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Transcript of Hearing

Date: July 22, 2025

Case: Jose Menjivar Parking Waiver Application, In Re:

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Transcript of Hearing
Conducted on July 22, 2025

1 (1 to 4)

1	1	1	3
2	MONTGOMERY COUNTY OFFICE	2	A P P E A R A N C E S
3	OF ZONING AND ADMINISTRATIVE HEARINGS	3	MEMBERS OF THE BOARD:
4	-----x	4	KHANDIKILE MVUNGA SOKONI - HEARING EXAMINER
5	IN RE: :	5	NANA YAA JOHNSON - OBSERVED
6	JOSE MENJIVAR : Case No.	6	JONY GUISAO-OSPINA - OBSERVED
7	PARKING WAIVER APPLICATION : ADW 25-03	7	Montgomery County Office of Zoning and
8	-----x	8	Administrative Hearings (1100167)
9	Administrative Hearing	9	100 Maryland Avenue
10	Before Khandikile Mvunga Sokoni, Hearing Examiner	10	County Office Building, Room 200
11	Conducted virtually	11	Rockville, MD 20850
12	Tuesday, July 22, 2025	12	(240) 777-6660
13	9:30 a.m.	13	ALSO PRESENT:
14		14	David Johnson - Inspector
15		15	
16		16	
17		17	
18		18	
19		19	
20		20	
21		21	
22		22	
23	Job No.: 590945	23	
24	Pages: 1 - 26	24	
25	Transcribed by: Debra McCostlin	25	
2	2	4	4
1	Hearing before Khandikile Mvunga Sokoni,	1	E X H I B I T S
2	Hearing Examiner, conducted virtually:	2	(Retained.)
3		3	HEARING EXHIBITS PAGE
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13	Pursuant to notice, before Kylan Barry,	13	
14	Digital Court Reporter and Notary Public in and	14	
15	for the Commonwealth of Pennsylvania.	15	
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2 (5 to 8)

