

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS  
FOR MONTGOMERY COUNTY

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:  
PETITION OF : Case No. S-2862  
ELLA LICHTENBERG : OZAH No. 13-11  
:  
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A hearing in the above-entitled matter was held on February 28, 2013, commencing at 10:31 a.m., at the Office of Zoning and Administrative Hearings, 100 Maryland Avenue, Rita Davidson Memorial Hearing Room, Rockville, Maryland 20850 before:

Tammy CitaraManis, Hearing Examiner



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1 MS. CITARAMANIS: And the privacy. They want to  
2 know why you're not putting it on the north side, the  
3 walkway to the accessory apartment, instead of on the south  
4 side which is next to theirs.  
5 MS. LICHTENBERG: Okay.  
6 MS. CITARAMANIS: Okay. And at any point you want  
7 to look at those, you're more than welcome to. I got it  
8 right here.  
9 MS. LICHTENBERG: Okay.  
10 MS. CITARAMANIS: The nature of these proceedings.  
11 As you can see, we have a court reporter so everything is  
12 being recorded. In a moment, I'm going to swear the  
13 witnesses in, which would be you and Mr. Goff, so your  
14 testimony will be under oath and anything that you say you  
15 are saying it is true to the best of your knowledge. If --  
16 so it's very important that if you don't understand the  
17 question or the procedure, just ask.  
18 MS. LICHTENBERG: Okay.  
19 MS. CITARAMANIS: We have to follow a formal  
20 procedure but it is relatively informal.  
21 MS. LICHTENBERG: Okay.  
22 MS. CITARAMANIS: And how, because you are being  
23 sworn in, you're subject to cross-examination. You don't  
24 really have anybody here to cross-examine you but I can ask  
25 you questions, and Mr. Goff generally doesn't ask too many

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1 questions but he will bring up points if he hears something  
2 that, for clarification.  
3 MS. LICHTENBERG: Okay.  
4 MS. CITARAMANIS: You have an opportunity to make  
5 an opening statement, optional, or we can go straight into  
6 your presentation. You have the burden of proof in this  
7 case which means you have to just show that you have met all  
8 the criteria. We'll get to the criteria in a minute.  
9 Supporters' testimony, we don't have any letters of  
10 supporting here. I told you we have one letter of  
11 opposition. They are not present today as I see in the  
12 audience. Mr. Goff is going to make his presentation,  
13 basically talk about his preliminary inspection report, and  
14 then you get to make a closing statement if you want. It's  
15 up to you.  
16 The rules of evidence are more relaxed here. I  
17 have the authority to admit and give appropriate weight to  
18 the evidence which possesses probative value commonly  
19 accepted by reasonable, prudent persons in the conduct of  
20 their affairs including hearsay which may appear, which  
21 appears to be reliable in nature.  
22 So the bottom line is we are here today on an  
23 application for special exception for an accessory apartment  
24 which is a statutorily permitted use in the R-60 Zone if  
25 general, the general standards of 59-G-1.2.1 and special

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1 conditions under the ordinance 59-G-2.00, which are spelled  
2 out in the technical staff report dated February 4th, 2013,  
3 also Exhibit 14, if those criteria are on that.  
4 So your testimony should address those general  
5 standards for special exceptions in the specific conditions  
6 for accessory apartments and the issues raised in the  
7 technical staff report as well as the housing inspector's  
8 report dated February 13th, 2013 which is marked as Exhibit  
9 15. And I will also ask you to address some issues raised  
10 in the letter of opposition from your neighbors with regards  
11 to the parking, the walkway and the expansion.  
12 MS. LICHTENBERG: Okay.  
13 MS. CITARAMANIS: We were going to get to it  
14 anyway even if you didn't, so I'm just, I'm just making you  
15 aware.  
16 MS. LICHTENBERG: Right. Okay.  
17 MS. CITARAMANIS: So really the issue is whether  
18 you meet the statutory criteria. So before we move on, I'm  
19 going to swear both of you in so if you could raise your  
20 right hand.  
21 (Witnesses sworn.)  
22 MS. CITARAMANIS: Both parties have affirmed. All  
23 right. We have just a few preliminary matters. Affidavit  
24 of Posting, did you sign an Affidavit of Posting? I noticed  
25 when I came in, Ms. Forbes, who handles that, was not at her

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1 desk.  
2 MS. LICHTENBERG: No, ma'am.  
3 MS. CITARAMANIS: Okay. So after the hearing,  
4 maybe in the middle she might come in. I don't know when  
5 she's actually supposed to come in. But basically, the  
6 Affidavit of Posting just, you are certifying that you have  
7 complied with the posting requirements, your property has  
8 that beautiful sign in front of your property --  
9 MS. LICHTENBERG: Yes.  
10 MS. CITARAMANIS: -- giving everybody notice that  
11 this is happening and you're certifying that it has been up  
12 from the moment you were supposed to put it up and it  
13 actually should still be up and will remain up after the  
14 Board of Appeals decision has been reached.  
15 MS. LICHTENBERG: Okay.  
16 MS. CITARAMANIS: You'll get all that when you get  
17 the decision. It will tell you exactly when you can remove  
18 that board.  
19 MS. LICHTENBERG: Okay. Sure.  
20 MS. CITARAMANIS: But that's what you need to sign  
21 and it needs to go into the record, so I'll leave the record  
22 open for you to sign that and then Ms. Forbes will enter it  
23 into the record and it will be marked the next document.  
24 MS. LICHTENBERG: Yes, ma'am.  
25 MS. CITARAMANIS: Normally, we have that when you

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1 get here.  
2 MS. LICHTENBERG: Uh-huh.  
3 MS. CITARAMANIS: And I note that you already  
4 submitted your deed.  
5 MS. LICHTENBERG: Uh-huh.  
6 MS. CITARAMANIS: I congratulate you. You are the  
7 first one who has submitted their deed before the hearing so  
8 thank you. That was marked Exhibit 10.  
9 MS. LICHTENBERG: Okay.  
10 MS. CITARAMANIS: All right. Do you have your  
11 exhibits in front of you by any chance?  
12 MS. LICHTENBERG: No.  
13 MS. CITARAMANIS: Okay. Well, what we're going to  
14 do is do you have a copy of what the exhibits, how they're  
15 numbered? No.  
16 MS. LICHTENBERG: Oh, yes. I do.  
17 MR. GOFF: No.  
18 MS. LICHTENBERG: Oh, no. No.  
19 MR. GOFF: The only thing she has is my report.  
20 That's it.  
21 MS. CITARAMANIS: Okay. Did you get a copy of the  
22 technical staff report?  
23 MS. LICHTENBERG: Is this the technical staff  
24 report?  
25 MS. CITARAMANIS: Okay. There's two reports. One

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1 is the technical staff report, that's the Planning  
2 Department.  
3 MS. LICHTENBERG: No.  
4 MS. CITARAMANIS: And then there's Housing which  
5 is Mr. Goff. You have his report.  
6 MS. LICHTENBERG: Yes. I --  
7 MS. CITARAMANIS: Okay. You don't have the  
8 technical staff report.  
9 MS. LICHTENBERG: No, ma'am.  
10 MS. CITARAMANIS: Okay. So then you've not had an  
11 opportunity to read it.  
12 MS. LICHTENBERG: No.  
13 MS. CITARAMANIS: Okay. So then what we need to  
14 do is I'm going to give you a copy of that report.  
15 MS. LICHTENBERG: Okay.  
16 MS. CITARAMANIS: I'm going to give you as much  
17 time as you need to review it --  
18 MS. LICHTENBERG: Okay.  
19 MS. CITARAMANIS: -- and go through it.  
20 MS. LICHTENBERG: Okay.  
21 MS. CITARAMANIS: And you will note at the  
22 beginning, there's a summary of what you're, what you're  
23 asking for and where the accessory apartment is and  
24 everything. And then you'll note that there are two  
25 sections, and I have named those sections, that list

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1 specific and general conditions.  
2 MS. LICHTENBERG: Right.  
3 MS. CITARAMANIS: And staff has taken the  
4 information that they have and have made a decision or  
5 recommendation. Basically, staff has recommended that this  
6 be granted subject to three conditions, and you'll see those  
7 conditions on page 1.  
8 MS. LICHTENBERG: Okay.  
9 MS. CITARAMANIS: There are three conditions and  
10 they're standard. They're part of the statute.  
11 MS. LICHTENBERG: Okay.  
12 MS. CITARAMANIS: But it's important that you,  
13 one, you should have gotten a copy. It's been out for quite  
14 some time so I'm surprised you haven't received a copy, but  
15 it is important that you know what it says because one of  
16 the questions I am going to ask you is do you have any,  
17 accept and adopt those conditions because that certainly is  
18 an option for you if you adopt what they say --  
19 MS. LICHTENBERG: Uh-huh.  
20 MS. CITARAMANIS: -- in making your case.  
21 MS. LICHTENBERG: Sure.  
22 MS. CITARAMANIS: Proving the elements.  
23 Certainly, do not adopt or agree to anything you don't agree  
24 with.  
25 MS. LICHTENBERG: Okay.

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1 MS. CITARAMANIS: Again, they do recommend  
2 approval with those three conditions. So what we're going  
3 to do is we're going to take a break. I will step out. It  
4 is a quarter to 11:00 now. Take as much time as you want.  
5 I'll, you know, I'll check back with you in 10 minutes.  
6 MS. LICHTENBERG: Sounds good.  
7 MS. CITARAMANIS: Or if it's less than that, but  
8 it's about 18 pages.  
9 MS. LICHTENBERG: Okay.  
10 MS. CITARAMANIS: Fortunately, this is, I don't  
11 believe there are any big issues, any issues that -- okay.  
12 So I'm going to hand you this. This is Exhibit No. 14 and  
13 this is the technical staff report dated February 4th, 2013.  
14 MS. LICHTENBERG: Okay.  
15 MS. CITARAMANIS: So take your time, read it, and  
16 I'll be back.  
17 MS. LICHTENBERG: All right. Thank you.  
18 (Whereupon, at 10:42 a.m., a brief recess was  
19 taken.)  
20 MS. LICHTENBERG: All right. So you've had an  
21 opportunity to read the technical staff report?  
22 MS. CITARAMANIS: Yes, I did.  
23 MS. LICHTENBERG: Good reading, huh? And you saw  
24 that technical staff recommends three conditions, and those  
25 conditions are on page 1 of the report, and I'm just going

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1 to read them.  
2 MS. CITARAMANIS: Okay.  
3 MS. LICHTENBERG: The applicant is bound by all  
4 statements and materials of record. Explained that to you  
5 earlier.  
6 MS. CITARAMANIS: Right.  
7 MS. LICHTENBERG: It's under oath so everything  
8 that you say needs to be true.  
9 MS. CITARAMANIS: Okay.  
10 MS. LICHTENBERG: And if you need clarification,  
11 just make sure you put that on the record. The applicant  
12 must occupy one of the dwelling units on the lot where the  
13 accessory apartment is located. You're going to live in the  
14 main dwelling?  
15 MS. CITARAMANIS: Yes, I am.  
16 MS. LICHTENBERG: Okay. And the applicant must  
17 not receive compensation for the occupancy of more than one  
18 dwelling unit.  
19 MS. CITARAMANIS: Right.  
20 MS. LICHTENBERG: So once this is approved, if  
21 it's approved, there will be two dwelling units technically  
22 on the property.  
23 MS. CITARAMANIS: Uh-huh.  
24 MS. LICHTENBERG: You can only rent one.  
25 MS. CITARAMANIS: Yes. I do have a question.

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1 MS. LICHTENBERG: Okay.  
2 MS. CITARAMANIS: What are the number of occupants  
3 that can be in the accessory apartment?  
4 MS. LICHTENBERG: I believe Mr. Goff did it based  
5 on the square footage and the habitable space.  
6 MS. CITARAMANIS: Okay.  
7 MS. LICHTENBERG: And it's two unrelated persons  
8 or no more than a family of three.  
9 MR. GOFF: Correct.  
10 MS. LICHTENBERG: Oh, okay. Good.  
11 MS. CITARAMANIS: So --  
12 MS. LICHTENBERG: Yeah. Okay.  
13 MS. CITARAMANIS: You understand that?  
14 MS. LICHTENBERG: Yeah.  
15 MS. CITARAMANIS: So you have two roommates is  
16 okay or a family of three.  
17 MS. LICHTENBERG: Right. Okay. Thank you.  
18 MS. CITARAMANIS: Not three roommates.  
19 MS. LICHTENBERG: No. I got it.  
20 MS. CITARAMANIS: Got it. Okay.  
21 MS. LICHTENBERG: Yeah.  
22 MS. CITARAMANIS: Okay. So you have received a  
23 copy of the report, and do you wish to adopt and do you  
24 agree with the staff's finding, conclusion, and conclusions  
25 as your own, especially with regard to the general and

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1 specific conditions?  
2 MS. LICHTENBERG: Yes.  
3 MS. CITARAMANIS: Okay. And again, at any point  
4 you have any questions, you just ask.  
5 MS. LICHTENBERG: Okay.  
6 MS. CITARAMANIS: The Housing report from Mr. Goff  
7 issued a report on February 13th, 2013 relating to the  
8 preliminary inspection conducted on January 28th, 2013. I  
9 have that marked as Exhibit 13. Did you receive a copy of  
10 that?  
11 MS. LICHTENBERG: Yes.  
12 MS. CITARAMANIS: And he identified 11 issues.  
13 MS. LICHTENBERG: Yes.  
14 MS. CITARAMANIS: And you have read all those 11  
15 issues?  
16 MS. LICHTENBERG: I have.  
17 MS. CITARAMANIS: And we're going to go through  
18 all of your floor plan, site plan, landscaping plan.  
19 MS. LICHTENBERG: Okay.  
20 MS. CITARAMANIS: And as we go along, we can  
21 address these issues. And Mr. Goff is going to testify so  
22 he can go through all of it or only those that you have  
23 questions with but in reading his report -- were you, were  
24 you present at the inspection?  
25 MS. LICHTENBERG: I was.

