



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

Transcript of Hearing

Date: December 19, 2025

Case: Caressa Bennet, et al. (Objection)

Planet Depos

Phone: 888.433.3767

Email: transcripts@planetdepos.com

www.planetdepos.com

Transcript of Hearing
Conducted on December 19, 2025

<p>1 OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS</p> <p>2 MONTGOMERY COUNTY GOVERNMENT</p> <p>3 -----X</p> <p>4 IN RE: CARESSA BENNET, : Case No. ET AL. (OBJECTION), OTHER : ADO 26-03</p> <p>5 -----X</p> <p>6</p> <p>7</p> <p>8 HEARING</p> <p>9 BEFORE THE HONORABLE LYNN ROBESON HANNAN</p> <p>10 Conducted virtually</p> <p>11 Friday, December 19, 2025</p> <p>12 9:32 a.m.</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23 Job Number: 610414</p> <p>24 Pages 1 - 303</p> <p>25 Transcribed by Lisa R. Erickson</p>	<p>1 A P P E A R A N C E S</p> <p>2 ON BEHALF OF THE OTHER, MONTGOMERY COUNTY OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS:</p> <p>3 JONY ALEXANDER GUISSAO-OSPINA, ESQ. MONTGOMERY COUNTY OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS 100 Maryland Avenue, County Office Building, Room 200 Rockville, MD 20850 (240) 777-6660</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8 ON BEHALF OF THE OTHER, FLAVIA FAVALI: GREG FRIEDMAN, ESQ. THE LAW OFFICE OF GREG S. FRIEDMAN 6216 Mazwood Road Rockville, MD 20852 (301) 455-4734</p> <p>9</p> <p>10</p> <p>11 ON BEHALF OF THE OTHER, KENNETH E. MACK: EVAN GOITEIN, ESQ. GOITEIN ROSA, LLC 4550 Montgomery Avenue, Suite 760N Bethesda, MD 20814 (301) 951-1555</p> <p>12</p> <p>13</p> <p>14</p> <p>15 ON BEHALF OF THE OTHER, CARESSA D. BENNET: CARESSA D. BENNET, ESQ. WOMBLE BOND DICKINSON (US) LLP 2001 K Street, NW, Suite 400 Washington, DC 20006 (202) 857-4519</p> <p>16</p> <p>17</p> <p>18 Also present:</p> <p>19 Alexia Eggleston - Court Reporter (Trainee- Shadow)</p> <p>20 Honorable Lynn Robeson Hannan - Presiding Official</p> <p>21 Caressa D. Bennet, Esquire - Witness, Objector</p> <p>22 Flavia Favali - License Applicant</p> <p>23 Thomas Howley - DHCA Program Manager II</p> <p>24 Johnson Nana - Administrative Specialist, OZAH</p> <p>25 David Johnson - DHCA Inspector</p> <p>Suzanne Vaughn - Witness, Community Resident</p> <p>Donna Reynolds - Witness, Community Resident</p> <p>Constance Sutter - Witness, Community Resident</p> <p>James Cyr (Jay) - Witness, Community Resident</p> <p>Rose Nantongo - Witness, Community Resident</p> <p>Stephen Chris Igbokwe - Witness, Community Resident</p> <p>Kathy O'Brien - Witness, Community Resident</p> <p>Anand Jagessar - Witness, Community Resident</p>
<p>1 The hearing was held remotely</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15 Pursuant to agreement, before Matthew Weedon,</p> <p>16 Notary Public in and for the North Carolina.</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p>1 (Also present ct'd)</p> <p>2 Janet Long - Witness, Community Resident</p> <p>3 Dan Chappell - Objector</p> <p>4 David R. Goodfriend - Witness, Objector</p> <p>5 Britlan Malek - Witness, Objector</p> <p>6 Kenneth E. Mack - Witness, Objector</p> <p>7 Michael Bennet - Objector</p> <p>8 Georgia Brake Jaitly - Objector</p> <p>9 Steve Marquina - Objector</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

Transcript of Hearing
 Conducted on December 19, 2025

<p style="text-align: right;">5</p> <p>1 CONTENTS</p> <p>2 OPENINGS PAGE</p> <p>3 By Mr. Goitein 10</p> <p>4 By Ms. Bennet 13</p> <p>5 By Mr. Friedman 19</p> <p>6 EXAMINATION OF SUZANNE VAUGHN PAGE</p> <p>7 By Mr. Friedman 29, 40</p> <p>8 By Mr. Goitein 32</p> <p>9 By Ms. Bennet 38</p> <p>10 EXAMINATION OF STEPHEN IGBOKWE PAGE</p> <p>11 By Mr. Friedman 43</p> <p>12 EXAMINATION OF CONSTANCE SUTTER PAGE</p> <p>13 By Mr. Friedman 48</p> <p>14 By Mr. Goitein 49</p> <p>15 By Ms. Bennet 56</p> <p>16 EXAMINATION OF JAMES CYR PAGE</p> <p>17 By Mr. Friedman 49</p> <p>18 EXAMINATION OF DONNA REYNOLDS PAGE</p> <p>19 By Mr. Friedman 65</p> <p>20 By Mr. Goitein 67</p> <p>21 By Ms. Bennet 69</p> <p>22 EXAMINATION OF JANET LONG PAGE</p> <p>23 By Mr. Friedman 77</p> <p>24 By Mr. Goitein 79</p> <p>25 By Ms. Bennet 81</p>	<p style="text-align: right;">7</p> <p>1 (Ct'd)</p> <p>2 EXAMINATION OF VERONICA MOSKAITIS PAGE</p> <p>3 By Mr. Friedman 198</p> <p>4 By Mr. Goitein 201</p> <p>5 By Ms. Bennet 202</p> <p>6 EXAMINATION OF CARESSA BENNET PAGE</p> <p>7 By Mr. Goitein 212</p> <p>8 By Mr. Friedman 222</p> <p>9 EXAMINATION OF DAVID GOODFRIEND PAGE</p> <p>10 By Mr. Friedman 247</p> <p>11 EXAMINATION OF BRITALEN MALEK PAGE</p> <p>12 By Mr. Goitein</p> <p>13 By Mr. Friedman</p> <p>14 EXAMINATION OF KENNETH MACK PAGE</p> <p>15 By Mr. Goitein 267</p> <p>16 By Mr. Friedman 278</p> <p>17 EXAMINATION OF DAN CHAPPELL PAGE</p> <p>18 By Mr. Goitein 282</p> <p>19 By Mr. Friedman 290</p> <p>20 EXAMINATION OF GEORGIA JAITLY PAGE</p> <p>21 By Mr. Goitein 296</p> <p>22 By Ms. Bennet 296</p> <p>23 By Mr. Friedman 298</p> <p>24</p> <p>25</p>
<p style="text-align: right;">6</p> <p>1 (Ct'd)</p> <p>2 EXAMINATION OF DAVID JOHNSON PAGE</p> <p>3 By Mr. Friedman 83</p> <p>4 By Mr. Goitein 92</p> <p>5 By Ms. Bennet 94</p> <p>6 EXAMINATION OF NANCIE PARK PAGE</p> <p>7 By Mr. Friedman 114</p> <p>8 By Mr. Goitein 116</p> <p>9 By Ms. Bennet 120</p> <p>10 EXAMINATION OF ROSE NANTANGO PAGE</p> <p>11 By Mr. Friedman 123</p> <p>12 By Mr. Goitein 125</p> <p>13 By Ms. Bennet 126</p> <p>14 EXAMINATION OF KATHY O'BRIEN PAGE</p> <p>15 By Mr. Friedman 129</p> <p>16 By Mr. Goitein 130</p> <p>17 EXAMINATION OF ANAND JAGESSAR PAGE</p> <p>18 By Mr. Friedman 137</p> <p>19 By Mr. Goitein 139</p> <p>20 By Ms. Bennet 140</p> <p>21 EXAMINATION OF FLAVIA FAVALI PAGE</p> <p>22 By Mr. Friedman 142</p> <p>23 By Mr. Goitein 166</p> <p>24 By Ms. Bennet 183</p> <p>25</p>	<p style="text-align: right;">8</p> <p>1 EXHIBITS</p> <p>2 HEARING EXHIBIT PAGE</p> <p>3 Exhibit 07 Photographs of vehicles 98</p> <p style="padding-left: 40px;">And parking spaces</p> <p>4</p> <p>5 Exhibit 08 Email exchange regarding 149</p> <p style="padding-left: 40px;">The scheduling of the hearing</p> <p>6 Exhibit 10 Exhibit collection submitted 150</p> <p style="padding-left: 40px;">By Flavia Favali</p> <p>7</p> <p>8 Exhibit 10E Emails submitted 150</p> <p style="padding-left: 40px;">By Flavia Favali</p> <p>9 Exhibit 10F Records submitted 150</p> <p style="padding-left: 40px;">by Flavia Favali</p> <p>10</p> <p>11 Exhibit 12G Transcript from 187</p> <p style="padding-left: 40px;">Hearing 12.09.2025</p> <p>12 Exhibit 12H Photos of Flavias' two 214</p> <p style="padding-left: 40px;">homes showing proximity</p> <p>13</p> <p>14 Exhibit 12I Transcript of 184</p> <p style="padding-left: 40px;">Hearing 07.27.2023</p> <p>15 Exhibit 16A Annual Tax Bills 176</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

Transcript of Hearing
Conducted on December 19, 2025

9	1 PROCEEDINGS 2 THE COURT: I am calling the case of ADO 3 2601, Objection of Carissa Bennett and Others to the 4 Issuance of ADU License 157919. 5 Is the court reporter ready? 6 THE REPORTER: Yes, ma'am. 7 THE COURT: Thank you. 8 Okay. A few words on today's hearing. My 9 name is Lynn Robeson Hannan. I actually was the 10 hearing examiner that decided the first ADU case, first 11 objection. And, so, I am somewhat familiar with the 12 issues. 13 A couple of things I want to go through about 14 remote hearings. You can't use the chat to 15 communicate. We're not allowed, for various reasons, I 16 can't disable it. So do not use the chat because 17 everything has to be on the record. 18 Everything you want to say should be said -- 19 oh, and, also, please don't interrupt. Because, once 20 you interrupt, it garbles the record. Of course, the 21 attorneys can object or the citizens can object, but 22 try to avoid cross-talking. 23 And if you want to say something, please use 24 the raise-your-hand button, and I will try my best to 25 monitor it.	11
10	1 this. What do I need to do? 2 THE COURT: Go up to the top of Teams. Do 3 you see share? 4 MS. REYNOLDS: Okay. 5 THE COURT: My cursor's on it. 6 MS. REYNOLDS: Yes. 7 THE COURT: Now click that and see if you are 8 -- turn off sharing. 9 MS. REYNOLDS: Well, something came up that 10 says share content. 11 THE COURT: Okay. You need to -- 12 MR. FRIEDMAN: I don't think Ms. Reynolds is 13 doing anything wrong because we're not -- I'm not 14 having that problem. 15 MS. BENNET: There we go. 16 UNIDENTIFIED SPEAKER: I fixed it. 17 THE COURT: Thank you. 18 MS. BENNET: All right. I'm here, Caressa 19 Bennet. I'm one of the objectors, and I'm representing 20 myself. 21 THE COURT: Okay. 22 MR. MACK: Kenneth Mack. I'm Kenneth Mack. 23 I'm one of the objectors 24 THE COURT: Yes. Your attorney entered his 25 appearance on your behalf. So you can let him do the	12

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">13</p> <p>1 heavy lifting. 2 With that, this hearing is informal, but it 3 does have certain formalities. Testimony is under oath 4 and subject to cross examination. But there are some 5 rules. The key is that it be fundamentally fair. And 6 if anything comes up more in that, if anyone has any 7 questions during the course of the hearing, please 8 raise your hand, and you can ask them. 9 All right. With that, Mr. Friedman, do you 10 have an opening statement? 11 MR. FRIEDMAN: I'll reserve. 12 THE COURT: Okay. Mr. Goitein -- Goitein. 13 I'm sorry. 14 MR. GOITEIN: That's okay. Yes, I'd like to 15 say something briefly. 16 OPENING STATEMENTS 17 MR. GOITEIN: First, just to respond to Mr. 18 Friedman's comment about the order of things, I would 19 ask that the applicant put on her case in chief first 20 for two reasons. One is, I think that's the order 21 under section 3.7 of the rules of procedure that were 22 provided along with this. That is the standard order. 23 Section 3.7 says the ordinary, but not 24 mandatory order, of presentation is, and then starts 25 with license applicant's case in chief under 3.7.1.</p>	<p style="text-align: right;">15</p> <p>1 proponent in a hearing. In this case, we're here 2 because of the objections. They're the moving party. 3 And, typically, in any court or administrative 4 proceeding, a moving party goes first. 5 More important than that, we're not rehashing 6 2023. So, I mean, 223 happened. It's over. At that 7 point, Ms. Favali learned that she had to prove that 8 she had been a permanent resident of this property. 9 That it was a permanent residence. 10 And what's happened -- so if the objectors 11 are going to say that she's not a permanent resident in 12 2025, 2023 is really irrelevant. 13 THE COURT: Well, I am not going to rule on 14 excluding evidence from -- I'm not going to rule on 15 that right now. And we will see what comes up. I 16 think that, you know, prior inconsistent, or -- prior 17 inconsistent statements are at least available on 18 cross-examination as a character to -- it's available 19 on cross-examination. So I'm not going to use -- I'm 20 not going to cut it off from now on, although I hope 21 that the case in chief addresses what's happened from 22 now on. 23 The other thing is, he is right. We wrote 24 these rules. I used to be director of OZA before my, I 25 guess, retirement. And we did write these rules</p>
<p style="text-align: right;">14</p> <p>1 Of course, as the hearing examiner, you have 2 the discretion to determine how that goes. And I 3 think, in this particular hearing, it would make the 4 most sense to hear from the applicant first, because, 5 as you pointed out before, this is, essentially, the 6 third time the same hearing has taken place. The first 7 one that you presided over in 2023, the second one that 8 occurred just last year, and, now, this is the third. 9 And, so, I'd ask that, even though this is an 10 informal hearing, that there be some sort of effort 11 made to constrain or contain the evidence to what, if 12 anything, has actually happened since the last decision 13 was made so that we avoid giving Ms. Favali a third 14 opportunity to try to determine what her occupancy 15 status was back in 2023 or 2024. 16 But I think that should be the focus of the 17 hearing. And, because of that, it would make the most 18 sense for her to put on her case first and explain what 19 has happened since the last time that this body and the 20 circuit court determined that she doesn't live at the 21 subject property. 22 THE COURT: You know, you caught me on the 23 rules. You're correct. 24 MR. FRIEDMAN: Well, I'm not so sure he is, 25 ma'am. Typically, the applicant is the one who is the</p>	<p style="text-align: right;">16</p> <p>1 because of the efficiency of having the licensed 2 applicant go first because it does work more 3 efficiently in getting the information out. So she 4 will have rebuttal. 5 And, so, we are going to proceed according to 6 the rules. Mr. Goitein, I'm a little embarrassed, but 7 you're right. And I'm not going to limit the testimony 8 right now. 9 So, with that, Mr. Goitein, did you have an 10 opening statement, Mr. Goitein? 11 MR. GOITEIN: Yeah. I'm sorry. I find it's 12 important to keep things on mute so there's not 13 feedback, but then you have to unmute every time. 14 Yes. So, by way of a brief opening, as you 15 are aware, this is the third time a hearing has been 16 conducted for this purpose. The prior two hearings, 17 the examiners, including yourself, heard testimony from 18 the neighbors, all of whom described what sounds like a 19 wonderful neighborhood, where everyone who lives there 20 knows each other and their families. And that the 21 applicant, Ms. Favali, is not part of that community 22 because she doesn't live there. 23 Importantly for today, she came here each of 24 the last two years saying the opposite thing, that she 25 lived at the 7709 Oldchester address as her primary</p>

Transcript of Hearing
Conducted on December 19, 2025

<p>17</p> <p>1 residence. 2 And, in the last hearing in 2024, she even 3 said, Either eight people are lying, or I'm lying. 4 Well, it was determined by the examiner and then by the 5 circuit court that it was she who was lying. And, so, 6 now she's coming back to try again. 7 I expect we'll hear substantially the same 8 testimony from all the objectors who have now had to 9 come here for a third time, which is that they all live 10 on the same street, they all know each other and know 11 who lives there, and that she doesn't. 12 I'll hold off on speaking more about the 13 evidence, since we're going to hear from her first. 14 But I will just point out, for example, that, as part 15 of the exhibits, we have her driver's license, which I 16 guess is different evidence that was there in 2024. 17 But the driver's license says it was issued on December 18 6, 2019. But that's not evidence that -- since it was 19 determined in 2023 and 2024, that the property is not 20 her primary residence, that she has since made it her 21 primary residence. The same would be true of, for 22 example, of her voter registration card. 23 So, once the testimony is completed, I'd like 24 the opportunity to argue about what I believe will be 25 evident, which is that Ms. Favali has made several</p>	<p>19</p> <p>1 you just mentioned. But I think that there's a third 2 issue that was raised in the last hearing. 3 And it was a question that was raised by the 4 hearing examiner about, if, in the event that the ADU 5 license is approved and granted and proceeds, whether 6 Ms. Favali can continue to use the house as a boarding 7 house for unrelated tenants with separate leases. 8 And that was raised. And I think there's a 9 statute that pertains to this, and I think it was 10 raised in the recent order, or -- not order -- the 11 report -- the director's report. I think we need to 12 get to that issue as well because I think we're just 13 going to keep repeating this over and over again every 14 year if she loses at this point. 15 I think she needs to understand what the law 16 is. So I'd welcome the opportunity to go over those 17 statutes at some point. So I think that third issue 18 about how she's currently using the property and 19 whether it's legal, and if she does move into an ADU 20 that sits behind the property, whether that would be 21 consistent with her continuing to use the house as a 22 boarding house. 23 THE COURT: I understand that, but I'm 24 limited in what I can consider. And I hate to be 25 bureaucratic, but that would be a zoning violation.</p>
<p>18</p> <p>1 misrepresentations in order to treat the property in 2 the way that she wants and has not demonstrated much 3 regard for the regulations and code requirements and 4 the aspect of this rental scheme, which she has at the 5 property, which is continuing and is likely the reason 6 for this ADU application. 7 THE COURT: Okay. Thank you. 8 I do just want to point out that there's two 9 issues here. One is the primary residence, and one is 10 the availability of on-street parking. So I hope that 11 someone is prepared to address that. 12 I could not really understand -- I see your 13 hand, Ms. Bennet. Let me just finish for a moment. 14 Or, no, you're represented by -- no, you're 15 not. 16 So I understand that a lot of this is about 17 proof of residence. But I could not make out a lot of 18 the pictures, but we'll get to that. But I hope that 19 somebody is prepared to address the availability of 20 on-street parking. 21 Okay. With that, I want to hear Ms. Bennet 22 because she had her hand raised. 23 MS. BENNET: Yes. I just wanted to be -- I 24 think there's really three issues here, Your Honor. 25 The primary residence status. The parking issue that</p>	<p>20</p> <p>1 And the statute limits me -- of the code limits me to 2 looking at what was raised in the objections. 3 So I cannot -- if it wasn't raised in the 4 objections -- I understand your concern. It is my 5 understanding off the cuff that roof rentals are 6 permitted with a license, but not short-term. She has 7 to have a separate license for short-term rentals; an 8 Airbnb rental type of thing. But that -- again, that's 9 not something I can really look at in this proceeding. 10 MS. BENNET: Well, I'm just mentioning 11 because it's mentioned in the report from the OZA 12 director. 13 THE COURT: I understand. I understand. 14 But the code -- I can pull it up if you wish, but it 15 does -- it's 2926. 16 MS. BENNET: And I just -- if it's all right 17 with you, as part of my opening statement, I just want 18 to call out number three on the report, on the October 19 6th report, where it says the ADU must be subordinate 20 to the principal dwelling, whether attached or 21 detached, and shall be the only additional living unit 22 or residential use space on lot or parcel. 23 And what I want to emphasize, it says no 24 other tenants, Airbnbs, or short-term residential 25 rentals are permitted. That's in the director's</p>

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">21</p> <p>1 report. I just wanted to note it for you. 2 THE COURT: I understand. And I'd have to 3 look at that. I wasn't focusing on that issue, but I'm 4 just going to -- 5 MS. BENNET: It just appeared to me to be a 6 condition of getting an ADU. 7 THE COURT: I'd have to look at that. I did 8 not focus on that issue. So I'm going to put that. 9 I am going to, I'm looking for the code provision right 10 now. 11 MS. BENNET: I think I had the code as one of 12 my exhibits. 13 THE COURT: Is it 2926 of the code? 14 MS. BENNET: I think I put in my exhibit. 15 I called it Exhibit 3. I think you have it as Exhibit 16 3 17 THE COURT: Okay. Well, what I have -- 18 MS. BENNET: 3.3.3 is what I was looking at 19 -- 20 THE COURT: It's on my screen for a minute. 21 MS. BENNET: This is article 59-3 uses and 22 use standards. 23 THE COURT: Okay. That's the zoning 24 ordinance. I'm going to show you just see. Are you 25 able to see this?</p>	<p style="text-align: right;">23</p> <p>1 second person. 2 THE COURT: Well, that's fine. 3 MR. FRIEDMAN: Yeah. The the crux of this 4 case is whether or not Miss Favali is using this 5 property as a primary domicile. 6 THE COURT: Well, that's not the only issue. 7 MR. FRIEDMAN: I'm not finished. I'm not 8 finished, please. 9 THE COURT: I shouldn't have interrupted. 10 I'm sorry. I should not have interrupted 11 MR. FRIEDMAN: No, no, no, no, no. And we 12 also do have a parking issue to deal with. I 13 understand that. 14 The point I was going to make, though, is 15 that -- and I started to say this earlier -- whether or 16 not she had been a long-term user of this house as a 17 primary residence in 2023 isn't really relevant to 18 whether she has been using it as a primary residence 19 since 2023. 20 This is a new case, and it's a new 21 application. This is her primary residence. This is 22 where she votes. This is where she sleeps. This is 23 where she has a driver's license. This is where she 24 gets her personal mail. 25 Yes, there are tenants in the house. She, as</p>
<p style="text-align: right;">22</p> <p>1 MS. BENNET: Oh, my god. I'm going to put my 2 face very close to my screen. So pardon me. 3 THE COURT: Okay. This says the hearing 4 examiner may only decide issues raised by the waiver or 5 objection. So I did not see that issue raised in the 6 objection. And I understand, now, there is -- so I'm 7 really kind of -- my hands are tied on that one. 8 Unless you want to file a zoning violation complaint, 9 but -- and I thought I saw something -- 10 MS. BENNET: I'll tell you what I'll try to 11 save us both some trouble. I'll try to tie it to the 12 parking issue. 13 THE COURT: Okay. Well, I'm going to, I'm 14 going to let you raise it in case there's an appeal. 15 But I just want to -- I just want to tell you -- I just 16 wanted to point that out for you. 17 MS. BENNET: Okay. Thank you. Thank you. 18 THE COURT: Wait. I've got to stop sharing. 19 I apologize for being so slow at this. I did retire. 20 Let me see. Okay. 21 All right. With that, Mr. Friedman, you're 22 up. 23 MR. FRIEDMAN: All right. Well, I guess at 24 this point I need to give an opening statement because 25 there's no reason to reserve if I'm not being the</p>	<p style="text-align: right;">24</p> <p>1 a primary owner-applicant, is able to have up to four 2 tenants in the property with her. They're like 3 roommates. Most of them, three of the four of them, 4 have been there for at least three years. 5 They're not short-term tenants. It's not a 6 rooming house. These are the people who make this 7 their home. As in terms of a comment Ms. Bennet 8 recently just made, under the rules, the owner of the 9 property has to reside in the property if there's an 10 ADU. But that person can live in the ADU, does not 11 have to live in the primary or original house. 12 I think the most important thing that's going 13 on here, frankly -- and I was going to try to bring 14 this out in the testimony of the objectors -- is this 15 is a beautiful neighborhood. Oldchester is a very nice 16 street. In fact, everyone here will be surprised to 17 learn that I grew up on Oldchester Road in a 1950s 18 split-level house. Most of the houses on Oldchester 19 were 1950s split-level houses. 20 Now, in recent years, many of those houses 21 have been knocked down and replaced by much larger 22 arts-and-crafts-type houses. Many of the houses that 23 have not been replaced have been added to with 24 \$200,000, \$300,000, \$400,000 additions. 25 The objectors, I believe all or almost all of</p>

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">25</p> <p>1 them live in houses in this category. And I think that 2 they want her house gone. They don't like there being 3 a small split-level house on the street. Even though 4 that's the heritage of the street, they think it 5 detracts from their neighborhood. 6 That's not the point here. The point is, 7 does she have a legal right to have an ADU? Does she 8 have a health reason to need that ADU? Will they even 9 see the ADU when they walk or drive by her house? And 10 is there sufficient parking? 11 And, in fact, the plans that have been 12 submitted show that there will be two additional 13 parking spaces in the behind the house next to the ADU. 14 Well, we don't need two spaces for one person 15 living in the ADU. So it actually increases the 16 parking. So let's proceed and see what we can do here 17 with this case. 18 THE COURT: All right. Mr. Goitein, I'm 19 going to let you have -- do you have any additional 20 opening statements? 21 MR. GOITEIN: I don't think I need to say 22 anything more other than what I said originally. 23 Other than that, I do agree with Ms. Bennet 24 that the issue of whether or not -- if the ADU license 25 were to be approved, whether that would result in</p>	<p style="text-align: right;">27</p> <p>1 MR. FRIEDMAN: I don't think anybody has a 2 right to object to that. 3 THE COURT: Well, I'll make that -- 4 MR. GOITEIN: No objection. 5 MS. BENNET: No objection. 6 THE COURT: Go ahead. 7 MR. FRIEDMAN: Okay. I'll call Suzanne 8 Vaughn. 9 THE COURT: Okay, Ms. Vaughn. Please turn 10 your camera on. 11 THE WITNESS: Good morning. 12 THE COURT: Okay. You need to turn your 13 camera -- now I'm coming up with a Nancie Park. 14 MS. PARK: Right. 15 MS. VAUGHN: I'm Suzanne Vaughn. 16 THE COURT: Okay. Are you using someone 17 else's computer? Is that why? 18 THE WITNESS: No, ma'am. I'm using my own. 19 THE COURT: Is there a Nancie Park here? 20 Because somebody is -- 21 THE WITNESS: Yes, I'm here. 22 THE COURT: Okay. 23 MR. FRIEDMAN: Suzanne Vaughn comes after 24 Nancie Park. 25 THE COURT: I need her to turn her camera on.</p>
<p style="text-align: right;">26</p> <p>1 ongoing permissible use of the property is something 2 that would be relevant. But I think you've already 3 made clear that we'll address that as we go on. 4 THE COURT: All right. Thank you. 5 MR. FRIEDMAN: If I might respond to that 6 very quickly. I actually think that that's not an 7 issue for today because there is no proof here of how 8 the house will be used once that ADU is built, if it is 9 approved. That's an issue that would come up at that 10 point. If the house is not being used properly at the 11 point where there is an ADU, that's when that issue 12 would have to be dealt with. 13 THE COURT: Well, let's reserve that. I 14 don't want to argue the merits before we've even heard 15 the testimony. So I understand your point, but you 16 will have closing statements too. 17 So, with that, Ms. Bennet, do you wish to go 18 first or Mr. Goitein? I believe you represent Mr. 19 Matt. I mean -- I'm sorry. I'm sorry. 20 Mr. Friedman, it's your case in chief, Matt. 21 MR. FRIEDMAN: Yes, ma'am. In order to 22 inconvenience my witnesses as little as possible, I'm 23 going to take my witnesses first, and then follow with 24 Ms. Favali. 25 THE COURT: Is there any objection to that?</p>	<p style="text-align: right;">28</p> <p>1 MR. FRIEDMAN: Her camera's on. I think if 2 you go to the bottom where you'll see it says 1/4. 3 THE COURT: I got it. 4 MR. FRIEDMAN: There's four pages. Okay. 5 But, Suzanne, we just lost your camera. Or I did. 6 THE COURT: I did too. 7 MR. FRIEDMAN: Yes. Okay. 8 THE WITNESS: Good morning. 9 MR. FRIEDMAN: Are you swearing witnesses, or 10 do we just proceed informally? 11 THE COURT: I'm just trying to get her -- 12 okay. 13 MR. CHAPPELL: Everybody can mute themselves. 14 It will stop by spotlighting Nancie Park and Nancie 15 Park. And, Nancy, if you can mute yourself, that would 16 be extremely helpful for us to proceed. 17 THE COURT: Is that the court reporter 18 speaking? 19 MR. CHAPPELL: No. I apologize. I'm just 20 trying to help the technicalities. 21 THE COURT: Who's speaking? 22 MR. CHAPPELL: This is Dan Chappell. 23 THE COURT: Okay. We'll get to you. 24 MR. CHAPPELL: I'm just trying to help. 25 THE COURT: Ms. Park, please raise your right</p>

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">29</p> <p>1 hand.</p> <p>2 THE WITNESS: Hand is raised.</p> <p>3 THE COURT: I don't see your hand raised.</p> <p>4 Raise your right hand.</p> <p>5 MS. PARK: It's raised.</p> <p>6 MS. VAUGHN: Excuse me, but I think you have</p> <p>7 the two of us confused. I'm Suzanne Vaughn. I have my</p> <p>8 voice on and the camera. Nancy does not have her</p> <p>9 camera on.</p> <p>10 THE COURT: Okay. We're taking you as a</p> <p>11 witness.</p> <p>12 THE WITNESS: I'm confused. Suzanne or</p> <p>13 Nancy?</p> <p>14 THE COURT: He called you first. So we're</p> <p>15 going to go with you. Ms. Park, please your mute</p> <p>16 yourself.</p> <p>17 Ms. Vaughn, please raise your right hand.</p> <p>18 SUZANNE VAUGHN,</p> <p>19 having first been sworn, testified as follows:</p> <p>20 THE COURT: Please state your name and</p> <p>21 address for the record and email address, please.</p> <p>22 THE WITNESS: Is my hand still up?</p> <p>23 THE COURT: Yes. You can put it down.</p> <p>24 THE WITNESS: Okay. My name is Suzanne</p> <p>25 Anderson Vaughn. I live at 13 Silverwood Circle,</p>	<p style="text-align: right;">31</p> <p>1 Q. Okay. And did those times, or many of them,</p> <p>2 occur during the last two years?</p> <p>3 A. Oh, definitely. Yes, sir.</p> <p>4 Q. Okay. Could you guesstimate for us the</p> <p>5 number of times you've been to the Oldchester Road</p> <p>6 house in the last two years.</p> <p>7 A. 20.</p> <p>8 Q. And, at those times, did you ever stay</p> <p>9 overnight?</p> <p>10 A. No, sir.</p> <p>11 Q. Okay. Was it clear to you on those times</p> <p>12 that Ms. Favali was living at that house?</p> <p>13 A. Oh, definitely. Yes, sir.</p> <p>14 Q. During the last two years, has she had you</p> <p>15 visit her at any other home?</p> <p>16 A. Yes. I visited her on Kennedy Street.</p> <p>17 Q. Okay. Do you think that was her home at that</p> <p>18 time?</p> <p>19 A. No, not that I can say. I've been at both</p> <p>20 20 places multiple times.</p> <p>21 Q. Which --</p> <p>22 A. Is --</p> <p>23 Q. I'm sorry. Go ahead.</p> <p>24 A. The one I understood that she lived in was</p> <p>25 25 the Oldchester location.</p>
<p style="text-align: right;">30</p> <p>1 Apartment 3, Annapolis, Maryland, 21403. My email</p> <p>2 address is suzyvaughn2 --</p> <p>3 THE COURT: How do you spell Suzy?</p> <p>4 THE WITNESS:</p> <p>5 S-u-z-y-v-a-u-g-h-n-2@gmail.com.</p> <p>6 THE COURT: Okay.</p> <p>7 MR. FRIEDMAN: Okay. And I'm going to try to</p> <p>8 expedite these questions of my witnesses as much as I</p> <p>9 can.</p> <p>10 DIRECT EXAMINATION</p> <p>11 BY MR. FRIEDMAN:</p> <p>12 Q. Ms. Vaughn, how do you know Ms. Favali?</p> <p>13 A. We're in the same sailing club.</p> <p>14 Q. And she joined the club in 2015; is that</p> <p>15 correct?</p> <p>16 A. Yes, sir, I believe so.</p> <p>17 Q. As much as you recall?</p> <p>18 A. Yes, sir.</p> <p>19 Q. Okay. So you've known her approximately 10</p> <p>20 years?</p> <p>21 A. Yes. She was on the same boat with me the</p> <p>22 22 first time she sailed with the club.</p> <p>23 Q. Okay. Have you visited her at the property</p> <p>24 at Oldchester Road?</p> <p>25 A. Oh, multiple times.</p>	<p style="text-align: right;">32</p> <p>1 Q. Okay. Thank you.</p> <p>2 MR. FRIEDMAN: I have no other questions for</p> <p>3 this witness.</p> <p>4 THE COURT: Thank you. Cross-examination.</p> <p>5 Let me let Mr. Goitein go first, and then, Ms. Bennet,</p> <p>6 we'll let you go next.</p> <p>7 MR. GOITEIN: All right.</p> <p>8 THE WITNESS: Am I still the witness?</p> <p>9 THE COURT: Yes, you're still the witness.</p> <p>10 Mr. Goitein or Ms. Bennet.</p> <p>11 MR. GOITEIN: Mr. Goitein. I'm sorry. I</p> <p>12 think I had myself on mute there.</p> <p>13 CROSS-EXAMINATION</p> <p>14 BY MR. GOITEIN:</p> <p>15 Q. Good morning, Ms. Vaughn. My name is Evan</p> <p>16 Goitein. I am an attorney. I represent Mr. Mack, one</p> <p>17 of the neighbors in this neighborhood.</p> <p>18 Where do you live?</p> <p>19 A. My street address again?</p> <p>20 Q. Yes. Where you --</p> <p>21 A. I live in Annapolis -- Annapolis, Maryland.</p> <p>22 Q. Okay. And you said you visited Ms. Favali at</p> <p>23 both the Kennedy Street address and the Oldchester Road</p> <p>24 address, right?</p> <p>25 A. Yes, sir.</p>

Transcript of Hearing
Conducted on December 19, 2025

33

1 Q. And you testified that it's your belief that
2 she lives at the Oldchester Road address, right?
3 **A. Yes, sir.**
4 Q. Do you know when she moved to the Oldchester
5 Road address?
6 **A. When she moved there? I can't tell you that.**
7 **I know that she was raised in that house, and she spent**
8 **many years there off and on. So no, I can't tell you**
9 **the exact date that she moved there.**
10 Q. You said you've been to the house 20 times or
11 so -- or the houses 20 times or so in the past two
12 years; is that correct?
13 **A. It could be multiple. Let me give you a**
14 **little information.**
15 THE COURT: Excuse me. Just stop talking a
16 minute. I thought you said it was 10 years.
17 THE WITNESS: I've known her 10 years. Yes.
18 THE COURT: Okay. So is the 20 times in the
19 last two years or the 10 years?
20 THE WITNESS: That I've been to both of the
21 houses?
22 THE COURT: Yeah.
23 THE WITNESS: I can't remember the exact
24 date. I mean, I think --
25 THE COURT: It's okay.

34

1 THE WITNESS: One of the first times I was
2 there, she had a sailing event -- a social event on
3 Oldchester.
4 THE COURT: Okay.
5 THE WITNESS: And that was definitely well
6 before two years. I can't tell you the exact date.
7 But within 10.
8 THE COURT: I'm going to let Mr. Goitein
9 continue, and everybody gets a follow-up to my question
10 if you have one.
11 MR. GOITEIN: Thank you.
12 Q. (By Mr. Goitein) So you said that -- one of
13 the things I wanted to try to establish was, when you
14 testified in response to Mr. Freidman's question, you
15 said you had been to the house about 20 times in the
16 past two years, approximately. Is that 20 times just
17 to the Oldchester Roadhouse, or 20 times to either the
18 Oldchester or the Kennedy House?
19 **A. At least 20 times to the Oldchester location.**
20 Q. All right. How many times to the Kennedy?
21 **A. Oh, my. 25.**
22 Q. So, more often, you visited her at the
23 Kennedy --
24 **A. Let me give you a little -- can I tell you --**
25 Q. I'm sorry.

35

1 **A. -- that I'm very involved with the sailing**
2 **club?**
3 THE COURT: Ms. Vaughn. Ms. Vaughn, stop
4 talking. This is cross-examination.
5 THE WITNESS: Okay.
6 THE COURT: So let him ask the questions.
7 And Ms. Favali's attorney will have a chance to
8 redirect.
9 So, Mr. Goitein, re-ask your question or
10 finish your question.
11 MR. GOITEIN: Thank you.
12 Q. (By Mr. Goitein) So you said about 25 times
13 to the Kennedy Street address, and about 20 times to
14 the Oldchester Road address in the past two years or
15 so, right?
16 **A. Yes. I'm guessing.**
17 Q. Okay. And you said the first time you went
18 to Oldchester was when Ms. Favali had a social event
19 for the sailing club; is that right?
20 **A. That was well beyond two years though.**
21 Q. Okay. And how frequently do you communicate
22 with Ms. Favali?
23 **A. Pretty regularly. But more regularly, I'd**
24 **say, within the last five years.**
25 Q. All right. Would you say that you -- do you

36

1 text with her sometimes?
2 **A. Yes, sir.**
3 Q. Do you two keep each other apprised as to
4 what's going on in your lives?
5 **A. Sort of. Yes, sort of. We're both very**
6 **busy.**
7 Q. Do you consider yourself friends?
8 **A. Oh, yes. Yes, sir.**
9 Q. But you can't tell us when she moved into the
10 Oldchester Road property, right?
11 **A. When she moved -- I'm not really clear that**
12 **she ever left.**
13 Q. Okay. So, as far as you know, that's been
14 her primary residence for the last -- how long?
15 **A. I'm elderly, so I can't remember dates**
16 **exactly. So what's the question again? Sorry.**
17 Q. I believe the question was something to the
18 effect of, so, as far as you know, that's been her
19 primary residence for approximately how long?
20 **A. Don't know that it ever wasn't.**
21 Q. Okay. Thank you.
22 MR. GOITEIN: I don't have any more questions
23 for you.
24 THE COURT: Thank you. Redirect, Mr.
25 Friedman?

Transcript of Hearing
Conducted on December 19, 2025

37

1
2 REDIRECT EXAMINATION
3 BY MR. FRIEDMAN:
4 Q. Ms. Vaughn, you indicated there was something
5 you wanted to add during the course of Mr. Goitein's
6 question. Do you remember what that was?
7 **A. Primarily that the house is a lovely place to**
8 **have social events. And that's when the first time I**
9 **was at the Oldchester. It has a lovely room in the**
10 **back. So that was the first time.**
11 **And I just wanted to point out -- it might**
12 **sound irrelevant, but I have an interior design**
13 **background, and I've helped her with both houses. You**
14 **know, small projects. Paint. Draperies. Things like**
15 **that.**
16 Q. So she keeps up the Kennedy Street house.
17 -- excuse me. She keeps up the Oldchester house as her
18 own?
19 **A. As far as I can tell, yes, sir.**
20 Q. Okay. Thank you.
21 THE COURT: Ms. Bennet, do you have any
22 questions of Ms. Vaughn?
23 MS. BENNET: Yes. Yes, I do, Your Honor.
24 THE COURT: And this is just time for
25 questions.

38

1 CROSS-EXAMINATION
2 BY MS. BENNET:
3 Q. Ms. Vaughn, you've been to both houses And
4 you said that the Oldchester house has a lovely room
5 for social events. Are social events held at the
6 Kennedy Street house?
7 **A. She's had small things there, yes. In the**
8 **kitchen.**
9 Q. So the Kennedy Street house, is it smaller
10 than the Oldchester house?
11 **A. Yes.**
12 Q. So the Oldchester house, would you say, lends
13 itself more to having larger social events than the
14 Kennedy Street house?
15 MR. FRIEDMAN: Objection.
16 THE COURT: Basis?
17 MR. FRIEDMAN: It's asking for an opinion
18 that --
19 MS. BENNET: She said she was an interior
20 designer.
21 THE COURT: Let him get his objection out.
22 MS. BENNET: Okay.
23 MR. FRIEDMAN: It's asking for speculation.
24 I don't think it's a proper question.
25 THE COURT: Well, she did testify that she

39

1 was an interior designer. And, so, I'm going to let
2 her ask the question.
3 MR. FRIEDMAN: Thank you.
4 MS. BENNET: I think she answered the
5 question, yes.
6 THE COURT: I don't know. Can you re-ask it.
7 Q. (By Ms. Bennet) Does the Oldchester house
8 lend itself for larger social events than the Kennedy
9 Street house?
10 **A. Yes, it does.**
11 Q. Okay. And my next question for you. Has Ms.
12 Favali ever been to your house in Annapolis, which I
13 think is probably what, about an hour, an hour and a
14 half away, depending on traffic?
15 **A. It depends on how you drive too. Yeah.**
16 **She's been here multiple times.**
17 Q. How many times has she visited your house in
18 the last two years? We'll just go with that.
19 **A. A dozen times or so. I had surgery on my**
20 **knees, and she helped me with my recovery.**
21 Q. Has she ever spent the night at your house?
22 **A. Oh, definitely. Sure. During my surgery or**
23 **after my surgery. Yes.**
24 Q. Okay. Thank you.
25 MS. BENNET: No further questions.

40

1 THE COURT: Okay.
2 MR. FRIEDMAN: I have one more.
3 THE COURT: Okay. Yeah, go ahead, Mr.
4 Friedman.
5 FURTHER REDIRECT EXAMINATION
6 BY MR. FRIEDMAN:
7 Q. Ms. Vaughn, isn't it true that you've also
8 given Ms. Favali design advice on another property at
9 Oliver Street?
10 **A. Oh, yes.**
11 Q. And she's compensated you for that work,
12 hasn't she?
13 **A. Yes, she has.**
14 Q. You billed her. She paid. Okay. Was that
15 ever her residence?
16 **A. No, not that I know of, no.**
17 Q. Thank you.
18 MR. FRIEDMAN: My next witness is Stephen
19 Igbokwe, if I'm pronouncing it correctly.
20 THE COURT: Okay. Ms. Vaughn, you may be
21 excused if you wish. You don't have to stay on the
22 hearing.
23 THE WITNESS: All right. Thank you.
24 THE COURT: Well, okay.
25 THE WITNESS: Can you hear me?

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">41</p> <p>1 THE COURT: Mr. Goitein, who is your next -- 2 no, Ms. -- I've still got -- I'm trying to get Sarah 3 Vaughn off. 4 Okay. Mr. Friedman? 5 MR. GOITEIN: Well, she doesn't have to 6 leave. I mean, she's welcome to stay on if she wants 7 to. 8 THE COURT: Yeah. I'm just saying she 9 doesn't have to. I'm trying to get your next witness 10 to -- 11 MR. GOITEIN: He was here. 12 THE COURT: -- turn his camera on. 13 THE WITNESS: Can you hear me? Hello? 14 THE COURT: Got you. I have you. 15 THE WITNESS: This is Steve Park. Do I have 16 to identify myself? 17 THE COURT: No. Just wait for a moment. I'm 18 trying to get it -- I apologize. They've changed 19 Teams. So I do apologize for these technical delays. 20 Okay. Please raise your right hand. You 21 have your camera on. 22 MR. FRIEDMAN: Madam hearing examiner, may I 23 make a suggestion? 24 THE COURT: Yeah. 25 MR. FRIEDMAN: In the interest of efficiency,</p>	<p style="text-align: right;">43</p> <p>1 E as in Edward, L as in Lima, L as in eight, eight, at 2 gmail.com. 3 THE COURT: Thank you very much. Okay. Mr. 4 Friedman, or -- yeah, Mr. Friedman. 5 DIRECT EXAMINATION 6 BY MR. FRIEDMAN: 7 Q. May I call you Stephen so I don't 8 mispronounce your last name? 9 A. Absolutely. 10 Q. Thank you very much. Stephen, you stated 11 that you live in the Oldchester Road property. How 12 long have you lived there? 13 A. Years. 14 Q. When you say "years," can you be a little 15 more specific. 16 A. I moved in, in 2002 shortly before I started 17 my position at the job at 7200 Wisconsin Avenue. 18 That's where I work. 19 Q. And what kind of work do you do? 20 A. I'm an IT specialist working for a local 21 nonprofit. 22 Q. Okay. So you've lived there continually 23 since that time? 24 A. Yes, sir. 25 Q. Okay. And, so, you, obviously, know the</p>
<p style="text-align: right;">42</p> <p>1 are you allowed to swear all the witnesses in at one 2 time? 3 THE COURT: I don't like to do that -- I 4 understand why -- because the court reporter doesn't 5 know who's going to testify. It'll be quick. 6 MR. FRIEDMAN: No, no. No problem. 7 THE COURT: Okay. Please raise your right 8 hand. 9 STEPHEN IGBOKWE, 10 having first been sworn, testified as follows: 11 THE COURT: Please state your name and 12 address for the record. 13 THE WITNESS: Stephen Chris Igbokwe. I live 14 at 7709 Oldchester Road in Bethesda, Maryland. 15 THE COURT: Okay. And please state your 16 email address, please. 17 THE WITNESS: It's L as in Lima, Y as in 18 yogurt, Z as in zoo -- 19 THE COURT: For some reason -- you can put 20 your hand down. For some reason -- if there is one, 21 we'll do in person. 22 Okay. Go ahead. 23 THE WITNESS: Can you hear me? Confirm. 24 THE COURT: I can. I can hear you now. 25 THE WITNESS: Y as in yogurt, Z as in zebra,</p>	<p style="text-align: right;">44</p> <p>1 other people living in the building. How long have 2 they been there, if you don't mind? 3 A. They've been here as long as I've been here, 4 as far as I'm aware. So I can't determine what time 5 they've been -- I've only been here for three years. 6 Q. So that's, what, approximately three to four 7 years? 8 A. Yes, sir. 9 Q. Okay. And, during that time, has Ms. Favali 10 moved into the house as her permanent residence? 11 A. As far as I'm aware, this residence has 12 always been her place of living. She's always been 13 here since I've been here. 14 Q. So she sleeps in the house on a regular 15 basis, seven days a week; it's her home? 16 A. She parks here. She sleeps here, yes. 17 Q. That was a yes? 18 A. Yes, yes. She works here. She sleeps here. 19 Yeah. I work in the office three days a week. She's 20 here when I get home most of the time, unless she has 21 some church work to do, but -- yeah. I work full-time. 22 And her car's usually in the driveway. So, yes, she's 23 here. 24 Q. Does she eat her meals at the house? 25 A. I don't use the kitchen that often. I don't</p>

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">45</p> <p>1 trust myself. But, yeah, she's here. 2 Q. Does she do her laundry in the house? 3 A. Yes, yes, she definitely does her laundry 4 here. 5 Q. Does she entertain friends at the house? 6 A. Yes, regularly. 7 MR. FRIEDMAN: I have nothing further of this 8 witness. 9 THE COURT: All right. I'm going to let Mr. 10 Goitein ask questions, and then we'll go to Ms. Bennet. 11 CROSS-EXAMINATION 12 BY MR. GOITEIN: 13 Q. Good morning. All the things you just 14 testified about that Ms. Favali does at the house, 15 laundry, having meals, has she done those things the 16 entire time you've lived there? 17 A. Yes. There is no change. 18 Q. All right. Thank you. 19 MR. GOITEIN: That's the only question I 20 have. 21 THE COURT: Ms. Bennet, do you have any 22 questions? 23 MS. BENNET: No, I don't. 24 THE COURT: Okay. Mr. Igbokwe? 25 THE WITNESS: You can use my original name,</p>	<p style="text-align: right;">47</p> <p>1 A. We met through Al-Anon. So we're friends, 2 and we became friends from meeting through there. 3 Q. Do you see her often? 4 A. Yes. 5 Q. Have you visited her at the house on 6 Oldchester Road? 7 A. Multiple times, yes. 8 Q. Okay. Over a period of -- I'm sorry. How 9 long did you say? 10 A. Three years. 11 Q. Okay. And does it appear to you that that's 12 her primary residence? 13 A. It's the only residence I knew of, up until 14 this hearing stuff. 15 Q. Can you guesstimate how many times you've 16 been to the house? 17 A. Approximately 15 to 20. We go on walks 18 together. 19 Q. Okay. 20 MR. FRIEDMAN: Have nothing further of Ms. 21 Sutter. 22 THE COURT: Mr. Goitein? 23 CROSS-EXAMINATION 24 BY MR. GOITEIN: 25 Q. Good morning, Ms. Sutter. In the three years</p>
<p style="text-align: right;">46</p> <p>1 Parker. It's fine, too. 2 THE COURT: You are welcome to stay on, but 3 you may be excused. 4 THE WITNESS: Thank you, ma'am. 5 THE COURT: Okay. 6 MR. FRIEDMAN: The applicant calls Constance 7 Sutter. 8 THE COURT: Okay. 9 THE WITNESS: I'm here. 10 THE COURT: Ms. Sutter, please raise your 11 right hand. 12 CONSTANCE SUTTER, 13 having first been sworn, testified as follows: 14 THE COURT: Okay. Please state your name and 15 address for the record and your email address. 16 THE WITNESS: Constance Sutter. My current 17 address -- I moved here last month -- is 25744 18 Woodfield Road, Damascus, Maryland, 20872. My email 19 address is sutter.cons@gmail.com. 20 DIRECT EXAMINATION 21 BY MR. FRIEDMAN: 22 Q. Ms. Sutter, how long have you known Ms. 23 Favali? 24 A. Three years. 25 Q. How do you know her?</p>	<p style="text-align: right;">48</p> <p>1 that you've known Ms. Favali, have you ever been to her 2 house on Kennedy Street? 3 A. No. 4 Q. Okay. So the only house you've been to is 5 the one on Oldchester Road, right? 6 A. Yes. 7 Q. Okay. And have you, of the -- what did you 8 say -- you visited 15 or 20 times? 9 A. Yes. 10 Q. Okay. When do you think the first time was 11 that you visited her in the house? 12 A. I looked it up. It was December 9, 2023. 13 Q. Okay. And when you visited her at that time, 14 did you believe that was her primary residence? 15 A. Yes. 16 Q. All right. When was the last time you 17 visited her? 18 A. Maybe a couple weeks ago. 19 Q. Notice any change in what you observe in the 20 house between the first time in you saw her and the 21 last time you were there? 22 A. She reupholstered the chairs. Is there 23 anything in particular you'd like me to identify as a 24 change that's relevant to you? 25 Q. Anything other than --</p>

Transcript of Hearing
Conducted on December 19, 2025

49

1 THE COURT: Let him ask the questions, okay?
2 THE WITNESS: I'd answer it if I understood.
3 Q. (By Mr. Goitein) Anything other than the
4 newly upholstered chairs that you noticed as being
5 different in the house from the first time you visited
6 in 2023?
7 **A. No, sir. It's roughly the same.**
8 Q. All right. Thank you.
9 MR. GOITEIN: No further questions.
10 THE COURT: Ms. Bennet, any questions?
11 MS. BENNET: Yes.
12 CROSS-EXAMINATION
13 BY MS. BENNET:
14 Q. Hi, Constance. I think we met at the appeal
15 hearing. So nice to see you again.
16 **A. Yes. And we ran into each other, I think, a**
17 **couple times in the neighborhood.**
18 Q. Oh, I was going to ask you. I don't recall
19 ever seeing you in the neighborhood, but that could be
20 my eyesight. I don't know.
21 Oh, I actually do think I remember seeing you
22 one time in the neighborhood. I do. I just didn't
23 place the face. I think you're absolutely right about
24 that.
25 My question is, has Ms. Favali ever invited

50

1 you into her bedroom at the 7709 Oldchester Street
2 house?
3 **A. Yes.**
4 Q. What did you observe in there as far as her
5 belongings and things like that?
6 **A. I was just excited to see the headboard that**
7 **I'd seen over Zoom. Other than that, she had some**
8 **books and, you know, a nice bedroom. Yeah. I'm sorry.**
9 **What else --**
10 Q. I'm not going to testify here, but just give
11 me a minute here. So you have been in her bedroom at
12 7709 Oldchester Road?
13 **A. Yes.**
14 Q. Okay. Has she ever shown you any of the
15 photographs of her family while you were there?
16 **A. Yes. In fact, I've met her family. At least**
17 **some grandkids.**
18 Q. I didn't ask if you met the family. I asked
19 if you'd seen photographs of them.
20 **A. Yes. Well, that's when I saw some**
21 **photographs.**
22 Q. Okay. And were they photographs staged
23 around the house?
24 **A. I don't remember.**
25 Q. Were they in a photo album?

51

1 **A. No. I think we were looking at pictures on**
2 **her phone.**
3 Q. Oh, on her phone. I see. Okay.
4 MR. GOITEIN: No further questions.
5 THE COURT: Is there redirect?
6 MR. FRIEDMAN: No, thank you.
7 THE COURT: Great. Thank you.
8 MR. FRIEDMAN: The applicant calls Nancie
9 Park.
10 THE COURT: Just a minute. You may be
11 excused.
12 Okay. Ms. Park?
13 Ms. Park?
14 MR. FRIEDMAN: Well, we may have lost her. I
15 don't know if she was on a schedule.
16 Let's go on to -- is James Cyr present?
17 THE WITNESS: Yes, I'm present.
18 MR. FRIEDMAN: All right. Calling James Cyr,
19 please.
20 THE COURT: Mr. Cyr, please raise your right
21 hand.
22 JAMES CYR,
23 having first been sworn, testified as follows:
24 THE COURT: Are you really in your car?
25 THE WITNESS: Yes, ma'am.

52

1 I'm between appointments, but I wanted to make this for
2 Mr. --
3 THE COURT: I just admired your car. I
4 thought maybe it was Formula One or something.
5 THE WITNESS: I appreciate that very much.
6 Thank you, and good morning.
7 THE COURT: I apologize. Please state your
8 name and address and email address for the record.
9 THE WITNESS: My name is James Cyr. I live
10 at 2 Maplecrest Court, Potomac, Maryland, 20854. My
11 email address is firstname.lastname.outlook.com.
12 THE COURT: Okay. Mr. Friedman?
13 MR. FRIEDMAN: Yes.
14 DIRECT EXAMINATION
15 BY MR. FRIEDMAN:
16 Q. Mr. Cyr, do you know Ms. Favali?
17 **A. Yes, very well.**
18 Q. How do you know her?
19 **A. I moved in with her when my mother had**
20 **cancer. It was a complicated situation in late 2020.**
21 **And I lived there for several years.**
22 Q. In the 7709 Oldchester Road property?
23 **A. That's correct.**
24 Q. When you say you lived there for several
25 years, did you live there continually? You were a

53

1 full-time tenant?
2 **A. Yes, sir.**
3 Q. And did Ms. Favali live in the property at
4 that time?
5 **A. Yes, sir. It was complicated because one of**
6 **the first things I learned that drew me to Ms. Favali**
7 **was that she has many children and grandchildren.**
8 **She's constantly trying to set them up for their**
9 **future, and that seems to require her to manage**
10 **multiple properties, which also requires her to be at**
11 **different properties depending on which project she's**
12 **working at. Which things she's improving. Which thing**
13 **that she's trying to clean up.**
14 She does so much that it ends up being very
15 chaotic and messy. But my understanding from my
16 interactions with her are that she was raised in that
17 house. She's lived in that house for a very long time.
18 She inherited it from her father, and then ended up
19 buying it at some point.
20 I don't know how the law works with all of
21 this and how that would qualify, but she's been there
22 much more often than not. While I was a tenant
23 there -- or maybe she could correct me. Shortly after
24 I moved out, she had a very bad injury, which I think
25 was a spiral fracture of her right leg that caused her

54

1 to need this ADU situation.
2 She can no longer get around the way that she
3 used to. Her foot is a bit crooked now, and she's been
4 generally having a hard time. No offense, Ms. Favali.
5 I'm just trying to explain my understanding of the ADU
6 situation. And that was sort of what, I guess, started
7 all of this. That was my personal experience being
8 around that.
9 We became close friends. And we would go out
10 together frequently, and we would have lunch and
11 breakfast together frequently at Oldchester and Kennedy
12 and Oliver.
13 I tried to help her with different
14 landscaping projects and things like that that I could.
15 She's clearly got a lot to chew. It's more
16 complicated. And I think that may be where the origin
17 of this misunderstanding is coming from than just
18 simply where did she reside at that time.
19 While she resided at Oldchester as, I
20 believe, her primary residence, she's doing all these
21 other projects where she's sleeping at Kennedy or
22 sleeping at Oliver, sleeping wherever to try to
23 maintain everything and get everything running
24 Q. When was it that you moved out of the
25 Oldchester Road property?

55

1 **A. I was trying to remember. I believe it was**
2 **towards the end of 2022. It may have been early 2023**
3 **as well.**
4 Q. All right. And was it Ms. Favali's primary
5 residence at that time?
6 **A. Yes. Once she was injured, it became**
7 **necessary for her to try to get this ADU situation**
8 **running. So, from that time, she was trying to do**
9 **everything that she can to make sure that she was doing**
10 **the right thing to make that possible.**
11 Q. And have you visited her at Oldchester Road
12 since that time?
13 **A. Yes, many, many times.**
14 Q. Okay. And is it your testimony that it's her
15 primary residence today?
16 **A. Yes.**
17 Q. Okay.
18 MR. FRIEDMAN: I have nothing further of this
19 witness.
20 THE COURT: Mr. Goitein?
21 CROSS-EXAMINATION
22 BY MR. GOITEIN:
23 Q. Good morning, Mr. Cyr. My name is Evan
24 Goitein. I'm an attorney representing one of the
25 neighbors, Kenneth Mack.

56

1 You didn't participate in the previous
2 hearings related to this issue, did you?
3 **A. No, sir. I was unaware of them.**
4 Q. Okay. Are you aware that -- well, have you
5 ever done any work for Ms. Favali?
6 **A. Yes.**
7 Q. Are you aware that she referred to you as her
8 chauffeur?
9 **A. Yes, she does. She's been helping me to try**
10 **to build my client. So I do Uber. But I believe that**
11 **she thinks that it would be better for me to be a**
12 **chauffeur. And, so, she will sort of market me as such**
13 **to everyone to try to help me. So it's been a blessing.**
14 **She's been a blessing in my life in general.**
15 Q. Okay. And you're not aware of any change in
16 the status of her residence since you moved out in
17 2022, right?
18 **A. No. As I stated for Mr. Friedman, I have**
19 **driven her around quite a lot when she needs to go**
20 **between places. Sometimes she goes herself. Sometimes**
21 **I take her.**
22 I think that, again, that's where some of
23 this misunderstanding is coming from. She's always
24 doing something at one of the different properties. I
25 don't know how the law works as to primary residence,

57

1 **but it appears to me that that is where she primarily**
2 **resides.**
3 Q. Okay. And, just to be clear, whatever it is,
4 Ubering or chauffeuring, she pays you for that work,
5 right?
6 **A. Occasionally. Again, sometimes I try to help**
7 **her out. I push the leaves off the roof. I try to**
8 **maintain the pond in the back. I do the laborious**
9 **things that she's unable to do, but needs support with**
10 **as much as I can.**
11 Q. All right. Thank you.
12 MR. GOITEIN: I don't have any more
13 questions.
14 THE COURT: Ms. Bennet?
15 MS. BENNET: Yes.
16 CROSS-EXAMINATION
17 BY MS. BENNET:
18 Q. You said you drive her around and take her
19 places. Does she have vehicles of her own?
20 **A. Yes.**
21 Q. Do you know how many and what they are?
22 **A. I believe she's had the Eclipse for -- that**
23 **was when I met her. Then that began having issues. I**
24 **don't know if she's gotten rid of it or not, and**
25 **there's the Outback now, which I guess had some other**

58

1 **recent issues.**
2 Q. So when you say "the Eclipse," are you
3 talking about a Mitsubishi Eclipse that's silver in
4 color?
5 **A. Yeah.**
6 (Technical disruption.)
7 THE COURT: Someone, please turn their --
8 excuse me. Please mute.
9 Okay. Whoever's talking in the background,
10 please mute because we're hearing about your lunch.
11 Okay. Everybody except -- please mute if you're not
12 testifying. Thank you.
13 Okay. I interrupted. I apologize, Ms.
14 Bennet.
15 MS. BENNET: That's okay.
16 Q. (By Ms. Bennet) I just want to confirm that
17 it's a Mitsubishi Eclipse, silver in color?
18 **A. That was what she had when I met her, yes.**
19 **And she's had that for several years. I don't know --**
20 Q. You're cutting in and out, so I can't hear
21 you.
22 **A. Sorry.**
23 Q. Does she have that car now, sir?
24 **A. I'm not sure.**
25 Q. You don't know? Okay. And the other vehicle

59

1 you referred to as an Outback, is that a Subaru
2 Outback?
3 **A. Yes.**
4 Q. And what color is that car?
5 **A. Red.**
6 Q. And do you know if she still has that car?
7 **A. My understanding was it was stolen and then**
8 **returned, and then I'm not sure. I think -- I think I**
9 **recently helped her clean out the Eclipse. I don't --**
10 **you know. That was the most recent thing I remember.**
11 Q. Do you remember when that was?
12 **A. Several months ago. Definitely not --**
13 Q. So is it your testimony that you think -- is
14 it your testimony that she has two vehicles?
15 **A. I'm not sure. I couldn't say.**
16 Q. Okay. Thank you.
17 MS. BENNET: No further questions.
18 MR. FRIEDMAN: I do have one follow-up
19 question.
20 THE COURT: Let me ask a question, and you
21 can follow up.
22 MR. FRIEDMAN: Yes, ma'am.
23 THE COURT: Mr. Cyr, is your information on
24 the vehicles based on her communication? Like, the red
25 Subaru being stolen? Is this based on what she told

60

1 you?
2 THE WITNESS: Correct.
3 THE COURT: So you don't have any firsthand
4 knowledge that it was stolen?
5 THE WITNESS: I didn't personally witness it,
6 no.
7 THE COURT: All right. Go ahead, Mr.
8 Friedman.
9 REDIRECT EXAMINATION
10 BY MR. FRIEDMAN:
11 Q. In your -- with giving her lifts to various
12 places, have you had occasion to give her to -- take
13 her to her physicians' appointments?
14 **A. I believe a few times, yes.**
15 Q. Okay. And then for the osteo issues that we
16 talked about, that you testified to?
17 **A. Yes. When she first got -- when she first**
18 **had her injury, to my -- against my recommendation, she**
19 **was still very adamant that she needed to keep up her**
20 **properties. Maintain her projects.**
21 **She was staying up until late, still trying**
22 **to paint. And she was having a very hard time getting**
23 **around. Her leg, I believe, is still -- now**
24 **permanently damaged. She's have -- she has a hard time**
25 **walking.**

Transcript of Hearing
Conducted on December 19, 2025

61

1 I'm not -- if I'm being honest, I have no
2 idea how she's getting the things done that she's
3 doing. I personally feel like she should really be
4 resting more.
5 And that's why I think that, you know, I
6 would -- I would feel more comfortable if she did have
7 this ADU situation, so that she could get in and out
8 something that's more accessible to her. Because she
9 will continue to, you know, march up and down whatever
10 stairs she has to. And, you know, I don't want to -- I
11 don't want her to hurt herself.
12 Q. All right. I realize you're not an expert,
13 but is it your opinion that she should live in a
14 handicapped access facility?
15 A. Definitely.
16 THE COURT: Well, okay. For what it's worth.
17 A. I am a personal trainer of 15 years.
18 I mean, you know, I don't do physical therapy. But I
19 do work with people that have different injuries. I
20 mean, you know, her -- it doesn't take an expert to --
21 her foot is twisted to the side permanently like that.
22 I mean, she had a spiral fracture of her entire right
23 leg. It's not -- it doesn't take an expert.
24 Q. Thank you very much.
25 THE COURT: Now, I don't think on direct, we

62

1 really covered the medical issue.
2 Mr. Goitein, do you have any questions on the
3 medical issues?
4 MR. GOITEIN: Sort of.
5 FURTHER CROSS-EXAMINATION
6 BY MR. GOITEIN:
7 Q. Mr. Cyr, you're aware that, as it currently
8 exists, the Oldchester Road property has handicap
9 access, right?
10 A. To the degree that it exists, yes. My
11 understanding is that the ADU would have a much, much
12 more easily accessible entrance for her to be able to
13 use.
14 Q. And that understanding comes from Ms. Favali
15 telling you that, right?
16 A. I've seen the design.
17 THE COURT: Well, how does she access
18 currently?
19 THE WITNESS: It's a relatively steep ramp
20 around the back that -- it goes up, and then to the
21 left. And then there are also several stairs that she
22 has to go up once entering the domicile from the rear.
23 So it's a relative -- I don't know what the
24 correct angle that it was supposed to be for handicap
25 accessible. I'm not sure if that meets that criteria.

63

1 But, because of the necessity of using stairs
2 once you're within the domicile, and then the
3 additional necessity of, I believe, another five stairs
4 going up to get into her bedroom, which is on the right
5 side after you go up, you know, those are obviously all
6 things that should be removed from her daily
7 activities, in my personal opinion.
8 It should be, you know, a straight ramp up to
9 a single floor where she can then access her bedroom,
10 in my unprofessional opinion.
11 THE COURT: Any questions based on my
12 questions?
13 MR. GOITEIN: I have one.
14 Q. (By Mr. Goitein) Mr. Cyr, this injury that
15 caused her foot to be in the condition that it's in,
16 that happened back in 2022, right?
17 A. I believe so. She was working at a property,
18 slipped and -- yeah, and broke her entire leg.
19 Q. Okay.
20 A. I believe it turned out that she has a bone
21 density issue, osteo issue. And that was what caused
22 the severity of the injury from a fall that would have,
23 you know, was not necessarily a catastrophic fall, but
24 was because of her osteo issue. If I'm remembering
25 that correctly from what she told me the doctor said.

64

1 Q. Okay. Thank you.
2 THE COURT: Anyone else?
3 MR. FRIEDMAN: I have nothing further for
4 this witness.
5 THE COURT: Okay, Mr. Cyr. Thank you. You
6 may be excused.
7 THE WITNESS: Thank you, everyone. Have a
8 nice day.
9 MR. FRIEDMAN: Thank you.
10 Donna Reynolds, please.
11 THE WITNESS: Yes, I'm here.
12 THE COURT: Ms. Reynolds, please raise your
13 right hand.
14 DONNA REYNOLDS,
15 having first been sworn, testified as follows:
16 THE COURT: Please state your name, address,
17 and email address for the record, please.
18 THE WITNESS: Donna Reynolds.
19 I live at 405 East --
20 THE COURT: Just a second. There's an echo.
21 Do you have another device on?
22 THE WITNESS: No.
23 THE COURT: Okay. Go ahead. We'll try. Ms.
24 Reynolds, give me your address again.
25 THE WITNESS: 405 East Maiden Street in

Transcript of Hearing
Conducted on December 19, 2025

65

1 Washington, Pennsylvania.
2 THE COURT: And your email address?
3 THE WITNESS: Dnmrynlds@aol.com.
4 THE COURT: Okay. Mr. Friedman?
5 MR. FRIEDMAN: Thank you.
6 DIRECT EXAMINATION
7 BY MR. FRIEDMAN:
8 Q. Ms. Reynolds, do you know Flavia Favali?
9 **A. Yes.**
10 Q. And how do you know her?
11 **A. I met her shortly after she moved into**
12 **Hyattsville, probably more than 20 years ago.**
13 Q. And were you living in Hyattsville also at
14 that time?
15 **A. Yes. About a half a block from her.**
16 Q. I see. Okay. And do you have a recollection
17 of whether she subsequently relocated at her primary
18 residence to the Oldchester Road property?
19 **A. Yes. My understanding, she moved there in**
20 **2023.**
21 Q. Okay. Have you had occasion to visit her at
22 the Oldchester Road property?
23 **A. Yes. Many times.**
24 Q. How often, if you don't mind me asking?
25 **A. I moved to Pennsylvania three years ago. But**

66

1 **prior to that, I probably was over there maybe once a**
2 **week. And since I've been in Pennsylvania, I have --**
3 THE COURT: I'm sorry. You moved to
4 Pennsylvania three years ago?
5 THE WITNESS: Yes.
6 THE COURT: Okay. Go ahead. I'm sorry.
7 **A. And since I've been in Pennsylvania, I've**
8 **stayed with her at Oldchester at least three times and**
9 **spent several nights there each time.**
10 Q. (By Mr. Friedman) All right. And did she
11 also sleep at Oldchester?
12 **A. Yes.**
13 Q. On all of those occasions?
14 **A. Yes.**
15 Q. And was it apparent to you that that's her
16 primary residence?
17 **A. She was using that as her primary residence.**
18 Q. And do you know if she continues to as of
19 today?
20 **A. Yes.**
21 Q. And during the last two years, have you had
22 any reason to visit her in Hyattsville?
23 **A. No. I stayed in her Hyattsville house maybe**
24 **three times, but she was not there. She lives in**
25 **Oldchester.**

67

1 Q. Thank you. And have you also had occasion to
2 drive her to her doctor's appointments?
3 **A. Yes.**
4 Q. And those were for the leg or ankle injury
5 that we've been discussing?
6 **A. Yes.**
7 MR. FRIEDMAN: I have nothing further for
8 this witness.
9 THE COURT: Mr. Goitein?
10 CROSS-EXAMINATION
11 BY MR. GOITEIN:
12 Q. Good morning, Ms. Reynolds. When was the
13 last time that you visited Ms. Favali at the Oldchester
14 Road property?
15 **A. I guess it would be four months ago.**
16 Q. And how long did you stay during that trip?
17 **A. Three nights.**
18 Q. Did she stay there with you?
19 **A. She was in her bedroom, but she was in the**
20 **house.**
21 Q. Okay. So where did you stay?
22 **A. A bedroom in the basement.**
23 Q. All right. Any other times that you visited
24 her at Oldchester in 2025?
25 **A. Over the last three years, probably two or**

68

1 **three more times.**
2 Q. Well, I'm asking about the last year, 2025,
3 since we're coming up on the end of it.
4 **A. Oh. Twice more, I think.**
5 Q. So you think that, in total, you visited her
6 three times in 2025 at the Oldchester Road property?
7 **A. Yes.**
8 Q. Did you stay about three times each time?
9 I'm sorry. Three nights each time?
10 **A. Yes.**
11 Q. Weekend? Weekdays?
12 **A. Pardon?**
13 Q. Weekend or weekdays?
14 **A. Probably weekdays.**
15 Q. All right. When you stayed with her in 2025,
16 did you notice anything different about the property
17 than the times you had stayed with her on previous
18 occasions?
19 **A. No.**
20 Q. So it's your contention that that has been
21 her primary residence for how long?
22 **A. Three years.**
23 Q. All right. Thank you.
24 MR. GOITEIN: No further questions.
25 THE COURT: Ms. Bennet?

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">69</p> <p>1 CROSS-EXAMINATION 2 BY MS. BENNET: 3 Q. Has Ms. Favali ever come and visited you at 4 your home in Pennsylvania? 5 A. No. 6 Q. Okay. Thank you. 7 MS. BENNET: No further questions. 8 THE COURT: Okay. Mr. Friedman? 9 MR. FRIEDMAN: Bear with me, please. 10 Calling Nancie Park, please. 11 THE COURT: Just for the record, you don't 12 have any redirect of Ms. Reynolds? 13 MR. FRIEDMAN: Oh, no. I apologize. I do 14 not. 15 Thank you 16 THE COURT: Okay. Please call your next 17 witness. 18 MR. FRIEDMAN: Calling Nancie Park. 19 THE COURT: Ms. Reynolds, you may be excused, 20 except you can stay if you wish. 21 Okay. Finding Nancie Park. There she is. 22 Ms. Park, do you have your camera on? 23 THE WITNESS: I have my camera on. 24 THE COURT: I'm not seeing you. 25 THE WITNESS: What's happening is I'm</p>	<p style="text-align: right;">71</p> <p>1 THE WITNESS: Okay. I'm -- on my phone, it 2 says I'm connected. And I'm on my laptop. And I put 3 Teams on last night, and I joined. I was here earlier 4 this morning. 5 THE COURT: I know you were. I'm not 6 doubting any of that. I just need a picture. I need a 7 video, so that's what I'm looking for. 8 THE WITNESS: I don't know what else I can 9 do. I taught online for five years. I'm 10 technical-savvy, so it could be something at your end. 11 Am I on twice? Am I on two pictures at your end? 12 THE COURT: I'm looking through, because 13 there's a lot of people here. 14 I do not see two of you. 15 THE WITNESS: Camera's on. Mic's on. 16 THE COURT: Ms. Bennet and Mr. Goitein, how 17 do you feel about taking her testimony for the weight 18 it deserves without a camera? 19 MR. GOITEIN: I guess that would depend on 20 the testimony. 21 MS. BENNET: I was going to say the same 22 thing. My suggestion would be if she signs out and 23 tries to sign back in, maybe it's just a matter of 24 logging back in and resetting everything and logging 25 back, and maybe Mr. Friedman could call her.</p>
<p style="text-align: right;">70</p> <p>1 pressing the button. The button is showing that it's 2 on. 3 THE COURT: Is anyone else seeing Ms. Park? 4 MS. BENNET: No, Your Honor. 5 MR. GOITEIN: No. 6 THE COURT: Ms. Park -- 7 THE WITNESS: I was here earlier, and I have 8 internet issues. It's very limited, and the camera 9 went down. They threw me off once. I had it set up by 10 my phone, and I had it set up on my computer. 11 THE COURT: I'm not doubting your attempts. 12 It's just that we cannot -- we need to be able to see 13 the witness, and that's simply part of the credibility 14 of the witness. 15 I have an idea. We can put you on hold, and 16 perhaps you could call Ms. Park. 17 THE WITNESS: I have somebody else here 18 trying to get in too -- help me get in. 19 UNIDENTIFIED SPEAKER: It says camera -- 20 THE WITNESS: It says camera? 21 UNIDENTIFIED SPEAKER: -- on. 22 THE WITNESS: The camera is on. Okay. I'm 23 joining now through my phone. 24 THE COURT: Okay. Are you using the link on 25 the website?</p>	<p style="text-align: right;">72</p> <p>1 THE WITNESS: I already did that. I did that 2 twice, and I did it on my phone. I'm up in the 3 mountains, so I don't know if it's not going through or 4 what. 5 MS. BENNET: I'm a communications lawyer, and 6 I do a lot on broadband. And I'll just say this, that 7 sometimes when there's not enough support for the 8 bandwidth for the camera, the video, it won't come 9 through. 10 11 THE COURT: Thank you. 12 MR. GOITEIN: Maybe if we could -- 13 THE COURT: Go ahead. 14 MR. GOITEIN: Maybe if we could move to the 15 next witness. And then, hopefully, Ms. Park's video 16 issues will resolve, and, if they don't, and we're left 17 with just her, then we can make a decision. 18 MS. BENNET: That sounds good. 19 THE COURT: Okay. 20 THE WITNESS: I'll go out. Thank you. 21 THE COURT: Where are you in the mountains, 22 Ms. Park? 23 THE WITNESS: I'm up skiing at Alta. And 24 this meeting is taking away my ski time, but I'm vested 25 interest to her.</p>

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">73</p> <p>1 THE COURT: Well, okay. I was going to 2 suggest going to a cafe or something that might have 3 better Wi-Fi, but -- 4 THE WITNESS: I can go down to the 5 business center and try, but I'll see. Okay. Thank 6 you. 7 THE COURT: All right. Mr. Friedman, would 8 you go on with your next witness. 9 MR. FRIEDMAN: Yeah, hi. One more moment, 10 please. 11 Are any more of these witnesses on right now? 12 I don't see anybody on the call. 13 All right. Calling Rose Nantongo. Are you 14 on, Rose? 15 THE WITNESS: Yes, I am. I am in. I'm on the 16 phone. 17 THE COURT: I don't have a camera. I don't 18 have a picture. Yeah, put your camera on. 19 THE WITNESS: Okay. Then I have to put the 20 phone off and go to Zoom. 21 THE COURT: It's not Zoom. Go to OZA's 22 website and click on the link to the meeting. 23 THE WITNESS: Oh, sorry. I clicked. It 24 said, By phone. Hello? 25 THE COURT: The problem is I need a camera.</p>	<p style="text-align: right;">75</p> <p>1 before she testifies? 2 MR. FRIEDMAN: Well, yeah, I was hoping to 3 because she'll be much longer, and I didn't want to 4 keep these people. 5 THE COURT: No, I understand. I understand. 6 MR. FRIEDMAN: Especially somebody who wants 7 to get on the slopes at Alta. I'm very jealous. 8 THE COURT: Well, what I'm going to suggest 9 is -- I know it might break your focus, but, you know, 10 neither one is here. I don't see either one, Nancy 11 Parks or -- so the best I can suggest at this point is 12 that you call Ms. Favali, and we will interrupt her. I 13 understand the inconvenience, but we will interrupt 14 her -- 15 (Cross-talk.) 16 THE WITNESS: I'm here for Ms. Favali. My 17 name is Janet Long. 18 THE COURT: Okay. Mr. Friedman, was she one 19 of your witnesses? 20 MR. FRIEDMAN: Yeah, she was actually. I -- 21 THE COURT: Okay. Then we'll go with that. 22 Ms. Long, please raise your right hand. 23 Oh, just a second. Ms. Bennet is raising her 24 hand. Ms. Bennet, what is your question? 25 MS. BENNET: This is just a technical issue.</p>
<p style="text-align: right;">74</p> <p>1 THE WITNESS: This is an Android. 2 THE COURT: It doesn't matter. You should be 3 able to join. 4 THE WITNESS: Let me see. 5 Add video. 6 THE COURT: Let's do this: I'm going to send 7 you the link to the dial-in instructions, and you 8 should be able to just click on the meeting. 9 THE WITNESS: Okay. 10 THE COURT: I'm going to share my screen. 11 Oh, did she just go? Do you see the screen, 12 ma'am? 13 MR. FRIEDMAN: My screen's doing very weird 14 things right now. 15 THE COURT: Well, I shared mine, so perhaps 16 she could see the call-in instructions, but -- 17 MS. BENNET: I think she hung up, Your Honor. 18 THE COURT: Okay. Sorry to sigh. We will -- 19 do you have another witness you can call, Mr. Friedman? 20 MR. FRIEDMAN: I think I've called everybody 21 except for those last two, Nancy and Rose. 22 THE COURT: And are you having Ms. Favali 23 testify? 24 MR. FRIEDMAN: Of course. 25 THE COURT: But you want to get these in</p>	<p style="text-align: right;">76</p> <p>1 I think you're still sharing your screen with us, 2 because we're seeing what's on your screen. 3 THE COURT: How's that? 4 MS. BENNET: That's good. 5 THE COURT: Okay. Thanks. Ms. Long, please 6 raise your right hand. 7 THE WITNESS: Now I can't see my view. Not 8 that I have to, but let me just see. Well, anyway, 9 here I am. 10 THE COURT: Okay. Thank you. We can see 11 you, and that's what counts. 12 JANET LONG, 13 having first been sworn, testified as follows: 14 THE COURT: Please state your name, address, 15 and email address for the record. 16 THE WITNESS: My name is Janet Helen Long. My 17 address is 4224 Kennedy Street, Hyattsville, 20781. My 18 email is janh29long@gmail. 19 THE COURT: Thank you. Go ahead, Mr. 20 Friedman. 21 MR. FRIEDMAN: Thank you. 22 DIRECT EXAMINATION 23 BY MR. FRIEDMAN: 24 Q. Ms. Long, are you the next-door neighbor of 25 the house on Kennedy Street that's owned by Ms. Favali?</p>

Transcript of Hearing
Conducted on December 19, 2025

77

1 A. Yes.
2 Q. And how long have you known Ms. Favali?
3 A. **Five -- plus five years. A little over five**
4 **years.**
5 Q. Does anyone live in the Kennedy Street house
6 or is it vacant?
7 A. **In Ms. Favali's house?**
8 Q. Yes, ma'am.
9 A. **No. She's there occasionally, but she**
10 **doesn't live there anymore.**
11 Q. Does she keep one or two vehicles there?
12 A. **Yes, sometimes. She has three vehicles.**
13 Q. And do you know how long it's been since she
14 used that house as a residence, if ever?
15 A. **I don't know exactly how long, no. I know**
16 **that this court hearing has been going on for quite**
17 **some time.**
18 Q. And during that time?
19 A. **During that time, what?**
20 Q. Has she used Kennedy Street as a residence?
21 A. **Not as a primary residence, no.**
22 Q. Okay. Have you ever visited her at the
23 Oldchester Road property by any chance?
24 A. **Yes, I have. At least two times, maybe three**
25 **times.**

78

1 Q. And how recently was that?
2 A. **It's been a while. I'm kind of new to the**
3 **Maryland area. And even, though I grew up in Jersey,**
4 **the traffic down here is not a friend of mine, so I**
5 **really don't go into cities much. But I've been there**
6 **to the other place in Bethesda two or three times.**
7 Q. And was it clear to you that that was her
8 residence?
9 A. **Oh, yeah, absolutely.**
10 Q. And have you happened to see anybody taking
11 photographs of her Kennedy Street house recently?
12 A. **Yeah.**
13 Q. Who was that, if you know?
14 A. **I can't identify -- what is the word? I just**
15 **knew that it was someone that I recognized from the**
16 **hearing that I went to in Bethesda.**
17 Q. Is that anybody you see on your screen now?
18 A. **Well, all I see are, you know, initials.**
19 MS. NANTONGO: Sorry. I had problems.
20 THE WITNESS: Doesn't matter.
21 MR. FRIEDMAN: All right. Nothing further of
22 this witness. Rose, please stay on the line with us.
23 THE COURT: I have to ask you for
24 cross-examination.
25 MR. FRIEDMAN: Yes, I know. That's why I

79

1 asked Rose to just stay on the line.
2 THE COURT: Mr. Goitein?
3 MR. GOITEIN: Thank you.
4 CROSS-EXAMINATION
5 BY MR. GOITEIN:
6 Q. Good morning, Ms. Long. So when was the last
7 time you were at the Oldchester property?
8 A. **I don't know exactly when.**
9 MS. NANTONGO: I don't hear you. Could you
10 repeat that?
11 MS. LONG: Oh, you're talking to me.
12 THE COURT: Okay. Don't just jump in. If you
13 can't hear, raise your hand --
14 MS. NANTONGO: Oh, sorry, sorry, sorry.
15 THE COURT: -- and I will get to you.
16 Okay. Mr. Goitein, can you re-ask your
17 question.
18 Q. (By Mr. Goitein) Ms. Long, can you recall
19 when the last time was that you visited Ms. Favali at
20 the Oldchester Road property?
21 A. **The only when I can answer to is that it was**
22 **spring weather. It was warmer weather. But I don't**
23 **remember exactly when.**
24 Q. Within the past year?
25 A. **Possibly.**

80

1 Q. So you're not sure if it was in 2024 or 2025?
2 A. **No, I can't say exactly. No, I can't.**
3 Q. All right. I mean, as far as you know, the
4 Oldchester -- as far as you know -- well, are you
5 friends with Ms. Favali?
6 A. **Yes.**
7 Q. Do you guys talk to each other about what's
8 going on in your lives on occasion?
9 A. **Absolutely.**
10 Q. Okay. So if she had made some significant
11 change in her residency, you would know about it,
12 right?
13 A. **Yes.**
14 Q. And she hasn't made, as far as you know, she
15 hasn't made any significant change, at least in the
16 past year, right?
17 A. **She has made it known clearly to me that now**
18 **her primary residence is in Bethesda.**
19 Q. Right. And that's been the case since -- you
20 testified before, that's been the case for the past
21 couple of years, right?
22 A. **Yes.**
23 Q. Okay. And you said that you're aware of how
24 long this case has been going on, right?
25 A. **A couple of years.**

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">81</p> <p>1 Q. Okay. And that's because Ms. Favali talks to 2 you about this case, right? 3 A. Yeah. We share our lives with each other. 4 Yes. 5 Q. And that includes her objectives in what's 6 being discussed here in this hearing today, right? 7 A. Yes, I would say so. Yeah. 8 Q. Thank you. 9 MR. GOITEIN: No further questions. 10 THE COURT: Ms. Bennet? 11 CROSS-EXAMINATION 12 BY MS. BENNET: 13 Q. Ms. Long, you mentioned that there were three 14 vehicles. And I would like to understand what you know 15 as the three vehicles being. Can you identify them? 16 That are parked -- for Ms. Favali's vehicles that you 17 said are at the house on Kennedy Street? 18 A. There's no vehicles that are here on a 19 regular basis. They're just intermittent. Sometimes 20 there's a truck, sometimes there's an SUV, and 21 sometimes there's a sports car. 22 Q. Would the sports car happen to be the 23 Mitsubishi Eclipse that the prior witness discussed? 24 A. It's a convertible. It's a silver 25 convertible.</p>	<p style="text-align: right;">83</p> <p>1 little while to get to all the switches, so here we 2 are. 3 THE COURT: Okay. Please raise your right 4 hand. 5 DAVID JOHNSON, 6 having first been sworn, testified as follows: 7 THE COURT: Okay. Please state your name, 8 address, and email address for the record. 9 THE WITNESS: David Johnson. I work for the 10 Department of Housing and Community Affairs, 1401 11 Rockville Pike, Rockville, Maryland. Email address 12 will be david.johnson -- common spellings -- 13 @montgomerycountymd.gov. 14 MR. FRIEDMAN: Thank you. 15 DIRECT EXAMINATION 16 BY MR. FRIEDMAN: 17 Q. Mr. Johnson, can you state your relationship 18 to this case, please. 19 A. I inspected the property on two of the three 20 occasions that your client has applied for an accessory 21 dwelling unit license through the Department of Housing 22 and Community Affairs. And I'm currently the assigned 23 inspector for the current case. 24 Q. And what determinations have you made with 25 respect to the current application?</p>
<p style="text-align: right;">82</p> <p>1 Q. Okay. And is the other one a red Subaru 2 Outback? 3 A. Yeah, I think so. 4 Q. And the other one, is it a black truck that 5 sometimes might have a South Carolina plate on it and a 6 trailer? 7 A. Correct. 8 Q. And you said that's Ms. Favali's vehicle? 9 A. Yes, as far as I know. 10 Q. And the trailer, the towing trailer, is that 11 also her trailer? 12 A. I assumed it was. I don't know for certain. 13 Q. Okay. Thank you. 14 THE COURT: Any questions based on those 15 questions? Mr. Friedman? 16 MR. FRIEDMAN: No, ma'am. 17 THE COURT: Okay. You may be excused, but 18 you can -- or you can stick around. 19 THE WITNESS: Thank you. 20 THE COURT: Mr. Friedman, call your next 21 witness. 22 MR. FRIEDMAN: Yes. David Johnson. 23 THE COURT: Mr. Johnson, can you turn your 24 camera on? 25 THE WITNESS: Absolutely. It just takes a</p>	<p style="text-align: right;">84</p> <p>1 A. That's a -- 2 Q. That's a broad question. 3 A. Yeah, it's awfully broad. 4 Q. All right. Let me try to break it down. 5 A. Thank you. 6 Q. Okay. Have you determined that the proposed 7 ADU plan -- have you reviewed the ADU plans? 8 A. Yes, I have seen the ADU plans. However, 9 there is a further review that occurs at zoning with 10 the Department of Permitting Services. Once it moves 11 through our office and I complete the preliminary 12 inspection, then it moves off to the Department of 13 Permitting Services. And zoning then does an official 14 plan review with setbacks, and it takes that into 15 consideration. 16 My primary focus during the preliminary 17 inspection is essentially to determine if there's 18 adequate parking when it comes to making -- reviewing 19 plans and that sort of thing. 20 In this case, the accessory dwelling unit is 21 not yet constructed. So I do review the plan just to 22 ensure that when I meet with the applicant that I'm 23 able to identify any possible issues with the plans to 24 allow them to prepare for the next step when it goes to 25 the Department of Permitting Services.</p>

85

1 **So, yes, I've seen the plans.**
2 Q. Okay. And did you -- what did you determine
3 about the parking?
4 **A. There's adequate parking. We need 480 square**
5 **feet. My recollection is, is I think we're in the**
6 **neighborhood of --**
7 THE COURT: Excuse me. When you say adequate
8 parking, you're talking that she's got the required
9 number -- you're not talking about on-street parking?
10 THE WITNESS: No, no, I did not need to take
11 that into consideration. In this case, there's
12 adequate parking provided currently. I think we're in
13 the neighborhood of 1,500 square feet, and that well
14 exceeds our requirement. So no additional on-street
15 parking measurements were taken. They're adequate as
16 we are --
17 THE COURT: You don't know the conditions on
18 the street?
19 THE WITNESS: Well, I've been there several
20 times. However, because there's adequate on-site
21 parking, driveway, there's a roundabout, that we don't
22 make determinations of -- I have not made
23 determinations of on-street parking in this case
24 because of -- you know, we have the measurements that
25 we need to move past that hurdle where there is

86

1 adequate parking.
2 Q. (By Mr. Friedman) In fact, there's three
3 times the parking that's required by the regulations;
4 isn't that correct?
5 **A. Approximately.**
6 THE COURT: Based on square -- are you here
7 under subpoena.
8 THE WITNESS: I am not. As far as I know,
9 I'm not. I've received a link, and my sense was that
10 my attendance was required, so here I am.
11 THE COURT: Great. Go ahead.
12 Q. (By Mr. Friedman) Okay. And did you
13 determine that the proposed square footage of the ADU
14 is within the regulatory requirements?
15 **A. Yes, we take a look at that here at the**
16 **Department of Housing. However, again, when it gets**
17 **passed on to the Department of Permitting Services,**
18 **zoning will actually go through that, do the**
19 **calculations, the setbacks, and that sort of thing.**
20 **But, yes, when we receive those plans, we**
21 **make an assessment just based on the plans and the**
22 **stated intention of the applicants, both in writing and**
23 **verbally. Does it meet? And -- yeah. I have no**
24 **reason to believe that it doesn't meet. However, that**
25 **determination was made at the Department of Permitting**

87

1 **Services.**
2 Q. Okay. So, although the setback requirements
3 are actually a zoning issue and not a DHCA issue, it's
4 your opinion that it will qualify for the setback
5 requirements?
6 **A. I'm not able to address that. Just based on**
7 **the plans, based on the square footage of both the**
8 **square footage of the lot, the footprint of the home,**
9 **the intended -- the proposed size of the ADU, I found**
10 **no issues there. So that initial screening,**
11 **essentially, it's fine. But again, it has to go to the**
12 **Department of Permitting Services for approval.**
13 **It's going to be all new construction. And**
14 **it is -- just to clarify, it is a detached accessory**
15 **dwelling unit. So it'll require building permits and**
16 **the associated permits. Electric. Mechanical. That**
17 **sort of thing.**
18 Q. And did the plans that you saw have
19 handicapped access accommodations?
20 **A. I'm not in a position to make that**
21 **assessment.**
22 Q. Not your department? Okay. Did it appear to
23 you from looking at the plans that the ADU would be
24 visible from the street?
25 **A. It would not. Just based on being out at the**

88

1 **property, the back of the property is not a prominent**
2 **feature from the roadway. Just the way the property is**
3 **laid out. But, you know, I haven't made that**
4 **determination. And it's difficult for me to do so**
5 **because the ADU has not yet been constructed.**
6 **So, whether it's visible or not or visible**
7 **from adjacent properties, really difficult for me to**
8 **make that assessment at this point, not seeing the**
9 **finished product.**
10 Q. Okay. In your opinion, and, obviously, based
11 upon your experience, would you expect that this ADU
12 meets the regulatory requirements?
13 MR. GOITEIN: Objection.
14 **A. I don't know. I have no way to make that**
15 **assessment.**
16 **I can tell you that we've reviewed it here**
17 **and on initial screening, it appears to be in**
18 **conformance with that. However, we don't make that**
19 **determination. Again, that needs to go to the**
20 **Department of Permitting Services. And there may be**
21 **issues, as there often are, that need to be addressed**
22 **regarding setbacks and a whole host of other issues**
23 **that DPS will be reviewing the plans. We just do an**
24 **initial screening, they submit plans to us.**
25 **In fact, when we receive plans, they may be**

89

1 entirely different plans that are submitted to the
2 Department of Permitting Services. We do not require
3 currently the same specificity that DPS requires. So
4 our plans, they may be different when they go to the
5 Department of Permitting Services.
6 If there are -- we get plans after that
7 approval to ensure when we do the final inspection, it
8 conforms. But, during the initial inspection, we just
9 review on the plans that are submitted to us. And then
10 -- not always. You know, is technical or to scale is
11 what's submitted to the Department of Permitting
12 Services.
13 Q. Okay. So you're just the first hoop of
14 several hoops that an applicant would have to go
15 through?
16 A. That's correct.
17 Q. Okay. But under the current Montgomery
18 County ordinances, a single family home that does meet
19 the regulatory requirements for square footage and
20 parking, etcetera, can build an ADU as a matter of
21 right; is that correct?
22 A. Well, I don't know if I'd want to attach that
23 language to it. I've never used that in the past, so
24 I'm uncomfortable using that.
25 However, when the applicant applies for an

90

1 ADU, it goes through the Department of Housing and
2 Community Affairs licensing section. They collect
3 fees, collect the documents, they review it, and then,
4 once an assessment is made that everything is in order
5 to proceed, it is assigned to an inspector. I'm one of
6 the inspectors with the Department of Housing that
7 inspects for accessory dwelling units. Then we meet
8 with the applicant to do that.
9 My point here is that the Department of
10 Housing licensing will do the review and make sure
11 everything's in order for licensing. I will go out and
12 make that initial assessment, and the product of that
13 is the preliminary inspection report.
14 When that preliminary inspection report is
15 issued, it doesn't mean that everything is in
16 conformance or everything is right or proper at that
17 time. It basically says, We took a snapshot of the
18 property, we've reported what we saw at that time, and
19 we've listed the items that will need to be in
20 compliance to receive approval.
21 The last step is they come back to us after
22 all the permits are completed, everything on the
23 preliminary inspection report is completed, and then
24 they request their final inspection. We're essentially
25 the last step in to get the ADU license, so we'll go

91

1 back out in the field one last time to ensure that
2 everything in that preliminary inspection report is in
3 compliance.
4 Q. Okay. So. If I understand correctly --
5 please correct me if I'm wrong -- Ms. Favali has met
6 that first level, subject to the items which you
7 identified in your preliminary report. Then she goes
8 to zoning and finalizes the design of the property, and
9 she needs to then correct those items which you
10 highlighted?
11 A. Yes. I mean, in whatever order. But yes,
12 when we issue the preliminary inspection report, that
13 does not in any way say that we approve completely of
14 the project. It simply says, at this point, you're at
15 a good point to move forward. Here are the items that
16 we need to take in consideration. And we provide
17 instructions for the applicant to go to the Department
18 of Permitting Services and apply for the ADU permit and
19 any associated permits.
20 And then, once they get those closed out or
21 final, then they come back to us for one last
22 inspection to make sure everything on that preliminary
23 inspection report is in compliance.
24 Q. Got it. Okay. Thank you.
25 A. Yes, sir.

92

1 MR. FRIEDMAN: No further questions.
2 THE COURT: Mr. Goitein?
3 MR. GOITEIN: Thank you.
4 CROSS-EXAMINATION
5 BY MR. GOITEIN:
6 Q. Good morning, still, Mr. Johnson.
7 A. Yes, sir. Good morning.
8 Q. Two questions. First, are you aware that
9 under section 2926 of the county code that this hearing
10 is being conducted under, that the hearing is to
11 consider on-street parking -- the availability of
12 on-street parking?
13 A. No, I'm really not aware of that.
14 Q. Okay.
15 A. Yeah. We made our assessment that there's
16 plenty of parking. And then that's the filter that we
17 use to ensure that we're ready to move to the next step
18 and there was plenty of on-street parking. So, no, I
19 don't -- I am not prepared to testify to the current
20 conditions of on-street parking.
21 Q. Okay. And none of your testimony today had
22 anything to do with the on-street parking, right?
23 A. That's -- well, other than I'm not -- yeah.
24 That I'm not able to make the assessment. Yes, sir.
25 Q. Okay. And then you were the -- you were

Transcript of Hearing
Conducted on December 19, 2025

93

1 the -- I don't want to misrepresent your role here and
2 your title. But you were the housing code inspector
3 who participated in the same process during Ms.
4 Favali's last application, right?
5 **A. That's correct.**
6 Q. Okay. And, during her last application, she
7 represented to you that the property was her primary
8 residence, right?
9 **A. That's correct.**
10 Q. And she made that same representation during
11 this application process, right?
12 **A. That's correct.**
13 Q. And you relied upon those representations as
14 you issued your letter dated October 6, 2025, right?
15 **A. I do. But, essentially, once it clears**
16 **licensing, unless we see any glaring issues, we accept**
17 **that that's their primary residence. You know, they've**
18 **provided the documentation. Their driver's license.**
19 **You know, if there's no glaring issues, it's already**
20 **been accepted as fact that that's their primary**
21 **residence.**
22 **If we show up and see facts that are**
23 **completely different, you know, we may need to inquire**
24 **and take a step back to find out if the initial facts**
25 **were misrepresented.**

94

1 Q. Okay. And you didn't make any further
2 inquiry as to that issue in either application, the '24
3 and the '25 application, right?
4 **A. That's correct.**
5 Q. Thank you.
6 MR. GOITEIN: No further questions.
7 THE WITNESS: Thank you.
8 MR. FRIEDMAN: No redirect.
9 THE COURT: Mr. Freidman, any questions?
10 MS. BENNET: I have questions.
11 CROSS-EXAMINATION
12 BY MS. BENNET:
13 Q. My question is, Mr. Johnson, are going to
14 address the parking issue.
15 How are you today?
16 **A. Hi there.**
17 Q. You're probably getting tired.
18 You testified just recently here that there
19 was plenty of parking for what was being proposed. And
20 you mentioned a circular driveway.
21 And I think you probably were paying
22 attention and heard that Ms. Favali may have up to
23 three vehicles and a trailer. And that she also has up
24 to five tenants that could live in the home. And then
25 you add the ADU, which will have two new parking

95

1 spaces.
2 So, in your opinion, is there enough parking
3 on property to accommodate the vehicles that may be
4 with the tenants and also her three vehicles and a
5 trailer?
6 **A. Well, again, I didn't make an assessment**
7 **necessarily on my opinion. And I think that's**
8 **important because, essentially, we're provided the**
9 **methods to measure and we're provided the square**
10 **footage that's required. We're not making a**
11 **determination based off opinion.**
12 **I checked the measurement of the driveway,**
13 **and it's approximately 1,500 square feet. And she's**
14 **well over the requirement of 480 -- 480. It's not**
15 **really an opinion issue at that point. I can check a**
16 **box saying that the parking meets the -- or, in this**
17 **case, exceeds. But meets the requirements -- the**
18 **minimum parking requirements. So I really don't have**
19 **an opinion on that, necessarily.**
20 Q. Okay. Thank you.
21 **A. Sorry.**
22 Q. That's okay. My follow-up question, then,
23 has to do with the number of tenants in the home that
24 she rents. You were there observing and she does have
25 tenants that are renting rooms in her house?

