storm event and
7 that pond will attenuate the 100 year storm so that the
8 release rate is kept under the release rate that would be
9 associated with the undeveloped site. So attenuation simply
10 means that we're going to restrict the water flow out of
11 that facility so that the peak rate is kept below whatever
12 the existing peak rate is without development. So that's
13 the storm water concept and I mentioned we have that
14 approved from Department of Permitting, Inspections and
15 Enforcement.
16 At a future point when we get into the permitting
17 tasks through DPIE, we'll design the full system with all
18 the details necessary for construction after we obtain our
19 entitlement approvals.
20 MR. HORNE: How about any onsite trails?
21 MR. CLAPSADDLE: The trails, there's of course
22 walking, sidewalks to connect the parking to the building.
23 There's also a route, a sidewalk route that runs out to the
24 Church Road near where the big circle is located, which also
25 connects to an existing sidewalk that runs down the Church

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1 Road all the way out to Oak Grove Road. And then there's
2 also walking trails around the south side of the building
3 that connect, that allow the users to connect to the, to the
4 garden facility and the dog park, there's a trail leading
5 around that dry pond I mentioned, where the dog park is
6 located and that's an 8 foot wide trail. And then those
7 trails will allow the users within the facility to walk
8 around and enjoy these amenities.
9 MR. HORNE: And have you read the Maryland
10 National Capital Park and Planning Staff Report in this case
11 and the conditions recommended therein?
12 MR. CLAPSADDLE: Yes, I have.
13 MR. HORNE: And as it relates to the Site Plan and
14 some of the conditions that may exist, are there any
15 conditions or let me ask, will those proposed conditions be
16 adhered to by the time of certification?
17 MR. CLAPSADDLE: Yes, the conditions are pretty
18 straightforward. They're typical comments. There's nothing
19 surprising about those comments, we've already incorporated
20 those comments into our final Site Plan set. And at the
21 appropriate time we'll be forwarding that information back
22 to the staff for their concurrence that we've addressed all
23 those comments.
24 MR. HORNE: Thank you very much, Mr. Clapsaddle.
25 That's all I have for him, Madam Hearing Examiner.

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1 MS. NICHOLS: All right. Thank you, sir.
2 MR. CLAPSADDLE: Thank you.
3 MS. NICHOLS: Your next witness?
4 MR. HORNE: The next witness is Mr. Mike Petrakis.
5 MR. PETRAKIS: Hello.
6 MS. NICHOLS: Let's see.
7 MR. PETRAKIS: Can you hear me?
8 MS. NICHOLS: Sir, I can. I need you to raise
9 your right hand so I can swear you in. Thank you, sir. Do
10 you solemnly swear or affirm under the penalties of perjury
11 to tell the truth, the whole truth in the matter now pending
12 and nothing but the truth?
13 MR. PETRAKIS: I do.
14 MS. NICHOLS: Thank you. Please state your name
15 and business address for the record.
16 MR. PETRAKIS: My name is Michael Petrakis, I'm
17 with Ben Dyer Associates, address 11721 Woodmore Road, Suite
18 200, Mitchellville, Maryland, zip code 20721.
19 MS. NICHOLS: Thank you.
20 MR. HORNE: Mr. Petrakis, what is your
21 professional occupation?
22 MR. PETRAKIS: I'm an environmental planner.
23 MR. HORNE: Okay. And what is your educational
24 background?
25 MR. PETRAKIS: I have Bachelors of Science from

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1 University of Maryland in geography and graduate studies at
2 Catholic University in anthropology, focusing on landscape
3 analysis.
4 MR. HORNE: Your resume is listed as Exhibit 38 in
5 the case here. I think you've previously seen it, is that
6 resume accurate and reflect your occupation and your
7 education?
8 MR. PETRAKIS: It does.
9 MR. HORNE: Have you previously evaluated
10 properties for environmental features in general, and if so,
11 how many such properties have you visited and analyzed?
12 MR. PETRAKIS: I have an exact number I probably
13 give you, but I've looked at hundreds of properties in
14 Prince George's County over the last 18 years.
15 MR. HORNE: And have you previously evaluated the
16 environmental features for this subject site?
17 MR. PETRAKIS: I have.
18 MR. HORNE: Are you familiar with the rules and
19 regulations concerning environmental features as determined
20 by the Department of Natural Resources in Prince George's
21 County?
22 MR. PETRAKIS: Yes, I am.
23 MR. HORNE: Have you been previously designated as
24 a qualified professional under Komar 08.19.06.1 as an
25 individual who has satisfied the requirements to prepare a

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1 forest stand delineation for forest conservation plan?
2 MR. PETRAKIS: Yes.
3 MR. HORNE: Can you explain to the Examiner what
4 exactly does that mean and how you're so designated?
5 MR. PETRAKIS: I'm designated by virtue of
6 education and I've also taken a, a class that was approved
7 by the Department of Natural Resources to qualify me as, as
8 such a person that is called a qualified professional.
9 MR. HORNE: Madam Examiner, I don't know if he
10 needs to be qualified as an expert, but he's prepared the
11 TCP2 and he's been so designated as a qualified professional
12 by Komar. I'd like to move him as an expert necessary.
13 MS. NICHOLS: Okay. He doesn't need to be an
14 expert, he prepared the TCP2, he can testify as to how, why
15 and in what way he prepared the plan.
16 MR. HORNE: Okay. So Mr. Petrakis, are you
17 familiar with the property which is the subject of this
18 application?
19 MR. PETRAKIS: Yes, I am.
20 MR. HORNE: How many years have you been involved
21 in the preparation of environmental studies and plans on the
22 entire site for the First Baptist Church of Glenarden?
23 MR. PETRAKIS: Since 2010.
24 MR. HORNE: Can you explain your involvement with
25 the application, the subject of this hearing this morning?

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1 MR. PETRAKIS: For this application I prepared the
2 Tree Conservation Plan Type 2.
3 MR. HORNE: Okay. And --
4 MS. NICHOLS: Mr. Horne, do you want the TCP2 up?
5 MR. HORNE: Yes, please.
6 MS. NICHOLS: Okay. Fatima, could you please pull
7 up Exhibit 28? Thank you.
8 MR. HORNE: Thanks, Fatima. So Mr. Petrakis, can
9 you explain what we're viewing in Exhibit 28?
10 MR. PETRAKIS: Yes. This is the Tree Conservation
11 Plan Type 2 for First Baptist Church of Glenarden.
12 MR. HORNE: What is it showing us?
13 MR. PETRAKIS: It shows us how the project is
14 going to comply with the Woodland and Wildlife Habitat
15 Conservation Ordinance of Prince George's County.
16 MR. HORNE: Okay. Are there any waivers or
17 variances or anything requested with reference to approval
18 of the TCP2?
19 MR. PETRAKIS: I don't think so for this Tree
20 Conservation Plan that there were any waivers or variances.
21 The senior center doesn't clear any additional woodlands,
22 the property or the site, I should say, since it was
23 formerly two properties has two implemented Tree
24 Conservation Plans now. And this particular Tree
25 Conservation Plan will combine the two of them, it doesn't

