

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
FOR MONTGOMERY COUNTY

-----X
:
:
Petition of Daniel (Tsanchi) Li : Case No. S-2851
:
:
:
-----X

A hearing in the above-entitled matter was held on
May 29, 2015, commencing at 9:40 a.m., at the Stella B.
Werner Council Office Building, 100 Maryland Avenue, Second
Floor RDMHR, Rockville, Maryland 20850 before:

Martin L. Grossman
Hearing Examiner

C O N T E N T S

Statement of Irma Liu	11
Statement of Narendra Shah	13
Statement of Bryon Johns	16
Statement of Kim Chan	19
Statement of Jeff Lolley	20

E X H I B I T S

Exhibit No.	Marked/Received
1-70	23

1 MS. LIU: Yes, my name is Irma Liu and I am a
2 neighbor of Dr. Li's property. And I'm against this
3 proposal.
4 MR. GROSSMAN: You're against this proposal.
5 MS. LIU: I am.
6 MR. GROSSMAN: Okay. And how do you spell your
7 last name?
8 MS. LIU: Liu, L-I-U.
9 MR. GROSSMAN: Okay.
10 MS. LIU: Thank you.
11 MR. GROSSMAN: Any others? Yes, sir?
12 MR. SHAH: My name is Narendra Shah and I'm the
13 President of the Barrington Homeowner's Association.
14 MR. GROSSMAN: All right.
15 MR. SHAH: They're adjacent to the Dr. Li's
16 proposed education facility.
17 MR. GROSSMAN: Right. I saw the opposition
18 letter. And how do you spell your name, sir, again?
19 MR. SHAH: My first name is Narendra, N-A-R-E-N-D-
20 R-A, the last name is Shah, S-H-A-H.
21 MR. GROSSMAN: Okay.
22 MR. SHAH: And we as a community oppose to the
23 proposed educational facility.
24 MR. GROSSMAN: Okay. Right, I think that actually
25 the --

P R O C E E D I N G S

1
2 MR. GROSSMAN: This is a public hearing in the
3 petition of Daniel Tasanchi Li, Board of Appeals Number S-
4 2851, OZAH No. 13-01, for a special exception to run a
5 private educational institution for up to 60 students at
6 14194 Travilah Road in Rockville, on a 0.989 acre unplatted
7 parcel in the R-200 T-D-R Zone.
8 The school is to be known as the Travilah Learning
9 Center and the property identified as parcel PA24 Tax Map
10 FR33 is owned by Dr. Li under tax account number 0600402831.
11 The special exception is sought pursuant to Zoning Code
12 Section 59-g-2.19. That's for private educational
13 institutions.
14 My name is Martin Grossman, I'm the Hearing
15 Examiner, which means I will take evidence here and write a
16 report and recommendation to the Board of Appeals which will
17 make the decision in this case. Right now I would
18 ordinarily ask the parties to identify themselves, it is
19 now, I've waited an extra 10 minutes, it's now 9:42 a.m.,
20 this hearing was scheduled and noticed for 9:30 a.m., and I
21 understand that Dr. Li is not here at this point. We do
22 have other people in the audience, so if anybody in the
23 audience wishes to be heard today for, against, or just with
24 concerns about this project, would you please identify
25 yourselves. Madam?

1 MR. SHAH: I think there was a, a letter sent out
2 not now but I think back in 2013 --
3 MR. GROSSMAN: Right. Deborah Isaacs, Exhibit 38.
4 MR. SHAH: Yes. And I was on vacation and the
5 letter has to wait and our issue get it, issue having like
6 10 days before that's what they --
7 MR. GROSSMAN: Yes, I have that, I have that
8 letter in the file and I also have Ms. Liu's letter, Exhibit
9 4.
10 MR. SHAH: If you wondering what we were doing,
11 we write one more letter to you.
12 MR. GROSSMAN: No, I don't think that's necessary,
13 sir.
14 MR. SHAH: Okay. All right. Thanks.
15 MR. GROSSMAN: Anybody else wish to be heard
16 today?
17 MR. JOHNS: Yes, Bryon Johns, B-Y-R-O-N, J-O-H-N-
18 S. And I am a neighbor to the property and opposed to this.
19 Can I?
20 MR. GROSSMAN: Mr. Johns, I don't think you've
21 written a letter, have you signed in to make sure we have
22 your --
23 MR. JOHNS: I have.
24 MR. GROSSMAN: -- identifying material? Okay.
25 MR. JOHNS: Yes.

Page 6

1 MR. GROSSMAN: Okay. All right. Anybody else
2 wish to be heard? Yes, sir?
3 MR. CHAN: My name is Kim Chan and I wrote a
4 letter back in 2013, I think the Exhibit 21. Which I am
5 adjacent to the property too. Against this proposed.
6 MR. GROSSMAN: Okay. And I'm sorry, sir, how do
7 you spell your name?
8 MR. CHAN: Kim, K-I-M, Chan, C-H-A-N, and which I
9 sent Exhibit 21.
10 MR. GROSSMAN: Okay. Yes, sir?
11 MR. LOLLEY: My name is Jeff Lolley. And my
12 property is across the road from Dr. Li's property. I
13 haven't written a letter, but I've signed in and I'm opposed
14 to this --
15 MR. GROSSMAN: Okay.
16 MR. LOLLEY: -- whole thing as well.
17 MR. GROSSMAN: And Mr. Lolley, how do you spell
18 your last name?
19 MR. LOLLEY: L-OL-L-E-Y.
20 MR. GROSSMAN: Okay. And is that Jeff spelled
21 with a J?
22 MR. LOLLEY: J-E-F-F, yes, sir.
23 MR. GROSSMAN: Okay. All right. All right.
24 Well, that's everybody in the audience. I mean ordinarily
25 at this point I would go through explaining this process and

Page 7

1 I will do so briefly, but obviously with the absence of the
2 applicant, there is nothing to proceed here on. So let me
3 just say ordinarily what happens in these cases, they run
4 pretty much the way a courtroom is run. There is a
5 combination of formality and informality. Everything is
6 taken down by a court reporter, witnesses are sworn in, and
7 they're subject to cross-examination.
8 And usually it's run in the same way in terms of
9 the order, usually the applicant puts on his or her case
10 first and then the opposition thereafter. Cross-examination
11 is permitted.
12 This is an application for a special exception
13 which is a bit of misnomer, because people think of it like
14 a variance, something varying from the statute. That's not
15 what a special exception is. In fact they've renamed it
16 under the new Zoning Ordinance, although this case is under
17 the old Zoning Ordinance. Under the new Zoning Ordinance
18 it's called a Conditional Use, which is more what it is.
19 That is a use that's permitted by the statute if specified
20 conditions are met. And those specified conditions are
21 spelled out in the statute, both generally, general
22 conditions as well as specific conditions for this specific
23 type of special exception.
24 All right. It's now 9:47 a.m., we have not heard
25 from Dr. Li. Yes, sir?

Page 8

1 MR. JOHNS: Sir, could you just clarify under the
2 new statute then, would, under conditional use --
3 MR. GROSSMAN: Yes.
4 MR. JOHNS: -- would that allow, if we're under
5 that new statute, would that change the process by which
6 public hearings and public comments would be sought?
7 MR. GROSSMAN: It changes some of the technical
8 details but the essential part of it would remain. That is,
9 there is still a private educational institution conditional
10 use under the new statute and the process is similar. The
11 difference would be that if somebody were to file for a
12 conditional use now instead of filing with the Board of
13 Appeals and then having it sent to our office, the Office of
14 Zoning and Administrative Hearings for a hearing and then
15 over to the technical staff of the Maryland National Capital
16 Park and Planning Commission, instead they would have to go
17 first to the technical staff and have the application
18 reviewed for completeness. It then would be filed with my
19 office, the Office of Zoning and Administrative Hearings
20 instead of with the Board of Appeals, the case would then be
21 scheduled by us within 120 days, it could be continued as
22 necessary and then it would be heard by us and decided by
23 us, subject to an appeal to the Board of Appeals or an oral
24 argument before the Board of Appeals, if somebody requested
25 it.

