



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

January 3, 2020

John & Mandy Tennyson and Amber Reitz  
523 South Pine Street  
Richmond, VA 23220

Robert Wright  
Cabinetry Construction Inc.  
18 South Thompson Street Suite 162  
Richmond, Virginia 23221

To Whom It May Concern:

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RE: **BZA 06-2020**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, February 5, 2020 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct an addition to a single-family detached dwelling at 521 SOUTH PINE STREET (Tax Parcel Number W000-0119/025), located in an R-7 (Single- and Two-Family Urban Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

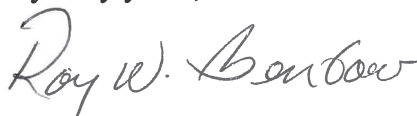
association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupin formation.aspx>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each.

Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. Please note that the Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

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If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,



Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
Fax: (804) 646-5789  
E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

512 South Pine LLC  
8807 Sierra Rd  
Richmond VA 23229

526 Pine LLC  
313 N Laurel Street  
Richmond VA 23220

Altonen Margaret K And John W  
522 Pine Street  
Richmond VA 23220

Arrowhattocks Land Company  
P.o. Box 547  
Powhatan VA 23139

Artemisia L L C C/o Carlisle M Branch  
Po Box 547  
Powhatan VA 23139

Baber William Jr  
4704 Bromley Ln  
Richmond VA 23226

Bolecek John T  
517 S Pine St  
Richmond VA 23220

Brandt Clifford W & Cynthia A  
708 China St  
Richmond VA 23220

Curran Thomas J  
4575 14th St Unit 105  
Boulder CO 80304

Griggs John C  
413 Lanyard Rd  
Newport News VA 23602

Harrington Stephanie L  
519 S Pine Street  
Richmond VA 23220

Hill Maxine L  
512 1/2 S Pine Street  
Richmond VA 23220

Michalek Dorothy E  
608 Old Town Drive  
Colonial Heights VA 23834

Myers George P Diane G Trs & Georgia A  
4516 Icard Ridge Rd  
Hickory NC 28601

Papciak Dorothy J  
518 S Pine Street  
Richmond VA 23220

Parsons House Condominium Unit  
Owners Association  
116 E Franklin St  
Richmond VA 23219

Parsons Row LLC  
116 E Franklin St  
Richmond VA 23219

Parsons Row Lp  
116 East Franklin St  
Richmond VA 23219

Parsons Row Townhouses Condo Uoa  
C/o H Sigmond Reality  
3108 N Parham Rd Suite 604c  
Richmond VA 23297

Petrie Kristine F And Bruce E  
5216 Scotsglen Dr  
Glen Allen VA 23059

Playin Possum LLC  
410 N Hamilton St  
Richmond VA 23221

Pollok Nicholas L & Vivian B  
513 S Pine St  
Richmond VA 23220

Ready 2 Go Properties LLC  
103 Piedmont Way  
Stephens City VA 22655

Rios Manuel R  
614 China St  
Richmond VA 23220

Singh Jasleen And Haw Nicholas D  
524 1/2 South Pine St  
Richmond VA 23220

Skoro Nevena  
520 S Pine Street  
Richmond VA 23220

Tennyson John And Mandy And Amber  
523 S Pine St  
Richmond VA 23220

Tsow David A  
515 S Pine St  
Richmond VA 23220

Vick Molly Taylor  
528 S Pine St  
Richmond VA 23220

Walton Bernard C & Louise  
5422 Blue Ridge Ave  
Richmond VA 23231

**Property: 521 S Pine St Parcel ID: W0000119025****Parcel**

**Street Address:** 521 S Pine St Richmond, VA 23220-  
**Owner:** TENNYSON JOHN AND MANDY AND AMBER  
**Mailing Address:** 523 S PINE ST, RICHMOND, VA 2322000000  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 222 - Oregon Hill  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-7 - Residential (Single & 2 Family Urban)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2019  
**Land Value:** \$15,000  
**Improvement Value:**  
**Total Value:** \$15,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 775.57  
**Acreage:** 0.018  
**Property Description 1:** 0017.17X0045.17 0000.000  
**State Plane Coords( ?):** X= 11787263.8116 Y= 3721216.4579  
**Latitude:** 37.53821493 , **Longitude:** -77.45031668

**Description**

**Land Type:** Residential Lot B  
**Topology:**  
**Front Size:** 17  
**Rear Size:** 45  
**Parcel Square Feet:** 775.57  
**Acreage:** 0.018  
**Property Description 1:** 0017.17X0045.17 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11787263.8116 Y= 3721216.4579  
**Latitude:** 37.53821493 , **Longitude:** -77.45031668

