



Board of Zoning Appeals
Board Meeting

Agenda

April 7, 2021
5:30 PM

ZOOM TELECONFERENCE

Join Zoom Meeting
Meeting ID: 811 0815 4808 Passcode: 519327
Online at <https://us02web.zoom.us/j/81108154808>
Dial by phone: +1-929-205-6099

If you want to provide input to the Board, you will need to be sworn in by stating the following:

My name is _____. My address is _____.

I affirm that my testimony is truthful, to the best of my knowledge and ability, so help me God or under penalty of perjury.

CALL TO ORDER

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Feb 17, 2021 5:30 PM

BZA FILES

- 2021-BZA-05 : 813 Howard ST- Variance for Fence Height/Location
- 2021-BZA-06 : 307 Maplewood AVE - Conditional Use Permit for Residential in an NC - Neighborhood Commercial District
- 2021-BZA-07 : 7 Dogwood Terrace - Variance for Front Yard Setback

ADJOURN



Board of Zoning Appeals Meeting: 04/07/21 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

SCHEDULED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

BZA FILE (ID # 2307)

DOC ID: 2307

2021-BZA-05 : 813 HOWARD ST- VARIANCE FOR FENCE HEIGHT/LOCATION

Item Number	2021-BZA-05
Site Address	813 Howard ST
Parcel Number	66-02025.000
Zoning District	R-1 Single Family District
Presented By	Justin Robbins

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1178 Fences and Hedges

Request: Install 30' long section of 6' high privacy fence along the east property line running parallel with Liberty Street, between the rear of the home and the south side of the detached garage.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone			
Justin T. Robbins 813 Howard St. Mt. Vernon, OH 43050			
Agent's Name, Address and Phone			
Site Information			
Site Address		Legal Description	
813 Howard St. Mt. Vernon		Sherwood 5	
Parcel Number	Deed Volume and Page Number	Zoning District	
66-02025.000	1663/601	R-1	
Existing use of property		Proposed use of property	
Single family dwelling		Single family dwelling	
Hearing Request			
Type of Hearing Requested			
☒ Variance ☐ Conditional Use ☐ Appeal of Decision ☐ Map Interpretation ☐ Substantially Similar Use			
In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.			
Request: I am requesting a variance to 1178.02, specifically the line stating that the fence shall not exceed 36" in height between the street right away line and the building setback lines. I have attached my narrative statement supporting my request.			
I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.			
Date: 3/9/2021		By: Justin Robbins	

Status of Application				
Filing Date		Case Number		
		Hearing Date		
		Fee deposit	Date Paid	Receipt Number
		\$75.00		
Status of Board's Action				
☐ Approved ☐ Denied				

Attachment: Request for hearing (2307 : 2021-Bza-05)

Dear members of the zoning board of appeals:

I am writing to seek a fence variance for my single-family home located at 813 Howard Street, Mt. Vernon Ohio. Current zoning rules state that a property fence should not exceed 36" on the street side of my property. I respectfully request a variance allowing the installation of a 6' fence along only a portion of my property on the street side. I have spoke with my neighbors and can supply supporting signatures from them if needed. I have addressed the 7 standards below establishing how I feel the variance would conform to the standards as written.

- 1) *The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by this Zoning Ordinance on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare. – The 30' of fence that I would like to install between the street right away line and the building set-back line will in no way be injurious to the area or detrimental to the public welfare. However, not having this fence can indeed be detrimental to the welfare of my children. Because this is a very active sidewalk that leads to Phillip's park, if the fence were only 36" tall, anyone pedestrian could call my children over to the fence line and easily pick them up over it. I also recently came out of my garage to find myself confronted by an aggressive Pitbull. Any dog with decent muscle tone can easily scale a 36" tall structure. My main goal for installing this fence is to keep my young children safe.*
- 2) *The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district. The only use will be safe yard play.*
- 3) *There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Zoning Ordinance would deprive the applicant of the reasonable use of such land or building. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land. – Since installing a 36" fence would defeat the purpose of keeping my children safe, the only other option I have is to move the fence to the West by approximately 4'. That would be a loss of about 120 square feet of yard space making an already small back yard (even for a corner lot) a mere playpen where I could not even put the small swing set I intend to get for my children.*
- 4) *There must be proof of hardship created by the strict application of this Zoning Ordinance. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases without knowledge of the restrictions; it must result from the application of this Zoning Ordinance; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered. – The main hardship here is that being a single father working a full-time day job, I*

find it very hard to find the time to take my children to a park to play. Also, it is an unfortunate truth that due to the rise in drug use and abductions for child trafficking, our parks are not a safe alternative anymore. Although I can't guarantee their safety in my backyard, a privacy fence surrounding their play area with outsiders unable to see or reach them would help tremendously.

- 5) *The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose. – I am not asking that the fence go the length of the street side of my property, but only a small portion so that my family can utilize our backyard. A variance of approximately 30' is all that I am requesting.*
- 6) *The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area. In no way will this small portion of fence impair the supply of light or air to my neighbors. Because the fence will not be near the intersection at all, there is no risk of public safety or congestion nor will there be an increase of fire. The part of town that I live in is not the nicest area of Mt. Vernon and I feel that a nice contractor built and installed fence will only beautify the area causing no decrease in adjacent property values.*
- 7) *The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district. This variance will only benefit my family and does not grant me any special privilege denied to other lands, structures, or buildings in the same district.*

I hope that you all will agree that my request is justified and will bring an enhancement to not only my property, but to my neighbors around me as well. Should you have any questions or require any additional information, please do not hesitate to contact me at 740-263-1301. Thank you for your consideration of my request.

Kind regards,

Justin Robbins

Permit No. _____



City of Mount Vernon, Ohio

Application for Zoning Permit

Application

Owner's Name, Address and Phone and e-mail

Justin Robbins 813 Howard St. MT. Vernon 740-263-1301 mdrobbi67@gmail.com

Contractor's Name, Address and Phone and e-mail

Gene Benson-KVB Excavating 943 E. High St. MT. Vernon 419-961-5829

Applicant's Name, Address and Phone and e-mail

Same as owner

Site Information

Site Address

813 Howard St. MT. Vernon, OH

Side Street (if corner lot)

Liberty St.

