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# Transcript of Hearing - Show Cause

**Date:** June 12, 2025

**Case:** Redly Capital Investments & Holding Corporation (CU 20-06)

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MONTGOMERY COUNTY OFFICE OF ZONING  
AND ADMINISTRATIVE HEARINGS

-----x  
IN THE MATTER OF: :  
REDLY CAPITAL INVESTMENTS & HOLDING : Case No.:  
CORPORATION : CU 20-06  
-----x

HEARING  
BEFORE KHANDIKILE MVUNGA SOKONI - HEARING EXAMINER  
Rockville, Maryland  
Thursday, June 12, 2025  
9:39 a.m.

Job No.: 587658  
Pages: 1 - 30  
Recorded By: Marcellous Grant

Transcript of Hearing - Show Cause  
Conducted on June 12, 2025

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1           Hearing, held at the location of:

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4           MONTGOMERY COUNTY OFFICE OF ZONING AND

5           ADMINISTRATIVE HEARINGS

6           County Office Building

7           100 Maryland Avenue, Room 200

8           Rockville, Maryland 20850

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12           Pursuant to agreement, before Marcellous Grant,

13   Notary Public in and for the State of Maryland.

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A P P E A R A N C E S

AMIR D. GIBBS, ESQUIRE - On behalf of Redly Capital  
Investments & Holding Corporation

SHAMIKA MURRAY - Director of Enrollment Management,  
Sandy Spring Friends School

GREG NICHOLS - Montgomery Count DPS/Witness

SHANRONG LI - Redly Capital Investments & Holding  
Corporation/Witness

JAMES O. GALBERTH - DHCA/Witness

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1 P R O C E E D I N G S

2 (Whereupon, the court reporter was duly  
3 sworn.)

4 THE HEARING EXAMINER: Everybody, my  
5 name is Khandikile Sokoni. Are we on the -- ready  
6 on the record? Okay. Good morning everybody. My  
7 name is Khandikile Sokoni. I'm the Hearing  
8 Examiner in this show cause case. It is OZA Case  
9 Number CU20-06, and it's the matter of the Redly  
10 Capital Investments and Holding Corporation, a  
11 residential care facility of up to 16 persons. The  
12 property address is 17734 Norwood Road, Sandy  
13 Spring, Maryland, 20860.

14 This hearing will be conducted in person  
15 only. We do not have -- there's no Zoom or hybrid  
16 participation. And I believe that there's a  
17 sign-in sheet. If we could kindly have it on the  
18 table, at the far end of the table. And I'm hoping  
19 that everyone who is present has signed in. That's  
20 the only record of who is in attendance. You may.

21 MR. NICHOLS: Okay. Thank you.

22 THE HEARING EXAMINER: Kindly print for  
23 us so we know how to reach you. And if you are  
24 accepting any documentation via email, then please  
25 indicate your email address. Okay. So if we could

1 get started. We were last convened, I believe it  
2 was -- it was a date in May, and I last believe we  
3 were here on May --

4 MR. GIBBS: 8th.

5 THE HEARING EXAMINER: May 8th, and at  
6 that time, I believe DHCA was going to do a --  
7 had already conducted a -- a -- an additional  
8 inspection and we had a report from that.

9 MR. NICHOLS: I'm with -- yeah, I'm with  
10 DPS, but yes --

11 THE HEARING EXAMINER: With DPS.

12 MR. NICHOLS: -- we did -- we did as  
13 well.

14 THE HEARING EXAMINER: You did as well?

15 MR. NICHOLS: Yeah. I don't know -- I  
16 don't know if anybody here from DHCA is familiar  
17 with the case --

18 THE HEARING EXAMINER: Do we have --

19 MR. GIBBS: Yes.

20 THE HEARING EXAMINER: Okay. Are you  
21 able to kindly come to the table? And I -- the  
22 most recent memo we received, was that from DHCA?  
23 We received a memo indicating that this use has not  
24 been implemented at all?

25 MR. NICHOLS: No; that's us. That's --

1 THE HEARING EXAMINER: Oh, that was DPS.

2 MR. NICHOLS: Yes.

3 THE HEARING EXAMINER: My apologies. If  
4 you could -- I think let's just have a big party  
5 around the table. Okay. Sorry to put you on the  
6 spot. I think it was DPS we needed, but that's  
7 fine.

8 MR. GIBBS: No, no. That's fine. The  
9 only reason I'm here is because DHCA was involved.

10 THE HEARING EXAMINER: Okay. So before  
11 we proceed with what DHCA and DPS have to present,  
12 could I please have your name?

13 MS. LI: Shanrong.

14 THE HEARING EXAMINER: Okay. From Redly  
15 Capital. So we are seeing you for the first time  
16 and you're represented by Counsel?

17 MR. GIBBS: Correct.

18 MS. LI: Yeah.

19 THE HEARING EXAMINER: Okay. Your name,  
20 sir?

21 MR. GIBBS: Amir Gibbs.

22 THE HEARING EXAMINER: Okay. Thank you.  
23 And has that been spelled for the court reporter?

24 MR. GIBBS: No, but I can certainly do  
25 that. My first name is Amir, A-M-I-R, middle

1 initial D, last name Gibbs, G-I-B-B-S --

2 THE HEARING EXAMINER: Okay.

3 MR. GIBBS: -- and I represent Redly  
4 Capital Investment and Holding Corporation.

5 THE HEARING EXAMINER: So this is a  
6 matter that we have had two prior hearings, and  
7 this is the first time we are having attendance by  
8 Redly Capital. And the record is up online on the  
9 OZA website, so I'm sure you've had an opportunity  
10 to look at the record, the exhibits and -- and  
11 where we are. And this all started with DHCA  
12 bringing to the attention of DPS that there was  
13 abandonment of the conditional use. And so, we had  
14 a hearing -- we've had two prior hearings and --  
15 and here we are. And basically where we are is  
16 there's a request for us to revoke the conditional  
17 use.

