

MONTGOMERY COUNTY PLANNING BOARD

ENFORCEMENT RULES

CHAPTER 1: SCOPE

1.1 Scope and Effectiveness of Rules. ~~As permitted by law and except where the Montgomery County Code provides other enforcement procedures, these rules work in conjunction with the Montgomery County Code and govern all proceedings for the enforcement of violations within the Planning Board's jurisdiction under:~~

- (a) ~~Section 50-41, Chapter 59, and Chapter~~Chapter 19, Chapter 22A, Chapter 25A, and Chapter 25B of the Montgomery County Code; and
- (b) any other enforcement provisions of the Montgomery County Code administered by the Board approved after 2010.

1.2 Definitions.

1.2.1 *Applicability.*

In these rules and regulations, the following terms have the meanings indicated.*

~~Other terms have the meaning indicated in the Planning Board's Rules of Procedure.~~

1.2.2 *Definitions*

- (a) *Board or Planning Board.*

"Board" or "Planning Board" means the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission.

- (b) ChairmanChair

"ChairmanChair" means the chairmanChair of the Planning Board or another member of the Planning Board presiding in that capacity.

- (bc) *Citation.*

"Citation" means a citation issued for violation of a Planning Board Action or a law or regulation under the Planning Board's jurisdiction.

- (d) Day

"Day" means a calendar day.

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(ee) *Enforcement Agent.*

“Enforcement Agent” means the Planning Director or his or her the Director’s designee(s) who is responsible for determining compliance with a Planning Board Action or with any law or regulation that the Planning Board administers.

(df) *Hearing Officer.*

“Hearing Officer” means an individual designated by the Planning Board, including itself, to conduct hearings or proceedings, including the Board when it conducts a hearing. In the context of these rules, such a designee could be a Hearing Officer from the State Office of Administrative Hearings or a Hearing Examiner from the County Office of Zoning and Administrative Hearings.

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(eg) *Notice of Hearing.*

“Notice of Hearing” means an administrative notice issued by the Planning Director or the Planning Director’s designee that notifies an alleged violator of the location, date, and time that an enforcement hearing before the Planning Board or the Planning Board’s designee will be held to address the alleged violation.

(fh) *Notice of Violation.*

“Notice of Violation” means a notice issued by an Enforcement Agent notifying a person of a violation and the remedial action that must be taken to avoid further enforcement actions.

(gi) *Party.*

“Party” means an Enforcement Agent or a Respondent.

(j) *Person.*

“Person” means an individual, receiver, trustee, guardian, personal representative, fiduciary, representative of any kind, partnership, firm, corporation, or other entity.

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(hk) *Planning Board Action.*

“Planning Board Action” means a final decision on a preliminary plan, site plan, project plan, supplementary plan, water quality plan, forest conservation plan or other plan, including all associated terms, conditions, requirements and other obligations or

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~~limits, made by the Planning Board under state law or County law, including any regulations issued under state or County law.~~

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(l) *Planning Director.*

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“Planning Director” means the Director of the Montgomery County Planning Department of the Maryland-National Capital Park and Planning Commission or the Director’s designee.

(im) *Respondent.*

“Respondent” means an ~~individual or entity~~ person charged with an alleged violation through the issuance of a Notice of Violation, Citation, or Notice of Hearing.

(n) Violation

~~“Violation” means an unauthorized or unlawful deviation from any term, condition, limit, or requirement of any Planning Board Action that is actionable under § 7-116(h) of the Regional District Act or § 50-41, §59-A-13, §59-D-3, or Chapters 19, 22A, 25A or 25B of the County Code.~~

1.3 Filings with Planning Board.

~~All~~ Each documents permitted or required to be filed with the Planning Board under these Rules must be filed at the office of the Planning Board ~~Chairman~~ Chair.

1.4 Form and Service of Documents

1.4.1 *Captions.* Each document filed with the Board must contain a caption that states:

- (a) the title of the action;
- (b) the property address; and
- (c) a brief descriptive title of the document that indicates its nature.

