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Transcript of Hearing

Date: July 19, 2021

Case: Anna Gonzalez Group Daycare

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Transcript of Hearing
Conducted on July 19, 2021

1 (1 to 4)

1	OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS	1	1	C O N T E N T S	3
2	FOR MONTGOMERY COUNTY, MARYLAND		2		
3	-----x		3	TESTIMONY OF WITNESSES	PAGE
4	In Re: :		4	By Ms. Gonzalez	9
5	ANNA GONZALEZ GROUP DAYCARE : Case No. CU-2107		5		
6	-----x		6		
7			7		
8			8		
9	HEARING		9		
10	Before Hearing Examiner Derek Baumgardner		10		
11	Conducted Virtually		11		
12	Monday, July 19, 2021		12		
13	9:40 a.m. EST		13		
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19			19		
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23	Job No.: 387232		23		
24	Pages: 1 - 25		24		
25	Recorded by: Jesse Greer		25		
1	A P P E A R A N C E S	2	1	P R O C E E D I N G S	4
2			2	HEARING EXAMINER: My name is Derek	
3	ON BEHALF OF THE APPLICANT:		3	Baumgardner. I'll be the -- the hearing examiner	
4	ANNA GONZALEZ		4	for this particular case. We are going on the	
5	9803 Montauk Avenue		5	record in -- on the case 21 -- I'm sorry, CU-2107.	
6	Bethesda, Maryland 20817		6	This is a conditional use for a daycare facility	
7			7	for up to 12 children, located at 9803 Montauk	
8			8	Avenue, Bethesda, Maryland. This hearing is being	
9			9	recorded as of right now. You should see a	
10			10	dialogue box popping up in the center of your	
11			11	screen. We also are joined by Mr. Greer, who is	
12			12	our court reporter for the transcription in this	
13			13	case.	
14			14	I'm going down the contacts list, I see	
15			15	myself, Ms. Gonzalez, who is the applicant for	
16			16	this case, and Mr. Greer. There was a gentleman	
17			17	that was logged in earlier, Mr. Johnson, I do not	
18			18	see him logged back in, but we will certainly --	
19			19	this is a public hearing, so if other folks log	
20			20	in, they're certainly welcome to -- to view, or to	
21			21	testify, or to participate. But those are the	
22			22	only three individuals that I see logged in	
23			23	currently. The date is July 19th at approximately	
24			24	9:41 a.m. We are here to hear this conditional	
25			25	user application.	

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2 (5 to 8)