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1 clear any additional property, or any additional woodlands,
2 I should say.
3 MR. HORNE: Okay. Have you read the Maryland
4 National Capital Park and Planning Staff Report for the
5 special exception in this particular case?
6 MR. PETRAKIS: I have read the, the portion of it
7 that applies to the Tree Conservation Plan.
8 MR. HORNE: Okay. So let me refer you to that
9 Staff Report, page 21. Fatima, I don't know if you can put
10 up the Staff Report which is --
11 MS. NICHOLS: Art --
12 MR. HORNE: Yes?
13 MS. NICHOLS: Arthur, before she moves, never
14 mind. Okay. Go ahead.
15 MR. HORNE: You want to go back to the TCP?
16 MS. NICHOLS: That's okay, we can go back to it
17 when it's my turn.
18 MR. HORNE: Okay.
19 MS. NICHOLS: So what page of the Technical Staff
20 Report?
21 MR. HORNE: Page 21, Condition 2. Mr. Petrakis,
22 page 21 Condition 2 states prior to certification of the
23 special exception, the Type 2 Tree Conservation Plan shall
24 be revised as follows and then it gives A, B and C with
25 reference to, that's for the TCP, have you read that

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1 previously?
2 MR. PETRAKIS: I have.
3 MR. HORNE: Do you concur with staff's
4 recommendations with reference to condition approvals A, B
5 and C?
6 MR. PETRAKIS: I do.
7 MR. HORNE: And other than that as the Park and
8 Planning staff agreed with TCP that's submitted in this
9 application?
10 MR. PETRAKIS: Could you repeat that?
11 MR. HORNE: So with the addition, with the three
12 conditions that are set forth in Condition 2 on page 21 of
13 the Staff Report, is Park and Planning staff agreeing with
14 the TCP2 study that you drafted in this particular case?
15 MR. PETRAKIS: Yes, that's my understanding.
16 MR. HORNE: Thank you, Madam Examiner, that's all
17 I have for Mr. Petrakis.
18 MS. NICHOLS: Okay. I just have a couple of quick
19 questions. Fatima, would you mind putting Exhibit 28 back
20 up please? Okay. Thank you. Mr. Petrakis, because we're
21 dealing in the virtual world, I am looking at the signature
22 block on the bottom right hand side of the first page of the
23 TCP2 and although I've blown it up, the resolution is not
24 that great. Can you tell me the signed date on that?
25 MR. PETRAKIS: Are you talking about the sign date

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1 that I signed it? It looks like it's June 8, 2021.
2 MS. NICHOLS: That's the blue handwriting on --
3 MR. PETRAKIS: Oh no, you're, that one's earlier.
4 I'm looking, I have one in front of me I can't see that here
5 good enough to read the date.
6 MS. NICHOLS: I think the first word is March.
7 I'm trying to find out who signed that and --
8 MR. PETRAKIS: That's my signature.
9 MS. NICHOLS: That's your signature. Okay. So
10 how about March 2021, does that sound right? That's the
11 only TCP we have in record.
12 MR. PETRAKIS: That sounds correct to me.
13 MS. NICHOLS: All right. Okay. And Fatima said
14 she's having some issues and she, you know, reconnecting.
15 All right. So we're going to say that it's your signature
16 block of March 2021. All right.
17 MR. PETRAKIS: Yeah, I recognize my signature, I,
18 but I could not make out the exact date.
19 MS. NICHOLS: Yes, that's okay, I can't either.
20 So the TCP2 has gone through all the review process and the
21 only thing that remains is these amendments to the TCP2, is
22 that correct? And then I can approve it?
23 MR. PETRAKIS: Well, concurrently there is also a
24 revision of this TCP ongoing for the children's center
25 that's in addition to the chapel. And that approval

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1 requires an easement for all onsite conservation and we are
2 in the process right now of preparing and recording the
3 onsite easement. So that will have to happen before either
4 this TCP, this revision or that revision happens.
5 MS. NICHOLS: Okay. Mr. Horne, you agree that
6 Exhibit 28 is the only TCP2 in this record, correct?
7 MR. HORNE: Correct.
8 MS. NICHOLS: Okay. And technical staff has
9 requested three amendments to Exhibit 28.
10 MR. HORNE: Correct.
11 MS. NICHOLS: Correct? Okay. So I can accept
12 Exhibit 28 and I can condition Condition Number 2 if this
13 were to be approved, correct?
14 MR. HORNE: Correct.
15 MS. NICHOLS: And then at some point in time a
16 TCP2 in some form over some properties will be produced?
17 MR. HORNE: That is correct. I mean again it's
18 usually because there are multiple things that are occurring
19 on the 159 acres at the same time.
20 MS. NICHOLS: Right.
21 MR. HORNE: But in reference to this application
22 and this case here this morning the recommendation of the
23 Park and Planning staff of Condition 2 of the approval is
24 something we concur with and that we will address. And it
25 says prior to certification, prior to your certification, so

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1 it will have the TCP conditions addressed prior to
2 resubmitting it for your certification.
3 MS. NICHOLS: Right. Okay. Thank you so much.
4 All right, those are the only questions I have of Mr.
5 Petrakis.
6 MR. HORNE: Okay. Thank you. I'd like to call
7 Mr. Ryan Sullivan.
8 MR. SULLIVAN: Okay. Can you hear me?
9 MR. HORNE: You're clear.
10 MS. NICHOLS: Mr. Sullivan, yes. Yes, yes.
11 MR. SULLIVAN: Okay.
12 MS. NICHOLS: All right. Mr. Sullivan, I need you
13 to raise your right hand, please. I need to swear you in.
14 Thank you. Do you solemnly swear or affirm under the
15 penalty of perjury in the matter now pending to tell the
16 truth, the whole truth and nothing but the truth?
17 MR. SULLIVAN: I do.
18 MS. NICHOLS: Thank you. Please state your name
19 and business address for the record.
20 MR. SULLIVAN: My name is Ryan Sullivan, my
21 business address is 1900, that's 1-9-0-0 Elkins Street,
22 Alexandria, Virginia 22308.
23 MS. NICHOLS: Thank you.
24 MR. HORNE: Thank you, Madam Examiner, let me ask
25 was Mr. Sullivan has conducted a noise study which is

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1 Exhibit 40 here, his resume did not make it in five days
2 beforehand. We can submit it if necessary, but again he's
3 here just to testify as a fact witness to the noise study
4 that's a part of this record.
5 MS. NICHOLS: That's fine, he can do that. Do you
6 want, I'm not sure if Fatima has the technical capabilities
7 at the moment, but if she does do you want her to put up
8 Exhibit 40 or not?
9 MR. HORNE: No, I think Mr. Sullivan has a copy of
10 it and I'm just going to talk to him generically about it.
11 MS. NICHOLS: That's fine. Yes.
12 MR. HORNE: Yes, if that's okay.
13 MS. NICHOLS: Yes, absolutely.
14 MR. HORNE: So Mr. Sullivan, can you tell us about
15 your education and your professional background?
16 MR. SULLIVAN: Yes, I have a business degree, I
17 also have a Master's Degree in geo science with a
18 concentration in meteorology and I'm a certified
19 environmental professional.
20 MR. HORNE: Have you ever conducted a noise study
21 previously?
22 MR. SULLIVAN: Yes.
23 MR. HORNE: Have your noise studies been accepted
24 by Park and Planning in Montgomery County and other
25 reviewing agencies?