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1 MS. CITARAMANIS: Okay. And so you've received a  
2 copy, you were present. Do you agree to abide by all of the  
3 issues, repairs noted in his report?  
4 MS. LICHTENBERG: Oh, yeah.  
5 MS. CITARAMANIS: And you just asked about the,  
6 I'm looking at 9 just specifically with regards to the  
7 square footage. He said that the square footage of the  
8 accessory apartment is 451.9 with square feet with 403  
9 square feet of that being habitable.  
10 MS. LICHTENBERG: Right.  
11 MS. CITARAMANIS: Do you understand what habitable  
12 means?  
13 MS. LICHTENBERG: Um --  
14 MS. CITARAMANIS: Livable.  
15 MS. LICHTENBERG: Yes.  
16 MS. CITARAMANIS: Basically, that is the number  
17 that 403 square feet, and he can explain that to you --  
18 MS. LICHTENBERG: Okay.  
19 MS. CITARAMANIS: -- but basically, that is how he  
20 determines how many people can occupy it.  
21 MS. LICHTENBERG: Right. And that's --  
22 MS. CITARAMANIS: And that's --  
23 MS. LICHTENBERG: That's where he got it.  
24 MS. CITARAMANIS: Yes.  
25 MS. LICHTENBERG: Okay.

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1 MS. CITARAMANIS: -- two unrelated persons or no  
2 more than a family of three.  
3 MS. LICHTENBERG: Yes.  
4 MS. CITARAMANIS: Okay?  
5 MS. LICHTENBERG: Yes.  
6 MS. CITARAMANIS: You did say you agree to --  
7 MS. LICHTENBERG: Yes.  
8 MS. CITARAMANIS: -- to meet all those conditions.  
9 Okay. Do you have any other matters that you want,  
10 preliminary matters, or any other exhibits you would like to  
11 submit today? Did you bring anything else with you that you  
12 wanted me to consider to add to your application?  
13 MS. LICHTENBERG: This is the first time I'm doing  
14 this so, you know.  
15 MS. CITARAMANIS: Well, you were very thorough in  
16 your application and you submitted everything.  
17 MS. LICHTENBERG: Yeah.  
18 MS. CITARAMANIS: Is there anything you want to  
19 add to that? Do you think that that addresses everything?  
20 MS. LICHTENBERG: Let me think. Do I need to add  
21 any more information to this?  
22 MS. CITARAMANIS: Well, maybe you'll, as we go  
23 along, if you think of something, say, oh, you know, I think  
24 I'd like you to have, and the record will be left open and  
25 you can submit it.

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1 MS. LICHTENBERG: Well, one thing I was  
2 considering but then I decided not to do but then again,  
3 there's a possibility I might change my mind, is put a shed  
4 outside of the property for storage. So it would be  
5 outside. The shed would be outside on the patio. But then  
6 I decided not to do that because I actually found additional  
7 storage space in the attic of my house where I'm going to be  
8 living, my living space of my house, so I can move things in  
9 the attic.  
10 MS. CITARAMANIS: Okay. So at this point --  
11 MS. LICHTENBERG: So the shed is --  
12 MS. CITARAMANIS: -- that will be something that  
13 if you wanted to add at another point, I don't know that  
14 that would be part of the special exception.  
15 MR. GOFF: Un-unh.  
16 MS. LICHTENBERG: No.  
17 MS. CITARAMANIS: No.  
18 MS. LICHTENBERG: Okay. Okay. So that was my  
19 question because I'm just hoping everything will fit but,  
20 however, if I have new tenants move in and they don't have  
21 enough storage space, of course I would put a shed out there  
22 for them.  
23 MS. CITARAMANIS: Okay. But that's --  
24 MS. LICHTENBERG: You know, just --  
25 MS. CITARAMANIS: -- another process.

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1 MS. LICHTENBERG: Okay. Great.  
2 MS. CITARAMANIS: Adding a shed to your property,  
3 but not necessarily associated with the granting of your  
4 special exception to use --  
5 MS. LICHTENBERG: Right. The apartment. Okay.  
6 MS. CITARAMANIS: Okay. All right. Now we go  
7 into your case. You have an opportunity to make an opening  
8 statement or you can just go into your testimony. You can  
9 either have me ask you questions or you can just, if you  
10 have a prepared statement.  
11 (Witness previously sworn.)  
12 DIRECT EXAMINATION  
13 MS. LICHTENBERG: Well, just the reason why I'm  
14 doing this, the purpose is to, I'll be retiring and the  
15 reason why I'm doing this accessory apartment is to obtain  
16 additional income during retirement. My retirement date is  
17 October 3rd, 2013 so --  
18 MS. CITARAMANIS: You look awfully young to be  
19 retired.  
20 MS. LICHTENBERG: Well, thank you very much. I am  
21 a budget analyst and I work for the Federal Government so  
22 I'm aging very quickly right now.  
23 MS. CITARAMANIS: Yes. I can see. You didn't get  
24 out just soon enough before tomorrow.  
25 MS. LICHTENBERG: So --

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1 MS. CITARAMANIS: Okay.  
2 MS. LICHTENBERG: -- that's why I'm retiring  
3 October 3rd.  
4 MS. CITARAMANIS: Okay. Okay.  
5 MS. LICHTENBERG: Okay.  
6 MS. CITARAMANIS: All right. Then what I am, what  
7 we want to do at this point, unless we just go ahead and,  
8 I'm going to give you your, some documents that you  
9 submitted with your application because, and I give you a  
10 pen. I really meant to bring a red one but it will have to  
11 be. I'm going to hand you your Exhibit No. 6, which is the  
12 landscape and lighting, plan, Exhibit No. 4, which is the  
13 site plan.  
14 MS. LICHTENBERG: Uh-huh.  
15 MS. CITARAMANIS: Exhibit No. 9, which is photos  
16 that you submitted of the, looks like the front and the rear  
17 of the house, Exhibit No. 5, which is the floor plan, and  
18 Exhibit No. 3, which is -- no. I'm going to keep Exhibit  
19 No. 3. You don't need -- that would be your statement.  
20 MS. LICHTENBERG: Okay.  
21 MS. CITARAMANIS: If you could come up here and  
22 get these.  
23 MS. LICHTENBERG: Sure.  
24 MS. CITARAMANIS: Understanding that why I'm  
25 giving these to you is so that you can, I have my own copy

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1 but this is what's going to go in the file and there are  
2 some things that I would like for you to note on them as we  
3 go along --  
4 MS. LICHTENBERG: Okay.  
5 MS. CITARAMANIS: -- that I believe are missing  
6 from those documents.  
7 MS. LICHTENBERG: Oh.  
8 MS. CITARAMANIS: And so basically, it's no big  
9 deal.  
10 MS. LICHTENBERG: Okay.  
11 MS. CITARAMANIS: So it will be your handwriting  
12 and --  
13 MS. LICHTENBERG: Blue.  
14 MS. CITARAMANIS: I think that's black. I meant  
15 for to --  
16 MS. LICHTENBERG: Okay.  
17 MS. CITARAMANIS: You know what? Hold on one  
18 second. I know my red pen is right here. Here we go. That  
19 way it makes it easier.  
20 MS. LICHTENBERG: Oh, sure.  
21 MS. CITARAMANIS: The record shows --  
22 MS. LICHTENBERG: My notations that I make.  
23 MS. CITARAMANIS: And it's in red.  
24 MS. LICHTENBERG: Yes.  
25 MS. CITARAMANIS: Okay. And basically, just as a

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1 formality, go through, make sure that these are the  
2 documents that you submitted.  
3 MS. LICHTENBERG: Uh-huh.  
4 MS. CITARAMANIS: And this is the opportunity to  
5 make any changes that have happened since you submitted the  
6 application. And what I'd like to start with is Exhibit No.  
7 4 which is your site plan. Oh, in the right-hand corner of  
8 each document, you'll see a stamp and it says exhibit.  
9 MS. LICHTENBERG: Uh-huh.  
10 MS. CITARAMANIS: Exhibit No. 4.  
11 MS. LICHTENBERG: Okay.  
12 MS. CITARAMANIS: So can you tell me what that  
13 document is?  
14 MS. LICHTENBERG: Exhibit 4 is my, I call it the  
15 plat.  
16 MS. CITARAMANIS: Okay.  
17 MS. LICHTENBERG: Maybe not.  
18 MS. CITARAMANIS: That's fine.  
19 MS. LICHTENBERG: Okay. And it just basically  
20 shows the, the legal boundaries of my property for lot 22,  
21 and it shows the structure of my house and that's it.  
22 MS. CITARAMANIS: Okay. And this is the document  
23 that you submitted with your application?  
24 MS. LICHTENBERG: Yes.  
25 MS. CITARAMANIS: Okay. What I would need for you

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1 to do is first, could you mark with an X or however you want  
2 to mark it, and then with an arrow identifying the accessory  
3 apartment entrance? It does not -- I'm not sure. I see a  
4 slate patio.  
5 MS. LICHTENBERG: Oh, yeah.  
6 MS. CITARAMANIS: Where would the -- I mean, it  
7 doesn't have to be exact. Just the general location.  
8 MS. LICHTENBERG: Right.  
9 MS. CITARAMANIS: Just so that it's identified.  
10 MS. LICHTENBERG: Right. And it's right above  
11 that measurement of 45 --  
12 MS. CITARAMANIS: Okay. So just --  
13 MS. LICHTENBERG: -- feet and 2 inches, so the  
14 door is right there. The entrance is right there.  
15 MS. CITARAMANIS: And then write along the side  
16 somehow so that it says accessory apartment --  
17 MS. LICHTENBERG: Entrance.  
18 MS. CITARAMANIS: -- entrance.  
19 MS. LICHTENBERG: Okay.  
20 MS. CITARAMANIS: Okay. And I noted that you  
21 indicated that there was a walkway.  
22 MS. LICHTENBERG: Yes.  
23 MS. CITARAMANIS: Could you -- first of all, is  
24 the walkway on the north side or the south side? Is it --  
25 MS. LICHTENBERG: South.

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1 MS. CITARAMANIS: On the side of the carport.  
2 MS. LICHTENBERG: South.  
3 MS. CITARAMANIS: Okay.  
4 MS. LICHTENBERG: Yeah.  
5 MS. CITARAMANIS: So it's on the side of the  
6 carport.  
7 MS. LICHTENBERG: Yes.  
8 MS. CITARAMANIS: Can -- what is it made of?  
9 MS. LICHTENBERG: Flat stone.  
10 MS. CITARAMANIS: Flat stone. Okay. And is it in  
11 existence now or is that proposed?  
12 MS. LICHTENBERG: It's in existence now. However,  
13 I'm going to make it, how could I put this, I'm going to  
14 improve it by just making it a continuous flat stone path  
15 versus like there's a flat stone now and then there's a  
16 little bit of area of dirt like four inches between the flat  
17 stone, so I want to make it a contiguous flat stone path,  
18 walkway.  
19 MS. CITARAMANIS: Okay. But right now, you have  
20 stepping stones that --  
21 MS. LICHTENBERG: Stepping stones.  
22 MS. CITARAMANIS: You just want to reduce the  
23 space between the --  
24 MS. LICHTENBERG: Yes. And not have any dirt  
25 between the flat stone making a contiguous flat stone path.

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1 MS. CITARAMANIS: So when you indicate that you  
2 were going to expand it --  
3 MS. LICHTENBERG: Right.  
4 MS. CITARAMANIS: -- expansion was not necessarily  
5 width but just connecting the stones? What was --  
6 MS. LICHTENBERG: I can do both.  
7 MS. CITARAMANIS: -- your plan? Well, no. I'm  
8 just asking what was --  
9 MS. LICHTENBERG: Oh, okay.  
10 MS. CITARAMANIS: You put the word expansion in  
11 there and I just didn't --  
12 MS. LICHTENBERG: I would probably do expansion  
13 too because the diameter of the flat stone I would say is  
14 about two feet by maybe a foot and they're going, that's  
15 height, it's two feet height and the width is let's say one  
16 foot. I actually want to turn that around and make the  
17 width approximately two feet wide.  
18 MS. CITARAMANIS: Okay.  
19 MS. LICHTENBERG: And so it's, you know, there's  
20 more, you know, more area to walk on and --  
21 MS. CITARAMANIS: So the path will be wider by --  
22 MS. LICHTENBERG: -- wider by about a foot.  
23 MS. CITARAMANIS: -- a half a foot on each --  
24 MS. LICHTENBERG: Yeah. Half a foot on each side.  
25 MS. CITARAMANIS: Half a foot on each side. But

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1 it's the same stones.  
2 MS. LICHTENBERG: Same type of stones, type of  
3 stones. And there wouldn't be like any dirt between the  
4 individual flat stones because it's just more, to me, it's  
5 more safe.  
6 MS. CITARAMANIS: Okay.  
7 MS. LICHTENBERG: You know, and you don't have  
8 areas where, you know, you're walking on dirt and you're  
9 walking on flat stone. It's like a safety factor for me. I  
10 know it's not a requirement, I don't think, but I'd like to  
11 do that.  
12 MS. CITARAMANIS: Okay.  
13 MS. LICHTENBERG: Uh-huh.  
14 MS. CITARAMANIS: So could you show on the site  
15 plan --  
16 MS. LICHTENBERG: Sure.  
17 MS. CITARAMANIS: -- by drawing a guess little  
18 squares.  
19 MS. LICHTENBERG: Uh-huh.  
20 MS. CITARAMANIS: You don't have to put in all the  
21 ones that you're going to add. Just show the path, the  
22 walkway.  
23 MS. LICHTENBERG: The path. Okay.  
24 MS. CITARAMANIS: Where does it start.  
25 MS. LICHTENBERG: All right.

