

CITY OF CODY  
PLANNING, ZONING, AND ADJUSTMENT BOARD  
TUESDAY, APRIL 9, 2019  
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

1. Call meeting to order.
2. Roll Call, excused members
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes of the March 26, 2019 regular meeting.
5. BUSINESS:
  - A. Downtown architectural district sign review located at 1025 12<sup>th</sup> Street.
  - B. Site Plan Review for an accessory dwelling unit located at 1113 Wyoming Avenue.
  - C. Review a preliminary plat for a 2-lot minor subdivision located at 917 13<sup>th</sup> Street.
6. P & Z Board matters (announcements, comments, etc.)
7. Council Update
8. Staff Items
11. Adjourn

The public is invited to attend all Planning, Zoning and Adjustment Board meetings. If you need special accommodations to participate in the meeting, please call the City office at (307) 527-7511 at least 24 hours in advance of the meeting.

**City of Cody**  
**Planning, Zoning, and Adjustment Board**  
**Tuesday, March 26, 2019**

A meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, March 26, 2019 at 12:00 pm.

Present: Chairman Kayl Mitchell; Buzzy Hassrick; Richard Jones; Sandi Fisher; Klay Nelson; Stan Wolz, Erynne Selk, Sandee Kitchen, City Deputy Attorney; Todd Stowell, City Planner; Bernie Butler, Administrative Coordinator

Absent: Glenn Nielson

Kayl Mitchell called the meeting to order at 12:00 pm, followed by the pledge of allegiance.

Buzzy Hassrick made a motion, seconded by Sandi Fisher, to approve the agenda for March 26, 2019. Vote on the motion was unanimous, motion carried.

Richard Jones made a motion, seconded by Klay Nelson to approve the minutes from the March 12, 2019 meeting. Vote on the motion was unanimous, motion carried.

**NEW BUSINESS:**

A. Buzzy Harrick made a motion, seconded by Sandi Fisher to remove from the table the Special Exemption request to expand the Crane Academy Daycare from 50 to 75 children. Vote on the motion was unanimous, motion passed.

B. Todd Stowell provide an update on the Special Exemption request to expand the Crane Academy Daycare Center, located at 2123 Cougar Avenue, from 50 to 75 children. Sierra Garza from the Crane Academy Daycare Center told the Board they have a signed contract with Cody Bible Church to use the parking lot for excess parking and for drop off and pick up cars. The Board and City Deputy Attorney review the contract.

Richard Jones made a motion, seconded by Sandi Fisher to approve the special exemption request for the Crane Academy to expand from 50 to 75 children. Vote on the motion was 6-1 in favor, with Buzzy Hassrick voting no. The motion passed.

C. Todd Stowell presented an architectural and sign plan for Cellular Plus – Verizon located at 1826 17<sup>th</sup> Street.

Richard Jones made a motion, seconded by Klay Nelson to approve the architectural and sign plan for Cellular Plus – Verizon. Vote on the motion was unanimous, motion passed.

D. A Public Hearing for a Special Exemption request to waive the buffer requirement for Eagle Recovery, located at 1826 17<sup>th</sup> Street was opened at 12:23 p.m.

There were no comments from the public. The Public Hearing was closed at 12:24 p.m.

E. Todd reviewed the Special Exemption request for Eagle Recovery and presented neighbor comments. He also reviewed the criteria for a special exemption. Ideas for sound reduction were

suggested by Staff.

Carisa Wood owner of Eagle Recovery spoke about the request to waive the buffer requirement and the fence they have put up to help with sound reduction. She answered questions from the Board.

Richard Jones made a motion, seconded by Sandi Fisher to approve the Special Exemption to waive the buffer requirement requirements with findings 1-4 on page 7 of the staff report, and not include conditions 1-2 on page 8. Vote on the motion was unanimous, motion passed.

P & Z Board Matters – none

Council Updates – none

Staff Items – Phillip Bowman informed the audience of the upcoming public meeting about the WYDOT Sheridan Avenue reconstruction project to be held on Thursday, March 28, 2019.

Buzzy Hassrick made a motion, seconded by Klay Nelson to adjourn the meeting. Vote on the motion was unanimous, motion carried.

