



Transcript of Hearing

Date: February 27, 2026

Case: Garrett Gateway Partners, LLC

Planet Depos

Phone: 888.433.3767

Email: clientservices@planetdepos.com

planetdepos.com

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

Transcript of Hearing
Conducted on February 27, 2026

1	3
1 OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS	1 A P P E A R A N C E S
2 -----x	2 ON BEHALF OF THE MONTGOMERY COUNTY OFFICE
3 IN THE MATTER OF: : Case No. :	3 OF ZONING AND ADMINISTRATIVE:
4 GARRETT GATEWAY PARTNERS, LLC, : CU 16-11	4 NANA YAA JOHNSON
5 -----x	5 MONTGOMERY COUNTY OFFICE OF
6	6 ZONING AND ADMINISTRATIVE
7 HEARING	7 100 Maryland Avenue, Building
8 BEFORE LYNN ROBESON HANNAN, HEARING EXAMINER	8 Rockville, MD 20850
9 Conducted virtually	9 (240) 777-6660
10 Friday, February 27, 2026	10
11 9:30 a.m. EST	11 ALSO PRESENT:
12	12 DEAN PACKARD, Garrett Gateway Partners, LLC
13	13 JUSTIN HUGHES, Cashell Estates Residents
14	14 MATTHEW ROONEY, Cashell Estates Residents
15	15 GREG NICHOLS, Montgomery County Department
16	16 of Permitting Services
17	17 JOSH KAYE, Montgomery County Planning
18	18 Department
19	19
20	20
21	21
22	22
23 Job No.: 619111	23
24 Pages: 1 - 21	24
25 Recorded By: Jose Gonzalez	25
2	4
1 Hearing, conducted virtually.	1 C O N T E N T S
2	2 PROCEEDINGS PAGE
3	3 By Hearing Examiner 5
4	4
5 Pursuant to agreement, before Jose Gonzalez,	5 E X H I B I T S
6 Notary Public in and for the State of Florida.	6 (Retained)
7	7 HEARING EXHIBIT PAGE
8	8 Exhibit 91-A1 Photograph: Concrete forms 6
9	9 Exhibit 91-A2 Photograph: Snow removal 6
10	10 Exhibit 91-A3 Photograph: Snow removal 7
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25

Transcript of Hearing
Conducted on February 27, 2026

<p>5</p> <p>1 PROCEEDINGS</p> <p>2 (Whereupon, the court reporter was duly sworn.)</p> <p>3 HEARING EXAMINER: In the case of CU16-11,</p> <p>4 a show cause hearing in the application of Garrett</p> <p>5 Gateway Partners on Derwood Road. Is the -- I</p> <p>6 forgot to ask, is the court reporter ready? Okay.</p> <p>7 What I'd like to do today is, Mr.</p> <p>8 Packard, you're still under oath. If you would</p> <p>9 please update us, and you've submitted pictures</p> <p>10 which are on the website as Exhibit 91-A, I think.</p> <p>11 I wondered -- and everyone still under oath -- I</p> <p>12 wondered if you could take us through those</p> <p>13 pictures. Did they fairly and accurately represent</p> <p>14 the property on the date you took them?</p> <p>15 MR. PACKARD: Yes.</p> <p>16 HEARING EXAMINER: When did -- can you</p> <p>17 tell us -- I think you submitted them Tuesday --</p> <p>18 what day did you submit them? I think it was</p> <p>19 Tuesday -- Wednesday, maybe? Or Tuesday?</p> <p>20 MR. PACKARD: I believe it was Tuesday.</p> <p>21 HEARING EXAMINER: Okay. Would you kindly</p> <p>22 -- I'm going to pull them up on the screen. Nope. I</p> <p>23 must have clicked out of them. There, does -- do</p> <p>24 you see the pictures now?</p> <p>25 MR. PACKARD: Yes.</p>	<p>7</p> <p>1 to go to what I call 91-A2. Can you describe what</p> <p>2 this is?</p> <p>3 MR. PACKARD: This is the back side of the</p> <p>4 entrance to the left, where the existing paving</p> <p>5 from the existing neighborhood ends. And you know,</p> <p>6 we're, you know, removing the pile of snow. And</p> <p>7 hopefully it doesn't snow more on Monday, but we're</p> <p>8 waiting to see about that. But it's all --</p> <p>9 HEARING EXAMINER: More snow Monday.</p> <p>10 Really?</p> <p>11 MR. PACKARD: Yeah. And they're saying --</p> <p>12 HEARING EXAMINER: Why am I relying on you</p> <p>13 for the weather report every hearing? Sorry. Go</p> <p>14 ahead.</p> <p>15 MR. PACKARD: They said one to three to</p> <p>16 three inches, but hopefully we don't get any, so</p> <p>17 we'll see. But you know, we're -- you know, there's</p> <p>18 -- where the pile of snow is, it's been melting, so</p> <p>19 there's puddles of water in the corner that we've</p> <p>20 been pumping out every day. So as soon as we can</p> <p>21 get all the forms, the base where the connections</p> <p>22 are to the existing curb dry, or you know, we'll be</p> <p>23 pouring the curb. And we got to get rid of the pile</p> <p>24 of snow.</p> <p>25 (Exhibit 91-A3 marked.)</p>
<p>6</p> <p>1 HEARING EXAMINER: Okay. What I'd like you</p> <p>2 to do is just take us through them in order. This</p> <p>3 -- I'll make this 91-A1. And just describe what this</p> <p>4 is?</p> <p>5 (Exhibit 91-A1 marked.)</p> <p>6 MR. PACKARD: That's the forming complete</p> <p>7 -- to pour the curb and gutters on the private</p> <p>8 property -- with the plywood blocking at the end.</p> <p>9 So that, you know, when the concrete is poured, it</p> <p>10 stops before it gets to the right of way. And</p> <p>11 everything has been formed. And as soon as we get a</p> <p>12 -- it's going to be -- finished the bracing today,</p> <p>13 you know, with dirt behind the -- between the, to</p> <p>14 the left side of where the wood forms are, we need</p> <p>15 some dirt behind there to hold everything in place</p> <p>16 when the concrete goes in. And that's going to be</p> <p>17 done today and finished tomorrow. So that next</p> <p>18 week, as soon as we have a little bit of dry</p> <p>19 weather, we're going to pour concrete.</p> <p>20 HEARING EXAMINER: Okay. And I lost my</p> <p>21 sight orientation for a moment. This is the second</p> <p>22 entrance. Correct?</p> <p>23 MR. PACKARD: Correct.</p> <p>24 (Exhibit 91-A2 marked.)</p> <p>25 HEARING EXAMINER: Okay. And now I'm going</p>	<p>8</p> <p>1 HEARING EXAMINER: Okay. And now 91-A3?</p> <p>2 MR. PACKARD: That's a few days before,</p> <p>3 after the second snowfall. So that's a earlier</p> <p>4 picture to the first one, as to what it looked like</p> <p>5 before we shoveled snow and got everything better</p> <p>6 situated.</p> <p>7 HEARING EXAMINER: Okay. So this is the</p> <p>8 same perspective as 91-A correct?</p> <p>9 MR. PACKARD: Yes. It's just --</p> <p>10 HEARING EXAMINER: Okay. Just a couple</p> <p>11 days earlier. All right. And then there's some</p> <p>12 smaller pictures. Can you describe, beginning at</p> <p>13 the top, can you describe what this shows?</p> <p>14 MR. PACKARD: It's just a closer picture</p> <p>15 of the second picture, as to the water that we've</p> <p>16 been dealing with from the melting snow. So we've</p> <p>17 got most of the water pumped out, and we're pumping</p> <p>18 it out again. We're pumping it out again today to</p> <p>19 make sure it has a chance to dry out, so that we</p> <p>20 can pour concrete in that area where the -- where</p> <p>21 the water is sitting.</p> <p>22 HEARING EXAMINER: And the second from the</p> <p>23 top, of the smaller pictures. The second --</p> <p>24 MR. PACKARD: Right. That's the left side</p> <p>25 of Picture 2. So it's just, you know, more water</p>

