

ADMINISTRATIVE VARIANCE REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE:	August 13, 2015
Project Name:	Reyes Addition Variance
Owner/Applicant:	Osmand Reyes Armengol, 220 Garden Avenue N, Renton, WA 98057
Contact:	Joe Luckey, Arete Design, 12041 22 nd Avenue NE, Seattle, WA 98125
File Number:	LUA15-000232 VAR
Project Manager:	Jill Ding, Senior Planner
Project Summary:	The applicant is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating rear yard setbacks for a single family addition to an existing structure in the Residential - 8 dwelling unit per acre (R-8) zone (RMC 4-2-110A). The existing 1,572 square foot home is proposed to be increased to 3,147 square feet. The applicant is proposing a 5-foot side yard setback at the south property line and a second story building addition over the existing single-family footprint within the 20-foot rear yard setback. The lot is 4,120 square feet in area. The variance would be to allow a second story enlargement to the west half of the existing structure to within 15 feet of the rear yard setback where a 20-foot rear yard setback is required. Vehicular access to the property is via the alley between Garden Ave N and Meadow Ave N. No trees will be removed as part of the addition.
Project Location:	220 Garden Avenue N
Site Area:	4,120 Square Feet (0.09 acres)



Project Location Map

B. PROJECT DESCRIPTION/BACKGROUND:

At the time of project application, the subject R-8 zoned property was subject to the interim zoning standards adopted under Ordinance 5724. The interim standards required a 15-foot combined side yard setback with a minimum side yard of 5 feet and a 25-foot rear yard setback. Ordinance 5724 was repealed under Ordinance 5759 (effective July 1, 2015). The R-8 setbacks under Ordinance 5759 require a 5-foot side yard setback and a 20-foot rear yard setback. The proposed addition would maintain a 5-foot side yard setback from the south property line and a 15-foot rear setback from the east property line. At the time of application, the project site was subject to the interim standards outlined under Ordinance 5724 and a variance to the side and rear yard setbacks was requested. Under the current R-8 setback requirements adopted under Ordinance 5759, the proposed addition would comply with the required 5-foot side yard, however a variance would still be needed from the 20-foot rear yard setback.

The existing single family residence is currently setback 1.8 feet from the rear (east) property line and 2.5 feet from the south (side) property line. The proposed addition would be constructed west of the existing residence and would maintain a 5-foot setback from the south (side) property line, a 43.3-foot setback from the west (front) property line, a 13.25-foot setback from the north (side) property line, and a 15-foot setback from the east (rear) property line. The portion of the addition within the rear setback is on the second story where the roof would connect to the ridgeline of the existing single family residence.

C. EXHIBITS:

The following exhibits were entered into the record:

- Exhibit 1: Site Plan
- Exhibit 2: Property Survey
- Exhibit 3: South Building Elevation
- Exhibit 4: Variance Justification
- Exhibit 5: Neighborhood Detail Map

D. FINDINGS:

Having reviewed the written record in the matter, the City now makes and enters the following:

1. **Request:** The applicant is requesting a variance from the 20-foot R-8 rear yard setback requirement (RMC 4-2-110A) to a minimum setback of 15 feet.
2. **Administrative Variance:** The applicant's submittal materials comply with the requirements necessary to process the administrative variance. The applicant's neighborhood vicinity map, site plan and other project drawings are provided as Exhibits 1-5.
3. **Existing Zoning and Land Uses:** The zoning of the project site and all properties within the project vicinity is Residential – 8 (R-8). The surrounding properties to the north, south, west and east are developed with single family residences.