There being no further business to come before the Board, Chairman Kayl Mitchell adjourned the meeting at 12:53.

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Bernie Butler, Administrative Coordinator

**CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD  
STAFF REPORT**

<b>MEETING DATE:</b>	APRIL 9, 2019	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	X
<b>SUBJECT:</b>	DOWNTOWN ARCHITECTURAL DISTRICT SIGN REVIEW: 307 REAL ESTATE. SGN 2019-08	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	TODD STOWELL	DISCUSSION ONLY:	

**PROJECT DESCRIPTION:**

Chuck’s Sign Company has submitted an application for 307 Real Estate, to install a new non-illuminated wall sign. The property is located at 1025 12<sup>th</sup> Street. The sign would be centered on the wall, above the awning.

The proposed sign is composed of individual letters mounted directly on the wall. It would measure approximately 11’ 1” in length and 30” in height (28 sq. ft.).

Existing Condition:



Proposed Sign:



**REVIEW CRITERIA:**

The property is within the Downtown Architectural District established by Section 9-2-2 of the Cody City Code. Pursuant to Subsection B of 9-2-2, *“The planning, zoning and adjustment board shall examine and evaluate applications and plans involved in building and sign permits insofar as they pertain to the exterior of commercial buildings within the downtown district as herein described and shall make recommendations and suggestions to the applicants, property owners or occupants.*

The signs must also meet the size and location requirements of the sign code.

**STAFF COMMENTS:**

The property is within the downtown architectural district, which allows wall signs at a ratio of 1.5 square feet per foot of street frontage. The property has 37 feet of street frontage entitling it to 55.5 square feet of wall sign. The proposed sign is 28 square feet in size. It complies with the type, location, and size requirements for the downtown sign district in which the property is located.

The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The sign has a professional appearance and a color scheme that coordinates well with the building. It does not distract from or destroy any architecturally significant or historic features.

**RECOMMENDATION:**

Approve the wall sign as proposed.

**CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD  
STAFF REPORT**

<b>MEETING DATE:</b>	NOVEMBER 13, 2018	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	X
<b>SUBJECT:</b>	SITE PLAN REVIEW: ACCESSORY DWELLING UNIT. SPR 2019-06	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

**PROJECT DESCRIPTION:**

Wildstone Design, representing Janice May, has submitted an application to convert and expand an existing outbuilding into an accessory dwelling unit. The existing building is 10 feet deep and 17 feet wide. A 10-foot by 6-foot addition off the front of the building would bring the size to approximately 230 square feet (think 2-room tiny home, one room is the bathroom). The proposed accessory dwelling unit is located on a property that contains a residence with an address of 1113 Wyoming Avenue. The proposal is required to be reviewed by the Board because it is located in a commercial zoning district (D-2).



**REVIEW CRITERIA:**

Section 10-10B-4 of the zoning regulations states:

*All structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the planning and zoning commission for approval. Architectural and landscaping details shall be maintained as shown by the approved plans.*