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1 MS. CITARAMANIS: And where does it end.  
2 MS. LICHTENBERG: Okay. Okay. So --  
3 MS. CITARAMANIS: You won't be judged on artistic  
4 value. Just so long as --  
5 MS. LICHTENBERG: So I'll put the first square for  
6 the path so to speak.  
7 MS. CITARAMANIS: Wherever the path is located, I  
8 need it to show on, on the site plan. Actually, it's going  
9 to have to show on the landscape plan as well, but there  
10 needs to be some kind of indication where that path is.  
11 MS. LICHTENBERG: Existing path.  
12 MS. CITARAMANIS: Yes.  
13 MS. LICHTENBERG: Okay. Got it. It is -- trash  
14 can's right there. It's right here. Okay. Yep. Got it.  
15 MS. CITARAMANIS: Okay. And does it go all the  
16 way back to, where does it --  
17 MS. LICHTENBERG: It ends at the patio. At the  
18 slate patio.  
19 MS. CITARAMANIS: What type of patio is it?  
20 MS. LICHTENBERG: Same thing. It's slate.  
21 MS. CITARAMANIS: Okay.  
22 MS. LICHTENBERG: Yeah.  
23 MS. CITARAMANIS: All right. So it starts to the  
24 right of the carport?  
25 MS. LICHTENBERG: It starts to the right of where

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1 my trashcans are so -- would you like to see it?  
2 MS. CITARAMANIS: Sure. You can come up here  
3 and --  
4 MS. LICHTENBERG: Okay. Yes.  
5 MS. CITARAMANIS: -- show me as you are going.  
6 That way I can get an idea what --  
7 MS. LICHTENBERG: That's where it is right there.  
8 MS. CITARAMANIS: Okay. And looking at the site  
9 plan, is there any connection from the front walk to the  
10 front door, to the driveway?  
11 MS. LICHTENBERG: Yes. There's --  
12 MS. CITARAMANIS: Is there?  
13 MS. LICHTENBERG: There's right here, and there --  
14 is there slate here? No. It's just --  
15 MS. CITARAMANIS: Is there --  
16 MS. LICHTENBERG: -- like a little yard.  
17 MS. CITARAMANIS: Okay. There's no, there's no  
18 walkway connecting the --  
19 MS. LICHTENBERG: Front door of my house to here?  
20 MS. CITARAMANIS: Well, just, for instance,  
21 tenants were to park on the street. They have to have  
22 access, safe access to the accessory apartment. They  
23 certainly can walk up the driveway.  
24 MS. LICHTENBERG: Right.  
25 MS. CITARAMANIS: Because the driveway's paved.

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1 MS. LICHTENBERG: Right.  
2 MS. CITARAMANIS: Can they walk up this and cut  
3 over the yard? Is there anything connecting the two?  
4 MS. LICHTENBERG: No. There's no like -- this is  
5 a worn path so to speak, so this is grassy here.  
6 MS. CITARAMANIS: Okay.  
7 MS. LICHTENBERG: And then there's like a dirt  
8 path that goes --  
9 MS. CITARAMANIS: Okay. You don't have to mark  
10 that.  
11 MS. LICHTENBERG: -- from here to here.  
12 MS. CITARAMANIS: And could you identify what that  
13 square is that you just put?  
14 MS. LICHTENBERG: Steps. These are two steps.  
15 MS. CITARAMANIS: Up or down?  
16 MS. LICHTENBERG: Both. If you go one way, you go  
17 up. If you go the other way, it goes down.  
18 MS. CITARAMANIS: Duh. Okay. All right.  
19 MS. LICHTENBERG: I feel like I'm at work now.  
20 MS. CITARAMANIS: You are a budget analyst  
21 technically speaking. That's okay.  
22 MS. LICHTENBERG: We're just having a good time.  
23 MS. CITARAMANIS: No. I understand.  
24 MS. LICHTENBERG: All right.  
25 MS. CITARAMANIS: But from, coming from the

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1 sidewalk, it's, the elevation goes up?  
2 MS. LICHTENBERG: Up.  
3 MS. CITARAMANIS: It slopes up?  
4 MS. LICHTENBERG: It slopes.  
5 MS. CITARAMANIS: Okay. We're trying to decide  
6 the sloping. Okay. The steps over here --  
7 MS. LICHTENBERG: Yes.  
8 MS. CITARAMANIS: -- on the north side.  
9 MS. LICHTENBERG: Uh-huh.  
10 MS. CITARAMANIS: Can you tell me what that is on  
11 the --  
12 MS. LICHTENBERG: Sure. That's a little deck.  
13 These are wooden steps that go up to a wooden deck. And I  
14 use that deck to put my grill on, and there's a door between  
15 my kitchen and that wooden deck.  
16 MS. CITARAMANIS: So that accesses the main  
17 dwelling and not the accessory apartment.  
18 MS. LICHTENBERG: Correct.  
19 MS. CITARAMANIS: Okay. And to, how do you get to  
20 those steps? Do you have to go from the rear or do you go  
21 from the front?  
22 MS. LICHTENBERG: Okay. The front here, there's a  
23 bunch of trees here and bushes and shrubs so you can, you  
24 know, go through the woods, little woods there.  
25 MS. CITARAMANIS: But there's no path there.

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1 MS. LICHTENBERG: There's no path there.  
2 MS. CITARAMANIS: Okay.  
3 MS. LICHTENBERG: There is a path, and it's the  
4 same flat stones here that go like this, that go to the  
5 patio.  
6 MS. CITARAMANIS: Okay.  
7 MS. LICHTENBERG: So, right. You cannot get to  
8 this area from the accessory apartment.  
9 MS. CITARAMANIS: And on the site plan, that is  
10 marked S with stairs.  
11 MS. LICHTENBERG: Sure.  
12 MS. CITARAMANIS: That's what it's --  
13 MS. LICHTENBERG: It's a deck and stairs.  
14 MS. CITARAMANIS: And you're saying that from the  
15 front of the house, it's wooded with trees and bushes.  
16 MS. LICHTENBERG: Yeah. Big trees.  
17 MS. CITARAMANIS: That's not how you --  
18 MS. LICHTENBERG: Right.  
19 MS. CITARAMANIS: And would that particular -- in  
20 looking at the pictures that I saw, it looks like that side  
21 of the house is higher than the house, the next house to the  
22 left.  
23 MS. LICHTENBERG: I think so.  
24 MS. CITARAMANIS: It looks, it almost looks like  
25 the --

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1 MS. LICHTENBERG: Yeah, it is. It's a little bit  
2 lower. Very, very little. Very minor.  
3 MS. CITARAMANIS: Minor slope.  
4 MS. LICHTENBERG: Yeah. We're --  
5 MS. CITARAMANIS: Here. This is a picture that  
6 your neighbor --  
7 MS. LICHTENBERG: Okay.  
8 MS. CITARAMANIS: -- submitted showing the --  
9 MS. LICHTENBERG: Little slope.  
10 MS. CITARAMANIS: And I believe --  
11 MS. LICHTENBERG: Yeah.  
12 MS. CITARAMANIS: -- this is Exhibit, Exhibit 13A  
13 and it's also the same as Exhibit 16C. Again, these are  
14 pictures taken by your neighbor.  
15 MS. LICHTENBERG: Right.  
16 MS. CITARAMANIS: And submitted.  
17 MS. LICHTENBERG: It is sloped.  
18 MS. CITARAMANIS: And that, and looking in that  
19 picture, does that look like your house?  
20 MS. LICHTENBERG: Definitely is my house and my  
21 neighbor's house.  
22 MS. CITARAMANIS: And your neighbor's house.  
23 MS. LICHTENBERG: And there is definitely the  
24 slope.  
25 MS. CITARAMANIS: And it accurately depicts what

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1 the front of your house looks like from that angle?  
2 MS. LICHTENBERG: Yes, ma'am.  
3 MS. CITARAMANIS: Okay. And the reason I ask is  
4 because you didn't take this picture. I just want to make  
5 sure that, I mean, they're not here to tell me that they  
6 took it but they did submit it.  
7 MS. LICHTENBERG: That's fine.  
8 MS. CITARAMANIS: But you recognize it.  
9 MS. LICHTENBERG: That's fine. Yes.  
10 MS. CITARAMANIS: Okay. Good. All right. Okay.  
11 You can go back to, you can take that with you. If you  
12 could mark on the landscape and lighting plan, which would  
13 be Exhibit 6 --  
14 MS. LICHTENBERG: Exhibit 6. Okay. Exhibit 6.  
15 Exhibit 6. Okay.  
16 MS. CITARAMANIS: Exhibit 6. Okay. And tell me  
17 what that is.  
18 MS. LICHTENBERG: This is a plat that shows my  
19 legal boundaries of my property, and it also shows the  
20 landscaping which includes trees, bushes and ivy. The ivy  
21 is the front of my house and the, most of the wooded area is  
22 in the back of my house. And there's also a shed in the  
23 back of my house in the wooded area.  
24 MS. CITARAMANIS: Okay. And could you mark on the  
25 landscape and lighting plan, again, the location of the

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1 accessory apartment entrance?  
2 MS. LICHTENBERG: Sure. Accessory apartment.  
3 Okay.  
4 MS. CITARAMANIS: And also, draw in the walkway.  
5 MS. LICHTENBERG: Like I did for the other one?  
6 MS. CITARAMANIS: Yes, correct.  
7 MS. LICHTENBERG: Okay.  
8 MS. CITARAMANIS: Like you did for the site plan.  
9 MS. LICHTENBERG: Right. Okay. Okay.  
10 MS. CITARAMANIS: I note that you identified the  
11 trees, the bushes, the ivy by the key up on the right-hand  
12 side.  
13 MS. LICHTENBERG: Uh-huh.  
14 MS. CITARAMANIS: However, I don't see any  
15 notation as to where the existing exterior lighting is. The  
16 photos that I see, it looks like you have a front porch  
17 light.  
18 MS. LICHTENBERG: Yes.  
19 MS. CITARAMANIS: And but I -- so if you could  
20 mark that.  
21 MS. LICHTENBERG: Okay.  
22 MS. CITARAMANIS: And give it whatever key you  
23 want to and just identify it as lighting, whether you want  
24 to put an L with a circle or --  
25 MS. LICHTENBERG: Sure.

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1 MS. CITARAMANIS: -- however you want to identify  
2 it in the location that it is.  
3 MS. LICHTENBERG: Okay.  
4 MS. CITARAMANIS: Do you have any other exterior  
5 lighting on any side of your house?  
6 MS. LICHTENBERG: I do.  
7 MS. CITARAMANIS: And could you identify them and  
8 tell me what type of lighting they are?  
9 MS. LICHTENBERG: Sure. I have two additional  
10 lightings to the front door. I have one light in the  
11 carport that's in the ceiling and it's just a standard, you  
12 know, for one light bulb, light, and that's exterior. The  
13 carport.  
14 MS. CITARAMANIS: But it's in the center of the  
15 carport?  
16 MS. LICHTENBERG: Yes. The ceiling.  
17 MS. CITARAMANIS: The ceiling. Okay.  
18 MS. LICHTENBERG: Then the other lighting I have  
19 where the deck is, where it's marked with S and with the  
20 stairs. There's possibly two light, lights there. Outdoor  
21 lights.  
22 MS. CITARAMANIS: When you say outdoor lights,  
23 like porch lights or are they --  
24 MS. LICHTENBERG: Those different bulbs that are  
25 like outdoor floodlights they call them.

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1 MS. CITARAMANIS: So they're floodlights, and how  
2 are they turned on?  
3 MS. LICHTENBERG: From the interior and jeez, from  
4 the exterior?  
5 MS. CITARAMANIS: Well, are they motion --  
6 MS. LICHTENBERG: I think it's only --  
7 MS. CITARAMANIS: -- sensor?  
8 MS. LICHTENBERG: No.  
9 MS. CITARAMANIS: Are they photosensitive?  
10 MS. LICHTENBERG: No.  
11 MS. CITARAMANIS: So the only way they can be  
12 turned on is if you physically turn them on.  
13 MS. LICHTENBERG: Correct.  
14 MS. CITARAMANIS: And what is, what is the  
15 wattage?  
16 MS. LICHTENBERG: Oh, it's all -- okay. I don't  
17 know. However --  
18 MS. CITARAMANIS: Okay. Well --  
19 MS. LICHTENBERG: You know, I'll just say this,  
20 but when I had my kitchen remodeled, I had a contractor  
21 that, you know, licensed, all that, qualified, and he put  
22 that lighting there. So I had a professional contractor  
23 that was fully licensed and insured actually install the  
24 lighting and so, you know, I didn't really pay attention to  
25 the details.

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1 MS. CITARAMANIS: Well, you put the bulbs in,  
2 right?  
3 MS. LICHTENBERG: Oh, yeah. Yeah.  
4 MS. CITARAMANIS: So --  
5 MS. LICHTENBERG: So they're floodlights.  
6 MS. CITARAMANIS: But --  
7 MS. LICHTENBERG: They're usually 150 watt I  
8 believe floodlights.  
9 MS. CITARAMANIS: Okay.  
10 MS. LICHTENBERG: I'm guessing 150 watt. And  
11 there's two of them I believe.  
12 MS. CITARAMANIS: Okay. That might be a little  
13 high.  
14 MR. GOFF: A little bit.  
15 MS. CITARAMANIS: Yeah, okay.  
16 MS. LICHTENBERG: I don't know.  
17 MS. CITARAMANIS: Well, basically, the reason  
18 we're doing this is the lighting has to be residential.  
19 We're trying to --  
20 MS. LICHTENBERG: Oh.  
21 MS. CITARAMANIS: It has to be residential. It  
22 can't spill over into the next door neighbors because you're  
23 trying to keep it residential so that people don't complain  
24 and understandably so. So in terms of we need to lower the  
25 wattage of that to more residential, under 100.

