

BoA
6-25-15
#1

East Calhoun Community Organization



June 24, 2015

Janelle Widmeier, Senior Planner
250 S 4th St, Room 300
Minneapolis MN, 54155

Re: Request for variance for Detached Accessory Dwelling Unit, 3213 E Calhoun Pkwy

Dear Ms. Widmeier,

On June 23, 2015, the East Calhoun Community Organization (ECCO) board of directors voted to not oppose the detached accessory dwelling unit (ADU) project proposal at 3213 East Calhoun Pkwy as presented to ECCO's Livability Committee by Tim Prinsen on June 15, 2015. The proposal included a detailed description of the existing zoning specifications for detached ADUs in Minneapolis. The proposed variance is to increase the ADU square footage to a size no greater than 1600 square feet. The board is in agreement that this request is reasonable given the large lot size and unique shape.

Neighbor Notification

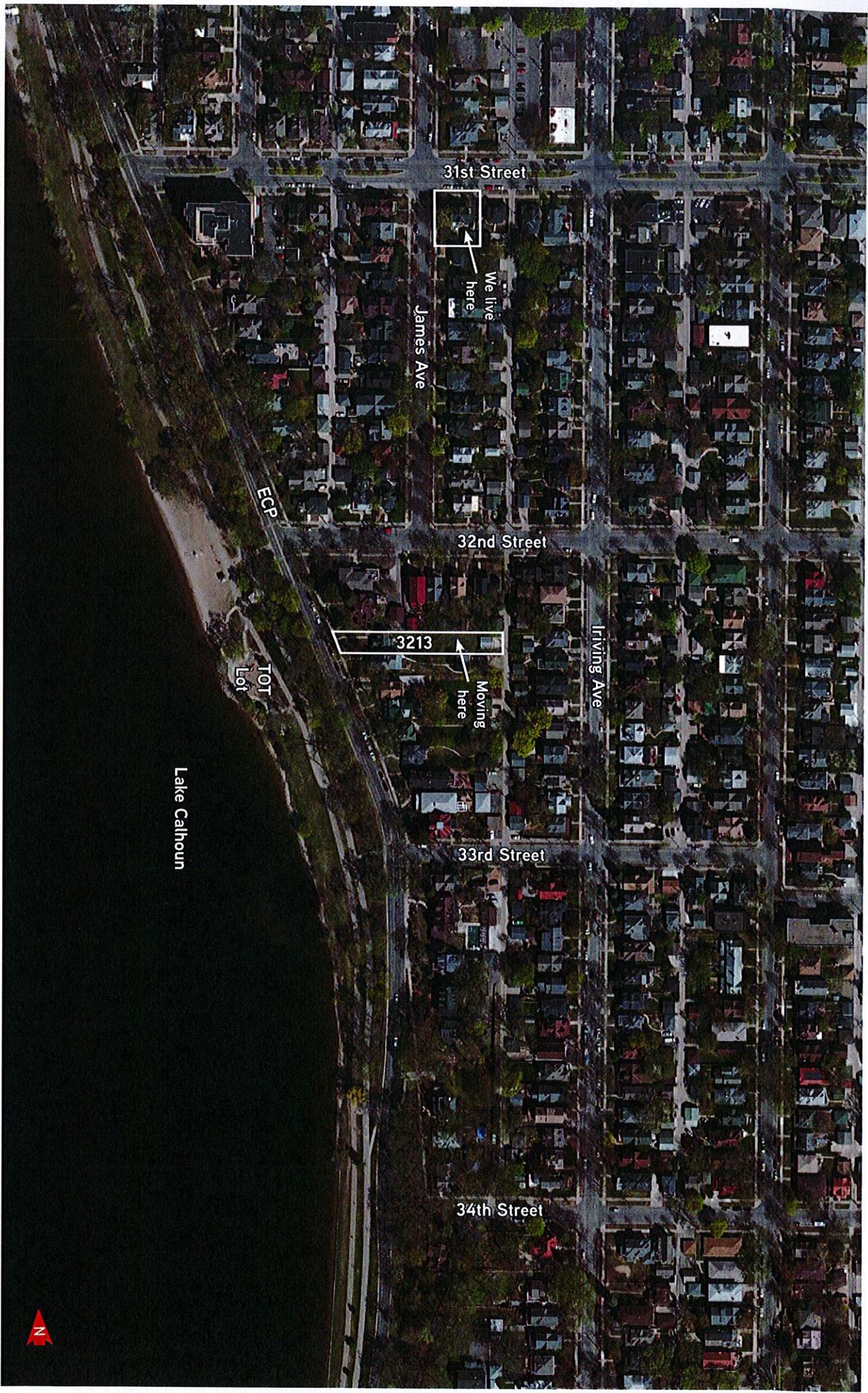
Mr. Prinsen has been a model good neighbor throughout the neighbor notification process. In matters of construction variances, the ECCO board is guided by feedback from community members, especially neighbors in close proximity to the property in question. The ECCO Livability Committee first heard Mr. Prinsen's proposal at our May meeting. Mr. Prinsen conveyed that he had personally explained the proposal to all abutting neighbors. The committee suggested that Mr. Prinsen obtain signatures from these neighbors and re-present at the June Livability Committee meeting.

Mr. Prinsen successfully obtained signature from ALL the surrounding neighbors, in addition to many others. The signature confirmed the following: 1) the requested variance is to increase the size of the detached ADU from 1000 sq ft to no greater than 1600 sq ft and 2) the neighbor is in agreement with/supports the proposal.

Sincerely,

A handwritten signature in black ink that reads 'SF goldstein'.

Susan Goldstein, Board President
East Calhoun Community Organization
president@eastcalhoun.org



31st Street

James Ave

We live here

32nd Street

Irving Ave

Moving here

3213

33rd Street

34th Street

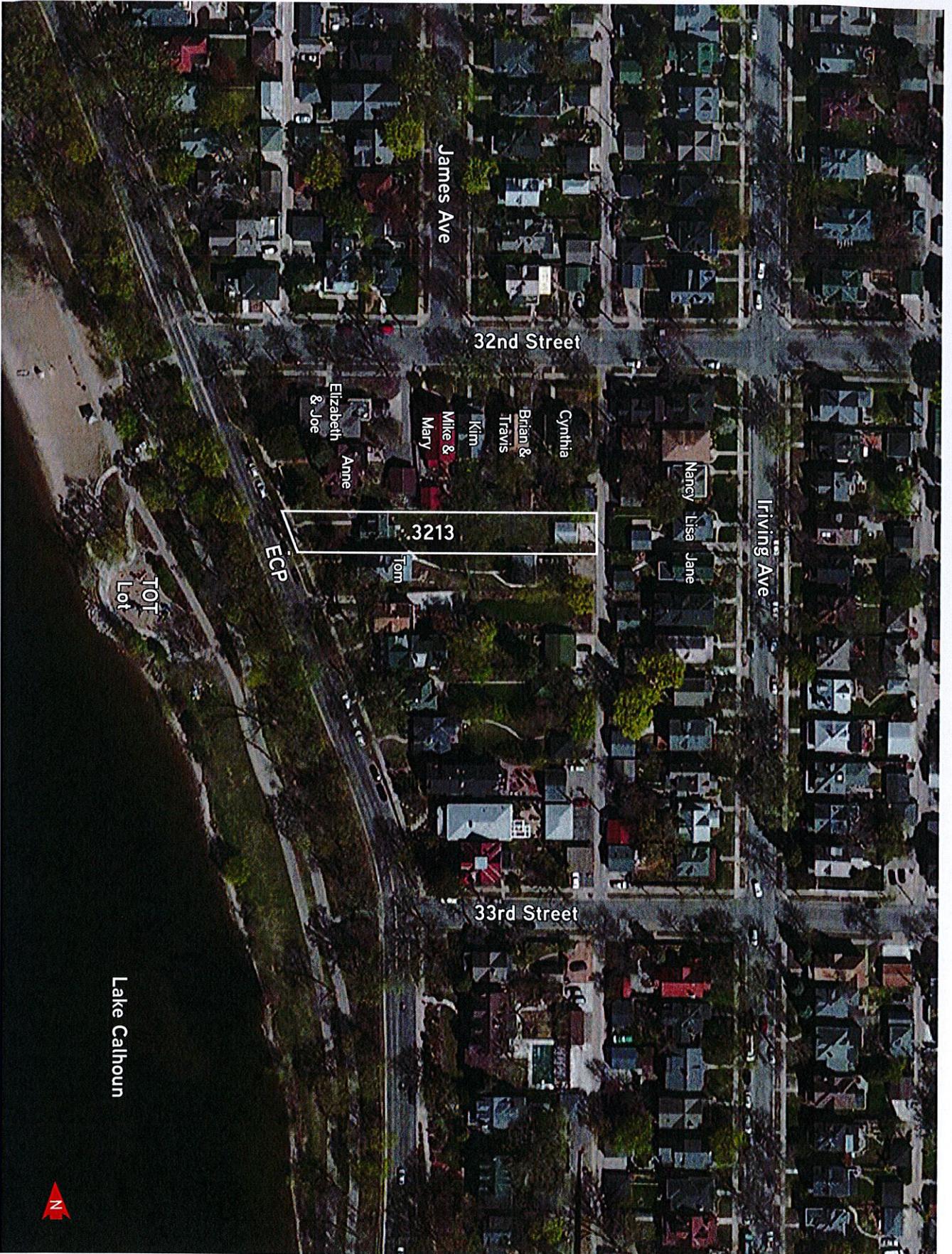
ECP

TOT Lot

Lake Calhoun







James Ave

32nd Street

3213

Tom

Elizabeth & Joe

Anne

Mike & Mary

Kim

Brian & Travis

Cynthia

Nancy
Lisa
Jane

Irving Ave

33rd Street

Lake Cathoun



EXISTING CONDITIONS SURVEY FOR:
TIM PRINSEN

Property located in Section 04, Township 28, Range 24,
Hennepin County, Minnesota.

