



**Planet Depos®**  
We Make It *Happen™*

---

# Transcript of Hearing

**Date:** February 25, 2025

**Case:** Redly Investments

**Planet Depos**

**Phone:** 888.433.3767 | **Email:** [transcripts@planetdepos.com](mailto:transcripts@planetdepos.com)

[www.planetdepos.com](http://www.planetdepos.com)

Michigan #8598 | Nevada #089F | New Mexico #566

WORLDWIDE COURT REPORTING & LITIGATION TECHNOLOGY

Transcript of Hearing  
Conducted on February 25, 2025

1 (1 to 4)

1	1	1	3
2	2	2	
3	3	3	
4	4	4	
5	5	5	
6	6	6	
7	7	7	
8	8	8	
9	9	9	
10	10	10	
11	11	11	
12	12	12	
13	13	13	
14	14	14	
15	15	15	
16	16	16	
17	17	17	
18	18	18	
19	19	19	
20	20	20	
21	21	21	
22	22	22	
23	23	23	
24	24	24	
25	25	25	
1	2	1	4
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	
9		9	
10		10	
11		11	
12		12	
13		13	
14		14	
15		15	
16		16	
17		17	
18		18	
19		19	
20		20	
21		21	
22		22	
23		23	
24		24	
25		25	

Transcript of Hearing  
Conducted on February 25, 2025

2 (5 to 8)

5	1 PROCEEDINGS 2 (Whereupon, the court reporter was duly 3 sworn.) 4 THE HEARING EXAMINER: Good morning. 5 It's Tuesday, February 25th, and we are convening 6 for a show cause hearing in Case Number CU 20-06, 7 Redley Investments, Inc. I just want to check -- 8 check in on who's present. Do we have anyone from 9 Redley Investments, Inc.? None. Could I just 10 check in on who's present? 11 MR. HOWLEY: Good morning, ma'am. My 12 name is Tom Howley. 13 THE HEARING EXAMINER: Are you -- you're 14 welcome to -- 15 MR. HOWLEY: Good morning. My name is 16 Tom Howley. 17 THE HEARING EXAMINER: If you could press 18 the -- 19 MR. HOWLEY: Sorry. 20 THE HEARING EXAMINER: And you -- you may 21 take a seat and press the green -- what's -- what 22 appears as a red, if you press that, it would -- 23 yes. 24 MR. HOWLEY: Good morning. 25 THE HEARING EXAMINER: Good morning.	7	1 I -- I -- I -- I'll run through what the exhibits 2 are. Exhibits 1 through 4 have been on the 3 website, and the last one was the show cause notice 4 dated December 18th, 2024. To that, I would like 5 to enter into the record Exhibit 5, which is 6 letters in support of the show cause hearing. And 7 I apologize. Exhibit 5 already is in the record, 8 so what I'm adding is Exhibit 6, which is the 9 certified mail that was sent to the holder of the 10 show cause -- oh, sorry -- the -- the holder of the 11 conditional use. I would like to enter into the 12 record as Exhibit 6, the certified receipt. 13 (Exhibit 6 was received into evidence.) 