Page 9

1 As the case is now under the old statute, it's
2 actually the Board of Appeals which is the deciding entity
3 and our report is a recommendation to the Board of Appeals.
4 So there are, the bottom line ends up pretty much the same,
5 I would say, but the procedures have been changed,
6 streamlined a bit because there have been many cases where
7 there was not opposition and there wasn't a reason to have a
8 further you know, process beyond the Hearing Examiner. But
9 cases where there's strong opposition and people want to be
10 heard by the Board of Appeals they'd still have that option
11 under the new statute.
12 MR. JOHNS: But under the new statute is it that
13 your office then the Zoning Board would convene hearings and
14 allow for, would the community have a chance to express its
15 opposition before your decision or would they have to wait
16 for your decision and then go to appeal.
17 MR. GROSSMAN: No, no, no, it's absolutely, first
18 of all, my office is not a board, it's the Office of Zoning
19 and Administrative Hearings and we have individual Hearing
20 Examiners handle cases and absolutely we would notice the
21 hearing, in the same similar way to the way it's noticed
22 now. We'd send out notice and we'd publish it on our
23 website. We would wait at least, I shouldn't say at least,
24 but pretty much about 120 days, which is a maximum of 120
25 days before it's set up. People can write in. People can

Page 10

1 come and testify and their opinions are considered and their
2 testimony considered at the hearing. Similar to what is
3 done now it would still be a due process hearing as it is
4 set forth here.

5 MR. JOHNS: Very well.

6 MR. GROSSMAN: All right. Well, now it is now 20
7 past the 9:30 a.m. hearing time, it's 9:50 a.m. and due to
8 the absence of the applicant, I'm going to adjourn the
9 hearing. I don't think that there is much point in going
10 forward at this juncture and I'll write my report based on
11 that.

12 I suppose, the question is should I take evidence
13 from you folks here at this juncture without hearing from
14 the applicant. Frankly, this is the first case I've had in
15 which the applicant has not appeared, so I haven't thought
16 about how to handle that.

17 MR. JOHNS: Well, maybe his lack of appearance you
18 can treat is usually treated in court as like a summarial
19 (phonetic sp.) dismissal.

20 MR. GROSSMAN: Well, I don't have the power to
21 summarily dismiss because the case, I'm not the deciding
22 entity here. I do have the power to make a recommendation.

23 MR. JOHNS: Okay.

24 MR. GROSSMAN: And there were also as I noted in
25 the notice, there's also an issue about continuations of

Page 11

1 this hearing. The last request that was made by the
2 applicant I denied because this case has gone on for almost
3 three years. But in any event, why don't I do this? Why
4 don't I hear briefly from any of you who wish to testify.

5 Ms. Liu, you were first identified, would you come forward,
6 please? And just have a seat at the table.

7 MS. LIU: Right here?

8 MR. GROSSMAN: Yes. Anywhere where there's a
9 microphone. You could actually, in the blue chair I see you
10 a little bit better.

11 MS. LIU: Okay.

12 MR. GROSSMAN: All right. And would you state
13 your full name and address please for the record?

14 MS. LIU: Yes, my name is Irma Yuanwa Liu and my
15 address is 14190 Travilah Road, Rockville, Maryland. The
16 zip code is 20850.

17 MR. GROSSMAN: All right. Would you raise your
18 right hand, please? Do you swear or affirm to tell the
19 truth, the whole truth and nothing but the truth under
20 penalty of perjury?

21 MS. LIU: Yes.

22 MR. GROSSMAN: Okay. You may proceed. What did
23 you have to say? You indicated earlier that you were in
24 opposition. What's the basis for your opposition?

25 MS. LIU: Well, one thing is the, this education

Page 12

1 institute is going to operate, I mean 8:00 a.m. to 7:00
2 p.m., during non-school day or holidays or summertime. And
3 the traffic is going to be very bad and also I'm assuming
4 it's going to be a lot of kids in that institute. Whatever,
5 they're a private school and cause a lot of noise around the
6 neighbor, and also my concern, another concern is because
7 I'm adjacent to his property, so when he build up this
8 private institute and the sewage is going to get into my
9 property and I didn't agree on that. They have to build a
10 sewage base on his construction plans.

11 MR. GROSSMAN: They haven't built a what on?

12 MS. LIU: The sewage, whatever.

13 UNIDENTIFIED PERSON: Sewage.

14 MR. GROSSMAN: Sewage. Okay. Yes.

15 MS. LIU: The sewage has to be, going to cut into
16 my property and so --

17 MR. GROSSMAN: I see.

18 MS. LIU: -- I really have concern about that.

19 MR. GROSSMAN: You also mentioned in your letter
20 as I recall that there was a dumpster that was going to be
21 close to your property.

22 MS. LIU: Yes, that is correct.

23 MR. GROSSMAN: Okay. All right. Is there
24 anything else that you would say?

25 MS. LIU: No, that's all.

Page 13

1 MR. GROSSMAN: All right. Does anybody who is
2 here wish to cross-examine Ms. Liu? Seeing no. All right.

3 Thank you, ma'am. All right. Mr. Shah, from the Barrington
4 Homeowner's Association. All right, sir, would you state
5 your full name and address and on whose behalf you're here.

6 MR. SHAH: Narendra Shah, 14224 Floral Park Drive,
7 North Potomac, Maryland 20878.

8 MR. GROSSMAN: All right. And you're here on
9 behalf of?

10 MR. SHAH: The Barrington Homeowner's Association.

11 MR. GROSSMAN: All right. Would you raise your
12 right hand, please. Do you swear or affirm to tell the
13 truth, the whole truth and nothing but the truth under
14 penalty of perjury?

15 MR. SHAH: Yes.

16 MR. GROSSMAN: All right. You may proceed.
17 What's the basis for your opposition?

18 MR. SHAH: I think there are a few things here.

19 Number one is the Dr. Li's trying to propose a commercial
20 stuff in a residential zone. As such the Travilah is very
21 busy, you know, it has a lot of residential area and it's
22 probably exceeds like now even the residential bar, if you
23 think about it or whatever, the County thinks, you know. So
24 the number one issue is going to be a lot of traffic right
25 now that is a lot of traffic on the road. Number two is the

Page 14

1 commercial, I don't think the County should allow the
2 commercial stuff to go on in the residential zone.
3 MR. GROSSMAN: Well, I have to say on that score,
4 I mean traffic is certainly a consideration we have and one
5 of the issues here is the failure of Dr. Li to file what
6 they call a traffic study requested by the technical staff
7 of the Planning Board. But as to the commercial aspect of
8 it, certainly we consider compatibility, that is one of the
9 primary issues here. However, this special exception in
10 question, a private educational institution, is a permitted
11 us in a residential zone. Assuming we can deal with the
12 compatibility issues. So I don't think the fact that it's a
13 private educational institution and it would be in a
14 residential zone does not per se make it problematic from
15 the zoning standpoint.
16 MR. SHAH: Well, you know, we do have I think
17 there's an elementary school, and just at the school, I'm
18 not sure whether there is a daycare or not. Maybe they can
19 extend over there somewhere, make some more room instead of,
20 you know, having to, instead of giving permission to Dr. Li
21 to go ahead with the educational stuff. You know the --
22 MR. GROSSMAN: Well, I can only consider the
23 application that's before me. I can't consider --
24 MR. SHAH: I know, no, I understand that.
25 MR. GROSSMAN: -- that there may be alternatives,

