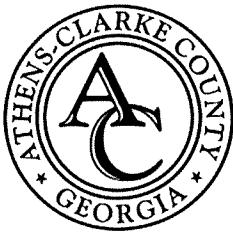


**ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION**

DATE: January 8, 2026	FILE NO: SUP-2025-07-1343						
LOCATION: 210 E. Cloverhurst Avenue (Unit 2) APPLICANT: Wayne & Abigail Lohman OWNER: Wayne & Abigail Lohman REQUEST: Special Use in RM-1 (Mixed-Density Residential) COMMISSION DISTRICT: Ten							
PLANNING COMMISSION MOTION AND RECOMMENDATION:							
NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Kristen Morales Present	X			Carey McLaughlin Absent			
Vice-Chair: Sarah Gehring Present		X		Taylor Pass Present	X		
Jen Fleece Absent				Alexander Sams Present	X		
Sara Beresford Present		X		Monique Sanders Present	X		
Matthew Hall Absent				Michael Lord Present		X	
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:			
<p>For: Wayne and Abigail Lohman Against: Echo Daniel</p> <p>Discussion: The applicant responded to public concerns regarding parking stating that they owned three parking spaces which was sufficient. A commissioner stated that in general they are not in favor of special use permits for commercial short-term rentals. Another commissioner asked if a special use could be tied to ownership rather than the property itself. After conferring with the Athens-Clarke County Attorney's Office, Mr. Lonnee stated that it would not be possible to condition a special use permit in such a fashion.</p> <p>Motion: Mr. Lord made a motion for denial, Ms. Gehring seconded the motion. The motion failed 3-4 with Chair Morales voting nay to break a 3-3 tie.</p> <p>Subsequently, Mr. Sams made a motion for approval. Ms. Beresford seconded the motion, which passed 4-3, with Chair Morales voting yea to break a 3-3 tie.</p>							



**STAFF REPORT
SPECIAL USE PERMIT
210 E. CLOVERHURST AVENUE (UNIT 2)
SUP-2025-07-1343
NOVEMBER 6, 2025**

APPLICANT Wayne and Abigail Lohman
OWNER: Same as above
ZONING REQUEST: Special Use in RM-1
TYPE OF REQUEST: Type II
LOCATION: 210 E. Cloverhurst Avenue, Unit 2
TAX MAP NUMBERS: 173A2 A038
COUNTY COMMISSION DISTRICT: District 10
PROJECT SIZE: 1.72 Acres (Subject Area: 0.02 Acres)
PRESENT USE: Residential Multi-Family
PROPOSED USE: Commercial Short-Term Rental
PUBLIC NOTICE POSTED: December 23, 2025
STAFF RECOMMENDATION: **DENIAL**
PLANNING COMM. RECOMMENDATION: **APPROVAL**
MAYOR & COMMISSION AGENDA SETTING: January 20, 2026 (tentative)
MAYOR & COMMISSION VOTING SESSION: February 3, 2026 (tentative)

I. Summary Recommendation

The applicant is requesting a Special Use Permit for a Commercial Short-Term Rental (C-STR) in a Mixed-Density Residential (RM-1) zone at 210 E. Cloverhurst Avenue. The applicant is proposing to turn an existing unit within a condominium development into a C-STR. The applicant has stated that the unit would accommodate four guests, with two parking passes provided. This proposal would not see any expansion of the improvements that currently exist on the property.

Staff's analysis of this request includes concern for the cumulative impact that C-STRs create on an already stressed housing market within Athens-Clarke County (ACC). Every unit that is permitted as a C-STR is a unit that is unlikely to be available to long-term residents. Typically, Special Use Permit requests are analyzed on an individual basis and the proposal is judged on its unique qualities and location context. These "one-offs" may not create a problem in the context of the specific request, but collectively these C-STRs could remove housing from the market in a substantial way. While the Special Use does not remove the possibility of long-term rental occupancy, the relative increase in revenue generated from STRs leads Staff to the conclusion that, in practice, these units will not be used for any occupancy other than an STR. Staff is especially concerned about losing long-term residential units in neighborhoods that have multi-modal transportation options and are close to necessary household-supportive destinations and amenities, such as this neighborhood. Some of the reasons a location is good for a C-STR are also why it's a good location for a long-term residential use, and the provision of such housing has been stated to be a community priority.

The background statements associated with the approved Short-Term Rental ordinance, adopted February 6, 2024, include the three sections below. As the application was received prior to the

adoption of the most recent Short-Term Rental Ordinance dated December 2, 2025, the prior ordinance's criteria will be used. The issues and concerns raised in these statements provide context and guidance for the application of the Special Use criteria in the review of this request.