E. CONSISTENCY WITH VARIANCE CRITERIA:

Section 4-9-250B.5.a lists 4 criteria that the Planning Director is asked to consider, along with all other relevant information, in making a decision on an Administrative Variance application. These include the following:

The Planning Director shall have authority to grant an Administrative Variance upon making a determination, in writing, that the conditions specified below have been found to exist:

- 1. The applicant suffers practical difficulties and unnecessary hardship and the variance is necessary because of special circumstances applicable to subject property, including size, shape, topography, and location or surroundings of the subject property, and the strict application of the Zoning Code is found to deprive subject property owner of rights and privileges enjoyed by other property owners in the vicinity and under identical zone classification:**

The applicant contends that special circumstances exist on the subject property and the strict application of the Zoning Code would deprive the property owner of the right and privilege of constructing a second story addition to their existing residence. The existing single family residence was constructed in 1928 and does not conform to the current side and rear setback requirements from the south (side) and east (rear) property lines. The existing residence is a minimum of 2.5 feet from the south (side) property line and 1.8 feet from the east (rear) property line. The proposed addition has been sited to the west of the residence within the front yard and has been off-set from the existing residence to the north slightly, to provide a minimum 5-foot side yard setback from the south property line. The only portion of the addition within the rear yard setback is where the second story addition connects to the ridgeline of the existing residence. The addition would extend 5 feet into the 20-foot rear setback.

Staff has reviewed the requested variance and concurs that the location of the existing residence within the required yard areas is a special circumstance and that the strict application of the 20-foot rear yard setback would deprive the property owner of the second story addition requested.

- 2. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which subject property is situated:**

The applicant contends that the granting of the variance would not be detrimental to the public welfare or injurious to surrounding properties because portion of the addition that would extend into the rear yard setback is located on the second story over the existing building footprint and that no portion of the expansion at the ground level would extend into required setbacks.

Staff concurs that the majority of the addition would comply with the required setbacks. The portion of the addition that would extend into the rear yard setback is where the second story of the addition would connect to the ridgeline of the existing residence, a small triangular intrusion with limited visual impact. It is not anticipated that the granting of the 5-foot variance would be detrimental to the public welfare or injurious to property or improvements in the surrounding vicinity.

- 3. That approval shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is situated:**

The applicant contends that the requested variance would not constitute a grant of special privilege as the portion of the proposed addition within the rear setback is a small triangular portion of the addition on the upper level over the existing building footprint.

Staff concurs that the approval of the requested variance would allow the applicant to add a two-story addition to an existing single family residence. The existing single family residence is located almost entirely within the required rear yard setback for the R-8 zone. The addition would extend approximately 5 feet into the required rear yard setback where the addition connects to the ridge line of the existing residence. The granting of the requested variance would not constitute a grant of special privilege inconsistent with other residences in the surrounding neighborhood as many residences are currently 2 stories in height. Furthermore, the small triangular portion of the addition that would extend into the setback is necessary in order for an addition to be added to the existing structure which currently extends into the setback much further than 5 feet. When the addition is evaluated from a constructability stand point, the addition should connect to the existing home at the ridge line of the roof. If the 20 foot setback was maintained the addition would appear more like a duplex from the exterior instead of a single family residence.

However, upon review of the submitted floor plans, it appears the new addition would include a second kitchen and could easily result in the residence being converted into a duplex. Duplexes or attached dwellings are not permitted in the R-8 zone. Staff recommends that the proposed entryways between the existing residence and the proposed addition remain open to ensure the residence is not converted into a duplex.

4. That the approval is a minimum variance that will accomplish the desired purpose:

The applicant contends that approval of a variance to permit a portion of the proposed second story addition to protrude approximately 5 feet into the rear setback is the minimum variance necessary that will accomplish the desired purpose of adding a 2-story addition to the front of the existing residence.

Staff concurs that the design of the addition, limits the structures intrusion into the rear setback and is the minimum variance necessary to accomplish the desired purpose of adding a second story to the existing residence. Typically, a second story is added on top of a single story home. In order for the subject addition to comply with the setback of the zone the side yard setbacks were designed to be compliant with the 5-foot side yard setback zoning standards even though the existing building encroaches into the side yard setback and the second story was set towards the front of the house and not placed on top of the existing building which would have resulted in a 1.5 ft. rear yard setback.