Property Address: 3213 E. Calhoun Parkway, Minneapolis, MN 55408

Benchmark: Minneapolis monument #358 located at Calhoun Blvd & W.
33rd Street

Elevation = 874.402 feet

The Gregory Group
d.b.a.
LOT SURVEYS COMPANY, INC.
Established in 1962
LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Fax No. 560-3522

Surveyors Certificate

INVOICE NO. 83502

F.B.NO. 1073-69

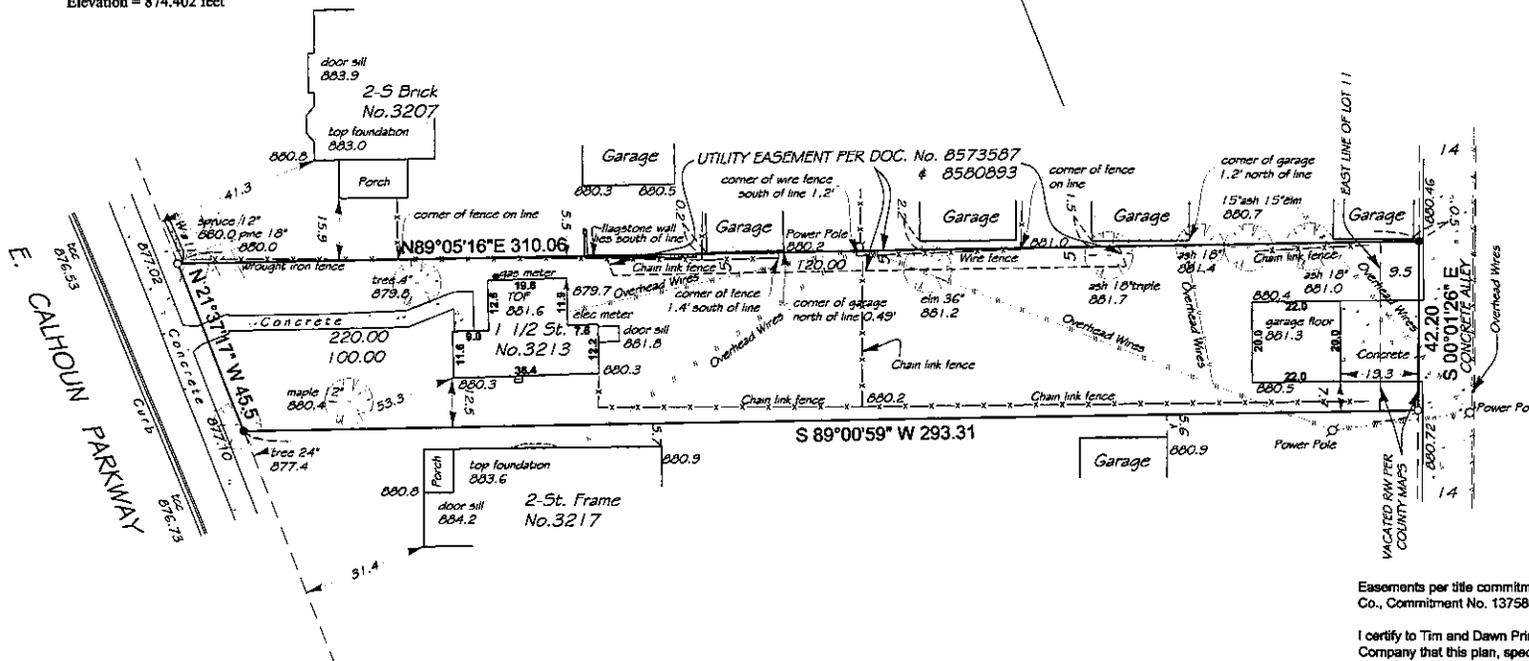
SCALE: 1" = 30'

● Denotes Found Iron Monument
○ Denotes Iron Monument

••••• Denotes Existing Elevation
○○○○○ Denotes Proposed Elevation

— Denotes Existing Contour

Basis for bearings is assumed



Easements per title commitment from First American Title Insurance Co., Commitment No. 1375891, dated December 29, 2014.

I certify to Tim and Dawn Prinsen and First American Title Insurance Company that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota.

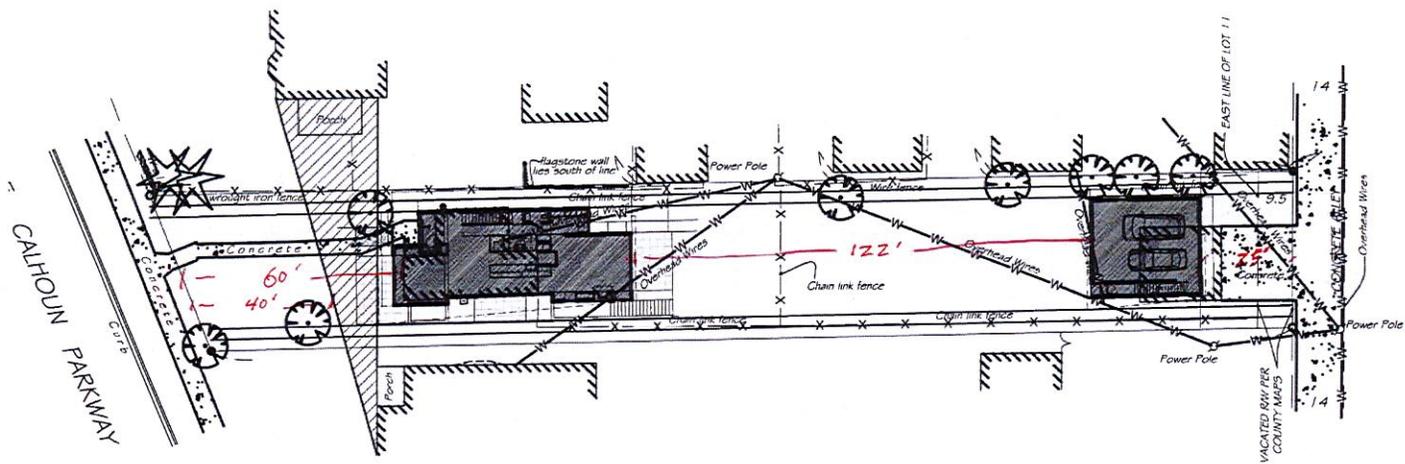
Surveyed this 5th day of June 2014.

Signed *Gregory E. Prasin*
Gregory E. Prasin, Minn. Reg. No. 24992

Existing Hardcover
Residence = 674 sq.ft
Garage = 438 sq.ft
Concrete = 707 sq.ft
Total Hardcover = 1819 sq.ft
Area of Parcel = 12786 sq.ft
Percentage of Hardcover = 14.2%

Legal description from tax records:
Lot 11, Block 41, CALHOUN PARK, Hennepin County, Minnesota
together with adjacent Half of vacated right-of-way lying west of Alley as opened.

Rev	Drawn By
1-26-15 Utility Easement	JJR
	File Name
	Cp-11-41b1073891nv83502.dwg



Site Plan
 Scale: 1/32"=1'-0"

06.11.15



PETERSENKELLER ARCHITECTURE
 1610 W. LAKE ST
 MINNEAPOLIS, MN 55408

Peter Senkeller Architects, P.A.
Prinsen Residence

PRINSEN RESIDENCE

NEW CONSTRUCTION

3213 E. CALHOUN PARKWAY
MINNEAPOLIS MN 55408

JUNE 11, 2015

EXISTING HARDCOVERAGE:

RESIDENCE = 674 SF
GARAGE = 438 SF
CONCRETE = 707 SF

TOTAL HARDCOVERAGE = 1819 SF

AREA OF PARCEL = 12,786 SF
PERCENTAGE OF HARDCOVERAGE = 14.2%

PROPOSED HARDCOVERAGE:

RESIDENCE = 1450 SF
ADU = 781 SF
IMPERVIOUS SURFACE = 3,406 SF

TOTAL HARDCOVERAGE = 5,637 SF

AREA OF PARCEL = 12,786 SF
PERCENTAGE OF HARDCOVERAGE = 44.1%

MAXIMUM ALLOWABLE HARDCOVERAGE IS 60%

ITEMIZED BREAKDOWN OF HARDCOVERAGE:

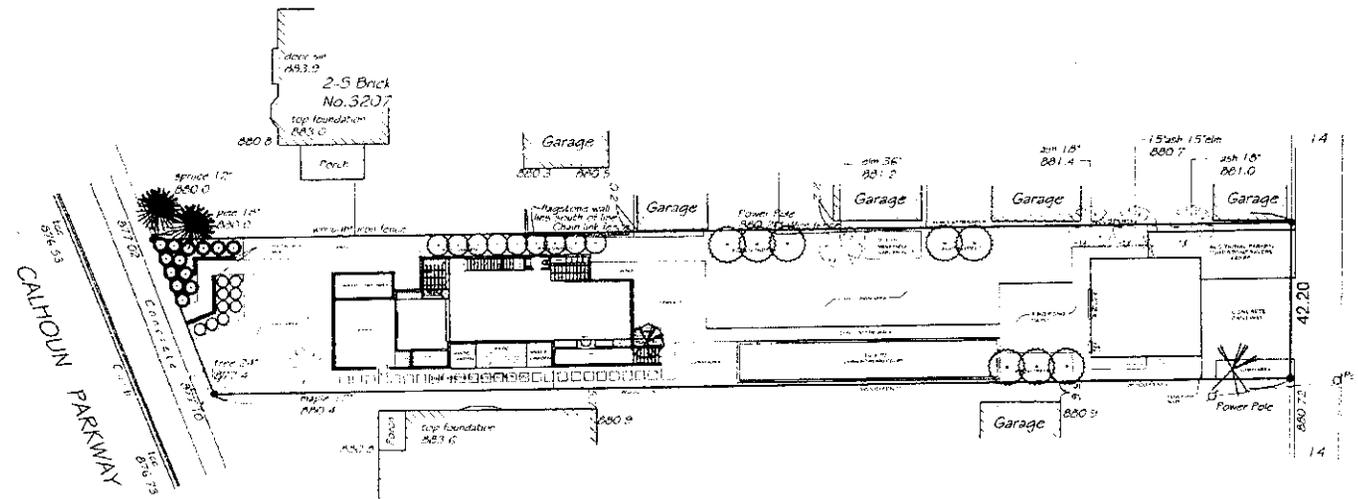
TURF STONE PAVERS = 463 SF (NOT INCLUDED IN HARDCOVERAGE CALCULATION)