96

1 **A. That's correct. That's my recollection, yes.**
2 Q. And the tenants have vehicles? Did you see
3 vehicles when you were there?
4 **A. I did see vehicles there. Again, I'm not in**
5 **a position to make an assessment as to whose vehicles**
6 **belong to whom. But I presume, since there's tenants**
7 **there then, you know, that there are likely vehicles**
8 **there that the tenants have. But I don't know that**
9 **specifically.**
10 Q. Well, let me ask you this question: With
11 five tenants and Ms. Favali and her three vehicles and
12 a trailer, moving cars around to get in and out and
13 picking up space --
14 MR. FRIEDMAN: Objection, objection.
15 Questions assuming facts, not in evidence.
16 MS. BENNET: I'm just asking -- I'm asking a
17 question.
18 THE COURT: Just a second.
19 There's an objection on the table. Someone
20 just testified that the neighbor in Hyattsville, that
21 was a neighbor, just testified that she had multiple
22 vehicles.
23 MR. FRIEDMAN: But there is no testimony that
24 those vehicles are all parked at Oldchester, which is
25 the crux of Ms. Bennet's question. In fact, the

Transcript of Hearing
Conducted on December 19, 2025

97
1 evidence is just the opposite, that they're parked in
2 Hyattsville.
3 THE COURT: Okay. I'm going to let it in and
4 give it the way it deserves. Please answer if you can,
5 Mr. Johnson.
6 **A. Again, I don't know if those number -- if I'm**
7 **in any position to say whether those vehicles would be**
8 **an issue or not. I just -- it's not something I**
9 **measured for. It's not something that I consider. It**
10 **would be difficult for me to even provide some opinion,**
11 **not knowing which vehicles are used more frequently,**
12 **which just stay there. Where and what position they**
13 **are on the driveway or the turnaround or, perhaps, on**
14 **the street. So just -- sorry. I'm not able to address**
15 **that.**
16 Q. (By Ms. Bennet) Okay. Thank you.
17 MS. BENNET: How do we want to -- I would
18 like to show him one of the exhibits that is in the
19 record.
20 THE COURT: Which one?
21 MS. BENNET: It's photos attached to my
22 objection.
23 THE COURT: Just a second. Is it Exhibit 7
24 parking pictures?
25 MS. BENNET: No, it's the one -- I actually

98
1 attached the pictures. Let me see. It's the one
2 that's -- it's the pictures that were attached to my
3 actual objection.
4 So, if you could, go to my objection, which I
5 think is one of the first exhibits in the -- I don't
6 have the screen in front of me showing the exhibits.
7 THE COURT: And it's a photograph?
8 MS. BENNET: Yeah, I included photographs
9 with my objection.
10 THE COURT: Hold on.
11 All I have -- let me share this. Are you
12 seeing this? This is Exhibit 7.
13 MS. BENNET: Yeah, that's it.
14 Q. (By Ms. Bennet) So, Mr. Johnson, have you --
15 this is -- yeah. This pad or area that -- Ms. Favali
16 hasn't testified to this yet, but I can testify -- and
17 I'm not testifying right now, but I'll just lay the
18 groundwork here.
19 Does this look new to you from the last time
20 you visited her house?
21 **A. It does, yes.**
22 Q. Okay. And do you see the pavers in the
23 background?
24 **A. I do.**
25 Q. And this is the circular driveway that's in

99
1 front of her house that is going to have to have
2 parking on it with five tenants and potentially her
3 three vehicles and a trailer?
4 **A. Well, I don't know what we're -- are you**
5 **referring to the stone surfaces?**
6 Q. There's some crushed gravel that's been
7 added; is that correct?
8 **A. Yeah. I'm not familiar with this gravel pad,**
9 **other than I reviewed those photos this morning in**
10 **preparation for this hearing. The last time I was out**
11 **at the property, that did not exist. The pavers may**
12 **have been in the area. I don't remember so many. But**
13 **the pavers may have been out in the area.**
14 **However, this entire area, save for maybe**
15 **several old pavers near the tree, did not exist. It**
16 **was dirt and vegetation.**
17 Q. Did you recall that there was a --
18 (Cross-talk.)
19 MR. FRIEDMAN: -- going to share this picture
20 with the rest of us?
21 THE COURT: I thought I was sharing it.
22 MS. BENNET: She is sharing it.
23 MR. FRIEDMAN: All I have is a bunch of
24 letters appearing and blinking on and off.
25 MR. GOITEIN: For what it's worth, I can see

100
1 it.
2 THE COURT: I can re-share it. I can stop
3 sharing.
4 MR. FRIEDMAN: Bear with me a minute. Maybe
5 I need to do something else. It may be my fault.
6 MS. BENNET: Mr. Friedman, these were the
7 pictures that were attached to my objection. So, if
8 you have the objection, you should have these pictures.
9 MR. FRIEDMAN: Okay. Well then, well then I
10 guess I have seen them. Although I don't have an
11 access to my --
12 THE COURT: Do you see them right now?
13 MR. FRIEDMAN: The only thing I see right now
14 is the objection. The DHCA decision. Well, that's not
15 from you. Bear with me a second, please. Let me try
16 to figure this out.
17 THE COURT: Mr. Goitein, are you seeing the
18 photos? You're on mute.
19 MR. GOITEIN: Yes, I can. Sorry. That was me
20 before when I said, For what it's worth, I can see
21 them.
22 THE COURT: Okay. I just reloaded them.
23 That's why I asked.
24 MR. FRIEDMAN: All right. I don't know why I
25 don't have them, but I'm just -- I've lost -- I've lost

Transcript of Hearing
Conducted on December 19, 2025

101

1 everything.
2 THE COURT: Now, you can go separately to
3 OZA's website to the public access link and go to ADO
4 2601. And, once you click on that, you'll see Exhibit
5 7. I'd like you to have the photos.
6 MR. FRIEDMAN: Yeah.
7 THE COURT: In the meantime, may I ask a
8 question of Mr. Johnson?
9 MS. BENNET: Yeah. I hope it's the question
10 I was going to ask him, but go ahead.
11 THE COURT: Oh, no, you finish. I thought
12 you'd finished.
13 MS. BENNET: No, no, I'm asking him
14 questions. I am asking if he recognizes this. I
15 believe his testimony is, No, I have not seen this.
16 And I wanted to ask him if he recalled that there was a
17 bench right next to that tree with a couple of
18 flagstones.
19 Q. (By Ms. Bennet) Is that what you recall?
20 **A. You know, I know there were some flagstones.**
21 **I believe there was a bench. I have photographs of it**
22 **in the condition that I found it on the day of my last**
23 **inspection for the preliminary inspection. And --**
24 Q. Can I ask you --
25 **A. Sure.**

102

1 Q. Again -- I'm sorry. Go ahead and finish.
2 MS. BENNET: I would just ask if those could
3 be made part of the record, those photographs, Your
4 Honor, if you would, at the end of this, allow us to
5 accept those into the record.
6 THE COURT: Well, we have to be able to see
7 them because I have to allow objections.
8 So, Mr. Johnson, I guess, can you email them
9 to me?
10 THE WITNESS: Okay. We'll --
11 THE COURT: Are they digital?
12 THE WITNESS: Yes, yes, they are digital.
13 THE COURT: Well, what I'd like you to do is
14 email them. My, unfortunately, long name is -- my
15 county email is l-y-n-n --
16 THE WITNESS: L-y-n-n --
17 THE COURT: -- dot r-o-b-e-s-o-n and then
18 h-a-n --
19 THE WITNESS: I'm sorry. Sent it and I hope
20 you don't mind. I didn't put a subject line on there,
21 just for the interest of expediency.
22 THE COURT: That's okay. Let me see if I can
23 get them posted.
24 THE WITNESS: Okay. It's just one, and it
25 just documents that area at the time of my inspection

103

1 on October 6th.
2 Q. (By Ms. Bennet) And my next question for
3 you, Mr. Johnson, is in your report, your October 6th
4 report -- I just don't know what the terminology means,
5 so I'm asking you this question -- on the setbacks,
6 does building a new parking pad, or, in the
7 alternative, a patio the size that this is, does that
8 have any impact on parking issues?
9 **A. That parking pad is totally unexpected. For**
10 **someone to create a pad that enters the public**
11 **right-of-way would require permits, and they would have**
12 **to go through the Department of Permitting Services.**
13 I will say this: During that inspection on
14 October 6th, it was brought to my attention by the
15 applicant that there was a small patio with several
16 pavers in the area of that bench. She expressed an
17 interest in replacing the old pavers with new pavers in
18 that area and asked if she had to seek permits out.
19 And I said, If it's replaced with like
20 materials and it's already approved and you're just
21 replacing this patio, that should not be a concern.
22 DPS has the last word. But that should not be a
23 concern.
24 It was not brought to my attention that we
25 were going to be creating an additional parking area

104

1 that entered the public right-of-way and would be for
2 parking off street there.
3 So that was not part of my assessment at the
4 time. I am aware of it today in preparation for this
5 hearing and reviewing your photo, so thank you.
6 Q. Okay. Thank you. And, Mr. Johnson, when you
7 say "right-of-way," could you explain what that means
8 with respect to the properties along Oldchester Road.
9 How big is the right-of-way from the street?
10 **A. I don't know. I don't know. You know,**
11 **typically, it's not my area of expertise. However,**
12 **there is given, on any given property off of public**
13 **road, there's a certain amount of area that's provided**
14 **from the curb line back.**
15 **It's easier typically, to make the assessment**
16 **when there's a sidewalk. You can kind of step it off a**
17 **little bit but, you know, I would think somewhere in**
18 **the area.**
19 **And, again, I don't know. It's not my area**
20 **of expertise. You can go to mapping, and I'm sure it's**
21 **written up in zoning somewhere what it actually is, but**
22 **somewhere 8 to 12 feet or somewhere in that. But**
23 **anything that then -- I mean, essentially it's an**
24 **additional driveway, and you can't just put an**
25 **additional point of entry into a public right-of-way**

105

1 without a right-of-way permit and going through the
2 Department of Permitting Services. And it appears
3 that's what's been done in this case.
4 Q. And, with doing something like this, if you
5 got the proper approvals, impact where you can build an
6 ADU and the amount of space the ADU takes up, does it
7 get into the totality of the calculations related to
8 any of that when you take up more real estate with a
9 parking pad?
10 A. No. Our decision on parking is really kind
11 of a binary decision. It's yes or no. Does it meet the
12 requirement? And if it does, we check that box. We
13 don't make an assessment.
14 You know, we don't subtract the amount of
15 provided parking from the overall square footage of the
16 lot. It's simply the square footage of the lot,
17 whether it's small, a little bit of parking, or a lot
18 of parking.
19 The real issue here is that there's
20 additional parking that's been created. It appears to
21 have been created, possibly -- I haven't reviewed the
22 documents with DPS, but possibly without permits from
23 the Department of Permitting Services. And, again,
24 that would require -- my understanding is it requires a
25 public right-of-way permit to add that additional

106

1 parking feature, or to even build out onto that public
2 right-of-way.
3 So, for instance, if someone wanted to put a
4 tree up along the public right-of-way, there's a
5 process for that. You can't just go put a tree in on
6 the public right-of-way along that -- Oldchester.
7 Q. Right. Okay. Thank you.
8 I have one more question, and this has to do
9 with section or number three on your report where it
10 talks about the requirements that must be made for the
11 ADU license to be approved.
12 Number three says -- and this is in the
13 exhibit that's part of the record. I think it's the
14 director's report. I don't know if you want to share
15 this or not, but it's number three.
16 And in the director's report, it says the ADU
17 must be subordinate to the principal dwelling, whether
18 attached or detached, and shall be the only additional
19 living unit or residential use space on a lot or
20 parcel.
21 And then the question that I have -- it says
22 no other tenants, Airbnbs, or short-term residential
23 rentals are permitted. So does that, in your opinion,
24 mean that if the ADU is built and Ms. Favali is living
25 in the ADU, that she would not be allowed to rent the

107

1 primary house on the property?
2 A. Let me take a step back from that. If the
3 question is can an applicant for an accessory dwelling
4 unit live in the accessory dwelling unit and rent out
5 the primary dwelling, the answer is yes.
6 Q. Okay. So what does that mean, no other
7 tenants, Airbnbs, or short-term residential rentals are
8 permitted, in your report?
9 A. Well -- and this is my understanding. And
10 this is among the first cases I've received where
11 there's an intention, or at least pre-existing
12 roommates in a home that were trying to get an ADU
13 approved on.
14 So, in -- you know, in processing this, I've
15 sought counsel from our licensing section. And my
16 understanding is -- because they make the determination
17 on this -- is that the roommates are permitted with an
18 accessory dwelling unit, provided they meet all the
19 other requirements that roommates would. And it
20 does -- there could be no short-term rentals, again,
21 like Airbnbs. That sort of thing. But long-term
22 roomers, I don't have any information. No information
23 has been provided to me that that is not permitted.
24 And, in fact, everything I see indicates it is
25 permitted.

108

1 So the language that's written in that
2 preliminary inspection report, I just don't know if
3 it's specific enough and doesn't reflect maybe the
4 specificity that's found in the actual code.
5 Q. Okay. Thank you.
6 MS. BENNET: No further questions.
7 MR. FRIEDMAN: One question on redirect, if I
8 may.
9 THE COURT: Let me ask a question, and then
10 you can follow up.
11 MR. FRIEDMAN: Yes, ma'am.
12 THE COURT: Mr. Johnson, I was hearing
13 examiner for OZA for 13 years. And it's my
14 recollection that, when you determine adequacy of
15 parking, you just look at the square footage; is that
16 correct?
17 THE WITNESS: That's correct, yes.
18 THE COURT: Okay. Now, I wanted to show you,
19 if I can, in Exhibit 7, the parking picture -- is that
20 driveway single lane? Because I'm looking at -- are
21 you seeing my screen?
22 THE WITNESS: Yes, yes, ma'am.
23 THE COURT: It looks to me like down in the
24 lower right corner, it's single lane.
25 THE WITNESS: Yes, I believe there's --

Transcript of Hearing
Conducted on December 19, 2025

<p>109</p> <p>1 essentially, when I inspected it, my recollection is 2 that there's two driveways. Or one way to think about 3 it would be that there's two driveways. 4 There's a horseshoe driveway in front of the 5 dwelling, and to the right side of the dwelling, to the 6 right side of the property line, there's a driveway 7 that runs back to the rear of the property. 8 THE COURT: And that's also tandem, correct? 9 THE WITNESS: I'm sorry? 10 THE COURT: That's also tandem parking? 11 THE WITNESS: Yeah. I believe it's all 12 single-width vehicle parking. 13 THE COURT: Single-width. 14 THE WITNESS: I don't recall. And I could 15 certainly review some of the notes and other things I 16 have, but my recollection is that -- 17 THE COURT: I looked, and it didn't show -- 18 the ADU drawing didn't show -- I'll get that. It 19 didn't show -- 20 THE WITNESS: The horseshoe. 21 THE COURT: The horseshoe, yeah. 22 You measured the horseshoe, right? 23 THE WITNESS: I apologize. I didn't hear 24 that. 25 THE COURT: You measured the horseshoe,</p>	<p>111</p> <p>1 their residential property on occasion? 2 A. There are laws that prohibit work vehicles 3 and the number of vehicles and that sort of thing. But 4 I did not see any. I had no reason to -- you know, the 5 conditions I found, certainly, I didn't have any reason 6 to think that there were any laws being violated or 7 rules or, you know. 8 Q. All right. Thank you. 9 A. Yes, sir. 10 THE COURT: Okay. With that, Mr. Johnson, 11 you can take a big sigh. 12 THE WITNESS: Thank you. 13 THE COURT: And, exit the hot seat. You're 14 welcome to stay in the hearing if you wish. 15 THE WITNESS: Yes, ma'am. 16 THE COURT: And, we will move on. Well, it's 17 11:46. So how long -- Mr. Friedman, how long do you 18 think Ms. Favali is going to take? 19 MR. FRIEDMAN: Well, Ms. Favali is going to 20 take a while, but Rose Nantongo and Kathy O'Brien will 21 each take just a few minutes. 22 THE COURT: Well, let's get them in and then 23 we'll go to lunch. What we may want to do -- and I 24 hesitate saying this. But what we may want to do is 25 think about an extra -- if we can't get through Ms.</p>
<p>110</p> <p>1 correct? 2 THE WITNESS: Yes, ma'am, yes. That was part 3 of our consideration for parking, yes. 4 THE COURT: Okay. But, as far as you know, 5 it's single, single width? 6 THE WITNESS: That's correct. 7 THE COURT: Thank you. 8 Mr. Friedman, do you have any follow-up? 9 Redirect? 10 MR. FRIEDMAN: Yeah. Just one quick 11 question. 12 REDIRECT EXAMINATION 13 BY MR. FRIEDMAN: 14 Q. Mr. Johnson, you said you visited the 15 property several times. Have you ever seen a truck and 16 trailer parked there on those occasions? 17 A. I believe so. I do definitely recall seeing a 18 trailer there. In fact, I had a conversation with the 19 applicant regarding the trailer, and there were other 20 vehicles. Because, typically, when I've inspected, 21 she's had a handyman or someone that would assist in 22 repairs of the home there as well, and he may have had 23 a vehicle on site. 24 Q. Okay. And are you aware of any law that 25 prohibits somebody from bringing a work vehicle to</p>	<p>112</p> <p>1 Favali with all the questions. We will try. 2 We will try at this point. But, while you're 3 at lunch, you may think about possible dates if we 4 can't get through Ms. Favali in a timely manner. 5 MR. GOITEIN: Is there a -- is there a time 6 this afternoon by which the hearing must conclude? 7 THE COURT: 5:00. 8 MR. GOITEIN: Oh, okay. What -- I hope we 9 can get through by then. 10 THE COURT: So do I. But I have been through 11 these. I have some experience with -- 12 Anyway, how many witnesses? I see a lot of 13 people from the neighborhood that are allowed to 14 testify if they wish beyond your -- in this matter, so 15 -- because it is a public hearing. 16 So that's what is making me say that. If you 17 want to coordinate testimony over lunch to try to get 18 it through, you know, we can do that, okay? 19 MR. GOITEIN: I think we'll be pretty 20 efficient. 21 THE COURT: That would be great. 22 Okay. Mr. Friedman, who's your next witness? 23 MR. FRIEDMAN: Well, let me ask. Ms. 24 Nantongo and Ms. O'Brien, is either one of you in a big 25 hurry?</p>

Transcript of Hearing
Conducted on December 19, 2025

<p>113</p> <p>1 MS. NANTONGO: Yes, I'm here. 2 MR. FRIEDMAN: I said, are you in a hurry, or 3 can you -- or should I -- 4 MS. NANTONGO: How long will it take? 5 MR. FRIEDMAN: 10 to 15 minutes, max. 6 MS. PARK: I'd like to hop back in the space 7 I had, please, if that's permissible. 8 THE COURT: Who's this? Oh, Ms. Park. 9 MS. PARK: Right. Because it's good -- the 10 internet is -- 11 THE COURT: We're going to take you right now 12 so you can get to the slopes. 13 MR. FRIEDMAN: All right. I'm sorry. Ms. 14 Nantongo, you're going to have to hold on. 15 THE COURT: If that's okay with you, Mr. 16 Friedman. 17 MR. FRIEDMAN: All right. Ms. Nantongo, I 18 think I have to take Ms. Park first. We'll make it -- 19 I'll make it as quick as I can. 20 The applicant calls Nancie Park. 21 THE COURT: Ms. Park, please raise your right 22 hand. 23 NANCIE PARK, 24 having first been sworn, testified as follows: 25 THE COURT: Please state your name, address,</p>	<p>115</p> <p>1 Q. Actually, it's 7709. 2 A. Oh. I'm dyslexic. Sorry. 3 Q. And how many times have you been there, if 4 you can guesstimate for me? 5 A. Probably 20, 25. 6 Q. And has it always appeared to you that that's 7 her primary residence? 8 A. That's her primary residence, right. She 9 gets her bills there. She gets her -- she's living 10 there. There's furniture there. Etcetera. And she 11 does not answer her phone at her old number, which was 12 in her house. Never, never. 13 THE COURT: I'm confused. 14 Okay. I just got an email. Our staff has 15 posted the pictures Mr. Johnson sent on the website, so 16 you should have a copy. 17 I'm sorry. She gets her bills -- how do you 18 know she gets her bills there? 19 THE WITNESS: At her other place where she 20 has a whole stack of mail. I go to DC twice a year, 21 and I stay with her, you know, on again for three to 22 ten days. 23 THE COURT: Okay. Keep going. 24 Q. (By Mr. Friedman) So you've slept at the 25 Oldchester Road house?</p>
<p>114</p> <p>1 and email address for the record. 2 THE WITNESS: My name is Dr. Nancie Park. I 3 live at 7 Forest -- like the woods, Forest -- Circle, 4 Eggertown, Massachusetts 02539. My email is 5 nancierpark@gmail.com. 6 THE COURT: Okay. Is it nancie.park or just 7 nancierpark? 8 THE WITNESS: Nancie -- just straight through 9 n-a-n-c-i-e Park p-a-r-k. I got on early. Yeah. 10 THE COURT: Okay. Go ahead, Mr. Friedman. 11 MR. FRIEDMAN: Okay. 12 DIRECT EXAMINATION 13 BY MR. FRIEDMAN: 14 Q. Ms. Park, how do you know Flavia Favali? 15 A. I know Flavia through the SOS Sailing Club, 16 which has 1,300 members. 17 Q. And how long have you known her? 18 A. I've known her for three or four years. 19 Q. Okay. And do you consider yourself friends? 20 A. Yes. We're very close friends. 21 Q. And have you visited her at her home? 22 A. Yes, I have. 23 Q. Where is that home? 24 A. Her home is in Bethesda, Maryland. It's on 25 7904 Oldchester Road, Bethesda, Maryland.</p>	<p>116</p> <p>1 A. Yes. Several different times. 2 Q. And she's always slept there too? 3 A. Yeah. One time, she gave up her bed for me, 4 you know, as a guest. 5 Q. Well, and when she gave up the bed to you, 6 where did she sleep? 7 A. She slept in another room. 8 Q. In the same house? 9 A. Yes. 10 Q. Okay. Do you have any other -- any reason to 11 think she has another primary residence? 12 A. No. 13 Q. Okay. 14 MR. FRIEDMAN: No further questions. 15 THE COURT: Mr. Goitein? 16 CROSS-EXAMINATION 17 BY MR. GOITEIN: 18 Q. Good morning, Ms. Park. You just mentioned 19 something about her old house. Where's her old house? 20 A. It's on Kennedy Street in Hyattsville. 21 Q. Okay. 22 A. 4222. 23 Q. All right. And you said you've known -- have 24 you ever stayed at that house with her? 25 A. Yes.</p>

Transcript of Hearing
Conducted on December 19, 2025

117

1 Q. When was that?

2 **A. That was between -- in the year, primarily,**

3 **2022 -- early 20 -- around that time. She had a severe**

4 **injury. Her collarbone. Her foot. And she needed**

5 **somebody to take care of her.**

6 **So I drove down from Martha's Vineyard to be**

7 **her caretaker, take her to the doctor's. I was at the**

8 **doctor's office when she got the approval to get the**

9 **dwelling done in the back of her house. I was there**

10 **during that conference.**

11 Q. Okay. So she was living -- was she living at

12 the Kennedy Street place when you visited her in 2022?

13 **A. In 2022, yes.**

14 Q. Okay. And you believe that was her primary

15 residence then in 2022, the Kennedy Street?

16 **A. No. She also had -- she has multiple houses.**

17 **The ones she was living in were the one on Chesterfield**

18 **and Kennedy.**

19 Q. Okay. Ms. Park, you said you visit DC twice

20 a year, right?

21 **A. Right.**

22 Q. And has that been the case for the entire

23 time that you've been friends with Ms. Favali for the

24 past three or four years?

25 **A. Well, one year, I came down extra to bury my**

118

1 **cousin's husband. And then you had to come down --**

2 **they're backed up at Arlington. So I had to come down**

3 **again for that. So I came down two extra times that**

4 **year.**

5 Q. I'm trying to understand. You said that

6 you've been here 20 -- that you've been to her

7 Oldchester house 20 to 25 times. But you said you

8 visit two or three -- twice a year. And you've known

9 her three or four years. So help me out there with the

10 math.

11 **A. Well, you go over. You go to the dentist.**

12 **You come back. You go to the dermatologist. You come**

13 **back. You go to the neurologist. You come back. You**

14 **go to the grocery store.**

15 **I live on an island. There's very little**

16 **provisions. I have to go on provision for six months**

17 **when I get in off the island. So there are a lot of**

18 **errands that I run. I only may come twice a year, but**

19 **I may come and go many times during those periods.**

20 Q. Okay. So if you were visiting her -- let's

21 just say you were visiting her the weekend of September

22 10th. And, during that weekend, you stayed with her

23 two nights, and you made three trips to the grocery

24 store, you would consider that to be visiting her

25 house, what, six times?

119

1 **A. Yeah, three times. Yeah, count each come.**

2 **You said coming and going, so that's what I counted it**

3 **up.**

4 Q. All right. So would it be fair to say that

5 you've visited her -- you've made about two trips to

6 her house each year for the past three or four years,

7 right?

8 **A. No. I make two trips per year. Two or more**

9 **per year.**

10 Q. All right. I think we understand. All

11 right. So then, getting back to the issue of where she

12 lives, in 2022, you stayed with her at Kennedy Street,

13 right?

14 **A. In 2022, I moved. So you asked me when I met**

15 **her. That was when I -- we became friends.**

16 Q. All right. So when are you contending she

17 moved to Oldchester?

18 **A. I don't know the exact date.**

19 Q. But do you know what year it was?

20 **A. I didn't say she moved. She -- you know, she**

21 **was going back and forth between the two. I don't know**

22 **what date she permanently moved to the other house.**

23 **You'd have to ask somebody else though. I'm not going**

24 **to -- I'm not going to make up a date.**

25 Q. All right. Thank you.

120

1 MR. GOITEIN: No further questions.

2 THE COURT: Miss Bennet?

3 MS. BENNET: Yes. Just one quick question.

4 CROSS-EXAMINATION

5 BY MS. BENNET:

6 Q. You mentioned SOS. Can you tell me what that

7 stands for.

8 **A. It's Singles on Sailboats. They used to have**

9 **around 1,300 members. And we go sailing on the**

10 **Chesapeake Bay. We go on extended cruises. We go on**

11 **trips together. There's special events. Lunches.**

12 **Brunches. Fireside chats. Thanksgiving dinners.**

13 **Christmas holiday events. The lighting of the fleet**

14 **for the Annapolis light show. Those type activities.**

15 **Safety. Spring training.**

16 Q. And is Miss Favali -- is she pretty active in

17 SOS?

18 **A. Yes. She's an active participant hosting**

19 **activities.**

20 Q. And on the sailing trips. When was the last

21 time you know that she went on a sailing trip?

22 **A. Well, we went to the San Juan Islands**

23 **together for seven to ten days a year ago.**

24 Q. And on these sailboat trips, is it -- you

25 know, having all the injuries that she has with her

Transcript of Hearing
Conducted on December 19, 2025

121

1 legs that we heard about, is it difficult for her to do
2 the sailing?
3 **A. She does modified activities that will**
4 **accommodate her disabilities.**
5 Q. But she went on a sailboat trip through the
6 San Juan Islands for -- what did you say? Seven to ten
7 days?
8 **A. Right.**
9 Q. And that was a year ago?
10 **A. I'd have to go get my calendar if you want**
11 **the exact date.**
12 Q. But in 20 -- are you saying 2025 or 2024?
13 **A. '24.**
14 Q. '24. Okay.
15 MS. BENNET: No further questions. Thank
16 you.
17 MR. FRIEDMAN: No redirect.
18 MS. BENNET: Enjoy the slopes.
19 THE WITNESS: Pardon?
20 MS. BENNET: I said enjoy the slopes.
21 THE WITNESS: I hope so. It's been really
22 great.
23 THE COURT: Any redirect, Mr. Friedman?
24 MR. FRIEDMAN: No.
25 THE COURT: Okay. You can go to the slopes,

122

1 Ms. Park. Thank you for your testimony.
2 THE WITNESS: Thank you. Thank you so much.
3 I appreciate it. It was very kind of you.
4 THE COURT: Thank you.
5 THE WITNESS: Bye-bye.
6 THE COURT: Bye.
7 MR. FRIEDMAN: Okay. Calling Rose Nantongo.
8 THE COURT: Okay. I'm coming. Just make
9 sure I've got you.
10 THE WITNESS: I'm here.
11 THE COURT: Okay. Please raise your right
12 hand.
13 ROSE NANTONGO,
14 having first been sworn, testified as follows:
15 THE COURT: Would you please state your name
16 and address and email address for the record.
17 THE WITNESS: My name is Rose Tudio Nantongo.
18 And my phone number is -- no, sorry. My address is
19 7709 Oldchester Road, Bethesda, MD, and the ZIP code is
20 20817. My email address --
21 THE COURT: Go ahead.
22 THE WITNESS: My email address is
23 rosenantongo326@gmail.com.
24 THE COURT: Okay, Mr. Friedman.
25 DIRECT EXAMINATION

123

1 BY MR. FRIEDMAN:
2 Q. Ms. Nantango, how long have you lived at 7709
3 Oldchester?
4 **A. Almost going to seven months.**
5 Q. Okay. And the other people who live there,
6 have they been there longer or shorter than you?
7 **A. I found them there. I don't know when they**
8 **moved in.**
9 Q. Okay. But they were there before you?
10 **A. Yes.**
11 Q. Okay. And you've all lived there continually
12 since that time; is that correct?
13 **A. Could you repeat that?**
14 Q. You've all lived there continually since you
15 moved in; is that correct?
16 **A. Yes, sir.**
17 Q. Okay. So does Ms. Favali have any short-term
18 rentals, people who come for just a day or two or three
19 or a week?
20 **A. No.**
21 Q. And you were introduced to her by the
22 Montgomery County Housing Partnership; is that correct?
23 **A. Yes, I went to the Montgomery County.**
24 Q. Okay. And does she regularly park a truck
25 and a trailer at that house?

124

1 **A. I don't see any truck. The truck that comes**
2 **there comes to do the renovations.**
3 Q. Is that her truck or somebody else's?
4 **A. Somebody else's.**
5 Q. Okay.
6 **A. I see them coming. Like, three or four**
7 **people. The last time I saw them, two were on top of**
8 **the roof, and two were cleaning down. Because I don't**
9 **talk to anybody there. I just went. I saw them high**
10 **and left.**
11 Q. Okay. And does Flavia Favali live at that
12 Oldchester Road house?
13 **A. Yes.**
14 Q. And she sleeps there?
15 **A. She sleeps there.**
16 Q. Okay. She eats meals there?
17 **A. In the morning -- sorry. In the morning, she**
18 **makes coffee for everybody and puts it in the kitchen.**
19 **And, before I go to work, I pour mine and leave.**
20 Q. Okay. Does she eat her meals there?
21 **A. Sorry?**
22 Q. Does she eat meals there?
23 **A. Does she live there?**
24 Q. No. Does she eat there?
25 **A. Yes.**

Transcript of Hearing
Conducted on December 19, 2025

125

1 Q. Does she do her laundry there?
2 **A. Yes.**
3 Q. Okay.
4 MR. FRIEDMAN: No further questions of this
5 witness.
6 THE COURT: Mr. Goitein?
7 MR. GOITEIN: Thank you.
8 CROSS-EXAMINATION
9 BY MR. GOITEIN:
10 Q. Ms. Nantongo, tell me the date that you moved
11 into the building.
12 **A. I moved in the end of June.**
13 Q. Of this year?
14 **A. Yes, sir.**
15 Q. And is it your contention that Ms. Favali was
16 living in the property as her primary residence when
17 you moved in?
18 **A. Yes. She's always there.**
19 Q. Okay. Do you have any idea how long she's
20 lived there?
21 **A. I saw that's her house. I found her there.**
22 Q. So you think she's always lived there?
23 **A. Yes. Since I moved, I see her there.**
24 Q. Okay. But she didn't, like, move into the
25 property at any time you were living there, did she?

126

1 **A. Could you repeat that, sir?**
2 Q. She didn't -- during the time that you've
3 lived there, you didn't see her move into the property,
4 right?
5 **A. No. Because I found her already there. So**
6 **things that have happened before I moved, I don't know.**
7 Q. All right. Thank you. I don't have any more
8 questions for you.
9 **A. Thank you, sir.**
10 THE COURT: Ms. Bennet?
11 CROSS-EXAMINATION
12 BY MS. BENNET:
13 Q. Ms. Nantongo, hi. I'm Carri Bennet. I live
14 down the street from the house. Do you have a car?
15 **A. I have a car, yes.**
16 Q. What kind of car do you have?
17 **A. It's a Nissan Rogue.**
18 Q. What color is it?
19 **A. It's gray.**
20 Q. Gray. And does it have Maryland license
21 plates?
22 **A. Sure.**
23 Q. Okay. And do you have a lot of people come
24 and visit you -- family, friends -- come to the house
25 and visit you?

127

1 **A. No.**
2 Q. No? Okay. Thank you.
3 MS. BENNET: No further questions.
4 **A. The only people who came, I think twice, are**
5 **people from my church. They wanted to know where I**
6 **live. And they are connected to Montgomery County.**
7 **They introduced me to them, so they wanted to come and**
8 **see the place I live.**
9 THE COURT: Okay. Mr. Friedman, any
10 follow-up questions?
11 MR. FRIEDMAN: No redirect.
12 THE COURT: Okay. Ms. Nantongo, thank you
13 for testifying, and you can be excused.
14 Mr. Friedman, do you have another person that
15 you'd like to call?
16 MR. FRIEDMAN: Well, I have two more. I have
17 Kathy O'Brien, and I have Anand Jagessar. I don't know
18 if either of them is in a hurry and needs me to get
19 them on right away.
20 THE COURT: Well, let's get -- how long do
21 you think they'll be?
22 MR. FRIEDMAN: All of my witnesses are quick.
23 I mean, I'm trying my best to go through quickly as I
24 can.
25 THE COURT: Okay. Let's try and get them on

128

1 before lunch, and then we'll take lunch.
2 MR. FRIEDMAN: All right, Kathy O'Brien,
3 please.
4 THE COURT: Is it a K?
5 MR. FRIEDMAN: Yes.
6 THE COURT: Ms. O'Brien, can you turn your
7 camera on.
8 THE WITNESS: Yeah, it's on.
9 THE COURT: I see you. Please raise your
10 right hand.
11 KATHY O'BRIEN,
12 having first been sworn, testified as follows:
13 THE COURT: Please state your name, address,
14 and email address for the record.
15 THE WITNESS: My name is Kathy O'Brien. My
16 address is 324 Chimney Stone Court, Hagerstown,
17 Maryland, 21742. My email is kathyob29 -- sorry --
18 kathyob29@gmail.com.
19 THE COURT: Thank you. Go ahead, Mr.
20 Friedman.
21 DIRECT EXAMINATION
22 BY MR. FRIEDMAN:
23 Q. Ms. O'Brien, this is Greg Friedman. I'm Ms.
24 Favali's attorney. You and she have been friends for a
25 long time; isn't that correct?

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">129</p> <p>1 A. That's correct.</p> <p>2 Q. How long?</p> <p>3 A. 50 years.</p> <p>4 Q. You don't look that old.</p> <p>5 A. Thank you.</p> <p>6 Q. Okay. And how often do you see Ms. Favali?</p> <p>7 A. Not too often these days because I live</p> <p>8 pretty far out. We talk on a regular basis on the</p> <p>9 phone.</p> <p>10 Q. Okay. And, over the years have you visited</p> <p>11 her at her various homes?</p> <p>12 A. I have.</p> <p>13 Q. And do you know where she lives today?</p> <p>14 A. She lives at Oldchester Road, yes.</p> <p>15 Q. And do you have a recollection of how long</p> <p>16 it's been that Oldchester Road has been her primary</p> <p>17 residence?</p> <p>18 A. 2023 to the present. However, I visited her</p> <p>19 many times long before that there.</p> <p>20 Q. At Oldchester?</p> <p>21 A. Yes.</p> <p>22 Q. And during the last two years, since 2023,</p> <p>23 have you had occasion to visit her at Oldchester Road?</p> <p>24 A. I have.</p> <p>25 Q. Okay. And it appeared at those times it was</p>	<p style="text-align: right;">131</p> <p>1 based on wanting to get this ADU.</p> <p>2 Q. What do you think she did in 2023 to make it</p> <p>3 her primary residence then?</p> <p>4 A. I think you have to stay a certain number of</p> <p>5 days per year. You know, count the days per year.</p> <p>6 Q. Okay. And she told you that she stayed a</p> <p>7 certain number of years? Sorry. She told you she</p> <p>8 stayed a certain number of days in 2023 to make it her</p> <p>9 primary residence?</p> <p>10 A. Correct.</p> <p>11 Q. All right. You know how many days that was?</p> <p>12 A. It's half a year plus one day. And I'm not</p> <p>13 good with math, so I can't tell you exactly what that</p> <p>14 is.</p> <p>15 Q. All right. Well, I think I'm okay with math.</p> <p>16 So I'm going to say that's about 183 nights, right?</p> <p>17 That sound right?</p> <p>18 A. That sounds about right.</p> <p>19 Q. Okay. And you didn't actually see her</p> <p>20 staying at the property for 183 nights in 2023, right?</p> <p>21 A. No.</p> <p>22 Q. Okay. So your testimony today that she made</p> <p>23 it her primary residence in 2023 is based upon what she</p> <p>24 told you then, right?</p> <p>25 A. Yes.</p>
<p style="text-align: right;">130</p> <p>1 her primary residence?</p> <p>2 A. Yes, for sure.</p> <p>3 Q. Okay. Do you have anything you want to add?</p> <p>4 A. No, except that I have visited her there at</p> <p>5 Oldchester at least for 15 years, off and on. And I've</p> <p>6 stayed there a number of times as well.</p> <p>7 Q. Okay. And when you've stayed there, has she</p> <p>8 also slept in the house?</p> <p>9 A. Always.</p> <p>10 Q. Always.</p> <p>11 MR. FRIEDMAN: Okay. I have nothing further</p> <p>12 with this witness.</p> <p>13 THE COURT: Mr. Goitein?</p> <p>14 CROSS-EXAMINATION</p> <p>15 BY MR. GOITEIN:</p> <p>16 Q. Good afternoon, Ms. O'Brien. My name is Evan</p> <p>17 Goitein. I'm an attorney representing one of the</p> <p>18 parties in this case.</p> <p>19 So you've visited her at Oldchester for</p> <p>20 somewhere around 15 years; is that correct?</p> <p>21 A. Correct.</p> <p>22 Q. Okay. But you're testifying that she moved</p> <p>23 into Oldchester as her residence, her primary</p> <p>24 residence, in 2023?</p> <p>25 A. I think she officially did some kind of thing</p>	<p style="text-align: right;">132</p> <p>1 Q. Okay. So, in 2023, how many nights did you</p> <p>2 actually see her in that property?</p> <p>3 A. You know, seeing -- I'm guessing I was there</p> <p>4 at least once a year, each of those years, '23. '24.</p> <p>5 '25. That's a rough guess.</p> <p>6 Q. Okay. And when you stayed with her, you</p> <p>7 stayed with her for a couple nights?</p> <p>8 A. Usually just one night.</p> <p>9 Q. Okay. So you've seen her at the property</p> <p>10 approximately one day or one night in each of the last</p> <p>11 three years?</p> <p>12 A. That's staying over. I mean, I've also</p> <p>13 visited her there.</p> <p>14 Q. Okay. So how many days did you visit her</p> <p>15 there in this past year, 2025?</p> <p>16 A. I probably stayed there once -- stayed</p> <p>17 overnight once, and visited her once.</p> <p>18 Q. Okay. So two days, you saw her on the</p> <p>19 property?</p> <p>20 A. Yes.</p> <p>21 Q. Okay. And then what about 2024?</p> <p>22 A. Probably the same.</p> <p>23 Q. Okay. And, so, everything else that you know</p> <p>24 about her occupation of the property since 2023 comes</p> <p>25 from what she's told you, right?</p>

Transcript of Hearing
Conducted on December 19, 2025

<p>133</p> <p>1 A. Yes. 2 Q. And she told you that the reason why she was 3 making -- that she did something in 2023 was because 4 she wanted to get this approval for the ADU, right? 5 A. Yes. 6 Q. Okay. Thank you. 7 MR. GOITEIN: Nothing further. 8 THE COURT: Ms. Bennet? 9 MS. BENNET: No questions. Thank you. 10 THE COURT: Mr. Friedman? 11 MR. FRIEDMAN: No redirect. 12 THE COURT: Thank you, Ms. O'Brien. You may 13 be excused as a witness. 14 THE WITNESS: Okay. 15 THE COURT: You can stay on the meeting, but 16 you don't need to. 17 THE WITNESS: Okay. 18 THE COURT: Mr. Friedman, next witness? 19 MR. FRIEDMAN: Yes, Anand Jagessar. He shows 20 up as AJ on your screen. 21 THE COURT: Yeah, I've got him. But I don't 22 have that. Mr. Jagessar? I'm sorry if I said that 23 incorrectly. Can you turn your camera on, Mr. 24 Jagessar. 25 Mr. Jagessar?</p>	<p>135</p> <p>1 the hearing, but mute your mics because we don't want 2 to hear any of you talking. 3 MS. BENNET: You just muted yourself. 4 THE COURT: I was overly prepared. So. 5 Please mute your mics, and we will return at one 6 o'clock. Thank you. 7 (Recess from 12:15 p.m. to 12:59 p.m.) 8 THE COURT: Okay, we're back on the record. 9 It's 1 o'clock, as promised. We have Mr. -- How do you 10 say your name? 11 THE WITNESS: Anand Jagessar. 12 MR. GOITEIN: I'm sorry. I don't want to 13 interrupt, but it looks like not everyone is back. And 14 I would say, most notably, I don't see Carri Bennet on 15 here. And, since she's one of the objectors -- 16 THE COURT: Okay. Well, we'll take a moment. 17 MR. GOITEIN: Thanks. I also don't see -- 18 THE COURT: It looks like -- I see a Michael 19 Bennet, but it's on hold. It says on hold. Do you 20 mind texting or calling her if you -- oh, you're -- I'm 21 sorry. You're Kenneth Mack's client -- attorney. 22 THE REPORTER: Would you like to go off the 23 record for a moment, counsel? 24 THE COURT: Yeah, we'll go off the record 25 for -- we'll come back at 1:05.</p>
<p>134</p> <p>1 MR. FRIEDMAN: He may be muted also. 2 THE COURT: Mr. Jagessar, may you -- I don't 3 show him as muted. 4 MR. FRIEDMAN: Oh, okay. 5 THE COURT: Mr. Jagessar, can you hear me? 6 Well, I've got him pinned, and he doesn't 7 show up as muted. So what we can do is take a lunch, 8 and we'll try and take him very quickly when we return. 9 MR. FRIEDMAN: That's a good idea. 10 THE COURT: Okay, and then we'll get into Ms. 11 Favali and then the objectors can begin their case. 12 So, because of the time frame -- I would like 13 to finish today -- I would like to take just a 14 45-minute lunch so that we would be back here at 1 15 o'clock. 16 If you feel you need more to discuss things 17 with your client or whatever you need to do, just let 18 us know where you are at any particular time. We can 19 go past 1:00 if you wish. 20 MR. GOITEIN: 1 o'clock is good. 21 THE COURT: Mr. Goitein, did you -- 22 MR. GOITEIN: 1 o'clock is great. 23 THE COURT: Okay. 1 o'clock. Mr. Friedman? 24 MR. FRIEDMAN: That's fine. 25 THE COURT: Okay. So I am not going to end</p>	<p>136</p> <p>1 (Recess from 1:01 p.m. to 1:04 p.m.) 2 THE REPORTER: Back on the record. 3 THE COURT: Okay. Mr. Jagessar, please raise 4 your right hand. 5 ANAND JAGESSAR, 6 having first been sworn, testified as follows: 7 THE COURT: Okay. Please state your name and 8 address and email address for the record, please. 9 THE WITNESS: Anand Jagessar. Address 7411 10 Hendricks Drive, Hyattsville, Maryland, 20784, email 11 anandjagessar@yahoo.com. 12 THE COURT: There's no dot or anything 13 between the Anand and Jagessar? 14 THE WITNESS: No. 15 THE COURT: And it's Gmail. 16 THE WITNESS: At yahoo.com. 17 THE COURT: At Yahoo. Okay. Go ahead, Mr. 18 Friedman. 19 MR. FRIEDMAN: Sure. 20 DIRECT EXAMINATION 21 BY MR. FRIEDMAN: 22 Q. Mr. Jagessar, you do some work from time to 23 time for Ms. Favali; is that correct? 24 A. Yes. 25 Q. Well, what sort of work do you do?</p>

Transcript of Hearing
Conducted on December 19, 2025

137

1 **A. Handyman work. Like any repairs that need to**
2 **be done in the houses.**
3 Q. And how long have you been working with her?
4 **A. I would say roughly about four years.**
5 Q. Okay. And which properties have you worked
6 on?
7 **A. Bethesda. Kennedy. Oliver Street.**
8 Q. Okay. Do you know which one of those
9 properties she lives at?
10 **A. Bethesda.**
11 Q. That's the Oldchester Road property?
12 **A. Yes.**
13 Q. And how often do you see her?
14 **A. Very often. At least once a week.**
15 Q. Okay. So how long do you think she's been
16 living in the Oldchester Road as her primary home?
17 **A. I would say roughly at least three, three and**
18 **a half years, roughly. I'm not certain the correct**
19 **time.**
20 Q. Okay. And when you're working at the
21 property on Kennedy Street in Hyattsville, if she's not
22 there, does she have cars that are usually parked
23 there?
24 **A. Yes.**
25 Q. And which ones, if you remember?

138

1 **A. Most of the time the truck is there. The**
2 **trailer is there. And sometimes the Subaru. I think**
3 **it's a Subaru. The Outback Subaru. And she's using**
4 **the Mitsubishi.**
5 Q. Okay. So when you say "here," you're
6 referring to Kennedy Street?
7 **A. Yes. The vehicles, yes.**
8 Q. Okay. So am I understanding you correctly
9 that, typically, two of her three vehicles are at
10 Kennedy Street?
11 **A. Yes.**
12 Q. Do you know, are there any other regular
13 drivers of any of those vehicles or are they all --
14 they're hers?
15 **A. They're hers.**
16 Q. Okay.
17 MR. FRIEDMAN: I don't think I have anything
18 further of this witness.
19 THE COURT: All right. Mr. Goitein?
20 MR. GOITEIN: Thank you.
21 CROSS-EXAMINATION
22 BY MR. GOITEIN:
23 Q. Good afternoon, Mr. Jagessar. My name is
24 Evan Goitein. I'm an attorney for one of the parties
25 in this case. Have you been inside the Kennedy Street

139

1 property?
2 **A. Yes.**
3 Q. And you've been inside the Oldchester Road
4 property, right?
5 **A. Yes.**
6 Q. The Oldchester Road property is bigger,
7 right?
8 **A. Yes.**
9 Q. More square footage?
10 **A. Yes.**
11 Q. You'd agree it's better for hosting people?
12 **A. Yes.**
13 Q. Okay. And you said that you believe that
14 you've known Ms. Favali for at least three, three and a
15 half years, right?
16 **A. Correct.**
17 Q. And, during that time, based upon your
18 observations, you believe that she has occupied
19 Oldchester Road as her primary residence the entire
20 time, right?
21 **A. Yes. Most of the time when I got to meet her**
22 **to discuss any type of work, most of the time we meet**
23 **at the Bethesda House, Oldchester.**
24 Q. All right. So no change in the last three
25 years, right?

140

1 **A. Right.**
2 Q. All right. Thank you.
3 MR. GOITEIN: Nothing further.
4 THE COURT: Ms. Bennet? I think you're --
5 are you -- you're muted.
6 MS. BENNET: Oh, I did it. I was trying not
7 to do that. It's an all-day thing here. I did it one
8 time. Okay.
9 CROSS-EXAMINATION
10 BY MS. BENNET:
11 Q. I'm Carri Bennet. I live a couple houses
12 down from the Oldchester House.
13 With respect to the Mitsubishi vehicle, the
14 sports car, I believe that is, do you know how old that
15 car is?
16 **A. No, I know it's old, but I don't know exactly**
17 **how old it is. I don't know the year.**
18 Q. Okay. Has Ms. Favali had trouble with that
19 vehicle breaking down or anything like that?
20 **A. Yes. Sometime she mentioned it to me, that**
21 **she had a problem with the vehicle.**
22 Q. And the Subaru, is that a newer vehicle?
23 **A. Than the Mitsubishi? Yes.**
24 Q. Yes.
25 **A. Yes, it's a newer vehicle.**

Transcript of Hearing
Conducted on December 19, 2025

<p>141</p> <p>1 Q. Okay. Thank you. 2 MS. BENNET: That's all the questions I have. 3 Thank you. 4 THE COURT: Mr. Friedman, any redirect? 5 MR. FRIEDMAN: No, ma'am. 6 THE COURT: Thank you. You may be excused, 7 Mr. Jagessar, although you may stay on the phone or the 8 team's meeting if you wish. 9 THE WITNESS: Okay. Thank you. 10 MR. FRIEDMAN: All right. I am waiting 11 for -- let me see. Well, I don't think she's on yet. 12 One of Ms. Favali's daughters wanted to 13 testify, but let's go on with Ms. Favali. 14 THE COURT: Okay. 15 MR. FRIEDMAN: With your permission, I may 16 interrupt her testimony to take her daughter, Veronica. 17 THE COURT: I don't have a problem with that. 18 But I do have to find her. 19 MR. FRIEDMAN: Yeah. Ms. Favali, are you 20 here? 21 THE COURT: I see her. Okay. 22 Please raise your right hand. 23 FLAVIA FAVALI, 24 having first been sworn, testified as follows: 25 THE COURT: Can you state your name, address,</p>	<p>143</p> <p>1 my last dad died -- my last parent died -- I'm sorry -- 2 I purchased the property in the inheritance. I knew I 3 couldn't afford to live in it. I rented bedrooms, 4 which was legal. I had a rental license for 10 or 11 5 years. I went to Montgomery County Housing and 6 Landlord Affairs. It was legal to do. So I've been 7 renting bedrooms. 8 When I had a fatal, to me -- it was not 9 fatal. I'm still here, and I'm loving life, and I'm 10 very grateful. I had -- for seven months, I couldn't 11 move anything on my right side from my collarbone, 12 which hasn't healed yet -- I guess that's what happens 13 with bad bones -- and to my right ankle. I previously 14 had my left ankle replaced. That has nothing to do -- 15 I could still sail. I could still be ambulatory. I 16 was loving life. 17 The -- seven months, I fell on February 15, 18 2023. Rushed to the hospital. I have an addictive 19 personality. I got addicted to Dilaudid. I then went 20 to a nursing home -- rehabilitation hospital, to learn 21 how to walk again. It was awful. There was roaches. 22 I just knew something had to be done. 23 They were building -- Montgomery County was 24 building ADUs. Montgomery County believed in 25 age-friendly. Montgomery County believed in aging in</p>
<p>142</p> <p>1 and email for the record. 2 THE WITNESS: Flavia Favali. 3 Flavia4222@comcast.net. 7709 Oldchester Road, 4 Bethesda, Maryland. 5 THE COURT: Okay. Go ahead, Mr. Friedman. 6 DIRECT EXAMINATION 7 BY MR. FRIEDMAN: 8 Q. Okay. Ms. Favali, can you go over the 9 history of your primary residences for -- I don't 10 know -- as far back as you want to go. I just think 11 that the panel needs some -- or the hearing examiner 12 needs some context here. 13 A. Okay. This will be, I promise, one minute. 14 It's 1:12. So I was -- my dad built this house back in 15 the '50s. I left at 16. I got married. 16 I lived in Montgomery County my whole life 17 until I was 48. I lived in a house much like the 18 houses on the block here in Two Acres. I walked out 19 with all my six kids because of strife between the 20 family. 21 I bought that Kennedy Street property as a 22 place to keep, and I never thought my marriage would 23 dissolve. I never thought that. Unfortunately, it 24 did. 25 So when my parents' property came up for --</p>	<p>144</p> <p>1 place. So I quickly drew up plans for an ADU. I built 2 it. I went to permitting, and I got it. I did not 3 know all the ramifications of principal residency, and 4 I'm sorry. 5 I then realized what principal residency was, 6 and I lived here. I gave a whole tally, which the 7 hearing officer didn't like. I gave all the friends 8 that came. It's a still tally. It's still friends. 9 Many of them came today. 10 And life just happens. You don't remember 11 the date. But I remember February 15, 2023, my 12 collarbone broke. The next week, I couldn't -- my hand 13 was in a sling. I couldn't tie my shoes. I tripped 14 over my shoes, my shoelaces, and that's when my ankle, 15 tibia, and fibula broke. 16 Back in -- I was finally better. I was 17 finally working on this. I had the license to do this. 18 My objectors, my neighbors, said no. 19 Then, in 2024, I was in my refrigerator in my 20 primary house, and I broke my kneecap. Couldn't move 21 then. I was taken to the hospital. Nobody could see 22 that on the street -- 23 Oh, hi, sweetie. You look pretty. Well, 24 better than me. 25 THE COURT: Ms. Favali --</p>

Transcript of Hearing
Conducted on December 19, 2025

145

1 THE WITNESS: Make it shorter? Sorry.
2 **A. So then I broke everything --**
3 THE COURT: Don't make it shorter. Just
4 don't talk to somebody else, okay?
5 THE WITNESS: Just don't what?
6 THE COURT: Just testify. Don't talk to
7 somebody else there.
8 THE WITNESS: Oh, okay. Because -- I'm
9 sorry. My daughter just came in.
10 **A. Because you had a severity, for me -- for**
11 **me -- it wouldn't maybe bother somebody else. But, for**
12 **me, I couldn't move for seven months. Couldn't drive.**
13 **Couldn't walk. Couldn't really do anything.**
14 **I realized Montgomery County was permitting**
15 **ADUs, and I wanted to do whatever it took to build my**
16 **ADU. So that's what brought me to building the ADU.**
17 **And, so, I'm learning this process of getting it**
18 **approved.**
19 Q. (By Mr. Friedman) You didn't answer my
20 question. At what point did the Oldchester Roadhouse
21 become your primary residence?
22 **A. When I could walk again and get out of the**
23 **hospital at Potomac was around -- and my doctor, Dr.**
24 **Cooper, wrote an affidavit to build a handicapped ADU,**
25 **not because I was getting better and I could walk, but**

146

1 **because I will have ongoing breaks like I had in 2024.**
2 **So, because my bones are so bad, having a**
3 **handicapped ADU, yes, I did have a permitted house for**
4 **accessibility and livability. But when you have a**
5 **broken collarbone, you can't get a wheelchair --**
6 THE COURT: Ms. Favali --
7 Q. (By Mr. Friedman) Ms. Favali, at what point
8 did Oldchester Road become your primary residence?
9 **A. July of 2023.**
10 Q. Thank you.
11 **A. Sorry.**
12 Q. And, since July of 2023, you said you've kept
13 a log. How many evenings have you stayed at any of
14 your other properties?
15 **A. Never in Oliver Street, maybe not even 14**
16 **days at Kennedy Street. One of my children just came**
17 **over. I spent nights at my children's house. I**
18 **spent -- like, at Suzanne Vaughn, who testified, I**
19 **spent a week or two helping her with her needs.**
20 **Nancie Park, when she was moving in College**
21 **Park, I helped her for a while. So I go to friends'**
22 **houses and help them out, just like they helped me out.**
23 Q. Okay. And when Mr. Jagessar testified and
24 Ms. Caressa made a point of the fact that you have
25 three vehicles, are you the primary driver of all three

147

1 vehicles?
2 **A. The only vehicle, the only driver except for**
3 **Anand can use my truck. Yes. And the truck is an '05**
4 **-- that is an '07, and the Subaru is a '15.**
5 **I always park them at my Kennedy Street**
6 **house. Two vehicles. One vehicle, I use at Kennedy --**
7 **at Oliver Street when I go back and forth. So, yes,**
8 **all the vehicles are at Kennedy Street, primarily.**
9 Q. Well, how do you get to Oldchester?
10 **A. Oh, I'm sorry. So I have the Mitsubishi in**
11 **the car today when I take the grandkids. One of my**
12 **kids just came in and I have grandkids. I'll take the**
13 **Subaru because it has bigger room. I only use the**
14 **truck for repairs and renovations.**
15 Q. So, typically, how many of your cars are
16 parked at Oldchester Road?
17 **A. Only one.**
18 Q. Because you can only drive one at a time?
19 **A. Correct.**
20 Q. Okay. So, in order to drive one of the other
21 vehicles, you need to take whichever vehicles is at
22 Oldchester over to Kennedy in order to switch vehicles;
23 is that correct?
24 **A. Yes. And Ms. Bennet actually put photos up**
25 **about where my vehicles are on Kennedy Street. So**

148

1 **thank you. Yes.**
2 Q. Okay. And where are you registered to vote?
3 **A. Maryland. Bethesda. I'm sorry. Oldchester**
4 **Road. I'm sorry.**
5 Q. Okay. And you've actually introduced -- or
6 sent to the Office of Zoning and Appeals a copy of your
7 voting registration, have you not?
8 **A. Yes.**
9 Q. And you sent your driver's license showing
10 Oldchester; is that correct?
11 **A. Yes.**
12 Q. And you've sent copies of refund checks, tax
13 refund checks from both the Internal Revenue Service
14 and the State of Maryland to you at Oldchester Road; is
15 that correct?
16 **A. Yes.**
17 Q. And you've identified Oldchester Road for
18 property tax purposes as your primary residence; is
19 that correct?
20 **A. Yes.**
21 Q. And, in fact, the County has given you a \$692
22 a year Homestead credit because that's your primary
23 residence; is that correct?
24 **A. I don't know. I believe I applied. I don't**
25 **think -- I get it because I rent rooms. I'm not sure.**

Transcript of Hearing
Conducted on December 19, 2025

<p>149</p> <p>1 I don't want to perjure myself.</p> <p>2 Q. Take my word for it. You get it. It's on</p> <p>3 your tax bill.</p> <p>4 A. Oh, thank you. God is good. Thank you.</p> <p>5 Q. So bear with me one second.</p> <p>6 All right. You've introduced a myriad of</p> <p>7 paperwork dealing with a log of visitors and your</p> <p>8 sleeping. Obviously, this, unfortunately, did not all</p> <p>9 come in an easy order to review. That may be partially</p> <p>10 your fault. That may be partially staff's fault. I'm</p> <p>11 not sure.</p> <p>12 But tell us about these logs. What can you</p> <p>13 summarize for us?</p> <p>14 A. Sure. And for the OZA hearing, I exhibited,</p> <p>15 I exhibited – summarize, summarize, sorry,</p> <p>16 summarize – Exhibit 8 with all the nights I spent from</p> <p>17 the time I moved in July 23 to July 24.</p> <p>18 July 24, I had a sign-in sheet for people.</p> <p>19 So I had to be there if they were coming to visit me</p> <p>20 and sign in, and I maintained that.</p> <p>21 And then I took a picture of every day.</p> <p>22 Something different from my Android phone. Something</p> <p>23 from my phone to my vehicle that I was driving. So</p> <p>24 sometimes it would be the Outback. Sometimes it would</p> <p>25 be the Mitsubishi in the foreground. And something</p>	<p>151</p> <p>1 THE WITNESS: It's on -- it's on B. It's on</p> <p>2 6. It's on page -- Exhibit 10 Part E. That whole part</p> <p>3 is 50 pages. And it's on page 36 to 45. The OAH</p> <p>4 hearing from ADO 250 to the tally sheet. So that's on</p> <p>5 page 36 from Exhibit 10 part E pages -- pages -- I just</p> <p>6 had it. I'm so sorry. Pages 36 -- 45 to 50. 45 to</p> <p>7 50.</p> <p>8 MR. GOITEIN: Could anybody clarify what Part</p> <p>9 E is? Because I'd see parts -- oh, Part E5. Got it.</p> <p>10 THE WITNESS: Yes. Go all the way down. I'm</p> <p>11 sorry, sir. That's 50 pages, and that comes up at 45</p> <p>12 on page 45, sir. I know I didn't mean to send it so</p> <p>13 crappily. So -- anyway.</p> <p>14 Q. (By Mr. Friedman) So, as I asked, can you</p> <p>15 clarify very briefly what these exhibits are intended</p> <p>16 to show.</p> <p>17 A. So I maintain that I moved in 2023 when I</p> <p>18 found out that I had had osteothrombosis to make my</p> <p>19 primary living. So I had kept the tally. I had</p> <p>20 pictures. I had a sign-in sheet. I tried to do</p> <p>21 everything that I thought was appropriate to prove that</p> <p>22 I lived here.</p> <p>23 Q. Okay. Let's talk about the tenants in the</p> <p>24 house. We've heard testimony from two current tenants</p> <p>25 and one prior tenant, Mr. Sierra. Have you ever</p>
<p>150</p> <p>1 interesting that happens on the streets --</p> <p>2 THE COURT: Ms. Favali, can I stop you for a</p> <p>3 minute. I'm not seeing the log on Exhibit 8.</p> <p>4 THE WITNESS: It's on Exhibit 10.</p> <p>5 THE COURT: Exhibit 10.</p> <p>6 THE WITNESS: And it's my thing. It's</p> <p>7 Exhibit 10.</p> <p>8 THE COURT: Okay. Well, don't find --</p> <p>9 Exhibit 10 is, like -- was 500 pages that they had to</p> <p>10 break down to get it to -- so don't worry about it. Do</p> <p>11 you happen to know where online it is?</p> <p>12 THE WITNESS: Yes. It was on the OZA Exhibit</p> <p>13 8 on the first hearing. And then I used it again as if</p> <p>14 it is because if I was there in '23. I maintained it</p> <p>15 in '24 and '25.</p> <p>16 THE COURT: I know. But you don't know</p> <p>17 where -- which exhibit it is in this?</p> <p>18 THE WITNESS: Yes, I do. If you just give me</p> <p>19 one second, just not even one second. I went through</p> <p>20 every one of my exhibits. I'm sorry about it. And</p> <p>21 it's OZA Exhibit 8 that I've used both years.</p> <p>22 Yes.</p> <p>23 THE COURT: Okay. Well, I'm going to let it</p> <p>24 go. I did read all your exhibits, but I don't remember</p> <p>25 the visitors log, but --</p>	<p>152</p> <p>1 operated the house for short-term rentals, Airbnb, any</p> <p>2 of the above?</p> <p>3 A. Yes, I did. Years ago, before Don Chappell</p> <p>4 bought his house from the Calhouns, Mr. Calhoun came</p> <p>5 over one day and told me Airbnb had more requirements.</p> <p>6 I was running to Airbnb. And that was back before</p> <p>7 Don -- Mr. Chappell bought his house. And I looked at</p> <p>8 all the requirements --</p> <p>9 Q. Wait a minute. How long ago are you talking,</p> <p>10 please?</p> <p>11 A. Six years. Eight years. Seven years. I'm</p> <p>12 on perjury. So let me just look up when Don bought his</p> <p>13 house. A year before Don bought his house.</p> <p>14 Q. All right. Go ahead.</p> <p>15 A. I then stopped running to Airbnb. And,</p> <p>16 actually, my three tenants that have been here since</p> <p>17 2021 are all on a monthly lease. But the deal is --</p> <p>18 and you have that exhibits on last year's OZAC hearing.</p> <p>19 So all their leases and all their rent tallies are on</p> <p>20 last year's OZAC.</p> <p>21 THE COURT: Well, I don't have those in this</p> <p>22 hearing.</p> <p>23 Q. (By Mr. Friedman) I don't think you need</p> <p>24 them, ma'am.</p> <p>25 A. Okay. But they've been living there since</p>

Transcript of Hearing
Conducted on December 19, 2025

153

1 **2021.**
2 THE COURT: I didn't see those. Go ahead.
3 Q. (By Mr. Friedman) But the point you're
4 making is that those three tenants have been there for
5 how long?
6 **A. 2021. '22. '23. '24. About five years.**
7 **Four to five years. They all came in differently.**
8 Q. So it's been quite a long time since you had
9 any short-term tenants?
10 **A. And Rose -- because I listened to Ms. Bennet**
11 **at her last hearing, she said I have rough tenants.**
12 **Montgomery County has a program called Housing**
13 **Initiative Partnership. That's one of my exhibits.**
14 **Housing Initiative Partnership matches**
15 **homeowners that are vetted homeowners. Social security**
16 **card. License. They come to the house and look at my**
17 **bedroom and look at my house and see if one of the**
18 **rooms is appropriate for a tenant. Then they vet the**
19 **tenant.**
20 **Rose came from Housing Initiative**
21 **Partnership. That's why she's been here only a short**
22 **time, because I just joined the program, to try to make**
23 **the neighborhood feel like I'm not -- trying to be safe**
24 **and not having rough people.**
25 Q. So you said Ms. Bennet referred to your

154

1 tenants as rough tenants. Do you know if any of your
2 tenants have ever abused or attacked or imposed at all
3 on Ms. Bennet, to your knowledge?
4 **A. No, not me or not anybody. I know they were**
5 **law-abiding citizens. They've had the same car since**
6 **they moved in. Oh, Jeff South changed his car once. So**
7 **they've all had the same cars. Yes. Most of them had**
8 **the same jobs.**
9 Q. Do they park their cars in front of Ms.
10 Bennet's house?
11 **A. I don't think so, no. I mean, I don't think**
12 **so.**
13 Q. So what is it about your tenants that she was
14 complaining about? Do you know?
15 **A. I haven't talked to Ms. Bennet very often and**
16 **very much, so I don't know. No, sir.**
17 Q. All right.
18 THE COURT: Well, I don't want to belabor
19 this, because I'm not sure it's relevant, the type of
20 tenants, because the issue is residency and parking,
21 and I'm not allowed to consider.
22 But I do recall testimony of some issues with
23 the tenants where they were, in the first case, where
24 they were coming to the doors of neighbors' homes
25 because they couldn't reach Ms. Bennet.

155

1 MR. FRIEDMAN: Are you testifying? I'm a
2 little confused.
3 THE COURT: I'm asking her does she remember
4 that?
5 THE WITNESS: Yes, Judge Hanna. Yes, I do.
6 That was way before these -- these are not these
7 tenants. This was, like, more than five years ago,
8 prior to the fire
9 THE COURT: No, I'm not testifying.
10 I'm summarizing the testimony that you'll see in my
11 decision -- or initial decision.
12 MR. FRIEDMAN: Okay. I was just trying to
13 understand the perspective.
14 THE COURT: I don't see why we're going into
15 the nature of the tenants, because, in my mind, it
16 really doesn't have anything to do with this case, but
17 I'll let you go forward if you want to go forward.
18 MR. FRIEDMAN: All right.
19 Q. (By Mr. Friedman) So the tenants that you
20 believe that Ms. Bennet was speaking about, are they
21 still at the house?
22 **A. No, they never -- no. Over five years ago.**
23 Q. I see. Okay. So, tell me about the
24 handicapped access accommodations that are planned for
25 the accessory dwelling unit.

156

1 **A. So if I ever break a bone again, I'll be able**
2 **to wheel myself out of my car and wheel myself into the**
3 **ADU and wheel myself out. So it'll be -- the**
4 **countertops in the kitchen are lower. The bathroom is**
5 **adjusted to my height. I'm shrinking every day. But**
6 **the bathroom is adjusted to -- everything's adjusted to**
7 **me. My designer did that for me.**
8 Q. And how about the access to the house itself?
9 **A. It's like a ramp. Yes. But my parking space**
10 **will be here, and the ramp will be here.**
11 Q. And are the doors wider than standard doors?
12 **A. Yes. Handicap accessible. Yes, sir.**
13 Q. Both the interior and exterior doors?
14 **A. Because it's only one bedroom. Yes, sir.**
15 **And, because it's only for me, I don't have a bathroom**
16 **door. I don't need one.**
17 Q. All right. Just bear with me, please, for a
18 moment.
19 I was going to ask you about your family
20 history and the children you've adopted. But, frankly,
21 I don't think it's relevant to the application. I
22 don't think I need to take the examiner's time.
23 **A. Okay.**
24 Q. Dr. Cooper has been treating you as your
25 orthopedist for how long?

157

1 **A. From 20 -- my first ankle was replaced in**
2 **2016 because I did it before I retired.**
3 Q. And you retired from?
4 **A. Prince George's County Public Schools after**
5 **20-some years.**
6 Q. As a teacher?
7 **A. Yes, sir. High school.**
8 Q. What were you teaching?
9 **A. Whatever my students needed to get out of**
10 **high school, to be honest with you. But mostly --**
11 **mostly government. English. Sometimes biology.**
12 **Sometimes everything they needed to get out. It was**
13 **kind of their last hope for high school students.**
14 Q. You had the tough kids?
15 **A. Yeah. I had the ankle bracelet variety.**
16 **Yes, I did.**
17 Q. And Dr. Cooper has given you a written
18 statement about your condition and your need for
19 accommodations?
20 **A. Yes. That's on an affidavit he actually**
21 **signed on Exhibit 10 Part F pages 3 to 14.**
22 Q. All right. And can you tell us a little more
23 about the condition he's diagnosed.
24 **A. He didn't really diagnose it. He just kind**
25 **of figured it out. My collarbone broke. A week later,**

158

1 **I fell. My ankle tibia and fibula broke. A year**
2 **later, when I was in this house in the kitchen, I fell.**
3 **Everybody else saw the same puddle of water. No one**
4 **fell but me. I broke a kneecap. Nobody else broke a**
5 **kneecap.**
6 **So I have a disease. I have brittle bones.**
7 **I'm just getting old. If I have more calcium. And**
8 **it's not degenerative, but it does impact me. Yes. I**
9 **didn't think I was as bad until James said I walk**
10 **crookedly.**
11 Q. Okay. Is there anything else that you would
12 like to briefly add?
13 **A. Briefly. When you have a life-changing**
14 **experience, it calls for different plans. So when I**
15 **broke everything and I realized this might happen**
16 **again, that's why I'm so pressed on my ADU.**
17 **That's briefly enough. How's that?**
18 Q. Okay. Let me ask one more question that I
19 alluded to in my opening argument.
20 Oldchester Road has had a fair amount of
21 changes to the homes over the years. Can you talk a
22 little bit about the other houses on Oldchester Road,
23 including perhaps the people who have objected to your
24 proposal.
25 Go ahead.

159

1 **A. Well, it was easy to take a picture every**
2 **day --**
3 THE COURT: Mr. Friedman, where are we going
4 with this? Does that have something to do with parking
5 or primary residence?
6 MR. FRIEDMAN: No. I think what it has to do
7 with is the motivation of the objectives.
8 THE COURT: Well, I'm not sure that's an
9 issue that I'm authorized to resolve. Mr. Goitein, do
10 you have a position on this, or Ms. Bennet?
11 MR. GOITEIN: Your Honor, I don't think it's
12 relevant at all. But, frankly, if Ms. Favali is going
13 to offer some sort of speculation as to the motivation
14 of the other parties here, I can sort of imagine what
15 it's going to be for Mr. Friedman.
16 That's not exactly testimony that I'm going
17 to prevent from coming in because I think it will speak
18 to the relationship that she has with her neighbors as
19 compared to the relationship that they all have amongst
20 each other. So I don't think it's relevant, but I
21 didn't object for that reason.
22 THE COURT: Okay. I'll let it in and give it
23 the weight it deserves or that I'm able to.
24 Ms. Bennet, did you have a comment?
25 MS. BENNET: No.

160

1 THE COURT: All right. Go ahead, Ms. Favali.
2 You can answer his question.
3 **A. I don't know. I'd like to know -- I'd be**
4 **happy to hear what my neighbors are saying. I'm all**
5 **ears.**
6 THE COURT: No. Answer his question. I think
7 his question was about the houses on the street.
8 **A. They're all much more beautiful than mine.**
9 **They're all new. I loved it when I was learning when**
10 **Mr. Finkel was building his house, how he was able to**
11 **put an elevator in to get upstairs.**
12 **So it's a pantry now, but it could be an**
13 **elevator if you need handicap accessibility. I can't**
14 **build an elevator in my house very easily. So I'm**
15 **admiring all my neighbors' houses. Yes. Beautiful**
16 **houses.**
17 Q. (By Mr. Friedman) All right. We can leave
18 it at that. So if you're not allowed to build your
19 ADU, are you going to have to move from this house to
20 another residence that has handicapped access?
21 **A. Well, I was moved by gurney from Holy Cross**
22 **to a rehab hospital. I had to stay there for seven**
23 **months, so I don't know. I haven't planned that far.**
24 **I was hoping to win this time. I don't know that**
25 **answer, Greg. Sorry. Mr. Freidman.**

Transcript of Hearing
Conducted on December 19, 2025

161

1 MR. FRIEDMAN: I have nothing further at this
2 time.
3 THE COURT: Okay. Mr. Freeman, are you going
4 to have her address off-street parking, or are you not
5 prepared to do that? Is she not prepared to do that?
6 MR. FRIEDMAN: Oh. No, no. We can talk about
7 the parking.
8 Q. (By Mr. Friedman) At this time today, prior
9 to your ADU, where do you and your tenants park your
10 cars?
11 A. **Either in the driveway or on the street. I'm**
12 **usually the one who comes in last, so I usually park on**
13 **the street. It's my Mitsubishi.**
14 Q. So how many cars are typically parked on the
15 street?
16 A. **One.**
17 Q. Your Mitsubishi?
18 A. **I'm usually my Mitsubishi. I like that the**
19 **best.**
20 Q. Which is a very small car, is it not?
21 A. **Yes. And I will explain the driveway, if**
22 **you'd like me to now.**
23 Q. Well, I'm not there yet. Do any of your
24 neighbors, specifically the objectors, do they ever
25 park on the street?

162

1 A. **Well, at the last hearing, Mr. Mack said he**
2 **had the silver car and was going to sell it in a week,**
3 **but it's still there a year later. So, yes, there's**
4 **one there.**
5 Q. That's on the street?
6 A. **Usually across from -- it's probably there**
7 **now. Usually across from the Mitsubishi. Yes, sir.**
8 Q. All right. Let's talk about the parking in
9 your proposal. Go ahead.
10 A. **I did not mean that the parking pad that Ms.**
11 **Caress and Ms. Jately came over and talked to me and AJ**
12 **about. It was never meant to be a driveway permit. I**
13 **know to do a driveway, you need a driveway permit and a**
14 **right-of-way.**
15 **I actually put the driveway in some of my**
16 **documents on 10, 10 -- 10 pages 27 to 34 part E. It's**
17 **50 pages. But on pages 37 to 34 are my driveway**
18 **permits and history. So I do know you do need a permit**
19 **to put in a parking place.**
20 **I was just moving a patio that was there**
21 **before down about 10 inches -- 10 feet. It was going**
22 **to be -- to correspond with a circular driveway. It**
23 **was going to be a circular patio. It was never meant**
24 **to be a parking pad. I knew I needed an apron. I did**
25 **not want to do that. I was just doing a pavement.**

163

1 **I went to the county. There was no permits**
2 **required. I was just building a patio. I did not -- I**
3 **would never have done it. I moved up my old bench --**
4 Q. You're not answering my question. What are
5 the parking provisions in the ADU proposal?
6 A. **Oh, I apologize. Two new parking spaces is**
7 **what's on their documents -- their documents part. But**
8 **the county submitted -- OZA submitted for me, the**
9 **survey with two additional parking spaces from my**
10 **survey.**
11 THE COURT: I think you're referring to
12 DHCA's parking drawing.
13 THE WITNESS: Thank you, miss. Yes, thank
14 you.
15 Q. (By Mr. Friedman) So, if your plan is
16 approved and you were to build the ADU, you would be
17 adding two parking spaces that Mr. Johnson has been
18 made aware of; is that correct?
19 A. **Yes, sir.**
20 Q. Okay. And this would provide parking for how
21 many vehicles?
22 A. **Well, mine and everybody else's. So the**
23 **three tenants in the house and mine, four.**
24 THE COURT: How many tenants? What's the
25 largest number of tenants you can have in the house?

164

1 THE WITNESS: Four, Your Honor. If I don't
2 live there, five. So when it was an Airbnb -- to go
3 back -- it was five. I wasn't living there. Now that
4 I'm living there, it's four. And that's on room
5 rentals on brochure, page 2 from Exhibit 10 part F.
6 Q. (By Mr. Friedman) The county code allows
7 four unrelated persons.
8 A. **And then it's also on page Exhibit 10 part A**
9 **pages 25 to 33, room rentals. It's a room rental**
10 **brochure from the county. It's my housemates that have**
11 **been there for five years or so.**
12 **It's also the documentation of primary**
13 **residency with the HIP, the housing initiative**
14 **brochure. So every person that leaves, if they ever**
15 **leave, will be a housing initiative partnership person**
16 **that will come in, hopefully. Four people total.**
17 Q. All right. So your circular driveway that
18 exists, that would hold how many cars? Three?
19 A. **Yes.**
20 Q. And then you've got the two new spaces. So
21 that would be all the vehicles you would ever need,
22 wouldn't it be? And then, in addition, if somebody
23 came to visit, they could pull in off the street behind
24 those two new spaces, couldn't they?
25 A. **Yes, sir.**

Transcript of Hearing
Conducted on December 19, 2025

165

1 Q. So you could have all your tenants and you
2 and one or two visitors and not use the street at all;
3 is that correct?
4 **A. Yes, sir.**
5 Q. But the street parking is legal, isn't it?
6 **A. Yes, sir.**
7 Q. Okay.
8 MR. FRIEDMAN: Nothing further.
9 THE WITNESS: And my daughter has come in.
10 Do you want to testify her now?
11 MR. FRIEDMAN: Well, is she in a hurry to
12 leave?
13 THE WITNESS: Babies -- She's got two babies.
14 It's her baby's birthday.
15 MR. FRIEDMAN: Is she in a hurry to leave or
16 can we have your cross-examination first?
17 THE WITNESS: Have my cross-examination.
18 Sorry. Yes. I'm sorry, sir.
19 MR. FRIEDMAN: Okay. Let's please proceed.
20 MR. GOITEIN: For what it's worth, it doesn't
21 matter to me if you want to accommodate the witness.
22 Whatever you guys want to do.
23 THE COURT: One thing at a time. Whatever's
24 fastest.
25 MR. FRIEDMAN: Thank you. Evan, why don't

166

1 you go ahead?
2 MR. GOITEIN: All right. I think we just
3 decided we're going to do Ms. Favali's
4 cross-examination first.
5 THE COURT: Okay.
6 CROSS-EXAMINATION
7 BY MR. GOITEIN:
8 Q. All right. Ms. Favali, you're still
9 contending that you moved into the property in 2023
10 following your accident, right?
11 **A. Yes.**
12 Q. Okay. And you're aware that you came before
13 this entity last year on December 9, 2024, and made the
14 same argument. And, at that time, it was determined
15 that 7709 Oldchester was not your primary residence,
16 right?
17 **A. Yes.**
18 Q. Okay. And, in fact, at some point during the
19 middle of that hearing, you realized that, or you
20 believed, that that was going to be the outcome, right?
21 **A. Yes.**
22 Q. And you said something to the effect of, So
23 there's eight of you and seven of you. There's eight
24 of you saying that you're under perjury, that I don't
25 live here. And it was me saying, I do live here. So

167

1 somebody is lying; either eight people are lying or I'm
2 lying. Do you remember saying that?
3 **A. Yes, I do.**
4 Q. Okay. And you understand that, to the extent
5 that you put it that way, the determination was made
6 that you were lying at that time, right, not the other
7 eight people?
8 **A. Yes, I do.**
9 Q. Okay. But you're still contending today that
10 you've lived there since 2023, right?
11 **A. Yes.**
12 Q. And then you said, so I have to figure what
13 were the grounds that I lost this year? And then you
14 said, Yes, I will live here like I'm living here the
15 last year. And I will take a picture every day of
16 something notable that happens on the street that would
17 only happen this particular day at this particular
18 time. Do you remember telling everybody that's what
19 you were going to do?
20 **A. Yes. And that's what I did. That's why you
21 have so many 434 pages of exhibits. I'm sorry.**
22 Q. All right. So, according to your testimony,
23 you continued to live there in the manner that you had
24 before, and you took more pictures to try to prove it,
25 right?

168

1 **A. I started taking pictures. December 9th, I
2 started. November 19th, when Ms. Johnson called me
3 from my landline home at (301) 320-3358 and told me to
4 get on my email because there's objectors for my thing.
5 I was in the Bahamas. I opened my email. My
6 daughter here had shoulder surgery. I really was
7 worried about my daughter's shoulder surgery.
8 THE COURT: Keep it short.
9 **A. And then on December 9th, I started taking a
10 sign-in log. Yes. So started taking pictures just --
11 November 19th. And I started my sign-in log on
12 December 9th. Yes.**
13 Q. (By Mr. Goitein) Okay.
14 **A. In preparation for this meeting today.**
15 Q. Your sign-in log is of various people that
16 came to your house over the past year, right?
17 A.
18 Yes, sir.
19 Q. Okay. And you heard all your witnesses
20 testify earlier today, right?
21 **A. Yes, sir.**
22 Q. Okay. And you agree with all their
23 testimony?
24 **A. Yes, sir.**
25 Q. Okay. And, so, then going back to the**

Transcript of Hearing
Conducted on December 19, 2025

169

1 hearing on December 9, 2024, after making those
2 statements that I previously recounted, you said, And,
3 so, I'll have some evidence for next year, that is.
4 Yes, you all say, I don't live here, right?
5 **A. Yes.**
6 Q. Remember announcing that you were going to do
7 this again next year and have different evidence?
8 **A. I only presented the -- I only started taking**
9 **the pictures November 19th. And I only started the**
10 **sign-in sheet December 9th. So from November 19th of**
11 **last year and December 9th is when I started my picture**
12 **campaign and my sign-in campaign, yes.**
13 Q. Okay. So, in addition to your sign-in and
14 your pictures, this time around, you also provided some
15 more documentation, right?
16 **A. Yes.**
17 Q. Okay. So, for example, I think you
18 previously testified about your voter registration that
19 you have provided an exhibit that shows that you're
20 registered to vote at that address, right?
21 **A. Yes, sir.**
22 Q. All right. But you would agree with me,
23 right, that you've been registered to vote at that
24 address since December 3, 2018?
25 **A. Yes, sir. I guess. Yes.**

170

1 Q. All right. So nothing's changed about your
2 voter registration in the past two years, right?
3 **A. No, sir.**
4 Q. And our driver's license has your Oldchester
5 Road address on it, right?
6 **A. Yes, sir.**
7 Q. And you didn't provide your driver's license
8 last time, right?
9 **A. I thought I did, sir. So, that was my slip**
10 **up. That's why I made sure I got it hand-stamped this**
11 **time. So I have a copy of it.**
12 Q. All right.
13 But regardless of whether you did or you did not last
14 time, your driver's license was issued to you on
15 December 6, 2019, right?
16 **A. If you say so, yes, sir. I don't know. I**
17 **forget. Yes.**
18 Q. And then you're also, I think it sounded like
19 your lawyer gave you the good news that you're getting
20 a Homestead credit on your tax -- your property taxes
21 each year because you allege that you live there,
22 right?
23 **A. Yes, sir.**
24 Q. But you've actually gotten that Homestead
25 credit for at least the past four years, right?

171

1 **A. No, sir. When I went there to complain that**
2 **I didn't get it, they told me because I had. I'm**
3 **confused. But, when I went there and I talked -- I can**
4 **tell you who I talked to. He was great. He said,**
5 **because I rent rooms, they don't give it to me.**
6 **So how I got it this year is amazing to me,**
7 **but God is good, as I said before. So -- well, I went**
8 **to tax credits to ask -- physically, to the finance**
9 **department. And they said, because I rent rooms, I**
10 **can't get the Homestead Act. I said, Fine, That's what**
11 **I thought.**
12 Q. Let's try this then. You have told -- you
13 have represented, at least to the County, that your
14 Oldchester Road was your principal residence at least
15 since the 2022 tax year, right?
16 **A. Yes, sir.**
17 Q. All right. So last year, after the hearing
18 examiner determined that Oldchester Road was not your
19 primary residence, did you take any action to change
20 any of the various benefits you get from the government
21 because you claim this property as your primary
22 residence?
23 **A. Not that I know of, sir.**
24 Q. Okay. So, for example, you believe that you
25 don't need a license to rent rooms because you claim

172

1 that you live there, right?
2 **A. That's what I was told by Mr. Buma**
3 **[phonetic], yeah.**
4 Q. And, so, if you didn't live there, then you
5 would need a license to rent rooms, right?
6 **A. I had a license. This is kind of getting in**
7 **the weeds. I have the rental license actually here, if**
8 **you want me to put my screen from before I moved in.**
9 **Yes. I did have a rental license all those years.**
10 **Yes, sir. I paid \$98 to the hearing -- yes.**
11 Q. Right. License number 76210, right?
12 **A. I believe so. Yes, if you say so.**
13 THE COURT: When did you drop the license?
14 I'm sorry. Go ahead, Mr. Goitein.
15 MR. GOITEIN: That's my next question.
16 Q. (By Mr. Goitein) So you let that license
17 expire, right? You no longer have that license?
18 **A. Because I was told by Mr. Tom Howley**
19 **[phonetic]. I saw you on here one day, Mr. Howley. I**
20 **went to your office. Because I live here, I no longer**
21 **need a license, and I will have a license on the ADU.**
22 **I believe this is true. So, every year I will have to**
23 **go back and get a license on the ADU.**
24 Q. But you were told that you don't need to have
25 a license because if you live there and are renting

Transcript of Hearing
Conducted on December 19, 2025

173

1 rooms, then you don't need a rental license, right?
2 **A. Correct. And that's also in your brochure**
3 **room rentals and on the county website. Yes.**
4 Q. Right. But you were also told by the hearing
5 examiner that you don't live there, right?
6 **A. Yes.**
7 Q. And you didn't do anything to get a license
8 once this entity told you that you didn't live there?
9 **A. Because I believe I live here. I mean, I --**
10 Q. So you just didn't accept the decision of the
11 -- you didn't accept the decision of the hearing
12 examiner?
13 MR. FRIEDMAN: I'm going to object to the
14 question. You asked, she's answered. She says that
15 she lives there. The hearing examiner doesn't live
16 there. The hearing examiner made a determination.
17 THE COURT: That's not the question. I'm
18 going to let her answer. The question is the
19 determination was made that it wasn't her primary
20 residence for the purposes of the ADU, correct?
21 MR. FRIEDMAN: Yes, that's correct. But the
22 determination may have been wrong. She knows where she
23 lives. The examiner doesn't live in the house.
24 THE COURT: I'm not retrying -- I'm going to
25 let it in. I'm not going to retry that case. And I

174

1 don't know what to say. She disagreed, but that's a
2 separate -- whether she -- we're talking about a
3 license for whether she -- for a group home. Multiple
4 rentals.
5 So we're talking a little bit about a
6 different issue. But it does go to -- it does go to
7 credibility. So I'm going to let it in, and you can
8 clarify if you wish that she still believes she lived
9 there.
10 Okay. So, Mr. Goitein, you can continue.
11 But, Mr. Friedman, you can follow up if you believe,
12 you know, for whatever reason why she didn't listen or
13 abide by what the hearing examiner found.
14 So, Mr. Goitein, go ahead.
15 MR. GOITEIN: I think she answered the
16 question, and I think, given what you've just said, I
17 think the point is made. So, in the interest of the
18 shortness of life today, I think I'll just move on.
19 Q. (By Mr. Goitein) All right. Ms. Favali,
20 similarly, you get -- we talked before about your
21 Homestead credit that you get because you claim that's
22 your primary residence. And you got that Homestead
23 credit last year, right?
24 **A. I don't believe I did. But I will go back**
25 **and look, and I'll be very grateful if I did. I didn't**

175

1 **apply for it because I did before, and then I took it**
2 **away. So I never reapplied again.**
3 MR. GOITEIN: Do I have the ability to show
4 her the exhibits?
5 THE COURT: Yes. I can show -- let me share
6 my screen.
7 MR. GOITEIN: All you have to do is, I guess,
8 show the -- okay.
9 THE COURT: Do you know the exhibit number?
10 THE WITNESS: It'll probably be his.
11 MR. GOITEIN: Yeah. So Mack Exhibit 1. I
12 think that would be the simplest way to get there would
13 be just the one.
14 THE COURT: I'm sorry. We don't order
15 exhibits like they do in trial court. It's Exhibit 16.
16 Are you seeing it?
17 THE WITNESS: Yes, ma'am.
18 MR. FRIEDMAN: It doesn't come up on my
19 screen. If there's any way that somebody could email
20 it to me, I'd appreciate it. I'll open my email.
21 THE COURT: You could also -- well, let me
22 see if I can get this.
23 Q. (By Mr. Goitein) All right. So, Ms. Favali,
24 you see this exhibit that's on the screen here. You
25 recognize this is one of your property tax bills,

176

1 right?
2 **A. Yes, sir.**
3 Q. All right. I'm going to wait until this is
4 done so you can see it.
5 THE COURT: There's a link there. So, I'm
6 emailing this to Mr. Friedman, Mr. Goitein, and Ms.
7 Bennet.
8 MR. FRIEDMAN: Okay. I'm looking for your
9 email. Thank you.
10 THE COURT: I spelled Ms. Bennet wrong. I'm
11 just going to correct that real quick. It should be a
12 link.
13 MR. FRIEDMAN: All right. I got from you --
14 well, this may have been a little while ago -- a
15 picture of the house.
16 THE COURT: That was Mr. Johnson's picture of
17 the gravel area in the front of the house.
18 MR. FRIEDMAN: Okay. So, that, I did receive
19 in my email.
20 THE COURT: All right.
21 MR. GOITEIN: Could we go to page 2 of this
22 exhibit, please.
23 THE COURT: When you say this exhibit, this
24 is Exhibit 16, I believe, which is the tax bill.
25 MR. GOITEIN: Right. So -- oh, sorry.

Transcript of Hearing
Conducted on December 19, 2025

177

1 There. Right there. Thank you.
2 Q. (By Mr. Goitein) Ms. Favali, do you see
3 there in the middle of the page where it says county
4 Homestead credit and then state Homestead credit?
5 **A. Yes.**
6 Q. All right. And, so, you see there at the
7 bottom underneath the -- well, in sort of the payment
8 part, it says, Levy year 2024. Do you see that toward
9 the bottom right?
10 **A. Uh-huh.**
11 Q. All right. So do you now realize that you
12 received the Homestead credit for that property being
13 your primary residence in 2024?
14 **A. Isn't that wonderful? Yes, I do now. Thank**
15 **you.**
16 Q. Okay. And, again, you understand that it was
17 determined that for 2024, this was not your primary
18 residence, right, despite what you believe?
19 MR. FRIEDMAN: It was determined for purposes
20 of the ADU application. It doesn't make it fact.
21 THE COURT: Okay. Well, that's an objection.
22 Let him finish with this witness. Let him finish.
23 MR. FRIEDMAN: I'm sorry.
24 THE COURT: We have so many witnesses, and
25 I'm going to let him finish.

178

1 Now, can you just -- so this is -- what does
2 this bill represent, that she was not -- she did live
3 at the property, or she didn't live at the property?
4 MR. GOITEIN: Well, I believe Ms. Favali
5 testified that she now realizes that she received the
6 Homestead tax credit, which is available for her, for a
7 property that's her primary residence.
8 THE COURT: Right.
9 Q. (By Mr. Goitein) So I believe my question
10 that Mr. Friedman spoke to was, Ms. Favali, once it was
11 determined by this body that you did not occupy that
12 property as your primary residence, did you take any
13 action to correct the tax records so that you'd get the
14 tax credit?
15 **A. No, I did not. But it's such a blessing.**
16 **No, I did not. But this is great because I was told I**
17 **couldn't because I had renters in the house.**
18 THE COURT: Just answer the question.
19 Q. (By Mr. Goitein) In fact, there are a number
20 of things that work out pretty well for you that depend
21 upon this property being your primary residence, right?
22 **A. (No audible response.)**
23 THE COURT: You have to answer in the
24 affirmative --
25 THE WITNESS: Oh. Yes. Yes, I was just

179

1 looking at my tax credit. Yes, ma'am. Yes. I'm
2 sorry. My bad.
3 Q. (By Mr. Goitein) All right. Ms. Favali, you
4 have been involved in a few lawsuits over the past
5 year, right?
6 **A. Uh-huh.**
7 Q. Is that a yes?
8 **A. Yes.**
9 Q. By the way, when I say that, I'm not trying
10 to be rude or cute. It's just so that, as you know,
11 there's a transcript here, and "yes" is what they
12 prefer as over "uh-huh."
13 **A. I apologize. Yes.**
14 Q. All right. And, so, it looks like you maybe
15 had a tenant, Carmen Barnes, that you were trying to
16 evict; is that right?
17 **A. Well, she was never a tenant, but I was**
18 **trying to evict her.**
19 Q. All right.
20 **A. She was what they call squatter.**
21 Q. Okay. And in fact, it looks like there were
22 two lawsuits that you filed against her, one to get her
23 out of the property, and one to collect some money,
24 right?
25 **A. Yes, I did. No, I didn't. Yes. Okay. Yes,**

180

1 **yes. Sorry.**
2 Q. And in both of those cases, you listed your
3 address as the Kennedy Street address, right?
4 **A. I listed them on my court cases. Yes, sir.**
5 Q. Okay. And, in fact, you've initiated seven
6 court cases in the past year and you listed your
7 Kennedy Street address on all of them, right?
8 **A. I don't know if I did seven. But I always**
9 **list my Kennedy Street house is my office address.**
10 **Yes, it's my office. Yes.**
11 Q. Well, you don't make any representation that
12 it's your office address, right? You just list it as
13 your address when you file these various court papers?
14 MR. FRIEDMAN: Excuse me.
15 THE COURT: Let --
16 MR. FRIEDMAN: No, no. I have to object to
17 that. I don't know anybody who puts office colon when
18 they put their address in their office. I doubt that
19 Mr. Goitein does that when he files something.
20 THE COURT: That's your testimony. So let
21 him finish. I don't hear an evidentiary objection
22 here. So let him finish with the witness, and you can
23 reconstruct.
24 **A. Oh, to answer that question, Mr. -- I don't**
25 **want to say your name wrong --**

Transcript of Hearing
Conducted on December 19, 2025

<p>181</p> <p>1 MR. FRIEDMAN: He'll ask a question. Then, 2 when he asks it, you can answer. 3 THE WITNESS: Sorry. 4 MR. GOITEIN: I think that's good enough. 5 I'm done. No more questions. 6 THE COURT: Well, I didn't hear the answer. 7 THE WITNESS: My new answer -- my new and 8 improved answer is on my side -- 9 MR. GOITEIN: She's trying to give a new and 10 improved answer. 11 THE COURT: Okay. We'll leave it. We'll 12 leave it. 13 Okay. Mr. Goitein, do you have any more 14 questions? 15 MR. GOITEIN: Not of this witness, no. 16 THE COURT: Ms. Bennet, do you have any 17 questions? 18 I'm going to take this tax -- stop sharing 19 the tax bill with that, unless anybody wants to see it 20 again. Okay. With that, I'm going to stop sharing. 21 Okay. Go ahead, Ms. Favali [sic]. Or Mr. 22 Friedman, do you have more? 23 MR. FRIEDMAN: Yeah, I do. 24 REDIRECT EXAMINATION 25 BY MR. FRIEDMAN:</p>	<p>183</p> <p>1 Kennedy Street, wouldn't that be appropriate to use 2 that address on your court filings? 3 A. Yes. And when I went to the lawyer's office, 4 that's what -- 5 Q. Yes or no? 6 A. Yes, yes. 7 Q. Okay. 8 MR. FRIEDMAN: I've got nothing further. 9 THE COURT: Okay. Ms. Bennet, did you get a 10 chance to ask Ms. Favali some questions. 11 You'll get redirect for her too. 12 MS. BENNET: Yes, Your Honor, thank you. 13 CROSS-EXAMINATION 14 BY MS. BENNET: 15 Q. Ms. Favali, we've had two hearings before 16 this. And I just want to circle back on something Mr. 17 Goitein raised related to the licenses and when you had 18 the licenses. And I just want to get a question 19 answered here. 20 And this goes back to the first hearing. And 21 the first hearing is in here as an exhibit. It was my 22 Exhibit 9. I'm not sure what it's labeled on the 23 website. But it's the transcript of the first hearing 24 that was conducted on July 7, 2023. And, specifically, 25 page 78 of that transcript, line 8. And this was --</p>
<p>182</p> <p>1 Q. Ms. Favali, Mr. Goitein was to make it clear, 2 if it wasn't already, as to what the determination was 3 by the prior hearing examiner. Did that determination 4 affect where you sleep each night? 5 A. I make sure I sleep at Oldchester each night. 6 Q. Okay. 7 A. Yes. 8 Q. So in fact, you understood what determination 9 was, but you felt that that was not the actual facts; 10 is that correct? 11 A. That is correct. 12 Q. And, therefore, if you were living in that 13 house and spending more than 183 days a year there -- 14 and you apparently were spending much more than that -- 15 you were entitled to take a Homestead exemption; is 16 that correct? 17 A. Yes, sir. 18 Q. Okay. Now, he also made a point of you 19 listing your address as Kennedy Street on your court 20 filings. 21 A. Yes, that's true. 22 Q. Those court filings were business related, 23 not personal consumer related; is that correct? 24 A. Yes, sir. 25 Q. Okay. So if you have your office records at</p>	<p>184</p> <p>1 THE COURT: I can share it. 2 MS. BENNET: Okay. That's fine. 3 Q. (By Ms. Bennet) And we may have to look at 4 several of the pages. But, at the end of that hearing, 5 you may recall, Ms. Favali, that we had basically 6 concluded the hearing, but we were missing some of the 7 evidence that -- 8 THE COURT: Which page are you talking about? 9 MS. BENNET: Page 78 of the first hearing on 10 July 27th. The transcript. That's that's actually the 11 court order. That's not the right one. 12 THE COURT: Oh, the transcript you want. 13 MS. BENNET: The transcript of the hearing 14 that you where you were the providing examiner. 15 THE COURT: And which page again? 16 MS. BENNET: Page 78. 17 THE COURT: Okay. Go ahead. 18 MS. BENNET: And, Your Honor, at the end of 19 that hearing, we were trying to see how long we should 20 keep the record open so that Ms. Favali could submit 21 her rental licenses that she claimed to have. And you 22 see on line 8, we were trying to just determine what 23 the process was for that, for her to submit the 24 hearings. And if you go on to page -- I think it's 79. 25 I'll go to just reference 9 -- line 9, when</p>

Transcript of Hearing
Conducted on December 19, 2025

185

1 you, the hearing examiner, were referencing to Nana
2 Johnson that she would send -- Ms. Favali would send
3 the licenses, and then we would have an opportunity to
4 rebut or discuss the licenses that. And I just want to
5 remind everyone that none of those licenses were
6 submitted.
7 Q. (By Ms. Bennet) So, Ms. Favali, did you have
8 those licenses, and did you just fail to submit them
9 pursuant to the order of the hearing examiner?
10 **A. No. If you -- can I can I submit it right**
11 **here? It is right here.**
12 Q. Well, I'm just trying to understand why you
13 failed to submit it when you were directed to --
14 **A. I thought I did.**
15 Q. -- back in 2023.
16 **A. Can I make this bigger so you can see, or can**
17 **I just shoot it to Greg?**
18 THE WITNESS: Greg, can I shoot it to you?
19 Mr. Friedman?
20 Q. (By Ms. Bennet) I'm not asking that you
21 submit them. I'm just trying to understand why in the
22 world would you be asked by the hearing examiner to
23 submit something that you claimed you have, and then
24 never submit it?
25 **A. I thought I did.**

186

1 MR. FRIEDMAN: I'm going to object because I
2 don't understand why this is relevant to today's
3 proceeding.
4 MS. BENNET: It goes to her credibility and
5 -- it goes to her credibility.
6 THE COURT: Yeah. I'll let it in.
7 MS. BENNET: It goes to her credibility and
8 her failure to follow the law and the authorities that
9 are in charge of enforcing the law.
10 THE COURT: I'm not admitting it as to her
11 failure to follow the law. It does go to her
12 credibility.
13 MS. BENNET: Okay. That's fine.
14 THE COURT: I'm not making a finding on
15 whether she failed to follow the law.
16 Q. (By Ms. Bennet) But is it your testimony
17 that you never submitted it?
18 **A. It's my testimony that I believe I submitted**
19 **it. I have it right here. And I thought when I talked**
20 **to Mr. Howley -- I think I can pull it up on my email**
21 **-- that, when you live in your house, you don't need --**
22 **As I said before -- this is being redundant**
23 **now -- when you -- where's my thing? Can you see it**
24 **now?**
25 **When you live in a house, you don't need a**

187

1 **rental license. So if I'm living in my house in 2023,**
2 **that's when it expired in June. I moved in, in July.**
3 **So I believed I didn't need it. But I thought I**
4 **submitted this.**
5 THE COURT: Thank you.
6 Q. (By Ms. Bennet) Okay. Thank you.
7 Now let's talk about the parking a little bit
8 more and your cars. I want to talk to you a little bit
9 about your cars. So I think we've established today
10 that you have a Mitsubishi Eclipse, a sports car.
11 And I want to go back to the second hearing
12 and the transcript. And that was on December 9th.
13 MS. BENNET: And I can give you page numbers
14 and reference points if you want to put that on the
15 screen. I don't know if you need to, but if you'd like
16 to show it to her, it's the second transcript of the
17 second hearing that took place on December 9, 2024.
18 THE COURT: Going to the page. What page is
19 it?
20 MS. BENNET: It's page 85. And it's the
21 first line where it says, I don't have numerous cars.
22 I wish I did, but I don't.
23 THE COURT: Okay. Just give me a moment to
24 share that. I've got it up.
25 Okay. Are you seeing it?