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$15,000	\$0	\$15,000	Reassessment
2019	\$15,000	\$0	\$15,000	Reassessment
2018	\$15,000	\$0	\$15,000	Reassessment
2017	\$15,000	\$0	\$15,000	Reassessment
2016	\$15,000	\$0	\$15,000	Reassessment
2015	\$15,000	\$0	\$15,000	Reassessment
2014	\$11,000	\$0	\$11,000	Reassessment
2013	\$11,000	\$0	\$11,000	Reassessment
2012	\$11,000	\$0	\$11,000	Reassessment
2011	\$11,000	\$0	\$11,000	CarryOver
2010	\$11,000	\$0	\$11,000	Reassessment
2009	\$11,000	\$0	\$11,000	Reassessment
2008	\$11,000	\$0	\$11,000	Reassessment
2007	\$11,000	\$0	\$11,000	Reassessment
2006	\$9,500	\$0	\$9,500	Reassessment
2005	\$7,000	\$0	\$7,000	Reassessment
2004	\$7,000	\$0	\$7,000	Reassessment
2003	\$7,000	\$0	\$7,000	Reassessment
2002	\$6,400	\$0	\$6,400	Reassessment
2001	\$6,400	\$0	\$6,400	Reassessment
2000	\$5,000	\$0	\$5,000	Reassessment
1998	\$5,000	\$0	\$5,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/17/2008	\$0	RACHEAU TED A	ID2008-29428	2 - INVALID SALE-DO NOT USE
09/25/1998	\$0	Not Available	09800-25681	
06/15/1994	\$5,000	Not Available	000402-00005	
09/04/1987	\$6,500	Not Available	000139-01861	

**Planning**

**Master Plan Future Land Use:** DT-GUA  
**Zoning District:** R-7 - Residential (Single & 2 Family Urban)  
**Planning District:** Near West  
**Traffic Zone:** 1136  
**City Neighborhood Code:** ORGH  
**City Neighborhood Name:** Oregon Hill  
**Civic Code:** 3016  
**Civic Association Name:** Oregon Hill Neighborhood Association (OHNA)  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:** Oregon Hill  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** -  
**Enterprise Zone:**

**Environment**

**100 YEAR Flood Plain Flag:** Contact the Water Resources Division at 646-7586.  
**500 YEAR Flood Plain Flag:** N  
**Resource Protection Flag:** Contact the Water Resources Division at 646-7586.  
**Wetland Flag:** N

**Census**

Census Year	Block	Block Group	Tract
2000	1011	0412001	041200
1990	203	0412002	041200

**Schools**

**Elementary School:** Cary  
**Middle School:** Binford  
**High School:** Jefferson

**Public Safety**

**Police Precinct:** 4  
**Police Sector:** 413  
**Fire District:** 6  
**Dispatch Zone:** 030A

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Wednesday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 5  
**Voter Precinct:** 505  
**State House District:** 69  
**State Senate District:** 10  
**Congressional District:** 4

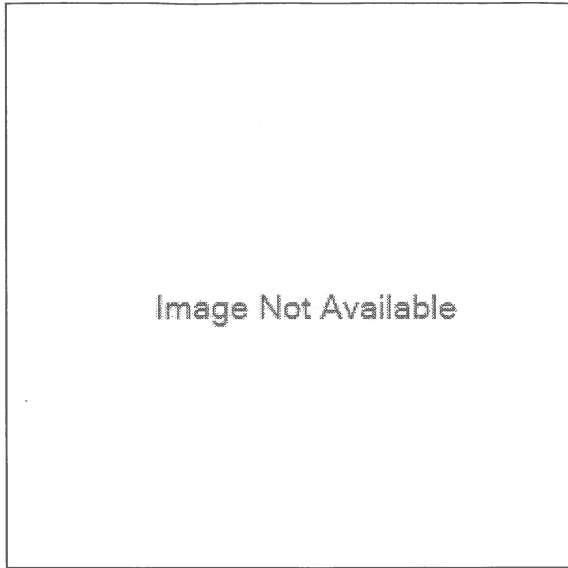
**Property Images**

Name:W0000119025 Desc:

[Click here for Larger Image](#)

**Sketch Images**

Name: Desc:





# RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE  
ROOM 110, CITY HALL, 900 EAST BROAD STREET  
RICHMOND, VIRGINIA 23219  
(804) 646-6340