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1 MR. SULLIVAN: They have been accepted by other
2 reviewing agencies. I don't recall exactly which agencies
3 they were, all of them have been accepted.
4 MR. HORNE: Okay. And were you hired by the
5 applicant in this special exception application to conduct a
6 noise study?
7 MR. SULLIVAN: Yes, I was hired by mister, by
8 Patrick.
9 MR. HORNE: And Patrick being referred as Pat
10 Brynes, who is Patrick Brynes --
11 MR. SULLIVAN: Yes.
12 MR. HORNE: -- who is the President of CHI. Okay.
13 Have you reviewed the subject site as it relates to the
14 noise issues if any impact on the site from adjacent
15 property arose?
16 MR. SULLIVAN: Not necessarily. I, I reviewed, I
17 conducted a noise study, I, I did not review the roads and
18 other, other aspects of this site.
19 MR. HORNE: Well that's, I should have rephrased
20 it. Did you conduct a noise study in reference to this?
21 MR. SULLIVAN: Yes.
22 MR. HORNE: Okay. So Exhibit 40 as referred to
23 earlier is your noise study. Did you prepare the noise
24 study as Exhibit 40 that is listed as, dated as Friday, May
25 14th submitted by Ryan Sullivan of Sullivan Environmental

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1 Consultants?

2 MR. SULLIVAN: I did submit a report, I don't, I'm

3 not sure what, what Exhibit 40 is directly, but yeah, I did

4 submit a report on that date, if I recall correctly.

5 MR. HORNE: Yes, Madam Examiner, we may have to

6 put Exhibit 40 up to refresh Mr. Sullivan's recollection, if

7 we're able to do it, I'm not sure.

8 MS. NICHOLS: Fatima, are you back with us? Can

9 you put up Exhibit 40? Or can anybody put up Exhibit 40?

10 MR. HORNE: Francis may be able, if he can share

11 his screen.

12 MS. NICHOLS: I think --

13 MR. HORNE: I was scrambling because I saw it said

14 low battery and I thought my computer was going down, I was

15 like oh no, so I'm trying to find a backup, so I think that

16 may have been. Okay. There it is.

17 MS. NICHOLS: There it is.

18 MR. HORNE: Mr. Sullivan, are you able to see

19 this, first may I ask?

20 MR. SULLIVAN: Yes. Yes, I am.

21 MR. HORNE: Do you recognize it?

22 MR. SULLIVAN: Yes.

23 MR. HORNE: And did you write this report?

24 MR. SULLIVAN: Yes.

25 MR. HORNE: Can you tell the Hearing Examiner what

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1 test you conducted in examining the subject site?

2 MR. SULLIVAN: Yes, I conducted a noise study at

3 the subject site.

4 MR. HORNE: Okay. How about the equipment that

5 you used, occasion, et cetera, et cetera?

6 MR. SULLIVAN: Okay. The equipment I used I have

7 in front of me. I had a calibrator, used it's an X-Tech

8 Calibrator. I also have X-Tech brand HD-600 data logging

9 noise monitors. Those were what were used for the, for the

10 conduction, conducting the study.

11 MR. HORNE: Are those standard equipment that's

12 used in conducting noise studies?

13 MR. SULLIVAN: Yes.

14 MR. HORNE: And can you explain to the Hearing

15 Examiner with reference to Exhibit 40 where you located the

16 noise monitors and why?

17 MR. SULLIVAN: Yes, I located four noise monitors

18 with, that were used during the study and I had one

19 duplicate, in case one of them had an issue. At the four

20 corners approximately located at the corners of the

21 blueprint that I was given, to, to generate a comprehensive

22 assessment of what the noise levels would be expected to be

23 at all four locations.

24 MS. NICHOLS: When you're talking about the

25 property, you mean just the acreage of this special

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1 exception?

2 MR. SULLIVAN: That, that, that's correct. The,

3 the property meaning the location that I was shown based on

4 a blueprint that I received from my client.

5 MS. NICHOLS: Thank you.

6 MR. HORNE: And Mr. Sullivan, on page 4 of 10, I

7 don't know, Fatima, if you can scroll up to page 4, there

8 are determinations of noise DBA levels that are a part of

9 the report. Can you explain to the Examiner what those

10 numbers mean?

11 MR. SULLIVAN: Okay. Yes, I can. The nighttime

12 for this county is from 9:00 p.m. until 7:00 a.m., if I

13 recall correctly. And 7:00 a.m. until 9:00 p.m. is the

14 daytime. There's a standard in this county saying that the

15 average decibel reading for the nighttime has to be less

16 than 40, I'm sorry, 55 decibels, daytime 65. The results of

17 the study show that for all four locations monitored, even a

18 study, I'm sorry, even a site that had, that was kind of

19 polluted with construction on it, was below the standard for

20 the, the county. That's what it shows.

21 MR. HORNE: Okay. And let me ask you, when you're

22 conducting the site, do you actually physically go back out

23 there, and, well let me ask first, do you calibrate the

24 equipment to make sure that it is accurate?

25 MR. SULLIVAN: Yes, there's two forms of

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1 calibration. Our equipment was sent in approximately two

2 weeks prior to the study to have it factory recalibrated.

3 We have certificates of calibration for that. And then

4 before the study itself we calibrate all of our noise meters

5 to 94 decibels using a factory calibrated calibrator. So

6 yes.

7 MR. HORNE: And then once you place the decibel,

8 well the monitoring systems out there, do you monitor it

9 virtually or do you it personally? How does that work?

10 MR. SULLIVAN: Okay. So what we do is we will set

11 up the stations and we will periodically check the stations

12 to make sure that they're logging correctly and to make sure

13 that there is no obstruction in terms of any kind of

14 contaminations such as people coming up to them. So it's,

15 it's, it's most, it's I call it a semi-monitored study. So

16 we're not there 100 percent of the time, but we are there

17 I'd say half of the time, approximately.

18 MR. HORNE: And I think you may have mentioned it

19 earlier, but from the basis on your studies, what did the

20 test numbers provide? On page 3, is that the results of the

21 test of your noise study that we're looking at on the screen

22 now first?