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1 MS. LICHTENBERG: Okay.  
2 MS. CITARAMANIS: 60, 75, 100.  
3 MS. LICHTENBERG: All right. I'll make a note to.  
4 I meant, I'll, it's just, I'll put a little question mark  
5 next to it because I'm not really sure.  
6 MS. CITARAMANIS: Well, and your front porch, your  
7 front porch is just a regular porch light?  
8 MS. LICHTENBERG: Yes.  
9 MS. CITARAMANIS: And that's, is that interior or  
10 is it motion sensor?  
11 MS. LICHTENBERG: No. It's not motion sensor.  
12 It's exterior. It's on the right side of the doorway above  
13 the mailbox.  
14 MS. CITARAMANIS: Okay. All right. Again, the  
15 wattage needs to be under 100.  
16 MS. LICHTENBERG: Yeah.  
17 MS. CITARAMANIS: And anywhere else on the site?  
18 You talked about the carport ceiling, the front porch and  
19 the, over the deck on the left-hand side. How about in the  
20 rear of the house, any --  
21 MS. LICHTENBERG: There is no lighting in the rear  
22 of the house.  
23 MS. CITARAMANIS: And there's on the side of the  
24 house where the, where the walkway is.  
25 MS. LICHTENBERG: Walkway, no.

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1 MS. CITARAMANIS: Okay.  
2 MS. LICHTENBERG: There's no existing lighting  
3 there either.  
4 MS. CITARAMANIS: Okay. You read Mr. Goff's  
5 report.  
6 MS. LICHTENBERG: Yes.  
7 MS. CITARAMANIS: And you need to install a light  
8 over the exterior entrance door.  
9 MS. LICHTENBERG: Okay.  
10 MS. CITARAMANIS: We'll talk about that when we  
11 get to it. And on the side, the path has to be lit somehow.  
12 MS. LICHTENBERG: Okay.  
13 MS. CITARAMANIS: I believe your options are going  
14 to be to install a motion sensor light that goes down onto  
15 the path --  
16 MS. LICHTENBERG: Yes.  
17 MS. CITARAMANIS: -- or what are the lower  
18 level --  
19 MR. GOFF: Yeah. The --  
20 MS. CITARAMANIS: Garden lights.  
21 MR. GOFF: Yeah.  
22 MS. LICHTENBERG: Oh, yeah.  
23 MS. CITARAMANIS: Solar garden lights along the  
24 path.  
25 MR. GOFF: Low voltage.

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1 MS. CITARAMANIS: Low voltage.  
2 MS. LICHTENBERG: Okay, yeah. Sure.  
3 MS. CITARAMANIS: That's an option. Some people  
4 choose that over installing a --  
5 MS. LICHTENBERG: Motion.  
6 MS. CITARAMANIS: -- motion sensor.  
7 MS. LICHTENBERG: Motion sensors are better.  
8 MS. CITARAMANIS: But just so long as --  
9 MS. LICHTENBERG: You know, trip over those stupid  
10 little plastic things that they put along the path. I don't  
11 want to -- yeah.  
12 MS. CITARAMANIS: And it only comes on when they  
13 walk by.  
14 MS. LICHTENBERG: Exactly.  
15 MS. CITARAMANIS: Which is, would certainly not,  
16 would be helpful to your neighbors who were on that side --  
17 MS. LICHTENBERG: That's true.  
18 MS. CITARAMANIS: -- in terms of not complaining  
19 that they have this bright light all the time. If it's  
20 motion sensor, then it's only when they use that path.  
21 MS. LICHTENBERG: I'm very, just quick statement,  
22 I'm very sensitive to the lighting issue. There is a 12-  
23 story parking garage that is built behind my neighbors that  
24 are about let's say 10 houses up, and it's on the naval base  
25 and they have extreme lighting, and it's still there. There

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1 was nothing that my neighbors could do about it, and that  
2 light is strong and it just blasts through I would say about  
3 six to eight houses. It's very disruptive to them. So I'm  
4 very sensitive about the lighting thing.  
5 MS. CITARAMANIS: Okay. All right.  
6 MS. LICHTENBERG: I know that's the extreme  
7 situation.  
8 MS. CITARAMANIS: Yeah.  
9 MS. LICHTENBERG: And there was nothing that my  
10 neighbors could do about it. The naval base would not  
11 change their, that situation. However, I'm, I will, you  
12 know --  
13 MS. CITARAMANIS: Well, it will be part of the --  
14 MS. LICHTENBERG: -- make it not higher than 100  
15 watt.  
16 MS. CITARAMANIS: It needs to be residential.  
17 MS. LICHTENBERG: Exterior.  
18 MS. CITARAMANIS: 100 watts or less.  
19 MS. LICHTENBERG: 100 watts or less.  
20 MS. CITARAMANIS: Right.  
21 MS. LICHTENBERG: Exactly.  
22 MS. CITARAMANIS: And it, that would be part of  
23 the, in the report and recommendation but again, the Board  
24 of Appeals has the final decision.  
25 MS. LICHTENBERG: Sure.

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1 MS. CITARAMANIS: All right. Anything else you  
2 need to add to the landscape and lighting plan?  
3 MS. LICHTENBERG: Well, what I was going to do is  
4 if it's okay with you, I was going to draw in, I noticed  
5 that there, I didn't draw in trees by the deck --  
6 MS. CITARAMANIS: Okay.  
7 MS. LICHTENBERG: -- where the stirs are and I'd  
8 like to draw some huge trees that are there just to show  
9 that there is forestry there.  
10 MS. CITARAMANIS: Okay. So --  
11 MS. LICHTENBERG: That's okay?  
12 MS. CITARAMANIS: You can. This is your document.  
13 MS. LICHTENBERG: Right. Okay. I'm going to draw  
14 trees.  
15 MS. CITARAMANIS: Just make sure you identify it  
16 so that --  
17 MS. LICHTENBERG: To make it as part of the  
18 record.  
19 MS. CITARAMANIS: Correct. And --  
20 MS. LICHTENBERG: Thank you. And I'm going to  
21 also write in the word slope.  
22 MS. CITARAMANIS: Do you have a fence? Is it  
23 fenced?  
24 MS. LICHTENBERG: Yeah. It is. It's actually  
25 fenced. There's a little short fence. Yeah. Good point.

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1 Oh, how does this fence go?  
2 MS. CITARAMANIS: What are we looking at?  
3 MS. LICHTENBERG: Can I look at that picture, do  
4 you mind?  
5 MS. CITARAMANIS: Oh, the --  
6 MS. LICHTENBERG: Of the exterior of my adjoining  
7 neighbor on that side?  
8 MS. CITARAMANIS: Yes. This would be 13.  
9 MS. LICHTENBERG: Yeah. There's the fence. It  
10 starts there and then it goes down.  
11 MS. CITARAMANIS: But it connects, it connects to  
12 your house too or is this just their fence?  
13 MS. LICHTENBERG: It's their fence.  
14 MS. CITARAMANIS: Do you have a fence on that  
15 side?  
16 MS. LICHTENBERG: No, ma'am.  
17 MS. CITARAMANIS: Okay. That's all I care about.  
18 MS. LICHTENBERG: Okay.  
19 MS. CITARAMANIS: You don't need to draw in your  
20 neighbor's fence.  
21 MS. LICHTENBERG: Okay.  
22 MS. CITARAMANIS: Okay. And I think -- you're  
23 still drawing.  
24 MS. LICHTENBERG: Okay. I'm done.  
25 MS. CITARAMANIS: Okay. Now we'll go to the

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1 photographs which are Exhibit 9. Can you tell me did you  
2 take those photos?  
3 MS. LICHTENBERG: Exhibit 9. This was actually  
4 taken by a, what is it, what do you call it, home inspector  
5 for a refinance. When I refinanced it, they took a picture  
6 of my house.  
7 MS. CITARAMANIS: They took a -- can you describe,  
8 there's two pictures, can you just tell me what the top  
9 picture is?  
10 MS. LICHTENBERG: The top picture is the front of  
11 my house, and the bottom picture is the back of my house.  
12 MS. CITARAMANIS: Okay. And these were pictures  
13 taken by a home inspector. Do these pictures accurately  
14 depict your house?  
15 MS. LICHTENBERG: Yeah. It's still the same. The  
16 back is the same. The front, no changes to the exterior.  
17 MS. CITARAMANIS: Okay.  
18 MS. LICHTENBERG: Yep. Yes.  
19 MS. CITARAMANIS: All right. In the technical  
20 staff report, I'm going to ask you to -- you saw the  
21 pictures in the technical staff report. They also provided  
22 two pictures on page 3 of Exhibit 14 and page 5 of Exhibit  
23 14. Are those pictures of your house?  
24 MS. LICHTENBERG: Yes.  
25 MS. CITARAMANIS: And I know you didn't take these

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1 but staff obviously put these in here, and they are pictures  
2 of the front and the rear of your home?  
3 MS. LICHTENBERG: Yes.  
4 MS. CITARAMANIS: And in looking at Exhibit, I  
5 mean page 5, I note that you have, I see the slate path on  
6 the left-hand side.  
7 MS. LICHTENBERG: Yes.  
8 MS. CITARAMANIS: Okay. And just so the record is  
9 clear, and I want to -- actually, I don't think you have it  
10 in here. I'm going to give you the, this is Exhibit 13A, B,  
11 C and D.  
12 MS. LICHTENBERG: Uh-huh.  
13 MS. CITARAMANIS: This would be, this is the e-  
14 mail that we got from your neighbors.  
15 MS. LICHTENBERG: Okay.  
16 MS. CITARAMANIS: Just if you could look at the  
17 first 13A and is that, I think you had already said that's a  
18 picture of your left-hand side of your house with you --  
19 MS. LICHTENBERG: Yes.  
20 MS. CITARAMANIS: And that accurately depicts what  
21 the front of your house looks like?  
22 MS. LICHTENBERG: Yes.  
23 MS. CITARAMANIS: Okay. And the next picture is a  
24 picture, 13B. Is that a picture of the street in front of  
25 your house?

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1 MS. LICHTENBERG: Yes, it is.  
2 MS. CITARAMANIS: And does it look like it  
3 accurately depicts what the on-street parking looks like?  
4 MS. LICHTENBERG: Yes.  
5 MS. CITARAMANIS: Okay. And the next one, what is  
6 that? That's 13 --  
7 MS. LICHTENBERG: The side of Andre's house is  
8 right here. Andre and Maria's. So this is my side of the  
9 house.  
10 MS. CITARAMANIS: Okay. And I think that that was  
11 put in there for the big pine tree that's there.  
12 MS. LICHTENBERG: Yes.  
13 MS. CITARAMANIS: Okay.  
14 MS. LICHTENBERG: It's a huge tree that's there.  
15 MS. CITARAMANIS: Okay.  
16 MS. LICHTENBERG: That's the only really huge tree  
17 structure on that side.  
18 MS. CITARAMANIS: Okay. And that accurately  
19 depicts the side of your house from the front?  
20 MS. LICHTENBERG: Yes.  
21 MS. CITARAMANIS: Okay. And then that's their  
22 letter.  
23 MS. LICHTENBERG: I can just tell you the history  
24 about that but you don't even want to know.  
25 MS. CITARAMANIS: Yeah. It's not necessary. Just

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1 it's your option to dispute whatever is in there or not.  
2 MS. LICHTENBERG: I'm not going to dispute  
3 anything Andre and Maria say.  
4 MS. CITARAMANIS: Okay. All right. Going to the  
5 floor plan --  
6 MS. LICHTENBERG: Uh-huh.  
7 MS. CITARAMANIS: -- which is Exhibit 5. Okay.  
8 In looking at that, I need for you to give me some  
9 orientation. I don't know -- is the way that it is set up,  
10 where it says accessory floor plan, is that the rear of the  
11 house or is that the front of the house?  
12 MS. LICHTENBERG: I see. Okay. So --  
13 MS. CITARAMANIS: I can't, I don't know if the  
14 bedroom's on the left-hand side in the rear of the house  
15 or --  
16 MS. LICHTENBERG: Right.  
17 MS. CITARAMANIS: -- the bedroom's on the right-  
18 hand side and vice-versa.  
19 MS. LICHTENBERG: Right. Okay.  
20 MS. CITARAMANIS: So if you could give me  
21 orientation and just draw on the front or just draw,  
22 identify the side. One is facing the front, one is facing  
23 the rear. And then put the, an X or identify where the  
24 exterior accessory apartment entrance is. That probably  
25 would be the easiest.

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1 MS. LICHTENBERG: Okay. All right. So okay. So  
2 the exterior is where it says 22 feet in my drawing, so I'm  
3 going to draw in a door there.  
4 MS. CITARAMANIS: So that would be facing the  
5 rear.  
6 MS. LICHTENBERG: Correct.  
7 MS. CITARAMANIS: Okay.  
8 MS. LICHTENBERG: So this is rear and this is  
9 front. Okay. So I'll put down entrance. Accessory,  
10 accessory apartment entrance.  
11 MS. CITARAMANIS: Okay. And that would be the  
12 location that if you see Mr. Goff's report --  
13 MS. LICHTENBERG: Uh-huh.  
14 MS. CITARAMANIS: -- item no. 7 --  
15 MS. LICHTENBERG: Oh.  
16 MS. CITARAMANIS: -- that's where the light,  
17 exterior light over the door needs to go.  
18 MS. LICHTENBERG: Right.  
19 MS. CITARAMANIS: Okay?  
20 MS. LICHTENBERG: Yep.  
21 MS. CITARAMANIS: And the kitchen?  
22 MS. LICHTENBERG: Uh-huh.  
23 MS. CITARAMANIS: So if we're standing in the  
24 backyard looking, the kitchen would be on your left to the  
25 left of the fireplace bricks?