<p>5</p> <p>1 PROCEEDINGS</p> <p>2 HEARING EXAMINER: Good morning. This</p> <p>3 is a public hearing for a parking waiver</p> <p>4 requested from the requirements of Article 59,</p> <p>5 Section 3.3.3.A.2.C.2 received by OZA related to</p> <p>6 an accessory dwelling unit license at 9638</p> <p>7 Cottrell Terrace, Silver Spring, Maryland 20903.</p> <p>8 It's the Department of Housing and Committee</p> <p>9 Affairs, DHCA Application Number 151445. This</p> <p>10 request has been made by the applicant, Mr. Jose</p> <p>11 R. Menjivar pursuant to Montgomery County Code</p> <p>12 Sections 29-16, 29-19, and 29-26(a).</p> <p>13 My name is Khandikile Sokoni and I am</p> <p>14 the hearing examiner in this case which means</p> <p>15 that I will listen to testimony, review the</p> <p>16 evidence, and render an opinion on the</p> <p>17 application pursuant to the criteria set forth in</p> <p>18 the Montgomery County Code Article 26, Section</p> <p>19 26(b) with regard to the issue of whether there</p> <p>20 is adequate on-street parking. If anyone</p> <p>21 disagrees with my decision, you may appeal it to</p> <p>22 the board of appeals within ten days after my</p> <p>23 decision is issued.</p> <p>24 I would like at this point to identify</p> <p>25 the parties. I know you presented names when we</p>	<p>7</p> <p>1 a few housekeeping rules with regard to Teams.</p> <p>2 We're using Teams and I should mention that Teams</p> <p>3 interacts best with either Microsoft Edge or</p> <p>4 Chrome. It doesn't work so well with Safari.</p> <p>5 So, if you're on Safari, I would urge you to</p> <p>6 switch out to a different browser.</p> <p>7 We also ask that you kindly not</p> <p>8 interrupt while someone else is speaking unless</p> <p>9 you are making a legal objection. The reason is</p> <p>10 because we do have a court reporter who is</p> <p>11 transcribing word for word. It is very difficult</p> <p>12 for the court reporter to understand what people</p> <p>13 are saying when there is cross-talk. When you're</p> <p>14 not speaking, please make sure that you're on</p> <p>15 mute.</p> <p>16 And I should also -- like I mentioned,</p> <p>17 there is a word for word transcript that is being</p> <p>18 prepared and that is the only official record</p> <p>19 that exists for this hearing. If you need to</p> <p>20 speak, you may have to make sure your camera is</p> <p>21 on and please note that the chat function is</p> <p>22 disabled.</p> <p>23 Now, I just want to say a little bit</p> <p>24 about the nature of the proceeding. This is a</p> <p>25 somewhat informal administrative proceeding. Mr.</p>
<p>6</p> <p>1 were off the record, but could I just have the</p> <p>2 applicant identify yourself, please?</p> <p>3 MR. MENJIVAR: Good morning everybody.</p> <p>4 My name is Jose R. Menjivar. I'm the owner of</p> <p>5 9638 Cottrell Terrace, Silver Spring, Maryland.</p> <p>6 So, I hope you approve this waiver for this</p> <p>7 parking because I think I don't need a driveway</p> <p>8 because I have plenty of parking in this corner</p> <p>9 house.</p> <p>10 HEARING EXAMINER: Okay.</p> <p>11 MR. MENJIVAR: But it's like ten --</p> <p>12 HEARING EXAMINER: Mr. Menjivar, at</p> <p>13 this point I'm just limiting it to</p> <p>14 identification. We will get to you very shortly</p> <p>15 to present your case.</p> <p>16 MR. MENJIVAR: Oh, all right.</p> <p>17 HEARING EXAMINER: And on the record,</p> <p>18 please, Mr. Johnson.</p> <p>19 MR. JOHNSON: Yes. Dave Johnson. Good</p> <p>20 morning. Dave Johnson, Montgomery County</p> <p>21 Housing. And again, I'm an inspector for</p> <p>22 Montgomery County Housing.</p> <p>23 HEARING EXAMINER: Thank you, sir.</p> <p>24 MR. JOHNSON: Thank you.</p> <p>25 HEARING EXAMINER: I just want to cover</p>	<p>8</p> <p>1 Menjivar, you as the applicant, you have the</p> <p>2 burden of presenting to us why you qualify for</p> <p>3 the relief that you are asking for, so you</p> <p>4 present in chief. Of course, Mr. Johnson is</p> <p>5 here, so I invite him to speak after you have</p> <p>6 spoken, but at this point -- and I also want to</p> <p>7 mention that everything that is said here will be</p> <p>8 said under oath.</p> <p>9 So, I would like to turn to you Mr.</p> <p>10 Menjivar. If you could kindly raise your right</p> <p>11 hand to take the oath and unmute yourself. And</p> <p>12 there will be a little microphone symbol at the</p> <p>13 bottom of your screen. If you could just make</p> <p>14 sure you unmute yourself.</p> <p>15 JOSE R. MENJIVAR,</p> <p>16 being first duly sworn or affirmed to testify to</p> <p>17 the truth, the whole truth, and nothing but the</p> <p>18 truth, was examined and testified as follows:</p> <p>19 HEARING EXAMINER: Thank you, sir. If</p> <p>20 you could kindly proceed and just explain what</p> <p>21 you're asking for. And what you're trying to</p> <p>22 present to us is that you -- there is adequate</p> <p>23 on-street parking to support the waiver that</p> <p>24 you're asking for.</p> <p>25 MR. MENJIVAR: Yeah. I think I have a</p>

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3 (9 to 12)