Transcript of Hearing
Conducted on February 27, 2026

<p style="text-align: right;">9</p> <p>1 that's been -- we've been dealing with. 2 HEARING EXAMINER: And then the third from 3 the top of the smaller pictures? 4 MR. PACKARD: Right. That's the pervious 5 pavers that have gone in next to Lot 14, parallel 6 to the second entrance. 7 HEARING EXAMINER: And then the last 8 picture, please? 9 MR. PACKARD: That's the -- a reverse 10 angle of the same picture showing the pervious 11 sidewalk, you know, standing close to Garrett Road. 12 Since then, since Tuesday, and as you look at that, 13 it looks like a little jigsaw puzzle with pieces 14 missing. Those pieces have been cut and laid in, so 15 that the pervious paving sidewalk is complete all 16 the way up to where we're going to for the curb on 17 each end. 18 HEARING EXAMINER: Okay. And is there -- 19 I'm going to take these down. Is there anything 20 you'd like to report on the progress? I know you 21 sent an email, but if you could do it for the 22 record, that would be great. 23 MR. PACKARD: Yes. Just to reiterate, you 24 know, the -- our -- you know, we have the, you 25 know, the pavers been given their deposits, so</p>	<p style="text-align: right;">11</p> <p>1 there any questions of Mr. Packer? Okay. Hearing 2 none. Mr. Kaye, can you bring your picture up, 3 please? 4 MR. KAYE: My pictures are actually still 5 on my phone, but I can email them. 6 HEARING EXAMINER: Oh, no. I don't mean 7 your picture. I meant your face, your camera, on 8 your Teams. If you could submit the pictures, that 9 would be great. But mostly I -- well, first, I want 10 to thank you for traveling to the site to their -- 11 you know, as our independent verifier. But is -- 12 are those pictures that Mr. Packard submitted, are 13 they -- 14 MR. KAYE: Yes, they're accurate. 15 HEARING EXAMINER: Yes, that. 16 MR. KAYE: They do represent the 17 conditions on the site. I did verify that some of 18 the paving, the pavers, pieces were cut and 19 installed. I was pleasantly surprised at the 20 progress on that. So that's a good thing. 21 HEARING EXAMINER: And does the work look 22 professional? That's -- this is a non-technical 23 question, but it's not like the work that there was 24 before, where the forms, the wooden forms, weren't 25 in place right. These look correct to you, as far</p>
<p style="text-align: right;">10</p> <p>1 they're ready to pave the base paving, as soon as 2 the curb and gutter goes in. And we have the curb 3 and gutter for the private part ready to be set up. 4 And as soon as that gets poured, I'm going to be 5 working with Rob, the right of way Inspector, to 6 prepare and get the curb in for the 12-foot of 7 section adjoining Garrett Road. So that that can be 8 completed, and we can finish the paving. This is 9 what's supposed to be happening within the next 10 week to ten days. Assuming we have some dry weather 11 next week. 12 HEARING EXAMINER: Okay. Weather 13 dependent, is this something -- do you believe that 14 all the requirements can be met by the -- I think 15 that last time Mr. Nichols testified that they were 16 having July 1st as a drop dead date, upon which 17 they would pull the bonds. 18 Is there anything that we knew, that we 19 know of, you know, other than weather that would 20 prevent completion of all work? Is there anything 21 new that you think would prevent completion of all 22 work by that date? 23 MR. PACKARD: No, ma'am. We intend to 24 complete it way before that. So -- 25 HEARING EXAMINER: Okay. Thank you. Are</p>	<p style="text-align: right;">12</p> <p>1 as you can tell? 2 MR. PACKARD: I can say I've never seen 3 curb and gutter forms with wood, but they look -- 4 the lines look straight. 5 HEARING EXAMINER: Okay. 6 MR. KAYE: Now, I'm not sure how they're 7 going to finish it with the framing like that, but 8 that'll be on them. 9 HEARING EXAMINER: Excuse me one second. 10 Okay. All right. Thank you. Do you see anything 11 preventing -- at this point -- preventing 12 completion of the work? You know, barring a cyclone 13 or tornado, do you see anything barring completion 14 of all the work by July 1st right now? 15 MR. KAYE: No, I do not. 16 HEARING EXAMINER: Okay. 17 MR. KAYE: It's achievable if everything's 18 in order. All the ducks are in line. 19 HEARING EXAMINER: Okay. Thank you. I do 20 see a hand up. Is that Mr. Hughes? 21 MR. HUGHES: I have a question. 22 HEARING EXAMINER: Mr. Hughes, can you 23 turn your camera on? Thank you. 24 MR. HUGHES: Yes. And my question is, the 25 street light is broken still. When is that going to</p>