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1 MS. LICHTENBERG: Yes.  
2 MS. CITARAMANIS: Okay. All right. And you  
3 indicate that it's a new kitchen. Did you read Mr. Goff's  
4 report as to what the kitchen needs?  
5 MS. LICHTENBERG: Kitchen.  
6 MS. CITARAMANIS: Item 3.  
7 MS. LICHTENBERG: Stove, sink.  
8 MS. CITARAMANIS: Is his report in front of you?  
9 Okay, good.  
10 MS. LICHTENBERG: Cabinets and countertops. Yes.  
11 MS. CITARAMANIS: Stove, sink, cabinets and  
12 countertops.  
13 MS. LICHTENBERG: Yes.  
14 MS. CITARAMANIS: What do you have in there now?  
15 MS. LICHTENBERG: I have a utility sink in there  
16 now and my washer and dryer is there. And I've got my HVAC  
17 furnace there and --  
18 MS. CITARAMANIS: Where is the HVAC in reference  
19 to, on this --  
20 MS. LICHTENBERG: Drawing?  
21 MS. CITARAMANIS: -- floor plan?  
22 MS. LICHTENBERG: If you go up to the upper left  
23 corner --  
24 MS. CITARAMANIS: Go ahead and mark that if you  
25 want.

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1 MS. LICHTENBERG: -- and put -- okay. I'll put  
2 the HVAC and the hot water heater. I think I'll put the hot  
3 water heater is a circle and the HVAC is a square.  
4 MS. CITARAMANIS: That's directly relevant to no.  
5 4.  
6 MS. LICHTENBERG: Gotcha. HVAC.  
7 MS. CITARAMANIS: So you need to put in a wall and  
8 we're going to ask you where that wall needs to go. Just so  
9 everybody's clear so he doesn't come in and say wrong place.  
10 MR. GOFF: I do want to add, no. 3, they may need  
11 a refrigerator. I just noticed I didn't put that on.  
12 MS. LICHTENBERG: Oh.  
13 MS. CITARAMANIS: Yes.  
14 MR. GOFF: So --  
15 MS. CITARAMANIS: I didn't hear refrigerator  
16 either.  
17 MR. GOFF: Yeah.  
18 MS. LICHTENBERG: You know?  
19 MS. CITARAMANIS: Yes. It would have been picked  
20 up. It's good that it was picked up now so everybody goes  
21 in knowing. When he comes back and says where's the  
22 refrigerator, you say well, you didn't tell me I needed to  
23 have one.  
24 MS. LICHTENBERG: No problem.  
25 MS. CITARAMANIS: So basically --

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1 MS. LICHTENBERG: And if you want to really get  
2 into it, I plan to put in a dishwasher and I plan to put in  
3 a garbage disposal, but I don't know if you want all that  
4 information.  
5 MS. CITARAMANIS: You can tell us whatever you  
6 want but he's making sure that you know what you absolutely  
7 need --  
8 MS. LICHTENBERG: Okay.  
9 MS. CITARAMANIS: -- in order for it to be a  
10 operable kitchen for this type of use.  
11 MS. LICHTENBERG: I do have a question.  
12 MS. CITARAMANIS: And it does require a  
13 refrigerator.  
14 MS. LICHTENBERG: Well, okay.  
15 MS. CITARAMANIS: Okay.  
16 MS. LICHTENBERG: On this subject matter, you have  
17 written a stove. Can I also have an oven, a stove with an  
18 oven --  
19 MR. GOFF: Yes.  
20 MS. LICHTENBERG: -- and a microwave? Okay. It's  
21 going to be a luxury apartment.  
22 MS. CITARAMANIS: You just can't have just a  
23 microwave, right?  
24 MR. GOFF: Correct.  
25 MS. LICHTENBERG: Huh?

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1 MS. CITARAMANIS: You can't just have a microwave.  
2 MS. LICHTENBERG: No. I understand that.  
3 MS. CITARAMANIS: Or the little top --  
4 MR. GOFF: Toaster or cook top thing.  
5 MS. CITARAMANIS: Yes.  
6 MS. LICHTENBERG: Right because that's a wet bar.  
7 People call that a wet bar.  
8 MS. CITARAMANIS: This will be a full kitchen.  
9 MS. LICHTENBERG: Full kitchen, exactly.  
10 MS. CITARAMANIS: Okay. So you'll add the  
11 refrigerator of course.  
12 MS. LICHTENBERG: It's a full kitchen. Do you  
13 want me to write that on? I guess I will. This is my copy.  
14 MS. CITARAMANIS: Well, on yours. That's your  
15 copy.  
16 MS. LICHTENBERG: Right. Okay. Fridge and wash,  
17 dishwasher. I know. That's my thing. I know.  
18 MS. CITARAMANIS: And the storage area, is that  
19 where the HVAC is or is that something different?  
20 MS. LICHTENBERG: The storage area. Storage area.  
21 Okay. What number are we looking at now?  
22 MS. CITARAMANIS: I'm looking at your statement  
23 and I'm just going by your, you said the apartment will have  
24 a new kitchen which we just talked about.  
25 MS. LICHTENBERG: Uh-huh.

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1 MS. CITARAMANIS: Slash, storage area including a  
2 washer/dryer.  
3 MS. LICHTENBERG: Okay. So what I'll do is on  
4 this drawing, I'm going to draw like a straight line and  
5 then like a little door. And the washer and dryer will be  
6 the area where my hot water heater is and HVAC, and then  
7 there will be space for, a small space for storage too. So  
8 I'm going to draw a washer and dryer.  
9 MS. CITARAMANIS: And in looking at no. 4, do you  
10 understand where the wall to block off the HVAC room from  
11 the kitchen belongs? You can certainly give it to Mr. Goff  
12 and ask him to tell me.  
13 MS. LICHTENBERG: A wall like --  
14 MR. GOFF: Yeah.  
15 MS. LICHTENBERG: -- right there.  
16 MR. GOFF: Yeah.  
17 MS. LICHTENBERG: Just make it right across.  
18 MR. GOFF: That's fine. The only thing is, is you  
19 have gas appliances?  
20 MS. LICHTENBERG: Yes. Those are two gas.  
21 MR. GOFF: So there's no storage.  
22 MS. LICHTENBERG: You can't have storage there?  
23 MR. GOFF: Un-unh.  
24 MS. LICHTENBERG: Can I have my washer and dryer  
25 there?

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1 MR. GOFF: Yes. No storage though.  
2 MS. LICHTENBERG: Okay. So that's fine. Okay.  
3 What I can do then, and this is something that you're  
4 familiar with, there is another area that we discussed in  
5 order to cover the ceiling where the duct system was coming  
6 down, right?  
7 MS. CITARAMANIS: In what location?  
8 MS. LICHTENBERG: In the kitchen.  
9 MS. CITARAMANIS: Okay.  
10 MS. LICHTENBERG: To block that whole area off  
11 with either drywall or, you know, just some way to block  
12 that area off.  
13 MR. GOFF: That's fine, yeah.  
14 MS. LICHTENBERG: And put the storage there.  
15 MR. GOFF: We talked about that.  
16 MS. CITARAMANIS: Okay.  
17 MR. GOFF: And it won't change the habitable  
18 square footage.  
19 MS. CITARAMANIS: Okay.  
20 MS. LICHTENBERG: Correct. That's good. Okay.  
21 Okay. So I'm going to draw in here like a drawing that says  
22 storage right, oops, right like this. So this is going to  
23 be storage and then I'll just put no storage here.  
24 MS. CITARAMANIS: But the area that will have the  
25 washer and dryer cannot have other type of storage because

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1 it's with the gas appliances.  
2 MS. LICHTENBERG: Oh, I know.  
3 MS. CITARAMANIS: Okay.  
4 MS. LICHTENBERG: I agree. That's very, you  
5 know --  
6 MS. CITARAMANIS: Useful. We try to make the  
7 rules that way.  
8 MS. LICHTENBERG: Well --  
9 MS. CITARAMANIS: They're supposed to be based on  
10 common sense and safety.  
11 MS. LICHTENBERG: Yeah. Yeah.  
12 MS. CITARAMANIS: Okay. Going to the bathroom.  
13 And I'm, again, I'm going through your statement. You said  
14 a new shower will be added to the existing half bath.  
15 MS. LICHTENBERG: Yes.  
16 MS. CITARAMANIS: And right now, looking at Mr.  
17 Goff's report, no. 2, it says install bathtub/shower to make  
18 a full bath. Is that, you have to have both a shower and a  
19 tub or just --  
20 MR. GOFF: No. It's either one.  
21 MS. CITARAMANIS: Either one.  
22 MR. GOFF: Uh-huh.  
23 MS. CITARAMANIS: Okay.  
24 MS. LICHTENBERG: Okay.  
25 MS. CITARAMANIS: Make it a full bath. What does

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1 it have now, just a --  
2 MR. GOFF: Half bath.  
3 MS. CITARAMANIS: -- sink and a toilet?  
4 MR. GOFF: Sink and a toilet.  
5 MS. LICHTENBERG: Yeah.  
6 MS. CITARAMANIS: So you have to have a shower or  
7 a bathtub or you can do a combination.  
8 MS. LICHTENBERG: Yes.  
9 MS. CITARAMANIS: However you want to.  
10 MS. LICHTENBERG: Uh-huh.  
11 MS. CITARAMANIS: I see you've already marked full  
12 bath. Okay. So that's good. And then you go to, the next  
13 one is a closet will be added to the existing separate  
14 bedroom. So there's only one bedroom, correct?  
15 MS. LICHTENBERG: Correct.  
16 MS. CITARAMANIS: And so that would be if I'm  
17 standing outside the rear of the house, it will be on the  
18 right-hand side?  
19 MS. LICHTENBERG: The closet?  
20 MS. CITARAMANIS: No, no, no. Bedroom. The  
21 bedroom is on the right-hand side of the property if you're  
22 standing in the rear of the property looking --  
23 MS. LICHTENBERG: Correct.  
24 MS. CITARAMANIS: Okay. On the same side where  
25 you have the little deck that goes in your kitchen above

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1 ground.  
2 MS. LICHTENBERG: Correct.  
3 MS. CITARAMANIS: All right. And the closet?  
4 MS. LICHTENBERG: Uh-huh.  
5 MS. CITARAMANIS: I guess for Mr. Goff, is it  
6 supposed to have a --  
7 MR. GOFF: No. She wants to add on.  
8 MS. CITARAMANIS: She can add, okay.  
9 MR. GOFF: We don't require it.  
10 MS. CITARAMANIS: Okay.  
11 MS. LICHTENBERG: Really?  
12 MS. CITARAMANIS: And you also, I know you said  
13 this in here but while we're in the bedroom, you say that  
14 the bedrooms are big enough for egress but I believe Mr.  
15 Goff said they are not. Do you understand? How many  
16 windows do you have in that bedroom right now?  
17 MS. LICHTENBERG: Two.  
18 MS. CITARAMANIS: And where are they located?  
19 MS. LICHTENBERG: One is going to be next to the  
20 full bathroom, the back of the full bathroom. That's  
21 where --  
22 MS. CITARAMANIS: Facing rear?  
23 MS. LICHTENBERG: Yes. That's where -- facing the  
24 rear.  
25 MS. CITARAMANIS: Oh, if we're looking at your

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1 photographs on no. 9 --  
2 MS. LICHTENBERG: Yes.  
3 MS. CITARAMANIS: -- that would be the one on the  
4 right-hand side?  
5 MS. LICHTENBERG: Let's see.  
6 MS. CITARAMANIS: It looks like a --  
7 MS. LICHTENBERG: Yes. There's a -- the small  
8 window is the bathroom window.  
9 MS. CITARAMANIS: Okay.  
10 MS. LICHTENBERG: So and then there's the  
11 entrance, the door. So I'm talking to the, you look at the,  
12 go towards the, that way, what is north.  
13 MS. CITARAMANIS: It looks like it's on the same  
14 side as where the grill is.  
15 MS. LICHTENBERG: Grill.  
16 MS. CITARAMANIS: Is that the bedroom window?  
17 MR. GOFF: Above the bench.  
18 MS. CITARAMANIS: Above the bench.  
19 MS. LICHTENBERG: Above the bench.  
20 MS. CITARAMANIS: Yes. Thank you.  
21 MS. LICHTENBERG: Yes. Above the bench.  
22 MS. CITARAMANIS: Okay. And there's another  
23 window on the other side?  
24 MS. LICHTENBERG: On the other side.  
25 MS. CITARAMANIS: Okay. Well, in looking at Mr.

