



Planet Depos[®]
We Make It *Happen*[™]

Transcript of Administrative Hearing

Date: April 2, 2019

Case: Jessica Landman, In Re:

Planet Depos

Phone: 888.433.3767

Email: transcripts@planetdepos.com

www.planetdepos.com

Transcript of Administrative Hearing
Conducted on April 2, 2019

1	3
1 OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS	1 PROCEEDINGS
2 FOR MONTGOMERY COUNTY, MARYLAND	2 HEARING EXAMINER ROBESON: Thanks.
3 -----X	3 MS. LANDMAN: Good morning.
4 In Re: : Case No.	4 HEARING EXAMINER ROBESON: If you could sit
5 Jessica Landman : AAO 19-01	5 closer to that mic. There you go. Thank you. Okay. I'm
6 -----X	6 calling the case of -- it's a public hearing in the matter
7	7 of accessory apartment request for waiver requested by
8	8 Jessica Landman, OZAH case number AAO 19-01. And it's a
9	9 request to waive the on-site parking requirements for the
10 HEARING	10 proposed accessory apartment located at 232 Park Avenue,
11 Before Hearing Examiner Lynn Robeson	11 Tacoma Park, Maryland. My name is Lynn Robeson. I hear
12 Rockville, Maryland	12 all the evidence and testimony. And just to go over --
13 Tuesday April 2, 2019	13 review what we are looking for today, there is a director's
14 9:30 a.m.	14 report making preliminary findings that we -- the
15	15 on-street -- the standard, what we're looking at today, is
16	16 whether there is adequate on-street parking. And the
17	17 standard for that is whether residence within 300 feet of
18	18 the apartment will be able to park near their homes, in
19	19 short. We -- this is very -- it's informal, but there are
20	20 some formalities. It will be -- your testimony will be
21	21 under oath and is subject to questions from the other side
22	22 so with that, would you please state -- we will first of
23 Job: 237666	23 all start with Ms. Landman. For the record, please state
24 Pages: 1 - 22	24 your name and address.
25 Transcribed by: Molly Bugher	25 MS. LANDMAN: My name is Jessica Landman. My
2	4
1 A P P E A R A N C E S	1 address is 232 Park Avenue, Tacoma Park.
2 AUSTIN MCNAMARA, DIRECTOR	2 HEARING EXAMINER ROBESON: Okay. And Mr.
3 DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS	3 McNamara, please state your name and address. Business
4 1401 Rockville Pike 44	4 address.
5 Rockville, Maryland	5 MR. MCNAMARA: Austin McNamara, 1401 Rockville
6	6 Pike 44, Rockville, Maryland.
7 JESSICA LANDMAN, Applicant	7 HEARING EXAMINER ROBESON: Okay. I forget you
8	8 moved.
9 C O N T E N T S	9 MR. MCNAMARA: Yes.
10	10 HEARING EXAMINER ROBESON: Okay. What I'm going
11 TESTIMONY OF MS. LANDMAN 5	11 to do is swear you in the same time. We go first with you,
12 TESTIMONY OF MR. MCNAMARA 12	12 Ms. Landman. And then the housing inspector can summarize
13 E X H I B I T S	13 his report and raise any issues they have. Okay. So
14 Exhibits 1-9 Previously submitted	14 please raise your right hand. Do solemnly affirm under
15 Exhibit 10A Photo of main dwelling 16	15 penalties of perjury that the statements you're about to
16 Exhibit 13 Drawing of accessory apt 14	16 make are the truth, the whole truth, and nothing but the
17 Exhibit 17 Director's Report 5	17 truth?
18 Exhibit 20 Affidavit of Posting 8	18 MS. LANDMAN: I do.
19 Exhibit 21 Driver's license of Ms. Landman 8	19 MR. MCNAMARA: I do.
20 Exhibit 22 Plat of Park Avenue 11	20 HEARING EXAMINER ROBESON: Okay. Let the record
21	21 reflect that both witnesses were sworn. Okay. So Ms.
22	22 Landman, have you had a chance to -- the director's report
23	23 makes all the findings that are required under the code.
24	24 Have you had a chance to review the inspector's report?
25	25 MS. LANDMAN: The inspector's report?