## TO BE COMPLETED BY THE APPLICANT

**PROPERTY**

**OWNER:** John & Mandy Tennyson  
and Amber Reitz

**PHONE:** (Home) ( ) ( ) (Mobile) (804) 389-6556

**ADDRESS** 523 South Pine Street  
Richmond, VA 23220

**FAX:** ( ) ( ) (Work) ( ) ( )

**E-mail Address:** ambertreitz@gmail.com

**PROPERTY OWNER'S**

**REPRESENTATIVE:** Robert Wright

**PHONE:** (Home) ( ) ( ) (Mobile) (804) 405-8445

**(Name/Address)** Cabinetry Construction Inc.

**FAX:** ( ) ( ) (Work) ( ) ( )

18 South Thompson Street Suite 162

**E-mail Address:** Robwright@cabinetry-construction.com

Richmond, Virginia 23221

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS (ES)** 521 South Pine Street

**TYPE OF APPLICATION:** ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300 & 30-413.7

**APPLICATION REQUIRED FOR:** A building permit to construct an addition to single-family detached dwelling.

**TAX PARCEL NUMBER(S):** W000-0119/025 **ZONING DISTRICT:** R-7 (Single- and Two-Family Urban Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The lot coverage requirement is not met. A maximum lot coverage of 55% of the area of the lot is permitted; 62% ± is proposed.

**DATE REQUEST DISAPPROVED:** December 12, 2019

**FEE WAIVER:** YES ☐ NO: ☒

**DATE FILED:** December 12, 2019 **TIME FILED:** 3:00 p.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAR-065764-2019

**AS CERTIFIED BY:** [Signature] (ZONING ADMINISTRATOR)

**I BASE MY APPLICATION ON:**

**SECTION 17.20 PARAGRAPH(S)** \_\_\_\_\_ **OF THE CHARTER OF THE CITY OF RICHMOND**

**SECTION 15.2 -2309.2** ☐ **OF THE CODE OF VIRGINIA** [OR]

**SECTION 1040.3 PARAGRAPH(S)** 1 **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

## TO BE COMPLETED BY APPLICANT

**I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter** ☒

**I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.**

**SIGNATURE OF OWNER OR AUTHORIZED AGENT:** [Signature] **DATE:** 12/30/19

\*\*\* TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS \*\*\*

**CASE NUMBER:** BZA 06-2020 **HEARING DATE:** February 5, 2020 **AT** 1:00 **P.M.**

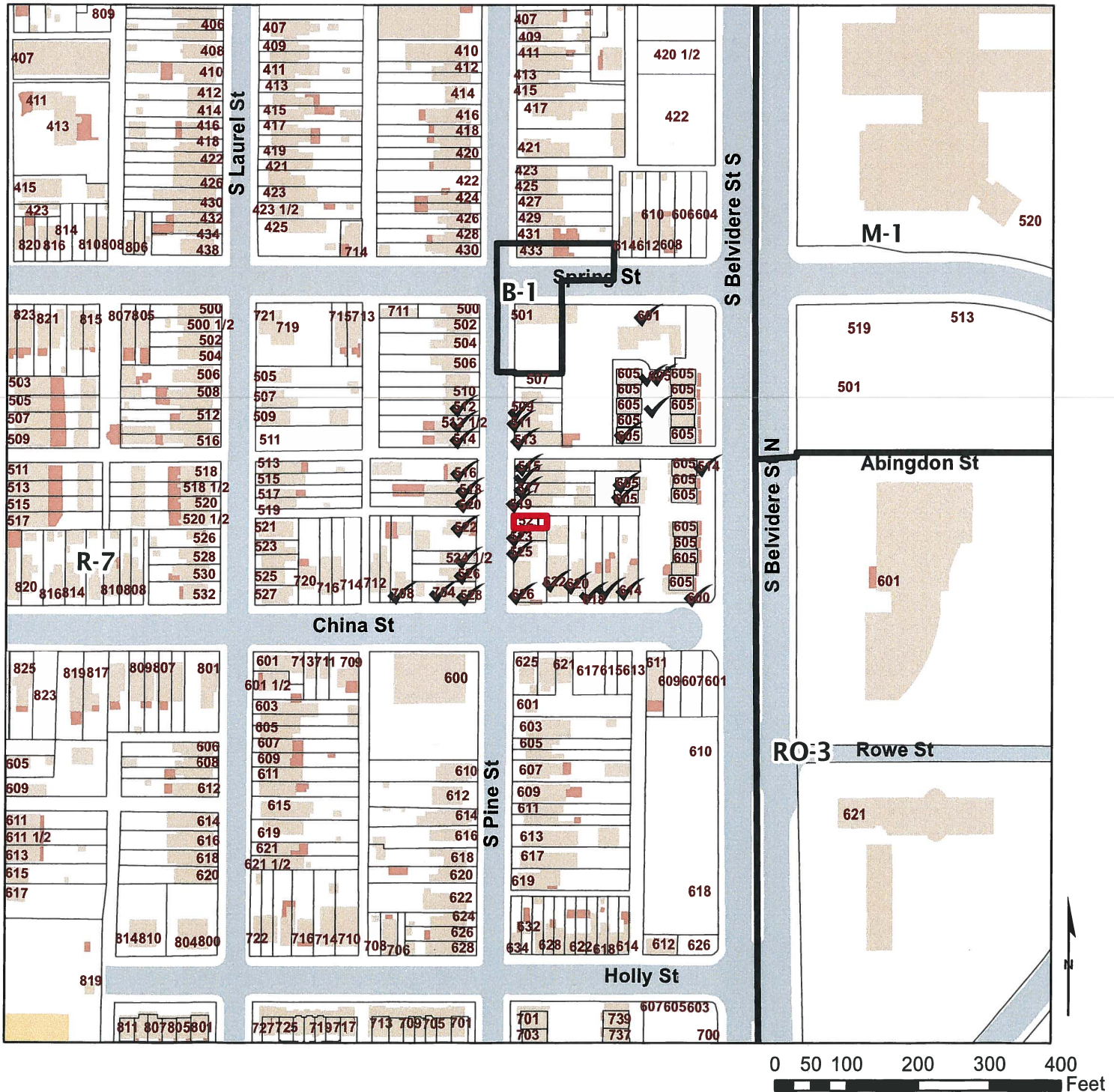
BOARD OF ZONING APPEALS CASE BZA 06-2020  
150' Buffer