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1 Goff's report, no. 1, install egress window in bedroom. I  
2 know you think they're big enough for getting out. You only  
3 have to enlarge one of them.  
4 MS. LICHTENBERG: Uh-huh.  
5 MS. CITARAMANIS: And it must be no more than 44  
6 inches from the floor to the window opening.  
7 MS. LICHTENBERG: Uh-huh.  
8 MS. CITARAMANIS: And the window must be at least  
9 five square feet opening.  
10 MS. LICHTENBERG: Yes. We went over that.  
11 MS. CITARAMANIS: Okay.  
12 MS. LICHTENBERG: And I drew little marks, you  
13 know, on the existing --  
14 MS. CITARAMANIS: Do you know which window is  
15 going to be an egress window?  
16 MS. LICHTENBERG: I'm not sure yet because --  
17 MS. CITARAMANIS: Okay.  
18 MS. LICHTENBERG: -- I need to get my, my person  
19 that's remodeling my bathroom to see if the wall here, where  
20 it says full bath --  
21 MS. CITARAMANIS: Uh-huh.  
22 MS. LICHTENBERG: -- and then you go kind of  
23 north, I don't know whether I need to extend that one wall  
24 to include the window so that the bathroom is big enough or  
25 so --

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1 MS. CITARAMANIS: So you're not sure what, it's  
2 either going to be the window in the rear or the window on  
3 the north side.  
4 MS. LICHTENBERG: Right. And they're the same  
5 size right now, yeah. Yeah. So if I include the window in  
6 my bathroom, then I'm not going to change it. I'd rather  
7 change the other window to meet the 44-inch standard and 5-  
8 foot square.  
9 MS. CITARAMANIS: Well, let me ask Mr. Goff. If  
10 she does that and that window becomes part of the bathroom,  
11 then she has no choice but to do --  
12 MR. GOFF: The other one.  
13 MS. CITARAMANIS: -- enlarge the other one.  
14 MR. GOFF: Correct.  
15 MS. LICHTENBERG: Yes.  
16 MS. CITARAMANIS: It's not a matter of one or the  
17 other.  
18 MR. GOFF: Right.  
19 MS. LICHTENBERG: Right.  
20 MS. CITARAMANIS: Once it becomes part of the  
21 bathroom --  
22 MR. GOFF: And the window --  
23 MS. CITARAMANIS: -- you only have one left in the  
24 bedroom.  
25 MR. GOFF: Right.

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1 MS. CITARAMANIS: Okay.  
2 MR. GOFF: The window is so close to the bathroom  
3 right now that don't know if you're going to butt up to it  
4 or you have to go past it to fit everything in so.  
5 MS. LICHTENBERG: Right.  
6 MR. GOFF: She, she's aware of one, if there's two  
7 windows, it's her choice as to which one but --  
8 MS. CITARAMANIS: But if she encompasses that one  
9 window into the bathroom, it's no longer an option.  
10 MR. GOFF: Right.  
11 MS. CITARAMANIS: She has to do the other one.  
12 MR. GOFF: Right.  
13 MS. LICHTENBERG: Exactly.  
14 MS. CITARAMANIS: I just want to make sure that's  
15 clear even if the bathroom is, it's a non-suite, it's part  
16 of the bedroom.  
17 MS. LICHTENBERG: Yes.  
18 MS. CITARAMANIS: You have that separation that  
19 it's, it's the bedroom that has to, not the bedroom and the  
20 bath. Do you understand?  
21 MS. LICHTENBERG: You know? At this point, we  
22 could just, you know, bring closure to this very easily and  
23 say I'm going to enlarge this other window.  
24 MS. CITARAMANIS: That --  
25 MS. LICHTENBERG: You know, and then that was --

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1 MS. CITARAMANIS: That is up to you. It's --  
2 MS. LICHTENBERG: Then that way it's done.  
3 MR. GOFF: Okay.  
4 MS. LICHTENBERG: And whatever I --  
5 MS. CITARAMANIS: It's up to you. I'm just --  
6 MS. LICHTENBERG: -- do with the bathroom side --  
7 and I understand what you're saying, Tammy.  
8 MS. CITARAMANIS: I understand too that, I mean,  
9 if something changes and you need to do that one, that's  
10 okay provided it's part of the bedroom.  
11 MS. LICHTENBERG: Sure.  
12 MS. CITARAMANIS: So I'm not trying to isolate you  
13 into which one you're going to pick.  
14 MS. LICHTENBERG: Right.  
15 MS. CITARAMANIS: I'm just making sure the record  
16 is clear that you understand --  
17 MS. LICHTENBERG: Yeah.  
18 MS. CITARAMANIS: -- that if your changes  
19 encompass one into the bathroom, you're down to one, you  
20 only have one choice. But if you don't do that, you can do  
21 either/or so I just want to make sure you understand.  
22 MS. LICHTENBERG: I'm fine. Yeah. I'm good with  
23 that.  
24 MS. CITARAMANIS: Clarity is the key.  
25 MS. LICHTENBERG: All right.

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1 MS. CITARAMANIS: So you don't have to commit  
2 right now is what I'm saying but --  
3 MS. LICHTENBERG: Okay.  
4 MS. CITARAMANIS: -- you understand the  
5 parameters.  
6 MS. LICHTENBERG: Yes. I do.  
7 MS. CITARAMANIS: Okay.  
8 MS. LICHTENBERG: Thank you.  
9 MS. CITARAMANIS: I think that one small bed,  
10 window in the bathroom. You already identified that.  
11 Outside trim and carport of the house be freshly painted.  
12 Walkway between the driveway and apartment entrance will  
13 also be expanded. You already talked about what that  
14 expansion meant. All of the utilities are public utilities.  
15 Is there anything else on this floor plan, you've already  
16 marked, made some clarifications, anything else that needs  
17 to be clarified on the floor plan? I think that I have  
18 asked all the questions I needed.  
19 MS. LICHTENBERG: Yes, I do. I'd like to add to  
20 the drawing where the stairs are going between the apartment  
21 and where my living area is in front of the house.  
22 MS. CITARAMANIS: Oh, the interior entrance?  
23 MS. LICHTENBERG: Yeah.  
24 MS. CITARAMANIS: Actually, that is on my list. I  
25 just overlooked it. Very good.

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1 MS. LICHTENBERG: See. We think alike.  
2 MS. CITARAMANIS: Okay.  
3 MS. LICHTENBERG: All right.  
4 MS. CITARAMANIS: Yes. Where is the interior --  
5 actually, interestingly enough, it was my no. 1 question. I  
6 just went down to no. 2.  
7 MS. LICHTENBERG: Okay.  
8 MS. CITARAMANIS: So if could identify that  
9 location, just mark it interior steps to main dwelling.  
10 MS. LICHTENBERG: Okay. Staircase, interior  
11 steps.  
12 MS. CITARAMANIS: Because that actually relates to  
13 no. 5, Mr. Goff's item no. 5.  
14 MS. LICHTENBERG: Okay.  
15 MS. CITARAMANIS: Install door at bottom of steps  
16 to block off the accessory apartment from the main house.  
17 MS. LICHTENBERG: Yep. Now, I did have a  
18 question.  
19 MS. CITARAMANIS: Absolutely.  
20 MS. LICHTENBERG: I don't know if it's appropriate  
21 for you or not.  
22 MS. CITARAMANIS: If not, Mr. Goff will answer it.  
23 MS. LICHTENBERG: Okay. So I, are there any  
24 specifications for that interior door that we're talking  
25 about now in regards to fire retardant or entrance and exit?

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1 Does the door have to be locked on my side of my dwelling  
2 and the other side of the other dwelling, the locks, or the  
3 material of the actual door, does it have to be metal for  
4 fire retardant or whatever they call it, fire --  
5 MR. GOFF: Rated.  
6 MS. LICHTENBERG: Yeah.  
7 MR. GOFF: They -- it could be metal or wood.  
8 MS. LICHTENBERG: Oh, it can?  
9 MR. GOFF: An hour and 15 minute fire rating.  
10 MS. LICHTENBERG: Oh, okay. This is no. 5.  
11 MS. CITARAMANIS: That's no. 5.  
12 MS. LICHTENBERG: One hour and 15 minutes?  
13 MR. GOFF: Yes. Minimum.  
14 MS. LICHTENBERG: Hour and 15 minute fire --  
15 MR. GOFF: Wood or metal.  
16 MS. LICHTENBERG: -- rating. Okay.  
17 MR. GOFF: And the lock, you want to lock it so  
18 they can't get up to you.  
19 MS. LICHTENBERG: Lock on my side.  
20 MS. CITARAMANIS: Okay?  
21 MS. LICHTENBERG: Yeah.  
22 MS. CITARAMANIS: All right. Anything else? The  
23 other item was install a smoke detector outside of the  
24 bedroom.  
25 MS. LICHTENBERG: Oh, yeah. I -- yes. I like --

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1 sure. Smoke detector. Is that the only spot because I was  
2 going to actually put another one kind of not really next to  
3 the kitchen but in, you know, in the area of the living  
4 room. I kind of want two smoke detectors. That's up to me.  
5 MR. GOFF: That's fine. We just require to make  
6 sure there's one outside the bedroom.  
7 MS. LICHTENBERG: Outside the bedroom?  
8 MR. GOFF: Uh-huh.  
9 MS. LICHTENBERG: Okay.  
10 MS. CITARAMANIS: Minimum.  
11 MS. LICHTENBERG: Okay. Smoke detector there and  
12 then the other one closer to the kitchen.  
13 MS. CITARAMANIS: Okay. And we already talked  
14 about the occupancy limitations noted in item no. 9.  
15 MS. LICHTENBERG: Uh-huh.  
16 MS. CITARAMANIS: And also, the, that you need to  
17 obtain the necessary permits so in terms of any electrical  
18 work that's done, whatever, when you put the lighting in,  
19 and all of that needs a permit.  
20 MS. LICHTENBERG: Right.  
21 MS. CITARAMANIS: Which you'd go down to  
22 Department of Permitting Services. Recommendation is that  
23 you don't do any work until you've received approval for the  
24 accessory apartment.  
25 MS. LICHTENBERG: And that would be approximately?

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1 MS. CITARAMANIS: Well, once the record closes --  
2 MS. LICHTENBERG: Right.  
3 MS. CITARAMANIS: -- and I leave the record open  
4 for at least seven days so the court reporter can get the  
5 transcript out and also give you time to sign the Affidavit  
6 of Posting. I'm not sure if Ms. Forbes is in yet.  
7 MS. LICHTENBERG: Okay.  
8 MS. CITARAMANIS: If she is, then that will be  
9 easy enough. And I have 30 days from the date that the  
10 record closes in which to issue my report and  
11 recommendation. It goes over to the Board of Appeals.  
12 MS. LICHTENBERG: Okay.  
13 MS. CITARAMANIS: And then the Board of Appeals  
14 will sit in a, a work session where they will actually  
15 discuss my recommendation, your application. You have an  
16 opportunity to -- it's public. You can come. It's not  
17 another hearing for you. You will be given, once they send  
18 you that notice, given 10 days in which you can request an  
19 oral argument and generally, people only do that when they  
20 are not happy with the report and recommendation.  
21 MS. LICHTENBERG: Okay.  
22 MS. CITARAMANIS: So they come in and dispute it  
23 which is fine.  
24 MS. LICHTENBERG: Right.  
25 MS. CITARAMANIS: But just so that you know it's

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1 not this type of a hearing again. This is why we're being  
2 as thorough as we are so I have every, everything so that  
3 hopefully, there won't be any questions when this ends up to  
4 the Board of Appeals. But all of that will be in your  
5 notice --  
6 MS. LICHTENBERG: All right.  
7 MS. CITARAMANIS: -- from the Board of Appeals  
8 once they've received my report and recommendation. You  
9 will also receive a copy of it. Mr. Goff receives a copy of  
10 it.  
11 MS. LICHTENBERG: Okay.  
12 MS. CITARAMANIS: Once they make their final  
13 decision, you'll get a copy of their report and that's when  
14 you can start, if it's granted, that's when you can start  
15 the process of doing all of the things that need to be done,  
16 and then Mr. Goff will come out for a final inspection to  
17 make sure that you did everything that you're supposed to  
18 do.  
19 MS. LICHTENBERG: Okay.  
20 MS. CITARAMANIS: Okay?  
21 MS. LICHTENBERG: Yes.  
22 MS. CITARAMANIS: With regards to the driveway, it  
23 says that -- how many cars can be accommodated on the  
24 driveway? How big is it?  
25 MS. LICHTENBERG: What we usually do is I park on

1 the top under the carport and then --  
 2 MS. CITARAMANIS: So you park in the carport.  
 3 MS. LICHTENBERG: Yeah. And then my daughter  
 4 parks on the lower level of the driveway.  
 5 MS. CITARAMANIS: Okay.  
 6 MS. LICHTENBERG: So those are the two cars.  
 7 MS. CITARAMANIS: Can the lower level, when you  
 8 say the lower level -- okay. I'm looking at Exhibit 9. I  
 9 see your photo. I see a car parked in the carport. The  
 10 space behind that, can that accommodate two cars or it can  
 11 only accommodate one?  
 12 MS. LICHTENBERG: Oh, it's just a one car, the  
 13 width of the driveway.  
 14 MR. GOFF: No. The length.  
 15 MS. CITARAMANIS: The width, but the length.  
 16 Stacked. If you were to, can you stack --  
 17 MS. LICHTENBERG: Oh, I can --  
 18 MS. CITARAMANIS: -- three cars?  
 19 MS. LICHTENBERG: Sure. I could put one, two,  
 20 maybe even four I could possibly, yeah. But I would say  
 21 three, just say --  
 22 MS. CITARAMANIS: Because I think --  
 23 MS. LICHTENBERG: Yeah.  
 24 MS. CITARAMANIS: I mean, Mr. Goff said that the  
 25 driveway can accommodate two. Didn't mention the carport.