23 MR. SULLIVAN: I think that's --

24 MR. HORNE: That's page 4 of 10.

25 MR. SULLIVAN: Yes, that, that is the results of

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1 my noise study.
2 MR. HORNE: Okay. Thank you very much, Madam
3 Examiner, that's all I have for Mr. Sullivan.
4 MS. NICHOLS: All right. I have no questions, Mr.
5 Sullivan, thank you very much.
6 MR. SULLIVAN: Okay. Thank you.
7 MR. HORNE: The next one is Osborne George.
8 MS. NICHOLS: All right. Here we go, Mr. George.
9 MR. HORNE: You're on mute, Mr. George. There we
10 go.
11 MS. NICHOLS: Mr. George, it's a pleasure to see
12 you.
13 MR. GEORGE: The, the pleasure is all mine, ma'am.
14 MS. NICHOLS: I need to swear you in. Would you
15 please raise your right hand? Do you solemnly swear or
16 affirm under the penalties of perjury in the matter now
17 pending to tell the truth, the whole truth and nothing but
18 the truth?
19 MR. GEORGE: I do.
20 MS. NICHOLS: Thank you. Please state your name
21 and business address for the record.
22 MR. GEORGE: Osborne R. George, address of 9320
23 Annapolis Road, Suite 320, Lanham, Maryland 20706.
24 MS. NICHOLS: Thank you. I will note for the
25 record that Mr. George has previously qualified as an expert

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1 in the field of transportation and will continue in that
2 qualification today.
3 MR. HORNE: Thank you very much, Madam Examiner.
4 And Mr. George, that just means you're old.
5 UNIDENTIFIED PERSON: Uh-oh.
6 MS. NICHOLS: Don't take that from him.
7 MR. GEORGE: Guilty as charged.
8 MR. HORNE: So Mr. George, okay, were you retained
9 by the applicant to evaluate site access and related
10 transportation issues pertaining to the subject site as it
11 relates to this application, specifically for residential
12 use of apartment housing of the elderly and handicapped?
13 MR. GEORGE: I was.
14 MR. HORNE: Okay. And have you visited the site?
15 MR. GEORGE: Yes, sir, I did.
16 MR. HORNE: Okay. Were you instructed by Park and
17 Planning staff, transportation staff, as to the scope of
18 your transportation study for the evaluation in this
19 particular case?
20 MR. GEORGE: Yes, sir. We had several
21 interactions with the transportation planning staff and
22 proceeded according to the directions.
23 MR. HORNE: Okay. Am I correct to understand that
24 a formal traffic analysis is not required for the special
25 exception application?

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1 MR. GEORGE: Yes, sir, that is correct. It is
2 left to the discretion of the applicant, who requested that
3 we prepared what is known as a traffic impact statement and
4 we did so. That document is dated November 19th of 2020.
5 MR. HORNE: It's not the discretion of the
6 applicant though, isn't it the discretion of Park and
7 Planning for the application?
8 MR. GEORGE: I would say it's a bit of both.
9 Since the zoning ordinance the requirements are fairly broad
10 and they concern health, welfare or safety. The guidelines
11 allow the staff in some situations to say we do need a
12 study. It is also at the discretion of the applicant to
13 submit document which the entity fears is relevant to what
14 is required to be proved.
15 MR. HORNE: Okay. Fatima, can I ask if you can
16 put up Exhibit 23, please? And Mr. George, I'm going to ask
17 you if you recognize that exhibit?
18 MR. GEORGE: Yes, I do.
19 MR. HORNE: Tell the Examiner what it is.
20 MR. GEORGE: It's a letter dated November 19, 2020
21 addressed to Mr. Patrick Bryne of CHI.
22 MR. HORNE: And what does that letter purport to
23 say?
24 MR. GEORGE: The letter is titled special
25 exception application number 4838, and it's titled in the

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1 reference traffic impact statement. And it goes on to state
2 that at Mr. Bryne's request we reviewed the statement of
3 justification, considered the requirements of the applicant
4 in the case as stipulated in the zoning regulations.
5 Specifically, to Section 27-317(a)(4) and I read, the
6 proposed use will not adversely affect the health, safety or
7 welfare of residents or workers in the area.
8 In order to address that criteria, we presented
9 background consideration going back to the approval of the
10 Preliminary Plan for the site on the case number 4-13010
11 which was approved in 2017. We talked about the gross
12 square footage that had been approved and the development
13 that has occurred to date. For the record, I'd state that
14 approximately 613,000 gross square feet of development was
15 proposed to be developed in seven buildings on the site over
16 a 10-year period culminating in 2027. We also state in the
17 letter that to date approximately 260,000 square feet have
18 been developed which constitutes approximately 43 percent of
19 the total development. We pointed out that based on traffic
20 counts conducted at the site, we show the number of trips
21 that we showed.
22 Now, the Preliminary Plan approval stipulated a
23 trip cap which is the limit of trips which the site is
24 entitled, was estimated to produce. And for the record,
25 it's 184 trips during the morning peak hour, 221 trips in

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1 the afternoon peak hour. I would only state that while an
2 assessment shows that approximately 43 percent of the site
3 has developed, only approximately half of that, roughly 25
4 percent of the allowed trip cap has been, I would say have
5 been generated to date. So in essence the level of trip
6 generation is lagging way behind the development of the
7 site, which is a good thing in terms of the ultimate impact
8 of the site.

9 And so in essence, our study found that in
10 addition to, we identified the estimated trip generation
11 from the site based on the 164 units that are proposed.
12 Those (indiscernible) generate approximately 25 trips during
13 the morning and afternoon peak hours and because of the
14 synergy or interaction between the housing site and the rest
15 of the campus we believe that these trips would be further
16 reduced.

17 And so this allowed us to conclude that the
18 proposed use is not likely to have any appreciable impact on
19 the health, welfare and safety of the surrounding area and
20 this is my testimony today.

21 MR. HORNE: Okay. So let me ask Fatima if she can
22 put up Exhibit 41, because I want to ask you, Mr. George, as
23 your statement and testimony, was that all Exhibit 23, or
24 did you also discuss, well let me ask you this, there came a
25 time did there not, when you were asked to submit a

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1 supplement to the information that you had provided in
2 Exhibit 23, correct?

3 MR. GEORGE: Yes. Yes.

4 MR. HORNE: And then what we're looking at in
5 Exhibit 41 is that the supplement that was provided?

6 MR. GEORGE: Yes, it's a document dated March 3,
7 2021 and this time it's addressed directly to the Maryland
8 National Capital Park and Planning Commission,
9 Transportation Planning Section to the attention of Mr.
10 Brian Barnett-Woods and Mr. Glen Burton. This was submitted
11 because --

12 MR. HORNE: Did --

13 MR. GEORGE: I'm sorry.

14 MR. HORNE: No, go ahead.

15 MR. GEORGE: This was submitted because the staff
16 felt that they would like us to quantify the level of
17 current operations, that's current operations. While they
18 agreed with the trip projections that we had presented in
19 the October letter, Exhibit 23, they asked us to provide
20 supplementary data regarding the current operations within
21 the vicinity of the site and they specifically named three
22 intersections, Enterprise Road on which the site fronts at
23 Maryland 214 or Central Avenue, Enterprise Road at Oak Grove
24 Road which is the roundabout just south of the main entrance
25 to the campus and Enterprise Road which is still MD-193 at

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1 Maryland 202. We utilized data available from the state
2 primarily and factored those data to represent current
3 conditions as the staff required. As part of the submission
4 we also performed levels of service analysis which is to
5 determine how the intersections are performing relative to
6 the standards of the county. The staff reviewed that
7 information and their response is reflected in the Technical
8 Staff Report.