Transcript of Administrative Hearing
Conducted on April 2, 2019

5	7
1 HEARING EXAMINER ROBESON: I mean, not the 2 inspector's, the director's report. Yes, that's -- 3 MS. LANDMAN: Is that the document? Yes, I have. 4 HEARING EXAMINER ROBESON: And that is Exhibit, I 5 think 17. 6 MS. LANDMAN: Yes. 7 HEARING EXAMINER ROBESON: For the record, that's 8 Exhibit 17. And do you agree with the findings that they 9 made? 10 MS. LANDMAN: I do. 11 HEARING EXAMINER ROBESON: That the director 12 made? 13 MS. LANDMAN: I do agree with the findings. I 14 have a question about the document, but everything that I 15 see I agree with, yes. 16 HEARING EXAMINER ROBESON: What do you mean? 17 What -- well, okay. What's your question? Just -- 18 MS. LANDMAN: Certain boxes are checked and other 19 boxes -- in other places there is no box. And other places 20 there is no checkmark. So for example, there's something 21 labeled, other residential uses passed and other 22 residential uses. And I don't know what those refer to. 23 So I don't have an objection to them, but I don't know 24 whether the failure to have a checked in that box it 25 signifies anything of significance. Do you know what I'm	1 MR. MCNAMARA: The way -- yes, the way that I 2 read that it's just that there is no other uses that are 3 currently being approved at the address. 4 MS. LANDMAN: Okay. 5 HEARING EXAMINER ROBESON: Wait. This is the 6 wrong way around here. 7 MS. LANDMAN: Sorry. 8 HEARING EXAMINER ROBESON: You are so -- no, no, 9 no. 10 MS. LANDMAN: I was -- it was explained to me 11 that I should -- 12 HEARING EXAMINER ROBESON: I'm teasing you. I'm 13 teasing you. 14 MS. LANDMAN: Okay. 15 HEARING EXAMINER ROBESON: Well, let me just do 16 this for the record. 17 MS. LANDMAN: Yes. 18 HEARING EXAMINER ROBESON: Are there any -- do 19 you rent out rooms? Is there any other rental going on or 20 will be going on other than the accessory apartment? 21 MS. LANDMAN: No, the rest of the house is 22 occupied by myself and my husband who is my co-owner. 23 HEARING EXAMINER ROBESON: Okay. So any other 24 questions? 25 MS. LANDMAN: No.
6	8
1 talking about? 2 HEARING EXAMINER ROBESON: Mr. McNamara, can you 3 take a look at that? 4 MR. MCNAMARA: From looking at this form, it 5 appears that the question is asking whether there are other 6 residential uses at the address that have been approved or 7 passed. 8 HEARING EXAMINER ROBESON: Other rental? 9 MR. MCNAMARA: Correct. 10 MS. LANDMAN: Oh, it says residential here. 11 MR. MCNAMARA: Yes, it says residential. I'm 12 sorry if I said rental. That was a mistake. I -- just 13 what I mean is that there are no other forms of residential 14 use concurrently -- 15 MS. LANDMAN: Other than the owner occupied you 16 mean? 17 MR. MCNAMARA: Exactly, yes. There's no other 18 rental units. 19 HEARING EXAMINER ROBESON: You are not rent -- 20 MR. MCNAMARA: Or there is no other uses of your 21 property other than what is being applied for. 22 HEARING EXAMINER ROBESON: Yes. 23 MS. LANDMAN: So is has passed, but there is not 24 a checkmark in that box. So does it signify that 25 everything is fine? Because --	1 HEARING EXAMINER ROBESON: Okay. Do you wish to 2 adopt this with the exception of the residential uses blank 3 box? Thanks for your explanation Mr. McNamara. 4 MS. LANDMAN: Yes, I am willing to adopt that. 5 HEARING EXAMINER ROBESON: As your own testimony? 6 MS. LANDMAN: I'm willing to adopt that as my 7 own, yes. Thank you. 8 HEARING EXAMINER ROBESON: Okay. Now, let's 9 talk -- I also have a copy of your driver's license. And 10 do you have an affidavit of posting? 11 MS. LANDMAN: I do. I have -- this was just 12 notarized this morning. They said I should give you this. 13 HEARING EXAMINER ROBESON: Great. So I'm going 14 to make this exhibit -- thank you. The affidavit of 15 posting is going to be Exhibit 20. And I also have a copy 16 of your driver's license here. I'm going to make that 17 Exhibit 21. And this is your principal residence? 18 MS. LANDMAN: Yes, it is. 19 HEARING EXAMINER ROBESON: Thank you. All right. 20 Let's talk parking, on-street parking. What are the 21 parking conditions? Are there spaces on the street 22 generally? 23 MS. LANDMAN: Yes, the generally are spaces on 24 the street. There are many. There is probably 10 houses 25 altogether on my block, of which only 3, mine and my two