APPLICANT(S): John & Mandy Tennyson and Amber Reitz

PREMISES: 521 South Pine Street  
(Tax Parcel Number W000-0119/025)

SUBJECT: A building permit to construct an addition to a single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-413.7  
of the Zoning Ordinance for the reason that:  
The lot coverage requirement is not met.





## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting.** It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

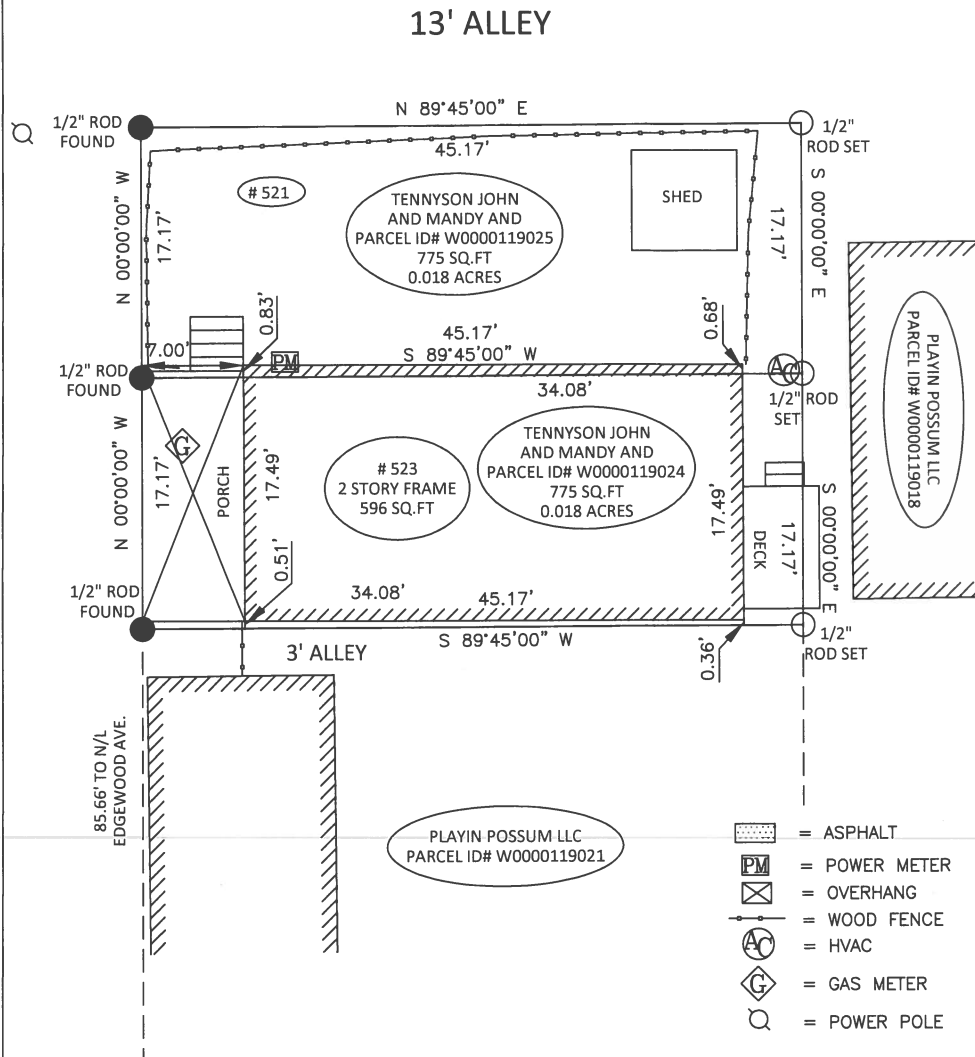
Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