Section (e): "Renting residential units as STRs has impacted the housing stock in Athens-Clarke County, making housing less available and less affordable for residents or those people wishing to move to Athens-Clarke County"

Section (h): The Commission desires to exercise its zoning powers to create land use regulations and standards for STRs that reasonably and rationally address quality-of-life concerns.

Section (k): "This district [mixed-density residential] is designed to provide an environment suitable for urban living. The RM district is intended for residential uses and appurtenant community services. This district is designed in such a manner that it can be applied to a wide range of areas due to the range of residential densities possible."

STR Home Occupation Applications (STR Home Occupations) are allowed by-right in most zones, including at this property. Since STR Home Occupations have a long-term residence requirement for their impact on unit availability for long-term occupancy in the housing market is negligible, especially compared to C-STRs

Staff finds that the proposal is compatible with the Future Land Use Map, Zoning Map, and Code of Ordinances. However, it is not compatible with the Comprehensive Plan due to its potential to reduce the supply of available long-term housing. Staff does not believe this proposal meets the Special Use criteria. For these reasons and those listed previously, **Staff recommends denial.**

Planning Commission Recommendation: Pending

II. Purpose of Applicant Request

A. Proposal

The applicant proposes turning a condominium unit into a Commercial Short-Term Rental (C-STR). This C-STR would be within the existing condominium structure on site (Unit 2) and, according to the applicant, would have a total capacity of four individuals. There are no proposed expansions or related improvements to the property proposed as part of this application.

B. Existing Conditions

The surrounding parcels are all zoned Mixed Density Residential (RM-1). This property is approximately situated between East Cloverhurst Avenue to the north and South Lumpkin Street to the south. Built in approximately 1985, the condominiums are a mix of students, long-term residents, and short-term rentals.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The following policies **are not** supported in this project:

- *Increase supply and variety of quality housing units, at multiple price points, in multiple locations, to suit the needs of a variety of households.*

Legally, the Special Use adds the option to use the unit as a short-term rental but does not prohibit using the unit for a long-term rental. However, given prevailing rents, it is unlikely that the unit would be available as a long-term residence, reducing the supply of housing. Overall, the proposal is not compatible with the Comprehensive Plan.

B. Compatibility with the Future Land Use Map

The 2023 Future Land Use Map designates the subject parcel as *Traditional Neighborhood*, which is described as follows:

Traditional Neighborhood

These are medium density neighborhoods with traditional quality developments. These areas should include well-connected street systems, sidewalks, street trees, and a variety of housing types. Homes are often built close to the street with front porches. Garages are set back farther than the homes and porches. Traditional Neighborhood areas support single-family residences, duplexes which resemble large homes, and townhouses. Strict design standards should be implemented to ensure appropriateness of design and to protect neighborhood character. Limited commercial and other non-residential uses designed at a neighborhood scale are encouraged, but only in areas close to principal and minor arterial routes that have good access to transit.

No change to the Future Land Use Map is required since the proposed zoning action is already compatible with the Map. The proposal is compatible with the Future Land Use description for this area.

C. Compatibility with the Zoning Map

The applicant has requested a Special Use Permit in an RM-1 zone for a Commercial Short-Term Rental (C-STR). No change to the Zoning Map is required.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

The Athens-Clarke County Affordable Housing Investment Strategy Report (2023), “Housing Challenges” section specifies that “37% of all households within Athens-Clarke County (ACC) make \$50,000 or less with renters specifically having 64% making less than \$50,000. The study also points out that over the past decade, “the pressure on the housing market has grown as more households (+20%) have been added than homes (+5%). Growing market pressure along with some degree of increased real estate investor activity has contributed to rents increasing significantly faster (54%) than household incomes (29%)” (pg. 8). ACCGov’s Housing and Community Development Department found that 8,800 rented households making under \$35,000 cannot afford their rent (pg. 15). With 76% of affordable rental units in ACC being over 20 years old (pg. 83), ACC needs to expand access in order to combat most of these pressures. The data indicates ACC’s housing and rental markets have a constraint that STRs exacerbate, and the analysis of this data suggests that C-STRs do not give any relief to these housing issues. If the prime locations to purchase a property are areas that have a natural affordability, STRs become yet another practice that diminishes access to housing.

IV. Technical Assessment

A. Environment

This property does not have an environmental area on the property. The Arborist has reviewed the tree management plan and recommends approval with the following comment:

- *ACC Arborist recommends approval. Project will be expected to meet all requirements of the community tree management ordinance at time of development during plan review.*

B. Grading and Drainage

The Transportation and Public Works Department has reviewed the proposal and recommended approval without comment.