1 I'm assuming -- did that include the carport?  
 2 MR. GOFF: No, it did not.  
 3 MS. LICHTENBERG: Okay.  
 4 MS. CITARAMANIS: Plus the carport which is at  
 5 least one.  
 6 MS. LICHTENBERG: Three. Yeah, three.  
 7 MS. CITARAMANIS: So he's saying that there, and I  
 8 think staff said the same thing, that the whole, you have at  
 9 least three parking spaces on, on --  
 10 MS. LICHTENBERG: My property.  
 11 MS. CITARAMANIS: It's called off-street parking.  
 12 MS. LICHTENBERG: Yes. Three parking --  
 13 MS. CITARAMANIS: On-street parking would be in  
 14 front of your house or across the street. Now, is the, is  
 15 there restrictions on your street, parking restrictions? Do  
 16 you have to have a parking permit?  
 17 MS. LICHTENBERG: No.  
 18 MS. CITARAMANIS: Okay. And one of the issues  
 19 that was raised by your neighbors is that there's, it's a  
 20 very narrow street and the addition of another vehicle would  
 21 cause a safety because you're on the curve.  
 22 MS. LICHTENBERG: Right. So we have a, we have a  
 23 neighborhood committee so to speak and we have common  
 24 practice agreements which we ask that everybody parks on the  
 25 right side of the street in those areas that are, that have

1 the curves and in general, you know.  
 2 MS. CITARAMANIS: I don't understand. What does  
 3 that mean.  
 4 MS. LICHTENBERG: So instead of having one car  
 5 parked on one side of the street and another car parked on  
 6 another side of the street, we try to have all the cars park  
 7 on that one side of the street as opposed to both sides of  
 8 the street.  
 9 MS. CITARAMANIS: What --  
 10 MS. LICHTENBERG: Because there are no sidewalks,  
 11 there's a lot of kids and people walk their dogs.  
 12 MS. CITARAMANIS: Okay. So --  
 13 MS. LICHTENBERG: But there's like a neighborhood  
 14 understanding that if we can, you know, if there's enough  
 15 room to park, then please park on the right side of the  
 16 street.  
 17 MS. CITARAMANIS: Okay. Right side of the street  
 18 going what direction?  
 19 MS. LICHTENBERG: Right. Okay. Let me tell you.  
 20 MS. CITARAMANIS: I'm looking at --  
 21 MS. LICHTENBERG: It is on -- okay. Can I come up  
 22 there and show you?  
 23 MS. CITARAMANIS: Absolutely. And I was going to  
 24 pull out the only picture we have of the on-street parking,  
 25 and that was Exhibit 13B which is, you identified it earlier

1 and this is the one that your neighbor gave. I'm assuming  
 2 that this is your house with the sign in front of it.  
 3 MS. LICHTENBERG: Right.  
 4 MS. CITARAMANIS: And do the right, that would be  
 5 your --  
 6 MS. LICHTENBERG: My neighbor, Andre and Maria.  
 7 MS. CITARAMANIS: -- neighbors who submitted this.  
 8 And in front of their house looks like a vehicle parked in  
 9 front of their house.  
 10 MS. LICHTENBERG: Right. So what we try to do  
 11 like when it's snowing and bad weather and things like that  
 12 or, you know, we have parties and there's a lot of, around  
 13 the holidays and stuff like that, we all kind of try to park  
 14 on this side, on one side of the street which is --  
 15 MS. CITARAMANIS: This is across, it's not on,  
 16 it's not on your side.  
 17 MS. LICHTENBERG: No. It's not in front of my  
 18 house or Andre's house. It's on the other side of the  
 19 street.  
 20 MS. CITARAMANIS: Okay. And --  
 21 MS. LICHTENBERG: And it's here. Because of that  
 22 curve, we don't want, you know, bad weather, people smashing  
 23 into our cars.  
 24 MS. CITARAMANIS: Okay. And Exhibit 11 is a, is  
 25 a, the zoning map.

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1 MS. LICHTENBERG: Uh-huh.  
2 MS. CITARAMANIS: Well, this is my copy and --  
3 MS. LICHTENBERG: Okay.  
4 MS. CITARAMANIS: But this is, this is a copy of  
5 the zoning map that's in the file.  
6 MS. LICHTENBERG: Uh-huh.  
7 MS. CITARAMANIS: So you're saying, if I'm  
8 understanding you correctly, people would be, would be, are  
9 asked to park on the west side of --  
10 MS. LICHTENBERG: Right.  
11 MS. CITARAMANIS: -- Parkhill.  
12 MS. LICHTENBERG: Correct.  
13 MS. CITARAMANIS: Your house would be on the east  
14 side. I mean --  
15 MS. LICHTENBERG: And next to Andre's, yeah.  
16 MS. CITARAMANIS: So you're saying people --  
17 MS. LICHTENBERG: Are trying to park, we incur,  
18 you know, if it's possible --  
19 MS. CITARAMANIS: And you say this agreement, this  
20 is just a verbal understanding?  
21 MS. LICHTENBERG: I could probably find some e-  
22 mails about it. It's an informal agreement definitely.  
23 MS. CITARAMANIS: Okay. Do you ever park in front  
24 of your house?  
25 MS. LICHTENBERG: Rarely. The only person that

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1 parks, that I have that comes to the house is my daughter,  
2 and my daughter parks right here. This is her normal spot  
3 that's vacant, and so she parks on the west side of the  
4 street.  
5 MS. CITARAMANIS: So west side. Looks like you're  
6 pointing in front of lots 17, maybe 18.  
7 MS. LICHTENBERG: 18. And that's where I also  
8 park if I have a guest. They'll park in the lower part of  
9 my driveway and frequently, I will park right next, like in  
10 front of that same area that my daughter parks.  
11 MS. CITARAMANIS: Okay. Well, do you have any --  
12 MS. LICHTENBERG: As you can see, Andre and Maria,  
13 they don't.  
14 MS. CITARAMANIS: That's --  
15 MS. LICHTENBERG: They don't, they don't go by the  
16 understanding of the neighborhood agreement.  
17 MS. CITARAMANIS: So that car that you, the blue  
18 car you're saying is their car?  
19 MS. LICHTENBERG: Oh, yeah. Yeah. So --  
20 MS. CITARAMANIS: And the car that's red is on the  
21 right side?  
22 MS. LICHTENBERG: The right side.  
23 MS. CITARAMANIS: Yeah. The west side that you  
24 are talking about.  
25 MS. LICHTENBERG: Yeah.

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1 MS. CITARAMANIS: Okay.  
2 MS. LICHTENBERG: So you can even see, which is  
3 really strange, by this picture but normally, if a car is  
4 going down the hill, right, down this direction, you, they  
5 wouldn't be faced this way.  
6 MS. CITARAMANIS: Right.  
7 MS. LICHTENBERG: Right? They would park on this  
8 side because they're going downhill. So this car, it should  
9 be facing this direction technically because of the track.  
10 MS. CITARAMANIS: That one should be facing --  
11 okay.  
12 MS. LICHTENBERG: So this is a perfect example how  
13 neighbors are trying to accommodate parking on this side of  
14 the street.  
15 MS. CITARAMANIS: Okay.  
16 MS. LICHTENBERG: Because it's actually, he's  
17 parking in the wrong direction but he's trying to park on  
18 that side of the street.  
19 MS. CITARAMANIS: Okay. Well, in terms of, I  
20 mean, you need to be able to, I mean, it sounds like there's  
21 sufficient on-street parking.  
22 MS. LICHTENBERG: Yes.  
23 MS. CITARAMANIS: But are you willing to  
24 accommodate one space on your driveway for your tenant?  
25 MS. LICHTENBERG: Hmm. How am I going to do that?

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1 MS. CITARAMANIS: It's up to you and, I mean,  
2 that's just the --  
3 MS. LICHTENBERG: I would say --  
4 MS. CITARAMANIS: What I'm hearing is there are no  
5 restrictions. The neighborhood recognizes the, the layout  
6 of the street --  
7 MS. LICHTENBERG: Yes.  
8 MS. CITARAMANIS: -- and in a way to accommodate,  
9 there's an informal understanding but certainly not  
10 enforceable.  
11 MS. LICHTENBERG: Right. I would do that  
12 definitely during times of holidays when there is excessive  
13 cars that are parking on the street or severe weather like  
14 snow or ice, you know. I would, I would accommodate,  
15 definitely, my tenant or tenants to be able to park in my  
16 driveway during those special circumstances when there are a  
17 lot of vehicles in our neighborhood.  
18 MS. CITARAMANIS: Okay. All right.  
19 MS. LICHTENBERG: Which is like I said, holidays  
20 and --  
21 MS. CITARAMANIS: Okay. Well, and if, so if they  
22 were to park on the street, you say that the width of the  
23 driveway is one car?  
24 MS. LICHTENBERG: Yes.  
25 MS. CITARAMANIS: And is there sufficient space on

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1 that driveway for them to walk up safely or --  
2 MS. LICHTENBERG: Oh, yeah.  
3 MS. CITARAMANIS: -- were you, if they choose to  
4 use the front door steps?  
5 MS. LICHTENBERG: Oh, yeah.  
6 MS. CITARAMANIS: Would you be opposed to putting  
7 in the blocks, the stepping blocks connecting the sidewalk  
8 to the driveway so they can walk through the carport?  
9 MS. LICHTENBERG: Can you do that again? I am  
10 going to do it but I just want to know what you --  
11 MS. CITARAMANIS: Let me pull the site plan back.  
12 MS. LICHTENBERG: Okay.  
13 MS. CITARAMANIS: These are my notes though.  
14 MS. LICHTENBERG: Yes. I can do that. I just  
15 want to make sure I do the right thing.  
16 MS. CITARAMANIS: Just put you --  
17 MS. LICHTENBERG: Oh, yeah.  
18 MS. CITARAMANIS: You've already got this.  
19 MS. LICHTENBERG: Uh-huh.  
20 MS. CITARAMANIS: The idea is that they can come,  
21 safely come up the steps, cut across --  
22 MS. LICHTENBERG: Oh, I see.  
23 MS. CITARAMANIS: -- and then, because this is all  
24 paved.  
25 MS. LICHTENBERG: Absolutely.

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1 MS. CITARAMANIS: And you would make sure that  
2 there was space between the carport and the next car so that  
3 they could get through.  
4 MS. LICHTENBERG: Oh, yeah.  
5 MS. CITARAMANIS: Okay. So --  
6 MS. LICHTENBERG: Yeah.  
7 MS. CITARAMANIS: -- the addition of a few blocks.  
8 MS. LICHTENBERG: Yeah. Flat.  
9 MS. CITARAMANIS: Okay.  
10 MS. LICHTENBERG: Whatever they're called.  
11 MS. CITARAMANIS: Okay. That certainly would be  
12 an easier access for them to go up the stairs.  
13 MS. LICHTENBERG: Sure. Sure.  
14 MS. CITARAMANIS: Than to try and navigate the  
15 driveway.  
16 MS. LICHTENBERG: Yes.  
17 MS. CITARAMANIS: Which --  
18 MS. LICHTENBERG: When the cars are parked there,  
19 yes.  
20 MS. CITARAMANIS: Okay.  
21 MS. LICHTENBERG: That's actually a good point.  
22 I'm always into safety.  
23 MS. CITARAMANIS: Okay. So you did the interior  
24 door. Can you clarify? The staff referred to this as a  
25 first level. You referred to where the accessory apartment

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1 is as first level. I believe Mr. Goff referred to it as the  
2 cellar.  
3 MR. GOFF: It's a split level but it's split like  
4 this.  
5 MS. CITARAMANIS: So the front is in ground.  
6 MR. GOFF: Partially under --  
7 MS. CITARAMANIS: The back is above ground.  
8 MR. GOFF: Partially underground, yeah.  
9 MS. CITARAMANIS: Okay. So it's --  
10 MS. LICHTENBERG: It's three levels.  
11 MS. CITARAMANIS: Oh, it is.  
12 MS. LICHTENBERG: The bedrooms are on the top  
13 level.  
14 MS. CITARAMANIS: Okay.  
15 MS. LICHTENBERG: The living room and kitchen are  
16 on the middle level. And the accessory apartment will be on  
17 the bottom level.  
18 MS. CITARAMANIS: Got it. Okay. I just want  
19 to --  
20 MS. LICHTENBERG: Is that right?  
21 MR. GOFF: Yes.  
22 MS. LICHTENBERG: Yeah.  
23 MS. CITARAMANIS: I mean, it's the basement of the  
24 main dwelling.  
25 MR. GOFF: Correct.

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1 MS. LICHTENBERG: Correct.  
2 MS. CITARAMANIS: It just happens to be partially  
3 above ground in the back but below ground in the front.  
4 That's due to the topography and the grading.  
5 MS. LICHTENBERG: Exactly. Yes. It's unusual.  
6 Kind of a different house.  
7 MS. CITARAMANIS: Okay. And the one thing that I  
8 would like to add as the next exhibit is a copy of your  
9 taxation and assessment record. It includes the information  
10 that, the size of the lot, the enclosed area, which is the  
11 area above the basement. So I will mark that as the next  
12 exhibit.  
13 MS. LICHTENBERG: Do you have that?  
14 MS. CITARAMANIS: I do.  
15 MS. LICHTENBERG: Oh, okay.  
16 MS. CITARAMANIS: I have a copy for you. I mean,  
17 it's a matter of public record but I, normally, it's already  
18 in the record. I noticed that it wasn't. I mean, anybody  
19 can pull it up but I, I wanted to do it today. So the next  
20 exhibit is 17. This will be your copy and this is the  
21 Department of Assessment and Taxation record.  
22 MS. LICHTENBERG: Okay.  
23 (Exhibit No. 17 was marked  
24 for identification.)  
25 MS. CITARAMANIS: Okay. I didn't mean to do that.

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1 MS. LICHTENBERG: That's all right. I'll get it.  
2 Is that it?  
3 MS. CITARAMANIS: That, I think that, I think I  
4 have asked all the questions that I have to ask and probably  
5 have made Mr. Goff's testimony a little shorter.  
6 MR. GOFF: Yes.  
7 MS. LICHTENBERG: I didn't mean to.  
8 MS. CITARAMANIS: No, no.  
9 MS. LICHTENBERG: I have the paperwork. Is  
10 this --  
11 MS. CITARAMANIS: That's yours.  
12 MS. LICHTENBERG: Okay.  
13 MS. CITARAMANIS: That's yours. That's your copy.  
14 MS. LICHTENBERG: All right.  
15 MS. CITARAMANIS: Okay. So if you don't have  
16 anything else, I'm going to need back the -- well, hold on  
17 until we finish with Mr. Goff and then you can give me back  
18 all of the exhibits.  
19 MS. LICHTENBERG: Okay. Sure.  
20 MS. CITARAMANIS: We'll make a copy of those for  
21 you and for you to take them. Okay. Mr. Goff, we've gone  
22 through all of the issues.  
23 MR. GOFF: Uh-huh.  
24 MS. CITARAMANIS: Just identify your report and if  
25 there's anything you wanted to add to that.