Page 15

1 but what I have before me is an application for a private
2 educational institution and I have to consider that based on
3 what's been filed and based on the testimony at a hearing
4 and under the conditions that are set forth in the statute.
5 MR. SHAH: Not only that, if the things go as
6 planned in the County I think there is going to be some
7 condominium coming up on Travilah, on the right side. I
8 think, I don't know exactly 400 or you know it's going to be
9 like an apartment complex or something. So that's also
10 going to create a lot of traffic issues over there.
11 MR. GROSSMAN: Okay. All right. Is there
12 anything else, sir?
13 MR. SHAH: Well, not only that it will be a
14 nuisance to our community, you know, some of our neighbor's
15 houses are right next to Dr. Li's house. So while the
16 activity goes on, all these are, you know, neighbors, are
17 going to be disturbed so much. Because some of, I think
18 there are three houses for, this proposed facility is behind
19 the three houses right there.
20 MR. GROSSMAN: Okay.
21 MR. SHAH: Okay. That's all.
22 MR. GROSSMAN: All right. Anybody have any cross-
23 examination -- hold on one second, sir. Anybody have any
24 cross-examination questions? No, hearing none. All right.
25 Thank you, sir. I appreciate you coming down.

Page 16

1 MR. SHAH: Sure. Thanks. Bye-bye.
2 MR. GROSSMAN: All right. And our next is Mr.
3 Johns.
4 MR. JOHNS: Yes.
5 MR. GROSSMAN: And would you state your full name
6 and address for the record, please.
7 MR. JOHNS: Yes, Bryon Johns, address 10509
8 Orchard Valley Drive, North Potomac 20878.
9 MR. GROSSMAN: Would you raise your right hand,
10 please. Do you swear or affirm to tell the truth, the whole
11 truth, and nothing but the truth under penalty of perjury?
12 MR. JOHNS: I do.
13 MR. GROSSMAN: All right. You may proceed.
14 MR. JOHNS: Okay. We are one of the first three
15 houses in the Barrington Community that is buttressed by the
16 property in question here. So we are opposed for both the
17 reasons mentioned by our other neighbors in terms of traffic
18 and the commercial use and disturbance of the residential
19 area. The hours in question, as Dr. Li has other properties
20 in other places, his 7:00 to 7:00 or whatever the hours are
21 he projected, is probably conservative and often goes later
22 than that.
23 The 24, rather the 365 day year, whether schools
24 are out or not, he intends to have that use and on weekends
25 to house this. As the last testimony that my wife actually

Page 17

1 attended, none of the signatories to, in support of this
2 effort lived in this community. They were from other
3 communities outside. So I find that objectionable.
4 MR. GROSSMAN: Well, it's not objectionable that
5 they support it, I mean if they --
6 MR. JOHNS: It's objectionable that there are no
7 people who are impacted by this supporting it.
8 MR. GROSSMAN: Okay.
9 MR. JOHNS: So people who are not impacted always
10 can support something. Right, so, that is the
11 objectionable.
12 MR. GROSSMAN: Okay.
13 MR. JOHNS: The other thing is the term private
14 educational institution has fairly broad meaning and can be
15 interpreted many ways. We assume these are children that is
16 the way it's been kind of presented, but it could be many
17 other things which would be you know, adverse to the
18 community and to the interest of the neighbors. So we
19 oppose to it for those reasons also.
20 MR. GROSSMAN: Are you concerned about traffic at
21 all?
22 MR. JOHNS: Very concerned about the traffic, it
23 is a one lane each way road. To one side of us there's a
24 brand new community center that will be bringing more
25 traffic. To the other side, there is the condos that will

Page 18

1 be built which was already mentioned. So the traffic there
2 is already pretty, the road, the infrastructure is already,
3 you know pretty much meeting its capacity. Bringing this
4 traffic in and people and it's frankly not a particularly,
5 if it were for younger kids facing the street, there would
6 be some concern about this, you know, the safety in that.
7 But there isn't a lane for them to turn off onto.
8 MR. GROSSMAN: All right. And so that's always --
9 MR. JOHNS: Property values is also a concern
10 because this kind of an institution right in literally in
11 your backyard brings concern in terms of the quite peaceful
12 nature of this community.
13 MR. GROSSMAN: All right.
14 MR. JOHNS: Okay. That's it.
15 MR. GROSSMAN: Hold on one second. Does anybody
16 have any cross-examination questions? Hearing none. All
17 right. Thank you very much, sir. I appreciate you're
18 coming down here.
19 MR. JOHNS: You're welcome.
20 MR. GROSSMAN: And Mr. Chan. Would you state your
21 full name and address for the record, please?
22 MR. CHAN: My name is Kim Chan, my address is
23 10505 Orchard Valley Drive, North Potomac, zip code 20878.
24 MR. GROSSMAN: All right. Would you raise your
25 right hand, please? Do you swear or affirm to tell the

Page 19

1 truth, the whole truth and nothing but the truth under
2 penalty of perjury?
3 MR. CHAN: Yes.
4 MR. GROSSMAN: All right. You may proceed.
5 MR. CHAN: My property is the second house in
6 Orchard Valley which is probably less than 60 feet away from
7 this property where they want to build this learning center.
8 My position is to object for this center because it's cause
9 of the traffic impact and also cause storm water management
10 issue. Right now we see even in my backyard, there is a lot
11 of ponding water issue. With all this new improvement maybe
12 even getting worse. The other thing is like my neighbor
13 mentioned, we kind of follow up with this case all the
14 people that sign in for this petition, they're not living in
15 my neighborhood. Now I have kids in the area, we don't need
16 this kind of a learning center. So I don't think it's
17 something that our community wants. And also the whole
18 block is a residential and quiet area and it's in the middle
19 of the zone that they want to change, which kind of weird.
20 Because it's not in the corner, it's just in the middle.
21 And I hope the Board, you know, reviews that, make a wise
22 decision.
23 MR. GROSSMAN: All right, sir.
24 MR. CHAN: I think that's all.
25 MR. GROSSMAN: All right. Anybody have any cross-

Page 20

1 examination questions? Hearing none, all right, I thank you
2 very much, sir, for coming down.
3 MR. CHAN: You're welcome.
4 MR. GROSSMAN: And Mr. Lolley?
5 MR. LOLLEY: Yes, thank you.
6 MR. GROSSMAN: Would you state your full name and
7 address for the record, please?
8 MR. LOLLEY: My name is Jeffry Brian Lolley. My
9 address is 10210 Unicorn Way, in Rockville, Maryland 20850.
10 And I live in Willow, what do we call it, it's Willow Oaks
11 Homeowner's Association. A small community of about a dozen
12 homes.
13 MR. GROSSMAN: Would you raise your right hand,
14 please?
15 MR. LOLLEY: Sorry.
16 MR. GROSSMAN: Do you swear or affirm to tell the
17 truth, the whole truth and nothing but the truth under
18 penalty of perjury?
19 MR. LOLLEY: I do.
20 MR. GROSSMAN: All right. And you live in a small
21 community?
22 MR. LOLLEY: A small community, Willow Oaks, it's
23 the homeowner's association, I am directly across from the
24 proposed property, actually the side of my property faces
25 Travilah Road and this property is directly across from it.

