

In The Matter Of:
BOARD OF ZONING APPEALS
IN RE: ALBERT K. NAINOA, JR. AND KATHLEEN A. NAINOA

June 16, 2020

Commonwealth Court Reporters, Inc.

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COUNTY OF SPOTSYLVANIA
BOARD OF ZONING APPEALS
PUBLIC HEARING

IN RE: V20-0001
Albert K. Nainoa, Jr. and Kathleen A. Nainoa
(H. Clark Leming, Leming & Healy, P.C. Agent)

A meeting of the Spotsylvania County Board of Zoning Appeals was held at the Richard E. Holbert Building, 9104 Courthouse Road, Spotsylvania, Virginia on Tuesday, June 16, 2020 at 7:30 p.m., before Colleen Good, Certified Court Reporter and Notary Public in and for the Commonwealth of Virginia.

1 MEMBERS PRESENT:

2 Mr. George M. Allen-Vice-Chairman, Berkeley District

3 Mr. Mark Stepongzi, Chancellor District

4 Mr. Larry Bramlette, Courtland District

5 Ms. Nancy Biscoe, Livingston District

6 Mr. Ronnie Hilldrup-Secretary, Salem District

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8 MEMBERS NOT PRESENT:

9 Ms. Lynn Smith, Battlefield District

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11 STAFF PRESENT:

12 Ms. Kimberly Pomatto, Zoning Administrator

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

2 MR. ALLEN: I'm going to call the
3 meeting to order, it's 7:30. The first item on
4 the agenda is approval of the BZA minutes from the
5 19, May meeting, 2020. I think all the members
6 present have a copy of that. You may not have had
7 a chance to read through it. Unless there is
8 anything major or glaring in there, I'd entertain
9 a motion to approve the minutes as published.

10 MR. STEPONGZI: Mr. Chair, I'd like
11 to make one small correction to it on Page 130,
12 Line 20, the question mark after my name, the
13 response I had was, no, nothing, is what it should
14 have been.

15 MR. ALLEN: Okay, without objection I
16 think we can go ahead and make that change. With
17 that correction noted, do I have a second to the
18 motion?

19 MS. BISCOE: I second.

20 MR. ALLEN: All in favor of accepting
21 the minutes as corrected, signify by saying aye.

22

23 (All Board Members responded in the affirmative).

24

25 MR. ALLEN: Those opposed? Hearing

1 no opposition, the minutes are approved as
2 corrected.

3 Next item on the agenda this public
4 hearing case number V20-0001. This case is with
5 Albert K -- and I hope I pronounce this right --
6 Nainoa, Jr. and Kathleen A. Nainoa, represented by
7 H. Clark Leming, Leming and Healy P.C., Agent.

8 MS. POMATTO: Thank you, Mister
9 Vice-Chairman. I'm going to ask the applicant, I
10 believe has a request regarding the rescheduling
11 of this meeting.

12 MR. LEMING: Good evening,
13 Mr. Chairman and members of the BZA. I did not
14 know there would be just four of you this evening.
15 I have probably done about a hundred BZA hearings
16 and I have never proceeded when there was less
17 than the full BZA here.

18 So as you probably know from the
19 rules, the applicant has to have four votes of the
20 entire BZA, not just those that are attending a
21 particular meeting, so for that reason I request
22 that this hearing be postponed, you know, I want
23 to say until the next time when you think you're
24 likely to have the full BZA here, but I think
25 that's what I have to do under these

1 circumstances, so not that you gentleman wouldn't
2 do us justice, it's just that the odds are so
3 stacked in the other direction, lose one vote and
4 it doesn't pass, so. So that's my request. Thank
5 you.

6 MR. ALLEN: We actually have a
7 quorum, sir.

8 MR. LEMING: Yes, sir, huh-uh.

9 MR. ALLEN: And we have five votes
10 here.

11 MR. LEMING: I'm sorry, are you a
12 member?

13 MS. BISCOE: Yes, I am.

14 MR. LEMING: Then there are two --
15 I'm sorry, you're so far separated that I assumed
16 that there was not a majority. I mean, there was
17 not only four of you here tonight. Okay, so you
18 have two missing.

19 MR. ALLEN: Actually, so that we're
20 clear, one member has resigned and that position
21 has not yet been filled. One member is absent.