Transcript of Hearing
Conducted on February 27, 2026

<p>13</p> <p>1 be fixed?</p> <p>2 HEARING EXAMINER: Just for the record --</p> <p>3 wait, just back up. Just for the record, so we have</p> <p>4 everything clear, can you just identify which</p> <p>5 street -- you make -- I'm sure you guys know, but</p> <p>6 can you just identify which street light it is?</p> <p>7 MR. HUGHES: It's the street light, it's</p> <p>8 off of Redland Road. It's been -- it's been out of</p> <p>9 operation now for I don't know how long. Weeks.</p> <p>10 It's flashing sometimes. Sometimes it doesn't work</p> <p>11 at all.</p> <p>12 MR. PACKARD: So we've -- we've -- it was</p> <p>13 working for a while. It's in front of 7019</p> <p>14 Universal Court. And we have an electrician coming</p> <p>15 back to the site tomorrow. They were out earlier</p> <p>16 this week. And the -- you know, the issue has been</p> <p>17 the ground was frozen, and now it's not. So the</p> <p>18 electrician is coming back tomorrow to fix it. And</p> <p>19 it will be fixed once and for all. We fixed it</p> <p>20 three times now, and it just needs to be rewired</p> <p>21 and -- and that will -- that will complete it so</p> <p>22 that it's on forever.</p> <p>23 MR. HUGHES: Thank you.</p> <p>24 HEARING EXAMINER: They're coming</p> <p>25 tomorrow?</p>	<p>15</p> <p>1 the pavers had sunk, but you know, we will look at</p> <p>2 that. Look at all of them to make sure that they're</p> <p>3 set, you know, before everything is finished. And</p> <p>4 while the crew is on the site now, you know, we</p> <p>5 laid the pavers the way they were meant to be laid.</p> <p>6 If they didn't match, it's just the way they were</p> <p>7 meant to be laid. And as a follow-up note, the crew</p> <p>8 will be there tomorrow resetting the forms for the</p> <p>9 circle next to your house, Matt. So that that can</p> <p>10 be poured at the same time with concrete and</p> <p>11 finished.</p> <p>12 HEARING EXAMINER: When you say the circle</p> <p>13 next to Mr. Rooney's house, is that the amenity</p> <p>14 space?</p> <p>15 MR. PACKARD: Yeah.</p> <p>16 HEARING EXAMINER: So -- yes.</p> <p>17 MR. PACKARD: The playground area.</p> <p>18 HEARING EXAMINER: Okay. I'm just writing.</p> <p>19 MR. ROONEY: Just to clarify, the section</p> <p>20 that I'm talking about --</p> <p>21 HEARING EXAMINER: Wait. I can't follow --</p> <p>22 who's speaking? Is this Mr. Rooney?</p> <p>23 MR. ROONEY: Yes.</p> <p>24 HEARING EXAMINER: Okay.</p> <p>25 MR. ROONEY: Before we move on, the</p>
<p>14</p> <p>1 MR. PACKARD: Yes. I mean -- yeah, they're</p> <p>2 coming tomorrow, on Saturday.</p> <p>3 HEARING EXAMINER: Okay. And I see -- and</p> <p>4 I see a hand raised from Mr. Rooney?</p> <p>5 MR. ROONEY: Yes. Thank you. Ms. Robeson,</p> <p>6 you had asked Mr. Kaye if he felt that the</p> <p>7 permeable pavers were laid in a professional</p> <p>8 manner. And that was a good segue to my question.</p> <p>9 Several months ago, we had talked about sections of</p> <p>10 the permeable pavers sinking, which were then</p> <p>11 repaired. Those sections are now starting to sink</p> <p>12 again. They're not drastic, but it's the same</p> <p>13 spots, and they're getting low again. I'm wondering</p> <p>14 if we could get those looked at, either a</p> <p>15 workmanship issue or a soil issue, I guess, would</p> <p>16 be worse, for the underlying substrate.</p> <p>17 Additionally, the section of pavers that</p> <p>18 are right adjacent to the main entrance are just</p> <p>19 laid in a different pattern than the rest of the</p> <p>20 neighborhood. And while that's not necessarily a</p> <p>21 structural issue or a stormwater management issue,</p> <p>22 it is just odd. It looks to have it be laid in a</p> <p>23 completely different pattern. Is there any plan to</p> <p>24 have everything match eventually?</p> <p>25 MR. PACKARD: I was not aware that any of</p>	<p>16</p> <p>1 section of pavers that I'm talking about, that</p> <p>2 don't match the rest of the neighborhood, is not</p> <p>3 adjacent to my house. It's next to the main</p> <p>4 entrance adjacent to the model home, right off of</p> <p>5 Redland Road. The pavers are just different. I</p> <p>6 mean, the rest of the neighborhood is laid in a</p> <p>7 brick pattern and that's an offset. It has</p> <p>8 different sized pavers in the middle. And like I</p> <p>9 said, it's not like that it's a structural issue,</p> <p>10 but it is odd that one section is just completely</p> <p>11 different than the rest of the neighborhood.</p> <p>12 MR. PACKARD: And that was laid about</p> <p>13 three years ago with the original contractor, and I</p> <p>14 didn't ever notice that it was different. But I'll</p> <p>15 look at it. But I -- I know that that's the way it</p> <p>16 was supposed to be laid, so I can't -- I can't -- I</p> <p>17 can't answer that right now.</p> <p>18 HEARING EXAMINER: Was that shown on the</p> <p>19 conditional use plan? Was the pattern shown?</p> <p>20 MR. PACKARD: No.</p> <p>21 HEARING EXAMINER: I'm not sure that's a</p> <p>22 violation, even though it may not be esthetically</p> <p>23 pleasing. But the sinkage, you know, of course,</p> <p>24 would be. So --</p> <p>25 MR. PACKARD: We cannot leave the site</p>