9 MR. HORNE: Okay. And do you agree with their
10 reflections as stated in the Technical Staff Report?

11 MR. GEORGE: Yes, sir. In the Technical Staff
12 Report I believe that's Exhibit 26, Mr. Horne, at page 10,
13 the staff concludes and I state, staff finds that the modest
14 amount of new trips to be generated will not likely have a
15 negative impact on the health, safety and welfare on the
16 surround community of the proposed development, reading from
17 pages 10 and 11 of Exhibit 26.

18 MR. HORNE: Thank you. And with reference to the
19 site itself, can you describe the primary points of ingress
20 and egress for the elderly and handicapped on that site?

21 MR. GEORGE: Yes, sir. I believe this is
22 illustrated in which would be Exhibit 18B, which I could use
23 or at least refer to.

24 MR. HORNE: Yes. Fatima, do you mind putting 18B
25 back up, the Site Plan layout?

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1 MR. GEORGE: Okay. All right. Referring to
2 Exhibit 18B, the entrance to the site will be off Oak Grove
3 Road, the road running at the southern or the lower, and I
4 don't think I can use my mouse, yes, okay. Is that visible,
5 Mr. Horne?

6 MR. HORNE: I can't see it, but you have to
7 describe it.

8 MR. GEORGE: All right. Oak Grove Road runs from
9 left to right at the bottom of the screen and to the extreme
10 right of the exhibit there's an entrance, a major roadway, I
11 think it's four lane wide, two lanes in, two lanes out,
12 which meanders up and to the north and then turns left off a
13 circle, an existing traffic circle, into a service or an
14 onsite roadway through two driveways provide access to this
15 site. So the primary access to the development of the
16 housing site will be via that gate, which is known as Gate 5
17 of the overall church campus and directly into the site.
18 There is the possibility for secondary access through the
19 other gates of the campus and it is envisioned that those
20 would be used particularly because of the interaction
21 between the proposed use and the existing church campus.

22 MR. HORNE: Okay. And I believe you said this,
23 Mr. George, but based on your experience is it your opinion
24 that if this application were to be granted from the
25 transportation standpoint would it not be injurious to the

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1 health, safety and welfare of the community?
2 MR. GEORGE: Yes, sir. This is my opinion and my
3 testimony.
4 MR. HORNE: That's all I have for him, Madam
5 Examiner.
6 MS. NICHOLS: All right. Thank you very much, Mr.
7 George, and as I said it's a pleasure seeing you again.
8 MR. GEORGE: The pleasure is all mine, madam,
9 thank you.
10 MR. HORNE: And lastly, Madam Examiner, we have
11 Scott Wolford on behalf of the applicant, our land planner.
12 MR. WOLFORD: Good morning, Madam Examiner.
13 MS. NICHOLS: Good morning, how are you?
14 MR. WOLFORD: I'm doing great, thank you.
15 MS. NICHOLS: Good. I need you to raise your
16 right hand, let me swear you in. Do you solemnly swear or
17 affirm under the penalties of perjury in the matter now
18 pending to tell the truth, the whole truth and nothing but
19 the truth?
20 MR. WOLFORD: Yes.
21 MS. NICHOLS: Thank you. Please state your name
22 and business address for the record.
23 MR. WOLFORD: My name is Scott Wolford, I'm a land
24 planner and a landscape architect with Collier's Engineering
25 or d/b/a, doing business as, Maser Consulting and my

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1 business address is 22375 Broderick Drive, Suite 110,
2 Sterling, Virginia.
3 MS. NICHOLS: Thank you.
4 MR. HORNE: Mr. Wolford, have you testified as an
5 expert land planner before the Zoning Hearing Examiner and
6 administrative body in Prince George's County?
7 MR. WOLFORD: Yes, I have on, on numerous
8 occasions. There was the Chestnut Oak project on Palmer
9 Road for Paretsky Palmer (phonetic sp.), it was a special
10 exception for a similar type use, it was housing for
11 independent elderly and persons with handicaps. I also did
12 the Beechtree project on Route 301 which was for Reico
13 Development, that was the Presidential Golf Course and a
14 substantial amount of housing, 2,400 homes. I also for
15 Stavros Senior Communities, did the Cameron Grove age
16 restricted community that's on Central Avenue, just across
17 the street from Six Flags, the amusement park. And I also
18 on Sheriff Road did an amendment to an existing special
19 exception for the National Harmony Park which was an
20 expansion of the funeral home and installation of a
21 crematorium. And then I think on my resume --
22 MR. HORNE: Let me ask --
23 MR. WOLFORD: -- probably another maybe, sorry
24 Arthur, I'm sorry.
25 MR. HORNE: No, I was just going to ask Madam

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1 Examiner if --
2 MS. NICHOLS: All right. Mr. Horne was politely
3 nudging me --
4 MR. HORNE: Yes.
5 MS. NICHOLS: -- for not immediately recognizing
6 that you have previously qualified as an expert witness in
7 the field of land planning and you will continue in that
8 capacity today.
9 MR. WOLFORD: Thank you.
10 MR. HORNE: Thank you very much.
11 MS. NICHOLS: Thank you.
12 MR. HORNE: So Mr. Wolford, have you read and are
13 you familiar with the Special Exception 4838 statement of
14 justification in this case?
15 MR. WOLFORD: Yes, I am.
16 MR. HORNE: Did you help prepare it as well?
17 MR. WOLFORD: Yes, I worked with you and Francis
18 on it, yes.
19 MR. HORNE: And does the analysis therein, the
20 findings and conclusions in the statement of justification
21 represent your opinion as an expert land planner in this
22 case?
23 MR. WOLFORD: Yes, they do.
24 MR. HORNE: Has your analysis or findings been
25 influenced by your employer or anything or anybody else?