F. CONCLUSIONS:

1. The subject site is located at 220 Garden Avenue N. The site is within the Residential – 8 (R-8) Zone.
2. The applicant's proposal is to construct a 2-story addition to the front of the existing residence. A portion of the second story addition would extend approximately 5 feet into the 20-foot rear yard setback.
3. The analysis of the proposed addition was evaluated according to variance criteria and is found in the body of the Staff Report.

4. During the course of the review, staff determined that the proposed addition meets the four (4) criteria to be considered in making a decision on a variance request as specified in RMC 4-9-250B5.a. Special circumstances apply to the subject site which impose undue limitations on the property; the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; the granting of the variance does not constitute a grant of special privilege inconsistent with the limitation upon the use of other properties in the vicinity and zone in which the subject property is located; and the approval of the variance request would be the minimum variance necessary to accomplish the desired purpose.

G. DECISION:

The 15 ft. rear yard setback Administrative Variance for Reyes Addition Project, File No. LUA15-000232, is hereby approved subject to the following condition:

1. The proposed entryways between the existing residence and the proposed addition shall remain open to ensure that the residence is not converted into a duplex. Attached dwellings are not permitted in the R-8 zone.

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer Henning, AICP, Planning Director
Department of Community & Economic Development

8/13/2015

Date

TRANSMITTED this 13th day of August, 2015 to the Applicant/Owner:

Osman D. Reyes Armengol
220 Garden Avenue N
Renton, WA 98057

TRANSMITTED this 13th day of August, 2015 to the Contact:

Joe Luckey
Arete' Design
12041 22nd Avenue NE
Seattle, WA 98125

TRANSMITTED this 13th day of August, 2015 to the following Parties of Record:

<i>Cheryl Nygaard</i>	<i>Steven Ehrlich</i>
<i>11635 SE 58th Street</i>	<i>245 Meadow Avenue N</i>
<i>Bellevue, WA 98006</i>	<i>Renton, WA 98057</i>

TRANSMITTED this 13th day of August, 2015 to the following:

Chip Vincent, CED Administrator
Craig Burnell, Building Official
Vanessa Dolbee, Current Planning Manager
Steve Lee, Development Engineering Manager

Fire Marshal
Renton Reporter

H. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION

The administrative land use decision will become final if it is not appealed within 14 days of the effective date of decision.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on August 27, 2015. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Appeals to the Examiner are governed by City of Renton Municipal Code Section 4-8-110. Additional information regarding the appeal process may be obtained from the Renton City Clerk's office, Renton City Hall – 7th Floor, (425) 430-6510. Appeals must be filed in writing, together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057.

RECONSIDERATION: Within 14 days of the effective date of decision, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

EXPIRATION: The variance(s) approval will expire two (2) years from the date of decision. A variance one (1) year extension may be requested pursuant to RMC 4-9-250B.17.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