Transcript of Hearing
Conducted on February 27, 2026

<p style="text-align: right;">17</p> <p>1 with any tripping hazards. Let me just state that. 2 HEARING EXAMINER: Okay. So right now, we 3 have the street light, we have the sinkage from the 4 pavers, and your crew is coming tomorrow to 5 performs for concrete around the amenity area. Is 6 -- do I have a -- do I have that correct? 7 MR. PACKARD: They're resetting the wood 8 forms. You know, because the -- the wood forms -- 9 because concrete wasn't poured, they, I would say, 10 deformed. So they need to be pulled out and reset. 11 HEARING EXAMINER: Okay. Anyone else? 12 Okay. Hearing none, it sounds like I think we've 13 got our goal date of July 1st, but hopefully 14 sooner. 15 At this point, I think I'd like to set a 16 hearing for a month, just to check in. Does anyone 17 see a reason to have a hearing? What I'd like to do 18 is get enough good weather that we don't have to 19 inch through every improvement, but to let the work 20 get going, and then we can have periodic updates. 21 Does anyone have an issue with proceeding 22 that way? Okay. Hearing none, then what we'll do. 23 And -- pardon me -- let me go to my hearing 24 calendar. Okay. A month would be approximately -- 25 I'm not sure when Easter is. It would be March</p>	<p style="text-align: right;">19</p> <p>1 the 25th? 2 MR. KAYE: I'm available. Yes. 3 MR. PACKARD: Yes, it's Dean. 4 HEARING EXAMINER: Okay, let's set it for 5 the 25th. 6 MR. ROONEY: Thanks. 7 HEARING EXAMINER: At 9:30, and it'll be 8 remote. And with that, I'm going to continue this 9 hearing to that date. Thank you very much. 10 MR. PACKARD: I hope you feel better, 11 Lynn. 12 MR. ROONEY: Yeah. Feel better, Lynn. 13 HEARING EXAMINER: Thank you. 14 (Off the record at 9:52 a.m.) 15 16 17 18 19 20 21 22 23 24 25</p>
<p style="text-align: right;">18</p> <p>1 27th. 2 MR. ROONEY: Easter is the 5th of April. 3 HEARING EXAMINER: I'm sorry, Greg, I 4 couldn't hear that. 5 MR. ROONEY: Easter is the 5th of April. 6 HEARING EXAMINER: The 5th of April. Okay. 7 So okay, so I don't think -- I don't know what The 8 Jewish holiday is, but does anyone have a problem 9 with the -- Passover. Does anyone have the problem 10 with another hearing on March 27th at 9:30 11 remotely? 12 MR. ROONEY: I have -- I have no issue. 13 MR. ROONEY: I will be out of town, but I 14 may be able to connect at -- at that time on -- 15 HEARING EXAMINER: I'm sorry. I couldn't 16 hear you. I'm sorry. Go ahead. 17 MR. ROONEY: I said, I'm scheduled to be 18 out of town on the 26th and 27th, but I may be able 19 to connect. But if I can't, then I'll definitely 20 get up -- 21 HEARING EXAMINER: Well, we could do it 22 the 25th. 23 MR. ROONEY: I'm available the 25th. I 24 leave town the 26th. 25 HEARING EXAMINER: Are people available on</p>	<p style="text-align: right;">20</p> <p>1 CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC 2 I, Jose Gonzalez, the officer 3 before whom the foregoing proceedings were 4 taken, do hereby certify that any witness(es) in 5 the foregoing proceedings were fully sworn; 6 that the proceedings were recorded by me and 7 thereafter reduced to typewriting by a 8 qualified transcriptionist; that said digital 9 audio recording of said proceedings are a 10 true and accurate record to the best of my 11 knowledge, skills, and ability; and that I am 12 neither counsel for, related to, nor employed 13 by any of the parties to this case and have 14 no interest, financial or otherwise, in its 15 outcome. 16 17 18  19 20 _____ 21 JOSE GONZALEZ, NOTARY PUBLIC, 22 FOR THE STATE OF FLORIDA 23 March 4, 2026 24 25</p>

Transcript of Hearing
Conducted on February 27, 2026

1 CERTIFICATE OF TRANSCRIBER

2 I, Grace Markarian, do hereby certify
3 that this transcript was prepared from the digital
4 audio recording of the foregoing proceeding; that
5 said proceedings were reduced to typewriting under
6 my supervision; that said transcript is a true and
7 accurate record of the proceedings to the best of
8 my knowledge, skills, and ability; and that I am
9 neither counsel for, related to, nor employed by
10 any of the parties to the case and have no
11 interest, financial or otherwise, in its outcome.