<p>9</p> <p>1 lot of parking on my house. Because my house, 2 it's a corner house and an intersection with 3 Braddock Road and Cottrell Terrace. I have space 4 for at least ten cars around my house. So, in 5 the future if I need more parking, I have a spot 6 here where I'm going to make a driveway here. I 7 don't know if you can see my -- where I'm 8 pointing. So, I'm going to -- in the future I'm 9 going to -- I might do a driveway here. But in 10 the meantime, for now, I think it's okay if I 11 have a -- if I don't have a driveway or I don't 12 provide parking -- I mean a driveway for my house 13 because I have plenty of parking space for my 14 house off the street -- I mean on the street. 15 So, I think I don't need it now. 16 HEARING EXAMINER: Thank you very much, 17 Mr. Menjivar. Now, it appears that you are 18 standing at your house. For this proceeding, I 19 also -- I have to go by the record, what 20 documents we have on the record. So, I'm happy 21 to pull up for you -- and I can share my screen 22 here. I can pull up for you the photos you 23 presented if you would -- that would help orient 24 us to where things are. Just one second. Sorry 25 about that. If you just give me a moment and</p>	<p>11</p> <p>1 So, that's the two streets around my 2 house and the corner. Mr. David Johnson, he 3 knows the property. He have been here, so he 4 knows how much space I have for parking here. 5 HEARING EXAMINER: Thank you very much. 6 On the middle photograph, I see, you know, 7 there's some cars parked on both sides. To the 8 north of the picture you have -- you know, 9 there's a red truck there. You have some 10 vehicles over there. Can you speak to how -- I 11 see that there is parking but, you know, how 12 heavily parked is this area? 13 MR. MENJIVAR: It's not -- it's not 14 heavily parked in this area. Some people, they 15 come to park from whatever houses sometimes, but 16 it's not heavily parked, like crowded. This area 17 is like all the time almost -- I mean, some 18 people -- like I say, some people, they come 19 sometimes to park here, but I still have room 20 for -- in the house we have only two cars and 21 we're planning maybe to have another one or two 22 cars, so that's going to be four cars, and we 23 have ten spaces. So, even if somebody come from 24 other places, we have plenty of parking for 25 everybody.</p>
<p>10</p> <p>1 I'll see if I can pull up the photos. I would 2 just like you to walk us through the various 3 configurations. I'm sharing my screen here and 4 are you able to see my screen, Mr. Menjivar? 5 MR. MENJIVAR: Yes, I do. 6 HEARING EXAMINER: Okay. So, I'll 7 scroll down. If you could kindly use these 8 photographs to orient us to where your house is 9 and what the parking situation is on the ground. 10 MR. MENJIVAR: Okay. In the first top 11 photo that you have on your screen, it's Braddock 12 Road. That's the intersection that is on the 13 side of my house where I'm going to do the -- I'm 14 going to have the project done I'm doing here 15 under my basement. That's Braddock Road. 16 And then the second photo, it's the 17 street that is leading to my house, Cottrell 18 Terrace. That's the front of my house, the one 19 in the middle, the picture in the middle. So, I 20 have all that parking too. 21 And then the third one, I cannot see it 22 very close. So, that one -- the third one is the 23 front of my house. It's Cottrell Terrace, 9638 24 Cottrell Terrace. I have plenty of parking right 25 there too.</p>	<p>12</p> <p>1 HEARING EXAMINER: Thank you. Are 2 there any no parking signs along the street? 3 MR. MENJIVAR: No, there is not. 4 HEARING EXAMINER: And are there any 5 fire hydrants in close proximity to your -- right 6 in front of your house? 7 MR. MENJIVAR: No. No, no, there's 8 not. 9 HEARING EXAMINER: Thank you very much. 10 I would like to turn it -- if you could mute 11 yourself, Mr. Menjivar, I would like to turn it 12 over to Mr. Johnson. 13 And if you could kindly raise your 14 right hand and take an oath. 15 DAVID JOHNSON, 16 being first duly sworn or affirmed to testify to 17 the truth, the whole truth, and nothing but the 18 truth, was examined and testified as follows: 19 HEARING EXAMINER: Thank you very much. 20 MR. JOHNSON: You're welcome. 21 HEARING EXAMINER: If you would kindly, 22 you know, explain DCHA's position on this 23 request. 24 MR. JOHNSON: The top line is the 25 Department of Housing does not object to this</p>

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4 (13 to 16)

