

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
FOR MONTGOMERY COUNTY

-----X
:
:
APPLICATION OF VICKI FERGUSON : CU 16-08
FOR ACCESSORY APARTMENT :
:
-----X

A hearing in the above-entitled matter was held on
March 7, 2016, commencing at 9:34 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

C O N T E N T S

Witnesses:	Direct	Cross	Redirect	Recross
Vicki Ferguson	6	--	--	--
Richard Vitullo	12	--	--	--
Cece Kinna	26, 29	--	--	--

1 2015, requesting approval to deviate from the on-site
2 parking requirements as allowed under 59-3.3.3.A.2.b.1 of
3 the zoning ordinance. I'm going to ask the parties to
4 identify themselves. We'll start with Ms. Ferguson. State
5 your name and your address.
6 MS. FERGUSON: I'm Vicki Lynn Ferguson, and my
7 address is 7117 Garland Avenue, Takoma Park, Maryland.
8 MS. CITARAMANIS: And, you're here representing
9 yourself?
10 MS. FERGUSON: Yes.
11 MS. CITARAMANIS: Okay.
12 MS. KINNA: I'm Cece Kinna, Housing Code Inspector
13 with Montgomery County Department of Housing and Community
14 Affairs.
15 MS. CITARAMANIS: Great. I've never met you
16 before. And who is to your right, Ms. Ferguson?
17 MS. FERGUSON: This is Rick Vitullo. He's the
18 architect that's been helping me with the design and plans,
19 and the application procedure.
20 MS. CITARAMANIS: So you may call him as a
21 witness?
22 MS. FERGUSON: If necessary.
23 MS. CITARAMANIS: Okay, great. So, I'm going to
24 ask you to state your name and your address, and basically,
25 I guess, what she just identified.

P R O C E E D I N G S

1 MS. CITARAMANIS: This is a public hearing in Case
2 No. CU 16-08, an application by Vicki Ferguson for a
3 conditional use pursuant to Sections 59.3.3.3.A and B of the
4 zoning ordinance, to permit the applicant to create an
5 attached accessory apartment in the basement of an existing
6 single family dwelling located at 7117 Garland Avenue,
7 Takoma Park, Maryland. This property is identified as Lot
8 9 11, Block 38F of the subdivision identified as Fletcher's
9 Addition to Takoma Park. The property is located in the R-
10 60 zone. The tax account number for the property is
11 03177725.
12
13 This hearing is conducted on behalf of the Office
14 of Zoning and Administrative Hearings. My name is Tammy
15 Citaramanis. Welcome. I am the hearing examiner. I will
16 conduct the hearing, which means I will take evidence, and
17 write a report and decision within 30 days after the record
18 closes, which we'll discuss at the end. I'm just going to
19 give a brief summary of what's happened so far.
20 On August 21st, 2015, the Department of Housing
21 and Community Affairs referred Ms. Ferguson to our office to
22 apply for a conditional use because the property does not
23 have a driveway, therefore does not meet the on-site parking
24 requirements for a Class 3 accessory apartment license. The
25 conditional use application was filed on November 18th,

1 MR. VITULLO: I'm Rick Vitullo. I'm an architect,
2 and I've been hired by Vicki Ferguson to help with this
3 application, and with the permit drawings as necessary for
4 converting her basement into an accessory apartment.
5 MS. CITARAMANIS: Okay. And, did you give your
6 address?
7 MR. VITULLO: No. 7016 Woodland Avenue, Takoma
8 Park, Maryland.
9 MS. CITARAMANIS: Okay. All right, so, how these
10 proceedings go, they are informal. We don't have any
11 opposition so that makes it even more informal, or easier to
12 do things a little bit out of order. But I do have to
13 follow, you know, certain procedures. And basically, this
14 is your opportunity to present your case. It will be under
15 oath. I have an opportunity to ask you questions, if I have
16 any. I'm sure Housing, Ms. Kinna?
17 MS. KINA: Kinna.
18 MS. CITARAMANIS: Kinna, if she has questions.
19 And there's someone in the audience, but I think you're a
20 court reporter, right? Okay, thank you. I don't think
21 she's going to be asking you any questions. Evidence --
22 everything that you've submitted so far and, if you have new
23 evidence, today would be the day to give it to me. And, at
24 the end, we'll admit everything into the record, because I
25 will base my decision on what I've heard today and the

Page 6

1 documents that are in the file. They have to be formally
2 admitted.
3 So, what I want to do now, since everybody's
4 testimony is under oath, I'm going to ask everybody to raise
5 your right hand -- and go ahead and raise, yes, in case you
6 testify --.
7 (Witnesses sworn.)
8 MS. CITARAMANIS: I've had an affirmative from all
9 three that have already identified themselves. Do we have
10 any preliminary matters before we get started, which is, you
11 can make an opening statement, or you can go just straight
12 into your -- really not necessary but it's your option --
13 just to go into your presenting your information. Do you
14 have any other preliminary matters that you want to discuss
15 and get out of the way?
16 MS. FERGUSON: I don't think so.
17 MS. CITARAMANIS: No, okay. I am going to first
18 refer to -- have you received the Technical Staff Report
19 dated February 23rd, 2016?
20 MS. FERGUSON: Yes.
21 MS. CITARAMANIS: You have? And, do you accept
22 the findings and conclusions contained in that report as
23 presented by Staff?
24 MS. FERGUSON: Yes.
25 MS. CITARAMANIS: Do you agree to abide by the

Page 7

1 conditions that they have included as part of their
2 recommendation of approval? There's three of them on page
3 2. The applicant is bound by all submitted statements and
4 materials of record. Number one. Number two, the total
5 number of occupants residing in the accessory apartment who
6 are 18 years or older is limited to two; and number three,
7 no other rental residential uses are allowed to be located
8 on the subject property.
9 MS. FERGUSON: Yes.
10 MS. CITARAMANIS: Okay, you agree to be bound by
11 those, okay. Now, with regards to the Housing Inspection
12 Report. Did you receive a copy of that? It's dated March
13 2nd, 2016?
14 MS. FERGUSON: Yes.
15 MS. CITARAMANIS: And, have you reviewed the
16 report?
17 MS. FERGUSON: Yes.
18 MS. CITARAMANIS: And you understand -- you've
19 read all of the conditions -- it looks like there are 10
20 conditions, which I will incorporate into my report and
21 decision.
22 MS. FERGUSON: Yes.
23 MS. CITARAMANIS: Do you agree to abide by all
24 those conditions?
25 MS. FERGUSON: Yes.

Page 8

1 MS. CITARAMANIS: Okay. And certainly, if any
2 other arrive that I think need to go in there, we'll talk
3 about. But, I just wanted to make sure you've read these,
4 you're fine with the language, because I'm just going to go
5 based on what they have in here.
6 MS. FERGUSON: Okay.
7 MS. CITARAMANIS: All right.
8 MS. FERGUSON: That's fine.
9 MS. CITARAMANIS: So, do you have any process you
10 want to go by? Anything you want to add? Once you explain,
11 you know, your application, and we'll go over and talk about
12 your photos and your survey, and your floor plan.
13 MS. FERGUSON: Okay. I don't know that I have that
14 much more to add other than that, the -- it seems that the
15 primary issue is around the parking, and the application for
16 conditional use came about because of that. And, there's
17 always been plenty of parking on that street, street level
18 parking. And so, it hasn't ever been an issue in the past.
19 And, in fact, we had a good example of that this week during
20 the big snow storm when the City asked us all to park on the
21 even side of the street, and to leave the odd numbered side
22 of the street open for snow plows.
23 MS. CITARAMANIS: No problem?
24 MS. FERGUSON: No problem.
25 MS. CITARAMANIS: Easy to do?

Page 9

1 MS. FERGUSON: Yeah. We had plenty of space. I
2 think maybe one or two cars had to go around the corner on
3 either Trescott or Central, but of all of the houses along
4 there, everyone was able to have enough space to get all the
5 neighborhood cars onto that even numbered side. So, I guess
6 that's just --
7 MS. CITARAMANIS: And, I notice that you didn't
8 submit any pictures with regards to the parking, but Staff
9 looks like they took two pictures, on page 3 of the report.
10 MS. FERGUSON: Uh-huh.
11 MS. CITARAMANIS: Can you -- did you give these to
12 them, or did they take these pictures?
13 MR. VITULLO: I didn't take them.
14 MS. CITARAMANIS: You didn't take them?
15 MR. VITULLO: No.
16 MS. FERGUSON: I think Staff --
17 MS. CITARAMANIS: Only one person can talk at a
18 time.
19 MS. FERGUSON: Sorry.
20 MR. VITULLO: Sorry.
21 MS. FERGUSON: I did not take them.
22 MS. CITARAMANIS: Okay. Well, can you look at
23 them and tell me what the first picture is, figure one?
24 MS. FERGUSON: Figure one is my house, the front
25 of my house, and not even my car is there. So I wasn't home

Page 10

1 the day they came and took the picture.
2 MS. CITARAMANIS: Okay. I think that they
3 indicated they were out there on February 12th, so we'll
4 assume that that's when they took it.
5 MS. FERGUSON: Okay.
6 MS. CITARAMANIS: But that is your house and that
7 is in front of your house?
8 MS. FERGUSON: Uh-huh.
9 MS. CITARAMANIS: And that's where you park in
10 front?
11 MS. FERGUSON: Yep.
12 MS. CITARAMANIS: And, how many people live in
13 your house?
14 MS. FERGUSON: Just me.
15 MS. CITARAMANIS: So you just have one car?
16 MS. FERGUSON: Uh-huh.
17 MS. CITARAMANIS: Okay. And, the view is from the
18 even side?
19 MS. FERGUSON: Yes.
20 MS. CITARAMANIS: Okay. And the second page,
21 figure two, what angle, if I were standing there, where
22 would I be standing?
23 MS. FERGUSON: You would be standing on the
24 southwest side of the street at the corner of Trescott and
25 Garland, where they intersect. And, the white car that you