12

13 *GRACE MARKARIAN*

14 _____

15 GRACE MARKARIAN

16 PLANET DEPOS, LLC

17 March 4, 2026

18

19

20

21

22

23

24

25

Transcript of Hearing
 Conducted on February 27, 2026

A			
a1	10:14, 10:20,	19:2	brick
4:8, 6:3, 6:5	10:21, 12:10,	avenue	16:7
a2	12:14, 12:18,	3:7	bring
4:9, 6:24, 7:1	13:11, 13:19,	aware	11:2
a3	15:2	14:25	broken
4:10, 7:25, 8:1	also	B	12:25
ability	3:11	back	building
20:11, 21:8	amenity	7:3, 13:3,	3:7
able	15:13, 17:5	13:15, 13:18	C
18:14, 18:18	angle	barring	calendar
about	9:10	12:12, 12:13	17:24
7:8, 14:9,	another	base	call
15:20, 16:1,	18:10	7:21, 10:1	7:1
16:12	answer	because	camera
accurate	16:17	17:8, 17:9	11:7, 12:23
11:14, 20:10,	any	been	can't
21:7	7:16, 11:1,	6:11, 7:18,	15:21, 16:16,
accurately	14:23, 14:25,	7:20, 8:16, 9:1,	16:17, 18:19
5:13	17:1, 20:4,	9:14, 9:25,	cannot
achievable	20:13, 21:10	13:8, 13:16	16:25
12:17	anyone	before	case
actually	17:11, 17:16,	1:8, 2:5, 6:10,	1:3, 5:3,
11:4	17:21, 18:8,	8:2, 8:5, 10:24,	20:13, 21:10
additionally	18:9	11:24, 15:3,	cashell
14:17	anything	15:25, 20:3	3:13, 3:14
adjacent	9:19, 10:18,	beginning	cause
14:18, 16:3,	10:20, 12:10,	8:12	5:4
16:4	12:13	behalf	certificate
adjoining	application	3:2	20:1, 21:1
10:7	5:4	behind	certify
administrative	approximately	6:13, 6:15	20:4, 21:2
1:1, 3:3, 3:6	17:24	believe	chance
after	april	5:20, 10:13	8:19
8:3	18:2, 18:5,	best	check
again	18:6	20:10, 21:7	17:16
8:18, 14:12,	area	better	circle
14:13	8:20, 15:17,	8:5, 19:10,	15:9, 15:12
ago	17:5	19:12	clarify
14:9, 16:13	around	between	15:19
agreement	17:5	6:13	clear
2:5	asked	bit	13:4
ahead	14:6	6:18	clicked
7:14, 18:16	assuming	blocking	5:23
all	10:10	6:8	close
7:8, 7:21,	audio	bonds	9:11
8:11, 9:15,	20:9, 21:4	10:17	closer
	available	bracing	8:14
	18:23, 18:25,	6:12	

Transcript of Hearing
 Conducted on February 27, 2026

<p>coming 13:14, 13:18, 13:24, 14:2, 17:4 complete 6:6, 9:15, 10:24, 13:21 completed 10:8 completely 14:23, 16:10 completion 10:20, 10:21, 12:12, 12:13 concrete 4:8, 6:9, 6:16, 6:19, 8:20, 15:10, 17:5, 17:9 conditional 16:19 conditions 11:17 conducted 1:9, 2:1 connect 18:14, 18:19 connections 7:21 continue 19:8 contractor 16:13 corner 7:19 correct 6:22, 6:23, 8:8, 11:25, 17:6 could 5:12, 9:21, 11:8, 14:14, 18:21 couldn't 18:4, 18:15 counsel 20:12, 21:9 county 3:2, 3:5, 3:15,</p>	<p>3:17 couple 8:10 course 16:23 court 5:2, 5:6, 13:14, 20:1 crew 15:4, 15:7, 17:4 cu 1:4, 5:3 curb 6:7, 7:22, 7:23, 9:16, 10:2, 10:6, 12:3 cut 9:14, 11:18 cyclone 12:12</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>date 5:14, 10:16, 10:22, 17:13, 19:9 day 5:18, 7:20 days 8:2, 8:11, 10:10 dead 10:16 dealing 8:16, 9:1 dean 3:12, 19:3 definitely 18:19 deformed 17:10 department 3:15, 3:18 dependent 10:13 depos 21:16</p>	<p>deposits 9:25 derwood 5:5 describe 6:3, 7:1, 8:12, 8:13 different 14:19, 14:23, 16:5, 16:8, 16:11, 16:14 digital 20:8, 21:3 dirt 6:13, 6:15 done 6:17 down 9:19 drastic 14:12 drop 10:16 dry 6:18, 7:22, 8:19, 10:10 ducks 12:18 duly 5:2</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>each 9:17 earlier 8:3, 8:11, 13:15 easter 17:25, 18:2, 18:5 either 14:14 electrician 13:14, 13:18 else 17:11 email 9:21, 11:5</p>	<p>employed 20:12, 21:9 end 6:8, 9:17 ends 7:5 enough 17:18 entrance 6:22, 7:4, 9:6, 14:18, 16:4 est 1:11 estates 3:13, 3:14 esthetically 16:22 even 16:22 eventually 14:24 ever 16:14 every 7:13, 7:20, 17:19 everyone 5:11 everything 6:11, 6:15, 8:5, 13:4, 14:24, 15:3 everything's 12:17 examiner 1:8, 4:3, 5:3, 5:16, 5:21, 6:1, 6:20, 6:25, 7:9, 7:12, 8:1, 8:7, 8:10, 8:22, 9:2, 9:7, 9:18, 10:12, 10:25, 11:6, 11:15, 11:21, 12:5, 12:9, 12:16, 12:19, 12:22, 13:2, 13:24, 14:3, 15:12,</p>
---	--	---	---