<p>13</p> <p>1 request and I can provide as many details as 2 possible to support that determination. 3 HEARING EXAMINER: Thank you very much. 4 In particular, what would be helpful would 5 be -- I will pull up your preliminary inspection 6 report. It's in the record as Exhibit 3. 7 (Exhibit 3 was received into evidence.) 8 HEARING EXAMINER: And I should have 9 mentioned for the court reporter, the prior 10 exhibit that I had pulled up where Mr. Menjivar 11 was walking us through the photographs, that was 12 marked as Exhibit 5. 13 (Exhibit 5 was received into evidence.) 14 HEARING EXAMINER: So, with regard to 15 Exhibit 3, the preliminary inspection report, 16 scrolling to I believe it's the fifth -- the 17 final page, the fifth page, could you kindly walk 18 us through the dimensions? You know, you have 19 some dimensions in this column on the left. So, 20 if you could just give us an overview. I would 21 like to know -- it sounds like there's no 22 driveway on the property. What is -- give me a 23 bit more information about the -- I note the 24 square footage here. What's that about? 25 MR. JOHNSON: Okay. I'm going to open</p>	<p>15</p> <p>1 the formulas we've used to make a determination 2 of how many vehicles could fit there, and then go 3 through a series of inspections that I've 4 conducted and a review of public records as to 5 parking there in the past. 6 But when it comes to what's on that 7 report, it's really not applicable to this case 8 other than to say that without that driveway we 9 need to show that he would need to either install 10 a driveway and have that approved by the 11 Department of Permitting Services or, as he's 12 done, is apply for -- you know, through the 13 Office of Zoning and Hearings for an exemption to 14 this. 15 HEARING EXAMINER: Thank you. Thank 16 you. And it sounds like he has indicated he's 17 not planning to do a driveway. So, could you 18 kindly speak to -- 19 MR. JOHNSON: Correct. 20 HEARING EXAMINER: -- the ultimate 21 street parking that exists and whether you -- in 22 your opinion, is that adequate? 23 MR. JOHNSON: Yes. The top line 24 is -- I believe it is adequate. And to make that 25 determination, I've essentially measured the</p>
<p>14</p> <p>1 this in a larger file where I can -- 2 HEARING EXAMINER: And I'm trying to 3 expand it as much as I can. 4 MR. JOHNSON: Yeah. Right. I'm sorry. 5 It's on a phone. 6 HEARING EXAMINER: That's okay. You 7 know what it is, it sounds like the apartment 8 square footage is 1,080. 9 MR. JOHNSON: Yes, I see that now. 10 Yes. 11 HEARING EXAMINER: Okay. 12 MR. JOHNSON: Yes. 13 HEARING EXAMINER: And then there's 14 some numbers here on the left, driveway square 15 footage, zero; 100 square feet per car. Could 16 you kindly explain what that means? 17 MR. JOHNSON: That would really be a 18 reference to our measurements for a driveway. 19 The driveway is not there so it's not applicable 20 and I really don't have anything more to provide 21 regarding that because it really specifies a 22 driveway. 23 I can get into more of the details of 24 the measurements that we took, the curbside 25 parking on both Braddock and Cottrell and some of</p>	<p>16</p> <p>1 parking that's available on -- and it is a corner 2 lot. We're referring to, you know, 9638 Cottrell 3 Terrace and it is a corner lot. It has -- it 4 shares the public right-of-way with both Cottrell 5 Terrace and Braddock Road. 6 And being a corner lot, I'm just going 7 to start with Braddock Road, and I've measured 8 the available parking at Braddock Road and it's 9 70 -- approximately 77 feet. If I take that 77 10 feet -- and that's to the start of the radius of 11 the intersection where one couldn't park because 12 they would be more than 12 inches off the curb, 13 so I step back from that to the portion of the 14 Braddock Road where vehicles could park. 15 But that 77 feet, if I divide it by 22 16 feet which is, you know, often referred to as a 17 measurement that would allow parallel parking, I 18 come up with three-and-a-half. So three-and-a- 19 half vehicles would be able to park in that area. 20 I'll round down to three. And if we say three 21 vehicles could park on Braddock Road, that 22 establishes the amount of parking that we feel 23 could comfortably -- you know, Braddock Road 24 could hold. 25 Now, I will go on to say that there's</p>

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5 (17 to 20)