188

1 MS. BENNET: Yes.
2 Q. (By Ms. Bennet) So I'll just read it.
3 So Ms. Favali says, I don't have numerous
4 cars. I wish I did, but I don't. And my Mitsubishi
5 will probably not be around much longer. It's a 2000
6 -- no. It's a 2007 with about 200,000 miles. So it's
7 not going to live very long. That's why we got the
8 Subaru. So my numerous cars are three.
9 And when you say the numerous cars are three,
10 I think it was also someone else testified that you had
11 a truck and a trailer.
12 **A. That's one of the three, yes.**
13 Q. Okay. And, so, believe you testified earlier
14 that you drive the Mitsubishi, primarily.
15 **A. I'm shocked that it's still living. It's way**
16 **over 200,000 and it's still a 2007. Yes, ma'am. I**
17 **can't even get parts for it.**
18 Q. Okay. So when we see sometimes the
19 Mitsubishi, sometimes we see the Subaru, sometimes we
20 see the truck, sometimes we see multiple variations of
21 those at the 7709 Oldchester address, how are you --
22 are you driving those cars there? Who's driving those
23 cars there?
24 **A. Well, when Jan Long testified earlier, she**
25 **said you took pictures of my cars on Kennedy Street**

Transcript of Hearing
Conducted on December 19, 2025

189

1 earlier this week. So I park them at Kennedy Street.
2 Like I told you, I only drive one car. I only can
3 drive one car at a time. I don't park them -- I park
4 them at my office. I have plenty of office space
5 parking, as you noticed, as you said, in this exhibit.
6 So I park my numerous cars in my office
7 unless I'm driving one of them. And I rarely drive
8 anything but the Mitsubishi unless I have my grands.
9 Tomorrow, I'll take them in my Subaru.
10 Q. So when you build the ADU, if you're allowed
11 to build the ADU and park cars -- your cars there, what
12 are you planning on doing with the cars, with the three
13 cars and the trailer?
14 A. Well, last year when I testified under oath,
15 I thought my Subaru would have died by now. But I have
16 a wonderful mechanic. So, right now, I'll probably do
17 the same thing as ever.
18 I'll keep my two cars, if I have two cars.
19 If my Mitsubishi dies, I'm not replacing it. So I'll
20 have only two. My numerous cars will be down to dual
21 cars, I guess, too.
22 And I'm Subaru-ing a truck. I rarely use the
23 truck. Rarely use the truck.
24 Q. And Mr. -- I think his name is Jay-sid
25 [phonetic]?

190

1 A. Jagessar, yes. He was on earlier today.
2 Q. And he said he drives you around quite a bit.
3 A. Well, actually -- too bad he's offline.
4 But, yes. I go to South Carolina to renovate my car.
5 My truck broke down. He actually picked me up in North
6 Carolina.
7 So he's a wonderful chauffeur. And I do pay
8 him, yes. So I do pay him when I need to.
9 Q. Does he ever drive you to your Oldchester
10 address?
11 A. I live here. No, I'm already here.
12 Q. Does he drive you to --
13 A. Oh, I'm sorry. One time I said that online
14 too. One time, I got my son, my number -- another son
15 lives in Reston. I always drive when I go away. I
16 usually leave out of Dulles, and I leave my car in his
17 parking spot in Reston. He Ubers me to Dulles.
18 That time, I got my planes mixed up, and I
19 did have James drive me to DC. And I left my car here
20 for over a week. I'm very sorry. Yes, I did that
21 once.
22 Only once.
23 Q. Does he ever drive you to your Kennedy Street
24 address?
25 A. No. Not that I can recall.

191

1 Q. Okay. And then your motivation for building
2 the ATU has been for your health and your care and
3 being able to have an accessory -- a handicap
4 accessible place to live. Which your current home, it
5 sounds like, even though you installed a ramp and got
6 county funding to do that, it's not up to snuff. From
7 your perspective; is that correct? Is that your
8 testimony?
9 A. I will be less than a minute. When I broke
10 my collarbone. I couldn't wheel my wheelchair when I
11 broke my ankle to the fibula. So that's when I
12 realized -- and then, when I broke my kneecap a year
13 later, in 2024, it took the medics over 45 minutes to
14 extricate me from the room I'm in right now out of this
15 door because my leg was broken.
16 So, yes, accessibility and livability was a
17 wonderful tax credit. I paid well over \$10,000 to get
18 a \$10,000 tax credit. I submitted bills this year. I
19 did not do anything nefarious, like it was suggested at
20 last hearing.
21 I did everything legal and credible, I
22 believe. But, yes, taking 45 minutes to get me out of
23 my room and around the hall to downstairs and out the
24 door showed me that, yes, I have to continue my
25 pursuit. Yes, ma'am.

192

1 Q. Okay. And then your friend who lives in
2 Martha's Vineyard -- and I'm sorry. I did not write
3 her name down.
4 A. Dr. Park. Nancy Park. Yes.
5 Q. She testified that you, as part of your
6 Singles on Sailboats, went with her to, I think it was
7 the San Juan Islands --
8 A. We did.
9 Q. -- for seven to 10 days, and that was in
10 2024?
11 A. We did.
12 Q. So you're capable of sailing and getting
13 around on the boat okay without any health issues?
14 A. Every sailor knows that you hold the
15 lifeline. You always have one hand for your task and
16 one hand for the line -- one hand for the boat. So I
17 never leave. I always have a lifeline, whatever task
18 I'm doing, yes. And Nancy actually does fine. And the
19 captain was 82. The first mate was 84. We did great.
20 We had a wonderful time.
21 Q. Okay, good. Good for you. And then you also
22 testified earlier today that you were addicted to
23 Dilaudid, I believe you said?
24 A. I realized, yes. I realized at the hospital,
25 yes, it was sad. I was in -- I was in Holy Cross for

Transcript of Hearing
Conducted on December 19, 2025

193

1 over -- well over a week. And they couldn't set my leg
2 because it was so swollen and they splinted it. It was
3 so painful.
4 Yes, they shot me. When I realized what
5 Dilaudid was, I looked it up when the nurse came in to
6 give me my injection. I had -- I went off cold turkey.
7 Yes.
8 Q. So my question is -- so you're no longer
9 addicted to Dilaudid; is that your testimony?
10 A. When I went to Holy Cross, I realized I have
11 an addictive personality. No, no. Thank you.
12 Q. What do you mean by an "addictive
13 personality"?
14 A. What I mean by it is I need to take better
15 care of myself. Like, I would like to be, as James
16 said, I -- James put it perfectly in his -- James Cyr,
17 a trainer, has told me to slow down. I like being
18 busy. I like working. I need to learn how to slow
19 down. It's an addiction to work. I need to slow down
20 and smell the roses. Yes, thank you.
21 Q. So are you in any painkillers right now while
22 you're testifying before us today?
23 A. No, I haven't been on a painkiller since I
24 left the hospital at Holy Cross in 2023.
25 Q. Okay. You're not on any painkillers today

194

1 while you're testifying?
2 A. No. I don't take any medicine at all,
3 actually.
4 Q. Okay. Thank you. And can we talk a little
5 bit about the parking pad or patio and what's going on
6 there.
7 A. Certainly, if you want to pull up exhibits on
8 my number 10. You want to pull up -- I'm sorry for
9 being so late. I don't know how those --
10 THE COURT: I'm sorry. What are you looking
11 for?
12 THE WITNESS: I'm looking for -- I'm sorry,
13 examiner -- hearing examiner. Driveway permits and
14 history. Pages 27 to 34 on Exhibit 10 part E. And
15 then on Exhibit 10, part F1. The first page. I don't
16 know why those got so mixed up. I'm sorry.
17 THE COURT: Give me the parts again.
18 THE WITNESS: Part 10 -- part F. I'm sorry.
19 THE COURT: Okay. That's where I was getting
20 confused.
21 THE WITNESS: I'm sorry. And go to page 1
22 Oh, yeah. That's my --
23 MS. BENNET: I didn't actually ask for any
24 exhibits to be brought up for my question, but I'll
25 just ask my question.

195

1 Q. (By Ms. Bennet) Do you recall, this would
2 have been like in, I think -- I can't even remember the
3 date now. Maybe you can recall when Georgia Daly and I
4 approached you on your street as you were putting
5 the --
6 A. Yes. October 4th. Yes, ma'am.
7 Q. I think it was after that, but --
8 A. I think I got my permit -- yes. Anyway, your
9 question. I'm sorry.
10 Q. So when we approached you and you were
11 working -- I believe you call him AJ, and he testified
12 earlier today. Mr. -- I don't know how to say his last
13 name.
14 THE COURT: Jagessar.
15 Q. (By Ms. Bennet) Jagessar, yes. And the
16 truck was there and the trailer was there. Do you
17 remember that day?
18 A. I do indeed.
19 Q. Okay. And we approached you to find out what
20 you were doing because we noticed that you were
21 building this big pad, and we came over and said hello
22 and greeted you. And we asked what you were doing. Do
23 you remember that?
24 A. I do remember that, yes. And, AJ, I think is
25 still on the line. Yes. He can testify too. Yes.

196

1 Q. So, on that day, we asked if you were putting
2 in a parking pad to create some additional parking. Do
3 you remember that?
4 A. I do, indeed.
5 Q. And what did you tell us you were doing?
6 A. Definitely not. I was moving the two beds --
7 THE COURT: What did you tell her you were
8 doing?
9 THE WITNESS: I was moving the patio that
10 was there in the morning down 10 feet. That's all.
11 Q. (By Ms. Bennet) And when you say "patio,"
12 do you mean the bench that had the couple of flagstones
13 in front of it?
14 A. Yes.
15 Q. And that was very close to the tree?
16 A. Yes.
17 Q. All right.
18 MS. BENNET: I don't have any further
19 questions.
20 THE COURT: Mr. Friedman, any follow-up?
21 MR. FRIEDMAN: No, I don't think so.
22 THE COURT: Okay. With that, Ms. Favali --
23 well, I think you probably would want to stick around.
24 So let's have you here the whole day.
25 All right. Mr. Friedman, any more witnesses?

Transcript of Hearing
Conducted on December 19, 2025

197

1 MR. FRIEDMAN: Last one. Veronica
2 Moskaitis.
3 THE COURT: You? Okay. Please raise your
4 right hand.
5 VERONICA MOSKAITIS,
6 having first been sworn, testified as follows:
7 THE COURT: Can you put your hand down and
8 just give me -- spell your last name, and then give me
9 your address and email address.
10 THE WITNESS: Okay. My last name,
11 M-o-s-k-a-i-t-i-s. My address is 12300 Q-u-i-n-c-e
12 Valley Drive, Gaithersburg, Maryland, 20878. And my --
13 you said email. Email is my first name, 15313
14 @gmail.com.
15 THE COURT: Can I just -- it's Veronica15313?
16 THE WITNESS: @gmail.com.
17 THE COURT: Go ahead, Mr. Friedman.
18 MR. FRIEDMAN: Okay. First, there's
19 something going on with my screen. Is there a sharing
20 going on or anything that can be stopped?
21 THE COURT: Yes, I'll stop it.
22 MR. FRIEDMAN: Okay.
23 THE COURT: Is that better?
24 MR. FRIEDMAN: Yes, much better. Now I can
25 see you.

198

1 THE COURT: Okay.
2 MR. FRIEDMAN: Thank you.
3 DIRECT EXAMINATION
4 BY MR. FRIEDMAN:
5 Q. Okay.
6 **A. Sorry I'm not dressed appropriately I was**
7 **running around.**
8 Q. No, Veronica, you're dressed fine.
9 Okay. You are the youngest of six children;
10 is that correct?
11 **A. I'm not the youngest. I'm, like, in the**
12 **middle.**
13 Q. Oh, I'm sorry.
14 **A. The youngest girl.**
15 Q. The youngest girl. That's what I heard.
16 Okay. And are you all adopted?
17 **A. Yes, sir.**
18 Q. So how old were you when you were adopted?
19 **A. I was five.**
20 Q. Okay. And you still see your mother
21 regularly?
22 **A. I do. Not as much. I'm getting -- getting**
23 **older. But not as much. But I do. My kids probably**
24 **see her more.**
25 Q. Okay. You are local, right?

199

1 **A. Yes, sir.**
2 Q. Okay. Can you tell us where your mom's
3 primary residence is today.
4 **A. Bethesda. Yes. Oldchester Road.**
5 Q. And that's where you are right now; is that
6 correct?
7 **A. Yes.**
8 Q. Okay. And about how long has it been that
9 it's been her primary residence?
10 **A. I can remember when she broke -- after her**
11 **leg. Her accident. So it's been -- I'd say it's been**
12 **going on three years.**
13 Q. Okay. And do you or your kids ever stay over
14 there at Oldchester?
15 **A. My kids -- my kids will. I haven't.**
16 Q. Okay. And how often do they stay there?
17 **A. Within this year, they really -- Chase, he**
18 **hasn't. Last year, my son did a few times. And then,**
19 **two years before that, my girls. I have twin girls.**
20 Q. And when they stay there, is your mom there
21 also?
22 **A. Yes, yes.**
23 Q. In fact, you wouldn't leave your kids there
24 if she wasn't there, would you?
25 **A. No. And there's an extra room. So there's**

200

1 **another room. So they'll be in there. And with my**
2 **nephew. So I know my nephew comes a few times.**
3 Q. Okay. And you've been a witness to the
4 medical problems that your mom has experienced?
5 **A. Oh, yes.**
6 Q. And do you think that the current house, as
7 you're sitting in right now, is a suitable place for
8 her to be? Is that where she should age in place?
9 **A. No, no, no, no.**
10 Q. Why not?
11 **A. When I seen her accident -- when she had her**
12 **accident, she had, like, screws in her legs, and she**
13 **couldn't really move around in this place. So I know**
14 **it's really tight.**
15 **So I know, like, more space would be perfect**
16 **for her. She's really flighty, and she -- she hurts**
17 **herself a lot. So I think more space for her would be**
18 **helpful.**
19 Q. And have you been to the Kennedy street house
20 in Hyattsville?
21 **A. Yes. I used to live there.**
22 Q. You used to live there. And that was how
23 long ago?
24 **A. Oh, my gosh. Maybe over 20 -- I just turned**
25 **40, so, like -- yeah, over 20 years ago.**

Transcript of Hearing
Conducted on December 19, 2025

201

1 Q. Okay.

2 **A. I'll go there like when she needs help or --**

3 Q. And does she -- does she use that now as a

4 place to live, or as an office?

5 **A. Oh, no. As an office or she'll go there --**

6 **if she's not working, she'll clean up. We'll help her**

7 **clean up.**

8 Q. But it's not her home?

9 **A. No, no.**

10 Q. Okay.

11 MR. FRIEDMAN: I have nothing further for the

12 witness.

13 THE COURT: Mr. Goitein?

14 CROSS-EXAMINATION

15 BY MR. GOITEIN:

16 Q. Good afternoon. I just want to confirm that

17 nothing about your mother's use of the property has

18 changed since -- in the past three years, right?

19 **A. The use of the home?**

20 Q. Well, you said that you believe that she's

21 lived there as a primary residence since she hurt

22 herself in approximately three years ago, right?

23 **A. Yes.**

24 Q. And, so, the manner in which she has lived in

25 the house has been consistent for the last three years?

202

1 **A. She probably added stuff to it, to the house.**

2 THE COURT: No, no, don't -- don't talk to --

3 THE WITNESS: I know.

4 **A. I'm not going to lie. But, honestly, she's**

5 **always -- she's always doing some -- she's always doing**

6 **something to her house. And, so, I'm not even -- she's**

7 **always doing something slight or trying to fix up**

8 **something in the house, to answer your question, maybe.**

9 Q. (By Mr. Goitein) And has that always been

10 the case?

11 **A. Oh, yeah. With all her houses.**

12 Q. All right. Thank you. I don't have any

13 other questions for you?

14 THE COURT: Ms. Bennet, any questions?

15 You're almost done.

16 CROSS-EXAMINATION

17 BY MS. BENNET:

18 Q. Hi, Veronica.

19 **A. Hi.**

20 Q. I'm Carri Bennet. I live a couple of houses

21 down from 7709 Oldchester Road. You testified that

22 your address was -- I think it was 123 Quince Valley

23 Drive in Gaithersburg, Maryland; is that correct?

24 **A. Yes, ma'am. Yes.**

25 Q. How long have you lived there?

203

1 **A. I want to say going on 10 years, maybe 10.**

2 **Years. My son -- yeah.**

3 Q. And you said you have twin daughters and do

4 you have two sons? One son? I didn't catch that.

5 **A. Greg, he's 18. Jace, he's 6. Elijah and**

6 **Latasia, they just turned 20 today. That's why I**

7 **look -- I've been running around.**

8 Q. Okay. You don't look old enough to have kids

9 that old.

10 **A. Thank you.**

11 Q. And then at the Kennedy Street address, I

12 know you said you haven't lived there for 20 years.

13 Does anyone live there?

14 **A. No.**

15 Q. It's just a vacant house? There's nothing in

16 it?

17 **A. No.**

18 Q. Are there any personal effects in the house?

19 **A. As far as?**

20 Q. Does anybody have any belongings in the

21 house?

22 **A. I know, like, our bedrooms where we -- she**

23 **keeps -- she keeps, like, clothes she likes giving away**

24 **to her students. So, like, people that need clothes**

25 **and stuff. So that's the only clothes I really see in**

204

1 **there. Or our old clothes too. She still has --**

2 **she -- yeah. Her old clothes, but --**

3 Q. What about family mementos?

4 **A. Oh, yeah. We have pictures. We have -- yes.**

5 **Because I was there. I lived there until I graduated**

6 **2004. Maybe 2005. Yeah. So, still, all of our stuff**

7 **is there. Christmas stuff. And --**

8 Q. When you guys celebrated Christmas for the

9 past three years, where have you celebrated Christmas?

10 **A. Oh, here, here. Thanksgiving.**

11 Q. So the holidays, like, whenever there's big

12 gatherings?

13 **A. Oh, definitely here, yeah. Because that**

14 **house -- yeah. There's no room in that house.**

15 Q. Is it hard to celebrate when there are

16 tenants in the house?

17 **A. No, absolutely not. I might see one. But,**

18 **no. Like I said -- like, this year, we really -- I**

19 **didn't come this Thanksgiving -- no. Just my family**

20 **this Thanksgiving that came. But I guess us was**

21 **getting older, so it's harder -- harder for us to get**

22 **together. But it's been here -- like, last year, I**

23 **didn't come over here. The year before that, I did.**

24 **And this year, I came for Thanksgiving. I think it was**

25 **just me. Yeah, it was just me and my kids.**

Transcript of Hearing
Conducted on December 19, 2025

<p>205</p> <p>1 Q. Okay.</p> <p>2 MS. BENNET: I think that's all I have.</p> <p>3 THE COURT: Thank you. Okay. Any redirect,</p> <p>4 Mr. Friedman?</p> <p>5 MR. FRIEDMAN: No.</p> <p>6 THE COURT: All right. Thank you, Veronica.</p> <p>7 THE WITNESS: Thank you.</p> <p>8 THE COURT: You can go about your business.</p> <p>9 THE WITNESS: Happy holidays.</p> <p>10 THE COURT: Thank you.</p> <p>11 Okay. Mr. Friedman -- you know what? I'm</p> <p>12 going to step up just a second. Don't say anything,</p> <p>13 Ms. Flavia. I'm going to step up a minute. I've been</p> <p>14 going over to this side because the sun keeps changing.</p> <p>15 I'm just going to stand up and lower the blind.</p> <p>16 Okay. Mr. Friedman, do you have</p> <p>17 more from Ms. Flavia?</p> <p>18 MR. FRIEDMAN: No, I think we rest.</p> <p>19 THE COURT: Okay. Thank you.</p> <p>20 Mr. Goitein, Ms. Bennet, do you want five</p> <p>21 minutes before you start your cases, or would you like</p> <p>22 to proceed?</p> <p>23 MR. GOITEIN: I'll leave that to Ms. Bennet.</p> <p>24 MS. BENNET: I'm fine.</p> <p>25 MR. GOITEIN: I'm fine if we want to just</p>	<p>207</p> <p>1 MS. BENNET: I'm actually going to let</p> <p>2 attorney Evan Guthrie go first. I mean, not first.</p> <p>3 I'm going to let him lead, and I'll testify as a</p> <p>4 witness when he calls on me.</p> <p>5 THE COURT: Okay. Who is going to testify?</p> <p>6 MS. BENNET: I'm going to testify as a -- I'm</p> <p>7 an objector. Yes, Mr. Goitein. Sorry. I said your</p> <p>8 name wrong.</p> <p>9 MR. GOITEIN: So I'm not going to testify.</p> <p>10 THE COURT: So who do you want first?</p> <p>11 MS. BENNET: Who do you want to go first?</p> <p>12 MR. GOITEIN: I kind of wanted Ms. Bennet to</p> <p>13 go first, but --</p> <p>14 MS. BENNET: All right. I'm fine. I'm fine</p> <p>15 with it. I'm just --</p> <p>16 THE COURT: Please raise your right hand.</p> <p>17 CARESSA D. BENNET,</p> <p>18 having first been sworn, testified as follows:</p> <p>19 THE COURT: State your name, address and</p> <p>20 email address for the record.</p> <p>21 THE WITNESS: My name is Caressa Bennet. I</p> <p>22 go by Carri Bennet. My address is 7705 Oldchester</p> <p>23 Road, Bethesda, Maryland, 20817. My email address is</p> <p>24 carri C-a-r-r-i dot bennet b-e-n-n-e-t @wbd-us.com.</p> <p>25 THE COURT: Go ahead.</p>
<p>206</p> <p>1 proceed.</p> <p>2 THE COURT: Okay. Ms. Bennet, you're the</p> <p>3 principal objector. Do you want to, do you have a</p> <p>4 witness or do you have evidence? And, before you</p> <p>5 answer that, how many people here want to testify to</p> <p>6 support the objection? Not to support the ADU, but to</p> <p>7 object to the ADU. Can I get a sense of --</p> <p>8 MR. GOITEIN: I think the answer to that</p> <p>9 question is five. We've got Mr. Mack. Ms. Bennet.</p> <p>10 Believe Mr. Goodfriend is going to speak.</p> <p>11 THE COURT: Okay.</p> <p>12 MR. GOITEIN: I don't want to put anyone else</p> <p>13 on the spot, but I think that there might be two</p> <p>14 others.</p> <p>15 THE COURT: Okay. I just wanted to get a</p> <p>16 sense of where we are. Okay. Ms. Bennet --</p> <p>17 MR. GOITEIN: Lest you be overly concerned, I</p> <p>18 think that the testimony of two to three of the</p> <p>19 object -- - of the other interested parties to the</p> <p>20 objectors will probably not be too long -- I don't</p> <p>21 think any of them are going to be that long. I mean,</p> <p>22 we're not going to be -- cumulatively, I don't think</p> <p>23 it'll be more than an hour.</p> <p>24 THE COURT: Okay. Thank you.</p> <p>25 Ms. Bennet, do you want to go?</p>	<p>208</p> <p>1 THE WITNESS: I was just going to say that we</p> <p>2 still have -- I still have issues with her saying that</p> <p>3 this is her primary residence. I think that, the last</p> <p>4 three years, she's been claiming it's her primary</p> <p>5 residence. I don't think that there's anything that's</p> <p>6 any different from before.</p> <p>7 I was not here the first four months of the</p> <p>8 year. So I don't know what happened the first four</p> <p>9 months of 2025 because I was at our second home in</p> <p>10 Greenville, South Carolina. Then I came back in</p> <p>11 early -- late April. I had some hip surgery, and I've</p> <p>12 been around pretty much except for traveling for work.</p> <p>13 I have seen Ms. Flavia Favali two or three</p> <p>14 times, once on the street when Georgia and I -- my</p> <p>15 neighbor, Georgia Jately, who is on here. We saw her</p> <p>16 laying the groundwork for the parking pad. And I saw</p> <p>17 her a couple of other nights when I was taking my dog</p> <p>18 out to go for her -- last night of going to the</p> <p>19 bathroom. Pulling up probably around 10 o'clock at</p> <p>20 night and bringing the trash in one time, and that's</p> <p>21 all I have seen her.</p> <p>22 THE COURT: Okay. Anything else?</p> <p>23 THE WITNESS: Oh, I know. I'm sorry. I saw</p> <p>24 her at the here at the -- at the -- in court on the</p> <p>25 appeal. - I did attend the appeal.</p>

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">209</p> <p>1 THE COURT: Okay. Anything else as to 2 residency? 3 THE WITNESS: (No audible response.) 4 THE COURT: How about on-street parking? I 5 haven't heard that much about on-street parking and the 6 criteria is do other residents have enough parking 7 spaces to park their vehicles on-street within 300 8 feet? 9 THE WITNESS: I think I might -- I don't know 10 if I'm more than 300 feet. But our street gets very 11 crowded with parking and lots of cars. And there's 12 been some construction activity as well this past year, 13 so that makes parking even tougher on the street. 14 I've had a lot of times when I've had guests 15 that come to visit me not have places to park in front 16 of my house. And the parking in front of Ms. Favali's 17 house on that side of the street, it's often very full 18 on both sides of the street, making it difficult. 19 There are no sidewalks. It makes it 20 difficult to walk through. And cars have to stop and 21 go one at a time through the passageway that's 22 available. 23 On the day that I was talking to Ms. Favali 24 about the parking pad, there were several instances 25 where she was backing up into the street as she was</p>	<p style="text-align: right;">211</p> <p>1 everyone has to move out of the way of the traffic. 2 There's a basketball hoop there where the kids play 3 basketball. And it's -- when I say there, it's in 4 the -- I can't remember if it's in Mr. Finkel's yard or 5 Mr. Chappell's yard. I think it's in Mr. Chappell's -- 6 I mean not Chappell -- Chappell's yard. 7 So it's just -- it's a kind of -- it's a 8 dangerous situation. 9 THE COURT: Do you have a driveway? 10 THE WITNESS: Do I have -- I have a driveway. 11 THE COURT: Okay. 12 THE WITNESS: And I have a -- and I have a 13 two-car garage. But my driveway -- you can only go one 14 at a time up into the garages. 15 THE COURT: It's a tandem? 16 THE WITNESS: It's a two -- one single lane 17 driveway entrance. 18 THE COURT: Are there times that you've tried 19 to park on the street but weren't able to? 20 THE WITNESS: Not me. My guests. Or they've 21 had to park pretty far away and walk. 22 THE COURT: Okay. Anything else, Ms. Bennet, 23 anything else you'd like to say? 24 THE WITNESS: Not at this time, no. 25 THE COURT: Okay. Mr. Goitein -- how do you</p>
<p style="text-align: right;">210</p> <p>1 talking. And I think at least three times, I had to 2 guide her back to a safe place from a car coming 3 through. 4 And I think her daughter just testified that 5 she's a little bit flighty and that she worries about 6 her space issues. So it seemed like she was a little 7 -- putting herself in a bit of danger standing in the 8 road trying to talk to us. And, again, there's no 9 sidewalk, so that seemed to be an issue. 10 THE COURT: Are you saying the cars are 11 parked -- there are cars in the driveway that block the 12 path of being able to walk down the street? 13 THE WITNESS: The cars parked -- oftentimes, 14 there's three cars parked in that horseshoe. And then 15 there's cars filling up both sides of the street in 16 front of her house. It's not all the time. But it's 17 like this -- I mean, this was a weekend. And, so -- 18 And then traffic tries to go through, and we 19 don't have sidewalks on the street. So to walk, if 20 you're walking your dog, if you're just taking a walk, 21 you have to walk in the street. And you have to walk 22 -- because the cars are there, you can't really walk on 23 the grass because the cars are blocking. 24 I mean, it's -- just everyone just walks in 25 the street. And then, as traffic comes through,</p>	<p style="text-align: right;">212</p> <p>1 say your name, Goitein? 2 MR. GOITEIN: Yeah. You've been doing a good 3 job of it. 4 THE COURT: Okay. Do you have any other 5 questions for Ms. Bennet? 6 MR. GOITEIN: Just a couple. 7 CROSS-EXAMINATION 8 BY MR. GOITEIN: 9 Q. Ms. Bennet, have there been times when you 10 were not able to park your car directly in front of 11 your house? 12 A. Not me personally. Because I have a garage 13 space. But my family members and people visiting me or 14 spending the night at my house could not. 15 Q. Let me ask it a better way. Have there been 16 times where there was not available parking in front of 17 your house? 18 A. Yes. 19 Q. How frequently would you say that occurs? 20 A. Maybe 20, 30 times a year. 20 to 30 times a 21 year. 22 Q. All right. You said that you've seen Ms. 23 Favali -- did you say two or three times in the past 24 year? 25 A. Like, since I wasn't really -- I wasn't here</p>

Transcript of Hearing
Conducted on December 19, 2025

213

1 **the first four months of the year, so since, like, May,**
2 **probably two to three. Maybe four times. I forgot**
3 **about the hearing.**
4 Q. Okay. Who lives -- if you're facing her
5 house, who lives to the right?
6 **A. Mr. Chappell.**
7 Q. All right. And who lives to the left?
8 **A. Mr. Finkel.**
9 Q. Okay. So how would you compare the three or
10 four times that you saw Ms. Favali during that time
11 period to the frequency with which you saw Mr. Chappell
12 and or Mr. Finkel?
13 **A. I see it's Chappell. And I don't know why I**
14 **keep saying Chappell because I think she said Chappell**
15 **and then I keep thinking of the Dave Chappell, the**
16 **comedian.**
17 **His name is Dan Chappell. It's not Don.**
18 **It's Dan Chappell. I see Mr. Chappell a lot, and we're**
19 **very friendly with each other. He and his wife and I**
20 **have had lunch together.**
21 **I mean, we see each other all the time. The**
22 **kids are out. The trick-or-treating. All that kind of**
23 **stuff. Just like you would with any neighbor.**
24 **Mr. Finkel, I don't see as much. Oftentimes,**
25 **I see him, you know, getting in and out of his vehicle**

214

1 **and driving. But he lives two or three houses down.**
2 **And, obviously, have known him for some time.**
3 Q. When you say "don't see him as much," I mean,
4 how does it compare with how often you see Ms. Favali?
5 **A. Oh, I see Mr. Finkel more than I see Ms.**
6 **Favali.**
7 Q. Would you say you see Mr. Finkel at least
8 weekly?
9 **A. Probably more like monthly.**
10 Q. All right. You took a number of pictures
11 that you submitted as exhibits. Can you just explain
12 what those pictures demonstrate.
13 **A. The ones that were submitted --**
14 (Cross-talk.)
15 Q. (By Mr. Goitein) Exhibit 12H, I believe.
16 **A. Are these the ones that they --**
17 THE COURT: I have OZA's inspection report.
18 I have Chapter 9 of the zoning statute. I have second
19 photos of Flavia's two homes. I have excerpts of
20 transcripts.
21 THE WITNESS: I think he's referring to
22 photos of Flavia's two homes.
23 MR. GOITEIN: Photos of Flavia's two homes,
24 yes. And I was just -- I mean, if you want to put them
25 on the screen, that's fine.

215

1 Q. (By Mr. Goitein) But I just wanted you to
2 describe what those pictures demonstrate.
3 **A. Yeah. So I've been very -- I mean, I've been**
4 **meaning to --**
5 THE COURT: For the record, they're on the
6 screen.
7 **A. Yeah. I've been meaning to determine this**
8 **for a while now, since the last two hearings, and I**
9 **just never had the time to do it. But this first**
10 **picture, I took the day -- it was the day after it**
11 **snowed on December 14th. So this was taken in the**
12 **afternoon.**
13 **It's showing the parking pad. The driveway.**
14 **And, as you can see, this is on a Sunday when most**
15 **people tend to be home and no cars are here, except the**
16 **one parked way up front, which I think is a tenant's**
17 **car and it has snow on it.**
18 **And then if you want to scroll down, I can**
19 **explain what the next -- and you can see the pavers**
20 **that she's planning on doing the parking, but that**
21 **gives you an idea.**
22 **It's, like, one lane going around and then**
23 **the horseshoe off to the left. An ADU is planned to be**
24 **put behind the house. The driveway is still one lane.**
25 **And then there's two parking spaces where, I**

216

1 **believe, if you had the second parking space for the**
2 **ADU, you wouldn't be able to get the cars out. You'd**
3 **only have -- if you park two cars there, you're going**
4 **to have to shuffle the cars around to get them out.**
5 **Same thing with the horseshoe driveway.**
6 **There's usually three cars parked in there. The middle**
7 **car has to get the other two cars to move if they want**
8 **to get their car out. So that's just something showing**
9 **that.**
10 THE COURT: Do you see three cars parked? Do
11 you see --
12 THE WITNESS: I see it a lot of times because
13 I drive by -- I'm checking this now because I'm trying
14 to be observant. But when I drive by, I don't see
15 Flavia, but I see cars. And there's a lot of times
16 there's three cars parked in the horseshoe.
17 **And, so, the middle car that's stuck at the**
18 **top of horseshoe would not be able to get out of the**
19 **driveway without one of the other cars being moved.**
20 **And, so, that has to be something I guess that the**
21 **tenants work out amongst themselves about where they**
22 **park. But it also drives the parking onto the street**
23 **so that they don't have to fiddle around with that.**
24 THE COURT: Are there times, when parking,
25 you can't get in the driveway?

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">217</p> <p>1 THE WITNESS: Yeah. There's a car usually 2 parked right, like, at that entrance right there. I 3 don't -- yeah. 4 THE COURT: What entrance where? 5 THE WITNESS: Okay. So you see the car 6 that's parked up front? Usually, there's a car parked 7 at the -- like, the street is right there, and there's 8 a car. 9 There's three cars on the U. If you think of 10 it as an H, like, a small H, there's usually three cars 11 in the curve of the H. 12 THE COURT: Okay. And then the drive aisle 13 that goes straight is left open? 14 THE WITNESS: Yeah. And sometimes there's a 15 car parked up there. Sometimes there's a trailer 16 parked up there that has South Carolina license plates. 17 And then I have seen the Mitsubishi parked sometimes. 18 And then sometimes I'll see the Subaru. But not the 19 Subaru so often. 20 The Mitsubishi -- and a lot of times, the 21 Mitsubishi is parked on the -- it'll be sometimes in 22 the driveway. Sometimes it's on the street. 23 So if you want to scroll up, I can go through 24 the rest of the pictures. 25 So then I just decided to -- well, that's</p>	<p style="text-align: right;">219</p> <p>1 So my testimony is that Oldchester is not her primary 2 residence. That this is a way to get her what she 3 wants. 4 And what she wants is another building that 5 she can rent out to tenants when everything's said and 6 done. And that's what the concern is, that she says 7 she's going to live there. She says she needs to have 8 it as her for health reasons and for handicapped 9 accessibility. 10 The ADU is going to be much smaller than the 11 home at Oldchester. And, as her daughter testified, 12 she needs more space so she doesn't trip and fall over 13 things. 14 The house -- the biggest house that she has 15 is the house on Oldchester. But yet she rents it out 16 to four or five people and causes a lot of parking 17 issues. 18 THE COURT: Four or five? He testified 19 three. 20 THE WITNESS: Okay. Well, I don't know how 21 many she has. I think, at some point, it's either a 22 five bedroom or four bedroom. So if she moves into the 23 ADU herself and then she's renting that out, I just 24 question the validity and credibility of what she's 25 saying.</p>
<p style="text-align: right;">218</p> <p>1 just showing the parking pad and the -- that's all on 2 the same day. So if you go to the Kennedy Street one, 3 I just decided to drive over there to see what this 4 house looked like. So I took a picture of the house. 5 And then, if you keep going down one more, 6 that vehicle is her Subaru. 7 THE COURT: That's parked on the street? 8 THE WITNESS: Yeah, it's parked on the 9 street. I don't -- I think she -- keep going. And 10 that's the Subaru from a different angle. And a 11 different angle and has the snow on it. And then this 12 is the truck and trailer that we often see on 13 Oldchester as well. 14 And you can keep going. I think there's 15 another picture of the trailer. And that's it. But, 16 also, if you keep going down one more. Keep going. 17 My sense is that she's over there a lot more living 18 there. But this shows the distance was -- like, why 19 you would have two homes in such close distance to one 20 another. 21 THE COURT: The map. 22 THE WITNESS: Yeah. And then, again, since I 23 have not been in the home on Oldchester, and I think 24 that the daughter just testified that a lot of their 25 personal family belongings are kept at Kennedy Street.</p>	<p style="text-align: right;">220</p> <p>1 THE COURT: Okay. 2 Q. (By Mr. Goitein) And just two more quick 3 questions for you, Ms. Bennet. The first is it looks 4 like on the pictures you showed us of the vehicles, the 5 tags are not from Maryland. Do you know where Ms. 6 Favali's cars are registered? 7 A. The trailer has a South Carolina license 8 plate, and I think the truck does too. 9 THE COURT: What do you mean by -- the truck 10 and the trailer that's in the last photo before the 11 map? 12 THE WITNESS: Yes. 13 THE COURT: Okay. 14 THE WITNESS: I have seen that that has South 15 Carolina plates. I don't recall about the truck, but I 16 think it might have South Carolina plates too. And 17 then the Subaru, I thought had a Maryland license. But 18 maybe I didn't take a good enough photograph of that to 19 be able to tell. I can't tell. I can try to blow it 20 up on my phone. 21 Q. (By Mr. Goitein) No, that's okay. All 22 right. And then, lastly, based on your observations, 23 have you noticed any change in Ms. Favali's use of the 24 Oldchester Road property as compared to 2024? 25 A. No. It's still rented out to tenants and</p>

Transcript of Hearing
Conducted on December 19, 2025

221

1 different cars seem to show up, and it's hard to track
2 what's going on there.
3 Q. What about her presence? Is it any different
4 than what you observed in 2024?
5 A. No.
6 Q. Okay. Thank you.
7 MR. GOITEIN: I don't have any other
8 questions.
9 THE COURT: All right. Mr. Friedman?
10 MR. FRIEDMAN: Yeah, I've got cross.
11 THE COURT: Do you want the pictures up? Do
12 you want the pictures up still?
13 MR. FRIEDMAN: No, you can take them down.
14 Can we fix the screen?
15 THE COURT: How's that?
16 THE WITNESS: I think you're still sharing
17 your screen with me because I'm real big.
18 THE COURT: Wait a minute.
19 There.
20 MR. FRIEDMAN: There we go. Thank you very,
21 very much.
22 CROSS-EXAMINATION
23 BY MR. FRIEDMAN:
24 Q. All right. So let me ask you a question.
25 I'm looking at these pictures that you put up, and it

222

1 seems to me that they confirm Ms. Favali's statements
2 that she predominantly keeps the truck and trailer and
3 the Subaru at Hyattsville. That's what your pictures
4 show. And that she keeps the Mitsubishi, which she
5 drives every day at Kennedy Street, where she lives, as
6 your picture shows. Am I missing something?
7 A. My pictures didn't show that the Mitsubishi
8 was at Oldchester.
9 Q. It sure does.
10 MR. GOITEIN: Objection.
11 Q. (By Mr. Friedman) The picture that I just
12 looked at shows the Mitsubishi in the circular
13 driveway.
14 A. There was no cars in the circular driveway.
15 Q. All right. Then maybe I was looking at the
16 wrong pictures. Let me go back to -- under your
17 exhibits.
18 THE COURT: Is that the Mitsubishi to the
19 right?
20 THE WITNESS: That's not the Mitsubishi.
21 THE COURT: So that's all I see.
22 THE WITNESS: Yeah. There were no cars
23 parked in the circular driveway.
24 Q. (By Mr. Friedman) Okay. Then I'm looking at
25 the wrong pictures. So under Exhibit Number 7, parking

223

1 pictures, I thought that was your exhibit.
2 A. I don't know what you're calling Exhibit 7.
3 THE COURT: Okay. Let me get it.
4 Q. (By Mr. Friedman) I'm looking under the OZA
5 email that has the exhibit list, and Exhibit Number 7
6 has parking pictures. Exhibit Number 1 --
7 A. Are those the pictures that were attached to
8 the objection?
9 Q. Yes.
10 A. Okay. That's a different set of pictures.
11 Q. I'm sorry. Let's look at those pictures
12 then. Number 7, parking pictures?
13 THE COURT: You should be seeing them.
14 THE WITNESS: No.
15 THE COURT: Hold on. Now you should be
16 seeing them.
17 THE WITNESS: Yeah. So that's the
18 Mitsubishi. That is her car. But that was on a
19 different day. You'll see my pictures had snow.
20 Q. (By Mr. Friedman) So you didn't take this
21 picture?
22 A. I believe Georgia Daly took that picture.
23 But I did use it as my submission for the objection to
24 show the parking stuff.
25 Q. So do we agree that this supports Ms.

224

1 Favali's testimony that she drives that car and keeps
2 it at her home on Oldchester Road?
3 A. No, I would not agree with that. Because
4 what I'm saying is she's parked there that day. So she
5 does go there on occasion, it appears. I don't see it
6 all the time.
7 I didn't actually see these pictures because
8 they were not pictures I took. These were pictures
9 taken by my neighbor, Georgia Daly. Because I was
10 actually -- I travel a lot. I travel for work. And I
11 asked Georgia if she could go shoot some pictures that
12 I could attach to the objection. So these were taken
13 right before I filed my objection.
14 Q. I see. But this does show the Mitsubishi
15 where Ms. Favali testified, doesn't it?
16 A. It shows it in front of the house --
17 Q. It's a yes-or-no question.
18 A. My testimony is that it shows it --
19 THE COURT: Don't talk over her.
20 A. -- on that day, on that particular day.
21 Are you talking over me, or you want me to
22 answer?
23 THE COURT: I want you both to stop. Mr.
24 Friedman, you're talking over her, and I can't hear her
25 answer. So what was your question again?

Transcript of Hearing
Conducted on December 19, 2025

225

1 Q. (By Mr. Friedman) Doesn't that support Ms.
2 Favali's testimony that she drives the Mitsubishi and
3 keeps it at Oldchester Road where she lives? It's yes
4 or no.
5 **A. I will say that she drives the Mitsubishi.**
6 **It's her Mitsubishi and she parks there on occasion.**
7 Q. And the picture that you just testified that
8 you took at Kennedy Street, that shows the two other
9 vehicles, which also supports her statement where she
10 keeps them, doesn't it?
11 **A. It shows that they were parked there on that**
12 **day, that one day, that date stamped on the picture.**
13 Q. You're right. I can only draw a presumption
14 that if it's parked there that day, it's parked there
15 other days. Would that be a fair presumption?
16 **A. Well, I also see both of those vehicles**
17 **parked at this house as well.**
18 Q. Okay. Let me ask you another question. I'm
19 looking at that picture, and I see the house on Kennedy
20 Street. And it appears to me that there's no lights
21 on. Did you see any residential activity going on
22 there?
23 THE COURT: We're back on Kennedy Street?
24 MR. FRIEDMAN: Kennedy Street.
25 Q. (By Mr. Friedman) Did you see anybody come in

226

1 or come out?
2 **A. I did not see anybody come in and come out.**
3 **But I do believe there were lights on at the house.**
4 Q. Well, it doesn't appear so from your picture.
5 Why don't you take a look at the picture and see if you
6 want to change that answer.
7 **A. No. This was at 2:00 in the afternoon, so it**
8 **doesn't tell me anything. I can't conclude anything**
9 **from that.**
10 Q. All right. She's testified that that's her
11 office. You seem to disagree. But there doesn't
12 appear to be any evidence that anybody's living there.
13 Now, you just testified that you think that
14 all she's looking for is another place to rent out. If
15 you were she and you were looking for another place to
16 rent out, wouldn't you rent that vacant house you
17 already own?
18 **A. Which vacant house are you referring to, sir?**
19 Q. Well, she can only sleep at Kennedy Street or
20 Oldchester, so whichever one you choose, one of them is
21 going to be vacant.
22 THE COURT: Doesn't she have a house at
23 Oliver Street too?
24 MR. FRIEDMAN: I'm sorry?
25 THE COURT: Doesn't she have a house on

227

1 Oliver Street?
2 MR. FRIEDMAN: That's my next question. I
3 haven't gotten that far yet.
4 THE COURT: So you're presuming, based on
5 these pictures, that no one lives there?
6 MR. FRIEDMAN: That's correct.
7 THE COURT: I'll let you do it. But I will
8 say I think it's a little speculative, especially as I
9 see some stuff stored on the porch.
10 THE WITNESS: Yeah. Your Honor, there are
11 books. There was a broom resting on the porch. Books.
12 I just wanted to see whether this was an
13 office, and it did not look like an office to me. And
14 her daughter testified that their family personal
15 effects from long time living in the family are stored
16 in that house or in that house. And that her mother
17 goes there often and is there.
18 Q. (By Mr. Friedman) I hate to testify here,
19 but, for more than 10 years, my office was in a house
20 in downtown Rockville, and I went there every day, and
21 I had pictures of my children. But it wasn't my
22 residence. That should have been in my argument, but I
23 wanted to make a point.
24 Let me ask you a different question, Ms.
25 Bennet. Do you or your husband have an office?

228

1 **A. My husband and I are partners at Womble Bond**
2 **Dickinson. So we have, conceivably, 39 offices. But**
3 **we work out of the Washington, D.C. office and the**
4 **Greenville, South Carolina office.**
5 Q. Okay. And you do go to those offices, right?
6 **A. Yes.**
7 Q. And do you have your own space there, or is
8 it --
9 **A. No. I do remote, so I use an Agile office**
10 **when I'm there.**
11 Q. I see. And did you ever have an office
12 there?
13 **A. Yeah. Yes, I did. Not in the same location**
14 **that we're at now. But, prior to that, I had my own**
15 **office.**
16 Q. And did you have any family pictures in your
17 office?
18 **A. Yes.**
19 Q. And was that office as proximate to your
20 house as Kennedy Street is to Oldchester?
21 **A. No.**
22 Q. Do you understand my question?
23 **A. You're asking me how far my office is from my**
24 **house.**
25 Q. Well, you testified that it didn't make sense

Transcript of Hearing
Conducted on December 19, 2025

229

1 to you that she would have an office so close to her
2 house. So I'm asking you --
3 **A. Well, I didn't used to live in my office.**
4 THE COURT: Stop. I think she already
5 answered. I think she answered that, no, they aren't.
6 It's less proximate than these two. Is that your
7 answer?
8 THE WITNESS: That is correct.
9 THE COURT: Okay.
10 Q. (By Mr. Friedman) How long was your commute
11 then, if you don't mind me asking?
12 **A. It depends when I left.**
13 Q. Do me a favor. Please answer the question.
14 **A. My office is nine miles from my house.**
15 Q. And, to tell you the truth, I think Bethesda
16 to Hyattsville is probably pretty close to nine miles,
17 don't you think?
18 **A. Put the map up there. I don't know. I can't**
19 **testify to that. I think it's further Depends on which**
20 **way you go.**
21 Q. All right. So you've spoken a lot about
22 parking, and you spoke about how difficult it might be
23 for the person parked in the middle on the horseshoe.
24 Is it illegal to park three cars on that horseshoe
25 circular driveway?

230

1 **A. No.**
2 Q. And does it inconvenience you when somebody
3 parks three cars in that circular driveway?
4 **A. If those are only the three cars, no. But if**
5 **it spills out onto the road, yes.**
6 Q. Okay. So let's talk about that. Does Ms.
7 Favali or any of her tenants ever park in front of your
8 house?
9 **A. I don't know what vehicles her tenants all**
10 **drive, so I can't answer that question. There are cars**
11 **parked in front of my house a lot.**
12 Q. And you said your guests sometimes can't park
13 in front of your house. When that happens, do they
14 maybe park in front of Ms. Favali's house?
15 **A. No. They have to park further down in front**
16 **of the Malik's house, or even further on the other side**
17 **of Maiden Road.**
18 Q. You made a point that you see her less often
19 than your next-door neighbor. But then you told us how
20 close you are with your next-door neighbor. You
21 socialize with them. You go to lunch with them.
22 How often do you see the people who are two
23 doors or three doors from you on the other side of your
24 house?
25 **A. Oh, I go out to dinner with them. I go to**

231

1 **holiday parties. I see them, you know, bringing in**
2 **their groceries. Doing all the kind of things normal**
3 **neighbors do. Dropping their kids off. Doing those**
4 **types of things.**
5 Q. Okay. So you socialize with a lot of people
6 in the neighborhood?
7 **A. Yeah.**
8 Q. And wouldn't it make sense that those would
9 be the people you would see more often, and the fact
10 that somebody who you don't particularly like, you
11 would hardly ever see? Wouldn't that be reasonable?
12 **A. I don't dislike Ms. Favali. You're putting,**
13 **you're testifying that I don't like her. I've never**
14 **said I don't like her. I've tried to help her do what**
15 **she needs to do to make her case. I sat with her in**
16 **the hearing on the appeal case. I attended it and told**
17 **her things that she needed to do to help with her case.**
18 **I don't not dislike her.**
19 Q. Oh. So what do you think she should do to
20 help with her case, please?
21 **A. I think she should live there and she should**
22 **she should live in the house and make it her permanent**
23 **residence and do what is required by the law.**
24 Q. So if it is her personal -- or her permanent
25 residence or personal residence, then you don't have an

232

1 objection to this ADU?
2 **A. No.**
3 Q. Okay. When you see somebody at 10:00 p.m.
4 taking their trash out, doesn't that imply or wouldn't
5 you want to infer that that person's going to sleep in
6 that house? 10 o'clock at night?
7 **A. Well, what I have seen is that the car pulls**
8 **up. The couple of times I've seen this, the car is**
9 **pulled up at 10 o'clock at night. I'm out with my dog.**
10 **I see her drive up. I see her pull up the trash.**
11 **And then I don't know if she's just on trash**
12 **day. Knows that she needs to pull the trash up because**
13 **that's part of her job as the landlord and taking care**
14 **of the trash for the tenants.**
15 Q. I think that's a far stretch, ma'am.
16 THE COURT: Well, you can think what you
17 want, but --
18 THE WITNESS: You can think what you want,
19 but I'm just saying she may --
20 THE COURT: Let me interrupt for a minute.
21 I'm getting worried about the time because I don't
22 know. I have a few more questions for Miss Favali. So
23 I assumed you would do rebuttal, but I just -- it's
24 3:08, and I want to make sure we get through this.
25 I'm looking at Exhibit 7, and I think I'm

Transcript of Hearing
Conducted on December 19, 2025

233

1 sharing my screen. And I noticed that Miss Favali -- I
2 wonder if she is parked there for a long time because
3 she's blocking another car in. And that's one.
4 That's, I think, the issue that Miss Bennet
5 referred to with the tandem parking. So I have
6 questions on how many tenants she's going to have.
7 Max. Not now; max. And some other questions.
8 MR. FRIEDMAN: So I think I think that that
9 goes -- I'm sorry.
10 THE COURT: Can we get through -- well, I
11 don't want to deprive you of cross-examination. But if
12 you want to continue to cross, but I want to try and
13 get everyone in.
14 MR. FRIEDMAN: I'm almost done.
15 THE COURT: Okay.
16 Q. (By Mr. Friedman) Miss Bennet, How long have
17 you been at this house?
18 **A. We moved in, in 1997. So I think it's now 28**
19 **years.**
20 Q. Okay. So you're familiar, I assume, with the
21 situation which occurred with a lot at Maiden Lane in
22 Oldchester?
23 **A. Yes.**
24 Q. Okay. To clarify for those who are
25 listening, who are not aware, there was a lot that was

234

1 owned by the county that was used by a cut-through --
2 used as a cut-through by people in the neighborhood.
3 It's very pretty. But it's just one lot --
4 THE COURT: Are you testifying now?
5 MR. FRIEDMAN: No. Well, I'm not testifying.
6 I'm giving you the background to save time because you
7 asked me to try to expedite things.
8 THE COURT: No. Just go, okay?
9 MR. FRIEDMAN: So this will lead to my
10 question.
11 THE COURT: Well, let Miss Bennet tell us
12 about Maiden Lane. We have to have somebody tell us.
13 MR. FRIEDMAN: Well, I'm laying the
14 foundation for the question I'm going to ask. Bear
15 with me. And if you need me to go back and have her
16 say the same things, I will.
17 THE COURT: All right. Go ahead.
18 Q. (By Mr. Friedman) Okay. So we have a very
19 pretty lot there that the neighborhood used as a
20 cut-through. People would ride their bikes or walk
21 through. The county sold it, and the neighborhood
22 organized and objected; is that correct?
23 **A. Yes.**
24 Q. And you all were successful. The county
25 ended up buying the lot back from the person; is that

235

1 correct?
2 **A. Yes. And they turned it into the 200th**
3 **Montgomery County Park.**
4 Q. Which was a good thing. We all agree. My
5 point is that the neighborhood organized to combat
6 change, to combat a development of a property with
7 another home; isn't that correct?
8 **A. It wasn't to combat change. The county had**
9 **sold it illegally. And it was to follow the law.**
10 THE COURT: You know what? I know you keep
11 going back to motives, but, A, this isn't a change.
12 And, B, because this has been her rental house for
13 several years. And, B, the motives -- how did they --
14 if you have to go into them, can you do it more
15 quickly?
16 MR. FRIEDMAN: All right. I'll abandon the
17 question.
18 THE COURT: All right. Anything else?
19 MR. FRIEDMAN: No, ma'am.
20 THE COURT: You may be excused -- well,
21 you're not on the stand anymore.
22 Mr. Goitein, do you have another witness you
23 want to call?
24 MR. GOITEIN: I don't have another witness.
25 I just want to remind, I guess, Ms. Bennet that, to the

236

1 extent that she was calling herself as a witness, she
2 could redirect if there's anything she wanted to do in
3 response to Mr. Friedman's questions. I'm not sure
4 there is. I just want to make sure that she's not
5 deprived of that opportunity if she wants to.
6 But I'm not suggesting she needs to.
7 THE COURT: Yeah, you do have the right to
8 rehabilitate yourself.
9 THE WITNESS: I don't think I need
10 rehabilitation. Thank you.
11 MR. GOITEIN: Agreed. So if Ms. Bennet has
12 done that, if I could call a witness or two because I'm
13 a little bit concerned about other people's ability to
14 stay on the call as we move forward.
15 THE COURT: Go ahead.
16 MR. GOITEIN: All right. So then let's go
17 with David Goodfriend.
18 THE WITNESS: Yeah. Here I am. Can you hear
19 me okay?
20 THE COURT: I can hear, but I can't see. So
21 -- now I can see both.
22 THE WITNESS: There we go. Okay.
23 THE COURT: Okay, please raise your right
24 hand.
25 DAVID GOODFRIEND,

Transcript of Hearing
Conducted on December 19, 2025

237

1 having first been sworn, testified as follows:
2 THE COURT: Just second state your name,
3 address, and email address for the record.
4 THE WITNESS: My name is David Goodfriend.
5 My address is 7713 Oldchester Road. My email address
6 is david@istreetadvocates.com.
7 THE COURT: Is I just the letter I?
8 THE WITNESS: Yeah. Just the letter I and
9 the word "street" and the word "advocates" with an S.
10 Because, apparently, we don't know how to make a simple
11 email domain. We had to make it complicated. Sorry
12 about that.
13 THE COURT: Okay. Go ahead, Mr. Goodfriend.
14 THE WITNESS: Thank you, Your Honor. I'd
15 like to just incorporate by reference the statements
16 that I made in my complaint form regarding the street
17 parking and to underscore what Carri Bennet and others
18 have said about the street parking. But I don't want
19 to be repetitive in the interest of time.
20 There's one thing I wanted to make sure I got
21 on the record. Even though we, in no way, concede the
22 statement that the questions by Mr. Friedman were
23 irrelevant, I think it is important to point out that
24 right across the street from me at 7714 Oldchester Road
25 is a lovely woman.

238

1 Her last name is Thornton. Her husband died
2 a number of years ago. She lives in the house that
3 they bought in 1970. And the house has not changed
4 much at all; maybe a few coats of paint. But she's a
5 lovely neighbor. We just had her in our home across
6 the street a couple weeks ago. I often go across the
7 street to check on her. She's a widow living alone and
8 is elderly.
9 I want to dispel this notion that, somehow,
10 the complainants in this proceeding are biased against
11 people who live in original homes on our street. That
12 is not what's going on here. What's going on here, in
13 fact, is a desire to preserve the rule of law and peace
14 and livability on our street.
15 When we've seen police cars coming at all
16 times, day and night, at 7709 Oldchester Road, when
17 we've seen cars parked, trucks parked, trailers parked
18 for long periods of time, that's quite the opposite of
19 the neighborly mood that we have on the street.
20 So, far from being motivated by people who
21 live in the original homes, I would argue that what
22 we're trying to do is preserve much of the good
23 feelings that Mr. Friedman himself even described from
24 when he lived on Oldchester Road. That, if anything,
25 is the motive. Although, again, I don't concede the

239

1 objection based on relevance to conversations about
2 motive.
3 Finally, I just want to point out that
4 nothing in this community, on this street, has gone on
5 the record to oppose rental of our homes. The other
6 house right across the street from me, 7710 Oldchester
7 Road, is rented. It's rented to a family. The home is
8 actually owned by the Bowen family, who used to live
9 here. They moved out.
10 Rentals are fine. People who live on our
11 street and rent; no problems. We've never raised
12 objections to that. They abide by the law.
13 They are peaceable and good neighbors. We want good
14 neighbors. We want a good neighborhood.
15 And that, if anything, is the motive here.
16 The parking is an issue. Myself, Terry Bennet, Flavia
17 Favali, we all have one-lane driveways. That means you
18 can pull a car in, but if the first car in wants to
19 come out, every other car has to move and let that car
20 out. And, even in the context of the horseshoe-shaped
21 driveway that Flavia Favali has added that to is
22 single-lane.
23 So imagine a school bus coming down
24 Oldchester Road, which it does often, or a truck and
25 multiple cars have to back out of the Flavia Favali

240

1 property. You can only imagine the traffic jam that
2 that causes, and we've seen it.
3 So, with that, I'll --
4 THE COURT: Can you describe that for me?
5 Because I want to know about the on-street parking.
6 THE WITNESS: Yeah.
7 THE COURT: I can't hear you. There must be
8 a delay.
9 THE WITNESS: Can you hear me now?
10 THE COURT: Yeah.
11 THE WITNESS: Okay. Each of our lots along
12 the same side of the street as Ms. Favali are about the
13 same size, and two full-sized cars could park
14 comfortably in front of our lots. Three would be
15 pushing it. Maybe smaller cars, bumper to bumper.
16 THE COURT: On street?
17 THE WITNESS: On street; that's correct.
18 The driveways that I described, my driveway,
19 Carri Bennet's driveway, Flavia Favali's driveway,
20 they're all single-car width. So even if you could
21 park three cars in there, the person whose car is all
22 the way in has to ask or move the other cars out of the
23 way, to back out. Believe me, this has been a fire
24 drill performed multiple times in my household, and
25 it's not pretty.

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">241</p> <p>1 First, we have to back out the car that's 2 closest to the street, park it on the street. Then we 3 have to back out the other car that's coming out. And 4 now imagine trying to do that with a school bus that 5 takes up more than half the width of Oldchester Road, 6 or a dump truck. 7 THE COURT: How wide do you think Oldchester 8 Road is? 9 THE WITNESS: Two car widths -- no, let's 10 think about this. If there's a car parked on either 11 side of Oldchester, there are some vehicles that 12 couldn't squeeze past them. So I would call it two and 13 a half car widths. And, at some point, it's even more 14 narrow. 15 To take Oldchester Road past Flavia Favali's 16 home through a stop sign towards Bradley Boulevard, it 17 becomes almost one car width. The cars have to wait 18 for each other to go past. 19 But where we live, myself, Carrie Bennet, 20 Flavia Favali, I would call it two and a half car 21 widths wide. When two cars are parked on the street 22 across from each other, yes, you can get by them. But 23 only one car at a time can do that, and some larger 24 vehicles couldn't do that. 25 THE COURT: Now, what have you observed as</p>	<p style="text-align: right;">243</p> <p>1 another car in or a bunch of lawn machinery in. It had 2 a metal bottom made of kind of a crisscross pattern. 3 It just looked industrial. 4 I think it had South Carolina plates. I 5 can't recall exactly. Anyway, that thing was parked in 6 front of Ms. Favali's home for a long period of time, 7 so much so that leaves were gathering underneath the 8 wheels of the trailer. 9 And then there was another vehicle, a car, 10 that was parked, also, on the same side of the street 11 that looked like it hadn't been used in a while. And 12 then, if memory serves me correctly, there was a box 13 truck, an even larger vehicle, belonging to one of the 14 tenants, one of the renters in the Favali property that 15 was parked on the opposite side of the street from the 16 Favali driveway. All of which is to say that was a lot 17 of tonnage parked in front of the Favali property. 18 Now, there was a point at which the trailer 19 was moved into the driveway, pulled all the way up. I 20 do recall that. Eventually, the box truck went away. 21 Eventually the old car went away. And, again, this was 22 prior to the commencement of this proceeding that we're 23 in now. 24 THE COURT: When you say "this proceeding," 25 does that mean the most recent application?</p>
<p style="text-align: right;">242</p> <p>1 far as parking on the street? Is your family able to 2 get spots, or are there conditions at this location 3 that have been problematic? 4 And I do note that that Exhibit 7, I think, 5 points out what you were saying. The picture of, I 6 guess it's Ms. Favali's car parked at the end of the 7 driveway so nobody can get out. 8 But what have you observed? 9 THE WITNESS: Well, in fairness, my wife and 10 I don't have trouble parking at our own home, because 11 one of us will park in the driveway, and one of us will 12 park in the street. So that, even if a neighbor has 13 guests over, we have enough parking for our two 14 vehicles. I should point out that we're now empty 15 nesters, so our house is far less populated than it was 16 when we had a bunch of teenagers running around here 17 and pulling in and out of the driveway. But, in 18 fairness, we have not had trouble parking at our own 19 property. 20 You also asked, though, what I've observed 21 outside Ms. Favali's home. And, prior to the 22 commencement of this proceeding -- and I think that's 23 important to point out, prior to the commencement of 24 this proceeding, there was an industrial scale trailer. 25 It looked like the kind of trailer you would haul</p>	<p style="text-align: right;">244</p> <p>1 THE WITNESS: Yes, and -- yes, the most 2 recent application for the ADU. So this is after the 3 2023 ruling and the prior ruling. 4 I'm trying to make the point that I think 5 behavior changed after the first two rulings and before 6 the commencement of this proceeding. Because there are 7 today fewer vehicles parked in and around the Favali 8 property, but they often -- sometimes they'll come 9 back. They'll show up. 10 THE COURT: Yeah. Let me just -- one thing I 11 can do -- for instance, I can put conditions -- if I 12 decide she has proven her case, I can put the 13 conditions on the conditional use, and that would bar 14 parking of commercial vehicles, you know, unless 15 they're servicing the property at that time. 16 And I can limit the number of tenants if -- 17 and I can prohibit -- you know, I can put conditions 18 on. So think about that too. 19 THE WITNESS: That's very helpful, Your 20 Honor. 21 THE COURT: Because we have had -- 22 THE WITNESS: I think that's very helpful. 23 THE COURT: We have had cases with tandem 24 parking before that was causing a problem because 25 nobody was parking in the driveway. They were parking</p>

Transcript of Hearing
Conducted on December 19, 2025

245

1 on the street because they were blocking.
2 So I do have authority to place conditions on
3 the grant if I decide she meets other standards.
4 THE WITNESS: I certainly like the sound of
5 that, Your Honor. But you can understand why we, the
6 neighbors, aren't convinced that Ms. Favali would
7 follow orders, since there have been prior orders that
8 she's not following.
9 THE COURT: I do understand that. I do.
10 THE WITNESS: But your point is well taken,
11 Your Honor. And back to my point about other renters
12 on our street. I don't object to people renting. I
13 might want to rent my house to a family someday.
14 Yeah. Anyway, I think I've said everything I
15 want to put on the record.
16 THE COURT: Any problems with parking that
17 you have observed on the street?
18 THE WITNESS: Yeah. I just have some kind of
19 primal fear that a child is going to get hit by a car.
20 I mean, when our children were small, it just put the
21 fear of God in me to see cars having to weave around
22 parked cars because you can't see a small child.
23 Dan Chappell has small children right next
24 door to Flavia, and they walk outside to get the school
25 bus. They shoot baskets. I'm just, you know,

246

1 perpetually afraid for small children who are riding
2 bikes. Alex Finkel has young children, or at least his
3 daughter is very young still, and they ride scooters.
4 Count me as paranoid and terrified that one
5 of those children is going to get hurt from traffic
6 that is weaving around parked cars. I don't know what
7 the law says about that, but it's just a fear of mine.
8 And I do think that we've had problems on Oldchester
9 Road, ironically, with people speeding to get around a
10 traffic light at the intersection of Wilson and
11 Bradley.
12 So much so that we -- I mean, I worked on
13 this a lot. Petitioned the county government and the
14 state to change the timing of the traffic light at the
15 intersection of Wilson and Bradley because traffic
16 would back up and people would peel through Oldchester
17 to get that -- to get around that traffic light.
18 So we've had problems and fears of traffic on
19 Oldchester Road for quite some time since my children
20 were young. And now they're grown and out of the
21 house. So if I could paint that picture for you, this
22 is not a backwater residential street as much as I'd
23 like it to be.
24 There is traffic from Bradley Boulevard, from
25 Wilson Lane, people trying to get into the

247

1 neighborhood, and the more clutter and congestion in
2 parked cars on the street, the harder it is for that
3 through traffic to see a small child.
4 THE COURT: Okay. Anything else?
5 Mr. Goitein, do you have any questions?
6 MR. GOITEIN: No questions for Mr.
7 Goodfriend.
8 THE COURT: Anything else, Mr. Goodfriend?
9 THE WITNESS: No. Thank you for all the
10 time.
11 THE COURT: Mr. Friedman, do you have cross?
12 MR. FRIEDMAN: Just a little bit.
13 CROSS-EXAMINATION
14 BY MR. FRIEDMAN:
15 Q. I was interested in your statement about
16 preserving the rule of law and livability of the
17 neighborhood. Could you expound on that a little bit.
18 **A. Sure. Many of us, myself included, have had**
19 **to apply for permits for renovation. For construction.**
20 **For any number of things. I obeyed the law. I did not**
21 **allow any contractor to set foot on our property until**
22 **we had all the proper permits and clearances.**
23 **And, on top of that, when I was required to**
24 **report or to hold off, I did. Again, I'm confused and**
25 **a little saddened by my observation of Ms. Favali that,**

248

1 **yes, she has applied for a permit. That's why we're**
2 **all here.**
3 **But you've heard now multiple witnesses**
4 **explain how, even in the face of an order, as Ms.**
5 **Bennet pointed out, when Ms. Favali was supposed to**
6 **provide information, she didn't.**
7 **So we seem to live in an era when some people**
8 **think it's okay for them not to obey the law; that's**
9 **for somebody else. And it just bothers me to my core.**
10 **I'm a licensed attorney in the state of**
11 **Maryland. And I think it's important that we all abide**
12 **by the same rules.**
13 Q. And do you think that she would embark on
14 building an ADU without getting all the permits that
15 she'd need?
16 **A. If past is prologue, her willingness to**
17 **ignore orders from the county government lead me to**
18 **believe that, as the judge just said, even a condition**
19 **imposed here -- I would question whether or not it**
20 **would be met. We have a pattern and practice issue**
21 **with this neighbor.**
22 Q. What orders of the county government has she
23 not complied with?
24 **A. I refer you back to the testimony of Carri**
25 **Bennet and her observation that, even when -- and your**

249

1 **client conceded this on the record -- she was asked to**
2 **provide information. She did not. I'm sure there are**
3 **other examples, but you asked for an example. That's**
4 **one.**
5 Q. Well, what orders that have to do with the
6 maintenance of this property, the orders that might
7 affect you, has she violated?
8 **A. Well, let's start with licensure for renting**
9 **out a multiple dwelling unit. Every home on this**
10 **street is a single-family unit. Ms. Favali has turned**
11 **her residential property into a multi-dwelling unit.**
12 **Now, I recognize that that's a zoning issue**
13 **not relevant to the question at hand. But we have now**
14 **received testimony, fact witnesses in this proceeding**
15 **as to how she did not meet the standards required of a**
16 **multi-dwelling unit.**
17 Q. Which I thought you testified that she did
18 comply.
19 **A. I'll refer you back to the record in this**
20 **proceeding.**
21 Q. Please do. Go ahead.
22 **A. Yes.**
23 Q. Go ahead. I'm listening.
24 THE WITNESS: Is the court reporter on?
25 MR. GOITEIN: Your Honor, I'd object to going

250

1 back to the court -- I mean, I think Mr. Friedman is
2 trying to make a point, and Mr. Goodfriend is saying,
3 you know, the hearing examiner is going to decide based
4 upon the record.
5 But I'm beginning to get quite concerned that
6 the other witnesses who should have an opportunity to
7 testify today are not going to be able to because of
8 the time. So I'd object to that question.
9 MR. FRIEDMAN: Well, I'm sorry, but Mr.
10 Goodfriend has testified that she's violated court
11 orders that have to do with the house. And he calls it
12 a multiple dwelling unit, which the testimony is that
13 it's a four-bedroom house. That one kitchen; it's not
14 a multiple dwelling unit. I don't know what he's
15 talking about, and that's why I'm asking him to
16 clarify.
17 THE WITNESS: I gave you one example. You're
18 asking for more examples. The example I gave you was
19 the order from the county that she submit data and she
20 failed to meet that order. You've asked for more.
21 MR. FRIEDMAN: You said that and I asked you
22 what has she violated with respect to the house that
23 might affect you, Mr. Goodfriend, and I was waiting for
24 the response.
25 THE WITNESS: No. I believe, sir, your

251

1 question was whether or not I could expect that she
2 would abide by regulations and orders from the county
3 with respect to an ADU. My answer is no, I don't
4 believe that could expect her --
5 MR. FRIEDMAN: That was three questions back.
6 THE WITNESS: That could --
7 (Cross-talk.)
8 THE COURT: Okay. Please, please.
9 What I heard from you -- and I'm just going
10 to call it -- his question is, Do you think she will
11 abide by the rules? I'll rephrase. What's your basis
12 for thinking she won't abide by the rules and
13 regulations as far as complying with conditions?
14 MR. FRIEDMAN: If I might clarify my
15 question, ma'am.
16 THE COURT: Go ahead.
17 MR. FRIEDMAN: I asked that, and his answer
18 was, Well, she didn't comply with the court order to
19 provide documents. And I said, That's not what I'm
20 talking about. I'm talking about what is it about the
21 house that you think she's ever violated that might
22 affect you personally? And that's what the answer I'm
23 looking for.
24 (Cross-talk.)
25 Q. (By Mr. Friedman) Let's not suppose. What

252

1 violations has she done that you say she hasn't
2 complied with?
3 **A. She lied. She was found lying to the**
4 **government, to this adjudicator, and, therefore, I**
5 **don't believe her if she says, I will live by**
6 **conditions imposed by an order. She lied once. She**
7 **lied twice. She'll lie again.**
8 **She failed to meet the requirements of an**
9 **order. Therefore, I don't believe if there are**
10 **restrictions on parking. If there are restrictions on**
11 **the number of tenants. If there are restrictions on**
12 **time of day behavior. I don't think she'll abide by**
13 **any of it based on her past behavior already on this**
14 **record.**
15 Q. So let's talk about the parking, now that you
16 brought it up. You testified that you and your wife
17 routinely park a car on the street. And I assume from
18 your testimony that, when you had teenage kids and they
19 may have had a third or fourth car, that there have
20 been more than one car parked on the street. Is that a
21 fair assumption?
22 **A. Yes. As I said, I cannot tell you that we've**
23 **had trouble parking in front of our house. We have**
24 **not.**
25 Q. Okay. But, in fact, in her house, there's

Transcript of Hearing
Conducted on December 19, 2025

253

1 room to park five cars off the street, isn't there?
2 THE COURT: Well, is there?
3 THE WITNESS: I don't --
4 Q. (By Mr. Friedman) Yes. There's two on the
5 state driveway and three on the park too.
6 **A. If every -- if four of those cars --**
7 (Cross-talk.)
8 THE COURT: You know what? We gotta get
9 through this. It's now quarter to 4:00. If you want
10 to go an extra day, I'll go an extra day and you can
11 have additional cross-examination. It's up to you.
12 I just want to alert you because I still have
13 some questions, too, of Ms. Favali. So you go ahead if
14 this point is really important to you on
15 cross-examination. I think his answer to the question
16 is he believes that she has lied in the past.
17 MR. FRIEDMAN: Okay. We're past that.
18 Q. (By Mr. Friedman) Is it true that Ken Mack
19 has had a car parked for sale on the street for many
20 months?
21 **A. I live right across the street from Ken Mack**
22 **and I don't recall a car for sale --**
23 THE COURT: Who's talking? Mr. Goodfriend?
24 THE WITNESS: Yes. I assume the question is
25 directed at me?

254

1 MR. FRIEDMAN: Yes, sir.
2 **A. Can you ask Ken Mack? He's right here.**
3 Q. (By Mr. Friedman) All right. We'll get to
4 Ken Mack, if that's what you prefer.
5 Let me ask you one more question. I mean,
6 you seem to think that the number of cars at Ms.
7 Favali's house somehow could affect traffic and speed
8 on Oldchester because of proximity to Wilson and
9 Bradley.
10 And, as you already referred, I grew up right
11 there. I don't see how parking on that end of
12 Oldchester, at least four blocks from Wilson and
13 Bradley, is going to have any effect on that
14 intersection. Can you please explain that to me, and
15 then I'll let you off the hook.
16 **A. Yeah. I'd be happy to. Prior to the county**
17 **changing the timing of the traffic lights at the**
18 **intersection of Wilson and Bradley, during rush hour at**
19 **a red light, traffic would back up so far that somebody**
20 **driving out of Bethesda along Bradley Boulevard would**
21 **come to the end of that line of traffic and, lo and**
22 **behold, just to their left was Oldchester Road.**
23 **They would turn left, speed along Oldchester**
24 **Road to get to Wilson Lane at the other end, turn right**
25 **to get back to the intersection of Wilson and Bradley,**

255

1 **and go on their merry way. It was a way to get around**
2 **backed up traffic at the intersection of Wilson and**
3 **Bradley Lane.**
4 **Now, thankfully, the county, recognizing this**
5 **problem, shortened the duration of the red light at**
6 **that intersection. So the problem is less than it once**
7 **was, but it still happens.**
8 **People know that if they turn off of**
9 **Oldchester Road -- sorry; I think my dog wants to**
10 **testify next. Drivers know that if they turn onto**
11 **Oldchester Road off of Bradley or Wilson, they can get**
12 **around the traffic light at the intersection of Wilson**
13 **and Bradley.**
14 Q. So you're saying that people drive six or
15 seven blocks to avoid the very two short blocks between
16 Oldchester and Wilson Lane, where there's one house on
17 each block? Is that what you're telling me?
18 **A. No. I'm saying that there's a traffic --**
19 Q. People drive six or seven --
20 (Cross-talk.)
21 **A. No, your geography is wrong. It's not six or**
22 **seven blocks. You take a left onto Oldchester from**
23 **Bradley Boulevard --**
24 Q. (By Mr. Friedman) GO to Bradley. Go to --
25 (Cross-talk.)

256

1 THE COURT: I think all he's saying is
2 there's more cut-through traffic in the neighborhood
3 that adds to any conflicts that may occur.
4 MR. FRIEDMAN: I know what he's saying,
5 ma'am. But I think --
6 THE COURT: Well, then, I'll schedule another
7 day.
8 MR. FRIEDMAN: I think it's quite a stretch
9 that people go six or seven blocks instead of two very,
10 very short blocks on Bradley Boulevard.
11 I think that's manufactured.
12 THE COURT: Well, I've done a lot of zoning
13 cases, and I've got to tell you --
14 THE WITNESS: Manufactured? Wait a minute.
15 Did counsel just say I manufactured evidence? Are you
16 asserting that, counsel? Be very careful how you
17 answer my question.
18 MR. FRIEDMAN: All right.
19 THE WITNESS: Are you accusing me of
20 manufacturing --
21 THE COURT: Okay. We're going to take a
22 five-minute break. We'll come back, consult your
23 calendars, and we'll be back on the record at 3:47.
24 That's it.
25 (Recess from 3:43 p.m. to 3:50 p.m.)

Transcript of Hearing
Conducted on December 19, 2025

257

1 THE COURT: Back on the record. Do you have
2 any more questions, Mr. Friedman?
3 MR. FRIEDMAN: No, thank you.
4 THE COURT: Okay. Mr. Goodfriend, for Mr.
5 Goitein, do you have any follow-up to what you said on
6 cross-examination?
7 THE WITNESS: No, Your Honor.
8 THE COURT: All right. Thank you. You may
9 be excused.
10 Mr. Goitein, do you have another witness?
11 MR. GOITEIN: Yes. I don't know if Alex
12 Finkel is still available, but my understanding is that
13 he wanted to speak next.
14 THE COURT: Mr. Finkel, can you turn your
15 camera on so I can find you. Does anyone see Mr.
16 Finkel?
17 MR. GOITEIN: I don't. Maybe he's gone.
18 MS. BENNET: I got a text from him that said
19 he had to leave to pick up his child.
20 THE COURT: Well, there is the possibility of
21 rescheduling. If Mr. Finkel wants to come back and
22 weigh in, he can do that. I'm sorry we lost him
23 because of an argument.
24 So, Mr. Goitein, do you have another witness?
25 MR. GOITEIN: I do have another witness. My

258

1 client, Mr. Mack, will testify. I don't know what Mr.
2 Finkel was going to say, and I frankly don't know the
3 extent to which his testimony would be needed.
4 I do think he was available for six and a
5 half hours today. I think it was reasonable to expect
6 that would have been enough. So if his testimony is
7 going to be important and we need to find another date
8 for that, then I'm not opposed to that.
9 MR. FRIEDMAN: No objection.
10 THE COURT: I would like him available
11 because I know that people have been on this call for a
12 long time, and I'm really trying to get a sense of
13 what's going on as far as parking. So I would like to
14 set another date if he can't come back today. It
15 doesn't have to be all day. It can just be him.
16 MR. FRIEDMAN: My understanding is that Mr.
17 Finkel also lives next door to the subject property, so
18 that's kind of why I think it might be important.
19 THE COURT: Okay. So we'll do that. So why
20 don't you call -- we'll get together at, like, a
21 quarter to 5:00 and schedule another date.
22 Is there anyone else that wants to support
23 the objector's case?
24 MR. GOITEIN: Well, I'm going to call Mr.
25 Mack.

259

1 MS. BENNET: Ms. Malek.
2 THE COURT: I'm sorry. Yes, you are. Okay,
3 go ahead.
4 MR. GOITEIN: But if Ms. Malek wants to go
5 first, then that might be easier. I mean, I'm going to
6 try to do cleanup, I guess, with Mr. Mack. So it might
7 be better to have the other witnesses go first, so then
8 we'd be more efficient with him.
9 THE COURT: Okay. Ms. Malek, please raise
10 your right hand.
11 BRITALEN MALEK,
12 having first been sworn, testified as follows:
13 THE COURT: State your name and address and
14 email address for the record.
15 THE WITNESS: Britalen Malek, as it's spelled
16 in the quotations here. I'm at 7700 Oldchester Road
17 Bethesda, and my email address is
18 britalen.malek@gmail.com.
19 THE COURT: Okay. Just the spelling of your
20 name, first name, dot, last name?
21 THE WITNESS: Yes.
22 THE COURT: And that was Gmail?
23 THE WITNESS: Yes.
24 THE COURT: Okay. Go ahead.
25 THE WITNESS: We've lived at our home since

260

1 2016, down the street from Ms. Favali. Just wanted to
2 make three quick points. Number one, the parking
3 situation on our street, I think, is quite dangerous.
4 I do believe our street to be more narrow
5 than the average streets, if you compare it to like
6 Plainville -- or, sorry -- Plainview or Whittier
7 Boulevard or on some of the other streets around here,
8 our street is more narrow.
9 And, like Mr. Goodfriend described, we do get
10 cut-through traffic. And, honestly, that was one of
11 the reasons that we almost didn't buy our house back in
12 2016, was because the amount of traffic that cuts
13 through Oldchester Road. And, at the time, my children
14 were young, and we had to weigh that very carefully.
15 So he's correct on that.
16 And then I will also say that Ms. Favali's
17 home appears to have more activity out front than the
18 average house on the street. More people coming and
19 going. More cars pulling in and pulling out. More
20 cars parked there long term. I mean, that trailer, I
21 honestly thought it was abandoned.
22 It was there for so long. And various other
23 cars, again, with upstate license plates.
24 I'm sorry?
25 THE COURT: Sorry to cut you off. Okay. Go

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">261</p> <p>1 back to the trailer. How long was the trailer there? 2 THE WITNESS: It's been there for long 3 stretches of time. I can't say for sure if it isn't 4 moved. Like, I'd say it was there for several months, 5 at least at one point a few years ago. 6 I believe -- I forget who mentioned that 7 there were leaves underneath the wheels of the trailer. 8 That was absolutely the case. Cobwebs on the back of 9 the trailer. I mean, it sat there for a long time. 10 And, again, it may have been moved for a 11 couple days. But then it would be back for long 12 periods of time. 13 And that's also been the case for some 14 commercial vans I've seen over the years. I can't give 15 you exact dates, but I have seen cars and trucks parked 16 there for long periods of time, as well as that 17 trailer. 18 So I do get very concerned when I walk my dog 19 a lot on the street. And when there's a car coming in 20 either direction in front of Ms. Favali's house and 21 some of our other neighbors. You have to stop to wait 22 for the cars to go by. There is not enough space for a 23 pedestrian and a car to go through the single lane. 24 And that's the same for bicyclists. And I've 25 seen some close calls on the street. So that was my</p>	<p style="text-align: right;">263</p> <p>1 THE WITNESS: Yeah. There's just often -- 2 you know, I spent a lot of time just kind of driving 3 back and forth. You know, kid stuff. And I just see a 4 lot of people often in the front yard. 5 And I'm not complaining about that. It's 6 just that there's just a lot of activity around the 7 house in general. So it just adds to the business of 8 our street. People coming and going. Cars pulling in 9 and out. Certainly, cars backing out of the driveway, 10 you know, while waiting for, like, a work truck to pull 11 up. So it's just -- it's a busy residence. 12 THE COURT: Okay. Anything else you'd like 13 to say? 14 THE WITNESS: No. 15 THE COURT: Okay. Mr. Goitein, do you have 16 any follow-up questions for her, then we'll go to Mr. 17 Friedman. 18 MR. GOITEIN: Just a couple of quick 19 questions. 20 CROSS-EXAMINATION 21 BY MR. GOITEIN: 22 Q. Ms. Malek, how does the activity at Ms. 23 Favali's property compare to the activity around the 24 other houses in the neighborhood? 25 A. I'd say it's -- I can't really characterize</p>
<p style="text-align: right;">262</p> <p>1 first concern with the parking situation being 2 dangerous. 3 I echo the concerns about primary residency. 4 I've never met Ms. Favali in person. I know what she 5 looks like from our proceedings. I've never seen 6 her -- that's not true. I've seen her once unloading 7 groceries in her driveway. But I don't see her coming 8 and going the way that I see my other neighbors coming 9 and going. So I question that. 10 And then I just have concerns about the ADU 11 in general. I am speculating, or I'm concerned, that 12 the additional bedrooms in the ADU will be used as 13 additional rental units, which would be, potentially, 14 it sounds like up to at least two more residents with 15 cars parking, coming and going on the street. 16 So that sums up my concerns. 17 THE COURT: Now, can you park in your 18 driveway? 19 THE WITNESS: Yes. Yes, I can. 20 I'm several houses down. I'm about three to four 21 houses down from Ms. Favali on the opposite side of the 22 street 23 THE COURT: Okay. And you say "more 24 activity," what do you mean by that? Cars coming and 25 going? Is that what you're saying?</p>	<p style="text-align: right;">264</p> <p>1 the type of activity. But it's just busier. I see 2 more people outside. All adults. I don't see any 3 children around there. People coming and going. 4 Unloading things from their car. Things like that. 5 Q. Do you have any idea how many cars sort of 6 you associate with that address? 7 A. I associate a lot of cars, and they're not 8 always the same cars. You know, often, there, are cars 9 in the driveway in the horseshoe, and, often, there are 10 cars at the top of the driveway. 11 But then there are very often cars on the 12 street in front of her house. I mean, I'd say the area 13 in front of her house, which is also in front of, like, 14 Mr. Mack's house and Ms. Bennet's house, that is the 15 most congested part of Oldchester Road from Bradley to 16 Wilson -- right? Yeah. That is the most congested 17 part, in my opinion, on our street. 18 Q. Okay. And then you said you've lived there 19 about five or six years -- I'm sorry. You said you've 20 lived there since 2016? 21 A. Correct. 22 Q. Great. Have you noticed any difference in 23 Ms. Favali's presence at the property in the past year 24 as compared to the years you've lived there before? 25 A. No. As I mentioned, I've only seen her once.</p>

Transcript of Hearing
Conducted on December 19, 2025

265

1 Q. Okay.
2 **A. In totality.**
3 Q. How often have you seen her before then?
4 **A. None.**
5 Q. All right. And how does that compare to your
6 other neighbors?
7 **A. Oh, I see everybody coming and going.**
8 **Walking dogs. Chatting in the street.**
9 Q. All right. Thank you.
10 MR. GOITEIN: I don't have any other
11 questions.
12 THE COURT: I'm sorry. I'm taking notes with
13 this live slide.
14 Okay. Mr. Friedman?
15 MR. FRIEDMAN: Yeah, I just have one
16 question.
17 CROSS-EXAMINATION
18 BY MR. FRIEDMAN:
19 Q. You expressed a concern about additional
20 bedrooms, and you said bedrooms, plural, in the ADU.
21 Would it affect your opinion if you knew that there was
22 only one bedroom, one bath in the ADU? Because that's
23 the plan.
24 **A. Yeah. I guess I heard somebody say two**
25 **rooms. I don't know if they meant bedrooms or rooms in**

266

1 **general. I'm just concerned about any additional**
2 **residents in the main house or in the ADU, given that**
3 **we already have all this activity and all this traffic.**
4 Q. Okay. Thank you.
5 THE COURT: Okay. So, Ms. Bennet, do you
6 have any questions?
7 MS. BENNET: No, I don't. Thank you.
8 THE COURT: Okay. With that, Mr. Goitein, do
9 you want to go with your next witness?
10 Thank you, Ms. Malek.
11 THE REPORTER: Mr. Goitein, you're on mute.
12 MR. GOITEIN: That's actually probably not
13 the worst thing in that scenario.
14 Yeah. I'll call Mr. Mack now.
15 THE COURT: Mr. Mack please turn your camera
16 on and raise your right hand.
17 KENNETH MACK,
18 having first been sworn, testified as follows:
19 THE COURT: Please state your name, address,
20 and email address for the record.
21 THE WITNESS: My name is Kenneth Mack. My
22 address is 7708 Oldchester Road, Bethesda, Maryland.
23 My email address is kenneth.mack at gmail.com.
24 THE COURT: Okay. Go ahead.
25 DIRECT EXAMINATION

267

1 BY MR. GOITEIN:
2 Q. Good afternoon, Mr. Mack. How long have you
3 lived at that address?
4 **A. We purchased the house in 2009. We lived**
5 **there until 2011. Then we moved overseas for a few**
6 **years. We rented the house to a single family. We**
7 **moved back around the beginning of 2016 I believe, and**
8 **we've lived here ever since.**
9 Q. Okay. Did you participate in the hearing in
10 December of last year on this issue?
11 **A. Yes.**
12 Q. Okay. At that time, do you recall testifying
13 that you were working from home at the time?
14 **A. Yes.**
15 Q. Where's your house in proximity to Ms.
16 Favali's property?
17 **A. Directly across the street.**
18 Q. All right. Were you able to observe her
19 property on a daily basis?
20 **A. Yes. My office is right across. It's out on**
21 **the street and on the house.**
22 Q. Okay. So, would it be fair to say that
23 you're looking directly at that -- when you're in your
24 office, you would be looking directly out to her house?
25 **A. Correct.**

268

1 Q. All right. At the time last year, in
2 December of 2024, did you testify that you believe that
3 that was not her primary residence, right?
4 **A. Right.**
5 Q. Okay. Based upon your observations over the
6 past year, has anything changed about your opinion as
7 Ms. Favali's occupancy of that property?
8 **A. No. I don't see her around very often. I**
9 **don't see that anything has changed from last year or**
10 **the year before. The same pattern. I see her on**
11 **occasion, but not like I see other neighbors coming and**
12 **going. Bringing groceries. Walking dogs. Being**
13 **around. I don't see that. I don't see her very much.**
14 Q. I think you mentioned earlier that you rented
15 the property for a while. Do you ever have any
16 problems with any of your neighbors because you were
17 renting your property out?
18 **A. No. Because we rented just to a single**
19 **family, just like ours. And, so, it wouldn't have**
20 **changed the pattern or the dynamic.**
21 Q. All right. And how would you describe sort
22 of the general activity around Ms. Favali's property?
23 **A. It can get very congested. Different tenants**
24 **coming and going through different exits. On occasion,**
25 **police show up, as they did earlier this month, in**

269

1 relation to a tenant.
2 **It's quite active, quite disturbing**
3 **sometimes, particularly when law enforcement is**
4 **involved. And in terms of cars --**
5 Q. But before you talk about the cars -- sorry,
6 hold on. Before you talk about the cars, can you
7 describe more about the -- you said earlier this month,
8 law enforcement was called to the house. What happened
9 then, based upon your observations?
10 **A. I was walking a few weeks ago, and there were**
11 **four police cars there. And they were kind of walking**
12 **around the property, going around the back. And then,**
13 **finally, they approached the main door.**
14 **Alex Finkel was there also. He came out of**
15 **his house and saw this too. And one of the tenants, I**
16 **guess, came out. They asked him -- I believe, and this**
17 **is just what I think I heard. One of the police**
18 **officers asked if he had a weapon. I believe he said**
19 **no. They asked him to turn around. I didn't want to**
20 **hang out. So I eventually, you know, walked off. Yeah.**
21 Q. Did you see Ms. Favali during that incident?
22 **A. No, she wasn't there. At least I didn't see**
23 **her there.**
24 Q. Okay. You were going to say, I think, before
25 I interrupted you, about the cars and the activity

270

1 outside 7709. What can you tell us about the volume of
2 activity with respect to the vehicles that you
3 associate with that property?
4 **A. They change often because the tenants change.**
5 **But there will be cars parked in front of her house.**
6 **In front of our house. And it becomes a choke point.**
7 **So, as cars come moving quickly down, they have to kind**
8 **of squeeze through between the cars that are there.**
9 **And, yeah, if the fire truck had to come down, it would**
10 **be a big concern.**
11 **So a lot of cars. A lot of congestion. I**
12 **also want to corroborate and affirm what one of the**
13 **other witnesses said, which is that people -- and I've**
14 **been there many years, so I'm absolutely sure of this.**
15 **When people, to save time as they're trying**
16 **to go between Wilson Lane and Bradley Boulevard, just**
17 **cut through Oldchester and the diagonal, and they go**
18 **very fast, and there's a lot of traffic that moves as**
19 **people try to save time to avoid the light at the**
20 **intersection of Wilson Lane and Bradley Boulevard. So,**
21 **even though it looks in a photograph like a very kind**
22 **of calm street, it gets a lot of traffic.**
23 **And, between my house and the house owned by**
24 **Ms. Favali, that is the choke point. And it can really**
25 **be a concerning problem. It can be inconvenient,**

271

1 **certainly, and potentially dangerous.**
2 Q. How frequently would you say there are cars
3 that are associated with the property owned by Ms.
4 Favali parked on the street in front of her house?
5 **A. Quite often. And the reason is obvious.**
6 **Even though she's got that long driveway, it's a**
7 **single-lane driveway. Same with that horseshoe that**
8 **she built; single-lane.**
9 **So if you've got four tenants, each with a**
10 **car, maybe multiple cars, and then, God forbid, an ADU,**
11 **it's one thing if you've got family members, and you**
12 **can ask each of them to move their car so you can back**
13 **it out. But if you've got multiple tenants, it's**
14 **impossible to do that.**
15 **And, so, people are naturally going to park**
16 **on the street, rather than box themselves in,**
17 **potentially with a fellow tenant who has wandered off**
18 **somewhere or is busy or tied up. With two cars, it**
19 **would be impossible. So, naturally, they're going to**
20 **park on the street.**
21 Q. Has that had any impact on your ability to
22 find on-street parking?
23 **A. Yes, it does. And, in fact, I'm often**
24 **anxious if I need to park on the street. When I'm**
25 **approaching, I'm thinking to myself, Is this going to**

272

1 **be another time where I'm going to have to park**
2 **somewhere else if I need to park in front of the house**
3 **for something? It's happened. We usually park in our**
4 **garage, but during the times when it's necessary to**
5 **park on the street, it's not always available.**
6 Q. Okay. Do you have any other concerns about
7 Ms. Favali's request for an ADU?
8 **A. I have legal concerns, and I have practical**
9 **concerns.**
10 Q. Let's start with the practical concerns.
11 What are those?
12 **A. So there are the concerns about the volume of**
13 **people jammed into one house like that, certainly.**
14 **And, particularly when there's a constant turnover, we**
15 **have safety concerns. We just don't know. It's one**
16 **thing to rent out a house to a single family that's**
17 **going to be there for the long run and get to know**
18 **them. But this constant rotation, it does create**
19 **concerns.**
20 **But in terms of order in the street, again,**
21 **the parking is a real concern. And ADU will add -- it**
22 **will mean more cars on the street. And that's the last**
23 **thing we need right now.**
24 Q. All right. Thank you.
25 MR. GOITEIN: I don't have any other

Transcript of Hearing
Conducted on December 19, 2025

273

1 questions.

2 THE COURT: I just had a couple. You keep

3 referring to the Favali house as a choke point on the

4 street. I don't know exactly what you mean by that.

5 THE WITNESS: I can explain. Sure. When

6 people park in front of a house and then somebody else

7 wants to park on the other side of the street, they'll

8 naturally move up just a little bit so that you won't

9 have two cars absolutely parallel to each other on

10 either side of the street. So that if someone wants to

11 move forward, like a fire engine or whatever. They can

12 bend out around the first car and then come in around

13 the second.

14 If you've got two cars that are directly

15 across from each other, that creates a tight space.

16 But then when you multiply that, and you've got

17 multiple cars on either side of the street, then you've

18 got a very narrow situation. And it really can slow

19 things down and potentially be dangerous.

20 THE COURT: How many cars do you see

21 generally parked in the driveway?

22 THE WITNESS: Sometimes I'll see one or two

23 or three. Sometimes they'll just be on the street. I

24 don't see what was alluded to earlier by someone that

25 everyone in an orderly fashion kind of parks all their

274

1 cars kind of lined up on the driveway.

2 I don't know. It's hard to know. Obviously,

3 I'm not familiar with all the cars that are associated

4 with any given tenant because there's turnover. It is

5 a turnover situation.

6 THE COURT: How often do they turn over? Do

7 you have an estimate? I think Ms. Favali testified she

8 had them on 30-day leases. But do you have any idea --

9 and I know you may not have tracked this -- how

10 frequent the turnover is?

11 THE WITNESS: I'm not sure. I'm often seeing

12 new faces. Yeah. So I don't know. I think it's

13 pretty often.

14 THE COURT: Well, I think some of the tenants

15 said she had the same tenants for six to four years.

16 Well, I think some of the tenants said she had the same

17 tenants for six to four years. Now, maybe I got that

18 --

19 THE WITNESS: No, I heard that too. And that

20 does not ring true with my own observations. I have

21 not interviewed or spoken with any of these folks that

22 testified today. I spoke with one of the tenants a

23 year or two ago then for that.

24 But I really have tried to live my life and

25 not let this scene across the street, which was very

275

1 disturbing, take up the enjoyment that I have of the

2 house that we live in and the neighborhood. It's

3 unfortunate that it exists.

4 It's unfortunate that we need to gather here

5 every year about this. But it felt uncomfortable and

6 sometimes scary, particularly when my children were

7 young. You know, now they're older.

8 My son is 15, and my daughter is 19. I'm not afraid

9 for their safety anymore like I was when this whole

10 thing started. But it's still unpleasant to --

11 THE COURT: Impeding traffic, impeding street

12 movements, or safety in terms of what?

13 THE WITNESS: Traffic. And also when the

14 police show up for different people at different times.

15 That is a red flag that there's some something

16 potentially that is -- there's a potentially dangerous

17 person in the house. And that's frightening when you

18 have little kids, and you don't know who these

19 neighbors are and what the issue is.

20 I don't want to drift off. I'm happy to

21 answer these questions, but I would I want to honor the

22 hearings approach if you want to focus just on the

23 issues that are presented to us. But that has always

24 been an issue of great concern.

25 THE COURT: I was actually asking to see if

276

1 it was traffic conditions.

2 THE WITNESS: Oh, as for traffic. Sure, I

3 would I would worry about that because there's no

4 sidewalks on Oldchester Road. There's no place to go

5 if you're walking down the street and it's the only

6 place to walk in car --

7 This is actually a really good point that you

8 raise, which is that I often find myself timing as I'm

9 walking my dog down the street and I hear a car coming

10 behind me and I'm approaching my house. I'm thinking,

11 Can I get between these cars quickly enough, so that,

12 if the car doesn't see me or the person I'm walking

13 beside, I can be out of their way before they reach the

14 choke point. And we try to dress with reflective gear

15 and so forth so this doesn't happen because the street

16 is not well lit. But I'm often finding myself trying to

17 time the situation to make sure I'm not caught between

18 cars as I approach my house.

19 THE COURT: Thank you. Mr. Goitein, is there

20 anything else?

21 Q. (By Mr. Goitein) Mr. Mack, do you know the

22 names of any of the people who live at 7709 Oldchester?

23 **A. I don't believe I do and I say I don't**

24 **believe I do because at one time there was a person**

25 **named Jeff, I believe, and I spoke with him. I think**

277

1 there was Jeff, and then I don't remember anybody
2 else's name other than him.
3 Q. Do you remember when the last time you saw
4 Jeff was?
5 A. It was over a year ago.
6 Q. Okay. Are there any other houses in what you
7 consider to be your neighborhood where you could say
8 the same thing? In other words, you don't know who
9 lives there?
10 A. Definitely not.
11 And I want to corroborate what one of the other
12 witnesses said before, which is there's plenty of old
13 style houses on the street. Small. Smaller than Ms.
14 Favali's house. They're wonderful neighbors. There's
15 no congestion in front of their house. We're delighted
16 to have a mix of houses on our street.
17 MR. GOITEIN: No further questions for me.
18 Thank you.
19 THE COURT: Mr. Friedman?
20 MR. FRIEDMAN: Yes. Thank you.
21 CROSS-EXAMINATION
22 BY MR. FRIEDMAN:
23 Q. You mentioned police activity, which,
24 frankly, nobody else or maybe one person has mentioned.
25 I was unaware of. Have you seen anybody be arrested at

278

1 the house?
2 A. So if Alex Finkel had stayed on this call,
3 he --
4 Q. Well, he'll have a chance to testify. I
5 asked you, sir.
6 A. No. I left the scene in December. If you're
7 asking me whether in previous instances I've seen
8 people arrested, I cannot recall. People have, I
9 think, had to go with officers in the past, but I
10 cannot recall whether any of them have been arrested.
11 There have been a number of incidents, Mr.
12 Friedman, where the police have come. And I'm happy to
13 go -- well, I am on record about that right now.
14 And it waxes and wanes any given year,
15 whether it's a lot of police or not. But that's
16 actually the big red flag that started our concerns,
17 was the intense police activity going to that house to
18 deal with tenant issues. And -- yeah. I'm glad to
19 know the examiner's going to give an opportunity for
20 Mr. Finkel to speak, because he can talk about that
21 too.
22 Q. All right. And you referred to constant
23 turnover. Are you saying that the people who testified
24 that they've lived there for four-plus years are lying?
25 A. So in terms of the person -- I was surprised

279

1 to hear it. I don't know if -- I'm not going to assert
2 that anyone is lying, because, like I said, I have not
3 done an inventory of the house. I do know for sure
4 that some of the people have constantly turned over.
5 If anybody has lied on this call and they have not, in
6 fact, lived there that whole time, that would not
7 surprise me, because I'm not familiar with them.
8 But I'm not saying -- I'm not asserting that
9 anyone is lying. I will assert there has been
10 significant turnover of the people living in that
11 house.
12 Q. Have you made an effort to introduce yourself
13 to any of the tenants?
14 A. Yeah. Like I mentioned that person, Jeff.
15 There was somebody else. There was somebody else
16 who -- I went over to their -- to 7709, knocked on the
17 door, spoke with somebody there. A few years ago, he
18 had some very weird and unpleasant things to say, which
19 I'm not going to repeat on this call.
20 There was another gentleman who used to hang
21 out. Sit on the kind of front porch for a while. He
22 eventually disappeared. I had some chat with him from
23 time to time. This is a number of years ago. So,
24 yeah, I have not --
25 Q. Thank you. You commented -- you said that

280

1 the traffic issue was compounded by the fact that it's
2 a dark street. Have you or any of your neighbors
3 petitioned the county for more street lights?
4 A. I have not. The problem would not be solved
5 simply by making it brighter. But that would obviously
6 help. But it's not like, Oh, all we need to do to fix
7 this danger issue of having to thread your way between
8 cars is to make it brighter so that they won't hit you
9 if your timing is off on your walk. But no, I have
10 not.
11 I don't know if anybody else has
12 Q. And my last question is, you talked about
13 your concerns for child safety when your children were
14 younger. Did either of your children have any incident
15 ever with anybody from Ms. Favali's house?
16 A. No.
17 Q. Thank you.
18 MR. FRIEDMAN: Nothing further.
19 THE COURT: All right. Mr. Goitein?
20 MR. GOITEIN: Nothing more from me on this
21 witness. I think -- is Dan Chappell going to testify?
22 THE COURT: Mr. Chappell?
23 MR. FRIEDMAN: I believe he had to jump off
24 as well.
25 THE COURT: Oh, he's here.