Page 11

1 see there is in front of 7115.
2 MS. CITARAMANIS: Okay.
3 MS. FERGUSON: Yeah, that's me, and this is Joan's
4 car.
5 MS. CITARAMANIS: On the left hand side?
6 MS. FERGUSON: On the right side of the picture,
7 on the right side of the street, that's in front of my
8 neighbor's house.
9 MS. CITARAMANIS: So, you have cars parked on
10 either side of your house?
11 MS. FERGUSON: Sometimes, yes.
12 MS. CITARAMANIS: Okay. But, for the most part,
13 you're -- in front of your house is occupied only by one
14 car, yours?
15 MS. FERGUSON: Yeah, and there's space for three
16 there. There's actually room for three cars to park in
17 front of my house, but I only have one.
18 MS. CITARAMANIS: Let me find the map you put in
19 here. Exhibit 8. You submitted a -- it's marked as Exhibit
20 8, and it looks like -- to represent the parking in your
21 neighborhood? This one, you can look.
22 MR. VITULLO: This one.
23 MS. FERGUSON: Oh, thank you. Yes.
24 MS. CITARAMANIS: Okay. And, you did this
25 exhibit? You modified this exhibit to show -- what are the

Page 12

1 strips? House with off street parking.
2 MR. VITULLO: May I speak?
3 MS. CITARAMANIS: That's fine.
4 MR. VITULLO: Yeah, I did this exhibit to show the
5 -- I'm showing actually a 500 foot radius around the
6 property. I know the requirement is 300 feet.
7 MS. CITARAMANIS: That's fine.
8 MR. VITULLO: But I wanted to show just how much
9 parking is necessary, on-street parking was necessary to
10 accommodate the houses within a 500 foot radius. And the
11 black spaces on the street is on car per household, showing
12 one car, as one car per household, for the houses that only
13 have on street parking. The cross-hatched areas are, is
14 either public land or houses that have off street parking,
15 so they wouldn't require --
16 MS. CITARAMANIS: Off street meaning driveway
17 and/or garage?
18 MR. VITULLO: Driveway. Yes. So, some of the
19 houses have off street parking and a driveway, but there's
20 only a few houses that actually require on street parking,
21 and those are the -- and I've represented as a black
22 rectangle, to scale, the cars that would be part of the
23 households within that area.
24 MS. CITARAMANIS: Okay. So, Ms. Ferguson, this is
25 accurate?

Page 13

1 MS. FERGUSON: Uh-huh.
2 MS. CITARAMANIS: You live there.
3 MS. FERGUSON: Yes.
4 MS. CITARAMANIS: So the hatched mark, those
5 people have -- I believe Staff referred to number of houses
6 had off street -- I mean, they had their own driveway.
7 MS. FERGUSON: Right.
8 MS. CITARAMANIS: And that would be represented in
9 these hatch marks?
10 MS. FERGUSON: Right.
11 MR. VITULLO: There's a legend at the bottom left
12 of that document that shows what everything represents.
13 MS. CITARAMANIS: Oh, okay.
14 MR. VITULLO: And, one more thing, there's a
15 number at every property, and those numbers correspond to --
16 that's the number of houses within a 500 foot radius of the
17 property that actually require on street parking. So,
18 there's only 35 on street parking places to represent the 35
19 households within that 500 foot area.
20 MS. CITARAMANIS: Okay.
21 MR. VITULLO: Again, that's over and above what's
22 required, which is a 300 foot radius, but I wanted to just
23 expand --
24 MS. CITARAMANIS: Well, the 300 foot radius goes
25 to the location of other accessory apartments in the area.

Page 14

1 MR. VITULLO: Right. So it's kind of arbitrary
2 what number that is. But for the parking analysis, I
3 thought that was important.
4 MS. CITARAMANIS: Okay. Do you have any other,
5 further that you want to add on parking, because you're
6 correct, I mean, this is primarily is reduced down to me
7 finding whether there's adequate on street parking to
8 accommodate the accessory use, as well as the -- basically,
9 there has to be enough room for at least three cars.
10 Because the main dwelling is two cars, and the accessory is
11 one.
12 MS. FERGUSON: Right.
13 MS. CITARAMANIS: And, Staff has said you have at
14 least four. Is that correct?
15 MS. FERGUSON: Yeah.
16 MS. CITARAMANIS: Why don't you tell me about just
17 the accessory apartment, access to the accessory apartment.
18 MS. FERGUSON: There's a separate basement
19 entrance around behind the house that would be the access to
20 the accessory apartment, and I'm anticipating renting to
21 only one person. It's going to be an efficiency or studio,
22 not a large apartment.
23 MS. CITARAMANIS: So, you want it restricted to
24 one?
25 MS. FERGUSON: No, I guess not restricted, but I

Page 15

1 guess my goal is --
2 MS. CITARAMANIS: Your intent?
3 MS. FERGUSON: My intent would be just to rent to
4 one person. I suppose under the guidelines that I've
5 reviewed, it couldn't be more than two, but --
6 MS. CITARAMANIS: Right.
7 MS. FERGUSON: Yeah, I don't think even two would
8 really find that very comfortable, so.
9 MS. CITARAMANIS: All right. I just wanted to
10 clarify, because the max is two, but if you were looking for
11 it to just be one. Okay, so it's going to be an efficiency?
12 MS. FERGUSON: Uh-huh.
13 MS. CITARAMANIS: And, where's the picture,
14 Exhibit 17 --
15 MS. FERGUSON: I think there's one picture that
16 shows the entrance, yeah, figure four on page five, shows
17 the entrance at the back.
18 MS. CITARAMANIS: They've been marked, so we have
19 to go by my numbering. So, you can hold up your picture and
20 I'll see if, otherwise we have to look at --
21 MS. FERGUSON: This is the Staff picture --
22 MS. CITARAMANIS: Oh, you're looking at Staff's
23 picture. What page are you on?
24 MS. FERGUSON: On page 5, figure four is the -- a
25 picture of the entrance to the basement from the backyard.

Page 16

1 MS. CITARAMANIS: Is that a picture you provided
2 or that Staff?
3 MS. FERGUSON: That is a picture that the Staff
4 took, I believe, on the same day that they were there, when
5 they took the front pictures. The lighting is much better
6 than --
7 MS. KINNA: It must have been the photographer or
8 something.
9 MS. CITARAMANIS: Yeah, definitely in one of your
10 pictures kind of the lines, so I didn't know if you had
11 originals or better, because I will put colored photos in my
12 report. So, with regards to figure four on page five of the
13 Staff report, that's a picture of the stairwell going down
14 to the accessory apartment entrance.
15 MS. FERGUSON: Correct.
16 MS. CITARAMANIS: And, I see that there's a
17 fixture over top, a regular outdoor light?
18 MS. FERGUSON: It is. It's a dusk to dawn
19 automatic on at dusk and automatic off at dawn light.
20 MS. CITARAMANIS: Okay, so it stays on, and the
21 only way you turn it off if you're inside?
22 MS. FERGUSON: Yeah, there's a switch by the door
23 on the inside, but if no one monkeys with the switch, it'll
24 automatically go on and off.
25 MS. CITARAMANIS: We all have done that. Okay, so

Page 17

1 I am going to direct your attention to Exhibit 17, you
2 provided, I'm going to read, it's exterior photos, (a)
3 walkway to front of property and pathway to the rear of
4 property; (b) location of egress window, window well; (c)
5 walkway at side of rear of property; and (d) steps to
6 basement. Do you have those pictures in front of you?
7 Here, why don't you look at mine. I'm going to give these
8 photos, somebody needs to authenticate them and tell me,
9 whoever took them.
10 MS. FERGUSON: Okay.
11 MS. CITARAMANIS: It's probably that, so I've just
12 handed Exhibits 17(a) through (d). So, Ms. Ferguson, did
13 you take those pictures?
14 MS. FERGUSON: I did not.
15 MS. CITARAMANIS: You did not?
16 MR. VITULLO: I believe I took them.
17 MS. CITARAMANIS: Okay, so why don't you identify
18 when you took them, and you can -- or actually, Ms. Ferguson
19 can certainly describe her own property. So the first one?
20 MS. FERGUSON: That's the walkway at the -- once
21 you come up the hill, the first set of stairs up at the
22 landing level, and when you're facing the front of the house
23 going around to the right is the walkway around to the
24 entrance to the backyard, and the kitchen and the basement
25 entrance well, which connects here.

Page 18

1 MS. CITARAMANIS: Connects to -- at the bottom on
2 the left hand side, you'll see the exhibit number.
3 MS. FERGUSON: Seventeen.
4 MR. VITULLO: This is 17(a).
5 MS. FERGUSON: Yeah, so 17 -- hang on a second.
6 This is where the window well would be. That's on the left
7 side. Okay, so 17(a) connects around the corner then to
8 17(c) as it goes down the side of the house toward the
9 backdoor. And then that connects to the entrance to the
10 stairwell into the basement.
11 MS. CITARAMANIS: Which is 17(d).
12 MS. FERGUSON: 17(d).
13 MR. VITULLO: 17(b).
14 MS. FERGUSON: 17(b) is the location of the --
15 which will be the egress and window well, and it is to the
16 immediate left of the entrance stairs to the house.
17 MR. VITULLO: They connect like that.
18 MS. CITARAMANIS: Right. Okay.
19 MR. VITULLO: Just to the left of the stairs to
20 the main house.
21 MS. CITARAMANIS: Okay.
22 MS. FERGUSON: You'll see the edge of the stair in
23 the photo there.
24 MS. CITARAMANIS: Yeah, I see it. Okay, so when
25 did you take these photos? Just a general time.

Page 19

1 MR. VITULLO: Yeah. January maybe.
2 MS. CITARAMANIS: Of this year?
3 MS. FERGUSON: No, no, no, this would have been
4 before that because these were taken before we moved the
5 slate around to the back, because I can see the slate there.
6 So probably in the early fall, maybe August or September.
7 MS. CITARAMANIS: So, do these pictures represent
8 your house -- the conditions of your house as it exists
9 today?
10 MS. FERGUSON: Yes. I think the only change is
11 that where you see in the photo on the side which comes
12 around toward the backyard --
13 MS. CITARAMANIS: With the gate?
14 MS. FERGUSON: Yes, where the gate is.
15 MS. CITARAMANIS: So that's 17(c).
16 MS. FERGUSON: On 17(c) on the left, you'll see
17 that there are pieces of slate there --
18 MS. CITARAMANIS: Yes.
19 MS. FERGUSON: -- that had been removed from the
20 old stairway, they've been moved around to the back and are
21 stacked for possible use in a small patio at the entrance to
22 the apartment. If they survive being transplanted without
23 cracking and breaking.
24 MS. CITARAMANIS: But otherwise, everything is the
25 way it is today?