18 MR. GIBBS: Understood.

19 THE HEARING EXAMINER: So if you could  
20 kindly, please let me know -- at the last hearing,  
21 we had concerns presented by a school, Sandy Spring  
22 School. They were deeply concerned about the fact  
23 that this conditional use was going away. They did  
24 claim that there were -- they have a letter on the  
25 record, and they did claim that there are lots of

1 violations happening at this property. However, in  
2 Exhibit 5D, they had put on record some concerns.  
3 However, they were deeply concerned about the fact  
4 that, you know, they have a school that depends on  
5 this property for housing their students, and --  
6 but that's -- that's a little bit of a side issue.  
7 I just raise that because they were in attendance  
8 and they brought that to our attention.

9 I think, more importantly is we currently  
10 have a memo from -- from DPS. It's in the record.  
11 I will add it to the record. It's online. It's in  
12 the record as Exhibit 14. It's a memo to OZA from  
13 DHC -- it's a memo to OZA from DPS, dated May 22nd,  
14 2025, under correction. Online, we have it  
15 recorded as a memo from -- from DHCA, but it's  
16 actually a memo from DPS, and they are confirming  
17 that this conditional use has been abandoned and  
18 that there was no timely request to renew.

19 So I would like to give the opportunity  
20 to the holder of the conditional use to let us know  
21 where things stand. And are you in agreement about  
22 the abandonment or do you -- are you opposing the  
23 fact that this conditional use has been abandoned?

24 MR. GIBBS: Amir Gibbs on behalf of  
25 Ridley -- Redly. With respect to -- well, I just

1 want to make one clarification with respect to the  
2 representation that Sandy Springs appeared and --  
3 because there are two actual entities, I think,  
4 that bear the same name. Sandy Spring Civic  
5 Association is the entity that submitted the  
6 letter; Sandy Spring Friends School is the entity  
7 that appeared, I believe, on the last hearing, May  
8 8th, 2025 and made representations about an  
9 agreement with Redly in connection with their  
10 school and providing residential services. And so,  
11 those are two different entities, and although they  
12 may have some loose association, they're not one  
13 and the same.

14 With respect to the conditional use, I'll  
15 just provide a brief bit of background. My client  
16 purchased a property with the understanding that it  
17 would be used for the purposes of housing  
18 international students for the school. And I  
19 believe the purchase -- let's see -- was back in  
20 2017.

21 MS. LI: '17.

22 MR. GIBBS: Okay. And I believe,  
23 subsequent to that, there were renovations made --  
24 purchases made specifically for that purpose.  
25 Renovations were made specifically to accommodate

1 students at the school, but by no fault of my  
2 clients' own, that would -- never came to fruition.  
3 No students have ever resided in the property or  
4 lodged in the property. And through 2024, I  
5 believe, which the record reflects -- I think it  
6 was July of 2024 -- there was an extension  
7 requested through that date. But the agreement  
8 that the school is referring to is an agreement  
9 that was not executed until July -- I mean, January  
10 of 2025.

11 And so there was no way that my client  
12 could know at that point in time that there would  
13 be a -- a request to actually utilize it, after  
14 having purchased the property in 2017, and then,  
15 for approximately seven years, having no use of  
16 that property. Although, she was ready, willing,  
17 and able to accommodate that -- that, you know, the  
18 services were never used. The representation that  
19 I -- I guess, that there is some sort of agreement  
20 with my client, just for the record, my client --  
21 this -- this agreement actually has a provision for  
22 termination. My client believes that and maintains  
23 that the agreement has been terminated pursuant to  
24 its terms, and it is specifically a vendor  
25 agreement, which is not a -- an agreement in

1 respect to a interest in property. There's no  
2 specific performance mechanisms in place to enforce  
3 it beyond simply having a lawsuit filed,  
4 potentially, for damages.

5 And, certainly, we believe that, again,  
6 it was terminated properly and in accordance with  
7 the law, and it is -- it has a specific provision  
8 that states that it's not a lease. Our position is  
9 that, to the extent that -- and I believe that the  
10 record itself, without having our position made one  
11 way or another, establishes unfortunately, that the  
12 conditional use essentially elapsed. Indicate  
13 again for the record, we'll make representations  
14 that the property -- because my client -- because  
15 the school never actually provided my client with  
16 any students to stay in the property over the  
17 proceeding seven years, was never able, actually,  
18 to utilize the property -- property as it was  
19 permitted. And at this -- I'm sorry?

20 MS. LI: They had used for several  
21 students in the year of -- yeah, they have used for  
22 several students in 2018 for two years for several  
23 students, for six students.

24 MR. GIBBS: Okay. All -- all right. So  
25 I -- I -- I guess I need to make a correction to

1 that.

2 MS. LI: Yeah.

3 MR. GIBBS: My client tells me that for  
4 about six students -- 2018?

5 MS. LI: Yeah, 2018.

6 MR. GIBBS: -- to '20, but I believe  
7 that what happened was, due to the pandemic, that  
8 was no longer a viable --

9 MS. LI: Yes.

10 MR. GIBBS: -- circumstance. And so, at  
11 least for the last four years, it hasn't been used  
12 for that purpose. There is a contract currently on  
13 the property. It was ratified on December 23rd,  
14 2024, and it is subject to an SBA loan, as I  
15 understand it, and there will be a determination  
16 made, I believe, today, June 12th, a final  
17 determination made in respect to that. The  
18 property, though, currently is still owned by Redly.