Transcript of Hearing
 Conducted on February 27, 2026

<p>15:16, 15:18, 15:21, 15:24, 16:18, 16:21, 17:2, 17:11, 18:3, 18:6, 18:15, 18:21, 18:25, 19:4, 19:7, 19:13</p> <p>excuse 12:9</p> <p>exhibit 4:7, 4:8, 4:9, 4:10, 5:10, 6:5, 6:24, 7:25</p> <p>existing 7:4, 7:5, 7:22</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>face 11:7</p> <p>fairly 5:13</p> <p>far 11:25</p> <p>february 1:10</p> <p>feel 19:10, 19:12</p> <p>felt 14:6</p> <p>few 8:2</p> <p>financial 20:14, 21:11</p> <p>finish 10:8, 12:7</p> <p>finished 6:12, 6:17, 15:3, 15:11</p> <p>first 8:4, 11:9</p> <p>fix 13:18</p> <p>fixed 13:1, 13:19</p> <p>flashing 13:10</p> <p>florida 2:6, 20:22</p>	<p>follow 15:21</p> <p>follow-up 15:7</p> <p>foot 10:6</p> <p>foregoing 20:3, 20:5, 21:4</p> <p>forever 13:22</p> <p>forgot 5:6</p> <p>formed 6:11</p> <p>forming 6:6</p> <p>forms 4:8, 6:14, 7:21, 11:24, 12:3, 15:8, 17:8</p> <p>framing 12:7</p> <p>friday 1:10</p> <p>front 13:13</p> <p>frozen 13:17</p> <p>fully 20:5</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>garrett 1:4, 3:12, 5:4, 9:11, 10:7</p> <p>gateway 1:4, 3:12, 5:5</p> <p>getting 14:13</p> <p>given 9:25</p> <p>go 7:1, 7:13, 17:23, 18:16</p> <p>goal 17:13</p> <p>goes 6:16, 10:2</p>	<p>going 5:22, 6:12, 6:16, 6:19, 6:25, 9:16, 9:19, 10:4, 12:7, 12:25, 17:20, 19:8</p> <p>gone 9:5</p> <p>gonzalez 1:25, 2:5, 20:2, 20:21</p> <p>good 11:20, 14:8, 17:18</p> <p>grace 21:2, 21:15</p> <p>great 9:22, 11:9</p> <p>greg 3:15, 18:3</p> <p>ground 13:17</p> <p>guess 14:15</p> <p>gutter 10:2, 10:3, 12:3</p> <p>gutters 6:7</p> <p>guys 13:5</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>hand 12:20, 14:4</p> <p>hannan 1:8</p> <p>happening 10:9</p> <p>hazards 17:1</p> <p>hear 18:4, 18:16</p> <p>hearing 1:7, 1:8, 2:1, 4:3, 4:7, 5:3, 5:4, 5:16, 5:21,</p>	<p>6:1, 6:20, 6:25, 7:9, 7:12, 7:13, 8:1, 8:7, 8:10, 8:22, 9:2, 9:7, 9:18, 10:12, 10:25, 11:1, 11:6, 11:15, 11:21, 12:5, 12:9, 12:16, 12:19, 12:22, 13:2, 13:24, 14:3, 15:12, 15:16, 15:18, 15:21, 15:24, 16:18, 16:21, 17:2, 17:11, 17:12, 17:16, 17:17, 17:22, 17:23, 18:3, 18:6, 18:10, 18:15, 18:21, 18:25, 19:4, 19:7, 19:9, 19:13</p> <p>hearings 1:1</p> <p>hereby 20:4, 21:2</p> <p>hold 6:15</p> <p>holiday 18:8</p> <p>home 16:4</p> <p>hope 19:10</p> <p>hopefully 7:7, 7:16, 17:13</p> <p>house 15:9, 15:13, 16:3</p> <p>hughes 3:13, 12:20, 12:21, 12:22, 12:24, 13:7, 13:23</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>identify 13:4, 13:6</p>
---	--	---	--

Transcript of Hearing
 Conducted on February 27, 2026

<p>improvement 17:19</p> <p>inch 17:19</p> <p>inches 7:16</p> <p>independent 11:11</p> <p>inspector 10:5</p> <p>installed 11:19</p> <p>intend 10:23</p> <p>interest 20:14, 21:11</p> <p>issue 13:16, 14:15, 14:21, 16:9, 17:21, 18:12</p> <p>it'll 19:7</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>jewish 18:8</p> <p>jigsaw 9:13</p> <p>job 1:23</p> <p>johnson 3:4</p> <p>jose 1:25, 2:5, 20:2, 20:21</p> <p>josh 3:17</p> <p>july 10:16, 12:14, 17:13</p> <p>justin 3:13</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>kaye 3:17, 11:2, 11:4, 11:14, 11:16, 12:6,</p>	<p>12:15, 12:17, 14:6, 19:2</p> <p>kindly 5:21</p> <p>knew 10:18</p> <p>know 6:9, 6:13, 7:5, 7:6, 7:17, 7:22, 8:25, 9:11, 9:20, 9:24, 9:25, 10:19, 11:11, 12:12, 13:5, 13:9, 13:16, 15:1, 15:3, 15:4, 16:15, 16:23, 17:8, 18:7</p> <p>knowledge 20:11, 21:8</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>laid 9:14, 14:7, 14:19, 14:22, 15:5, 15:7, 16:6, 16:12, 16:16</p> <p>last 9:7, 10:15</p> <p>leave 16:25, 18:24</p> <p>left 6:14, 7:4, 8:24</p> <p>let's 19:4</p> <p>light 12:25, 13:6, 13:7, 17:3</p> <p>line 12:18</p> <p>lines 12:4</p> <p>little 6:18, 9:13</p> <p>llc 1:4, 3:12, 21:16</p>	<p>long 13:9</p> <p>look 9:12, 11:21, 11:25, 12:3, 12:4, 15:1, 15:2, 16:15</p> <p>looked 8:4, 14:14</p> <p>looks 9:13, 14:22</p> <p>lost 6:20</p> <p>lot 9:5</p> <p>low 14:13</p> <p>lynn 1:8, 19:11, 19:12</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>ma'am 10:23</p> <p>main 14:18, 16:3</p> <p>make 6:3, 8:19, 13:5, 15:2</p> <p>management 14:21</p> <p>manner 14:8</p> <p>march 17:25, 18:10, 20:23, 21:17</p> <p>markarian 21:2, 21:15</p> <p>marked 6:5, 6:24, 7:25</p> <p>maryland 3:7</p> <p>match 14:24, 15:6, 16:2</p> <p>matt 15:9</p> <p>matter 1:3</p>	<p>matthew 3:14</p> <p>maybe 5:19</p> <p>md 3:8</p> <p>mean 11:6, 14:1, 16:6</p> <p>meant 11:7, 15:5, 15:7</p> <p>melting 7:18, 8:16</p> <p>met 10:14</p> <p>middle 16:8</p> <p>missing 9:14</p> <p>model 16:4</p> <p>moment 6:21</p> <p>monday 7:7, 7:9</p> <p>montgomery 3:2, 3:5, 3:15, 3:17</p> <p>month 17:16, 17:24</p> <p>months 14:9</p> <p>more 7:7, 7:9, 8:25</p> <p>most 8:17</p> <p>mostly 11:9</p> <p>move 15:25</p> <p>much 19:9</p> <p>must 5:23</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>nana 3:4</p>
--	---	--	---