22 MR. LEMING: I see, okay.

23 MR. ALLEN: We have five members of
24 the BZA present, representing a quorum, so we can
25 proceed.

1 MR. LEMING: Well, even with five
2 members, my position is still that, you know, I
3 still have to get four of those five votes. So
4 even with -- and hopefully there will be another
5 appointment soon, but, you know, so that's my
6 request.

7 I would point out that with regard to
8 a variance, you know, there are no time limits
9 with regard to filing a variation. We're not
10 operating under any timeline here.

11 So you know, I mean the whole thing,
12 we can start from scratch, but my request is that
13 I have the entire BZA, at least as it is
14 constituted right now for a hearing of this
15 nature.

16 So that's, I'm -- for that reason I'm
17 not prepared to go forward tonight because I don't
18 think it's in the applicant's best interest to do
19 so. Now if that is something contrary to what the
20 BZA is able to do under these circumstances, I can
21 withdraw the variance application and we can start
22 all over, but, you know, hopefully what we can do
23 is come up with a time when you will have at least
24 six of your members here, and, hopefully even a
25 seventh if you get another appointment from -- the

1 Board of Supervisors I think in Spotsylvania
2 County appoints their BZA members and the court
3 concurs. So that's still my request and I just,
4 you know, I don't think it's ever in the
5 applicant's best interest to proceed when they
6 don't have a full BZA. And I would do that
7 whether it was Spotsylvania or any other
8 jurisdiction.

9 MR. ALLEN: I'm going to defer to
10 Ms. Pomatto for some advice here.

11 MS. POMATTO: It's at the Board's
12 decision if you are agreeable to reschedule the
13 hearing at their request.

14 My only comment would be that since
15 it is at their request that they will be
16 responsible for the cost for readvertisement.

17 MR. LEMING: That's fine.

18 MR. ALLEN: Is that acceptable?

19 MR. LEMING: Yes, sir.

20 MR. BRAMLETTE: Mr. Chairman, may I
21 make a statement, please?

22 MR. ALLEN: Yes.

23 MR. BRAMLETTE: Given that we've just
24 received a voluminous document today and really
25 haven't had time to really go over it, it may be

1 in our benefit to postpone it, go through this
2 document so that we would be better prepared.

3 MR. ALLEN: Okay. This was on short
4 notice that we received this, Ms. Pomatto. Did --
5 are the Jacksons present tonight?

6 SPEAKER: Yes, sir.

7 MR. HILLDRUP: The question, sir, is
8 that if the Jackson's are here, are they in
9 agreement to postpone it, too?

10 SPEAKER: I would prefer --

11 SPEAKER: I would love to get this
12 nightmare over with honestly, but, it's at your
13 leisure.

14 MR. HILLDRUP: We've had cases before
15 where we only had five. We've had cases where
16 there is only four of us been here.

17 MR. LEMING: I understand. I think
18 it's the applicant's choice, and with a variance,
19 as I say, and that's my intent today -- if it's an
20 issue for the BZA, then we will withdraw the
21 variance and start again.

22 So I just, I'm not going to proceed
23 without the full BZA. But I think Mr. Bramlette
24 makes a good point because we're seeing these
25 materials for the first time today as well and

1 Ms. Pomatto, they weren't sent to us. They came
2 to us from Ms. Pomatto, so we're seeing them for
3 the first time as well.

4 MR. ALLEN: So the zoning office has
5 just received this also?

6 MS. POMATTO: We received them late
7 yesterday afternoon.

8 SPEAKER: Sir, if I may, this
9 information has been knowledgeable by both parties
10 this entire time. That's all I can assert.

11 SPEAKER: Everything we presented,
12 was -- they had this information.

13 MR. LEMING: It's a little unusual
14 procedure for these people who are here to
15 participate in a hearing to have this ongoing
16 dialogue with the BZA, but the important issue is
17 not whether we know about the documents, we're
18 seeing the ones they've collected today for the
19 first time, but whether you've seen the documents,
20 not us.

21 MR. STEPONGZI: Mr. Chairman, I'd
22 like to suggest that we open up to a motion and
23 then to a vote to see if the Board wants to
24 postpone the public hearing tonight -- next
25 meeting.