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and recommended approval with the following comments:

- *ACC water is available. ACC sanitary sewer is available. Capacity is available to serve the proposed special use*
- *Water services must be equipped with double check backflow preventors if not already equipped.*

D. Transportation

The Transportation and Public Works Department has reviewed the proposal and recommended approval without comment.

E. Fire Protection

The Fire Marshal has reviewed the proposal and recommended approval with the following condition:

- *There is no change of use for this property, as it was originally issued a Certificate of Occupancy as an apartment building. The Fire Marshal's Office can approve its use as a short-term rental with the following conditions: the unit must have working smoke alarms, provide a fire extinguisher on each level, and display a floor plan with clearly marked egress routes posted on the walls.*

F. Compliance with the Zoning Ordinance and Development Standards

All exemptions to the zoning and development standards must be identified in the application prior to approval of a binding proposal since the development will otherwise be expected to adhere to the ordinance standards.

Special Use requests are evaluated using the following criteria:

- a) *Similarity in scale, bulk, and coverage.*

The applicant is not proposing any expansions or changes to the site.

- b) *Character and volume of traffic and vehicular parking generated by the proposed use and the effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.*

The applicant has stated that the maximum occupancy would be four individuals, which would most likely not create a noticeable increase in traffic and vehicular parking. The current two assigned parking spaces on site should be sufficient.

c) *Architectural compatibility with the surrounding area.*

The applicant is not proposing any changes to the architecture of the building.

d) *The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality, including the generation of smoke, dust, odors, or environmental pollutants.*

The request is to have a commercial short-term rental, which only affects the use of the structure.

e) *Generation of noise, light, and glare.*

The applicant is not proposing any new exterior lighting. Any new lighting would need to be reviewed by Staff to ensure compliance with the ACCGov lighting ordinance. STRs have sometimes been associated with excessive noise, but this is an issue that is handled through property management practices and enforcement of the noise ordinance. Nearby residents will be provided a 24-hour contact by the applicant in the event that a nuisance needs to be dealt with. Staff finds that this proposal has the potential to generate excessive noise, but light and glare should not be a problem.

f) *The development of adjacent properties compatible with the future development map and the zoning district.*

There is no change to the Future Land use map and there is no change to the parcel's underlying RM zoning, so this is unlikely to impact the development of adjacent properties.

g) *Impact on future transportation corridors.*

Staff does not see this use generating enough trips to impact the corridor.

h) *Impact on the character of the neighborhood by the establishment or expansion of the proposed use in conjunction with similar uses.*

The surrounding area is primarily mixed-density residential uses. With a fairly transient population, both for the subject property and the surrounding area, Staff does not see the proposed STR as a deviation from the established neighborhood character. Viewed in isolation, there is no concern for this change to occur with each individual C-STR. However, Staff has concerns about the cumulative impact C-STRs may have on these neighborhoods.

i) *Other factors found to be relevant by the hearing authority for review of the proposed use.*

As noted above, this application was received prior to the changes made by the Athens-Clarke County Mayor & Commission on December 2, 2025 which would not allow for a Special Use Permit under any circumstances in the RM zone. However, as this application was received while the February 6, 2024 ordinance was still in place, this application was reviewed under those standards.

At the time of this report, ACCGov – through the third-party group Deckard – has identified 245 properties that have had an STR in RM zoned properties, 97 of those being on the Legal Non-Conforming STR List. With each condo unit being eligible to apply for a special use, the cumulative impact hinders the housing market at a potentially greater scale. If approved, this type of use has the opportunity to increase, especially within condo complexes close to amenities and necessities.

Staff also notes that under the current Special Use Criteria the language is purposefully broad in order to apply to a range of uses. This approach allows for uses to be judged on their impacts within the context of their location. For STRs, this context-specific emphasis in the criteria does not specifically account for broader community-wide impacts. C-STR uses introduce hyper-

transient tenancy and singularly commercial focus into residential areas that do not typically exhibit these characteristics.

Staff's evaluation finds that the request does not meet all of the Special Use criteria.

End of Staff Report.

Zoning Criteria Considered by Staff

The following factors have been considered as set forth in *Guhl v. Holcomb Bridge Road Corp.*, 238 Ga. 322, 232 S.E.2d 830 (1977).

- The proposed zoning action conforms to the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.
- The proposed use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the Comprehensive Plan and all its elements.
- The proposal will not adversely affect the balance of land uses in Athens-Clarke County.
- The cost of the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.
- The existing land use pattern surrounding the property in issue.
- The possible creation of an isolated district unrelated to adjacent and nearby districts.
- The aesthetic effect of existing and future use of the property as it relates to the surrounding area.
- Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
- Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.
- Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.
- Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.
- The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.
- The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.