Transcript of Administrative Hearing
Conducted on April 2, 2019

<p style="text-align: center;">9</p> <p>1 immediate adjacent neighbors, lack -- I think only 3, maybe 2 4, lack driveways. Most people have a driveway to park in 3 and the remaining houses park on the street. And there is 4 almost never a problem. The house on the opposite side of 5 the street is a -- in a little island. It's sort of a 6 house on a little island of land and their -- they have no 7 cars. 8 HEARING EXAMINER ROBESON: Wait, explain island. 9 MS. LANDMAN: Let's see if I have a picture of 10 it. It's basically a -- the street is called Crescent 11 Street. It's a little crescent-shaped street that 12 surrounds this one house. 13 HEARING EXAMINER ROBESON: Oh, I see. 14 MS. LANDMAN: And so -- 15 HEARING EXAMINER ROBESON: It's an island based 16 on a street. 17 MS. LANDMAN: Right. 18 HEARING EXAMINER ROBESON: Yes, okay. 19 MS. LANDMAN: I can show you a photo of the -- 20 may I? 21 HEARING EXAMINER ROBESON: The plat, sure. 22 MS. LANDMAN: The plat. 23 HEARING EXAMINER ROBESON: Certainly. 24 MS. LANDMAN: So here is the little island shape. 25 So there's one house on this piece of property.</p>	<p style="text-align: center;">11</p> <p>1 HEARING EXAMINER ROBESON: Okay. Can I steal 2 this from you for the record? 3 MS. LANDMAN: Absolutely. 4 HEARING EXAMINER ROBESON: I'm going to make this 5 Exhibit 22, plat showing Park Avenue. Okay. And is that 6 true even in -- during the evening hours? 7 MS. LANDMAN: Yes. The stretch of road in front 8 of my house, which is -- I don't know exactly how many feet 9 that is, it's probably on the document you have there -- 10 can accommodate at least three cars. 11 HEARING EXAMINER ROBESON: Okay. 12 MS. LANDMAN: Just right in front of my house. 13 HEARING EXAMINER ROBESON: Now you are aware that 14 you must attest that you won't have any -- you won't have 15 more than two adults over 18 years of age in the apartment? 16 MS. LANDMAN: Yes. 17 HEARING EXAMINER ROBESON: And you acknowledge 18 that by obtaining a license, the applicant gives the 19 director the right to inspect the lot or parcel including 20 the accessory apartment? 21 MS. LANDMAN: Yes. 22 HEARING EXAMINER ROBESON: Okay. And do you 23 agree to that? To allowing them in, I assume at reasonable 24 times? You have to say yes for the transcript. 25 MS. LANDMAN: Yes.</p>
<p style="text-align: center;">10</p> <p>1 HEARING EXAMINER ROBESON: Okay. So just mark 2 that in blue pen. 3 MS. LANDMAN: Okay. This little crescent-shaped 4 house, that has one house on it here. And my house is one 5 of these. 6 HEARING EXAMINER ROBESON: What -- 7 MS. LANDMAN: I can't read the numbers here. 8 But -- so they have a parking space here. So there is no 9 parking by that family along here. 10 HEARING EXAMINER ROBESON: I see, okay. 11 MS. LANDMAN: And I live opposite there. Most of 12 these houses -- and here is the -- the street actually 13 exists now, but most of the houses along here have 14 driveways. 15 HEARING EXAMINER ROBESON: Wait, when you say 16 along here -- 17 MS. LANDMAN: This is -- 18 HEARING EXAMINER ROBESON: You are talking along 19 your side of Park Avenue. 20 MS. LANDMAN: Along my side of Park Avenue. 21 HEARING EXAMINER ROBESON: Okay. 22 MS. LANDMAN: And there -- and this house is 23 opposite and they park in their garage over there. 24 HEARING EXAMINER ROBESON: Okay. 25 MS. LANDMAN: So there's ample on street parking.</p>	<p style="text-align: center;">12</p> <p>1 HEARING EXAMINER ROBESON: Okay. Is there 2 anything else you would like to say? 3 MS. LANDMAN: I don't think so. Are there any 4 other issues that are of concern? In that case, no. 5 HEARING EXAMINER ROBESON: Okay. Mr. McNamara, 6 do you want to summarize your preliminary inspection and 7 any -- you may want to -- if you had the opportunity to 8 view the on street parking while you were there, that would 9 be helpful too. 10 MR. MCNAMARA: Sure. As far as the house and 11 accessory apartment, there were no changes necessary to 12 meet the housing code for approval. Everything was in good 13 repair and compliant with the Montgomery County code. As 14 far as the on street parking, I had no problem parking when 15 I went for my inspection. And it did not appear that there 16 was any shortage of parking. I was able to park directly 17 in front of Ms. Landman's house. The street is set up as a 18 one-way street, kind of half of Park. So there is only 19 houses on the one side, as previous testimony stated. 20 HEARING EXAMINER ROBESON: Okay. 21 MR. MCNAMARA: So there will never be cars parked 22 opposite. 23 HEARING EXAMINER ROBESON: Opposite her -- 24 MR. MCNAMARA: Opposite the house that she lives 25 in.</p>