Legal Description

Sherwood 5

Parcel Number

66-02025.000

Deed Volume and Page Number

Zoning District (circle one)

RR R-1 R-2 R-3 PND NC CB GB O/I M-1 M-1A P-1 R-MH

Flood Zone

☐ Floodway ☐ AE Zone ☐ A Zone ☐ X Zone

Historic District

Status of Historic Review Commission's Action

☐ Yes ☐ No☐ Approved ☐ Denied

Case Number:

Project Information

Description of Proposed Work

Privacy fence around back yard

(attach site plan and/or drawings)

Existing use of property

Personal Home

Proposed use of property

Personal Home

Parking spaces/loading berths

2 back / 2 front

Structure height

6'

Dwelling units

1

State Approval:

Date

Approval Number

(commercial only)

☐ Full approval
☐ Partial approval
☐ Not required

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact. This permit shall expire and may be revoked if work has not begun within six months or substantially completed within one year.

Date: 2-23-2021

By: Justin Robbins

Status of Application

☐ Application rejected
Date _____ By _____ Reason(s) _____

☐ Referred to Board of Appeals: Status of Board's Action: ☐ Approved ☐ Denied Case Number: _____

Code Review _____ Date: _____

Site Review _____ Date: _____

☐ Application approved

Comments

By:

Date:

Fee Calculation

Estimated Cost

Base Fee

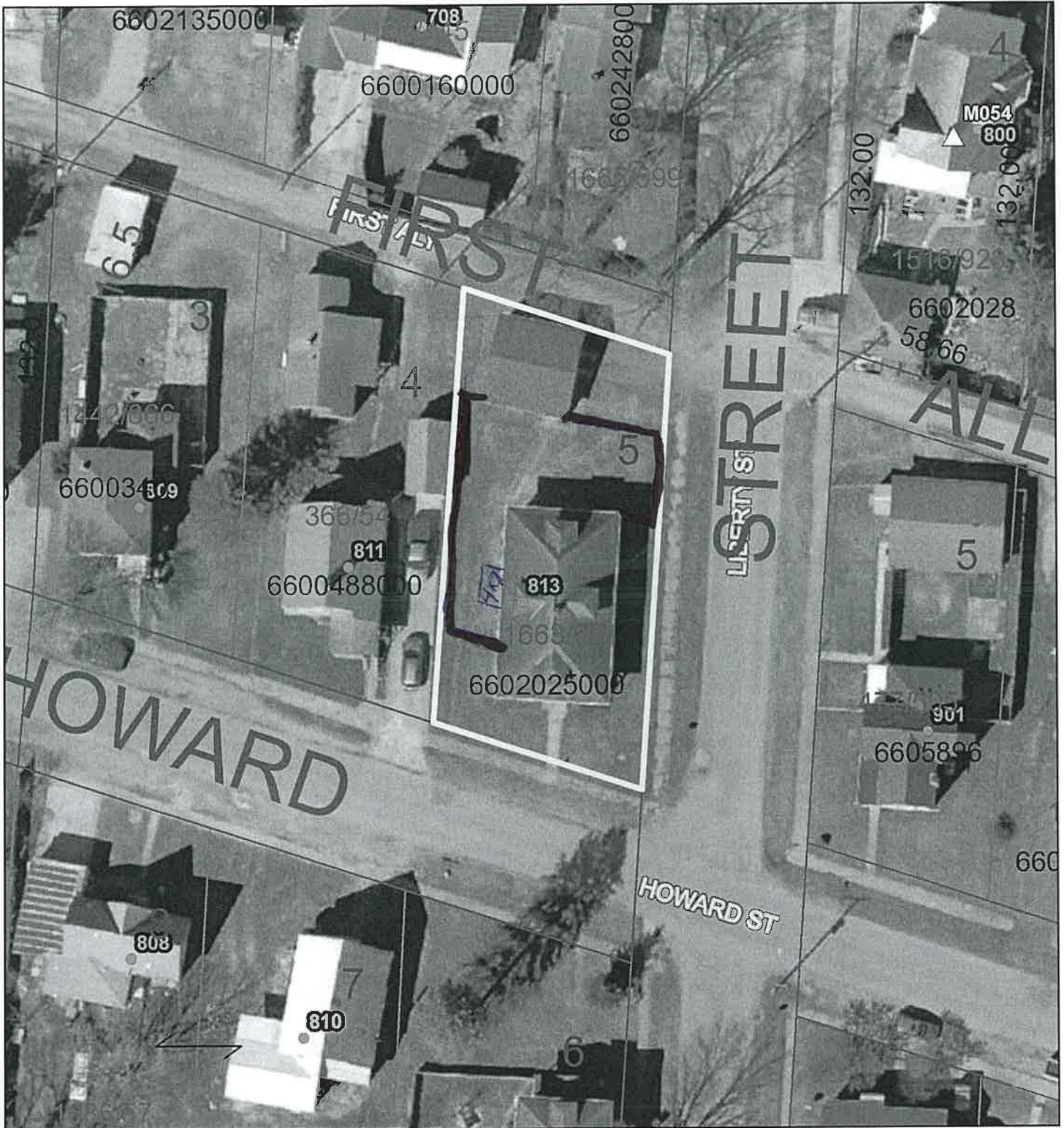
Park Development Fee

Total Fee

Date Paid/Permit Issued:

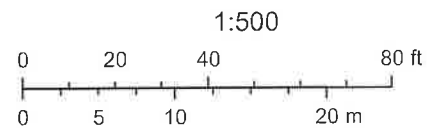
Cash Check#

Updated 4-30-2019



Attachment: APP - ZNG - Howard ST, 813 - Fence (2307 : 2021-Bza-05)