19 THE HEARING EXAMINER: Okay. I -- I  
20 would -- because I have some factual determinations  
21 that I have to make, I would like to ask your  
22 client to -- I would like to administer an oath and  
23 have her testify on the record to facts because I  
24 have to make factual determinations. The -- the  
25 most key factual determination I need to make is

1 whether the property has ever been used. And from  
2 what I'm hearing, it has never been used for -- for  
3 the purpose that it was -- for which the  
4 conditional use was administered.

5 MR. GIBBS: Can I -- can I have one  
6 moment with my client --

7 THE HEARING EXAMINER: Absolutely.

8 MR. GIBBS: -- before we do -- okay.

9 THE HEARING EXAMINER: Yes, you may. We  
10 may -- we can recess for a moment, just to allow  
11 you to confer.

12 (A recess was taken.)

13 THE REPORTER: We're back on the record.

14 MR. GIBBS: Thank you. Okay. Just for  
15 the record, I want to make sure that, to the extent  
16 that, Madam Hearing Examiner, that you're asking  
17 questions, that they are relatively limited. I  
18 think you have a sense that there may be litigation  
19 in -- in the offing, and so I want to make sure  
20 that I preserve and protect my client's interests  
21 with respect to anything that is not directly  
22 related to what you need to know. And I think --  
23 correct me if I'm wrong -- what you need to know is  
24 whether or not the property was ever used  
25 subsequent to the issuance of the conditional use

1 permit. Is that accurate?

2 THE HEARING EXAMINER: Correct. And my  
3 -- my inquiry is very limited.

4 MR. GIBBS: Okay.

5 THE HEARING EXAMINER: In fact, the --  
6 we -- we are staying away from the litigation.

7 MR. GIBBS: Okay.

8 THE HEARING EXAMINER: I mentioned it  
9 only -- I mentioned the complaint we received from  
10 the school --

11 MR. GIBBS: Okay.

12 THE HEARING EXAMINER: -- only because  
13 they were in attendance at the last hearing and  
14 raised those issues. My response was that that was  
15 outside of the scope of this.

16 MR. GIBBS: No, I understand. But I  
17 just want to make sure that we're clear. And so,  
18 you can ask your question, and then I will confer  
19 with my client and -- and she will respond  
20 appropriately.

21 THE HEARING EXAMINER: Sure. And just  
22 to establish a foundation here, what I'm trying to  
23 get at is with a conditional use there -- with this  
24 kind of revocation, I need to determine am I making  
25 a finding that the use was abandoned, which means

1 it was never implemented, or was it implemented,  
2 and then there's a violation.

3 MR. GIBBS: No, I understand.

4 THE HEARING EXAMINER: And so --

5 MR. GIBBS: And I reviewed the  
6 transcript from May 8th, and I understood that that  
7 -- you had two distinct considerations.

8 THE HEARING EXAMINER: Correct.

9 MR. GIBBS: Understood.

10 THE HEARING EXAMINER: So -- and, in  
11 fact, Exhibit 1, which is the -- the -- the Hearing  
12 Examiner's 2020 decision issuing -- you know,  
13 granting the conditional use, had these conditions.  
14 And so, you know, for instance, to the extent that  
15 I hear that improvements might have been made, I'm  
16 trying to figure out was the -- was the -- was the  
17 -- I think DPS' position is that this was  
18 abandoned, so it was never implemented.

19 MR. NICHOLS: DPS' position was it -- it  
20 -- all the addition was created and -- and made and  
21 inspected and approved and finalized out, and it was  
22 ready to go. We weren't aware of anybody moving in  
23 or actually implementing the conditional use, and  
24 then COVID hit or something, and there was a delay.  
25 That's all it was -- that's all we know.

1 THE HEARING EXAMINER: And Mr. -- Mr.  
2 Nichols, if I could -- can I -- I administer an  
3 oath --

4 MR. NICHOLS: Sure.

5 THE HEARING EXAMINER: -- so I can have  
6 these all as facts on the record?  
7 Whereupon,

8 GREG NICHOLS,  
9 being first duly sworn or affirmed to testify to  
10 the truth, the whole truth, and nothing but the  
11 truth, was examined and testified as follows:

12 MR. NICHOLS: Yeah. So are -- you know,  
13 so we don't know anything about it. We were never  
14 contacted. Because during COVID, there was very  
15 little communication for anything going on. So,  
16 typically, DPS would not be involved in any case,  
17 unless we got a complaint. And so, we never got a  
18 complaint. So this is the first that was ever  
19 raised to us several years later. So we weren't  
20 aware of anything until we got the call from DHCA.  
21 We investigated it; no big deal. And -- but we  
22 determined that the actual conditional use, the --  
23 the -- the -- the single family home is being lived  
24 in, it's fine, and no problem there. But the  
25 addition itself that was created and -- and -- and

1 built under a certified site plan from Park and  
2 Planning and the whole thing, it was built, but it  
3 wasn't being utilized.

4 So at that point, our determination  
5 was, don't know whether it ever was, but at this  
6 point, it -- no one's living there.