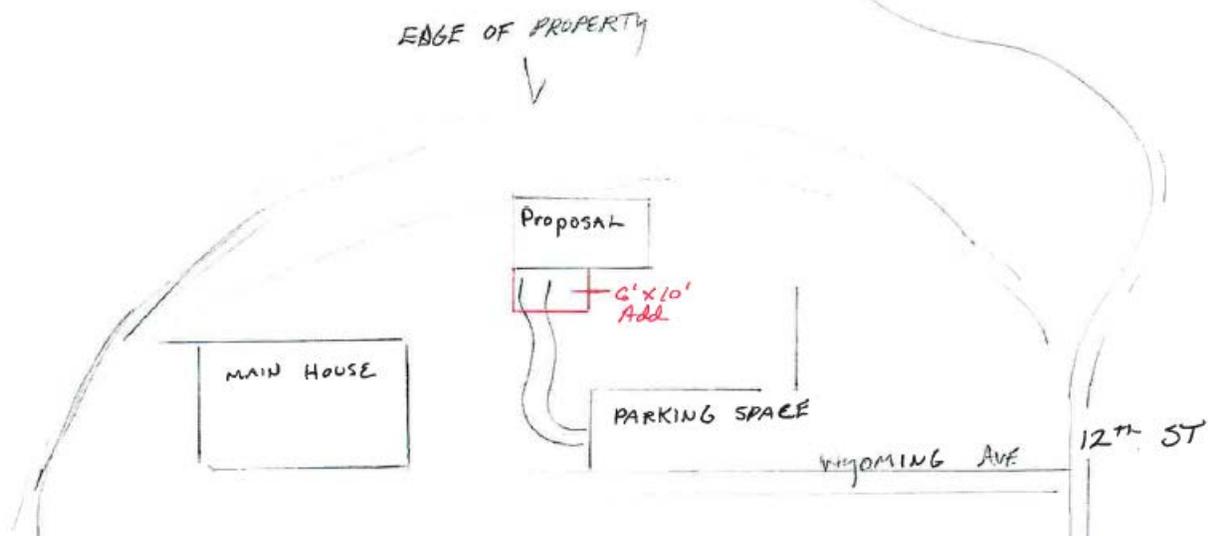
In addition, the site plan is reviewed for compliance with specific development standards of the zoning ordinance.

**STAFF COMMENTS:**

The property is zoned General Business (D-2), which allows all forms of residential housing except mobile homes, as well as most commercial uses. The building to be converted into the accessory dwelling unit is located near the center of the property.

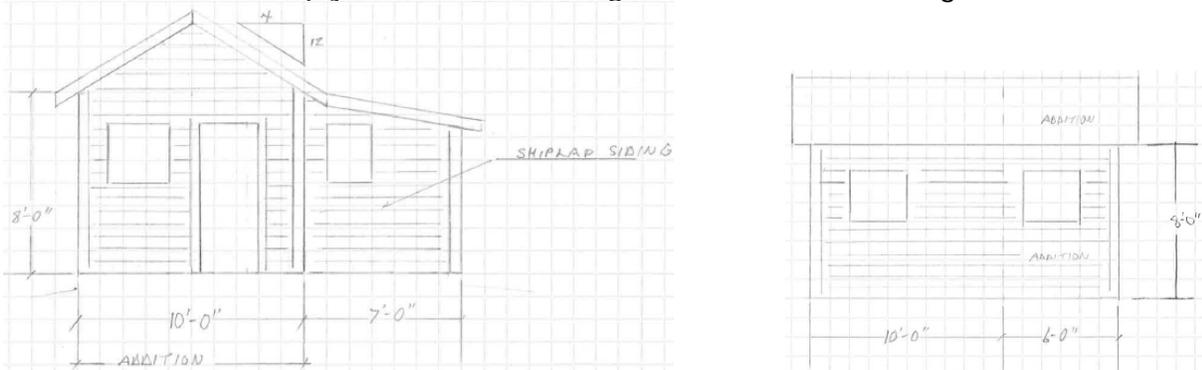
The surrounding area is as follows:

DIRECTION	EXISTING USE	ZONING
North	Hillside, open space. Residences to NW.	D-2
East	Residence and equipment building.	D-2
South	Residences across alley.	R-3 Residential
West	Hillside (open space).	D-2



**Architecture:**

The accessory dwelling unit will have lap siding, new windows, and asphalt shingle roof. The addition will simply extend the existing 4:12 roof. A rendering is shown here:



**Landscaping:** The property is residentially developed and has a standard grass yard, which is being preserved. No landscaping plan was submitted.

**Access and Parking:**

The property has a gravel parking area off of the alley with a capacity of 3-4 vehicles that will be able to serve the accessory dwelling unit, and the existing house.

**Exterior Lighting**

The accessory dwelling unit will have a standard residential porch light. Due to the low intensity and location, no glare impacts are anticipated.

Neighborhood Compatibility, Setbacks and Buffers, and Height Requirements

In practice, the City has not required the standard 15-foot commercial buffer/fence requirement between a commercial and residential property when the commercial land only contains a residential use, such as this case.

Storm Water Plan:

A storm water plan is not required for small residential developments such as this.

Utility Services

The accessory dwelling unit will share existing services with the main house.