(Revised: 4/28/16)



RE: MANDY TENNYSON  
D.B. 695-B PG. 444  
D.B. 139 PG. 1861

PUBLIC PAVED  
SOUTH PINE STREET



NOTES:

TITLE BINDER NOT PROVIDED.

WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.

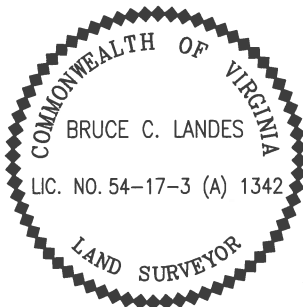
WETLANDS AND SUBAQUEOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE COMMONWEALTH OF VIRGINIA. THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY. SUBJECT TO SECTION 28.2-1200 OF THE CODE OF VIRGINIA.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT. (PREMISES LOCATED IN ZONE X, MAP ID# 5101290037D, EFFECTIVE DATE: 04/02/2009)

REFERENCE IS HEREBY MADE TO ALL EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY LAWFULLY APPLY TO SAID PROPERTY.

THE INFORMATION CONVEYED HEREON IS THE WORK PRODUCT OF LANDMARK-FLEET SURVEYORS P.C. AND IS SOLELY FOR THE EXCLUSIVE USE OF OUR CLIENTS AND THEIR AGENTS.

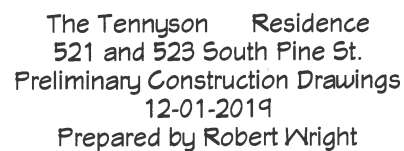
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED ARCHITECTS.



BOUNDARY SURVEY OF PROPERTY  
SITUATED AT  
#523-#521 SOUTH PINE STREET  
RICHMOND, VA 23220  
CITY OF RICHMOND, VA  
AUGUST 23, 2019 SCALE 1" = 10'

Landmark-fleet Surveyors, P.C.  
8014 MIDLOTHIAN TURNPIKE, SUITE 103  
RICHMOND, VA. 23235 PH. 804-327-0333  
LANDESBUCE@GMAIL.COM

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$$3/16'' = 1'$$

**Overall Dimensions:**  
 Total Width: 45'-2 1/16"  
 Total Depth: 34'-4 1/16"

**Rooms and Dimensions:**  
 - **PORCH:** 8'-4" X 5'-2"  
 - **Living room:** 13'-9"  
 - **Dining room:** 9'-11 7/16"  
 - **Kitchen:** 8'-11"  
 - **Bathroom:** 6'-11"  
 - **Laundry:** 9'-1 9/16"  
 - **Entry:** 8'-0"

**Other Features:**  
 - **UP:** Stairs leading up from the porch and entry.  
 - **DOWN:** Stairs leading down from the living room.  
 - **HVAC Chase:** Located between the dining and living rooms.  
 - **Covered Wood Porch:** Attached to the right side of the house.  
 - **Lot Line:** Indicated on the right side of the plan.

523 s. pine

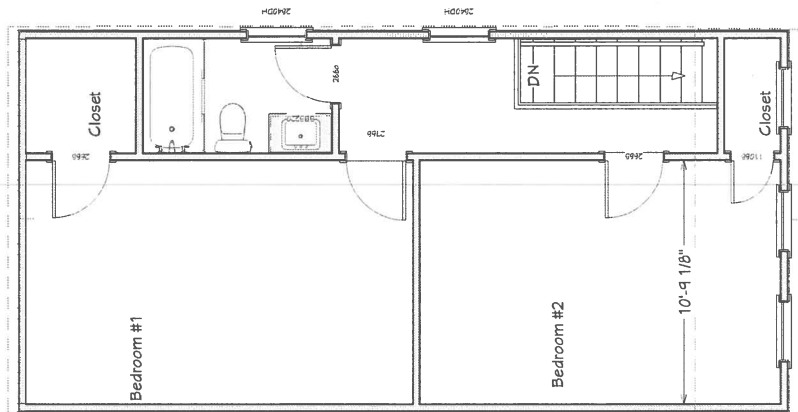
521 s. pine

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The Tennyson Residence  
521 and 523 South Pine St.  
Preliminary Construction Drawings  
12-01-2019  
Prepared by Robert Wright