Transcript of Hearing
Conducted on December 19, 2025

281

1 Mr. Chappell? Thank you Please raise your
2 right hand.
3
4 DAN CHAPPELL,
5 having first been sworn, testified as follows:
6 THE COURT: And please state your name,
7 address, street address, and email address for the
8 record.
9 THE WITNESS: Dan Chappell. Address is 7707
10 Oldchester Road, Bethesda, Maryland, 20817. Email
11 address dpchappell@gmail.com.
12 THE COURT: Can you give me that again? I
13 was writing something else. Can you give me that
14 email? Just email.
15 THE WITNESS: Dpchappell@gmail.com.
16 THE COURT: P-a-j?
17 THE WITNESS: D-P-C-H, as in Harry, A as in
18 Apple, P as in Peter, P as in Peter, E as in Echo, L-L,
19 @gmail.com.
20 THE COURT: Trying to make you use the Naval
21 alphabet.
22 Okay. Mr. Goitein, do you want to ask any
23 questions?
24 MR. GOITEIN: Sure. I mean, Mr. Chappell, I
25 don't know if you had -- certainly as you're entitled

282

1 to give a statement, so if there's something you want
2 to say before I ask any questions regarding your
3 position on this issue.
4 THE WITNESS: I was just going to comment on
5 the parking, but I'd like to make it quick. Just I
6 think you've heard it ad nauseam, but I'm happy to hear
7 an example.
8 DIRECT EXAMINATION
9 BY MR. GOITEIN:
10 Q. That's what I was going to ask you about. I
11 mean, you live directly next to the subject property,
12 right?
13 A. That's correct.
14 Q. All right. And so what can you tell us about
15 the terms of activity you see around that house with
16 respect to the cars and how it affects the parking on
17 the street?
18 A. Okay. I'm trying to paint the picture
19 because I think the hearing examiner is trying to
20 understand it as well. Think of the letter H, okay,
21 It's a little lowercase h. And, as the back of the h
22 goes up, that is the driveway that runs from the
23 street. That is the only entrance on the street on
24 that side that will run to the back of the house, which
25 is where the ADU is proposed to go.

283

1 And if you look at her exhibits, I believe
2 it's the stamped parking, that is the driveway that you
3 see down the right-hand side of her lot. That is a
4 single lane. And the depiction in the stamp parking
5 shows two cars parked back there.
6 Only one of those cars can pull out. And if
7 a car is parked anywhere in that driveway, those cars
8 would not be able to exit without playing Tetris with
9 the cars and parking them on the street. Coming off of
10 that, that driveway is part of the horseshoe of the H,
11 the upside down you, if you will, of the H. The other
12 end of that is another exit, ingress, egress on the
13 property.
14 So if you visualize that in theory, you can
15 only have two cars parked in there. And I think some
16 of the photographs show that with two cars parked in
17 there.
18 THE COURT: I know it's late. Can you hold
19 on. Because I want to bring up a picture that I think
20 would help me and it's Exhibit 9 -- or 7.
21 THE WITNESS: Yeah.
22 THE COURT: I've still got it up. Now I just
23 have to go back. Sorry.
24 MR. GOITEIN: If you want to, yeah. If you
25 do pull up 7, that's fine.

284

1 THE COURT: Okay. There's one I thought I
2 saw that showed -- this one.
3 MR. GOITEIN: Just go to the third one.
4 Perfect.
5 THE WITNESS: So see where that silver car
6 is?
7 THE COURT: I do.
8 THE WITNESS: That is the driveway that goes
9 down the side of the house. And if you look at her
10 stamped parking exhibit, that is what's going to be
11 used to gain access to the ADU. It's not two lanes.
12 It's impossible to have two lanes. She would be in
13 total --
14 THE COURT: That was my initial question.
15 Yeah.
16 THE WITNESS: My house is the one you see
17 there on the right. Her house is on the left. You
18 would either go into my property or her house to add a
19 second lane. And the black car you see there at the
20 top of the U, or the top of the hump of the lowercase
21 H, if you parked a car behind it, it would block that
22 silver car. If you parked a car in front of it, that
23 black car could only reverse out of there. So in
24 theory, without having to move a car, you can only have
25 three cars parked in there.

Transcript of Hearing
Conducted on December 19, 2025

285

1 THE COURT: With unrestricted access.
2 THE WITNESS: With unrestricted access.
3 That's a perfect way of putting it.
4 THE COURT: Is it a single lane proceeding
5 through the hump of the H right where it's proceeding?
6 THE WITNESS: Yes.
7 THE COURT: And is the intersection with the
8 driveway to I mean, the street to the left, is that
9 used as an exit? I saw Ms. Favali at the parking using
10 it that way.
11 THE WITNESS: There you go. So, see, there's
12 the silver car, the black car and Ms. Favali's car.
13 That black car cannot exit forwards without her moving
14 her car. It can only reverse out.
15 MR. FRIEDMAN: Yeah, so?
16 THE COURT: Who said that? I hope it wasn't
17 Mr. Friedman. You didn't just say, "Yeah, so," did
18 you?
19 MR. FRIEDMAN: I was thinking to myself, I'm
20 sorry.
21 THE COURT: I don't want any more, just stop
22 talking. I don't want any more editorial comments.
23 MR. FRIEDMAN: I'll save it for my questions
24 of the witness. I apologize.
25 THE COURT: Thank you.

286

1 Okay. So tell me what you -- are there five
2 cars parked on this driveway on a regular -- or three
3 cars, or how it -- you know, is it fully utilized on a
4 regular basis?
5 THE WITNESS: It is. And there are times
6 where both of Ms. Favali's cars have been there, the
7 Subaru, or even the trailer or the truck. We have
8 submitted in 2023, in your previous photographs,
9 showing the Subaru there.
10 I even think one of Ms. Favali's -- her
11 Exhibit 10 part 1 page 19, is a picture of her Subaru
12 in front of the house. So it is not just at her
13 Kennedy Street house. It is sometimes at this house.
14 Sometimes --
15 THE COURT: I guess my question is, do you
16 observe parking problems in that driveway?
17 THE WITNESS: I do. I mean, it's a shuffle
18 of the cars to exit. And if she has two or three of
19 her cars there, then, you know, where are tenants
20 parking?
21 THE COURT: Okay.
22 THE WITNESS: I mean, and it's not always the
23 case. And, frankly, you know, more often it's just one
24 or two of her cars are there, or a car and a trailer.
25 But, on occasion, yeah, you have that. And maybe today

287

1 there's only three or four tenants that live there, but
2 we've had more than that. And some of those tenants
3 have more than one vehicle, I think.
4 We've talked about other tenants that have a
5 day vehicle and a work vehicle. So if a tenant has a
6 work vehicle, a work truck -- and I think Jeff, who Mr.
7 Mack was referring to, had a vehicle and a work truck,
8 which is fine. I mean, there's nothing illegal with
9 that.
10 It's just I'm speaking to the parking count
11 and the congestion and the choke point, which all the
12 neighbors have spoken about here today.
13 THE COURT: Do you ever have trouble getting
14 on-street parking? Do you have a single driveway?
15 THE WITNESS: My apron, like Ms. Bennet's, is
16 a single, and then it opens up to our two-car garage.
17 But it's a single apron.
18 THE COURT: Do you park on the street?
19 THE WITNESS: Occasionally. Occasionally,
20 other people park in front of my house, and I don't.
21 Occasionally, some of my guests park on the street.
22 But, no, not on a permanent basis. Infrequently.
23 But I park in my driveway, and my wife parks
24 in the garage, and our kids have bicycles and scooters
25 on the other side.

288

1 THE COURT: Okay. Anything else you'd like
2 to say?
3 THE WITNESS: Not that hasn't already been
4 mentioned with her tenants and the challenges we've had
5 over the years. Her that have put into record in '23
6 and '24, which I think you have or were party to
7 previously.
8 THE COURT: Is parking on the street, is it
9 more populated in the evening?
10 THE WITNESS: Yes. Some of her tenants, I
11 think, work from home or they're -- I don't know. I
12 can't speculate what they do. But there are cars there
13 throughout the day. But more so in the evening, but
14 also keep in mind --
15 THE COURT: I'm talking about the whole
16 street.
17 THE WITNESS: Oh, yeah, I would say that's a
18 fair statement. But, to raise kind of a point with her
19 horseshoe with two egresses, there isn't a whole lot of
20 space for cars to park throughout. Otherwise, you're
21 going to block one of those entrances.
22 So, on her side, in front of her house, maybe
23 you can put one to two cars in between those little two
24 driveways.
25 THE COURT: It has two -- it's a horseshoe.

Transcript of Hearing
Conducted on December 19, 2025

289

1 I get it.
2 THE WITNESS: And it goes right up to her
3 property line, for the most part.
4 THE COURT: Okay. Is there anything else
5 you'd like to say?
6 THE WITNESS: No.
7 THE COURT: Mr. Goitein, do you have anything
8 you want to say?
9 Q. (By Mr. Goitein) Mr. Chappell, how many
10 cars -- and I understand it may vary from time to time.
11 But how many cars do you generally associate with the
12 7709 property?
13 **A. Maybe five. It's hard to keep track.**
14 Q. And does that include a car for Ms. Favali or
15 not?
16 **A. I would say so.**
17 Q. All right. And how does that compare to the
18 other houses in the neighborhood?
19 **A. A lot more.**
20 MR. GOITEIN: I don't have any additional
21 questions. Thank you.
22 THE COURT: Ms. Bennet, do you have any
23 questions?
24 MR. GOITEIN: No, I don't.
25 THE COURT: Mr. Friedman?

290

1 MR. FRIEDMAN: Yeah, very, very quickly.
2 CROSS-EXAMINATION
3 BY MR. FRIEDMAN:
4 Q. Mr. Chappell, you said you park in the
5 driveway typically and your wife parks in the garage.
6 How do you get there? Do you pull in pull in directly
7 off the street, head in?
8 **A. I can pull in head in first, or sometimes I**
9 **back into the driveway.**
10 Q. Which do you do more often?
11 **A. I have a lot of kids and drive a lot of**
12 **carpools and I'm a big car, and sometimes it's easier**
13 **to back in. I'm also unloading a lot of groceries.**
14 **Honestly, 50/50 if I back in or pull in.**
15 Q. So when you pull in head in or your wife
16 pulls in head in and you leave, you have to back out
17 into Oldchester Road; isn't that correct?
18 **A. If I pull in head in, yes.**
19 Q. So why is it any more dangerous if somebody
20 backs out of Ms. Favali's driveway than if you back out
21 of yours?
22 **A. Did I say it was dangerous?**
23 Q. Yes, you actually did. You said that it was
24 that you thought that it was contributing to traffic
25 that people would back out of the driveway.

291

1 **A. I didn't say it was dangerous. But my point**
2 **is this: She can have three cars without having to**
3 **move a car to exit or enter. And when she has to move**
4 **a car, that contributes to the traffic and the log jam**
5 **that occurs.**
6 **It's a constant game of moving cars in front**
7 **of the house, which a car that's moving leads to an**
8 **accident. A car that's stationary and parking in a**
9 **driveway is less likely to have an accident.**
10 Q. That's correct. And she can park more cars
11 in her driveway than you can, can't she?
12 THE COURT: It's also got more people in the
13 house. Come on.
14 **A. She has more cars than I do as well, sir.**
15 Q. (By Mr. Friedman) Which tenants have had
16 more than one vehicle?
17 **A. I believe Jeff did.**
18 Q. But he doesn't live there, does he?
19 **A. I don't know who lives there on a frequent**
20 **basis. She lives there, and we just heard she owns**
21 **four vehicles. I can show you pictures. She submitted**
22 **into evidence a photo of her Subaru in front of the**
23 **house. So if you want to go down that path, we can we**
24 **can talk about that.**
25 Q. I do want to go down that path because she

292

1 testified that she only has one car at a time there
2 because she can only drive one car at a time. Do you
3 disagree with that?
4 **A. She also testified as a chauffeur that drives**
5 **her between -- around.**
6 MR. FRIEDMAN: I have nothing further. Thank
7 you.
8 THE COURT: Okay. Mr. Goitein, do you have
9 any redirect?
10 MR. GOITEIN: No.
11 THE COURT: Okay. So where we are now --
12 have we finished with all the witnesses on both sides?
13 MS. BENNET: I'm not sure if Georgia Jaitly
14 was going to testify. She had tried to file an
15 objection, but hers came in a day late.
16 THE COURT: Okay. Is Ms. Jaitly here?
17 THE WITNESS: Yes, I am.
18 THE COURT: Are you available, still, to
19 testify?
20 THE WITNESS: I'm waiting for a vet
21 appointment, but I'm available.
22 THE COURT: Okay, well, I hope everything's
23 Okay. Please raise your right hand.
24 GEORGIA JAITLY,
25 having first been sworn, testified as follows:

Transcript of Hearing
Conducted on December 19, 2025

293

1 THE COURT: Okay. Please state your name,
2 street address, and email for the record.
3 THE WITNESS: Georgia Jaitly J-a-i-t-l-y.703
4 Oldchester Road, Bethesda.
5 THE COURT: And your email?
6 THE WITNESS: J-a-i -- I'm sorry.
7 GeorgiaJaitly@gmail.com.
8 THE COURT: Georgia Jaitly, like, all one
9 word?
10 THE WITNESS: Yes.
11 THE COURT: Okay. Mr. Goitein, do you want
12 to let her make a statement, or do you -- let me know
13 what you want to do.
14 MR. GOITEIN: I'll just let her go ahead.
15 THE WITNESS: Hi. Yeah. I have lived on
16 this street for about 30 years, and I've had a lot of
17 problems. And I've noticed the traffic -- the
18 cut-through traffic has increasingly been a problem on
19 the street.
20 And at her address, especially if a car is
21 parked on the street on both sides, across from one
22 another, it is very difficult to get through. And I've
23 seen that her tenants do that on, you know, occasion.
24 I also have lived in my house for 30 years,
25 and it was built in 1936. And in no way do I feel

294

1 frowned upon by any of my neighbors that I live in an
2 old house.
3 THE COURT: You know, you can spend time on
4 that, but you don't have to address it.
5 THE WITNESS: No, I'm not.
6 And, also, I did have a conversation with a
7 neighbor across the street just recently when it came
8 up that we were having to do these hearings about
9 Flavia's ADA. And she informed me that she had to
10 approach one of her tenants that had parked in front of
11 her house to kindly not do that anymore because she has
12 an elderly father that comes to visit her. And it's
13 very difficult if he can't park in front of her house
14 for him to ambulate inside her house. And she said
15 that the person was very rude and said, I can park
16 anywhere that I want to. And I would think that if
17 Flavia is wanting everything to go well, she would not
18 have tenants that kind of spoke like that.
19 THE COURT: Okay.
20 THE WITNESS: That's it. Thank you.
21 THE COURT: What are the parking conditions
22 that you observe on the street?
23 THE WITNESS: What did you say? I'm sorry.
24 THE COURT: What are the parking conditions
25 -- oops, we lost her. Maybe she'll come back.

295

1 Jaitly. I don't see her. Well, if she can
2 come back, she's free to come back to the next hearing.
3 So is anyone able to reach out to Mr. -- was it Finkle
4 that could not come?
5 Yes, Ms. Bennet, you have your hand raised.
6 MS. BENNET: Yeah, I was able to text with
7 him. He was actually going out -- I think he was
8 going out of town for the holidays. And he says, I
9 asked him when he would be available again for another
10 hearing. And he says he'll be back in town January
11 5th.
12 THE COURT: Okay.
13 Oh, we have Ms. Jaitly back. Thank you.
14 I can't -- I can't hear. We can't hear.
15 THE WITNESS: Okay. Sorry about that.
16 THE COURT: That's okay. You're doing pretty
17 good.
18 What have you observed as far -- I see your
19 puppy in there. What have you observed as far as
20 parking on the street? There's a lot. I don't want to
21 put words in your mouth.
22 THE WITNESS: Yes, it's crowded. Especially
23 on that section after Mr. Chappell's house.
24 THE COURT: Okay. That was my question.
25 Mr. Goitein, do you have any questions based

296

1 on mine?
2 MR. GOITEIN: Yeah, just briefly.
3 DIRECT EXAMINATION
4 BY MR. GOITEIN:
5 Q. Ms. Jaitly, you described an incident where a
6 neighbor had asked a tenant of Ms. Flavia's to move a
7 car so her elderly father could park in front of the
8 house. Do you know if Ms. Flavia got involved in that
9 situation at all to try to help either her tenant or
10 her neighbor?
11 **A. No, I don't believe so.**
12 Q. Okay.
13 MR. GOITEIN: That's the only question I had.
14 THE COURT: Ms. Bennet, any questions?
15 CROSS-EXAMINATION
16 BY MS. BENNET:
17 Q. Georgia, did you want to have -- you were
18 with me when we approached Flavia about what she was
19 building in the front yard. Do you want to recount any
20 of that from your perspective?
21 **A. Yeah. We just approached and kindly asked**
22 **her kind of what she was doing. And she was saying**
23 **what she was doing. And I mentioned that, I mean,**
24 **we're doing construction at our house. And it took us**
25 **a while to get a permit because we had to jump through**

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">297</p> <p>1 hoops for right away and protecting our trees, et 2 cetera, et cetera. And they delayed us, like, a month 3 or two because of this. 4 And I politely informed her, Even if it's a 5 patio, you just can't bring it all the way to the 6 street. You need to have -- that's the right-of-way of 7 the county, and you have to have a permit or you have 8 to get permission to do that. 9 And she said that she didn't need one, as far 10 as I can recall, and that this was, you know, just 11 going to be a patio. And, since then, I have never 12 seen that come to fruition or seeing a bench there or 13 seen it used as a patio extension. It's just -- it's 14 just gravel just waiting there. What looks to be two 15 parking places that somebody could just pull in two 16 cars, and it's totally over the curve of the road. 17 THE COURT: Okay. Anything else? 18 MS. BENNET: Not for me, no. 19 THE COURT: Mr. Freidman? 20 MR. FRIEDMAN: Just one question. 21 CROSS-EXAMINATION 22 BY MR. FRIEDMAN: 23 Q. You said it looks like a place for two cars. 24 Have you seen any cars parked there? 25 A. No. But I've been part-time living in</p>	<p style="text-align: right;">299</p> <p>1 THE COURT: Okay. Well, we'll let Mr. Finkle 2 settle in until the 12th. How's that? 3 MS. BENNET: I think Evan said he couldn't do 4 the 12th; is that correct. 5 MR. GOITEIN: It is correct. 6 THE COURT: You can't do the 12th? 7 MR. GOITEIN: Well, that's what I said, but I 8 can -- 9 THE COURT: Well, I could do the 9th. 10 Normally, we don't do 12th -- 11 MR. GOITEIN: No, I definitely can't do the 12 9th. I'll make the 12th work. I'll just get someone 13 else to cover the other thing. 14 THE COURT: You're sure? 15 MR. GOITEIN: Sure. 16 THE COURT: And do we need to check with Mr. 17 Finkle right now? 18 MS. BENNET: I don't know if we can check 19 with him right now. I'll try to text him and see if he 20 can do the 12th. I mean, that's what we're saying, the 21 12th at 9:30? 22 THE COURT: Yeah. Court reporter, how about 23 if I give you a few minutes -- we'll go off the record. 24 Court reporter, if I call us back at 5, can you still 25 be here for two minutes, just so we can announce a new</p>
<p style="text-align: right;">298</p> <p>1 Delaware. 2 Q. You and me both. 3 MR. FRIEDMAN: Okay. I have nothing further. 4 THE WITNESS: All right. Thank you. 5 THE COURT: Thank you for your testimony. 6 Okay. Now, what were we doing? 7 So Mr. Finkle will be back on January 5th. 8 So we can set a time and date today, and then no other 9 notice me -- And I'm really, I assume you want some 10 rebuttal, Mr. Freidman. 11 MR. FRIEDMAN: Not too much, but yes. 12 THE COURT: Okay. So we can reschedule. Let 13 me go look at our dates here. We can give him a chance 14 to settle in for a weekend. And we can do it on the 15 8th at 9:30. 16 MR. FRIEDMAN: That would be fine with me. 17 THE COURT: Or the 12th at 9:30. 18 MR. FRIEDMAN: Also fine with me. 19 THE COURT: Anyone else have any comment on 20 those dates? 21 MS. BENNET: I'm checking. 22 MR. GOITEIN: I can do the 8th. Not the 23 12th. 24 MS. BENNET: I was going to say, I cannot do 25 the 8th, but I could do the 12th.</p>	<p style="text-align: right;">300</p> <p>1 time? 2 THE REPORTER: Sure. 3 THE COURT: Do you want to go off the record 4 now? 5 Go off the record now, We'll see if we can 6 get Mr. Finkle, and then I'll come back at 5:00, and 7 we'll just reschedule to a date certain. 8 THE REPORTER: Okay, sounds good. I'm taking 9 us off the record. 10 THE COURT: Thank you. 11 (Recess from 4:51 p.m. to 5:00 p.m.) 12 THE REPORTER: Okay. We're back on the 13 record. 14 THE COURT: Okay. The parties have conferred 15 and we can get Mr. Finkle on and have Ms. Favali's -- 16 any rebuttal on Monday, January 12th at 9:30. And the 17 hearing will be held remotely. 18 So, with that, I'm going to adjourn this 19 hearing till January -- 20 Yes? 21 MR. FRIEDMAN: Excuse me, just one moment. 22 Ms. Rose Nantango, who previously testified this 23 morning, has just come home to Oldchester. And she 24 would like about 60 seconds to clarify the incident 25 where the elderly gentleman needed a parking space, if</p>

Transcript of Hearing
Conducted on December 19, 2025

<p style="text-align: right;">301</p> <p>1 you will let her do that. 2 THE COURT: Well, can she come the 12th? 3 MS. BENNET: I think so. Yes, ma'am. 4 THE COURT: Why doesn't she come on the 12th 5 when you do your rebuttal case. 6 MR. FRIEDMAN: Fair enough. 7 THE COURT: Court reporter, Monday, January 8 12th at 9:30. The next hearing will be held on 9 Microsoft Teams. 10 Thank you, everyone. Good night. 11 (Off the record at 5:02 p.m.) 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>	<p style="text-align: right;">303</p> <p>1 CERTIFICATE OF TRANSCRIBER 2 I, Lisa R. Erickson, do hereby certify that this 3 transcript was prepared from the digital audio of the 4 foregoing proceeding; that said transcript is a true 5 and accurate record of the proceedings to the best of 6 my knowledge, skills, and ability; and that I am 7 neither counsel for, related to, nor employed by any of 8 the parties to the case and have no interest, financial 9 or otherwise, in its outcome. 10 11 12 13 14 15 16 <i>Lisa Erickson</i> 17 18 LISA R. ERICKSON 19 December 31 2025 20 21 22 23 24 25</p>
<p style="text-align: right;">302</p> <p>1 CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC 2 3 I, Matthew Weedon, the officer before whom the 4 foregoing proceedings were taken, do hereby certify 5 that any witness(es) in the foregoing proceedings were 6 fully sworn; that the proceedings were recorded by me 7 and thereafter reduced to typewriting by a qualified 8 transcriptionist; that said digital audio recording of 9 said proceedings are a true and accurate record to the 10 best of my knowledge, skills, and ability; and that I 11 am neither counsel for, related to, nor employed by any 12 of the parties to this case and have no interest, 13 financial or otherwise, in its outcome. 14 15 16 17 <i>Matthew Weedon</i> 18 Matthew weedon 19 NOTARY PUBLIC FOR THE STATE OF MARYLAND 20 21 22 23 24 25</p>	

A			
abandon 235:16	87:19, 100:11, 101:3, 155:24, 156:8, 160:20, 284:11, 285:1, 285:2	active 120:16, 120:18, 269:2	added 24:23, 99:7, 202:1, 239:21
abandoned 260:21		activities 63:7, 120:14, 120:19, 121:3	addicted 143:19, 192:22, 193:9
abide 174:13, 239:12, 248:11, 251:2, 251:11, 251:12, 252:12	accessibility 146:4, 160:13, 191:16, 219:9	activity 209:12, 225:21, 260:17, 262:24, 263:6, 263:22, 263:23, 264:1, 266:3, 268:22, 269:25, 270:2, 277:23, 278:17, 282:15	addiction 193:19
ability 175:3, 236:13, 271:21, 302:10, 303:6	accessible 61:8, 62:12, 62:25, 156:12, 191:4	actual 98:3, 108:4, 182:9	addictive 143:18, 193:11, 193:12
able 21:25, 24:1, 62:12, 70:12, 74:3, 74:8, 84:23, 87:6, 92:24, 97:14, 102:6, 156:1, 159:23, 160:10, 191:3, 210:12, 211:19, 212:10, 216:2, 216:18, 220:19, 242:1, 250:7, 267:18, 283:8, 295:3, 295:6	accessory 83:20, 84:20, 87:14, 90:7, 107:3, 107:4, 107:18, 155:25, 191:3	actually 9:9, 14:12, 25:15, 26:6, 49:21, 75:20, 86:18, 87:3, 97:25, 104:21, 115:1, 131:19, 132:2, 147:24, 148:5, 152:16, 157:20, 162:15, 170:24, 172:7, 184:10, 190:3, 190:5, 192:18, 194:3, 194:23, 207:1, 224:7, 224:10, 239:8, 266:12, 275:25, 276:7, 278:16, 290:23, 295:7	adding 163:17
above 152:2	accident 166:10, 199:11, 200:11, 200:12, 291:8, 291:9	ad 282:6	addition 164:22, 169:13
absolutely 43:9, 49:23, 78:9, 80:9, 82:25, 204:17, 261:8, 270:14, 273:9	accommodate 95:3, 121:4, 165:21	adamant 294:9	additional 20:21, 25:12, 25:19, 63:3, 85:14, 103:25, 104:24, 104:25, 105:20, 105:25, 106:18, 163:9, 196:2, 253:11, 262:12, 262:13, 265:19, 266:1, 289:20
abused 154:2	accommodations 87:19, 155:24, 157:19	add 37:5, 74:5, 94:25, 105:25, 130:3, 158:12, 272:21, 284:18	additions 24:24
accept 93:16, 102:5, 173:10, 173:11	according 16:5, 167:22		address 16:25, 18:11, 18:19, 26:3, 29:21, 30:2, 32:19, 32:23, 32:24, 33:2, 33:5, 35:13, 35:14, 42:12, 42:16, 46:15, 46:17, 46:19, 52:8, 52:11, 64:16, 64:17, 64:24, 65:2, 76:14, 76:15, 76:17, 83:8, 83:11, 87:6, 94:14, 97:14, 113:25, 114:1, 122:16, 122:18, 122:20, 122:22,
accepted 93:20	accurate 302:9, 303:5		
access 61:14, 62:9, 62:17, 63:9,	accusing 256:19		
	acres 142:18		
	across 162:6, 162:7, 237:24, 238:5, 238:6, 239:6, 241:22, 253:21, 267:17, 267:20, 273:15, 274:25, 293:21, 294:7		
	act 171:10		
	action 171:19, 178:13		

<p>128:13, 128:14, 128:16, 136:8, 136:9, 141:25, 161:4, 169:20, 169:24, 170:5, 180:3, 180:7, 180:9, 180:12, 180:13, 180:18, 182:19, 183:2, 188:21, 190:10, 190:24, 197:9, 197:11, 202:22, 203:11, 207:19, 207:20, 207:22, 207:23, 237:3, 237:5, 259:13, 259:14, 259:17, 264:6, 266:19, 266:20, 266:22, 266:23, 267:3, 281:7, 281:9, 281:11, 293:2, 293:20, 294:4 addressed 88:21 addresses 15:21 adds 256:3, 263:7 adequacy 108:14 adequate 84:18, 85:4, 85:7, 85:12, 85:15, 85:20, 86:1 adjacent 88:7 adjourn 300:18 adjudicator 252:4 adjusted 156:5, 156:6 administrative 1:1, 3:3, 3:6, 3:37, 15:3 admired 52:3</p>	<p>admiring 160:15 admitting 186:10 ado 1:5, 9:2, 101:3, 151:4 adopted 156:20, 198:16, 198:18 adu 9:4, 9:10, 18:6, 19:4, 19:19, 20:19, 21:6, 24:10, 25:7, 25:8, 25:9, 25:13, 25:15, 25:24, 26:8, 26:11, 54:1, 54:5, 55:7, 61:7, 62:11, 84:7, 84:8, 86:13, 87:9, 87:23, 88:5, 88:11, 89:20, 90:1, 90:25, 91:18, 94:25, 105:6, 106:11, 106:16, 106:24, 106:25, 107:12, 109:18, 131:1, 133:4, 144:1, 145:16, 145:24, 146:3, 156:3, 158:16, 160:19, 161:9, 163:5, 163:16, 172:21, 172:23, 173:20, 177:20, 189:10, 189:11, 206:6, 206:7, 215:23, 216:2, 219:10, 219:23, 232:1, 244:2, 248:14, 251:3, 262:10, 262:12, 265:20, 265:22, 266:2, 271:10,</p>	<p>272:7, 272:21, 282:25, 284:11 adults 264:2 adus 143:24, 145:15 advice 40:8 advocates 237:9 affairs 83:10, 83:22, 90:2, 143:6 affect 182:4, 249:7, 250:23, 251:22, 254:7, 265:21 affects 282:16 affidavit 145:24, 157:20 affirm 270:12 affirmative 178:24 afford 143:3 afraid 246:1, 275:8 after 27:23, 39:23, 53:23, 63:5, 65:11, 89:6, 90:21, 157:4, 169:1, 171:17, 195:7, 199:10, 215:10, 244:2, 244:5, 295:23 afternoon 112:6, 130:16, 138:23, 201:16, 215:12, 226:7, 267:2 again 17:6, 19:13, 20:8, 32:19, 36:16, 49:15, 56:22, 57:6,</p>	<p>64:24, 86:16, 87:11, 88:19, 95:6, 96:4, 97:6, 102:1, 104:19, 105:23, 107:20, 115:21, 118:3, 143:21, 145:22, 150:13, 156:1, 158:16, 169:7, 175:2, 177:16, 181:20, 184:15, 194:17, 210:8, 218:22, 224:25, 238:25, 243:21, 247:24, 252:7, 260:23, 261:10, 272:20, 281:12, 295:9 against 60:18, 179:22, 238:10 age 200:8 age-friendly 143:25 agile 228:9 aging 143:25 ago 48:18, 59:12, 65:12, 65:25, 66:4, 67:15, 120:23, 121:9, 152:3, 152:9, 155:7, 155:22, 176:14, 200:23, 200:25, 201:22, 238:2, 238:6, 261:5, 269:10, 274:23, 277:5, 279:17, 279:23 agree 10:7, 25:23, 139:11, 168:22, 169:22, 223:25, 224:3, 235:4 agreed 236:11</p>
--	--	--	--

<p>agreement 2:15 ahead 27:6, 31:23, 40:3, 42:22, 60:7, 64:23, 66:6, 72:13, 76:19, 86:11, 101:10, 102:1, 114:10, 122:21, 128:19, 136:17, 142:5, 152:14, 153:2, 158:25, 160:1, 162:9, 166:1, 172:14, 174:14, 181:21, 184:17, 197:17, 207:25, 234:17, 236:15, 237:13, 249:21, 249:23, 251:16, 253:13, 259:3, 259:24, 266:24, 293:14 airbnb 20:8, 152:1, 152:5, 152:6, 152:15, 164:2 airbnbs 20:24, 106:22, 107:7, 107:21 aisle 217:12 aj 133:20, 162:11, 195:11, 195:24 al 1:5 al-anon 47:1 album 50:25 alert 253:12 alex 246:2, 257:11, 269:14, 278:2 alexander 3:4</p>	<p>alexia 3:32 all-day 140:7 allege 170:21 allow 84:24, 102:4, 102:7, 247:21 allowed 9:15, 42:1, 106:25, 112:13, 154:21, 160:18, 189:10 allows 164:6 alluded 158:19, 273:24 almost 24:25, 123:4, 202:15, 233:14, 241:17, 260:11 alone 238:7 along 13:22, 104:8, 106:4, 106:6, 240:11, 254:20, 254:23 alphabet 281:21 already 26:2, 72:1, 93:19, 103:20, 126:5, 182:2, 190:11, 226:17, 229:4, 252:13, 254:10, 266:3, 288:3 also 3:31, 4:1, 9:19, 23:12, 40:7, 53:10, 62:21, 65:13, 66:11, 67:1, 82:11, 94:23, 95:4, 109:8, 109:10, 117:16,</p>	<p>130:8, 132:12, 134:1, 135:17, 164:8, 164:12, 169:14, 170:18, 173:2, 173:4, 175:21, 182:18, 188:10, 192:21, 199:21, 216:22, 218:16, 225:9, 225:16, 242:20, 243:10, 258:17, 260:16, 261:13, 264:13, 269:14, 270:12, 275:13, 288:14, 290:13, 291:12, 292:4, 293:24, 294:6, 298:18 alta 72:23, 75:7 alternative 103:7 although 15:20, 87:2, 100:10, 141:7, 238:25 always 44:12, 56:23, 89:10, 115:6, 116:2, 125:18, 125:22, 130:9, 130:10, 147:5, 180:8, 190:15, 192:15, 192:17, 202:5, 202:7, 202:9, 264:8, 272:5, 275:23, 286:22 amazing 171:6 ambulate 294:14 ambulatory 143:15 among 107:10 amongst 159:19, 216:21</p>	<p>amount 104:13, 105:6, 105:14, 158:20, 260:12 anand 3:46, 6:17, 127:17, 133:19, 135:11, 136:5, 136:9, 136:13, 147:3 anandjagessar@ya- hoo 136:11 anderson 29:25 android 74:1, 149:22 angle 62:24, 218:10, 218:11 ankle 67:4, 143:13, 143:14, 144:14, 157:1, 157:15, 158:1, 191:11 annapolis 30:1, 32:21, 39:12, 120:14 announce 299:25 announcing 169:6 annual 8:23 another 40:8, 63:3, 64:21, 74:19, 116:7, 116:11, 127:14, 160:20, 190:14, 200:1, 218:15, 218:20, 219:4, 225:18, 226:14, 226:15, 233:3, 235:7, 235:22, 235:24, 243:1, 243:9, 256:6, 257:10, 257:24, 257:25,</p>
---	---	---	--

<p>258:7, 258:14, 258:21, 272:1, 279:20, 283:12, 293:22, 295:9 answer 49:2, 79:21, 97:4, 107:5, 115:11, 145:19, 160:2, 160:6, 160:25, 173:18, 178:18, 178:23, 180:24, 181:2, 181:6, 181:7, 181:8, 181:10, 202:8, 206:5, 206:8, 224:22, 224:25, 226:6, 229:7, 229:13, 230:10, 251:3, 251:17, 251:22, 253:15, 256:17, 275:21 answered 39:4, 173:14, 174:15, 183:19, 229:5 answering 163:4 anxious 271:24 anybody 27:1, 73:12, 78:10, 78:17, 124:9, 151:8, 154:4, 180:17, 181:19, 203:20, 225:25, 226:2, 277:1, 277:25, 279:5, 280:11, 280:15 anybody's 226:12 anymore 77:10, 235:21, 275:9, 294:11 anyone 10:7, 13:6, 64:2, 70:3,</p>	<p>77:5, 203:13, 206:12, 257:15, 258:22, 279:2, 279:9, 295:3, 298:19 anything 12:13, 13:6, 14:12, 25:22, 48:23, 48:25, 49:3, 68:16, 92:22, 104:23, 130:3, 136:12, 138:17, 140:19, 143:11, 145:13, 155:16, 158:11, 173:7, 189:8, 191:19, 197:20, 205:12, 208:5, 208:22, 209:1, 211:22, 211:23, 226:8, 235:18, 236:2, 238:24, 239:15, 247:4, 247:8, 263:12, 268:6, 268:9, 276:20, 288:1, 289:4, 289:7, 297:17 anyway 76:8, 112:12, 151:13, 195:8, 243:5, 245:14 anywhere 283:7, 294:16 apartment 30:1 apologize 22:19, 28:19, 41:18, 41:19, 52:7, 58:13, 69:13, 109:23, 163:6, 179:13, 285:24 apparent 66:15 apparently 182:14, 237:10 appeal 22:14, 49:14,</p>	<p>208:25, 231:16 appeals 148:6 appear 47:11, 87:22, 226:4, 226:12 appearance 12:25 appeared 21:5, 115:6, 129:25 appearing 99:24 appears 57:1, 88:17, 105:2, 105:20, 224:5, 225:20, 260:17 apple 281:18 applicant 3:35, 10:4, 10:10, 10:24, 13:19, 14:4, 14:25, 16:2, 16:21, 46:6, 51:8, 84:22, 89:14, 89:25, 90:8, 91:17, 103:15, 107:3, 110:19, 113:20 applicant's 13:25 applicants 86:22 application 18:6, 23:21, 83:25, 93:4, 93:6, 93:11, 94:2, 94:3, 156:21, 177:20, 243:25, 244:2 applied 83:20, 148:24, 248:1 applies 89:25 apply 91:18, 175:1,</p>	<p>247:19 appointment 292:21 appointments 52:1, 60:13, 67:2 appreciate 52:5, 122:3, 175:20 apprised 36:3 approach 275:22, 276:18, 294:10 approached 195:4, 195:10, 195:19, 269:13, 296:18, 296:21 approaching 271:25, 276:10 appropriate 151:21, 153:18, 183:1 appropriately 198:6 approval 87:12, 89:7, 90:20, 117:8, 133:4 approvals 105:5 approve 91:13 approved 19:5, 25:25, 26:9, 103:20, 106:11, 107:13, 145:18, 163:16 approximately 30:19, 34:16, 36:19, 44:6, 47:17, 86:5, 95:13, 132:10, 201:22 april 208:11 apron 162:24, 287:15,</p>
--	---	---	---

<p>287:17 area 78:3, 98:15, 99:12, 99:13, 99:14, 102:25, 103:16, 103:18, 103:25, 104:11, 104:13, 104:18, 104:19, 176:17, 264:12 aren't 229:5, 245:6 argue 17:24, 26:14, 238:21 argument 158:19, 166:14, 227:22, 257:23 arlington 118:2 around 50:23, 54:2, 54:8, 56:19, 57:18, 60:23, 62:20, 82:18, 96:12, 117:3, 120:9, 130:20, 145:23, 169:14, 188:5, 190:2, 191:23, 192:13, 196:23, 198:7, 200:13, 203:7, 208:12, 208:19, 215:22, 216:4, 216:23, 242:16, 244:7, 245:21, 246:6, 246:9, 246:17, 255:1, 255:12, 260:7, 263:6, 263:23, 264:3, 267:7, 268:8, 268:13, 268:22, 269:12, 269:19, 273:12, 282:15, 292:5 arrested 277:25, 278:8, 278:10</p>	<p>article 21:21 arts-and-crafts-- type 24:22 asked 50:18, 79:1, 100:23, 103:18, 119:14, 151:14, 173:14, 185:22, 195:22, 196:1, 224:11, 234:7, 242:20, 249:1, 249:3, 250:20, 250:21, 251:17, 269:16, 269:18, 269:19, 278:5, 295:9, 296:6, 296:21 asking 38:17, 38:23, 65:24, 68:2, 96:16, 101:13, 101:14, 103:5, 155:3, 185:20, 228:23, 229:2, 229:11, 250:15, 250:18, 275:25, 278:7 asks 181:2 aspect 18:4 assert 279:1, 279:9 asserting 256:16, 279:8 assessment 86:21, 87:21, 88:8, 88:15, 90:4, 90:12, 92:15, 92:24, 95:6, 96:5, 104:3, 104:15, 105:13 assigned 83:22, 90:5 assist 110:21</p>	<p>associate 264:6, 264:7, 270:3, 289:11 associated 87:16, 91:19, 271:3, 274:3 assume 233:20, 252:17, 253:24, 298:9 assumed 82:12, 232:23 assuming 96:15 assumption 252:21 attach 89:22, 224:12 attached 20:20, 97:21, 98:1, 98:2, 100:7, 106:18, 223:7 attacked 154:2 attempts 70:11 attend 208:25 attendance 86:10 attended 231:16 attention 94:22, 103:14, 103:24 attorney 10:10, 10:23, 11:2, 12:24, 32:16, 35:7, 55:24, 128:24, 130:17, 135:21, 138:24, 207:2, 248:10 attorneys 9:21 atu 191:2 audible 178:22, 209:3</p>	<p>audio 302:8, 303:3 authorities 186:8 authority 245:2 authorized 159:9 availability 18:10, 18:19, 92:11 available 15:17, 15:18, 178:6, 209:22, 212:16, 257:12, 258:4, 258:10, 272:5, 292:18, 292:21, 295:9 avenue 3:7, 3:21, 43:17 average 260:5, 260:18 avoid 9:22, 14:13, 255:15, 270:19 aware 16:15, 44:4, 44:11, 56:4, 56:7, 56:15, 62:7, 80:23, 92:8, 92:13, 104:4, 110:24, 163:18, 166:12, 233:25 away 39:14, 72:24, 127:19, 175:2, 190:15, 203:23, 211:21, 243:20, 243:21, 297:1 awful 143:21 awfully 84:3</p> <hr/> <p style="text-align: center;">B</p> <hr/> <p>b-e-n-n-e-t 207:24</p>
---	--	---	--

<p>babies 165:13 baby's 165:14 back 14:15, 17:6, 37:10, 57:8, 62:20, 63:16, 71:23, 71:24, 71:25, 88:1, 90:21, 91:1, 91:21, 93:24, 104:14, 107:2, 109:7, 113:6, 117:9, 118:12, 118:13, 119:11, 119:21, 134:14, 135:8, 135:13, 135:25, 136:2, 142:10, 142:14, 144:16, 147:7, 152:6, 164:3, 168:25, 172:23, 174:24, 183:16, 183:20, 185:15, 187:11, 208:10, 210:2, 222:16, 225:23, 234:15, 234:25, 235:11, 239:25, 240:23, 241:1, 241:3, 244:9, 245:11, 246:16, 248:24, 249:19, 250:1, 251:5, 254:19, 254:25, 256:22, 256:23, 257:1, 257:21, 258:14, 260:11, 261:1, 261:8, 261:11, 263:3, 267:7, 269:12, 271:12, 282:21, 282:24, 283:5, 283:23, 290:9, 290:13, 290:14, 290:16, 290:20, 290:25, 294:25, 295:2,</p>	<p>295:10, 295:13, 298:7, 299:24, 300:6, 300:12 backed 118:2, 255:2 background 37:13, 58:9, 98:23, 234:6 backing 209:25, 263:9 backs 290:20 backwater 246:22 bad 53:24, 143:13, 146:2, 151:18, 158:9, 179:2, 190:3 bahamas 168:5 bandwidth 72:8 bar 244:13 barnes 179:15 based 59:24, 59:25, 63:11, 82:14, 86:6, 86:21, 87:6, 87:7, 87:25, 88:10, 95:11, 131:1, 131:23, 139:17, 220:22, 227:4, 239:1, 250:3, 252:13, 268:5, 269:9, 295:25 basement 67:22 basically 90:17, 184:5 basis 38:16, 44:15, 81:19, 129:8, 251:11, 267:19, 286:4, 287:22,</p>	<p>291:20 basketball 211:2, 211:3 baskets 245:25 bath 265:22 bathroom 156:4, 156:6, 156:15, 208:19 bay 120:10 bear 69:9, 100:4, 100:15, 149:5, 156:17, 234:14 beautiful 24:15, 160:8, 160:15 became 47:2, 54:9, 55:6, 119:15 become 145:21, 146:8 becomes 241:17, 270:6 bed 116:3, 116:5 bedroom 50:1, 50:8, 50:11, 63:4, 63:9, 67:19, 67:22, 153:17, 156:14, 219:22, 265:22 bedrooms 143:3, 143:7, 203:22, 262:12, 265:20, 265:25 beds 196:6 before 1:11, 2:15, 14:5, 15:24, 26:14, 34:6, 43:16, 75:1, 80:20, 100:20, 123:9, 124:19,</p>	<p>126:6, 128:1, 129:19, 152:3, 152:6, 152:13, 155:6, 157:2, 162:21, 166:12, 167:24, 171:7, 172:8, 174:20, 175:1, 183:15, 186:22, 193:22, 199:19, 204:23, 205:21, 206:4, 208:6, 220:10, 224:13, 244:5, 244:24, 264:24, 265:3, 268:10, 269:5, 269:6, 269:24, 276:13, 277:12, 282:2, 302:3 began 57:23 begin 134:11 beginning 250:5, 267:7 behalf 3:2, 3:12, 3:18, 3:25, 10:15, 12:25 behavior 244:5, 252:12, 252:13 behind 19:20, 25:13, 164:23, 215:24, 276:10, 284:21 behold 254:22 being 22:19, 22:25, 25:2, 26:10, 49:4, 53:14, 54:7, 59:25, 61:1, 81:6, 81:15, 87:25, 92:10, 94:19, 111:6, 177:12, 178:21, 186:22,</p>
--	---	---	---

<p>191:3, 193:17, 194:9, 210:12, 216:19, 238:20, 262:1, 268:12 belabor 154:18 belief 33:1 believe 11:3, 17:24, 24:25, 26:18, 30:16, 36:17, 48:14, 54:20, 55:1, 56:10, 57:22, 60:14, 60:23, 63:3, 63:17, 63:20, 86:24, 101:15, 101:21, 108:25, 109:11, 110:17, 117:14, 139:13, 139:18, 140:14, 148:24, 155:20, 171:24, 172:12, 172:22, 173:9, 174:11, 174:24, 176:24, 177:18, 178:4, 178:9, 186:18, 188:13, 191:22, 192:23, 195:11, 201:20, 206:10, 214:15, 216:1, 223:22, 226:3, 240:23, 248:18, 250:25, 251:4, 252:5, 252:9, 260:4, 261:6, 267:7, 268:2, 269:16, 269:18, 276:23, 276:24, 276:25, 280:23, 283:1, 291:17, 296:11 believed 143:24, 143:25, 166:20, 187:3 believes 174:8, 253:16</p>	<p>belong 96:6 belonging 243:13 belongings 50:5, 203:20, 218:25 bench 101:17, 101:21, 103:16, 163:3, 196:12, 297:12 bend 273:12 benefits 171:20 bennet's 96:25, 154:10, 240:19, 264:14, 287:15 bennett 9:3 beside 276:13 best 9:24, 75:11, 127:23, 161:19, 302:10, 303:5 bethesda 3:22, 42:14, 78:6, 78:16, 80:18, 114:24, 114:25, 122:19, 137:7, 137:10, 139:23, 142:4, 148:3, 199:4, 207:23, 229:15, 254:20, 259:17, 266:22, 281:10, 293:4 better 56:11, 73:3, 139:11, 144:16, 144:24, 145:25, 193:14, 197:23, 197:24, 212:15, 259:7 between 48:20, 52:1,</p>	<p>56:20, 117:2, 119:21, 136:13, 142:19, 255:15, 270:8, 270:16, 270:23, 276:11, 276:17, 280:7, 288:23, 292:5 beyond 35:20, 112:14 biased 238:10 bicycles 287:24 bicyclists 261:24 big 104:9, 111:11, 112:24, 195:21, 204:11, 221:17, 270:10, 278:16, 290:12 bigger 139:6, 147:13, 185:16 biggest 219:14 bikes 234:20, 246:2 bill 149:3, 176:24, 178:2, 181:19 billed 40:14 bills 8:23, 115:9, 115:17, 115:18, 175:25, 191:18 binary 105:11 biology 157:11 birthday 165:14 bit 54:3, 104:17, 105:17, 158:22, 174:5, 187:7, 187:8, 190:2,</p>	<p>194:5, 210:5, 210:7, 236:13, 247:12, 247:17, 273:8 black 82:4, 284:19, 284:23, 285:12, 285:13 blessing 56:13, 56:14, 178:15 blind 205:15 blinking 99:24 block 65:15, 142:18, 210:11, 255:17, 284:21, 288:21 blocking 210:23, 233:3, 245:1 blocks 254:12, 255:15, 255:22, 256:9, 256:10 blow 220:19 boarding 19:6, 19:22 boat 30:21, 192:13, 192:16 body 14:19, 178:11 bond 3:27, 228:1 bone 63:20, 156:1 bones 143:13, 146:2, 158:6 books 50:8, 227:11 both 22:11, 31:19, 32:23, 33:20, 36:5, 37:13,</p>
---	---	---	--

<p>38:3, 86:22, 87:7, 148:13, 150:21, 156:13, 180:2, 209:18, 210:15, 224:23, 225:16, 236:21, 286:6, 292:12, 293:21, 298:2</p> <p>bother 145:11</p> <p>bothers 248:9</p> <p>bottom 28:2, 177:7, 177:9, 243:2</p> <p>bought 142:21, 152:4, 152:7, 152:12, 152:13, 238:3</p> <p>boulevard 241:16, 246:24, 254:20, 255:23, 256:10, 260:7, 270:16, 270:20</p> <p>bowen 239:8</p> <p>box 95:16, 105:12, 243:12, 243:20, 271:16</p> <p>bracelet 157:15</p> <p>bradley 241:16, 246:11, 246:15, 246:24, 254:9, 254:13, 254:18, 254:20, 254:25, 255:3, 255:11, 255:13, 255:23, 255:24, 256:10, 264:15, 270:16, 270:20</p> <p>brake 4:8</p> <p>break 75:9, 84:4, 150:10, 156:1, 256:22</p>	<p>breakfast 54:11</p> <p>breaking 140:19</p> <p>breaks 146:1</p> <p>brief 16:14</p> <p>briefly 13:15, 151:15, 158:12, 158:13, 158:17, 296:2</p> <p>brighter 280:5, 280:8</p> <p>bring 24:13, 283:19, 297:5</p> <p>bringing 110:25, 208:20, 231:1, 268:12</p> <p>britalen 7:11, 259:11, 259:15, 259:18</p> <p>britlan 4:5</p> <p>brittle 158:6</p> <p>broad 84:2, 84:3</p> <p>broadband 72:6</p> <p>brochure 164:5, 164:10, 164:14, 173:2</p> <p>broke 63:18, 144:12, 144:15, 144:20, 145:2, 157:25, 158:1, 158:4, 158:15, 190:5, 191:9, 191:11, 191:12, 199:10</p> <p>broken 146:5, 191:15</p> <p>broom 227:11</p> <p>brought 103:14, 103:24,</p>	<p>145:16, 194:24, 252:16</p> <p>brunches 120:12</p> <p>build 56:10, 89:20, 105:5, 106:1, 145:15, 145:24, 160:14, 160:18, 163:16, 189:10, 189:11</p> <p>building 3:8, 44:1, 87:15, 103:6, 125:11, 143:23, 143:24, 145:16, 160:10, 163:2, 191:1, 195:21, 219:4, 248:14, 296:19</p> <p>built 26:8, 106:24, 142:14, 144:1, 271:8, 293:25</p> <p>buma 172:2</p> <p>bumper 240:15</p> <p>bunch 99:23, 242:16, 243:1</p> <p>bureaucratic 19:25</p> <p>bury 117:25</p> <p>bus 239:23, 241:4, 245:25</p> <p>busier 264:1</p> <p>business 73:5, 182:22, 205:8, 263:7</p> <p>busy 36:6, 193:18, 263:11, 271:18</p> <p>button 9:24, 70:1</p>	<p>buy 260:11</p> <p>buying 53:19, 234:25</p> <p>bye 122:6</p> <p>bye-bye 122:5</p> <hr/> <p style="text-align: center;">C</p> <hr/> <p>c-a-r-r-i 207:24</p> <p>cafe 73:2</p> <p>calcium 158:7</p> <p>calculations 86:19, 105:7</p> <p>calendar 121:10</p> <p>calendars 256:23</p> <p>calhoun 152:4</p> <p>calhouns 152:4</p> <p>call 20:18, 27:7, 43:7, 69:16, 70:16, 71:25, 73:12, 74:19, 75:12, 82:20, 127:15, 179:20, 195:11, 235:23, 236:12, 236:14, 241:12, 241:20, 251:10, 258:11, 258:20, 258:24, 266:14, 278:2, 279:5, 279:19, 299:24</p> <p>call-in 74:16</p> <p>called 21:15, 29:14, 74:20, 153:12, 168:2, 269:8</p> <p>calling 9:2, 51:18,</p>
--	--	--	--

Transcript of Hearing
 Conducted on December 19, 2025

<p>69:10, 69:18, 73:13, 122:7, 135:20, 223:2, 236:1 calls 46:6, 51:8, 113:20, 158:14, 207:4, 250:11, 261:25 calm 270:22 came 12:9, 16:23, 117:25, 118:3, 127:4, 142:25, 144:8, 144:9, 145:9, 146:16, 147:12, 152:4, 153:7, 153:20, 162:11, 164:23, 166:12, 168:16, 193:5, 195:21, 204:20, 204:24, 208:10, 269:14, 269:16, 292:15, 294:7 camera 27:10, 27:13, 27:25, 28:5, 29:8, 29:9, 41:12, 41:21, 69:22, 69:23, 70:8, 70:19, 70:20, 70:22, 71:18, 72:8, 73:17, 73:18, 73:25, 82:24, 128:7, 133:23, 257:15, 266:15 camera's 28:1, 71:15 campaign 169:12 can't 9:14, 9:16, 33:6, 33:8, 33:23, 34:6, 36:9, 36:15,</p>	<p>44:4, 58:20, 76:7, 78:14, 79:13, 80:2, 104:24, 106:5, 111:25, 112:4, 131:13, 146:5, 160:13, 171:10, 188:17, 195:2, 210:22, 211:4, 216:25, 220:19, 224:24, 226:8, 229:18, 230:10, 230:12, 236:20, 240:7, 243:5, 245:22, 258:14, 261:3, 261:14, 263:25, 288:12, 291:11, 294:13, 295:14, 297:5, 299:6, 299:11 cancer 52:20 cannot 20:3, 70:12, 252:22, 278:8, 278:10, 285:13, 298:24 capable 192:12 captain 192:19 car 51:24, 52:3, 58:23, 59:4, 59:6, 81:21, 81:22, 126:14, 126:15, 126:16, 140:14, 140:15, 147:11, 154:5, 154:6, 156:2, 161:20, 162:2, 187:10, 189:2, 189:3, 190:4, 190:16, 190:19, 210:2, 212:10, 215:17, 216:7, 216:8, 216:17, 217:1, 217:5,</p>	<p>217:6, 217:8, 217:15, 223:18, 224:1, 232:7, 232:8, 233:3, 239:18, 239:19, 240:21, 241:1, 241:3, 241:9, 241:10, 241:13, 241:17, 241:20, 241:23, 242:6, 243:1, 243:9, 243:21, 245:19, 252:17, 252:19, 252:20, 253:19, 253:22, 261:19, 261:23, 264:4, 271:10, 271:12, 273:12, 276:6, 276:9, 276:12, 283:7, 284:5, 284:19, 284:21, 284:22, 284:23, 284:24, 285:12, 285:13, 285:14, 286:24, 289:14, 290:12, 291:3, 291:4, 291:7, 291:8, 292:1, 292:2, 293:20, 296:7 car's 44:22 card 17:22, 153:16 care 117:5, 191:2, 193:15, 232:13 careful 256:16 carefully 260:14 caress 162:11 caressa 1:4, 3:25, 3:26, 3:34, 7:6, 12:18, 146:24, 207:17, 207:21</p>	<p>caretaker 117:7 carissa 9:3 carmen 179:15 carolina 2:16, 82:5, 190:4, 190:6, 208:10, 217:16, 220:7, 220:15, 220:16, 228:4, 243:4 carpools 290:12 carri 126:13, 135:14, 140:11, 202:20, 207:22, 207:24, 237:17, 240:19, 248:24 carrie 241:19 case 1:4, 9:2, 9:10, 10:3, 13:19, 13:25, 14:18, 15:1, 15:21, 22:14, 23:4, 23:20, 25:17, 26:20, 80:19, 80:20, 80:24, 81:2, 83:18, 83:23, 84:20, 85:11, 85:23, 95:17, 105:3, 117:22, 130:18, 134:11, 138:25, 154:23, 155:16, 173:25, 202:10, 231:15, 231:16, 231:17, 231:20, 244:12, 258:23, 261:8, 261:13, 286:23, 301:5, 302:12, 303:8 cases 10:3, 107:10,</p>
--	--	--	---

<p>180:2, 180:4, 180:6, 205:21, 244:23, 256:13 catastrophic 63:23 catch 203:4 category 25:1 caught 14:22, 276:17 caused 53:25, 63:15, 63:21 causes 219:16, 240:2 causing 244:24 celebrate 204:15 celebrated 204:8, 204:9 center 73:5 certain 13:3, 82:12, 104:13, 131:4, 131:7, 131:8, 137:18, 300:7 certainly 109:15, 111:5, 194:7, 245:4, 263:9, 271:1, 272:13, 281:25 certificate 302:1, 303:1 certify 302:4, 303:2 cetera 297:2 chairs 48:22, 49:4 challenges 288:4 chance 35:7, 77:23, 183:10, 278:4, 298:13</p>	<p>change 10:7, 11:25, 45:17, 48:19, 48:24, 56:15, 80:11, 80:15, 139:24, 171:19, 220:23, 226:6, 235:6, 235:8, 235:11, 246:14, 270:4 changed 41:18, 154:6, 170:1, 201:18, 238:3, 244:5, 268:6, 268:9, 268:20 changes 158:21 changing 205:14, 254:17 chaotic 53:15 chappell 4:3, 7:17, 28:13, 28:19, 28:22, 28:24, 152:3, 152:7, 211:6, 213:6, 213:11, 213:13, 213:14, 213:15, 213:17, 213:18, 245:23, 280:21, 280:22, 281:1, 281:4, 281:9, 281:24, 289:9, 290:4 chappell's 211:5, 211:6, 295:23 chapter 214:18 character 15:18 characterize 263:25 charge 186:9 chase 199:17</p>	<p>chat 9:14, 9:16, 279:22 chats 120:12 chatting 265:8 chauffeur 56:8, 56:12, 190:7, 292:4 chauffeuring 57:4 check 95:15, 105:12, 238:7, 299:16, 299:18 checked 95:12 checking 216:13, 298:21 checks 148:12, 148:13 chesapeake 120:10 chesterfield 117:17 chew 54:15 chief 13:19, 13:25, 15:21, 26:20 child 245:19, 245:22, 247:3, 257:19, 280:13 children 53:7, 146:16, 156:20, 198:9, 227:21, 245:20, 245:23, 246:1, 246:2, 246:5, 246:19, 260:13, 264:3, 275:6, 280:13, 280:14 children's 146:17 chimney 128:16</p>	<p>choke 270:6, 270:24, 273:3, 276:14, 287:11 choose 226:20 chris 3:44, 42:13 christmas 120:13, 204:7, 204:8, 204:9 church 44:21, 127:5 circle 29:25, 114:3, 183:16 circuit 14:20, 17:5 circular 94:20, 98:25, 162:22, 162:23, 164:17, 222:12, 222:14, 222:23, 229:25, 230:3 cities 78:5 citizens 9:21, 154:5 claim 171:21, 171:25, 174:21 claimed 184:21, 185:23 claiming 208:4 clarify 87:14, 151:8, 151:15, 174:8, 233:24, 250:16, 251:14, 300:24 clean 53:13, 59:9, 201:6, 201:7 cleaning 124:8 cleanup 259:6 clear 26:3, 31:11,</p>
--	---	--	--

<p>36:11, 57:3, 78:7, 182:1 clearances 247:22 clearly 54:15, 80:17 clears 93:15 click 12:7, 73:22, 74:8, 101:4 clicked 73:23 client 56:10, 83:20, 134:17, 135:21, 249:1, 258:1 close 22:2, 54:9, 114:20, 196:15, 218:19, 229:1, 229:16, 230:20, 261:25 closed 91:20 closest 241:2 closing 26:16 clothes 203:23, 203:24, 203:25, 204:1, 204:2 club 30:13, 30:14, 30:22, 35:2, 35:19, 114:15 clutter 247:1 coats 238:4 cobwebs 261:8 code 18:3, 20:1, 20:14, 21:9, 21:11, 21:13, 92:9, 93:2,</p>	<p>108:4, 122:19, 164:6 coffee 124:18 cold 193:6 collarbone 117:4, 143:11, 144:12, 146:5, 157:25, 191:10 collect 90:2, 90:3, 179:23 collection 8:8 college 146:20 colon 180:17 color 58:4, 58:17, 59:4, 126:18 com 30:5, 43:2, 46:19, 52:11, 65:3, 114:5, 122:23, 128:18, 136:11, 136:16, 197:14, 197:16, 207:24, 237:6, 259:18, 266:23, 281:11, 281:15, 281:19, 293:7 combat 235:5, 235:6, 235:8 come 17:9, 26:9, 69:3, 72:8, 90:21, 91:21, 118:1, 118:2, 118:12, 118:13, 118:18, 118:19, 119:1, 123:18, 126:23, 126:24, 127:7, 135:25, 149:9, 153:16, 164:16, 165:9,</p>	<p>175:18, 204:19, 204:23, 209:15, 225:25, 226:1, 226:2, 239:19, 244:8, 254:21, 256:22, 257:21, 258:14, 270:7, 270:9, 273:12, 278:12, 291:13, 294:25, 295:2, 295:4, 297:12, 300:6, 300:23, 301:2, 301:4 comedian 213:16 comes 13:6, 15:15, 27:23, 62:14, 84:18, 124:1, 124:2, 132:24, 151:11, 161:12, 200:2, 210:25, 294:12 comfortable 61:6 comfortably 240:14 coming 17:6, 27:13, 54:17, 56:23, 68:3, 119:2, 122:8, 124:6, 149:19, 154:24, 159:17, 210:2, 238:15, 239:23, 241:3, 260:18, 261:19, 262:7, 262:8, 262:15, 262:24, 263:8, 264:3, 265:7, 268:11, 268:24, 276:9, 283:9 commencement 242:22, 242:23, 243:22, 244:6 comment 13:18, 24:7, 159:24, 282:4,</p>	<p>298:19 commented 279:25 comments 285:22 commercial 244:14, 261:14 common 83:12 communicate 9:15, 35:21 communication 59:24 communications 72:5 community 3:39, 3:40, 3:41, 3:42, 3:43, 3:44, 3:45, 3:46, 4:2, 16:21, 83:10, 83:22, 90:2, 239:4 commute 229:10 compare 213:9, 214:4, 260:5, 263:23, 265:5, 289:17 compared 159:19, 220:24, 264:24 compensated 40:11 complain 171:1 complainants 238:10 complaining 154:14, 263:5 complaint 22:8, 237:16 complete 84:11 completed 17:23, 90:22, 90:23 completely 91:13, 93:23</p>
---	--	---	---

<p>compliance 90:20, 91:3, 91:23 complicated 52:20, 53:5, 54:16, 237:11 complied 248:23, 252:2 comply 249:18, 251:18 complying 251:13 compounded 280:1 computer 27:17, 70:10 concede 237:21, 238:25 conceded 249:1 conceivably 228:2 concern 20:4, 103:21, 103:23, 219:6, 262:1, 265:19, 270:10, 272:21, 275:24 concerned 206:17, 236:13, 250:5, 261:18, 262:11, 266:1 concerning 270:25 concerns 262:3, 262:10, 262:16, 272:6, 272:8, 272:9, 272:10, 272:12, 272:15, 272:19, 278:16, 280:13 conclude 112:6, 226:8 concluded 184:6 condition 21:6, 63:15, 101:22, 157:18,</p>	<p>157:23, 248:18 conditional 244:13 conditions 85:17, 92:20, 111:5, 242:2, 244:11, 244:13, 244:17, 245:2, 251:13, 252:6, 276:1, 294:21, 294:24 conducted 1:12, 16:16, 92:10, 183:24 conference 117:10 conferred 300:14 confirm 42:23, 58:16, 201:16, 222:1 conflicts 256:3 conformance 88:18, 90:16 conforms 89:8 confused 29:7, 29:12, 115:13, 155:2, 171:3, 194:20, 247:24 congested 264:15, 264:16, 268:23 congestion 247:1, 270:11, 277:15, 287:11 connected 71:2, 127:6 cons@gmail 46:19 consider 19:24, 36:7, 92:11, 97:9, 114:19, 118:24, 154:21, 277:7 consideration 84:15, 85:11,</p>	<p>91:16, 110:3 consistent 19:21, 201:25 constance 3:41, 5:12, 46:6, 46:12, 46:16, 49:14 constant 272:14, 272:18, 278:22, 291:6 constantly 53:8, 279:4 constrain 14:11 constructed 84:21, 88:5 construction 87:13, 209:12, 247:19, 296:24 consult 256:22 consumer 182:23 contain 14:11 contending 119:16, 166:9, 167:9 content 12:10 contention 68:20, 125:15 context 142:12, 239:20 continually 43:22, 52:25, 123:11, 123:14 continue 19:6, 34:9, 61:9, 174:10, 191:24, 233:12 continued 167:23 continues 66:18 continuing 18:5, 19:21 contractor 247:21</p>	<p>contributes 291:4 contributing 290:24 conversation 110:18, 294:6 conversations 239:1 convertible 81:24, 81:25 convinced 245:6 cooper 145:24, 156:24, 157:17 coordinate 112:17 copies 148:12 copy 115:16, 148:6, 170:11 core 248:9 corner 108:24 correct 14:23, 30:15, 33:12, 52:23, 53:23, 60:2, 62:24, 82:7, 86:4, 89:16, 89:21, 91:5, 91:9, 93:5, 93:9, 93:12, 94:4, 96:1, 99:7, 108:16, 108:17, 109:8, 110:1, 110:6, 123:12, 123:15, 123:22, 128:25, 129:1, 130:20, 130:21, 131:10, 136:23, 137:18, 139:16, 147:19, 147:23, 148:10, 148:15, 148:19, 148:23, 163:18,</p>
---	---	---	---

<p>165:3, 173:2, 173:20, 173:21, 176:11, 178:13, 182:10, 182:11, 182:16, 182:23, 191:7, 198:10, 199:6, 202:23, 227:6, 229:8, 234:22, 235:1, 235:7, 240:17, 260:15, 264:21, 267:25, 282:13, 290:17, 291:10, 299:4, 299:5 correctly 40:19, 63:25, 91:4, 138:8, 243:12 correspond 162:22 corroborate 270:12, 277:11 could 18:12, 18:17, 31:4, 33:13, 49:19, 53:23, 54:14, 61:7, 70:16, 71:10, 71:25, 72:12, 72:14, 74:16, 79:9, 94:24, 98:4, 102:2, 104:7, 107:20, 109:14, 123:13, 126:1, 143:15, 144:21, 145:22, 145:25, 151:8, 160:12, 164:23, 165:1, 175:19, 175:21, 176:21, 184:20, 212:14, 224:11, 224:12, 236:2, 236:12, 240:13, 240:20, 246:21, 247:17, 251:1, 251:4, 251:6, 254:7, 277:7, 284:23,</p>	<p>295:4, 296:7, 297:15, 298:25, 299:9 couldn't 59:15, 143:3, 143:10, 144:12, 144:13, 144:20, 145:12, 145:13, 154:25, 164:24, 178:17, 191:10, 193:1, 200:13, 241:12, 241:24, 299:3 counsel 107:15, 135:23, 256:15, 256:16, 302:11, 303:7 count 119:1, 131:5, 246:4, 287:10 counted 119:2 countertops 156:4 counts 76:11 county 1:2, 3:2, 3:5, 3:8, 89:18, 92:9, 102:15, 123:22, 123:23, 127:6, 142:16, 143:5, 143:23, 143:24, 143:25, 145:14, 148:21, 153:12, 157:4, 163:1, 163:8, 164:6, 164:10, 171:13, 173:3, 177:3, 191:6, 234:1, 234:21, 234:24, 235:3, 235:8, 246:13, 248:17, 248:22, 250:19, 251:2, 254:16, 255:4, 280:3, 297:7 couple 9:13, 48:18,</p>	<p>49:17, 80:21, 80:25, 101:17, 132:7, 140:11, 196:12, 202:20, 208:17, 212:6, 232:8, 238:6, 261:11, 263:18, 273:2 course 9:20, 13:7, 14:1, 37:5, 74:24 cousin's 118:1 cover 299:13 covered 62:1 crappily 151:13 create 103:10, 196:2, 272:18 created 105:20, 105:21 creates 273:15 creating 103:25 credibility 70:13, 174:7, 186:4, 186:5, 186:7, 186:12, 219:24 credible 191:21 credit 148:22, 170:20, 170:25, 174:21, 174:23, 177:4, 177:12, 178:6, 178:14, 179:1, 191:17, 191:18 credits 171:8 crisscross 243:2 criteria 62:25, 209:6</p>	<p>crooked 54:3 crookedly 158:10 cross 13:4, 160:21, 192:25, 193:10, 193:24, 221:10, 233:12, 247:11 cross-examination 15:18, 15:19, 32:4, 32:13, 35:4, 38:1, 45:11, 47:23, 49:12, 55:21, 57:16, 62:5, 67:10, 69:1, 78:24, 79:4, 81:11, 92:4, 94:11, 116:16, 120:4, 125:8, 126:11, 130:14, 138:21, 140:9, 165:16, 165:17, 166:4, 166:6, 183:13, 201:14, 202:16, 212:7, 221:22, 233:11, 247:13, 253:11, 253:15, 257:6, 263:20, 265:17, 277:21, 290:2, 296:15, 297:21 cross-talk 75:15, 99:18, 214:14, 251:7, 251:24, 253:7, 255:20, 255:25 cross-talking 9:22 crowded 209:11, 295:22 cruises 120:10 crushed 99:6 crux 23:3, 96:25</p>
---	--	---	--

<p>ct'd 4:1, 6:1, 7:1 cuff 20:5 cumulatively 206:22 curb 104:14 current 46:16, 83:23, 83:25, 89:17, 92:19, 151:24, 191:4, 200:6 currently 19:18, 62:7, 62:18, 83:22, 85:12, 89:3 cursor's 12:5 curve 217:11, 297:16 cut 15:20, 260:25, 270:17 cut-through 234:1, 234:2, 234:20, 256:2, 260:10, 293:18 cute 179:10 cuts 260:12 cutting 58:20 cyr 3:42, 5:16, 51:16, 51:18, 51:20, 51:22, 52:9, 52:16, 55:23, 59:23, 62:7, 63:14, 64:5, 193:16</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>d-p-c-h 281:17 dad 142:14, 143:1</p>	<p>daily 63:6, 267:19 daly 195:3, 223:22, 224:9 damaged 60:24 damascus 46:18 dan 4:3, 7:17, 28:22, 213:17, 213:18, 245:23, 280:21, 281:4, 281:9 danger 210:7, 280:7 dangerous 211:8, 260:3, 262:2, 271:1, 273:19, 275:16, 290:19, 290:22, 291:1 dark 280:2 data 250:19 date 33:9, 33:24, 34:6, 119:18, 119:22, 119:24, 121:11, 125:10, 144:11, 195:3, 225:12, 258:7, 258:14, 258:21, 298:8, 300:7 dated 93:14 dates 36:15, 112:3, 261:15, 298:13, 298:20 daughter 141:16, 145:9, 165:9, 168:6, 210:4, 218:24, 219:11, 227:14, 246:3, 275:8</p>	<p>daughter's 168:7 daughters 141:12, 203:3 dave 213:15 david 3:38, 4:4, 6:2, 7:9, 82:22, 83:5, 83:9, 83:12, 236:17, 236:25, 237:4 david@istreetadv- ocates 237:6 day 64:8, 101:22, 123:18, 131:12, 132:10, 149:21, 152:5, 156:5, 159:2, 167:15, 167:17, 172:19, 195:17, 196:1, 196:24, 209:23, 215:10, 218:2, 222:5, 223:19, 224:4, 224:20, 225:12, 225:14, 227:20, 232:12, 238:16, 252:12, 253:10, 256:7, 258:15, 274:8, 287:5, 288:13, 292:15 days 44:15, 44:19, 115:22, 120:23, 121:7, 129:7, 131:5, 131:8, 131:11, 132:14, 132:18, 146:16, 182:13, 192:9, 225:15, 261:11 dc 3:29, 115:20, 117:19, 190:19 deal 23:12, 152:17,</p>	<p>278:18 dealing 149:7 dealt 26:12 december 1:13, 17:17, 48:12, 166:13, 168:1, 168:9, 168:12, 169:1, 169:10, 169:11, 169:24, 170:15, 187:12, 187:17, 215:11, 267:10, 268:2, 278:6, 303:19 decide 22:4, 244:12, 245:3, 250:3 decided 9:10, 166:3, 217:25, 218:3 decision 14:12, 72:17, 100:14, 105:10, 105:11, 155:11, 173:10, 173:11 definitely 31:3, 31:13, 34:5, 39:22, 45:3, 59:12, 61:15, 110:17, 196:6, 204:13, 277:10, 299:11 degenerative 158:8 degree 62:10 delaware 298:1 delay 240:8 delayed 297:2 delays 41:19 delighted 277:15</p>
--	--	--	--

<p>demonstrate 214:12, 215:2 demonstrated 18:2 density 63:21 dentist 118:11 department 83:10, 83:21, 84:10, 84:12, 84:25, 86:16, 86:17, 86:25, 87:12, 87:22, 88:20, 89:2, 89:5, 89:11, 90:1, 90:6, 90:9, 91:17, 103:12, 105:2, 105:23, 171:9 depend 71:19, 178:20 depending 39:14, 53:11 depends 39:15, 229:12, 229:19 depiction 283:4 deprive 233:11 deprived 236:5 dermatologist 118:12 describe 215:2, 240:4, 268:21, 269:7 described 16:18, 238:23, 240:18, 260:9, 296:5 deserves 71:18, 97:4, 159:23 design 37:12, 40:8, 62:16, 91:8</p>	<p>designer 38:20, 39:1, 156:7 desire 238:13 despite 177:18 detached 20:21, 87:14, 106:18 determination 86:25, 88:4, 88:19, 95:11, 107:16, 167:5, 173:16, 173:19, 173:22, 182:2, 182:3, 182:8 determinations 83:24, 85:22, 85:23 determine 14:2, 14:14, 44:4, 84:17, 85:2, 86:13, 108:14, 184:22, 215:7 determined 14:20, 17:4, 17:19, 84:6, 166:14, 171:18, 177:17, 177:19, 178:11 detracts 25:5 development 235:6 device 64:21 dhca 3:36, 3:38, 87:3, 100:14 dhca's 163:12 diagnose 157:24 diagnosed 157:23 diagonal 270:17</p>	<p>dial-in 74:7 dickinson 3:27, 228:2 died 143:1, 189:15, 238:1 dies 189:19 difference 264:22 different 17:16, 49:5, 53:11, 54:13, 56:24, 61:19, 68:16, 89:1, 89:4, 93:23, 116:1, 149:22, 158:14, 169:7, 174:6, 208:6, 218:10, 218:11, 221:1, 221:3, 223:10, 223:19, 227:24, 268:23, 268:24, 275:14 differently 153:7 difficult 88:4, 88:7, 97:10, 121:1, 209:18, 209:20, 229:22, 293:22, 294:13 digital 102:11, 102:12, 302:8, 303:3 dilaudid 143:19, 192:23, 193:5, 193:9 dinner 230:25 dinners 120:12 direct 30:10, 43:5, 46:20, 52:14, 61:25, 65:6, 76:22, 83:15,</p>	<p>114:12, 122:25, 128:21, 136:20, 142:6, 198:3, 266:25, 282:8, 296:3 directed 185:13, 253:25 direction 261:20 directly 212:10, 267:17, 267:23, 267:24, 273:14, 282:11, 290:6 director 15:24, 20:12 director's 19:11, 20:25, 106:14, 106:16 dirt 99:16 disabilities 121:4 disable 9:16 disagree 226:11, 292:3 disagreed 174:1 disappeared 279:22 discretion 14:2 discuss 134:16, 139:22, 185:4 discussed 81:6, 81:23 discussing 67:5 disease 158:6 dislike 231:12, 231:18 dispel 238:9 disruption 58:6</p>
--	---	---	--

Transcript of Hearing
 Conducted on December 19, 2025

<p>dissolve 142:23 distance 218:18, 218:19 disturbing 269:2, 275:1 dmrynlds@aol 65:3 doctor 63:25, 145:23 doctor's 67:2, 117:7, 117:8 documentation 93:18, 164:12, 169:15 documents 90:3, 102:25, 105:22, 162:16, 163:7, 251:19 dog 208:17, 210:20, 232:9, 255:9, 261:18, 276:9 dogs 265:8, 268:12 doing 11:21, 12:13, 54:20, 55:9, 56:24, 61:3, 74:13, 105:4, 162:25, 189:12, 192:18, 195:20, 195:22, 196:5, 196:8, 202:5, 202:7, 212:2, 215:20, 231:2, 231:3, 295:16, 296:22, 296:23, 296:24, 298:6 domain 237:11 domicile 23:5, 62:22, 63:2 don 152:3, 152:7, 152:12, 152:13,</p>	<p>213:17 done 45:15, 56:5, 61:2, 105:3, 117:9, 137:2, 143:22, 163:3, 176:4, 181:5, 202:15, 219:6, 233:14, 236:12, 252:1, 256:12, 279:3 donna 3:40, 5:18, 11:14, 11:18, 64:10, 64:14, 64:18 door 156:16, 191:15, 191:24, 245:24, 258:17, 269:13, 279:17 doors 154:24, 156:11, 156:13, 230:23 dot 102:17, 136:12, 207:24, 259:20 doubt 180:18 doubting 70:11, 71:6 down 24:21, 29:23, 42:20, 61:9, 70:9, 73:4, 78:4, 84:4, 108:23, 117:6, 117:25, 118:1, 118:2, 118:3, 124:8, 126:14, 140:12, 140:19, 150:10, 151:10, 162:21, 189:20, 190:5, 192:3, 193:17, 193:19, 196:10, 197:7, 202:21, 210:12, 214:1, 215:18,</p>	<p>218:5, 218:16, 221:13, 230:15, 239:23, 260:1, 262:20, 262:21, 270:7, 270:9, 273:19, 276:5, 276:9, 283:3, 283:11, 284:9, 291:23, 291:25 downstairs 191:23 downtown 227:20 dozen 39:19 dpchappell@gmail 281:11, 281:15 dps 88:23, 89:3, 103:22, 105:22 dr 114:2, 145:23, 156:24, 157:17, 192:4 draperies 37:14 draw 225:13 drawing 109:18, 163:12 dress 276:14 dressed 198:6, 198:8 drew 53:6, 144:1 drift 275:20 drill 240:24 drive 25:9, 39:15, 57:18, 67:2, 136:10, 145:12, 147:18, 147:20, 188:14, 189:2, 189:3, 189:7, 190:9, 190:12,</p>	<p>190:15, 190:19, 190:23, 197:12, 202:23, 216:13, 216:14, 217:12, 218:3, 230:10, 232:10, 255:14, 255:19, 290:11, 292:2 driven 56:19 driver 146:25, 147:2 driver's 17:15, 17:17, 23:23, 93:18, 148:9, 170:4, 170:7, 170:14 drivers 138:13, 255:10 drives 190:2, 216:22, 222:5, 224:1, 225:2, 225:5, 292:4 driveway 44:22, 85:21, 94:20, 95:12, 97:13, 98:25, 104:24, 108:20, 109:4, 109:6, 161:11, 161:21, 162:12, 162:13, 162:15, 162:17, 162:22, 164:17, 194:13, 210:11, 211:9, 211:10, 211:13, 211:17, 215:13, 215:24, 216:5, 216:19, 216:25, 217:22, 222:13, 222:14, 222:23, 229:25, 230:3, 239:21, 240:18, 240:19, 242:7, 242:11, 242:17, 243:16, 243:19, 244:25, 253:5, 262:7,</p>
---	---	---	---

262:18, 263:9, 264:9, 264:10, 271:6, 271:7, 273:21, 274:1, 282:22, 283:2, 283:7, 283:10, 284:8, 285:8, 286:2, 286:16, 287:14, 287:23, 290:5, 290:9, 290:20, 290:25, 291:9, 291:11 driveways 109:2, 109:3, 239:17, 240:18, 288:24 driving 149:23, 188:22, 189:7, 214:1, 254:20, 263:2 drop 172:13 dropping 231:3 drove 117:6 dual 189:20 dulles 190:16, 190:17 dump 241:6 duration 255:5 during 13:7, 31:2, 31:14, 37:5, 39:22, 44:9, 66:21, 67:16, 77:18, 77:19, 84:16, 89:8, 93:3, 93:6, 93:10, 103:13, 117:10, 118:19, 118:22, 126:2, 129:22, 139:17, 166:18, 213:10, 254:18, 269:21,	272:4 dwelling 20:20, 83:21, 84:20, 87:15, 90:7, 106:17, 107:3, 107:4, 107:5, 107:18, 109:5, 117:9, 155:25, 249:9, 250:12, 250:14 dynamic 268:20 dyslexic 115:2 <hr/> <p style="text-align: center;">E</p> <hr/> e5 151:9 each 11:10, 16:20, 16:23, 17:10, 36:3, 49:16, 66:9, 68:8, 68:9, 80:7, 81:3, 111:21, 119:1, 119:6, 132:4, 132:10, 159:20, 170:21, 182:4, 182:5, 213:19, 213:21, 240:11, 241:18, 241:22, 255:17, 271:9, 271:12, 273:9, 273:15 earlier 23:15, 70:7, 71:3, 168:20, 188:13, 188:24, 189:1, 190:1, 192:22, 195:12, 268:14, 268:25, 269:7, 273:24 early 55:2, 114:9, 117:3, 208:11 ears 160:5 easier 10:3, 104:15,	259:5, 290:12 easily 62:12, 160:14 east 64:19, 64:25 easy 149:9, 159:1 eat 44:24, 124:20, 124:22, 124:24 eats 124:16 echo 64:20, 262:3, 281:18 eclipse 57:22, 58:2, 58:3, 58:17, 59:9, 81:23, 187:10 editorial 285:22 edward 43:1 effect 36:18, 166:22, 254:13 effects 203:18, 227:15 efficiency 16:1, 41:25 efficient 112:20, 259:8 efficiently 16:3 effort 14:10, 279:12 eggertown 114:4 eggleston 3:32 egress 283:12 egresses 288:19 eight 17:3, 43:1, 152:11, 166:23,	167:1, 167:7 either 17:3, 34:17, 75:10, 94:2, 112:24, 127:18, 161:11, 167:1, 219:21, 241:10, 261:20, 273:10, 273:17, 280:14, 284:18, 296:9 elderly 36:15, 238:8, 294:12, 296:7, 300:25 electric 87:16 elevator 160:11, 160:13, 160:14 elijah 203:5 else 50:9, 64:2, 70:3, 70:17, 71:8, 100:5, 119:23, 132:23, 145:4, 145:7, 145:11, 158:3, 158:4, 158:11, 188:10, 206:12, 208:22, 209:1, 211:22, 211:23, 235:18, 247:4, 247:8, 248:9, 258:22, 263:12, 272:2, 273:6, 276:20, 277:24, 279:15, 280:11, 281:13, 288:1, 289:4, 297:17, 298:19, 299:13 else's 27:17, 124:3, 124:4, 163:22, 277:2 email 8:6, 29:21, 30:1, 42:16,
--	---	--	--

<p>46:15, 46:18, 52:8, 52:11, 64:17, 65:2, 76:15, 76:18, 83:8, 83:11, 102:8, 102:14, 102:15, 114:1, 114:4, 115:14, 122:16, 122:20, 122:22, 128:14, 128:17, 136:8, 136:10, 142:1, 168:4, 168:5, 175:19, 175:20, 176:9, 176:19, 186:20, 197:9, 197:13, 207:20, 207:23, 223:5, 237:3, 237:5, 237:11, 259:14, 259:17, 266:20, 266:23, 281:7, 281:10, 281:14, 293:2, 293:5 emailing 176:6 emails 8:11 embark 248:13 embarrassed 16:6 emphasize 20:23 employed 302:11, 303:7 empty 242:14 end 55:2, 68:3, 71:10, 71:11, 102:4, 125:12, 134:25, 184:4, 184:18, 242:6, 254:11, 254:21, 254:24, 283:12 ended 53:18, 234:25</p>	<p>ends 53:14 enforcement 269:3, 269:8 enforcing 186:9 engine 273:11 english 157:11 enjoy 121:18, 121:20 enjoyment 275:1 enough 72:7, 95:2, 108:3, 158:17, 181:4, 203:8, 209:6, 220:18, 242:13, 258:6, 261:22, 276:11, 301:6 ensure 84:22, 89:7, 91:1, 92:17 enter 291:3 entered 12:24, 104:1 entering 62:22 enters 103:10 entertain 45:5 entire 45:16, 61:22, 63:18, 99:14, 117:22, 139:19 entirely 89:1 entitled 182:15, 281:25 entity 166:13, 173:8 entrance 62:12, 211:17, 217:2, 217:4,</p>	<p>282:23 entrances 288:21 entry 104:25 era 248:7 erickson 1:27, 303:2, 303:18 errands 118:18 especially 75:6, 227:8, 293:20, 295:22 esq 3:4, 3:13, 3:19, 3:26 esquire 3:34 essentially 14:5, 84:17, 87:11, 90:24, 93:15, 95:8, 104:23, 109:1 establish 34:13 established 187:9 estate 105:8 estimate 274:7 et 1:5, 297:1, 297:2 etcetera 89:20, 115:10 evan 3:19, 10:14, 11:1, 32:15, 55:23, 130:16, 138:24, 165:25, 207:2, 299:3 even 14:9, 17:2, 25:3, 25:8, 26:14, 78:3,</p>	<p>97:10, 106:1, 146:15, 150:19, 188:17, 191:5, 195:2, 202:6, 209:13, 230:16, 237:21, 238:23, 239:20, 240:20, 241:13, 242:12, 243:13, 248:4, 248:18, 248:25, 270:21, 271:6, 286:7, 286:10, 297:4 evening 288:9, 288:13 evenings 146:13 event 19:4, 34:2, 35:18 events 37:8, 38:5, 38:13, 39:8, 120:11, 120:13 eventually 243:20, 243:21, 269:20, 279:22 ever 31:8, 36:12, 36:20, 39:12, 39:21, 40:15, 48:1, 49:19, 49:25, 50:14, 56:5, 69:3, 77:14, 77:22, 110:15, 116:24, 151:25, 154:2, 156:1, 161:24, 164:14, 164:21, 189:17, 190:9, 190:23, 199:13, 228:11, 230:7, 231:11, 251:21, 267:8, 268:15, 280:15, 287:13 every 16:13, 19:13, 149:21, 150:20,</p>
---	--	--	--

<p>156:5, 159:1, 164:14, 167:15, 172:22, 192:14, 222:5, 227:20, 239:19, 249:9, 253:6, 275:5 everybody 11:8, 28:13, 34:9, 58:11, 74:20, 124:18, 158:3, 163:22, 167:18, 265:7 everyone 16:19, 24:16, 56:13, 64:7, 135:13, 185:5, 210:24, 211:1, 233:13, 273:25, 301:10 everything 9:17, 9:18, 54:23, 55:9, 71:24, 90:4, 90:15, 90:16, 90:22, 91:2, 91:22, 101:1, 107:24, 132:23, 145:2, 151:21, 157:12, 158:15, 191:21, 245:14, 294:17 everything's 90:11, 156:6, 219:5, 292:22 evict 179:16, 179:18 evidence 14:11, 15:14, 17:13, 17:16, 17:18, 96:15, 97:1, 169:3, 169:7, 184:7, 206:4, 226:12, 256:15, 291:22 evident 17:25 evidentiary 180:21</p>	<p>exact 33:9, 33:23, 34:6, 119:18, 121:11, 261:15 exactly 36:16, 77:15, 79:8, 79:23, 80:2, 131:13, 140:16, 159:16, 243:5, 273:4 examination 5:6, 5:10, 5:12, 5:16, 5:18, 5:22, 6:2, 6:6, 6:10, 6:14, 6:17, 6:21, 7:2, 7:6, 7:9, 7:11, 7:14, 7:17, 7:20, 13:4, 30:10, 37:2, 40:5, 43:5, 46:20, 52:14, 60:9, 65:6, 76:22, 83:15, 110:12, 114:12, 122:25, 128:21, 136:20, 142:6, 181:24, 198:3, 266:25, 282:8, 296:3 examiner 9:10, 14:1, 17:4, 19:4, 22:4, 41:22, 108:13, 142:11, 171:18, 173:5, 173:12, 173:15, 173:16, 173:23, 174:13, 182:3, 184:14, 185:1, 185:9, 185:22, 194:13, 250:3, 282:19 examiner's 156:22, 278:19 examiners 16:17 example 17:14, 17:22,</p>	<p>169:17, 171:24, 249:3, 250:17, 250:18, 282:7 examples 249:3, 250:18 exceeds 85:14, 95:17 except 58:11, 69:20, 74:21, 130:4, 147:2, 208:12, 215:15 excerpts 214:19 exchange 8:6 excited 50:6 excluding 15:14 excuse 29:6, 33:15, 37:17, 58:8, 85:7, 180:14, 300:21 excused 40:21, 46:3, 51:11, 64:6, 69:19, 82:17, 127:13, 133:13, 141:6, 235:20, 257:9 exemption 182:15 exhibit 8:2, 8:3, 8:6, 8:8, 8:11, 8:13, 8:16, 8:18, 8:21, 8:23, 21:14, 21:15, 97:23, 98:12, 101:4, 106:13, 108:19, 149:16, 150:3, 150:4, 150:5, 150:7, 150:9, 150:12, 150:17, 150:21, 151:2, 151:5,</p>	<p>157:21, 164:5, 164:8, 169:19, 175:9, 175:11, 175:15, 175:24, 176:22, 176:23, 176:24, 183:21, 183:22, 189:5, 194:14, 194:15, 214:15, 222:25, 223:1, 223:2, 223:5, 223:6, 232:25, 242:4, 283:20, 284:10, 286:11 exhibited 149:14, 149:15 exhibits 17:15, 21:12, 97:18, 98:5, 98:6, 150:20, 150:24, 151:15, 152:18, 153:13, 167:21, 175:4, 175:15, 194:7, 194:24, 214:11, 222:17, 283:1 exist 99:11, 99:15 exists 62:8, 62:10, 164:18, 275:3 exit 111:13, 283:8, 283:12, 285:9, 285:13, 286:18, 291:3 exits 268:24 expect 17:7, 88:11, 251:1, 251:4, 258:5 expediency 102:21 expedite 30:8, 234:7 experience 54:7, 88:11,</p>
--	---	--	--

<p>112:11, 158:14 experienced 200:4 expert 61:12, 61:20, 61:23 expertise 104:11, 104:20 expire 172:17 expired 187:2 explain 14:18, 54:5, 104:7, 161:21, 214:11, 215:19, 248:4, 254:14, 273:5 expound 247:17 expressed 103:16, 265:19 extended 120:10 extension 297:13 extent 167:4, 236:1, 258:3 exterior 156:13 extra 111:25, 117:25, 118:3, 199:25, 253:10 extremely 28:16 extricate 191:14 eyesight 49:20</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>f1 194:15 face 22:2, 49:23, 248:4</p>	<p>faces 274:12 facility 61:14 facing 213:4 fact 24:16, 25:11, 50:16, 86:2, 88:25, 93:20, 96:25, 107:24, 110:18, 146:24, 148:21, 166:18, 177:20, 178:19, 179:21, 180:5, 182:8, 199:23, 231:9, 238:13, 249:14, 252:25, 271:23, 279:6, 280:1 facts 93:22, 93:24, 96:15, 182:9 fail 185:8 failed 185:13, 186:15, 250:20, 252:8 failure 186:8, 186:11 fair 13:5, 119:4, 158:20, 225:15, 252:21, 267:22, 288:18, 301:6 fairness 242:9, 242:18 fall 63:22, 63:23, 219:12 familiar 9:11, 99:8, 233:20, 274:3, 279:7 families 16:20 family 50:15, 50:16,</p>	<p>50:18, 89:18, 126:24, 142:20, 156:19, 204:3, 204:19, 212:13, 218:25, 227:14, 227:15, 228:16, 239:7, 239:8, 242:1, 245:13, 267:6, 268:19, 271:11, 272:16 far 36:13, 36:18, 37:19, 44:4, 44:11, 50:4, 80:3, 80:4, 80:14, 82:9, 86:8, 110:4, 129:8, 142:10, 160:23, 203:19, 211:21, 227:3, 228:23, 232:15, 238:20, 242:1, 242:15, 251:13, 254:19, 258:13, 295:18, 295:19, 297:9 fashion 273:25 fast 270:18 fastest 165:24 fatal 143:8, 143:9 father 53:18, 294:12, 296:7 fault 100:5, 149:10 favali's 35:7, 55:4, 77:7, 81:16, 82:8, 93:4, 128:24, 141:12, 166:3, 209:16, 220:6, 220:23, 222:1, 224:1, 225:2, 230:14,</p>	<p>240:19, 241:15, 242:6, 242:21, 243:6, 254:7, 260:16, 261:20, 263:23, 264:23, 267:16, 268:7, 268:22, 272:7, 277:14, 280:15, 285:12, 286:6, 286:10, 290:20, 300:15 favor 229:13 fear 245:19, 245:21, 246:7 fears 246:18 feature 88:2, 106:1 february 143:17, 144:11 feedback 16:13 feel 61:3, 61:6, 71:17, 134:16, 153:23, 293:25 feelings 238:23 fees 90:3 feet 85:5, 85:13, 95:13, 104:22, 162:21, 196:10, 209:8, 209:10 fell 143:17, 158:1, 158:2, 158:4 fellow 271:17 felt 182:9, 275:5 few 9:8, 60:14, 111:21, 179:4, 199:18, 200:2,</p>
---	---	--	---

<p>232:22, 238:4, 261:5, 267:5, 269:10, 279:17, 299:23 fewer 244:7 fibula 144:15, 158:1, 191:11 fiddle 216:23 field 91:1 figure 100:16, 167:12 figured 157:25 file 22:8, 180:13, 292:14 filed 179:22, 224:13 files 180:19 filings 182:20, 182:22, 183:2 filling 210:15 filter 92:16 final 89:7, 90:24, 91:21 finalizes 91:8 finally 144:16, 144:17, 239:3, 269:13 finance 171:8 financial 302:13, 303:8 find 16:11, 93:24, 141:18, 150:8, 195:19, 257:15, 258:7, 271:22,</p>	<p>276:8 finding 69:21, 186:14, 276:16 fine 23:2, 46:1, 87:11, 134:24, 171:10, 184:2, 186:13, 192:18, 198:8, 205:24, 205:25, 207:14, 214:25, 239:10, 283:25, 287:8, 298:16, 298:18 finish 18:13, 35:10, 101:11, 102:1, 134:13, 177:22, 177:25, 180:21, 180:22 finished 23:7, 23:8, 88:9, 101:12, 292:12 finkel 160:10, 213:8, 213:12, 213:24, 214:5, 214:7, 246:2, 257:12, 257:14, 257:16, 257:21, 258:2, 258:17, 269:14, 278:2, 278:20 finkel's 211:4 finkle 295:3, 298:7, 299:1, 299:17, 300:6, 300:15 fire 155:8, 240:23, 270:9, 273:11 fireside 120:12 first 9:10, 10:3, 13:17, 13:19, 14:4, 14:6,</p>	<p>14:18, 15:4, 16:2, 17:13, 26:18, 26:23, 29:14, 29:19, 30:22, 32:5, 34:1, 35:17, 37:8, 37:10, 42:10, 46:13, 48:10, 48:20, 49:5, 51:23, 53:6, 60:17, 64:15, 76:13, 83:6, 89:13, 91:6, 92:8, 98:5, 107:10, 113:18, 113:24, 122:14, 128:12, 136:6, 141:24, 150:13, 154:23, 157:1, 165:16, 166:4, 183:20, 183:21, 183:23, 184:9, 187:21, 192:19, 194:15, 197:6, 197:13, 197:18, 207:2, 207:10, 207:11, 207:13, 207:18, 208:7, 208:8, 213:1, 215:9, 220:3, 237:1, 239:18, 241:1, 244:5, 259:5, 259:7, 259:12, 259:20, 262:1, 266:18, 273:12, 281:5, 290:8, 292:25 firsthand 60:3 firstname 52:11 five 35:24, 63:3, 71:9, 77:3, 94:24, 96:11, 99:2, 153:6, 153:7, 155:7,</p>	<p>155:22, 164:2, 164:3, 164:11, 198:19, 205:20, 206:9, 219:16, 219:18, 219:22, 253:1, 264:19, 286:1, 289:13 five-minute 256:22 fix 202:7, 221:14, 280:6 fixed 12:16 flag 275:15, 278:16 flagstones 101:18, 101:20, 196:12 flavia 3:12, 3:35, 6:21, 8:9, 8:12, 8:14, 10:24, 65:8, 114:14, 114:15, 124:11, 141:23, 142:2, 205:13, 205:17, 208:13, 216:15, 239:16, 239:21, 239:25, 240:19, 241:15, 241:20, 245:24, 294:17, 296:8, 296:18 flavia's 214:19, 214:22, 214:23, 294:9, 296:6 flavia@comcast 142:3 flavias 8:18 fleet 120:13 flighty 200:16, 210:5 floor 63:9 focus 14:16, 21:8,</p>
---	---	--	--

<p>75:9, 84:16, 275:22 focusing 21:3 folks 274:21 follow 26:23, 59:21, 108:10, 174:11, 186:8, 186:11, 186:15, 235:9, 245:7 follow-up 34:9, 59:18, 95:22, 110:8, 127:10, 196:20, 257:5, 263:16 following 166:10, 245:8 follows 29:19, 42:10, 46:13, 51:23, 64:15, 76:13, 83:6, 113:24, 122:14, 128:12, 136:6, 141:24, 197:6, 207:18, 237:1, 259:12, 266:18, 281:5, 292:25 foot 54:3, 61:21, 63:15, 117:4, 247:21 footage 86:13, 87:7, 87:8, 89:19, 95:10, 105:15, 105:16, 108:15, 139:9 footprint 87:8 forbid 271:10 foregoing 302:4, 302:5, 303:4 foreground 149:25</p>	<p>forest 114:3 forget 170:17, 261:6 forgot 213:2 form 237:16 formalities 13:3 formula 52:4 forth 119:21, 147:7, 263:3, 276:15 forward 91:15, 155:17, 236:14, 273:11 forwards 285:13 found 87:9, 101:22, 108:4, 111:5, 123:7, 125:21, 126:5, 151:18, 174:13, 252:3 foundation 234:14 four 24:1, 24:3, 28:4, 44:6, 67:15, 114:18, 117:24, 118:9, 119:6, 124:6, 137:4, 153:7, 163:23, 164:1, 164:4, 164:7, 164:16, 170:25, 208:7, 208:8, 213:1, 213:2, 213:10, 219:16, 219:18, 219:22, 253:6, 254:12, 262:20, 269:11, 271:9, 274:15, 274:17, 287:1, 291:21 four-bedroom 250:13</p>	<p>four-plus 278:24 fourth 252:19 fracture 53:25, 61:22 frame 134:12 frankly 24:13, 156:20, 159:12, 258:2, 277:24, 286:23 free 295:2 freeman 161:3 freidman 94:9, 160:25, 297:19, 298:10 freidman's 34:14 frequency 213:11 frequent 274:10, 291:19 frequently 35:21, 54:10, 54:11, 97:11, 212:19, 271:2 friday 1:13 friedman's 13:18, 236:3 friend 78:4, 192:1 friendly 213:19 friends 36:7, 45:5, 47:1, 47:2, 54:9, 80:5, 114:19, 114:20, 117:23, 119:15, 126:24, 128:24, 144:7, 144:8, 146:21 frightening 275:17</p>	<p>front 98:6, 99:1, 109:4, 154:9, 176:17, 196:13, 209:15, 209:16, 210:16, 212:10, 212:16, 215:16, 217:6, 224:16, 230:7, 230:11, 230:13, 230:14, 230:15, 240:14, 243:6, 243:17, 252:23, 260:17, 261:20, 263:4, 264:12, 264:13, 270:5, 270:6, 271:4, 272:2, 273:6, 277:15, 279:21, 284:22, 286:12, 287:20, 288:22, 291:6, 291:22, 294:10, 294:13, 296:7, 296:19 frowned 294:1 fruition 297:12 full 209:17 full-sized 240:13 full-time 44:21, 53:1 fully 286:3, 302:6 fundamentally 13:5 funding 191:6 furniture 115:10 further 39:25, 40:5, 45:7, 47:20, 49:9, 51:4, 55:18, 59:17, 62:5, 64:3,</p>
---	---	---	---