Page 21

1 MR. GROSSMAN: Okay. But you're not here on
2 behalf of Willow Oaks?
3 MR. LOLLEY: I'm not here on behalf of Willow
4 Oaks.
5 MR. GROSSMAN: The homeowners. Okay.
6 MR. LOLLEY: There are about 12 properties in our
7 community.
8 MR. GROSSMAN: All right.
9 MR. LOLLEY: So I'm opposed to this request. I
10 would point to three or four different items. The first
11 would be the construction of a commercial building in the
12 middle of a residential area. Right now everything around
13 this area is residential until you get farther up Travilah
14 Road towards Travilah Gateway Shopping Plaza or down towards
15 the school, Travilah Elementary School.
16 The second point is traffic. So Travilah Road is
17 an extremely busy road, and actually the intersection that
18 this facility is proposed at has proven to be a fairly
19 hazardous intersection, there's been a lot of accidents
20 there. The County had to put speed cameras directly in
21 front of this location to try and deal with that. It's the
22 turn in, primary turn in into the Stonebridge community as
23 well as Stone Mill Elementary School and it's a heavily
24 traveled Road. There is also a walking and bath pike that
25 is on the road in front of this property. The cause of the

Page 22

1 traffic that's on the road that's the primary path that was
 2 utilized for our children to play and for people to walk in
 3 the community and adding a thoroughfare into a business area
 4 on that bike path, is a concern to me. My children use that
 5 every day to ride their bikes and walk around. We use it as
 6 a family and I think it proposes a significant hazard having
 7 a commercial entrance and exit from the path.
 8 MR. GROSSMAN: Okay. So the access to the
 9 property would then be --
 10 MR. LOLLEY: Yes.
 11 MR. GROSSMAN: -- heavily traveled.
 12 MR. LOLLEY: It traverses that path. Yes.
 13 MR. GROSSMAN: Okay.
 14 MR. LOLLEY: And those are my primary concerns.
 15 MR. GROSSMAN: All right. Does anybody have any
 16 cross-examination questions for Mr. Lolley? Hearing none,
 17 all right, thank you very much, sir.
 18 MR. LOLLEY: Thank you.
 19 MR. GROSSMAN: All right. It's now 8 minutes
 20 after 10:00 a.m. and we have not seen the applicant, and
 21 taken brief testimony from the people who are here. What
 22 we'll do is we will admit the exhibits that have been filed,
 23 so that the Board will have a basis for acting, that would
 24 be Exhibits 1 through 70 and their subparts.
 25 (Hearing Exhibit Nos. 1-70

Page 23

1 Previously marked for
 2 identification were received into
 3 evidence.)
 4 MR. GROSSMAN: And we will adjourn this hearing.
 5 The record will close upon, essentially upon receipt of the
 6 transcript, so that takes usually 10 days and today is the
 7 29th, so that would be the 8th of June. I don't know if
 8 that's a weekend, let me see. It's probably Monday.
 9 MR. SHAH: Yeah, no it's Monday.
 10 MR. GROSSMAN: Monday, I think that's right. Yes,
 11 it's a Monday.
 12 MR. SHAH: Before you adjourn, the address needs
 13 to be changed on the, whenever we send a communication to
 14 the Barrington President, the homeowner's association
 15 president. A letter went to Deborah and it should come to
 16 me, because it was forwarded to me.
 17 MR. GROSSMAN: Okay, sir. So the record will
 18 close on June 8, 2015 but it does not remain open for
 19 further submissions by either the applicant or the
 20 community. Today is the day by which things were supposed
 21 to be submitted and people are supposed to be here to
 22 testify. And I thank you all for coming down here. I know
 23 everybody's got things to do, but I appreciate you taking
 24 your time to come down here even though the applicant isn't
 25 here, I didn't want to adjourn without giving you the

Page 24

1 opportunity to be heard, you're having come down here to do
 2 so.
 3 So that's it, we're adjourned. Thank you very
 4 much. Have a great weekend.
 5 MR. JOHNS: Thank you.
 6 MR. SHAH: Thanks a lot.
 7 MS. LIU: Thank you.
 8 (Whereupon, at 10:09 a.m., the hearing was
 9 concluded.)
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

Page 25

1 C E R T I F I C A T E
 2 DEPOSITION SERVICES, INC., hereby certifies that
 3 the attached pages represent an accurate transcript of the
 4 electronic sound recording of the proceedings before the
 5 Office of Zoning and Administrative Hearings for Montgomery
 6 County in the matter of:
 7
 8 Dr. Li, Nursery School
 9 S-2851
 10 OZAH No. 13-01
 11
 12 By:
 13
 14
 15
 16
 17 _____
 18 Diane Wilson, Transcriber
 19
 20
 21
 22
 23
 24
 25