1 MR. ALLEN: Okay, in view of the fact
2 that we've just received this, I will entertain a
3 motion from the Board members to delay this
4 hearing until next month or as such time as we can
5 get this back on the docket, to delay this until
6 the next Board meeting so that everyone has the
7 opportunity to read through this document.

8 MR. STEPONGZI: Yes, Mr. Chairman, I
9 so make the motion to delay the meeting until next
10 month or when we have our meeting so we can review
11 the material.

12 MR. ALLEN: Okay, Mr. Stepongzi has
13 moved that we delay this meeting until next month,
14 or until the next regularly scheduled meeting. Do
15 I have a second for that motion?

16 MS. POMATTO: Mr. Chair, I'll just
17 point out that you do have a vacancy right now
18 that needs to be appointed. So there is just,
19 there is no guarantee that that seventh member
20 will be present at that July meeting.

21 MR. ALLEN: Okay. Mr. Leming, do you
22 understand that it may be a case for the same
23 situation next month?

24 MR. LEMING: Six is better than five.

25 MR. ALLEN: Excuse me, sir?

1 MR. LEMING: Six is better than five.

2 MR. ALLEN: Mr. Steponzgi, would you
3 be willing to amend your motion that this would be
4 delayed and should we have the same situation next
5 month, that we only have five members present? I
6 can't guarantee that any other members might be
7 absent next month, and I can't guarantee that
8 we'll have another sitting board member. Do you
9 understand that, Mr. Leming?

10 MR. LEMING: I do. I do understand
11 your position, yes.

12 MR. STEPONGZI: I will amend my
13 motion so that we have, the next meeting where we
14 have a quorum that we will post the hearing, the
15 public hearing.

16 MR. ALLEN: Okay, Mr. Steponoski's --
17 I'm sorry, Mr. Steponzgi's motion that we will
18 delay this meeting until next month, and if we
19 have a quorum that the meeting will then proceed
20 regardless of whether we have a new board member
21 or not, if we have a quorum we will hear the case
22 next month. Do I have a second to that motion?

23 MR. BRAMLETTE: I second it.

24 MR. ALLEN: Mr. Bramlette seconds the
25 motion. All in favor signify by saying aye.

1 MR. BRAMLETTE: Aye.

2 MR. STEPONGZI: Aye.

3 MS. BISCOE: Aye.

4 MR. ALLEN: Aye.

5 MR. ALLEN: All opposed?

6 MR. HILLDRUP: No.

7 MR. ALLEN: The motion is passed 4-1.

8 MR. LEMING: All right, thank you,
9 Mr. Acting Chairman, and hopefully we will see you
10 in July.

11 MR. ALLEN: Ms. Pomatto, will you
12 make sure that all parties are notified of the
13 change in the meeting and being put back on the
14 docket as A20-001- I'm sorry, V20-0001, that will
15 be placed back on the docket to the next regularly
16 scheduled meeting.

17 MS. POMATTO: Yes, sir.

18 MR. ALLEN: Thank you, very much.

19 MS. POMATTO: And Mr. Chair, just so
20 the court reporter can hear everybody when you're
21 speaking, if you'll try to -- either speak louder
22 or maybe remove your mask, use the microphone.

23 MR. ALLEN: I think we're safe with
24 social distancing. We're all more than 6 feet
25 away.

1 Mr. and Mrs. Jackson, I do appreciate
2 you coming tonight and I do appreciate you getting
3 this package to us. I think it will benefit all
4 concerned if the Board has time to read through
5 this package and any -- I know it would help me
6 because there is a couple of places in here that
7 you have highlighted, specifically that portion in
8 the document that says any residential accessory
9 structure may extend into required rear and side
10 yards but shall be located on closer than 10 feet
11 from the rear and side yard lots or in cluster
12 subdivisions no closer than 5 feet from the rear
13 and side yard lot lines.

14 I would like to get a clearer
15 understanding on that from the zoning officer.

16 MS. POMATTO: Okay.

17 MR. ALLEN: And that would give us
18 some time to get that together. I do apologize if
19 this has been an inconvenience for you, but I
20 think it will benefit all parties concerned if we
21 do this next month.

22 SPEAKER: Thank you.

23 MR. ALLEN: Thank you very much.
24 Next item on our agenda is old business, and I
25 know of no old business. Is there any other

1 things that are still pending?