<p>67:7, 68:24, 69:7, 78:21, 81:9, 84:9, 92:1, 94:1, 94:6, 108:6, 116:14, 120:1, 121:15, 125:4, 127:3, 130:11, 133:7, 138:18, 140:3, 161:1, 165:8, 183:8, 196:18, 201:11, 229:19, 230:15, 230:16, 277:17, 280:18, 292:6, 298:3 future 53:9</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>gain 284:11 gaithersburg 197:12, 202:23 game 291:6 garage 211:13, 212:12, 272:4, 287:16, 287:24, 290:5 garages 211:14 garbles 9:20 gather 275:4 gathering 243:7 gatherings 204:12 gave 116:3, 116:5, 144:6, 144:7, 170:19, 250:17, 250:18 gear 276:14 general 56:14, 262:11,</p>	<p>263:7, 266:1, 268:22 generally 54:4, 273:21, 289:11 gentleman 279:20, 300:25 geography 255:21 george's 157:4 georgia 4:8, 7:20, 195:3, 208:14, 208:15, 223:22, 224:9, 224:11, 292:13, 292:24, 293:3, 293:8, 296:17 georgiajaitly@gm- ail 293:7 getting 10:17, 16:3, 21:6, 60:22, 61:2, 94:17, 119:11, 145:17, 145:25, 158:7, 170:19, 172:6, 192:12, 194:19, 198:22, 204:21, 213:25, 232:21, 248:14, 287:13 girl 198:14, 198:15 girls 199:19 give 22:24, 33:13, 34:24, 50:10, 60:12, 64:24, 97:4, 150:18, 159:22, 171:5, 181:9, 187:13, 187:23, 193:6, 194:17, 197:8, 261:14, 278:19, 281:12, 281:13,</p>	<p>282:1, 298:13, 299:23 given 40:8, 104:12, 148:21, 157:17, 174:16, 266:2, 274:4, 278:14 gives 215:21 giving 14:13, 60:11, 203:23, 234:6 glad 278:18 glaring 93:16, 93:19 gmail 43:2, 136:15, 259:22, 266:23 god 22:1, 149:4, 171:7, 245:21, 271:10 goes 14:2, 15:4, 56:20, 62:20, 84:24, 90:1, 91:7, 183:20, 186:4, 186:5, 186:7, 217:13, 227:17, 233:9, 282:22, 284:8, 289:2 goitein's 37:5 gone 25:2, 239:4, 257:17 good 10:15, 11:1, 11:24, 27:11, 28:8, 32:15, 45:13, 47:25, 52:6, 55:23, 67:12, 72:18, 76:4, 79:6, 91:15, 92:6, 92:7, 113:9,</p>	<p>116:18, 130:16, 131:13, 134:9, 134:20, 138:23, 149:4, 170:19, 171:7, 181:4, 192:21, 201:16, 212:2, 220:18, 235:4, 238:22, 239:13, 239:14, 267:2, 276:7, 295:17, 300:8, 301:10 goodfriend 4:4, 7:9, 206:10, 236:17, 236:25, 237:4, 237:13, 247:7, 247:8, 250:2, 250:10, 250:23, 253:23, 257:4, 260:9 gosh 200:24 gotta 253:8 gotten 57:24, 170:24, 227:3 gov 83:13 government 1:2, 157:11, 171:20, 246:13, 248:17, 248:22, 252:4 graduated 204:5 grandchildren 53:7 grandkids 50:17, 147:11, 147:12 grands 189:8 grant 245:3 granted 19:5</p>
--	--	---	--

<p>grass 210:23</p> <p>grateful 143:10, 174:25</p> <p>gravel 99:6, 99:8, 176:17, 297:14</p> <p>gray 126:19, 126:20</p> <p>great 51:7, 86:11, 112:21, 121:22, 134:22, 171:4, 178:16, 192:19, 264:22, 275:24</p> <p>greenville 208:10, 228:4</p> <p>greeted 195:22</p> <p>greg 3:13, 3:14, 10:9, 10:23, 128:23, 160:25, 185:17, 185:18, 203:5</p> <p>grew 24:17, 78:3, 254:10</p> <p>groceries 231:2, 262:7, 268:12, 290:13</p> <p>grocery 118:14, 118:23</p> <p>grounds 167:13</p> <p>groundwork 98:18, 208:16</p> <p>group 174:3</p> <p>grown 246:20</p> <p>guess 15:25, 17:16, 22:23, 54:6, 57:25, 67:15, 71:19, 100:10, 102:8, 132:5, 143:12, 169:25,</p>	<p>175:7, 189:21, 204:20, 216:20, 235:25, 242:6, 259:6, 265:24, 269:16, 286:15</p> <p>guessing 35:16, 132:3</p> <p>guesstimate 31:4, 47:15, 115:4</p> <p>guest 116:4</p> <p>guests 209:14, 211:20, 230:12, 242:13, 287:21</p> <p>guide 210:2</p> <p>guisao-ospina 3:4</p> <p>gurney 160:21</p> <p>guthrie 207:2</p> <p>guys 80:7, 165:22, 204:8</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>h-a-n 102:18</p> <p>hagerstown 128:16</p> <p>half 39:14, 65:15, 131:12, 137:18, 139:15, 241:5, 241:13, 241:20, 258:5</p> <p>hall 191:23</p> <p>hand 13:8, 18:13, 18:22, 29:1, 29:2, 29:3, 29:4, 29:17, 29:22, 41:20, 42:8, 42:20,</p>	<p>46:11, 51:21, 64:13, 75:22, 75:24, 76:6, 79:13, 83:4, 113:22, 122:12, 128:10, 136:4, 141:22, 144:12, 192:15, 192:16, 197:4, 197:7, 207:16, 236:24, 249:13, 259:10, 266:16, 281:2, 292:23, 295:5</p> <p>hand-stamped 170:10</p> <p>handicap 62:8, 62:24, 156:12, 160:13, 191:3</p> <p>handicapped 61:14, 87:19, 145:24, 146:3, 155:24, 160:20, 219:8</p> <p>hands 22:7</p> <p>handyman 110:21, 137:1</p> <p>hang 269:20, 279:20</p> <p>hanna 155:5</p> <p>hannan 1:11, 3:33, 9:9</p> <p>happen 81:22, 150:11, 158:15, 167:17, 276:15</p> <p>happened 14:12, 14:19, 15:6, 15:10, 15:21, 63:16, 78:10, 126:6, 208:8, 269:8, 272:3</p> <p>happening 69:25</p> <p>happens 143:12, 144:10,</p>	<p>150:1, 167:16, 230:13, 255:7</p> <p>happy 160:4, 205:9, 254:16, 275:20, 278:12, 282:6</p> <p>hard 11:8, 54:4, 60:22, 60:24, 204:15, 221:1, 274:2, 289:13</p> <p>harder 204:21, 247:2</p> <p>hardly 231:11</p> <p>harry 281:17</p> <p>hate 19:24, 227:18</p> <p>haul 242:25</p> <p>he'll 181:1, 278:4, 295:10</p> <p>head 290:7, 290:8, 290:15, 290:16, 290:18</p> <p>headboard 50:6</p> <p>healed 143:12</p> <p>health 25:8, 191:2, 192:13, 219:8</p> <p>hear 11:15, 14:4, 17:7, 17:13, 18:21, 40:25, 41:13, 42:23, 42:24, 58:20, 79:9, 79:13, 109:23, 134:5, 135:2, 160:4, 180:21, 181:6, 224:24, 236:18, 236:20, 240:7, 240:9, 276:9,</p>
---	--	---	---

Transcript of Hearing
Conducted on December 19, 2025

279:1, 282:6, 295:14 heard 16:17, 26:14, 94:22, 121:1, 151:24, 168:19, 198:15, 209:5, 248:3, 251:9, 265:24, 269:17, 274:19, 282:6, 291:20 hearing 1:10, 2:1, 8:2, 8:7, 8:17, 8:22, 9:8, 9:10, 11:9, 13:2, 13:7, 14:1, 14:3, 14:6, 14:10, 14:17, 15:1, 16:15, 17:2, 19:2, 19:4, 22:3, 40:22, 41:22, 47:14, 49:15, 58:10, 77:16, 78:16, 81:6, 92:9, 92:10, 99:10, 104:5, 108:12, 111:14, 112:6, 112:15, 135:1, 142:11, 144:7, 149:14, 150:13, 151:4, 152:18, 152:22, 153:11, 162:1, 166:19, 169:1, 171:17, 172:10, 173:4, 173:11, 173:15, 173:16, 174:13, 182:3, 183:20, 183:21, 183:23, 184:4, 184:6, 184:9, 184:13, 184:19, 185:1, 185:9, 185:22, 187:11, 187:17, 191:20, 194:13, 213:3, 231:16,	250:3, 267:9, 282:19, 295:2, 295:10, 300:17, 300:19, 301:8 hearings 1:1, 3:3, 3:6, 9:14, 16:16, 56:2, 183:15, 184:24, 215:8, 275:22, 294:8 heavy 13:1 height 156:5 held 2:1, 38:5, 300:17, 301:8 helen 76:16 hello 41:13, 73:24, 195:21 help 28:20, 28:24, 54:13, 56:13, 57:6, 70:18, 118:9, 146:22, 201:2, 201:6, 231:14, 231:17, 231:20, 280:6, 283:20, 296:9 helped 37:13, 39:20, 59:9, 146:21, 146:22 helpful 28:16, 200:18, 244:19, 244:22 helping 56:9, 146:19 hendricks 136:10 hereby 302:4, 303:2 heritage 25:4 herself 56:20, 61:11,	200:17, 201:22, 210:7, 219:23, 236:1 hesitate 111:24 hi 49:14, 73:9, 94:16, 126:13, 144:23, 202:18, 202:19, 293:15 high 124:9, 157:7, 157:10, 157:13 highlighted 91:10 himself 238:23 hip 164:13, 208:11 history 142:9, 156:20, 162:18, 194:14 hit 245:19, 280:8 hold 17:12, 70:15, 98:10, 113:14, 135:19, 164:18, 192:14, 223:15, 247:24, 269:6, 283:18 holiday 120:13, 231:1 holidays 204:11, 205:9, 295:8 holy 160:21, 192:25, 193:10, 193:24 home 24:7, 31:15, 31:17, 44:15, 44:20, 69:4, 87:8, 89:18, 94:24, 95:23, 107:12, 110:22, 114:21, 114:23, 114:24, 137:16,	143:20, 168:3, 174:3, 191:4, 201:8, 201:19, 208:9, 215:15, 218:23, 219:11, 224:2, 235:7, 238:5, 239:7, 241:16, 242:10, 242:21, 243:6, 249:9, 259:25, 260:17, 267:13, 288:11, 300:23 homeowners 153:15 homes 8:19, 129:11, 154:24, 158:21, 214:19, 214:22, 214:23, 218:19, 238:11, 238:21, 239:5 homestead 148:22, 170:20, 170:24, 171:10, 174:21, 174:22, 177:4, 177:12, 178:6, 182:15 honest 61:1, 157:10 honestly 202:4, 260:10, 260:21, 290:14 honor 11:5, 18:24, 37:23, 70:4, 74:17, 102:4, 159:11, 164:1, 183:12, 184:18, 227:10, 237:14, 244:20, 245:5, 245:11, 249:25, 257:7, 275:21 honorable 1:11, 3:33 hook 254:15 hoop 89:13, 211:2
---	--	--	--

<p>hoops 89:14, 297:1 hop 113:6 hope 15:20, 18:10, 18:18, 101:9, 102:19, 112:8, 121:21, 157:13, 285:16, 292:22 hopefully 72:15, 164:16 hoping 75:2, 160:24 horseshoe 109:4, 109:20, 109:21, 109:22, 109:25, 210:14, 215:23, 216:5, 216:16, 216:18, 229:23, 229:24, 264:9, 271:7, 283:10, 288:19, 288:25 horseshoe-shaped 239:20 hospital 143:18, 143:20, 144:21, 145:23, 160:22, 192:24, 193:24 host 88:22 hosting 120:18, 139:11 hot 111:13 hour 39:13, 206:23, 254:18 hours 258:5 household 240:24 housemates 164:10 houses 24:18, 24:19,</p>	<p>24:20, 24:22, 25:1, 33:11, 33:21, 37:13, 38:3, 117:16, 137:2, 140:11, 142:18, 146:22, 158:22, 160:7, 160:15, 160:16, 202:11, 202:20, 214:1, 262:20, 262:21, 263:24, 277:6, 277:13, 277:16, 289:18 housing 83:10, 83:21, 86:16, 90:1, 90:6, 90:10, 93:2, 123:22, 143:5, 153:12, 153:14, 153:20, 164:13, 164:15 how's 76:3, 158:17, 221:15, 299:2 however 84:8, 85:20, 86:16, 86:24, 88:18, 89:25, 99:14, 104:11, 129:18 howley 3:36, 172:19, 186:20 hump 284:20, 285:5 hung 74:17 hurdle 85:25 hurry 112:25, 113:2, 127:18, 165:11, 165:15 hurt 61:11, 201:21, 246:5 hurts 200:16</p>	<p>husband 118:1, 227:25, 228:1, 238:1 hyattsville 65:12, 65:13, 66:22, 66:23, 76:17, 96:20, 97:2, 116:20, 136:10, 137:21, 200:20, 222:3, 229:16</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>idea 61:2, 70:15, 125:19, 134:9, 215:21, 264:5, 274:8 identified 91:7, 148:17 identify 10:21, 41:16, 48:23, 78:14, 81:15, 84:23 igbokwe 3:44, 5:10, 40:19, 42:9, 42:13, 45:24 ignore 248:17 ii 3:36 illegal 229:24, 287:8 illegally 235:9 imagine 159:14, 239:23, 240:1, 241:4 impact 103:8, 105:5, 158:8, 271:21 impeding 275:11 imply 232:4 important 15:5, 16:12,</p>	<p>24:12, 95:8, 237:23, 242:23, 248:11, 253:14, 258:7, 258:18 importantly 16:23 imposed 154:2, 248:19, 252:6 impossible 271:14, 271:19, 284:12 improved 181:8, 181:10 improving 53:12 inches 162:21 incident 269:21, 280:14, 296:5, 300:24 incidents 278:11 include 289:14 included 98:8, 247:18 includes 81:5 including 16:17, 158:23 inconsistent 15:16, 15:17 inconvenience 26:22, 75:13, 230:2 inconvenient 270:25 incorporate 237:15 incorrectly 133:23 increases 25:15 increasingly 293:18 indeed 195:18, 196:4</p>
--	--	---	--

<p>indicated 37:4 indicates 107:24 industrial 242:24, 243:3 infer 232:5 informal 13:2, 14:10 informally 28:10 information 16:3, 33:14, 59:23, 107:22, 248:6, 249:2 informed 294:9, 297:4 infrequently 287:22 ingress 283:12 inheritance 143:2 inherited 53:18 initial 87:10, 88:17, 88:24, 89:8, 90:12, 93:24, 155:11, 284:14 initials 78:18 initiated 180:5 initiative 153:13, 153:14, 153:20, 164:13, 164:15 injection 193:6 injured 55:6 injuries 61:19, 120:25 injury 53:24, 60:18, 63:14, 63:22,</p>	<p>67:4, 117:4 inquire 93:23 inquiry 94:2 inside 138:25, 139:3, 294:14 inspected 83:19, 109:1, 110:20 inspection 84:12, 84:17, 89:7, 89:8, 90:13, 90:14, 90:23, 90:24, 91:2, 91:12, 91:22, 91:23, 101:23, 102:25, 103:13, 108:2, 214:17 inspector 3:38, 83:23, 90:5, 93:2 inspectors 90:6 inspects 90:7 installed 191:5 instance 106:3, 244:11 instances 209:24, 278:7 instead 256:9 instructions 74:7, 74:16, 91:17 intended 87:9, 151:15 intense 278:17 intention 86:22, 107:11 interactions 53:16 interest 41:25, 72:25,</p>	<p>102:21, 103:17, 174:17, 237:19, 302:12, 303:8 interested 206:19, 247:15 interesting 150:1 interior 37:12, 38:19, 39:1, 156:13 intermittent 81:19 internal 148:13 internet 70:8, 113:10 interrupt 9:19, 9:20, 75:12, 75:13, 135:13, 141:16, 232:20 interrupted 23:9, 23:10, 58:13, 269:25 intersection 246:10, 246:15, 254:14, 254:18, 254:25, 255:2, 255:6, 255:12, 270:20, 285:7 interviewed 274:21 introduce 279:12 introduced 123:21, 127:7, 148:5, 149:6 inventory 279:3 invited 49:25 involved 35:1, 179:4, 269:4, 296:8 ironically 246:9 irrelevant 15:12, 37:12,</p>	<p>237:23 island 118:15, 118:17 islands 120:22, 121:6, 192:7 issuance 9:4 issue 18:25, 19:2, 19:12, 19:17, 21:3, 21:8, 22:5, 22:12, 23:6, 23:12, 25:24, 26:7, 26:9, 26:11, 56:2, 62:1, 63:21, 63:24, 75:25, 87:3, 91:12, 94:2, 94:14, 95:15, 97:8, 105:19, 119:11, 154:20, 159:9, 174:6, 210:9, 233:4, 239:16, 248:20, 249:12, 267:10, 275:19, 275:24, 280:1, 280:7, 282:3 issued 17:17, 90:15, 93:14, 170:14 issues 9:12, 18:9, 18:24, 22:4, 57:23, 58:1, 60:15, 62:3, 70:8, 72:16, 84:23, 87:10, 88:21, 88:22, 93:16, 93:19, 103:8, 154:22, 192:13, 208:2, 210:6, 219:17, 275:23, 278:18 it'll 42:5, 87:15,</p>
--	---	--	---

<p>156:3, 175:10, 206:23, 217:21 items 90:19, 91:6, 91:9, 91:15 itself 38:13, 39:8, 156:8</p>	<p>75:17, 76:12, 76:16 janhlong@gmail 76:18 january 295:10, 298:7, 300:16, 300:19, 301:7</p>	<p>joining 70:23 jony 3:4 juan 120:22, 121:6, 192:7 judge 155:5, 248:18</p>	<p>224:1, 225:3, 225:10 ken 253:18, 253:21, 254:2, 254:4 kennedy 31:16, 32:23, 34:18, 34:20, 34:23, 35:13, 37:16, 38:6, 38:9, 38:14, 39:8, 48:2, 54:11, 54:21, 76:17, 76:25, 77:5, 77:20, 78:11, 81:17, 116:20, 117:12, 117:15, 117:18, 119:12, 137:7, 137:21, 138:6, 138:10, 138:25, 142:21, 146:16, 147:5, 147:6, 147:8, 147:22, 147:25, 180:3, 180:7, 180:9, 182:19, 183:1, 188:25, 189:1, 190:23, 200:19, 203:11, 218:2, 218:25, 222:5, 225:8, 225:19, 225:23, 225:24, 226:19, 228:20, 286:13</p>
J			
<p>j-a-i 293:6 j-a-i-t-l-y 293:3 jace 203:5 jagessar 3:46, 6:17, 127:17, 133:19, 133:22, 133:24, 133:25, 134:2, 134:5, 135:11, 136:3, 136:5, 136:9, 136:13, 136:22, 138:23, 141:7, 146:23, 190:1, 195:14, 195:15 jaitly 4:8, 7:20, 292:13, 292:16, 292:24, 293:3, 293:8, 295:1, 295:13, 296:5 jam 240:1, 291:4 james 3:42, 5:16, 51:16, 51:18, 51:22, 52:9, 158:9, 190:19, 193:15, 193:16 jammed 272:13 jan 188:24 janet 4:2, 5:22,</p>	<p>jately 162:11, 208:15 jay 3:42 jay-sid 189:24 jealous 75:7 jeff 154:6, 276:25, 277:1, 277:4, 279:14, 287:6, 291:17 jersey 78:3 job 1:25, 43:17, 212:3, 232:13 jobs 154:8 johnson 3:37, 3:38, 6:2, 82:22, 82:23, 83:5, 83:9, 83:12, 83:17, 92:6, 94:13, 97:5, 98:14, 101:8, 102:8, 103:3, 104:6, 108:12, 110:14, 111:10, 115:15, 163:17, 168:2, 185:2 johnson's 176:16 join 74:3 joined 30:14, 71:3, 153:22</p>	<p>july 146:9, 146:12, 149:17, 149:18, 183:24, 184:10, 187:2 jump 79:12, 280:23, 296:25 june 125:12, 187:2 justify 10:4</p>	<p>78:11, 81:17, 116:20, 117:12, 117:15, 117:18, 119:12, 137:7, 137:21, 138:6, 138:10, 138:25, 142:21, 146:16, 147:5, 147:6, 147:8, 147:22, 147:25, 180:3, 180:7, 180:9, 182:19, 183:1, 188:25, 189:1, 190:23, 200:19, 203:11, 218:2, 218:25, 222:5, 225:8, 225:19, 225:23, 225:24, 226:19, 228:20, 286:13</p>
K			
		<p>kathy 3:45, 6:14, 111:20, 127:17, 128:2, 128:11, 128:15 kathyob 128:17 kathyob@gmail 128:18 keep 16:12, 19:13, 36:3, 60:19, 75:4, 77:11, 115:23, 142:22, 168:8, 184:20, 189:18, 213:14, 213:15, 218:5, 218:9, 218:14, 218:16, 235:10, 273:2, 288:14, 289:13 keeps 37:16, 37:17, 203:23, 205:14, 222:2, 222:4,</p>	<p>kenneth 3:18, 4:6, 7:14, 10:16, 11:2, 12:22, 55:25, 135:21, 266:17, 266:21, 266:23 kept 146:12, 151:19, 218:25 key 13:5 kid 263:3</p>

<p>kids 142:19, 147:12, 157:14, 198:23, 199:13, 199:15, 199:23, 203:8, 204:25, 211:2, 213:22, 231:3, 252:18, 275:18, 287:24, 290:11</p> <p>kind 22:7, 43:19, 78:2, 104:16, 105:10, 122:3, 126:16, 130:25, 157:13, 157:24, 172:6, 207:12, 211:7, 213:22, 231:2, 242:25, 243:2, 245:18, 258:18, 263:2, 269:11, 270:7, 270:21, 273:25, 274:1, 279:21, 288:18, 294:18, 296:22</p> <p>kindly 294:11, 296:21</p> <p>kitchen 38:8, 44:25, 124:18, 156:4, 158:2, 250:13</p> <p>kneecap 144:20, 158:4, 158:5, 191:12</p> <p>knees 39:20</p> <p>knew 47:13, 78:15, 143:2, 143:22, 162:24, 265:21</p> <p>knocked 24:21, 279:16</p> <p>knowing 97:11</p> <p>knowledge 60:4, 154:3, 302:10, 303:6</p> <p>known 30:19, 33:17,</p>	<p>46:22, 48:1, 77:2, 80:17, 114:17, 114:18, 116:23, 118:8, 139:14, 214:2</p> <p>knows 16:20, 173:22, 192:14, 232:12</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>l-l 281:18</p> <p>l-y-n-n 102:15, 102:16</p> <p>labeled 183:22</p> <p>laborious 57:8</p> <p>laid 88:3</p> <p>landline 168:3</p> <p>landlord 143:6, 232:13</p> <p>landscaping 54:14</p> <p>lane 108:20, 108:24, 211:16, 215:22, 215:24, 233:21, 234:12, 246:25, 254:24, 255:3, 255:16, 261:23, 270:16, 270:20, 283:4, 284:19, 285:4</p> <p>lanes 284:11, 284:12</p> <p>language 89:23, 108:1</p> <p>laptop 71:2</p> <p>larger 24:21, 38:13, 39:8, 241:23, 243:13</p> <p>largest 163:25</p>	<p>last 14:8, 14:12, 14:19, 16:24, 17:2, 19:2, 31:2, 31:6, 31:14, 33:19, 35:24, 36:14, 39:18, 43:8, 46:17, 48:16, 48:21, 66:21, 67:13, 67:25, 68:2, 71:3, 74:21, 79:6, 79:19, 90:21, 90:25, 91:1, 91:21, 93:4, 93:6, 98:19, 99:10, 101:22, 103:22, 120:20, 124:7, 129:22, 132:10, 139:24, 143:1, 152:18, 152:20, 153:11, 157:13, 161:12, 162:1, 166:13, 167:15, 169:11, 170:8, 170:13, 171:17, 174:23, 189:14, 191:20, 195:12, 197:1, 197:8, 197:10, 199:18, 201:25, 204:22, 208:3, 208:18, 215:8, 220:10, 238:1, 259:20, 267:10, 268:1, 268:9, 272:22, 277:3, 280:12</p> <p>lastly 220:22</p> <p>lastname 52:11</p> <p>latasia 203:6</p> <p>late 52:20, 60:21, 194:9, 208:11,</p>	<p>283:18, 292:15</p> <p>later 157:25, 158:2, 162:3, 191:13</p> <p>laundry 45:2, 45:3, 45:15, 125:1</p> <p>law 3:14, 19:15, 53:20, 56:25, 110:24, 186:8, 186:9, 186:11, 186:15, 231:23, 235:9, 238:13, 239:12, 246:7, 247:16, 247:20, 248:8, 269:3, 269:8</p> <p>law-abiding 154:5</p> <p>lawn 243:1</p> <p>laws 111:2, 111:6</p> <p>lawsuits 179:4, 179:22</p> <p>lawyer 72:5, 170:19</p> <p>lawyer's 183:3</p> <p>lay 98:17</p> <p>laying 208:16, 234:13</p> <p>lead 207:3, 234:9, 248:17</p> <p>leads 291:7</p> <p>learn 24:17, 143:20, 193:18</p> <p>learned 15:7, 53:6</p> <p>learning 145:17, 160:9</p> <p>lease 152:17</p>
--	--	--	--

<p>leases 19:7, 152:19, 274:8 least 15:17, 24:4, 34:19, 50:16, 66:8, 77:24, 80:15, 107:11, 130:5, 132:4, 137:14, 137:17, 139:14, 170:25, 171:13, 171:14, 210:1, 214:7, 246:2, 254:12, 261:5, 262:14, 269:22 leave 10:5, 41:6, 124:19, 160:17, 164:15, 165:12, 165:15, 181:11, 181:12, 190:16, 192:17, 199:23, 205:23, 257:19, 290:16 leaves 57:7, 164:14, 243:7, 261:7 left 36:12, 62:21, 72:16, 124:10, 142:15, 143:14, 190:19, 193:24, 213:7, 215:23, 217:13, 229:12, 254:22, 254:23, 255:22, 278:6, 284:17, 285:8 leg 53:25, 60:23, 61:23, 63:18, 67:4, 191:15, 193:1, 199:11 legal 19:19, 25:7, 143:4, 143:6, 165:5, 191:21, 272:8</p>	<p>legs 121:1, 200:12 lend 39:8 lends 38:12 less 191:9, 229:6, 230:18, 242:15, 255:6, 291:9 lest 206:17 let's 25:16, 26:13, 51:16, 74:6, 111:22, 118:20, 127:20, 127:25, 141:13, 151:23, 162:8, 165:19, 171:12, 187:7, 196:24, 223:11, 230:6, 236:16, 241:9, 249:8, 251:25, 252:15, 272:10 letter 93:14, 237:7, 237:8, 282:20 letters 99:24 level 91:6 levy 177:8 ley 172:18 license 3:35, 9:4, 13:25, 17:15, 17:17, 19:5, 20:6, 20:7, 23:23, 25:24, 83:21, 90:25, 93:18, 106:11, 126:20, 143:4, 144:17, 148:9, 153:16, 170:4, 170:7, 170:14,</p>	<p>171:25, 172:5, 172:6, 172:7, 172:9, 172:11, 172:13, 172:16, 172:17, 172:21, 172:23, 172:25, 173:1, 173:7, 174:3, 187:1, 217:16, 220:7, 220:17, 260:23 licensed 16:1, 248:10 licenses 183:17, 183:18, 184:21, 185:3, 185:4, 185:5, 185:8 licensing 90:2, 90:10, 90:11, 93:16, 107:15 licensure 249:8 lie 202:4, 252:7 lied 252:3, 252:6, 252:7, 253:16, 279:5 life 56:14, 142:16, 143:9, 143:16, 144:10, 174:18, 274:24 life-changing 158:13 lifeline 192:15, 192:17 lifting 13:1 lifts 60:11 light 120:14, 246:10, 246:14, 246:17, 254:19, 255:5, 255:12, 270:19 lighting 120:13</p>	<p>lights 225:20, 226:3, 254:17, 280:3 likely 18:5, 96:7, 291:9 likes 203:23 lima 42:17, 43:1 limit 16:7, 244:16 limited 19:24, 70:8 limits 20:1 line 78:22, 79:1, 102:20, 104:14, 109:6, 183:25, 184:22, 184:25, 187:21, 192:16, 195:25, 254:21, 289:3 lined 274:1 link 70:24, 73:22, 74:7, 86:9, 101:3, 176:5, 176:12 lisa 1:27, 303:2, 303:18 list 180:9, 180:12, 223:5 listed 90:19, 180:2, 180:4, 180:6 listen 174:12 listened 153:10 listening 233:25, 249:23 listing 182:19</p>
--	--	--	--

<p>lit 276:16 little 16:6, 26:22, 33:14, 34:24, 43:14, 77:3, 83:1, 104:17, 105:17, 118:15, 155:2, 157:22, 158:22, 174:5, 176:14, 187:7, 187:8, 194:4, 210:5, 210:6, 227:8, 236:13, 247:12, 247:17, 247:25, 273:8, 275:18, 282:21, 288:23 livability 146:4, 191:16, 238:14, 247:16 live 14:20, 16:22, 17:9, 24:10, 24:11, 25:1, 29:25, 32:18, 32:21, 42:13, 43:11, 52:9, 52:25, 53:3, 61:13, 64:19, 77:5, 77:10, 94:24, 107:4, 114:3, 118:15, 123:5, 124:11, 124:23, 126:13, 127:6, 127:8, 129:7, 140:11, 143:3, 164:2, 166:25, 167:14, 167:23, 169:4, 170:21, 172:1, 172:4, 172:20, 172:25, 173:5, 173:8, 173:9, 173:15, 173:23, 178:2, 178:3, 186:21, 186:25, 188:7, 190:11,</p>	<p>191:4, 200:21, 200:22, 201:4, 202:20, 203:13, 219:7, 229:3, 231:21, 231:22, 238:11, 238:21, 239:8, 239:10, 241:19, 248:7, 252:5, 253:21, 265:13, 274:24, 275:2, 276:22, 282:11, 287:1, 291:18, 294:1 lived 16:25, 31:24, 43:12, 43:22, 45:16, 52:21, 52:24, 53:17, 123:2, 123:11, 123:14, 125:20, 125:22, 126:3, 142:16, 142:17, 144:6, 151:22, 167:10, 174:8, 201:21, 201:24, 202:25, 203:12, 204:5, 238:24, 259:25, 264:18, 264:20, 264:24, 267:3, 267:4, 267:8, 278:24, 279:6, 293:15, 293:24 lives 16:19, 17:11, 33:2, 36:4, 66:24, 80:8, 81:3, 119:12, 129:13, 129:14, 137:9, 173:15, 173:23, 190:15, 192:1, 213:4, 213:5, 213:7, 214:1, 222:5, 225:3, 227:5, 238:2, 258:17, 277:9, 291:19, 291:20</p>	<p>living 20:21, 25:15, 31:12, 44:1, 44:12, 65:13, 106:19, 106:24, 115:9, 117:11, 117:17, 125:16, 125:25, 137:16, 151:19, 152:25, 164:3, 164:4, 167:14, 182:12, 187:1, 188:15, 218:17, 226:12, 227:15, 238:7, 279:10, 297:25 llc 3:20 llp 3:27 lo 254:21 local 43:20, 198:25 location 31:25, 34:19, 228:13, 242:2 log 146:13, 149:7, 150:3, 150:25, 168:10, 168:11, 168:15, 291:4 logging 71:24 logs 149:12 long 4:2, 5:22, 36:14, 36:19, 43:12, 44:1, 44:3, 46:22, 47:9, 53:17, 67:16, 68:21, 75:17, 75:22, 76:5, 76:12, 76:16, 76:24, 77:2, 77:13, 77:15, 79:6, 79:11, 79:18,</p>	<p>80:24, 81:13, 102:14, 111:17, 113:4, 114:17, 123:2, 125:19, 127:20, 128:25, 129:2, 129:15, 129:19, 137:3, 137:15, 152:9, 153:5, 153:8, 156:25, 184:19, 188:7, 188:24, 199:8, 200:23, 202:25, 206:20, 206:21, 227:15, 229:10, 233:2, 233:16, 238:18, 243:6, 258:12, 260:20, 260:22, 261:1, 261:2, 261:9, 261:11, 261:16, 267:2, 271:6, 272:17 long-term 23:16, 107:21 longer 54:2, 75:3, 123:6, 172:17, 172:20, 188:5, 193:8 look 11:10, 20:9, 21:3, 21:7, 86:15, 98:19, 108:15, 129:4, 144:23, 152:12, 153:16, 153:17, 174:25, 184:3, 203:7, 203:8, 223:11, 226:5, 227:13, 283:1, 284:9, 298:13 looked 48:12, 109:17, 152:7, 193:5, 218:4, 222:12, 242:25, 243:3, 243:11 looking 20:2, 21:9,</p>
--	---	--	--

<p>21:18, 51:1, 71:7, 71:12, 87:23, 108:20, 176:8, 179:1, 194:10, 194:12, 221:25, 222:15, 222:24, 223:4, 225:19, 226:14, 226:15, 232:25, 251:23, 267:23, 267:24 looks 11:13, 108:23, 135:13, 135:18, 179:14, 179:21, 220:3, 262:5, 270:21, 297:14, 297:23 loses 19:14 lost 28:5, 51:14, 100:25, 167:13, 257:22, 294:25 lot 18:16, 18:17, 20:22, 54:15, 56:19, 71:13, 72:6, 87:8, 105:16, 105:17, 106:19, 112:12, 118:17, 126:23, 200:17, 209:14, 213:18, 216:12, 216:15, 217:20, 218:17, 218:24, 219:16, 224:10, 229:21, 230:11, 231:5, 233:21, 233:25, 234:3, 234:19, 234:25, 243:16, 246:13, 256:12, 261:19, 263:2, 263:4, 263:6, 264:7, 270:11, 270:18, 270:22, 278:15, 283:3, 288:19,</p>	<p>289:19, 290:11, 290:13, 293:16, 295:20 lots 209:11, 240:11, 240:14 loved 160:9 lovely 37:7, 37:9, 38:4, 237:25, 238:5 loving 143:9, 143:16 lower 108:24, 156:4, 205:15 lowercase 282:21, 284:20 lunch 54:10, 58:10, 111:23, 112:3, 112:17, 128:1, 134:7, 134:14, 213:20, 230:21 lunches 120:11 lying 17:3, 17:5, 167:1, 167:2, 167:6, 252:3, 278:24, 279:2, 279:9 lynn 1:11, 3:33, 9:9</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>m-o-s-k-a-i-t-i-s 197:11 ma'am 9:6, 14:25, 26:21, 27:18, 46:4, 51:25, 59:22, 74:12, 77:8, 82:16, 108:11, 108:22, 110:2, 111:15, 141:5, 152:24,</p>	<p>175:17, 179:1, 188:16, 191:25, 195:6, 202:24, 232:15, 235:19, 251:15, 256:5, 301:3 machinery 243:1 mack 3:18, 4:6, 7:14, 10:16, 11:2, 12:22, 32:16, 55:25, 162:1, 175:11, 206:9, 253:18, 253:21, 254:2, 254:4, 258:1, 258:25, 259:6, 266:14, 266:15, 266:17, 266:21, 266:23, 267:2, 276:21, 287:7 mack's 135:21, 264:14 madam 41:22 made 14:11, 14:13, 17:20, 17:25, 24:8, 26:3, 80:10, 80:14, 80:15, 80:17, 83:24, 85:22, 86:25, 88:3, 90:4, 92:15, 93:10, 102:3, 106:10, 118:23, 119:5, 131:22, 146:24, 163:18, 166:13, 167:5, 170:10, 173:16, 173:19, 174:17, 182:18, 230:18, 237:16, 243:2, 279:12 maiden 64:25, 230:17, 233:21, 234:12</p>	<p>mail 23:24, 115:20 main 266:2, 269:13 maintain 54:23, 57:8, 60:20, 151:17 maintained 149:20, 150:14 maintenance 249:6 make 14:3, 14:17, 18:17, 23:14, 24:6, 27:3, 41:23, 52:1, 55:9, 55:10, 72:17, 85:22, 86:21, 87:20, 88:8, 88:14, 88:18, 90:10, 90:12, 91:22, 92:24, 94:1, 95:6, 96:5, 104:15, 105:13, 107:16, 113:18, 113:19, 119:8, 119:24, 122:8, 131:2, 131:8, 145:1, 145:3, 151:18, 153:22, 177:20, 180:11, 182:1, 182:5, 185:16, 227:23, 228:25, 231:8, 231:15, 231:22, 232:24, 236:4, 237:10, 237:11, 237:20, 244:4, 250:2, 260:2, 276:17, 280:8, 281:20, 282:5, 293:12, 299:12 makes 124:18, 209:13, 209:19 making 84:18, 95:10,</p>
--	---	---	---

<p>112:16, 133:3, 153:4, 169:1, 186:14, 209:18, 280:5 malek 4:5, 7:11, 259:1, 259:4, 259:9, 259:11, 259:15, 263:22, 266:10 malek@gmail 259:18 malik's 230:16 manage 53:9 manager 3:36 mandatory 13:24 manner 112:4, 167:23, 201:24 manufactured 256:11, 256:14, 256:15 manufacturing 256:20 many 24:20, 24:22, 31:1, 33:8, 34:20, 39:17, 47:15, 53:7, 55:13, 57:21, 65:23, 99:12, 112:12, 115:3, 118:19, 129:19, 131:11, 132:1, 132:14, 144:9, 146:13, 147:15, 161:14, 163:21, 163:24, 164:18, 167:21, 177:24, 206:5, 219:21, 233:6, 247:18, 253:19, 264:5, 270:14, 273:20, 289:9, 289:11</p>	<p>map 218:21, 220:11, 229:18 maplecrest 52:10 mapping 104:20 march 61:9 market 56:12 marquina 4:9 marriage 142:22 married 142:15 martha's 117:6, 192:2 maryland 3:7, 30:1, 32:21, 42:14, 46:18, 52:10, 78:3, 83:11, 114:24, 114:25, 126:20, 128:17, 136:10, 142:4, 148:3, 148:14, 197:12, 202:23, 207:23, 220:5, 220:17, 248:11, 266:22, 281:10, 302:19 massachusetts 114:4 matches 153:14 mate 192:19 materials 103:20 math 118:10, 131:13, 131:15 matt 26:19, 26:20 matter 71:23, 74:2,</p>	<p>78:20, 89:20, 112:14, 165:21 matthew 2:15, 302:3, 302:18 max 113:5, 233:7 maybe 48:18, 52:4, 53:23, 66:1, 66:23, 71:23, 71:25, 72:12, 72:14, 77:24, 99:14, 100:4, 108:3, 145:11, 146:15, 179:14, 195:3, 200:24, 202:8, 203:1, 204:6, 212:20, 213:2, 220:18, 222:15, 230:14, 238:4, 240:15, 257:17, 271:10, 274:17, 277:24, 286:25, 288:22, 289:13, 294:25 mazwood 3:15 md 3:9, 3:16, 3:22, 122:19 meals 44:24, 45:15, 124:16, 124:20, 124:22 mean 15:6, 26:19, 33:24, 41:6, 61:18, 61:20, 61:22, 80:3, 90:15, 91:11, 104:23, 106:24, 107:6, 127:23, 132:12, 151:12, 154:11, 162:10, 173:9, 193:12, 193:14, 196:12, 206:21, 207:2,</p>	<p>210:17, 210:24, 211:6, 213:21, 214:3, 214:24, 215:3, 220:9, 243:25, 245:20, 246:12, 250:1, 254:5, 259:5, 260:20, 261:9, 262:24, 264:12, 272:22, 273:4, 281:24, 282:11, 285:8, 286:17, 286:22, 287:8, 296:23, 299:20 meaning 215:4, 215:7 means 103:4, 104:7, 239:17 meant 162:12, 162:23, 265:25 meantime 101:7 measure 95:9 measured 97:9, 109:22, 109:25 measurement 95:12 measurements 85:15, 85:24 mechanic 189:16 mechanical 87:16 medical 62:1, 62:3, 200:4 medicine 194:2 medics 191:13 meet 84:22, 86:23, 86:24, 89:18, 90:7, 105:11,</p>
--	--	--	---

<p>107:18, 139:21, 139:22, 249:15, 250:20, 252:8 meeting 11:23, 47:2, 72:24, 73:22, 74:8, 133:15, 141:8, 168:14 meets 62:25, 88:12, 95:16, 95:17, 245:3 members 114:16, 120:9, 212:13, 271:11 mementos 204:3 memory 243:12 mentioned 19:1, 20:11, 81:13, 94:20, 116:18, 120:6, 140:20, 261:6, 264:25, 268:14, 277:23, 277:24, 279:14, 288:4, 296:23 mentioning 20:10 merits 26:14 merry 255:1 messy 53:15 met 47:1, 49:14, 50:16, 50:18, 57:23, 58:18, 65:11, 91:5, 119:14, 248:20, 262:4 metal 243:2 methods 95:9 mic's 71:15</p>	<p>michael 4:7, 135:18 microsoft 301:9 mics 135:1, 135:5 middle 166:19, 177:3, 198:12, 216:6, 216:17, 229:23 might 26:5, 37:11, 73:2, 75:9, 82:5, 158:15, 204:17, 206:13, 209:9, 220:16, 229:22, 245:13, 249:6, 250:23, 251:14, 251:21, 258:18, 259:5, 259:6 miles 188:6, 229:14, 229:16 mind 44:2, 65:24, 102:20, 135:20, 155:15, 229:11, 288:14 mine 74:15, 78:4, 124:19, 160:8, 163:22, 163:23, 246:7, 296:1 minimum 95:18 minute 21:20, 33:16, 50:11, 51:10, 100:4, 134:14, 142:13, 150:3, 152:9, 191:9, 205:13, 221:18, 232:20, 256:14 minutes 111:21, 113:5, 191:13, 191:22, 205:21, 299:23,</p>	<p>299:25 mispronounce 43:8 misrepresent 93:1 misrepresentatio- ns 18:1 misrepresented 93:25 miss 23:4, 120:2, 120:16, 163:13, 232:22, 233:1, 233:4, 233:16, 234:11 missing 184:6, 222:6 misunderstanding 54:17, 56:23 mitsubishi 58:3, 58:17, 81:23, 138:4, 140:13, 140:23, 147:10, 149:25, 161:13, 161:17, 161:18, 162:7, 187:10, 188:4, 188:14, 188:19, 189:8, 189:19, 217:17, 217:20, 217:21, 222:4, 222:7, 222:12, 222:18, 222:20, 223:18, 224:14, 225:2, 225:5, 225:6 mix 277:16 mixed 190:18, 194:16 modified 121:3 mom 199:20, 200:4 mom's 199:2 moment 18:13, 41:17,</p>	<p>73:9, 135:16, 135:23, 156:18, 187:23, 300:21 monday 300:16, 301:7 money 179:23 monitor 9:25 montgomery 1:2, 3:2, 3:5, 3:21, 89:17, 123:22, 123:23, 127:6, 142:16, 143:5, 143:23, 143:24, 143:25, 145:14, 153:12, 235:3 month 46:17, 268:25, 269:7, 297:2 monthly 152:17, 214:9 months 59:12, 67:15, 118:16, 123:4, 143:10, 143:17, 145:12, 160:23, 208:7, 208:9, 213:1, 253:20, 261:4 mood 238:19 more 13:6, 15:5, 16:2, 17:12, 25:22, 34:22, 35:23, 36:22, 38:13, 40:2, 43:15, 53:22, 54:15, 57:12, 61:4, 61:6, 61:8, 62:12, 65:12, 68:1, 68:4, 73:9, 73:11, 97:11, 105:8, 106:8, 119:8, 126:7,</p>
--	--	---	---

<p>127:16, 134:16, 139:9, 152:5, 155:7, 157:22, 158:7, 158:18, 160:8, 167:24, 169:15, 181:5, 181:13, 181:22, 182:13, 182:14, 187:8, 196:25, 198:24, 200:15, 200:17, 205:17, 206:23, 209:10, 214:5, 214:9, 218:5, 218:16, 218:17, 219:12, 220:2, 227:19, 231:9, 232:22, 235:14, 241:5, 241:13, 247:1, 250:18, 250:20, 252:20, 254:5, 256:2, 257:2, 259:8, 260:4, 260:8, 260:17, 260:18, 260:19, 262:14, 262:23, 264:2, 269:7, 272:22, 280:3, 280:20, 285:21, 285:22, 286:23, 287:2, 287:3, 288:9, 288:13, 289:19, 290:10, 290:19, 291:10, 291:12, 291:14, 291:16 morning 10:15, 11:1, 27:11, 28:8, 32:15, 45:13, 47:25, 52:6, 55:23, 67:12, 71:4, 79:6, 92:6, 92:7, 99:9, 116:18, 124:17, 196:10, 300:23 moskaitis 7:2, 197:2,</p>	<p>197:5 most 14:4, 14:17, 24:3, 24:12, 24:18, 44:20, 59:10, 135:14, 138:1, 139:21, 139:22, 154:7, 215:14, 243:25, 244:1, 264:15, 264:16, 289:3 mostly 157:10, 157:11 mother 52:19, 198:20, 227:16 mother's 201:17 motivated 238:20 motivation 159:7, 159:13, 191:1 motive 238:25, 239:2, 239:15 motives 235:11, 235:13 mountains 72:3, 72:21 mouth 295:21 move 19:19, 72:14, 85:25, 91:15, 92:17, 111:16, 125:24, 126:3, 143:11, 144:20, 145:12, 160:19, 174:18, 200:13, 211:1, 216:7, 236:14, 239:19, 240:22, 271:12, 273:8, 273:11, 284:24, 291:3, 296:6 moved 33:4, 33:6,</p>	<p>33:9, 36:9, 36:11, 43:16, 44:10, 46:17, 52:19, 53:24, 54:24, 56:16, 65:11, 65:19, 65:25, 66:3, 119:14, 119:17, 119:20, 119:22, 123:8, 123:15, 125:10, 125:12, 125:17, 125:23, 126:6, 130:22, 149:17, 151:17, 154:6, 160:21, 163:3, 166:9, 172:8, 187:2, 216:19, 233:18, 239:9, 243:19, 261:4, 261:10, 267:5, 267:7 movements 275:12 moves 84:10, 84:12, 219:22, 270:18 moving 15:2, 15:4, 96:12, 146:20, 162:20, 196:6, 196:9, 270:7, 285:13, 291:6, 291:7 much 18:2, 24:21, 30:8, 30:17, 43:3, 43:10, 52:5, 53:14, 53:22, 57:10, 61:24, 62:11, 75:3, 78:5, 122:2, 142:17, 154:16, 160:8, 182:14, 188:5, 197:24, 198:22, 198:23, 208:12, 209:5, 213:24, 214:3, 219:10,</p>	<p>221:21, 238:4, 238:22, 243:7, 246:12, 246:22, 268:13, 298:11 multi-dwelling 249:11, 249:16 multiple 30:25, 31:20, 33:13, 39:16, 47:7, 53:10, 96:21, 117:16, 174:3, 188:20, 239:25, 240:24, 248:3, 249:9, 250:12, 250:14, 271:10, 271:13, 273:17 multiply 273:16 must 20:19, 106:10, 106:17, 112:6, 240:7 mute 16:12, 28:13, 28:15, 29:15, 32:12, 58:8, 58:10, 58:11, 100:18, 135:1, 135:5, 266:11 muted 134:1, 134:3, 134:7, 135:3, 140:5 myriad 149:6 myself 12:20, 32:12, 41:16, 45:1, 149:1, 156:2, 156:3, 193:15, 239:16, 241:19, 247:18, 271:25, 276:8, 276:16, 285:19 <hr/> <p style="text-align: center;">N</p> <hr/> n-a-n-c-i-e 114:9</p>
---	--	--	---

Transcript of Hearing
 Conducted on December 19, 2025

<p>name 9:9, 29:20, 29:24, 32:15, 42:11, 43:8, 45:25, 46:14, 52:8, 52:9, 55:23, 64:16, 75:17, 76:14, 76:16, 83:7, 102:14, 113:25, 114:2, 122:15, 122:17, 128:13, 128:15, 130:16, 135:10, 136:7, 138:23, 141:25, 180:25, 189:24, 192:3, 195:13, 197:8, 197:10, 197:13, 207:8, 207:19, 207:21, 212:1, 213:17, 237:2, 237:4, 238:1, 259:13, 259:20, 266:19, 266:21, 277:2, 281:6, 293:1 named 11:13, 276:25 names 276:22 nana 3:37, 185:1 nancie 6:6, 27:13, 27:19, 27:24, 28:14, 51:8, 69:10, 69:18, 69:21, 113:20, 113:23, 114:2, 114:6, 114:8, 146:20 nanciepark 114:7 nanciepark@gmail 114:5 nancy 28:15, 29:8, 29:13, 74:21,</p>	<p>75:10, 192:4, 192:18 nantango 6:10, 123:2, 300:22 nantongo 3:43, 73:13, 78:19, 79:9, 79:14, 111:20, 112:24, 113:1, 113:4, 113:14, 113:17, 122:7, 122:13, 122:17, 125:10, 126:13, 127:12 narrow 241:14, 260:4, 260:8, 273:18 naturally 271:15, 271:19, 273:8 nature 155:15 nauseam 282:6 naval 281:20 near 99:15 necessarily 63:23, 95:7, 95:19 necessary 55:7, 272:4 necessity 63:1, 63:3 need 12:1, 12:11, 19:11, 22:24, 25:8, 25:14, 25:21, 27:12, 27:25, 54:1, 70:12, 71:6, 73:25, 85:4, 85:10, 85:25, 88:21, 90:19, 91:16, 93:23, 100:5, 133:16,</p>	<p>134:16, 134:17, 137:1, 147:21, 152:23, 156:16, 156:22, 157:18, 160:13, 162:13, 162:18, 164:21, 171:25, 172:5, 172:21, 172:24, 173:1, 186:21, 186:25, 187:3, 187:15, 190:8, 193:14, 193:18, 193:19, 203:24, 234:15, 236:9, 248:15, 258:7, 271:24, 272:2, 272:23, 275:4, 280:6, 297:6, 297:9, 299:16 needed 60:19, 117:4, 157:9, 157:12, 162:24, 231:17, 258:3, 300:25 needs 19:15, 56:19, 57:9, 88:19, 91:9, 127:18, 142:11, 142:12, 146:19, 201:2, 219:7, 219:12, 231:15, 232:12, 236:6 nefarious 191:19 neighbor 76:24, 96:20, 96:21, 208:15, 213:23, 224:9, 230:19, 230:20, 238:5, 242:12, 248:21, 294:7, 296:6, 296:10 neighborhood 16:19, 24:15, 25:5, 32:17, 49:17, 49:19, 49:22, 85:6,</p>	<p>85:13, 112:13, 153:23, 231:6, 234:2, 234:19, 234:21, 235:5, 239:14, 247:1, 247:17, 256:2, 263:24, 275:2, 277:7, 289:18 neighborly 238:19 neighbors 16:18, 32:17, 55:25, 144:18, 154:24, 159:18, 160:4, 160:15, 161:24, 231:3, 239:13, 239:14, 245:6, 261:21, 262:8, 265:6, 268:11, 268:16, 275:19, 277:14, 280:2, 287:12, 294:1 neither 75:10, 302:11, 303:7 nephew 200:2 nesters 242:15 net 142:3 neurologist 118:13 never 89:23, 115:12, 142:22, 142:23, 146:15, 155:22, 162:12, 162:23, 163:3, 175:2, 179:17, 185:24, 186:17, 192:17, 215:9, 231:13, 239:11, 262:4, 262:5, 297:11 new 23:20, 78:2, 87:13, 94:25,</p>
---	--	---	--

<p>98:19, 103:6, 103:17, 160:9, 163:6, 164:20, 164:24, 181:7, 181:9, 274:12, 299:25 newer 140:22, 140:25 newly 49:4 news 170:19 next 25:13, 32:6, 39:11, 40:18, 41:1, 41:9, 69:16, 72:15, 73:8, 82:20, 84:24, 92:17, 101:17, 103:2, 112:22, 133:18, 144:12, 169:3, 169:7, 172:15, 215:19, 227:2, 245:23, 255:10, 257:13, 258:17, 266:9, 282:11, 295:2, 301:8 next-door 76:24, 230:19, 230:20 nice 24:15, 49:15, 50:8, 64:8 night 39:21, 71:3, 132:8, 132:10, 182:4, 182:5, 208:18, 208:20, 212:14, 232:6, 232:9, 238:16, 301:10 nights 66:9, 67:17, 68:9, 118:23, 131:16, 131:20, 132:1, 132:7, 146:17, 149:16,</p>	<p>208:17 nine 229:14, 229:16 nissan 126:17 nobody 144:21, 158:4, 242:7, 244:25, 277:24 none 92:21, 185:5, 265:4 nonprofit 43:21 normal 231:2 normally 299:10 north 2:16, 190:5 notable 167:16 notably 135:14 notary 2:16, 302:1, 302:19 note 21:1, 242:4 notes 109:15, 265:12 nothing 45:7, 47:20, 55:18, 64:3, 67:7, 78:21, 130:11, 133:7, 140:3, 143:14, 161:1, 165:8, 183:8, 201:11, 201:17, 203:15, 239:4, 280:18, 280:20, 287:8, 292:6, 298:3 nothing's 170:1 notice 48:19, 68:16, 298:9</p>	<p>noticed 49:4, 189:5, 195:20, 220:23, 233:1, 264:22, 293:17 notion 238:9 november 168:2, 168:11, 169:9, 169:10 number 1:25, 20:18, 31:5, 85:9, 95:23, 97:6, 106:9, 106:12, 106:15, 111:3, 115:11, 122:18, 130:6, 131:4, 131:7, 131:8, 163:25, 172:11, 175:9, 178:19, 190:14, 194:8, 214:10, 222:25, 223:5, 223:6, 223:12, 238:2, 244:16, 247:20, 252:11, 254:6, 260:2, 278:11, 279:23 numbers 187:13 numerous 187:21, 188:3, 188:8, 188:9, 189:6, 189:20 nurse 193:5 nursing 143:20 nw 3:28</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>o'brien 6:14, 111:20, 112:24, 127:17, 128:2, 128:6, 128:11, 128:15,</p>	<p>128:23, 130:16, 133:12 o'clock 134:15, 134:20, 134:22, 134:23, 135:6, 135:9, 208:19, 232:6, 232:9 o-brien 3:45 oah 151:3 oath 13:3, 189:14 obey 248:8 obeyed 247:20 object 9:21, 27:2, 159:21, 173:13, 180:16, 186:1, 206:7, 206:19, 245:12, 249:25, 250:8 objected 158:23, 234:22 objecting 10:2 objection 1:5, 9:3, 9:11, 22:5, 22:6, 26:25, 27:4, 27:5, 38:15, 38:21, 88:13, 96:14, 96:19, 97:22, 98:3, 98:4, 98:9, 100:7, 100:8, 100:14, 177:21, 180:21, 206:6, 222:10, 223:8, 223:23, 224:12, 224:13, 232:1, 239:1, 258:9, 292:15 objections 15:2, 20:2,</p>
--	---	--	--

20:4, 102:7, 239:12 objectives 81:5, 159:7 objector 3:34, 4:3, 4:4, 4:5, 4:6, 4:7, 4:8, 4:9, 10:2, 10:16, 11:2, 206:3, 207:7 objector's 258:23 objectors 10:6, 12:19, 12:23, 15:10, 17:8, 24:14, 24:25, 134:11, 135:15, 144:18, 161:24, 168:4, 206:20 observant 216:14 observation 247:25, 248:25 observations 139:18, 220:22, 268:5, 269:9, 274:20 observe 48:19, 50:4, 267:18, 286:16, 294:22 observed 221:4, 241:25, 242:8, 242:20, 245:17, 295:18, 295:19 observing 95:24 obvious 271:5 obviously 43:25, 63:5, 88:10, 149:8, 214:2, 274:2, 280:5 occasion 60:12, 65:21,	67:1, 80:8, 111:1, 129:23, 224:5, 225:6, 268:11, 268:24, 286:25, 293:23 occasionally 57:6, 77:9, 287:19, 287:21 occasions 66:13, 68:18, 83:20, 110:16 occupancy 14:14, 268:7 occupation 132:24 occupied 139:18 occupy 178:11 occur 31:2, 256:3 occurred 14:8, 233:21 occurs 84:9, 212:19, 291:5 october 20:18, 93:14, 103:1, 103:3, 103:14, 195:6 off-street 161:4 offense 54:4 offer 159:13 office 1:1, 3:3, 3:5, 3:8, 3:14, 44:19, 84:11, 117:8, 148:6, 172:20, 180:9, 180:10, 180:12, 180:17, 180:18, 182:25, 183:3, 189:4, 189:6, 201:4, 201:5, 226:11, 227:13,	227:19, 227:25, 228:3, 228:4, 228:9, 228:11, 228:15, 228:17, 228:19, 228:23, 229:1, 229:3, 229:14, 267:20, 267:24 officer 144:7, 302:3 officers 269:18, 278:9 offices 228:2, 228:5 official 3:33, 84:13 officially 130:25 offline 190:3 often 34:22, 44:25, 47:3, 53:22, 65:24, 88:21, 129:6, 129:7, 137:13, 137:14, 154:15, 199:16, 209:17, 214:4, 217:19, 218:12, 227:17, 230:18, 230:22, 231:9, 238:6, 239:24, 244:8, 263:1, 263:4, 264:8, 264:9, 264:11, 265:3, 268:8, 270:4, 271:5, 271:23, 274:6, 274:11, 274:13, 276:8, 276:16, 286:23, 290:10 oftentimes 210:13, 213:24 oh 9:19, 22:1, 30:25, 31:3, 31:13, 34:21, 36:8, 39:22,	40:10, 49:18, 49:21, 51:3, 68:4, 69:13, 73:23, 74:11, 75:23, 78:9, 79:11, 79:14, 101:11, 112:8, 113:8, 115:2, 134:4, 135:20, 140:6, 144:23, 145:8, 147:10, 149:4, 151:9, 154:6, 161:6, 163:6, 176:25, 178:25, 180:24, 184:12, 190:13, 194:22, 198:13, 200:5, 200:24, 201:5, 202:11, 204:4, 204:10, 204:13, 208:23, 214:5, 230:25, 231:19, 265:7, 276:2, 280:6, 280:25, 288:17, 295:13 old 99:15, 103:17, 115:11, 116:19, 129:4, 140:14, 140:16, 140:17, 158:7, 163:3, 198:18, 203:8, 203:9, 204:1, 204:2, 243:21, 277:12, 294:2 older 198:23, 204:21, 275:7 oliver 40:9, 54:12, 54:22, 137:7, 146:15, 147:7, 226:23, 227:1 on-site 85:20 on-street 18:10, 18:20,
---	--	--	--

<p>85:9, 85:14, 85:23, 92:11, 92:12, 92:18, 92:20, 92:22, 209:4, 209:5, 209:7, 240:5, 271:22, 287:14 once 9:19, 17:23, 26:8, 55:6, 62:22, 63:2, 66:1, 70:9, 84:10, 90:4, 91:20, 93:15, 101:4, 132:4, 132:16, 132:17, 137:14, 154:6, 173:8, 178:10, 190:21, 190:22, 208:14, 252:6, 255:6, 262:6, 264:25 one-lane 239:17 ones 117:17, 137:25, 214:13, 214:16 ongoing 26:1, 146:1 online 71:9, 150:11, 190:13 only 20:21, 22:4, 23:6, 44:5, 45:19, 47:13, 48:4, 79:21, 100:13, 106:18, 118:18, 127:4, 147:2, 147:13, 147:17, 147:18, 153:21, 156:14, 156:15, 167:17, 169:8, 169:9, 189:2, 189:20, 190:22, 203:25, 211:13, 216:3, 225:13, 226:19,</p>	<p>230:4, 240:1, 241:23, 264:25, 265:22, 276:5, 282:23, 283:6, 283:15, 284:23, 284:24, 285:14, 287:1, 292:1, 292:2, 296:13 oops 294:25 open 175:20, 184:20, 217:13 opened 168:5 opening 13:10, 13:16, 16:10, 16:14, 20:17, 22:24, 25:20, 158:19 openings 5:2 opens 287:16 operated 152:1 opinion 38:17, 61:13, 63:7, 63:10, 87:4, 88:10, 95:2, 95:7, 95:11, 95:15, 95:19, 97:10, 106:23, 264:17, 265:21, 268:6 opportunity 14:14, 17:24, 19:16, 185:3, 236:5, 250:6, 278:19 oppose 239:5 opposed 258:8 opposite 16:24, 97:1, 238:18, 243:15, 262:21</p>	<p>order 10:1, 13:18, 13:20, 13:22, 13:24, 18:1, 19:10, 26:21, 90:4, 90:11, 91:11, 147:20, 147:22, 149:9, 175:14, 184:11, 185:9, 248:4, 250:19, 250:20, 251:18, 252:6, 252:9, 272:20 orderly 273:25 orders 245:7, 248:17, 248:22, 249:5, 249:6, 250:11, 251:2 ordinance 21:24 ordinances 89:18 ordinary 13:23 organized 234:22, 235:5 origin 54:16 original 24:11, 45:25, 238:11, 238:21 originally 25:22 orthopedist 156:25 osteo 60:15, 63:21, 63:24 osteothrombosis 151:18 others 9:3, 206:14, 237:17 otherwise 288:20, 302:13, 303:9</p>	<p>outback 57:25, 59:1, 59:2, 82:2, 138:3, 149:24 outcome 166:20, 302:13, 303:9 outlook 52:11 outside 242:21, 245:24, 264:2, 270:1 over 14:7, 15:6, 19:13, 19:16, 47:8, 50:7, 66:1, 67:25, 77:3, 95:14, 112:17, 118:11, 129:10, 132:12, 142:8, 144:14, 146:17, 147:22, 152:5, 155:22, 158:21, 162:11, 168:16, 179:4, 179:12, 188:16, 190:20, 191:13, 191:17, 193:1, 195:21, 199:13, 200:24, 200:25, 204:23, 205:14, 218:3, 218:17, 219:12, 224:19, 224:21, 224:24, 242:13, 261:14, 268:5, 274:6, 277:5, 279:4, 279:16, 288:5, 297:16 overall 105:15 overly 135:4, 206:17 overnight 31:9, 132:17 overseas 267:5 own 27:18, 37:18,</p>
--	--	--	--

<p>57:19, 226:17, 228:7, 228:14, 242:10, 242:18, 274:20 owned 76:25, 234:1, 239:8, 270:23, 271:3 owner 24:8 owner-applicant 24:1 owns 291:20 oza 15:24, 20:11, 108:13, 149:14, 150:12, 150:21, 163:8, 223:4 oza's 73:21, 101:3, 214:17 ozac 152:18, 152:20 ozah 3:37</p>	<p>7:14, 7:17, 7:20, 8:2, 151:2, 151:3, 151:5, 151:12, 164:5, 164:8, 176:21, 177:3, 183:25, 184:8, 184:9, 184:15, 184:16, 184:24, 187:13, 187:18, 187:20, 194:15, 194:21, 286:11 pages 1:26, 28:4, 150:9, 151:3, 151:5, 151:6, 151:11, 157:21, 162:16, 162:17, 164:9, 167:21, 184:4, 194:14 paid 40:14, 172:10, 191:17 painful 193:3 painkiller 193:23</p>	<p>121:19 parent 143:1 parents 142:25 park 6:6, 27:13, 27:14, 27:19, 27:24, 28:14, 28:15, 28:25, 29:5, 29:15, 41:15, 51:9, 51:12, 51:13, 69:10, 69:18, 69:21, 69:22, 70:3, 70:6, 70:16, 72:22, 113:6, 113:8, 113:9, 113:18, 113:20, 113:21, 113:23, 114:2, 114:6, 114:9, 114:14, 116:18, 117:19, 122:1, 123:24, 146:20, 146:21, 147:5, 154:9, 161:9, 161:12, 161:25, 189:1, 189:3, 189:6, 189:11, 192:4, 209:7, 209:15, 211:19, 211:21, 212:10, 216:3, 216:22, 229:24, 230:7, 230:12, 230:14, 230:15, 235:3, 240:13, 240:21, 241:2, 242:11, 242:12, 252:17, 253:1, 253:5, 262:17, 271:15, 271:20, 271:24, 272:1, 272:2, 272:3, 272:5, 273:6, 273:7, 287:18, 287:20, 287:21, 287:23,</p>	<p>288:20, 290:4, 291:10, 294:13, 294:15, 296:7 park's 72:15 parked 81:16, 96:24, 97:1, 110:16, 137:22, 147:16, 161:14, 210:11, 210:13, 210:14, 215:16, 216:6, 216:10, 216:16, 217:2, 217:6, 217:15, 217:16, 217:17, 217:21, 218:7, 218:8, 222:23, 224:4, 225:11, 225:14, 225:17, 229:23, 230:11, 233:2, 238:17, 241:10, 241:21, 242:6, 243:5, 243:10, 243:15, 243:17, 244:7, 245:22, 246:6, 247:2, 252:20, 253:19, 260:20, 261:15, 270:5, 271:4, 273:21, 283:5, 283:7, 283:15, 283:16, 284:21, 284:22, 284:25, 286:2, 293:21, 294:10, 297:24 parker 46:1 parks 44:16, 75:11, 225:6, 230:3, 273:25, 287:23, 290:5 part 16:21, 17:14, 20:17, 70:13, 102:3, 104:3, 106:13, 110:2,</p>
<p style="text-align: center;">P</p>			
<p>p-a-j 281:16 p-a-r-k 114:9 pad 98:15, 99:8, 103:6, 103:9, 103:10, 105:9, 162:10, 162:24, 194:5, 195:21, 196:2, 208:16, 209:24, 215:13, 218:1 page 5:2, 5:6, 5:10, 5:12, 5:16, 5:18, 5:22, 6:2, 6:6, 6:10, 6:14, 6:17, 6:21, 7:2, 7:6, 7:9, 7:11,</p>	<p>paint 37:14, 60:22, 238:4, 246:21, 282:18 panel 142:11 pantry 160:12 papers 180:13 paperwork 149:7 parallel 273:9 paranoid 246:4 parcel 20:22, 106:20 pardon 22:2, 68:12,</p>		

<p>151:2, 151:5, 151:8, 151:9, 157:21, 162:16, 163:7, 164:5, 164:8, 177:8, 192:5, 194:14, 194:15, 194:18, 232:13, 264:15, 264:17, 283:10, 286:11, 289:3 part-time 297:25 partially 149:9, 149:10 participant 120:18 participate 56:1, 267:9 participated 93:3 particular 14:3, 48:23, 134:18, 167:17, 224:20 particularly 231:10, 269:3, 272:14, 275:6 parties 10:21, 130:18, 138:24, 159:14, 206:19, 231:1, 300:14, 302:12, 303:8 partners 228:1 partnership 123:22, 153:13, 153:14, 153:21, 164:15 parts 151:9, 188:17, 194:17 party 15:2, 15:4, 288:6 passageway 209:21 passed 86:17</p>	<p>past 33:11, 34:16, 35:14, 79:24, 80:16, 80:20, 85:25, 89:23, 117:24, 119:6, 132:15, 134:19, 168:16, 170:2, 170:25, 179:4, 180:6, 201:18, 204:9, 209:12, 212:23, 241:12, 241:15, 241:18, 248:16, 252:13, 253:16, 253:17, 264:23, 268:6, 278:9 path 210:12, 291:23, 291:25 patio 103:7, 103:15, 103:21, 162:20, 162:23, 163:2, 194:5, 196:9, 196:11, 297:5, 297:11, 297:13 pattern 243:2, 248:20, 268:10, 268:20 pavement 162:25 pavers 98:22, 99:11, 99:13, 99:15, 103:16, 103:17, 215:19 pay 190:7, 190:8 paying 94:21 payment 177:7 pays 57:4 peace 238:13 peaceable 239:13</p>	<p>pedestrian 261:23 peel 246:16 pennsylvania 65:1, 65:25, 66:2, 66:4, 66:7, 69:4 people 17:3, 24:6, 44:1, 61:19, 71:13, 75:4, 112:13, 123:5, 123:18, 124:7, 126:23, 127:4, 127:5, 139:11, 149:18, 153:24, 158:23, 164:16, 167:1, 167:7, 168:15, 203:24, 206:5, 212:13, 215:15, 219:16, 230:22, 231:5, 231:9, 234:2, 234:20, 238:11, 238:20, 239:10, 245:12, 246:9, 246:16, 246:25, 248:7, 255:8, 255:14, 255:19, 256:9, 258:11, 260:18, 263:4, 263:8, 264:2, 264:3, 270:13, 270:15, 270:19, 271:15, 272:13, 273:6, 275:14, 276:22, 278:8, 278:23, 279:4, 279:10, 287:20, 290:25, 291:12 people's 236:13 perfect 200:15, 284:4, 285:3 perfectly 193:16</p>	<p>performed 240:24 perhaps 70:16, 74:15, 97:13, 158:23 period 47:8, 213:11, 243:6 periods 118:19, 238:18, 261:12, 261:16 perjure 149:1 perjury 152:12, 166:24 permanent 15:8, 15:9, 15:11, 44:10, 231:22, 231:24, 287:22 permanently 60:24, 61:21, 119:22 permissible 26:1, 113:7 permission 141:15, 297:8 permit 91:18, 105:1, 105:25, 162:12, 162:13, 162:18, 195:8, 248:1, 296:25, 297:7 permits 87:15, 87:16, 90:22, 91:19, 103:11, 103:18, 105:22, 162:18, 163:1, 194:13, 247:19, 247:22, 248:14 permitted 20:6, 20:25, 106:23, 107:8, 107:17, 107:23, 107:25, 146:3 permitting 84:10, 84:13,</p>
---	---	--	--

<p>84:25, 86:17, 86:25, 87:12, 88:20, 89:2, 89:5, 89:11, 91:18, 103:12, 105:2, 105:23, 144:2, 145:14 perpetually 246:1 person 23:1, 24:10, 25:14, 42:21, 127:14, 164:14, 164:15, 229:23, 234:25, 240:21, 262:4, 275:17, 276:12, 276:24, 277:24, 278:25, 279:14, 294:15 person's 232:5 personal 23:24, 54:7, 61:17, 63:7, 182:23, 203:18, 218:25, 227:14, 231:24, 231:25 personality 143:19, 193:11, 193:13 personally 60:5, 61:3, 212:12, 251:22 persons 164:7 perspective 155:13, 191:7, 296:20 pertains 19:9 peter 281:18 petitioned 246:13, 280:3 phone 51:2, 51:3, 70:10, 70:23, 71:1, 72:2,</p>	<p>73:16, 73:20, 73:24, 115:11, 122:18, 129:9, 141:7, 149:22, 149:23, 220:20 phonetic 172:3, 172:19, 189:25 photo 50:25, 104:5, 220:10, 291:22 photograph 98:7, 220:18, 270:21 photographs 8:3, 50:15, 50:19, 50:21, 50:22, 78:11, 98:8, 101:21, 102:3, 283:16, 286:8 photos 8:18, 97:21, 99:9, 100:18, 101:5, 147:24, 214:19, 214:22, 214:23 physical 61:18 physically 171:8 physicians 60:13 pick 257:19 picked 190:5 picking 96:13 picture 71:6, 73:18, 99:19, 108:19, 149:21, 159:1, 167:15, 169:11, 176:15, 176:16, 215:10, 218:4, 218:15, 222:6, 222:11, 223:21,</p>	<p>223:22, 225:7, 225:12, 225:19, 226:4, 226:5, 242:5, 246:21, 282:18, 283:19, 286:11 pictures 18:18, 51:1, 71:11, 97:24, 98:1, 98:2, 100:7, 100:8, 115:15, 151:20, 167:24, 168:1, 168:10, 169:9, 169:14, 188:25, 204:4, 214:10, 214:12, 215:2, 217:24, 220:4, 221:11, 221:12, 221:25, 222:3, 222:7, 222:16, 222:25, 223:1, 223:6, 223:7, 223:10, 223:11, 223:12, 223:19, 224:7, 224:8, 224:11, 227:5, 227:21, 228:16, 291:21 pike 83:11 pinned 134:6 place 14:6, 37:7, 44:12, 49:23, 78:6, 115:19, 117:12, 127:8, 142:22, 144:1, 162:19, 187:17, 191:4, 200:7, 200:8, 200:13, 201:4, 210:2, 226:14, 226:15, 245:2, 276:4, 276:6, 297:23 places 31:20, 56:20,</p>	<p>57:19, 60:12, 209:15, 297:15 plainview 260:6 plainville 260:6 plan 84:7, 84:14, 84:21, 163:15, 265:23 planes 190:18 planned 155:24, 160:23, 215:23 planning 189:12, 215:20 plans 25:11, 84:7, 84:8, 84:19, 84:23, 85:1, 86:20, 86:21, 87:7, 87:18, 87:23, 88:23, 88:24, 88:25, 89:1, 89:4, 89:6, 89:9, 144:1, 158:14 plate 82:5, 220:8 plates 126:21, 217:16, 220:15, 220:16, 243:4, 260:23 play 211:2 playing 283:8 please 9:19, 9:23, 13:7, 23:8, 27:9, 28:25, 29:15, 29:17, 29:20, 29:21, 41:20, 42:7, 42:11, 42:15, 42:16, 46:10, 46:14, 51:19,</p>
---	---	---	---

<p>51:20, 52:7, 58:7, 58:8, 58:10, 58:11, 64:10, 64:12, 64:16, 64:17, 69:9, 69:10, 69:16, 73:10, 75:22, 76:5, 76:14, 78:22, 83:3, 83:7, 83:18, 91:5, 97:4, 100:15, 113:7, 113:21, 113:25, 122:11, 122:15, 128:3, 128:9, 128:13, 135:5, 136:3, 136:7, 136:8, 141:22, 152:10, 156:17, 165:19, 176:22, 197:3, 207:16, 229:13, 231:20, 236:23, 249:21, 251:8, 254:14, 259:9, 266:15, 266:19, 281:1, 281:6, 292:23, 293:1 plenty 92:16, 92:18, 94:19, 189:4, 277:12 plural 265:20 plus 77:3, 131:12 point 15:7, 17:14, 18:8, 19:14, 19:17, 22:16, 22:24, 23:14, 25:6, 26:10, 26:11, 26:15, 37:11, 53:19, 75:11, 88:8, 90:9, 91:14, 91:15, 95:15, 104:25, 112:2,</p>	<p>145:20, 146:7, 146:24, 153:3, 166:18, 174:17, 182:18, 219:21, 227:23, 230:18, 235:5, 237:23, 239:3, 241:13, 242:14, 242:23, 243:18, 244:4, 245:10, 245:11, 250:2, 253:14, 261:5, 270:6, 270:24, 273:3, 276:7, 276:14, 287:11, 288:18, 291:1 pointed 14:5, 248:5 points 187:14, 242:5, 260:2 police 238:15, 268:25, 269:11, 269:17, 275:14, 277:23, 278:12, 278:15, 278:17 politely 297:4 pond 57:8 populated 242:15, 288:9 porch 227:9, 227:11, 279:21 position 10:4, 43:17, 87:20, 96:5, 97:7, 97:12, 159:10, 282:3 possibility 257:20 possible 26:22, 55:10, 84:23, 112:3 possibly 79:25, 105:21,</p>	<p>105:22 posted 102:23, 115:15 potentially 99:2, 262:13, 271:1, 271:17, 273:19, 275:16 potomac 52:10, 145:23 pour 124:19 practical 272:8, 272:10 practice 248:20 pre-existing 107:11 predominantly 222:2 prefer 179:12, 254:4 preliminary 84:11, 84:16, 90:13, 90:14, 90:23, 91:2, 91:7, 91:12, 91:22, 101:23, 108:2 preparation 99:10, 104:4, 168:14 prepare 84:24 prepared 18:11, 18:19, 92:19, 135:4, 161:5, 303:3 presence 221:3, 264:23 present 3:31, 4:1, 51:16, 51:17, 129:18 presentation 13:24 presented 169:8, 275:23 preserve 238:13, 238:22</p>	<p>preserving 247:16 presided 14:7 presiding 3:33 pressed 158:16 pressing 70:1 presume 96:6 presuming 227:4 presumption 225:13, 225:15 pretty 35:23, 112:19, 120:16, 129:8, 144:23, 178:20, 208:12, 211:21, 229:16, 234:3, 234:19, 240:25, 274:13, 295:16 prevent 159:17 previous 56:1, 68:17, 278:7, 286:8 previously 143:13, 169:2, 169:18, 288:7, 300:22 primal 245:19 primarily 37:7, 57:1, 117:2, 147:8, 188:14 primary 16:25, 17:20, 17:21, 18:9, 18:25, 23:5, 23:17, 23:18, 23:21, 24:1, 24:11, 36:14, 36:19, 47:12, 48:14, 54:20,</p>
---	--	--	---

<p>55:4, 55:15, 56:25, 65:17, 66:16, 66:17, 68:21, 77:21, 80:18, 84:16, 93:7, 93:17, 93:20, 107:1, 107:5, 115:7, 115:8, 116:11, 117:14, 125:16, 129:16, 130:1, 130:23, 131:3, 131:9, 131:23, 137:16, 139:19, 142:9, 144:20, 145:21, 146:8, 146:25, 148:18, 148:22, 151:19, 159:5, 164:12, 166:15, 171:19, 171:21, 173:19, 174:22, 177:13, 177:17, 178:7, 178:12, 178:21, 199:3, 199:9, 201:21, 208:3, 208:4, 219:1, 262:3, 268:3 prince 157:4 principal 20:20, 106:17, 144:3, 144:5, 171:14, 206:3 prior 15:16, 16:16, 66:1, 81:23, 151:25, 155:8, 161:8, 182:3, 228:14, 242:21, 242:23, 243:22, 244:3, 245:7, 254:16 probably 39:13, 65:12, 66:1, 67:25, 68:14, 94:17, 94:21, 115:5,</p>	<p>132:16, 132:22, 162:6, 175:10, 188:5, 189:16, 196:23, 198:23, 202:1, 206:20, 208:19, 213:2, 214:9, 229:16, 266:12 problem 11:20, 12:14, 42:6, 73:25, 140:21, 141:17, 244:24, 255:5, 255:6, 270:25, 280:4, 293:18 problematic 242:3 problems 78:19, 200:4, 239:11, 245:16, 246:8, 246:18, 268:16, 286:16, 293:17 procedure 10:7, 10:8, 10:11, 13:21 proceed 16:5, 25:16, 28:10, 28:16, 90:5, 165:19, 205:22, 206:1 proceeding 10:1, 15:4, 20:9, 186:3, 238:10, 242:22, 242:24, 243:22, 243:24, 244:6, 249:14, 249:20, 285:4, 285:5, 303:4 proceedings 9:1, 262:5, 302:4, 302:5, 302:6, 302:9, 303:5 proceeds 19:5 process 93:3, 93:11,</p>	<p>106:5, 145:17, 184:23 processing 107:14 product 88:9, 90:12 program 3:36, 153:12, 153:22 prohibit 111:2, 244:17 prohibits 110:25 project 53:11, 91:14 projects 37:14, 54:14, 54:21, 60:20 prologue 248:16 prominent 88:1 promise 142:13 promised 135:9 pronouncing 40:19 proof 18:17, 26:7 proper 38:24, 90:16, 105:5, 247:22 properly 26:10 properties 53:10, 53:11, 56:24, 60:20, 88:7, 104:8, 137:5, 137:9, 146:14 property 14:21, 15:8, 17:19, 18:1, 18:5, 19:18, 19:20, 23:5, 24:2, 24:9, 26:1, 30:23,</p>	<p>36:10, 40:8, 43:11, 52:22, 53:3, 54:25, 62:8, 63:17, 65:18, 65:22, 67:14, 68:6, 68:16, 77:23, 79:7, 79:20, 83:19, 88:1, 88:2, 90:18, 91:8, 93:7, 95:3, 99:11, 104:12, 107:1, 109:6, 109:7, 110:15, 111:1, 125:16, 125:25, 126:3, 131:20, 132:2, 132:9, 132:19, 132:24, 137:11, 137:21, 139:1, 139:4, 139:6, 142:21, 142:25, 143:2, 148:18, 166:9, 170:20, 171:21, 175:25, 177:12, 178:3, 178:7, 178:12, 178:21, 179:23, 201:17, 220:24, 235:6, 240:1, 242:19, 243:14, 243:17, 244:8, 244:15, 247:21, 249:6, 249:11, 258:17, 263:23, 264:23, 267:16, 267:19, 268:7, 268:15, 268:17, 268:22, 269:12, 270:3, 271:3, 282:11, 283:13, 284:18, 289:3, 289:12 proponent 15:1 proposal 158:24, 162:9, 163:5</p>
--	---	--	---

<p>proposed 84:6, 86:13, 87:9, 94:19, 282:25 protecting 297:1 prove 15:7, 151:21, 167:24 proven 244:12 provide 91:16, 97:10, 163:20, 170:7, 248:6, 249:2, 251:19 provided 13:22, 85:12, 93:18, 95:8, 95:9, 104:13, 105:15, 107:18, 107:23, 169:14, 169:19 providing 184:14 provision 21:9, 118:16 provisions 118:16, 163:5 proximate 228:19, 229:6 proximity 8:19, 254:8, 267:15 public 2:16, 101:3, 103:10, 104:1, 104:12, 104:25, 105:25, 106:1, 106:4, 106:6, 112:15, 157:4, 302:1, 302:19 puddle 158:3 pull 20:14, 164:23, 186:20, 194:7, 194:8, 232:10,</p>	<p>232:12, 239:18, 263:10, 283:6, 283:25, 290:6, 290:8, 290:14, 290:15, 290:18, 297:15 pulled 232:9, 243:19 pulling 208:19, 242:17, 260:19, 263:8 pulls 232:7, 290:16 puppy 295:19 purchased 143:2, 267:4 purpose 16:16 purposes 148:18, 173:20, 177:19 pursuant 2:15, 185:9 pursuit 191:25 push 57:7 pushing 240:15 put 10:2, 13:19, 14:18, 21:8, 21:14, 22:1, 29:23, 42:19, 70:15, 71:2, 73:18, 73:19, 102:20, 104:24, 106:3, 106:5, 147:24, 160:11, 162:15, 162:19, 167:5, 172:8, 180:18, 187:14, 193:16, 197:7, 206:12, 214:24, 215:24, 221:25, 229:18, 244:11, 244:12, 244:17,</p>	<p>245:15, 245:20, 288:5, 288:23, 295:21 puts 124:18, 180:17 putting 195:4, 196:1, 210:7, 231:12, 285:3 <hr/> <p style="text-align: center;">Q</p> <hr/> q-u-i-n-c-e 197:11 qualified 302:7 qualify 53:21, 87:4 quarter 253:9, 258:21 question 19:3, 34:9, 34:14, 35:9, 35:10, 36:16, 36:17, 37:6, 38:24, 39:2, 39:5, 39:11, 45:19, 49:25, 59:19, 59:20, 75:24, 79:17, 84:2, 94:13, 95:22, 96:10, 96:17, 96:25, 101:8, 101:9, 103:2, 103:5, 106:8, 106:21, 107:3, 108:7, 108:9, 110:11, 120:3, 145:20, 158:18, 160:2, 160:6, 160:7, 163:4, 172:15, 173:14, 173:17, 173:18, 174:16, 178:9, 178:18, 180:24, 181:1, 183:18, 193:8, 194:24, 194:25, 195:9, 202:8,</p>	<p>206:9, 219:24, 221:24, 224:17, 224:25, 225:18, 227:2, 227:24, 228:22, 229:13, 230:10, 234:10, 234:14, 235:17, 248:19, 249:13, 250:8, 251:1, 251:10, 251:15, 253:15, 253:24, 254:5, 256:17, 262:9, 265:16, 280:12, 284:14, 286:15, 295:24, 296:13, 297:20 questions 13:7, 30:8, 32:2, 35:6, 36:22, 37:22, 37:25, 39:25, 45:10, 45:22, 49:1, 49:9, 49:10, 51:4, 57:13, 59:17, 62:2, 63:11, 63:12, 68:24, 69:7, 81:9, 82:14, 82:15, 92:1, 92:8, 94:6, 94:9, 94:10, 96:15, 101:14, 108:6, 112:1, 116:14, 120:1, 121:15, 125:4, 126:8, 127:3, 127:10, 133:9, 141:2, 181:5, 181:14, 181:17, 183:10, 196:19, 202:13, 202:14, 212:5, 220:3, 221:8, 232:22, 233:6, 233:7, 236:3, 237:22, 247:5, 247:6, 251:5, 253:13, 257:2,</p>
---	--	--	--

<p>263:16, 263:19, 265:11, 266:6, 273:1, 275:21, 277:17, 281:23, 282:2, 285:23, 289:21, 289:23, 295:25, 296:14 quick 42:5, 110:10, 113:19, 120:3, 127:22, 176:11, 220:2, 260:2, 263:18, 282:5 quickly 26:6, 127:23, 134:8, 144:1, 235:15, 270:7, 276:11, 290:1 quince 202:22 quite 56:19, 77:16, 153:8, 190:2, 238:18, 246:19, 250:5, 256:8, 260:3, 269:2, 271:5 quotations 259:16</p>	<p>raise-your-hand 9:24 raised 18:22, 19:2, 19:3, 19:8, 19:10, 20:2, 20:3, 22:4, 22:5, 29:2, 29:3, 29:5, 33:7, 53:16, 183:17, 239:11, 295:5 raising 75:23 ramifications 144:3 ramp 62:19, 63:8, 156:9, 156:10, 191:5 ran 49:16 rarely 189:7, 189:22, 189:23 rather 271:16 re-ask 35:9, 39:6, 79:16 re-share 100:2 reach 154:25, 276:13, 295:3 read 150:24, 188:2 ready 9:5, 92:17 real 105:8, 105:19, 176:11, 221:17, 272:21 realize 61:12, 177:11 realized 144:5, 145:14, 158:15, 166:19,</p>	<p>191:12, 192:24, 193:4, 193:10 realizes 178:5 really 15:12, 18:12, 18:24, 20:9, 22:7, 23:17, 36:11, 51:24, 61:3, 62:1, 78:5, 88:7, 92:13, 95:15, 95:18, 105:10, 121:21, 145:13, 155:16, 157:24, 168:6, 199:17, 200:13, 200:14, 200:16, 203:25, 204:18, 210:22, 212:25, 253:14, 258:12, 263:25, 270:24, 273:18, 274:24, 276:7, 298:9 reapplied 175:2 rear 62:22, 109:7 reason 18:5, 22:25, 25:8, 42:19, 42:20, 66:22, 86:24, 111:4, 111:5, 116:10, 133:2, 159:21, 174:12, 271:5 reasonable 231:11, 258:5 reasons 9:15, 13:20, 219:8, 260:11 rebut 185:4 rebuttal 16:4, 232:23, 298:10, 300:16, 301:5 recall 30:17, 49:18,</p>	<p>79:18, 99:17, 101:19, 109:14, 110:17, 154:22, 184:5, 190:25, 195:1, 195:3, 220:15, 243:5, 243:20, 253:22, 267:12, 278:8, 278:10, 297:10 recalled 101:16 receive 86:20, 88:25, 90:20, 176:18 received 86:9, 107:10, 177:12, 178:5, 249:14 recent 19:10, 24:20, 58:1, 59:10, 243:25, 244:2 recently 24:8, 59:9, 78:1, 78:11, 94:18, 294:7 recess 135:7, 136:1, 256:25, 300:11 recognize 175:25, 249:12 recognized 78:15 recognizes 101:14 recognizing 255:4 recollection 65:16, 85:5, 96:1, 108:14, 109:1, 109:16, 129:15 recommendation 60:18 reconstruct 180:23 record 9:17, 9:20,</p>
R			
<p>r-o-b-e-s-o-n 102:17 raise 13:8, 22:14, 28:25, 29:4, 29:17, 41:20, 42:7, 46:10, 51:20, 64:12, 75:22, 76:6, 79:13, 83:3, 113:21, 122:11, 128:9, 136:3, 141:22, 197:3, 207:16, 236:23, 259:9, 266:16, 276:8, 281:1, 288:18, 292:23</p>			

<p>10:21, 29:21, 42:12, 46:15, 52:8, 64:17, 69:11, 76:15, 83:8, 97:19, 102:3, 102:5, 106:13, 114:1, 122:16, 128:14, 135:8, 135:23, 135:24, 136:2, 136:8, 142:1, 184:20, 207:20, 215:5, 237:3, 237:21, 239:5, 245:15, 249:1, 249:19, 250:4, 252:14, 256:23, 257:1, 259:14, 266:20, 278:13, 281:8, 288:5, 293:2, 299:23, 300:3, 300:5, 300:9, 300:13, 301:11, 302:9, 303:5</p> <p>recorded 302:6</p> <p>recording 302:8</p> <p>records 8:13, 178:13, 182:25</p> <p>recount 296:19</p> <p>recounted 169:2</p> <p>recovery 39:20</p> <p>red 59:5, 59:24, 82:1, 254:19, 255:5, 275:15, 278:16</p> <p>redirect 35:8, 36:24, 37:2, 40:5, 51:5, 60:9, 69:12, 94:8,</p>	<p>108:7, 110:9, 110:12, 121:17, 121:23, 127:11, 133:11, 141:4, 181:24, 183:11, 205:3, 236:2, 292:9</p> <p>reduced 302:7</p> <p>reducing 11:23</p> <p>redundant 186:22</p> <p>refer 248:24, 249:19</p> <p>reference 184:25, 187:14, 237:15</p> <p>referencing 185:1</p> <p>referred 56:7, 59:1, 153:25, 233:5, 254:10, 278:22</p> <p>referring 99:5, 138:6, 163:11, 214:21, 226:18, 273:3, 287:7</p> <p>reflect 108:3</p> <p>reflective 276:14</p> <p>refrigerator 144:19</p> <p>refund 148:12, 148:13</p> <p>regard 18:3</p> <p>regarding 8:6, 88:22, 110:19, 237:16, 282:2</p> <p>regardless 170:13</p> <p>registered 148:2, 169:20, 169:23, 220:6</p>	<p>registration 17:22, 148:7, 169:18, 170:2</p> <p>regular 44:14, 81:19, 129:8, 138:12, 286:2, 286:4</p> <p>regularly 35:23, 45:6, 123:24, 198:21</p> <p>regulations 18:3, 86:3, 251:2, 251:13</p> <p>regulatory 86:14, 88:12, 89:19</p> <p>rehab 160:22</p> <p>rehabilitate 236:8</p> <p>rehabilitation 143:20, 236:10</p> <p>rehashing 15:5</p> <p>related 56:2, 105:7, 182:22, 182:23, 183:17, 302:11, 303:7</p> <p>relation 269:1</p> <p>relationship 83:17, 159:18, 159:19</p> <p>relative 62:23</p> <p>relatively 62:19</p> <p>relevance 239:1</p> <p>relevant 23:17, 26:2, 48:24, 154:19, 156:21, 159:12, 159:20, 186:2, 249:13</p> <p>relied 93:13</p>	<p>reloaded 100:22</p> <p>relocated 65:17</p> <p>remember 33:23, 36:15, 37:6, 49:21, 50:24, 55:1, 59:10, 59:11, 79:23, 99:12, 137:25, 144:10, 144:11, 150:24, 155:3, 167:2, 167:18, 169:6, 195:2, 195:17, 195:23, 195:24, 196:3, 199:10, 211:4, 277:1, 277:3</p> <p>remembering 63:24</p> <p>remind 185:5, 235:25</p> <p>remote 9:14, 228:9</p> <p>remotely 2:1, 300:17</p> <p>removed 11:10, 63:6</p> <p>renovate 190:4</p> <p>renovation 247:19</p> <p>renovations 124:2, 147:14</p> <p>rent 106:25, 107:4, 148:25, 152:19, 171:5, 171:9, 171:25, 172:5, 219:5, 226:14, 226:16, 239:11, 245:13, 272:16</p> <p>rental 18:4, 20:8, 143:4, 164:9, 172:7, 172:9, 173:1, 184:21,</p>
---	---	--	---

<p>187:1, 235:12, 239:5, 262:13 rentals 20:5, 20:7, 20:25, 106:23, 107:7, 107:20, 123:18, 152:1, 164:5, 164:9, 173:3, 174:4, 239:10 rented 143:3, 220:25, 239:7, 267:6, 268:14, 268:18 renters 178:17, 243:14, 245:11 renting 95:25, 143:7, 172:25, 219:23, 245:12, 249:8, 268:17 rents 95:24, 219:15 repairs 110:22, 137:1, 147:14 repeat 79:10, 123:13, 126:1, 279:19 repeating 19:13 repetitive 237:19 rephrase 251:11 replaced 24:21, 24:23, 103:19, 143:14, 157:1 replacing 103:17, 103:21, 189:19 report 19:11, 20:11, 20:18, 20:19, 21:1, 90:13, 90:14, 90:23,</p>	<p>91:2, 91:7, 91:12, 91:23, 103:3, 103:4, 106:9, 106:14, 106:16, 107:8, 108:2, 214:17, 247:24 reported 90:18 reporter 3:32, 9:5, 9:6, 28:17, 42:4, 135:22, 136:2, 249:24, 266:11, 299:22, 299:24, 300:2, 300:8, 300:12, 301:7, 302:1 represent 26:18, 32:16, 178:2 representation 93:10, 180:11 representations 93:13 represented 18:14, 93:7, 171:13 representing 12:19, 55:24, 130:17 request 90:24, 272:7 require 53:9, 87:15, 89:2, 103:11, 105:24 required 85:8, 86:3, 86:10, 95:10, 163:2, 231:23, 247:23, 249:15 requirement 85:14, 95:14, 105:12 requirements 18:3, 86:14, 87:2, 87:5,</p>	<p>88:12, 89:19, 95:17, 95:18, 106:10, 107:19, 152:5, 152:8, 252:8 requires 53:10, 89:3, 105:24 reschedule 298:12, 300:7 rescheduling 257:21 reserve 13:11, 22:25, 26:13 resetting 71:24 reside 24:9, 54:18 resided 54:19 residence 15:9, 17:1, 17:20, 17:21, 18:9, 18:17, 18:25, 23:17, 23:18, 23:21, 36:14, 36:19, 40:15, 44:10, 44:11, 47:12, 47:13, 48:14, 54:20, 55:5, 55:15, 56:16, 56:25, 65:18, 66:16, 66:17, 68:21, 77:14, 77:20, 77:21, 78:8, 80:18, 93:8, 93:17, 93:21, 115:7, 115:8, 116:11, 117:15, 125:16, 129:17, 130:1, 130:23, 130:24, 131:3, 131:9, 131:23, 139:19, 145:21, 146:8, 148:18, 148:23,</p>	<p>159:5, 160:20, 166:15, 171:14, 171:19, 171:22, 173:20, 174:22, 177:13, 177:18, 178:7, 178:12, 178:21, 199:3, 199:9, 201:21, 208:3, 208:5, 219:2, 227:22, 231:23, 231:25, 263:11, 268:3 residences 142:9 residency 80:11, 144:3, 144:5, 154:20, 164:13, 209:2, 262:3 resident 3:39, 3:40, 3:41, 3:42, 3:43, 3:44, 3:45, 3:46, 4:2, 15:8, 15:11 residential 20:22, 20:24, 106:19, 106:22, 107:7, 111:1, 225:21, 246:22, 249:11 residents 209:6, 262:14, 266:2 resides 57:2 resolve 72:16, 159:9 respect 83:25, 104:8, 140:13, 250:22, 251:3, 270:2, 282:16 respond 10:6, 10:19, 13:17, 26:5 response 34:14, 178:22,</p>
---	--	---	---

209:3, 236:3, 250:24 rest 99:20, 205:18, 217:24 resting 61:4, 227:11 reston 190:15, 190:17 restrictions 252:10, 252:11 result 25:25 retire 22:19 retired 157:2, 157:3 retirement 15:25 retry 173:25 retrying 173:24 return 134:8, 135:5 returned 59:8 reupholstered 48:22 revenue 148:13 reverse 284:23, 285:14 review 84:9, 84:14, 84:21, 89:9, 90:3, 90:10, 109:15, 149:9 reviewed 84:7, 88:16, 99:9, 105:21 reviewing 84:18, 88:23, 104:5 reynolds 3:40, 5:18, 11:14, 11:15, 11:18, 11:20,	11:25, 12:4, 12:6, 12:9, 12:12, 64:10, 64:12, 64:14, 64:18, 64:24, 65:8, 67:12, 69:12, 69:19 rid 57:24 ride 234:20, 246:3 riding 246:1 right-hand 283:3 right-of-way 103:11, 104:1, 104:7, 104:9, 104:25, 105:1, 105:25, 106:2, 106:4, 106:6, 162:14, 297:6 ring 274:20 roaches 143:21 road 3:15, 24:17, 30:24, 31:5, 32:23, 33:2, 33:5, 35:14, 36:10, 42:14, 43:11, 46:18, 47:6, 48:5, 50:12, 52:22, 54:25, 55:11, 62:8, 65:18, 65:22, 67:14, 68:6, 77:23, 79:20, 104:8, 104:13, 114:25, 115:25, 122:19, 124:12, 129:14, 129:16, 129:23, 137:11, 137:16, 139:3, 139:6, 139:19, 142:3, 146:8, 147:16,	148:4, 148:14, 148:17, 158:20, 158:22, 170:5, 171:14, 171:18, 199:4, 202:21, 207:23, 210:8, 220:24, 224:2, 225:3, 230:5, 230:17, 237:5, 237:24, 238:16, 238:24, 239:7, 239:24, 241:5, 241:8, 241:15, 246:9, 246:19, 254:22, 254:24, 255:9, 255:11, 259:16, 260:13, 264:15, 266:22, 276:4, 281:10, 290:17, 293:4, 297:16 roadhouse 34:17, 145:20 roadway 88:2 robeson 1:11, 3:33, 9:9 rockville 3:9, 3:16, 83:11, 227:20 rogue 126:17 role 93:1 roof 20:5, 57:7, 124:8 room 3:8, 37:9, 38:4, 116:7, 147:13, 164:4, 164:9, 173:3, 191:14, 191:23, 199:25, 200:1, 204:14, 253:1 roomers 107:22 rooming 24:6	roommates 24:3, 107:12, 107:17, 107:19 rooms 95:25, 148:25, 153:18, 171:5, 171:9, 171:25, 172:5, 173:1, 265:25 rosa 3:20 rose 3:43, 6:10, 73:13, 73:14, 74:21, 78:22, 79:1, 111:20, 122:7, 122:13, 122:17, 153:10, 153:20, 300:22 rosenantongo@gmail il 122:23 roses 193:20 rotation 272:18 rough 132:5, 153:11, 153:24, 154:1 roughly 49:7, 137:4, 137:17, 137:18 roundabout 85:21 routinely 252:17 rude 179:10, 294:15 rule 15:13, 15:14, 238:13, 247:16 rules 13:5, 13:21, 14:23, 15:24, 15:25, 16:6, 24:8, 111:7, 248:12, 251:11, 251:12
---	--	--	--

Transcript of Hearing
Conducted on December 19, 2025

<p>ruling 244:3 rulings 244:5 run 118:18, 272:17, 282:24 running 54:23, 55:8, 152:6, 152:15, 198:7, 203:7, 242:16 runs 109:7, 282:22 rush 254:18 rushed 143:18</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>s 142:15 s-u-z-y-v-a-u-g-- h-n-2@gmail 30:5 sad 192:25 saddened 247:25 safe 153:23, 210:2 safety 120:15, 272:15, 275:9, 275:12, 280:13 said 9:18, 11:20, 17:3, 25:22, 32:22, 33:10, 33:16, 34:12, 34:15, 35:12, 35:17, 38:4, 38:19, 57:18, 63:25, 73:24, 80:23, 81:17, 82:8, 100:20, 103:19, 110:14, 113:2, 116:23,</p>	<p>117:19, 118:5, 118:7, 119:2, 121:20, 133:22, 139:13, 144:18, 146:12, 153:11, 153:25, 158:9, 162:1, 166:22, 167:12, 167:14, 169:2, 171:4, 171:7, 171:9, 171:10, 174:16, 186:22, 188:25, 189:5, 190:2, 190:13, 192:23, 193:16, 195:21, 197:13, 201:20, 203:3, 203:12, 204:18, 207:7, 212:22, 213:14, 219:5, 230:12, 231:14, 237:18, 245:14, 248:18, 250:21, 251:19, 252:22, 257:5, 257:18, 264:18, 264:19, 265:20, 269:7, 269:18, 270:13, 274:15, 274:16, 277:12, 279:2, 279:25, 285:16, 290:4, 290:23, 294:14, 294:15, 297:9, 297:23, 299:3, 299:7, 302:8, 302:9, 303:4 sail 143:15 sailboat 120:24, 121:5 sailboats 120:8, 192:6 sailed 30:22 sailing 30:13, 34:2, 35:1, 35:19, 114:15, 120:9,</p>	<p>120:20, 120:21, 121:2, 192:12 sailor 192:14 sale 253:19, 253:22 same 14:6, 17:7, 17:10, 17:21, 30:13, 30:21, 49:7, 71:21, 89:3, 93:3, 93:10, 116:8, 132:22, 154:5, 154:7, 154:8, 158:3, 166:14, 189:17, 216:5, 218:2, 228:13, 234:16, 240:12, 240:13, 243:10, 248:12, 261:24, 264:8, 268:10, 271:7, 274:15, 274:16, 277:8 san 120:22, 121:6, 192:7 sarah 41:2 sat 231:15, 261:9 save 22:11, 99:14, 234:6, 270:15, 270:19, 285:23 saw 22:9, 48:20, 50:20, 87:18, 90:18, 124:7, 124:9, 125:21, 132:18, 158:3, 172:19, 208:15, 208:16, 208:23, 213:10, 213:11, 269:15, 277:3, 284:2, 285:9 say 9:18, 9:23,</p>	<p>10:15, 13:15, 15:11, 23:15, 25:21, 31:19, 35:24, 35:25, 38:12, 43:14, 47:9, 48:8, 52:24, 58:2, 59:15, 71:21, 72:6, 80:2, 81:7, 85:7, 91:13, 97:7, 103:13, 104:7, 112:16, 118:21, 119:4, 119:20, 121:6, 131:16, 135:10, 135:14, 137:4, 137:17, 138:5, 169:4, 170:16, 172:12, 174:1, 176:23, 179:9, 180:25, 188:9, 195:12, 196:11, 199:11, 203:1, 205:12, 208:1, 211:3, 211:23, 212:1, 212:19, 212:23, 214:3, 214:7, 225:5, 227:8, 234:16, 243:16, 243:24, 252:1, 256:15, 258:2, 260:16, 261:3, 261:4, 262:23, 263:13, 263:25, 264:12, 265:24, 267:22, 269:24, 271:2, 276:23, 277:7, 279:18, 282:2, 285:17, 288:2, 288:17, 289:5, 289:8, 289:16, 290:22, 291:1, 294:23, 298:24 saying 16:24, 41:8, 95:16, 111:24,</p>
---	--	---	---