The Official Zoning Map of Athens-Clarke County

Legend

- P, Parks
- IN, Institutional
- C-G, Commercial-General
- C-D, Commercial-Downtown
- C-N, Commercial-Neighborhood
- C-O, Commercial-Office
- C-R, Commercial-Rural
- E-I, Employment-Industrial
- E-O, Employment-Office
- G, Government
- I, Industrial
- AR, Agricultural Residential
(1 unit per 10 acre density)
- RM-1, Mixed Density Residential
(16 multi-family units per acre)
- RM-2, Mixed Density Residential
(24 multi-family units per acre)
- RM-3, Mixed Density Residential
(30 multi-family units per acre)
- RS-5, Single-Family Residential
(5,000 sq. ft. min. lot area)
- RS-8, Single-Family Residential
(8,000 sq. ft. min. lot area)
- RS-15, Single-Family Residential
(15,000 sq. ft. min. lot area)
- RS-25, Single-Family Residential
(25,000 sq. ft. min. lot area)
- RS-40, Single-Family Residential
(40,000 sq. ft. min. lot area)
- Winterville Boundary
- Bogart Boundary
- ACC Boundary
- Downtown Design Areas
 - (DHD)**, Downtown Historic District
 - (WD)**, West Downtown
 - (ED)**, East Downtown
 - (DS)**, Dougherty Street
 - (RIV)**, River
 - (WE)**, West End
- Airport Overlay
 - AZ1**, Precision Approach Zone
 - AZ2**, Larger Than Utility Runway Nonprecision Approach Zone
 - AZ3**, Utility Runway Nonprecision Approach Zone
 - TZ**, Transitional Zone
 - RPZ**, Runway Protection Zone
 - PSZ**, Primary Surface Zone
- 78/316 Special District Overlay
- Planned Development
- * Zoning with Conditions
- Historic District
- RM-LTD, Mixed Density Residential Limited Overlay
- Conditional Use
- GSRC, Gaines School Road Corridor Special District Overlay
- MAC, Milledge Avenue Corridor Special District Overlay
- WBS, West Broad Street Special District Overlay
- Railroads
- ▲ Special Use
- Historic Landmark

Parcel boundaries of the site are determined by legal description. The parcels shown on this map are to be used only as a guide.

50 25 0 50 100 150
Feet

ATTACHMENT A	SUP-2025-07-1343 Special Use Permit 210 EAST CLOVERHURST AVENUE (UNIT 2) Wayne & Abigail Lohman Wayne & Abigail Lohman	
629		
FROM:	RM-1	TO:
	Special Use in RM-1	
TAX PARCEL #	173A2 A038	PLANNING COMMISSION MEETING DATE January 8, 2026
		ATHENS-CLARKE COUNTY COMMISSION MEETING DATE February 3, 2026