Page 20

1 MS. FERGUSON: Yes.
2 MS. CITARAMANIS: Okay. Accurately represents
3 your property today. Okay.
4 MS. FERGUSON: The leaves have been raked.
5 MS. CITARAMANIS: Let's go to your survey of the
6 property. Property survey which is Exhibit 7. Can you
7 identify this, tell me what Exhibit 7 is?
8 MR. VITULLO: That is the property survey showing
9 the new sidewalk that's been now provided from the front of
10 the residence to the rear accessory apartment, and to the
11 areaway, down to the basement apartment.
12 MS. CITARAMANIS: Okay. And, I see that you've
13 identified the lighting at the areaway. I don't know if
14 Staff will tell you this once you get closer to getting a
15 license but, the pathway needs to be safe, access to the
16 pathway needs to be safe and properly lit. I notice that
17 there weren't any notations with regards to existing
18 lighting on the side of the house. Is there existing
19 lighting on the side of the house?
20 MS. FERGUSON: Yes.
21 MS. CITARAMANIS: Oh.
22 MS. KINNA: There is. I didn't -- I usually list
23 the violations, but I guess I could try in the future to
24 remember to list there is adequate lighting already outside.
25 MS. CITARAMANIS: You can testify to that, and

Page 21

1 that's great. But I didn't see it, and I'm going to ask you
2 to note it on here, because while my job at this point is to
3 make sure that there's adequate parking, one of the sections
4 does talk about the application information, and one of the
5 things is lighting and landscaping, and you identified one,
6 but I assumed that meant there wasn't any. But, if there
7 is, if I could ask you to identify them on this. I'll have
8 to put it on the original.
9 MS. FERGUSON: You mean just verbally describe
10 what it is now?
11 MS. CITARAMANIS: No. I'm going to ask you to
12 physically mark the document and identify it, and the record
13 will show that you did that here today. Just saying that
14 its exterior lighting, and again, at the end of the day,
15 housing will make sure that it's adequate, but if it's
16 existing that's great.
17 MR. VITULLO: Final inspection.
18 MS. CITARAMANIS: Right.
19 MR. VITULLO: So, lighting is required on the side
20 of the house?
21 MS. CITARAMANIS: The path has to be illuminated
22 for safe access.
23 MS. FERGUSON: And it is. We just --
24 MS. CITARAMANIS: And there's different ways to do
25 that, but if you already have something mounted on the side

Page 22

1 of house, you just have to make sure that it's residential.
2 The beam is going down so there's no spillage on to the next
3 house. Or, you could put those little things along the -- I
4 don't know what those are called. Why don't we go off the
5 record for one minute and give them an opportunity, because
6 otherwise, she's going to pick up everybody's conversation
7 and it's going to make no sense.
8 (Whereupon, a brief recess was taken.)
9 MS. CITARAMANIS: Okay, so I'm looking at Exhibit
10 7 [sic] which you just identified three additional locations
11 of existing lighting, one on the front right hand corner,
12 and then the rear right hand corner, and then the left rear
13 corner.
14 MS. FERGUSON: Correct.
15 MS. CITARAMANIS: And, you have written, three
16 corners of house of roofline have motion activated flood
17 lights with 10 minute auto off setting. And, you have
18 initialed it. Okay, so these locations are the correct
19 locations?
20 MS. FERGUSON: Uh-huh.
21 MS. CITARAMANIS: Again, Housing will make sure
22 that it's what you need, okay?
23 MS. FERGUSON: Yes, thank you.
24 MS. CITARAMANIS: Thank you for clarifying that.
25 Okay, so let's look at your floor plan. How large is the

Page 23

1 space?
2 MS. FERGUSON: It's approximately 600 square feet,
3 slightly under that.
4 MS. CITARAMANIS: Well, Staff identified 574.
5 MS. FERGUSON: That sounds right.
6 MS. CITARAMANIS: Have you enlarged it or you were
7 just guessing?
8 MS. FERGUSON: I was just guessing.
9 MS. KINNA: Well, we base our square footage on
10 gross square footage, which includes the exterior walls. So
11 that 600 is going to be certainly a little bit larger with
12 that type of measurement than what they are taking, which is
13 probably the interior measurements.
14 MR. VITULLO: Yes, that's true.
15 MS. CITARAMANIS: What's?
16 MR. VITULLO: That it's true that the square
17 footage is for the interior space.
18 MS. CITARAMANIS: So 574?
19 MR. VITULLO: Yes, 574 is the interior useable
20 space as opposed to just the footprint of the basement.
21 MS. CITARAMANIS: Okay. Okay, so the floor plan
22 is -- I have a small version -- Exhibit No. 13. Who did
23 Exhibit No. 13?
24 MR. VITULLO: I did.
25 MS. CITARAMANIS: Okay. So why don't you describe

Page 24

1 Exhibit 13. Let me see, I can give you the original.
2 MR. VITULLO: I don't have the exhibit, yeah.
3 MS. CITARAMANIS: They break it down for me, so,
4 whereas you have, I have this too, so go ahead and describe.
5 That's actually identified as 14(a) and (i). So, the
6 proposed floor plan is what I'm looking at.
7 MR. VITULLO: Okay, the proposed floor plan shows
8 the new bedroom area, which is that, we'll just call it the
9 upper left of the plan.
10 MS. CITARAMANIS: Okay.
11 MR. VITULLO: And, it shows the proposed new
12 egress window that will be installed in a window well at the
13 upper left as well.
14 MS. CITARAMANIS: And that would be to the left of
15 the concrete stairs to the main dwelling on the front.
16 MR. VITULLO: Yes. Right next to the front main
17 stairs for the main dwelling. And, it shows also below the
18 bedroom area, the proposed bedroom area, shows the existing
19 stairs up to the main dwelling unit above. And, then at the
20 bottom of the plan shows the dining room and living room
21 area, which is where the main entrance off of the areaway is
22 accessed from. Then moving up towards the right of the plan
23 shows in the middle on the right, shows the kitchen area
24 with pantry, shows the electric range, the sink, stacking
25 washer and dryer. And then at the upper right is the

Page 25

1 existing bathroom. Existing full bathroom. And at the very
2 top of the plan it shows the mechanical room showing the
3 furnace and the hot water heater. The hot water heater
4 will, most probably, be a high efficiency hot water heater
5 installed so that we will not need to separate that
6 mechanical room from the bedroom area. So it'll be vented
7 outside as a high efficiency unit.
8 MS. CITARAMANIS: Okay. And Ms. Ferguson just
9 confirmed that that's what the intent is to renovate the
10 basement according to that plan?
11 MS. FERGUSON: Correct.
12 MS. CITARAMANIS: Okay. Is there anything you
13 wanted to add?
14 MS. FERGUSON: Just that the -- we didn't say
15 specifically, but the refrigerator is across the walkway
16 from the -- where the stackable washer and dryer will be so
17 that it's within the same area of the plan as the
18 kitchenette.
19 MS. CITARAMANIS: So, the refrigerator is as it's
20 shown, or it's going to go where the washer --
21 MS. FERGUSON: It's as it's shown, backing up to
22 the stair.
23 MS. CITARAMANIS: Right.
24 MR. VITULLO: Just above the stair.
25 MS. CITARAMANIS: All right. I think we've hit

1 everything. Let's ask Ms. Kinna if she can talk about her
 2 report.
 3 MS. KINNA: Sure. I tried to include everything
 4 in the -- because these are a little different than the
 5 class 3 reports that we do, so we're trying -- and in those
 6 I do include the lighting situation. But yeah, basically,
 7 just going through the report, it's approximately 600 gross
 8 square feet. I went with the on-site parking. I also based
 9 it on both my vehicle, which is a full size Ford pickup, as
 10 well as my co-worker, he has a smaller pickup. We parked on
 11 one side of the walkway leading up to the house, so we had
 12 to vehicles on one side. And visually on the other side, it
 13 looked like another two vehicles could park on the road, and
 14 that's why I went with the four vehicles on the road side.
 15 MS. CITARAMANIS: Okay. That's a good
 16 clarification.
 17 MS. KINNA: The apartment will need to, again,
 18 have an egress window installed, and a window well, since it
 19 is below grade. One issue with the walkway leading around
 20 to the apartment, the ground needs to be leveled up to the
 21 walkway. Just to prevent a tripping hazard that way. Some
 22 work needs to be done to the retaining wall along the stairs
 23 down to the apartment. It's not disintegrating by any
 24 means, but it needs some reappointing, it needs a new
 25 railing around the top and a handrail, alongside the stairs.

1 The present entrance door is a little bit too small. It was
 2 only measuring 30 inches wide. The requirement is 32. So,
 3 it's up to the owner to decide whether they want to do a
 4 door and a storm door, which is there presently, or just the
 5 regular door. We don't require both, but that would be
 6 entirely up to you. It would require a single cylinder
 7 deadbolt, or a single cylinder locks on whatever entrance
 8 door is there. Presently there is a double cylinder
 9 deadbolt lock on the entrance door. The storm door actually
 10 does require a key from the inside to unlock it also. So
 11 those would have to be changed over. Drop ceiling in the
 12 hallway has to be removed and a drywall ceiling installed.
 13 They've been made aware that the ceiling height must be a
 14 minimum of 68 inches. Bulkhead clearance has to be 64
 15 inches.
 16 MR. VITULLO: Hold on, can I interject?
 17 MS. CITARAMANIS: We'll let her, and then I'm
 18 going to give you an opportunity.
 19 MR. VITULLO: Okay.
 20 MS. CITARAMANIS: Go ahead.
 21 MS. KINNA: The renovation of the basement will
 22 require a hardwired interconnected with battery backup smoke
 23 detectors, and if gas appliances are going to be present,
 24 they would need to install carbon monoxide detectors also.
 25 The utility closet, which we touched briefly, there is a

1 high efficiency furnace. The water heater is not high
 2 efficiency. Basically, we gave advice on what would bring
 3 it into compliance if they did not change it to high
 4 efficiency. The bedroom, which is adjacent to the hallway
 5 that leads to the bathroom, presently they would like to
 6 have that an open area. If they do not replace the water
 7 heater, they would have to install a door instead of having
 8 it an open doorway. Just to cut off for the gases that
 9 could be -- combustion gas. But if they go with high
 10 efficiency, all the venting will be outside, that wouldn't
 11 be an issue. And, just basically then providing a complete
 12 kitchen group, and making sure that they have all applicable
 13 permits. And, that's about it.
 14 MS. CITARAMANIS: Okay. So, you want
 15 clarification, just identify the number.
 16 MR. VITULLO: Okay. I have some clarifications
 17 and a question.
 18 MS. CITARAMANIS: Okay.
 19 MR. VITULLO: On item number 5, I was unclear
 20 about the door being 32 inches wide versus 30. Is that a
 21 clear dimension, or is that the door itself? In other
 22 words, is the door a two foot six door?
 23 MS. KINNA: The opening has to be 32 inches.
 24 MR. VITULLO: Clear through the stops.
 25 MS. KINNA: Right.