1.4.2 *Signature*

(a) ~~Every~~ Every document (other than a Citation, Notice of Violation, or Notice of Hearing) from a Party represented by an attorney must be signed by at least one attorney ~~who has been admitted~~ licensed to practice law in the State of Maryland.

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Every document (other than a Citation, Notice of Violation, or Notice of Hearing) from a Party who is not represented by an attorney must be signed by the Party.

1.4.3 *Service.*

- (a) This subsection applies to ~~all~~ each documents, except for ~~a~~ Citations, Notices of Violations, ~~and~~ Notices of Hearing, that ~~are~~ is required to be served on any other Parties.
- (b) If service is required on a Party who is represented by an attorney, service must be made on the attorney, ~~unless service on the Party is ordered by the Planning Board or the Hearing Officer.~~
- (c) Each document must be accompanied by a signed certificate of service that ~~specifies~~ indicates the date and manner of service.

1.5 **Computation of Time.**

1.5.1 *In general.*

- (a) In computing any time period under these rules, the day of the act, event, or default is not included.
- (b) If the time allowed is more than 7 days, intermediate Saturdays, Sundays, and ~~legal~~ Commission holidays are counted.
- (c) If the time allowed is 7 days or less, intermediate Saturdays, Sundays, and Commission holidays are not counted.
- (d) If the last day of the time allowed is a Saturday, Sunday, or Commission holiday, the time runs until the next day that is not a Saturday, Sunday, or Commission holiday.

1.5.2 *Mailing.*

When mail is used to serve ~~for service of~~ any document (other than a Citation, Notice of Violation, or Notice of Hearing) on an opposing Party, the opposing Party has 3 additional days to take any action or make any response required or permitted by these rules.

1.6 **Appearances.**

1.6.1 *Individuals.*

An individual may appear:

- (a) on his or her own behalf; or
- (b) represented by an attorney licensed to practice in the State of Maryland.

1.6.2 ~~Businesses, etc.~~ Persons other than individuals

A business entity, non-profit organization, or government agency may be appear:

- (a) represented by an attorney licensed to practice in the State of Maryland;
or
- (b) to the extent allowed by law, represented by any authorized officer,
employee, or agent.

1.6.3 *Failure to Appear.*

If a Party does not ~~fails to~~ attend at the hearing, the Hearing Officer ~~or Planning Board~~ may proceed with the hearing in the Party's absence.

1.7 Record.

1.7.1 *Planning Board to keep.*

The Planning Board must maintain a files containing all documents, evidence, and other items and information submitted to or produced by a Hearing Officer or the Board during ~~the course of~~ a proceeding.

1.7.2 *Files to be public.*

~~These files~~ All items in this file must be available for public inspection under the Maryland Public Information Act.

CHAPTER 2 PRE-HEARING PROCEDURES

2.1 Conflicting Provisions for Pre-Hearing and Hearing Procedures

If the State Office of Administrative Hearings or ~~the~~ a County Hearing Examiner is designated as the Hearing Officer and there is a conflict between these rules and the rules that govern the designated Hearing Officer, ~~the Planning Board's Enforcement~~ these Rules will prevail.

2.2 Commencement of Proceedings.

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All proceedings ~~commence~~ start with the issuance of a Citation, Notice of Violation, or Notice of Hearing on a form approved by the Board and/or an election for hearing as provided by the Montgomery County Code.

2.3 Payments.

2.3.1 *In general.*

A Respondent may pay the Civil Fine indicated on the Citation in the manner and time directed by the Citation.

2.3.2 *Effect of payment.*

The payment of a Civil Fine does not prevent the ~~Board or Hearing Officer from holding from holding~~ of a hearing, imposition of an Administrative Civil Penalty, or requirement of ~~fining~~ further corrective action.

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2.4 Pre-Hearing Requests to Reschedule.

2.4.1 *Hearing Officer may grant.*

Upon written request to the Hearing Officer or Planning ~~Board Director~~ ~~ChairmanChair~~ and for good cause shown, the Hearing Officer or Planning ~~Director~~ ~~Board ChairmanChair~~ may postpone a scheduled hearing or reschedule the hearing.