<p>121:12, 160:4, 166:24, 166:25, 167:2, 208:2, 210:10, 213:14, 219:25, 224:4, 232:19, 242:5, 250:2, 255:14, 255:18, 256:1, 256:4, 262:25, 278:23, 279:8, 296:22, 299:20 says 12:10, 13:23, 17:17, 20:19, 20:23, 22:3, 28:2, 70:19, 70:20, 71:2, 90:17, 91:14, 106:12, 106:16, 106:21, 135:19, 173:14, 177:3, 177:8, 187:21, 188:3, 219:6, 219:7, 246:7, 252:5, 295:8, 295:10 scale 89:10, 242:24 scary 275:6 scenario 266:13 scene 274:25, 278:6 schedule 51:15, 256:6, 258:21 scheduling 8:7 scheme 18:4 school 157:7, 157:10, 157:13, 239:23, 241:4, 245:24 schools 157:4 scooters 246:3, 287:24</p>	<p>screen 11:6, 11:9, 11:14, 11:22, 21:20, 22:2, 74:10, 74:11, 76:1, 76:2, 78:17, 98:6, 108:21, 133:20, 172:8, 175:6, 175:19, 175:24, 187:15, 197:19, 214:25, 215:6, 221:14, 221:17, 233:1 screen's 74:13 screening 87:10, 88:17, 88:24 screws 200:12 scroll 215:18, 217:23 seat 111:13 second 14:7, 23:1, 64:20, 75:23, 96:18, 97:23, 100:15, 149:5, 150:19, 187:11, 187:16, 187:17, 205:12, 208:9, 214:18, 216:1, 237:2, 273:13, 284:19 seconds 300:24 section 13:21, 13:23, 90:2, 92:9, 106:9, 107:15, 295:23 security 153:15 seeing 11:6, 49:19, 49:21, 69:24,</p>	<p>70:3, 76:2, 88:8, 98:12, 100:17, 108:21, 110:17, 132:3, 150:3, 175:16, 187:25, 223:13, 223:16, 274:11, 297:12 seek 103:18 seem 221:1, 226:11, 248:7, 254:6 seemed 210:6, 210:9 seems 53:9, 222:1 seen 50:7, 50:19, 62:16, 84:8, 85:1, 100:10, 101:15, 110:15, 132:9, 200:11, 208:13, 208:21, 212:22, 217:17, 220:14, 232:7, 232:8, 238:15, 238:17, 240:2, 261:14, 261:15, 261:25, 262:5, 262:6, 264:25, 265:3, 277:25, 278:7, 293:23, 297:12, 297:13, 297:24 sell 162:2 send 74:6, 151:12, 185:2 sense 14:4, 14:18, 86:9, 206:7, 206:16, 218:17, 228:25, 231:8, 258:12 sent 102:19, 115:15,</p>	<p>148:6, 148:9, 148:12 separate 19:7, 20:7, 174:2 separately 101:2 september 118:21 serves 243:12 service 148:13 services 84:10, 84:13, 84:25, 86:17, 87:1, 87:12, 88:20, 89:2, 89:5, 89:12, 91:18, 103:12, 105:2, 105:23 servicing 244:15 set 53:8, 70:9, 70:10, 193:1, 223:10, 247:21, 258:14, 298:8 setback 87:2, 87:4 setbacks 84:14, 86:19, 88:22, 103:5 settle 298:14, 299:2 seven 44:15, 120:23, 121:6, 123:4, 143:10, 143:17, 145:12, 152:11, 160:22, 166:23, 180:5, 180:8, 192:9, 255:15, 255:19, 255:22, 256:9 several 17:25, 52:21, 52:24, 58:19,</p>
--	--	--	---

<p>59:12, 62:21, 66:9, 85:19, 89:14, 99:15, 103:15, 110:15, 116:1, 184:4, 209:24, 235:13, 261:4, 262:20 severe 117:3 severity 63:22, 145:10 shadow 3:32 shall 20:21, 106:18 share 12:3, 12:10, 74:10, 81:3, 98:11, 99:19, 106:14, 175:5, 184:1, 187:24 shared 74:15 sharing 11:7, 11:14, 11:22, 12:8, 22:18, 76:1, 99:21, 99:22, 100:3, 181:18, 181:20, 197:19, 221:16, 233:1 she'd 248:15 she'll 75:3, 201:5, 201:6, 252:7, 252:12, 294:25 sheet 149:18, 151:4, 151:20, 169:10 shocked 188:15 shoelaces 144:14 shoes 144:13, 144:14 shoot 185:17, 185:18,</p>	<p>224:11, 245:25 short 153:21, 168:8, 255:15, 256:10 short-term 20:6, 20:7, 20:24, 24:5, 106:22, 107:7, 107:20, 123:17, 152:1, 153:9 shortened 255:5 shorter 123:6, 145:1, 145:3 shortly 43:16, 53:23, 65:11 shortness 174:18 shot 193:4 should 9:18, 14:16, 23:10, 61:3, 61:13, 63:6, 63:8, 74:2, 74:8, 100:8, 103:21, 103:22, 113:3, 115:16, 176:11, 184:19, 200:8, 223:13, 223:15, 227:22, 231:19, 231:21, 231:22, 242:14, 250:6 shoulder 168:6, 168:7 shouldn't 23:9 show 21:24, 25:12, 93:22, 97:18, 108:18, 109:17, 109:18, 109:19, 120:14, 134:3, 134:7, 151:16, 175:3, 175:5,</p>	<p>175:8, 187:16, 221:1, 222:4, 222:7, 223:24, 224:14, 244:9, 268:25, 275:14, 283:16, 291:21 showed 191:24, 220:4, 284:2 showing 8:19, 11:8, 70:1, 98:6, 148:9, 215:13, 216:8, 218:1, 286:9 shown 50:14 shows 133:19, 169:19, 218:18, 222:6, 222:12, 224:16, 224:18, 225:8, 225:11, 283:5 shrinking 156:5 shuffle 216:4, 286:17 sic 181:21 side 61:21, 63:5, 109:5, 109:6, 143:11, 181:8, 205:14, 209:17, 230:16, 230:23, 240:12, 241:11, 243:10, 243:15, 262:21, 273:7, 273:10, 273:17, 282:24, 283:3, 284:9, 287:25, 288:22 sides 209:18, 210:15, 292:12, 293:21 sidewalk 104:16, 210:9 sidewalks 209:19, 210:19,</p>	<p>276:4 sierra 151:25 sigh 74:18, 111:11 sign 71:23, 149:20, 241:16 sign-in 149:18, 151:20, 168:10, 168:11, 168:15, 169:10, 169:12, 169:13 signature-mig2k 302:16 signature-plkal 303:16 signed 157:21 significant 80:10, 80:15, 279:10 signs 71:22 silver 58:3, 58:17, 81:24, 162:2, 284:5, 284:22, 285:12 silverwood 29:25 similarly 174:20 simple 237:10 simplest 175:12 simply 54:18, 70:13, 91:14, 105:16, 280:5 since 14:12, 14:19, 17:13, 17:18, 17:20, 23:19, 43:23, 44:13, 55:12, 56:16, 66:2, 66:7,</p>
---	--	--	---

<p>68:3, 77:13, 80:19, 96:6, 123:12, 123:14, 125:23, 129:22, 132:24, 135:15, 146:12, 152:16, 152:25, 153:8, 154:5, 167:10, 169:24, 171:15, 193:23, 201:18, 201:21, 212:25, 213:1, 215:8, 218:22, 245:7, 246:19, 259:25, 264:20, 267:8, 297:11 single 63:9, 89:18, 108:20, 108:24, 110:5, 211:16, 261:23, 267:6, 268:18, 272:16, 283:4, 285:4, 287:14, 287:16, 287:17 single-car 240:20 single-family 249:10 single-lane 239:22, 271:7, 271:8 single-width 109:12, 109:13 singles 120:8, 192:6 sir 30:16, 30:18, 31:3, 31:10, 31:13, 32:25, 33:3, 36:2, 36:8, 37:19, 43:24, 44:8, 49:7, 53:2, 53:5, 56:3, 58:23, 91:25, 92:7, 92:24, 111:9, 123:16,</p>	<p>125:14, 126:1, 126:9, 151:11, 151:12, 154:16, 156:12, 156:14, 157:7, 162:7, 163:19, 164:25, 165:4, 165:6, 165:18, 168:18, 168:21, 168:24, 169:21, 169:25, 170:3, 170:6, 170:9, 170:16, 170:23, 171:1, 171:16, 171:23, 172:10, 176:2, 180:4, 182:17, 182:24, 198:17, 199:1, 226:18, 250:25, 254:1, 278:5, 291:14 sit 279:21 site 110:23 sits 19:20 sitting 200:7 situation 52:20, 54:1, 54:6, 55:7, 61:7, 211:8, 233:21, 260:3, 262:1, 273:18, 274:5, 276:17, 296:9 six 118:16, 118:25, 142:19, 152:11, 198:9, 255:14, 255:19, 255:21, 256:9, 258:4, 264:19, 274:15, 274:17 size 11:23, 87:9, 103:7, 240:13 ski 72:24</p>	<p>skiing 72:23 skills 302:10, 303:6 sleep 66:11, 116:6, 182:4, 182:5, 226:19, 232:5 sleeping 54:21, 54:22, 149:8 sleeps 23:22, 44:14, 44:16, 44:18, 124:14, 124:15 slept 115:24, 116:2, 116:7, 130:8 slide 265:13 slight 202:7 sling 144:13 slip 170:9 slipped 63:18 slopes 75:7, 113:12, 121:18, 121:20, 121:25 slow 22:19, 193:17, 193:18, 193:19, 273:18 small 25:3, 37:14, 38:7, 103:15, 105:17, 161:20, 217:10, 245:20, 245:22, 245:23, 246:1, 247:3, 277:13 smaller 38:9, 219:10, 240:15, 277:13 smell 193:20</p>	<p>snapshot 90:17 snow 215:17, 218:11, 223:19 snowed 215:11 snuff 191:6 social 34:2, 35:18, 37:8, 38:5, 38:13, 39:8, 153:15 socialize 230:21, 231:5 soit's 56:13 sold 234:21, 235:9 solved 280:4 some 13:4, 14:10, 19:17, 22:11, 42:19, 42:20, 44:21, 50:7, 50:17, 50:20, 53:19, 56:22, 57:25, 77:17, 80:10, 97:10, 99:6, 101:20, 109:15, 112:11, 130:25, 136:22, 142:11, 142:12, 154:22, 157:5, 159:13, 162:15, 166:18, 169:3, 169:14, 179:23, 183:10, 184:6, 196:2, 202:5, 208:11, 209:12, 214:2, 219:21, 224:11, 227:9, 233:7, 241:11, 241:13, 241:23, 245:18, 246:19, 248:7, 253:13,</p>
--	---	--	---

<p>260:7, 261:13, 261:21, 261:25, 274:14, 274:16, 275:15, 279:4, 279:18, 279:22, 283:15, 287:2, 287:21, 288:10, 298:9 somebody 18:19, 27:20, 70:17, 75:6, 110:25, 117:5, 119:23, 124:3, 124:4, 145:4, 145:7, 145:11, 164:22, 167:1, 175:19, 230:2, 231:10, 232:3, 234:12, 248:9, 254:19, 265:24, 273:6, 279:15, 279:17, 290:19, 297:15 someday 245:13 somehow 238:9, 254:7 someone 11:7, 11:13, 18:11, 27:16, 58:7, 78:15, 96:19, 103:10, 106:3, 110:21, 188:10, 273:10, 273:24, 299:12 something 9:23, 12:9, 13:15, 20:9, 22:9, 26:1, 36:17, 37:4, 52:4, 56:24, 61:8, 71:10, 73:2, 97:8, 97:9, 100:5, 105:4, 116:19, 133:3, 143:22, 149:22, 149:25, 159:4, 166:22,</p>	<p>167:16, 180:19, 183:16, 185:23, 197:19, 202:6, 202:7, 202:8, 216:8, 216:20, 222:6, 272:3, 275:15, 281:13, 282:1 sometime 140:20 sometimes 10:3, 36:1, 56:20, 57:6, 72:7, 77:12, 81:19, 81:20, 81:21, 82:5, 138:2, 149:24, 157:11, 157:12, 188:18, 188:19, 188:20, 217:14, 217:15, 217:17, 217:18, 217:21, 217:22, 230:12, 244:8, 269:3, 273:22, 273:23, 275:6, 286:13, 286:14, 290:8, 290:12 somewhat 9:11 somewhere 104:17, 104:21, 104:22, 130:20, 271:18, 272:2 son 190:14, 199:18, 203:2, 203:4, 275:8 sons 203:4 sorry 10:14, 13:13, 16:11, 23:10, 26:19, 31:23, 32:11, 34:25, 36:16, 47:8, 50:8, 58:22, 66:3, 66:6,</p>	<p>68:9, 73:23, 74:18, 78:19, 79:14, 95:21, 97:14, 100:19, 102:1, 102:19, 109:9, 113:13, 115:2, 115:17, 122:18, 124:17, 124:21, 128:17, 131:7, 133:22, 135:12, 135:21, 143:1, 144:4, 145:1, 145:9, 146:11, 147:10, 148:3, 148:4, 149:15, 150:20, 151:6, 151:11, 160:25, 165:18, 167:21, 172:14, 175:14, 176:25, 177:23, 179:2, 180:1, 181:3, 190:13, 190:20, 192:2, 194:8, 194:10, 194:12, 194:16, 194:18, 194:21, 195:9, 198:6, 198:13, 207:7, 208:23, 223:11, 226:24, 233:9, 237:11, 250:9, 255:9, 257:22, 259:2, 260:6, 260:24, 260:25, 264:19, 265:12, 269:5, 283:23, 285:20, 293:6, 294:23, 295:15 sort 14:10, 36:5, 54:6, 56:12, 62:4, 84:19, 86:19, 87:17, 107:21, 111:3, 136:25, 159:13, 159:14, 177:7, 264:5, 268:21</p>	<p>sos 114:15, 120:6, 120:17 sought 107:15 sound 37:12, 131:17, 245:4 sounded 170:18 sounds 16:18, 72:18, 131:18, 191:5, 262:14, 300:8 south 82:5, 154:6, 190:4, 208:10, 217:16, 220:7, 220:14, 220:16, 228:4, 243:4 space 20:22, 96:13, 105:6, 106:19, 113:6, 156:9, 189:4, 200:15, 200:17, 210:6, 212:13, 216:1, 219:12, 228:7, 261:22, 273:15, 288:20, 300:25 spaces 8:4, 25:13, 25:14, 95:1, 163:6, 163:9, 163:17, 164:20, 164:24, 209:7, 215:25 speak 159:17, 206:10, 257:13, 278:20 speaker 12:16, 70:19, 70:21 speaking 11:17, 17:12, 28:18, 28:21, 155:20, 287:10 special 120:11</p>
---	--	---	--

<p>specialist 3:37, 43:20 specific 43:15, 108:3 specifically 96:9, 161:24, 183:24 specificity 89:3, 108:4 speculate 288:12 speculating 262:11 speculation 38:23, 159:13 speculative 227:8 speed 254:7, 254:23 speeding 246:9 spell 30:3, 197:8 spelled 176:10, 259:15 spelling 259:19 spellings 83:12 spend 294:3 spending 182:13, 182:14, 212:14 spent 33:7, 39:21, 66:9, 146:17, 146:18, 146:19, 149:16, 263:2 spills 230:5 spiral 53:25, 61:22 splinted 193:2 split-level 24:18, 24:19, 25:3</p>	<p>spoke 178:10, 229:22, 274:22, 276:25, 279:17, 294:18 spoken 229:21, 274:21, 287:12 sports 81:21, 81:22, 140:14, 187:10 spot 190:17, 206:13 spotlighting 28:14 spots 242:2 spring 79:22, 120:15 square 85:4, 85:13, 86:6, 86:13, 87:7, 87:8, 89:19, 95:9, 95:13, 105:15, 105:16, 108:15, 139:9 squatter 179:20 squeeze 241:12, 270:8 stack 115:20 staff 115:14 staff's 149:10 staged 50:22 stairs 61:10, 62:21, 63:1, 63:3 stamp 283:4 stamped 225:12, 283:2, 284:10 stand 205:15, 235:21</p>	<p>standard 13:22, 156:11 standards 21:22, 245:3, 249:15 standing 210:7 stands 120:7 start 205:21, 249:8, 272:10 started 23:15, 43:16, 54:6, 168:1, 168:2, 168:9, 168:10, 168:11, 169:8, 169:9, 169:11, 275:10, 278:16 starts 13:24 state 29:20, 42:11, 42:15, 46:14, 52:7, 64:16, 76:14, 83:7, 83:17, 113:25, 122:15, 128:13, 136:7, 141:25, 148:14, 177:4, 207:19, 237:2, 246:14, 248:10, 253:5, 259:13, 266:19, 281:6, 293:1, 302:19 stated 43:10, 56:18, 86:22 statement 13:10, 16:10, 20:17, 22:24, 157:18, 225:9, 237:22, 247:15, 282:1, 288:18, 293:12 statements 13:16, 15:17,</p>	<p>25:20, 26:16, 169:2, 222:1, 237:15 stationary 291:8 status 14:15, 18:25, 56:16 statute 19:9, 20:1, 214:18 statutes 19:17 stay 31:8, 40:21, 41:6, 46:2, 67:16, 67:18, 67:21, 68:8, 69:20, 78:22, 79:1, 97:12, 111:14, 115:21, 131:4, 133:15, 141:7, 160:22, 199:13, 199:16, 199:20, 236:14 stayed 66:8, 66:23, 68:15, 68:17, 116:24, 118:22, 119:12, 130:6, 130:7, 131:6, 131:8, 132:6, 132:7, 132:16, 146:13, 278:2 staying 60:21, 131:20, 132:12 steep 62:19 step 84:24, 90:21, 90:25, 92:17, 93:24, 104:16, 107:2, 205:12, 205:13 stephen 3:44, 5:10, 40:18, 42:9,</p>
---	--	--	--

<p>42:13, 43:7, 43:10 steve 4:9, 41:15 stick 82:18, 196:23 still 29:22, 32:8, 32:9, 41:2, 59:6, 60:19, 60:21, 60:23, 76:1, 92:6, 143:9, 143:15, 144:8, 155:21, 162:3, 166:8, 167:9, 174:8, 188:15, 188:16, 195:25, 198:20, 204:1, 204:6, 208:2, 215:24, 220:25, 221:12, 221:16, 246:3, 253:12, 255:7, 257:12, 275:10, 283:22, 292:18, 299:24 stolen 59:7, 59:25, 60:4 stone 99:5, 128:16 stop 22:18, 28:14, 33:15, 35:3, 100:2, 150:2, 181:18, 181:20, 197:21, 209:20, 224:23, 229:4, 241:16, 261:21, 285:21 stopped 152:15, 197:20 store 118:14, 118:24 stored 227:9, 227:15 straight 63:8, 114:8,</p>	<p>217:13 streets 150:1, 260:5, 260:7 stretch 232:15, 256:8 stretches 261:3 strife 142:19 stuck 216:17 students 157:9, 157:13, 203:24 stuff 47:14, 202:1, 203:25, 204:6, 204:7, 213:23, 223:24, 227:9, 263:3 style 277:13 subaru 59:1, 59:25, 82:1, 138:2, 138:3, 140:22, 147:4, 147:13, 188:8, 188:19, 189:9, 189:15, 217:18, 217:19, 218:6, 218:10, 220:17, 222:3, 286:7, 286:9, 286:11, 291:22 subaru-ing 189:22 subject 13:4, 14:21, 91:6, 102:20, 258:17, 282:11 submission 223:23 submit 88:24, 184:20, 184:23, 185:8, 185:10, 185:13, 185:21, 185:23,</p>	<p>185:24, 250:19 submitted 8:8, 8:11, 8:13, 25:12, 89:1, 89:9, 89:11, 163:8, 185:6, 186:17, 186:18, 187:4, 191:18, 214:11, 214:13, 286:8, 291:21 subordinate 20:19, 106:17 subpoena 86:7 subsequently 65:17 substantially 17:7 subtract 105:14 successful 234:24 sufficient 25:10 suggest 73:2, 75:8, 75:11 suggested 191:19 suggesting 236:6 suggestion 41:23, 71:22 suitable 200:7 suite 3:21, 3:28 summarize 149:13, 149:15, 149:16 summarizing 155:10 sums 262:16 sun 205:14 sunday 215:14</p>	<p>support 57:9, 72:7, 206:6, 225:1, 258:22 supports 223:25, 225:9 suppose 251:25 supposed 62:24, 248:5 sure 11:25, 14:24, 39:22, 55:9, 58:24, 59:8, 59:15, 62:25, 80:1, 90:10, 91:22, 101:25, 104:20, 122:9, 126:22, 130:2, 136:19, 148:25, 149:11, 149:14, 154:19, 159:8, 170:10, 182:5, 183:22, 222:9, 232:24, 236:3, 236:4, 237:20, 247:18, 249:2, 261:3, 270:14, 273:5, 274:11, 276:2, 276:17, 279:3, 281:24, 292:13, 299:14, 299:15, 300:2 surfaces 99:5 surgery 39:19, 39:22, 39:23, 168:6, 168:7, 208:11 surprise 279:7 surprised 24:16, 278:25 survey 163:9, 163:10 sutter 3:41, 5:12, 46:7, 46:10,</p>
--	--	--	--

<p>46:12, 46:16, 46:19, 46:22, 47:21, 47:25 suv 81:20 suzanne 3:39, 5:6, 27:7, 27:15, 27:23, 28:5, 29:7, 29:12, 29:18, 29:24, 146:18 suzy 30:3 suzyvaughn2 30:2 swear 42:1 swearing 28:9 sweetie 144:23 switch 147:22 switches 83:1 swollen 193:2 sworn 29:19, 42:10, 46:13, 51:23, 64:15, 76:13, 83:6, 113:24, 122:14, 128:12, 136:6, 141:24, 197:6, 207:18, 237:1, 259:12, 266:18, 281:5, 292:25, 302:6</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>table 96:19 tags 220:5 take 26:23, 56:21, 57:18, 60:12,</p>	<p>61:20, 61:23, 85:10, 86:15, 91:16, 93:24, 105:8, 107:2, 111:11, 111:18, 111:20, 111:21, 113:4, 113:11, 113:18, 117:5, 117:7, 128:1, 134:7, 134:8, 134:13, 135:16, 141:16, 147:11, 147:12, 147:21, 149:2, 156:22, 159:1, 167:15, 171:19, 178:12, 181:18, 182:15, 189:9, 193:14, 194:2, 220:18, 221:13, 223:20, 226:5, 241:15, 255:22, 256:21, 275:1 taken 14:6, 85:15, 144:21, 215:11, 224:9, 224:12, 245:10, 302:4 takes 82:25, 84:14, 105:6, 241:5 taking 29:10, 71:17, 72:24, 78:10, 168:1, 168:9, 168:10, 169:8, 191:22, 208:17, 210:20, 232:4, 232:13, 265:12, 300:8 talk 80:7, 124:9, 129:8, 145:4, 145:6, 151:23, 158:21, 161:6, 162:8, 187:7, 187:8, 194:4, 202:2, 210:8,</p>	<p>224:19, 230:6, 252:15, 269:5, 269:6, 278:20, 291:24 talked 60:16, 154:15, 162:11, 171:3, 171:4, 174:20, 186:19, 280:12, 287:4 talking 11:11, 33:15, 35:4, 58:3, 58:9, 79:11, 85:8, 85:9, 135:2, 152:9, 174:2, 174:5, 184:8, 209:23, 210:1, 224:21, 224:24, 250:15, 251:20, 253:23, 285:22, 288:15 talks 81:1, 106:10 tallies 152:19 tally 144:6, 144:8, 151:4, 151:19 tandem 109:8, 109:10, 211:15, 233:5, 244:23 task 192:15, 192:17 taught 71:9 tax 8:23, 148:12, 148:18, 149:3, 170:20, 171:8, 171:15, 175:25, 176:24, 178:6, 178:13, 178:14, 179:1, 181:18, 181:19, 191:17, 191:18 taxes 170:20</p>	<p>teacher 157:6 teaching 157:8 team's 11:23, 141:8 teams 12:2, 41:19, 71:3, 301:9 technical 41:19, 58:6, 75:25, 89:10 technical-savvy 71:10 technicalities 28:20 teenage 252:18 teenagers 242:16 tell 22:10, 22:15, 33:6, 33:8, 34:6, 34:24, 36:9, 37:19, 88:16, 120:6, 125:10, 131:13, 149:12, 155:23, 157:22, 171:4, 196:5, 196:7, 199:2, 220:19, 226:8, 229:15, 234:11, 234:12, 252:22, 256:13, 270:1, 282:14, 286:1 telling 62:15, 167:18, 255:17 ten 115:22, 120:23, 121:6 tenant 53:1, 53:22, 151:25, 153:18, 153:19, 179:15, 179:17, 269:1, 271:17, 274:4,</p>
--	--	--	--

<p>278:18, 287:5, 296:6, 296:9 tenant's 215:16 tenants 19:7, 20:24, 23:25, 24:2, 24:5, 94:24, 95:4, 95:23, 95:25, 96:2, 96:6, 96:8, 96:11, 99:2, 106:22, 107:7, 151:23, 151:24, 152:16, 153:4, 153:9, 153:11, 154:1, 154:2, 154:13, 154:20, 154:23, 155:7, 155:15, 155:19, 161:9, 163:23, 163:24, 163:25, 165:1, 204:16, 216:21, 219:5, 220:25, 230:7, 230:9, 232:14, 233:6, 243:14, 244:16, 252:11, 268:23, 269:15, 270:4, 271:9, 271:13, 274:14, 274:15, 274:16, 274:17, 274:22, 279:13, 286:19, 287:1, 287:2, 287:4, 288:4, 288:10, 291:15, 293:23, 294:10, 294:18 tend 215:15 term 260:20 terminology 103:4 terms 24:7, 269:4, 272:20, 275:12,</p>	<p>278:25, 282:15 terrified 246:4 terry 239:16 testified 29:19, 33:1, 34:14, 42:10, 45:14, 46:13, 51:23, 60:16, 64:15, 76:13, 80:20, 83:6, 94:18, 96:20, 96:21, 98:16, 113:24, 122:14, 128:12, 136:6, 141:24, 146:18, 146:23, 169:18, 178:5, 188:10, 188:13, 188:24, 189:14, 192:5, 192:22, 195:11, 197:6, 202:21, 207:18, 210:4, 218:24, 219:11, 219:18, 224:15, 225:7, 226:10, 226:13, 227:14, 228:25, 237:1, 249:17, 250:10, 252:16, 259:12, 266:18, 274:7, 274:22, 278:23, 281:5, 292:1, 292:4, 292:25, 300:22 testifies 75:1 testify 38:25, 42:5, 50:10, 74:23, 92:19, 98:16, 112:14, 141:13, 145:6, 165:10, 168:20, 195:25, 206:5, 207:3, 207:5, 207:6, 207:9, 227:18,</p>	<p>229:19, 250:7, 255:10, 258:1, 268:2, 278:4, 280:21, 292:14, 292:19 testifying 58:12, 98:17, 127:13, 130:22, 155:1, 155:9, 193:22, 194:1, 231:13, 234:4, 234:5, 267:12 testimony 13:3, 16:7, 16:17, 17:8, 17:23, 24:14, 26:15, 55:14, 59:13, 59:14, 71:17, 71:20, 92:21, 96:23, 101:15, 112:17, 122:1, 131:22, 141:16, 151:24, 154:22, 155:10, 159:16, 167:22, 168:23, 180:20, 186:16, 186:18, 191:8, 193:9, 206:18, 219:1, 224:1, 224:18, 225:2, 248:24, 249:14, 250:12, 252:18, 258:3, 258:6, 298:5 tetris 283:8 text 36:1, 257:18, 295:6, 299:19 texting 135:20 th 118:22, 168:2, 168:11, 169:9, 169:10, 184:10, 215:11, 235:2, 298:17, 298:23, 298:25, 299:2,</p>	<p>299:4, 299:6, 299:10, 299:12, 299:20, 299:21, 300:16, 301:2, 301:4, 301:8 thankfully 255:4 thanks 76:5, 135:17 thanksgiving 120:12, 204:10, 204:19, 204:20, 204:24 themselves 10:21, 28:13, 216:21, 271:16 theory 283:14, 284:24 therapy 61:18 thereafter 302:7 therefore 182:12, 252:4, 252:9 thing 10:13, 15:23, 16:24, 20:8, 24:12, 53:12, 55:10, 59:10, 71:22, 84:19, 86:19, 87:17, 100:13, 107:21, 111:3, 130:25, 140:7, 150:6, 165:23, 168:4, 186:23, 189:17, 216:5, 235:4, 237:20, 243:5, 244:10, 266:13, 271:11, 272:16, 272:23, 275:10, 277:8, 299:13 things 9:13, 13:18, 16:12, 34:13, 37:14, 38:7, 45:13, 45:15,</p>
---	--	--	---

50:5, 53:6, 53:12, 54:14, 57:9, 61:2, 63:6, 74:14, 109:15, 126:6, 134:16, 178:20, 219:13, 231:2, 231:4, 231:17, 234:7, 234:16, 247:20, 264:4, 273:19, 279:18 thinking 213:15, 251:12, 271:25, 276:10, 285:19 thinks 56:11 third 14:6, 14:8, 14:13, 16:15, 17:9, 19:1, 19:17, 252:19, 284:3 thomas 3:36 thornton 238:1 thought 22:9, 33:16, 52:4, 99:21, 101:11, 142:22, 142:23, 151:21, 170:9, 171:11, 185:14, 185:25, 186:19, 187:3, 189:15, 220:17, 223:1, 249:17, 260:21, 284:1, 290:24 thread 280:7 three 18:24, 20:18, 24:3, 24:4, 44:5, 44:6, 44:19, 46:24, 47:10, 47:25, 65:25, 66:4,	66:8, 66:24, 67:17, 67:25, 68:1, 68:6, 68:8, 68:9, 68:22, 77:12, 77:24, 78:6, 81:13, 81:15, 83:19, 86:2, 94:23, 95:4, 96:11, 99:3, 106:9, 106:12, 106:15, 114:18, 115:21, 117:24, 118:8, 118:9, 118:23, 119:1, 119:6, 123:18, 124:6, 132:11, 137:17, 138:9, 139:14, 139:24, 146:25, 152:16, 153:4, 163:23, 164:18, 188:8, 188:9, 188:12, 189:12, 199:12, 201:18, 201:22, 201:25, 204:9, 206:18, 208:4, 208:13, 210:1, 210:14, 212:23, 213:2, 213:9, 214:1, 216:6, 216:10, 216:16, 217:9, 217:10, 219:19, 229:24, 230:3, 230:4, 230:23, 240:14, 240:21, 251:5, 253:5, 260:2, 262:20, 273:23, 284:25, 286:2, 286:18, 287:1, 291:2 threw 70:9 through 9:13, 47:1, 47:2, 70:23, 71:12, 72:3,	72:9, 83:21, 84:11, 86:18, 89:15, 90:1, 103:12, 105:1, 111:25, 112:4, 112:9, 112:10, 112:18, 114:8, 114:15, 121:5, 127:23, 150:19, 209:20, 209:21, 210:3, 210:18, 210:25, 217:23, 232:24, 233:10, 234:21, 241:16, 246:16, 247:3, 253:9, 260:13, 261:23, 268:24, 270:8, 270:17, 285:5, 293:22, 296:25 throughout 288:13, 288:20 tibia 144:15, 158:1 tie 22:11, 144:13 tied 22:7, 271:18 tight 200:14, 273:15 till 300:19 timely 112:4 times 30:25, 31:1, 31:5, 31:8, 31:11, 31:20, 33:10, 33:11, 33:18, 34:1, 34:15, 34:16, 34:17, 34:19, 34:20, 35:12, 35:13, 39:16, 39:17, 39:19, 47:7, 47:15, 48:8, 49:17, 55:13, 60:14,	65:23, 66:8, 66:24, 67:23, 68:1, 68:6, 68:8, 68:17, 77:24, 77:25, 78:6, 85:20, 86:3, 110:15, 115:3, 116:1, 118:3, 118:7, 118:19, 118:25, 119:1, 129:19, 129:25, 130:6, 199:18, 200:2, 208:14, 209:14, 210:1, 211:18, 212:9, 212:16, 212:20, 212:23, 213:2, 213:10, 216:12, 216:15, 216:24, 217:20, 232:8, 238:16, 240:24, 272:4, 275:14, 286:5 timing 246:14, 254:17, 276:8, 280:9 tired 94:17 title 93:2 today 10:1, 16:23, 26:7, 55:15, 66:19, 81:6, 92:21, 94:15, 104:4, 129:13, 131:22, 134:13, 144:9, 147:11, 161:8, 167:9, 168:14, 168:20, 174:18, 187:9, 190:1, 192:22, 193:22, 193:25, 195:12, 199:3, 203:6, 244:7, 250:7, 258:5, 258:14, 274:22, 286:25, 287:12,
---	---	---	--

298:8 today's 9:8, 186:2 together 47:18, 54:10, 54:11, 120:11, 120:23, 204:22, 213:20, 258:20 told 59:25, 63:25, 131:6, 131:7, 131:24, 132:25, 133:2, 152:5, 168:3, 171:2, 171:12, 172:2, 172:18, 172:24, 173:4, 173:8, 178:16, 189:2, 193:17, 230:19, 231:16 tom 172:18 tomorrow 189:9 tonnage 243:17 took 90:17, 145:15, 149:21, 167:24, 175:1, 187:17, 188:25, 191:13, 214:10, 215:10, 218:4, 223:22, 224:8, 225:8, 296:24 top 12:2, 124:7, 216:18, 247:23, 264:10, 284:20 total 68:5, 164:16, 284:13 totality 105:7, 265:2 totally 103:9, 297:16 tough 157:14	tougher 209:13 toward 177:8 towards 55:2, 241:16 towing 82:10 town 295:8, 295:10 track 221:1, 289:13 tracked 274:9 traffic 39:14, 78:4, 210:18, 210:25, 211:1, 240:1, 246:5, 246:10, 246:14, 246:15, 246:17, 246:18, 246:24, 247:3, 254:7, 254:17, 254:19, 254:21, 255:2, 255:12, 255:18, 256:2, 260:10, 260:12, 266:3, 270:18, 270:22, 275:11, 275:13, 276:1, 276:2, 280:1, 290:24, 291:4, 293:17, 293:18 trailer 82:6, 82:10, 82:11, 94:23, 95:5, 96:12, 99:3, 110:16, 110:18, 110:19, 123:25, 138:2, 188:11, 189:13, 195:16, 217:15, 218:12, 218:15, 220:7, 220:10, 222:2, 242:24, 242:25, 243:8, 243:18, 260:20, 261:1, 261:7,	261:9, 261:17, 286:7, 286:24 trailers 238:17 trainee 3:32 trainer 61:17, 193:17 training 120:15 transcribed 1:27 transcriber 303:1 transcript 8:16, 8:21, 179:11, 183:23, 183:25, 184:10, 184:12, 184:13, 187:12, 187:16, 303:3, 303:4 transcriptionist 302:8 transcripts 214:20 trash 208:20, 232:4, 232:10, 232:11, 232:12, 232:14 travel 224:10 traveling 208:12 treat 18:1 treating 156:24 tree 99:15, 101:17, 106:4, 106:5, 196:15 trees 297:1 trial 175:15 trick-or-treating 213:22 tried 54:13, 151:20,	211:18, 231:14, 274:24, 292:14 tries 71:23, 210:18 trip 67:16, 120:21, 121:5, 219:12 tripped 144:13 trips 118:23, 119:5, 119:8, 120:11, 120:20, 120:24 trouble 11:6, 22:11, 140:18, 242:10, 242:18, 252:23, 287:13 truck 81:20, 82:4, 110:15, 123:24, 124:1, 124:3, 138:1, 147:3, 147:14, 188:11, 188:20, 189:22, 189:23, 190:5, 195:16, 218:12, 220:8, 220:9, 220:15, 222:2, 239:24, 241:6, 243:13, 243:20, 263:10, 270:9, 286:7, 287:6, 287:7 trucks 238:17, 261:15 true 17:21, 40:7, 172:22, 182:21, 253:18, 262:6, 274:20, 302:9, 303:4 trust 45:1 truth 229:15 try 9:22, 9:24,
--	--	---	---

<p>14:14, 17:6, 22:10, 22:11, 24:13, 30:7, 34:13, 54:22, 55:7, 56:9, 56:13, 57:6, 57:7, 64:23, 73:5, 84:4, 100:15, 112:1, 112:2, 112:17, 127:25, 134:8, 153:22, 167:24, 171:12, 220:19, 233:12, 234:7, 259:6, 270:19, 276:14, 296:9, 299:19 trying 28:11, 28:20, 28:24, 41:2, 41:9, 41:18, 53:8, 53:13, 54:5, 55:1, 55:8, 60:21, 70:18, 107:12, 118:5, 127:23, 140:6, 153:23, 155:12, 179:9, 179:15, 179:18, 181:9, 184:19, 184:22, 185:12, 185:21, 202:7, 210:8, 216:13, 238:22, 241:4, 244:4, 246:25, 250:2, 258:12, 270:15, 276:16, 281:20, 282:18, 282:19 tudio 122:17 turkey 193:6 turn 12:8, 27:9, 27:12, 27:25, 41:12, 58:7, 82:23, 128:6,</p>	<p>133:23, 254:23, 254:24, 255:8, 255:10, 257:14, 266:15, 269:19, 274:6 turnaround 97:13 turned 63:20, 200:24, 203:6, 235:2, 249:10, 279:4 turnover 272:14, 274:4, 274:5, 274:10, 278:23, 279:10 twice 68:4, 71:11, 72:2, 115:20, 117:19, 118:8, 118:18, 127:4, 252:7 twin 199:19, 203:3 twisted 61:21 two-car 211:13, 287:16 type 20:8, 120:14, 139:22, 154:19, 264:1 types 231:4 typewriting 302:7 typical 10:8, 10:11 typically 10:1, 14:25, 15:3, 104:11, 104:15, 110:20, 138:9, 147:15, 161:14, 290:5</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>uber 56:10 uberling 57:4</p>	<p>ubers 190:17 uh-huh 177:10, 179:6, 179:12 unable 57:9 unaware 56:3, 277:25 uncomfortable 89:24, 275:5 under 13:3, 13:21, 13:25, 24:8, 86:7, 89:17, 92:9, 92:10, 166:24, 189:14, 222:16, 222:25, 223:4 underneath 177:7, 243:7, 261:7 underscore 237:17 understand 18:12, 18:16, 19:15, 19:23, 20:4, 20:13, 21:2, 22:6, 23:13, 26:15, 42:4, 75:5, 75:13, 81:14, 91:4, 118:5, 119:10, 155:13, 167:4, 177:16, 185:12, 185:21, 186:2, 228:22, 245:5, 245:9, 282:20, 289:10 understanding 20:5, 53:15, 54:5, 59:7, 62:11, 62:14, 65:19, 105:24, 107:9, 107:16, 138:8, 257:12, 258:16 understood 31:24, 49:2,</p>	<p>182:8 unexpected 103:9 unfortunate 275:3, 275:4 unfortunately 102:14, 142:23, 149:8 unidentified 12:16, 70:19, 70:21 unit 20:21, 83:21, 84:20, 87:15, 106:19, 107:4, 107:18, 155:25, 249:9, 249:10, 249:11, 249:16, 250:12, 250:14 units 90:7, 262:13 unless 22:8, 44:20, 93:16, 181:19, 189:7, 189:8, 244:14 unloading 262:6, 264:4, 290:13 unmute 16:13 unpleasant 275:10, 279:18 unprofessional 63:10 unrelated 19:7, 164:7 unrestricted 285:1, 285:2 until 47:13, 60:21, 142:17, 158:9, 176:3, 204:5, 247:21, 267:5, 299:2 upholstered 49:4 upside 283:11</p>
--	---	---	--

<p>upstairs 160:11 upstate 260:23 use 9:14, 9:16, 9:23, 15:19, 19:6, 19:21, 20:22, 21:22, 26:1, 44:25, 45:25, 62:13, 92:17, 106:19, 147:3, 147:6, 147:13, 165:2, 183:1, 189:22, 189:23, 201:3, 201:17, 201:19, 220:23, 223:23, 228:9, 244:13, 281:20 user 23:16 uses 21:21 using 19:18, 23:4, 23:18, 27:16, 27:18, 63:1, 66:17, 70:24, 89:24, 138:3, 285:9 usually 44:22, 132:8, 137:22, 161:12, 161:18, 162:6, 162:7, 190:16, 216:6, 217:1, 217:6, 217:10, 272:3 utilized 286:3</p> <hr/> <p style="text-align: center;">v</p> <hr/> <p>vacant 77:6, 203:15, 226:16, 226:18, 226:21 validity 219:24</p>	<p>valley 197:12, 202:22 vans 261:14 variations 188:20 variety 157:15 various 9:15, 60:11, 129:11, 168:15, 171:20, 180:13, 260:22 vary 289:10 vaughn 3:39, 5:6, 27:8, 27:9, 27:15, 27:23, 29:6, 29:7, 29:17, 29:18, 29:25, 30:12, 32:15, 35:3, 37:4, 37:22, 38:3, 40:7, 40:20, 41:3, 146:18 vegetation 99:16 vehicle 58:25, 82:8, 109:12, 110:23, 110:25, 140:13, 140:19, 140:21, 140:22, 140:25, 147:2, 147:6, 149:23, 213:25, 218:6, 243:9, 243:13, 287:3, 287:5, 287:6, 287:7, 291:16 vehicles 8:3, 57:19, 59:14, 59:24, 77:11, 77:12, 81:14, 81:15, 81:16, 81:18, 94:23, 95:3,</p>	<p>95:4, 96:2, 96:3, 96:4, 96:5, 96:7, 96:11, 96:22, 96:24, 97:7, 97:11, 99:3, 110:20, 111:2, 111:3, 138:7, 138:9, 138:13, 146:25, 147:1, 147:6, 147:8, 147:21, 147:22, 147:25, 163:21, 164:21, 209:7, 220:4, 225:9, 225:16, 230:9, 241:11, 241:24, 242:14, 244:7, 244:14, 270:2, 291:21 verbally 86:23 veronica 7:2, 141:16, 197:1, 197:5, 197:15, 198:8, 202:18, 205:6 vested 72:24 vet 153:18, 292:20 vetted 153:15 video 71:7, 72:8, 72:15, 74:5 view 11:24, 76:7 vineyard 117:6, 192:2 violated 111:6, 249:7, 250:10, 250:22, 251:21 violation 19:25, 22:8 violations 252:1</p>	<p>virtually 1:12 visible 87:24, 88:6 visit 31:15, 65:21, 66:22, 117:19, 118:8, 126:24, 126:25, 129:23, 132:14, 149:19, 164:23, 209:15, 294:12 visited 30:23, 31:16, 32:22, 34:22, 39:17, 47:5, 48:8, 48:11, 48:13, 48:17, 49:5, 55:11, 67:13, 67:23, 68:5, 69:3, 77:22, 79:19, 98:20, 110:14, 114:21, 117:12, 119:5, 129:10, 129:18, 130:4, 130:19, 132:13, 132:17 visiting 118:20, 118:21, 118:24, 212:13 visitors 149:7, 150:25, 165:2 visualize 283:14 voice 29:8 volume 270:1, 272:12 vote 148:2, 169:20, 169:23 voter 17:22, 169:18, 170:2 votes 23:22</p>
--	---	--	---

Transcript of Hearing
 Conducted on December 19, 2025

<p>voting 148:7</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>wait 22:18, 41:17, 152:9, 176:3, 221:18, 241:17, 256:14, 261:21</p> <p>waiting 141:10, 250:23, 263:10, 292:20, 297:14</p> <p>waiver 22:4</p> <p>walk 25:9, 143:21, 145:13, 145:22, 145:25, 158:9, 209:20, 210:12, 210:19, 210:20, 210:21, 210:22, 211:21, 234:20, 245:24, 261:18, 276:6, 280:9</p> <p>walked 142:18, 269:20</p> <p>walking 60:25, 210:20, 265:8, 268:12, 269:10, 269:11, 276:5, 276:9, 276:12</p> <p>walks 47:17, 210:24</p> <p>wandered 271:17</p> <p>wanes 278:14</p> <p>wanted 10:19, 18:23, 21:1, 22:16, 34:13, 37:5, 37:11, 52:1, 101:16, 106:3, 108:18, 127:5, 127:7, 133:4, 141:12, 145:15,</p>	<p>206:15, 207:12, 215:1, 227:12, 227:23, 236:2, 237:20, 257:13, 260:1</p> <p>wanting 131:1, 294:17</p> <p>wants 18:2, 41:6, 75:6, 181:19, 219:3, 219:4, 236:5, 239:18, 255:9, 257:21, 258:22, 259:4, 273:7, 273:10</p> <p>warmer 79:22</p> <p>washington 3:29, 65:1, 228:3</p> <p>water 158:3</p> <p>waxes 278:14</p> <p>way 16:14, 18:2, 54:2, 88:2, 88:14, 91:13, 97:4, 109:2, 151:10, 155:6, 167:5, 175:12, 175:19, 179:9, 188:15, 211:1, 212:15, 215:16, 219:2, 229:20, 237:21, 240:22, 240:23, 243:19, 255:1, 262:8, 276:13, 280:7, 285:3, 285:10, 293:25, 297:5</p> <p>we'll 17:7, 18:18, 26:3, 28:23, 32:6, 39:18, 42:21, 45:10, 64:23, 75:21, 90:25, 102:10,</p>	<p>111:23, 112:19, 113:18, 128:1, 134:8, 134:10, 135:16, 135:24, 135:25, 181:11, 201:6, 254:3, 256:22, 256:23, 258:19, 258:20, 263:16, 299:1, 299:23, 300:5, 300:7</p> <p>we're 9:15, 11:11, 12:13, 15:1, 15:5, 17:13, 19:12, 29:10, 29:14, 30:13, 36:5, 47:1, 58:10, 68:3, 72:16, 76:2, 85:5, 85:12, 90:24, 92:17, 95:8, 95:9, 95:10, 99:4, 113:11, 114:20, 135:8, 155:14, 166:3, 174:2, 174:5, 206:22, 213:18, 225:23, 228:14, 238:22, 242:14, 243:22, 248:1, 253:17, 256:21, 277:15, 296:24, 299:20, 300:12</p> <p>we've 26:14, 67:5, 88:16, 90:18, 90:19, 151:24, 183:15, 187:9, 206:9, 238:15, 238:17, 239:11, 240:2, 246:8, 246:18, 252:22, 259:25, 267:8, 287:2, 287:4, 288:4</p> <p>weapon 269:18</p>	<p>weather 79:22</p> <p>weave 245:21</p> <p>weaving 246:6</p> <p>website 11:7, 11:9, 70:25, 73:22, 101:3, 115:15, 173:3, 183:23</p> <p>weedon 2:15, 302:3, 302:18</p> <p>weeds 172:7</p> <p>week 44:15, 44:19, 66:2, 123:19, 137:14, 144:12, 146:19, 157:25, 162:2, 189:1, 190:20, 193:1</p> <p>weekdays 68:11, 68:13, 68:14</p> <p>weekend 68:11, 68:13, 118:21, 118:22, 210:17, 298:14</p> <p>weekly 214:8</p> <p>weeks 48:18, 238:6, 269:10</p> <p>weigh 257:22, 260:14</p> <p>weight 71:17, 159:23</p> <p>weird 74:13, 279:18</p> <p>welcome 19:16, 41:6, 46:2, 111:14</p> <p>went 35:17, 70:9, 78:16, 120:21, 120:22, 121:5,</p>
--	---	--	---

<p>123:23, 124:9, 143:5, 143:19, 144:2, 150:19, 163:1, 171:1, 171:3, 171:7, 172:20, 183:3, 192:6, 193:6, 193:10, 227:20, 243:20, 243:21, 279:16 weren't 211:19 whatever 57:3, 61:9, 91:11, 134:17, 145:15, 157:9, 165:22, 174:12, 192:17, 273:11 whatever's 165:23 wheel 156:2, 156:3, 191:10 wheelchair 146:5, 191:10 wheels 243:8, 261:7 whenever 204:11 wherever 54:22 whether 19:5, 19:19, 19:20, 20:20, 23:4, 23:15, 23:18, 25:24, 25:25, 65:17, 88:6, 97:7, 105:17, 106:17, 170:13, 174:2, 174:3, 186:15, 227:12, 248:19, 251:1, 278:7, 278:10, 278:15 whichever 147:21, 226:20 whittier 260:6</p>	<p>whoever's 58:9 whole 88:22, 115:20, 142:16, 144:6, 151:2, 196:24, 275:9, 279:6, 288:15, 288:19 wi-fi 73:3 wide 241:7, 241:21 wider 156:11 widow 238:7 width 110:5, 240:20, 241:5, 241:17 widths 241:9, 241:13, 241:21 wife 213:19, 242:9, 252:16, 287:23, 290:5, 290:15 willingness 248:16 wilson 246:10, 246:15, 246:25, 254:8, 254:12, 254:18, 254:24, 254:25, 255:2, 255:11, 255:12, 255:16, 264:16, 270:16, 270:20 win 160:24 wisconsin 43:17 wish 20:14, 26:17, 40:21, 69:20, 111:14, 112:14, 134:19, 141:8, 174:8, 187:22, 188:4</p>	<p>within 34:7, 35:24, 63:2, 79:24, 86:14, 199:17, 209:7 without 71:18, 105:1, 105:22, 192:13, 216:19, 248:14, 283:8, 284:24, 285:13, 291:2 witness (es 302:5 witnesses 11:24, 26:22, 26:23, 28:9, 30:8, 42:1, 73:11, 75:19, 112:12, 127:22, 168:19, 177:24, 196:25, 248:3, 249:14, 250:6, 259:7, 270:13, 277:12, 292:12 woman 237:25 womble 3:27, 228:1 wonder 233:2 wonderful 16:19, 177:14, 189:16, 190:7, 191:17, 192:20, 277:14 woodfield 46:18 woods 114:3 word 78:14, 103:22, 149:2, 237:9, 293:9 words 9:8, 277:8, 295:21 work 16:2, 40:11,</p>	<p>43:18, 43:19, 44:19, 44:21, 56:5, 57:4, 61:19, 83:9, 110:25, 111:2, 124:19, 136:22, 136:25, 137:1, 139:22, 178:20, 193:19, 208:12, 216:21, 224:10, 228:3, 263:10, 287:5, 287:6, 287:7, 288:11, 299:12 worked 137:5, 246:12 working 43:20, 53:12, 63:17, 137:3, 137:20, 144:17, 193:18, 195:11, 201:6, 267:13 works 44:18, 53:20, 56:25 world 185:22 worried 168:7, 232:21 worries 210:5 worry 150:10, 276:3 worst 266:13 worth 61:16, 99:25, 100:20, 165:20 wouldn't 145:11, 164:22, 183:1, 199:23, 216:2, 226:16, 231:8, 231:11, 232:4, 268:19 write 15:25, 192:2 writing 86:22, 281:13</p>
--	--	---	--

Transcript of Hearing
 Conducted on December 19, 2025

<p>written 104:21, 108:1, 157:17</p> <p>wrong 12:13, 91:5, 173:22, 176:10, 180:25, 207:8, 222:16, 222:25, 255:21</p> <p>wrote 15:23, 145:24</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>yahoo 136:16, 136:17</p> <p>yard 211:4, 211:5, 211:6, 263:4, 296:19</p> <p>year 14:8, 19:14, 68:2, 79:24, 80:16, 115:20, 117:2, 117:20, 117:25, 118:4, 118:8, 118:18, 119:6, 119:8, 119:9, 119:19, 120:23, 121:9, 125:13, 131:5, 131:12, 132:4, 132:15, 140:17, 148:22, 152:13, 158:1, 162:3, 166:13, 167:13, 167:15, 168:16, 169:3, 169:7, 169:11, 170:21, 171:6, 171:15, 171:17, 172:22, 174:23, 177:8, 179:5, 180:6, 182:13, 189:14, 191:12, 191:18, 199:17, 199:18, 204:18, 204:22, 204:23, 204:24, 208:8, 209:12,</p>	<p>212:20, 212:21, 212:24, 213:1, 264:23, 267:10, 268:1, 268:6, 268:9, 268:10, 274:23, 275:5, 277:5, 278:14</p> <p>year's 152:18, 152:20</p> <p>years 16:24, 24:4, 24:20, 30:20, 31:2, 31:6, 31:14, 33:8, 33:12, 33:16, 33:17, 33:19, 34:6, 34:16, 35:14, 35:20, 35:24, 39:18, 43:13, 43:14, 44:5, 44:7, 46:24, 47:10, 47:25, 52:21, 52:25, 58:19, 61:17, 65:12, 65:25, 66:4, 66:21, 67:25, 68:22, 71:9, 77:3, 77:4, 80:21, 80:25, 108:13, 114:18, 117:24, 118:9, 119:6, 129:3, 129:10, 129:22, 130:5, 130:20, 131:7, 132:4, 132:11, 137:4, 137:18, 139:15, 139:25, 143:5, 150:21, 152:3, 152:11, 153:6, 153:7, 155:7, 155:22, 157:5, 158:21, 164:11, 170:2, 170:25, 172:9, 199:12, 199:19, 200:25, 201:18, 201:22,</p>	<p>201:25, 203:1, 203:2, 203:12, 204:9, 208:4, 227:19, 233:19, 235:13, 238:2, 261:5, 261:14, 264:19, 264:24, 267:6, 270:14, 274:15, 274:17, 278:24, 279:17, 279:23, 288:5, 293:16, 293:24</p> <p>yes-or-no 224:17</p> <p>yogurt 42:18, 42:25</p> <p>young 246:2, 246:3, 246:20, 260:14, 275:7</p> <p>younger 280:14</p> <p>youngest 198:9, 198:11, 198:14, 198:15</p> <p>yourself 16:17, 28:15, 29:16, 36:7, 114:19, 135:3, 236:8, 279:12</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>zebra 42:25</p> <p>zip 122:19</p> <p>zoning 1:1, 3:3, 3:6, 19:25, 21:23, 22:8, 84:9, 84:13, 86:18, 87:3, 91:8, 104:21, 148:6, 214:18, 249:12, 256:12</p> <p>zoo 42:18</p> <p>zoom 50:7, 73:20,</p>	<p>73:21</p> <hr/> <p style="text-align: center;">\$</p> <hr/> <p>\$10,000 191:17, 191:18</p> <p>\$200,000 24:24</p> <p>\$300,000 24:24</p> <p>\$400,000 24:24</p> <p>\$692 148:21</p> <p>\$98 172:10</p> <hr/> <p style="text-align: center;">.</p> <hr/> <p>.1 13:25</p> <p>.2023 8:22</p> <p>.2025 8:17</p> <p>.3 21:18</p> <p>.703 293:3</p> <hr/> <p style="text-align: center;">0</p> <hr/> <p>00 112:7, 134:19, 226:7, 232:3, 253:9, 258:21, 300:6, 300:11</p> <p>01 136:1</p> <p>02 301:11</p> <p>02539 114:4</p> <p>03 1:5</p> <p>04 136:1</p> <p>05 135:25, 147:3</p> <p>07 8:3, 147:4</p>
---	--	---	---

Transcript of Hearing
Conducted on December 19, 2025

<p>07.27 8:22 08 8:6, 232:24</p> <hr style="width: 50%; margin: 0 auto;"/> <p style="text-align: center;">1</p> <hr style="width: 50%; margin: 0 auto;"/> <p>1 134:19, 135:25, 136:1, 142:14 1,300 114:16, 120:9 1,500 85:13, 95:13 10 5:3, 8:8, 8:11, 8:13, 30:19, 33:16, 33:17, 33:19, 34:7, 113:5, 118:22, 143:4, 150:4, 150:5, 150:7, 150:9, 151:2, 151:5, 157:21, 162:16, 162:21, 164:5, 164:8, 192:9, 194:8, 194:14, 194:15, 194:18, 196:10, 203:1, 208:19, 227:19, 232:3, 232:6, 232:9, 286:11 100 3:7 11 111:17, 143:4 114 6:7 116 6:8 12 8:16, 8:18, 8:21, 104:22, 135:7, 142:14, 214:15, 298:17, 298:23, 298:25, 299:2, 299:4, 299:6, 299:10,</p>	<p>299:12, 299:20, 299:21, 300:16, 301:2, 301:4, 301:8 12.09 8:17 120 6:9 123 6:11, 202:22 12300 197:11 125 6:12 126 6:13 129 6:15 13 5:4, 29:25, 108:13 130 6:16 137 6:18 139 6:19 14 146:15, 157:21, 215:11 140 6:20 1401 83:10 142 6:22 149 8:6 15 47:17, 48:8, 61:17, 113:5, 130:5, 130:20, 135:7, 143:17, 144:11, 147:4, 275:8 150 8:8, 8:12, 8:14 15313 197:13, 197:15</p>	<p>1555 3:23 157919 9:4 16 8:23, 142:15, 175:15, 176:24 166 6:23 176 8:23 18 203:5 183 6:24, 131:16, 131:20, 182:13 184 8:22 187 8:17 19 1:13, 5:5, 168:2, 168:11, 169:9, 169:10, 275:8, 286:11 1936 293:25 1950 24:17, 24:19 1970 238:3 198 7:3 1997 233:18</p> <hr style="width: 50%; margin: 0 auto;"/> <p style="text-align: center;">2</p> <hr style="width: 50%; margin: 0 auto;"/> <p>2 226:7 20 31:7, 33:10, 33:11, 33:18, 34:15, 34:16, 34:17, 34:19, 35:13, 47:17, 48:8, 65:12, 115:5, 117:3, 118:6, 118:7,</p>	<p>121:12, 157:1, 157:5, 200:24, 200:25, 203:6, 203:12, 212:20 200 3:8, 235:2 200,000 188:6, 188:16 2000 188:5 20006 3:29 2001 3:28 2002 43:16 2004 204:6 2005 204:6 2007 188:6, 188:16 2009 267:4 201 7:4 2011 267:5 2015 30:14 2016 157:2, 260:1, 260:12, 264:20, 267:7 2018 169:24 2019 17:18, 170:15 202 3:30, 7:5 2020 52:20 2021 152:17, 153:1, 153:6 2022 55:2, 56:17, 63:16, 117:3,</p>
---	---	---	---

Transcript of Hearing
 Conducted on December 19, 2025

117:12, 117:13, 117:15, 119:12, 119:14, 171:15 2023 14:7, 14:15, 15:6, 15:12, 17:19, 23:17, 23:19, 48:12, 49:6, 55:2, 65:20, 129:18, 129:22, 130:24, 131:2, 131:8, 131:20, 131:23, 132:1, 132:24, 133:3, 143:18, 144:11, 146:9, 146:12, 151:17, 166:9, 167:10, 183:24, 185:15, 187:1, 193:24, 244:3, 286:8 2024 14:15, 17:2, 17:16, 17:19, 80:1, 121:12, 132:21, 144:19, 146:1, 166:13, 169:1, 177:8, 177:13, 177:17, 187:17, 191:13, 192:10, 220:24, 221:4, 268:2 2025 1:13, 15:12, 67:24, 68:2, 68:6, 68:15, 80:1, 93:14, 121:12, 132:15, 208:9, 303:19 20781 76:17 20784 136:10 20814 3:22 20817 122:20, 207:23, 281:10	20850 3:9 20852 3:16 20854 52:10 20872 46:18 20878 197:12 212 7:7 214 8:19 21403 30:1 21742 128:17 22 153:6 222 7:8 223 15:6 23 132:4, 149:17, 150:14, 153:6, 288:5 24 94:2, 121:12, 121:13, 121:14, 132:4, 149:17, 149:18, 150:15, 153:6, 288:6 240 3:10 247 7:10 25 34:21, 35:12, 94:3, 115:5, 118:7, 121:12, 132:5, 150:15, 164:9 250 151:4 25744 46:17	26 1:5 2601 9:3, 101:4 267 7:15 27 162:16, 184:10, 194:14 278 7:16 28 233:18 282 7:18 29 5:7, 76:18, 128:17, 128:18 290 7:19 2926 20:15, 21:13, 92:9 296 7:21, 7:22 298 7:23 <hr style="border: 0.5px solid black;"/> <p style="text-align: center;">3</p> <hr style="border: 0.5px solid black;"/> 3 21:21, 232:24, 256:23, 256:25 3.3 21:18 3.7 13:21, 13:23, 13:25 30 212:20, 274:8, 293:16, 293:24, 298:15, 298:17, 299:21, 300:16, 301:8 300 209:7, 209:10 301 3:17, 3:23, 168:3	303 1:26 31 303:19 32 1:14, 5:8 320 168:3 324 128:16 326 122:23 33 164:9 3358 168:3 34 162:16, 162:17, 194:14 36 151:3, 151:5, 151:6 37 162:17 38 5:9 39 228:2 <hr style="border: 0.5px solid black;"/> <p style="text-align: center;">4</p> <hr style="border: 0.5px solid black;"/> 4 253:9, 300:11 40 5:7, 200:25 400 3:28 405 64:19, 64:25 4222 116:22, 142:3 4224 76:17 43 5:11, 256:25 434 167:21 45 134:14, 151:3,
--	--	---	---

Transcript of Hearing
 Conducted on December 19, 2025

<p>151:6, 151:11, 151:12, 191:13, 191:22 4519 3:30 455 3:17 4550 3:21 46 111:17 47 256:23 4734 3:17 48 5:13, 142:17 480 85:4, 95:14 49 5:14, 5:17 4th 195:6</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>5 112:7, 258:21, 300:6, 300:11, 301:11 50 129:3, 142:15, 151:3, 151:6, 151:7, 151:11, 162:17, 256:25, 290:14 500 150:9 51 300:11 56 5:15 59 21:21, 135:7 5th 295:11, 298:7</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>60 300:24</p>	<p>610414 1:25 6216 3:15 65 5:19 6660 3:10 67 5:20 69 5:21 6th 20:19, 103:1, 103:3, 103:14</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>7200 43:17 7411 136:9 760 3:21 76210 172:11 77 5:23 7700 259:16 7705 207:22 7707 281:9 7708 266:22 7709 16:25, 42:14, 50:1, 50:12, 52:22, 115:1, 122:19, 123:2, 142:3, 166:15, 188:21, 202:21, 238:16, 270:1, 276:22, 279:16, 289:12 7710 239:6 7713 237:5</p>	<p>7714 237:24 777 3:10 78 183:25, 184:9, 184:16 79 5:24, 184:24 7904 114:25</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>81 5:25 82 192:19 83 6:3 84 192:19 85 187:20 857 3:30 8th 298:15, 298:22, 298:25</p> <hr/> <p style="text-align: center;">9</p> <hr/> <p>9 1:14, 298:15, 298:17, 299:21, 300:16, 301:8 92 6:4 94 6:5 951 3:23 98 8:3 9th 168:1, 168:9, 168:12, 169:10, 169:11, 187:12, 299:9, 299:12</p> <hr/> <p style="text-align: center;">@</p> <hr/> <p>@gmail 197:14, 197:16,</p>	<p>281:19 @montgomerycount-ymd 83:13 @wbd-us 207:24</p>
--	--	---	---



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

Transcript of Hearing - Day 2

Date: January 12, 2026

Case: Caressa Bennet, et al. (Objection)

Planet Depos

Phone: 888.433.3767

Email: transcripts@planetdepos.com

www.planetdepos.com

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

OFFICE OF ZONING AND ADMINSTRATIVE HEARINGS
MONTGOMERY COUNTY GOVERNMENT

-----x
IN RE: CARESSA BENNET, ET AL. : Case No.
(OBJECTION), OTHER. : ADO 26-03

-----x
HEARING DAY 2
BEFORE THE HONORABLE LYNN ROBESON HANNAN
Conducted Virtually
Monday, January 12, 2026
9:36 a.m.

Job No.: 614003
Pages 1 - 150
Transcribed By: Jennifer Candela-Alvarez

1 Hearing Day 2, conducted virtually.

2

3

4

5

6

7

8

9

10

11

12 Pursuant to agreement, before

13 Matthew Weedon, Notary Public in and for the State

14 of North Carolina.

15

16

17

18

19

20

21

22

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

A P P E A R A N C E S

ON BEHALF OF THE OTHER, MONTGOMERY COUNTY
OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS:

JONY ALEXANDER GUISAO-OSPINA, ESQUIRE
MONTGOMERY COUNTY OFFICE OF
ZONING AND ADMINISTRATIVE HEARINGS
100 Maryland Avenue
County Office Building, Room 200
Rockville, MD 20850
(240) 777-6660

ON BEHALF OF THE OTHER, FLAVIA FAVALI:

GREG S. FRIEDMAN, ESQUIRE
THE LAW OFFICE OF GREG S. FRIEDMAN
6216 Mazwood Road
Rockville, MD 20852
(301) 455-4734

ON BEHALF OF THE OTHER, KENNETH E. MACK:

EVAN GOITEIN, ESQUIRE
GOITEIN | ROSA, LLC
4550 Montgomery Avenue, Suite 760N
Bethesda, MD 20814
(301) 951-1555

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

A P P E A R A N C E S (Continued)
ON BEHALF OF THE OTHER, CARESSA D. BENNET:
CARESSA D. BENNET, ESQUIRE
WOMBLE BOND DICKINSON (US) LLP
2001 K Street Northwest, Suite 400
Washington, D.C. 20006
(202) 857-4519
ALSO PRESENT:
Honorable Lynn Robeson Hannan, Presiding
Official
Flavia Favali, Applicant
Alex Finkel, Witness, Objector
Kenneth E Mack, Witness, Objector
Michael Bennet, Objector
Cara Bennet, Objector
Nancie Park, Community Resident
Suzanne Vaughn, Community Resident
Constance Sutter, Community Resident

1	C O N T E N T S	
2	OPENING STATEMENT	PAGE
3	By the Court	7
4	EXAMINATION OF ALEX FINKEL	PAGE
5	By Mr. Goitein	9
6	By Mr. Friedman	22
7	By the Court	35
8	EXAMINATION OF KENNETH E. MACK	PAGE
9	By Mr. Friedman	37
10	By Mr. Goitein	38
11	EXAMINATION OF CARESSA D. BENNET	PAGE
12	By Mr. Goitein	40
13	By Mr. Friedman	48
14	REBUTTAL EXAMINATION OF FLAVIA FAVALI	PAGE
15	By Mr. Friedman	56
16	By the Court	113
17	By Mr. Goitein	126
18	By Ms. Bennet	136
19		
20	E X H I B I T S	
21	(Retained by the Court.)	
22	HEARING EXHIBIT	

1	C O N T E N T S (Continued)	
2	Exhibit 7 Parking Pictures	**
3	Exhibit 10G Photographs of Parked Vehicles	66
4	Exhibit 12 Documents Submitted by	
5	Caressa D. Bennet	45
6	Exhibit 12H Photos of Flavia's Two Homes	
7	Showing Proximity	45
8	Exhibit 23 Documents Submitted by	
9	Flavia Favali	73
10	Exhibit 26 Documents Submitted by	
11	Flavia Favali	135
12	Exhibit 27 Invoice	68

13
14
15
16
17
18
19
20
21
22

1 PROCEEDINGS

2 THE COURT: I'm calling the case of ADO
3 26-03, objection to the license -- ADU license of
4 -- filed by Ms. Flavia Favali for 7709 Oldchester
5 Road. A couple of notes from last time. I'm going
6 to take official notice, unless I hear an
7 objection, of the record and transcripts or the
8 transcripts of the prior two cases. I -- one, I
9 think, was ADO 25-02, and I don't have the number,
10 offhand, of the first application she filed.

11 Does anyone have an objection to doing
12 that?

13 MR. GOITEIN: No objection from
14 Mr. Mack. And the first application was ADO 2306
15 -- 23-06.

16 MS. BENNET: No objection from
17 Caressa Bennet.

18 THE COURT: Mr. Friedman?

19 MR. FRIEDMAN: No objection, ma'am.

20 THE COURT: Now one thing. We don't
21 have, I don't think, that many witnesses today.
22 Hopefully only one, maybe two, Ms. Favali.

1 But, Mr. Friedman, it would save us all
2 a lot of time -- I reread the transcript, and I
3 noticed that in your cross-examination you would
4 decide a fact even though you had no firsthand
5 knowledge of the fact. For instance, the house on
6 Kennedy Street wasn't occupied, and then you would
7 continue to ask the witness on that, and it took a
8 lot of time. So I'd appreciate it -- to the extent
9 where you apologized off the record. So I would
10 appreciate it if you could refrain from doing that
11 during this hearing so we can get through --

12 MR. FRIEDMAN: Yeah.

13 THE COURT: -- the case. All right.

14 MR. FRIEDMAN: I'll do my best.

15 THE COURT: With that, we have, I think,
16 Mr. Mack, first.

17 MR. GOITEIN: Mr. Mack testified at the
18 last -- on December 19th, and I think he was done.
19 I think that -- the whole purpose for resuming this
20 hearing, I think, was so that Mr. Finkel could
21 testify because he --

22 THE COURT: That was it. And the next-

1 door -- okay.

2 MR. GOITEIN: Right. The next-door
3 neighbor because he was here but I think had to
4 leave at, like, three o'clock on that Friday --

5 THE COURT: Yeah.

6 MR. GOITEIN: -- the 19th.

7 THE COURT: Yes. Thank you,
8 Mr. Goitein.

9 Mr. Finkel, would you please raise it --
10 unmute your mic, and raise your right hand. Thank
11 you.

12 ALEX FINKEL,
13 being first duly sworn or affirmed to testify to
14 the truth, the whole truth, and nothing but the
15 truth, was examined and testified as follows:

16 THE COURT: Okay. Go ahead. I don't
17 know -- Mr. Goitein, are you asking questions, or
18 do you just want Mr. Finkel to testify?

19 MR. GOITEIN: I can ask him some
20 questions if that -- if that makes it more
21 efficient.

22 DIRECT EXAMINATION

1 BY MR. GOITEIN:

2 Q Mr. Finkel, where do you live?

3 A 7711 Oldchester Road.

4 Q Okay. Where is that located in relation
5 to the property at issue here?

6 THE COURT: Oh, can I get -- I'm sorry.
7 Can I get your email address for the record.

8 THE WITNESS: Yep. It is Alexandre, A-
9 L-E-X-A-N-D-R-E, Finkel, F-I-N-K-E-L@gmail.com all
10 together.

11 THE COURT: Thank you. Go ahead,
12 Mr. Goitein.

13 MR. GOITEIN: Thank you.

14 Q Okay. Mr. Finkel, where do you live in
15 relation to the property at issue here which is the
16 7709 Oldchester property?

17 A So looking at the house -- looking at
18 7709, I live to the left of the house directly next
19 door.

20 Q Okay. How long have you lived there?

21 A Fifteen years.

22 Q Okay. In the past year, how many times

1 have you seen Ms. Favali?

2 A I would say anywhere from three to five
3 times over the last year.

4 Q And do you recall what you saw her doing
5 during those three to five times?

6 A A couple -- primarily outside her house
7 on her -- in her driveway. The last couple of
8 times I saw her is when she was doing some work on
9 her front yard, which there's still some questions
10 as to what exactly the work was done, if it's a
11 parking -- if it's the creation of another parking
12 spot or something else, but she was putting gravel
13 in her -- on the front yard.

14 Q When was that? Do you remember?

15 A I want to say sometime in, I think,
16 October-November timeframe.

17 Q Okay. And how does that compare to the
18 other neighbors that you have?

19 A Yeah. So, I mean, I see -- I see Ken --
20 I think Ken and his kids every day. I see
21 Dave Goodfriend.

22 THE COURT: And is Dave -- Ken Ken Mack?

1 THE WITNESS: Yes. Sorry. Thank you.
2 Yeah.

3 THE COURT: And Dave is Dave Chap [sic]?

4 THE WITNESS: Yep. Yeah. Yeah. So --
5 sorry. Thank you. I'll explain. So I see
6 Ken Mack pretty much every day. Ken Mack lives
7 directly across from Flavia and pretty much
8 directly across from me. I see Dan Chappell and
9 his whole family every day. I see David Goodfriend
10 and Sue, his wife, every day. I see Ms. Bennet
11 once a week and, you know, fairly -- I -- fairly
12 consistent. It's a pretty, you know, it's a pretty
13 open neighborhood. You know, we see each other
14 walking dogs, going to school. And I understand
15 that there's, you know, different -- you know,
16 people live different lives and different patterns
17 and have different, you know responsibilities, but
18 over the last 15 years, the neighbor that I've seen
19 the least is Ms. Favali, especially over the last
20 -- I would say probably the last five years I have
21 not seen her in the property.

22 Q Have you -- based on what you just

1 described, do you believe she lives in the
2 property?

3 A I cannot say with confidence that she
4 lives in the property. No.

5 Q Have you noticed any change --

6 MR. FRIEDMAN: I object to that
7 question, please. What he believes, what he
8 speculates is not admissible. He can speak to
9 facts.

10 A I do not think -- I do not think
11 Ms. Favali lives in the property.

12 MR. FRIEDMAN: I -- once again, I
13 object.

14 THE COURT: Okay. Mr. Friedman,
15 overruled because you had numerous witnesses who
16 had only been there a couple of days continue to
17 assert that this was her primary residence. So
18 this is --

19 MR. FRIEDMAN: But they testified to
20 facts. Excuse me. But they testified to facts.

21 THE COURT: They did not. They
22 testified --

1 THE WITNESS: I am testifying to the
2 fact that she doesn't live there.

3 THE COURT: -- that she was there when
4 they were there. I reviewed the transcript in
5 detail.

6 Go ahead, Mr. Finkel.

7 BY MR. GOITEIN:

8 Q And, Mr. Finkel, have you noticed any
9 change in Ms. Favali's status with respect to that
10 property in the past year?

11 A I have not.

12 Q Now you said you live right next to her;
13 right?

14 A Yeah.

15 Q Okay. Can you describe for the hearing
16 examiner the on-street parking situation that
17 surrounds the area in front of your house and her
18 house and her property?

19 A Yeah. So I think -- sorry. The -- she
20 has a circular driveway. There's usually three
21 cars parked in the circular driveway with an
22 overspill of parking on the street. So there's

1 usually a car on the street -- that's parked on the
2 street. There's another car, one or two cars, that
3 are parked on the other side of the street.

4 THE COURT: Wait. I'm sorry. Can you
5 -- I'm trying to write this down.

6 THE WITNESS: Sorry.

7 THE COURT: Can you go through that one
8 more time.

9 THE WITNESS: Yeah. So --

10 THE COURT: No. Just go a little slower
11 for me.

12 THE WITNESS: Yeah. Yeah. My
13 apologies. So Ms. Favali has -- it's a -- she has
14 a circular driveway --

15 THE COURT: Right.

16 THE WITNESS: -- in her -- on her -- on
17 her our property. There's usually three vehicles
18 parked in that circular driveway. There's almost
19 always another car that is parked in front of her
20 house on the street. So one side of the street.
21 On the other side of the street, I'm not sure whose
22 vehicles those are, but in front of Mr. Mack's

1 house and then the door -- and then the house next
2 door, there's also vehicles parked on the street.
3 So from a -- from a vehicle flow perspective, it's
4 a -- it's a two-lane road, and then we have cars
5 parked on both side of the street which becomes a
6 little bit of a -- it becomes a bottleneck from a
7 traffic perspective, especially in the mornings.
8 Right?

9 Some of these vehicles leave in the
10 afternoon but then come back at night. But in the
11 morning, when traffic around here picks up, it
12 becomes a little bit of an issue. That's
13 particularly when school busses come through the
14 street. There's probably five or six school busses
15 that drive up and down the street picking up kids.
16 So that becomes an issue. And then there's also
17 issues on Thursdays when we have garbage collection
18 and garbage pickup.

19 And there are several instances where
20 garbage trucks are actually blocked from moving --
21 freely moving up and down the street because of,
22 you know, just parking, you know, parking

1 situations around, you know, the three or four
2 homes in the area.

3 Q The cars that you just described parking
4 in the 7709 driveway and then in front of the house
5 and then on the other side -- are those all cars
6 that you associate with that property -- 7709?

7 A I think so. I think there's one car
8 that is parked on the other side of the street that
9 I'm not sure it's from that property, but every
10 other car is from that property.

11 Q Are you familiar with the cars that your
12 other neighbors drive?

13 A I'm not. I mean, not -- yeah. I mean,
14 it's --

15 Q All right. Do you recall an incident in
16 early December in which the police came to 7709?

17 A Yes.

18 Q Okay. Tell us what happened.

19 A So I think it was first week in
20 December. I was home doing some -- working from
21 here. I saw significant police activity, a bunch
22 of cars pulling up to 7709. I went outside just

1 to, you know, just to see what was happening.

2 There was four police cars, one parked
3 in front of my house, two parked in front of 7709,
4 and then another one down the street. Four police
5 officers left their car, went up to 7709, and just
6 banged on the door. I went back inside and waited
7 until sort of -- you know, waited until the
8 situation calmed down.

9 Then I saw -- went outside. I saw
10 Mr. Mack was outside. Just checked in on him. I
11 said, you know, is everything okay? Did you see
12 anything?

13 And he said, No. Just looking to make
14 sure everything is fine as well. We both went back
15 inside.

16 Then the police officer -- I saw, as I
17 was walking back up, there was four police officers
18 interrogating one of the -- one of the tenants that
19 lives in that house. Then went back inside. About
20 ten minutes later, I see the police officer walking
21 to his car, and I just went back out and just said,
22 you know, is everything okay? I live next door. I

1 just want to make sure everything is okay. And he
2 said, yeah.

3 There was a distress call from the -- I
4 don't know if it was the -- I don't know who did
5 it. I don't know if it was the person that they
6 were interrogating or someone in the house, but
7 they said it was a distress call from the house,
8 and they were taking one of the individuals in the
9 house to the hospital for a psychiatric hold, and
10 that's all he could share with me.

11 Q Did you see Ms. Favali at all during
12 that incident?

13 A I did not.

14 MR. GOITEIN: All right. Thank you,
15 Mr. Finkel. I don't have any other questions for
16 you.

17 THE WITNESS: Okay. Can I just say --
18 can I just say one last thing?

19 MR. GOITEIN: Sure.

20 THE COURT: Yes. Go ahead.

21 MR. FRIEDMAN: No objection.

22 THE WITNESS: Sorry? Go ahead. I --

1 that's fine. I'm okay.

2 THE COURT: No. No. If you need --
3 want to say it, say it.

4 THE WITNESS: So I was just --

5 THE COURT: Now's the time.

6 THE WITNESS: I'm sorry?

7 THE COURT: This is the time to say what
8 --

9 THE WITNESS: Yeah.

10 THE COURT: -- you want to say.

11 THE WITNESS: I was just -- Ms. Favali
12 had made several comments around having
13 accessibility -- wheelchair accessibility. One of
14 the primary reasons as to why she wants to have the
15 ADU is that she wanted to have wheelchair
16 accessibility into her property. In around 2012,
17 2013, Ms. Favali built two entrance -- two side
18 entrances to her home, and at the time I asked
19 Ms. Favali as to why she was doing that -- what's
20 the purpose -- what -- you know, to build those two
21 -- those two side entrances to her house.

22 And she specifically told me that the

1 reason as to why she was doing that was because she
2 wanted to have wheelchair accessibility for herself
3 into her house. These two rooms were built. She
4 never occupied those rooms. She never -- and she
5 listed those rooms on Airbnb the minute that they
6 were -- that they were finished.

7 So it just feels like the story
8 continues to repeat itself with Ms. Favali in terms
9 of reasonings as to why she wants to build some of
10 these -- either additional dwellings or different
11 entrances, because she wants to take care of
12 herself and have access to her home, but she does
13 have, you know, those two side entrances to her
14 home that are wheelchair accessible and has never
15 taken residency into those -- into those
16 properties.

17 So I just wanted to come on record and
18 state that about ten years ago, 12 years ago, this
19 is what she said she was going to do and completely
20 disregarded or didn't follow through as to the
21 reasons why she was building those rooms. So just
22 wanted to add that to my testimony as well.

1 THE COURT: Okay.

2 THE WITNESS: Thank you.

3 THE COURT: Any cross-examination,
4 Mr. Friedman?

5 MR. FRIEDMAN: Yes, ma'am.

6 CROSS-EXAMINATION

7 BY MR. FRIEDMAN:

8 Q Mr. Finkel, thank you for your
9 testimony. Were you aware that she had a fractured
10 shoulder at the time, and that is why she built --
11 needed that handicapped access to get into the
12 house?

13 A I'm not aware that she had a fractured
14 shoulder. At the time she didn't appear to have a
15 fractured shoulder at the time. She seemed
16 perfectly healthy to me, walking up and down and
17 doing a ton of work in her house, outside of her
18 house, cleaning up, lifting things. So did not
19 appear to have any fractured shoulders or anything
20 related to an injury that she couldn't do work in
21 her house.

22 Q Well, clearly, during the time that she

1 would have a fractured shoulder, she wouldn't be
2 able to work outside her house, would she?

3 THE COURT: Well --

4 A That's my point. That's exactly my
5 point.

6 THE COURT: -- that's speculation,
7 Mr. Friedman,

8 MR. FRIEDMAN: Well, he's been
9 speculating a lot, ma'am.

10 THE COURT: We're too far down this
11 road.

12 MR. FRIEDMAN: Okay.

13 BY MR. FRIEDMAN:

14 Q You --

15 THE COURT: I do have a question,
16 though. That raises a question for me. How -- you
17 said you had this conversation ten years ago?

18 THE WITNESS: Correct.

19 THE COURT: Okay. Go ahead,
20 Mr. Friedman.

21 MR. FRIEDMAN: Thank you.

22 Q You built the -- your house; is that

1 correct, Mr. Finkel?

2 A That's correct.

3 Q And at that time Ms. Favali provided you
4 with electricity and water service until you were
5 able to hook up to public utilities; is that
6 correct?

7 A I do not believe that's the case.

8 Q Okay.

9 A There was a house here with electricity
10 and water, and we just tapped into the -- into the
11 previous home that was here.

12 Q You talked about vehicles on the street.
13 Do you ever park a vehicle on the street?

14 A I do not.

15 Q Do your guests park vehicles on the
16 street?

17 A If I have more than three vehicles in my
18 house, they park on the street, yes, sir.

19 Q When contractors come to your house, do
20 they park on the street?

21 A No, sir.

22 Q They don't?

1 A They do not.

2 Q And isn't it true that Mr. Mack had a
3 car parked on the street for most of the last year,
4 which reportedly was for sale, although he still
5 owns that vehicle?

6 A I do not see that vehicle. I do not see
7 a for sale sign on the vehicle.

8 MR. MACK: No. We sold that vehicle.
9 We've sold it now.

10 THE COURT: Okay.

11 THE WITNESS: Okay. But --

12 THE COURT: You have to -- just a
13 second, Mr. Mack. I'm going to let you come back
14 and correct it. You can't just jump in. Okay? So
15 you can testify in a minute about that vehicle.

16 MR. MACK: I apologize. Yeah. Okay.

17 BY MR. FRIEDMAN:

18 Q All right. You talked about the
19 circular driveway in front of Ms. Favali's house.
20 Isn't it true that she also has a straight driveway
21 to the right of that? The opposite side of the
22 house from yours.

1 A That's correct.

2 Q So she's got off-street parking for five
3 cars; is that correct?

4 A I don't -- I see off-street parking for
5 maybe four cars.

6 Q You don't think there's room for two
7 cars on that driveway that goes all the way to the
8 back of her house?

9 A I've never been there, and I've never
10 seen two cars parked there.

11 Q But do -- is it capable of holding two
12 cars?

13 A I am not -- I am -- I am not capable of
14 making that distinction.

15 Q I see. So the house next door to yours
16 you haven't really paid attention to?

17 A That's not what I said.

18 Q Well, is the driveway that goes from the
19 street to the back of her house capable of holding
20 two cars?

21 A I have never been there, and I don't
22 know.

1 THE COURT: (Crosstalk). Just a second.
2 Stop talking.

3 Mr. Friedman, you'd asked that three
4 times. I'm not going to let you keep doing this.

5 MR. FRIEDMAN: Okay. Thank you, ma'am.

6 Q You also speculated over whether -- what
7 she has called a patio under construction, you said
8 might be a parking pad. Would that allow another
9 car to come off the street onto her property, if
10 that were a parking pad, as you speculated?

11 A I think the space is big enough for a
12 car to pull up to it. Yes.

13 Q So that would be to the benefit of those
14 who want less cars on the street, wouldn't it?

15 A If it's a -- if it's a legal parking
16 spot, sure.

17 Q Okay.

18 THE COURT: Well, wait a minute. Would
19 it? Because somebody might park -- it doesn't add
20 anything because somebody can't box it in. I don't
21 see how that works.

22 MR. FRIEDMAN: It would -- it wouldn't

1 be boxed in, ma'am. It -- the --

2 THE COURT: You're testifying -- you're
3 testifying Mr. Friedman. I'm asking Mr. Finkel.

4 MR. FRIEDMAN: Well, you did too. I'm
5 sorry. I thought you were testifying also when you
6 said that would --

7 THE COURT: No. I'm asking him a
8 question. I said, I don't see how that would work.
9 Wouldn't it box a car in? If you had a car, you
10 couldn't have an extra space. I don't see
11 physically how the parking pad would benefit
12 because wouldn't it box -- you can check the
13 transcript. Let's have the court reporter play it
14 back because it was a question.

15 Do you want to have the court reporter
16 play it back?

17 MR. FRIEDMAN: I'm --

18 THE COURT: I said I don't understand.
19 Explain to me how this would work. Wouldn't it box
20 it in?

21 MR. FRIEDMAN: May I respond to that?

22 THE COURT: Yeah.

1 MR. FRIEDMAN: Okay. One could pull
2 right off the street onto that circle.

3 THE COURT: No. Not you. You're not
4 under oath. I want him to do it. Why would I ask
5 you?

6 MR. FRIEDMAN: Well, I'm --

7 THE COURT: I'm asking him.

8 MR. FRIEDMAN: -- I'm sorry. I asked if
9 I could respond, and you said yes. I apologize if
10 I misunderstood.

11 THE COURT: Well, what -- I don't want
12 you testifying. I want him to answer.

13 MR. FRIEDMAN: Okay.

14 THE COURT: So --

15 MR. FRIEDMAN: Well, let me ask -- let
16 me ask the question.

17 THE COURT: Stop. No.

18 Is there a way that that could add an
19 additional -- first of all, why are we -- we don't
20 even know -- do we know that this -- what do you
21 know about this space?

22 THE WITNESS: Are you asking me?

1 THE COURT: Yes.

2 THE WITNESS: Okay. All right. I don't
3 know much about the space. It was a -- it was an
4 area with some leaves or grass or whatever it was
5 one day. The next day they were pouring some
6 concrete and gravel and making, you know. So we --
7 I don't know what the -- I don't know what the use
8 of it was or is or the intended use of the space --
9 of the space is.

10 THE COURT: If that space --

11 THE WITNESS: Yes.

12 THE COURT: -- were a parking place,
13 which --

14 THE WITNESS: Sure.

15 THE COURT: -- Ms. Favali said it is not
16 --

17 THE WITNESS: Yeah.

18 THE COURT: But I assume -- I don't even
19 know why we're getting into it, because Ms. Favali
20 already said it isn't, but I'll ask you because
21 that was the question. If a car tried to park in
22 there, wouldn't -- couldn't another car block it

1 in? Would it add a space to the site?

2 THE WITNESS: It would add a space to
3 the site, but it's like there's regulations on
4 driveways and parking regulations in every house.
5 This is me putting a car in the middle of my front
6 yard. That's basically what she built. So --

7 THE COURT: So would it be a pull-in
8 space? Is that what you're saying?

9 THE WITNESS: So if you -- if you think
10 of a circular driveway like this, right -- so a
11 circular driveway.

12 THE COURT: Yeah.

13 THE WITNESS: There's two exits.

14 THE COURT: Right.

15 THE WITNESS: She put -- there is a
16 space in the middle of that circular driveway with
17 gravel in it.

18 THE COURT: A car can pull in it too?

19 THE WITNESS: That it can pull into --

20 THE COURT: And then back out --

21 THE WITNESS: -- parallel park into or
22 whatever, but it's literally in the middle of the

1 yard.

2 THE COURT: But I -- but I still don't
3 see how that would add a -- is this cleared space
4 big enough for two cars, do you think?

5 THE WITNESS: It's not big enough for
6 two cars. It's -- it is a -- it is a -- it's a --
7 it's a square gravel in the middle of her yard.
8 I'm not really sure what the intended use is.

9 THE COURT: Now I'm asking you,
10 Mr. Friedman, why are we talking about this?

11 MR. FRIEDMAN: Only because Mr. Finkel
12 testified about it.

13 THE COURT: Okay.

14 MR. FRIEDMAN: Okay.

15 THE COURT: Go ahead.

16 BY MR. FRIEDMAN:

17 Q All right. So you and some of the other
18 neighbors have testified to traffic on the street,
19 sir. Do you -- do you -- isn't it true that you
20 have a basketball hoop set up so that your children
21 play on the street in order to use that basketball
22 hoop? It's on the curb facing the street; is that

1 correct?

2 A That's correct.

3 Q And, in fact, Mr. Chappell, on the other
4 side of Ms. Favali's house, also has a basketball
5 hoop right out on the curb facing out to the
6 street; is that correct?

7 A That's correct.

8 Q Okay. And you let your children play
9 there; is that correct?

10 A I let my -- I supervise my children
11 playing there because of traffic. Yes.

12 Q You testified that there's been
13 obviously very little interaction between you and
14 Ms. Favali. If you knew that your neighbors were
15 cooperating with each other in, for lack of a
16 better word, a crusade against her accessory
17 dwelling unit that's been going on for three years,
18 would you be interacting with those neighbors?

19 MR. GOITEIN: Objection.

20 THE COURT: Basis?

21 MR. GOITEIN: There's no -- there's no
22 basis for his question that there's a crusade going

1 on. It wasn't even a question at all. It was
2 which --

3 THE COURT: Rephrase that question, Mr.
4 --

5 MR. FRIEDMAN: Let me --

6 THE COURT: Rephrase it.

7 MR. FRIEDMAN: -- let me substitute
8 cooperative effort in lieu of the word crusade.

9 THE COURT: Okay. Go ahead.

10 THE WITNESS: So what's the question?

11 BY MR. FRIEDMAN:

12 Q My question is if you knew that your
13 neighbors had organized and were working together
14 to defeat what one wants to do with one's property
15 and that this has been going on for three years,
16 would you go out of your way to interact with those
17 neighbors?

18 A If I see these neighbors on the street,
19 absolutely I would have a conversation with them.
20 Ms. Favali and I have seen each other for 15 years.
21 Ms. Favali and I have had multiple conversations
22 together. I have absolutely no animosity towards

1 Ms. Favali. This is not a question about how I
2 would interact or engage with Ms. Favali based on
3 what she's trying to do. That's not the person
4 that I am.

5 MR. FRIEDMAN: Okay. Thank you. I have
6 nothing further of the witness.

7 THE WITNESS: Okay.

8 THE COURT: How full -- at the peak
9 times, how full is the on-street parking?

10 THE WITNESS: I would say -- I would say
11 two vehicles on each side.

12 THE COURT: At peak time. At peak time.
13 At peak time.

14 THE WITNESS: Yeah. So peak time in
15 here is mornings and at night. Right? Some of
16 these vehicles vacate. So I would say there's two
17 vehicles on either side of the street. So there's
18 four vehicles in -- within the -- within the
19 property line. So two on one side and two on the
20 other.

21 THE COURT: How about in front of your
22 property?

1 THE WITNESS: In front of my property,
2 probably one vehicle in front of my property. So
3 --

4 THE COURT: Okay. All right.

5 Mr. Friedman, you get a question. I
6 asked that after you had finished cross. You get a
7 question based on those answers if you wish -- if
8 you wish.

9 MR. FRIEDMAN: I don't see any reason to
10 pursue it. Thank you.

11 THE COURT: Mr. Goitein, do you have any
12 redirect?

13 MR. GOITEIN: Not redirect for this
14 witness.

15 THE COURT: Okay. Thank you,
16 Mr. Finkel, and thank you for coming back.

17 THE WITNESS: Thank you very much.

18 THE COURT: You may be excused.

19 THE WITNESS: Thank you.

20 THE COURT: Mr. Mack, I think you wanted
21 to testify about something.

22 MR. MACK: I just wanted to correct

1 (crosstalk) --

2 THE COURT: Hold on one second. You're
3 still under oath. Go ahead.

4 KENNETH MACK,
5 being previously duly sworn or affirmed to testify
6 to the truth, the whole truth, and nothing but the
7 truth, was examined and testified as follows:

8 MR. MACK: I just wanted to correct we
9 did sell the vehicle that we did, from time to
10 time, have parked out in front of our house. It's
11 not there, but I'm not -- in our case it was just
12 one vehicle. Whereas in the case of Ms. Favali's
13 house, it's multiple. Anyway, I just wanted to
14 correct the record about my vehicle.

15 THE COURT: Thank you.

16 Any questions, Mr. Friedman?

17 MR. FRIEDMAN: Yes.

18 CROSS-EXAMINATION

19 BY MR. FRIEDMAN:

20 Q I understand, Mr. Mack, that that was
21 just one vehicle, but you were hardly using that
22 vehicle during the past year; is that correct?

1 A Yeah. Until we sold it. Yes.

2 Q So it was there day and night pretty
3 much all the time on the street; is that correct?

4 A No. Sometimes it was not. Sometimes it
5 was parked in our driveway. Sometimes it was
6 parked in the garage. Sometimes it was parked on
7 the street.

8 Q How many other cars do you have?

9 A Two.

10 Q And how many does your garage hold?

11 A The garage holds two.

12 Q And those were the cars that you and
13 your wife were driving?

14 A Yes.

15 MR. FRIEDMAN: Okay. Nothing further.
16 Thank you.

17 MR. GOITEIN: I have a question based on
18 that.

19 THE COURT: Any redirect -- any redirect
20 based on that, Mr. Goitein?

21 MR. GOITEIN: Yes.

22 REDIRECT EXAMINATION

1 BY MR. GOITEIN:

2 Q Mr. Mack, the car that you had for sale
3 -- did you ever park that in front of anybody
4 else's house?

5 A Definitely not unless there were so many
6 cars parked in front of our house that we were
7 forced to park it down the street because there was
8 no parking spaces available in front of our own
9 house.

10 Q And did that happen?

11 A Yes.

12 MR. GOITEIN: Thank you. No more
13 questions.

14 THE COURT: Okay. And is there -- thank
15 you, Mr. Mack.

16 Any other witnesses that support the
17 objection?

18 MR. GOITEIN: Yes. I think Ms. -- so
19 I'm representing Mr. Mack and calling witnesses in
20 his case. I understand Ms. Bennet testified, but
21 she's also an objector in her own case, and I did
22 have some questions for her based upon the prior

1 testimony.

2 THE COURT: Okay. That's fine.

3 MR. GOITEIN: Okay.

4 THE COURT: Ms. Bennet, you're still
5 under oath.

6 MS. BENNET: Yes.

7 THE COURT: You don't have to get sworn
8 in again.

9 MS. BENNET: Okay.

10 CARESSA BENNET,
11 being previously duly sworn or affirmed to testify
12 to the truth, the whole truth, and nothing but the
13 truth, was examined and testified as follows:

14 DIRECT EXAMINATION

15 BY MR. GOITEIN:

16 Q Ms. Bennet, did you hear the testimony
17 -- well, there was testimony, and there were
18 questions, and there was quite a bit about this
19 parking pad or patio or whatever it is that
20 Ms. Favali is recently constructing. Have you
21 observed that?

22 A Yes, I have.

1 Q Okay. What can you tell the hearing
2 examiner about that particular --

3 A As Mr. Finkel testified, it is some
4 gravel that was put in, and there's a stack of
5 pavers looking like it's ready to be paved. My
6 neighbor Georgia Jaitly and I, when we saw this
7 happening -- and I think it was in late October --
8 we approached Ms. Favali to find out what was going
9 on. She said she was moving her patio, and I said,
10 What patio?

11 And she said, you know, I had a bench
12 under the tree up here.

13 And I was like, But that wasn't a patio.
14 That was just a bench.

15 And she said, Well, I'm allowed to
16 extend my patio and move it. I got permission to
17 do that.

18 And my neighbor Georgia Jaitly is having
19 a whole bunch of remodeling work done on her house
20 right now. And Georgia said, Well, this is -- part
21 of this out front is --

22 MR. FRIEDMAN: She's testifying --

1 excuse me. I'm going to object on the basis of
2 hearsay.

3 THE WITNESS: Okay. Well --

4 THE COURT: Hearsay is admissible if
5 it's relatively reliable, and I'm going to accept
6 it and give it the weight it deserves.

7 MR. FRIEDMAN: Thank you.

8 THE WITNESS: Well -- and I -- and I
9 know from my experience --

10 THE COURT: (Crosstalk).

11 THE WITNESS: -- I know from my
12 experience, from having the gas line brought in,
13 that the front -- I don't know how much from the
14 street up to -- into our yards -- it looks like our
15 yards -- but it's county right of way. And so you
16 have to have permits and everything to operate that
17 and let the county know what's going on, and I had
18 to do it when I put in my gas line that went
19 through three different neighbor's houses and, you
20 know, explain all that to them. So we were digging
21 on that -- in that right of way.

22 And noting that Georgia was also having

1 the construction done, that you also needed a
2 permit to do that. So we pointed that out to
3 Ms. Favali in which case she stopped. And I think
4 she testified earlier that she was having trouble
5 getting all of the different permits that she
6 needed to complete the job.

7 It looks very much like it could hold
8 two cars if they were really tight together, and it
9 would take up a lot of space on the street for
10 those cars to enter because they would be coming
11 front end if it is a parking space. And so we were
12 very concerned about all the pavers and what was
13 going on because that was going to take more street
14 parking away to put that in. Possibly one to two
15 spaces on the street would be gone.

16 So it would be harder with her two
17 entrances and the circle. And then in the middle
18 of that more parking -- that that would detract
19 from the street parking where we already have a
20 really incredible congested situation in that
21 bottleneck area.

22 BY MR. GOITEIN:

1 Q So, Ms. Bennet, are you saying that in
2 order to enter this new patio, it would be taking
3 away from places that could -- that would be
4 reducing the on-street parking?

5 A Yes.

6 Q By about how many spaces?

7 A One and a half, maybe. Not quite two
8 full. It depends on how small the cars are, but it
9 would pretty much take up everything on her --
10 between the two entrances and that, there wouldn't
11 be room to park at all.

12 Q In front of her house?

13 A In front of her house on that side of
14 the house.

15 MR. GOITEIN: All right. Thank you.
16 Thank you.

17 THE WITNESS: And I -- and I did submit
18 pictures as exhibits, Your Honor, that you could
19 take note of if you wanted to look at those
20 pictures.

21 THE COURT: I think that was Exhibit 7
22 if I recall.

1 THE WITNESS: Yeah.

2 THE COURT: But I could be wrong.

3 MR. GOITEIN: I believe it's Exhibit 12.

4 THE COURT: Okay. All right.

5 (Exhibit 12 was marked for identification.)

6 MR. GOITEIN: And then Exhibit 12H has
7 the pictures just for the record.

8 (Exhibit 12H was marked for identification.)

9 THE COURT: Hold on. Exhibit 12H. I
10 have 12H as photos of Flavia's home.

11 MR. GOITEIN: Yeah. As a matter of
12 fact, if I can -- am I able to share the screen?

13 THE COURT: Here. I'll share it. I
14 apologize. There is -- okay. There we go.

15 MR. GOITEIN: Thank you.

16 BY MR. GOITEIN:

17 Q All right. So, Ms. Bennet, if you look
18 at the screen -- and if we could just scroll up to
19 the first page.

20 A Yes.

21 THE COURT: We're looking at Exhibit
22 12H.

1 MR. GOITEIN: Okay.

2 Q So, Ms. Bennet --

3 THE COURT: The first page.

4 Q -- if you look there, you see where it
5 says, Parking -- where it says, Parking pad right
6 here to the right; right?