<p>5</p> <p>1 As I mentioned, I am the hearing 2 examiner for this case, which means I will listen 3 to the testimony today, and then will make a 4 decision based upon that testimony and the 5 evidence we have already received into the record. 6 If you do not like that decision, that you may 7 request an appeal to the Board of Appeals within 8 ten days of the written decision in this case. 9 And as you by no doubt see, we're having virtual 10 hearings still using the Microsoft Teams platform. 11 If you have problems with logging in, if 12 you have issues with the technical component of 13 this hearing, please call our office at (240) 14 777-6663, again, that phone number is (240) 15 777-6663, with any questions regarding access to 16 this hearing. 17 As I mentioned before, this hearing is 18 being recorded and we also have a court reporter 19 being present. A couple of very brief ground 20 rules about Microsoft Teams in this hearing. 21 Please mute yourselves when you are not speaking. 22 If there's background noise that can 23 tend to interfere with the hearing. We might be 24 using the chat feature on the Team's platform. So 25 if you have a question or an issue, please raise</p>	<p>7</p> <p>1 hearing. And then we will close the hearing at 2 the conclusion of that case. I will ask, in this 3 case, this is rather easy, can the applicant 4 please identify herself for the record and please 5 provide your address and your e-mail address. 6 THE APPLICANT: This is Anna Gonzalez, 7 and address 9803 Montauk Avenue, Bethesda, 8 Maryland 20817 and e-mail, ccmabuen@gmail.com. 9 HEARING EXAMINER: Great. Thank you 10 very much. All right, we're going to begin the 11 hearing in just one minute. I do need to take a 12 quick five-minute pause. So we're going to take a 13 five-minute pause. The time is 9:45. We're going 14 to reconvene at 9:50. Please stay logged in. I 15 have to take care of one quick technical aspect 16 with this recording and we'll be right back. So 17 just give me five minutes. 18 THE REPORTER: We are off the record at 19 this time. 20 (Whereupon, a recess was taken.) 21 THE REPORTER: We are back on the record 22 at this time. 23 HEARING EXAMINER: Thank you very much. 24 Ms. Gonzalez, are you still there? 25 THE APPLICANT: Yes.</p>
<p>6</p> <p>1 your virtual hand or your physical hand on the 2 screen. Your virtual hand at the -- towards the 3 top of your screen, there will be a small icon, 4 top right center. It's the third icon in. It's a 5 note icon, a smiley face with a little 6 hand-raised. If you click on the hand, that lets 7 me know that you have a question or an issue, and 8 I will stop the hearing to address that particular 9 issue. 10 For this hearing, there's only the 11 applicant and the court reporter, at least so far. 12 You're welcome to just raise your physical hand or 13 otherwise note to me that there's an issue. Our 14 general proceeding, the applicant will go first. 15 They will give their presentation about the 16 particular use of the property. They can go 17 through any issues that they would like. And I 18 may or may not have questions about these based 19 upon their testimony. 20 If there are any other folks who were 21 logged in or have called in, they will have the 22 opportunity to ask any questions of the applicant 23 that they wish. We will then turn it back over to 24 the applicant to give any kind of closing 25 statement that they wish at the end of the</p>	<p>8</p> <p>1 HEARING EXAMINER: Great. All right. 2 My apologies. We are back on the record in 3 C-2107. We went through the preliminary matters 4 for this particular on -- on conditional use case. 5 I did not see any other folks logged in. 6 We will turn it over to Ms. Gonzalez to 7 give us a brief description and explanation of the 8 proposed use. So just tell me about the use of 9 the property as the proposed daycare for up to 12 10 kids. In that description, if you can provide the 11 current use of the property and the layout. 12 We also have the ability to pull up the 13 various exhibits in this case. So for this 14 particular case, we have, looks like 21 exhibits. 15 We do not have to go through all of them, but they 16 include the application, the site plan and a 17 couple of other items like that. 18 So Ms. Gonzalez, if you'd like me to 19 bring any of those up, I would be happy to do so, 20 otherwise, the floor is yours to describe the 21 property and just to describe the use of the 22 property for -- for the daycare. 23 THE APPLICANT: I mean, it will be nice 24 if you bring those up. I didn't -- 25 HEARING EXAMINER: Sure.</p>

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3 (9 to 12)