Transcript of Administrative Hearing
Conducted on April 2, 2019

13	15
1 HEARING EXAMINER ROBESON: Okay. All right. And 2 I noticed in your report you said she had to obtain 3 applicable permits. 4 MR. MCNAMARA: That is just kind of boilerplate 5 material. That if there are any permits permitted, that is 6 the way that we recommend going about submitting those 7 permits. 8 HEARING EXAMINER ROBESON: Oh, okay. Because 9 sometimes we get ones that come in -- 10 MR. MCNAMARA: Yes. 11 HEARING EXAMINER ROBESON: And they've been in 12 existence, but they never got permits. 13 MR. MCNAMARA: Correct. 14 HEARING EXAMINER ROBESON: So I just wondered 15 why. 16 MR. MCNAMARA: No, that -- 17 HEARING EXAMINER ROBESON: That's just 18 boilerplate. 19 MR. MCNAMARA: Correct. That's just in case any 20 permits are required. 21 HEARING EXAMINER ROBESON: Required. 22 MR. MCNAMARA: That's the way that we recommend 23 going about it. If any permits were required in this case, 24 it would've been listed in the subsequent lists underneath 25 of the body of the letter.	1 MS. LANDMAN: My door is way over here. Oh, you 2 mean the front door of the house? 3 HEARING EXAMINER ROBESON: Yeah. 4 MS. LANDMAN: Oh, the front door of the house 5 is -- you know, this is the backside of the house and the 6 front is -- the house is here and my door is here onto the 7 street. 8 HEARING EXAMINER ROBESON: No, wait. Show me on 9 this. 10 MS. LANDMAN: If I were to -- if I needed to gain 11 access to the accessory department, I could -- this is -- 12 HEARING EXAMINER ROBESON: No, no. I don't care 13 about that right now. 14 MS. LANDMAN: Okay. 15 HEARING EXAMINER ROBESON: I want to know where 16 the door that you use is to the main dwelling unit. 17 MS. LANDMAN: That is not pictured on the 18 drawing, but it's -- if this is -- 19 HEARING EXAMINER ROBESON: Oh, gotcha. Gotcha. 20 MS. LANDMAN: This is just the accessory 21 apartment. 22 HEARING EXAMINER ROBESON: I understand. 23 MS. LANDMAN: And it is in the back of the house 24 and the house is here and my door is over here. 25 HEARING EXAMINER ROBESON: Oh, when you say the
14	16
1 HEARING EXAMINER ROBESON: I see. Okay. Thank 2 you. Ms. Landman, do you have any questions of the housing 3 inspector? 4 MS. LANDMAN: No, ma'am 5 HEARING EXAMINER ROBESON: Okay. Well -- oh, I 6 have one question on this Exhibit 13. Do you mind coming 7 up one more time? I just -- I was unclear where the -- 8 this -- sorry. I will turn it this way. Is this -- I was 9 unclear where the entrance to the accessory apartment was. 10 MS. LANDMAN: This is the exterior of the house. 11 Stairs good on the side of my house and then there is a 12 front door, an entrance door into the accessory apartment. 13 And it has a foyer like this. So this is the outside of 14 the house. This is also -- my house itself abuts the 15 apartment here. 16 HEARING EXAMINER ROBESON: Yes. 17 MS. LANDMAN: And so there is a door from the 18 main house into the accessory apartment through here, which 19 is actually -- can serve as an additional fire exit or 20 whatever. But it's also a way to access the main house 21 from the apartment. And it has a lock so that this can be 22 a private apartment. But it's basically just a door that 23 is -- 24 HEARING EXAMINER ROBESON: Where -- what's the 25 door that you use to the apartment?	1 back of the house, just for the record because the record 2 doesn't know where here is, what you're saying is the 3 house, the accessory apartment, is on the rear of the 4 house. 5 MS. LANDMAN: Is in the rear of the main house. 6 HEARING EXAMINER ROBESON: Okay. All right. So 7 this side entrance and this foyer is for the accessory 8 apartment? 9 MS. LANDMAN: Correct. Correct. 10 HEARING EXAMINER ROBESON: Okay. And what's 11 marked as -- you go down these stairs, okay. 12 MS. LANDMAN: Yeah. 13 HEARING EXAMINER ROBESON: I understand. 14 MS. LANDMAN: Okay. 15 HEARING EXAMINER ROBESON: That was my other 16 question. 17 MS. LANDMAN: I have a photo of the house if 18 that's helpful. I could show you, but is that -- does 19 that -- 20 HEARING EXAMINER ROBESON: I may have it. Let me 21 just see. I'm going to admit everything you've already 22 submitted into the record. 23 MS. LANDMAN: Okay. 24 HEARING EXAMINER ROBESON: Let me just -- 25 MS. LANDMAN: I was asked to send a photo to --