7 A Correct.

8 Q Okay. And did you create this document?
9 So you wrote parking pad in there?

10 A Yes.

11 Q All right. So -- as it's -- so there's
12 an opening here for part of the circular driveway,
13 and then we can't see it from the picture, but is
14 there another opening on the other side to enter
15 the circular driveway?

16 A Yes. Right on the other side of the
17 parking pad.

18 Q All right. So then in the middle of
19 those two openings, sort of the middle of the
20 horseshoe, without this parking pad, would there be
21 on-street parking?

22 A No.

1 Q Without the parking pad?

2 A No. Without the parking pad? Without
3 the parking pad, yes, there would be parking.

4 Q Okay. But if there were cars parked in
5 that area, then how would that affect the on-street
6 parking?

7 A There wouldn't -- you -- well, the cars
8 would be blocked in if someone parked on the
9 street.

10 Q Okay. So if there was no -- there was
11 no on-street parking from this area that starts
12 with the left side of the -- that we see in the
13 picture -- in the middle of the picture that starts
14 with the left side of the circular driveway and
15 goes all the way to the right side of the circular
16 driveway, would there be any on-street parking in
17 front of Ms. Favali's property?

18 A No. Not if that's a parking pad.

19 MR. GOITEIN: Okay. All right. All
20 right. Thank you. I don't have any more questions
21 on that.

22 THE COURT: Mr. Friedman?

1 MR. FRIEDMAN: Yes. I have a question.

2 CROSS-EXAMINATION

3 BY MR. FRIEDMAN:

4 Q Ms. Bennet, now, as you know, Ms. Favali
5 has testified more than once that this is intended
6 to be a front patio, not a parking pad. However,
7 in the interests of entertaining the neighbor's
8 opinion that it's a parking pad, I have asked a
9 couple of questions. I'm going to ask you one
10 more.

11 You said that, if a car were parked
12 there, it would eliminate one and a half spaces.
13 That's the distance between the two exits of the
14 circular driveway; is that correct?

15 A It's -- there's room, I think, to park
16 one car there.

17 Q Okay. So if that one car --

18 A It depends on -- I'm sorry. I just want
19 to say because I drive a very tiny car. So I don't
20 know if you could fit two. I'm not sure.

21 Q All right. So you could put two minis
22 maybe but most standard cars, you put one car

1 there; is that correct?

2 A Right. That's what I would say. Yes.

3 Q All right. So if that car can't be
4 parked on the street but is in turn moved onto that
5 pad, we're still parking one car either way;
6 correct?

7 A Yeah. I mean, it's kind of a wash.
8 Yes.

9 Q And it's a wash. And you're actually
10 taking one car off the street, which is a benefit;
11 isn't that correct?

12 A Well, you're not really taking one car
13 off the street because nobody else could park
14 there.

15 Q No. But there's one less car blocking
16 traffic going down the street; is that correct?

17 A I mean, if a car is parked there instead
18 of parked on the street, yes.

19 Q Okay. So it's overall a benefit; is
20 that correct?

21 MR. GOITEIN: Objection.

22 A I mean, it gets a car off the street, I

1 suppose.

2 THE COURT: Just a second. Mr. Goitein
3 had an objection.

4 MR. GOITEIN: I object to the form of
5 the question.

6 THE COURT: I'm sorry?

7 MR. GOITEIN: Object to the form of the
8 question. He's asked if it's overall a benefit. A
9 benefit as to what?

10 MR. FRIEDMAN: Well, we did -- the prior
11 question said it would eliminate one car from the
12 street. So I think that was clear, Mr. Goitein.

13 MR. GOITEIN: So the -- I think the
14 issue here -- because what this hearing is focused
15 on is the availability of on-street parking. So if
16 the question has to do with that, then I would not
17 object. If the question has to do with some other
18 benefit, like the benefit of availability of
19 parking to Ms. Favali's tenants, then I would
20 object.

21 MR. FRIEDMAN: I don't think that's
22 (crosstalk).

1 THE COURT: (Crosstalk) --

2 THE WITNESS: No. So I would say that

3 --

4 MR. FRIEDMAN: May I respond to
5 Mr. Goitein. I don't think that's an issue because
6 Inspector Johnson has already testified that her
7 property has three times the parking required by
8 the statute.

9 THE COURT: I think what -- okay.

10 THE WITNESS: The neighborhood loses a
11 parking space. Favali gains a parking space.

12 THE COURT: Yes.

13 MR. FRIEDMAN: And one car is removed
14 from the street.

15 THE COURT: Yes. (Crosstalk) --

16 THE WITNESS: But that is shared
17 parking. That is not all Favali parking.

18 MR. FRIEDMAN: Okay. All right.
19 Nothing further of the witness. Thank you.

20 THE COURT: Thank you. Okay.

21 Anything else, Mr. Goitein?

22 MR. GOITEIN: No.

1 THE COURT: Okay. Is there -- is that
2 everything you wanted to say, Ms. Bennet?

3 THE WITNESS: Yes. I'm done.

4 THE COURT: Okay. Any other witness
5 supporting the objector?

6 MR. GOITEIN: Not from the objectors.

7 THE COURT: Okay. That being said, I'm
8 going to take a ten-minute break, and then we'll
9 come back for Ms. Favali with -- is Ms. -- does
10 Ms. Favali want to testify?

11 MR. FRIEDMAN: Yes. There will be
12 rebuttal testimony.

13 THE COURT: I do have one thing. I
14 don't know what's in those exhibits that I got late
15 last night, but I'm not -- nobody's had a chance to
16 see them. I haven't read them. I'll accept your
17 memo, Mr. Friedman, because -- and I don't even
18 know if that's been distributed to everybody.

19 MR. FRIEDMAN: Yes, it has been.

20 THE COURT: But, you know, I'll accept
21 that because I'm going to give Mr. Goitein and
22 Ms. Bennet a chance and Mr. Mack a chance to

1 respond to that. But I have no -- I just object to
2 having exhibits dumped into the record on a Sunday
3 night before the hearing.

4 Have you reviewed them, Mr. Goitein?

5 MR. GOITEIN: Yes, I have, and I
6 actually would not object to those exhibits being
7 included in the record. I would prefer that they
8 are.

9 THE COURT: Okay. Then if there's no
10 objection -- but I will tell you, I haven't
11 completely read them all, but I will have
12 Ms. Favali to explain them for us. Okay? So we'll
13 all be familiar with them.

14 MR. FRIEDMAN: Very reasonable. Thank
15 you.

16 MS. BENNET: Your Honor, I also had a
17 chance to give a cursory review of them, and I
18 don't know if this is the appropriate time to raise
19 this, but you also sent us material to review, and
20 I will let you know that I haven't had a chance to
21 get through all of that. It was quite extensive.
22 I think it was, like, 90 pages of material that I

1 haven't had a chance to go through yet.

2 THE COURT: Ninety pages?

3 MR. GOITEIN: Yeah. I also --

4 THE COURT: Oh, I thought I just sent
5 one staff memo.

6 MS. BENNET: You did, but there was a
7 link to the legislative history that you said you
8 were going to take judicial notice of, and I'm just
9 letting you know --

10 THE COURT: Oh, okay.

11 MS. BENNET: -- I haven't had a chance.
12 That's about 90 pages, and I haven't had a chance
13 to get through all that.

14 THE COURT: I didn't realize. That was
15 the only thing pertinent I could find in the
16 legislative history, but you do have the right to
17 go through it.

18 MS. BENNET: Yeah.

19 THE COURT: And so we can hold the
20 record open and get a response on that as -- I'm
21 going to do that anyway. We can hold the record
22 open for you to have a response on that as well.

1 MS. BENNET: That would be great because
2 I found some other interesting things in there that
3 I would like to get some light shown on. So --

4 THE COURT: Okay. Fine. So with that,
5 we're going to take a ten-minute break. So we'll
6 be back at 10:31.

7 MR. FRIEDMAN: Thank you very much.

8 MS. BENNET: Thank you.

9 THE COURT: Mute your microphones, or
10 you will be heard. Okay? With that, we're going
11 off the record.

12 (Recess from 10:33 a.m. until 10:38 a.m.)

13 THE COURT: Okay. We're back on the
14 record. I guess we have Ms. Favali up. Mr. --

15 MS. FAVALI: Yes, sir.

16 THE COURT: -- oh, Mr. Friedman is on
17 the phone. Wait for your attorney.

18 MR. FRIEDMAN: Can we -- can we have --
19 can we have two more minutes, please?

20 THE COURT: Yes.

21 MR. FRIEDMAN: Thank you.

22 THE COURT: We're going off for two more

1 minutes. How about five minutes? Five minutes.

2 MR. FRIEDMAN: Even better. Thank you.

3 THE COURT: Okay. Okay. We'll be back
4 at 10:38 on the record.

5 (Off the record.)

6 (On the record.)

7 THE COURT: Mr. Friedman, it's your
8 witness.

9 MR. FRIEDMAN: Okay. Calling --
10 recalling Ms. Favali for rebuttal testimony.

11 Ms. Favali, please remember that you are
12 still under oath.

13 FLAVIA FAVALI,
14 being previously duly sworn or affirmed to testify
15 to the truth, the whole truth, and nothing but the
16 truth, was examined and testified as follows:

17 REBUTTAL DIRECT EXAMINATION

18 BY MR. FRIEDMAN:

19 Q We've heard a lot of testimony, and
20 Mr. Finkel testified to your enhancement of the
21 house with an additional -- a handicapped access
22 entrance. Can you tell us why, aside from doing

1 that, you need the ADU for the -- what would be the
2 difference in terms of your life and your access,
3 et cetera?

4 A So when I did do the -- and I don't
5 recall that conversation at all but -- even talking
6 to Mr. Finkel. But what I did do -- and I got it
7 permitted. Under the rule of law, I had permits
8 for doing those entrances. I made one with a ramp
9 so in case I ever did need a wheelchair. I rented
10 to Shonda McLaughlin for a while, who did need a
11 wheelchair?

12 I broke my collarbone. So I broke my
13 collarbone February 15th, 2023, which is in the
14 exhibit. And then the week later, because I
15 couldn't move my shoulder, my collarbone, I
16 couldn't tie my shoes, unfortunately, and I tripped
17 over my shoelaces, and I broke my ankle, tibia, and
18 fibula.

19 MS. VAUGHN: What does that have to do
20 with the side entrance?

21 A Oh. So I couldn't --

22 THE COURT: Excuse me.

1 A -- I'm sorry. So I couldn't wheel my
2 wheelchair up to the --

3 THE COURT: Just stop, Ms. Favali. Is
4 someone in that room with you?

5 THE WITNESS: Yes, ma'am.

6 THE COURT: Can they leave, please --

7 THE WITNESS: Yes.

8 THE COURT: I don't know who it is.

9 -- or stay silent.

10 THE WITNESS: She'll stay silent.

11 THE COURT: We can't have someone
12 whispering to the witness.

13 THE WITNESS: Yes, ma'am.

14 THE COURT: Who is in the room with you?

15 THE WITNESS: Suzanne Vaughn, who's been
16 my friend since 2015. She testified at the last --

17 THE COURT: Okay. I remember her from
18 the transcript. There is --

19 Ms. Vaughn, I would appreciate it -- you
20 can watch this hearing remotely if you want -- have
21 a computer, but you shouldn't -- you should not be
22 giving or prompting Ms. Favali in any manner.

1 MS. VAUGHN: Yes, ma'am. I hear you.

2 THE COURT: And I can't see you on the
3 screen. So I can't verify that you're not doing
4 it.

5 MS. VAUGHN: Can you see me now?

6 THE COURT: Yes. But can you go to
7 another room?

8 MS. VAUGHN: Yes. Yes. I can do that.

9 THE COURT: Thank you. And you can
10 watch the proceedings remotely.

11 BY MR. FRIEDMAN:

12 Q All right. So, Ms. Favali, what we were
13 --

14 MR. GOITEIN: (Crosstalk).

15 THE COURT: Wait. We're going to wait
16 till Ms. Vaughn -- I haven't seen her leave the
17 room.

18 MR. GOITEIN: And may I just say
19 something on the record related to that?

20 THE COURT: Yeah. Wait. Mr. -- just a
21 second. There is no talking, Ms. Favali. You're
22 not testifying right now. Ms. Vaughn needs to

1 leave the room, and Mr. Goitein gets the floor.

2 MR. GOITEIN: I just wanted to ask that
3 the record reflect whatever it is that Ms. Favali's
4 friend said to her as she was testifying.

5 THE COURT: What was it, Ms. Favali?
6 What did Ms. Vaughn say?

7 Ms. Vaughn, you're still under oath.
8 What did you say to her?

9 MS. VAUGHN: I was reminding her that
10 she was making her answer complicated.

11 THE COURT: Okay.

12 MS. VAUGHN: She was -- she was -- she
13 answered your question but then continued talking
14 about something further that wasn't necessary.

15 THE COURT: Well -- okay. If you could
16 leave the room.

17 MS. VAUGHN: Okay. I'm leaving.

18 BY MR. FRIEDMAN:

19 Q So Ms. Favali --

20 THE COURT: And shut the door, please.
21 Ms. Favali, shut the door.

22 THE WITNESS: Oh, sorry.

1 THE COURT: Okay. It's now just you,
2 Ms. Favali; right? Correct? Do you want to say --
3 no thumbs up. Say yes.

4 THE WITNESS: Yes. Yes, ma'am.
5 (Crosstalk).

6 THE COURT: Okay. Now we'll go ahead.

7 MR. FRIEDMAN: Thank you.

8 BY MR. FRIEDMAN:

9 Q So, Ms. Favali, the question was what
10 additional benefit would the proposed ADU provide
11 over the handicapped access which you -- which you
12 arranged when you did that extra entrance?

13 A When I applied for the Design for Life
14 Credit, for the \$10,000 tax credit, it met all the
15 requirements, but when I broke my collarbone, I
16 could not wheel the wheelchair into the back of the
17 house. So I guess the kitchen. So I was kind of
18 -- I couldn't -- I had no strength.

19 THE COURT: You broke your -- okay.
20 Hold on. You broke your collarbone 2/15/23. Is
21 that what you said?

22 THE WITNESS: February 15th. It's in

1 the exhibits. Yes, ma'am. February 15th --

2 THE COURT: Okay.

3 THE WITNESS: -- 2023. Yes, ma'am. The
4 week later -- I did it volunteering at my school.
5 The week later I tripped over my shoelace and broke
6 the ankle, tibia, and fibula. So I couldn't
7 mobilize. I couldn't even get into the house for
8 seven months.

9 Q So what additional benefit will the ADU
10 have?

11 A One level -- one wheelchair. I can be
12 able to do it if I have a fracture. Since my
13 shoulder hasn't quite healed yet, I'll still be
14 able to use my wheelchair with the shoulder. It'll
15 all be one level. It will not be going up -- going
16 up the driveway around the back of the house at the
17 handicap ramp, ma'am.

18 Q Will there be a difference in the widths
19 of the doors?

20 A Yes. They'll all be compliant over 36
21 inches. Yes, sir.

22 Q And how about the bathroom?

1 A Yes, sir. I'm even going to take out
2 the door so I'll be able to have easy access to my
3 bedroom and bathroom since it's just for me.

4 Q Okay.

5 A So I got rid of my bathroom door. Yes.

6 Q Now Mr. Chappell testified under oath
7 that you told him that you had not spent the
8 \$10,000 that you were given a grant by the county.

9 MR. FRIEDMAN: Ms. Favali, please come
10 back.

11 THE WITNESS: I'm sorry. I just was
12 getting the exhibit, sir. I'm sorry.

13 Q Okay. Do you have proof that you spent
14 more than \$10,000?

15 A Yes. I submitted that on -- that's G1
16 to G4 on my exhibits that I did for the December
17 19th hearing. And it says, Do you recall --
18 Mr. Chappell's asking me this. He said this on
19 transcript from the hearing conducted on December
20 9th, pages 89 to 92. Should I read it, or should I
21 just say I've submitted it?

22 Q No. I -- no. As long as you've

1 identified the exhibit, the hearing examiner can
2 look at it later.

3 THE COURT: It's Exhibit 7. It's
4 Exhibit 7 -- or no. Wait. Hold on. That's her --
5 let me get our exhibit number. Is it the first --
6 the transcript from the OZAH hearing?

7 THE WITNESS: Well, he said on the OZAH
8 hearing that I didn't spend the \$10,000. At that
9 time on the December 9th hearing, I wasn't
10 prepared. I didn't have my facts in front of me.
11 So I didn't want to perjure myself. So I just
12 submitted that on February 15th to you for my
13 rebuttal, and I have put this in.

14 And it says basically from American Home
15 Contractors, 8/24/20.

16 THE COURT: Okay. Slow down. What
17 exhibit are you -- what exhibit are you talking --
18 when did you submit this exhibit?

19 Before the December 19th hearing, ma'am.
20 I can tell you exactly.

21 Q That's -- all I want you to do is tell
22 us where the exhibit is.

1 A Yes, sir. Exhibit 10, part G, pages 10
2 to 16. They're all the exhibits. So it's a
3 breakdown of exhibits from OZAH website from the
4 December 19th hearing. So if you go to --

5 Q And how much did --

6 THE COURT: Well, I don't see a page --
7 I don't see a page 10. The page 10 I have is the
8 picture.

9 THE WITNESS: So I have pages 10 through
10 16. So I can -- if I minimize the screen, I'll
11 never get back to you. That's my problem. I'm
12 afraid. That's why I have the other computer. I'm
13 not very good at this computer Teams stuff.

14 THE COURT: Well, I have the 16th page
15 of Exhibit 10 that's listed on our website, part G,
16 that says part 7.

17 THE WITNESS: (Crosstalk).

18 THE COURT: Exhibit 10G, part 7. Is
19 that not the right one?

20 THE WITNESS: I believe that is because
21 it has on that -- it has the Xerox of the
22 transcript that Mr. Chappell said. It has my

1 residential building application that I applied
2 5/6/20. That's page 1, Exhibit G1.

3 (Exhibit 10G was marked for identification.)

4 THE COURT: That's not -- we're looking
5 at different things.

6 Mr. Friedman, can you help out?

7 MR. FRIEDMAN: Unfortunately, I've
8 relied on my client for the source of the exhibits.
9 I don't have -- I haven't submitted them myself.

10 THE COURT: Okay.

11 MR. FRIEDMAN: Can --

12 THE WITNESS: So --

13 MR. FRIEDMAN: Let me -- let me make a
14 different suggestion. Can she resubmit the exhibit
15 after the hearing? You're going to keep the record
16 open anyway. Can she resubmit the exhibit so
17 there's no question (crosstalk) --

18 THE COURT: Is there an objection to
19 that?

20 MR. FRIEDMAN: -- Court?

21 MR. GOITEIN: Isn't the exhibit already
22 -- didn't she already submit the exhibit?

1 THE COURT: It is. I just can't find
2 it. I don't know what --

3 MR. GOITEIN: If it's in the record --
4 if it's in the record, it's in the record. And if
5 it's something that she already placed in the
6 record, I don't know how this would be rebuttal.

7 THE COURT: Okay. Let me do this, then.
8 Exactly what is it that you're reading?

9 THE WITNESS: I'm reading on -- what I
10 have on my --

11 MR. FRIEDMAN: Wait a minute.

12 THE WITNESS: And I sent this --

13 MR. FRIEDMAN: Hold on. Excuse me.
14 Excuse me, Ms. Favali. What I'm asking for is the
15 invoice that shows that you spent more than
16 \$10,000. That's all I'm asking for.

17 THE WITNESS: Yes. That's Exhibit 2D-1.

18 THE COURT: Okay. Just -- we'll find
19 it. Okay.

20 MR. FRIEDMAN: But if it's difficult to
21 find, I don't think it poses a problem for her to
22 submit a duplicate exhibit.

1 THE COURT: Well, the record's already
2 so big. I hesitate, but I --

3 MR. FRIEDMAN: There's really no
4 downside.

5 THE COURT: Yeah. I think -- how long
6 is this exhibit?

7 MR. FRIEDMAN: It's one page. It's just
8 an invoice.

9 THE COURT: Okay. Why don't you admit
10 -- submit that to Nana Johnson with a copy to
11 Ms. Bennet, Mr. Mack, Mr. Goitein, and me as
12 Exhibit 27. Don't remember it. I'll number it.
13 Just submit it.

14 (Exhibit 27 was marked for
15 identification.)

16 MR. FRIEDMAN: Okay.

17 THE COURT: And to your attorney.
18 Sorry, Mr. Friedman.

19 MR. FRIEDMAN: No. That's quite all
20 right.

21 BY MR. FRIEDMAN:

22 Q All right. So how much does that

1 invoice indicate that you spent?

2 A That invoice alone was for 20,000 -- no.
3 I'm sorry. I'm sorry. I'm sorry. My bad.
4 \$12,600.

5 Q Thank you. All right. Let's go on to
6 another matter. There has been numerous
7 discussions among the objector's testimony about
8 the width of Oldchester Road. They've talked about
9 it being a two-lane street. They've talked about
10 parking issues. Have you been able to verify the
11 width of Oldchester Road?

12 A Yes. I submitted that after the
13 December 19th hearing in my exhibits, and that
14 would be -- I resubmitted that and I got it online.
15 Thank you so very much. And that was on page -- I
16 gave you my original.

17 THE COURT: Is that what you submitted
18 yesterday?

19 THE WITNESS: No, ma'am. It was what I
20 submitted last Thursday. And if I minimize my
21 screen, I'm afraid I'm going to lose -- I'm going
22 to take too much of the Court's time in figuring

1 out where I'm at again.

2 THE COURT: Well, this is taking the
3 Court's time. So what did you do? Did you
4 (crosstalk)?

5 THE WITNESS: It's not -- it's Exhibit
6 -- it's K3, page 1.

7 THE COURT: I don't --

8 THE WITNESS: It's an email from traffic
9 ops saying that the seven 7709 Oldchester Road
10 width of that driveway is 26 feet wide by
11 Ms. Kelly Munson, area engineer of Division of
12 Traffic, Engineering, and Operations and that --
13 oh, on the part between Maiden -- on Oldchester
14 between Maiden and Radnor is only 18 feet wide. So
15 we were talking about a choke point, which I didn't
16 quite get. Where I live --

17 MR. FRIEDMAN: Let me ask the question.
18 Let me ask the questions, please.

19 THE WITNESS: Oh, I'm sorry.

20 BY MR. FRIEDMAN:

21 Q Okay. So you're saying that the -- this
22 is a county document that you received?

1 A Yes. I submitted it. It was K3, page
2 1.

3 MR. FRIEDMAN: All right.

4 THE COURT: And it was last Thursday
5 that you submitted it?

6 THE WITNESS: Yes, ma'am. Well, now I'm
7 on -- it was when I submitted the basketball hoops'
8 pictures.

9 THE COURT: Well, (crosstalk) --

10 THE WITNESS: They're online. It is
11 online. It's my last exhibit online as of
12 yesterday.

13 THE COURT: That was yesterday. That
14 came in yesterday?

15 THE WITNESS: No. That came in --

16 MR. FRIEDMAN: No, no, no. No. She
17 said, As of yesterday, she saw it online is what
18 she said.

19 THE WITNESS: On my last set of
20 exhibits. I'm sorry, ma'am.

21 THE COURT: I'm not trying to be hard.
22 I'm just trying to figure out what you're talking

1 about.

2 THE WITNESS: Yes.

3 THE COURT: So are you online,
4 Ms. Favali?

5 THE WITNESS: Well, I'm on Teams. What
6 does that mean? Can I go, like, minimize my screen
7 and get on to my --

8 THE COURT: (Crosstalk) OZAH's website?
9 Can you tell me what Exhibit it is?

10 THE WITNESS: Yes, ma'am. Hang on. I
11 teach at a school, and unfortunately, the Teams is
12 the school I teach in, not where my teams -- hang
13 on. Hearing, January 12th. So I'm on the hearing
14 January 12th, and I'm looking at exhibits all the
15 way down on -- after exhibits submitted by -- not
16 by Mr. Goitein.

17 THE COURT: Is it --

18 THE WITNESS: Number 23. I'm sorry.
19 23, ma'am.

20 THE COURT: Okay.

21 THE WITNESS: Exhibit 23.

22 THE COURT: So we're on Exhibit 23.

1 (Exhibit 23 was marked for identification.)

2 THE WITNESS: And on Exhibit --

3 THE COURT: What page? If we're looking
4 at it, what page is it?

5 THE WITNESS: I'm getting there right
6 now, ma'am. I'm so sorry. I'm going to -- the
7 Design for Life --

8 MR. GOITEIN: If I can just help to move
9 this along --

10 THE WITNESS: Can I share my screen?

11 MR. GOITEIN: -- it's page 45.

12 THE COURT: Oh, thank you, Mr. Goitein.

13 MR. GOITEIN: Page 45.

14 MR. FRIEDMAN: Thank you very much,
15 Evan.

16 THE COURT: Okay.

17 MR. FRIEDMAN: All right. So
18 (crosstalk) --

19 THE COURT: So you got this from the
20 county. So 7709 is 26 feet wide according to this
21 email.

22 THE WITNESS: Yes, ma'am.

1 BY MR. FRIEDMAN:

2 Q Ms. Favali --

3 A Yes, ma'am -- yes, sir.

4 Q All right. So -- and then you went and
5 measured yourself in addition; is that correct?

6 A Yes, sir.

7 Q Okay. And did you determine that coming
8 from Bradley Boulevard the -- it's a three-block
9 long distance, is that correct, to Radnor Road,
10 Maiden Lane, and then to Wilson Lane?

11 A Yes, sir.

12 Q And I'm going to lead the witness a
13 little bit to expedite this and. And your property
14 and most of these objectors' property is between
15 Maiden Lane and Wilson Lane; is that correct?

16 A Yes, sir. All of them are. Yes, sir.

17 Q All of them. Okay.

18 A All of them, yes, sir.

19 Q Okay. And is the width of the street 26
20 feet for that entire distance from Maiden Lane to
21 Wilson Lane?

22 A Yes, sir. And Constance Sutter was also

1 on the phone, and she testified -- she was
2 measuring them with me. Yes, sir.

3 Q Okay. And what is the width of
4 Oldchester from Bradley to Radnor to Maiden?

5 A Eighteen feet wide, sir.

6 Q Okay. So --

7 A Based on the email that the area
8 engineers sent.

9 Q All right. So we've heard this
10 melodramatic term choke point over and over.

11 MR. GOITEIN: Objection.

12 THE COURT: Sustained.

13 Q Is that --

14 THE COURT: Mr. Friedman, can you stop
15 using pejorative words in your questions? Like
16 melodramatic or conspiracy? Just ask her the
17 question.

18 MR. FRIEDMAN: Okay.

19 Q We've heard testimony of a alleged
20 checkpoint -- choke point. It -- would it be more
21 likely that a choke point be where the width of the
22 street is 18 feet or 26 feet?

1 A Oh, 18 feet, sir.

2 Q Okay. There's also been testimony of
3 cut-through traffic coming down Oldchester Road to
4 Wilson Lane and back from Wilson Lane to Bradley in
5 order to avoid a backup at the light at Wilson Lane
6 and Bradley; is that correct?

7 A Yes, sir.

8 Q Okay. Have you -- have you had occasion
9 to drive this distance since the last proceeding?

10 A Yes, sir. And I actually submitted
11 yesterday afternoon --

12 Q It's a yes or no question.

13 A Yes, sir.

14 Q Thank you. What's the distance between
15 where people would be turning to do a cut-through
16 onto Oldchester from Bradley and Bradley and Wilson
17 Lane?

18 A It'd be more than the four minutes if
19 they just stayed on the --

20 Q No, no, no. Stop. Listen to my
21 question. What is the distance between Bradley and
22 Oldchester and Bradley and Wilson Lane? How many

1 houses are in that stretch?

2 A Bradley and Wilson and Bradley and --
3 could you repeat the question, Mr. Friedman. I'm
4 sorry.

5 Q What is the distance that people would
6 be trying to avoid if they were doing that
7 cut-through by going --

8 A Oh, about eight houses.

9 Q -- if they went straight and did not try
10 to avoid the -- that -- the traffic light? What's
11 the distance from Bradley and Oldchester to Bradley
12 and Wilson?

13 A About eight houses.

14 Q Okay. And, in fact, it's only one block
15 or maybe two blocks; is that correct?

16 A Yes, sir.

17 Q Okay. So Mr. Goodfriend and several
18 others testified that many people allegedly go down
19 Oldchester to Wilson Lane and take a right to come
20 back to Bradley to approach that light from a
21 different angle; is that correct?

22 A Yes, sir.

1 Q Okay.

2 A Can I go --

3 Q So if someone were to do that, they
4 would -- they would be going down three blocks of
5 Oldchester before they even hit Wilson; is that
6 correct?

7 A Yes, sir.

8 Q Okay. And have you measured that
9 distance that this cut-through driver would be
10 taking from Bradley and Oldchester to Wilson and
11 Oldchester and back to Wilson and Bradley?

12 A Yes, sir. And I went on Google Maps,
13 and I submitted that in yesterday afternoon's
14 exhibits, and it's about four minutes if you just
15 stay on Wilson to Bradley, but it is a longer if
16 you do the cut-through. Yes, sir. By both -- I
17 did the rush-hour traffic in the morning and the
18 evening rush-hour traffic. And if you just stay on
19 Wilson, it's a lot faster.

20 Q Did you measure the -- you mean you stay
21 Bradley?

22 A Yes, sir. And I actually submitted

1 those exhibits yesterday afternoon which haven't
2 been entered yet. Yes, sir.

3 Q Did you measure that distance?

4 A The street widths or the distance? Yes.
5 It's all on Google. It's, like -- one is 0.7
6 miles, three minutes; the other one is point -- I
7 can go back and relook at my email. The other one
8 -- from Bradley and Wilson, it's only 0.7 miles,
9 three minutes. Yes. From -- it's another two
10 minutes from Bradley, Wilson Lane. That's 0.6
11 miles, two minutes and from -- and I submitted all
12 those yesterday, but (crosstalk).

13 Q Okay. We didn't --

14 A (Inaudible 01:08:16). I'm sorry.

15 Q You -- see, you we lost you for a moment
16 there. Can you just tell me again? Answer my
17 question again. The distance from Bradley and
18 Oldchester down three blocks to Wilson Lane and
19 then turn right on Wilson Lane and going the two or
20 three blocks back to the intersection of Bradley
21 and Wilson. Did you measure that distance?

22 A Yes.

1 Q And what was it?

2 A That was greater than 0.6 miles, two
3 minutes, which was if you just went straight. That
4 one was over almost three quarters of a mile for
5 four minutes.

6 Q Okay. Now I'm going to ask a different
7 question. If someone were trying to avoid that two
8 blocks of Bradley Boulevard, is there another route
9 via Maiden Lane that they could take instead of
10 going down past your house and Mr. Goodfriend's
11 house and Mr. Mack's house, et cetera, to Wilson
12 Lane?

13 A Yes. But Maiden Lane is also just about
14 as wide or as narrow as Oldchester from Radnor, and
15 that's only 18 feet wide, sir.

16 Q Okay. (Crosstalk).

17 A So exactly 26 feet wide that we live on.

18 Q All right. But if one were to take
19 Oldchester Road to Maiden Lane and turn right, that
20 goes directly into the same intersection of Bradley
21 and Wilson, doesn't it?

22 A Yes. And you have another stop sign.

1 Yes.

2 Q And that distance would be approximately
3 what?

4 A Seven houses. Not even seven houses.

5 Q So it would be much shorter than going
6 all the way down to Wilson Lane?

7 A Yes, sir.

8 Q And then they wouldn't -- and then those
9 cars wouldn't be going down that whole block where
10 all of your objectors and you live; is that
11 correct?

12 A Yes. And it's actually shorter on
13 Google Maps both in rush hour in the morning and
14 rush hour in the evening, which I submitted
15 yesterday.

16 Q Okay. Thank you.

17 A Yes.

18 Q Thank you. Now when one drives down
19 Oldchester from Bradley to Wilson, those three
20 blocks, are there normally some cars parked on the
21 street?

22 A Yes, sir.

1 Q On all three blocks?

2 A Yes, sir.

3 Q But you're at the wider part?

4 A Yes, sir.

5 Q Okay. Did you have occasion to walk the
6 length of or drive the length of Oldchester to
7 determine whether there might be any unlicensed
8 accessory dwelling units?

9 A Yes, sir, I did. I submitted that
10 exhibit yesterday afternoon late. I'm sorry.

11 Q Okay. Can you just summarize what you
12 found. What your conclusions were.

13 MR. GOITEIN: I'm going to object.

14 A Yes, sir. In yesterday's exhibits --

15 THE COURT: Just a minute. There's an
16 objection.

17 Basis, Mr. Goitein?

18 MR. GOITEIN: This is rebuttal
19 testimony. It's supposed to be rebuttal testimony,
20 and I don't think that this is rebutting anything.
21 I think it's trying to get more into the record
22 which I'm trying to --

1 THE COURT: What is -- what is the
2 question, Mr. Friedman?

3 MR. FRIEDMAN: Whether she determined
4 that there were -- that there appeared to be other
5 accessory dwelling units on Oldchester Road?

6 THE COURT: Yeah. That is not -- that
7 did not come up.

8 THE WITNESS: All right. We --

9 THE COURT: I just reread the
10 transcript, and I don't --

11 MR. FRIEDMAN: That's all right. I'll
12 withdraw the question. Not a problem. However,
13 with the examiner's permission, there is one more
14 matter that I would like to very briefly delve
15 into, which was not brought up in the prior
16 testimony in December 19th, because, frankly, I was
17 unaware of it. Can I ask my --

18 THE COURT: No. I can't start that.
19 No. I can't start that.

20 MR. FRIEDMAN: Can I ask my question?
21 And then if you -- can I ask my question? And then
22 if you rule to exclude it, we'll respect that.

1 THE COURT: What -- well, why don't you
2 give me an idea of the topic.

3 MR. FRIEDMAN: Okay. All right. Let's
4 do that. There is a house under construction at
5 7727 Oldchester which is just several houses closer
6 to Wilson Lane. And that house, which obviously
7 has no residents because it's under construction --

8 THE COURT: This is proffering; right?

9 MR. FRIEDMAN: It's a property. It has
10 -- it is under construction, and if --

11 THE COURT: No. Proffer, P-R-O-F-F-E-R.
12 You're not testifying.

13 MR. FRIEDMAN: No. I'm proffering that
14 there is a house under construction there, and it
15 has an ADU -- notice of an ADU license application
16 in front of it. And I think it's important that
17 the hearing examiner be aware of this. So I would
18 like to ask just one or two questions, I think,
19 identifying its existence.

20 THE COURT: Mr. Goitein -- Mr. Goitein,
21 do you have an opinion on this?

22 MR. GOITEIN: I can't form an opinion

1 because I -- this is the first I've ever heard of
2 this. I may -- if I could talk to my client, I
3 could confer with him and determine whether or not
4 this is something that we would object to. But as
5 it stands right now, I just have no idea what this
6 is about.

7 MR. FRIEDMAN: If I may, I think, in
8 order for you to have a full deck, this is -- it's
9 important that you be aware of this.

10 THE COURT: Why?

11 MR. GOITEIN: Because this is a --

12 THE COURT: That's what been missing.
13 Why?

14 MR. FRIEDMAN: No, no, no. Because this
15 is an ADU being constructed, obviously, where
16 nobody is a resident at this time, but also it's an
17 ADU being constructed on the same block, and none
18 of these people have objected to it.

19 THE COURT: So you're saying -- so this
20 is so tenuous, and I'm not going to let it in
21 unless I give the other people a chance to --

22 MS. BENNET: I'm going to object on the

1 basis that he hasn't laid the groundwork for any of
2 the facts that he's submitting, and I think he's
3 testifying. It's my opinion he's testifying.

4 THE COURT: He's proffering. He's just
5 letting me know what he wants to ask the question
6 on.

7 MS. BENNET: Okay. Well, I'm just
8 saying it's not in the record.

9 THE COURT: Yeah. Nobody --

10 MR. FRIEDMAN: No. It's not in the
11 record, but --

12 THE COURT: -- has had a chance to view
13 any of the documents.

14 Mr. Goitein, do you want to consult with
15 your client or what?

16 MR. GOITEIN: Can we -- can we skip over
17 this and perhaps return to it or -- unless this is
18 the last item of rebuttal, which would be great. I
19 just -- I don't know. I mean, it sounds like, by
20 way of proffer, sort of the implication is that
21 nobody's objecting to this other ADU, but I don't
22 know if anybody knows anything about this ADU or

1 what the timeline would be for objections or -- it
2 just seems to be so far afield from what we're
3 talking about here.

4 THE COURT: Ms. Favali, do not type. Do
5 not communicate when you're -- for the record,
6 she's texting or emailing. Do not communicate
7 while you're on the witness box.

8 MS. FAVALI: Yes, ma'am.

9 THE COURT: Put your phone -- put your
10 phone somewhere else. Put it way away. Okay.
11 Just sit there.

12 Do we have -- and we have no knowledge
13 if that is an ADU combined with a group home, group
14 rental, do we?

15 MR. FRIEDMAN: Well, the purpose of the
16 sign in front of it is to give the neighborhood
17 notice of it, and these people have complied with
18 it, and our objectors have testified that they
19 drive up and down the block they live on all the
20 time. So if they're not on actual notice, they're
21 clearly on constructive notice per county
22 requirements --

1 THE COURT: But so what?

2 MR. FRIEDMAN: -- because there's a sign
3 in front of the house.

4 THE COURT: We don't even know -- we
5 don't even know if it's the same situation. I
6 think --

7 MR. FRIEDMAN: What do you -- what do
8 you mean, the same situation, ma'am?

9 THE COURT: I think the critical issue
10 --

11 Ms. Favali, you don't have your phone
12 there, do you?

13 MS. FAVALI: Oh, you told me to
14 (crosstalk) it. Want me to get it?

15 THE COURT: Don't get it. Don't get it.
16 Don't get it. Just sit tight. Sit tight.

17 I will -- if we -- if we -- if we can
18 give some time to Mr. Goitein and Mr. Mack and
19 Mr. Bennet to take a look at this -- but unless you
20 know some pertinent issues -- and my fear -- in my
21 -- I am leaning -- and I'm giving you a heads up in
22 where I'm going. I'm not testifying. I'm feeling

1 that part of the problem with Ms. Favali's house
2 rental operation is that it's a multi-tenant. She
3 has more people than -- most accessory houses or
4 most accessory dwelling units are a single-family
5 home and an accessory dwelling unit, which is
6 limited to two adults. Okay?

7 I think the unusual situation here is
8 twofold. And I'm going to ask her about this when
9 we get there. It's twofold: one is she's got
10 multiple adults in the house, each of whom may have
11 one -- you know, I don't know how many cars they
12 have; and, two, she's got tandem parking, and
13 that's always a problem, or it has been a problem.
14 We actually denied an ADO once because tandem
15 parking, and the individuals were parking in the
16 driveway because they didn't want to be blocked in.
17 So -- and that was ADO 14 -- I think it was 14-02.
18 But anyway. So that's where I see the issues are.

19 Now if you still want and we give time
20 for the opposition to familiarize themselves with
21 this ADU, I'll let it in, but it is on rebuttal,
22 and unless it's really relevant to the issues that

1 I just described, you know, I'm not sure it's worth
2 it.

3 MR. FRIEDMAN: Can I respond?

4 THE COURT: Mm-hmm.

5 MR. FRIEDMAN: Thank you. The only
6 point that I was making is that there is another
7 ADU under construction on the block that -- it
8 presumably -- it has a sign in front of it for
9 notice to the neighborhood. These people have not
10 objected to it. And, lastly, that obviously the
11 intention, although it will be an owner-occupant
12 primary -- excuse me -- a primary residence at some
13 point, either the house or the ADU, at this point
14 there is no primary resident. That was the total
15 amount of what I was trying to get in.

16 THE COURT: No. You can ask -- I will
17 let you -- I will let the other side give time to
18 at least look up this ADU. Do you have the number?

19 MR. FRIEDMAN: I think I --

20 THE COURT: The license number?

21 MR. FRIEDMAN: The what numbers, ma'am?

22 THE COURT: Do you have the license

1 number so they can look it up online?

2 MR. FRIEDMAN: Well, you know what? We
3 could -- we could -- we could ask the person who --
4 Ms. Vaughn to walk down the block and get the
5 license number and bring it back to us.

6 THE COURT: How do you feel about that,
7 Mr. Goitein?

8 MR. GOITEIN: I just think that -- I
9 just think this whole thing is objectionable. I
10 mean, it seems like it would only serve -- this
11 hearing is about Ms. Favali's property for the
12 third time whether or not she is eligible for this
13 ADU.

14 If it's a credibility issue or a motive
15 issue about the other -- about the objectors, I
16 think we would need to find out from them, and they
17 weren't asked, when any of them testified, what
18 they know about this particular ADU, and I don't
19 see how we're ever going to know what the
20 circumstances are surrounding this ADU without the
21 people who applied for this ADU present who aren't
22 present. So I think this is really --

1 THE COURT: Okay. So I think -- I think
2 it's too far off the beaten path, especially
3 because we don't know if it's owner occupied or
4 whether it's going to be a rental home or something
5 like that. So I don't think it's worth exploring.
6 I understand your point, and the point would be the
7 credibility. I guess it would go to the
8 credibility of the objectors but if nobody can tell
9 me if it's exactly like Ms. Favali's ADU, I don't
10 see the point.

11 So with that, do you have other
12 questions for Ms. Favali?

13 MR. FRIEDMAN: Yeah. Let me quickly
14 look through my notes, please.

15 BY MR. FRIEDMAN:

16 Q Ms. Favali, does any -- does any of your
17 -- do any of the people living in your house have
18 more than one car?

19 A No. And on their leases, they are not
20 allowed to have more than one car.

21 Q Okay. And what decision have you made
22 this week with respect to their leases?

1 A I -- because I understood that they were
2 transients, if I got my ADU, I gave them all a six-
3 month lease like Rose Nantongo, whose part of
4 Housing Initiative Partnership. So they're all in
5 the midst of signing their leases, and I can
6 resubmit their signed leases by the close of
7 business today. I submitted them yesterday
8 afternoon, but they're not in the records yet. I'm
9 sorry.

10 Q So Rose, who's under a six-month lease,
11 is a recent addition to the house. The other three
12 people have been there how long? Remind me,
13 please.

14 A '21 to '22. Two came in in '22,
15 February, and I'm on -- I'm on -- hang on.

16 THE COURT: Are they on a month to
17 month?

18 THE WITNESS: A month-to-month lease.
19 One from --

20 MR. FRIEDMAN: I'll explore.

21 Q So two came in at '22. One came in in
22 '21, but they've been on month-to-month leases; is

1 that correct?

2 A Yes.

3 Q Okay. But considering that they've all
4 been there at least apparently close to three
5 years, do you consider them transients?

6 A No.

7 Q And you're now going to give them six-
8 month leases?

9 A They're happier with a six-months' lease
10 than I am. Yes.

11 Q And will -- and will that be your
12 permanent procedure going forward?

13 A Yes. Because Housing Initiative
14 Partnership -- whenever someone leaves, because I'm
15 trying to listen to the complaints of my neighbors,
16 they were -- they were suggesting I have rough
17 people as my tenants. Excuse me. The Housing
18 Initiative Partnership makes sure you have six-
19 months' leases.

20 Q Okay. There's been discussion about
21 this incident with the police a couple of months
22 back. Can you fill in the blanks for us.

1 A Yes. I wasn't here. I'm sorry. As
2 soon as I heard it, I texted my tenants, and it was
3 around the holidays, and life is stressful, and he
4 left that night for (crosstalk).

5 Q Who he?

6 A He came back that night.

7 Q Who he?

8 A One of my tenants.

9 Q What's it called? Identify him, please.

10 A One of my -- I have to identify his name
11 online? One of -- one of my wonderful tenants.

12 Q Well, no. That's HIPAA. You probably
13 shouldn't. Go ahead.

14 A Thank you.

15 Q I'm sorry.

16 A But he -- Mr. --

17 THE COURT: (Crosstalk)?

18 MR. GOITEIN: I'm going to object. He
19 asked who the -- who -- I'm going to -- he asked
20 who -- what the name of this person was. I think
21 whether or not Ms. Favali actually knows the name
22 of her tenants is in some ways relevant, but also

1 it's not a HIPAA issue if someone calls the police.

2 THE COURT: Agreed.

3 THE WITNESS: When I asked the police
4 records, they wouldn't give me the records, sir.
5 So I -- they told -- my tenants told me. But they
6 really object to even having their leases online.
7 I understand. They come to me for peaceful
8 enjoyment, but I'll be happy to do it if I'm
9 required to. But I texted it to Nana Johnson and
10 Ms. Joy -- I don't want to say her name wrong, but
11 I texted it to the -- to the people, you know, and
12 I texted -- I got a police record.

13 THE COURT: You texted what? What did
14 you text? The name of the tenant?

15 THE WITNESS: I said -- I'm sorry. I
16 sent an email -- I'm sorry -- to Ms. Nana Johnson
17 and --

18 THE COURT: About what?

19 THE WITNESS: -- to the police --
20 About who the person was, why they went.
21 There was no criminal, no weapons, no problem. He
22 was just having a bad day.

Transcript of Hearing - Day 2
Conducted on January 12, 2026

97

1 THE COURT: Wait. Wait. Wait. Wait.

2 I haven't seen that.

3 THE WITNESS: I --

4 MS. BENNET: Neither have we.

5 THE WITNESS: Hold on a second. No.

6 Because it's a wellness check.

7 THE COURT: It's a what?

8 THE WITNESS: It needs to be online?

A

9 wellness check is basically when you have issues.

10 His boss -- he was notified that the tenant, who's

11 been living here since 2022, faithfully adhering to

12 all the rules of the lease and all the rules of

13 Montgomery County -- no weapons, no police

14 activity, no charges at all -- because you have his

15 names. I'm sorry. He --

16 THE COURT: Where were you?

17 THE WITNESS: He has -- all of them.

18 All of us.

19 MR. FRIEDMAN: All right. All right.

20 Stop. Stop.

21 THE WITNESS: His boss called the

22 police.

1 MR. FRIEDMAN: Flavia, wait a minute.
2 Let me ask the questions, and then you answer them.
3 Okay.

4 THE WITNESS: I'm sorry.

5 MR. FRIEDMAN: All right. Please --

6 BY MR. FRIEDMAN:

7 Q Okay. Which tenant was involved? I
8 think we're going to have to identify the person.

9 A Mr. Steph.

10 THE COURT: Mr. who?

11 THE WITNESS: Stephen Chris Igbokwe.

12 Q Who has testified; correct?

13 A Who has testified, yes. I'm sorry. He
14 was online, yes, testifying. He came back that
15 night.

16 Q All right. So he -- did he say
17 something to his employer that provoked this
18 situation?

19 MR. GOITEIN: Objection.

20 A He said something to his co-worker. His
21 co-worker reported it. The boss -- like, I was a
22 teacher.

1 THE COURT: Wait, Ms. Favali.

2 Ms. Favali, there's an objection on the table.

3 MR. FRIEDMAN: Yeah. When there's an
4 objection, you have to wait.

5 THE COURT: Okay. Evan or Mr. Goitein,
6 what's your objection?

7 MR. GOITEIN: Hearsay. Lack of
8 foundation.

9 MR. FRIEDMAN: Well, we're trying to lay
10 the foundation.

11 MR. GOITEIN: So I think the question
12 was --

13 THE COURT: Where are we going with this
14 testimony?

15 MR. FRIEDMAN: I'm sorry?

16 THE COURT: Why are we asking about
17 this?

18 MR. FRIEDMAN: We're asking about this
19 because at least two of the objectors have
20 testified to it and indicated that there were
21 police involvement in this property, and it leads
22 to -- one to a very possible conclusion that

1 there's criminal activity, and I need to rebut
2 that.

3 THE COURT: But they didn't say -- they
4 didn't know what the criminal activity is. Do you
5 deny that the police were there --

6 MR. FRIEDMAN: No. That's what we're
7 explaining.

8 THE COURT: -- Ms. Favali?

9 Okay. Then let's leave it at that.

10 MR. FRIEDMAN: Well, I don't understand
11 how we can leave it at that if you, as hearing
12 examiner, don't know why the police were there.

13 MR. GOITEIN: The only relevance to that
14 testimony --

15 MR. FRIEDMAN: It allows all kinds -- it
16 allows all kinds of inferences which may be
17 incorrect.

18 MR. GOITEIN: The only relevancy of that
19 testimony --

20 THE COURT: Mr. Goitein?

21 MR. GOITEIN: The only relevancy to that
22 testimony whatsoever was that there was a police

1 incident at the house, and Ms. Favali wasn't there,
2 which, if she lived there, you would assume she
3 would be there. That's the only reason why that's
4 relevant at all to this. What type of activity it
5 was, what who involved said to his employer -- none
6 of that matters.

7 THE COURT: Well --

8 MR. FRIEDMAN: I disagree. I disagree
9 because, as the hearing examiner has just stated,
10 the fact that there are multiple occupants of this
11 house is one of the concerns in this case.

12 THE COURT: Well, that doesn't have
13 anything to do with the exact -- I don't want to
14 get into an entirely hearsay -- "Who struck John"
15 -- about what happened with your tenant.

16 MR. FRIEDMAN: It would be two --

17 THE COURT: And I have to base --

18 MR. FRIEDMAN: It would be two
19 questions, frankly.

20 THE COURT: I'm not going to base my
21 decision on whether they -- there are rough
22 characters in the house. That's not what I'm going

1 to base my decision on.

2 MR. FRIEDMAN: Well, it would have been
3 two questions.

4 THE COURT: (Crosstalk).

5 MR. FRIEDMAN: Sorry. It would have
6 been two questions which would have taken much less
7 time than all this discussion we've had.

8 THE COURT: Well, nothing takes -- well
9 -- okay. For what it's worth, Ms. Favali, give me,
10 like, two minutes on what happened with this police
11 incident.

12 MR. FRIEDMAN: Okay.

13 THE WITNESS: There was only one other
14 person in the house.

15 MR. FRIEDMAN: Ms. Favali, wait for the
16 question. Okay.

17 THE COURT: What caused the police
18 incident?

19 THE WITNESS: One of my tenants, who's
20 been working on his job for the last two years,
21 testified -- talked to one of his co-workers. That
22 co-worker got worried, talked to his boss

1 (crosstalk).

2 MR. FRIEDMAN: Wait a minute. Worried
3 about what?

4 THE WITNESS: How he was doing. How he
5 was feeling over the holidays. A little
6 depression, maybe. I wasn't at that -- I wasn't
7 privy to that conversation. No one was in the
8 house but two people.

9 THE COURT: So you don't have any -- you
10 haven't seen the police report?

11 THE WITNESS: No. I requested it twice.
12 I sent that. I responded, and I sent it to Nana --
13 Ms. Nana Johnson.

14 THE COURT: And so where did you get
15 your information from?

16 THE WITNESS: The people in the house.

17 THE COURT: Mr. Igbokwe? People in the
18 house. Okay.

19 THE WITNESS: Yes.

20 THE COURT: Done. All right.

21 MR. FRIEDMAN: Mental illness --

22 THE COURT: I'm going to let Mr. Goitein

1 -- I'm going to let Mr. Goitein --

2 MR. FRIEDMAN: Wait a minute.

3 THE COURT: -- I'm going to let
4 Mr. Goitein -- let me just go real fast. After
5 you've finished, Mr. Friedman, I'm going to let
6 Mr. Goitein have some follow-up cross exam on that.

7 MR. FRIEDMAN: Okay. That works.

8 THE COURT: Does that work for you?
9 Okay. Go ahead.

10 BY MR. FRIEDMAN:

11 Q Ms. Favali, come back to me. Okay. So
12 this was what's called a wellness check. That's
13 where the police just determine whether the person
14 is suicidal; is that correct?

15 A Something like that. Yes, sir.

16 Q Okay. So the person that left the --
17 left the house with the police -- what happened?

18 A He left. He came back that night after
19 he had his evaluation, and I have been trying to be
20 aware more of, more as a fellow roomer, to try to
21 include him in more activities help him feel
22 better.

1 THE COURT: Oh, okay. That's it.

2 Q And it -- has there been any further
3 incidents?

4 A No. Not to my knowledge, sir. No.

5 MR. FRIEDMAN: Thank you. That's all.
6 Okay. Go ahead, Mr. Goitein, please.

7 THE COURT: I think she's going -- go
8 ahead.

9 MR. GOITEIN: Is that the end of the
10 direct rebuttal examination?

11 MR. FRIEDMAN: No. No. But she
12 indicated that you would be able to question on
13 this subject if you want to.

14 THE COURT: But that's after you finish
15 your rebuttal.

16 MR. GOITEIN: I don't -- I don't have
17 any questions on this subject.

18 Q I see. Okay. All right. So you have
19 applied on three consecutive years for this ADU; is
20 that correct?

21 A Yes.

22 Q And it's been preliminarily approved by

1 the HCA three consecutive times; is that correct?

2 A Yes.

3 Q And Clifton Boumar, who is the director
4 of DHCA --

5 THE COURT: He is not. He is not the
6 director.

7 Q I'm sorry. What is his title, please?

8 THE COURT: I don't know, but he's well
9 (crosstalk) --

10 Q No. I was asking --

11 THE COURT: -- from the director.

12 Q Do you -- Ms. Favali, do you know his
13 title? I'm sorry.

14 A No. I sent -- I emailed him asking him
15 that, but I haven't got a response.

16 Q Okay. But he's involved with the
17 licensing process; is that correct?

18 A Yes.

19 THE COURT: He accepts the documents for
20 licensing applications.

21 MR. FRIEDMAN: I'm sorry, ma'am. What
22 --

1 THE COURT: I said he accepts the
2 documents for licensing application.

3 MR. FRIEDMAN: Thank you for clarifying.

4 THE COURT: I don't know what his title
5 is.

6 MR. FRIEDMAN: Okay. Thank you.

7 THE COURT: If you trust me --

8 Q All right. And has Mr. Bouma testified
9 in any of the prior proceedings involving your ADU
10 applications?

11 A Yes, sir. Last month -- last year's
12 December 9th hearing 2024 he testified on the
13 transcript. Yes, sir.

14 Q Did he testify whether the application
15 was acceptable to the licensing department at DHCA?

16 A Yes. And that's why he gave me the sign
17 which I put up. Yes.

18 Q Okay. Has his testimony been admitted
19 to the record -- to the record in this case?

20 A His testimony was on transcript on
21 December -- hang on. It's on -- you can bring it
22 up if you like. It's on page -- Planet Depos. Oh,

1 hang on. I'm not very good at this. Planet Depos
2 transcript of hearing conducted on December 9th,
3 2024, on page 28. From 109 to 112 is his
4 testimony.

5 Q All right. And that's already in the
6 record so we don't need to go over it.

7 A Yes, sir.

8 Q Okay.

9 A From last year.

10 Q Did someone from DHCA staff come to
11 inspect the property in connection with any of your
12 applications?

13 A Many times. Yes. All three times.
14 Yes.

15 Q Okay.

16 A Michelle Hadrick was my first. Yes.

17 Q And did they go into your bedroom?

18 A Multiple times? Every time, yes.

19 Q And what did they find there?

20 MR. GOITEIN: Objection.

21 A They asked me to open my drawers, my
22 underwear drawer, my shirt drawer, my --

1 THE COURT: Ms. Favali -- sorry to yell.
2 Sometimes I -- the train gets going. There's an
3 objection on the table. So can you just be silent
4 for a moment?

5 Mr. Goitein, what's the objection?

6 MR. GOITEIN: Beyond the scope of any of
7 the cross-examination?

8 THE COURT: That is true.

9 MR. FRIEDMAN: Okay.

10 THE COURT: You know, isn't what he
11 found in the record of ADO 25-02?

12 MR. FRIEDMAN: I believe it is.

13 THE COURT: So let's move on.

14 BY MR. GOITEIN:

15 Q All right. Okay. As your house is
16 currently constructed, how many cars can be parked
17 there?

18 A More than the people that live in this
19 house. There's -- right now there are four in the
20 driveway and there's plenty of room. You could
21 probably put another couple in. And if -- I was
22 planning on really putting a patio in, but if I put

1 denser gravel, I -- I'm allowed for an exemption to
2 put a parking pad in. I could even put more on.

3 Q And then weren't you planning to add
4 additional spaces in the back rear of the house
5 next to the new ADU?

6 A Yes, sir. On the survey for all three
7 years, I have two additional parking spaces in the
8 backyard when the ADU was constructed. Yes, sir.

9 Q All right. So there's been testimony
10 that the circular stairway -- excuse me -- the
11 circular driveway holds three cars. And then --
12 are you okay? All right. And --

13 A Yes. I just muted myself so you
14 wouldn't hear me coughing?

15 Q All right. So the circular -- there's
16 been testimony the circular driveway holds three
17 cars. And then you've got the straight driveway on
18 the side of the house between you and Mr. Chappell,
19 and then there would be two more spaces in the
20 back?

21 A Yes, sir.

22 Q Okay. And the benefit of a circular

1 driveway is that it tends to avoid backing into a
2 street; isn't that correct?

3 A When I applied for that permit, yes,
4 that's why I did it. Yes, sir.

5 Q All right. All right. And have you
6 submitted the tally which you took of the -- of the
7 units at the house in the past year?

8 A On the first hearing, I did submit a
9 tally. It was not accepted, but most of those
10 friends -- after the tally is OZAH Exhibit 8 from
11 ADO 23-06, July 27th. At that time, I put most of
12 my friends that came in to see that -- to see I
13 lived there, and some of those friends -- I think
14 Nancie Park is still on the phone right now.
15 Suzanne Vaughn is downstairs. Constance Sutter
16 (crosstalk).

17 THE COURT: Don't name them. Don't --
18 you don't have to name them.

19 MR. FRIEDMAN: No, you don't.

20 THE COURT: I -- the Exhibit will tell
21 us.

22 MR. FRIEDMAN: All right.

1 THE WITNESS: Apologies.

2 MR. FRIEDMAN: All right. Is there
3 anything that you'd like to add that's relevant to
4 the prior testimony? We're not going into new
5 areas.

6 MR. GOITEIN: Objection.

7 THE COURT: Basis?

8 MR. GOITEIN: Not rebutting anything.

9 MR. FRIEDMAN: That's what I asked her.
10 If you want -- is it -- I'm -- you're ruling them
11 --

12 THE WITNESS: I can say? I can -- I can
13 talk for a second?

14 MR. FRIEDMAN: No. No.

15 THE COURT: Well, you can -- I'm going
16 to let her summarize because I have the ability --
17 I'm going to ask her some questions because I have
18 -- and you'll get -- each get a chance for cross-
19 examination because I have the ability to place
20 conditions if this is approved and under 2926. And
21 I have some questions based on what I've heard and
22 what I reread in the transcript. So if you want to

1 say something, that's fine. And then I'm going to
2 ask some questions.

3 THE WITNESS: I'll wait. Thank you.
4 I'm sorry.

5 THE COURT: Okay. My -- Mr. Goitein,
6 I'm not sure you had the opportunity to cross-
7 examine. I thought that was Mr. Friedman's
8 rebuttal in chief, so to speak, and you have the
9 ability to cross-examine on it.

10 MR. GOITEIN: Can I -- can I just wait
11 until after your questions, and then I can do it
12 all at once, as opposed to --

13 THE COURT: My questions are this: I
14 read that you have four rooms in the house; is that
15 correct, that you can rent?

16 THE WITNESS: I believe --

17 THE COURT: If you won't -- no. Just --

18 THE WITNESS: Yes. I have rooms that
19 are rented now.

20 THE COURT: Yes. Shush. Just sit
21 there. Okay. If you move to the detached
22 accessory dwelling unit, how many rooms in the

1 front of the house will you rent?

2 THE WITNESS: Four.

3 THE COURT: Four?

4 THE WITNESS: Four, Your Honor. Yes.
5 That I'm doing now.

6 THE COURT: Now if -- so you -- would
7 you have a problem? Right now, according to you or
8 according to many of the witnesses, there are
9 mostly three cars in the driveway. Would you be
10 willing to limit the driveway parking to three
11 cars?

12 THE WITNESS: Can I ask a question? The
13 driveway now with three cars, yes. When I build my
14 backyard, I'll have two more spaces. No? I'm
15 trying to understand what you're asking me.

16 THE COURT: I'm saying for tenants.

17 THE WITNESS: Yes. Each tenant will
18 only have one car, and I can make them park in the
19 -- I can put (crosstalk) --

20 THE COURT: The cars back at the back
21 parks you in. How -- or if the tenant gets parked
22 in, how are you going to get out?

1 THE WITNESS: I'll ask them to move
2 their vehicle or leave their keys up there so we
3 can just take keys and just --

4 THE COURT: What if they're not there?

5 THE WITNESS: Then their car won't be
6 there usually.

7 THE COURT: So, no. That's not what I
8 mean.

9 THE WITNESS: I'm sorry.

10 THE COURT: Okay. (Inaudible 01:42:50)
11 Well, let me just go back to the question. Would
12 you be willing to limit the cars in the driveway to
13 what's there now?

14 THE WITNESS: Yes.

15 THE COURT: Now Mr. Jagessar or
16 Anand Jagessar --

17 THE WITNESS: Oh, yes, ma'am.

18 THE COURT: He testified that he comes
19 once a week. So are you willing to say he can't
20 park there?

21 THE WITNESS: He comes and goes for
22 maybe a couple of hours to do the repairs.

1 THE COURT: So he's only going there to
2 do the repairs?

3 THE WITNESS: Yes.

4 THE COURT: And what if he blocks
5 somebody in?

6 THE WITNESS: He'll be there to move his
7 car. We're pretty -- we're pretty -- like taking
8 the trash out, moving cars -- we're pretty amiable.
9 We all live together under one roof. We try to
10 work things cohesively.

11 THE COURT: How many cars are in your
12 vehicle now or in your -- how many cars are -- do
13 you have with renters now?

14 THE WITNESS: I have four renters. They
15 all have a car. I have a car. That's five cars if
16 everybody's here. Jeff, as he said, lives in
17 Florida. So he's rarely here. He only lives here
18 maybe a week a month. He lives in Florida, but he
19 works at Walter Reed.

20 THE COURT: Where does he park his car
21 --

22 THE WITNESS: So he's rarely here with

1 his wife.

2 THE COURT: -- when he goes to Florida?

3 THE WITNESS: Usually at the airport.

4 That's what he tells me. He's been living here
5 since 2021.

6 THE COURT: So in addition to the three
7 cars that are there, plus you, you could have four
8 cars and a truck.

9 THE WITNESS: Conceivably, I guess I
10 could. Yes.

11 THE COURT: But you think it's not
12 necessary to have -- and you're going to change it
13 to six-month leases. I think that's all my
14 questions. But you're not willing to limit the
15 cars in the driveway to three at a time which is
16 the present situation?

17 THE WITNESS: I'm happy to. Yes, ma'am.
18 And I just thought of an idea as we were on --

19 THE COURT: Would you rent the third
20 room if you limit the cars in the driveway to
21 three?

22 THE WITNESS: No. Because --

1 THE COURT: I mean, the third -- fourth.

2 THE WITNESS: I know what you were
3 meaning. I was planning not to because the reason
4 I was doing this ADU -- I want to keep this room
5 empty that I live in now. So if I need to have a
6 nurse -- if I'm -- if something happens, I know for
7 seven months how hard it was for me to exist.

8 THE COURT: (Crosstalk) --

9 THE WITNESS: I don't want that to ever
10 happen.

11 THE COURT: -- please, please, please.

12 THE WITNESS: That was going to be open
13 for somebody to take care of me.

14 THE COURT: Just tell me. Would you be
15 willing to rent only three rooms?

16 THE WITNESS: Yes.

17 THE COURT: And how would you verify
18 that you only have three rooms rented?

19 THE WITNESS: Very easily. When you --
20 if I ever do get this, an occupant -- if ever I do
21 get to build it, then, as I understand it, you
22 build it, and then you have to get an occupancy

1 permit. And every year you have to apply for a
2 license. So they will be checking my house every
3 year, plus my ADU every year for compliance.

4 THE COURT: Well, I thought you said --
5 I thought you said you don't need a rental license
6 if you live on the property.

7 THE WITNESS: From the room rental
8 brochure I have, yes. If I live on the property,
9 you do not need a license. If you do rent rooms in
10 a house, you do need a license, which I'll be -- I
11 had one for, like, ten years or 11 years or so.
12 Yes. I will get one of those.

13 THE COURT: Wait a minute.

14 THE WITNESS: And everything I --

15 THE COURT: You just testified that you
16 let it lapse because you didn't need it.

17 THE WITNESS: Oh, well, they wouldn't
18 even give it to -- well, Mr. Howley who was on --
19 who was on last year's transcript -- I presented
20 that. He had a rental license.

21 THE COURT: (Crosstalk). I know him.
22 So they're not going to verify how many tenants you

1 have in there.

2 THE WITNESS: Well, Mr. Johnson, who has
3 been in my house numerous times, identifies the
4 four tenants I have now because he's met most of
5 them at least once.

6 THE COURT: Who?

7 THE WITNESS: Mr. David Johnson --

8 MR. FRIEDMAN: Mr. Johnson.

9 THE WITNESS: -- who testified. I'm
10 sorry.

11 THE COURT: But he doesn't --

12 THE WITNESS: Did I say his name right?

13 THE COURT: He's not going to go out
14 there. If you don't have a license, he'll go to
15 your dwelling unit, but he won't go to the house.

16 THE COURT: Won't I have to have a
17 license for this house if I'm going to be in the
18 ADU? I have to have a license for the ADU plus my
19 room rental house?

20 THE COURT: No. You just testified that
21 you don't.

22 THE WITNESS: If I live in -- as I

1 understand it, I don't need a license now. If I
2 move to my ADU, every year I have a license for the
3 ADU. Then I will have to also procure, like I did
4 for ten years, a room rental license for this house
5 since I won't be living in this house. I'll be in
6 the backyard.

7 THE COURT: Well, I didn't think the
8 wording was very clear. It says, Live on the
9 property, but I guess that's something we can ask
10 Mr. Johnson or Mr. Howell.

11 MR. FRIEDMAN: Excuse me.
12 Ms. Robeson Hannan?

13 THE COURT: Yeah.

14 MR. FRIEDMAN: I mean, if you have a
15 mechanism to suggest for Ms. Favali to be able to
16 verify to whomever that she only has three tenants,
17 we're open to that.

18 THE COURT: I just -- I don't know how
19 to do it, honestly, and I don't want to put these
20 neighbors, after three years of this -- and,
21 frankly, she -- Ms. Favali, you were not up front
22 at the -- at least the original hearings about what

1 was going on and, you know, even when I reread your
2 testimony, some of the dates are wrong, and I just
3 -- that's what I'm struggling with.

4 So let me ponder it, and if anyone else
5 has any ideas, they can weigh in. Also, I was a
6 little concerned. You say Mr. Jagessar is there
7 once a week. That's a lot. That's a lot of
8 repairs. If he's there for business, you can't do
9 it.

10 MR. FRIEDMAN: Well, the other comment I
11 wanted to make --

12 THE COURT: I don't know -- I'm sorry?

13 MR. FRIEDMAN: The the other comment I
14 wanted to make was, you know, he comes to do work
15 on the property. Everybody else on the street, I'm
16 sure, has contractors who occasionally work on
17 their property. I don't think this house is any --

18 THE COURT: If he's going --

19 MR. FRIEDMAN: -- different from any
20 other.

21 THE COURT: -- about once a week -- I
22 haven't -- I don't have contractors here once a

1 week unless I get a big project.

2 MR. FRIEDMAN: Well --

3 THE COURT: All I'm saying, you can't
4 have him in and give out jobs and that kind of
5 thing. I just have no idea what would require him
6 to come once a week.

7 MR. FRIEDMAN: So the other -- the last
8 thing I wanted to say was that Ms. Favali has just
9 responded to you that she'd be willing to limit
10 tenant cars in the driveway to three, but it seems
11 to me that defeats our purpose as that may force
12 one car out onto the street that doesn't need to
13 be.

14 THE COURT: Well, maybe the bigger
15 restraint would be to just say only three tenants.

16 MR. FRIEDMAN: If that's what the law
17 allows in terms of putting restrictions on it, then
18 --

19 THE COURT: But it says I can impose --

20 MR. FRIEDMAN: -- we respect that.

21 THE COURT: It says I can impose
22 conditions that -- to alleviate, you know, to

1 address any insufficiency. It sounds to me, from
2 what I've heard -- and I do find the neighbors
3 credible -- that -- you know, I don't know if
4 you've ever measured the width of a vehicle, but 26
5 feet -- we -- anyway, I think there probably is
6 some congestion.

7 Do you know how -- what the average
8 width of a vehicle is, Ms. Favali?

9 THE WITNESS: I can Google it right now
10 and tell you. I don't know.

11 THE COURT: No. Huh-uh. I'm asking
12 you, Ms. Favali.

13 THE WITNESS: No, I don't.

14 MR. FRIEDMAN: I'm only going to
15 guesstimate, because I've never measured it, but I
16 think it's --

17 THE COURT: That's not -- the question's
18 not for you. The question is not for you.

19 MR. FRIEDMAN: I apologize.

20 THE COURT: And I --

21 MR. FRIEDMAN: I apologize.

22 THE COURT: And so --

1 MR. FRIEDMAN: I think we all are aware
2 how -- about the possible width of our cars.
3 That's all I'm saying.

4 THE COURT: Yeah. Well -- so those were
5 my questions. I would like to turn it over. Do
6 you want any more redirect, Mr. Friedman, before I
7 turn it over to -- well, I guess I have to come
8 back to you anyway because I'm going to turn it
9 over to Mr. Goitein for cross-examination.

10 MR. FRIEDMAN: Okay. Can I just add one
11 quick comment? That I don't think it's fair to
12 take one house on a three-block long street and say
13 this person is responsible for the number of cars
14 on the street. Everybody occasionally has cars on
15 the street, some more often than others, some
16 nearly all the time.

17 THE COURT: Well, (crosstalk).

18 MR. FRIEDMAN: You can't place the blame
19 for traffic --

20 THE COURT: Mr. Friedman, you're
21 speculating.

22 MR. FRIEDMAN: -- on one house.

1 THE COURT: You -- that's closing
2 argument. Let's get through the testimony. Okay?

3 MR. FRIEDMAN: Fair enough. Fair
4 enough.

5 THE COURT: And we have testimony that
6 the cars on the other side of the street are hers
7 or her tenants. Whatever. So Ms. Favali --

8 Mr. Goitein, can you do cross-
9 examination? You're -- I mean -- can you do cross-
10 examination?

11 MR. GOITEIN: I hope so.

12 THE COURT: You're free to do cross-
13 examination right now.

14 MR. GOITEIN: Thank you.

15 CROSS-EXAMINATION

16 BY MR. GOITEIN:

17 Q Ms. Favali, you submitted some documents
18 yesterday to be included in the record in this
19 case; right?

20 A Yes, Your -- yes, sir.

21 Q All right. And when you submitted those
22 documents, you went to the library to get them

1 scanned in and sent electronically; right?

2 A Yes, sir.

3 Q All right. And those were all from the
4 Hyattsville Library; right?

5 A Yes, sir.

6 Q Okay. Now you say that you are going to
7 -- so as we sit here today, you do not have a
8 license to rent any -- to rent to anyone at the
9 7709 Oldchester property; right?

10 A Yes, sir.

11 Q Okay. And you believe that you don't
12 need to have that license because the county told
13 you that, if you live there, then you don't have to
14 have a license; right?

15 A I have that email to send it to you if
16 you like. Yes, sir.

17 Q Okay.

18 A And that's on the rental brochure.

19 THE COURT: Just answer the question.

20 Ms. Favali, please -- I'm begging you -- answer the
21 question yes or no.

22 THE WITNESS: I apologize.

1 Q Okay. And you're telling us today that,
2 if you got this ADU, you would move into the ADU;
3 right?

4 A Yes, sir.

5 Q Okay. Now yesterday you submitted a
6 letter that you wrote to your tenants; right?

7 A Yes, sir.

8 Q Okay. And you wrote that letter to your
9 tenants to get them to sign six-month leases with
10 you because right now you only have 30-day leases
11 with your tenants with the exception of Rose;
12 right?

13 A Yes, sir.

14 Q Okay. And so as of today and as of the
15 time that you've been applying for this ADU, all
16 but one of your tenants have 30-day leases; right?

17 A Yes, sir.

18 Q And you're testifying today that you're
19 certain that they're all going to sign six-month
20 leases; right?

21 A I believe so. Yes or no? Yes, sir.

22 Q Okay. But none of them have signed six-

1 month leases yet; right?

2 A No, sir.

3 Q Okay. And you just gave them to this
4 yesterday, and you asked them in your letter to
5 sign the lease and leave it either in the utility
6 folder or on the coffee table; right?

7 A Yes, sir.

8 Q Okay. You didn't ask them to hand the
9 lease to you; right?

10 A No, sir, I didn't. I want to make it
11 easy for them.

12 Q Okay. And then --

13 A As we pick up our mail.

14 Q One of the tenants is -- that you're
15 assuming is going to sign this six-month lease is
16 Rick; right?

17 A Is who?

18 Q Well, what are the names of the three
19 tenants other than Rose?

20 A Yes.

21 Q What are the names of the three tenants
22 other than Rose?

1 A Jeff, Muhamed, Steph.

2 Q Okay. And you submitted all of their
3 rental tallies last Thursday; right?

4 A Yes.

5 Q Okay.

6 A At the Germantown Library. No, the --

7 THE COURT: It doesn't -- okay. Go
8 ahead. I'm sorry. I shouldn't have interrupted.
9 You can tell us what library.

10 A The one next to my daughter I babysat --
11 Quince Orchard.

12 Q Okay. That was last Thursday, but
13 yesterday you sent them from the Hyattsville
14 Library; right?

15 A Yes. I had a party at NetZero. Yes.

16 Q Okay. Jeff last paid his rent in
17 October and is about four months behind in his
18 rent; right?

19 A No, sir. I just haven't gotten my
20 tallies done. They pay -- I can show you. I can
21 screenshot [sic] you. I just haven't had my
22 accountant to come to the -- to update my accounts.

1 I just wanted to show you that from -- when I
2 submitted last year to this year, they're still
3 there. My only point was that they're still there
4 paying rent, and I have not updated their rent
5 tallies. My -- it's my apologies.

6 Q So all of the rent tallies that you
7 submitted for your tenants in this 55-page document
8 that you sent in last Thursday are inaccurate?

9 A They are not inaccurate. They're just
10 not up to date.

11 Q So if it says that Jeff, as of January
12 of 2026, last paid his rent on October 2nd and is
13 currently in arrears for \$5,246.14, that's not
14 accurate?

15 A If I updated it, it would reflect that
16 he's probably -- I owe him money, actually. I
17 haven't updated -- I -- it's an Excel spreadsheet.
18 I was learning how to do excel with my accountant,
19 and I didn't do the default correctly. Yes. My
20 bad.

21 Q Okay. So none of the Excel spreadsheets
22 that you submitted --

1 MR. FRIEDMAN: You know, I'm going to
2 object. This is all beyond the scope of the
3 rebuttal.

4 THE COURT: No. She submitted these
5 exhibits. She testified about the length of time
6 her tenants are in there.

7 MR. GOITEIN: Well, she also submitted
8 these exhibits on Thursday.

9 MR. FRIEDMAN: Well, isn't he limited --
10 isn't Mr. Goitein -- he's already had a chance to
11 cross-examine based on these exhibits. Now he's
12 responding to my rebuttal testimony questions which
13 did not involve any of this. This is not
14 admissible.

15 MR. GOITEIN: These exhibits were --
16 these exhibits were submitted on Thursday of this
17 week. So I'm not sure when I would have had the
18 opportunity to ask her questions --

19 THE COURT: Yeah. I mean --

20 MR. GOITEIN: -- based upon these
21 exhibits.

22 THE COURT: -- if you want them in as

1 rebuttal exhibits, he gets to cross-examine on
2 them.

3 MR. FRIEDMAN: All right.

4 BY MR. GOITEIN:

5 Q All right. So, Ms. Favali, just so we
6 --

7 THE COURT: They're not admitted.
8 Yeah. I mean, I even asked is there a -- I think I
9 asked at the beginning does anybody want them in,
10 and nobody had an objection.

11 So, Mr. Goitein, go ahead.

12 MR. GOITEIN: So -- all right.

13 Q So, Ms. Favali, just so we're clear, the
14 -- all of the spreadsheets that you submitted in
15 this 55-page document that you submitted on
16 Thursday contain either inaccurate or not up to
17 date information about your tenants; right?

18 A Correct.

19 Q All right.

20 THE WITNESS: Five words or no?

21 THE COURT: Just answer yes or no.

22 THE WITNESS: I did.

1 MR. GOITEIN: She answered.

2 Q Okay. And then my only other question
3 on rebuttal is -- your lawyer asked you if parking
4 in a -- something to the effect of if parking in a
5 driveway, circular driveway, tends to reduce the
6 need to back out of the driveway. Right? You
7 remember he asked you that question?

8 A I think he asked it to Mr. Chappell, but
9 yes. I don't usually back up. I'm not a very good
10 backup driver.

11 Q All right. You would agree to me that
12 -- with me that, if there are multiple cars in a
13 circular driveway, then you can't back out of the
14 driveway if there's a car behind you; right?

15 A Unless you move the car behind you.
16 Yes.

17 MR. GOITEIN: All right. I don't have
18 any other questions.

19 THE COURT: Any redirect, Mr. Friedman?

20 MR. FRIEDMAN: No, ma'am.

21 THE COURT: Just to clarify that, I am
22 admitting those two exhibits that were filed. I

1 thought they came to me Sunday but whenever they
2 came. I think they're Exhibit 27 or Exhibit 26 on
3 OZAH's website.

4 (Exhibit 26 was marked and received in
5 evidence.)

6 MR. GOITEIN: Just to clarify, one
7 exhibit came in Thursday, and that's the 55-page
8 exhibit that's listed as Exhibit 23 on the OZAH
9 website.

10 THE COURT: I got that.

11 MR. GOITEIN: And then there are two --
12 and then there are two exhibits that came in on
13 Sunday that are listed as Exhibits 26A and B, and
14 we're not objecting to the admission of any of
15 those exhibits.

16 THE COURT: None of them. Okay. That's
17 fine.

18 All right. With that, are there any
19 more witnesses on rebuttal?

20 MS. BENNET: Your Honor, I didn't -- I
21 didn't get a chance at redirect.

22 THE COURT: This is true. This is true.

1 MS. BENNET: I'm sorry.

2 THE COURT: But same for you attorneys.

3 And, Mr. Mack, you have a chance.

4 So go ahead, Ms. Bennet.

5 REDIRECT EXAMINATION

6 BY MS. BENNET:

7 Q Ms. Favali, I just wanted to know if
8 you've ever read section 59-A-6.20 of the
9 Montgomery County Code, which deals with attached
10 or detached accessory apartments, which my
11 understanding is the same as an ADU?

12 A I did scan it, yes. Not recently.

13 Q Okay. How would you characterize the
14 rentals that you have on the property? Are you
15 renting out individual rooms or individual leases;
16 is that correct?

17 A Yes. Each room has --

18 Q Would you characterize what you -- what
19 you have there as a boarding house?

20 A No. It's not. There's one kitchen. So
21 it doesn't qualify as a boarding house.

22 Q But you are renting rooms in the house?

1 A I've been doing that since I bought the
2 house --

3 MR. FRIEDMAN: Asked and answered.

4 A -- in 2001. Yes. My bad.

5 MS. BENNET: No further questions.

6 THE COURT: All right. Any -- oh, wait.
7 And let me see if Mr. Mack has any questions.

8 MR. FRIEDMAN: Mr. Mack's attorney has
9 already cross-examined.

10 THE COURT: Oh, that's -- you're right.
11 So do you have any questions based on Ms. Bennet's
12 questions?

13 MR. FRIEDMAN: No, ma'am, I don't.

14 THE COURT: Okay. Is there anyone else
15 that wishes to testify? Okay. With that, what I'd
16 like to do now -- I think that it's a little
17 premature. I'm going to ask if -- it's a little
18 premature to do closing statements, given I don't
19 think everybody's had time to really review
20 Mr. Friedman's memo. So what I'd like to do is set
21 times for responding -- written closing statements.
22 They don't have to be long, but they would be

1 helpful, and then a response to Mr. Friedman's
2 memo, and we can set a date for that. And then --
3 or at least we can have the objectors' closing
4 statements and response to Mr. Friedman's memo and
5 then allow Mr. Friedman the last word in response.

6 Does anyone object to proceeding like
7 that?

8 MS. BENNET: Your honor, are you saying
9 this will be written?

10 THE COURT: You can do -- you don't have
11 to do a written closing statement. What I do want
12 is a written response to Mr. Friedman's memo.

13 MR. GOITEIN: So I -- sorry. Go ahead,
14 Carri.

15 THE COURT: Unless you're looking --

16 MS. BENNET: That's okay.

17 THE COURT: -- to --

18 MS. BENNET: Are you also looking --

19 THE COURT: Unless you're ready to
20 respond to it now. I mean, you're free to do it
21 right now if you wish.

22 MS. BENNET: Your Honor, I was just

1 going to say I'd like the opportunity, and I think
2 you gave us the opportunity to respond to the
3 material that you submitted in the record -- the
4 legislative history.

5 THE COURT: That too.

6 MS. BENNET: And so I'd like an -- I
7 haven't had the chance to go through all of that,
8 and I haven't had a chance to digest what
9 Mr. Friedman put in by email yesterday. So I would
10 like an opportunity to respond to all of that in
11 writing if I may.

12 THE COURT: That's fine. That's fine.
13 So I can leave the record open a certain period of
14 time for those objecting to file. You can do a
15 written closing statement if you wish, respond to
16 Mr. Friedman's memo that he submitted over the
17 weekend, and respond to my material. So I would
18 like to set a time for that. And then we'll set a
19 time for Mr. Friedman to respond. Any thoughts?
20 Are we okay with this or no?

21 MR. GOITEIN: I'm fine with that. I
22 will say that, as it relates to the testimony or

1 the evidence that has been received, I would be
2 fine doing a closing argument right now. I'm just
3 -- please don't ask for them in writing on my
4 behalf. I'm more than happy to do it now. But if
5 you'd like them in writing, you know, we can
6 provide them.

7 THE COURT: Are you prepared to do it
8 now, Ms. Bennet?

9 MS. BENNET: No, I'm not.

10 THE COURT: Okay.

11 MR. GOITEIN: Okay. Then I don't want
12 to --

13 THE COURT: Let's do it in writing, and
14 it doesn't have to be a lengthy tome. Please don't
15 do that. So -- but I think since Ms. Bennet would
16 like additional time, we would leave it with -- in
17 writing. Now, let me see how much time. Now we
18 don't get a transcript -- we don't get the written
19 transcript for ten business days from today. So I
20 don't know if you want to write it with the
21 transcript in hand or whether you would, you know,
22 rather write it -- you know, I can give you a

1 certain amount of time after. The transcript would
2 be due on about January 22nd.

3 MS. BENNET: I would request 30 days
4 from today, Your Honor, if that's possible.

5 THE COURT: There's a lot of material to
6 go over. So I'm going to -- I think that's fair.
7 So 30 days would be February 9th.

8 MR. GOITEIN: I think 30 days would be
9 February --

10 MS. BENNET: What day of the week is
11 that?

12 MR. GOITEIN: I think 30 days would be
13 February --

14 THE COURT: It's a Wednesday.

15 MR. GOITEIN: -- 11th; right? Today
16 being the 12th.

17 THE COURT: I have -- is that 30?

18 MR. GOITEIN: Yeah.

19 MS. BENNET: Thirty days would be
20 February --

21 MR. GOITEIN: Eleventh.

22 MS. BENNET: -- 11th.

1 THE COURT: Eleven.

2 MR. FRIEDMAN: Eleven.

3 THE COURT: Yes. Okay. So I'm going to
4 set for the objectors the response, and this will
5 be responses to Mr. Friedman's memo and
6 Ms. Favali's exhibits and my legislative history
7 that I submitted, and that'll be February 11th it
8 will be due.

9 And, Mr. Friedman, how much time do you
10 think you need for a response?

11 MR. FRIEDMAN: Well, I'm unfortunately
12 going to be out of town on vacation for the middle
13 of February, but I guess I can work from wherever I
14 am. Could I have -- is two weeks too long?

15 THE COURT: We can do two weeks. That
16 would be February 25th.

17 MR. FRIEDMAN: So that would be my
18 response to them as well as my closing argument?

19 THE COURT: Yeah. If you wish to file
20 one. Would it -- the main thing I want to give you
21 the chance to do is to respond to the objectors on
22 the legislative history and Ms. Favali's exhibits

1 and any information about the primary residence.

2 MR. FRIEDMAN: Okay.

3 THE COURT: Is that a yes to the 25th?

4 MR. FRIEDMAN: Yeah. I'm sorry. Yeah.
5 That's fine.

6 THE COURT: Okay. Okay. Now the
7 record's not open for anything else. So nobody
8 except the transcript and those items just
9 described. No --

10 Ms. Favali, don't go to the library. So
11 likely --

12 MR. GOITEIN: But the objectors will be
13 able to submit a written closing argument; right?

14 THE COURT: Yes. Everybody gets a
15 written closing argument if you wish. You can
16 respond to the legislative history that I submitted
17 and Mr. Friedman's memo on primary residence, and
18 then -- so the written closing will probably
19 include Ms. Favali's exhibits that she submitted.
20 So just the written closing and the issue of
21 primary residence.

22 MR. GOITEIN: When are we providing the

1 written closing by?

2 THE COURT: Sorry. Say again.

3 MR. GOITEIN: When are we providing the
4 written closing by?

5 THE COURT: That would be 2/11.

6 MS. BENNET: But don't we get to see his
7 rebuttal first?

8 MR. GOITEIN: Well, also the --

9 THE COURT: No. You're rebutting --
10 this is what we do because this is a weird order.
11 You get 2/11 to file yours, 2/25 for his, and then
12 you can have a response for, like, a week if you
13 want to say anything else.

14 MS. BENNET: So is the closing argument
15 -- written closing argument going to be after all
16 of that? I guess that's what I'm trying to
17 understand.

18 THE COURT: (Crosstalk). You have till
19 2/11 to do the written. You can do the written
20 closing argument, at least a first draft. Yeah.
21 You do the written closing. Okay? And you can
22 respond to Ms. Favali's exhibits and my legislative

1 history and Mr. Friedman's memo on primary
2 residence. Okay?

3 Then Mr. Friedman gets to go with the
4 same items in response to your memo. Not to add
5 things in, just responding to your memo. And then
6 we can add a week so you -- since you have the
7 burden of proof or since you go first here, we can
8 add a week for you to respond.

9 MR. FRIEDMAN: Actually, I have a
10 question. At Mr. Goitein's insistence, I was the
11 one who went first.

12 MR. GOITEIN: Yeah.

13 THE COURT: (Crosstalk).

14 MR. GOITEIN: So I think that's the
15 confusion we had.

16 MR. FRIEDMAN: So if I was the one who
17 went first, I should be the last -- the last word.
18 Not the objections.

19 THE COURT: That's what I'm saying. Oh.

20 MR. GOITEIN: So could I -- could I try
21 to maybe help clarify a little? I think the
22 confusion here is coming because Mr. Friedman or

1 Ms. Favali's case went first. And so they should
2 really submit the closing argument first.

3 THE COURT: Oh, you're right.

4 MR. GOITEIN: We should then respond to
5 it.

6 THE COURT: You're absolutely right. I
7 apologize. You are right. So that would be -- how
8 is 2/11 for you, Mr. Friedman?

9 MR. FRIEDMAN: Okay.

10 THE COURT: That's closing argument and
11 essentially argument on primary residence.

12 MR. FRIEDMAN: Okay. And then 2/25
13 would be their response?

14 THE COURT: Right. If that's -- if
15 that's okay with you.

16 MR. GOITEIN: Let me just check the
17 calendar. Yeah. 2/25 is fine for me for a first
18 -- for -- so that would be our response on the
19 legislative history.

20 THE COURT: Well, essentially,
21 Mr. Friedman's memo and the legislative history are
22 both on the issue of primary residence. So that

1 would be the primary residence argument. And then
2 --

3 MR. GOITEIN: So he's going to submit
4 whatever he's going to submit on February 11th,
5 we'll respond by the 25th, and then he'll rebut a
6 week after, and then that'll be it.

7 THE COURT: Okay. Done.

8 MR. FRIEDMAN: So just clarify for me
9 what my final date is. March what?

10 MR. GOITEIN: March 4th.

11 MR. FRIEDMAN: March 4? Okay.

12 THE COURT: Yes.

13 MR. FRIEDMAN: Works for me. Thank you
14 very much.

15 THE COURT: All right. With that, we're
16 going to adjourn. No new exhibits or evidence.
17 And we will simply leave the record open to receive
18 the transcript and for closing arguments and
19 arguments on the issue of primary residence. All
20 right?

21 MR. GOITEIN: All right. Thank you very
22 much.

1 THE COURT: Thank you.

2 MS. BENNET: Thank you.

3 MR. MACK: Thank you very much.

4 THE COURT: Bye.

5 MR. FRIEDMAN: Thank you, everybody.

6 (Off the record at 12:08 p.m.)

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

1 CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

2 I, Matthew Weedon, the officer before
3 whom the foregoing proceedings were taken, do
4 hereby certify that any witness(es) in the
5 foregoing proceedings were fully sworn; that the
6 proceedings were recorded by me and thereafter
7 reduced to typewriting by a qualified
8 transcriptionist; that said digital audio recording
9 of said proceedings are a true and accurate record
10 to the best of my knowledge, skills, and ability;
11 and that I am neither counsel for, related to, nor
12 employed by any of the parties to this case and
13 have no interest, financial or otherwise, in its
14 outcome.

15 

16
17
18
19 MATTHEW WEEDON

20 NOTARY PUBLIC FOR THE STATE OF NORTH CAROLINA

21

22

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

CERTIFICATE OF TRANSCRIBER

I, Jennifer Candela-Alvarez, do
hereby certify that this transcript was prepared
from the digital audio recording of the foregoing
proceeding; 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.