Signs

No signs are proposed.

Frontage Status

The property effectively has alley access—gravel lane. The size of the project does not justify frontage improvements.

**ATTACHMENTS:**

None.

**ALTERNATIVES:**

Approve or deny the site plan with or without changes.

**RECOMMENDATION:**

It is recommended that the Planning and Zoning Board approve the project subject to the following items:

1. Obtain building permits, as specified by the Building Official and pay applicable utility fees. The project must comply with applicable building, fire and electrical codes.
2. Necessary building permits must be obtained within two years or this authorization will expire.

**CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD  
STAFF REPORT**

<b>MEETING DATE:</b>	APRIL 9, 2019	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	
<b>SUBJECT:</b>	A 2-LOT MINOR SUBDIVISION FOR PINNACLE CONSULTING, LLC. SUB 2019-02	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	X

**PROJECT OVERVIEW**

The property is in a General Business (D-2) zoning district and located on the west side of 13<sup>th</sup> Street, just north of Rumsey Avenue. It contains a 4-plex on the 13<sup>th</sup> Street frontage, with a duplex and a single-family residence located behind. The property measures 100' by 100'. The requested subdivision would split off the single-family residence, located on the northwest portion of the property, onto its own lot.



The house (tan building in photos) was built in 2010 (per County records) as a garage and then converted to a residence in 2012-2013. The proposed lot would measure approximately 54 feet east-west and 32.5 feet north-south (1,755 square feet). The remainder lot would be approximately 8,269 square feet.

The attached plat is shown with the required preliminary plat items. The applicant is also requesting final plat approval, which is effectively the same drawing, but the utility and building information would be removed—leaving only the lot lines and easements.



**Topics:**

**Zoning Standards:**

The D-2 zoning district does not have any zoning standards for building setbacks, building height, minimum lot area, minimum lot width, or maximum lot coverage. As there is no adjacent residential zoning, there is no buffer requirement. Residential uses are permitted in the D-2 zoning district.

Although the property is exempt from providing off-street parking at this time (located in downtown parking district), it is noted that a parking area approximately 20 feet wide will be provided for the house on Lot 1.

**Access:**

The subdivision ordinance requires each lot to have street frontage: "*Every lot shall abut upon or have access to an approved street or an approved cul-de-sac.*" An alley does not meet the definition of a street. Therefore, in order for the subdivision to occur, a variance to the frontage requirement would be needed to allow the lot with the house to have no street frontage—it would have frontage on the alley only.

At the discussion on the conceptual plat, the Board was open to a variance to allow access from the alley. Public Works and Planning are agreeable to allow access from the alley in this instance as the building and use are already existing (the variance is not creating the situation), and the zoning of the property is commercial as opposed to residential (commercial properties often have secondary uses such as apartments that are accessed from alleys).

**Utilities:**

Each lot is required to have its own utility services, tied back to the main lines. Gas services and power services are already separate. The house on Lot 1 will need a new sewer service and a new water service, as it currently shares the services with other dwellings on Lot 2. The water and sewer services to Lot 1 will need to be installed before the final plat is signed by the mayor and recorded. Utility easements are provided on the plat as needed to accommodate other existing utility lines that serve the subdivision. Lot 1 does not plan to have a raw water (irrigation) service at this time.

**SUBDIVISION REGULATIONS**

Applicable subdivision ordinance requirements are as follows. Staff comments follow each requirement. When a variance from the standard is involved, it is noted.

11-4-2: STREETS, ALLEYS AND EASEMENTS:

*A. Alignment: All proposed streets, alleys and easements shall align horizontally and vertically with existing streets, alleys and easements adjacent to or lying near the subdivision.*

Comment- No new public streets or alleys are proposed.

*B. Conform to Master Street Plan: All streets shall conform to the city master street plan for size and approximate alignment.*

Comments- 13<sup>th</sup> Street is fully improved to applicable street standards.

*Items "C" through "O" are standards that relate to construction of new public streets and are not applicable to this project.*

*P. Alleys: Alleys shall be required in all subdivisions with the minimum width being twenty feet (20'), unless extreme conditions preclude the feasibility of alleys...*

Comment: A 20-foot alley exists along the north side of the subdivision.