DRIVEWAY = 572 SF

CONC/STONE WALKS (REAR) = 1,593 SF

SHADE PATIO SOUTH SIDE HOUSE = 93 SF

DIMENSIONED STONE WALK W/GRASS BETWEEN STONES ON SOUTH SIDE HOUSE = 211 SF



FRONT STONE PATIO = 304 SF

FRONT CONCRETE WALK = 335 SF

POURED RETAINING WALLS ASSUMES 8" THICKNESS = 114 SF

STONE WALL FRONT 26.5 SF

REAR CONC STEPS DOWN TO LIGHTWELL = 31 SF

LIGHTWELLS = 126 SF

SHAW DESIGN ASSOCIATES, INC.
LANDSCAPE PLANNERS + DESIGNERS + CONTRACTORS

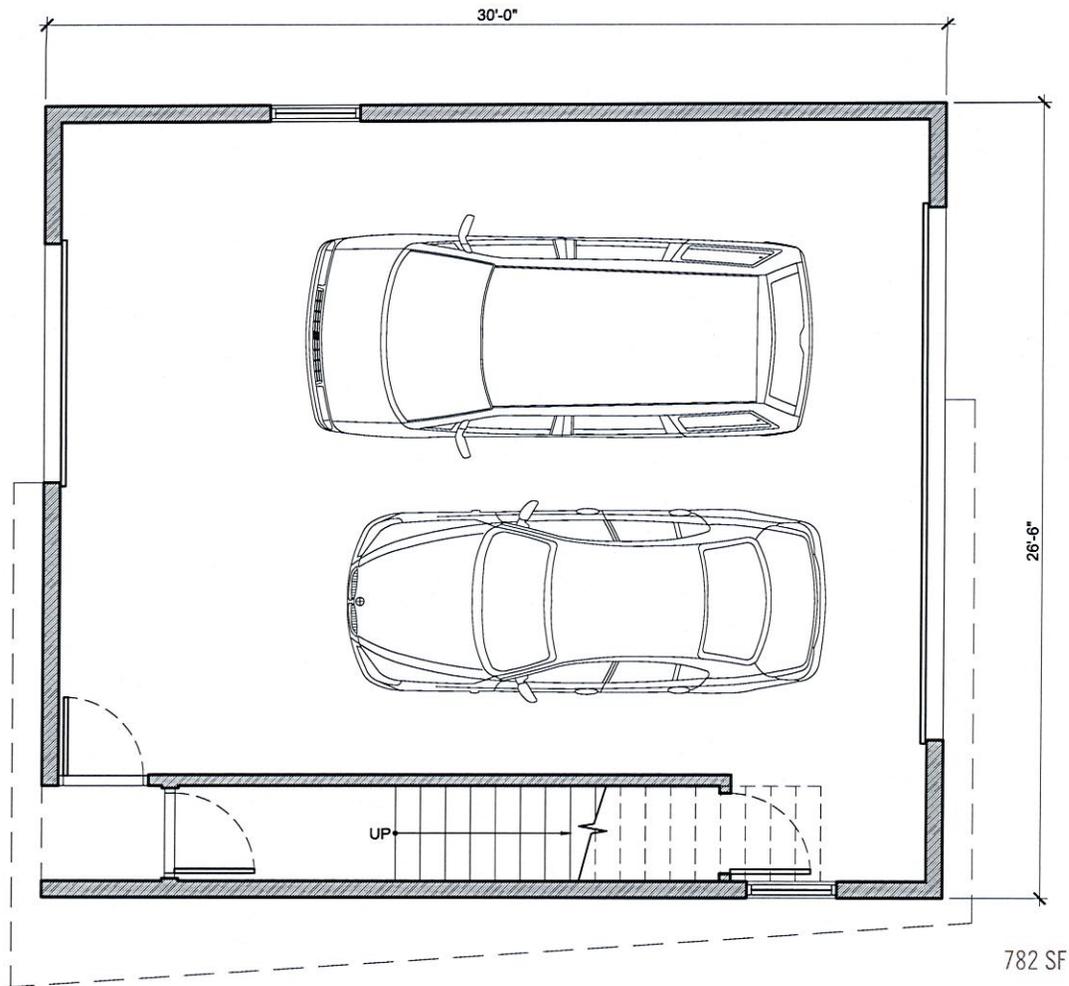
3119 EAST 26TH STREET SUITE B
MINNEAPOLIS, MINNESOTA 55406
612-293-9680 OFFICE

WWW.SHAWDESIGN.COM

RESIDENTIAL + COMMERCIAL



NORTH
NO SCALE



ADU - Main Level Plan
 Scale: 1/4"=1'-0"

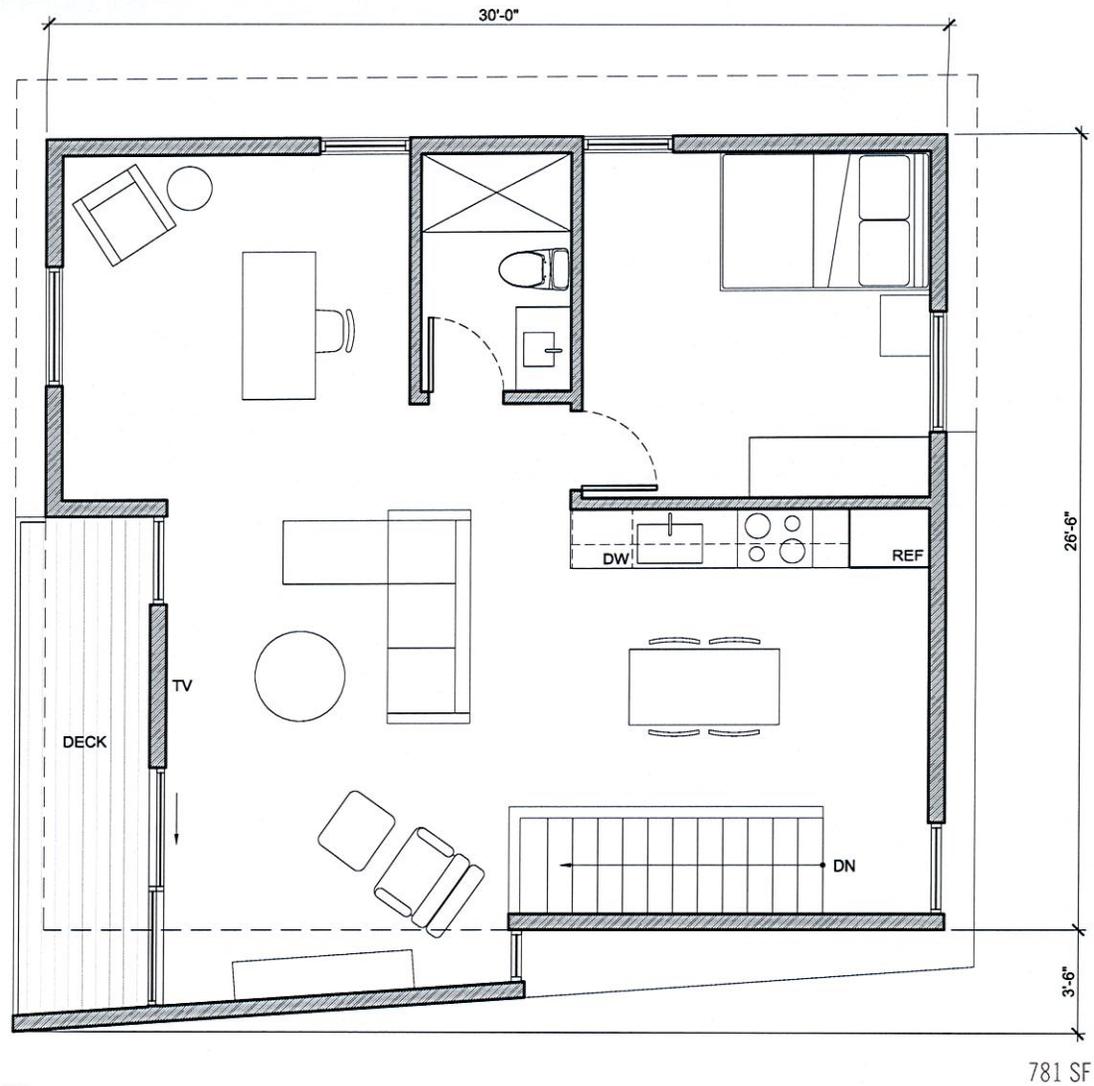
06.11.15



PETERSENKELLER ARCHITECTURE
 1610 W LAKE ST
 MINNEAPOLIS, MN 55408

Prinsen Residence

© 2015 Peter Senkeller Architecture



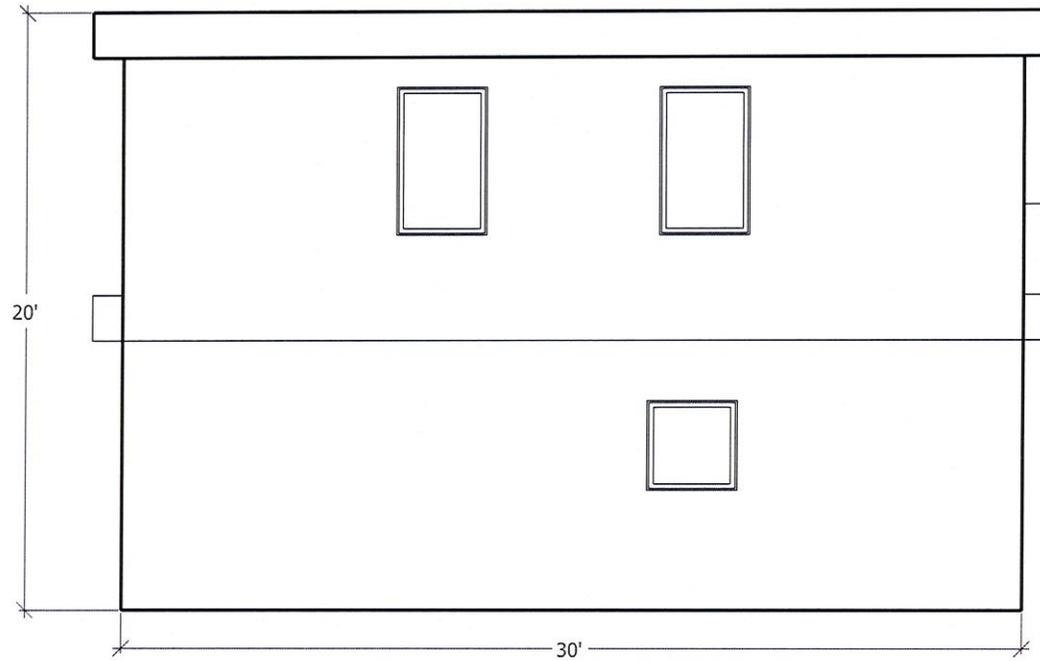
ADU - Upper Level Plan
 Scale: 1/4"=1'-0"