Transcript of Hearing
Conducted on February 27, 2026

<p>necessarily 14:20</p> <p>need 6:14, 17:10</p> <p>needs 13:20</p> <p>neighborhood 7:5, 14:20, 16:2, 16:6, 16:11</p> <p>neither 20:12, 21:9</p> <p>never 12:2</p> <p>new 10:21</p> <p>next 6:17, 9:5, 10:9, 10:11, 15:9, 15:13, 16:3</p> <p>nichols 3:15, 10:15</p> <p>non-technical 11:22</p> <p>none 11:2, 17:12, 17:22</p> <p>nope 5:22</p> <p>notary 2:6, 20:1, 20:21</p> <p>note 15:7</p> <p>notice 16:14</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>oath 5:8, 5:11</p> <p>odd 14:22, 16:10</p> <p>office</p> <p>officer 1:1, 3:2, 3:5</p> <p>offset 20:2</p> <p>offset 16:7</p>	<p>oh 11:6</p> <p>okay 5:6, 5:21, 6:1, 6:20, 6:25, 8:1, 8:7, 8:10, 9:18, 10:12, 10:25, 11:1, 12:5, 12:10, 12:16, 12:19, 14:3, 15:18, 15:24, 17:2, 17:11, 17:12, 17:22, 17:24, 18:6, 18:7, 19:4</p> <p>once 13:19</p> <p>one 7:15, 8:4, 12:9, 16:10</p> <p>operation 13:9</p> <p>order 6:2, 12:18</p> <p>orientation 6:21</p> <p>original 16:13</p> <p>other 10:19</p> <p>otherwise 20:14, 21:11</p> <p>out 5:23, 7:20, 8:17, 8:18, 8:19, 13:8, 13:15, 17:10, 18:13, 18:18</p> <p>outcome 20:15, 21:11</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>packard 3:12, 5:8, 5:15, 5:20, 5:25, 6:6, 6:23, 7:3, 7:11, 7:15, 8:2, 8:9, 8:14,</p>	<p>8:24, 9:4, 9:9, 9:23, 10:23, 11:12, 12:2, 13:12, 14:1, 14:25, 15:15, 15:17, 16:12, 16:20, 16:25, 17:7, 19:3, 19:10</p> <p>packer 11:1</p> <p>page 4:2, 4:7</p> <p>pages 1:24</p> <p>parallel 9:5</p> <p>pardon 17:23</p> <p>part 10:3</p> <p>parties 20:13, 21:10</p> <p>partners 1:4, 3:12, 5:5</p> <p>passover 18:9</p> <p>pattern 14:19, 14:23, 16:7, 16:19</p> <p>pave 10:1</p> <p>pavers 9:5, 9:25, 11:18, 14:7, 14:10, 14:17, 15:1, 15:5, 16:1, 16:5, 16:8, 17:4</p> <p>paving 7:4, 9:15, 10:1, 10:8, 11:18</p> <p>people 18:25</p> <p>performs 17:5</p> <p>periodic 17:20</p>	<p>permeable 14:7, 14:10</p> <p>permitting 3:16</p> <p>perspective 8:8</p> <p>pervious 9:4, 9:10, 9:15</p> <p>phone 11:5</p> <p>photograph 4:8, 4:9, 4:10</p> <p>picture 8:4, 8:14, 8:15, 8:25, 9:8, 9:10, 11:2, 11:7</p> <p>pictures 5:9, 5:13, 5:24, 8:12, 8:23, 9:3, 11:4, 11:8, 11:12</p> <p>pieces 9:13, 9:14, 11:18</p> <p>pile 7:6, 7:18, 7:23</p> <p>place 6:15, 11:25</p> <p>plan 14:23, 16:19</p> <p>planet 21:16</p> <p>planning 3:17</p> <p>playground 15:17</p> <p>pleasantly 11:19</p> <p>please 5:9, 9:8, 11:3</p> <p>pleasing 16:23</p> <p>plywood 6:8</p> <p>point 12:11, 17:15</p> <p>pour 6:7, 6:19, 8:20</p>
---	--	---	---

<p>poured 6:9, 10:4, 15:10, 17:9 pouring 7:23 prepare 10:6 prepared 21:3 present 3:11 prevent 10:20, 10:21 preventing 12:11 private 6:7, 10:3 problem 18:8, 18:9 proceeding 17:21, 21:4 proceedings 4:2, 20:3, 20:5, 20:6, 20:9, 21:5, 21:7 professional 11:22, 14:7 progress 9:20, 11:20 property 5:14, 6:8 public 2:6, 20:1, 20:21 puddles 7:19 pull 5:22, 10:17 pulled 17:10 pumped 8:17 pumping 7:20, 8:17, 8:18 pursuant 2:5 puzzle 9:13</p>	<p>Q</p> <hr/> <p>qualified 20:8 question 11:23, 12:21, 12:24, 14:8 questions 11:1</p> <hr/> <p>R</p> <hr/> <p>raised 14:4 ready 5:6, 10:1, 10:3 really 7:10 reason 17:17 record 9:22, 13:2, 13:3, 19:14, 20:10, 21:7 recorded 1:25, 20:6 recording 20:9, 21:4 redland 13:8, 16:5 reduced 20:7, 21:5 reiterate 9:23 related 20:12, 21:9 relying 7:12 remote 19:8 remotely 18:11 removal 4:9, 4:10 removing 7:6 repaired 14:11 report 7:13, 9:20</p>	<p>reporter 5:2, 5:6, 20:1 represent 5:13, 11:16 requirements 10:14 reset 17:10 resetting 15:8, 17:7 residents 3:13, 3:14 rest 14:19, 16:2, 16:6, 16:11 retained 4:6 reverse 9:9 rewired 13:20 rid 7:23 right 6:10, 8:11, 8:24, 9:4, 10:5, 11:25, 12:10, 12:14, 14:18, 16:4, 16:17, 17:2 road 5:5, 9:11, 10:7, 13:8, 16:5 rob 10:5 robeson 1:8, 14:5 rockville 3:8 rooney 3:14, 14:4, 14:5, 15:19, 15:22, 15:23, 15:25, 18:2, 18:5, 18:12, 18:13, 18:17, 18:23, 19:6, 19:12</p>	<p>rooney's 15:13</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>said 7:15, 16:9, 18:17, 20:8, 20:9, 21:5, 21:6 same 8:8, 9:10, 14:12, 15:10 saturday 14:2 say 12:2, 15:12, 17:9 saying 7:11 scheduled 18:17 screen 5:22 second 6:21, 8:3, 8:15, 8:22, 8:23, 9:6, 12:9 section 10:7, 14:17, 15:19, 16:1, 16:10 sections 14:9, 14:11 see 5:24, 7:8, 7:17, 12:10, 12:13, 12:20, 14:3, 14:4, 17:17 seen 12:2 segue 14:8 sent 9:21 services 3:16 set 10:3, 15:3,</p>
---	---	---	---