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1 MR. WOLFORD: No, the opinions that I'll express
2 today are solely my own based on my profession and my
3 independent judgment of the project.
4 MS. NICHOLS: Do --
5 MR. HORNE: Have you reviewed, I'm sorry, Madam
6 Examiner.
7 MS. NICHOLS: I'm sorry. I was just going to say
8 do you adopt the statement of justification as part of your
9 testimony here today?
10 MR. WOLFORD: Yes, I do. Thank you. Yes.
11 MR. HORNE: Thank you, Madam Examiner. Have you
12 reviewed the Site Plan and other exhibits submitted in this
13 application?
14 MR. WOLFORD: Yes, I have.
15 MR. HORNE: What is the zone of the subject
16 property?
17 MR. WOLFORD: The subject property is zoned R-E.
18 MR. HORNE: And can you describe current uses?
19 MR. WOLFORD: Yes, the property is located in the
20 northwest quadrant of Maryland 193, which is Watkins Park
21 Road and Oak Grove Road. The actual address is 600 and 700
22 Watkins Park Driver, Upper Marlboro, Maryland. The property
23 comprises 159.61 acres and is zone R-E, consisting of a
24 single parcel recorded in the land records of Prince
25 George's County and the proposed senior apartment use will

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1 occupy a leased parcel on a portion of that property that
 2 consists 6.4 acres in size.
 3 MR. HORNE: Okay. And can you describe the zoning
 4 and current uses of the adjacent property or in other words,
 5 what's the neighborhood?
 6 MR. WOLFORD: Yes. North of the site is a single
 7 family detached residential neighborhoods of Kettering in
 8 the R-80 Zone. East of the site is a single family detached
 9 residential neighborhood of Sierra Meadows and Oak Creek
 10 Club, which also has a golf course and that's in the R-E and
 11 the R-L Zone. South is a single family detached residential
 12 neighborhood of Perrywood (phonetic sp.) and Perrywood Manor
 13 in the R-R Zone and west of the property is the Watkins
 14 Regional Park Old Maryland Farm, and the Perrywood
 15 Elementary School in the R-O-S Zone.
 16 MR. HORNE: So how would you generally describe
 17 the character of the neighborhood?
 18 MR. WOLFORD: I would say it's an eclectic mix of
 19 predominantly single family detached homes and also in that
 20 neighborhood as we've defined it in the statement of
 21 justification there are a small amount of single family
 22 attached homes or townhomes and there's a small amount of
 23 multifamily housing up with the Cameron Grove project on
 24 Central Avenue. There's a small retail center. There are
 25 churches, schools and parks and open space. So it's just an

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1 eclectic mix in kind of an emerging suburban neighborhood.
 2 MR. HORNE: And have you been present for all the
 3 testimony here so far this morning?
 4 MR. WOLFORD: Yes, I have.
 5 MR. HORNE: So you're familiar that the
 6 accumulation of the property by the church over the years
 7 and the fact that this application is for 164 units for
 8 senior housing?
 9 MR. WOLFORD: Yes. Yes, I've been present at
 10 almost all the meetings throughout the whole development
 11 process for the project.
 12 MR. HORNE: Are you familiar with the Technical
 13 Staff Report for Special Exception 4838, Exhibit --
 14 MR. WOLFORD: Yes, I have that and I've reviewed
 15 that completely and I'm in agreement with the
 16 recommendations of the Staff Report.
 17 MR. HORNE: Okay. Are you familiar with the
 18 findings of approval set forth in 27-317 of the Zoning
 19 Ordinance?
 20 MR. WOLFORD: Yes, I am. Yes.
 21 MR. HORNE: Was that partly addressed in the
 22 statement of justification that you adopted previously?
 23 MR. WOLFORD: It was addressed in the statement of
 24 justification, yes, and it was also then confirmed in the
 25 Technical Staff Report that recommended approval.

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1 MR. HORNE: Okay. In your opinion based on a
 2 review of this subject application as it relates to
 3 materials and testimony of the witnesses here today, is the
 4 proposed special exception use in conformance with the
 5 applicable requirements and regulations of the Zoning
 6 Ordinance?
 7 MR. WOLFORD: Yes, and it's also supported by the
 8 Staff Report and the recommendations of the Staff Report.
 9 MR. HORNE: Is it your opinion though, in your
 10 opinion for the special exception use impair the integrity
 11 of the applicable Master Plan or Functional Plan as set
 12 forth in 27-17(a)(3)?
 13 MR. WOLFORD: I don't think it will impair that.
 14 The approved Master Plan is for the Bowie and Vicinity and
 15 the Sectional Map Amendment Planning Area 71(a), 71(b) and
 16 74(a) and 74(b) which was enacted in 2006. And in that
 17 case, the Master Plan didn't have any specific land use
 18 recommendations for the subject site, and it's also my
 19 opinion that the proposed senior apartments for elderly or
 20 physically handicapped residents will really compliment the
 21 neighborhood and help meet the needs of the existing
 22 community. It's going to be a very well designed and very
 23 well managed facility that will provide a safe and
 24 convenient housing option for residents that meet the age
 25 restriction which is 62 years and older.

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1 MR. HORNE: Okay. Perfect. So all the criteria
 2 set forth in 27-317, that's A1, 2, 3, 4, et cetera. Is your
 3 opinion that tis application is consistent with the
 4 requirements that needed to be final approval of this site?
 5 MR. WOLFORD: Yes.
 6 MR. HORNE: 20 Section of the Prince George's
 7 County Code Section 27-337 A, B, and C refers to apartment
 8 housing of the elderly (indiscernible) describe the
 9 requirements therein?
 10 MR. WOLFORD: Yes.
 11 MR. HORNE: Can you tell us about 27-337(a) maybe
 12 on, starting on 27?
 13 MR. WOLFORD: Yes, the subject proposal comprised
 14 with the above standard, the subject property consists of
 15 approximately 6.4 acres, a portion of the larger 159.61 acre
 16 First Baptist Church of Glenarden campus.
 17 MR. HORNE: And how about the development of the
 18 uses pursuant to this subsection shown not the subject to a
 19 separate Site Plan approval, instead the Site Plan for such
 20 proposal shall be part of the special exception application.
 21 Is that --
 22 MR. WOLFORD: Yes, I --
 23 MR. HORNE: -- understand --
 24 MR. WOLFORD: -- agree with that, yes.
 25 MR. HORNE: And what about the findings of C that

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1 the District Council needs to find? Is it your opinion that
2 the District Council is fine with this application that it
3 serves families with physical handicapped?
4 MR. WOLFORD: Yes. Yes, and that's exactly what
5 this project will do. The way that it's set up and the
6 financing is set up and the restrictions that are placed on
7 it, it will serve the needs of independent elderly and
8 persons with physical handicaps.
9 MR. HORNE: And how is elderly described, you
10 know, as far as the age?
11 MR. WOLFORD: It's 62 and older.
12 MR. HORNE: Okay. And are you familiar with the
13 legislation that was passed by the Council with reference to
14 allowing apartment housing for the elderly or --
15 MR. WOLFORD: Yes, I am. I can find that and
16 quote that for you, just a second. There was enabling
17 legislation to permit this in the R-E Zone. Hold on, I'll
18 find that exact section for you. Yeah, that was done in
19 2019 and it's CB-57-2019 of Chapter 32.
20 MR. HORNE: Is it your testimony that the
21 application that's before us today special, meet the
22 criteria as determined by the legislation that was adopted
23 by the Council?
24 MR. WOLFORD: Yes. Yes, it does.
25 MR. HORNE: And can you tell us a little bit about