<p>9</p> <p>1 THE APPLICANT: -- know, to be honest. 2 Whoever sent me the e-mail for the meeting, they 3 never told me that I will have to explain because 4 there was already a presentation. 5 HEARING EXAMINER: Yeah, that's my 6 fault. 7 THE APPLICANT: But yes, we -- we are a 8 family childcare with eight children and we're 9 obviously applying for it to become a large family 10 with 12 children. I mean, we have no issues with 11 anything around the neighborhood. We are 12 licensed. We comply with all the requirements for 13 the Office of Childcare. And now doing all this 14 process to finally have our license for 12 15 children. 16 There's no issues between our neighbors 17 and parking. I know planning sent me an e-mail 18 requesting signatures from our neighbors -- if 19 they agree and they're okay for us to have a 20 family childcare and we -- we'll provide also that 21 information. 22 HEARING EXAMINER: Okay. 23 THE APPLICANT: And besides that, I 24 mean, I don't think I have anything else to say. 25 We are on the first floor. So the childcare is</p>	<p>11</p> <p>1 house, there's like a -- a science area for the 2 children, and then on the left side which is more 3 open, there's a block area and the eating area. 4 And also on the back there's the reading area and 5 then on the back side to the right is a sleeping 6 area. So everything is divided by area. So we, 7 you know, it's well-divided. And then the kitchen 8 is on the right side and there's also an exit to 9 the kitchen for -- to the backyard, so that way we 10 don't have to go around or out of the house. 11 HEARING EXAMINER: Okay. And you had 12 mentioned that the rear yard is fenced; correct? 13 THE APPLICANT: Yes. 14 HEARING EXAMINER: And is that the 15 primary play area for the children when they're 16 outside? 17 THE APPLICANT: Yes. 18 HEARING EXAMINER: And what do you have 19 back there? 20 THE APPLICANT: There's a play set. 21 There's a sandbox. There's a floor area for 22 bicycles and tricycles. There's also -- there's 23 plenty of green area for them to run around and 24 play. And we have a big garden for them to plant 25 also.</p>
<p>10</p> <p>1 located on the first floor. And yeah, so. And we 2 use our backyard. We had to place it in the 3 backyard and everything's fenced in. 4 HEARING EXAMINER: So the first floor is 5 the only area used for the childcare facility; 6 correct? 7 THE APPLICANT: The only area, yes, for 8 the childcare. 9 HEARING EXAMINER: And the remaining 10 floors are used as your primary residence? 11 THE APPLICANT: Yes, the basement. 12 HEARING EXAMINER: Okay. Can you 13 describe on your neighborhood for me? Is it 14 single-family houses, apartments -- 15 THE APPLICANT: It's a single 16 residential area, single-family houses, a pretty 17 quiet area, neighbors are very friendly, lots of 18 pets. There's -- there's a public school right 19 behind our house, different other playgrounds to 20 share. 21 HEARING EXAMINER: And can you describe 22 the -- the use of the first floor for the daycare. 23 Can you kind of just very briefly go through what 24 areas are used for what purpose? 25 THE APPLICANT: So the entrance of the</p>	<p>12</p> <p>1 HEARING EXAMINER: Any current operation 2 -- you have up to eight children currently; is 3 that correct? 4 THE APPLICANT: Yes. 5 HEARING EXAMINER: And how long has that 6 been in operation? 7 THE APPLICANT: Two years. 8 HEARING EXAMINER: And do you have a 9 background in childcare before that? 10 THE APPLICANT: Yes, I've been working 11 with children that age in different centers for 12 the past 15 years. 13 HEARING EXAMINER: For other facilities 14 or facilities that you owned? 15 THE APPLICANT: For other facilities. 16 HEARING EXAMINER: In terms of the 17 pick-up and the drop-off of children, you had 18 submitted -- let me see if I can pull it up here. 19 THE APPLICANT: A parking waiver. 20 HEARING EXAMINER: Yeah, so you should 21 very soon be seeing up on your screen a number of 22 exhibits that I pulled up prior. So can you see 23 what I'm seeing right now, different exhibits? 24 THE APPLICANT: Uh-huh. 25 HEARING EXAMINER: Great. So I'm</p>

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4 (13 to 16)