06.11.15



PETERSENMAELLER ARCHITECTURE
 1610 W. LAKE ST.
 MINNEAPOLIS, MN 55408

Prinsen Residence



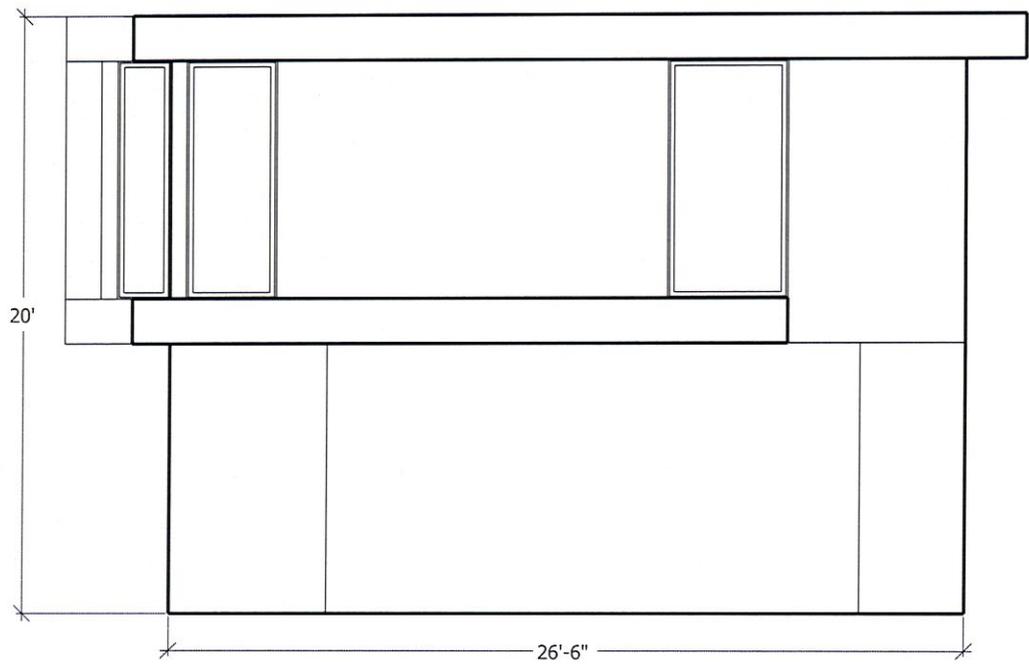
ADU - North Elevation
Scale: 1/4"=1'-0"

06.11.15



PETERSKELLER ARCHITECTURE
1610 W LAKE ST
MINNEAPOLIS, MN 55408

Prinsen Residence



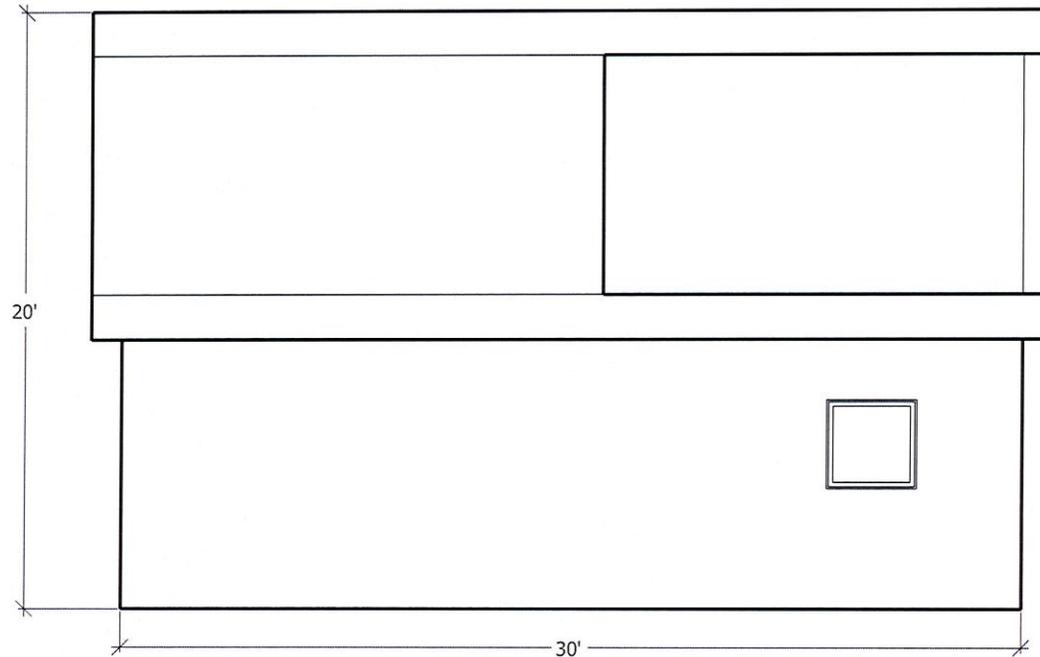
ADU - East Elevation
Scale: 1/4"=1'-0"

06.11.15



PETERSEN/KELLER ARCHITECTURE
1610 W LAKE ST
MINNEAPOLIS, MN 55408

Prinsen Residence



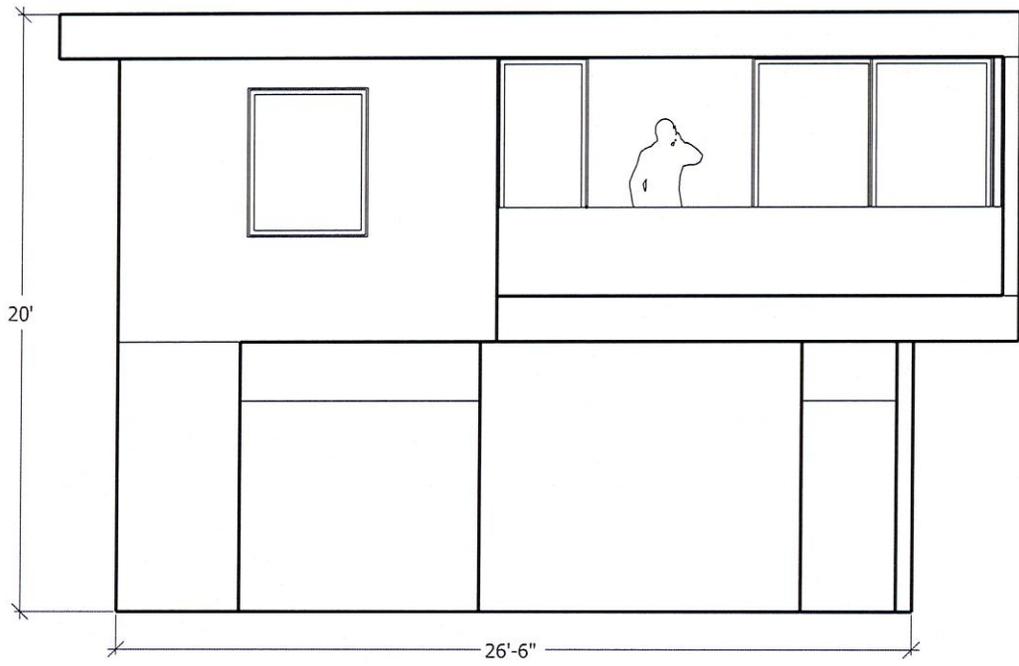
ADU - South Elevation
Scale: 1/4"=1'-0"

06.11.15



PETERSKVELLER ARCHITECTURE
1610 W LAKE ST
MINNEAPOLIS, MN 55408

Prinsen Residence



ADU - West Elevation
Scale: 1/4"=1'-0"