14 THE HEARING EXAMINER: I would like to 15 enter into the record as Exhibit 7, an email 16 exchange between Pamela DuBois, a realtor, and 17 Kathleen Byrne, Hearing Examiner, in -- in which 18 Ms. DuBois was informing the hearing examiner that 19 the current property is being sold, and we have a 20 response from Ms. Byrne letting the -- them know 21 that the show cause hearing would proceed 22 regardless. 23 (Exhibit 7 was received into evidence.) 24 THE HEARING EXAMINER: I would also like 25 to enter into the record as Exhibit 8, an email
6	1 MR. HOWLEY: My name is Tom Howley. I'm 2 a program manager at DHCA. I am here today with my 3 colleagues, Sean Lambert and James Galberth. 4 THE HEARING EXAMINER: Thank you. And 5 are you okay with the names? You have the names? 6 Thank you. Thank you very much. 7 So this is a public hearing where the 8 holder of the Conditional Use Number CU 20-06 is 9 required to show cause why the conditional use 10 must not be revoked. My name is Khandikile Sokoni, 11 S-O-K-O-N-I, and I'm a hearing examiner. I'm the 12 hearing examiner in this case. What that means is 13 that I'm supposed to hear testimony, review the 14 evidence, and render a -- a decision. However, I 15 note for the record that the -- the holder of a 16 conditional use is not present, and, therefore, I 17 will dispense with some of the formalities about 18 outlining the procedure. However, I do want to 19 note some things for the record, starting with the 20 fact that the relevant provisions on enforcement of 21 conditional uses are found in Section 7 or 22 59.7.3.1.L of the Zoning Ordinance. 23 We do have a list of exhibits currently 24 on the website, and although the website is 25 currently showing Exhibits 1 through 4, we -- so	8	1 from the Department of Permitting Services that was 2 received this morning from Greg Nichols. 3 (Exhibit 8 was received into evidence.) 4 THE HEARING EXAMINER: With that, 5 pursuant to Section -- the -- the burden in this 6 kind of proceeding is on the holder of the 7 conditional use to show cause why the conditional 8 use should not be revoked; however, with their non- 9 attendance at this hearing this morning, I will 10 hold the record open for 10 days for purposes of -- 11 10 business days from today, for purposes of 12 getting a -- a -- a transcript of this hearing. 13 And I will render an official decision regarding 14 this show cause, noting, however, that the -- it 15 appears as though the -- the holder of the 16 conditional use is in default because they have not 17 shown -- they have not appeared or responded to the 18 -- to the show cause, but I will render a formal 19 decision at the close, after -- after 10 business 20 days. This hearing is closed. 21 (Off the record at 10:17 a.m.) 22 23 24 25