April 16, 2020



Knox County, OH; Bruce Harris & Associates



ESTIMATE

KVB Excavating Solutions LLC
943 East High Street
Mount Vernon, OH 43050
United States

Mobile: 419-961-5829

BILL TO
Melanie Robbins
813 Howard St
Mount Vernon, Ohio 43050
United States

7405040835
mdrobbi67@gmail.com

Estimate Number: 226
Estimate Date: February 17, 2021
Expires On: March 17, 2021
Grand Total (USD): \$6,100.00

Services

Amount

Estimate is for removal of concrete steps, and installation of landing and steps, and fencing.
Remove and dispose of steps - \$75

\$6,100.00

Will install a 4' x 7' treated wood landing, with railing. (Materials \$750, Equipment/Labor \$850)

Fence: 152' linear feet of 6' treated lumber privacy fence, with 2 - 4' wide entrance gates. (Materials \$2300, Equipment/Labor \$2,200)

Total: \$6,100.00

Grand Total (USD) : \$6,100.00

Notes / Terms

Down payment of \$2,500 is needed prior to start of project.

We charge a 2.9% fee for credit card payments (with 3.4% fee for American Express), and no charge for online bank payments.

Full Payment is Due on DAY OF Project Completion.

Estimate is subject to change due to unexpected overages. However, all changes will be discussed and approved with customer before proceeding.

To accept this quotation please email acceptance of estimate to kvbexcavating@gmail.com

Thank you for your business

Attachment: APP - ZNG - Howard ST, 813 - Fence (2307 : 2021-Bza-05)



Board of Zoning Appeals Meeting: 04/07/21 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

SCHEDULED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

BZA FILE (ID # 2308)

DOC ID: 2308

**2021-BZA-06 : 307 MAPLEWOOD AVE - CONDITIONAL USE PERMIT FOR
 RESIDENTIAL IN AN NC - NEIGHBORHOOD COMMERCIAL DISTRICT**

Item Number	2021-BZA-06
Site Address	307 Maplewood AVE
Parcel Number	66-01113.000
Zoning District	NC – Neighborhood Commercial District
Presented By	Andrew Loudermilk

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1164.01(b) NC Neighborhood Commercial District Conditional Uses
 1162.02(d)(2) R-3 Multiple Family District Development Standards Minimum
 Floor Area

Request: Convert existing structure to 3 dwelling units



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone ANDREW LOODERMILK, 305 S. JACKSON ST. 43050 (740) 504-3321			
Agent's Name, Address and Phone			
Email address: STEWARTJ616@GMAIL.COM			
Site Information			
Site Address 307 MAPLEWOOD AVENUE, 43050		Legal Description 480- COMMERCIAL WAREHOUSES / RIVERSIDE 65	
Parcel Number 66-0113.000	Deed Volume and Page Number VOL. 1563 PAGE 599-602	Zoning District NC	
Existing use of property 25% SINGLE FAMILY 75% VACANT		Proposed use of property 3-UNIT MULTI-FAMILY TRIPLEX	
Hearing Request			
Type of Hearing Requested			
☐ Variance ☒ Conditional Use ☐ Appeal of Decision ☐ Map Interpretation ☐ Substantially Similar Use			
In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.			
Request: THE SOUTHMOST PORTION (MEASURING APPROX 46' x 40') IS CURRENTLY VACANT AND IN DISREPAIR. REMODELING IS NEEDED. I WOULD LIKE TO CREATE AN ADDITIONAL UPSTAIRS UNIT (1200 SQ FT) AND AN ADDITIONAL DOWNSTAIRS UNIT (1500 SQ FT) TO MAKE A TOTAL OF 3 RESIDENTIAL UNITS WITHIN THE BUILDING.			
I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.			
Date: 2-20-21		By: <i>Andrew Loodermilk</i>	

Status of Application

Filing Date	Case Number 2021-BZA-06 2021130		
	Hearing Date		
	Fee deposit \$75.00	Date Paid	Receipt Number 003300
Status of Board's Action			
☐ Approved ☐ Denied			

Attachment: Application - Maplewood AVE, 307 - Conditional Use (2308 - 2021-Bza-06)

SUMMARY STATEMENT

3-25-21

1155.23

- (F) PLEASE REFER TO EXTERIOR BUILDING PHOTOS AND PAGE 1 OF PLOT DRAWINGS. MOST OF THE LOT (EXCEPT FOR THE BACK, ALLEY SIDE) IS CURRENTLY GRAVEL ALREADY FROM WHEN IT WAS PREVIOUSLY AN ELECTRIC SUPPLY STORE. WITH A SMALL AMOUNT OF BARRIERS AND FENCING, PARKING WOULD BE OBVIOUS AND EASY TO ACCESS. LANDSCAPING IS INTENDED TO BE MINIMAL THE FRONT SHOULD FIT BETWEEN 4 AND 6 CARS COMFORTABLY, COUPLE THAT WITH 1 CAR ON THE WEST (ELM ST. SIDE) AND THE NORTH (ALLEY SIDE) WHICH SHOULD FIT 3 TO 4 CARS. THIS WOULD BRING A TOTAL OUTDOOR PARKING SPACING OF BETWEEN 8 AND 11.
- (G) THIS AREA OF TOWN IS QUITE POPULATED WITH LOTS THAT ARE USED FOR RESIDENCES. I BELIEVE THAT THIS BUILDING IS BIG ENOUGH, AND BUILT WELL ENOUGH TO HOUSE 3 UNITS COMPATIBLY WITH THE SURROUNDING PROPERTIES. THIS BUILDING WILL NEED FAIRLY EXTENSIVE RENOVATION, SO ANY UNPLEASANTNESS IN THE AREA WOULD LIKELY COME ONLY FROM THAT PROCESS. I EXPECT THE RENOVATION TO LAST BETWEEN 1 AND 3 YEARS WITH THE MAJORITY OF THE WORK BEING DONE TO THE INTERIOR.
- (CONTINUED, SEE PAGE 2)

SUMMARY STATEMENT

3-25-21

1155.23

- (G) I AM CURRENTLY PLANNING TO FINISH THE EXTERIOR OF THE SOUTH PART (UNIT 2 & 3) IN STUCCO. THIS WILL BE THE MAJORITY OF THE WORK BEING DONE OUTSIDE, ALONG WITH ADDING UTILITIES.