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1 (Witness previously sworn.)  
2 DIRECT EXAMINATION  
3 MR. GOFF: Yes. I do want to add one thing. Can  
4 I borrow this?  
5 MS. LICHTENBERG: Sure.  
6 MS. CITARAMANIS: Well, you did a report. When  
7 did you do a report?  
8 MR. GOFF: I did, I wrote the report February  
9 13th, 2013.  
10 MS. CITARAMANIS: And inspected it when?  
11 MR. GOFF: January 28th, 2013.  
12 MS. CITARAMANIS: Okay. Go ahead. What do you  
13 want to add?  
14 MR. GOFF: I noticed on the staff report that  
15 there are two accessory apartments nearby her.  
16 MS. CITARAMANIS: You're looking at the  
17 neighborhood map?  
18 MR. GOFF: Yeah, page 4.  
19 MS. CITARAMANIS: Yes. I think I made a copy of  
20 that too because there was a notation that I was not sure.  
21 MR. GOFF: And here's the letter from the  
22 licensing that there are no apartments anywhere near her.  
23 MS. CITARAMANIS: Right. Yeah. I saw that too.  
24 That actually was part of your report. I think in one place  
25 they say there are two, then later in the report, it says

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1 there's three.  
2 MR. GOFF: Yeah.  
3 MS. CITARAMANIS: And I know that one of those  
4 reports I actually just did in December which is right on  
5 Cedar Lane but okay.  
6 MR. GOFF: See, we'll check into it but what  
7 happens is they come in for approval or they come in for the  
8 hearing, they're approved but they can't do the work so it's  
9 withdrawn.  
10 MS. CITARAMANIS: Uh-huh.  
11 MR. GOFF: That's why we don't have a license for  
12 it. So we're going to go and just check those out.  
13 MS. CITARAMANIS: Okay.  
14 MR. GOFF: Just for the record because we show  
15 none in the area that have been licensed.  
16 MS. CITARAMANIS: Right. Okay. And that's just  
17 something that I would clarify in my report but, yes. I did  
18 note that discrepancy as well. Usually, it's the other way  
19 around. Usually, you come in with more. Then I'm like  
20 well, they didn't see that one. Okay. Anything you needed  
21 to add? I mean, you were very helpful along the way and I  
22 think that's a little clear but anything that, do you need  
23 to make any changes to your report other than the one with  
24 regard to the refrigerator?  
25 MR. GOFF: No.

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1 MS. CITARAMANIS: The kitchen should have a  
2 refrigerator. And this accessory apartment, would it have  
3 an adverse effect on the residential neighborhood in your  
4 opinion?  
5 MR. GOFF: No. Not at all.  
6 MS. CITARAMANIS: Okay. And with regards to the,  
7 you've already done an onsite, with regards to the  
8 characterization of what the parking is like in front of the  
9 house, you agree with the petitioner?  
10 MR. GOFF: Yeah, there's -- yes, I agree.  
11 MS. CITARAMANIS: There's what?  
12 MR. GOFF: No issues with the parking.  
13 MS. CITARAMANIS: Okay. And just so the record is  
14 clear, Mr. Goff brought up a copy of the report to him from  
15 Ada DeJesus.  
16 MR. GOFF: Uh-huh. From Licensing and  
17 Registration dated February 5th, 2013 regarding no accessory  
18 apartments or RLUs in the neighborhood. Okay. Anything, do  
19 you have any questions for him? This is your opportunity.  
20 Certainly, you can always call him if you have any, you  
21 think of something later but is there anything that you need  
22 to ask him now?  
23 MS. LICHTENBERG: Sure. Just really quick. If I  
24 wanted to, could I make a parking area for a car right here?  
25 MS. CITARAMANIS: When you say right here, why

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1 don't you describe, tell me what you're looking at.  
2 MS. LICHTENBERG: Okay. I'm looking at the front  
3 of the house. I'm looking at where the area right next to  
4 the current driveway and I'm talking about the area below  
5 the hill with the ivy. There's a --  
6 MS. CITARAMANIS: But what picture are you looking  
7 at?  
8 MS. LICHTENBERG: The front of the house.  
9 MS. CITARAMANIS: But where's that picture? What  
10 document is it in?  
11 MS. LICHTENBERG: Oh, I'm sorry. It's in --  
12 MS. CITARAMANIS: That's the technical staff  
13 report?  
14 MS. LICHTENBERG: -- the Montgomery County  
15 Planning Department --  
16 MS. CITARAMANIS: What page?  
17 MS. LICHTENBERG: -- Office of Zoning Hearings.  
18 MS. CITARAMANIS: What page?  
19 MS. LICHTENBERG: Page 3.  
20 MS. CITARAMANIS: Okay. That way the record is  
21 clear because it's -- okay. So we're looking at page 3.  
22 You're asking him if --  
23 MS. LICHTENBERG: I could put a parking space in  
24 the area below where the ivy is in my front yard right next  
25 to my existing driveway.

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1 MS. CITARAMANIS: So you're asking if you can mark  
2 off that piece of property specifically for your unit?  
3 Parking for your house only?  
4 MS. LICHTENBERG: Yes, ma'am. Good --  
5 MS. CITARAMANIS: I, I think I know the answer.  
6 MS. LICHTENBERG: Good question.  
7 MR. GOFF: That would be a zoning issue.  
8 MS. LICHTENBERG: Okay.  
9 MS. CITARAMANIS: But it's public, it's a public  
10 street.  
11 MR. GOFF: No. She's talking about in her front  
12 yard.  
13 MS. LICHTENBERG: In the front yard.  
14 MS. CITARAMANIS: Oh.  
15 MR. GOFF: Between the ivy and the sidewalk.  
16 MS. CITARAMANIS: Oh, yeah. That --  
17 MS. LICHTENBERG: What?  
18 MS. CITARAMANIS: I thought you were talking about  
19 on the street.  
20 MS. LICHTENBERG: Okay. So do you guys --  
21 MS. CITARAMANIS: You can't block off the street.  
22 MR. GOFF: Yeah. That --  
23 MS. CITARAMANIS: But you're talking about making,  
24 expanding your driveway in front of --  
25 MS. LICHTENBERG: The ivy.

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1 MS. CITARAMANIS: -- the ivy.  
2 MS. LICHTENBERG: And make it like L-shaped so to  
3 speak, the driveway coming down and then there would be a  
4 driveway going over to in front of the ivy.  
5 MR. GOFF: That would be a zoning issue because  
6 they have a lot of new restrictions on parking in the front.  
7 MS. LICHTENBERG: Of the house?  
8 MS. CITARAMANIS: Yeah. Front, front --  
9 MS. LICHTENBERG: So I would have to go and ask  
10 the zoning and --  
11 MR. GOFF: Yeah. Permitting.  
12 MS. LICHTENBERG: Permitting. So --  
13 MS. CITARAMANIS: Yes. Front yard parking is  
14 generally not --  
15 MS. LICHTENBERG: A no-no.  
16 MS. CITARAMANIS: -- permitted.  
17 MS. LICHTENBERG: Okay.  
18 MS. CITARAMANIS: So --  
19 MS. LICHTENBERG: All right.  
20 MS. CITARAMANIS: And that's not something that I  
21 could, you know, I couldn't make that part of this and  
22 approve that. You would have to do that separately.  
23 MR. GOFF: And there's a lot of calculations.  
24 Like they'll measure your front yard --  
25 MS. LICHTENBERG: Yeah.

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1 MR. GOFF: -- and tell you how many cars you're  
2 allowed to have.  
3 MS. LICHTENBERG: Oh. It's really restrictive.  
4 MR. GOFF: So if you've got four people that  
5 drive, you're all family, you may not be able to park in  
6 your driveway.  
7 MS. LICHTENBERG: Right.  
8 MR. GOFF: So --  
9 MS. LICHTENBERG: Got it. Okay. Just a curious  
10 question for the future if I --  
11 MS. CITARAMANIS: But the parking in front of your  
12 house, not on the grass, on the curb, is unrestricted and  
13 that's public parking.  
14 MS. LICHTENBERG: Yes. Okay.  
15 MS. CITARAMANIS: You can't go out there and paint  
16 and say reserved only for but certainly, you know, it's a  
17 space that's in front of your house. And how many vehicles  
18 did you say you had?  
19 MS. LICHTENBERG: One.  
20 MS. CITARAMANIS: One vehicle.  
21 MS. LICHTENBERG: Uh-huh.  
22 MS. CITARAMANIS: And your daughter, when she  
23 comes to visit, parks on the street or --  
24 MS. LICHTENBERG: She does.  
25 MS. CITARAMANIS: Okay. Let's see. Anything

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1 else?  
2 MS. LICHTENBERG: No. I think that's all my  
3 curiosity questions and things like that.  
4 MS. CITARAMANIS: Of course you certainly know how  
5 to reach Mr. Goff if you do have questions.  
6 MS. LICHTENBERG: Yes.  
7 MS. CITARAMANIS: All right. So we have, at this  
8 point, I'm going to admit all of the exhibits into the  
9 record, and right now that's up to Exhibit 17.  
10 (Exhibit Nos. 1 through 17  
11 were received into evidence.)  
12 MS. CITARAMANIS: Adding to that will be the  
13 Affidavit of Posting which when you leave here, I'm going to  
14 ask you to go over to the office and see if Ms. Forbes is in  
15 and get her, she's a notary and she can have you sign that.  
16 I do need all of the exhibits now that you have marked.  
17 MS. LICHTENBERG: Do I keep this? This is the --  
18 MS. CITARAMANIS: That's the copy of it? Yes.  
19 You can keep that. That says copy. You can have that.  
20 MS. LICHTENBERG: Okay.  
21 MS. CITARAMANIS: That's why we put it in there,  
22 but I do need all of the other exhibits that you modified.  
23 MS. LICHTENBERG: Do you need the taxation --  
24 MS. CITARAMANIS: No. I have, I have that. I'm  
25 going to add that to that.

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1 MS. LICHTENBERG: And this is one.  
2 MS. CITARAMANIS: That is, I don't -- I have that  
3 already, but that was what Mr. Goff brought.  
4 MS. LICHTENBERG: Okay.  
5 MS. CITARAMANIS: So you can --  
6 MS. LICHTENBERG: Oh, that's --  
7 MS. CITARAMANIS: If you want to keep it. Okay.  
8 So let the record reflect that the petitioner has handed  
9 back to me modified, the following documents that have been  
10 modified, Exhibit No. 4, which is the site plan, her  
11 notations are in red; on Exhibit No. 6, which is the  
12 landscape and lighting plan, again, her exhibits, I mean her  
13 notations are in red; Exhibit No. 5, which is the floor plan  
14 for the accessory apartment, also notations are in red pen;  
15 she has returned to me Exhibit No. 9 which is the  
16 photographs submitted with her application. You don't have  
17 anything else that has red on it?  
18 MS. LICHTENBERG: No. Well, no.  
19 MS. CITARAMANIS: Just make sure.  
20 MS. LICHTENBERG: These are just --  
21 MS. CITARAMANIS: You've already got your --  
22 MS. LICHTENBERG: These are my documents.  
23 MS. CITARAMANIS: You've got your reports.  
24 MS. LICHTENBERG: I do.  
25 MS. CITARAMANIS: And I'll get you copies of these

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1 so that you have them. And let's see. We are going to get  
2 my calendar. All right. Today is the 28th. We will leave  
3 the record open until next Friday. That should be  
4 sufficient for you to sign the Affidavit of Posting and have  
5 it submitted into the record and for the court reporter. Is  
6 that sufficient time for you? Okay. And we don't need  
7 anything extra from Mr. Goff.  
8 So the record will close on March 2nd, March 8th,  
9 which is next Friday, so if there's anything that you want  
10 to add, you need to get it in before the record closes. You  
11 just submit it to Ms. Forbes or whoever is in the office and  
12 if there's any question that I need to answer, they will get  
13 the information to me because I don't work in the building.  
14 MS. LICHTENBERG: Okay.  
15 MS. CITARAMANIS: So they can contact me.  
16 MS. LICHTENBERG: Okay.  
17 MS. CITARAMANIS: If anything changes, just, all  
18 you got to do is let them know, okay? So the record will  
19 close on the 8th and I have 30 days after the 8th --  
20 MS. LICHTENBERG: Right.  
21 MS. CITARAMANIS: -- in which to file a report and  
22 recommendation to the Board of Appeals. You'll get a copy,  
23 and I explained that process. You need to keep your  
24 property posted with the sign. Do not remove the sign until  
25 they say you can remove the sign. If it blows down, put it

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1 back up. And any other questions before we go off the  
2 record?  
3 MS. LICHTENBERG: No. Thank you.  
4 MS. CITARAMANIS: Okay. All right. Thank you for  
5 coming out, and we are adjourned.  
6 (Whereupon, at 12:15 p.m., the hearing was  
7 concluded.)  
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. Digitally signed by Josephine Hayes

ELECTRONIC CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Office of Zoning and Administrative Hearings for Montgomery County in the matter of:

Petition of Ella Lichtenberg

Case No. S-2862

OZAH No. 13-11

By:

Josephine Hayes,  
Transcriber

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