*Q. Curb, Gutter, Sidewalk, Paved Streets: Curb, gutter, sidewalk and paved streets shall be required in all proposed subdivisions unless waived in accordance with criteria set out in subsection 11-5-2B of this title by the planning and zoning board, and the city council. ...*

Comment: Presuming the variance is granted to allow Lot 1 to access from an alley, a variance to this requirement would be applicable. The city allows alleys to have a gravel surface.

*Items "R" through "T" are standards that relate to streets and drainage that are not applicable to this project.*

*U. Lot Requirements:*

*1. Lots shall be sited to meet the requirements of the appropriate zoning.*

Comment: Met (no minimum in D-2).

*2. Every lot shall abut upon or have access to an approved street or cul-de-sac.*

Comment: Lot 1 does not have direct access to an improved street. A variance to this standard has been requested. See discussion above.

*3. Side lot line shall be at approximately right angles to the street line on which the lot faces.*

Comment: Met.

*4. Strip lots...will be prohibited.*

Comment: Met.

*V. Blocks:...* Comment: Met.

**Section 11-5-1, DEVELOPMENT AND IMPROVEMENT** also includes standards for construction. Applicable sections are listed below.

*F. Sanitary Sewer: ...Each lot within the proposed subdivision shall be connected to a minimum eight-inch (8") diameter sewer main by a minimum four-inch (4") diameter sewer service line. The service lines shall be extended from the sewer main to the property line according to city standards. The use of individual septic systems will not be permitted when a sanitary sewer main is available...*

Comment: Lot 1 currently does not meet this requirement. A new sewer service is planned, as shown on the preliminary plat drawing. The location will likely need to be shifted slightly to the east, so as to allow excavation far enough from the building foundation that it does not affect the stability of the foundation, but the concept is correct. The work will need to be done by the applicant's licensed plumber before the plat can be recorded.

*G. Storm Sewer...*

Comment: Minor subdivisions are exempt from the storm water policy.

*H. Water: All water mains will be designed and constructed according to city approved specifications and the city standards. The system will connect each lot within the proposed subdivision to a minimum six inch (6") diameter main by the use of a minimum three-fourths inch (3/4") copper service line. The service lines shall be extended from the main to the property line according to city standards. ...*

Comment: Lot 2 has multiple services. Proposed Lot 1 does not have its own water service line. The water main is on the east side of 13<sup>th</sup> Street. The preliminary plat shows the new service, with the curb stop at the west side of 13<sup>th</sup> Street, just south of the alley. Installation will need to occur before the final plat is recorded. The City will perform the work from the main to the curb stop, subject to payment of the applicable fees. Extension from the curb stop to the house will be the responsibility of the applicant, with the work performed by a licensed plumber.

*I. Fire Hydrants...*

Comment: Existing hydrants are located within the required distance—across the 13<sup>th</sup> and Rumsey intersection, and at the intersection 150 feet to the north.

*J. Open Drains, Irrigation Ditches: All open drains and irrigation ditches shall be buried or, if possible, eliminated.*

Comment: Not applicable. The area is within the City raw water service area.

*K. Utilities: All utilities (electrical service, natural gas, telephone, cable TV, etc.) shall be installed underground, whenever possible, in the streets, alleys or utility easements shown on the final plat. All buried utilities will be placed before the finished surface is placed on the streets or alleys ... It will be the developer's responsibility to ensure that all utilities necessary or reasonably expected are placed within the proposed subdivision.*

Comments: Met.

*M. Street Lighting...*

Comment: Street lighting exists along 13<sup>th</sup> Street.

*N. Public Use Areas: ...*

Comment: Minor subdivisions are exempt from this requirement.