2 MS. POMATTO: No, sir.

3 MR. ALLEN: I'd like to move on then
4 to new business. The only new business that I
5 know of right now is we have an election of
6 officers scheduled for this evening, and again,
7 this would have to do with the members of the
8 Board. We have not yet, my understanding, we have
9 not yet got a replacement?

10 MS. POMATTO: Not yet.

11 MR. ALLEN: I think in deference to
12 our -- our regular policy is that the new incoming
13 member or one of the newer members of the Board is
14 nominated for Secretary, the Secretary is then
15 nominated for Vice-President, or Vice-Chair, and
16 the Vice-Chair is nominated for Chairman.

17 With that understanding I think it
18 would be the best thing to delay our election of
19 officers until next month also.

20 Have we had any indication for a
21 replacement coming from the district?

22 MS. POMATTO: There was a replacement
23 that was recommended, however he sat on the EDA
24 and there was a restriction from a member on the
25 EDA serving on another committee, so it was back

1 to the drawing board.

2 So I know that Mr. Skinner is
3 actively looking for another appointment.

4 MR. ALLEN: Do you know if the Board
5 of Supervisors has gotten or is reviewing any of
6 the resume's for the position?

7 MS. POMATTO: It is not on the agenda
8 for the 23rd to my knowledge. That could change
9 in the next couple of days but not to my
10 knowledge.

11 MR. ALLEN: Okay. Then I would like
12 to entertain a motion that we postpone the
13 election of officers to the next scheduled meeting
14 providing we have a candidate.

15 MS. BISCOE: I make a motion that we
16 wait until our next meeting to elect officers.

17 MR. ALLEN: Okay. Ms. Biscoe has
18 moved that we postpone the election of officers
19 until the next regularly scheduled meeting. Do I
20 have a second?

21 MR. STEPONGZI: I'll second.

22 MR. ALLEN: Mr. Stepongzi seconds.
23 All in favor say aye.

24 (All Board Members responded in the affirmative).
25

1
2 MR. ALLEN: Opposed? Being no
3 opposition the election of officers will be
4 postponed until the next meeting.

5 Next item on here is draft revisions
6 to the bylaws discussion.

7 MS. POMATTO: Yes, sir, so what was
8 included in your packet is the bylaws with track
9 changes that are reflecting -- the revision was
10 really just to memorialize your regularly
11 scheduled meeting of the third Tuesday of the
12 month because it still was referencing the Monday,
13 and through that we did send this over to the
14 county attorney and they made some more clarifying
15 edits, formatting edits.

16 So all of those edits are in that
17 track changes version that you have in front of
18 you, and I had a couple of questions for the Board
19 to consider, and so for this meeting what I was
20 hoping for is just to hear if there is any other
21 substantive changes that you would like to
22 incorporate into this, I can make those changes,
23 send it back over to the county attorney for their
24 blessing and then bring it back to you at the next
25 meeting for your adoption.

1 MR. BRAMLETTE: I'd like to ask a
2 question. On Page 4, one of the items that is
3 listed is actually a question and not a change --

4 MS. POMATTO: Yes.

5 MR. BRAMLETTE: And it has the
6 reference with a situation that we have tonight,
7 where we didn't get documentation until the last
8 minute.

9 MS. POMATTO: Yes. And that was the
10 same situation even last month where there was
11 multiple parties involved submitting information,
12 it was requiring a quick turn around, and
13 depending on the complexity of the case, that can
14 put a lot on -- that's a lot of expectation of the
15 Board to react quickly, so you certainly could
16 incorporate that into your bylaws to set a
17 deadline for materials to be submitted and, you
18 know, should they not meet that deadline and they
19 submit it, that the case then would be postponed
20 to a later meeting.

21 MR. BRAMLETTE: Yes, because we did
22 have to read a bunch in last times, we also had
23 pictures presented last time that we had not seen
24 before. It makes it difficult to sit up here and
25 try to make decisions without having some prior

1 knowledge of what we're looking at.

2 So I am in favor of answering this
3 question as to having the documentation since the
4 submission for discussion but in front of this
5 Board has to be more than 30 days in advance, it
6 would seem like to me that it would be fine to say
7 that you have to have everything ready to go and
8 present it to the Board no later than seven days
9 prior to the meeting.