1 MR. VITULLO: Okay. That's fine. And then on
 2 item 6 is a clarification. It says minimum ceiling height
 3 must be 68 inches. That actually is 6 foot 8 inches,
 4 correct? Sixty-eight inches is five foot eight.
 5 MS. KINNA: Oh, I see what you're saying. Yes,
 6 sir.
 7 MR. VITULLO: I just want to make sure it's in the
 8 record.
 9 MS. CITARAMANIS: Yeah, let's make sure we have
 10 the right measurement.
 11 MR. VITULLO: And then the bulkhead --
 12 MS. KINNA: Yeah, you're right.
 13 MR. VITULLO: That's the measurement. The
 14 measurement is six foot eight. The bulkhead is --
 15 MS. KINNA: That's kind of a typographical error
 16 on my part.
 17 MR. VITULLO: It's fine.
 18 MS. CITARAMANIS: No. It's a big difference, then
 19 tall people can't come -- you can't rent to tall people.
 20 MR. VITULLO: And then the bulkhead, likewise the
 21 bulkhead is six foot four, not 64.
 22 MS. KINNA: Yes.
 23 MR. VITULLO: That's all.
 24 MS. CITARAMANIS: So, it's just missing an
 25 apostrophe.

Page 30

1 MR. VITULLO: Very minor, it's just a point, I
2 just want to make sure.
3 MS. KINNA: Thank you.
4 MR. VITULLO: And then, there's one other thing.
5 I saw in the requirements for accessory apartment that -- I
6 wasn't sure if it's a recommendation or a requirement that
7 the range be a 30 inch range.
8 MS. KINNA: Ignore that.
9 MR. VITULLO: Yeah.
10 MS. KINNA: We kind of reached an agreement with
11 licensing that you can't specify the size, especially in
12 some of these smaller apartments. Some of them are only a
13 two burner stove.
14 MR. VITULLO: Yeah.
15 MS. KINNA: And a very small oven. That's what
16 fits. And, no, it doesn't have to be a 30 inch.
17 MR. VITULLO: Okay. Because if this is an
18 apartment for one person, they're not going to need four
19 burners or six burners.
20 MR. KINNA: Right.
21 MR. VITULLO: But four is even overkill, probably.
22 MS. FERGUSON: I purchased a four burner with an
23 over, but I think it's 24 inches. Yeah, it's called an
24 apartment appliance. That will be okay?
25 MS. KINNA: Yeah, that'll be fine.

Page 31

1 MS. CITARAMANIS: Any other?
2 MR. VITULLO: Well, I just saw that there was a
3 recommendation that it be, it says a full size 30 inch
4 range, and I thought, wow, that's --
5 MS. KINNA: Now we do say a full size
6 refrigerator. We don't want one of those little college
7 dorm --
8 MR. VITULLO: Right.
9 MS. KINNA: -- small refrigerators.
10 MR. VITULLO: That's all I had.
11 MS. CITARAMANIS: Okay. Ms. Ferguson, did you
12 have any follow up questions?
13 MS. FERGUSON: No, those were the ones.
14 MS. CITARAMANIS: Those were the ones. And have
15 you received any comments from any of your neighbors, good,
16 bad or indifferent?
17 MS. FERGUSON: Supportive.
18 MS. CITARAMANIS: Supportive?
19 MS. FERGUSON: Yeah.
20 MS. CITARAMANIS: Because we have no -- nothing
21 came in here. Nothing came in to staff, so that's always a
22 positive notation. Okay. I don't think that I have
23 anything else. Is there anything else that you want to turn
24 in? I note that Ms. Forbes gave me your affidavit of
25 posting, which has been notarized and signed today.

Page 32

1 MS. FERGUSON: Right.
2 MS. CITARAMANIS: So that's going in the record.
3 MS. FERGUSON: And that sign remains through the
4 project, correct?
5 MS. CITARAMANIS: Yes. Don't take the sign down
6 until all the times run out. At this point, I'm not really
7 needing any additional information, I'm going to leave the
8 record open in time for the court reporter to get the
9 transcript back, and that's usually seven to 10 days. So
10 let me pull out my calendar. And once I set this date,
11 that'll be when the record closes, and that'll be when the
12 30 day time from starts for my decision. My report and
13 decision. So, I will -- so let's -- March 17th the record
14 will close. That's 10 days.
15 MS. FERGUSON: Okay.
16 MS. CITARAMANIS: Okay. And what that means,
17 between now and then, if something that you, say, oh, I
18 really want this to go into the record, you can submit it.
19 And, if I have any questions and need to extend the time to
20 get information, I can do that. But, so really, it's as if
21 this hearing is not going to end until the 17th.
22 MS. FERGUSON: Okay.
23 MS. CITARAMANIS: But we're not going to stay that
24 long. So at this point, the record will close by the close
25 of business on Thursday, March 17th. At this point, I'm

Page 33

1 assuming you would like to have all of the exhibits entered
2 into the record.
3 MS. FERGUSON: Correct.
4 MS. CITARAMANIS: And I don't think we have any
5 opposition anywhere. And again, if something comes up in
6 that time that, you know, I didn't catch and I need
7 questions answered, I'll either -- I'll send it to you
8 directly or have Ms. Forbes send it to you. And, if I have
9 questions for staff, anything that happens will go in the
10 record. You'll get a copy, and you'll have an opportunity
11 to comment. But I don't see any -- nothing is standing out.
12 You had everything together and organized, and I appreciate
13 that.
14 MS. FERGUSON: Thank you.
15 MS. CITARAMANIS: So, the decision will be issued
16 30 days from the date the record closes. Once it's issued,
17 notice to the Board of Appeals and all interested parties
18 who participated in these proceedings may file a written
19 request for an oral argument before the Board of Appeals
20 with 10 days of my decision. If no request is filed, my
21 decision is final. So basically, I'll issue my report and
22 decision. There's a 10 day window in which you, if you are
23 not satisfied with something, you want something changed,
24 you can appeal it to the Board of Appeals, they will review
25 it. But you have to get that written notice in within the

Page 34

1 10 days, or anybody who participated. And I don't think
2 your architect is going to file any. If you make any
3 changes to the plan, if you modify these plans, you need to
4 send -- even once the decision is final. If you make any
5 changes that -- because we're going based on what's in this
6 file. So, if you make substantial changes, just mark them,
7 send them it, we'll put them in the record. And if they
8 require anything from me, they'll let me know. So, once 10
9 days expires after that, then my decision is final and you
10 can go on your merry way to doing your renovations and then
11 dealing with Staff in terms of making sure you comply with
12 all of the conditions. Have all your permits and stuff.
13 MS. FERGUSON: So, it's after that 10 days that we
14 begin the application for the permits?
15 MS. CITARAMANIS: I believe -- I'm not exactly
16 sure how it will go, but I wouldn't do anything until I've
17 made my decision.
18 MS. KINNA: I would say until you get your report,
19 right?
20 MS. CITARAMANIS: Believe it or not, some people
21 do start and then they get in trouble because it's not right
22 or whatever. So, yes, once this is final, it's all a go,
23 you can start your process. Or, I mean, I don't know if he
24 can preliminarily start process, I don't know. But, really,
25 you shouldn't do any -- make any changes until this comes

Page 35

1 out.
2 MS. KINNA: I would just like to clarify so if she
3 wants to -- you were planning on replacing your furnace,
4 right?
5 MS. FERGUSON: Right.
6 MS. KINNA: Anyway. And water heater, I would
7 think that would be okay, if she wants to go ahead and --
8 MS. CITARAMANIS: That would be fine unless she's
9 changed the floor plan. So, if she has to flip everything
10 around, we just need that. I mean, we're not going to
11 monitor where you put it. We're just going -- everything
12 that you have submitted you're saying is true and accurate.
13 If that changes, you just have to clarify the record so
14 there isn't any violations down the road that wait a minute,
15 you know, you said this was it, but you completely switched
16 it.
17 MS. FERGUSON: Right.
18 MS. CITARAMANIS: So, any modifications just
19 change here. But, you're right, those types of things, if
20 they were going to do it anyway, is really not contingent on
21 this. It's just the window well, and making sure you have
22 the lighting and the access.
23 MS. KINNA: Or demolition of what's there. You
24 don't want to --
25 MS. FERGUSON: Right.