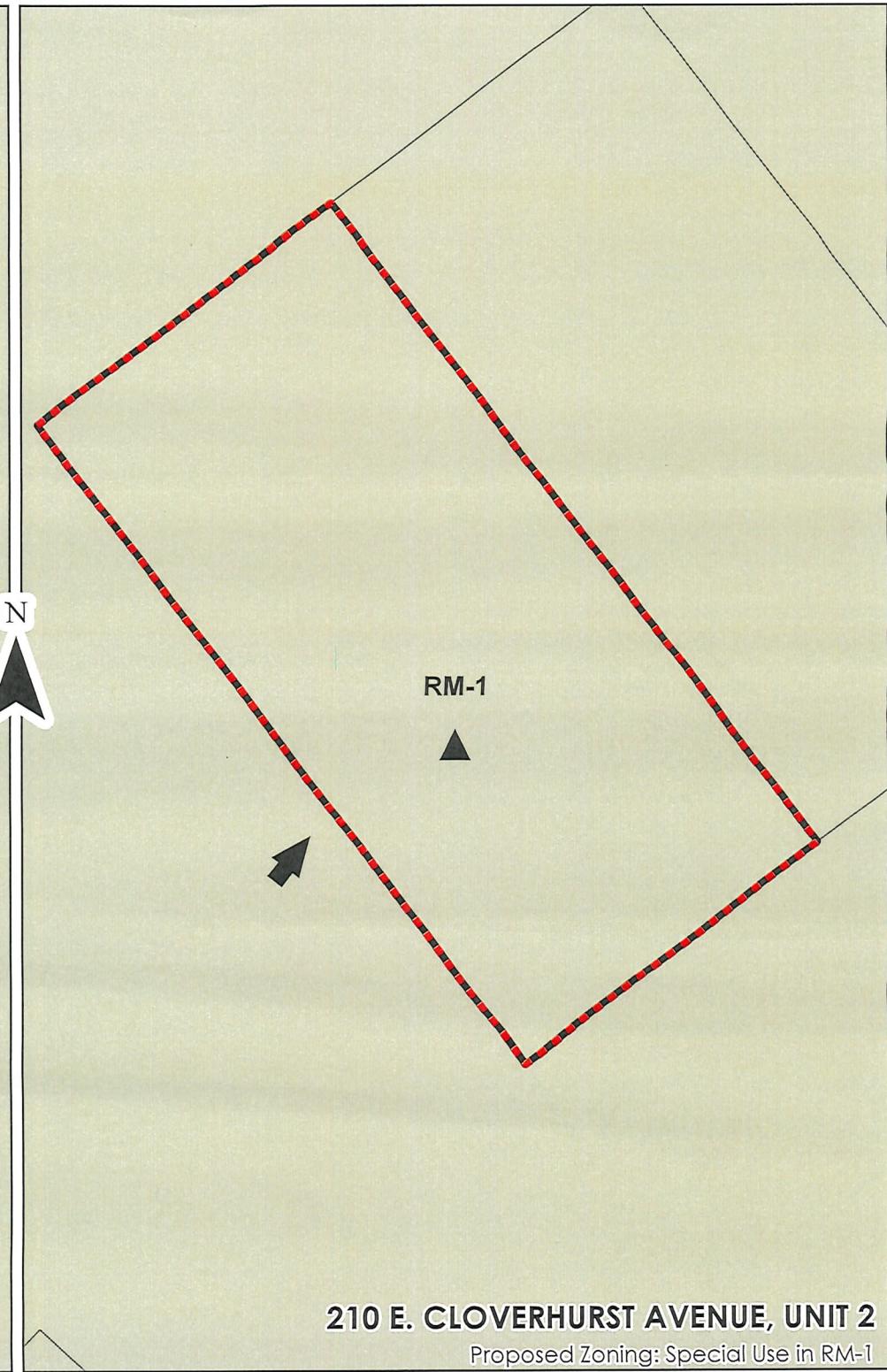
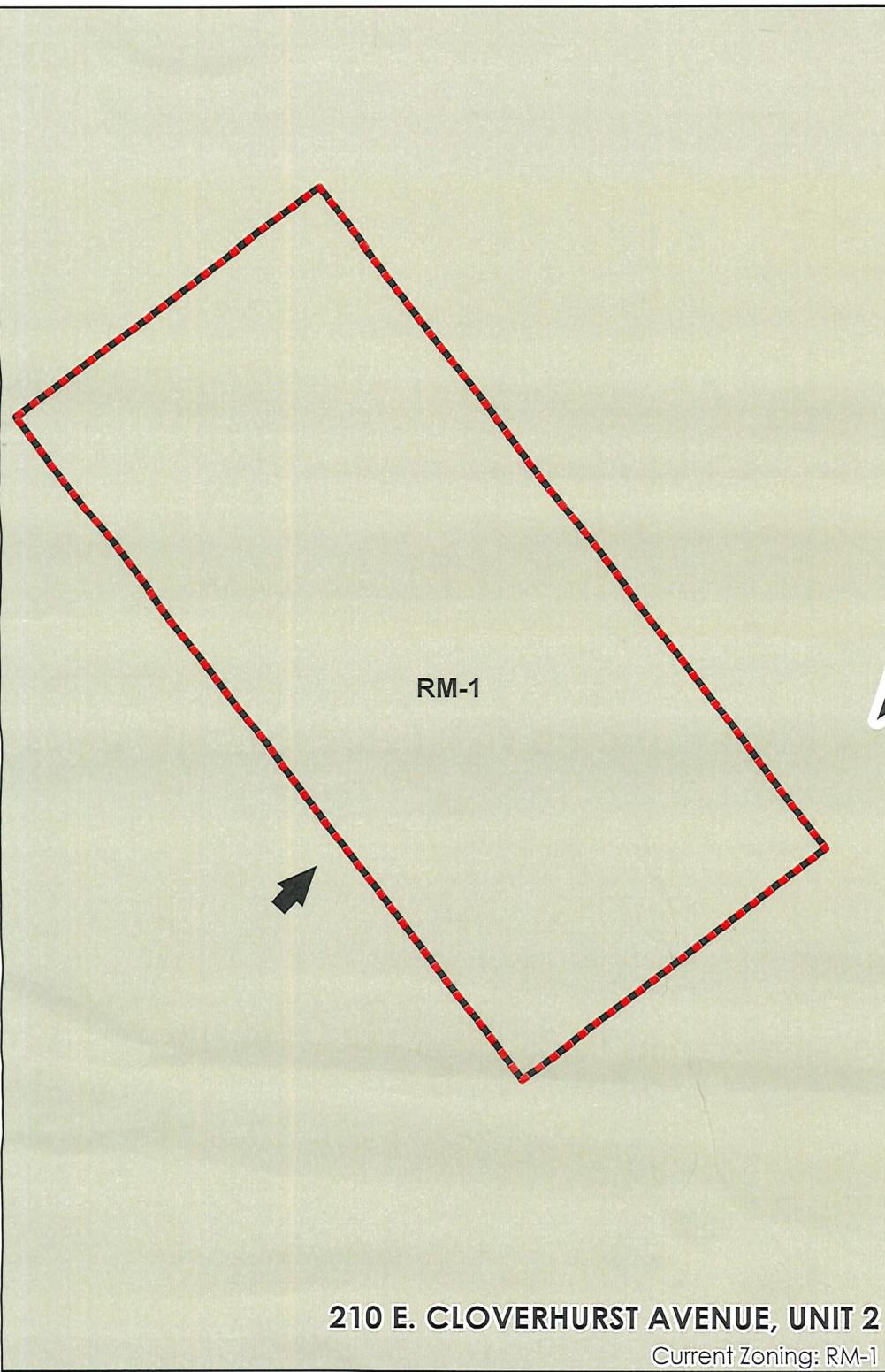