7 THE HEARING EXAMINER: Thank you.

8 MR. NICHOLS: No one's -- no one's --  
9 that was our determination.

10 THE HEARING EXAMINER: Thank you very  
11 much. I -- I'll proceed with administering an  
12 oath. Okay. So everything you say will be under  
13 oath. I've just administered an oath for you.  
14 Could you please state your full names for the  
15 record with spellings? Because we do have a court  
16 reporter who's recording everything.  
17 Whereupon,

18 SHANRONG LI,  
19 being first duly sworn or affirmed to testify to  
20 the truth, the whole truth, and nothing but the  
21 truth, was examined and testified as follows:

22 MS. LI: Okay. Shanrong,  
23 S-H-A-N-R-O-N-G. Li, L-I. Yeah.

24 THE HEARING EXAMINER: Thank you. From  
25 the time that this conditional use was approved in

1 2020 -- and we have this Exhibit 1 --

2 MS. LI: Yes. Yes.

3 THE HEARING EXAMINER: -- have you --  
4 have you -- have you -- please explain to me  
5 whether it has actually been used for the use that  
6 was approved.

7 MS. LI: Okay. My -- my English is not  
8 so good.

9 MR. GIBBS: Can -- can -- can -- can I  
10 offer a -- a, I guess, a way of clarifying? If you  
11 could ask her whether or not the school has ever  
12 utilized?

13 MS. LI: Yeah. For -- yeah. For the --

14 THE HEARING EXAMINER: Has -- has the  
15 school --

16 MS. LI: Yes.

17 THE HEARING EXAMINER: -- Sandy Spring  
18 School, ever used this building?

19 MS. LI: Yes.

20 MR. GIBBS: From -- from --

21 MS. LI: From --

22 THE HEARING EXAMINER: From 2020 --

23 MS. LI: No.

24 THE HEARING EXAMINER: From the time  
25 when the conditional use was approved in 2020?

1 MS. LI: No. No. After that, they  
2 didn't use it.

3 THE HEARING EXAMINER: They have not  
4 used it since?

5 MS. LI: No. No.

6 THE HEARING EXAMINER: Okay. Did you  
7 apply for any permits that were -- were you -- did  
8 you get any permits for this property after the  
9 conditional use was approved?

10 MS. LI: Yeah, it's -- is -- is approved  
11 for conditional use. Yeah.

12 THE HEARING EXAMINER: Correct.

13 MS. LI: But I -- we never use it for  
14 the school after we approve. Yeah.

15 THE HEARING EXAMINER: So after the  
16 conditional use was approved, you did not --

17 MS. LI: No.

18 THE HEARING EXAMINER: -- use it for the  
19 school?

20 MS. LI: No.

21 THE HEARING EXAMINER: Did you apply for  
22 any permit in connection with using it for the  
23 school after the conditional use?

24 MS. LI: For what kind of permit?  
25 Because it's empty, vacancy.

1 MR. NICHOLS: I think she doesn't  
2 understand. Can I clarify?

3 THE HEARING EXAMINER: Yes.

4 MR. NICHOLS: Once the conditional use  
5 was approved on paper --

6 MS. LI: Yes.

7 MR. NICHOLS: -- they had to apply for a  
8 -- a myriad of permits, and they did. And they had  
9 to go through Park and Planning to get the  
10 certified site plan approved, which is a tremendous  
11 endeavor; it was. And then, all the subsequent  
12 permits were pulled for that project, under that  
13 CSP, certified site plan. All of them were in --  
14 constructed. All of them were inspected. All of  
15 them have been finalized and the property developed,  
16 and had a use and occupancy granted to it. It's  
17 ready to move in. So that clarifies that.

18 THE HEARING EXAMINER: Thank you.

19 MR. NICHOLS: So from a construction  
20 project management standpoint, this thing went off  
21 flawlessly.

22 THE HEARING EXAMINER: Okay.

23 MR. GIBBS: Thank you.

24 THE HEARING EXAMINER: Thank you very  
25 much. And you are confirming the school has never

1 occupied the building?

2 MS. LI: No. After --

3 MR. GIBBS: After -- after --

4 THE HEARING EXAMINER: After the --

5 MS. LI: Yeah.

6 THE HEARING EXAMINER: After the  
7 conditional use was approved?

8 MS. LI: Yes. Yeah.

9 THE HEARING EXAMINER: They have not?

10 MS. LI: No.

11 THE HEARING EXAMINER: Thank you very  
12 much. That's all I wanted to establish was whether  
13 the school has ever utilized it after the  
14 conditional use was approved, and the answer is no.

15 MS. LI: No.

16 THE HEARING EXAMINER: Thank you very  
17 much.

18 MR. GIBBS: The answer is --

19 MS. LI: Yeah.

20 MR. GIBBS: The way you phrased it, it  
21 sounded a little bit like she was saying no when --  
22 I just want to make sure that the record is clear.

23 THE HEARING EXAMINER: My understanding  
24 is that the school has never occupied the building  
25 after the conditional use was approved.

1 MS. LI: After the approved, no. Yeah.

2 THE HEARING EXAMINER: Thank you very  
3 much. My inclination is to determine that this had  
4 -- that it was abandoned as has been presented by  
5 -- by DPS. I will have to issue a formal decision  
6 on this, but that's, I believe that's what the  
7 record establishes, that this has been abandoned.  
8 So I -- I -- I needed, you know, I needed testimony  
9 on the record to confirm. That does -- DPS, DHCA  
10 any questions for me? Any -- anything you'd like  
11 to put forward?

12 MR. GALBERTH: No, I don't have any  
13 questions. The only -- the only way we got  
14 involved in this, we was getting complaints from  
15 people in the neighborhood that was saying that  
16 there was trash on the ground, excessive trash, and  
17 every time I went there, there was no trash. So I  
18 would call back whoever made the complaint. They  
19 would never answer. They would never call me back.