Data For Parcel 66-01113.000

[Print](#) [Email](#) [Property Card](#) [Comparable](#)
[Base](#) [Land](#) [Valuation](#) [Sales](#) [Sketch](#) [Tax](#) [Improvements](#) [Additions](#) [Residential](#) [Agricultural](#) [Commercial](#) [Comments](#)

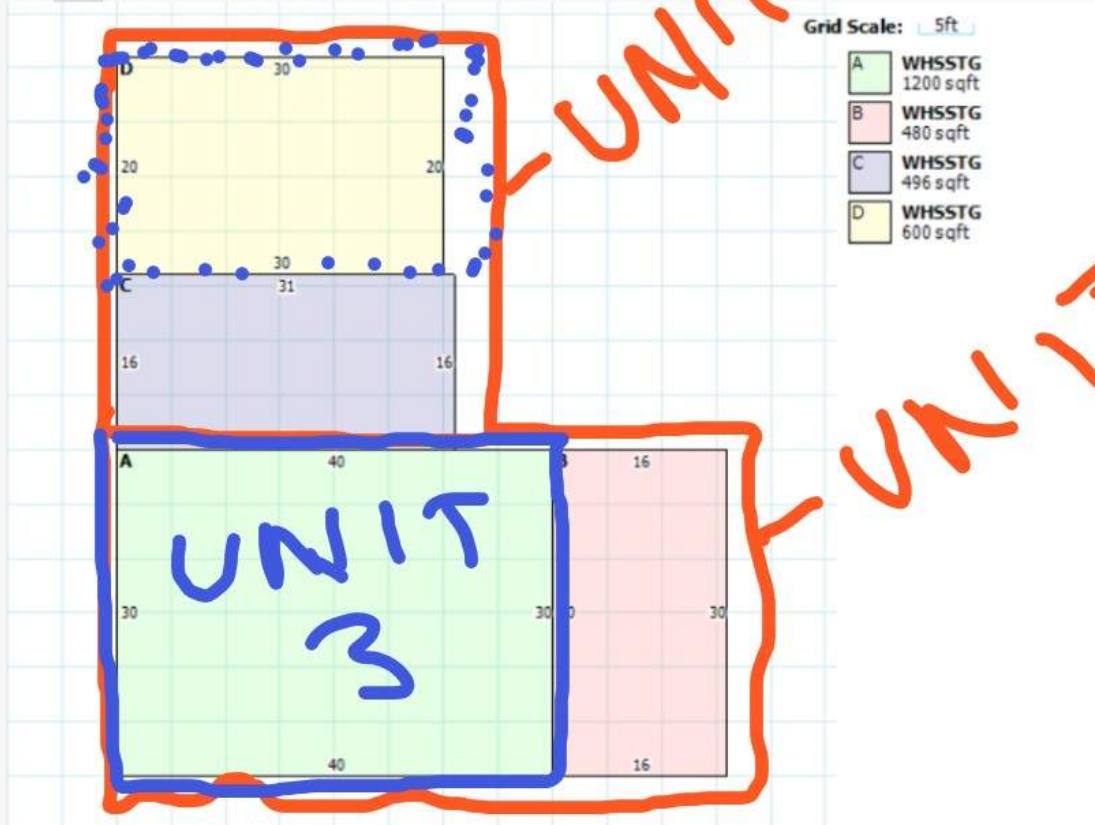
Sketch Data

Parcel: 66-01113.000
 Owner: 7X MANAGEMENT LLC
 Address: 307 MAPLEWOOD AVE MOUNT VERNON OH 43050