<p>13</p> <p>1 pulling up -- what I just pulled up was Exhibit 2 14, which is labeled as a notice of request for a 3 parking space waiver. And this waiver goes 4 through the property and it says that you're 5 seeking a waiver from the required number of two 6 spark -- of two parking spaces; is that correct? 7 THE APPLICANT: Yes. 8 HEARING EXAMINER: Because this property 9 does not support a driveway; correct? 10 THE APPLICANT: No. Parkings are not 11 selected to any property. So it's like -- like 12 everybody can park anywhere. 13 HEARING EXAMINER: It's public street 14 parking; correct? 15 THE APPLICANT: Yes. 16 HEARING EXAMINER: Okay. And there's no 17 permanent parking in the neighborhood, like you 18 don't have to buy a permit or anything like that? 19 THE APPLICANT: There is nothing like 20 that. All neighbors have -- most of our neighbors 21 have their drive -- their driveways. 22 HEARING EXAMINER: And I'm now pulling 23 up what's been marked as Exhibit 7, which is a 24 transportation statement for daycare applications. 25 This particular exhibit shows pick-up and drop-off</p>	<p>15</p> <p>1 HEARING EXAMINER: And how many staff do 2 you have now? 3 THE APPLICANT: Right now we're only 4 two. With eight children it's required to be two. 5 Myself and then another person, non-resident. 6 HEARING EXAMINER: Got it. I'm pulling 7 up what's been marked as -- what -- what exhibit 8 is this? The final staff report marked as Exhibit 9 19. This is the staff report prepared by the 10 Department of Planning. They recommend approval 11 of this application with conditions; is that 12 correct? 13 HEARING EXAMINER: Yes. 14 THE APPLICANT: All right. And the 15 conditions they propose are that the group -- 16 daycare facility must be limited to a maximum of 17 12 children and two non-resident employees. Do 18 you agree with that? 19 THE APPLICANT: Yes. 20 HEARING EXAMINER: And next that the 21 hours of operation are limited to 7:30 a.m. to 22 6:00 p.m. Is that something that you're also in 23 agreement with? 24 THE APPLICANT: Yes, uh-huh. 25 HEARING EXAMINER: And then lastly, that</p>
<p>14</p> <p>1 times for both children and non-resident's staff. 2 Can you just briefly go through what the schedule 3 is for the children in the morning and then in the 4 afternoon for pick-up and drop-off. 5 THE APPLICANT: So we open at 7:30 until 6 6:00 in the afternoon. So at 7:30 we have like 7 probably two children being dropped off, when -- 8 which are siblings. And then on -- around -- 9 around 8:00 there are another two. And then 10 there's 8:30 and some of them get here at 10:00. 11 So it's not like there are causing any type of 12 traffic or blocking anybody's parking or parking 13 even at anybody's property. And then it goes to 14 the afternoon. 15 HEARING EXAMINER: And just like that -- 16 okay. 17 THE APPLICANT: Some leave around 4:30, 18 some leave between 4:30 and -- until, you know, 19 6:00 -- 4:30 -- 5:00, 4:30 -- 6:00. 20 HEARING EXAMINER: And according to this 21 schedule, looks like you have two non-resident 22 staff; is that correct? 23 THE APPLICANT: That is future, yes, for 24 the 12 children, so yeah, it will be two staff, 25 non-resident.</p>	<p>16</p> <p>1 the applicant must schedule drop-off and pick-up 2 times for the children with a maximum of two 3 vehicles dropping off or picking up children 4 during any 15-minute period. And do you agree 5 with that? 6 THE APPLICANT: Yes. 7 HEARING EXAMINER: Okay. The rest of 8 the staff report goes through the properly in -- 9 in the description. Have you had an opportunity 10 to review this staff report? 11 THE APPLICANT: Yes, I did. 12 HEARING EXAMINER: And do you agree with 13 the findings contained in this staff report? 14 THE APPLICANT: Yes. 15 HEARING EXAMINER: Okay. And I do see 16 that you submitted a number of letters in support 17 of your application, which is noted as Exhibit 15. 18 And I would note for the record that there are a 19 number of neighbors, most located off of Montauk 20 Avenue, a couple off of De Paul Drive. And they 21 all agree or have no objection to the adding of 22 the four children to take this childcare from 23 eight -- childcare facility for eight people up to 24 a child care facility for 12 people; is that 25 correct?</p>


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5 (17 to 20)

<p>17</p> <p>1 THE APPLICANT: Yes -- yes, it was last 2 notice to gain all the signatures if I could have 3 more time, you know, to gather all them I'm pretty 4 sure I would be able to get more. 5 HEARING EXAMINER: Fair enough. And I 6 also see a letter here from the -- the -- the 7 neighbor directly behind your property that is 8 also in agreement and has no objection to the 9 application; correct? 10 THE APPLICANT: Yes. 11 HEARING EXAMINER: All right. And 12 that's also marked as Exhibit 17, page -- we'll 13 call page 2 for Exhibit 17. There is exhibit in 14 the file, it looks like there's a particular 15 neighbor that has concerns regarding noise, 16 traffic, parking, and safety. Did you -- having 17 reviewed this letter, are there any issues with it 18 that you would like to address at this time? 19 THE APPLICANT: I mean, yes. I just 20 believe that -- what is the word? Come again, 21 getting back? So when we just moved to the house, 22 there was a lot of things that were going on in 23 the house due to my neighbor. And I just had 24 conversations, you know, let's fix this together 25 and things like that. So since I -- I asked to</p>	<p>19</p> <p>1 time. We'll have separate groups between infants 2 and preschoolers. 3 HEARING EXAMINER: Okay. 4 THE APPLICANT: And -- and use different 5 areas around the neighborhood. 6 HEARING EXAMINER: And between traffic, 7 parking and safety of the children being dropped 8 off and picked up, you don't anticipate that there 9 will be any issues with traffic parking or safety 10 as a result of the 12 child daycare; is that 11 correct? 12 THE APPLICANT: I -- I believe so, no. 13 HEARING EXAMINER: Okay. I'm just 14 reviewing the site plan which was Exhibit -- I'm 15 sorry, this is still the staff report which has 16 the site plan, but I just wanted to bring up the 17 site plan just to review -- there it is. So 18 there's the property. It's a one-story frame 19 building. And the site plan is marked as Exhibit 20 4. Okay. Are there any other items that you 21 wanted to address, Ms. Gonzalez, or any other 22 information that you think I should have before we 23 close today's hearing? 24 THE APPLICANT: No, I don't think so. 25 Everything was on the presentation, all the</p>
<p>18</p> <p>1 plead -- fix some things around the house because 2 it's affecting my area, and then he got upset. 3 And since then, I believe he's just 4 upset that we are around this neighborhood. But 5 he -- but he's not -- but I believe I'm also not 6 the only one having issues with this neighbor. I 7 went around and see, you know, what is it -- what 8 is exactly what's going on, and apparently, there 9 are a lot of neighbors that have complaints for 10 him. So that's why I didn't even pay attention to 11 the letter because he's just trying -- 12 HEARING EXAMINER: But the testimony is 13 that there are -- there are no noise issues with 14 your property now, and you don't hear any complain 15 -- 16 THE APPLICANT: There are no noises 17 affecting his parking, there's no -- nothing -- 18 nothing that affects him at all. 19 HEARING EXAMINER: Okay. The increase 20 to 12 won't be a burden to the community based 21 upon the 12 children; is that correct? 22 THE APPLICANT: I don't really know 23 since we're going to be three people with the 24 children. The plan is to have the children 25 divided, so they won't be all together at the same</p>	<p>20</p> <p>1 information that you were showing me, it shows 2 that it is correct. 3 HEARING EXAMINER: If you know, are 4 there any other daycare facilities in your general 5 community? 6 THE APPLICANT: Yes, they are. They are 7 family child-cares and also a large family 8 childcare. 9 HEARING EXAMINER: Okay. If you know 10 how many are there and approximately where they 11 are? And again, only if you know. 12 THE APPLICANT: No -- not sure how many, 13 but they're pretty close by, like we have one -- 14 we have two large families two blocks away from 15 us. And there's two small family child cares that 16 I know. That are also on the other side, two 17 blocks away from us. 18 HEARING EXAMINER: Okay. And if this 19 application is approved, will that in any way 20 change the -- the nature of the community or the 21 surrounding area from residential to something 22 more commercial? 23 THE APPLICANT: No, I don't think so. 24 This is why we decided to move on these area 25 because it's very friendly -- family-friendly.</p>