2.5 Consolidation.

In the interest of convenient, expeditious, and complete determination of cases involving the same or similar issues or the same Parties, the Hearing Officer may consolidate two or more Citations or Notices of Violation for adjudication at one hearing.

2.6 Discovery.

2.6.1 *In general.*

- (a) ~~By~~ ~~if~~ a written request ~~is~~ received by the ~~an~~ opposing Party ~~no~~ later than at least -14 days before the scheduled hearing, ~~then~~ ~~the~~ requesting any Party is entitled to receive from an opposing Party:

(1) a list of the names of witnesses the Party intended to be called; ←

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(2) a copies of each document the Party intended to be submitted into evidence; and

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~~(3) a copies of each relevant documents specifically set forth indicated in the written request that are in the possession of a Party possesses.~~

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- (b) A Party must serve a written response to a request under this section on all Parties ~~no later than within 7 days after from the day after~~ a request is received.

2.6.2 *Limitations.*

(a) Pre-hearing discovery is limited to the ~~matters described information listed~~ in §2.6.1(a).

- (b) ~~All Any other applications or motions for discovery, including, but not limited to, any depositions by oral examination and subpoenas compelling testimony and/or documents, must be made to the Hearing Officer, and The Hearing Officer may order further discovery as appropriate.~~

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2.6.3 *Supplemental responses.*

Any request for discovery made by a Party is ~~deemed to be continuous, and the opposing Party must provide~~ any required supplemental responses must be provided by the opposing Party up to the date day of the hearing.

2.6.4 *Sanctions.*

If any Party ~~fails to~~ does not properly respond to a permissible discovery request or order or wrongfully refuses to answer questions or produce documents, the Hearing Officer may take appropriate action, including, ~~but not limited to,~~ precluding evidence or witnesses of the offending Party or striking ~~the any pleadings or defenses of offered by~~ that Party.

CHAPTER 3 HEARING PROCEDURES

3.1 **Scheduling; Notice.**

3.1.1 *In general.*

The Board or the Hearing Officer ~~shall must give each all Parties~~ in a contested case ~~not less than at least 30 days' written notice of the original hearing date. A hearing may be Ppostponedments or and continued ances do not need to adhere to the 30 day notice requirement. may be made with less than 30 days' notice.~~

3.1.2 *Contents of Notice.*

The Notice of Hearing must state indicate:

(1a) the date, time, place, and nature of the hearing;

(2b) the right to call witnesses, ~~and to cross-examine any witness another Party calls,~~ and to submit documents or other evidence under these Rules;

(c3) any applicable right to request subpoenas for witnesses and evidence and ~~specify~~ indicate the costs, if any, associated with such a request;

(d4) that a copy of the hearing procedure is available;

(5e) that an individual may retain counsel to represent him or her, or may proceed ~~pro se~~ without counsel;

(6f) that failure to appear for the scheduled hearing may result in an adverse action against the Party, ~~up to and including entry of a default judgment against the Party;~~ and

(7g) that, unless otherwise prohibited by law, the Parties may agree to a stipulated set of facts and waive their right to appear at the hearing.

3.2 **Timing of Hearing.**

3.2.1 *Accelerated hearing.*

If the Respondent waives the 30 days notice and requests an accelerated hearing ~~and all Parties of record agree to the waiver,~~ the Planning Director may assign the case for an earlier hearing ~~if all Parties of record agree to the waiver.~~

3.2.2 *Preliminary hearing to determine if Stop Work Order should be continued.*

The recipient of a Stop Work Order may request an immediate hearing to determine whether the Stop Work Order should remain in ~~place pending effect until a hearing on the merits can be held.~~ When such a preliminary hearing is requested, the Planning Board must ~~hold~~ schedule it for ~~no later than within 7 days after receiving the date of request.~~ ~~In the event that if the Enforcement Agent concludes that a hearing before the Planning Board is not practical as determined by the Enforcement Agent, the matter may be reviewed by the ChairmanChair or Vice-ChairmanChair of the Planning Board may decide whether to continue the Stop Work Order in effect. A determination by the GhairmanChair or Vice-ChairmanChair has~~ will have the same effect as if the Board acted under this section. The preliminary hearing will ~~must~~ be limited to the issue

of the Stop Work Order. The ~~Planning Board~~ must continue the Stop Work Order if the ~~Planning Board~~ finds that there is prima facie evidence of a violation and that the public health, safety, or welfare are threatened or may be threatened ~~by the removal of if the Stop Work Order expires.~~