A	<p>apartment (1) 15:9</p> <p>appeal (2) 8:23;9:16</p> <p>Appeals (9) 3:3,16;8:13,20,23, 24;9:2,3,10</p> <p>appearance (1) 10:17</p> <p>appeared (1) 10:15</p> <p>applicant (9) 7:2,9;10:8,14,15; 11:2;22:20;23:19,24</p> <p>application (4) 7:12;8:17;14:23; 15:1</p> <p>appreciate (3) 15:25;18:17;23:23</p> <p>area (7) 13:21;16:19;19:15, 18;21:12,13;22:3</p> <p>argument (1) 8:24</p> <p>around (3) 12:5;21:12;22:5</p> <p>aspect (1) 14:7</p> <p>Association (6) 4:13;13:4,10;20:11, 23;23:14</p> <p>assume (1) 17:15</p> <p>assuming (2) 12:3;14:11</p> <p>attended (1) 17:1</p> <p>audience (3) 3:22,23;6:24</p> <p>away (1) 19:6</p>	<p>behalf (4) 13:5,9;21:2,3</p> <p>behind (1) 15:18</p> <p>better (1) 11:10</p> <p>beyond (1) 9:8</p> <p>bike (1) 22:4</p> <p>bikes (1) 22:5</p> <p>bit (3) 7:13;9:6;11:10</p> <p>block (1) 19:18</p> <p>blue (1) 11:9</p> <p>Board (14) 3:3,16;8:12,20,23, 24;9:2,3,10,13,18;14:7; 19:21;22:23</p> <p>both (2) 7:21;16:16</p> <p>bottom (1) 9:4</p> <p>brand (1) 17:24</p> <p>Brian (1) 20:8</p> <p>brief (1) 22:21</p> <p>briefly (2) 7:1;11:4</p> <p>bringing (2) 17:24;18:3</p> <p>brings (1) 18:11</p> <p>broad (1) 17:14</p> <p>Bryon (2) 5:17;16:7</p> <p>build (3) 12:7,9;19:7</p> <p>building (1) 21:11</p> <p>built (2) 12:11;18:1</p> <p>business (1) 22:3</p> <p>busy (2) 13:21;21:17</p> <p>butressed (1) 16:15</p> <p>Bye-bye (1) 16:1</p> <p>B-Y-R-O-N (1) 5:17</p>	<p>called (1) 7:18</p> <p>cameras (1) 21:20</p> <p>Can (9) 5:19;9:25,25;10:18; 14:11,18,22;17:10,14</p> <p>capacity (1) 18:3</p> <p>Capital (1) 8:15</p> <p>case (9) 3:17;7:9,16;8:20; 9:1;10:14,21;11:2; 19:13</p> <p>cases (4) 7:3;9:6,9,20</p> <p>cause (4) 12:5;19:8,9;21:25</p> <p>Center (5) 3:9;17:24;19:7,8,16</p> <p>certainly (2) 14:4,8</p> <p>chair (1) 11:9</p> <p>CHAN (11) 6:3,3,8,8;18:20,22, 22;19:3,5,24;20:3</p> <p>C-H-A-N (1) 6:8</p> <p>chance (1) 9:14</p> <p>change (2) 8:5;19:19</p> <p>changed (2) 9:5;23:13</p> <p>changes (1) 8:7</p> <p>children (3) 17:15;22:2,4</p> <p>clarify (1) 8:1</p> <p>close (3) 12:21;23:5,18</p> <p>Code (3) 3:11;11:16;18:23</p> <p>combination (1) 7:5</p> <p>coming (5) 15:7,25;18:18;20:2; 23:22</p> <p>comments (1) 8:6</p> <p>commercial (7) 13:19;14:1,2,7; 16:18;21:11;22:7</p> <p>Commission (1) 8:16</p> <p>communication (1) 23:13</p> <p>communities (1) 17:3</p> <p>community (16)</p>	<p>4:22;9:14;15:14; 16:15;17:2,18,24; 18:12;19:17;20:11,21, 22;21:7,22;22:3;23:20</p> <p>compatibility (2) 14:8,12</p> <p>completeness (1) 8:18</p> <p>complex (1) 15:9</p> <p>concern (7) 12:6,6,18;18:6,9,11; 22:4</p> <p>concerned (2) 17:20,22</p> <p>concerns (2) 3:24;22:14</p> <p>concluded (1) 24:9</p> <p>Conditional (4) 7:18;8:2,9,12</p> <p>conditions (5) 7:20,20,22,22;15:4</p> <p>condominium (1) 15:7</p> <p>condos (1) 17:25</p> <p>conservative (1) 16:21</p> <p>consider (4) 14:8,22,23;15:2</p> <p>consideration (1) 14:4</p> <p>considered (2) 10:1,2</p> <p>construction (2) 12:10;21:11</p> <p>continuations (1) 10:25</p> <p>continued (1) 8:21</p> <p>convene (1) 9:13</p> <p>corner (1) 19:20</p> <p>County (4) 13:23;14:1;15:6; 21:20</p> <p>court (2) 7:6;10:18</p> <p>courtroom (1) 7:4</p> <p>create (1) 15:10</p> <p>cross- (2) 15:22;19:25</p> <p>cross-examination (5) 7:7,10;15:24;18:16; 22:16</p> <p>cross-examine (1) 13:2</p> <p>cut (1) 12:15</p>
		B	<p>back (2) 5:2;6:4</p> <p>backyard (2) 18:11;19:10</p> <p>bad (1) 12:3</p> <p>bar (1) 13:22</p> <p>Barrington (5) 4:13;13:3,10;16:15; 23:14</p> <p>base (1) 12:10</p> <p>based (3) 10:10;15:2,3</p> <p>basis (3) 11:24;13:17;22:23</p> <p>bath (1) 21:24</p>	<p style="text-align: center; vertical-align: middle;">C</p> <p>call (2) 14:6;20:10</p>
<p>back (2) 5:2;6:4</p> <p>backyard (2) 18:11;19:10</p> <p>bad (1) 12:3</p> <p>bar (1) 13:22</p> <p>Barrington (5) 4:13;13:3,10;16:15; 23:14</p> <p>base (1) 12:10</p> <p>based (3) 10:10;15:2,3</p> <p>basis (3) 11:24;13:17;22:23</p> <p>bath (1) 21:24</p>		<p style="text-align: center; vertical-align: middle;">C</p> <p>call (2) 14:6;20:10</p>		

D	dumpster (1) 12:20	22:7	3:10	11:1;15:3,24;18:16; 20:1;22:16,25;23:4; 24:8
	during (1) 12:2	explaining (1) 6:25	Frankly (2) 10:14;18:4	hearings (5) 8:6,14,19;9:13,19
Daniel (1) 3:3	E	express (1) 9:14	front (2) 21:21,25	heavily (2) 21:23;22:11
day (4) 12:2;16:23;22:5; 23:20		earlier (1) 11:23	extend (1) 14:19	full (5) 11:13;13:5;16:5; 18:21;20:6
daycare (1) 14:18	education (2) 4:16;11:25	extra (1) 3:19	further (2) 9:8;23:19	holidays (1) 12:2
days (5) 5:6;8:21;9:24,25; 23:6	educational (9) 3:5,12;4:23;8:9; 14:10,13,21;15:2; 17:14	extremely (1) 21:17	G	Homeowner's (6) 4:13;13:4,10;20:11, 23;23:14
deal (2) 14:11;21:21	effort (1) 17:2	F		Gateway (1) 21:14
Deborah (2) 5:3;23:15	either (1) 23:19		faces (1) 20:24	general (1) 7:21
decided (1) 8:22	elementary (3) 14:17;21:15,23	facility (4) 4:16,23;15:18;21:18	generally (1) 7:21	hope (1) 19:21
deciding (2) 9:2;10:21	else (4) 5:15;6:1;12:24; 15:12	facing (1) 18:5	giving (2) 14:20;23:25	hours (2) 16:19,20
decision (4) 3:17;9:15,16;19:22	ends (1) 9:4	fact (2) 7:15;14:12	goes (2) 15:16;16:21	house (3) 15:15;16:25;19:5
denied (1) 11:2	entity (2) 9:2;10:22	failure (1) 14:5	great (1) 24:4	houses (4) 15:15,18,19;16:15
details (1) 8:8	entrance (1) 22:7	fairly (2) 17:14;21:18	GROSSMAN (80) 3:2,14;4:4,6,9,11,14, 17,21,24;5:3,7,12,15, 20,24;6:1,6,10,15,17, 20,23;8:3,7;9:17;10:6, 20,24;11:8,12,17,22; 12:11,14,17,19,23; 13:1,8,11,16;14:3,22, 25;15:11,20,22;16:2,5, 9,13;17:4,8,12,20;18:8, 13,15,20,24;19:4,23, 25;20:4,6,13,16,20; 21:1,5,8;22:8,11,13,15, 19;23:4,10,17	I
didn't (2) 12:9;23:25	essentials (1) 8:8	family (1) 22:6	H	I'll (1) 10:10
difference (1) 8:11	essentially (1) 23:5	farther (1) 21:13		I'm (12) 3:14;4:2,12;6:6,13; 10:8,21;12:3,7;14:17; 21:3,9
different (1) 21:10	even (4) 13:22;19:10,12; 23:24	feet (1) 19:6	I've (3) 3:19;6:13;10:14	identification (1) 23:2
directly (3) 20:23,25;21:20	event (1) 11:3	few (1) 13:18	identified (2) 3:9;11:5	identifying (1) 3:18,24
dismiss (1) 10:21	everybody (1) 6:24	file (3) 5:8;8:11;14:5	identify (2) 3:18,24	identifying (1) 5:24
dismissal (1) 10:19	everybody's (1) 23:23	filed (3) 8:18;15:3;22:22	impact (1) 19:9	impacted (2) 17:7,9
disturbance (1) 16:18	evidence (3) 3:15;10:12;23:3	filing (1) 8:12	impacted (2) 17:7,9	improvement (1) 19:11
disturbed (1) 15:17	exactly (1) 15:8	find (1) 17:3	improved (1) 19:11	indicated (1) 11:23
don't (12) 5:12,20;10:9,20; 11:3,4;14:1,12;15:8; 19:15,16;23:7	examination (2) 15:23;20:1	first (8) 4:19;7:10;8:17;9:17; 10:14;11:5;16:14; 21:10	individual (1) 9:19	informality (1) 7:5
done (1) 10:3	Examiner (2) 3:15;9:8	Floral (1) 13:6	infrastructure (1) 18:2	instead (5) 8:12,16,20;14:19,20
down (8) 7:6;15:25;18:18; 20:2;21:14;23:22,24; 24:1	Examiners (1) 9:20	folks (1) 10:13	institute (3) 12:1,4,8	
dozen (1) 20:11	exceeds (1) 13:22	follow (1) 19:13		
Dr (11) 3:10,21;4:2,15;6:12; 7:25;13:19;14:5,20; 15:15;16:19	exception (6) 3:4,11;7:12,15,23; 14:9	formality (1) 7:5		
Drive (3) 13:6;16:8;18:23	Exhibit (5) 5:3,8;6:4,9;22:25	forth (2) 10:4;15:4		
due (2) 10:3,7	exhibits (2) 22:22,24	forward (2) 10:10;11:5		
	exit (1)	forwarded (1) 23:16		
		four (1) 21:10		
		FR33 (1)		