20 THE HEARING EXAMINER: And sir, could --  
21 if you could kindly you raise your right hand, and  
22 I should administer an oath.  
23 Whereupon,

24 JAMGES O. GALBERTH,  
25 being first duly sworn or affirmed to testify to

1 the truth, the whole truth, and nothing but the  
2 truth, was examined and testified as follows:

3 THE HEARING EXAMINER: Could you please  
4 state your full names and your title for the  
5 record?

6 MR. GALBERTH: My name is James O.  
7 Galberth. I work for DCHA.

8 THE HEARING EXAMINER: Okay. Thank you  
9 very much. You have the spelling? Thank you. If  
10 you -- you were explaining that you had received --  
11 if you could restate what you were saying earlier?

12 MR. GALBERTH: Yeah. Well, we had  
13 received complaints that the property was being  
14 trashed and that there was a lot of trash in the  
15 yard. And I received up to, I think, around three  
16 complaints, and every time I went out there, there  
17 was no trash. So I would call back the  
18 complainant, because they would leave their number  
19 -- name and number, and every time I called, no one  
20 would never answer me or call me back. And then, I  
21 would get another complaint, there would be no  
22 trash and I would call, no one would complain. And  
23 then, that's when my supervisor, me and him went  
24 out there together, because he wanted to find out  
25 what was really going on. And then, he did some

1 research, and that's when he had found out about  
2 the conditional -- conditional usage.

3 THE HEARING EXAMINER: Thank you. From  
4 your observation, was there ever any sign, after  
5 the conditional use was approved, that it was being  
6 occupied by students or a school?

7 MR. GALBERTH: No. When we went out  
8 there, there was a family in the house and there  
9 was two occupants, young ladies, that were staying  
10 in the dormitory. When I had met Ms. Li, she had  
11 told me that they was college students, I think, at  
12 the University of Maryland, something like that,  
13 that was staying there for a little while.

14 And we still have a open case,  
15 because at the time, with the -- with it not being  
16 used for what it was supposed to be, there's a  
17 kitchen in the house and a kitchen and the  
18 dormitory, which would make one of them be  
19 considered a ADU. So without -- with it still  
20 being occupied and both stoves being in both  
21 places, the case is still open.

22 THE HEARING EXAMINER: Thank you. It's  
23 -- these students from University of Maryland, were  
24 they living there after the conditional use was  
25 approved?

1 MS. LI: Yeah.

2 THE HEARING EXAMINER: Okay.

3 MS. LI: Yeah, but they -- they not  
4 always. Sometimes, like -- like -- like -- no.  
5 They -- they are my friend, you know? Yeah. It's  
6 hard to say. Very occasionally come visit, like a  
7 visitor --

8 MR. GALBERTH: Right.

9 MS. LI: -- like, my friend.

10 MR. GALBERTH: Well, that's what you  
11 explained to me --

12 MS. LI: Yes.

13 MR. GALBERTH: -- when I met them --

14 MS. LI: Yes. Yes. Yeah.

15 MR. GALBERTH: -- that they was friends  
16 and family members --

17 MS. LI: Yeah, yeah.

18 MR. GALBERTH: -- was in school, and was  
19 coming there when they was in school. But they  
20 wasn't full -- staying there full time is what she  
21 told us when we went to the property and met her.

22 MR. NICHOLS: It's a big property. It's  
23 a beautiful property.

24 MS. LI: Very unique. Yeah.

25 MR. NICHOLS: They just ran into issues

1 relative to their code about how to use it.

2 THE COURT: Yes. Understood.

3 MR. NICHOLS: That's it.

4 THE HEARING EXAMINER: Understood.

5 Okay. I believe I have all the facts I need. Like  
6 I said, it sounds to me like this was abandoned for  
7 the -- the conditional use for which it was sought  
8 was abandoned. I also just want to make absolutely  
9 clear, because we did have people who had expressed  
10 legal concerns about the stuff with the -- with the  
11 school, that that falls outside the scope of  
12 anything that we are convening here for. This is  
13 purely on the conditional use, and I will -- I will  
14 issue a written decision within 30 days.

15 MR. GIBBS: Thank you.

16 THE HEARING EXAMINER: Okay. Any  
17 questions from anyone? I see we have people in the  
18 -- any member of the public participating?

19 MS. MURRAY: No, I have no additions.

20 THE HEARING EXAMINER: Okay. Nothing?  
21 Okay. I will -- this hearing is now closed. We  
22 will keep the record open for 10 business days for  
23 the very limited purpose of receiving a court  
24 transcript, after which I will have 30 days to  
25 issue a written decision.

1 MR. GIBBS: Thank you.

2 THE HEARING EXAMINER: Thank you very  
3 much.

4 MR. NICHOLS: Thank you.

5 (Off the record at 10:10 a.m.)  
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CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

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



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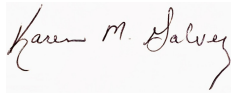
MARCELLOUS GRANT, NOTARY PUBLIC

FOR THE STATE OF MARYLAND

June 23, 2025

CERTIFICATE OF TRANSCRIBER

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



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KAREN M. GALVEZ  
PLANET DEPOS, LLC  
June 23, 2025