Transcript of Administrative Hearing
Conducted on April 2, 2019

17	19
1 oh, there we go. Okay. So the -- this is the front of the 2 house. 3 HEARING EXAMINER ROBESON: So your entrance is -- 4 MS. LANDMAN: This is my entrance. 5 HEARING EXAMINER ROBESON: So this depiction, 6 10A, is the front of the house and your entrance is going 7 through the porch. 8 MS. LANDMAN: Right there, yeah. 9 HEARING EXAMINER ROBESON: And then the exterior 10 is to the -- 11 MS. LANDMAN: There are stairs that go down the 12 side here to the right-hand side as you face the front of 13 the house. 14 HEARING EXAMINER ROBESON: Okay. 15 MS. LANDMAN: And they lead to the entrance to 16 the accessory apartment. 17 HEARING EXAMINER ROBESON: I get it. I just -- 18 okay. I didn't understand that that was -- okay. That's 19 fine. Thank you. Any questions on -- no? 20 MR. MCNAMARA: No, ma'am 21 HEARING EXAMINER ROBESON: No? You have to say 22 yes. 23 MR. MCNAMARA: Oh, for any questions? 24 HEARING EXAMINER ROBESON: Yeah. 25 MR. MCNAMARA: I'm sorry. What was the question	1 MS. LANDMAN: Thank you. 2 HEARING EXAMINER ROBESON: And I do appreciate 3 your -- unfortunately, you were the guinea pig. I 4 appreciate your cooperation. You've been very, very -- 5 you've followed through very well. So anyway, I am going 6 to try to get the decision out as soon as possible. And as 7 soon as I do, then -- well, I don't know what DHCA's 8 process is on the other end, how long it takes them to 9 issue the license, but usually they come to us with 10 everything but the waiver cleared. So that will be up to 11 DHCA, but -- 12 MS. LANDMAN: Is that what happened in this case, 13 that it was all there but waiver? 14 HEARING EXAMINER ROBESON: I'm sorry. 15 MS. LANDMAN: Maybe I misunderstood what you just 16 said. Usually they come to you with everything but the 17 waiver cleared. Does that -- 18 HEARING EXAMINER ROBESON: Yes. 19 MS. LANDMAN: Is that what happened in this 20 instance? 21 HEARING EXAMINER ROBESON: Yes, we were waiting 22 for the director's report. And as I said, it's brand-new 23 and everybody was adjusting. And, you know, unfortunately, 24 you were the -- usually it comes to OZHA once the 25 director's report is out because they verify that you need
18	20
1 you are asking? 2 HEARING EXAMINER ROBESON: Are you -- do you have 3 any questions? And you have to answer yes or no because of 4 the transcript. 5 MR. MCNAMARA: No, I do not have any questions. 6 HEARING EXAMINER ROBESON: Thank you. Anything 7 else? 8 MS. LANDMAN: I'm interested in knowing what will 9 happen next. 10 HEARING EXAMINER ROBESON: I figured you would. 11 What happens next is that we write a -- that I write a 12 decision. We leave the record open for 10 days to get a 13 copy of the transcript, because we have to cite to the 14 transcript in that. I will issue my report and decision, 15 and based on that, DHCA will either grant or deny the 16 waiver, the license, okay. So in other words, if I say, 17 yes, you've proven your case, but -- yes, you've proven 18 your case, then DHCA will grant the license -- must grant 19 the license. If I say no, you haven't, if I decide you 20 haven't proven your case, DHCA will deny the license. If 21 DHCA denies the license, you can appeal to the Circuit 22 Court. Technically, I have more time to get a decision 23 out. We have 30 days, but I can tell you now that it's not 24 going to take that amount of time. So we are going to get 25 it out as quickly as possible.	