<p>institution (6) 3:5;8:9;14:10,13; 17:14;18:10</p> <p>institutions (1) 3:13</p> <p>intends (1) 16:24</p> <p>interest (1) 17:18</p> <p>interpreted (1) 17:15</p> <p>intersection (2) 21:17,19</p> <p>into (5) 12:8,15;21:22;22:3; 23:2</p> <p>intuition (1) 15:2</p> <p>Irma (2) 4:1;11:14</p> <p>Isaacs (1) 5:3</p> <p>isn't (2) 18:7;23:24</p> <p>issue (6) 5:5,5;10:25;13:24; 19:10,11</p> <p>issues (4) 14:5,9,12;15:10</p> <p>it's (30) 3:19;7:18,24;9:1,17, 18,21,25;10:7;12:4; 13:21;14:12;15:8;17:4, 6,16;18:4;19:8,16,18, 20,20;20:10,22;21:21, 23;22:19;23:8,9,11</p> <p>items (1) 21:10</p>	<p>12:4;18:5;19:15</p> <p>Kim (3) 6:3,8;18:22</p> <p>K-I-M (1) 6:8</p> <p>kind (5) 17:16;18:10;19:13, 16,19</p> <p>known (1) 3:8</p> <p style="text-align: center;">L</p> <p>lack (1) 10:17</p> <p>lane (2) 17:23;18:7</p> <p>last (5) 4:7,20;6:18;11:1; 16:25</p> <p>later (1) 16:21</p> <p>Learning (3) 3:8;19:7,16</p> <p>least (2) 9:23,23</p> <p>less (1) 19:6</p> <p>letter (11) 4:18;5:1,5,8,8,11,21; 6:4,13;12:19;23:15</p> <p>Li (7) 3:3,10,21;7:25;14:5, 20;16:19</p> <p>Li's (5) 4:2,15;6:12;13:19; 15:15</p> <p>line (1) 9:4</p> <p>literally (1) 18:10</p> <p>little (1) 11:10</p> <p>LIU (20) 4:1,1,5,8,8,10;11:5,7, 11,14,14,21,25;12:12, 15,18,22,25;13:2;24:7</p> <p>L-I-U (1) 4:8</p> <p>Liu's (1) 5:8</p> <p>live (2) 20:10,20</p> <p>lived (1) 17:2</p> <p>living (1) 19:14</p> <p>location (1) 21:21</p> <p>Lolley (21) 6:11,11,16,17,19,22; 20:4,5,8,8,15,19,22; 21:3,6,9;22:10,12,14,</p>	<p>16,18</p> <p>L-OL-L-E-Y (1) 6:19</p> <p>lot (9) 12:4,5;13:21,24,25; 15:10;19:10;21:19; 24:6</p> <p style="text-align: center;">M</p> <p>ma'am (1) 13:3</p> <p>Madam (1) 3:25</p> <p>management (1) 19:9</p> <p>many (3) 9:6;17:15,16</p> <p>Map (1) 3:9</p> <p>marked (1) 23:1</p> <p>Martin (1) 3:14</p> <p>Maryland (4) 8:15;11:15;13:7; 20:9</p> <p>material (1) 5:24</p> <p>maximum (1) 9:24</p> <p>may (5) 11:22;13:16;14:25; 16:13;19:4</p> <p>maybe (3) 10:17;14:18;19:11</p> <p>mean (4) 6:24;12:1;14:4;17:5</p> <p>meaning (1) 17:14</p> <p>means (1) 3:15</p> <p>meeting (1) 18:3</p> <p>mentioned (4) 12:19;16:17;18:1; 19:13</p> <p>met (1) 7:20</p> <p>microphone (1) 11:9</p> <p>middle (3) 19:18,20;21:12</p> <p>Mill (1) 21:23</p> <p>minutes (2) 3:19;22:19</p> <p>misnomer (1) 7:13</p> <p>Monday (4) 23:8,9,10,11</p> <p>more (4) 5:11;7:18;14:19;</p>	<p>17:24</p> <p>much (10) 7:4;9:4,24;10:9; 15:17;18:3,17;20:2; 22:17;24:4</p> <p style="text-align: center;">N</p> <p>name (19) 3:14;4:1,7,12,18,19, 20;6:3,7,11,18;11:13, 14;13:5;16:5;18:21,22; 20:6,8</p> <p>N-A-R-E-N-D- (1) 4:19</p> <p>Narendra (3) 4:12,19;13:6</p> <p>National (1) 8:15</p> <p>nature (1) 18:12</p> <p>necessary (2) 5:12;8:22</p> <p>need (1) 19:15</p> <p>needs (1) 23:12</p> <p>neighbor (4) 4:2;5:18;12:6;19:12</p> <p>neighbor's (1) 15:14</p> <p>neighborhood (1) 19:15</p> <p>neighbors (3) 15:16;16:17;17:18</p> <p>new (9) 7:16,17;8:2,5,10; 9:11,12;17:24;19:11</p> <p>next (2) 15:15;16:2</p> <p>noise (1) 12:5</p> <p>none (5) 15:24;17:1;18:16; 20:1;22:16</p> <p>non-school (1) 12:2</p> <p>North (3) 13:7;16:8;18:23</p> <p>Nos (1) 22:25</p> <p>noted (1) 10:24</p> <p>notice (3) 9:20,22;10:25</p> <p>noticed (2) 3:20;9:21</p> <p>nuisance (1) 15:14</p> <p>Number (5) 3:3,10;13:19,24,25</p>	<p style="text-align: center;">O</p> <p>Oaks (4) 20:10,22;21:2,4</p> <p>object (1) 19:8</p> <p>objectionable (4) 17:3,4,6,11</p> <p>obviously (1) 7:1</p> <p>off (1) 18:7</p> <p>Office (7) 8:13,13,19,19;9:13, 18,18</p> <p>often (1) 16:21</p> <p>old (2) 7:17;9:1</p> <p>one (11) 5:11;11:25;13:19,24; 14:4,8;15:23;16:14; 17:23,23;18:15</p> <p>only (3) 14:22;15:5,13</p> <p>onto (1) 18:7</p> <p>open (1) 23:18</p> <p>operate (1) 12:1</p> <p>opinions (1) 10:1</p> <p>opportunity (1) 24:1</p> <p>oppose (2) 4:22;17:19</p> <p>opposed (4) 5:18;6:13;16:16; 21:9</p> <p>opposition (8) 4:17;7:10;9:7,9,15; 11:24,24;13:17</p> <p>option (1) 9:10</p> <p>oral (1) 8:23</p> <p>Orchard (3) 16:8;18:23;19:6</p> <p>order (1) 7:9</p> <p>Ordinance (3) 7:16,17,17</p> <p>ordinarily (3) 3:18;6:24;7:3</p> <p>others (1) 4:11</p> <p>out (4) 5:1;7:21;9:22;16:24</p> <p>outside (1) 17:3</p> <p>over (3)</p>