206 365 2724 vcb
206 499 2814 cell
email:
luckeyjo@gmail.com
CONSULTANT STAMP

PROJECT INFO

REYES ADDITION PROJECT
220 GARDEN AVE N,
RENTON, WA 98057

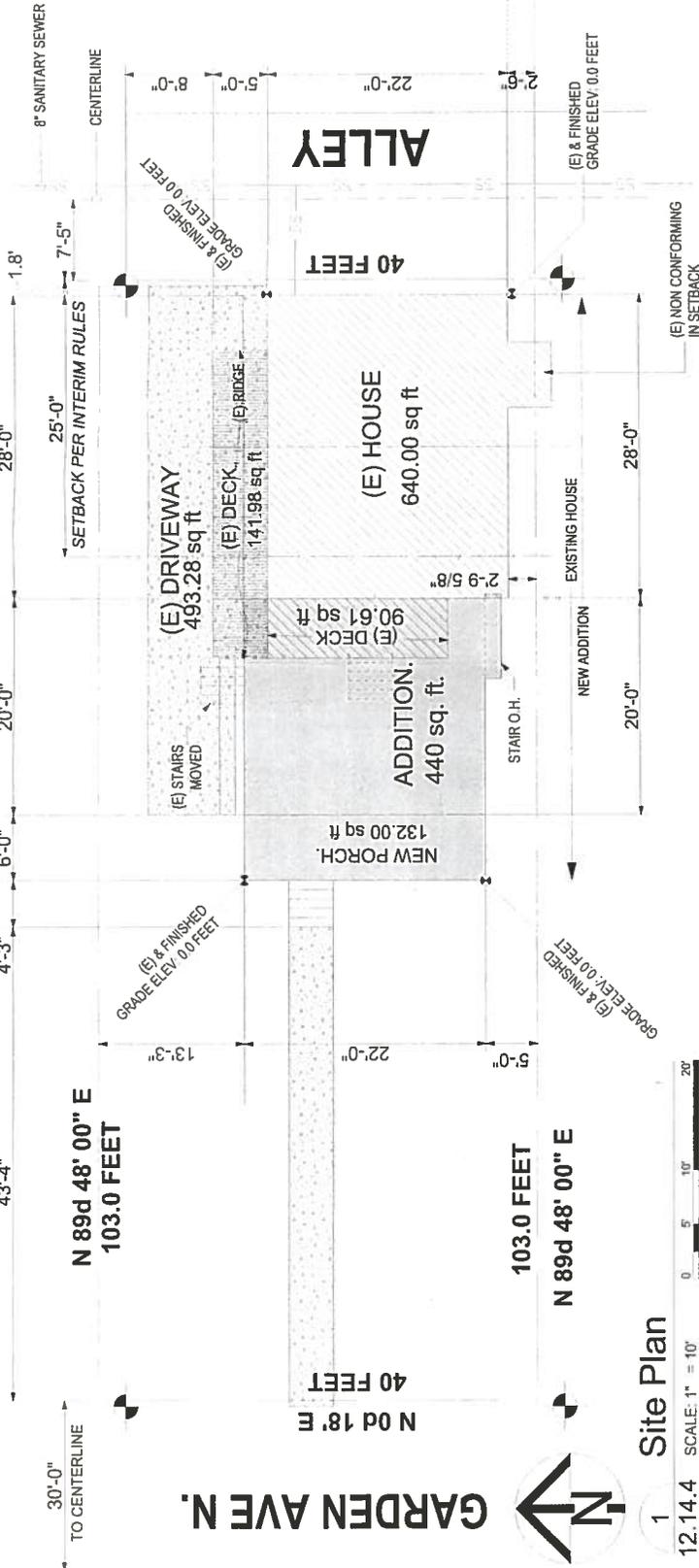
PROJECT # 10-XXX
DRAWN BY JOK

RELEASE DATE: 07/20/15
MARK: X
DESCRIPTION: REVISIONS

PRINT DATE: 07/20/15
SHEET NUMBER: 12.14.4

REYES ADDITION PROJECT
220 GARDEN AVE N,
RENTON, WA 98057
SITE PLAN AND VITALS: B
SHEET

12.14.4



BUILDING AREA ANALYSIS

	EXISTING	NET NEW	TOTALS
BASEMENT :	620 S.F.	440 S.F.	1060 S.F.
MAIN FLOOR:	620 S.F.	440 S.F.	1060 S.F.
UPPER FLOOR (E) CONVERTED 0.	255 S.F.	255 S.F.	255 S.F.
UPPER FLOOR	336 S.F.	440 S.F.	882 S.F.
TOTAL:	1572 S.F.	1575 S.F.	3147 S.F.
(E) DECKS / PORCHES:	264 S.F.	142 S.F.	406 S.F.
(E) GARAGE	N/A	N/A	N/A