Transcript of Hearing  
Conducted on February 25, 2025

3 (9 to 12)

9

CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

I, Marcellous Grant, the officer before  
whom the foregoing proceedings were taken, do hereby  
certify that any witness(es) in the foregoing  
proceedings were fully sworn; that the proceedings  
were recorded by me and thereafter reduced to  
typewriting by a qualified transcriptionist; that  
said digital audio recording of said proceedings  
are a true and accurate record to the best of my  
knowledge, skills, and ability; and that I am  
neither counsel for, related to, nor employed by  
any of the parties to this case and have no  
interest, financial or otherwise, in its outcome.

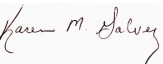


MARCELLOUS GRANT, NOTARY PUBLIC  
FOR THE STATE OF MARYLAND  
March 6, 2025

10

CERTIFICATE OF TRANSCRIBER

I, Karen M. Galvez, do hereby certify  
that this transcript was prepared from the digital  
audio recording of the foregoing proceeding; that  
said proceedings were reduced to typewriting under  
my supervision; that said transcript is a true and  
accurate record of the proceedings to the best of  
my knowledge, skills, and ability; and that I am  
neither counsel for, related to, nor employed by  
any of the parties to the case and have no  
interest, financial or otherwise, in its outcome.



KAREN M. GALVEZ  
PLANET DEPOS, LLC  
March 6, 2025

PLANET DEPOS

888.433.3767 | WWW.PLANETDEPOS.COM

Transcript of Hearing  
Conducted on February 25, 2025

4

<p style="text-align: center;"><b>A</b></p> <p><b>ability</b> 9:10, 10:8 <b>about</b> 6:17 <b>accurate</b> 9:9, 10:7 <b>adding</b> 7:8 <b>administrative</b> 1:2 <b>after</b> 8:19 <b>agreement</b> 2:12 <b>already</b> 7:7 <b>also</b> 7:24 <b>although</b> 6:24 <b>any</b> 9:4, 9:12, 10:10 <b>anyone</b> 5:8 <b>apologize</b> 7:7 <b>appeals</b> 2:4 <b>appeared</b> 8:17 <b>appears</b> 5:22, 8:15 <b>attendance</b> 8:9 <b>audio</b> 9:8, 10:4 <b>avenue</b> 2:5</p>	<p><b>being</b> 7:19 <b>best</b> 9:9, 10:7 <b>between</b> 4:9, 7:16 <b>board</b> 2:4 <b>burden</b> 8:5 <b>business</b> 8:11, 8:19 <b>byrne</b> 4:10, 7:17, 7:20</p>	<p><b>could</b> 5:9, 5:17 <b>counsel</b> 4:6, 9:11, 10:9 <b>county</b> 1:1, 2:4 <b>court</b> 5:2, 9:1 <b>cu</b> 1:6, 5:6, 6:8 <b>current</b> 7:19 <b>currently</b> 6:23, 6:25</p>	<p><b>employed</b> 9:11, 10:9 <b>enforcement</b> 6:20 <b>enter</b> 7:5, 7:11, 7:15, 7:25 <b>evidence</b> 6:14, 7:13, 7:23, 8:3 <b>examiner</b> 1:14, 5:4, 5:13, 5:17, 5:20, 5:25, 6:4, 6:11, 6:12, 7:14, 7:17, 7:18, 7:24, 8:4 <b>exchange</b> 4:9, 7:16 <b>exhibit</b> 4:7, 4:8, 4:9, 4:11, 7:5, 7:7, 7:8, 7:12, 7:13, 7:15, 7:23, 7:25, 8:3 <b>exhibits</b> 6:23, 6:25, 7:1, 7:2</p>
<p style="text-align: center;"><b>B</b></p> <p><b>because</b> 8:16 <b>been</b> 7:2 <b>before</b> 1:14, 2:12, 9:2</p>	<p style="text-align: center;"><b>C</b></p> <p><b>capital</b> 1:5 <b>case</b> 1:5, 5:6, 6:12, 9:12, 10:10 <b>cause</b> 5:6, 6:9, 7:3, 7:6, 7:10, 7:21, 8:7, 8:14, 8:18 <b>certificate</b> 9:1, 10:1 <b>certified</b> 4:8, 7:9, 7:12 <b>certify</b> 9:4, 10:2 <b>check</b> 5:7, 5:8, 5:10 <b>close</b> 8:19 <b>closed</b> 8:20 <b>colleagues</b> 6:3 <b>conditional</b> 6:8, 6:9, 6:16, 6:21, 7:11, 8:7, 8:16 <b>convening</b> 5:5 <b>corporation</b> 1:6</p>	<p style="text-align: center;"><b>D</b></p> <p><b>dated</b> 7:4 <b>days</b> 8:10, 8:11, 8:20 <b>december</b> 7:4 <b>decision</b> 6:14, 8:13, 8:19 <b>default</b> 8:16 <b>department</b> 8:1 <b>depos</b> 10:16 <b>dhca</b> 3:3, 6:2 <b>digital</b> 9:8, 10:3 <b>dispense</b> 6:17 <b>dubois</b> 4:10, 7:16, 7:18 <b>duly</b> 5:2</p>	<p style="text-align: center;"><b>F</b></p> <p><b>fact</b> 6:20 <b>february</b> 1:16, 5:5 <b>financial</b> 9:13, 10:11 <b>foregoing</b> 9:3, 9:4, 10:4 <b>formal</b> 8:18 <b>formalities</b> 6:17 <b>found</b> 6:21 <b>fully</b> 9:5</p> <p style="text-align: center;"><b>G</b></p> <p><b>galberth</b> 3:5, 6:3</p>