# Existing Second Floor

3/16" = 1'



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Suite 162 18 South Thompson St.  
Richmond Virginia 23221  
804-497-3491

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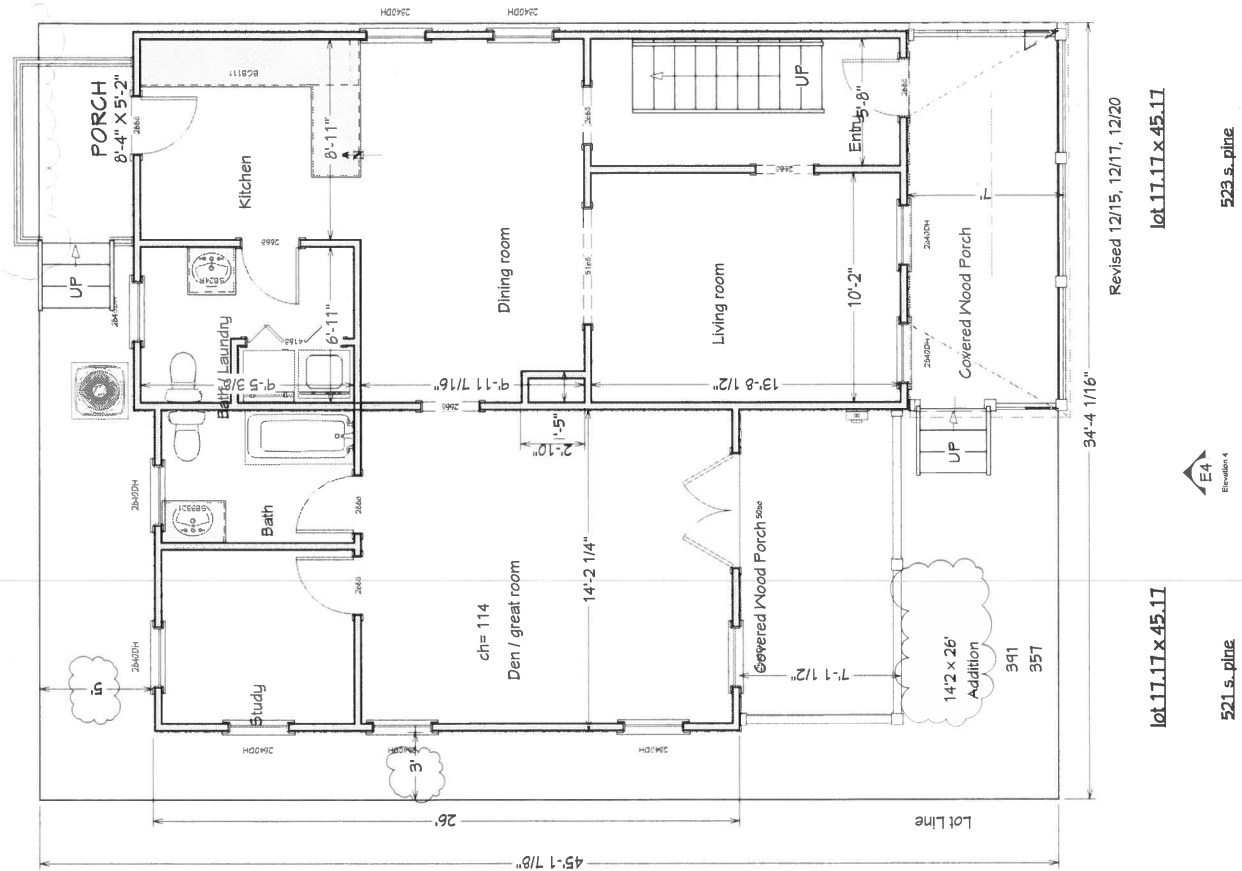
The Tennyson Residence  
521 and 523 South Pine St.  
Preliminary Construction Drawings  
12-01-2019  
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Applicant to correct porch

2 Story wood framed partial basement  
1804 sf

# Proposed First Floor

3/16" = 1'