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JUL 20 2015

CITY OF RENTON
PLANNING DIVISION

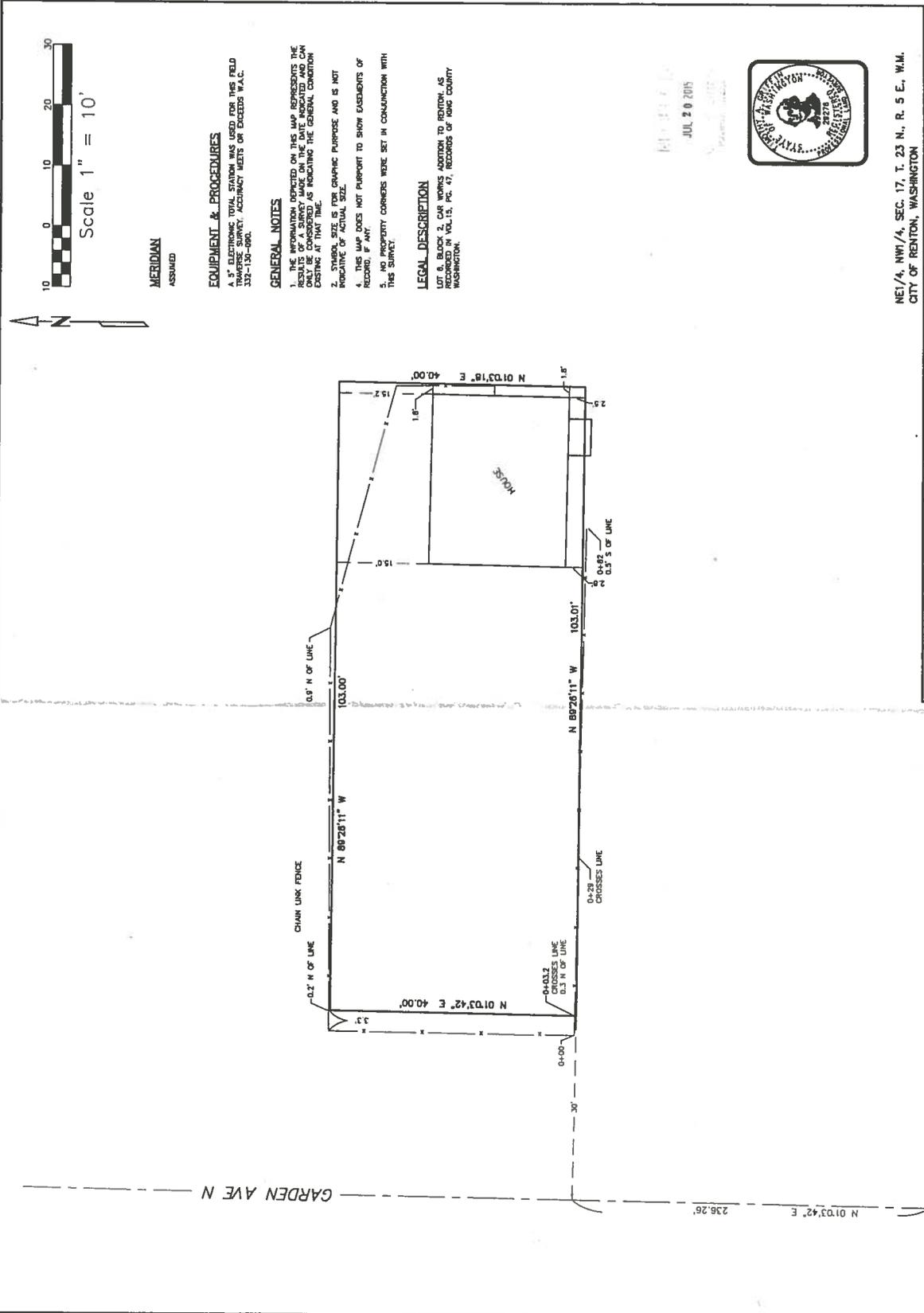
LAND USE INFORMATION

ADDRESS: 220 GARDEN AVE N RENTON WA 98055
PARCEL NUMBER: 135230-0120
LEGAL DESCRIPTION: CAR WORKS ADD TO RENTON
Plat Block: 2; Plat Lot: 8
CITY OF RENTON, KING COUNTY, WA.
ZONING: R-8 SINGLE FAMILY
LOT SIZE: 4,120 S.F.