10 MS. BISCOE: I don't have a copy of
11 the bylaws in my packet here.

12 MS. POMATTO: Let me see if I can get
13 you an extra copy.

14 MS. BISCOE: I had read them but I
15 don't have that tonight.

16 MR. BRAMLETTE: The reason I have it
17 is I'm a hold out as far as, I have difficulty
18 trying to read documents that are on the computer
19 screen and roll up in front of me, so I request
20 that the documents be mailed to me and so --

21 MR. HILLDRUP: I fully understand
22 your problem.

23 MR. STEPONGZI: I definitely do, too.
24 My question was going to be how much lead time
25 have you answered that, do we want to make it

1 shorter? I think seven days is sufficient, but
2 there are times when documents just can't be
3 prepared in about five days.

4 MR. BRAMLETTE: The reason that I
5 said seven days is like I said, I'm somewhat of a
6 hold out in that they have to mail me whatever
7 they have, and so even though they do FedEx it to
8 me or UPS it, they do get it to me very quickly,
9 but it's still a couple of days. So that seven
10 days to them means four days to me, not that I
11 can't read a document in four days.

12 MR. STEPONGZI: You bring up a good
13 question because you're talking about the time
14 when they would have to send it out and allowing
15 us sufficient time, I was thinking they would have
16 to get it to us five days before the hearing which
17 means they would have to get it sooner than that,
18 process it in and then send it out. Because I'm
19 not sure if they can always get it to us within
20 five days before the meeting.

21 MR. BRAMLETTE: I'm very negotiable
22 on that. Like I say, if I've got a document in
23 front of me for something I'm going to do here
24 with the Board, if I've got it the day before I
25 have to come to the Board, so I've got plenty of

1 time to read it, think about what it is actually
2 trying to tell me, then that would be sufficient.
3 So if we said, okay, to me in two days, two days
4 to mail it, four days.

5 MR. ALLEN: Okay.

6 MR. BRAMLETTE: If it was to get the
7 documents to them five days in advance, it would
8 still work.

9 MR. STEPONGZI: Let's then to get it
10 to them and have them send it out at least seven
11 days beforehand, so there would be sufficient time
12 in transit, so that we would have time to read it
13 because there are, sometimes it's better being
14 read hard copy wise than it is electronic.

15 MR. BRAMLETTE: Now a lot of cases,
16 this not being one, tonight's case, generally I go
17 out to the site and look at it, being that this
18 was an open area, so forth, I didn't bother to do
19 that.

20 So like I say, if I've got it two
21 days in advance, I can do whatever I need to do,
22 so if you can get it to me, as long as it's in
23 your possession I would say seven days in front,
24 everybody should be able to meet that time frame?

25 MR. ALLEN: Would you like to qualify

1 that and say seven business days? That adds like
2 two days.

3 MS. POMATTO: That would be helpful.
4 Just as a matter of practice, we always
5 communicate to the applicants when they apply that
6 the staff report, the packet of materials will be
7 published and provided to the BZA member a week
8 ahead of time.

9 So the seven days, or if you want to
10 qualify it with seven business days, that will
11 give us time to incorporate it into that package
12 as supplemental materials for you and hopefully
13 just be, you know, one mailing or one distribution
14 rather than us sending our staff materials and
15 then having to follow-up with a separate mailing.

16 MR. ALLEN: Okay, then I think we're
17 probably pretty much in agreement, so on Page 4, I
18 believe that's item 5, under article 6, does the
19 Board want to establish a deadline for
20 supplemental material to be submitted prior to the
21 public hearing, the answer to that is yes, and if
22 we could make that seven business days.

23 MR. BRAMLETTE: Now I have another
24 issue, this is on Page 1, and it's an
25 understanding issue on my part, the comment reads,

1 does the BZA want the Secretary to be a member of
2 the BZA, State Code allow for a non member to be
3 elected.

4 We have right now, presently, the
5 Secretary is a member of the BZA, so the question
6 then, if I read this correctly, is do we want to
7 eliminate the member and find a non-member to be
8 the Secretary?

9 MS. POMATTO: Right. So if you want
10 to continue as you've practiced with the member
11 being, holding the Secretary position, that's
12 fine. We'll just specify that and make that clear
13 in this language.

14 If you would like a non-member, so
15 that could be a staff person, to serve as the
16 Secretary, we can do that as well. The Planning
17 Commission, for example, their Secretary is
18 actually a staff member. It's not a member of the
19 Planning Commission, so they made that tweak in
20 the code language to allow that option to the BZA
21 as well.