Sketch

Card: 1



Sketch Labels

● GROUND LEVEL

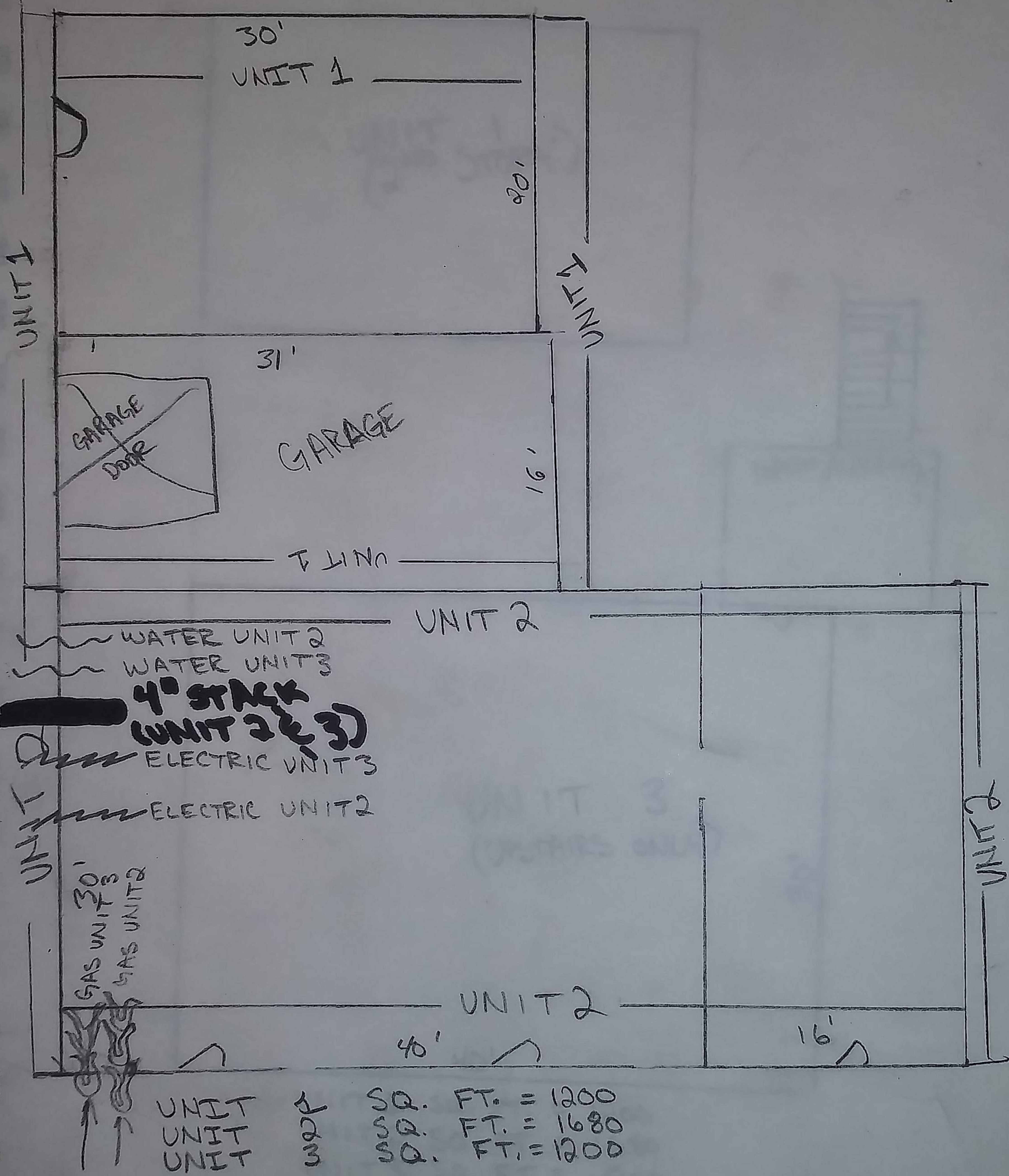
● 2ND STORY

UNIT 1 = 1200 FT²