**Variances**

The subdivision ordinance specifies the following regarding variances: *" If during the approval process of a proposed subdivision it can be shown that strict compliance with the requirements of this title will result in extraordinary hardship to the subdivider due to unusual topography or other similar land conditions, or where the subdivider can show that variances will make a greater contribution to the intent and purpose of this title, the commission and council may, upon written request and proper justification, grant a variance to this title so that substantial justice may be done and the public interest secured; provided, that any such variance will not have the effect of nullifying the intent and purpose of this title."*

The stated purpose of the subdivision ordinance is: *" It is the intent and purpose of this title to promote orderly and systematic development of lands to the advantage of the subdivider, future property owners and the general population of the city. It shall establish guidelines and minimum standards to assist the subdivider and promote the development of a safe and healthy living environment."*

**RECOMMENDATION:**

Recommend that the City Council grant the variances to allow Lot 1 to utilize the alley for legal access, and approve the preliminary and final plat of the Pinnacle minor subdivision subject to the following conditions:

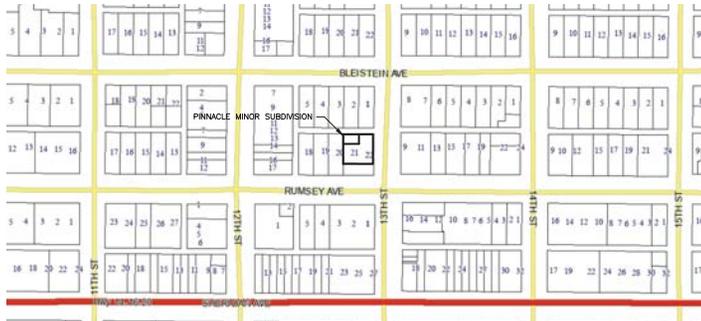
1. Pay applicable utility fees (¾" water tap fee, water connection fee, and sewer fee) and install the new water and sewer services to Lot 1 (from the main) prior to the mayor signing the final plat.
2. Satisfy Public Works regarding placement of the water service in the alley—it may be able to be accomplished with a note on the plat regarding the responsibility of Lot 1 to own and maintain the line, and the release of liability to the City in the event the line is broken due to alley excavation if the line is not located in the utility locate process. The water service line must have tracer wire or metallic marking tape provided over the line.
3. Work with staff to update the notes section on the final plat. Include a note about the variance being granted to allow Lot 1 to have access from an alley.

**ATTACHMENTS**

Plat drawings



RESURVEY T.63N., R.101W.  
CITY OF CODY



VICINITY MAP



**NOTES**

1. BEARINGS ARE BASED ON THE CITY OF CODY COORDINATE SYSTEM, WHICH IS BASED ON THE WYOMING COORDINATE SYSTEM NORTH WEST CENTRAL ZONE.

**LEGEND**

- FOUND 2" DIA. ALUMINUM CAP, UNLESS OTHERWISE NOTED.
- SET 2" DIA. ALUMINUM CAP ON 5/8" DIA. STEEL BAR.
- PROPOSED SUBDIVISION LOT LINES.

**CERTIFICATE OF OWNER**

STATE OF WYOMING } ss.  
COUNTY OF PARK }  
I, \_\_\_\_\_, ss.  
KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT I/WE ARE OWNERS AND PROPRIETORS OF THE NORTH 100 FEET OF LOTS 21 AND 22, BLOCK 24, ORIGINAL TOWN OF CODY, AS LOCATED IN BOOK "1" OF PLATS, PAGE 58, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING, AS EVIDENCED BY THAT WARRANTY DEED RECORDED AS DOCUMENT #2011-1558 IN SAID CLERK AND RECORDER'S OFFICE.  
THAT WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE PINNACLE MAJOR SUBDIVISION LOCATED WITHIN THE CITY OF CODY; THAT THE SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT WE HEREBY DEDICATE EASEMENTS LABELED HEREON TO THE USES SO NOTED; THAT SAID LANCES ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS ON RECORD; AND THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

BY: \_\_\_\_\_  
CHRIS DAVISSON, MANAGER  
PINNACLE CONSULTING LLC

STATE OF WYOMING } ss.  
COUNTY OF PARK }

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY CHRIS DAVISSON, MANAGER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, LYLE J. CASCIATO, OF ENGINEERING ASSOCIATES, HEREBY CERTIFY THAT THIS MAP WAS PREPARED USING DOCUMENTS ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK, AND FROM NOTES TAKEN DURING ACTUAL SURVEYS PERFORMED UNDER MY DIRECTION BETWEEN MARCH 18 AND 26, 2019; AND, THAT TO MY KNOWLEDGE, THIS MAP SHOWS THE SITUATION ON THE GROUND AT THE TIME OF ITS PREPARATION.