BUILDING CRITERIA

BUILDING SETBACKS: FRONT 20'-0" 41'+ actual
REAR 25 FEET 1'+ actual
SIDE 5'-0"
ALLOWABLE BUILDING HGT.: 30 FEET

Lot 15-000232



MERIDIAN
ASSUMED

EQUIPMENT & PROCEDURES

A 1" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

GENERAL NOTES

1. THE INFORMATION DERIVED ON THIS WAS REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONTOUR OF THE LAND AT THAT TIME.
2. THE SIZE IS FOR GRAPHIC PURPOSES AND IS NOT BINDING OR FINAL SIZE.
3. THIS DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
4. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.

LEGAL DESCRIPTION

LOT 8, BLOCK 2, CAR WORKS ADDITION TO REYNOLDS, AS RECORDED IN VOL. 13, P. 47, RECORDS OF KING COUNTY WASHINGTON.

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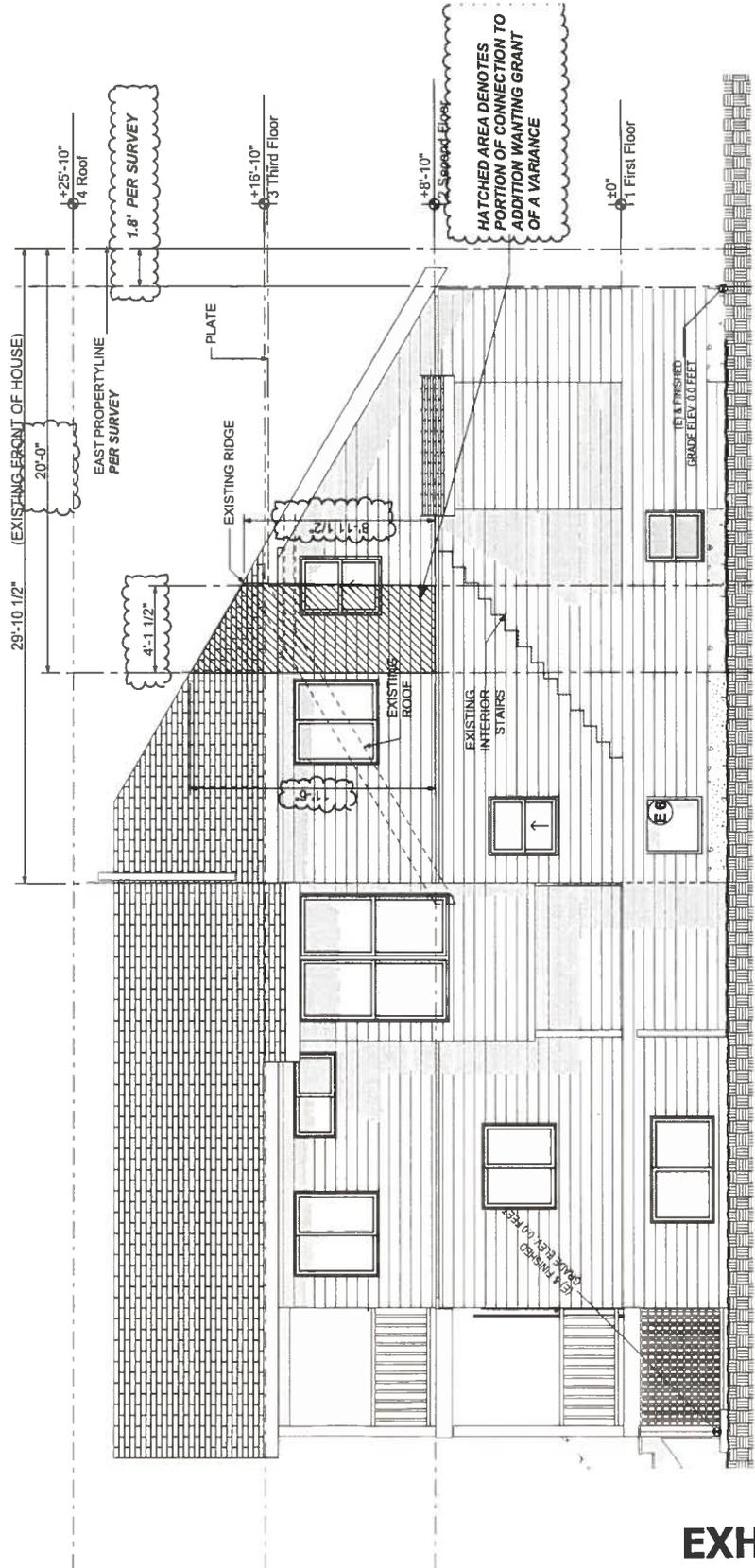
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CHECK BY: TG			