Page 36

1 MS. CITARAMANIS: Right.
2 MS. FERGUSON: Don't want to start pulling out
3 partitions until we know.
4 MS. CITARAMANIS: Okay. So, with that, we will
5 close -- we will adjourn, but the record won't close until
6 March 17th, and it is about 10:23. Have a good day.
7 (Whereupon, at 10:22 a.m., the hearing was
8 concluded.)
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Page 37

1 C E R T I F I C A T E
2 DEPOSITION SERVICES, INC., hereby certifies that
3 the attached pages represent an accurate transcript of the
4 electronic sound recording of the proceedings before the
5 Office of Zoning and Administrative Hearings for Montgomery
6 County in the matter of:
7 Application of Vicki Ferguson
8 For Accessory Apartment
9 OZAH No. CU 16-08
10
11 By:
12
13
14
15 Keena Lukacinsky, Transcriber
16
17
18
19
20
21
22
23
24
25

	28:2	4:1;7:2	31:16	business (1) 32:25
[Affairs (2) 3:21;4:14	approximately (2) 23:2;26:7	base (2) 5:25;23:9	
[sic] (1) 22:10	affidavit (1) 31:24	arbitrary (1) 14:1	based (3) 8:5;26:8;34:5	C
A	affirmative (1) 6:8	architect (3) 4:18;5:1;34:2	basement (11) 3:6;5:4;14:18;15:25; 17:6;24;18:10;20:11; 23:20;25:10;27:21	calendar (1) 32:10
abide (2) 6:25;7:23	Again (5) 13:21;21:14;22:21; 26:17;33:5	area (11) 12:23;13:19,25;24:8, 18,18,21,23;25:6,17; 28:6	basically (7) 4:24;5:13;14:8;26:6; 28:2,11;33:21	call (2) 4:20;24:8
able (1) 9:4	agree (3) 6:25;7:10,23	areas (1) 12:13	bathroom (3) 25:1,1;28:5	called (2) 22:4;30:23
above (3) 13:21;24:19;25:24	agreement (1) 30:10	areaway (3) 20:11,13;24:21	battery (1) 27:22	came (4) 8:16;10:1;31:21,21
accept (1) 6:21	ahead (4) 6:5;24:4;27:20;35:7	argument (1) 33:19	beam (1) 22:2	can (21) 6:11,11;9:11,17,22; 11:21;15:19;17:18,19; 19:5;20:6,25;24:1; 26:1;27:16;32:18,20; 33:24;34:10,23,24
access (5) 14:17,19;20:15; 21:22;35:22	allowed (2) 4:2;7:7	around (13) 8:15;9:2;12:5;14:19; 17:23,23;18:7;19:5,12, 20;26:19,25;35:10	bedroom (5) 24:8,18,18;25:6;28:4	car (8) 9:25;10:15,25;11:4, 14;12:11,12,12
accessed (1) 24:22	along (3) 9:3;22:3;26:22	arrive (1) 8:2	begin (1) 34:14	carbon (1) 27:24
accessory (13) 3:6,24;5:4;7:5; 13:25;14:8,10,17,17, 20;16:14;20:10;30:5	alongside (1) 26:25	assume (1) 10:4	behalf (1) 3:13	cars (7) 9:2,5;11:9,16;12:22; 14:9,10
accommodate (2) 12:10;14:8	always (2) 8:17;31:21	assumed (1) 21:6	behind (1) 14:19	Case (3) 3:2;5:14;6:5
according (1) 25:10	analysis (1) 14:2	assuming (1) 33:1	below (2) 24:17;26:19	catch (1) 33:6
account (1) 3:11	and/or (1) 12:17	attached (1) 3:6	better (2) 16:5,11	CeCe (1) 4:12
accurate (2) 12:25;35:12	answered (1) 33:7	attention (1) 17:1	big (2) 8:20;29:18	ceiling (4) 27:11,12,13;29:2
Accurately (1) 20:2	anticipating (1) 14:20	audience (1) 5:19	bit (3) 5:12;23:11;27:1	Central (1) 9:3
across (1) 25:15	apartment (18) 3:6,24;5:4;7:5;14:17, 17,20,22;16:14;19:22; 20:10,11;26:17,20,23; 30:5,18,24	August (2) 3:20;19:6	black (2) 12:11,21	certain (1) 5:13
activated (1) 22:16	apartments (2) 13:25;30:12	authenticate (1) 17:8	Block (1) 3:9	certainly (3) 8:1;17:19;23:11
actually (8) 11:16;12:5,20;13:17; 17:18;24:5;27:9;29:3	apostrophe (1) 29:25	auto (1) 22:17	Board (3) 33:17,19,24	change (3) 19:10;28:3;35:19
add (4) 8:10,14;14:5;25:13	appeal (1) 33:24	automatic (2) 16:19,19	both (2) 26:9;27:5	changed (3) 27:11;33:23;35:9
Addition (1) 3:10	Appeals (3) 33:17,19,24	automatically (1) 16:24	bottom (3) 13:11;18:1;24:20	changes (5) 34:3,5,6,25;35:13
additional (2) 22:10;32:7	appliance (1) 30:24	Avenue (3) 3:7;4:7;5:7	bound (2) 7:3,10	CITARAMANIS (132) 3:2,15;4:8,11,15,20, 23;5:5,9,18;6:8,17,21, 25;7:10,15,18,23;8:1,7, 9,23,25;9:7,11,14,17, 22;10:2,6,9,12,15,17, 20;11:2,5,9,12,18,24; 12:3,7,16,24;13:2,4,8, 13,20,24;14:4,13,16, 23;15:2,6,9,13,18,22; 16:1,9,16,20,25;17:11, 15,17;18:1,11,18,21, 24;19:2,7,13,15,18,24; 20:2,5,12,21,25;21:11, 18,21,24;22:9,15,21, 24;23:4,6,15,18,21,25;
address (4) 4:5,7,24;5:6	appliances (1) 27:23	aware (1) 27:13	break (1) 24:3	
adequate (4) 14:7;20:24;21:3,15	applicable (1) 28:12	B	breaking (1) 19:23	
adjacent (1) 28:4	applicant (2) 3:5;7:3	back (4) 15:17;19:5,20;32:9	brief (2) 3:19;22:8	
adjourn (1) 36:5	application (8) 3:3,25;4:19;5:3;8:11, 15;21:4;34:14	backdoor (1) 18:9	briefly (1) 27:25	
Administrative (1) 3:14	apply (1) 3:22	backing (1) 25:21	bring (1) 28:2	
admit (1) 5:24	appreciate (1) 33:12	backup (1) 27:22	Bulkhead (5) 27:14;29:11,14,20, 21	
admitted (1) 6:2	approval (2)	backyard (3) 15:25;17:24;19:12	burner (2) 30:13,22	
advice (1)		bad (1)	burners (2) 30:19,19	

24:3,10,14;25:8,12,19, 23,25;26:15;27:17,20; 28:14,18;29:9,18,24; 31:1,11,14,18,20;32:2, 5,16,23;33:4,15;34:15, 20;35:8,18;36:1,4	7:1,19,20,24;19:8; 34:12	deadbolt (2) 27:7,9	5:3	especially (1) 30:11
City (1) 8:20	conduct (1) 3:16	dealing (1) 34:11	driveway (5) 3:23;12:16,18,19; 13:6	even (8) 5:11;8:21;9:5,25; 10:18;15:7;30:21;34:4
clarification (3) 26:16;28:15;29:2	conducted (1) 3:13	decide (1) 27:3	Drop (1) 27:11	everybody (1) 6:4
clarifications (1) 28:16	confirmed (1) 25:9	decision (12) 3:17;5:25;7:21; 32:12,13;33:15,20,21, 22;34:4,9,17	dryer (2) 24:25;25:16	everybody's (2) 6:3;22:6
clarify (3) 15:10;35:2,13	connect (1) 18:17	definitely (1) 16:9	drywall (1) 27:12	everyone (1) 9:4
clarifying (1) 22:24	connects (4) 17:25;18:1,7,9	demolition (1) 35:23	during (1) 8:19	evidence (3) 3:16;5:21,23
Class (2) 3:24;26:5	contained (1) 6:22	Department (2) 3:20;4:13	dusk (1) 16:19	exactly (1) 34:15
clear (2) 28:21,24	contingent (1) 35:20	describe (4) 17:19;21:9;23:25; 24:4	dust (1) 16:18	examiner (1) 3:15
clearance (1) 27:14	conversation (1) 22:6	design (1) 4:18	dwelling (5) 3:7;14:10;24:15,17, 19	example (1) 8:19
close (5) 32:14,24,24;36:5,5	converting (1) 5:4	design (1) 4:18	E	Exhibit (15) 11:19,19,25,25;12:4; 15:14;17:1;18:2;20:6, 7;22:9;23:22,23;24:1,2
closer (1) 20:14	copy (2) 7:12;33:10	detectors (2) 27:23,24	early (1) 19:6	Exhibits (2) 17:12;33:1
closes (3) 3:18;32:11;33:16	corner (6) 9:2;10:24;18:7; 22:11,12,13	deviate (1) 4:1	easier (1) 5:11	existing (8) 3:6;20:17,18;21:16; 22:11;24:18;25:1,1
closet (1) 27:25	corners (1) 22:16	didn't (1) 25:14	Easy (1) 8:25	exists (1) 19:8
Code (1) 4:12	correspond (1) 13:15	difference (1) 29:18	edge (1) 18:22	expand (1) 13:23
college (1) 31:6	County (1) 4:13	different (2) 21:24;26:4	efficiency (8) 14:21;15:11;25:4,7; 28:1,2,4,10	expires (1) 34:9
colored (1) 16:11	court (2) 5:20;32:8	dimension (1) 28:21	egress (4) 17:4;18:15;24:12; 26:18	explain (1) 8:10
combustion (1) 28:9	co-worker (1) 26:10	dining (1) 24:20	eight (2) 29:4,14	extend (1) 32:19
comfortable (1) 15:8	cracking (1) 19:23	direct (1) 17:1	either (4) 9:3;11:10;12:14; 33:7	exterior (3) 17:2;21:14;23:10
comment (1) 33:11	create (1) 3:5	directly (1) 33:8	electric (1) 24:24	F
comments (1) 31:15	cross-hatched (1) 12:13	discuss (2) 3:18;6:14	else (2) 31:23,23	facing (1) 17:22
Community (2) 3:21;4:13	CU (1) 3:3	disintegrating (1) 26:23	end (4) 3:18;5:24;21:14; 32:21	fact (1) 8:19
complete (1) 28:11	cut (1) 28:8	document (2) 13:12;21:12	enlarged (1) 23:6	fall (1) 19:6
completely (1) 35:15	cylinder (3) 27:6,7,8	documents (1) 6:1	enough (2) 9:4;14:9	family (1) 3:7
compliance (1) 28:3	D	done (2) 16:25;26:22	entered (1) 33:1	far (2) 3:19;5:22
comply (1) 34:11	date (2) 32:10;33:16	door (13) 16:22;27:1,4,4,5,8,9, 9;28:7,20,21,22,22	entirely (1) 27:6	February (2) 6:19;10:3
concluded (1) 36:8	dated (2) 6:19;7:12	doorway (1) 28:8	entrance (14) 14:19;15:16,17,25; 16:14;17:24,25;18:9, 16;19:21;24:21;27:1,7, 9	feet (3) 12:6;23:2;26:8
conclusions (1) 6:22	dawn (2) 16:18,19	dorm (1) 31:7	error (1) 29:15	Ferguson (105) 3:3,21;4:4,6,6,10,16, 17,22;5:2;6:16,20,24; 7:9,14,17,22,25;8:6,8, 13,24;9:1,10,16,19,21, 24;10:5,8,11,14,16,19,
concrete (1) 24:15	day (7) 5:23;10:1;16:4; 21:14;32:12;33:22; 36:6	double (1) 27:8		
conditional (4) 3:4,22,25;8:16	days (8) 3:17;32:9,14;33:16, 20;34:1,9,13	down (9) 14:6;16:13;18:8; 20:11;22:2;24:3;26:23; 32:5;35:14		
conditions (6)		drawings (1)		