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| A                                                                                 |                                                                                                                                             |                                                                                                                                           |                                                                                                                                |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>a-m-i-r</b><br>7:25                                                            | <b>address</b><br>5:12, 5:25                                                                                                                | <b>always</b><br>26:4                                                                                                                     | <b>around</b><br>7:5, 24:15                                                                                                    |
| <b>abandoned</b><br>9:17, 9:23,<br>15:25, 16:18,<br>23:4, 23:7,<br>27:6, 27:8     | <b>administer</b><br>13:22, 17:2,<br>23:22                                                                                                  | <b>amir</b><br>3:3, 7:21,<br>7:25, 9:24                                                                                                   | <b>asking</b><br>14:16                                                                                                         |
| <b>abandonment</b><br>8:13, 9:22                                                  | <b>administered</b><br>14:4, 18:13                                                                                                          | <b>another</b><br>12:11, 24:21                                                                                                            | <b>association</b><br>10:5, 10:12                                                                                              |
| <b>ability</b><br>29:10, 30:8                                                     | <b>administering</b><br>18:11                                                                                                               | <b>answer</b><br>22:14, 22:18,<br>23:19, 24:20                                                                                            | <b>attendance</b><br>5:20, 8:7, 9:7,<br>15:13                                                                                  |
| <b>able</b><br>6:21, 11:17,<br>12:17                                              | <b>administrative</b><br>1:2, 2:5                                                                                                           | <b>any</b><br>5:24, 12:16,<br>17:16, 20:7,<br>20:8, 20:22,<br>23:10, 23:12,<br>25:4, 27:16,<br>27:18, 29:4,<br>29:12, 30:9                | <b>attention</b><br>8:12, 9:8                                                                                                  |
| <b>about</b><br>8:22, 9:3,<br>9:21, 10:8,<br>13:4, 17:13,<br>25:1, 27:1,<br>27:10 | <b>adu</b><br>25:19                                                                                                                         | <b>anybody</b><br>6:16, 16:22                                                                                                             | <b>audio</b><br>29:8, 30:4                                                                                                     |
| <b>absolutely</b><br>14:7, 27:8                                                   | <b>affirmed</b><br>17:9, 18:19,<br>23:25                                                                                                    | <b>anyone</b><br>27:17                                                                                                                    | <b>avenue</b><br>2:7                                                                                                           |
| <b>accepting</b><br>5:24                                                          | <b>after</b><br>11:13, 20:1,<br>20:8, 20:14,<br>20:15, 20:23,<br>22:2, 22:3,<br>22:4, 22:6,<br>22:13, 22:25,<br>23:1, 25:4,<br>25:24, 27:24 | <b>anything</b><br>14:21, 17:13,<br>17:15, 17:20,<br>23:10, 27:12                                                                         | <b>aware</b><br>16:22, 17:20                                                                                                   |
| <b>accommodate</b><br>10:25, 11:17                                                | <b>again</b><br>12:5, 12:13                                                                                                                 | <b>apologies</b><br>7:3                                                                                                                   | <b>away</b><br>8:23, 15:6                                                                                                      |
| <b>accordance</b><br>12:6                                                         | <b>agreement</b><br>2:12, 9:21,<br>10:9, 11:7,<br>11:8, 11:19,<br>11:21, 11:23,<br>11:25                                                    | <b>appeared</b><br>10:2, 10:7                                                                                                             | <b>B</b>                                                                                                                       |
| <b>accurate</b><br>15:1, 29:9,<br>30:7                                            | <b>all</b><br>6:24, 8:11,<br>12:24, 16:20,<br>16:25, 17:6,<br>21:11, 21:13,<br>21:14, 22:12,<br>27:5                                        | <b>apply</b><br>20:7, 20:21,<br>21:7                                                                                                      | <b>back</b><br>10:19, 14:13,<br>23:18, 23:19,<br>24:17, 24:20                                                                  |
| <b>actual</b><br>10:3, 17:22                                                      | <b>allow</b><br>14:10                                                                                                                       | <b>appropriately</b><br>15:20                                                                                                             | <b>background</b><br>10:15                                                                                                     |
| <b>actually</b><br>9:16, 11:13,<br>11:21, 12:15,<br>12:17, 16:23,<br>19:5         | <b>already</b><br>6:7                                                                                                                       | <b>approve</b><br>20:14                                                                                                                   | <b>basically</b><br>8:15                                                                                                       |
| <b>add</b><br>9:11                                                                | <b>also</b><br>27:8                                                                                                                         | <b>approved</b><br>16:21, 18:25,<br>19:6, 19:25,<br>20:9, 20:10,<br>20:16, 21:5,<br>21:10, 22:7,<br>22:14, 22:25,<br>23:1, 25:5,<br>25:25 | <b>bear</b><br>10:4                                                                                                            |
| <b>addition</b><br>16:20, 17:25                                                   | <b>although</b><br>10:11, 11:16                                                                                                             | <b>approximately</b><br>11:15                                                                                                             | <b>beautiful</b><br>26:23                                                                                                      |
| <b>additional</b><br>6:7                                                          |                                                                                                                                             |                                                                                                                                           | <b>because</b><br>7:9, 9:7, 10:3,<br>12:14, 13:20,<br>13:23, 15:12,<br>17:14, 18:15,<br>20:25, 24:18,<br>24:24, 25:15,<br>27:9 |
| <b>additions</b><br>27:19                                                         |                                                                                                                                             |                                                                                                                                           | <b>been</b><br>6:24, 7:23,<br>9:17, 9:23,<br>11:23, 13:11,<br>14:1, 14:2,<br>16:15, 19:5,<br>21:15, 23:4,                      |