SITE PLAN
for
OSMAN REYES

270 GARDEN AVE N
CITY OF WASHINGTON WA 98004

EXHIBIT 2



SOUTH
SCALE: 3/16" = 1'-0"

REYES PROJECT JUSTIFICATION FOR VARIANCE 6 APRIL 2015

Now comes OSMAN D+MARIA REYES to apply for a variance per the setbacks as now established by the interim Zoning code per the City of Renton.

There exists on the property a single family residence that was erected in 1928 and consists of A basement of 620 s.f., a main floor with 620 s.f. and an upper floor (with non conforming sloped to flat ceiling ratio) of 260 s.f. The intent of Mr. Reyes is to expand the residence with an addition proceeding West of the existing house wherein the

New and existing s.f. would be as follows;

(e) basement 620 s.f. + 440 net new s.f = 1060 s.f.

(e) main floor 620 s.f. + 440 net new s.f. = 1040 s.f.

(e) upper floor 250 s.f. + 440 net new s.f. = 882 s.f.

The 250 s.f. figure is for usable headroom s.f. and does not include the unusable s.f. as delineated by the sloping of the existing roof line. Integral to the design by Mr Luckey is the integration of the (e) upper floor with the net new addition. Thereby giving Mr. Reyes a total of 882 s.f. of legal headroom space at the newly configured upper floor.

The 1928 build was sited with the residence approximately 12" off the rear propertyline and assumed alley, thereby rendering it non conforming to current 2015 zoning regulations. Various zoning personnel have stated that you cannot build any new structure within the 25' setback at grade. It has been investigated by Mr Luckey that it is true there will be no new s.f. built at grade. It is the intent of Mr. Reyes to only build only OVER THE EXISTING FOOTPRINT OF THE EXISTING 1928 HOUSE and no where else in the 25' rear setback at grade.

There is no specific language in the Renton Zoning Code that prohibits building over an existing footprint at the upper floor level. There is language about building net new structure horizontally at grade in the 25' setback which this permit application would not do whatsoever.

So the appeal for a variance is to obtain permission to connect the existing upper floor to the new addition per plan wherein MR. Reyes can enjoy the completed house. Per the colored Elevations; the only incidence of non conformity per the 25' setback is indicated by the RED colored portion (see below)

The addition of the RED portion will not germanely affect the neighbors to the immediate south and North any more or less than the net new addition will in its totality

There is an additional appeal for a variance per the new interim rules of the side setback of 7'-6". Mr. Reyes current setback at the SOUTH propertyline is 5'-0". The appeal is for the allowance to proceed with the net new addition to be INLINE with the existing house.

Just as an example in other nearby jurisdictions; The City of Kirkland has for its side setbacks, wherein the total of the setback must equal 15'-0" with one of the dimension must be no less than 5'-0" This same logic /rule applies as well to the City of Newcastle as well. While it is not directly applicable to this variance request it does go to the intent and practice of those jurisdictions on managing their setbacks for whatever logic and purpose they wanted to achieve in their zoning codes.

It would be a major redesign of the entire project as currently configured and unpractical in a dollar amount, to move the net new addition 2'-6" north (7'-6" total) off the south propertyline. The purpose and execution of the 7'-6" is unclear and at crosspurposes given other jurisdictions' execution of the same.



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EXHIBIT 4



SITE
(3RD. AVE. N.)

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EXHIBIT 5

R TORISVILLE

KING COUNTY QUARTER SECTION MAP / NEIGHBORHOOD MAP

SCALE: 1" = 100'

0 50' 100' 200'

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