Transcript of Hearing  
Conducted on February 25, 2025

5

galvez 10:2, 10:15 getting 8:12 good 5:4, 5:11, 5:15, 5:24, 5:25 grant 1:25, 2:12, 9:2, 9:17 green 5:21 greg 4:11, 8:2	5:12, 5:15, 5:16, 5:19, 5:24, 6:1	<b>M</b>	notice 7:3 noting 8:14 number 5:6, 6:8
<b>H</b>	<b>I</b>	ma'am 5:11 mail 4:8, 7:9 manager 3:3, 6:2 marcellous 1:25, 2:12, 9:2, 9:17 march 9:19, 10:17 maryland 1:15, 2:5, 2:7, 2:13, 9:18 means 6:12 montgomery 1:1, 2:4 morning 5:4, 5:11, 5:15, 5:24, 5:25, 8:2, 8:9 much 6:6 must 6:10 mvunga 1:14	<b>O</b>
hear 6:13 hearing 1:13, 1:14, 2:1, 4:7, 5:4, 5:6, 5:13, 5:17, 5:20, 5:25, 6:4, 6:7, 6:11, 6:12, 7:6, 7:14, 7:17, 7:18, 7:21, 7:24, 8:4, 8:9, 8:12, 8:20 hearings 1:2 held 2:1 here 6:2 hereby 9:3, 10:2 hold 8:10 holder 6:8, 6:15, 7:9, 7:10, 8:6, 8:15 holding 1:6 however 6:14, 6:18, 8:8, 8:14 howley 3:3, 5:11,	inc 5:7, 5:9 informing 7:18 interest 9:13, 10:11 investments 1:5, 5:7, 5:9	<b>N</b>	office 1:1 officer 9:2 official 8:13 oh 7:10 okay 6:5 one 7:3 open 8:10 ordinance 6:22 otherwise 9:13, 10:11 outcome 9:13, 10:11 outlining 6:18
	<b>J</b>	name 5:12, 5:15, 6:1, 6:10 names 6:5 neither 9:11, 10:9 nichols 4:11, 8:2 non 8:8 none 5:9 notary 2:13, 9:1, 9:17 note 6:15, 6:19	<b>P</b>
	<b>K</b>		
	james 3:5, 6:3 job 1:23		
	<b>L</b>		
	karen 10:2, 10:15 kathleen 4:10, 7:17 khandikile 1:14, 6:10 kind 8:6 know 7:20 knowledge 9:10, 10:8		
	lambert 3:4, 6:3 last 7:3 letters 7:6 letting 7:20 list 6:23 llc 10:16 location 2:1		