<p>17</p> <p>1 no fire hydrants, there's no parking, there's no 2 painted curbs at that intersection, there's no 3 restricted parking indicated, and that is both 4 for Braddock and Cottrell. 5 Now, if I step back from Braddock and 6 we take a look at Cottrell, I'm measuring a total 7 of 88 feet from the intersection to the adjacent 8 property. That would be 88 feet of potential 9 parking off of Cottrell in front of the property 10 9638 Cottrell. 11 Now, I have to take 20 feet away from 12 that 88 because we have 20 feet off of a 13 crosswalk. We can't allow any parking within 14 that 20 feet of the crosswalk and that's just 15 going to be reflected under Montgomery County 16 Code 30-20(b)(2). So, the remainder of that 17 would be 68 feet of parking curbside. 18 If we divide that by that 22 feet which 19 is customarily allocated to the 20 parking -- parallel parking, curbside parking, 21 we're left with 3.09. So, we'll round down to 22 three. So, basically three vehicles could park 23 on Cottrell, three vehicles could park on 24 Braddock. So, we have a total of six potential 25 parking spaces that are along the property and</p>	<p>19</p> <p>1 and zero vehicles on Braddock. 2 The second inspection I took of the 3 property was on July 10th of '25, and that was at 4 1:16 p.m., and at that time I found one vehicle 5 parked on Cottrell adjacent -- of course adjacent 6 to this property along the curbside, and there 7 was on vehicle on Braddock for a total of two. 8 On July 17th of '25 at 7:57 a.m., I 9 conducted an additional inspection. There were 10 two vehicles on Cottrell at the time and zero 11 vehicles on Braddock. 12 That just covers the inspections that I 13 made that I made a record of in preparation for 14 this hearing. I also have many records both 15 through Google Maps and MC Atlas that have a 16 historic record of the parking in that area and, 17 if you wish, I could go through my findings with 18 review of the public record. 19 HEARING EXAMINER: From what I'm 20 hearing, just based on the inspections alone it 21 sounds like there's ample parking. You're 22 certainly welcome to go through the public 23 record, but I don't think you have to because 24 certainly on the basis of just the inspections 25 alone and your testimony so far it does seem like</p>
<p>18</p> <p>1 border the public right-of-way. Now, I'm not 2 considering parking on the other side of the 3 street or in front of other properties, but just 4 in front of that property curbside. 5 Now, if you would like, I can get into 6 what my findings were during inspections at that 7 property as well as a review of the public 8 record. 9 HEARING EXAMINER: That would be 10 fantastic and you can limit it to what's 11 relevant, because I know you were inspecting for 12 more than just the parking, but you can simply 13 limit it to what's relevant to the parking. 14 MR. JOHNSON: Absolutely, and I'll stay 15 focused on that parking. So, the three 16 inspections that I have a record of -- however 17 I've been by that property a number of times. 18 I'm somewhat familiar with the neighborhood. But 19 the three of record would be -- the initial 20 inspection there would be June 11th of '25 and 21 that was at approximately 10:18 a.m. and during 22 that time, although I have incomplete photos and 23 of course I wasn't photographing it for the 24 purposes of this hearing at that time, my records 25 reflect that there was one vehicle on Cottrell</p>	<p>20</p> <p>1 the parking does seem adequate. Are you able to 2 confirm -- I know it was noted in your report. 3 Are you able to confirm that this is not -- this 4 location is not within a mile of the metro or any 5 rail? 6 MR. JOHNSON: That's correct. 7 HEARING EXAMINER: Thank you. Could 8 you say anything about the signs and neighbors on 9 notice? Is there any signage posted on the 10 property? 11 MR. JOHNSON: Yes, there was. During 12 my initial inspection and June 11th, the sign was 13 posted giving notice to the neighbors of the 14 property owner's application to the Department of 15 Housing for an accessory dwelling unit license, 16 and I found that sign was posted in that area at 17 that time and the property owner was informed 18 that the sign needs to remain posted for that 19 full 30 days. 20 HEARING EXAMINER: Thank you. 21 Mr. Menjivar, can you confirm whether 22 you had the sign posted for the required amount 23 of time? How long was your sign up for? 24 MR. MENJIVAR: My sign has been more 25 than a month. I still have it here. I think I'm</p>

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6 (21 to 24)