Transcript of Hearing
Conducted on February 27, 2026

<p>17:15, 19:4 several 14:9 shoveled 8:5 show 5:4 showing 9:10 shown 16:18, 16:19 shows 8:13 side 6:14, 7:3, 8:24 sidewalk 9:11, 9:15 sight 6:21 signature-d2yv1 21:13 signature-onxrw 20:18 since 9:12 sink 14:11 sinkage 16:23, 17:3 sinking 14:10 site 11:10, 11:17, 13:15, 15:4, 16:25 sitting 8:21 situated 8:6 sized 16:8 skills 20:11, 21:8 smaller 8:12, 8:23, 9:3 snow 4:9, 4:10, 7:6, 7:7, 7:9, 7:18,</p>	<p>7:24, 8:5, 8:16 snowfall 8:3 soil 14:15 some 6:15, 8:11, 10:10, 11:17 something 10:13 sometimes 13:10 soon 6:11, 6:18, 7:20, 10:1, 10:4 sooner 17:14 sorry 7:13, 18:3, 18:15, 18:16 sounds 17:12 space 15:14 speaking 15:22 spots 14:13 standing 9:11 starting 14:11 state 2:6, 17:1, 20:22 still 5:8, 5:11, 11:4, 12:25 stops 6:10 stormwater 14:21 straight 12:4 street 12:25, 13:5, 13:6, 13:7, 17:3 structural 14:21, 16:9</p>	<p>submit 5:18, 11:8 submitted 5:9, 5:17, 11:12 substrate 14:16 sunk 15:1 supervision 21:6 supposed 10:9, 16:16 sure 8:19, 12:6, 13:5, 15:2, 16:21, 17:25 surprised 11:19 sworn 5:2, 20:5</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>take 5:12, 6:2, 9:19 taken 20:4 talked 14:9 talking 15:20, 16:1 teams 11:8 tell 5:17, 12:1 ten 10:10 testified 10:15 th 18:1, 18:10, 18:18, 18:22, 18:23, 18:24, 19:1, 19:5 thank 10:25, 11:10, 12:10, 12:19, 12:23, 13:23,</p>	<p>14:5, 19:9, 19:13 thanks 19:6 thereafter 20:7 thing 11:20 think 5:10, 5:17, 5:18, 10:14, 10:21, 17:12, 17:15, 18:7 third 9:2 three 7:15, 7:16, 13:20, 16:13 through 5:12, 6:2, 17:19 time 10:15, 15:10, 18:14 times 13:20 today 5:7, 6:12, 6:17, 8:18 tomorrow 6:17, 13:15, 13:18, 13:25, 14:2, 15:8, 17:4 took 5:14 top 8:13, 8:23, 9:3 tornado 12:13 town 18:13, 18:18, 18:24 transcriber 21:1 transcript 21:3, 21:6 transcriptionist 20:8</p>
---	--	---	---

Transcript of Hearing
 Conducted on February 27, 2026

<p>traveling 11:10 tripping 17:1 true 20:10, 21:6 tuesday 5:17, 5:19, 5:20, 9:12 turn 12:23 typewriting 20:7, 21:5</p> <hr/> <p style="text-align: center;">U</p>	<p>way 6:10, 9:16, 10:5, 10:24, 15:5, 15:6, 16:15, 17:22 we'll 7:17, 7:22, 17:22 we're 6:19, 7:6, 7:7, 7:17, 8:17, 8:18, 9:16 we've 7:19, 8:15, 8:16, 9:1, 13:12, 17:12</p>	<p>11:21, 11:23, 12:12, 12:14, 13:10, 17:19 working 10:5, 13:13 workmanship 14:15 worse 14:16 writing 15:18</p> <hr/> <p style="text-align: center;">Y</p>	<p>240 3:9 25 18:22, 18:23, 19:1, 19:5 26 18:18, 18:24 27 1:10, 18:1, 18:10, 18:18</p> <hr/> <p style="text-align: center;">3</p>
<p>under 5:8, 5:11, 21:5 underlying 14:16 universal 13:14 update 5:9 updates 17:20 use 16:19</p> <hr/> <p style="text-align: center;">V</p>	<p>weather 6:19, 7:13, 10:10, 10:12, 10:19, 17:18 website 5:10 wednesday 5:19 week 6:18, 10:10, 10:11, 13:16 weeks 13:9 weren't 11:24 whereupon 5:2 within 10:9 witness(es) 20:4</p>	<p>yaa 3:4 yeah 7:11, 14:1, 15:15, 19:12 years 16:13</p> <hr/> <p style="text-align: center;">Z</p>	<p>30 1:11, 18:10, 19:7</p> <hr/> <p style="text-align: center;">5</p>
<p>verifier 11:11 verify 11:17 violation 16:22 virtually 1:9, 2:1</p> <hr/> <p style="text-align: center;">W</p>	<p>wondered 5:11, 5:12 wondering 14:13 wood 6:14, 12:3, 17:7, 17:8 wooden 11:24 work 10:20, 10:22,</p>	<p>zoning 1:1, 3:3, 3:6</p> <hr/> <p style="text-align: center;">1</p>	<p>52 19:14 5th 18:2, 18:5, 18:6</p> <hr/> <p style="text-align: center;">6</p>
<p>wait 13:3, 15:21 waiting 7:8 want 11:9 water 7:19, 8:15, 8:17, 8:21, 8:25</p>	<p>witness(es) 20:4 wondered 5:11, 5:12 wondering 14:13 wood 6:14, 12:3, 17:7, 17:8 wooden 11:24 work 10:20, 10:22,</p>	<p>zoning 1:1, 3:3, 3:6</p> <hr/> <p style="text-align: center;">2</p>	<p>619111 1:23 6660 3:9</p> <hr/> <p style="text-align: center;">7</p>
			<p>7019 13:13 777 3:9</p> <hr/> <p style="text-align: center;">9</p>
			<p>9 1:11, 18:10, 19:7, 19:14 91 4:8, 4:9, 4:10, 5:10, 6:3, 6:5, 6:24, 7:1, 7:25, 8:1, 8:8</p>