3.3 Transcript.

The Hearing Officer must arrange for the transcription of all hearings.

3.4 Order of Proceedings.

(a) A case ~~shall~~ hearing must be called to order by the Hearing Officer.

(b) The Hearing Officer ~~shall~~ must explain the purpose and nature of the hearing.

(c) The Hearing Officer may allow the Parties to present preliminary matters.

(d) The order of presentation of the evidence ~~will~~ must be as follows:

(1i) presentation of opening statements, if any;

(2ii) Enforcement Agent's case in chief, including cross-examination by the Respondent;

(3iii) Respondent's case in chief including cross-examination by the Enforcement Agent;

(iv4) Enforcement Agent's case in rebuttal;

(5v) Respondent's closing argument; and

(vi6) Enforcement Agent's closing argument.

(e) Witnesses ~~shall~~ must be sworn or put under affirmation to tell the truth.

3.5 Exclusion of Witnesses

(a) ~~_____~~ Except as otherwise provided in this section, upon request by a Party, the Hearing Officer must exclude any witnesses other than a Parties from the hearing room, ~~except when that witness is testifying.~~

~~_____~~ (b) ~~_____~~ A Party, representative, witness, or spectator ~~may~~ must not disclose to a witness excluded under this section the nature, substance, or

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purpose of any testimony, exhibits, or other evidence introduced during that witness' absence.

——(c)——A Party that is not an individual may designate an employee or officer as its representative to remain in the hearing room, even though the employee or officer may be a witness.

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——(d)——An expert witness who is to render an opinion based on testimony given at the hearing may remain during ~~the~~ that testimony.

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——(e)——The Hearing Officer may exclude the testimony of a witness who receives information in violation of this section, or take other appropriate action.

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3.6 General Duties and Powers of Hearing Officer.

3.6.1 General duties.

The Hearing Officer has the duty to:

- (a) conduct a fair and impartial hearing;
- (b) take ~~all~~ action to avoid unnecessary delay in the disposition of proceedings; and
- (c) maintain order.

3.6.2 General powers.

The Hearing Officer has all powers necessary to carry out ~~his or her~~ the Officer's duties, including the power to:

- (a) administer oaths and affirmations;
- (b) issue discovery orders and rule on objections to those orders;
- (c) receive evidence;
- (d) regulate the course of the hearing and the conduct of the Parties and their representatives;
- (e) hold conferences ~~for to~~ simplification of issues or for any other proper purpose;
- (f) question witnesses;

- (g) ~~consider and rule on~~ all procedural and other motions, including requests for adjournment; and
- (h) ~~make and file~~ recommended decisions with the Planning Board.

3.7 Ex Parte Communications.

A Hearing Officer ~~and any Planning Board members~~ ~~may must~~ not receive any ex-parte communication from any person or Party, other than any communication which is s-limited to ministerial matters.

3.8 Impartiality.

3.8.1 *In general.*

A Hearing Officer ~~and a Planning Board member~~ ~~should must~~ recuse him- or herself from any hearing in which ~~his or her the Officer's or member's~~ impartiality might reasonably be questioned, including any ~~instances hearing in which the Hearing Officer or the Planning Board member:~~