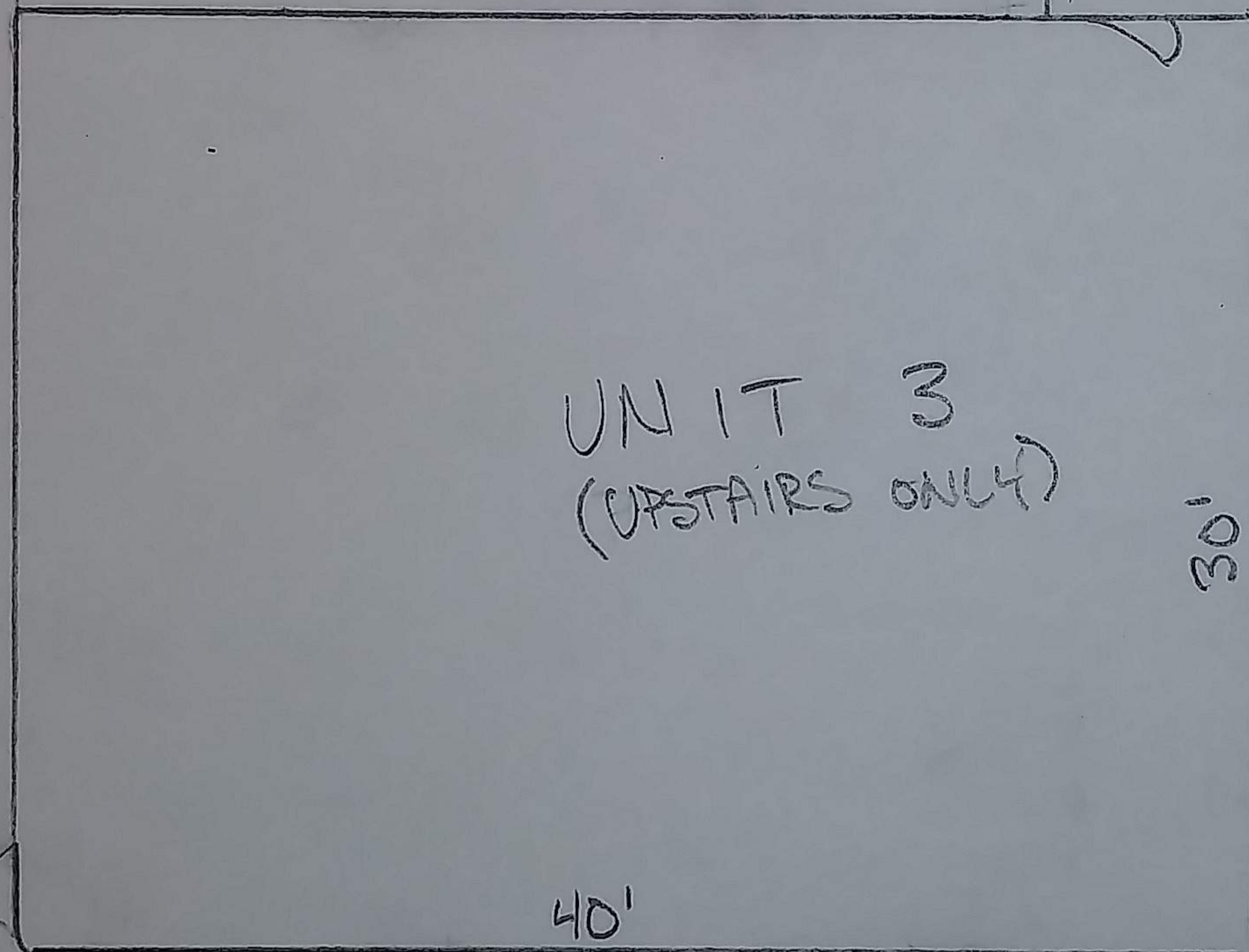
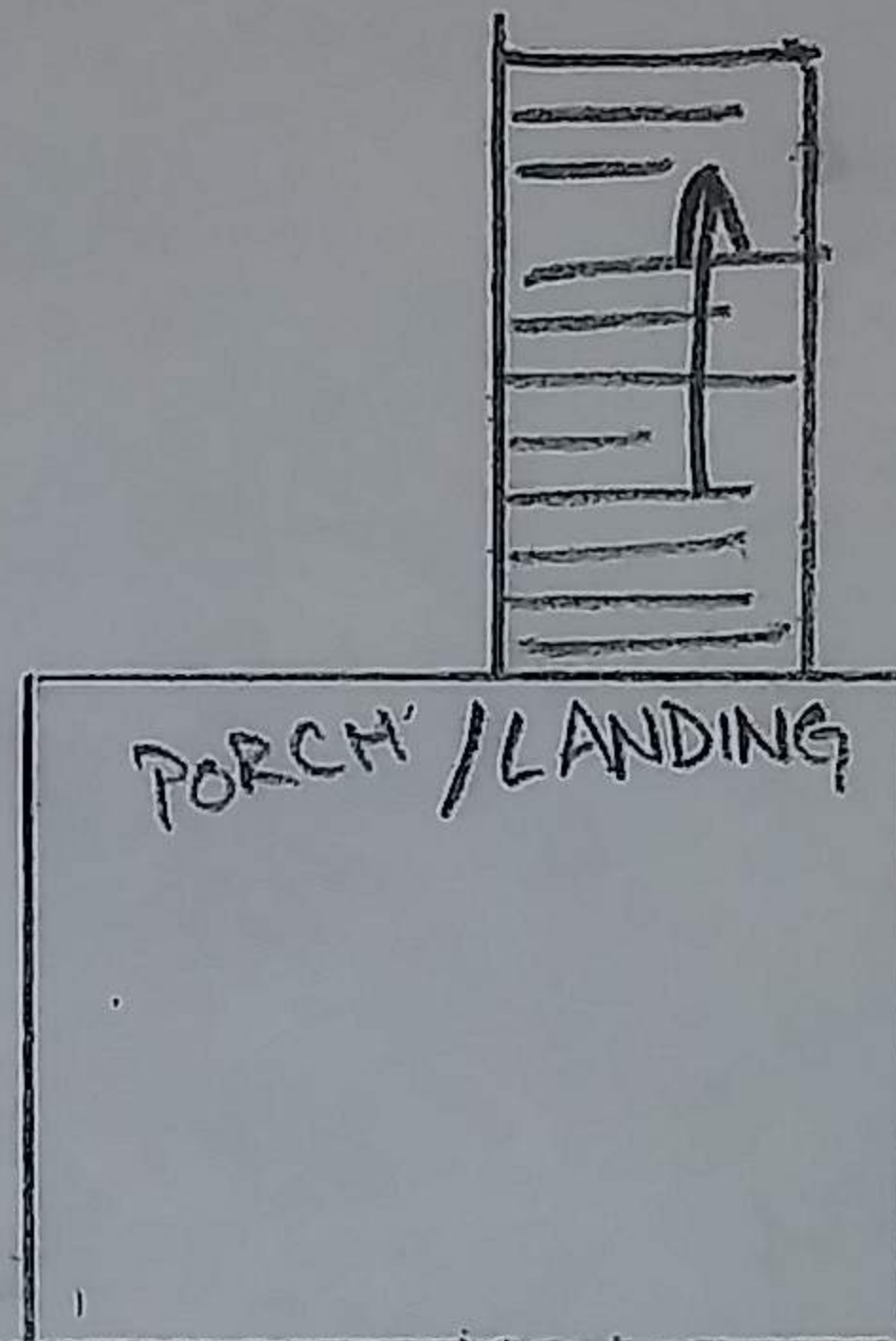
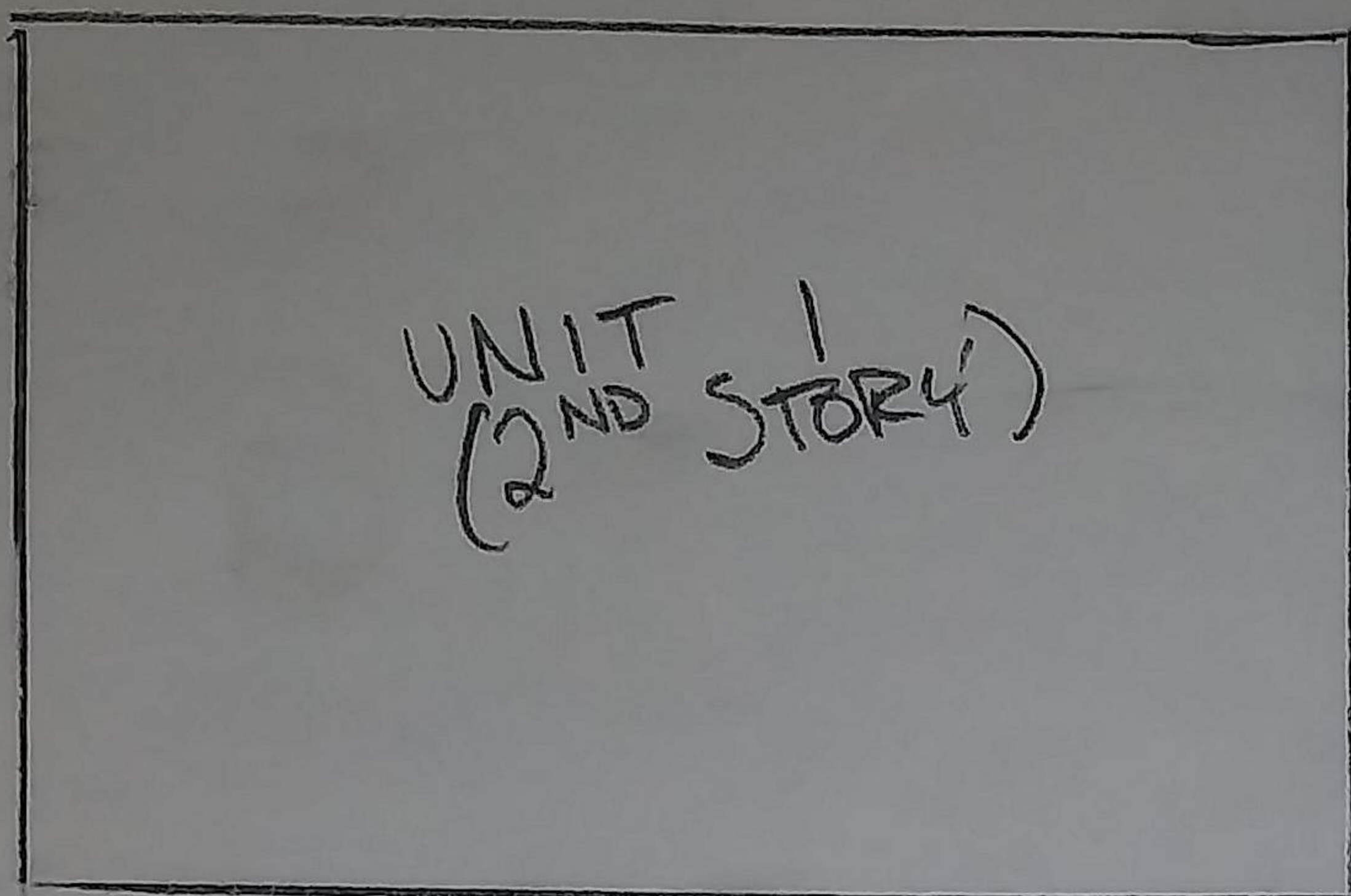
UNIT 2 = 1680 FT²