06.11.15

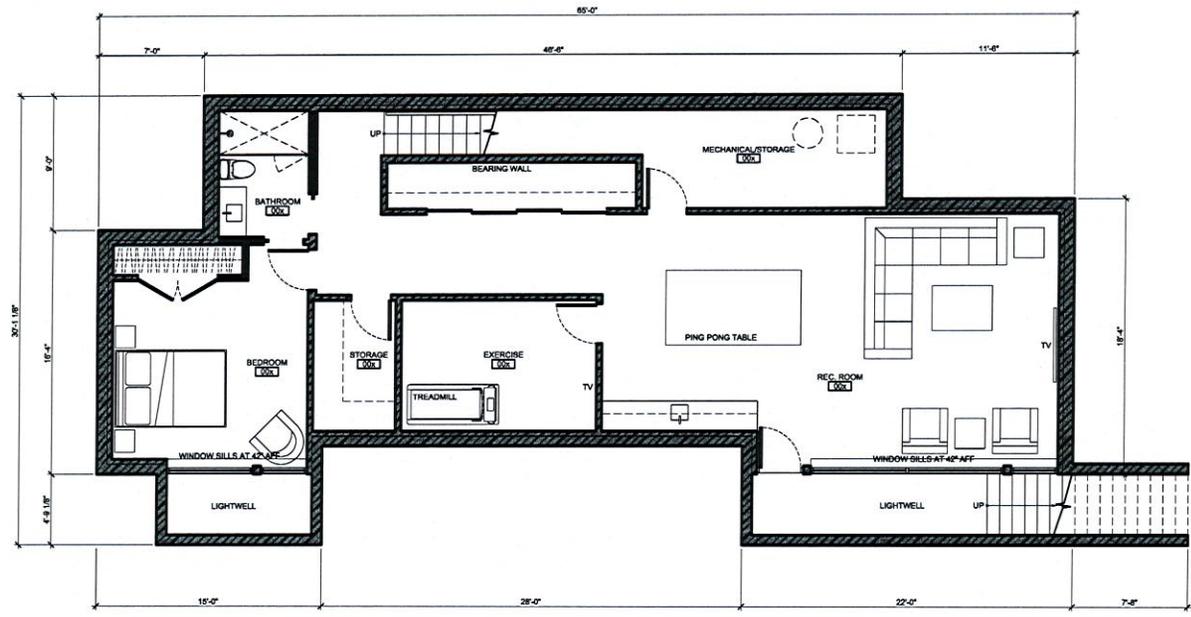


PETERSKALLER ARCHITECTURE
1610 W LAKE ST
MINNEAPOLIS, MN 55408

Prinsen Residence



PETERSENKELLER ARCHITECTURE
1610 W. LAKE ST
MINNEAPOLIS, MN 55408

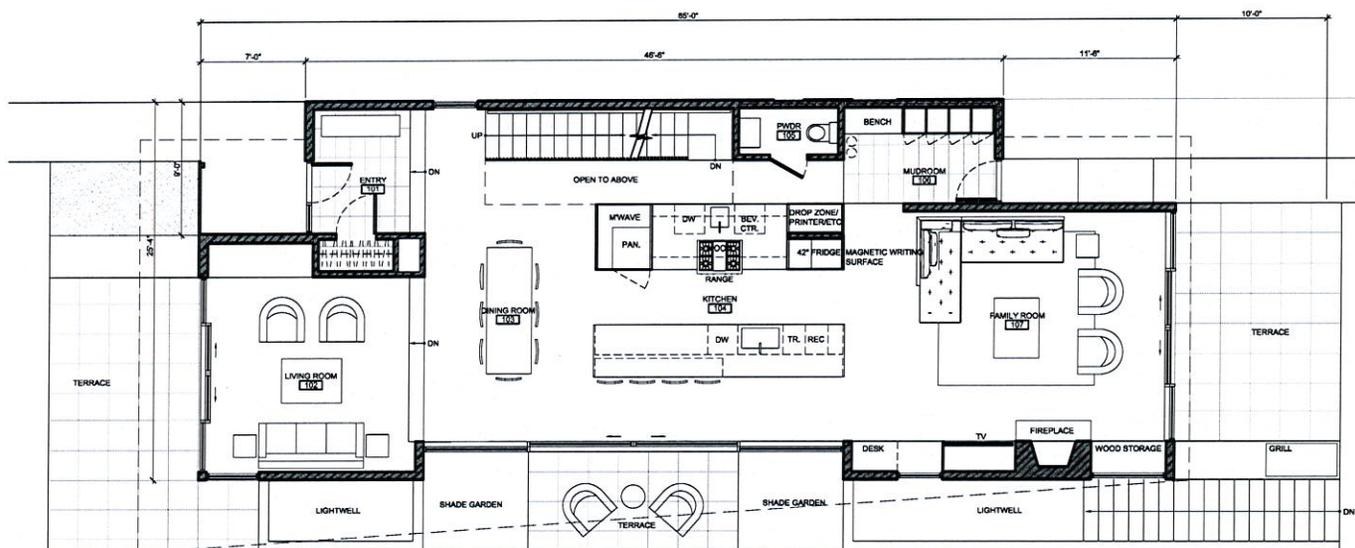


1450 SF

House - Lower Level Plan
Scale: 1/8"=1'-0"

06.11.15

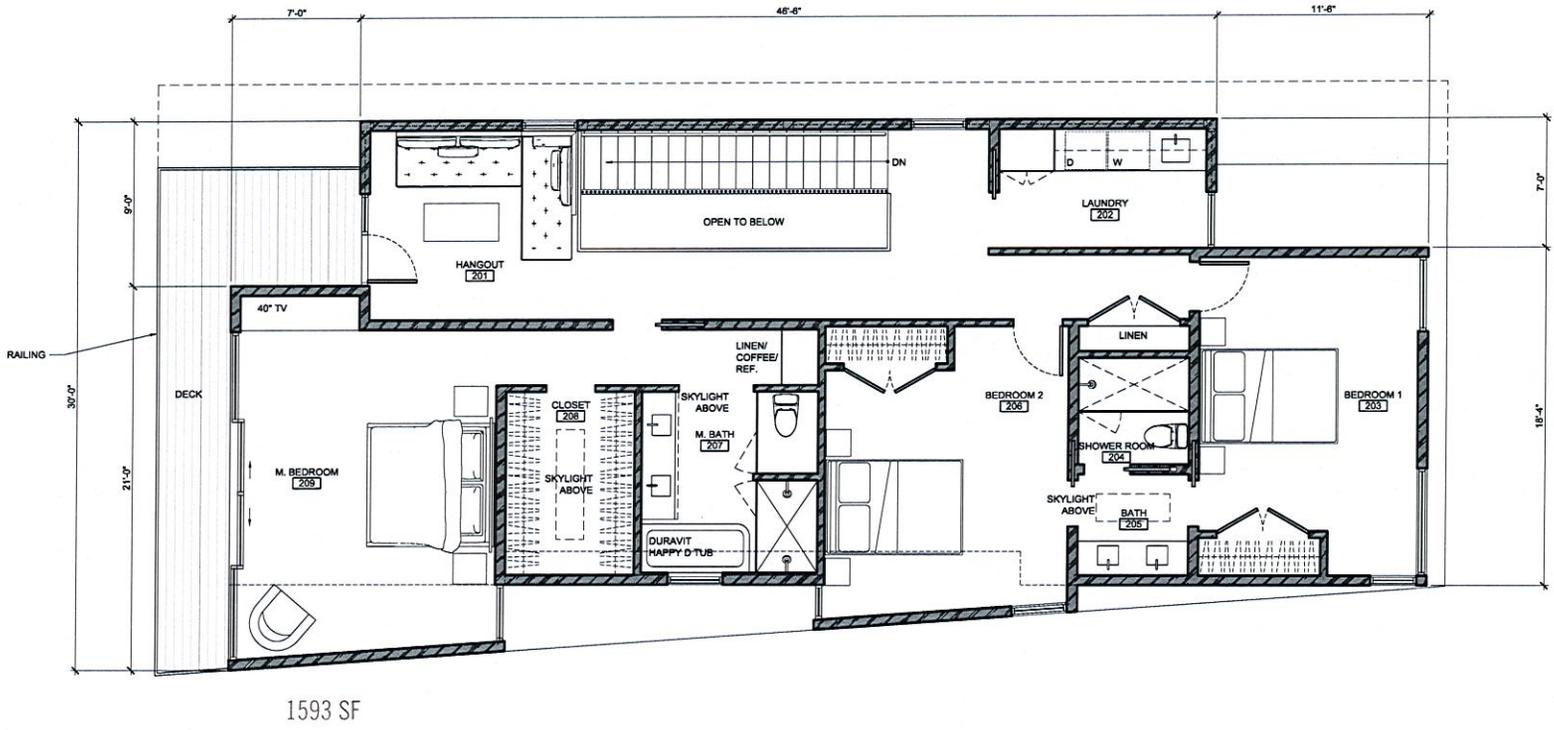
Prinsen Residence



1450 SF

House - Main Level Plan
Scale: 1/8"=1'-0"

06.11.15



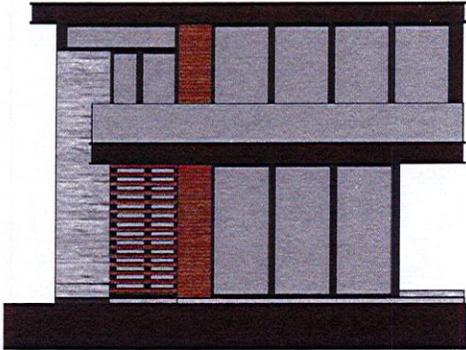
House - Upper Level Plan
 Scale: 1/8"=1'-0"

06.11.15

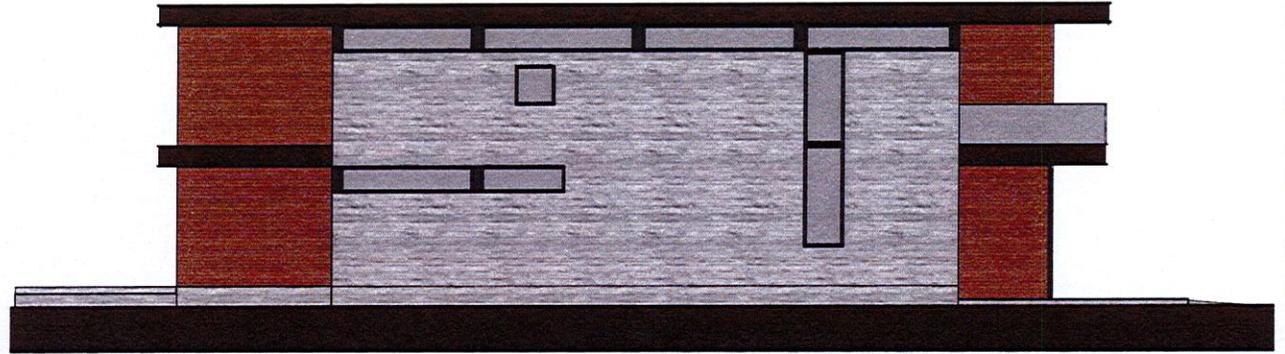


PETERSSENKELLER ARCHITECTURE
 1610 W LAKE ST
 MINNEAPOLIS, MN 55408

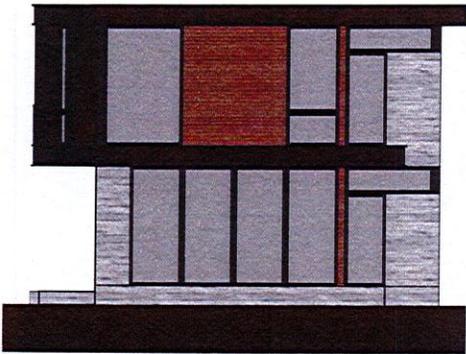
Prinsen Residence



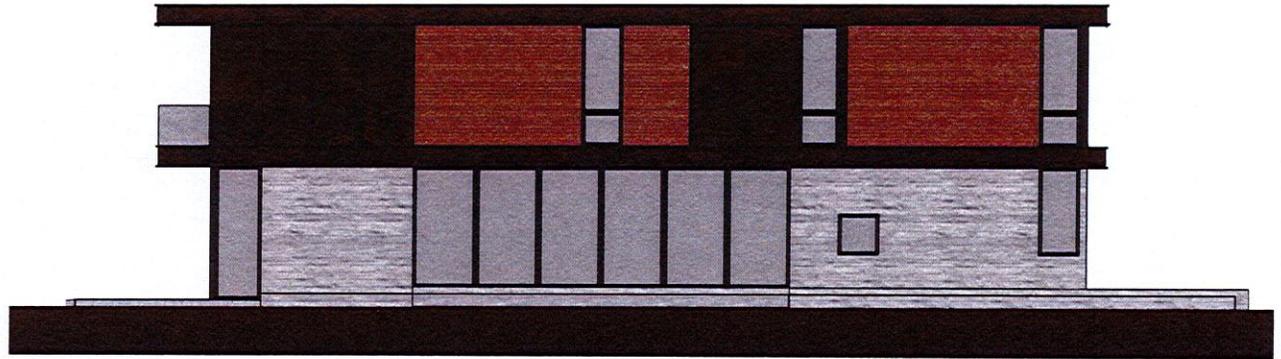
West Elevation
Scale: 1/4"=1'-0"