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804-497-3491

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Elevation 3

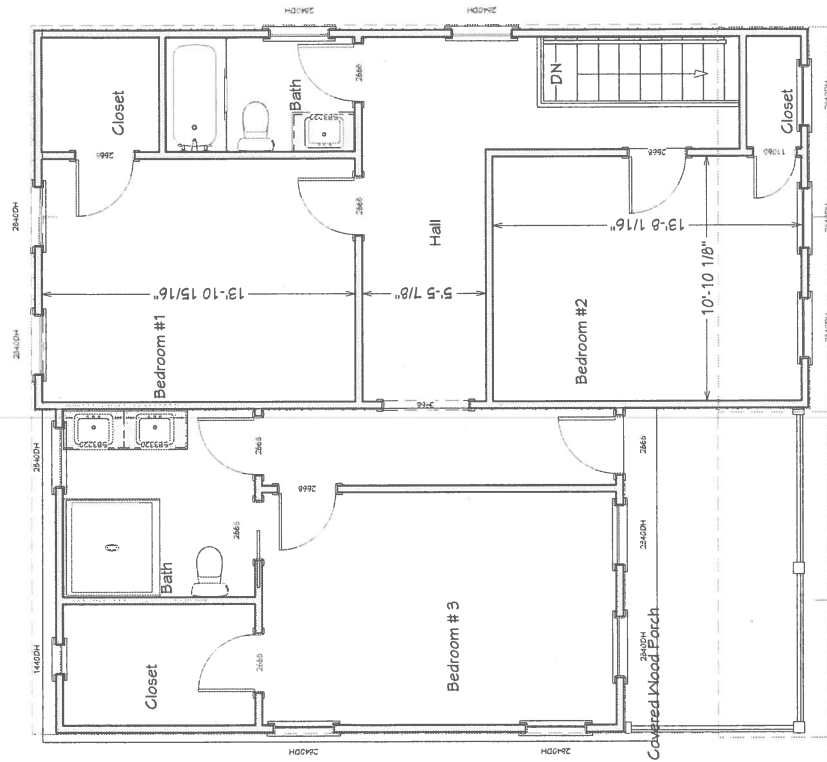
Elevation 1

Elevation 2

N

# **Proposed Second Floor**

3/16"=1'