- (a) has a personal bias or prejudice about a Party;
- (b) has personal knowledge of any disputed evidentiary facts in the proceeding;
- (c) served as a lawyer in the matter in controversy or was professionally associated with another person while that person served as a lawyer in the matter in controversy;
- (d) has been a material witness to the matter;
- (e) has a financial interest in the ~~subject~~ matter in controversy or in a Party to the proceeding;
- (f) has any other interest that could be substantially affected by the outcome of the proceeding; or
- (g) knows that ~~his or her the Officer's or member's~~ spouse or dependent child:
 - (i1) is serving as a lawyer in the matter in controversy or is ~~is~~ professionally associated with another person who is serving as a ~~—~~lawyer in the matter in controversy;
 - (2ii) is likely to be a material witness in the proceeding;

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- (iii) has a financial interest in the ~~subject~~ matter in controversy or in a Party to the proceeding; or
- (iv) has any other interest that could be substantially affected by the outcome of the proceeding.

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3.8.2 *Motion to recuse.*

- (a) A Party may ~~move request~~ that the Hearing Officer recuse him- or herself for good cause ~~shown~~. The Hearing Officer must rule on the motion request in the proceeding.
- (b) If the Hearing Officer denies the motion request, the Party may obtain a brief adjournment of the hearing to seek review by the Planning Board.

3.8.3 *Notice of recusal.*

When a Hearing Officer recuses him- or herself from a proceeding, ~~he or she~~ the Officer must do so on the record and must notify the Planning Director of the recusal.

3.8.4 *Replacement.*

On recusal of a Hearing Officer, the ~~Chairman~~ Chair of the Planning Board must appoint another Hearing Officer to conduct the hearing.

3.9 Maintaining Discipline.

3.9.1 *Power of Hearing Officer.*

After a warning, the Hearing Officer may bar any person from continued participation in a hearing or from the hearing room if that person refuses to comply with the Hearing Officer's directions or behaves in a disorderly, dilatory, or obstructive manner.

3.10 Amendments to Citation, Notice of Violation, or Notice of Hearing.

3.10.1 *Allowable amendments.*

The Hearing Officer may allow any appropriate amendments to a Citation, Notice of Violation, or Notice of Hearing if doing so will facilitate the determination of a controversy on the merits. Any amendments may be subject to any conditions necessary to avoid injustice or unfair surprise to a Party.

3.10.2 *Conformance to evidence.*

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When any issues reasonably within the scope of a Citation, Notice of Violation, or Notice of Hearing, but not expressly raised by the Citation, Notice of Violation, or Notice of Hearing, ~~is~~ are tried by the express or implied consent of the Parties:

- (a) the issues must be treated ~~in all respects as if~~ they had been raised by the Citation, Notice of Violation, or Notice of Hearing; and
- (b) the Citation, Notice of Violation, or Notice of Hearing may be amended at any time as necessary to ~~make it conform to the evidence.~~

3.11 Burden of Proof.

The Enforcement Agent has the burden of proof to establish by a preponderance of the evidence that the Respondent has committed the violation charged in the Citation, Notice of Violation, or Notice of Hearing.

3.12 Evidence.

3.12.1 *In general.*

- (a) Except as otherwise provided by these ~~r~~Rules, formal rules of evidence and trial procedures do not apply in a hearing held under these Rules.
- (b) Each Party in a contested case shall must offer all ~~of the evidence that the Party wishes~~ intends to have made ~~make~~ part of the record.

3.12.2 *Probative evidence*

The Hearing Officer may admit probative evidence that reasonable and prudent individuals commonly accept in the conduct of their affairs and give probative effect to that evidence. Evidence ~~shall~~ must be admitted, generally, in accordance with the ~~standard embodied in State Government Article §10-213, Annotated Code of Maryland Code.~~

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3.12.3 *Hearsay*

Evidence ~~may~~ must not be excluded solely ~~because~~ on the basis that it is hearsay, but the Hearing Officer may give hearsay evidence the weight that it deserves under the circumstances of the case.

3.12.4 *Exclusions*

The Hearing Officer may exclude evidence that is:

- (a) incompetent;

- (b) irrelevant;
- (c) immaterial; or
- (d) unduly repetitious.

3.12.5 *Rules of privilege*

The Hearing Officer shall ~~shall~~ must apply any privilege that Maryland law recognizes.