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6 (21 to 24)

<p>21</p> <p>1 HEARING EXAMINER: Okay. And in your 2 opinion, will -- if this project is approved, will 3 it have an increase load on things like public 4 water, public sewer or public facilities? Will it 5 have any impact on those types of things? 6 THE APPLICANT: No, I don't think so. 7 HEARING EXAMINER: And lastly, is there 8 any aspect of your operation that is different 9 from any other daycare of a similar size in this 10 particular community? 11 THE APPLICANT: No. 12 HEARING EXAMINER: Okay. All right. 13 I'm going to go back to my screen here. I'm going 14 to stop sharing my window. Looking down. So I'm 15 going through the participants list and it's still 16 only myself, the applicant, Ms. Gonzalez, our 17 court reporter, Mr. Greer, and our staff member, 18 Madam Johnson. I don't see any other individuals 19 logged in. In spite of that, I will offer if 20 there's any other members of the public that would 21 like to ask any questions or testify, this is your 22 opportunity. Please let us know in the next 30 23 seconds or so. 24 I don't see anyone else logged in. I 25 don't see any other callers or any calls at all.</p>	<p>23</p> <p>1 their testimony. 2 THE APPLICANT: Thank you. 3 THE REPORTER: Thank you. 4 (Off the record at 10:10 AM.) 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>
<p>22</p> <p>1 That looks like all we have for today's hearing. 2 As I mentioned before, we are going to keep this 3 record open for ten days following today's date 4 for inclusion of the transcript in this hearing. 5 After that conclusion of the ten-day period, we 6 will issue a written report and the applicant will 7 have ten days to file an appeal of that particular 8 decision. Were there any questions you had of the 9 process, Ms. Gonzalez? 10 THE APPLICANT: No. 11 HEARING EXAMINER: Okay. Great. We 12 thank you very much for your testimony. Mr. 13 Greer, do you have anything else, anything you 14 need spelled, any particulars or case numbers or 15 anything else before we close today's hearing? 16 THE REPORTER: Let's see. I have 17 spellings and I have the case number. I just 18 wanted to quickly -- but we can go off the record 19 for this. 20 (Whereupon, a discussion was held off 21 the record.) 22 HEARING EXAMINER: CU-2107 is concluded. 23 The time is now -- I'm sorry. The date is July 24 19th, 2021. The time is approximately 10:10 a.m. 25 We are off the record and we thank everyone for</p>	<p>24</p> <p>1 CERTIFICATE OF COURT REPORTER 2 I, Jesse Greer, the officer 3 before whom the foregoing proceedings were taken, 4 do hereby certify that said proceedings were 5 electronically recorded by me; and that I am 6 neither counsel for, related to, nor employed by 7 any of the parties to this case and have no 8 interest, financial or otherwise, in its outcome. 9 10 11 12  13 _____ 14 Jesse Greer, Court Reporter 15 16 17 18 19 20 21 22 23 24 25</p>