Traditional Neighborhood

Traditional Neighborhood

Traditional Neighborhood

210 E. CLOVERHURST AVENUE (UNIT 2)
Current Future Land Use: Traditional Neighborhood



Use Change only

Application Report

An application report must be prepared and submitted by the applicant that details the proposed project and explains why and how the proposal will satisfy the following approval criteria:

Approval Criteria for a Zoning Action:

A. Explain how the proposed zoning action is compatible with the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission. *We are not requesting any land use change. The building that is on the land will not be changed.*

B. Is the proposed use in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant comprehensive plan policies implemented by Athens-Clarke County and with all state or federal laws? Yes.

The current zoning is RM 1, we are requesting a use change.

C. Is there adequate capacity of Athens-Clarke County facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation that can and will be provided to and through the subject property? Yes. *The condo was built in 1985, we are not changing any of the above.*

D. Will the zoning proposal have an adverse impact on the surrounding area?

When evaluating the effect of the proposed use on the surrounding area, the following factors shall be considered:

1) Similarity in scale, bulk, and coverage. *We are only changing the use not the building or surroundings.*

2) Character and volume of traffic and vehicular parking generated by the proposed use and the effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.

If we rented to a student long term there would be someone there 7 days a week, as a short term rental we average 2 days per week so volume is less with STR. We have 2 parking spots and guest are limited to 2 cars.

- 3) Architectural compatibility with the surrounding area. *No construction is taking place.*
4. The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality, including the generation of smoke, dust, odors, or environmental pollutants. *Since our unit will only be rented part time the impact will be less than having two full time renters.*
5. Generation of noise, light, and glare. *No parties are allowed, guests are aware that there should be no noise after 10pm. We have rented short term since 2021 with no complaints.*
6. The development of adjacent properties compatible with the future development map and the zoning district. *The area surrounding our condo is developed, featuring similar condos and homes.*
7. Impact on future transportation corridors. *None.*
8. Impact on the character of the neighborhood by the establishment or expansion of the proposed use in conjunction with similar uses. *Currently, the majority of the 21 units are long-term rentals, primarily occupied by students. Our short-term rental has minimal impact on the character of the neighborhood. Most of our guests are parents visiting their sons or daughters, and they tend to be quiet, respectful, and stay for just a few days.*
9. Other factors found to be relevant by the hearing authority for review of the proposed use. *From 2010 to 2021, our unit was used as a long-term rental. In the fall of 2021, we transitioned to short-term rentals. If short-term rental use were no longer permitted, we would likely retain the unit for personal and family use rather than rent it out. To date, we have received no complaints from neighbors or the city.*

Commercial Short-Term Rentals

Applicants shall state, in the application report, the maximum number of guests allowed at the property, number of bedrooms in the unit, and provide a minimum of two off-street parking spaces.