North Elevation
Scale: 1/4"=1'-0"



East Elevation
Scale: 1/4"=1'-0"



South Elevation
Scale: 1/4"=1'-0"

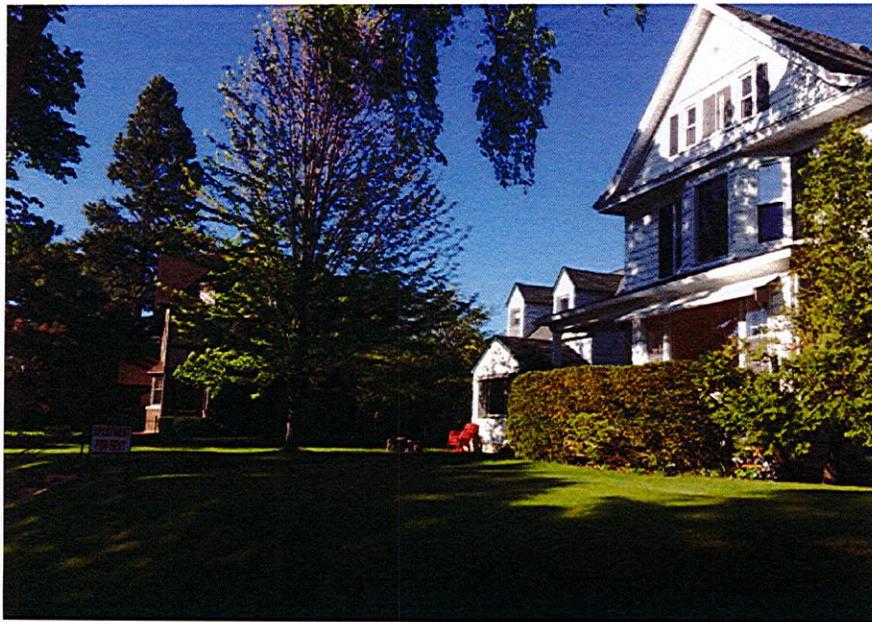
Prinsen Residence



3207 ECP



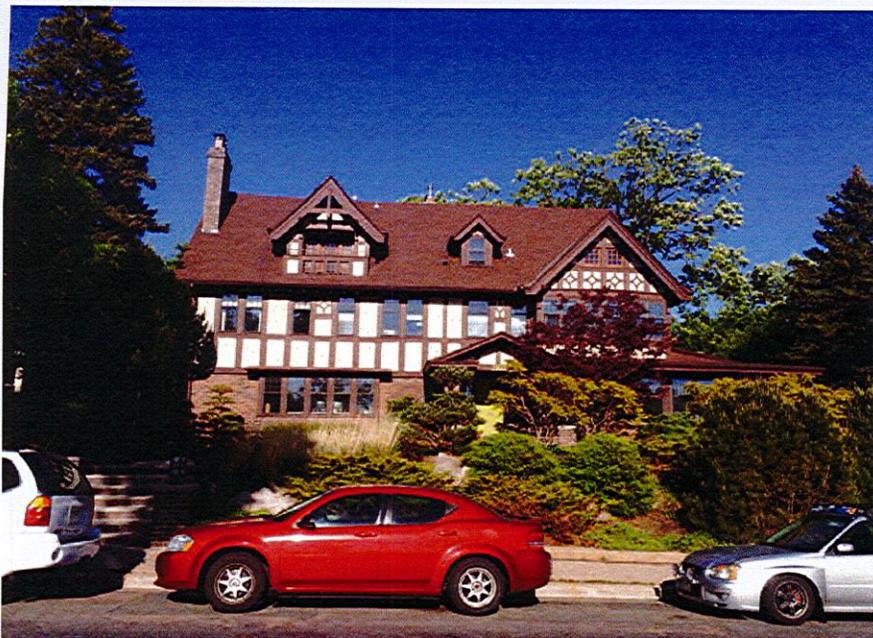
3213 ECP From North



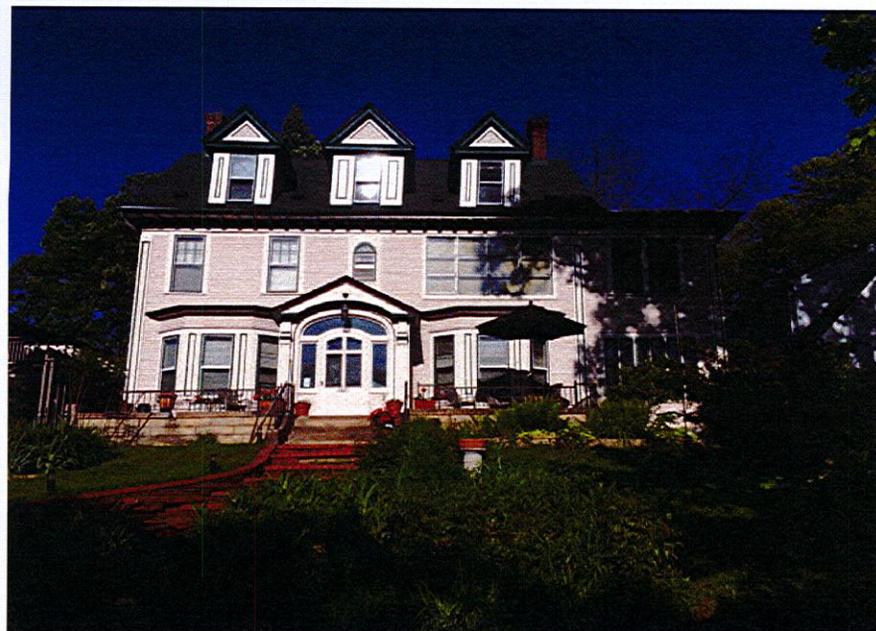
3213 ECP From South



3217 ECP



3305 ECP



3325 ECP



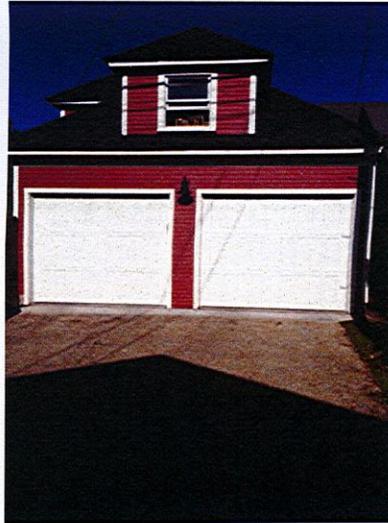
3343 ECP



3357 ECP



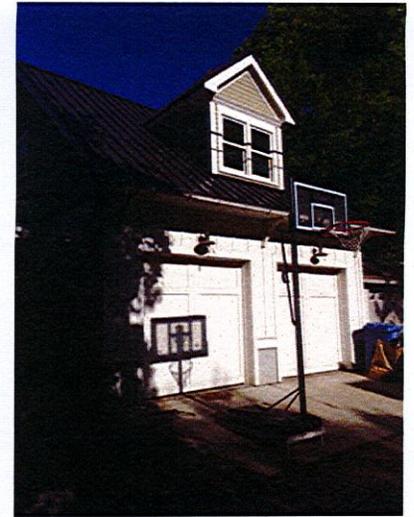
1621 32nd St



3144 Irving



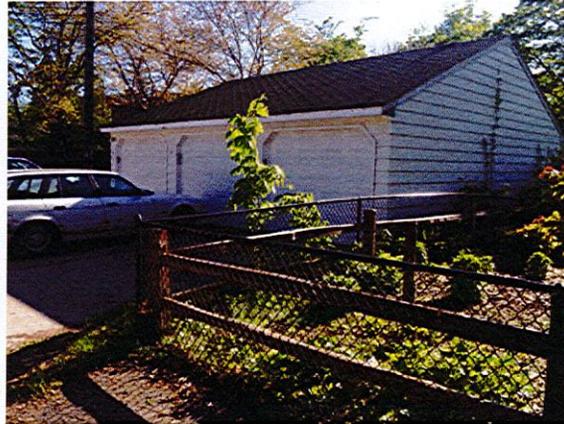
3145 ECP



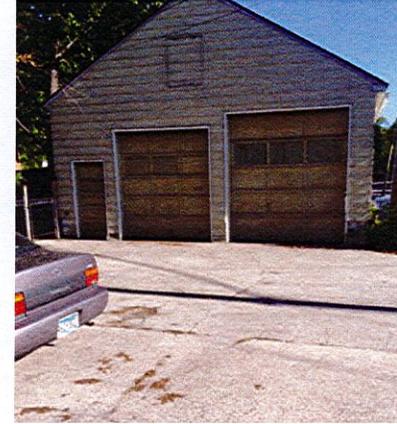
3200 Irving



3125 ECP



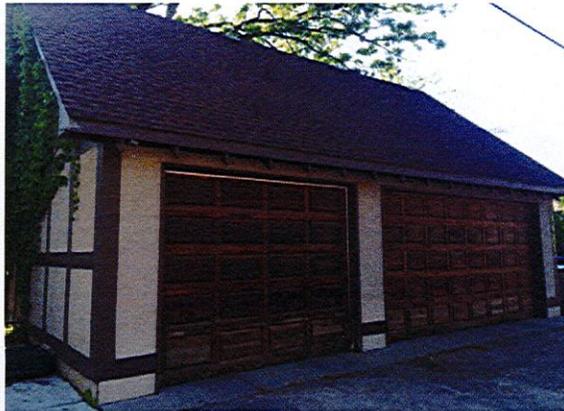
3225 ECP



3240 Irving



3217 (G) ECP



3205 ECP



3205 ECP

← (Two Garages) →

Panorama Photo of 3213 Back Yard

- 2.5 Story 3217 House
- Existing 1.5 Story 3213 House
- 2.5 Story 3207 East Calhoun Pkwy House
- 3207 Garage
- 1623 W 32nd Garage
- 1623 W 32nd
- 1621 W 32nd
- 1621 W 32nd 2 Story Garage
- 1617 W 32nd St House
- 1617 W 32nd St Garage
- 1611 W 32nd St House
- 1611 W 32nd St Garage
- Existing 3213 ECP Garage
- 3217 ECP 3 Car Garage (Not pictured)



ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the accessory dwelling unit standards to increase the maximum size of a detached accessory dwelling unit, including area intended to be used for the parking of vehicles, from 1,000 square feet to 1,563 square feet based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

There are circumstances unique to the property. The depth of the property is approximately 300 feet. This is comparable to the length of a typical full City block or two typical back-to-back residential lots. However, there are not practical difficulties in complying with the size requirements for an ADU related to these circumstances.