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3.12.6 *Scope of evidence*

On a genuine issue in a contested case, each Party is entitled to:

- (a) call witnesses;
- (b) offer evidence, including rebuttal evidence;
- (c) cross-examine any witness that another Party calls; and
- (d) present summation and argument.

3.12.7 *Documentary evidence*

The Hearing Officer may receive documentary evidence:

- (a) in the form of copies or excerpts; or

_____ (b) by incorporation by reference.

3.12.8 *Official notice of facts*

(a) The Hearing Officer may take official notice of a fact that is:

- (1) judicially noticeable; or
- (2) general, technical, or scientific, and within the specialized knowledge of the Commission.

(b) Before taking official notice of a fact, the Hearing Officer:

- (1) before or during the hearing, must notify each Party; and
- (2) must give each Party an opportunity to contest the fact.

3.12.9 *Evaluation*

The Hearing Officer may use ~~his/her~~ the Officer's experience, technical competence, and specialized knowledge in ~~the evaluation~~ of evidence.

3.13 Stipulation in Lieu of Hearing.

3.13.1 *Stipulation authorized.*

The Parties may enter into a stipulation ~~in lieu~~ instead of further continuing a hearing, before the Hearing Officer issues a recommended decision and order.

3.13.2 *Submittal.*

Any Stipulations may be submitted orally on the record and/or in writing.

3.14 Recommended Decisions.

3.14.1 *Hearing Officer to prepare.*

The Hearing Officer must prepare a recommended decision ~~no later than~~ within 30 days after the completion of a of the day after the hearing is completed.

3.14.2 *Recommended decision.*

The Hearing Officer's decision must state:

- (a) findings of fact and conclusions of law; and
- (b) the Hearing Officer's reasons for ~~its~~ the findings on ~~all~~ each material issues.

3.14.3 *Recommended Decision.*

If the Hearing Officer recommends that ~~the one or more~~ charges in the Citation, Notice of Violation, or Notice of Hearing should be sustained, the Hearing Officer must prepare a recommended decision that includes a recommended Civil Fine, ~~proposed~~ Administrative Civil Penalty, and/or any necessary corrective action.

- (a) Recommended Civil Fine.

The Hearing Officer may ~~propose~~ recommend any Civil Fine ~~permitted by law~~ but may not exceed equal to or less than the amount set on the Citation.

(b) Recommended Administrative Civil Penalty

The Hearing Officer may ~~propose~~ recommend any Administrative Civil Penalty permitted by law.

(c) Recommended Corrective Action.

If the Hearing Officer finds that the Respondent ~~failed to~~ did not comply with a Planning Board Action, the Hearing Officer must recommend compliance with the Planning Board Action or a compliance plan that may include an amendment to an existing Planning Board Action. ~~Where~~ If the Hearing Officer finds that trees have been cut in ~~violation~~ of a forest conservation plan or the forest conservation law, the Hearing Officer's must recommended ~~decision must~~ include corrective measures.

3.14.4 *Filing.*

~~The Hearing Officer must file the~~ recommended decision and record ~~must be filed with the Chairman~~ Chair of the Planning Board, and must serve. ~~The recommended decision must also be served on all Parties. The Parties may arrange for duplication of the record with from the Chairman~~ Chair's office for duplication of the record for a reasonable fee.

CHAPTER 4 PLANNING BOARD REVIEW

4.1 Exceptions.

~~Upon receipt of the Hearing Officer's~~ Any person aggrieved by the recommended decision and order the any Parties may file written exceptions with the Planning Board.

4.2 Filing.

~~Any~~ The exceptions must be filed within 14 days after the day the recommended decision and order are mailed to the Parties.

4.3 Contents.

(a) Each The exceptions must contain:

- (1) a concise statement of the issues presented;
- (2) specific objections to ~~the one or more~~ findings of fact and conclusions of law in the recommended decision and order; and
- (3) arguments that present clearly the points of law and facts relied on in support of the position taken on each issue.