The unit can accommodate up to 4 guests, and it has 2 bedrooms. We provide 2 parking passes, which allow guests to park directly in front of the building. The

parking lot includes 2 spaces per unit, plus an additional 6 guest spots. Please note that each car must display a parking pass in the window to park in the lot.

Site Plan Requirements (Use Change Only)

The development plan and report associated with the special use, once approved, constitute a binding development plan and report. The plan or drawing accompanying the application shall include the following information:

1. Depiction and names of all streets within and abutting the subject property.
Cloverhurst Avenue and Brittain.
2. Depiction of the subject property, including property boundary lines. *We are bordered by another condo complex- Cloverhurst Condominiums, a green area between us and the church, homes on the back side and across the street.*
3. Location and use of the existing buildings on the subject property. If the subject unit is part of a multi- unit structure, label where the subject unit is within the structure.
We are the end unit on the top floor. There is a flat below us and another townhouse beside ours.
4. Location of parking areas, parking spaces, and ingress, egress and traffic circulation for the subject property. If the subject unit shares parking with other units on the property, label the parking spaces that are designated for use by residents and visitors of the subject unit. *There is a parking lot in front of the building, each unit has 2 spaces. You must have a parking pass to park here. We provide a pass for our guest to place in their car. Residents are allowed to park in any open spot.*
5. Depiction of the existing and proposed landscaping of the subject property, if changes are proposed. *No changes to landscaping*
6. Scale (plan must be drawn to a standardized engineering scale). *We have included a picture of the existing complex. No changes to the building.*
7. Date of plan origination and latest revision. *No changes are being made.*
8. Tax parcel identification numbers and zoning designations for the subject property and adjacent properties. *RM 1 for our condo building. Tax Parcel ID 173A2A038*

9. Total acreage, the area and percentage of lot coverage, the total number of parking spaces, sufficient information for required parking determination for each non-residential use, and the total number of dwelling units (including the number of bedrooms in each dwelling unit for multifamily development). *1.72 acres*

In addition to the site plan, a special use application may include the following:

10. Traffic Impact Analysis for projects that may be expected to generate 100 vehicle trips within a single hour or 1000 vehicle trips per day, per the specifications of the Athens-Clarke County traffic engineer. *Email attached. No analysis required.*
11. Provide a water and sanitary sewer capacity evaluation letter, if required by the Athens-Clarke County Public Utilities Department or a septic system analysis if required by the Clarke County Health Department. *Email attached. No analysis required.*
12. Schematic architectural elevations of proposed structures and/or photographs of existing structures, as applicable, with the existing or proposed maximum height denoted (in cases where the subject unit is part of a multi-unit building, photos should include the entire exterior of the structure and mark the location of the subject unit). *We are not changing the outside structure, only changing the use. Pictures are attached.*
13. If the project is to be built in phases, a description of the areas contained in each phase. *We are not building, only changing the use.*
14. Special Uses in the Airport Overlay may require review by the Airport Authority to evaluate potential impacts to airport operations and compatibility with use of the airport. *This does not apply.*

Chadsworth Commons is a single-building community consisting of 14 townhomes and 7 flats. Each unit includes two bedrooms, two and a half bathrooms, and two dedicated onsite parking spaces.

We bought our unit in 2010, and our children lived here for 5 years. After that, we ran it as a long-term rental until 2021, when we switched to short-term rental.

We used Airbnb to handle all taxes. Our policy allows up to four adults aged 25 or older, with a maximum of two vehicles. Please note, we do not permit parties.

Our guests typically include parents visiting their college students, alumni returning to Athens, professionals attending continuing education programs, and families participating in university camps or competitions.

We have never received a complaint from any neighbors. The switch to short-term rentals has allowed us to enjoy more time in Athens and make use of our condo.

Our daughters also stay there when attending continuing education courses or visiting Athens with their families.