<p>21</p> <p>1 going to return it today because it's only 2 like -- they say that it's only for 30 days. I 3 still have it here on my property. You can see 4 it? I don't know. You see, it's here. So, I'm 5 going to return it today because I thought I have 6 more time, but it's for 30 days. I don't think 7 it's a problem if I return it later than 30 days, 8 right?</p> <p>9 HEARING EXAMINER: No. No. The longer 10 it's out there, the better. So, no, you're 11 only -- yes, that's fine. Thank you for 12 confirming that it's still there. Have you heard 13 from any neighbors about your application? Has 14 anyone contacted you?</p> <p>15 MR. MENJIVAR: Yes, some neighbors they 16 asked me what is this for and I told them that 17 it's about the parking waiver. And they asked 18 what I'm doing on my house and I told them I'm 19 building an ADU unit to my basement, and they say 20 everything is fine. They like it because my 21 house is -- it look like I applied for that and 22 it's a very nice unit that I'm doing and they 23 like how my house very clean and they say it's a 24 good idea. So, all my neighbors, they approve 25 it, at least two or three that -- three</p>	<p>23</p> <p>1 MR. JOHNSON: Yes, sir.</p> <p>2 HEARING EXAMINER: In that case, I 3 believe we have covered everything we need to 4 cover. I will go ahead and close -- before I 5 close the hearing, let me just say a little bit 6 about next steps. The record will be closed 7 to -- in fact, one second before I do that.</p> <p>8 Mr. Johnson, you mentioned some 9 additional inspections. We have this inspection 10 report which is Exhibit 3. Do you have reports 11 for the subsequent inspections or those are not 12 formal reports?</p> <p>13 MR. JOHNSON: That's correct, they are 14 not formal reports. They're opportunities I took 15 to stop by the property to walk the public right- 16 of-way and make a determination of how many 17 vehicles were out there, but no formal reports 18 were prepared.</p> <p>19 HEARING EXAMINER: Okay. Then that's 20 absolutely fine. That doesn't need to be, but I 21 wanted to be clear on that. So, we'll rely on 22 your testimony for that.</p> <p>23 In that case, I will close the record 24 to -- no more documents will be added to the 25 record except for a transcript which will be</p>
<p>22</p> <p>1 neighbors, they have asked me about this, and 2 they kind of like agree with me that it's a good 3 idea what I'm doing.</p> <p>4 HEARING EXAMINER: Thank you very much. 5 I have no further questions for either of you, so 6 unless you have any questions for each other, I'm 7 happy to conclude.</p> <p>8 Mr. Menjivar, did you have any 9 questions for Mr. Johnson? Anything he said that 10 you agree or disagree with?</p> <p>11 MR. MENJIVAR: I have a question. So, 12 like I say, can I return this sign today? They 13 going to pay me some money. I think that he say 14 like 100 something I'm going to get. Maybe I get 15 more if I have it two months, right? No, I'm 16 joking. I just want to return it today, this 17 sign. So, I don't need it, right, Mr. Johnson? 18 I don't need it anymore, right?</p> <p>19 MR. JOHNSON: Yes, sir. The Department 20 of Housing's position is if the sign is posted 21 for 30 days that then after that point in time 22 the sign can be returned. So, if it's been 23 posted for the full 30 days, absolutely.</p> <p>24 MR. MENJIVAR: Okay. Thank you so 25 much. I will do it today.</p>	<p>24</p> <p>1 ready -- which we expect to be ready within ten 2 business days, and therefore the record will be 3 held -- with the exception of the transcript 4 which will be added when it's ready, no more 5 records will be added to the official record. 6 We'll keep the record open for ten business days 7 until August 5th, 2025 for receipt of the 8 transcript and thereafter I will render a 9 decision within 30 days.</p> <p>10 I therefore at this point will 11 officially close the hearing and would like to 12 thank you all for your -- thank you for your 13 testimony and for your participation. This has 14 been very helpful.</p> <p>15 (Off the record at 9:56 a.m.)</p> <p>16 17 18 19 20 21 22 23 24 25</p>

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7 (25 to 28)

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CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

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

Kylan Barry

KYLAN BARRY,
NOTARY PUBLIC FOR THE COMMONWEALTH OF
PENNSYLVANIA

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CERTIFICATE OF TRANSCRIBER

I, Debra McCostlin, 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.

Debra McCostlin

DEBRA MCCOSTLIN
JULY 31, 2025

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