23;11:3,6,11,15,23; 12:24;13:1,3,7,10; 14:12,15,18,25;15:3,7, 12,15,21,24;16:3,15, 18,22;17:10,12,14,18, 20;18:3,5,12,14,22; 19:3,10,14,16,19;20:1, 4,20;21:9,23;22:14,20, 23;23:2,5,8;25:8,11,14, 21;30:22;31:11,13,17, 19;32:1,3,15,22;33:3, 14;34:13;35:5,17,25; 36:2	26:9 formally (1) 6:1 four (9) 14:14;15:16,24; 16:12;26:14;29:21; 30:18,21,22 front (15) 9:24;10:7,10;11:1,7, 13,17;16:5;17:3,6,22; 20:9;22:11;24:15,16 full (4) 25:1;26:9;31:3,5 furnace (3) 25:3;28:1;35:3 further (1) 14:5 future (1) 20:23	hallway (2) 27:12;28:4 hand (5) 6:5;11:5;18:2;22:11, 12 handed (1) 17:12 handrail (1) 26:25 hang (1) 18:5 happened (1) 3:19 happens (1) 33:9 hardwired (1) 27:22 hatch (1) 13:9 hatched (1) 13:4 hazard (1) 26:21 heard (1) 5:25 hearing (6) 3:2,13,15,16;32:21; 36:7 Hearings (1) 3:14 heater (6) 25:3,3,4;28:1,7;35:6 height (2) 27:13;29:2 help (1) 5:2 helping (1) 4:18 high (6) 25:4,7;28:1,1,3,9 hill (1) 17:21 hired (1) 5:2 hit (1) 25:25 hold (2) 15:19;27:16 home (1) 9:25 hot (3) 25:3,3,4 house (24) 9:24,25;10:6,7,13; 11:8,10,13,17;12:1; 14:19;17:22;18:8,16, 20;19:8,8;20:18,19; 21:20;22:1,3,16;26:11 household (2) 12:11,12 households (2) 12:23;13:19 houses (8)	9:3;12:10,12,14,19, 20;13:5,16 Housing (7) 3:20;4:12,13;5:16; 7:11;21:15;22:21	interested (1) 33:17 interior (3) 23:13,17,19 interject (1) 27:16 intersect (1) 10:25 into (9) 5:4,24;6:12,13;7:20; 18:10;28:3;32:18;33:2 issue (5) 8:15,18;26:19;28:11; 33:21 issued (2) 33:15,16 item (2) 28:19;29:2
few (1) 12:20 figure (6) 9:23,24;10:21;15:16, 24;16:12 file (4) 6:1;33:18;34:2,6 filed (2) 3:25;33:20 Final (5) 21:17;33:21;34:4,9, 22 find (2) 11:18;15:8 finding (1) 14:7 findings (1) 6:22 fine (8) 8:4,8;12:3,7;29:1,17; 30:25;35:8 first (4) 6:17;9:23;17:19,21 fits (1) 30:16 five (3) 15:16;16:12;29:4 fixture (1) 16:17 Fletcher's (1) 3:9 flip (1) 35:9 flood (1) 22:16 floor (6) 8:12;22:25;23:21; 24:6,7;35:9 follow (2) 5:13;31:12 foot (11) 12:5,10;13:16,19,22, 24;28:22;29:3,4,14,21 footage (3) 23:9,10,17 footprint (1) 23:20 Forbes (2) 31:24;33:8 Ford (1)	G	garage (1) 12:17 Garland (3) 3:7;4:7;10:25 gas (2) 27:23;28:9 gases (1) 28:8 gate (2) 19:13,14 gave (2) 28:2;31:24 general (1) 18:25 goal (1) 15:1 goes (2) 13:24;18:8 good (4) 8:19;26:15;31:15; 36:6 grade (1) 26:19 Great (4) 4:15,23;21:1,16 gross (2) 23:10;26:7 ground (1) 26:20 group (1) 28:12 guess (5) 4:25;9:5;14:25;15:1; 20:23 guessing (2) 23:7,8 guidelines (1) 15:4	I identified (9) 3:8,9;4:25;6:9; 20:13;21:5;22:10;23:4; 24:5 identify (6) 4:4;17:17;20:7;21:7, 12;28:15 Ignore (1) 30:8 illuminated (1) 21:21 immediate (1) 18:16 important (1) 14:3 inch (3) 30:7,16;31:3 inches (9) 27:2,14,15;28:20,23; 29:3,3,4;30:23 include (2) 26:3,6 included (1) 7:1 includes (1) 23:10 incorporate (1) 7:20 indicated (1) 10:3 indifferent (1) 31:16 informal (2) 5:10,11 information (4) 6:13;21:4;32:7,20 initialed (1) 22:18 inside (3) 16:21,23;27:10 Inspection (2) 7:11;21:17 Inspector (1) 4:12 install (2) 27:24;28:7 installed (4) 24:12;25:5;26:18; 27:12 instead (1) 28:7 intent (3) 15:2,3;25:9 interconnected (1) 27:22	J January (1) 19:1 Joan's (1) 11:3 job (1) 21:2
	H		K key (1) 27:10 KINA (1) 5:17 kind (4) 14:1;16:10;29:15; 30:10 KINNA (30) 4:12,12;5:16,17,18; 16:7;20:22;23:9;26:1, 3,17;27:21;28:23,25; 29:5,12,15,22;30:3,8, 10,15,20,25;31:5,9; 34:18;35:2,6,23 kitchen (3) 17:24;24:23;28:12 kitchenette (1) 25:18	
			L land (1) 12:14 landing (1) 17:22 landscaping (1) 21:5 language (1) 8:4 large (2) 14:22;22:25 larger (1) 23:11	

<p>leading (2) 26:11,19</p> <p>leads (1) 28:5</p> <p>least (2) 14:9,14</p> <p>leave (2) 8:21;32:7</p> <p>leaves (1) 20:4</p> <p>left (11) 11:5;13:11;18:2,6, 16,19;19:16;22:12; 24:9,13,14</p> <p>legend (1) 13:11</p> <p>level (2) 8:17;17:22</p> <p>leveled (1) 26:20</p> <p>license (2) 3:24;20:15</p> <p>licensing (1) 30:11</p> <p>light (2) 16:17,19</p> <p>lighting (11) 16:5;20:13,18,19,24; 21:5,14,19;22:11;26:6; 35:22</p> <p>lights (1) 22:17</p> <p>likewise (1) 29:20</p> <p>limited (1) 7:6</p> <p>lines (1) 16:10</p> <p>list (2) 20:22,24</p> <p>lit (1) 20:16</p> <p>little (6) 5:12;22:3;23:11; 26:4;27:1;31:6</p> <p>live (2) 10:12;13:2</p> <p>living (1) 24:20</p> <p>located (3) 3:7,10;7:7</p> <p>location (3) 13:25;17:4;18:14</p> <p>locations (3) 22:10,18,19</p> <p>lock (1) 27:9</p> <p>locks (1) 27:7</p> <p>long (1) 32:24</p> <p>look (5) 9:22;11:21;15:20;</p>	<p>17:7;22:25</p> <p>looked (1) 26:13</p> <p>looking (4) 15:10,22;22:9;24:6</p> <p>looks (3) 7:19;9:9;11:20</p> <p>Lot (1) 3:8</p> <p>Lynn (1) 4:6</p>	<p>3:23</p> <p>merry (1) 34:10</p> <p>met (1) 4:15</p> <p>middle (1) 24:23</p> <p>mine (1) 17:7</p> <p>minimum (2) 27:14;29:2</p> <p>minor (1) 30:1</p> <p>minute (3) 22:5,17;35:14</p> <p>missing (1) 29:24</p> <p>modifications (1) 35:18</p> <p>modified (1) 11:25</p> <p>modify (1) 34:3</p> <p>monitor (1) 35:11</p> <p>monkeys (1) 16:23</p> <p>monoxide (1) 27:24</p> <p>Montgomery (1) 4:13</p> <p>more (4) 5:11;8:14;13:14; 15:5</p> <p>most (2) 11:12;25:4</p> <p>motion (1) 22:16</p> <p>mounted (1) 21:25</p> <p>moved (2) 19:4,20</p> <p>moving (1) 24:22</p> <p>much (3) 8:14;12:8;16:5</p> <p>must (3) 16:7;27:13;29:3</p>	<p>22,24,24</p> <p>neighborhood (2) 9:5;11:21</p> <p>neighbors (1) 31:15</p> <p>neighbor's (1) 11:8</p> <p>new (5) 5:22;20:9;24:8,11; 26:24</p> <p>next (2) 22:2;24:16</p> <p>notarized (1) 31:25</p> <p>notation (1) 31:22</p> <p>notations (1) 20:17</p> <p>note (2) 21:2;31:24</p> <p>notice (4) 9:7;20:16;33:17,25</p> <p>November (1) 3:25</p> <p>number (12) 3:11;7:4,4,5,6;13:5, 15,16;14:2;18:2;28:15, 19</p> <p>numbered (2) 8:21;9:5</p> <p>numbering (1) 15:19</p> <p>numbers (1) 13:15</p>	<p>23;17:19;21:3,4,5; 22:5,11;26:11,12,19; 30:4,18;31:6</p> <p>ones (2) 31:13,14</p> <p>Only (11) 9:17;11:13,17;12:12, 20;13:18;14:21;16:21; 19:10;27:2;30:12</p> <p>on-site (3) 3:23;4:1;26:8</p> <p>on-street (1) 12:9</p> <p>onto (1) 9:5</p> <p>open (4) 8:22;28:6,8;32:8</p> <p>opening (2) 6:11;28:23</p> <p>opportunity (5) 5:14,15;22:5;27:18; 33:10</p> <p>opposed (1) 23:20</p> <p>opposition (2) 5:11;33:5</p> <p>option (1) 6:12</p> <p>oral (1) 33:19</p> <p>ordering (1) 5:12</p> <p>ordinance (2) 3:5;4:3</p> <p>organized (1) 33:12</p> <p>original (2) 21:8;24:1</p> <p>originals (1) 16:11</p> <p>otherwise (3) 15:20;19:24;22:6</p> <p>out (8) 5:12;6:15;10:3;32:6, 10;33:11;35:1;36:2</p> <p>outdoor (1) 16:17</p> <p>outside (3) 20:24;25:7;28:10</p> <p>oven (1) 30:15</p> <p>over (5) 8:11;13:21;16:17; 27:11;30:23</p> <p>overkill (1) 30:21</p> <p>own (2) 13:6;17:19</p> <p>owner (1) 27:3</p>	
	M				
	<p>main (7) 14:10;18:20;24:15, 16,17,19,21</p> <p>makes (1) 5:11</p> <p>making (3) 28:12;34:11;35:21</p> <p>many (1) 10:12</p> <p>map (1) 11:18</p> <p>March (4) 7:12;32:13,25;36:6</p> <p>mark (3) 13:4;21:12;34:6</p> <p>marked (2) 11:19;15:18</p> <p>marks (1) 13:9</p> <p>Maryland (3) 3:8;4:7;5:8</p> <p>materials (1) 7:4</p> <p>matters (2) 6:10,14</p> <p>max (1) 15:10</p> <p>may (3) 4:20;12:2;33:18</p> <p>maybe (3) 9:2;19:1,6</p> <p>mean (5) 13:6;14:6;21:9; 34:23;35:10</p> <p>meaning (1) 12:16</p> <p>means (3) 3:16;26:24;32:16</p> <p>meant (1) 21:6</p> <p>measurement (4) 23:12;29:10,13,14</p> <p>measurements (1) 23:13</p> <p>measuring (1) 27:2</p> <p>mechanical (2) 25:2,6</p> <p>meet (1)</p>	<p>name (3) 3:14;4:5,24</p> <p>necessary (5) 4:22;5:3;6:12;12:9,9</p> <p>need (10) 8:2;22:22;25:5; 26:17;27:24;30:18; 32:19;33:6;34:3;35:10</p> <p>needing (1) 32:7</p> <p>needs (7) 17:8;20:15,16;26:20,</p>	N		
			O		
			<p>oath (2) 5:15;6:4</p> <p>occupants (1) 7:5</p> <p>occupied (1) 11:13</p> <p>odd (1) 8:21</p> <p>off (12) 12:1,14,16,19;13:6; 16:19,21,24;22:4,17; 24:21;28:8</p> <p>Office (2) 3:13,21</p> <p>old (1) 19:20</p> <p>older (1) 7:6</p> <p>Once (8) 8:10;17:20;20:14; 32:10;33:16;34:4,8,22</p> <p>one (33) 7:4;9:2,17,23,24; 10:15;11:13,17,21,22; 12:12,12;13:14;14:11, 21,24;15:4,11,15;16:9,</p>		
				P	