Because the lot exceeds 10,000 square feet of lot area, the maximum gross floor area of a detached structure with an ADU is allowed to be up to 1,000 square feet, including any half-story. The maximum allowed footprint is also 1,000 square feet in area. Detached garages and ADUs are subject to the same footprint restrictions. However, it is possible that the zoning ordinance would allow the construction of a detached garage without an ADU that has a larger building bulk than a detached structure with an ADU because the half-story floor area is only required to be included for an ADU. Despite this exception, taller garages are restricted to hip or gable roofs and cannot exceed a height of 16 feet at the midpoint and 10 feet at the top plate to limit their building bulk. Detached ADUs are allowed to be up to 20 feet tall with any roof type or wall height, but with the condition that half-story floor area is included in the gross floor area.

The proposed 2-story, detached structure with a flat roof will take advantage of the 20 foot height allowance. The proposed floor area of the first level is 782 square feet to accommodate parking for 2 vehicles and additional storage. The second level, proposed to be entirely occupied by the ADU, will be 781 square feet. The proposed gross floor area is 1,563 square feet. The footprint and/or the ADU could be reduced in size to comply with the ordinance. The ADU is subject to a minimum size requirement of 300 square feet. A typical 2-car garage that is approved administratively is 20 feet by 22 feet, or 440 square feet. Constructing a 2-car garage with a second level ADU accessed by an interior stair is possible within the 1,000 square foot maximum. The applicant also has the option to construct an attached or internal ADU to the new single-family dwelling, which are allowed to be up to 800 square feet in area. With the existing R2B zoning and a lot area in excess of 10,000 square feet, a two-family dwelling could also be constructed on the site.

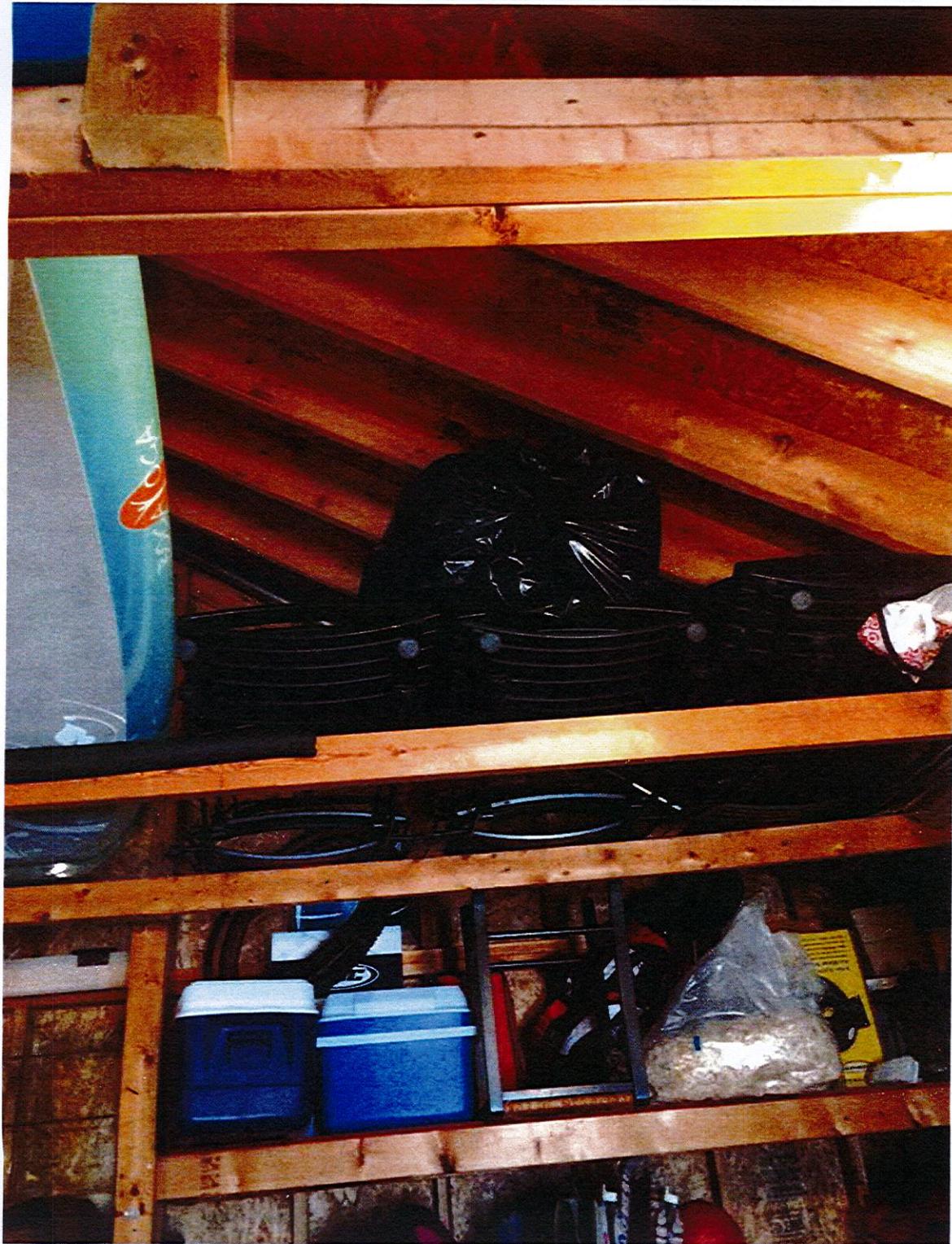
676 SF
IS CITY
NOT TO
EXCEED
(26' x 26')

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Standards governing accessory uses and structures are established to provide for the orderly development and use of land and to minimize conflicts among land uses by governing the type, size, location and operational characteristics of accessory uses and structures. The intent of a maximum size and footprint of 1,000 square feet was to limit the size of detached ADUs to ensure they are subordinate in size to the principal dwelling and to fit in with the character of low-density residential areas. The ordinance intentionally captures all floor levels, including half-stories where the ceiling height is greater than 5 feet. The 1,000 square foot maximum footprint can only be achieved on larger lots with at least 10,000 square feet of area. The floor area limitations are the same as for









ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the accessory dwelling unit standards to increase the maximum size of a detached accessory dwelling unit, including area intended to be used for the parking of vehicles, from 1,000 square feet to 1,563 square feet based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

There are circumstances unique to the property. The depth of the property is approximately 300 feet. This is comparable to the length of a typical full City block or two typical back-to-back residential lots. However, there are not practical difficulties in complying with the size requirements for an ADU related to these circumstances.

Because the lot exceeds 10,000 square feet of lot area, the maximum gross floor area of a detached structure with an ADU is allowed to be up to 1,000 square feet, including any half-story. The maximum allowed footprint is also 1,000 square feet in area. Detached garages and ADUs are subject to the same footprint restrictions. However, it is possible that the zoning ordinance would allow the construction of a detached garage without an ADU that has a larger building bulk than a detached structure with an ADU because the half-story floor area is only required to be included for an ADU. Despite this exception, taller garages are restricted to hip or gable roofs and cannot exceed a height of 16 feet at the midpoint and 10 feet at the top plate to limit their building bulk. Detached ADUs are allowed to be up to 20 feet tall with any roof type or wall height, but with the condition that half-story floor area is included in the gross floor area.

The proposed 2-story, detached structure with a flat roof will take advantage of the 20 foot height allowance. The proposed floor area of the first level is 782 square feet to accommodate parking for 2 vehicles and additional storage. The second level, proposed to be entirely occupied by the ADU, will be 781 square feet. The proposed gross floor area is 1,563 square feet. The footprint and/or the ADU could be reduced in size to comply with the ordinance. The ADU is subject to a minimum size requirement of 300 square feet. A typical 2-car garage that is approved administratively is 20 feet by 22 feet, or 440 square feet. Constructing a 2-car garage with a second level ADU accessed by an interior stair is possible within the 1,000 square foot maximum. The applicant also has the option to construct an attached or internal ADU to the new single-family dwelling, which are allowed to be up to 800 square feet in area. With the existing R2B zoning and a lot area in excess of 10,000 square feet, a two-family dwelling could also be constructed on the site.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Standards governing accessory uses and structures are established to provide for the orderly development and use of land and to minimize conflicts among land uses by governing the type, size, location and operational characteristics of accessory uses and structures. The intent of a maximum size and footprint of 1,000 square feet was to limit the size of detached ADUs to ensure they are subordinate in size to the principal dwelling and to fit in with the character of low-density residential areas. The ordinance intentionally captures all floor levels, including half-stories where the ceiling height is greater than 5 feet. The 1,000 square foot maximum footprint can only be achieved on larger lots with at least 10,000 square feet of area. The floor area limitations are the same as for

676 SF
IS CITY
NOT TO
EXCEED
(26' x 26')

NOT
IN KEEPING
WITH
SUBST

detached garages, but do not capture half-stories. A parking space is not required for an ADU to allow an owner more flexibility with the size limitations on detached structures. When the ordinance was adopted, the 1,000 square foot gross floor area limitation was determined to be sufficient to allow a 2-car garage with quality living space above. However, the ordinance allows more height (20 feet versus 16 feet) for a detached ADU. The overall floor area limit therefore minimizes the footprint of a taller structure. Also, the minimum size requirements for an ADU (300 square feet) are less than a dwelling (350 square feet for an efficiency unit and 500 square feet for a dwelling unit).

The proposed floor area of the first level is 782 square feet to accommodate parking for 2 vehicles and additional storage. The second level, proposed to be entirely occupied by the ADU, will be 781 square feet. The proposed gross floor area is 1,563 square feet and proposed height is 20 feet. The proposed gross floor area and height of the new single-family dwelling is approximately 3,000 square feet and 24 feet, respectively. While the detached structure will be subordinate in size to the principal dwelling, the size of the detached structure will exceed 10 percent of the lot area. The building bulk of the proposed detached structure is comparable to a moderately-sized new single-family dwelling. The footprint and/or the ADU could be reduced in size to comply with the ordinance. A typical 2-car garage that is approved administratively is 20 feet by 22 feet, or 440 square feet. Constructing a 2-car garage with a second level ADU accessed by an interior stair is possible within the 1,000 square foot maximum.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The building bulk of the proposed detached structure is comparable to a moderately-sized new single-family dwelling. The structure will be located in the rear 20 percent (60 feet) of the approximately 300 foot deep lot. Detached garages on the surrounding properties are the closest structures. Some are average in size, while others are larger. There are also many large scale principal dwellings and garages in the immediate area. The nearest residential structure would be more than 70 feet away. Because of the existing context and proposed location, the proposed structure would not negatively affect the character of the area or adversely affect adjacent properties. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed construction is built to current building codes.