<p style="text-align: center;">J</p> <p>Jeff (2) 6:11,20</p> <p>J-E-F-F (1) 6:22</p> <p>Jeffry (1) 20:8</p> <p>J-O-H-N- (1) 5:17</p> <p>JOHNS (25) 5:17,17,20,23,25;8:1, 4;9:12;10:5,17,23; 16:3,4,7,7,12,14;17:6, 9,13,22;18:9,14,19; 24:5</p> <p>junction (2) 10:10,13</p> <p>June (2) 23:7,18</p> <p style="text-align: center;">K</p> <p>kids (3)</p>	<p>lack (1) 10:17</p> <p>lane (2) 17:23;18:7</p> <p>last (5) 4:7,20;6:18;11:1; 16:25</p> <p>later (1) 16:21</p> <p>Learning (3) 3:8;19:7,16</p> <p>least (2) 9:23,23</p> <p>less (1) 19:6</p> <p>letter (11) 4:18;5:1,5,8,8,11,21; 6:4,13;12:19;23:15</p> <p>Li (7) 3:3,10,21;7:25;14:5, 20;16:19</p> <p>Li's (5) 4:2,15;6:12;13:19; 15:15</p> <p>line (1) 9:4</p> <p>literally (1) 18:10</p> <p>little (1) 11:10</p> <p>LIU (20) 4:1,1,5,8,8,10;11:5,7, 11,14,14,21,25;12:12, 15,18,22,25;13:2;24:7</p> <p>L-I-U (1) 4:8</p> <p>Liu's (1) 5:8</p> <p>live (2) 20:10,20</p> <p>lived (1) 17:2</p> <p>living (1) 19:14</p> <p>location (1) 21:21</p> <p>Lolley (21) 6:11,11,16,17,19,22; 20:4,5,8,8,15,19,22; 21:3,6,9;22:10,12,14,</p>	<p>ma'am (1) 13:3</p> <p>Madam (1) 3:25</p> <p>management (1) 19:9</p> <p>many (3) 9:6;17:15,16</p> <p>Map (1) 3:9</p> <p>marked (1) 23:1</p> <p>Martin (1) 3:14</p> <p>Maryland (4) 8:15;11:15;13:7; 20:9</p> <p>material (1) 5:24</p> <p>maximum (1) 9:24</p> <p>may (5) 11:22;13:16;14:25; 16:13;19:4</p> <p>maybe (3) 10:17;14:18;19:11</p> <p>mean (4) 6:24;12:1;14:4;17:5</p> <p>meaning (1) 17:14</p> <p>means (1) 3:15</p> <p>meeting (1) 18:3</p> <p>mentioned (4) 12:19;16:17;18:1; 19:13</p> <p>met (1) 7:20</p> <p>microphone (1) 11:9</p> <p>middle (3) 19:18,20;21:12</p> <p>Mill (1) 21:23</p> <p>minutes (2) 3:19;22:19</p> <p>misnomer (1) 7:13</p> <p>Monday (4) 23:8,9,10,11</p> <p>more (4) 5:11;7:18;14:19;</p>	<p>name (19) 3:14;4:1,7,12,18,19, 20;6:3,7,11,18;11:13, 14;13:5;16:5;18:21,22; 20:6,8</p> <p>N-A-R-E-N-D- (1) 4:19</p> <p>Narendra (3) 4:12,19;13:6</p> <p>National (1) 8:15</p> <p>nature (1) 18:12</p> <p>necessary (2) 5:12;8:22</p> <p>need (1) 19:15</p> <p>needs (1) 23:12</p> <p>neighbor (4) 4:2;5:18;12:6;19:12</p> <p>neighbor's (1) 15:14</p> <p>neighborhood (1) 19:15</p> <p>neighbors (3) 15:16;16:17;17:18</p> <p>new (9) 7:16,17;8:2,5,10; 9:11,12;17:24;19:11</p> <p>next (2) 15:15;16:2</p> <p>noise (1) 12:5</p> <p>none (5) 15:24;17:1;18:16; 20:1;22:16</p> <p>non-school (1) 12:2</p> <p>North (3) 13:7;16:8;18:23</p> <p>Nos (1) 22:25</p> <p>noted (1) 10:24</p> <p>notice (3) 9:20,22;10:25</p> <p>noticed (2) 3:20;9:21</p> <p>nuisance (1) 15:14</p> <p>Number (5) 3:3,10;13:19,24,25</p>	<p>Oaks (4) 20:10,22;21:2,4</p> <p>object (1) 19:8</p> <p>objectionable (4) 17:3,4,6,11</p> <p>obviously (1) 7:1</p> <p>off (1) 18:7</p> <p>Office (7) 8:13,13,19,19;9:13, 18,18</p> <p>often (1) 16:21</p> <p>old (2) 7:17;9:1</p> <p>one (11) 5:11;11:25;13:19,24; 14:4,8;15:23;16:14; 17:23,23;18:15</p> <p>only (3) 14:22;15:5,13</p> <p>onto (1) 18:7</p> <p>open (1) 23:18</p> <p>operate (1) 12:1</p> <p>opinions (1) 10:1</p> <p>opportunity (1) 24:1</p> <p>oppose (2) 4:22;17:19</p> <p>opposed (4) 5:18;6:13;16:16; 21:9</p> <p>opposition (8) 4:17;7:10;9:7,9,15; 11:24,24;13:17</p> <p>option (1) 9:10</p> <p>oral (1) 8:23</p> <p>Orchard (3) 16:8;18:23;19:6</p> <p>order (1) 7:9</p> <p>Ordinance (3) 7:16,17,17</p> <p>ordinarily (3) 3:18;6:24;7:3</p> <p>others (1) 4:11</p> <p>out (4) 5:1;7:21;9:22;16:24</p> <p>outside (1) 17:3</p> <p>over (3)</p>