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- (b) ~~—a~~ A Respondent or the Planning Director may ~~request~~ propose that the Planning Board modify any corrective order, Civil Fine, or Administrative Civil Penalty recommended by the Hearing Officer, including a modification to the plan that the Respondent allegedly violated.

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4.4 Answer.

A Party may file an answer opposing any exception ~~no later than~~ within 14 days ~~after~~ after of the day the exceptions are served.

4.4.1 Replies.

~~No further replies to an exception is~~ are permitted unless the ~~Planning Board~~ Chairman~~Chair~~ otherwise directs.

4.5 Applications to Extend Time.

An application to extend the time for filing any exceptions or answers for any reason must be:

- (a) made in writing to the ~~Chairman~~Chair of the ~~Planning Board~~;
- (b) must demonstrate good cause for the requested extension.

4.6 Review to be on Record.

4.6.1 In general.

The Board must consider any exception only on the basis of the record ~~developed before the~~ Hearing Examiner.

4.6.2 Record elements. For this purpose, the record comprises:

- (a) the Citation, Notice of Violation, and/or Notice of Hearing;
- (b) the transcript of the hearing;
- (c) all briefs filed and exhibits received in evidence; and
- (d) the Hearing Officer's recommended decision.

4.6.3 Witness credibility.

The Board must give due regard to the Hearing Officer's opportunity to judge the credibility of any witnesses.

4.7 Public hearing

The Board must hold a public hearing to consider whether to adopt a recommended decision and any exceptions to it.

4.7.1 Notice

The Planning Director must provide public notice of the hearing at least 10 days prior to ~~before~~ the hearing.

4.7.2 Arguments

Unless the Board orders otherwise ordered by the Board, the Enforcement Agent and the Respondent must each be allowed ~~have up to~~ 10 minutes to present arguments to the Board. ~~Any Other~~ persons may file a written request with the ~~Office of the ChairmanChair's Office of the Planning Board~~ for an opportunity to speak at the public hearing.

4.8 Decision and Order.

The Board may adopt the Hearing Officer's recommended decision and order in whole or in part, or remand the matter for further proceedings in whole or in part, and must issue an Order memorializing its decision. ~~Under these Rules, the~~ The Planning Board is the final decision maker for purposes of Judicial Review.

4.9 Reconsideration.

4.9.1 Petition

Any Party may petition the Board to reconsider an Order ~~no later than~~ within 10 days ~~after~~ ~~after of~~ the date of mailing of the Order. Any request for reconsideration must be in writing and filed with the Planning Director ~~with the ChairmanChair's Office.~~ The ChairmanChair of the Planning Board may waive the filing deadline for good cause shown. Any Party who requests ~~files a petition for~~ reconsideration must ~~specify~~ indicate any alleged errors of fact or law and ~~state fully~~ all grounds for reconsideration because of mistake, inadvertence, surprise, fraud, or other good cause.

4.9.2 Decision to Reconsider

The ChairmanChair must schedule any petition for reconsideration for Planning

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Board consideration as soon as practicable. A motion to reconsider may be made only by a member of the ~~Planning~~ Board who voted in the majority on the decision that is subject to reconsideration. The motion passes if it receives the vote of a majority of the Board members present and voting and each member voting on the motion participated in the decision to be reconsidered or read the record of the proceeding. A petition to reconsider:

- (a) does not require notice to the public or the Parties other than by publication on the Planning Board agenda, and
- (b) may be taken without the appearance or testimony of the Parties. If the Planning Board votes to reconsider, the reconsidered Order is void.

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4.9.3 Notice of Hearing

After the Board votes to reconsider an Order, the ~~Chairman~~Chair must promptly schedule a public hearing. At least 10 days before the hearing, the Planning Director must notify ~~all each~~ Parties of:

- (a) the Planning Board's decision to reconsider the Order;
- (b) the date of the hearing; and
- (c) a reasonable summary of the reasons for reconsideration.

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4.9.4 Hearing

The Board must conduct a public hearing as scheduled. The scope of the hearing must include the reason the Board cited for reconsidering ~~ation~~ of the Order and any related other issue that the Board deems to be related.