UNIT 3 = 1200 FT²

* SEC. A & D ARE STORIED



PARCEL # 66-01113.000	DATE 3-23-21
FLOOR: 1 ST (GROUND FLOOR)	SCALE: 1/8" = 1'
	PG 2 OF 3



UNIT 1 SQ. FT. = 1200
UNIT 2 SQ. FT. = 1680
UNIT 3 SQ. FT. = 1200

PARCEL # 66-01113.000	DATE 3-23-21
FLOOR : 2 ND STORY	SCALE : 1/8" = 1'
	PG 3 OF 3

ALLEY

APPROX. 126'

SOUTH ELM STREET

PARKING

UNIT → GARAGE
PARKING

STORAGE
REFUSE (GROUND LEVEL)
PARKING
GRAVEL

PORCH (2ND STORY)

PARKING (GRAVEL)

PARCEL # 66-1115.000

PARKING

PARKING

PARKING

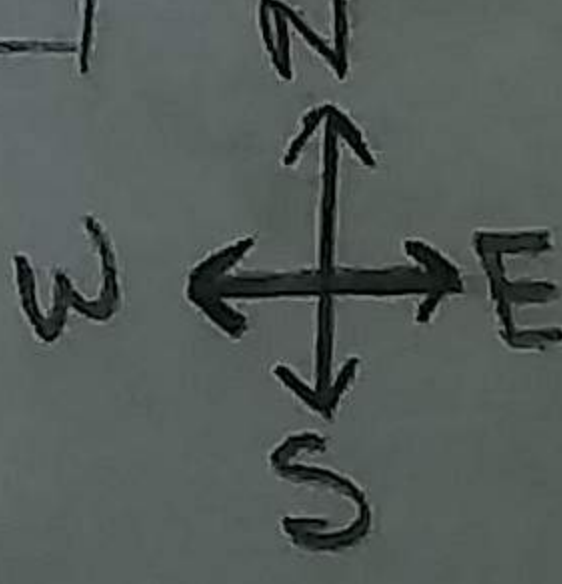
PARKING

PARKING

MAPLEWOOD AVENUE

APPROX. 66'

----- NOT YET EXISTING STRUCTURE
————— EXISTING



PARCEL # 66-01113.000	DATE: 3-23-21
FLOOR: PLOT PLAN	NOT TO SCALE
	PG 1 OF 3













Board of Zoning Appeals Meeting: 04/07/21 5:30 PM
City of Mount Vernon Dept: **Board of Zoning Appeals**
Mount Vernon, OH 43050

SCHEDULED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

BZA FILE (ID # 2309)

DOC ID: 2309

2021-BZA-07 : 7 DOGWOOD TERRACE - VARIANCE FOR FRONT YARD SETBACK

Item Number	2021-BZA-07
Site Address	7 Dogwood Terrace
Parcel Number	66-04084.000
Zoning District	R-1 Single Family District
Presented By	William White

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1160.02(a)(3) Development Standards in an R-1 Single Family District
--

Request: Place 10' x 16' yard barn in front of the house along the driveway.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

William White 7 Dogwood Terrace 740-398-3324

Agent's Name, Address and Phone

Email address:

bwhite@arielcorp.com

Site Information

Site Address

7 Dogwood Terrace

Legal Description

Colonial HTS ADD LT #32

Parcel Number

66-04084.000

Deed Volume and Page Number

948 P.411

Zoning District

R1

Existing use of property

510-Single family DWLG owner occ

Proposed use of property

510-Single family DWLG owner occ

Hearing Request

Type of Hearing Requested

☒ Variance ☐ Conditional Use ☐ Appeal of Decision ☐ Map Interpretation ☐ Substantially Similar Use

In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the **Zoning Code and Chapter 1155** should be attached to this application as separate sheets.

Request: I would like to put a 16 foot removable barn in front of my house along the driveway. ~~Currently~~ Currently, guidelines say I need a total of 42 feet from the road which would only leave me 9 feet to work with. I am asking for an 8 foot variance so I am able to have my desired size removable barn (with no issues) which would be 16 feet. Backyard is not accessible for this project due to being fenced in and on a steep hill.

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.