Additional Standards for Variances within the SH Shoreland Overlay District

In addition, the Zoning Board of Adjustment shall consider, but not be limited to, the following factors when considering conditional use permit or variance requests within the SH Shoreland Overlay District:

1. *The prevention of soil erosion or other possible pollution of public waters, both during and after construction.*

Because a new single-family dwelling is also proposed, a construction management agreement will be required as part of the issuance of the building permit. The agreement requires implementation of erosion and sediment control measures to prevent soils from being deposited onto adjacent properties, rights-of-way, public storm drainage systems, wetlands or watercourses. At a minimum, all graded surfaces, ground cover, erosion and sediment control measures, and drainage structures or means must be daily inspected, maintained and repaired during construction and until all disturbed areas have been permanently stabilized.

East Calhoun Community Organization



June 24, 2015

Janelle Widmeier, Senior Planner
250 S 4th St, Room 300
Minneapolis MN, 54155

Re: Request for variance for Detached Accessory Dwelling Unit, 3213 E Calhoun Pkwy

Dear Ms. Widmeier,

On June 23, 2015, the East Calhoun Community Organization (ECCO) board of directors voted to not oppose the detached accessory dwelling unit (ADU) project proposal at 3213 East Calhoun Pkwy as presented to ECCO's Livability Committee by Tim Prinsen on June 15, 2015. The proposal included a detailed description of the existing zoning specifications for detached ADUs in Minneapolis. The proposed variance is to increase the ADU square footage to a size no greater than 1600 square feet. The board is in agreement that this request is reasonable given the large lot size and unique shape.

Neighbor Notification

Mr. Prinsen has been a model good neighbor throughout the neighbor notification process. In matters of construction variances, the ECCO board is guided by feedback from community members, especially neighbors in close proximity to the property in question. The ECCO Livability Committee first heard Mr. Prinsen's proposal at our May meeting. Mr. Prinsen conveyed that he had personally explained the proposal to all abutting neighbors. The committee suggested that Mr. Prinsen obtain signatures from these neighbors and re-present at the June Livability Committee meeting.

Mr. Prinsen successfully obtained signature from ALL the surrounding neighbors, in addition to many others. The signature confirmed the following: 1) the requested variance is to increase the size of the detached ADU from 1000 sq ft to no greater than 1600 sq ft and 2) the neighbor is in agreement with/supports the proposal.

Sincerely,

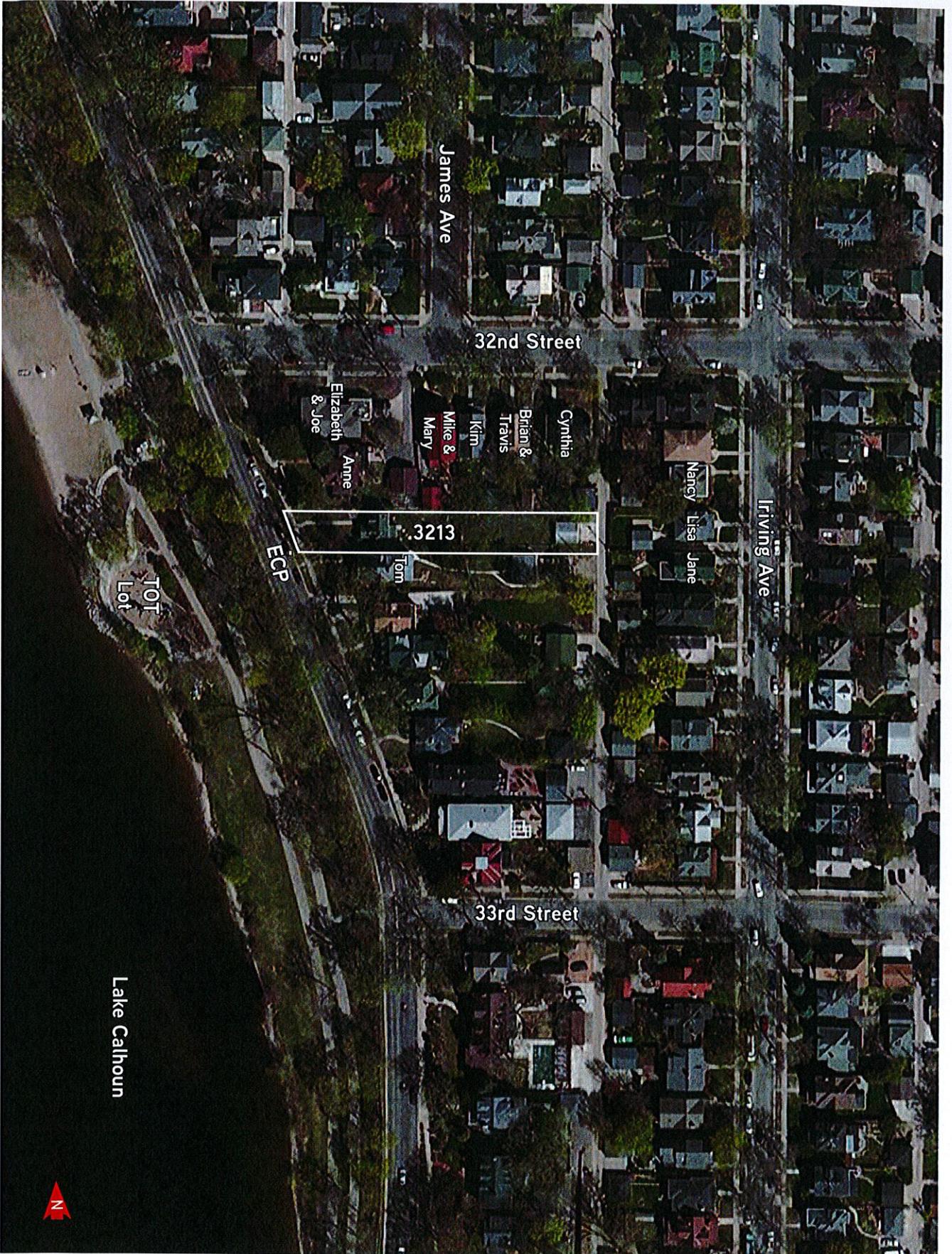
Susan Goldstein, Board President
East Calhoun Community Organization
president@eastcalhoun.org

3213 East Calhoun Parkway
Accessory Dwelling Unit (ADU) Variance

I support Dawn & Tim Prinsen's application for an ADU variance to increase the size of the proposed ADU from the allowable size of 1,000 square feet (including parking, storage, and living area) to a size of less than 1,600 square feet (including parking, storage, interior staircase, and living area) at 3213 East Calhoun Parkway.

#	Name (Printed)	Signature	Address	Phone Number	Date
1	Nancy Anderson	<i>Nancy Anderson</i>	3208 Irving Ave So	612 722 6080	5/21/15
2	Michael Kellert	<i>Michael Kellert</i>	3135 E Calhoun Pkwy	612 386 2573	5/21/15
3	DAVID J McFurtill	<i>David J McFurtill</i>	3358 IRVING AV So	612 824 1005	5/21/15
4	R. AMIS GIER	<i>R. Amis Gier</i>	1617 W 32nd St	612 302 7700	5/25/15
5	BRIAN ROBEAN	<i>Brian Robean</i>	1612 W 32nd St	612 302 4508	5/25/15
6	Elizabeth J. Jura	<i>Elizabeth J. Jura</i>	3203 E. Calhoun Pkwy	612 581 1016	5/25/15
7	Joe J. Jura	<i>Joe J. Jura</i>	3203 E. Calhoun Pkwy	612 226 1592	5/25/15
8	Paul Grimm	<i>Paul Grimm</i>	3149 E Calhoun Pk	612 825 5831	5/25/15
9	Ken Hoffmann	<i>Ken Hoffmann</i>	3149 E Calhoun Pkwy	612 825 5831	5/25/15
10	LUCA GUNTHER	<i>Luca Gunther</i>	3200 IRVING AV. S	612 205 6680	25/may/2015
11	<i>[Signature]</i>	Kit Wilson	3200 Irving Ave S	612 867 3374	5/25/15
12	BRANNA MORRIS	<i>Branne Morris</i>	3129 JAMES AVES	612 824 0697	5/21/15
13	<i>[Signature]</i>	Kimberly Gossard	1621 W. 32nd St	612 807 0951	5/31/2015
14	Cynthia Stokes	<i>Cynthia Stokes</i>	1611 W 32nd St	612-825-2922	5/21/15
15	<i>[Signature]</i>	<i>[Signature]</i>	3207 E Calhoun Pk	612 825 5810	5/31/15
16	TIA MALONEY	<i>Tia Maloney</i>	3117 E CALHOUN PARKY	612 824 6024	5/31/15
17	Lisa Jack	<i>Lisa Jack</i>	3212 Irving Ave S	612 281 1845	6/1/15
18	Arthur Spring	<i>Arthur Spring</i>	3145 E. Calhoun Pkwy	612-823-4965	6/7/15
19	TALIN SPRING	<i>Talin Spring</i>	"	612 925 4965	6/7/15
20	MARY CAPOZZI	<i>Mary Capozzi</i>	1623 W. 32nd St.	612 412 3067	6/7/15
21	JANE ANDERSON	<i>Jane Anderson</i>	3216 IRVING AVE S	612 384 3965	6/9/15
22	LARA NORRIS	<i>Lara Norris</i>	3149 JAMES AVES	612 823 6700	6/15/15
23	Judy & Kent Thometz	<i>Judy & Kent Thometz</i>	3100 Holmes	612 701 6534	
24	KLAUS OBERGFEL	<i>Klaus Obergfel</i>	3348 IRVING	612 670 0043	6/15/15
25					





James Ave

32nd Street

Irving Ave

33rd Street

3213

Cynthia

Brian & Travis

Kim

Mike & Mary

Elizabeth & Joe

Anne

Nancy

Lisa

Jane

Tom

TOT Lot

ECP

Lake Cathoun