JENNIFER CANDELA-ALVAREZ

JANUARY 15, 2026

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

A			
ability	accepted	110:3, 112:3,	93:2, 105:19,
112:16, 112:19,	111:9	125:10, 145:4,	107:9, 110:5,
113:9, 149:10,	accepts	145:6, 145:8	110:8, 118:4,
150:7	106:19, 107:1	addition	119:3, 120:18,
able	access	74:5, 93:11,	121:2, 121:3,
23:2, 24:5,	21:12, 22:11,	117:6	128:2, 128:15,
45:12, 62:12,	56:21, 57:2,	additional	136:11
62:14, 63:2,	61:11, 63:2	21:10, 29:19,	adults
69:10, 105:12,	accessibility	56:21, 61:10,	89:6, 89:10
121:15, 143:13	20:13, 20:16,	62:9, 110:4,	affect
about	21:2	110:7, 140:16	47:5
18:19, 21:18,	accessible	address	affirmed
24:12, 25:15,	21:14	10:7, 124:1	9:13, 37:5,
25:18, 29:21,	accessory	adhering	40:11, 56:14
30:3, 32:10,	33:16, 82:8,	97:11	afield
32:12, 35:1,	83:5, 89:3,	adjourn	87:2
35:21, 36:21,	89:4, 89:5,	147:16	afraid
37:14, 40:18,	113:22, 136:10	administrative	65:12, 69:21
41:2, 43:12,	according	3:3, 3:6	after
44:6, 54:12,	73:20, 114:7,	adminstrative	36:6, 66:15,
56:1, 60:14,	114:8	1:1	69:12, 72:15,
62:22, 69:7,	accountant	admissible	104:4, 104:18,
69:8, 69:9,	130:22, 131:18	13:8, 42:4,	105:14, 111:10,
70:15, 72:1,	accounts	132:14	113:11, 121:20,
77:8, 77:13,	130:22	admission	141:1, 144:15,
78:14, 80:13,	accurate	135:14	147:6
85:6, 86:22,	131:14, 149:9,	admit	afternoon
87:3, 89:8,	150:6	68:9	16:10, 76:11,
91:6, 91:11,	across	admitted	79:1, 82:10,
91:15, 91:18,	12:7, 12:8	107:18, 133:7	93:8
94:20, 96:18,	activities	admitting	afternoon's
96:20, 99:16,	104:21	134:22	78:13
99:18, 101:15,	activity	ado	again
103:3, 121:22,	17:21, 97:14,	1:5, 7:2, 7:9,	13:12, 40:8,
122:21, 125:2,	100:1, 100:4,	7:14, 89:14,	70:1, 79:16,
130:17, 132:5,	101:4	89:17, 109:11,	79:17, 144:2
133:17, 141:2,	actual	111:11	against
143:1	87:20	adu	33:16
absolutely	actually	7:3, 20:15,	ago
34:19, 34:22,	16:20, 49:9,	57:1, 61:10,	21:18, 23:17
146:6	53:6, 76:10,	62:9, 84:15,	agree
accept	78:22, 81:12,	85:15, 85:17,	134:11
42:5, 52:16,	89:14, 95:21,	86:21, 86:22,	agreed
52:20	131:16, 145:9	87:13, 89:21,	96:2
acceptable	add	90:7, 90:13,	agreement
107:15	21:22, 27:19,	90:18, 91:13,	2:12
	29:18, 31:1,	91:18, 91:20,	ahead
	31:2, 32:3,	91:21, 92:9,	9:16, 10:11,

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>14:6, 19:20, 19:22, 23:19, 32:15, 34:9, 37:3, 61:6, 95:13, 104:9, 105:6, 105:8, 130:8, 133:11, 136:4, 138:13 airbnb 21:5 airport 117:3 al 1:4 alex 4:12, 5:4, 9:12 alexander 3:4 alexandre 10:8 alleged 75:19 allegedly 77:18 alleviate 123:22 allow 27:8, 138:5 allowed 41:15, 92:20, 110:1 allows 100:15, 100:16, 123:17 almost 15:18, 80:4 alone 69:2 along 73:9 already 30:20, 43:19, 51:6, 66:21, 66:22, 67:5, 68:1, 108:5, 132:10, 137:9 also 4:8, 16:2,</p>	<p>16:16, 25:20, 27:6, 28:5, 33:4, 39:21, 42:22, 43:1, 53:16, 53:19, 54:3, 74:22, 76:2, 80:13, 85:16, 95:22, 121:3, 122:5, 132:7, 138:18, 144:8 although 25:4, 90:11 always 15:19, 89:13 american 64:14 amiable 116:8 among 69:7 amount 90:15, 141:1 anand 115:16 angle 77:21 animosity 34:22 ankle 57:17, 62:6 another 11:11, 15:2, 15:19, 18:4, 27:8, 30:22, 46:14, 59:7, 69:6, 79:9, 80:8, 80:22, 90:6, 109:21 answer 29:12, 60:10, 79:16, 98:2, 127:19, 127:20, 133:21 answered 60:13, 134:1, 137:3 answers 36:7</p>	<p>any 13:5, 14:8, 19:15, 22:3, 22:19, 36:9, 36:11, 37:16, 38:19, 39:16, 47:16, 47:20, 52:4, 58:22, 82:7, 86:1, 86:13, 91:17, 92:16, 92:17, 103:9, 105:2, 105:17, 107:9, 108:11, 109:6, 122:5, 122:17, 122:19, 124:1, 125:6, 127:8, 132:13, 134:18, 134:19, 135:14, 135:18, 137:6, 137:7, 137:11, 139:19, 143:1, 149:4, 149:12, 150:9 anybody 39:3, 86:22, 133:9 anyone 7:11, 122:4, 127:8, 137:14, 138:6 anything 18:12, 22:19, 27:20, 51:21, 82:20, 86:22, 101:13, 112:3, 112:8, 143:7, 144:13 anyway 37:13, 54:21, 66:16, 89:18, 124:5, 125:8 anywhere 11:2 apartments 136:10 apologies 15:13, 112:1,</p>	<p>131:5 apologize 25:16, 29:9, 45:14, 124:19, 124:21, 127:22, 146:7 apologized 8:9 apparently 94:4 appear 22:14, 22:19 appeared 83:4 applicant 4:11 application 7:10, 7:14, 66:1, 84:15, 107:2, 107:14 applications 106:20, 107:10, 108:12 applied 61:13, 66:1, 91:21, 105:19, 111:3 apply 119:1 applying 128:15 appreciate 8:8, 8:10, 58:19 approach 77:20 approached 41:8 appropriate 53:18 approved 105:22, 112:20 approximately 81:2 area 14:17, 17:2, 30:4, 43:21, 47:5, 47:11,</p>
---	--	---	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>70:11, 75:7 areas 112:5 aren't 91:21 argument 126:2, 140:2, 142:18, 143:13, 143:15, 144:14, 144:15, 144:20, 146:2, 146:10, 146:11, 147:1 arguments 147:18, 147:19 around 16:11, 17:1, 20:12, 20:16, 62:16, 95:3 arranged 61:12 arrears 131:13 aside 56:22 asked 20:18, 27:3, 29:8, 36:6, 48:8, 50:8, 91:17, 95:19, 96:3, 108:21, 112:9, 129:4, 133:8, 133:9, 134:3, 134:7, 134:8, 137:3 asking 9:17, 28:3, 28:7, 29:7, 29:22, 32:9, 63:18, 67:14, 67:16, 99:16, 99:18, 106:10, 106:14, 114:15, 124:11 assert 13:17 associate 17:6 assume 30:18, 101:2</p>	<p>assuming 129:15 attached 136:9 attention 26:16 attorney 55:17, 68:17, 137:8 attorneys 136:2 audio 149:8, 150:4 availability 50:15, 50:18 available 39:8 avenue 3:7, 3:20 average 124:7 avoid 76:5, 77:6, 77:10, 80:7, 111:1 aware 22:9, 22:13, 84:17, 85:9, 104:20, 125:1 away 43:14, 44:3, 87:10</p> <hr/> <p style="text-align: center;">B</p> <hr/> <p>babysat 130:10 back 16:10, 18:6, 18:14, 18:17, 18:19, 18:21, 25:13, 26:8, 26:19, 28:14, 28:16, 31:20, 36:16, 52:9, 55:6, 55:13, 56:3, 61:16, 62:16, 63:10, 65:11, 76:4,</p>	<p>77:20, 78:11, 79:7, 79:20, 91:5, 94:22, 95:6, 98:14, 104:11, 104:18, 110:4, 110:20, 114:20, 115:11, 125:8, 134:6, 134:9, 134:13 backing 111:1 backup 76:5, 134:10 backyard 110:8, 114:14, 121:6 bad 69:3, 96:22, 131:20, 137:4 banged 18:6 base 101:17, 101:20, 102:1 based 12:22, 35:2, 36:7, 38:17, 38:20, 39:22, 75:7, 112:21, 132:11, 132:20, 137:11 basically 31:6, 64:14, 97:9 basis 33:20, 33:22, 42:1, 82:17, 86:1, 112:7 basketball 32:20, 32:21, 33:4, 71:7 bathroom 62:22, 63:3, 63:5 beaten 92:2 because 8:21, 9:3,</p>	<p>13:15, 16:21, 21:1, 21:11, 27:19, 27:20, 28:12, 28:14, 30:19, 30:20, 32:11, 33:11, 39:7, 43:10, 43:13, 48:19, 49:13, 50:14, 51:5, 52:17, 52:21, 55:1, 57:14, 65:20, 83:16, 84:7, 85:1, 85:11, 85:14, 88:2, 89:14, 89:16, 92:3, 93:1, 94:13, 94:14, 97:6, 97:14, 99:19, 101:9, 112:16, 112:17, 112:19, 117:22, 118:3, 119:16, 120:4, 124:15, 125:8, 127:12, 128:10, 144:10, 145:22 becomes 16:5, 16:6, 16:12, 16:16 bedroom 63:3, 108:17 been 13:16, 23:8, 26:9, 26:21, 33:12, 33:17, 34:15, 52:18, 52:19, 58:15, 69:6, 69:10, 76:2, 79:2, 85:12, 89:13, 93:12, 93:22, 94:4, 94:20, 97:11, 102:2, 102:6, 102:20, 104:19, 105:2, 105:22, 107:18, 110:9, 110:16,</p>
---	--	--	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>117:4, 120:3, 128:15, 137:1, 140:1 before 1:8, 2:12, 53:3, 64:19, 78:5, 125:6, 149:2 begging 127:20 beginning 133:9 behalf 3:2, 3:11, 3:17, 4:2, 140:4 behind 130:17, 134:14, 134:15 being 9:13, 37:5, 40:11, 52:7, 53:6, 56:14, 69:9, 85:15, 85:17, 141:16 believe 13:1, 24:7, 45:3, 65:20, 109:12, 113:16, 127:11, 128:21 believes 13:7 bench 41:11, 41:14 benefit 27:13, 28:11, 49:10, 49:19, 50:8, 50:9, 50:18, 61:10, 62:9, 110:22 bennet 1:4, 4:2, 4:3, 4:14, 4:15, 5:11, 5:18, 6:5, 7:16, 7:17, 12:10, 39:20, 40:4, 40:6, 40:9, 40:10, 40:16, 44:1,</p>	<p>45:17, 46:2, 48:4, 52:2, 52:22, 53:16, 54:6, 54:11, 54:18, 55:1, 55:8, 68:11, 85:22, 86:7, 88:19, 97:4, 135:20, 136:1, 136:4, 136:6, 137:5, 138:8, 138:16, 138:18, 138:22, 139:6, 140:8, 140:9, 140:15, 141:3, 141:10, 141:19, 141:22, 144:6, 144:14, 148:2 bennet's 137:11 best 8:14, 149:10, 150:6 bethesda 3:21 better 33:16, 56:2, 104:22 between 33:13, 44:10, 48:13, 70:13, 70:14, 74:14, 76:14, 76:21, 110:18 beyond 109:6, 132:2 big 27:11, 32:4, 32:5, 68:2, 123:1 bigger 123:14 bit 16:6, 16:12, 40:18, 74:13 blame 125:18 blanks 94:22</p>	<p>block 30:22, 77:14, 81:9, 85:17, 87:19, 90:7, 91:4 blocked 16:20, 47:8, 89:16 blocking 49:15 blocks 77:15, 78:4, 79:18, 79:20, 80:8, 81:20, 82:1, 116:4 boarding 136:19, 136:21 bond 4:4 boss 97:10, 97:21, 98:21, 102:22 both 16:5, 18:14, 78:16, 81:13, 146:22 bottleneck 16:6, 43:21 bought 137:1 boulevard 74:8, 80:8 bouma 107:8 boumar 106:3 box 27:20, 28:9, 28:12, 28:19, 87:7 boxed 28:1 bradley 74:8, 75:4, 76:4, 76:6, 76:16, 76:21, 76:22, 77:2, 77:11, 77:20,</p>	<p>78:10, 78:11, 78:15, 78:21, 79:8, 79:10, 79:17, 79:20, 80:8, 80:20, 81:19 break 52:8, 55:5 breakdown 65:3 briefly 83:14 bring 91:5, 107:21 brochure 119:8, 127:18 broke 57:12, 57:17, 61:15, 61:19, 61:20, 62:5 brought 42:12, 83:15 build 20:20, 21:9, 114:13, 118:21, 118:22 building 3:8, 21:21, 66:1 built 20:17, 21:3, 22:10, 23:22, 31:6 bunch 17:21, 41:19 burden 145:7 business 93:7, 122:8, 140:19 busses 16:13, 16:14 bye 148:4 <hr/> <p style="text-align: center;">C</p> <hr/> calendar 146:17</p>
---	---	--	---

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>call 19:3, 19:7 called 27:7, 95:9, 97:21, 104:12 calling 7:2, 39:19, 56:9 calls 96:1 calmed 18:8 came 17:16, 71:14, 71:15, 93:14, 93:21, 95:6, 98:14, 104:18, 111:12, 135:1, 135:2, 135:7, 135:12 can't 25:14, 27:20, 46:13, 49:3, 58:11, 59:2, 59:3, 67:1, 83:18, 83:19, 84:22, 115:19, 122:8, 123:3, 125:18, 134:13 candela-alvarez 1:22, 150:2, 150:14 cannot 13:3 capable 26:11, 26:13, 26:19 car 15:1, 15:2, 15:19, 17:7, 17:10, 18:5, 18:21, 25:3, 27:9, 27:12, 28:9, 30:21, 30:22, 31:5, 31:18, 39:2, 48:11, 48:16, 48:17, 48:19,</p>	<p>48:22, 49:3, 49:5, 49:10, 49:12, 49:15, 49:17, 49:22, 50:11, 51:13, 92:18, 92:20, 114:18, 115:5, 116:7, 116:15, 116:20, 123:12, 134:14, 134:15 cara 4:15 care 21:11, 118:13 caressa 1:4, 4:2, 4:3, 5:11, 6:5, 7:17, 40:10 carolina 2:14, 149:20 carri 138:14 cars 14:21, 15:2, 16:4, 17:3, 17:5, 17:11, 17:22, 18:2, 26:3, 26:5, 26:7, 26:10, 26:12, 26:20, 27:14, 32:4, 32:6, 38:8, 38:12, 39:6, 43:8, 43:10, 44:8, 47:4, 47:7, 48:22, 81:9, 81:20, 89:11, 109:16, 110:11, 110:17, 114:9, 114:11, 114:13, 114:20, 115:12, 116:8, 116:11, 116:12, 116:15, 117:7, 117:8, 117:15, 117:20, 123:10, 125:2, 125:13, 125:14, 126:6,</p>	<p>134:12 case 1:4, 7:2, 8:13, 24:7, 37:11, 37:12, 39:20, 39:21, 43:3, 57:9, 101:11, 107:19, 126:19, 146:1, 149:12, 150:9 cases 7:8 caused 102:17 certain 128:19, 139:13, 141:1 certificate 149:1, 150:1 certify 149:4, 150:3 cetera 57:3, 80:11 chance 52:15, 52:22, 53:17, 53:20, 54:1, 54:11, 54:12, 85:21, 86:12, 112:18, 132:10, 135:21, 136:3, 139:7, 139:8, 142:21 change 13:5, 14:9, 117:12 chap 12:3 chappell 12:8, 33:3, 63:6, 65:22, 110:18, 134:8 chappell's 63:18 characterize 136:13, 136:18 characters 101:22 charges 97:14</p>	<p>check 28:12, 97:6, 97:9, 104:12, 146:16 checked 18:10 checking 119:2 checkpoint 75:20 chief 113:8 children 32:20, 33:8, 33:10 choke 70:15, 75:10, 75:20, 75:21 chris 98:11 circle 29:2, 43:17 circular 14:20, 14:21, 15:14, 15:18, 25:19, 31:10, 31:11, 31:16, 46:12, 46:15, 47:14, 47:15, 48:14, 110:10, 110:11, 110:15, 110:16, 110:22, 134:5, 134:13 circumstances 91:20 clarify 134:21, 135:6, 145:21, 147:8 clarifying 107:3 cleaning 22:18 clear 50:12, 121:8, 133:13 cleared 32:3 clearly 22:22, 87:21</p>
---	---	---	---

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>client 66:8, 85:2, 86:15 clifton 106:3 close 93:6, 94:4 closer 84:5 closing 126:1, 137:18, 137:21, 138:3, 138:11, 139:15, 140:2, 142:18, 143:13, 143:15, 143:18, 143:20, 144:1, 144:4, 144:14, 144:15, 144:20, 144:21, 146:2, 146:10, 147:18 co-worker 98:20, 98:21, 102:22 co-workers 102:21 code 136:9 coffee 129:6 cohesively 116:10 collarbone 57:12, 57:13, 57:15, 61:15, 61:20 collection 16:17 com 10:9 combined 87:13 come 16:10, 16:13, 21:17, 24:19, 25:13, 27:9, 52:9, 63:9, 77:19, 83:7,</p>	<p>96:7, 104:11, 108:10, 123:6, 125:7, 130:22 comes 115:18, 115:21, 122:14 coming 36:16, 43:10, 74:7, 76:3, 145:22 comment 122:10, 122:13, 125:11 comments 20:12 communicate 87:5, 87:6 community 4:16, 4:17, 4:18 compare 11:17 complaints 94:15 complete 43:6 completely 21:19, 53:11 compliance 119:3 compliant 62:20 complicated 60:10 complied 87:17 computer 58:21, 65:12, 65:13 conceivably 117:9 concerned 43:12, 122:6 concerns 101:11 conclusion 99:22 conclusions 82:12</p>	<p>concrete 30:6 conditions 112:20, 123:22 conducted 1:9, 2:1, 63:19, 108:2 confer 85:3 confidence 13:3 confusion 145:15, 145:22 congested 43:20 congestion 124:6 connection 108:11 consecutive 105:19, 106:1 consider 94:5 considering 94:3 consistent 12:12 conspiracy 75:16 constance 4:18, 74:22, 111:15 constructed 85:15, 85:17, 109:16, 110:8 constructing 40:20 construction 27:7, 43:1, 84:4, 84:7, 84:10, 84:14, 90:7 constructive 87:21 consult 86:14 contain 133:16</p>	<p>continue 8:7, 13:16 continued 4:1, 6:1, 60:13 continues 21:8 contractors 24:19, 64:15, 122:16, 122:22 conversation 23:17, 34:19, 57:5, 103:7 conversations 34:21 cooperating 33:15 cooperative 34:8 copy 68:10 correct 23:18, 24:1, 24:2, 24:6, 25:14, 26:1, 26:3, 33:1, 33:2, 33:6, 33:7, 33:9, 36:22, 37:8, 37:14, 37:22, 38:3, 46:7, 48:14, 49:1, 49:6, 49:11, 49:16, 49:20, 61:2, 74:5, 74:9, 74:15, 76:6, 77:15, 77:21, 78:6, 81:11, 94:1, 98:12, 104:14, 105:20, 106:1, 106:17, 111:2, 113:15, 133:18, 136:16 correctly 131:19 coughing 110:14 could 8:10, 8:20,</p>
---	--	---	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>19:10, 29:1, 29:9, 29:18, 43:7, 44:3, 44:18, 45:2, 45:18, 48:20, 48:21, 49:13, 54:15, 60:15, 61:16, 77:3, 80:9, 85:2, 85:3, 91:3, 109:20, 110:2, 117:7, 117:10, 142:14, 145:20 couldn't 22:20, 28:10, 30:22, 57:15, 57:16, 57:21, 58:1, 61:18, 62:6, 62:7 counsel 149:11, 150:8 county 1:2, 3:2, 3:5, 3:8, 42:15, 42:17, 63:8, 70:22, 73:20, 87:21, 97:13, 127:12, 136:9 couple 7:5, 11:6, 11:7, 13:16, 48:9, 94:21, 109:21, 115:22 court's 69:22, 70:3 create 46:8 creation 11:11 credibility 91:14, 92:7, 92:8 credible 124:3 credit 61:14 criminal 96:21, 100:1,</p>	<p>100:4 critical 88:9 cross 36:6, 104:6, 112:18, 113:6, 126:8, 126:9, 126:12 cross-examination 8:3, 22:3, 22:6, 37:18, 48:2, 109:7, 125:9, 126:15 cross-examine 113:9, 132:11, 133:1 cross-examined 137:9 crosstalk 27:1, 37:1, 42:10, 50:22, 51:1, 51:15, 59:14, 61:5, 65:17, 66:17, 70:4, 71:9, 72:8, 73:18, 79:12, 80:16, 88:14, 95:4, 95:17, 102:4, 103:1, 106:9, 111:16, 114:19, 118:8, 119:21, 125:17, 144:18, 145:13 crusade 33:16, 33:22, 34:8 curb 32:22, 33:5 currently 109:16, 131:13 cursorry 53:17 cut-through 76:3, 76:15, 77:7, 78:9, 78:16</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>dan 12:8</p>	<p>date 131:10, 133:17, 138:2, 147:9 dates 122:2 daughter 130:10 dave 11:21, 11:22, 12:3 david 12:9, 120:7 day 1:7, 2:1, 11:20, 12:6, 12:9, 12:10, 30:5, 38:2, 96:22, 128:10, 128:16, 141:10 days 13:16, 140:19, 141:3, 141:7, 141:8, 141:12, 141:19 deals 136:9 december 8:18, 17:16, 17:20, 63:16, 63:19, 64:9, 64:19, 65:4, 69:13, 83:16, 107:12, 107:21, 108:2 decide 8:4 decision 92:21, 101:21, 102:1 deck 85:8 default 131:19 defeat 34:14 defeats 123:11 definitely 39:5</p>	<p>delve 83:14 denied 89:14 denser 110:1 deny 100:5 department 107:15 depends 44:8, 48:18 depos 107:22, 108:1 depression 103:6 describe 14:15 described 13:1, 17:3, 90:1, 143:9 deserves 42:6 design 61:13, 73:7 detached 113:21, 136:10 detail 14:5 determine 74:7, 82:7, 85:3, 104:13 determined 83:3 detract 43:18 dhca 106:4, 107:15, 108:10 dickinson 4:4 difference 57:2, 62:18 different 12:15, 12:16, 12:17, 21:10, 42:19, 43:5, 66:5, 66:14,</p>
--	--	--	---

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>77:21, 80:6, 122:19 difficult 67:20 digest 139:8 digging 42:20 digital 149:8, 150:4 direct 9:22, 40:14, 56:17, 105:10 directly 10:18, 12:7, 12:8, 80:20 director 106:3, 106:6, 106:11 disagree 101:8 discussion 94:20, 102:7 discussions 69:7 disregarded 21:20 distance 48:13, 74:9, 74:20, 76:9, 76:14, 76:21, 77:5, 77:11, 78:9, 79:3, 79:4, 79:17, 79:21, 81:2 distinction 26:14 distress 19:3, 19:7 distributed 52:18 division 70:11 document 46:8, 70:22, 131:7, 133:15 documents 6:4, 6:8, 6:10,</p>	<p>86:13, 106:19, 107:2, 126:17, 126:22 dogs 12:14 doing 7:11, 8:10, 11:4, 11:8, 17:20, 20:19, 21:1, 22:17, 27:4, 56:22, 57:8, 59:3, 77:6, 103:4, 114:5, 118:4, 137:1, 140:2 done 8:18, 11:10, 41:19, 43:1, 52:3, 103:20, 130:20, 147:7 door 9:1, 10:19, 16:1, 16:2, 18:6, 18:22, 26:15, 60:20, 60:21, 63:2, 63:5 doors 62:19 down 15:5, 16:15, 16:21, 18:4, 18:8, 22:16, 23:10, 39:7, 49:16, 64:16, 72:15, 76:3, 77:18, 78:4, 79:18, 80:10, 81:6, 81:9, 81:18, 87:19, 91:4 downside 68:4 downstairs 111:15 draft 144:20 drawer 108:22</p>	<p>drawers 108:21 drive 16:15, 17:12, 48:19, 76:9, 82:6, 87:19 driver 78:9, 134:10 drives 81:18 driveway 11:7, 14:20, 14:21, 15:14, 15:18, 17:4, 25:19, 25:20, 26:7, 26:18, 31:10, 31:11, 31:16, 38:5, 46:12, 46:15, 47:14, 47:16, 48:14, 62:16, 70:10, 89:16, 109:20, 110:11, 110:16, 110:17, 111:1, 114:9, 114:10, 114:13, 115:12, 117:15, 117:20, 123:10, 134:5, 134:6, 134:13, 134:14 driveways 31:4 driving 38:13 due 141:2, 142:8 duly 9:13, 37:5, 40:11, 56:14 dumped 53:2 duplicate 67:22 during 8:11, 11:5, 19:11, 22:22, 37:22 dwelling 33:17, 82:8,</p>	<p>83:5, 89:4, 89:5, 113:22, 120:15 dwellings 21:10</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>each 12:13, 33:15, 34:20, 35:11, 89:10, 112:18, 114:17, 136:17 earlier 43:4 early 17:16 easily 118:19 easy 63:2, 129:11 effect 134:4 efficient 9:21 effort 34:8 eight 77:8, 77:13 eighteen 75:5 either 21:10, 35:17, 49:5, 90:13, 129:5, 133:16 electricity 24:4, 24:9 electronically 127:1 eleven 142:1, 142:2 eleventh 141:21 eligible 91:12 eliminate 48:12, 50:11 else 11:12, 49:13,</p>
---	--	---	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>51:21, 87:10, 122:4, 122:15, 137:14, 143:7, 144:13 else's 39:4 email 10:7, 70:8, 73:21, 75:7, 79:7, 96:16, 127:15, 139:9 emailed 106:14 emailing 87:6 employed 149:12, 150:8 employer 98:17, 101:5 empty 118:5 end 43:11, 105:9 engage 35:2 engineer 70:11 engineering 70:12 engineers 75:8 enhancement 56:20 enjoyment 96:8 enough 27:11, 32:4, 32:5, 126:3, 126:4 enter 43:10, 44:2, 46:14 entered 79:2 entertaining 48:7 entire 74:20</p>	<p>entirely 101:14 entrance 20:17, 56:22, 57:20, 61:12 entrances 20:18, 20:21, 21:11, 21:13, 43:17, 44:10, 57:8 especially 12:19, 16:7, 92:2 esquire 3:4, 3:12, 3:18, 4:3 essentially 146:11, 146:20 et 1:4, 57:3, 80:11 evaluation 104:19 evan 3:18, 73:15, 99:5 even 8:4, 29:20, 30:18, 34:1, 52:17, 56:2, 57:5, 62:7, 63:1, 78:5, 81:4, 88:4, 88:5, 96:6, 110:2, 119:18, 122:1, 133:8 evening 78:18, 81:14 ever 24:13, 39:3, 57:9, 85:1, 91:19, 118:9, 118:20, 124:4, 136:8 every 11:20, 12:6, 12:9, 12:10, 17:9, 31:4,</p>	<p>108:18, 119:1, 119:2, 119:3, 121:2 everybody 52:18, 122:15, 125:14, 143:14, 148:5 everybody's 116:16, 137:19 everything 18:11, 18:14, 18:22, 19:1, 42:16, 44:9, 52:2, 119:14 evidence 135:5, 140:1, 147:16 exact 101:13 exactly 11:10, 23:4, 64:20, 67:8, 80:17, 92:9 exam 104:6 examination 5:4, 5:8, 5:11, 5:14, 9:22, 38:22, 40:14, 56:17, 105:10, 112:19, 126:9, 126:10, 126:13, 136:5 examine 113:7 examined 9:15, 37:7, 40:13, 56:16 examiner 14:16, 41:2, 64:1, 84:17, 100:12, 101:9 examiner's 83:13 excel 131:17, 131:18, 131:21 except 143:8</p>	<p>exception 128:11 exclude 83:22 excuse 13:20, 42:1, 57:22, 67:13, 67:14, 90:12, 94:17, 110:10, 121:11 excused 36:18 exemption 110:1 exhibit 5:22, 6:2, 6:3, 6:4, 6:6, 6:8, 6:10, 6:12, 44:21, 45:3, 45:5, 45:6, 45:8, 45:9, 45:21, 57:14, 63:12, 64:1, 64:3, 64:4, 64:5, 64:17, 64:18, 64:22, 65:1, 65:15, 65:18, 66:2, 66:3, 66:14, 66:16, 66:21, 66:22, 67:17, 67:22, 68:6, 68:12, 68:14, 70:5, 71:11, 72:9, 72:21, 72:22, 73:1, 73:2, 82:10, 111:10, 111:20, 135:2, 135:4, 135:7, 135:8 exhibits 44:18, 52:14, 53:2, 53:6, 62:1, 63:16, 65:2, 65:3, 66:8, 69:13, 71:20, 72:14, 72:15, 78:14,</p>
---	--	---	---

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>79:1, 82:14, 132:5, 132:8, 132:11, 132:15, 132:16, 132:21, 133:1, 134:22, 135:12, 135:13, 135:15, 142:6, 142:22, 143:19, 144:22, 147:16 exist 118:7 existence 84:19 exits 31:13, 48:13 expedite 74:13 experience 42:9, 42:12 explain 12:5, 28:19, 42:20, 53:12 explaining 100:7 explore 93:20 exploring 92:5 extend 41:16 extensive 53:21 extent 8:8 extra 28:10, 61:12</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>f-i-n-k-e-l@gmail 10:9 facing 32:22, 33:5 fact 8:4, 8:5, 14:2, 33:3, 45:12, 77:14, 101:10 facts 13:9, 13:20,</p>	<p>64:10, 86:2 fair 125:11, 126:3, 141:6 fairly 12:11 faithfully 97:11 familiar 17:11, 53:13 familiarize 89:20 family 12:9 far 23:10, 87:2, 92:2 fast 104:4 faster 78:19 favali 3:11, 4:11, 5:14, 6:9, 6:11, 7:4, 7:22, 11:1, 12:19, 13:11, 15:13, 19:11, 20:11, 20:17, 20:19, 21:8, 24:3, 30:15, 30:19, 33:14, 34:20, 34:21, 35:1, 35:2, 40:20, 41:8, 43:3, 48:4, 51:11, 51:17, 52:9, 52:10, 53:12, 55:14, 55:15, 56:10, 56:11, 56:13, 58:3, 58:22, 59:12, 59:21, 60:5, 60:19, 60:21, 61:2, 61:9, 63:9, 67:14, 72:4, 74:2, 87:4, 87:8, 88:11,</p>	<p>88:13, 92:12, 92:16, 95:21, 99:1, 99:2, 100:8, 101:1, 102:9, 102:15, 104:11, 106:12, 109:1, 121:15, 121:21, 123:8, 124:8, 124:12, 126:7, 126:17, 127:20, 133:5, 133:13, 136:7, 143:10 favali's 14:9, 25:19, 33:4, 37:12, 47:17, 50:19, 60:3, 89:1, 91:11, 92:9, 142:6, 142:22, 143:19, 144:22, 146:1 fear 88:20 february 57:13, 61:22, 62:1, 64:12, 93:15, 141:7, 141:9, 141:13, 141:20, 142:7, 142:13, 142:16, 147:4 feel 91:6, 104:21 feeling 88:22, 103:5 feels 21:7 feet 70:10, 70:14, 73:20, 74:20, 75:5, 75:22, 76:1, 80:15, 80:17, 124:5 fellow 104:20 fibula 57:18, 62:6</p>	<p>fifteen 10:21 figure 71:22 figuring 69:22 file 139:14, 142:19, 144:11 filed 7:4, 7:10, 134:22 fill 94:22 final 147:9 financial 149:13, 150:10 find 41:8, 54:15, 67:1, 67:18, 67:21, 91:16, 108:19, 124:2 fine 18:14, 20:1, 40:2, 55:4, 113:1, 135:17, 139:12, 139:21, 140:2, 143:5, 146:17 finish 105:14 finished 21:6, 36:6, 104:5 finkel 4:12, 5:4, 8:20, 9:9, 9:12, 9:18, 10:2, 10:9, 10:14, 14:6, 14:8, 19:15, 22:8, 24:1, 28:3, 32:11, 36:16, 41:3, 56:20, 57:6 first 7:10, 7:14,</p>
---	---	---	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>8:16, 9:13, 17:19, 29:19, 45:19, 46:3, 64:5, 85:1, 108:16, 111:8, 144:7, 144:20, 145:7, 145:11, 145:17, 146:1, 146:2, 146:17 firsthand 8:4 fit 48:20 five 11:2, 11:5, 12:20, 16:14, 26:2, 56:1, 116:15, 133:20 flavia 3:11, 4:11, 5:14, 6:9, 6:11, 7:4, 12:7, 56:13, 98:1 flavia's 6:6, 45:10 floor 60:1 florida 116:17, 116:18, 117:2 flow 16:3 focused 50:14 folder 129:6 follow 21:20 follow-up 104:6 follows 9:15, 37:7, 40:13, 56:16 force 123:11 forced 39:7 foregoing 149:3, 149:5,</p>	<p>150:4 form 50:4, 50:7, 84:22 forward 94:12 found 55:2, 82:12, 109:11 foundation 99:8, 99:10 four 17:1, 18:2, 18:4, 18:17, 26:5, 35:18, 76:18, 78:14, 80:5, 109:19, 113:14, 114:2, 114:3, 114:4, 116:14, 117:7, 120:4, 130:17 fourth 118:1 fracture 62:12 fractured 22:9, 22:13, 22:15, 22:19, 23:1 frankly 83:16, 101:19, 121:21 free 126:12, 138:20 freely 16:21 friday 9:4 friedman's 113:7, 137:20, 138:1, 138:4, 138:12, 139:16, 142:5, 143:17, 145:1, 146:21 friend 58:16, 60:4 friends 111:10, 111:12,</p>	<p>111:13 front 11:9, 11:13, 14:17, 15:19, 15:22, 17:4, 18:3, 25:19, 31:5, 35:21, 36:1, 36:2, 37:10, 39:3, 39:6, 39:8, 41:21, 42:13, 43:11, 44:12, 44:13, 47:17, 48:6, 64:10, 84:16, 87:16, 88:3, 90:8, 114:1, 121:21 full 35:8, 35:9, 44:8, 85:8 fully 149:5 further 35:6, 38:15, 51:19, 60:14, 105:2, 137:5</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>g1 63:15, 66:2 g4 63:16 gains 51:11 garage 38:6, 38:10, 38:11 garbage 16:17, 16:18, 16:20 gas 42:12, 42:18 gave 69:16, 93:2, 107:16, 129:3, 139:2 georgia 41:6, 41:18,</p>	<p>41:20, 42:22 germantown 130:6 getting 30:19, 43:5, 63:12, 73:5 give 42:6, 52:21, 53:17, 84:2, 85:21, 87:16, 88:18, 89:19, 90:17, 94:7, 96:4, 102:9, 119:18, 123:4, 140:22, 142:20 given 63:8, 137:18 giving 58:22, 88:21 go 9:16, 10:11, 14:6, 15:7, 15:10, 19:20, 19:22, 23:19, 32:15, 34:9, 34:16, 37:3, 45:14, 54:1, 54:17, 59:6, 61:6, 65:4, 69:5, 72:6, 77:18, 78:2, 79:7, 92:7, 95:13, 104:4, 104:9, 105:6, 105:7, 108:6, 108:17, 115:11, 120:13, 120:14, 120:15, 130:7, 133:11, 136:4, 138:13, 139:7, 141:6, 143:10, 145:3, 145:7 goes 26:7, 26:18, 47:15, 80:20, 115:21, 117:2 going 7:5, 12:14,</p>
---	---	---	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

21:19, 25:13, 27:4, 33:17, 33:22, 34:15, 41:8, 42:1, 42:5, 42:17, 43:13, 48:9, 49:16, 52:8, 52:21, 54:8, 54:21, 55:5, 55:10, 55:22, 59:15, 62:15, 63:1, 66:15, 69:21, 73:6, 74:12, 77:7, 78:4, 79:19, 80:6, 80:10, 81:5, 81:9, 82:13, 85:20, 85:22, 88:22, 89:8, 91:19, 92:4, 94:7, 94:12, 95:18, 95:19, 98:8, 99:13, 101:20, 101:22, 103:22, 104:1, 104:3, 104:5, 105:7, 109:2, 112:4, 112:15, 112:17, 113:1, 114:22, 116:1, 117:12, 118:12, 119:22, 120:13, 120:17, 122:1, 122:18, 124:14, 125:8, 127:6, 128:19, 129:15, 132:1, 137:17, 139:1, 141:6, 142:3, 142:12, 144:15, 147:3, 147:4, 147:16 goitein's 145:10 gone 43:15 good 65:13, 108:1,	134:9 goodfriend 11:21, 12:9, 77:17 goodfriend's 80:10 google 78:12, 79:5, 81:13, 124:9 gotten 130:19 government 1:2 grant 63:8 grass 30:4 gravel 11:12, 30:6, 31:17, 32:7, 41:4, 110:1 great 55:1, 86:18 greater 80:2 greg 3:12, 3:13 groundwork 86:1 group 87:13 guess 55:14, 61:17, 92:7, 117:9, 121:9, 125:7, 142:13, 144:16 guesstimate 124:15 guests 24:15 guisao-ospina 3:4 <hr/> <p style="text-align: center;">H</p> <hr/> hadrick 108:16 half 44:7, 48:12	hand 9:10, 129:8, 140:21 handicap 62:17 handicapped 22:11, 56:21, 61:11 hang 72:10, 72:12, 93:15, 107:21, 108:1 hannan 1:8, 4:9, 121:12 happen 39:10, 118:10 happened 17:18, 101:15, 102:10, 104:17 happening 18:1, 41:7 happens 118:6 happier 94:9 happy 96:8, 117:17, 140:4 hard 71:21, 118:7 harder 43:16 hardly 37:21 hca 106:1 he'll 116:6, 120:14, 147:5 heads 88:21 healed 62:13 healthy 22:16 hear 7:6, 40:16,	59:1, 110:14 heard 55:10, 56:19, 75:9, 75:19, 85:1, 95:2, 112:21, 124:2 hearing 1:7, 2:1, 5:22, 8:11, 8:20, 14:15, 41:1, 50:14, 53:3, 58:20, 63:17, 63:19, 64:1, 64:6, 64:8, 64:9, 64:19, 65:4, 66:15, 69:13, 72:13, 84:17, 91:11, 100:11, 101:9, 107:12, 108:2, 111:8 hearings 1:1, 3:3, 3:6, 121:22 hearsay 42:2, 42:4, 99:7, 101:14 help 66:6, 73:8, 104:21, 145:21 helpful 138:1 here 9:3, 10:5, 10:15, 16:11, 17:21, 24:9, 24:11, 35:15, 41:12, 45:13, 46:6, 46:12, 50:14, 87:3, 89:7, 95:1, 97:11, 116:16, 116:17, 116:22, 117:4, 122:22, 127:7, 145:7, 145:22 hereby 149:4, 150:3
--	--	---	---

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>herself 21:2, 21:12 hesitate 68:2 hipaa 95:12, 96:1 history 54:7, 54:16, 139:4, 142:6, 142:22, 143:16, 145:1, 146:19, 146:21 hit 78:5 hold 19:9, 37:2, 38:10, 43:7, 45:9, 54:19, 54:21, 61:20, 64:4, 67:13, 97:5 holding 26:11, 26:19 holds 38:11, 110:11, 110:16 holidays 95:3, 103:5 home 17:20, 20:18, 21:12, 21:14, 24:11, 45:10, 64:14, 87:13, 89:5, 92:4 homes 6:6, 17:2 honestly 121:19 honor 44:18, 53:16, 114:4, 135:20, 138:8, 138:22, 141:4 honorable 1:8, 4:9 hook 24:5 hoop 32:20, 32:22,</p>	<p>33:5 hoops 71:7 hope 126:11 hopefully 7:22 horseshoe 46:20 hospital 19:9 hour 81:13, 81:14 hours 115:22 house 8:5, 10:17, 10:18, 11:6, 14:17, 14:18, 15:20, 16:1, 17:4, 18:3, 18:19, 19:6, 19:7, 19:9, 20:21, 21:3, 22:12, 22:17, 22:18, 22:21, 23:2, 23:22, 24:9, 24:18, 24:19, 25:19, 25:22, 26:8, 26:15, 26:19, 31:4, 33:4, 37:10, 37:13, 39:4, 39:6, 39:9, 41:19, 44:12, 44:13, 44:14, 56:21, 61:17, 62:7, 62:16, 80:10, 80:11, 84:4, 84:6, 84:14, 88:3, 89:1, 89:10, 90:13, 92:17, 93:11, 101:1, 101:11, 101:22, 102:14, 103:8, 103:16, 103:18, 104:17,</p>	<p>109:15, 109:19, 110:4, 110:18, 111:7, 113:14, 114:1, 119:2, 119:10, 120:3, 120:15, 120:17, 120:19, 121:4, 121:5, 122:17, 125:12, 125:22, 136:19, 136:21, 136:22, 137:2 houses 42:19, 77:1, 77:8, 77:13, 81:4, 84:5, 89:3 housing 93:4, 94:13, 94:17 howell 121:10 however 48:6, 83:12 howley 119:18 huh-uh 124:11 hyattsville 127:4, 130:13</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>idea 84:2, 85:5, 117:18, 123:5 ideas 122:5 identification 45:5, 45:8, 66:3, 68:15, 73:1 identified 64:1 identifies 120:3 identify 95:9, 95:10, 98:8 identifying 84:19</p>	<p>igbokwe 98:11, 103:17 illness 103:21 implication 86:20 important 84:16, 85:9 impose 123:19, 123:21 inaccurate 131:8, 131:9, 133:16 inches 62:21 incident 17:15, 19:12, 94:21, 101:1, 102:11, 102:18 incidents 105:3 include 104:21, 143:19 included 53:7, 126:18 incorrect 100:17 incredible 43:20 indicate 69:1 indicated 99:20, 105:12 individual 136:15 individuals 19:8, 89:15 inferences 100:16 information 103:15, 133:17, 143:1 initiative 93:4, 94:13, 94:18 injury 22:20 inside 18:6, 18:15,</p>
---	--	---	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

18:19 insistence 145:10 inspect 108:11 inspector 51:6 instance 8:5 instances 16:19 instead 49:17, 80:9 insufficiency 124:1 intended 30:8, 32:8, 48:5 intention 90:11 interact 34:16, 35:2 interacting 33:18 interaction 33:13 interest 149:13, 150:10 interesting 55:2 interests 48:7 interrogating 18:18, 19:6 interrupted 130:8 intersection 79:20, 80:20 invoice 6:12, 67:15, 68:8, 69:1, 69:2 involve 132:13 involved 98:7, 101:5, 106:16 involvement 99:21	involving 107:9 issue 10:5, 10:15, 16:12, 16:16, 50:14, 51:5, 88:9, 91:14, 91:15, 96:1, 143:20, 146:22, 147:19 issues 16:17, 69:10, 88:20, 89:18, 89:22, 97:9 it'd 76:18 it'll 62:14 item 86:18 items 143:8, 145:4 itself 21:8 <hr/> J <hr/> jagessar 115:15, 115:16, 122:6 jaitly 41:6, 41:18 january 1:10, 72:13, 72:14, 131:11, 141:2, 150:15 jeff 116:16, 130:1, 130:16, 131:11 jennifer 1:22, 150:2, 150:14 job 1:20, 43:6, 102:20 jobs 123:4 john 101:14	johnson 51:6, 68:10, 96:9, 96:16, 103:13, 120:2, 120:7, 120:8, 121:10 jony 3:4 joy 96:10 judicial 54:8 july 111:11 jump 25:14 <hr/> K <hr/> k3 70:6, 71:1 keep 27:4, 66:15, 118:4 kelly 70:11 ken 11:19, 11:20, 11:22, 12:6 kennedy 8:6 kenneth 3:17, 4:13, 5:8, 37:4 keys 115:2, 115:3 kids 11:20, 16:15 kind 49:7, 61:17, 123:4 kinds 100:15, 100:16 kitchen 61:17, 136:20 knew 33:14, 34:12 know 9:17, 12:11,	12:12, 12:13, 12:15, 12:17, 16:22, 17:1, 18:1, 18:7, 18:11, 18:22, 19:4, 19:5, 20:20, 21:13, 26:22, 29:20, 29:21, 30:3, 30:6, 30:7, 30:19, 41:11, 42:9, 42:11, 42:13, 42:17, 42:20, 48:4, 48:20, 52:14, 52:18, 52:20, 53:18, 53:20, 54:9, 58:8, 67:2, 67:6, 86:5, 86:19, 86:22, 88:4, 88:5, 88:20, 89:11, 90:1, 91:2, 91:18, 91:19, 92:3, 96:11, 100:4, 100:12, 106:8, 106:12, 107:4, 109:10, 118:2, 118:6, 119:21, 121:18, 122:1, 122:12, 122:14, 123:22, 124:3, 124:7, 124:10, 132:1, 136:7, 140:5, 140:20, 140:21, 140:22 knowledge 8:5, 87:12, 105:4, 149:10, 150:7 knows 86:22, 95:21 <hr/> L <hr/> l-e-x-a-n-d-r-e 10:9 lack 33:15, 99:7
--	--	---	---

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>laid 86:1</p> <p>lane 74:10, 74:15, 74:20, 74:21, 76:4, 76:5, 76:17, 76:22, 77:19, 79:10, 79:18, 79:19, 80:9, 80:12, 80:13, 80:19, 81:6, 84:6</p> <p>lapse 119:16</p> <p>last 7:5, 8:18, 11:3, 11:7, 12:18, 12:19, 12:20, 19:18, 25:3, 52:15, 58:16, 69:20, 71:4, 71:11, 71:19, 76:9, 86:18, 102:20, 107:11, 108:9, 119:19, 123:7, 130:3, 130:12, 130:16, 131:2, 131:8, 131:12, 138:5, 145:17</p> <p>lastly 90:10</p> <p>late 41:7, 52:14, 82:10</p> <p>later 18:20, 57:14, 62:4, 62:5, 64:2</p> <p>law 3:13, 57:7, 123:16</p> <p>lawyer 134:3</p> <p>lay 99:9</p> <p>lead 74:12</p> <p>leads 99:21</p>	<p>leaning 88:21</p> <p>learning 131:18</p> <p>lease 93:3, 93:10, 93:18, 94:9, 97:12, 129:5, 129:9, 129:15</p> <p>leases 92:19, 92:22, 93:5, 93:6, 93:22, 94:8, 94:19, 96:6, 117:13, 128:9, 128:10, 128:16, 128:20, 129:1, 136:15</p> <p>least 12:19, 90:18, 94:4, 99:19, 120:5, 121:22, 138:3, 144:20</p> <p>leave 9:4, 16:9, 58:6, 59:16, 60:1, 60:16, 100:9, 100:11, 115:2, 129:5, 139:13, 140:16, 147:17</p> <p>leaves 30:4, 94:14</p> <p>leaving 60:17</p> <p>left 10:18, 18:5, 47:12, 47:14, 95:4, 104:16, 104:17, 104:18</p> <p>legal 27:15</p> <p>legislative 54:7, 54:16, 139:4, 142:6, 142:22, 143:16, 144:22, 146:19, 146:21</p>	<p>length 82:6, 132:5</p> <p>lengthy 140:14</p> <p>less 27:14, 49:15, 102:6</p> <p>let's 28:13, 69:5, 84:3, 100:9, 109:13, 126:2, 140:13</p> <p>letter 128:6, 128:8, 129:4</p> <p>letting 54:9, 86:5</p> <p>level 62:11, 62:15</p> <p>library 126:22, 127:4, 130:6, 130:9, 130:14, 143:10</p> <p>license 7:3, 84:15, 90:20, 90:22, 91:5, 119:2, 119:5, 119:9, 119:10, 119:20, 120:14, 120:17, 120:18, 121:1, 121:2, 121:4, 127:8, 127:12, 127:14</p> <p>licensing 106:17, 106:20, 107:2, 107:15</p> <p>lieu 34:8</p> <p>life 57:2, 61:13, 73:7, 95:3</p> <p>lifting 22:18</p> <p>light 55:3, 76:5, 77:10, 77:20</p> <p>likely 75:21, 143:11</p>	<p>limit 114:10, 115:12, 117:14, 117:20, 123:9</p> <p>limited 89:6, 132:9</p> <p>line 35:19, 42:12, 42:18</p> <p>link 54:7</p> <p>listed 21:5, 65:15, 135:8, 135:13</p> <p>listen 76:20, 94:15</p> <p>literally 31:22</p> <p>little 15:10, 16:6, 16:12, 33:13, 74:13, 103:5, 122:6, 137:16, 137:17, 145:21</p> <p>live 10:2, 10:14, 10:18, 12:16, 14:2, 14:12, 18:22, 70:16, 80:17, 81:10, 87:19, 109:18, 116:9, 118:5, 119:6, 119:8, 120:22, 121:8, 127:13</p> <p>lived 10:20, 101:2, 111:13</p> <p>lives 12:6, 12:16, 13:1, 13:4, 13:11, 18:19, 116:16, 116:17, 116:18</p> <p>living 92:17, 97:11, 117:4, 121:5</p> <p>llc 3:19</p>
--	--	--	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>llp 4:4 located 10:4 long 10:20, 63:22, 68:5, 74:9, 93:12, 125:12, 137:22, 142:14 longer 78:15 look 44:19, 45:17, 46:4, 64:2, 88:19, 90:18, 91:1, 92:14 looking 10:17, 18:13, 41:5, 45:21, 66:4, 72:14, 73:3, 138:15, 138:18 looks 42:14, 43:7 lose 69:21 loses 51:10 lost 79:15 lot 8:2, 8:8, 23:9, 43:9, 56:19, 78:19, 122:7, 141:5 lynn 1:8, 4:9</p>	<p>72:10, 72:19, 73:6, 73:22, 74:3, 87:8, 88:8, 90:21, 106:21, 115:17, 117:17, 134:20, 137:13 mack 3:17, 4:13, 5:8, 7:14, 8:16, 8:17, 11:22, 12:6, 18:10, 25:2, 25:8, 25:13, 25:16, 36:20, 36:22, 37:4, 37:8, 37:20, 39:2, 39:15, 39:19, 52:22, 68:11, 88:18, 136:3, 137:7, 148:3 mack's 15:22, 80:11, 137:8 made 20:12, 57:8, 92:21 maiden 70:13, 70:14, 74:10, 74:15, 74:20, 75:4, 80:9, 80:13, 80:19 mail 129:13 main 142:20 make 18:13, 19:1, 66:13, 114:18, 122:11, 122:14, 129:10 makes 9:20, 94:18 making 26:14, 30:6, 60:10, 90:6 manner 58:22</p>	<p>many 7:21, 10:22, 38:8, 38:10, 39:5, 44:6, 76:22, 77:18, 89:11, 108:13, 109:16, 113:22, 114:8, 116:11, 116:12, 119:22 maps 78:12, 81:13 march 147:9, 147:10, 147:11 marked 45:5, 45:8, 66:3, 68:14, 73:1, 135:4 maryland 3:7 material 53:19, 53:22, 139:3, 139:17, 141:5 matter 45:11, 69:6, 83:14 matters 101:6 matthew 2:13, 149:2, 149:19 maybe 7:22, 26:5, 44:7, 48:22, 77:15, 103:6, 115:22, 116:18, 123:14, 145:21 mazwood 3:14 mclaughlin 57:10 md 3:9, 3:15, 3:21 mean 11:19, 17:13, 49:7, 49:17, 49:22, 72:6,</p>	<p>78:20, 86:19, 88:8, 91:10, 115:8, 118:1, 121:14, 126:9, 132:19, 133:8, 138:20 meaning 118:3 measure 78:20, 79:3, 79:21 measured 74:5, 78:8, 124:4, 124:15 measuring 75:2 mechanism 121:15 melodramatic 75:10, 75:16 memo 52:17, 54:5, 137:20, 138:2, 138:4, 138:12, 139:16, 142:5, 143:17, 145:1, 145:4, 145:5, 146:21 mental 103:21 met 61:14, 120:4 mic 9:10 michael 4:14 michelle 108:16 microphones 55:9 middle 31:5, 31:16, 31:22, 32:7, 43:17, 46:18, 46:19, 47:13, 142:12 midst 93:5</p>
M			
<p>ma'am 7:19, 22:5, 23:9, 27:5, 28:1, 58:5, 58:13, 59:1, 61:4, 62:1, 62:3, 62:17, 64:19, 69:19, 71:6, 71:20,</p>			

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>might 27:8, 27:19, 82:7 mile 80:4 miles 79:6, 79:8, 79:11, 80:2 minimize 65:10, 69:20, 72:6 minis 48:21 minute 21:5, 25:15, 27:18, 67:11, 82:15, 98:1, 103:2, 104:2, 119:13 minutes 18:20, 55:19, 56:1, 76:18, 78:14, 79:6, 79:9, 79:10, 79:11, 80:3, 80:5, 102:10 missing 85:12 misunderstood 29:10 mm-hmm 90:4 mobilize 62:7 moment 79:15, 109:4 monday 1:10 money 131:16 montgomery 1:2, 3:2, 3:5, 3:20, 97:13, 136:9 month 93:3, 93:16, 93:17, 94:8, 107:11, 116:18,</p>	<p>129:1 month-to-month 93:18, 93:22 months 62:8, 94:19, 94:21, 118:7, 130:17 more 9:20, 15:8, 24:17, 39:12, 43:13, 43:18, 47:20, 48:5, 48:10, 55:19, 55:22, 63:14, 67:15, 75:20, 76:18, 82:21, 83:13, 89:3, 92:18, 92:20, 104:20, 104:21, 109:18, 110:2, 110:19, 114:14, 125:6, 125:15, 135:19, 140:4 morning 16:11, 78:17, 81:13 mornings 16:7, 35:15 most 25:3, 48:22, 74:14, 89:3, 89:4, 111:9, 111:11, 120:4 mostly 114:9 motive 91:14 move 41:16, 57:15, 73:8, 109:13, 113:21, 115:1, 116:6, 121:2, 128:2, 134:15 moved 49:4 moving 16:20, 16:21, 41:9, 116:8</p>	<p>much 12:6, 12:7, 30:3, 36:17, 38:3, 42:13, 43:7, 44:9, 55:7, 65:5, 68:22, 69:15, 69:22, 73:14, 81:5, 102:6, 140:17, 142:9, 147:14, 147:22, 148:3 muhamed 130:1 multi-tenant 89:2 multiple 34:21, 37:13, 89:10, 101:10, 108:18, 134:12 munson 70:11 mute 55:9 muted 110:13 myself 64:11, 66:9, 110:13</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name 95:10, 95:20, 95:21, 96:10, 96:14, 111:17, 111:18, 120:12 names 97:15, 129:18, 129:21 nana 68:10, 96:9, 96:16, 103:12, 103:13 nancie 4:16, 111:14 nantongo 93:3 narrow 80:14</p>	<p>nd 141:2 nearly 125:16 necessary 60:14, 117:12 need 20:2, 57:1, 57:9, 57:10, 91:16, 100:1, 108:6, 118:5, 119:5, 119:9, 119:10, 119:16, 121:1, 123:12, 127:12, 134:6, 142:10 needed 22:11, 43:1, 43:6 needs 59:22, 97:8 neighbor 9:3, 12:18, 41:6, 41:18 neighbor's 42:19, 48:7 neighborhood 12:13, 51:10, 87:16, 90:9 neighbors 11:18, 17:12, 32:18, 33:14, 33:18, 34:13, 34:17, 34:18, 94:15, 121:20, 124:2 neither 97:4, 149:11, 150:8 netzero 130:15 never 21:4, 21:14, 26:9, 26:21, 65:11, 124:15 new 44:2, 110:5, 112:4, 147:16</p>
--	---	---	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>next 8:22, 10:18, 14:12, 16:1, 18:22, 26:15, 30:5, 110:5, 130:10 next-door 9:2 night 16:10, 35:15, 38:2, 52:15, 53:3, 95:4, 95:6, 98:15, 104:18 ninety 54:2 nobody 49:13, 85:16, 86:9, 92:8, 133:10, 143:7 nobody's 52:15, 86:21 none 85:17, 101:5, 128:22, 131:21, 135:16 normally 81:20 north 2:14, 149:20 northwest 4:5 notary 2:13, 149:1, 149:20 note 44:19 notes 7:5, 92:14 nothing 9:14, 35:6, 37:6, 38:15, 40:12, 51:19, 56:15, 102:8 notice 7:6, 54:8, 84:15, 87:17, 87:20, 87:21,</p>	<p>90:9 noticed 8:3, 13:5, 14:8 notified 97:10 noting 42:22 now's 20:5 number 7:9, 64:5, 68:12, 72:18, 90:18, 90:20, 91:1, 91:5, 125:13 numbers 90:21 numerous 13:15, 69:6, 120:3 nurse 118:6</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>o'clock 9:4 oath 29:4, 37:3, 40:5, 56:12, 60:7, 63:6 object 13:6, 13:13, 42:1, 50:4, 50:7, 50:17, 50:20, 53:1, 53:6, 82:13, 85:4, 85:22, 95:18, 96:6, 132:2, 138:6 objected 85:18, 90:10 objecting 86:21, 135:14, 139:14 objection 1:5, 7:3, 7:7, 7:11, 7:13, 7:16, 7:19,</p>	<p>19:21, 33:19, 39:17, 49:21, 50:3, 53:10, 66:18, 75:11, 82:16, 98:19, 99:2, 99:4, 99:6, 108:20, 109:3, 109:5, 112:6, 133:10 objectionable 91:9 objections 87:1, 145:18 objector 4:12, 4:13, 4:14, 4:15, 39:21, 52:5 objector's 69:7 objectors 52:6, 74:14, 81:10, 87:18, 91:15, 92:8, 99:19, 138:3, 142:4, 142:21, 143:12 observed 40:21 obviously 33:13, 84:6, 85:15, 90:10 occasion 76:8, 82:5 occasionally 122:16, 125:14 occupancy 118:22 occupant 118:20 occupants 101:10 occupied 8:6, 21:4, 92:3 october 41:7, 130:17, 131:12 october-november 11:16</p>	<p>off-street 26:2, 26:4 offhand 7:10 office 1:1, 3:3, 3:5, 3:8, 3:13 officer 18:16, 18:20, 149:2 officers 18:5, 18:17 official 4:10, 7:6 often 125:15 oh 10:6, 54:4, 54:10, 55:16, 57:21, 60:22, 70:13, 70:19, 73:12, 76:1, 77:8, 88:13, 105:1, 107:22, 115:17, 119:17, 137:6, 137:10, 145:19, 146:3 oldchester 7:4, 10:3, 10:16, 69:8, 69:11, 70:9, 70:13, 75:4, 76:3, 76:16, 76:22, 77:11, 77:19, 78:5, 78:10, 78:11, 79:18, 80:14, 80:19, 81:19, 82:6, 83:5, 84:5, 127:9 on-street 14:16, 35:9, 44:4, 46:21, 47:5, 47:11, 47:16, 50:15 once 12:11, 13:12, 48:5, 89:14,</p>
--	--	---	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>113:12, 115:19, 120:5, 122:7, 122:21, 122:22, 123:6 one 7:8, 7:20, 7:22, 15:2, 15:7, 15:20, 17:7, 18:2, 18:4, 18:18, 19:8, 19:18, 20:13, 29:1, 30:5, 34:14, 35:19, 36:2, 37:2, 37:12, 37:21, 43:14, 44:7, 48:9, 48:12, 48:16, 48:17, 48:22, 49:5, 49:10, 49:12, 49:15, 50:11, 51:13, 52:13, 54:5, 57:8, 62:11, 62:15, 65:19, 68:7, 77:14, 79:5, 79:6, 79:7, 80:4, 80:18, 81:18, 83:13, 84:18, 89:9, 89:11, 92:18, 92:20, 93:19, 93:21, 95:8, 95:10, 95:11, 99:22, 101:11, 102:13, 102:19, 102:21, 103:7, 114:18, 116:9, 119:11, 119:12, 123:12, 125:10, 125:12, 125:22, 128:16, 129:14, 130:10, 135:6, 136:20, 142:20, 145:11, 145:16 one's 34:14</p>	<p>online 69:14, 71:10, 71:11, 71:17, 72:3, 91:1, 95:11, 96:6, 97:8, 98:14 only 7:22, 13:16, 32:11, 54:15, 70:14, 77:14, 79:8, 80:15, 90:5, 91:10, 100:13, 100:18, 100:21, 101:3, 102:13, 114:18, 116:1, 116:17, 118:15, 118:18, 121:16, 123:15, 124:14, 128:10, 131:3, 134:2 open 12:13, 54:20, 54:22, 66:16, 108:21, 118:12, 121:17, 139:13, 143:7, 147:17 opening 5:2, 46:12, 46:14 openings 46:19 operate 42:16 operation 89:2 operations 70:12 opinion 48:8, 84:21, 84:22, 86:3 opportunity 113:6, 132:18, 139:1, 139:2, 139:10 opposed 113:12 opposite 25:21</p>	<p>opposition 89:20 ops 70:9 orchard 130:11 order 32:21, 44:2, 76:5, 85:8, 144:10 organized 34:13 original 69:16, 121:22 other 1:5, 3:2, 3:11, 3:17, 4:2, 11:18, 12:13, 15:3, 15:21, 17:5, 17:8, 17:10, 17:12, 19:15, 32:17, 33:3, 33:15, 34:20, 35:20, 38:8, 39:16, 46:14, 46:16, 50:17, 52:4, 55:2, 65:12, 79:6, 79:7, 83:4, 85:21, 86:21, 90:17, 91:15, 92:11, 93:11, 102:13, 122:10, 122:13, 122:20, 123:7, 126:6, 129:19, 129:22, 134:2, 134:18 others 77:18, 125:15 otherwise 149:13, 150:10 out 18:21, 31:20, 33:5, 34:16, 37:10, 41:8, 41:21, 43:2, 63:1, 66:6,</p>	<p>70:1, 71:22, 91:16, 114:22, 116:8, 120:13, 123:4, 123:12, 134:6, 134:13, 136:15, 142:12 outcome 149:14, 150:10 outside 11:6, 17:22, 18:9, 18:10, 22:17, 23:2 over 11:3, 12:18, 12:19, 27:6, 57:17, 61:11, 62:5, 62:20, 75:10, 80:4, 86:16, 103:5, 108:6, 125:5, 125:7, 125:9, 139:16, 141:6 overall 49:19, 50:8 overruled 13:15 overspill 14:22 owe 131:16 own 39:8, 39:21 owner 92:3 owner-occupant 90:11 owns 25:5 ozah 64:6, 64:7, 65:3, 111:10, 135:8 ozah's 72:8, 135:3 <hr/> <p style="text-align: center;">P</p> <hr/> p-r-o-f-f-e-r 84:11</p>
---	---	--	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>pad 27:8, 27:10, 28:11, 40:19, 46:5, 46:9, 46:17, 46:20, 47:1, 47:2, 47:3, 47:18, 48:6, 48:8, 49:5, 110:2</p> <p>page 5:2, 5:4, 5:8, 5:11, 5:14, 45:19, 46:3, 65:6, 65:7, 65:14, 66:2, 68:7, 69:15, 70:6, 71:1, 73:3, 73:4, 73:11, 73:13, 107:22, 108:3, 131:7, 133:15, 135:7</p> <p>pages 1:21, 53:22, 54:2, 54:12, 63:20, 65:1, 65:9</p> <p>paid 26:16, 130:16, 131:12</p> <p>parallel 31:21</p> <p>park 4:16, 24:13, 24:15, 24:18, 24:20, 27:19, 30:21, 31:21, 39:3, 39:7, 44:11, 48:15, 49:13, 111:14, 114:18, 115:20, 116:20</p> <p>parked 6:3, 14:21, 15:1, 15:3, 15:18, 15:19, 16:2, 16:5, 17:8, 18:2,</p>	<p>18:3, 25:3, 26:10, 37:10, 38:5, 38:6, 39:6, 47:4, 47:8, 48:11, 49:4, 49:17, 49:18, 81:20, 109:16, 114:21</p> <p>parking 6:2, 11:11, 14:16, 14:22, 16:22, 17:3, 26:2, 26:4, 27:8, 27:10, 27:15, 28:11, 30:12, 31:4, 35:9, 39:8, 40:19, 43:11, 43:14, 43:18, 43:19, 44:4, 46:5, 46:9, 46:17, 46:20, 46:21, 47:1, 47:2, 47:3, 47:6, 47:11, 47:16, 47:18, 48:6, 48:8, 49:5, 50:15, 50:19, 51:7, 51:11, 51:17, 69:10, 89:12, 89:15, 110:2, 110:7, 114:10, 134:3, 134:4</p> <p>parks 114:21</p> <p>part 41:20, 46:12, 65:1, 65:15, 65:16, 65:18, 70:13, 82:3, 89:1, 93:3</p> <p>particular 41:2, 91:18</p> <p>particularly 16:13</p> <p>parties 149:12, 150:9</p>	<p>partnership 93:4, 94:14, 94:18</p> <p>party 130:15</p> <p>past 10:22, 14:10, 37:22, 80:10, 111:7</p> <p>path 92:2</p> <p>patio 27:7, 40:19, 41:9, 41:10, 41:13, 41:16, 44:2, 48:6, 109:22</p> <p>patterns 12:16</p> <p>paved 41:5</p> <p>pavers 41:5, 43:12</p> <p>pay 130:20</p> <p>paying 131:4</p> <p>peaceful 96:7</p> <p>peak 35:8, 35:12, 35:13, 35:14</p> <p>pejorative 75:15</p> <p>people 12:16, 76:15, 77:5, 77:18, 85:18, 85:21, 87:17, 89:3, 90:9, 91:21, 92:17, 93:12, 94:17, 96:11, 103:8, 103:16, 103:17, 109:18</p> <p>perfectly 22:16</p> <p>perhaps 86:17</p>	<p>period 139:13</p> <p>perjure 64:11</p> <p>permanent 94:12</p> <p>permission 41:16, 83:13</p> <p>permit 43:2, 111:3, 119:1</p> <p>permits 42:16, 43:5, 57:7</p> <p>permitted 57:7</p> <p>person 19:5, 35:3, 91:3, 95:20, 96:20, 98:8, 102:14, 104:13, 104:16, 125:13</p> <p>perspective 16:3, 16:7</p> <p>pertinent 54:15, 88:20</p> <p>phone 55:17, 75:1, 87:9, 87:10, 88:11, 111:14</p> <p>photographs 6:3</p> <p>photos 6:6, 45:10</p> <p>physically 28:11</p> <p>pick 129:13</p> <p>picking 16:15</p> <p>picks 16:11</p> <p>pickup 16:18</p> <p>picture 46:13, 47:13, 65:8</p> <p>pictures 6:2, 44:18,</p>
--	---	--	---

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>44:20, 45:7, 71:8 place 30:12, 112:19, 125:18 placed 67:5 places 44:3 planet 107:22, 108:1 planning 109:22, 110:3, 118:3 play 28:13, 28:16, 32:21, 33:8 playing 33:11 please 9:9, 13:7, 55:19, 56:11, 58:6, 60:20, 63:9, 70:18, 92:14, 93:13, 95:9, 98:5, 105:6, 106:7, 118:11, 127:20, 140:3, 140:14 plenty 109:20 plus 117:7, 119:3, 120:18 point 23:4, 23:5, 70:15, 75:10, 75:20, 75:21, 79:6, 90:6, 90:13, 92:6, 92:10, 131:3 pointed 43:2 police 17:16, 17:21, 18:2, 18:4, 18:16, 18:17, 18:20, 94:21,</p>	<p>96:1, 96:3, 96:12, 96:19, 97:13, 97:22, 99:21, 100:5, 100:12, 100:22, 102:10, 102:17, 103:10, 104:13, 104:17 ponder 122:4 poses 67:21 possible 99:22, 125:2, 141:4 possibly 43:14 pouring 30:5 prefer 53:7 preliminarily 105:22 premature 137:17, 137:18 prepared 64:10, 140:7, 150:3 present 4:8, 91:21, 91:22, 117:16 presented 119:19 presiding 4:9 presumably 90:8 pretty 12:6, 12:7, 12:12, 38:2, 44:9, 116:7, 116:8 previous 24:11 previously 37:5, 40:11, 56:14 primarily 11:6</p>	<p>primary 13:17, 20:14, 90:12, 90:14, 143:1, 143:17, 143:21, 145:1, 146:11, 146:22, 147:1, 147:19 prior 7:8, 39:22, 50:10, 83:15, 107:9, 112:4 privy 103:7 probably 12:20, 16:14, 36:2, 95:12, 109:21, 124:5, 131:16, 143:18 problem 65:11, 67:21, 83:12, 89:1, 89:13, 96:21, 114:7 procedure 94:12 proceeding 76:9, 138:6, 150:5 proceedings 59:10, 107:9, 149:3, 149:5, 149:6, 149:9, 150:6 process 106:17 procure 121:3 proffer 84:11, 86:20 proffering 84:8, 84:13, 86:4 project 123:1 prompting 58:22 proof 63:13, 145:7</p>	<p>properties 21:16 property 10:5, 10:15, 10:16, 12:21, 13:2, 13:4, 13:11, 14:10, 14:18, 15:17, 17:6, 17:9, 17:10, 20:16, 27:9, 34:14, 35:19, 35:22, 36:1, 36:2, 47:17, 51:7, 74:13, 74:14, 84:9, 91:11, 99:21, 108:11, 119:6, 119:8, 121:9, 122:15, 122:17, 127:9, 136:14 proposed 61:10 provide 61:10, 140:6 provided 24:3 providing 143:22, 144:3 provoked 98:17 proximity 6:7 psychiatric 19:9 public 2:13, 24:5, 149:1, 149:20 pull 27:12, 29:1, 31:18, 31:19 pull-in 31:7 pulling 17:22 purpose 8:19, 20:20, 87:15, 123:11</p>
--	---	--	---

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>pursuant 2:12</p> <p>pursue 36:10</p> <p>put 31:15, 41:4, 42:18, 43:14, 48:21, 48:22, 64:13, 87:9, 87:10, 107:17, 109:21, 109:22, 110:2, 111:11, 114:19, 121:19, 139:9</p> <p>putting 11:12, 31:5, 109:22, 123:17</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>qualified 149:7</p> <p>qualify 136:21</p> <p>quarters 80:4</p> <p>question 13:7, 23:15, 23:16, 28:8, 28:14, 29:16, 30:21, 33:22, 34:1, 34:3, 34:10, 34:12, 35:1, 36:5, 36:7, 38:17, 48:1, 50:5, 50:8, 50:11, 50:16, 50:17, 60:13, 61:9, 66:17, 70:17, 75:17, 76:12, 76:21, 77:3, 79:17, 80:7, 83:2, 83:12, 83:20, 83:21, 86:5, 99:11, 102:16, 105:12, 114:12, 115:11, 124:18, 127:19,</p>	<p>127:21, 134:2, 134:7, 145:10</p> <p>question's 124:17</p> <p>questions 9:17, 9:20, 11:9, 19:15, 37:16, 39:13, 39:22, 40:18, 47:20, 48:9, 70:18, 75:15, 84:18, 92:12, 98:2, 101:19, 102:3, 102:6, 105:17, 112:17, 112:21, 113:2, 113:11, 113:13, 117:14, 125:5, 132:12, 132:18, 134:18, 137:5, 137:7, 137:11, 137:12</p> <p>quick 125:11</p> <p>quickly 92:13</p> <p>quince 130:11</p> <p>quite 40:18, 44:7, 53:21, 62:13, 68:19, 70:16</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>radnor 70:14, 74:9, 75:4, 80:14</p> <p>raise 9:9, 9:10, 53:18</p> <p>raises 23:16</p> <p>ramp 57:8, 62:17</p> <p>rarely 116:17, 116:22</p> <p>rather 140:22</p>	<p>read 52:16, 53:11, 63:20, 113:14, 136:8</p> <p>reading 67:8, 67:9</p> <p>ready 41:5, 138:19</p> <p>real 104:4</p> <p>realize 54:14</p> <p>really 26:16, 32:8, 43:8, 43:20, 49:12, 68:3, 89:22, 91:22, 96:6, 109:22, 137:19, 146:2</p> <p>rear 110:4</p> <p>reason 21:1, 36:9, 101:3, 118:3</p> <p>reasonable 53:14</p> <p>reasonings 21:9</p> <p>reasons 20:14, 21:21</p> <p>rebut 100:1, 147:5</p> <p>rebuttal 5:14, 52:12, 56:10, 56:17, 64:13, 67:6, 82:18, 82:19, 86:18, 89:21, 105:10, 105:15, 113:8, 132:3, 132:12, 133:1, 134:3, 135:19, 144:7</p> <p>rebutting 82:20, 112:8, 144:9</p> <p>recall 11:4, 17:15,</p>	<p>44:22, 57:5, 63:17</p> <p>recalling 56:10</p> <p>receive 147:17</p> <p>received 70:22, 135:4, 140:1</p> <p>recent 93:11</p> <p>recently 40:20, 136:12</p> <p>recess 55:12</p> <p>record 7:7, 8:9, 10:7, 21:17, 37:14, 45:7, 53:2, 53:7, 54:20, 54:21, 55:11, 55:14, 56:4, 56:5, 56:6, 59:19, 60:3, 66:15, 67:3, 67:4, 67:6, 82:21, 86:8, 86:11, 87:5, 96:12, 107:19, 108:6, 109:11, 126:18, 139:3, 139:13, 147:17, 148:6, 149:9, 150:6</p> <p>record's 68:1, 143:7</p> <p>recorded 149:6</p> <p>recording 149:8, 150:4</p> <p>records 93:8, 96:4</p> <p>redirect 36:12, 36:13, 38:19, 38:22, 125:6, 134:19, 135:21, 136:5</p> <p>reduce 134:5</p>
---	--	---	---

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>reduced 149:7 reducing 44:4 reed 116:19 reflect 60:3, 131:15 refrain 8:10 regulations 31:3, 31:4 related 22:20, 59:19, 149:11, 150:8 relates 139:22 relation 10:4, 10:15 relatively 42:5 relevance 100:13 relevancy 100:18, 100:21 relevant 89:22, 95:22, 101:4, 112:3 reliable 42:5 relied 66:8 relook 79:7 remember 11:14, 56:11, 58:17, 68:12, 134:7 remind 93:12 reminding 60:9 remodeling 41:19 remotely 58:20, 59:10 removed 51:13</p>	<p>rent 113:15, 114:1, 117:19, 118:15, 119:9, 127:8, 130:16, 130:18, 131:4, 131:6, 131:12 rental 87:14, 89:2, 92:4, 119:5, 119:7, 119:20, 120:19, 121:4, 127:18, 130:3 rentals 136:14 rented 57:9, 113:19, 118:18 renters 116:13, 116:14 renting 136:15, 136:22 repairs 115:22, 116:2, 122:8 repeat 21:8, 77:3 rephrase 34:3, 34:6 report 103:10 reported 98:21 reportedly 25:4 reporter 28:13, 28:15, 149:1 representing 39:19 request 141:3 requested 103:11 require 123:5 required 51:7, 96:9</p>	<p>requirements 61:15, 87:22 reread 8:2, 83:9, 112:22, 122:1 residence 13:17, 90:12, 143:1, 143:17, 143:21, 145:2, 146:11, 146:22, 147:1, 147:19 residency 21:15 resident 4:16, 4:17, 4:18, 85:16, 90:14 residential 66:1 residents 84:7 respect 14:9, 83:22, 92:22, 123:20 respond 28:21, 29:9, 51:4, 53:1, 90:3, 138:20, 139:2, 139:10, 139:15, 139:17, 139:19, 142:21, 143:16, 144:22, 145:8, 146:4, 147:5 responded 103:12, 123:9 responding 132:12, 137:21, 145:5 response 54:20, 54:22, 106:15, 138:1, 138:4, 138:5, 138:12, 142:4, 142:10, 142:18, 144:12, 145:4, 146:13, 146:18 responses 142:5</p>	<p>responsibilities 12:17 responsible 125:13 restraint 123:15 restrictions 123:17 resubmit 66:14, 66:16, 93:6 resubmitted 69:14 resuming 8:19 retained 5:21 return 86:17 review 53:17, 53:19, 137:19 reviewed 14:4, 53:4 rick 129:16 rid 63:5 road 3:14, 7:5, 10:3, 16:4, 23:11, 69:8, 69:11, 70:9, 74:9, 76:3, 80:19, 83:5 roberson 1:8, 4:9, 121:12 rockville 3:9, 3:15 roof 116:9 room 3:8, 26:6, 44:11, 48:15, 58:4, 58:14, 59:7, 59:17, 60:1, 60:16,</p>
--	---	--	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

109:20, 117:20, 118:4, 119:7, 120:19, 121:4, 136:17 roomer 104:20 rooms 21:3, 21:4, 21:5, 21:21, 113:14, 113:18, 113:22, 118:15, 118:18, 119:9, 136:15, 136:22 rosa 3:19 rose 93:3, 93:10, 128:11, 129:19, 129:22 rough 94:16, 101:21 route 80:8 rule 57:7, 83:22 rules 97:12 ruling 112:10 rush 81:13, 81:14 rush-hour 78:17, 78:18 <hr/> <p style="text-align: center;">S</p> <hr/> said 14:12, 18:11, 18:13, 18:21, 19:2, 19:7, 21:19, 23:17, 26:17, 27:7, 28:6, 28:8, 28:18, 29:9, 30:15, 30:20, 41:9, 41:11, 41:15, 41:20, 48:11, 50:11, 52:7, 54:7,	60:4, 61:21, 63:18, 64:7, 65:22, 71:17, 71:18, 96:15, 98:20, 101:5, 107:1, 116:16, 119:4, 119:5, 149:8, 149:9, 150:5 sale 25:4, 25:7, 39:2 same 80:20, 85:17, 88:5, 88:8, 136:2, 136:11, 145:4 save 8:1 saw 11:4, 11:8, 17:21, 18:9, 18:16, 41:6, 71:17 say 11:2, 11:15, 12:20, 13:3, 19:17, 19:18, 20:3, 20:7, 20:10, 35:10, 35:16, 48:19, 49:2, 51:2, 52:2, 59:18, 60:6, 60:8, 61:2, 61:3, 63:21, 96:10, 98:16, 100:3, 112:12, 113:1, 115:19, 120:12, 122:6, 123:8, 123:15, 125:12, 127:6, 139:1, 139:22, 144:2, 144:13 saying 31:8, 44:1, 70:9, 70:21, 85:19, 86:8,	114:16, 123:3, 125:3, 138:8, 145:19 says 46:5, 63:17, 64:14, 65:16, 121:8, 123:19, 123:21, 131:11 scan 136:12 scanned 127:1 school 12:14, 16:13, 16:14, 62:4, 72:11, 72:12 scope 109:6, 132:2 screen 45:12, 45:18, 59:3, 65:10, 69:21, 72:6, 73:10 screenshot 130:21 scroll 45:18 second 25:13, 27:1, 37:2, 50:2, 59:21, 97:5, 112:13 section 136:8 see 11:19, 11:20, 12:5, 12:8, 12:9, 12:10, 12:13, 18:1, 18:11, 18:20, 19:11, 25:6, 26:4, 26:15, 27:21, 28:8, 28:10, 32:3, 34:18, 36:9, 46:4, 46:13, 47:12, 52:16, 59:2, 59:5,	65:6, 65:7, 79:15, 89:18, 91:19, 92:10, 105:18, 111:12, 137:7, 140:17, 144:6 seemed 22:15 seems 87:2, 91:10, 123:10 seen 11:1, 12:18, 12:21, 26:10, 34:20, 59:16, 97:2, 103:10 sell 37:9 send 127:15 sent 53:19, 54:4, 67:12, 75:8, 96:16, 103:12, 106:14, 127:1, 130:13, 131:8 serve 91:10 service 24:4 set 32:20, 71:19, 137:20, 138:2, 139:18, 142:4 seven 62:8, 70:9, 81:4, 118:7 several 16:19, 20:12, 77:17, 84:5 share 19:10, 45:12, 45:13, 73:10 shared 51:16 she'd 123:9 she'll 58:10
---	---	---	---

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>shirt 108:22</p> <p>shoelace 62:5</p> <p>shoelaces 57:17</p> <p>shoes 57:16</p> <p>shonda 57:10</p> <p>shorter 81:5, 81:12</p> <p>should 58:21, 63:20, 145:17, 146:1, 146:4</p> <p>shoulder 22:10, 22:14, 22:15, 23:1, 57:15, 62:13, 62:14</p> <p>shoulders 22:19</p> <p>shouldn't 58:21, 95:13, 130:8</p> <p>show 130:20, 131:1</p> <p>showing 6:7</p> <p>shown 55:3</p> <p>shows 67:15</p> <p>shush 113:20</p> <p>shut 60:20, 60:21</p> <p>sic 12:3, 130:21</p> <p>side 15:3, 15:20, 15:21, 16:5, 17:5, 17:8, 20:17, 20:21, 21:13, 25:21, 33:4, 35:11, 35:17, 35:19,</p>	<p>44:13, 46:14, 46:16, 47:12, 47:14, 47:15, 57:20, 90:17, 110:18, 126:6</p> <p>sign 25:7, 80:22, 87:16, 88:2, 90:8, 107:16, 128:9, 128:19, 129:5, 129:15</p> <p>signature-5tmlq 149:15</p> <p>signature-bi6ds 150:11</p> <p>signed 93:6, 128:22</p> <p>significant 17:21</p> <p>signing 93:5</p> <p>silent 58:9, 58:10, 109:3</p> <p>simply 147:17</p> <p>since 58:16, 62:12, 63:3, 76:9, 97:11, 117:5, 121:5, 137:1, 140:15, 145:6, 145:7</p> <p>single-family 89:4</p> <p>sir 24:18, 24:21, 32:19, 55:15, 62:21, 63:1, 63:12, 65:1, 74:3, 74:6, 74:11, 74:16, 74:18, 74:22, 75:2, 75:5, 76:1, 76:7, 76:10, 76:13, 77:16, 77:22, 78:7, 78:12,</p>	<p>78:16, 78:22, 79:2, 80:15, 81:7, 81:22, 82:2, 82:4, 82:9, 82:14, 96:4, 104:15, 105:4, 107:11, 107:13, 108:7, 110:6, 110:8, 110:21, 111:4, 126:20, 127:2, 127:5, 127:10, 127:16, 128:4, 128:7, 128:13, 128:17, 128:21, 129:2, 129:7, 129:10, 130:19</p> <p>sit 87:11, 88:16, 113:20, 127:7</p> <p>site 31:1, 31:3</p> <p>situation 14:16, 18:8, 43:20, 88:5, 88:8, 89:7, 98:18, 117:16</p> <p>situations 17:1</p> <p>six 16:14, 93:2, 94:7, 94:18, 128:22</p> <p>six-month 93:10, 117:13, 128:9, 128:19, 129:15</p> <p>six-months 94:9</p> <p>skills 149:10, 150:7</p> <p>skip 86:16</p> <p>slow 64:16</p> <p>slower 15:10</p> <p>small 44:8</p>	<p>sold 25:8, 25:9, 38:1</p> <p>some 9:19, 11:8, 11:9, 16:9, 17:20, 21:9, 30:4, 30:5, 32:17, 35:15, 39:22, 41:3, 50:17, 55:2, 55:3, 81:20, 88:18, 88:20, 90:12, 95:22, 104:6, 111:13, 112:17, 112:21, 113:2, 122:2, 124:6, 125:15, 126:17</p> <p>somebody 27:19, 27:20, 116:5, 118:13</p> <p>someone 19:6, 47:8, 58:4, 58:11, 78:3, 80:7, 94:14, 96:1, 108:10</p> <p>something 11:12, 36:21, 59:19, 60:14, 67:5, 85:4, 92:4, 98:17, 98:20, 104:15, 113:1, 118:6, 121:9, 134:4</p> <p>sometime 11:15</p> <p>sometimes 38:4, 38:5, 38:6, 109:2</p> <p>somewhere 87:10</p> <p>soon 95:2</p> <p>sorry 10:6, 12:1, 12:5, 14:19,</p>
---	--	--	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>15:4, 15:6, 19:22, 20:6, 28:5, 29:8, 48:18, 50:6, 58:1, 60:22, 63:11, 63:12, 68:18, 69:3, 70:19, 71:20, 72:18, 73:6, 77:4, 79:14, 82:10, 93:9, 95:1, 95:15, 96:15, 96:16, 97:15, 98:4, 98:13, 99:15, 102:5, 106:7, 106:13, 106:21, 109:1, 113:4, 115:9, 120:10, 122:12, 130:8, 136:1, 138:13, 143:4, 144:2</p> <p>sort 18:7, 46:19, 86:20</p> <p>sounds 86:19, 124:1</p> <p>source 66:8</p> <p>space 27:11, 28:10, 29:21, 30:3, 30:8, 30:9, 30:10, 31:1, 31:2, 31:8, 31:16, 32:3, 43:9, 43:11, 51:11</p> <p>spaces 39:8, 43:15, 44:6, 48:12, 110:4, 110:7, 110:19, 114:14</p> <p>speak 13:8, 113:8</p> <p>specifically 20:22</p> <p>speculated 27:6, 27:10</p>	<p>speculates 13:8</p> <p>speculating 23:9, 125:21</p> <p>speculation 23:6</p> <p>spend 64:8</p> <p>spent 63:7, 63:13, 67:15, 69:1</p> <p>spot 11:12, 27:16</p> <p>spreadsheet 131:17</p> <p>spreadsheets 131:21, 133:14</p> <p>square 32:7</p> <p>stack 41:4</p> <p>staff 54:5, 108:10</p> <p>stairway 110:10</p> <p>standard 48:22</p> <p>stands 85:5</p> <p>start 83:18, 83:19</p> <p>starts 47:11, 47:13</p> <p>state 2:13, 21:18, 149:20</p> <p>stated 101:9</p> <p>statement 5:2, 138:11, 139:15</p> <p>statements 137:18, 137:21, 138:4</p> <p>status 14:9</p> <p>statute 51:8</p>	<p>stay 58:9, 58:10, 78:15, 78:18, 78:20</p> <p>stayed 76:19</p> <p>steph 98:9, 130:1</p> <p>stephen 98:11</p> <p>still 11:9, 25:4, 32:2, 37:3, 40:4, 49:5, 56:12, 60:7, 62:13, 89:19, 111:14, 131:2, 131:3</p> <p>stop 27:2, 29:17, 58:3, 75:14, 76:20, 80:22, 97:20</p> <p>stopped 43:3</p> <p>story 21:7</p> <p>straight 25:20, 77:9, 80:3, 110:17</p> <p>street 4:5, 8:6, 14:22, 15:1, 15:2, 15:3, 15:20, 15:21, 16:2, 16:5, 16:14, 16:15, 16:21, 17:8, 18:4, 24:12, 24:13, 24:16, 24:18, 24:20, 25:3, 26:19, 27:9, 27:14, 29:2, 32:18, 32:21, 32:22, 33:6, 34:18, 35:17, 38:3, 38:7, 39:7,</p>	<p>42:14, 43:9, 43:13, 43:15, 43:19, 47:9, 49:4, 49:10, 49:13, 49:16, 49:18, 49:22, 50:12, 51:14, 69:9, 74:19, 75:22, 79:4, 81:21, 111:2, 122:15, 123:12, 125:12, 125:14, 125:15, 126:6</p> <p>strength 61:18</p> <p>stressful 95:3</p> <p>stretch 77:1</p> <p>struck 101:14</p> <p>struggling 122:3</p> <p>stuff 65:13</p> <p>subject 105:13, 105:17</p> <p>submit 44:17, 64:18, 66:22, 67:22, 68:10, 68:13, 111:8, 143:13, 146:2, 147:3, 147:4</p> <p>submitted 6:4, 6:8, 6:10, 63:15, 63:21, 64:12, 66:9, 69:12, 69:17, 69:20, 71:1, 71:5, 71:7, 72:15, 76:10, 78:13, 78:22, 79:11, 81:14, 82:9, 93:7, 111:6, 126:17, 126:21, 128:5, 130:2, 131:2,</p>
---	---	---	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>131:7, 131:22, 132:4, 132:7, 132:16, 133:14, 133:15, 139:3, 139:16, 142:7, 143:16, 143:19 submitting 86:2 substitute 34:7 sue 12:10 suggest 121:15 suggesting 94:16 suggestion 66:14 suicidal 104:14 suite 3:20, 4:5 summarize 82:11, 112:16 sunday 53:2, 135:1, 135:13 supervise 33:10 support 39:16 supporting 52:5 suppose 50:1 supposed 82:19 sure 15:21, 17:9, 18:14, 19:1, 19:19, 27:16, 30:14, 32:8, 48:20, 90:1, 94:18, 113:6, 122:16, 132:17 surrounding 91:20 surrounds 14:17</p>	<p>survey 110:6 sustained 75:12 sutter 4:18, 74:22, 111:15 suzanne 4:17, 58:15, 111:15 sworn 9:13, 37:5, 40:7, 40:11, 56:14, 149:5</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>table 99:2, 109:3, 129:6 take 7:6, 21:11, 43:9, 43:13, 44:9, 44:19, 52:8, 54:8, 55:5, 63:1, 69:22, 77:19, 80:9, 80:18, 88:19, 115:3, 118:13, 125:12 taken 21:15, 102:6, 149:3 takes 102:8 taking 19:8, 44:2, 49:10, 49:12, 70:2, 78:10, 116:7 talk 85:2, 112:13 talked 24:12, 25:18, 69:8, 69:9, 102:21, 102:22 talking 27:2, 32:10, 57:5, 59:21,</p>	<p>60:13, 64:17, 70:15, 71:22, 87:3 tallies 130:3, 130:20, 131:5, 131:6 tally 111:6, 111:9, 111:10 tandem 89:12, 89:14 tapped 24:10 tax 61:14 teach 72:11, 72:12 teacher 98:22 teams 65:13, 72:5, 72:11, 72:12 tell 17:18, 41:1, 53:10, 56:22, 64:20, 64:21, 72:9, 79:16, 92:8, 111:20, 118:14, 124:10, 130:9 telling 128:1 tells 117:4 ten 18:20, 21:18, 23:17, 119:11, 121:4, 140:19 ten-minute 52:8, 55:5 tenant 96:14, 97:10, 98:7, 101:15, 114:17, 114:21, 123:10 tenants 18:18, 50:19, 94:17, 95:2,</p>	<p>95:8, 95:11, 95:22, 96:5, 102:19, 114:16, 119:22, 120:4, 121:16, 123:15, 126:7, 128:6, 128:9, 128:11, 128:16, 129:14, 129:19, 129:21, 131:7, 132:6, 133:17 tends 111:1, 134:5 tenuous 85:20 term 75:10 terms 21:8, 57:2, 123:17 testified 8:17, 9:15, 13:19, 13:20, 13:22, 32:12, 32:18, 33:12, 37:7, 39:20, 40:13, 41:3, 43:4, 48:5, 51:6, 56:16, 56:20, 58:16, 63:6, 75:1, 77:18, 87:18, 91:17, 98:12, 98:13, 99:20, 102:21, 107:8, 107:12, 115:18, 119:15, 120:9, 120:20, 132:5 testify 8:21, 9:13, 9:18, 25:15, 36:21, 37:5, 40:11, 52:10, 56:14, 107:14, 137:15 testifying 14:1, 28:2, 28:3, 28:5,</p>
--	--	---	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

29:12, 41:22, 59:22, 60:4, 84:12, 86:3, 88:22, 98:14, 128:18 testimony 21:22, 22:9, 40:1, 40:16, 40:17, 52:12, 56:10, 56:19, 69:7, 75:19, 76:2, 82:19, 83:16, 99:14, 100:14, 100:19, 100:22, 107:18, 107:20, 108:4, 110:9, 110:16, 112:4, 122:2, 126:2, 126:5, 132:12, 139:22 text 96:14 texted 95:2, 96:9, 96:11, 96:12, 96:13 texting 87:6 th 8:18, 9:6, 57:13, 61:22, 62:1, 63:17, 64:12, 64:19, 65:4, 65:14, 69:13, 72:13, 72:14, 83:16, 111:11, 141:15, 141:16, 141:22, 142:7, 142:16, 143:3, 147:4, 147:5 thank 9:7, 9:10, 10:11, 10:13, 12:1, 12:5, 19:14, 22:2, 22:8, 23:21, 27:5, 35:5,	36:10, 36:15, 36:16, 36:17, 36:19, 37:15, 38:16, 39:12, 39:14, 42:7, 44:15, 44:16, 45:15, 47:20, 51:19, 51:20, 53:14, 55:7, 55:8, 55:21, 56:2, 59:9, 61:7, 69:5, 69:15, 73:12, 73:14, 76:14, 81:16, 81:18, 90:5, 95:14, 105:5, 107:3, 107:6, 113:3, 126:14, 147:13, 147:21, 148:1, 148:2, 148:3, 148:5 themselves 89:20 thereafter 149:6 thing 7:20, 19:18, 52:13, 54:15, 91:9, 123:5, 123:8, 142:20 things 22:18, 55:2, 66:5, 116:10, 145:5 think 7:9, 7:21, 8:15, 8:18, 8:19, 8:20, 9:3, 11:15, 11:20, 13:10, 14:19, 17:7, 17:19, 26:6, 27:11, 31:9, 32:4, 36:20, 39:18, 41:7, 43:3, 44:21, 48:15, 50:12, 50:13,	50:21, 51:5, 51:9, 53:22, 67:21, 68:5, 82:20, 82:21, 84:16, 84:18, 85:7, 86:2, 88:6, 88:9, 89:7, 89:17, 90:19, 91:8, 91:9, 91:16, 91:22, 92:1, 92:5, 95:20, 98:8, 99:11, 105:7, 111:13, 117:11, 117:13, 121:7, 122:17, 124:5, 124:16, 125:1, 125:11, 133:8, 134:8, 135:2, 137:16, 137:19, 139:1, 140:15, 141:6, 141:8, 141:12, 142:10, 145:14, 145:21 third 91:12, 117:19, 118:1 thirty 141:19 thought 28:5, 54:4, 113:7, 117:18, 119:4, 119:5, 135:1 thoughts 139:19 three 9:4, 11:2, 11:5, 14:20, 15:17, 17:1, 24:17, 27:3, 33:17, 34:15, 42:19, 51:7, 78:4, 79:6, 79:9, 79:18, 79:20, 80:4, 81:19, 82:1,	93:11, 94:4, 105:19, 106:1, 108:13, 110:6, 110:11, 110:16, 114:9, 114:10, 114:13, 117:6, 117:15, 117:21, 118:15, 118:18, 121:16, 121:20, 123:10, 123:15, 129:18, 129:21 three-block 74:8, 125:12 through 8:11, 15:7, 16:13, 21:20, 42:19, 53:21, 54:1, 54:13, 54:17, 65:9, 92:14, 126:2, 139:7 thumbs 61:3 thursday 69:20, 71:4, 130:3, 130:12, 131:8, 132:8, 132:16, 133:16, 135:7 thursdays 16:17 tibia 57:17, 62:6 tie 57:16 tight 43:8, 88:16 till 59:16, 144:18 time 7:5, 8:2, 8:8, 15:8, 20:5, 20:7, 20:18, 22:10, 22:14, 22:15, 22:22, 24:3, 35:12, 35:13, 35:14, 37:9, 37:10,
---	--	---	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>38:3, 53:18, 64:9, 69:22, 70:3, 85:16, 87:20, 88:18, 89:19, 90:17, 91:12, 102:7, 108:18, 111:11, 117:15, 125:16, 128:15, 132:5, 137:19, 139:14, 139:18, 139:19, 140:16, 140:17, 141:1, 142:9 timeframe 11:16 timeline 87:1 times 10:22, 11:3, 11:5, 11:8, 27:4, 35:9, 51:7, 106:1, 108:13, 108:18, 120:3, 137:21 tiny 48:19 title 106:7, 106:13, 107:4 today 7:21, 93:7, 127:7, 128:1, 128:14, 128:18, 140:19, 141:4, 141:15 together 10:10, 34:13, 34:22, 43:8, 116:9 told 20:22, 63:7, 88:13, 96:5, 127:12 tome 140:14 ton 22:17 took 8:7, 111:6</p>	<p>topic 84:2 total 90:14 towards 34:22 town 142:12 traffic 16:7, 16:11, 32:18, 33:11, 49:16, 70:8, 70:12, 76:3, 77:10, 78:17, 78:18, 125:19 train 109:2 transcribed 1:22 transcriber 150:1 transcript 8:2, 14:4, 28:13, 58:18, 63:19, 64:6, 65:22, 83:10, 107:13, 107:20, 108:2, 112:22, 119:19, 140:18, 140:19, 140:21, 141:1, 143:8, 147:18, 150:3, 150:5 transcriptionist 149:8 transcripts 7:7, 7:8 transients 93:2, 94:5 trash 116:8 tree 41:12 tried 30:21 tripped 57:16, 62:5 trouble 43:4</p>	<p>truck 117:8 trucks 16:20 true 25:2, 25:20, 32:19, 109:8, 135:22, 149:9, 150:5 trust 107:7 truth 9:14, 9:15, 37:6, 37:7, 40:12, 40:13, 56:15, 56:16 try 77:9, 104:20, 116:9, 145:20 trying 15:5, 35:3, 71:21, 71:22, 77:6, 80:7, 82:21, 82:22, 90:15, 94:15, 99:9, 104:19, 114:15, 144:16 turn 49:4, 79:19, 80:19, 125:5, 125:7, 125:8 turning 76:15 twice 103:11 two 6:6, 7:8, 7:22, 15:2, 18:3, 20:17, 20:20, 20:21, 21:3, 21:13, 26:6, 26:10, 26:11, 26:20, 31:13, 32:4, 32:6, 35:11, 35:16, 35:19, 38:9, 38:11, 43:8, 43:14, 43:16,</p>	<p>44:7, 44:10, 46:19, 48:13, 48:20, 48:21, 55:19, 55:22, 77:15, 79:9, 79:11, 79:19, 80:2, 80:7, 84:18, 89:6, 89:12, 93:14, 93:21, 99:19, 101:16, 101:18, 102:3, 102:6, 102:10, 102:20, 103:8, 110:7, 110:19, 114:14, 134:22, 135:11, 135:12, 142:14, 142:15 two-lane 16:4, 69:9 twofold 89:8, 89:9 type 87:4, 101:4 typewriting 149:7</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>unaware 83:17 under 27:7, 29:4, 37:3, 40:5, 41:12, 56:12, 57:7, 60:7, 63:6, 84:4, 84:7, 84:10, 84:14, 90:7, 93:10, 112:20, 116:9 understand 12:14, 28:18, 37:20, 39:20, 92:6, 96:7, 100:10, 114:15, 118:21, 121:1, 144:17 understanding 136:11</p>
--	---	---	---

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>understood 93:1 underwear 108:22 unfortunately 57:16, 66:7, 72:11, 142:11 unit 33:17, 89:5, 113:22, 120:15 units 82:8, 83:5, 89:4, 111:7 unless 7:6, 39:5, 85:21, 86:17, 88:19, 89:22, 123:1, 134:15, 138:15, 138:19 unlicensed 82:7 unmute 9:10 until 18:7, 24:4, 38:1, 55:12, 113:11 unusual 89:7 update 130:22 updated 131:4, 131:15, 131:17 use 30:7, 30:8, 32:8, 32:21, 62:14 using 37:21, 75:15 usually 14:20, 15:1, 15:17, 115:6, 117:3, 134:9 utilities 24:5 utility 129:5</p>	<p>V</p> <hr/> <p>vacate 35:16 vacation 142:12 vaughn 4:17, 57:19, 58:15, 58:19, 59:1, 59:5, 59:8, 59:16, 59:22, 60:6, 60:7, 60:9, 60:12, 60:17, 91:4, 111:15 vehicle 16:3, 24:13, 25:5, 25:6, 25:7, 25:8, 25:15, 36:2, 37:9, 37:12, 37:14, 37:21, 37:22, 115:2, 116:12, 124:4, 124:8 vehicles 6:3, 15:17, 15:22, 16:2, 16:9, 24:12, 24:15, 24:17, 35:11, 35:16, 35:17, 35:18 verify 59:3, 69:10, 118:17, 119:22, 121:16 via 80:9 view 86:12 virtually 1:9, 2:1 volunteering 62:4</p> <hr/> <p>W</p> <hr/> <p>wait 15:4, 27:18,</p>	<p>55:17, 59:15, 59:20, 64:4, 67:11, 97:1, 98:1, 99:1, 99:4, 102:15, 103:2, 104:2, 113:3, 113:10, 119:13, 137:6 waited 18:6, 18:7 walk 82:5, 91:4 walking 12:14, 18:17, 18:20, 22:16 walter 116:19 want 9:18, 11:15, 19:1, 20:3, 20:10, 27:14, 28:15, 29:4, 29:11, 29:12, 48:18, 52:10, 58:20, 61:2, 64:11, 64:21, 86:14, 88:14, 89:16, 89:19, 96:10, 101:13, 105:13, 112:10, 112:22, 118:4, 118:9, 121:19, 125:6, 129:10, 132:22, 133:9, 138:11, 140:11, 140:20, 142:20, 144:13 wanted 20:15, 21:2, 21:17, 21:22, 36:20, 36:22, 37:8, 37:13, 44:19, 52:2, 60:2, 122:11, 122:14, 123:8, 131:1, 136:7 wants 20:14, 21:9,</p>	<p>21:11, 34:14, 86:5 wash 49:7, 49:9 washington 4:6 watch 58:20, 59:10 water 24:4, 24:10 way 26:7, 29:18, 34:16, 42:15, 42:21, 47:15, 49:5, 72:15, 81:6, 86:20, 87:10 ways 95:22 we'll 52:8, 53:12, 55:5, 56:3, 61:6, 67:18, 83:22, 139:18, 147:5 we're 23:10, 30:19, 45:21, 49:5, 55:5, 55:10, 55:13, 55:22, 59:15, 66:4, 72:22, 73:3, 87:2, 91:19, 98:8, 99:9, 99:18, 100:6, 112:4, 116:7, 116:8, 121:17, 133:13, 135:14, 147:15 we've 25:9, 56:19, 75:9, 75:19, 102:7 weapons 96:21, 97:13 website 65:3, 65:15, 72:8, 135:3,</p>
---	--	---	--

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>135:9 wednesday 141:14 weedon 2:13, 149:2, 149:19 week 12:11, 17:19, 57:14, 62:4, 62:5, 92:22, 115:19, 116:18, 122:7, 122:21, 123:1, 123:6, 132:17, 141:10, 144:12, 145:6, 145:8, 147:6 weekend 139:17 weeks 142:14, 142:15 weigh 122:5 weight 42:6 weird 144:10 wellness 97:6, 97:9, 104:12 went 17:22, 18:5, 18:6, 18:9, 18:14, 18:19, 18:21, 42:18, 74:4, 77:9, 78:12, 80:3, 96:20, 126:22, 145:11, 145:17, 146:1 weren't 91:17, 110:3 whatever 30:4, 31:22, 40:19, 60:3, 126:7, 147:4 whatsoever 100:22 wheel 58:1, 61:16</p>	<p>wheelchair 20:13, 20:15, 21:2, 21:14, 57:9, 57:11, 58:2, 61:16, 62:11, 62:14 whenever 94:14, 135:1 whereas 37:12 wherever 142:13 whether 27:6, 82:7, 83:3, 85:3, 91:12, 92:4, 95:21, 101:21, 104:13, 107:14, 140:21 whispering 58:12 whole 8:19, 9:14, 12:9, 37:6, 40:12, 41:19, 56:15, 81:9, 91:9 whomever 121:16 wide 70:10, 70:14, 73:20, 75:5, 80:14, 80:15, 80:17 wider 82:3 width 69:8, 69:11, 70:10, 74:19, 75:3, 75:21, 124:4, 124:8, 125:2 widths 62:18, 79:4 wife 12:10, 38:13, 117:1 willing 114:10, 115:12,</p>	<p>115:19, 117:14, 118:15, 123:9 wilson 74:10, 74:15, 74:21, 76:4, 76:5, 76:16, 76:22, 77:2, 77:12, 77:19, 78:5, 78:10, 78:11, 78:15, 78:19, 79:8, 79:10, 79:18, 79:19, 79:21, 80:11, 80:21, 81:6, 81:19, 84:6 wish 36:7, 36:8, 138:21, 139:15, 142:19, 143:15 wishes 137:15 withdraw 83:12 within 35:18 without 46:20, 47:1, 47:2, 91:20 witness (es 149:4 witnesses 7:21, 13:15, 39:16, 39:19, 114:8, 135:19 womble 4:4 wonderful 95:11 word 33:16, 34:8, 138:5, 145:17 wording 121:8 words 75:15, 133:20 work 11:8, 11:10,</p>	<p>22:17, 22:20, 23:2, 28:8, 28:19, 41:19, 104:8, 116:10, 122:14, 122:16, 142:13 working 17:20, 34:13, 102:20 works 27:21, 104:7, 116:19, 147:13 worried 102:22, 103:2 worth 90:1, 92:5, 102:9 wouldn't 23:1, 27:14, 27:22, 28:9, 28:12, 28:19, 30:22, 44:10, 47:7, 81:8, 81:9, 96:4, 110:14, 119:17 write 15:5, 140:20, 140:22 writing 139:11, 140:3, 140:5, 140:13, 140:17 written 137:21, 138:9, 138:11, 138:12, 139:15, 140:18, 143:13, 143:15, 143:18, 143:20, 144:1, 144:4, 144:15, 144:19, 144:21 wrong 45:2, 96:10, 122:2 wrote 46:9, 128:6, 128:8</p> <hr/> <p style="text-align: center;">X</p> <hr/> <p>xerox 65:21</p>
--	--	--	---

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p style="text-align: center;">Y</p> <p>yard 11:9, 11:13, 31:6, 32:1, 32:7</p> <p>yards 42:14, 42:15</p> <p>yeah 8:12, 9:5, 11:19, 12:2, 12:4, 14:14, 14:19, 15:9, 15:12, 17:13, 19:2, 20:9, 25:16, 28:22, 30:17, 31:12, 35:14, 38:1, 45:1, 45:11, 49:7, 54:3, 54:18, 59:20, 68:5, 83:6, 86:9, 92:13, 99:3, 121:13, 125:4, 132:19, 133:8, 141:18, 142:19, 143:4, 144:20, 145:12, 146:17</p> <p>year 10:22, 11:3, 14:10, 25:3, 37:22, 108:9, 111:7, 119:1, 119:3, 121:2, 131:2</p> <p>year's 107:11, 119:19</p> <p>years 10:21, 12:18, 12:20, 21:18, 23:17, 33:17, 34:15, 34:20, 94:5, 102:20, 105:19, 110:7, 119:11, 121:4, 121:20</p> <p>yell 109:1</p>	<p>yep 10:8, 12:4</p> <p>yesterday 69:18, 71:12, 71:13, 71:14, 71:17, 76:11, 78:13, 79:1, 79:12, 81:15, 82:10, 93:7, 126:18, 128:5, 129:4, 130:13, 139:9</p> <p>yesterday's 82:14</p> <p>yourself 74:5</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>zoning 1:1, 3:3, 3:6</p> <hr/> <p style="text-align: center;">\$</p> <hr/> <p>\$10,000 61:14, 63:8, 63:14, 64:8, 67:16</p> <p>\$12,600 69:4</p> <p>\$5,246.14 131:13</p> <hr/> <p style="text-align: center;">0</p> <hr/> <p>0.6 79:10, 80:2</p> <p>0.7 79:5, 79:8</p> <p>01 79:14, 115:10</p> <p>02 7:9, 89:17, 109:11</p> <p>03 1:5, 7:3</p> <p>06 7:15, 111:11</p> <p>08 79:14, 148:6</p> <hr/> <p style="text-align: center;">1</p> <hr/> <p>10 6:3, 55:6,</p>	<p>55:12, 56:4, 65:1, 65:7, 65:9, 65:15, 65:18, 66:3</p> <p>100 3:7</p> <p>109 108:3</p> <p>11 119:11, 141:15, 141:22, 142:7, 144:5, 144:11, 144:19, 146:8, 147:4</p> <p>112 108:3</p> <p>113 5:16</p> <p>12 1:10, 6:4, 6:6, 21:18, 45:3, 45:5, 45:6, 45:8, 45:9, 45:10, 45:22, 72:13, 72:14, 141:16, 148:6</p> <p>126 5:17</p> <p>135 6:11</p> <p>136 5:18</p> <p>14 89:17</p> <p>15 12:18, 34:20, 57:13, 61:20, 61:22, 62:1, 64:12, 150:15</p> <p>150 1:21</p> <p>1555 3:22</p> <p>16 65:2, 65:10, 65:14, 79:14</p> <p>18 70:14, 75:22,</p>	<p>76:1, 80:15</p> <p>19 8:18, 9:6, 63:17, 64:19, 65:4, 69:13, 83:16</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>20 64:15</p> <p>20,000 69:2</p> <p>200 3:8</p> <p>20006 4:6</p> <p>2001 4:5, 137:4</p> <p>2012 20:16</p> <p>2013 20:17</p> <p>2015 58:16</p> <p>202 4:7</p> <p>2021 117:5</p> <p>2022 97:11</p> <p>2023 57:13, 62:3</p> <p>2024 107:12, 108:3</p> <p>2026 1:10, 131:12, 150:15</p> <p>20814 3:21</p> <p>20850 3:9</p> <p>20852 3:15</p> <p>21 93:14, 93:22</p> <p>22 5:6, 93:14, 93:21, 141:2</p>
--	---	--	---

Transcript of Hearing - Day 2
 Conducted on January 12, 2026

<p>23 6:8, 7:15, 61:20, 72:18, 72:19, 72:21, 72:22, 73:1, 111:11, 135:8 2306 7:14 24 64:15 240 3:10 25 7:9, 109:11, 142:16, 143:3, 144:11, 146:12, 146:17, 147:5 26 1:5, 6:10, 7:3, 70:10, 73:20, 74:19, 75:22, 80:17, 124:4, 135:2, 135:4, 135:13 27 6:12, 68:12, 68:14, 111:11, 135:2 28 108:3 2926 112:20 2d-1 67:17 2nd 131:12</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>30 128:10, 128:16, 141:3, 141:7, 141:8, 141:12, 141:17 301 3:16, 3:22 31 55:6 33 55:12</p>	<p>35 5:7 36 1:11, 62:20 37 5:9 38 5:10, 55:12, 56:4</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>40 5:12 400 4:5 42 115:10 45 6:5, 6:7, 73:11, 73:13 4519 4:7 455 3:16 4550 3:20 4734 3:16 48 5:13 4th 147:10</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>5/6/20 66:2 50 115:10 55 131:7, 133:15, 135:7 56 5:15 59 136:8</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6.20 136:8</p>	<p>614003 1:20 6216 3:14 66 6:3 6660 3:10 68 6:12</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>73 6:9 760 3:20 7709 7:4, 10:16, 10:18, 17:4, 17:6, 17:16, 17:22, 18:3, 18:5, 70:9, 73:20, 127:9 7711 10:3 7727 84:5 777 3:10</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>857 4:7 89 63:20</p> <hr/> <p style="text-align: center;">9</p> <hr/> <p>9 1:11 90 53:22, 54:12 92 63:20 951 3:22 9th 63:20, 64:9, 107:12, 108:2,</p>	<p>141:7</p>
--	---	--	--------------