<p><b>press</b> 5:17, 5:21, 5:22 <b>procedure</b> 6:18 <b>proceed</b> 7:21 <b>proceeding</b> 8:6, 10:4 <b>proceedings</b> 4:2, 9:3, 9:5, 9:8, 10:5, 10:7 <b>program</b> 3:3, 6:2 <b>property</b> 7:19 <b>provisions</b> 6:20 <b>public</b> 1:13, 2:1, 2:13, 6:7, 9:1, 9:17 <b>purposes</b> 8:10, 8:11 <b>pursuant</b> 2:12, 8:5</p> <hr/> <p><b>Q</b></p> <hr/> <p><b>qualified</b> 9:7</p> <hr/> <p><b>R</b></p> <hr/> <p><b>realtor</b> 7:16 <b>receipt</b> 4:8, 7:12 <b>received</b> 7:13, 7:23, 8:2, 8:3 <b>record</b> 6:15, 6:19, 7:5, 7:7, 7:12, 7:15, 7:25, 8:10, 8:21, 9:9, 10:7 <b>recorded</b> 1:25, 9:6 <b>recording</b> 9:8, 10:4</p>	<p><b>red</b> 5:22 <b>redley</b> 1:5, 5:7, 5:9 <b>reduced</b> 9:6, 10:5 <b>regarding</b> 8:13 <b>regardless</b> 7:22 <b>related</b> 9:11, 10:9 <b>relevant</b> 6:20 <b>render</b> 6:14, 8:13, 8:18 <b>reporter</b> 5:2, 9:1 <b>required</b> 6:9 <b>responded</b> 8:17 <b>response</b> 7:20 <b>retained</b> 4:6 <b>review</b> 6:13 <b>revoked</b> 6:10, 8:8 <b>rockville</b> 1:15, 2:7 <b>run</b> 7:1</p> <hr/> <p><b>S</b></p> <hr/> <p><b>s-o-k-o-n-i</b> 6:11 <b>said</b> 9:8, 10:5, 10:6 <b>sean</b> 3:4, 6:3 <b>seat</b> 5:21 <b>section</b> 6:21, 8:5 <b>sent</b> 7:9</p>	<p><b>services</b> 8:1 <b>should</b> 8:8 <b>show</b> 5:6, 6:9, 7:3, 7:6, 7:10, 7:21, 8:7, 8:14, 8:18 <b>showing</b> 6:25 <b>shown</b> 8:17 <b>signature-7dmpd</b> 9:15 <b>signature-k9lvk</b> 10:13 <b>skills</b> 9:10, 10:8 <b>sokoni</b> 1:14, 6:10 <b>sold</b> 7:19 <b>some</b> 6:17, 6:19 <b>sorry</b> 5:19, 7:10 <b>starting</b> 6:19 <b>state</b> 2:13, 9:18 <b>suite</b> 2:6 <b>supervision</b> 10:6 <b>support</b> 7:6 <b>supposed</b> 6:13 <b>sworn</b> 5:3, 9:5</p> <hr/> <p><b>T</b></p> <hr/> <p><b>take</b> 5:21 <b>taken</b> 9:3 <b>testimony</b> 6:13</p>	<p><b>th</b> 5:5, 7:4 <b>thank</b> 6:4, 6:6 <b>thereafter</b> 9:6 <b>therefore</b> 6:16 <b>things</b> 6:19 <b>through</b> 6:25, 7:1, 7:2 <b>today</b> 6:2, 8:11 <b>tom</b> 3:3, 5:12, 5:16, 6:1 <b>transcriber</b> 10:1 <b>transcript</b> 8:12, 10:3, 10:6 <b>transcriptionist</b> 9:7 <b>true</b> 9:9, 10:6 <b>tuesday</b> 1:16, 5:5 <b>typewriting</b> 9:7, 10:5</p> <hr/> <p><b>U</b></p> <hr/> <p><b>under</b> 10:5 <b>use</b> 6:8, 6:9, 6:16, 7:11, 8:7, 8:8, 8:16 <b>uses</b> 6:21</p> <hr/> <p><b>W</b></p> <hr/> <p><b>want</b> 5:7, 6:18 <b>website</b> 6:24, 7:3 <b>welcome</b> 5:14</p>
---	--	--	--

Transcript of Hearing  
Conducted on February 25, 2025

7

<p><b>whereupon</b> 5:2</p> <p><b>witness (es</b> 9:4</p> <hr/> <p><b>z</b></p> <hr/> <p><b>zoning</b> 1:2, 6:22</p> <hr/> <p><b>.</b></p> <hr/> <p><b>.1</b> 6:22</p> <p><b>.3</b> 6:22</p> <hr/> <p><b>0</b></p> <hr/> <p><b>06</b> 1:6, 5:6, 6:8</p> <hr/> <p><b>1</b></p> <hr/> <p><b>10</b> 1:17, 1:24, 8:10, 8:11, 8:19, 8:21</p> <p><b>100</b> 2:5</p> <p><b>17</b> 8:21</p> <p><b>18</b> 7:4</p> <hr/> <p><b>2</b></p> <hr/> <p><b>20</b> 1:6, 1:16, 5:6, 6:8</p> <p><b>2024</b> 7:4</p> <p><b>2025</b> 1:16, 9:19, 10:17</p> <p><b>20850</b> 2:7</p> <p><b>217</b> 2:6</p> <p><b>25</b> 1:16, 5:5</p> <hr/> <p><b>5</b></p> <hr/> <p><b>574002</b> 1:23</p>	<p><b>59.7</b> 6:22</p>	
--	-----------------------------	--