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7 (25 to 28)

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CERTIFICATION OF TRANSCRIPT

I, Mary Lide, do hereby certify that the foregoing transcript, to the best of my ability, knowledge, and belief, is a true and correct record of the proceedings; that said proceedings were reduced to typewriting under my supervision; and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.



Mary Lide, AAERT-CET
Planet Depos, LLC
7/28/2021

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aaert-cet 25:14 ability 8:12, 25:3 able 17:4 about 5:20, 6:15, 6:18, 8:8 access 5:15 according 14:20 adding 16:21 address 6:8, 7:5, 7:7, 17:18, 19:21 administrative 1:1 affecting 18:2, 18:17 affects 18:18 after 22:5 afternoon 14:4, 14:6, 14:14 again 5:14, 17:20, 20:11 age 12:11 agree 9:19, 15:18, 16:4, 16:12, 16:21 agreement 15:23, 17:8 all 7:10, 8:1, 8:15, 9:12, 9:13, 13:20, 15:14, 16:21, 17:2, 17:3,	17:11, 18:18, 18:25, 19:25, 21:12, 21:25, 22:1 already 5:5, 9:4 also 4:11, 5:18, 8:12, 9:20, 11:4, 11:8, 11:22, 11:25, 15:22, 17:6, 17:8, 17:12, 18:5, 20:7, 20:16 anna 1:5, 2:4, 7:6 another 14:9, 15:5 anticipate 19:8 any 5:15, 6:17, 6:20, 6:22, 6:24, 8:5, 8:19, 12:1, 13:11, 14:11, 16:4, 17:17, 18:14, 19:9, 19:20, 19:21, 20:4, 20:19, 21:5, 21:8, 21:9, 21:18, 21:20, 21:21, 21:25, 22:8, 22:14, 24:7, 25:8 anybody's 14:12, 14:13 anyone 21:24 anything 9:11, 9:24, 13:18, 22:13, 22:15 anywhere 13:12 apartments 10:14	apologies 8:2 apparently 18:8 appeal 5:7, 22:7 appeals 5:7 applicant 2:3, 4:15, 6:11, 6:14, 6:22, 6:24, 7:3, 7:6, 7:25, 8:23, 9:1, 9:7, 9:23, 10:7, 10:11, 10:15, 10:25, 11:13, 11:17, 11:20, 12:4, 12:7, 12:10, 12:15, 12:19, 12:24, 13:7, 13:10, 13:15, 13:19, 14:5, 14:17, 14:23, 15:3, 15:14, 15:19, 15:24, 16:1, 16:6, 16:11, 16:14, 17:1, 17:10, 17:19, 18:16, 18:22, 19:4, 19:12, 19:24, 20:6, 20:12, 20:23, 21:6, 21:11, 21:16, 22:6, 22:10, 23:2 application 4:25, 8:16, 15:11, 16:17, 17:9, 20:19 applications 13:24 applying 9:9 approval 15:10 approved 20:19, 21:2	approximately 4:23, 20:10, 22:24 area 10:5, 10:7, 10:16, 10:17, 11:1, 11:3, 11:4, 11:6, 11:15, 11:21, 11:23, 18:2, 20:21, 20:24 areas 10:24, 19:5 around 9:11, 11:10, 11:23, 14:8, 14:9, 14:17, 18:1, 18:4, 18:7, 19:5 asked 17:25 aspect 7:15, 21:8 attention 18:10 avenue 2:5, 4:8, 7:7, 16:20 away 20:14, 20:17 <hr/> B <hr/> back 4:18, 6:23, 7:16, 7:21, 8:2, 11:4, 11:5, 11:19, 17:21, 21:13 background 5:22, 12:9 backyard 10:2, 10:3, 11:9 based 5:4, 6:18, 18:20 basement 10:11

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