ArcGIS Web Map



1 in = 100 ft

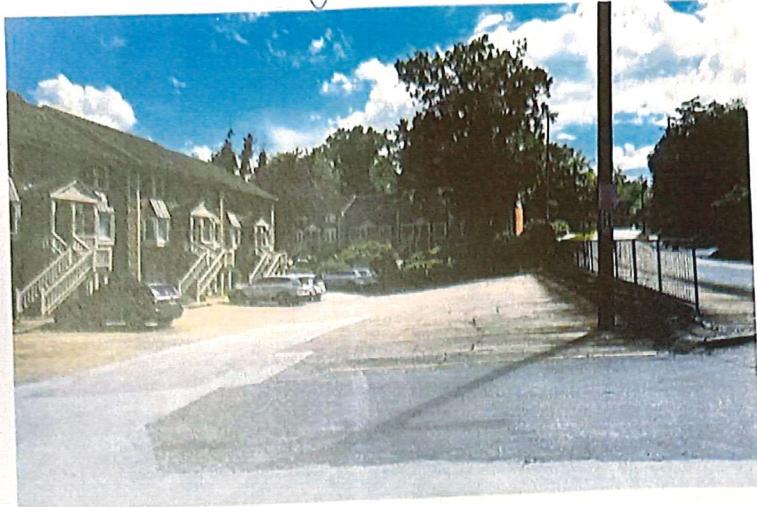
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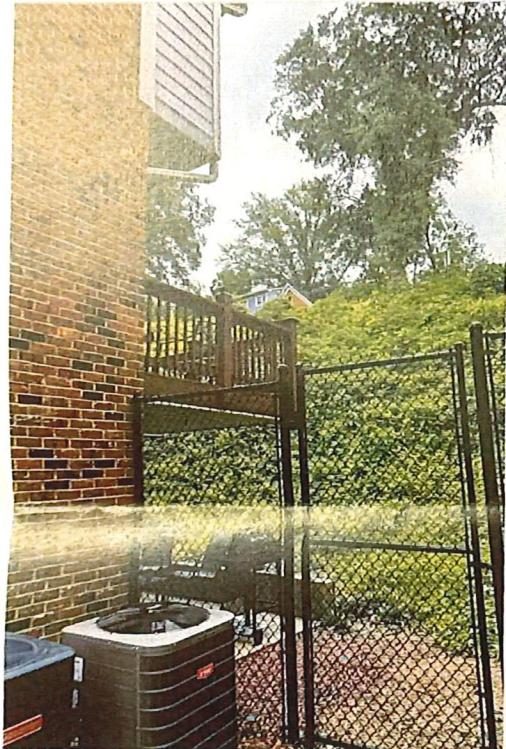
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- Parcels
- Athens-Clarke County Boundary

Roads

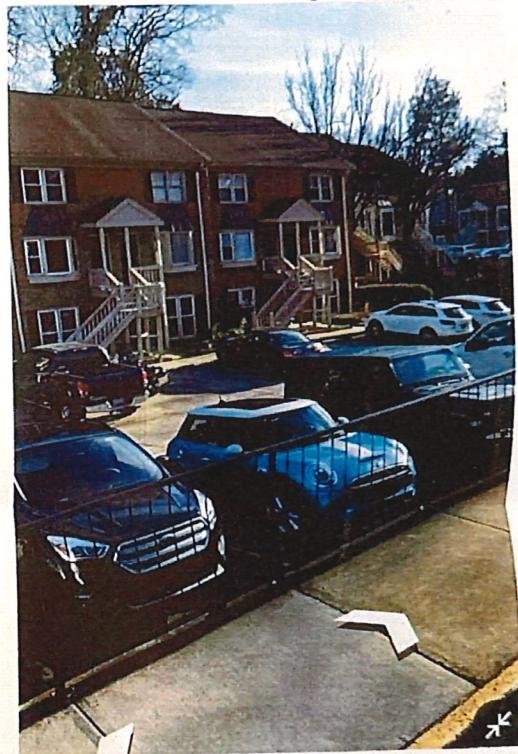
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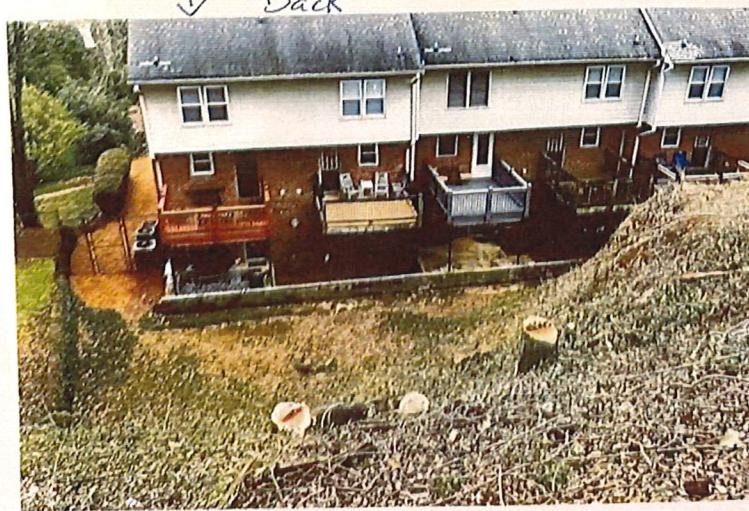
Front



End and our deck



Parking



Binding