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1 the landscape requirements?
2 MR. WOLFORD: Yes. So that's Section 4 of the
3 Landscape Manual. So the first is Section 4.2 which is the
4 requirements for the landscape strips along the street. In
5 this case, that requirement is superseded by Section 4.6
6 because of the designation of Oak Grove Road as a historic
7 road, so it's .6-2. So Oak Grove Road is 878 feet of
8 frontage, which would be planted with 58 shade trees, 156
9 evergreen trees and 293 shrubs. And we already have an
10 approved alternative compliance which is AC-21008, which was
11 approved and signed by the Planning Director on March 29th
12 of 2021, for that frontage along Oak Grove Road.
13 This next section is Section 4.3, the parking lot
14 requirement and it's actually 4-3.2. So we have 83,435
15 square feet of parking for the property and the requirement
16 is that 10 percent or 8,344 square feet be covered with
17 interior landscaping. And we've actually provided 12.26
18 percent, or 10,233 square feet, which is (indiscernible) by
19 shade trees.
20 We also meet all the requirements of Section 4.4,
21 which is the screening requirements for the dumpster and the
22 service area. We've got additional landscaping in the
23 areas, and the dumpsters inside a masonry block wall, so
24 that it is not visible from the community.
25 Section 4.5 is the storm water management pond and

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1 that plan is prepared and submitted and it meets the
2 requirements and that goes to DPIE to get approved with the
3 storm water management facilities.
4 And then another section is 4.6, which I covered
5 up above because of the historic road. And then there's the
6 Section 4.9 which is the sustainable landscape requirement.
7 And we meet all of those requirements, that we're supposed
8 to have a tree coverage for this zone of 20 percent or 1.28
9 acres and we actually, which is 55,757 square feet, we
10 provide 59,810 square feet. And so that was all reviewed by
11 the staff and is in the Staff Report and they agreed with
12 all of our calculations and the placement of vegetation and
13 the unit counts and everything for the trees and shrubs.
14 MR. HORNE: Okay. I just want to clarify when you
15 refer to the alternative compliance Exhibit 30 is the
16 application justification prepared by Collier's Engineering.
17 Was that done under your supervision?
18 MR. WOLFORD: Yes, it was.
19 MR. HORNE: Okay. Thank you. And with reference
20 to, so in your professional opinion as a land planner, does
21 the proposed special exception application (indiscernible)
22 all the ample requirements of the County Zoning Ordinance?
23 MR. WOLFORD: Yes, it does.
24 MR. HORNE: Okay. Can you elaborate on that
25 briefly?

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1 MR. WOLFORD: Well, in Section 27-427 of the R-E
2 Zones and purposes, it is a permitted use in accordance with
3 Section 27-441(b)(7), the proposed apartment housing for
4 elderly and physically handicapped families is a permitted
5 compatible use in the R-E Zone. And it is in harmony with
6 the residential character of the immediate vicinity. We do
7 encourage the preservation of trees and open space and it
8 helps create, you can tell by the landscaping it creates an
9 estate like atmosphere. Preventing soil erosion and stream
10 valley flooding, we've got and you heard from the engineer,
11 there's a very aggressive storm water management plan on
12 here and we're not removing any trees or impacting any
13 stream valley or stream valley buffer for this site. And
14 the use is allowed in the R-E-2 Zone in the Table of Uses in
15 Division 3, we comply with all of them.
16 MR. HORNE: Okay. And thank you very much, well
17 let me just ask you, you've had a chance to review the Site
18 Plan and the architectural renderings associated with this
19 site?
20 MR. WOLFORD: Yes.
21 MR. HORNE: Okay.
22 MR. WOLFORD: Yes, I have and the architectural
23 renderings, there's been a lot of time and care put into the
24 look of the building to make it compatible with the rest of
25 the religious campus and with the surrounding community.

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1 The front entrance of the building is on the north side,
2 facing the parking but the way that this building's been
3 designed it has what we call a through lobby. So when you
4 walk in the front you can go right through the lobby or see
5 through the lobby into a great room that projects off the
6 south side of the building which fronts on Oak Grove Road to
7 the adjoining residential community to the south. And then
8 there was a lot of care put on that to make that south face
9 of the building look like the front of the building, so it
10 was more compatible with the neighborhood. There's a
11 substantial amount of brick around the building. There's a
12 lot of movement of the roof lines and gables and different
13 eaves that were created to break up the roof of the
14 building. And then it's a very durable siding material
15 that's on the facility.

16 MR. HORNE: So your recommendation of approval
17 takes into consideration both the Site Plan and the
18 Architectural Plan submitted in this case?

19 MR. WOLFORD: Yes, it takes into account
20 everything that's been submitted into the record, the plans,
21 the documents, the architectural elevations, the
22 illustrative views and it demonstrates a very high quality
23 of architecture and well detailed façade treatment and
24 landscaping. It's a very good overall site design and it
25 meets the section of the Zoning Ordinance.

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1 MR. HORNE: Thank you very much, Mr. Wolford, I
2 appreciate it. Madam Examiner, that's all I have for him.

3 MS. NICHOLS: All right. Scott, I have one
4 question for you.

5 MR. WOLFORD: Yes.

6 MS. NICHOLS: Of the 164 units, how many are
7 designed specifically to be physically handicapped units?

8 MR. WOLFORD: I'm not the architect. I know that
9 there is a, and I apologize for not knowing the exact
10 answer. There are a very specific number of units and we
11 might be able to bring Pat back on, Mr. Bryne. There are a
12 certain number of units that are immediately handicap
13 accessible. They're all designed for handicap accessibility
14 so that the wheelchair movements and turning and everything
15 in every work and every unit is accessible because there's
16 several elevators in the building that get everybody where
17 they need to be.

18 MS. NICHOLS: Okay.

19 MR. FEATHERSTONE: Madam Examiner, this is Elder
20 Featherstone.

21 MS. NICHOLS: Yes?

22 MR. FEATHERSTONE: I too don't know the exact
23 number, however, we assembled a think take of seniors to
24 help us think through proper amenities and considerations
25 and one of the things they suggested is that we should

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1 increase the number of accessible units. And so while I
2 don't know the number, I know that whatever Code is we will
3 have exceeded that significantly.

4 MS. NICHOLS: Okay. All right, thank you, sir.

5 MR. FEATHERSTONE: Yes, ma'am.

6 MS. NICHOLS: Thank you.

7 MR. HORNE: So Madam Examiner, that is the case in
8 chief for the applicant in this case. I think that with the
9 testimonies here today that the applicant has demonstrated
10 that it meets the criteria for approval for the special
11 exception as outlined with the testimony and as set forth in
12 the Staff Report with the conditions and we urge the
13 recommendation of approval by the Hearing Examiner.

14 MS. NICHOLS: All right. Thank you, Mr. Horne.
15 I'm going to ask one last time if there is anybody here that
16 is in opposition to this application. And if you are, would
17 you unmute yourself?

18 (No audible response.)