<p>page (7) 7:2;9:9;10:20;15:16, 23,24;16:12</p> <p>pantry (1) 24:24</p> <p>Park (8) 3:8,10;4:7;5:8;8:20; 10:9;11:16;26:13</p> <p>parked (2) 11:9;26:10</p> <p>parking (21) 3:23;4:2;8:15,17,18; 9:8;11:20;12:1,9,9,13, 14,19,20;13:17,18; 14:2,5,7;21:3;26:8</p> <p>part (4) 7:1;11:12;12:22; 29:16</p> <p>participated (2) 33:18;34:1</p> <p>parties (2) 4:3;33:17</p> <p>partitions (1) 36:3</p> <p>past (1) 8:18</p> <p>path (1) 21:21</p> <p>pathway (3) 17:3;20:15,16</p> <p>patio (1) 19:21</p> <p>people (5) 10:12;13:5;29:19,19; 34:20</p> <p>per (2) 12:11,12</p> <p>permit (2) 3:5;5:3</p> <p>permits (3) 28:13;34:12,14</p> <p>person (4) 9:17;14:21;15:4; 30:18</p> <p>photo (2) 18:23;19:11</p> <p>photographer (1) 16:7</p> <p>photos (5) 8:12;16:11;17:2,8; 18:25</p> <p>physically (1) 21:12</p> <p>pick (1) 22:6</p> <p>pickup (2) 26:9,10</p> <p>picture (12) 9:23;10:1;11:6; 15:13,15,19,21,23,25; 16:1,3,13</p> <p>pictures (8) 9:8,9,12;16:5,10;</p>	<p>17:6,13;19:7</p> <p>pieces (1) 19:17</p> <p>places (1) 13:18</p> <p>plan (13) 8:12;22:25;23:21; 24:6,7,9,20,22;25:2,10, 17;34:3;35:9</p> <p>planning (1) 35:3</p> <p>plans (2) 4:18;34:3</p> <p>plenty (2) 8:17;9:1</p> <p>plows (1) 8:22</p> <p>point (5) 21:2;30:1;32:6,24,25</p> <p>positive (1) 31:22</p> <p>possible (1) 19:21</p> <p>posting (1) 31:25</p> <p>preliminarily (1) 34:24</p> <p>preliminary (2) 6:10,14</p> <p>present (3) 5:14;27:1,23</p> <p>presented (1) 6:23</p> <p>presenting (1) 6:13</p> <p>presently (3) 27:4,8;28:5</p> <p>prevent (1) 26:21</p> <p>primarily (1) 14:6</p> <p>primary (1) 8:15</p> <p>probably (5) 17:11;19:6;23:13; 25:4;30:21</p> <p>problem (2) 8:23,24</p> <p>procedure (1) 4:19</p> <p>procedures (1) 5:13</p> <p>proceedings (2) 5:10;33:18</p> <p>process (3) 8:9;34:23,24</p> <p>project (1) 32:4</p> <p>properly (1) 20:16</p> <p>property (16) 3:8,10,11,22;7:8; 12:6;13:15,17;17:3,4,5,</p>	<p>19;20:3,6,6,8</p> <p>proposed (4) 24:6,7,11,18</p> <p>provided (3) 16:1;17:2;20:9</p> <p>providing (1) 28:11</p> <p>public (2) 3:2;12:14</p> <p>pull (1) 32:10</p> <p>pulling (1) 36:2</p> <p>purchased (1) 30:22</p> <p>pursuant (1) 3:4</p> <p>put (6) 11:18;16:11;21:8; 22:3;34:7;35:11</p>	<p>14:6</p> <p>refer (1) 6:18</p> <p>referred (2) 3:21;13:5</p> <p>refrigerator (3) 25:15,19;31:6</p> <p>refrigerators (1) 31:9</p> <p>regards (4) 7:11;9:8;16:12; 20:17</p> <p>regular (2) 16:17;27:5</p> <p>remains (1) 32:3</p> <p>remember (1) 20:24</p> <p>removed (2) 19:19;27:12</p> <p>renovate (1) 25:9</p> <p>renovation (1) 27:21</p> <p>renovations (1) 34:10</p> <p>rent (2) 15:3;29:19</p> <p>rental (1) 7:7</p> <p>renting (1) 14:20</p> <p>replace (1) 28:6</p> <p>replacing (1) 35:3</p> <p>report (14) 3:17;6:18,22;7:12, 16,20;9:9;16:12,13; 26:2,7;32:12;33:21; 34:18</p> <p>reporter (2) 5:20;32:8</p> <p>reports (1) 26:5</p> <p>represent (3) 11:20;13:18;19:7</p> <p>represented (2) 12:21;13:8</p> <p>representing (1) 4:8</p> <p>represents (2) 13:12;20:2</p> <p>request (2) 33:19,20</p> <p>requesting (1) 4:1</p> <p>require (8) 12:15,20;13:17;27:5, 6,10,22;34:8</p> <p>required (2) 13:22;21:19</p> <p>requirement (3)</p>	<p>12:6;27:2;30:6</p> <p>requirements (3) 3:24;4:2;30:5</p> <p>residence (1) 20:10</p> <p>residential (2) 7:7;22:1</p> <p>residing (1) 7:5</p> <p>restricted (2) 14:23,25</p> <p>retaining (1) 26:22</p> <p>review (1) 33:24</p> <p>reviewed (2) 7:15;15:5</p> <p>Rick (2) 4:17;5:1</p> <p>right (39) 4:16;5:9,20;6:5;8:7; 11:6,7;13:7,10;14:1, 12;15:6,9;17:23;18:18; 21:18;22:11,12;23:5; 24:16,22,23,25;25:23, 25;28:25;29:10,12; 30:20;31:8;32:1;34:19, 21;35:4,5,17,19,25; 36:1</p> <p>road (3) 26:13,14;35:14</p> <p>roofline (1) 22:16</p> <p>room (6) 11:16;14:9;24:20,20; 25:2,6</p> <p>run (1) 32:6</p>
R				
<p>R- (1) 3:10</p> <p>radius (5) 12:5,10;13:16,22,24</p> <p>railing (1) 26:25</p> <p>raise (2) 6:4,5</p> <p>raked (1) 20:4</p> <p>range (4) 24:24;30:7,7;31:4</p> <p>reached (1) 30:10</p> <p>read (3) 7:19;8:3;17:2</p> <p>really (7) 6:12;15:8;32:6,18, 20;34:24;35:20</p> <p>reappointing (1) 26:24</p> <p>rear (5) 17:3,5;20:10;22:12, 12</p> <p>receive (1) 7:12</p> <p>received (2) 6:18;31:15</p> <p>recess (1) 22:8</p> <p>recommendation (3) 7:2;30:6;31:3</p> <p>record (18) 3:17;5:24;7:4;21:12; 22:5;29:8;32:2,8,11,13, 18,24;33:2,10,16;34:7; 35:13;36:5</p> <p>rectangle (1) 12:22</p> <p>reduced (1)</p>	<p style="text-align: center;">S</p> <p>safe (3) 20:15,16;21:22</p> <p>same (2) 16:4;25:17</p> <p>satisfied (1) 33:23</p> <p>saw (2) 30:5;31:2</p> <p>saying (3) 21:13;29:5;35:12</p> <p>scale (1) 12:22</p> <p>second (2) 10:20;18:5</p> <p>Sections (2) 3:4;21:3</p> <p>seems (1) 8:14</p> <p>send (4) 33:7,8;34:4,7</p> <p>sense (1) 22:7</p>			