22 But this is not, you know, us saying
23 you should do this or shouldn't do this, we're
24 just wanting to make the bylaws very specific to
25 make it clear that the Secretary is or isn't a

1 member of the BZA.

2 MR. BRAMLETTE: Now let me follow-up
3 then with, then, the non-member Secretary would
4 come from your office?

5 MS. POMATTO: Yes, sir.

6 MR. ALLEN: The only question I have
7 with that is that if the Secretary came from your
8 office, that would be the person that signs the
9 forms, once -- whether we've approved a variance
10 or a waiver, it's whether it was approved or
11 whether it was disapproved.

12 The Secretary of the Board of Zoning
13 Appeals is the person who signs that. Would we
14 have to do anything or does the state law allow
15 for a secretary in your office to sign that?

16 MS. POMATTO: You would need to
17 designate that person, so that we would do that in
18 a meeting where you would designate that person as
19 your Secretary.

20 But again, you don't -- this isn't
21 where you have to, this is just where we're trying
22 to clarify it in the language.

23 MR. HILLDRUP: Not necessarily it
24 now, but I think we need to keep it in the loop of
25 where we have, members, because we're more

1 responsible for what is going to happen and
2 whether to do what we need to do.

3 MR. BRAMLETTE: And also in that
4 respect, it seems to me that in cases that have
5 gone forward to the next higher court, has always
6 addressed the name of the Secretary in the filing,
7 so it would be a non-member addressed in the name
8 versus a member of the BZA, and I think the BZA
9 ought to be responsible enough to have some member
10 of this Board have their name on a court filing.

11 MR. HILLDRUP: We make the decision
12 we should follow through.

13 MR. BRAMLETTE: Yes. So I'm of the
14 leaning that we should stay the way we are.

15 MR. STEPONGZI: I think we ought to
16 keep it the way it is, too.

17 MR. ALLEN: I think that would be the
18 simplest thing because the questions on here for
19 the variance requests and whether it's approved or
20 disapproved, are pretty specific, and those are
21 things that on the working copy that I use that
22 during the meeting (inaudible) parameters, for
23 disapproval or if they've met the parameters for
24 approval, track that during the meeting and during
25 discussions so that when I vote to say that we're

1 going to approve or disapprove or something, I can
2 back it up with what we have here and if we just
3 have somebody from the office signing this, that
4 might compromise them in the office because
5 they're not voting members of this Board.

6 So just make that clear that the
7 person who signs these is the Secretary of this
8 Board.

9 MS. POMATTO: And a member of the
10 Board?

11 MR. ALLEN: -- Secretary from the
12 office being in attendance to help us with
13 administrative type things, but I think it should
14 be a person who is a Board member is the
15 Secretary.

16 MR. STEPONGZI: Agree.

17 MR. BRAMLETTE: The rest of the
18 changes were administrative, small, dot the T type
19 of things and I had no qualms with any of those.
20 Any of those.

21 MR. ALLEN: Do you need a motion from
22 us to have to approve these changes going forward?

23 MS. POMATTO: No, sir. I feel like I
24 have clear direction. I'm going to incorporate
25 those changes and hopefully I can get a final

1 document back to you at your next meeting for
2 adoption.

3 MR. ALLEN: Okay. I have no other
4 agenda items on here. I'll entertain a motion for
5 adjournment.

6 MR. BRAMLETTE: Mr. Chairman, I would
7 like to ask if we had any other meetings scheduled
8 for July other than what we are now looking at.

9 MS. POMATTO: No, sir, there is no
10 other applications in process.

11 MR. BRAMLETTE: Thank you.

12 MR. STEPONGZI: I make a motion that
13 we adjourn.

14 MR. ALLEN: Okay. Mr. Stepongzi has
15 moved that we adjourn the meeting. Do I have a
16 second?

17 MR. HILLDRUP: Second.

18 MR. ALLEN: Okay, Mr. Bramlette has
19 seconded. All in favor signify by saying aye.

20
21 (All Board Members responded in the affirmative).
22

23 MR. ALLEN: Any opposed? Thank you.
24 The meeting stands adjourned.

25 (The meeting concluded at 8:03 p.m.)

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