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| <p>23:7<br/><b>before</b><br/>1:14, 2:12,<br/>7:10, 14:8, 29:2<br/><b>behalf</b><br/>3:3, 9:24<br/><b>being</b><br/>17:9, 17:23,<br/>18:3, 18:19,<br/>23:25, 24:13,<br/>25:5, 25:15,<br/>25:20<br/><b>believe</b><br/>5:16, 6:1, 6:2,<br/>6:6, 10:7,<br/>10:19, 10:22,<br/>11:5, 12:5,<br/>12:9, 13:6,<br/>13:16, 23:6,<br/>27:5<br/><b>believes</b><br/>11:22<br/><b>best</b><br/>29:9, 30:7<br/><b>beyond</b><br/>12:3<br/><b>big</b><br/>7:4, 17:21,<br/>26:22<br/><b>bit</b><br/>9:6, 10:15,<br/>22:21<br/><b>both</b><br/>25:20<br/><b>brief</b><br/>10:15<br/><b>bringing</b><br/>8:12<br/><b>brought</b><br/>9:8<br/><b>building</b><br/>2:6, 19:18,<br/>22:1, 22:24<br/><b>built</b><br/>18:1, 18:2<br/><b>business</b><br/>27:22</p> <hr/> <p style="text-align: center;"><b>C</b></p> <hr/> <p><b>call</b><br/>17:20, 23:18,</p> | <p>23:19, 24:17,<br/>24:20, 24:22<br/><b>called</b><br/>24:19<br/><b>came</b><br/>11:2<br/><b>capital</b><br/>1:5, 3:3, 3:8,<br/>5:10, 7:15, 8:4,<br/>8:8<br/><b>care</b><br/>5:11<br/><b>case</b><br/>1:5, 5:8, 6:17,<br/>17:16, 25:14,<br/>25:21, 29:12,<br/>30:10<br/><b>cause</b><br/>5:8<br/><b>certainly</b><br/>7:24, 12:5<br/><b>certificate</b><br/>29:1, 30:1<br/><b>certified</b><br/>18:1, 21:10,<br/>21:13<br/><b>certify</b><br/>29:4, 30:2<br/><b>circumstance</b><br/>13:10<br/><b>civic</b><br/>10:4<br/><b>claim</b><br/>8:24, 8:25<br/><b>clarification</b><br/>10:1<br/><b>clarifies</b><br/>21:17<br/><b>clarify</b><br/>21:2<br/><b>clarifying</b><br/>19:10<br/><b>clear</b><br/>15:17, 22:22,<br/>27:9<br/><b>client</b><br/>10:15, 11:11,<br/>11:20, 11:22,</p> | <p>12:14, 12:15,<br/>13:3, 13:22,<br/>14:6, 15:19<br/><b>client's</b><br/>14:20<br/><b>clients</b><br/>11:2<br/><b>closed</b><br/>27:21<br/><b>code</b><br/>27:1<br/><b>college</b><br/>25:11<br/><b>come</b><br/>6:21, 26:6<br/><b>coming</b><br/>26:19<br/><b>communication</b><br/>17:15<br/><b>complain</b><br/>24:22<br/><b>complainant</b><br/>24:18<br/><b>complaint</b><br/>15:9, 17:17,<br/>17:18, 23:18,<br/>24:21<br/><b>complaints</b><br/>23:14, 24:13,<br/>24:16<br/><b>concerned</b><br/>8:22, 9:3<br/><b>concerns</b><br/>8:21, 9:2,<br/>27:10<br/><b>conditional</b><br/>8:13, 8:16,<br/>8:23, 9:17,<br/>9:20, 9:23,<br/>10:14, 12:12,<br/>14:4, 14:25,<br/>15:23, 16:13,<br/>16:23, 17:22,<br/>18:25, 19:25,<br/>20:9, 20:11,<br/>20:16, 20:23,<br/>21:4, 22:7,<br/>22:14, 22:25,</p> | <p>25:2, 25:5,<br/>25:24, 27:7,<br/>27:13<br/><b>conditions</b><br/>16:13<br/><b>conducted</b><br/>5:14, 6:7<br/><b>confer</b><br/>14:11, 15:18<br/><b>confirm</b><br/>23:9<br/><b>confirming</b><br/>9:16, 21:25<br/><b>connection</b><br/>10:9, 20:22<br/><b>considerations</b><br/>16:7<br/><b>considered</b><br/>25:19<br/><b>constructed</b><br/>21:14<br/><b>construction</b><br/>21:19<br/><b>contacted</b><br/>17:14<br/><b>contract</b><br/>13:12<br/><b>convened</b><br/>6:1<br/><b>convening</b><br/>27:12<br/><b>corporation</b><br/>1:6, 3:4, 3:9,<br/>5:10, 8:4<br/><b>correct</b><br/>7:17, 14:23,<br/>15:2, 16:8,<br/>20:12<br/><b>correction</b><br/>9:14, 12:25<br/><b>could</b><br/>5:17, 5:25,<br/>7:4, 7:12, 8:19,<br/>11:12, 17:2,<br/>18:14, 19:11,<br/>23:20, 23:21,<br/>24:3, 24:11<br/><b>counsel</b><br/>7:16, 29:11,</p> |