1 a waiver. 2 MS. LANDMAN: Okay. But in any event, the 10 day 3 period after today's hearing, that is a fixed time period? 4 HEARING EXAMINER ROBESON: Yes, it means that no 5 other evidence, no objections to this, nothing can come in 6 the record. You know, once the record closes, we don't 7 have any more evidence. And then the decision can -- then 8 we can issue the decision. And you will get -- we post -- 9 you will get a notice of the decision and we post the full 10 decision on our website. 11 MS. LANDMAN: I will get a notice by email or -- 12 HEARING EXAMINER ROBESON: Mail. 13 MS. LANDMAN: By mail. Thank you. 14 HEARING EXAMINER ROBESON: Or actually, I have to 15 double check. I have to double check. You may get the 16 full decision. One way or the other, you will get notified 17 of the decision. 18 MS. LANDMAN: Okay. I heard that there were 19 additional changes pending in the County Council to the 20 accessory dwelling unit rules. Even if those are adopted 21 during the course of the completion of this case, will 22 those affect or not affect this case? 23 HEARING EXAMINER ROBESON: To be honest, I can't 24 tell you because I don't know. They are an entirely -- I 25 mean, you -- if the permit is granted, which -- well, if

Transcript of Administrative Hearing
Conducted on April 2, 2019

21

1 the permit -- if the license is granted, the rules don't --
2 it's neither here nor there.

3 MS. LANDMAN: Okay.

4 HEARING EXAMINER ROBESON: If it's denied, they
5 may or may not. I really don't know whether they affect
6 you or not. I -- we are separate. You know, we keep
7 separate from the County Council because we have to take
8 the law as it is today into account. But I -- you know, I
9 will say I do not anticipate the decision being delayed at
10 all.

11 MS. LANDMAN: Okay.

12 HEARING EXAMINER ROBESON: Okay. In fact, if I
13 can, because you've waited, I can try and get an expedited
14 transcript into the record, and that way you know -- but
15 for now, I'm just going to say the record will stay open
16 for 10 days. Okay?

17 MS. LANDMAN: Uh-huh.

18 HEARING EXAMINER ROBESON: All right. Anything
19 else? Okay. Thank you, very much.

20 MS. LANDMAN: Thank you.

21 HEARING EXAMINER ROBESON: Adjourned. Thank you.

22 MR. MCNAMARA: Thank you.

23 (Off the record at 9:52 a.m.)

24


25

22

1 CERTIFICATE OF TRANSCRIBER

2 I, Molly Bugher, do hereby certify that the
3 foregoing transcript is a true and correct record of the
4 recorded proceedings; that said proceedings were
5 transcribed to the best of my ability from the audio
6 recording as provided; and that I am neither counsel for,
7 related to, nor employed by and of the parties to this case
8 and have no interest, financial or otherwise, in its
9 outcome.

10

11 
12 _____

13 Molly Bugher

14 April 4, 2019

15

16

17

18

19

20

21

22

23

24

25