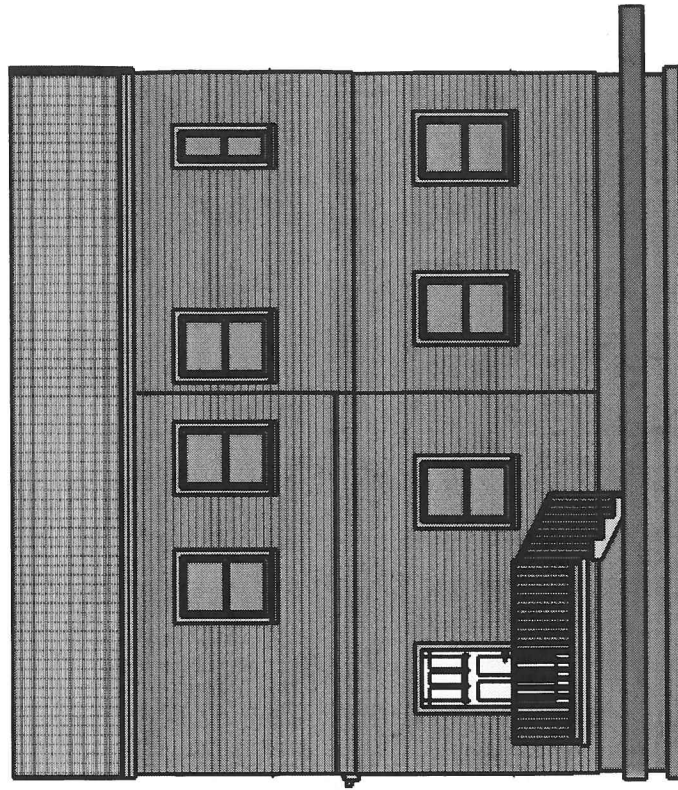


LIVING AREA  
902 SQ FT

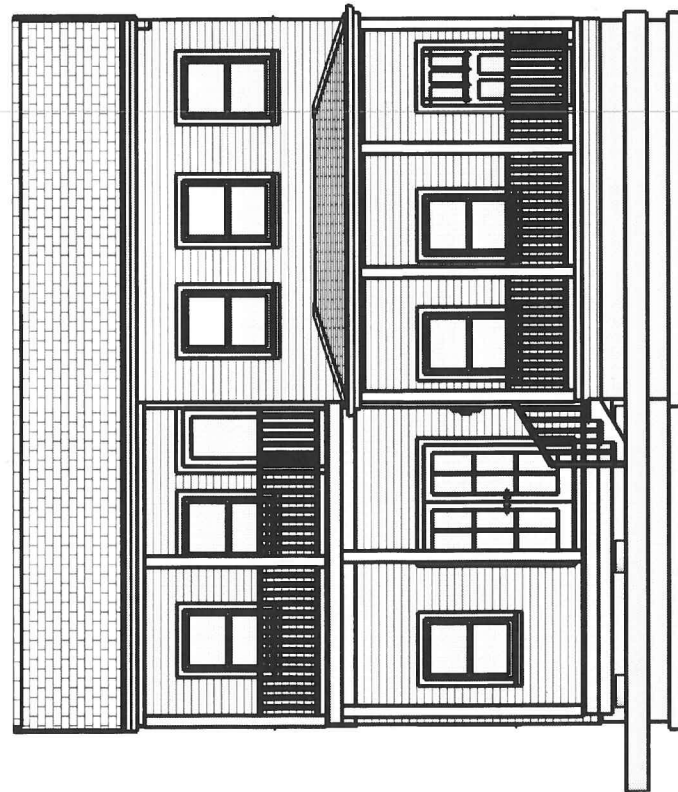
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12-01-2019  
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Rear Elevation  
East  
3/16" = 1'



Front Elevation  
West  
3/16" = 1'

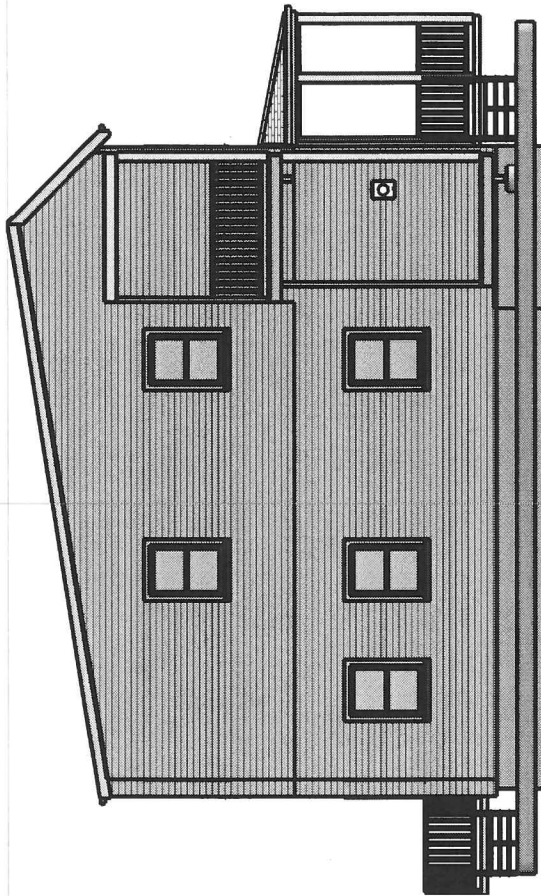
Exterior Finishes:  
Siding: cement board lap siding ( hardi or equivalent )  
Composite trim  
Vinyl windows

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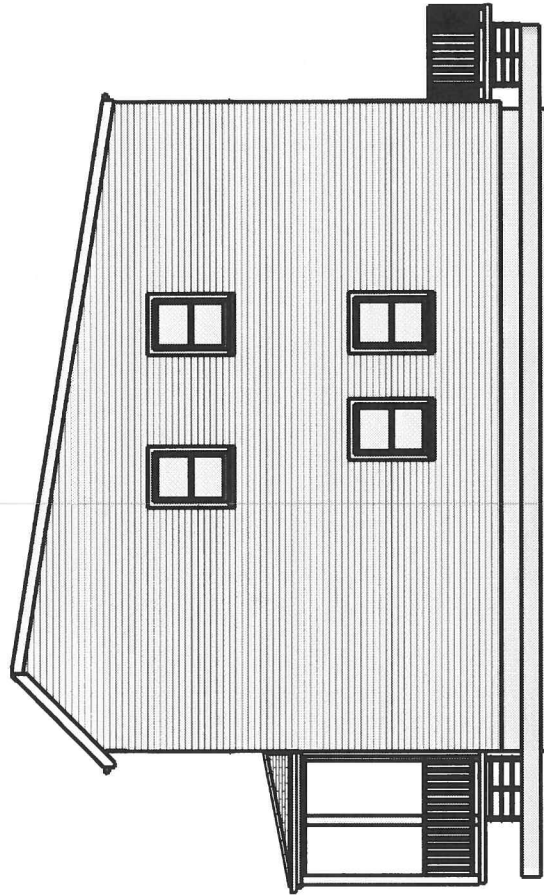
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The Tennyson Residence  
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Preliminary Construction Drawings  
12-01-2019  
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North elevation "new"  
5/32 = 1'



South elevation "existing"  
5/32 = 1'



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