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| <p>30:9<br/><b>count</b><br/>3:7<br/><b>county</b><br/>1:1, 2:4, 2:6<br/><b>court</b><br/>5:2, 7:23,<br/>18:15, 27:2,<br/>27:23, 29:1<br/><b>covid</b><br/>16:24, 17:14<br/><b>created</b><br/>16:20, 17:25<br/><b>csp</b><br/>21:13<br/><b>cu</b><br/>1:6, 5:9<br/><b>currently</b><br/>9:9, 13:12,<br/>13:18</p> <hr/> <p style="text-align: center;"><b>D</b></p> <hr/> <p><b>damages</b><br/>12:4<br/><b>date</b><br/>6:2, 11:7<br/><b>dated</b><br/>9:13<br/><b>days</b><br/>27:14, 27:22,<br/>27:24<br/><b>dcha</b><br/>24:7<br/><b>deal</b><br/>17:21<br/><b>december</b><br/>13:13<br/><b>decision</b><br/>4:4, 16:12,<br/>23:5, 27:14,<br/>27:25<br/><b>deeply</b><br/>8:22, 9:3<br/><b>delay</b><br/>16:24<br/><b>depends</b><br/>9:4<br/><b>depos</b><br/>30:16</p> | <p><b>determination</b><br/>13:15, 13:17,<br/>13:25, 18:4,<br/>18:9<br/><b>determinations</b><br/>13:20, 13:24<br/><b>determine</b><br/>15:24, 23:3<br/><b>determined</b><br/>17:22<br/><b>developed</b><br/>21:15<br/><b>dhc</b><br/>9:13<br/><b>dhca</b><br/>3:10, 6:6,<br/>6:16, 6:22, 7:9,<br/>7:11, 8:11,<br/>9:15, 17:20,<br/>23:9<br/><b>different</b><br/>10:11<br/><b>digital</b><br/>29:8, 30:3<br/><b>directly</b><br/>14:21<br/><b>director</b><br/>3:5<br/><b>distinct</b><br/>16:7<br/><b>documentation</b><br/>5:24<br/><b>dormitory</b><br/>25:10, 25:18<br/><b>dps</b><br/>3:7, 6:10,<br/>6:11, 7:1, 7:6,<br/>7:11, 8:12,<br/>9:10, 9:13,<br/>9:16, 16:17,<br/>16:19, 17:16,<br/>23:5, 23:9<br/><b>due</b><br/>13:7<br/><b>duly</b><br/>5:2, 17:9,<br/>18:19, 23:25<br/><b>during</b><br/>17:14</p> | <p style="text-align: center;"><b>E</b></p> <hr/> <p><b>earlier</b><br/>24:11<br/><b>elapsed</b><br/>12:12<br/><b>email</b><br/>5:24, 5:25<br/><b>employed</b><br/>29:11, 30:9<br/><b>empty</b><br/>20:25<br/><b>end</b><br/>5:18<br/><b>endeavor</b><br/>21:11<br/><b>enforce</b><br/>12:2<br/><b>english</b><br/>19:7<br/><b>enrollment</b><br/>3:5<br/><b>entities</b><br/>10:3, 10:11<br/><b>entity</b><br/>10:5, 10:6<br/><b>esquire</b><br/>3:3<br/><b>essentially</b><br/>12:12<br/><b>establish</b><br/>15:22, 22:12<br/><b>establishes</b><br/>12:11, 23:7<br/><b>ever</b><br/>11:3, 14:1,<br/>14:24, 17:18,<br/>18:5, 19:11,<br/>19:18, 22:13,<br/>25:4<br/><b>every</b><br/>23:17, 24:16,<br/>24:19<br/><b>everybody</b><br/>5:4, 5:6<br/><b>everyone</b><br/>5:19<br/><b>everything</b><br/>18:12, 18:16</p> | <p><b>examined</b><br/>17:11, 18:21,<br/>24:2<br/><b>examiner</b><br/>1:14, 4:5, 5:4,<br/>5:8, 5:22, 6:5,<br/>6:11, 6:14,<br/>6:18, 6:20, 7:1,<br/>7:3, 7:10, 7:14,<br/>7:19, 7:22, 8:2,<br/>8:5, 8:19,<br/>13:19, 14:7,<br/>14:9, 14:16,<br/>15:2, 15:5,<br/>15:8, 15:12,<br/>15:21, 16:4,<br/>16:8, 16:10,<br/>17:1, 17:5,<br/>18:7, 18:10,<br/>18:24, 19:3,<br/>19:14, 19:17,<br/>19:22, 19:24,<br/>20:3, 20:6,<br/>20:12, 20:15,<br/>20:18, 20:21,<br/>21:3, 21:18,<br/>21:22, 21:24,<br/>22:4, 22:6,<br/>22:9, 22:11,<br/>22:16, 22:23,<br/>23:2, 23:20,<br/>24:3, 24:8,<br/>25:3, 25:22,<br/>26:2, 27:4,<br/>27:16, 27:20,<br/>28:2<br/><b>examiner's</b><br/>16:12<br/><b>excessive</b><br/>23:16<br/><b>executed</b><br/>11:9<br/><b>exhibit</b><br/>9:2, 9:12,<br/>16:11, 19:1<br/><b>exhibits</b><br/>8:10<br/><b>explain</b><br/>19:4</p> |
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| <b>2024</b><br>11:4, 11:6,<br>13:14<br><b>2025</b><br>1:16, 9:14,<br>10:8, 11:10,<br>29:19, 30:17<br><b>20850</b><br>2:8<br><b>20860</b><br>5:13<br><b>22</b><br>9:13<br><b>23</b><br>13:13, 29:19,<br>30:17<br><hr/> <b>3</b> <hr/> <b>30</b><br>1:24, 27:14,<br>27:24<br><b>39</b><br>1:17<br><hr/> <b>5</b> <hr/> <b>587658</b><br>1:23<br><b>5d</b><br>9:2<br><hr/> <b>8</b> <hr/> <b>8th</b><br>6:4, 6:5, 10:8,<br>16:6<br><hr/> <b>9</b> <hr/> <b>9</b><br>1:17 |  |
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