<p>8:15;14:19;15:10 owned (1) 3:10 OZAH (1) 3:4</p>	<p>3:24;11:6,13,18; 13:12;16:6,10;18:21, 25;20:7,14</p>	<p>public (3) 3:2;8:6,6 publish (1) 9:22 pursuant (1) 3:11 put (1) 21:20 puts (1) 7:9</p>	<p>8:18 reviews (1) 19:21 ride (1) 22:5 Right (54) 3:17;4:14,17,24;5:3, 14:6:1,23,23;7:24; 10:6;11:7,12,17,18; 12:23;13:1,2,3,4,8,11, 12,16,24;15:7,11,15, 19,22,24;16:2,9,13; 17:10;18:8,10,13,17, 24,25;19:4,10,23,25; 20:1,13,20;21:8,12; 22:15,17,19;23:10</p>	<p>9:25;10:4;15:4 sewage (6) 12:8,10,12,13,14,15 Shah (25) 4:12,12,15,19,20,22; 5:1,4,10,14;13:3,6,6, 10,15,18;14:16,24; 15:5,13,21;16:1;23:9, 12;24:6 S-H-A-H (1) 4:20 Shopping (1) 21:14 shouldn't (1) 9:23 side (4) 15:7;17:23,25;20:24</p>
<p>P</p>	<p>pm (1) 12:2 point (5) 3:21;6:25;10:9; 21:10,16 ponding (1) 19:11 position (1) 19:8 Potomac (3) 13:7;16:8;18:23 power (2) 10:20,22 presented (1) 17:16 President (3) 4:13;23:14,15 pretty (5) 7:4;9:4,24;18:2,3 Previously (1) 23:1 primary (4) 14:9;21:22;22:1,14 private (9) 3:5,12;8:9;12:5,8; 14:10,13;15:1;17:13 probably (4) 13:22;16:21;19:6; 23:8 problematic (1) 14:14 procedures (1) 9:5 proceed (5) 7:2;11:22;13:16; 16:13;19:4 process (5) 6:25;8:5,10;9:8;10:3 project (1) 3:24 projected (1) 16:21 properties (2) 16:19;21:6 property (19) 3:9;4:2,5;18:6,5,12, 12;12:7,9,16,21;16:16; 18:9;19:5,7;20:24,24, 25;21:25;22:9 proposal (2) 4:3,4 propose (1) 13:19 proposed (6) 4:16,23;6:5;15:18; 20:24;21:18 proposes (1) 22:6 proven (1) 21:18</p>	<p>Q</p>	<p>Road (13) 3:6;6:12;11:15; 13:25;17:23;18:2; 20:25;21:14,16,17,24, 25;22:1 Rockville (3) 3:6;11:15;20:9 room (1) 14:19 run (4) 3:4;7:3,4,8</p>	<p>sign (1) 19:14 signatories (1) 17:1 signed (2) 5:21;6:13 significant (1) 22:6 similar (3) 8:10;9:21;10:2 small (3) 20:11,20,22 somebody (2) 8:11,24 somewhere (1) 14:19 sorry (2) 6:6;20:15 sought (2) 3:11;8:6 sp (1) 10:19 special (6) 3:4,11;7:12,15,23; 14:9 specific (2) 7:22,22 specified (2) 7:19,20 speed (1) 21:20 spell (4) 4:6,18;6:7,17 spelled (2) 6:20;7:21 staff (3) 8:15,17;14:6 standpoint (1) 14:15 state (5) 11:12;13:4;16:5; 18:20;20:6 statute (10) 7:14,19,21;8:2,5,10; 9:1,11,12;15:4 still (3)</p>
<p>PA24 (1) 3:9 parcel (2) 3:7,9 Park (2) 8:16;13:6 part (1) 8:8 particularly (1) 18:4 parties (1) 3:18 past (1) 10:7 path (4) 22:1,4,7,12 peaceful (1) 18:11 penalty (5) 11:20;13:14;16:11; 19:2;20:18 people (12) 3:22;7:13;9:9,25,25; 17:7,9;18:4;19:14; 22:2,21;23:21 per (1) 14:14 perjury (5) 11:20;13:14;16:11; 19:2;20:18 permission (1) 14:20 permitted (3) 7:11,19;14:10 PERSON (1) 12:13 petition (2) 3:3;19:14 phonetic (1) 10:19 pike (1) 21:24 places (1) 16:20 planned (1) 15:6 Planning (2) 8:16;14:7 plans (1) 12:10 play (1) 22:2 Plaza (1) 21:14 please (11)</p>	<p>quiet (1) 19:18 quite (1) 18:11</p>	<p>R</p>	<p>R-200 (1) 3:7 R-A (1) 4:20 raise (5) 11:17;13:11;16:9; 18:24;20:13 rather (1) 16:23 really (1) 12:18 reason (1) 9:7 reasons (2) 16:17;17:19 recall (1) 12:20 receipt (1) 23:5 received (1) 23:2 recommendation (3) 3:16;9:3;10:22 record (6) 11:13;16:6;18:21; 20:7;23:5,17 remain (2) 8:8;23:18 renamed (1) 7:15 report (3) 3:16;9:3;10:10 reporter (1) 7:6 request (2) 11:1;21:9 requested (2) 8:24;14:6 residential (10) 13:20,21,22;14:2,11, 14;16:18;19:18;21:12, 13 reviewed (1)</p>	<p>S</p>
<p>per (1) 14:14 perjury (5) 11:20;13:14;16:11; 19:2;20:18 permission (1) 14:20 permitted (3) 7:11,19;14:10 PERSON (1) 12:13 petition (2) 3:3;19:14 phonetic (1) 10:19 pike (1) 21:24 places (1) 16:20 planned (1) 15:6 Planning (2) 8:16;14:7 plans (1) 12:10 play (1) 22:2 Plaza (1) 21:14 please (11)</p>	<p>R-200 (1) 3:7 R-A (1) 4:20 raise (5) 11:17;13:11;16:9; 18:24;20:13 rather (1) 16:23 really (1) 12:18 reason (1) 9:7 reasons (2) 16:17;17:19 recall (1) 12:20 receipt (1) 23:5 received (1) 23:2 recommendation (3) 3:16;9:3;10:22 record (6) 11:13;16:6;18:21; 20:7;23:5,17 remain (2) 8:8;23:18 renamed (1) 7:15 report (3) 3:16;9:3;10:10 reporter (1) 7:6 request (2) 11:1;21:9 requested (2) 8:24;14:6 residential (10) 13:20,21,22;14:2,11, 14;16:18;19:18;21:12, 13 reviewed (1)</p>	<p>S</p>	<p>S- (1) 3:3 safety (1) 18:6 same (3) 7:8;9:4,21 saw (1) 4:17 scheduled (2) 3:20;8:21 school (7) 3:8;12:5;14:17,17; 21:15,15,23 schools (1) 16:23 score (1) 14:3 se (1) 14:14 seat (1) 11:6 second (4) 15:23;18:15;19:5; 21:16 Section (1) 3:12 Seeing (1) 13:2 send (2) 9:22;23:13 sent (3) 5:1;6:9;8:13 set (3)</p>	<p>sign (1) 19:14 signatories (1) 17:1 signed (2) 5:21;6:13 significant (1) 22:6 similar (3) 8:10;9:21;10:2 small (3) 20:11,20,22 somebody (2) 8:11,24 somewhere (1) 14:19 sorry (2) 6:6;20:15 sought (2) 3:11;8:6 sp (1) 10:19 special (6) 3:4,11;7:12,15,23; 14:9 specific (2) 7:22,22 specified (2) 7:19,20 speed (1) 21:20 spell (4) 4:6,18;6:7,17 spelled (2) 6:20;7:21 staff (3) 8:15,17;14:6 standpoint (1) 14:15 state (5) 11:12;13:4;16:5; 18:20;20:6 statute (10) 7:14,19,21;8:2,5,10; 9:1,11,12;15:4 still (3)</p>

2	9			
20 (1) 10:6 2013 (2) 5:2;6:4 2015 (1) 23:18 20850 (2) 11:16;20:9 20878 (3) 13:7;16:8;18:23 21 (2) 6:4,9 24 (1) 16:23 2851 (1) 3:4 29th (1) 23:7	9:30 (2) 3:20;10:7 9:42 (1) 3:19 9:47 (1) 7:24 9:50 (1) 10:7			
3				
365 (1) 16:23 38 (1) 5:3				
4				
4 (1) 5:9 400 (1) 15:8				
5				
59-g-2.19 (1) 3:12				
6				
60 (2) 3:5;19:6				
7				
7:00 (3) 12:1;16:20,20 70 (1) 22:24				
8				
8 (2) 22:19;23:18 8:00 (1) 12:1 8th (1) 23:7				