19 MS. NICHOLS: All right. Seeing none, I'm going
20 to consider that there is no opposition to this project.
21 All right. Thank you very much, Mr. Horne, I appreciate all
22 that you've done. I appreciate all the testimony today.
23 The hearing in this matter will deemed to have been
24 concluded. The record will be closed and a decision will be
25 forthcoming.

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1 MR. HORNE: Thank you so very much.

2 MS. NICHOLS: All right. Thank you. And
3 everybody have a wonderful Fourth of July holiday.

4 MR. HORNE: Thank you.

5 MR. FEATHERSTONE: Thank you so much.

6 MS. NICHOLS: Mr. Dukes, again such a pleasure to
7 see you. Thank you, Doctor Featherstone.

8 MR. FEATHERSTONE: Yes, ma'am. Bless you.

9 MS. NICHOLS: Bless you.

10 MR. HORNE: Bye-bye.

11 AUTOMATED RECORDING: This conference is no longer
12 being recorded.

13 (Discussion off the record.)
14 (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:

CHI, INC. FIRST BAPTIST CHURCH OF GLENARDEN
Case Nos. SE 4838 & AC 21008

By:

Diane Wilson, Transcriber

<p style="text-align: center;">A</p>	<p>acts (1) 24:18</p>	<p>32:8;47:18;60:11</p>	<p>3:12;4:7,11;20:23; 37:5;43:9;44:2,6,12; 45:3;50:11;64:8,9</p>	<p>15:14 arrived (1) 11:23</p>
<p>A1 (1) 57:2</p>	<p>actual (1) 53:21</p>	<p>agreeing (1) 32:13</p>	<p>Applicant's (1) 16:21</p>	<p>Art (3) 13:16,25;31:11</p>
<p>able (5) 13:23;38:7,10,18; 63:11</p>	<p>actually (7) 8:20;10:23;24:25; 40:22;59:14,17;60:9</p>	<p>agreement (3) 17:6,12;55:15</p>	<p>application (33) 3:8;4:9,13;5:9;10:22, 24;11:9;17:13;18:13, 18;20:15,25;29:18,25; 30:1;32:9;34:21;37:5; 43:11,25;44:7,25; 49:24;53:13;55:7;56:2; 57:3,20;58:2,21;60:16, 21;64:16</p>	<p>Arthur (4) 3:11;4:3;31:13; 51:24</p>
<p>above (2) 57:14;60:5</p>	<p>addition (5) 10:8;25:2;32:11; 33:25;46:10</p>	<p>ahead (2) 31:14;47:14</p>	<p>applies (1) 31:7</p>	<p>aspects (1) 37:18</p>
<p>absolutely (1) 36:13</p>	<p>additional (4) 30:21;31:1,1;59:22</p>	<p>Alexandria (1) 35:22</p>	<p>appreciable (1) 46:18</p>	<p>assembled (1) 63:23</p>
<p>absorb (1) 24:17</p>	<p>address (19) 6:11,13,13,14,15; 14:17;19:12,14;27:15, 17;34:24;35:19,21; 42:21,22;45:8;50:22; 51:1;53:21</p>	<p>allow (5) 9:14,15;26:3,7;44:11</p>	<p>appreciate (3) 63:2;64:21,22</p>	<p>assessment (2) 39:22;46:2</p>
<p>absorbed (1) 24:24</p>	<p>addressed (6) 26:22;35:1;44:21; 47:7;55:21,23</p>	<p>allowed (3) 46:4,17;61:14</p>	<p>approaching (1) 9:2</p>	<p>associated (3) 11:19;25:9;61:18</p>
<p>AC-21008 (1) 59:10</p>	<p>adequate (1) 23:21</p>	<p>allowing (1) 58:14</p>	<p>applies (1) 31:7</p>	<p>Associates (2) 5:5;27:17</p>
<p>accept (1) 34:11</p>	<p>adhered (2) 18:20;26:16</p>	<p>almost (1) 55:10</p>	<p>approval (12) 30:17;33:25;34:23; 45:9,22;55:18,25;57:4, 19;62:16;64:10,13</p>	<p>Association (2) 12:1,2</p>
<p>acceptably (1) 9:21</p>	<p>adjacent (2) 37:14;54:4</p>	<p>along (2) 59:4,12</p>	<p>approvals (2) 25:19;32:4</p>	<p>assure (1) 18:19</p>
<p>accepted (3) 36:23;37:1,3</p>	<p>adjoining (2) 7:24;62:7</p>	<p>alternative (2) 59:10;60:15</p>	<p>approve (2) 12:14;33:22</p>	<p>atmosphere (1) 61:9</p>
<p>access (5) 23:21;43:9;49:14,15, 18</p>	<p>administrative (2) 19:25;51:6</p>	<p>although (2) 20:3;32:23</p>	<p>approved (12) 9:20;11:9;24:8; 25:14;29:6;34:13; 45:11,12;56:14;59:10, 11;60:2</p>	<p>attached (1) 54:22</p>
<p>accessibility (1) 63:13</p>	<p>adopt (1) 53:8</p>	<p>always (1) 8:21</p>	<p>approximately (16) 3:5;4:12;7:21;8:2; 10:6;23:8;39:20;41:1, 17;45:14,17,18;46:2,3, 12;57:15</p>	<p>attended (1) 20:3</p>
<p>accessible (3) 63:13,15;64:1</p>	<p>adversely (1) 45:6</p>	<p>amendment (3) 9:19;51:18;56:15</p>	<p>amendments (2) 33:21;34:9</p>	<p>attention (1) 47:9</p>
<p>accommodate (1) 9:13</p>	<p>adjoining (2) 7:24;62:7</p>	<p>amenities (3) 12:6;26:8;63:24</p>	<p>amendments (2) 33:21;34:9</p>	<p>attenuate (1) 25:7</p>
<p>accomplished (1) 24:7</p>	<p>adopted (2) 55:22;58:22</p>	<p>America (1) 15:18</p>	<p>amendments (2) 33:21;34:9</p>	<p>attenuation (2) 25:4,9</p>
<p>accordance (1) 61:2</p>	<p>adoption (1) 53:8</p>	<p>AMI (1) 16:7</p>	<p>amount (5) 48:14;51:14;54:21, 22;62:11</p>	<p>audible (2) 13:11;64:18</p>
<p>according (2) 24:12;43:22</p>	<p>adoption (1) 53:8</p>	<p>amount (5) 48:14;51:14;54:21, 22;62:11</p>	<p>ample (1) 60:22</p>	<p>Authority (1) 15:13</p>
<p>account (1) 62:19</p>	<p>adoption (1) 53:8</p>	<p>amount (5) 48:14;51:14;54:21, 22;62:11</p>	<p>amusement (1) 51:17</p>	<p>authorized (2) 4:17;6:23</p>

B
<p>Bachelors (1) 27:25</p>
<p>back (10) 22:16;26:21;31:15, 16;32:19;38:8;40:22; 45:9;48:25;63:11</p>
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