**CITY PLANNING AND ZONING BOARD**

APPROVED AS OF \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

CHAIRMAN \_\_\_\_\_

**CITY COUNCIL APPROVAL**

APPROVED AS OF \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY THE CITY COUNCIL OF CODY, WYOMING.

MAYOR - MATT HALL \_\_\_\_\_

ATTEST: CINDY BAKER  
ADMINISTRATIVE SERVICES OFFICER

**CLERK AND RECORDER ACCEPTANCE**

THIS PLAT WAS ACCEPTED IN THE OFFICE OF THE CLERK AND RECORDER, PARK COUNTY, WYOMING, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, FILED FOR RECORDING IN BOOK OR PLAT CABINET \_\_\_\_\_ AT PAGE \_\_\_\_\_ AND RECORDED AS COMPUTER RECORDED DOCUMENT NUMBER \_\_\_\_\_.

PARK COUNTY CLERK \_\_\_\_\_

BY: \_\_\_\_\_, DEPUTY.

**- PLAT SHOWING -  
PINNACLE MINOR SUBDIVISION**

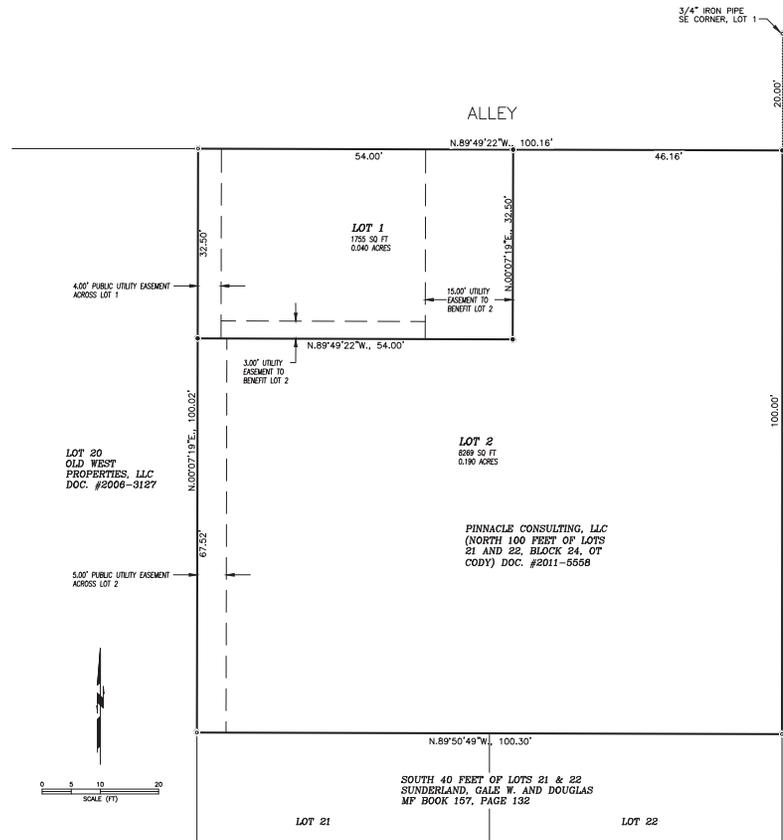
BEING A FURTHER SUBDIVISION OF THE NORTH 100 FEET OF LOTS 21 AND 22, BLOCK 24, ORIGINAL TOWN OF CODY, CITY OF CODY, PARK COUNTY, WYOMING

PREPARED FOR: PINNACLE CONSULTING, LLC.  
P.O. BOX 153  
BURLINGTON, WY 82411

PREPARED BY: ENGINEERING ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS  
P.O. BOX 1900  
CODY, WYOMING 82414



JOB NO. 19000.12 BOOK NO. 411  
03/28/19 P3,19000.12(ACAD) PLAT



13TH STREET