Date:

By:

Status of Application

Filing Date

Case Number

Hearing Date

Fee deposit

\$75.00

Date Paid

Receipt Number

003301

Status of Board's Action

☐ Approved

☐ Denied

Attachment: Application for Hearing - Dogwood Terrace, 7 (2309 : 2021-Bza-07)

Narrative of statements:

1. The variance will be in accord with the general purpose and intent of the regulations imposed by this Zoning Ordinance on the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare.
2. The variance will not permit the establishment of any use which is not otherwise permitted in the district.
3. Special circumstances or conditions will exist and is applicable to the land or buildings where this variance will be sought. Mere loss in value will not justify a variance; there is deprivation of beneficial use of the land.
4. There is proof of hardship created by the strict application of this Zoning Ordinance. The hardship complained of will not be self-created; nor will it be established on a basis where the one who purchases does not know the restrictions; it will result from the application of this Zoning Ordinance; it is suffered directly by the property is question.
5. The variance is necessary for the reasonable use of the land and this variance is the minimum variance that will accomplish this purpose.
6. This variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public street, increase danger of fire, endanger the public safety, or diminish property values of the adjacent area.
7. This variance will not confer any special privilege that is denied by this regulation to other lands, structures or buildings in the same district.

William White,
7 Dogwood Terrace

Permit No. _____



City of Mount Vernon, Ohio

Application for Zoning Permit

Application

Owner's Name, Address and Phone and e-mail

William White, 7 dogwood terrace, 740-398-3324, bwhite@arielcorp.com

Contractor's Name, Address and Phone and e-mail

~~Same~~ Sheds - Harcourt Rd.

Applicant's Name, Address and Phone and e-mail

William White

Site Information

Site Address

7 Dogwood Terrace

Side Street (if corner lot)

Legal Description

510 - Single Fam DWLG owner occ

Parcel Number

66-04084.000

Deed Volume and Page Number

948 Pg. 411

Zoning District (circle one)

RR (R-1) R-2 R-3 PND NC CB GB O/I M-1 M-1A P-1 R-MH

Flood Zone

☐ Floodway ☐ AE Zone ☐ A Zone ☐ X Zone

Historic District

Status of Historic Review Commission's Action

☐ Yes ☒ No☐ Approved ☐ Denied

Case Number:

Project Information

Description of Proposed Work

A removable yard barn, in front of the house (along the driveway).
10' x 16'

(attach site plan and/or drawings)

Existing use of property

Residential grass area

Proposed use of property

Residential removable building

Parking spaces/loading berths

N/A

Structure height

N/A

Dwelling units

N/A

State Approval:

Date

Approval Number

(commercial only)

☐ Full approval
☐ Partial approval
☐ Not required

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact. This permit shall expire and may be revoked if work has not begun within six months or substantially completed within one year.

Date: 3-12-21

By:

William White

Status of Application

Date

By

Reason(s)

☐ Application rejected
☐ Referred to Board of Appeals: Status of Board's Action: ☐ Approved ☐ Denied Case Number:

Code Review _____ Date: _____

Site Review _____ Date: _____

☐ Application approved

Comments

By:

Date:

Fee Calculation

Estimated Cost

3,400.00

Base Fee

Park Development Fee

Total Fee

Date Paid/Permit Issued:

Cash Check#

Updated 4-30-2019

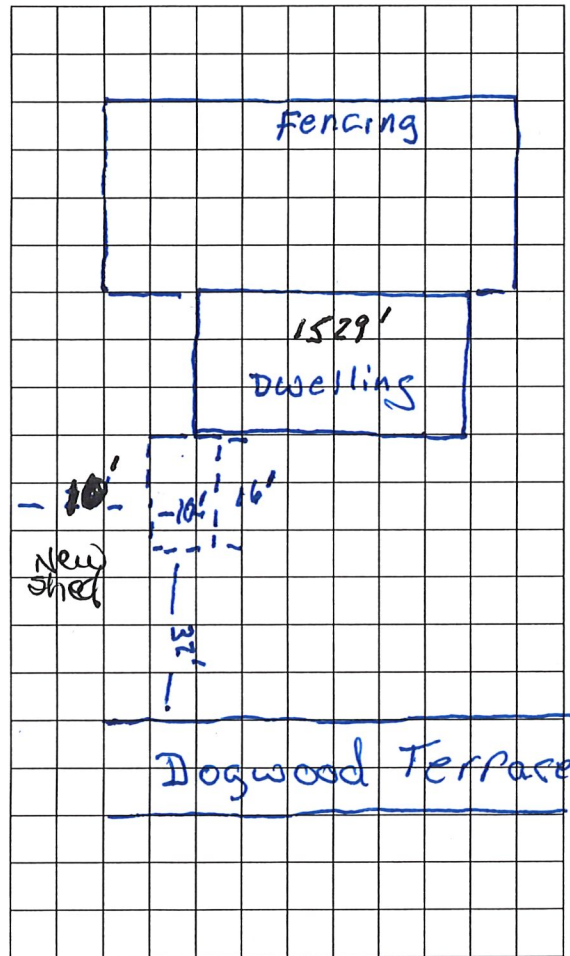
City of Mount Vernon Zoning Permit Sketch

Site Address 7 Dogwood Terrace

Instructions to Applicant

Supply all the information requested and complete the diagram below by showing the following:

1. Existing structures with solid lines
2. Proposed structures with dashed lines
3. Setback distances from all property lines.
4. Dimensions of all structures
5. Dimensions of the lot
6. Street name(s)



Street Name _____

I hereby certify that the information submitted on this sketch and/or other attached drawings and documents is true and correct.

By Nathan White
Date _____

Zoning Enforcement Officer Action

☐ Approved ☐ Disapproved

By _____
Date _____

Attachment: APP - ZNG - Dogwood Terrace, 7 - shed (2309 : 2021-Bza-07)



Attachment: APP - ZNG - Dogwood Terrace, 7 - shed (2309 : 2021-Bza-07)