<p>separate (2) 14:18;25:5</p> <p>September (1) 19:6</p> <p>set (2) 17:21;32:10</p> <p>setting (1) 22:17</p> <p>seven (1) 32:9</p> <p>Seventeen (1) 18:3</p> <p>show (4) 11:25;12:4,8;21:13</p> <p>showing (4) 12:5,11;20:8;25:2</p> <p>shown (2) 25:20,21</p> <p>shows (12) 13:12;15:16,16;24:7, 11,17,18,20,23,23,24; 25:2</p> <p>side (22) 8:21,21;9:5;10:18, 24;11:5,6,7,10;17:5; 18:2,7,8;19:11;20:18, 19;21:19,25;26:11,12, 12,14</p> <p>sidewalk (1) 20:9</p> <p>sign (2) 32:3,5</p> <p>signed (1) 31:25</p> <p>single (3) 3:7;27:6,7</p> <p>sink (1) 24:24</p> <p>situation (1) 26:6</p> <p>six (4) 28:22;29:14,21; 30:19</p> <p>Sixty-eight (1) 29:4</p> <p>size (4) 26:9;30:11;31:3,5</p> <p>slate (3) 19:5,5,17</p> <p>slightly (1) 23:3</p> <p>small (5) 19:21;23:22;27:1; 30:15;31:9</p> <p>smaller (2) 26:10;30:12</p> <p>smoke (1) 27:22</p> <p>snow (2) 8:20,22</p> <p>somebody (1) 17:8</p> <p>someone (1)</p>	<p>5:19</p> <p>Sometimes (1) 11:11</p> <p>Sorry (2) 9:19,20</p> <p>sounds (1) 23:5</p> <p>southwest (1) 10:24</p> <p>space (6) 9:1,4;11:15;23:1,17, 20</p> <p>spaces (1) 12:11</p> <p>speak (1) 12:2</p> <p>specifically (1) 25:15</p> <p>specify (1) 30:11</p> <p>spillage (1) 22:2</p> <p>square (5) 23:2,9,10,16;26:8</p> <p>stackable (1) 25:16</p> <p>stacked (1) 19:21</p> <p>stacking (1) 24:24</p> <p>Staff (15) 6:18,23;9:8,16;13:5; 14:13;15:21;16:2,3,13; 20:14;23:4;31:21;33:9; 34:11</p> <p>Staff's (1) 15:22</p> <p>stair (3) 18:22;25:22,24</p> <p>stairs (8) 17:21;18:16,19; 24:15,17,19;26:22,25</p> <p>stairway (1) 19:20</p> <p>stairwell (2) 16:13;18:10</p> <p>standing (4) 10:21,22,23;33:11</p> <p>start (5) 4:4;34:21,23,24;36:2</p> <p>started (1) 6:10</p> <p>starts (1) 32:12</p> <p>State (2) 4:4,24</p> <p>statement (1) 6:11</p> <p>statements (1) 7:3</p> <p>stay (1) 32:23</p> <p>stays (1)</p>	<p>16:20</p> <p>steps (1) 17:5</p> <p>stops (1) 28:24</p> <p>storm (3) 8:20;27:4,9</p> <p>stove (1) 30:13</p> <p>straight (1) 6:11</p> <p>street (17) 8:17,17,21,22;10:24; 11:7;12:1,11,13,14,16, 19,20;13:6,17,18;14:7</p> <p>strips (1) 12:1</p> <p>studio (1) 14:21</p> <p>stuff (1) 34:12</p> <p>subdivision (1) 3:9</p> <p>subject (1) 7:8</p> <p>submit (2) 9:8;32:18</p> <p>submitted (4) 5:22;7:3;11:19; 35:12</p> <p>substantial (1) 34:6</p> <p>summary (1) 3:19</p> <p>Supportive (2) 31:17,18</p> <p>suppose (1) 15:4</p> <p>sure (15) 5:16;8:3;21:3,15; 22:1,21;26:3;28:12; 29:7,9;30:2,6,34;11, 16;35:21</p> <p>survey (4) 8:12;20:5,6,8</p> <p>survive (1) 19:22</p> <p>switch (2) 16:22,23</p> <p>switched (1) 35:15</p> <p>sworn (1) 6:7</p>	<p>Tammy (1) 3:14</p> <p>tax (1) 3:11</p> <p>Technical (1) 6:18</p> <p>terms (1) 34:11</p> <p>testify (2) 6:6;20:25</p> <p>testimony (1) 6:4</p> <p>that'll (3) 30:25;32:11,11</p> <p>therefore (1) 3:23</p> <p>thought (2) 14:3;31:4</p> <p>three (8) 6:9;7:2,6;11:15,16; 14:9;22:10,15</p> <p>Thursday (1) 32:25</p> <p>times (1) 32:6</p> <p>today (7) 5:23,25;19:9,25; 20:3;21:13;31:25</p> <p>together (1) 33:12</p> <p>took (8) 9:9;10:1,4;16:4,5; 17:9,16,18</p> <p>top (3) 16:17;25:2;26:25</p> <p>total (1) 7:4</p> <p>touched (1) 27:25</p> <p>toward (2) 18:8;19:12</p> <p>towards (1) 24:22</p> <p>transcript (1) 32:9</p> <p>transplanted (1) 19:22</p> <p>Trescott (2) 9:3;10:24</p> <p>tried (1) 26:3</p> <p>tripping (1) 26:21</p> <p>trouble (1) 34:21</p> <p>true (3) 23:14,16;35:12</p> <p>try (1) 20:23</p> <p>trying (1) 26:5</p> <p>turn (2) 16:21;31:23</p>	<p>two (12) 7:4,6;9:2,9;10:21; 14:10;15:5,7,10;26:13; 28:22;30:13</p> <p>type (1) 23:12</p> <p>types (1) 35:19</p> <p>typographical (1) 29:15</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>unclear (1) 28:19</p> <p>under (5) 4:2;5:14;6:4;15:4; 23:3</p> <p>unit (2) 24:19;25:7</p> <p>unless (1) 35:8</p> <p>unlock (1) 27:10</p> <p>up (13) 15:19;17:21,21;22:6; 24:19,22;25:21;26:11, 20;27:3,6;31:12;33:5</p> <p>upper (3) 24:9,13,25</p> <p>use (6) 3:4,22,25;8:16;14:8; 19:21</p> <p>useable (1) 23:19</p> <p>uses (1) 7:7</p> <p>usually (2) 20:22;32:9</p> <p>utility (1) 27:25</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>vehicle (1) 26:9</p> <p>vehicles (3) 26:12,13,14</p> <p>vented (1) 25:6</p> <p>venting (1) 28:10</p> <p>verbally (1) 21:9</p> <p>version (1) 23:22</p> <p>versus (1) 28:20</p> <p>Vicki (3) 3:3;4:6;5:2</p> <p>view (1) 10:17</p> <p>violations (2)</p>
		T		
		<p>Takoma (4) 3:8,10;4:7;5:7</p> <p>talk (5) 8:2,11;9:17;21:4; 26:1</p> <p>tall (2) 29:19,19</p>		

**Ferguson Accessory Apt
CU 16-08**

20:23;35:14 visually (1) 26:12 VITULLLO (1) 17:16 Vitullo (54) 4:17;5:1,1,7;9:13,15, 20;11:22;12:2,4,8,18; 13:11,14,21;14:1;18:4, 13,17,19;19:1;20:8; 21:17,19;23:14,16,19, 24;24:2,7,11,16;25:24; 27:16,19;28:16,19,24; 29:1,7,11,13,17,20,23; 30:1,4,9,14,17,21;31:2, 8,10	3:17;12:10,23;13:16, 19;25:17;33:25 without (1) 19:22 witness (1) 4:21 Witnesses (1) 6:7 Woodland (1) 5:7 words (1) 28:22 work (1) 26:22 wow (1) 31:4 write (1) 3:17 written (3) 22:15;33:18,25	17a (3) 17:12;18:4,7 17b (2) 18:13,14 17c (3) 18:8;19:15,16 17d (2) 18:11,12 17th (4) 32:13,21,25;36:6 18 (1) 7:6 18th (1) 3:25	6 6 (2) 29:2,3 60 (1) 3:11 600 (3) 23:2,11;26:7 64 (2) 27:14;29:21 68 (2) 27:14;29:3
W		2	7
wait (1) 35:14 walkway (8) 17:3,5,20,23;25:15; 26:11,19,21 wall (1) 26:22 walls (1) 23:10 wants (2) 35:3,7 washer (3) 24:25;25:16,20 water (6) 25:3,3,4;28:1,6;35:6 way (5) 6:15;16:21;19:25; 26:21;34:10 ways (1) 21:24 week (1) 8:19 Welcome (1) 3:15 weren't (1) 20:17 what's (5) 3:19;13:21;23:15; 34:5;35:23 whereas (1) 24:4 where's (1) 15:13 Whereupon (2) 22:8;36:7 white (1) 10:25 wide (2) 27:2;28:20 window (10) 17:4,4;18:6,15; 24:12,12;26:18,18; 33:22;35:21 within (7)	Y year (1) 19:2 years (1) 7:6 Yep (1) 10:11 Z zone (1) 3:11 zoning (3) 3:5,14;4:3 0 03177725 (1) 3:12 1 10 (9) 7:19;22:17;32:9,14; 33:20,22;34:1,8,13 10:22 (1) 36:7 10:23 (1) 36:6 11 (1) 3:9 12th (1) 10:3 13 (3) 23:22,23;24:1 14a (1) 24:5 16-08 (1) 3:3 17 (3) 15:14;17:1;18:5	2 (1) 7:3 2015 (2) 3:20;4:1 2016 (2) 6:19;7:13 21st (1) 3:20 23rd (1) 6:19 24 (1) 30:23 2nd (1) 7:13 3 3 (3) 3:24;9:9;26:5 30 (8) 3:17;27:2;28:20; 30:7,16;31:3;32:12; 33:16 300 (3) 12:6;13:22,24 32 (3) 27:2;28:20,23 35 (2) 13:18,18 38F (1) 3:9 5 5 (2) 15:24;28:19 500 (4) 12:5,10;13:16,19 574 (3) 23:4,18,19 59.3.3.3A (1) 3:4 59-3.3.3A2b1 (1) 4:2	7 (3) 20:6,7;22:10 7016 (1) 5:7 7115 (1) 11:1 7117 (2) 3:7;4:7 8 8 (3) 11:19,20;29:3