



Agenda

Board of Zoning Appeals Meeting

June 3, 2024

Pledge of Allegiance, Roll Call

Approval of Agenda

Swearing In

Hearing of Appeals

BZA #2024-04

CJ Carr (12023 Maple Avenue)

Construction of a single-family residence to be located on a parcel without satisfactory access to an improved street

BZA #2024-05

Dillon Vowell (9028 Link Road)

Addition to an existing principal structure and with less side yard setback than required

Old Business

New Business

Administrative Matters

Approval of minutes from the February 5, 2024 and March 4, 2024 meetings

Adjournment



ZONING COMMISSION
BOARD OF ZONING APPEALS

NOTICE OF HEARING TO PARTIES OF INTEREST

A request has been filed by CJ Carr, P.O. Box 54, Loveland, OH 45140, appellant, for the construction of a single-family residence to be located on a parcel designated as 12023 Maple Drive without satisfactory access to an improved street.

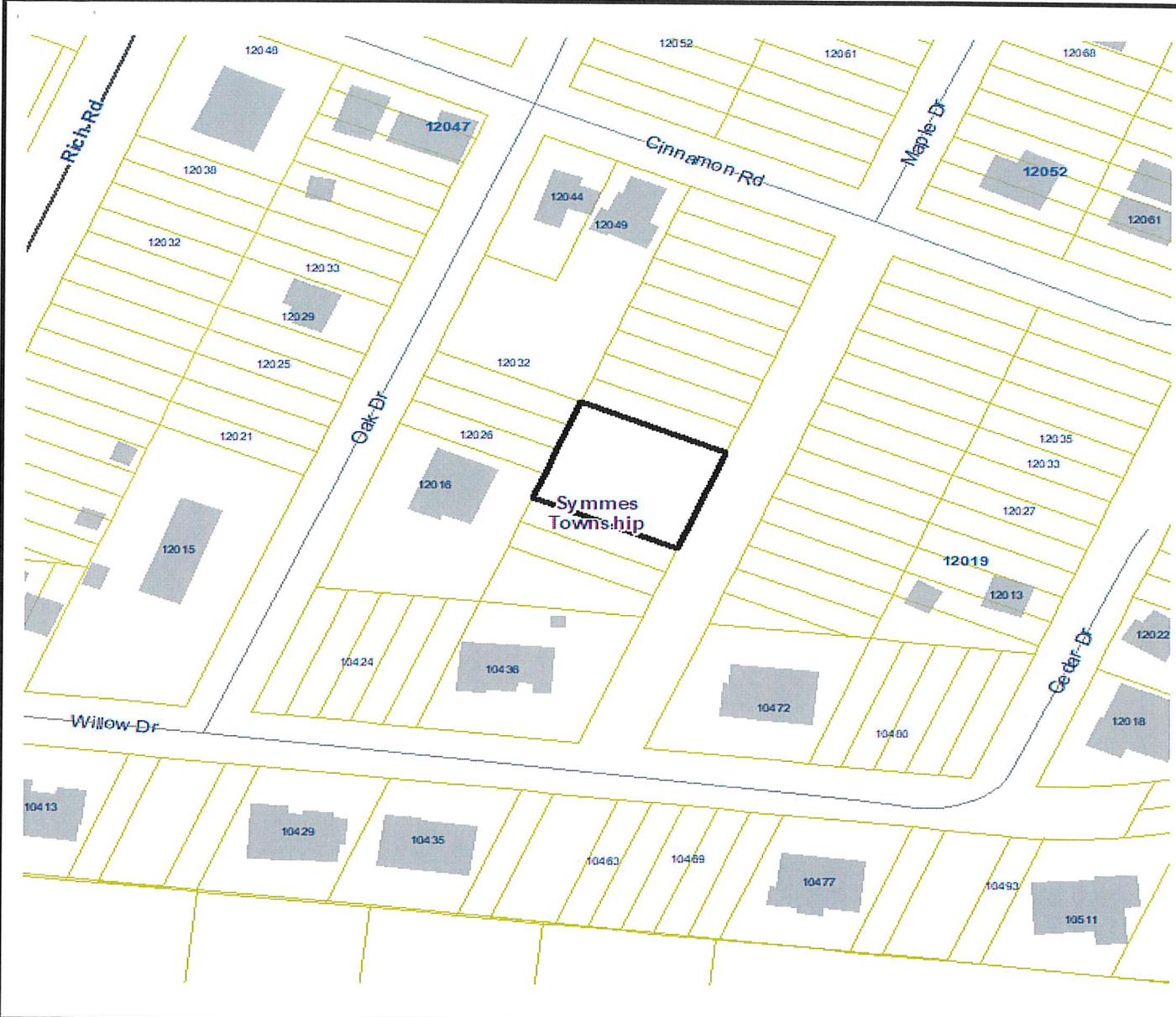
A hearing will be held by the Symmes Township Board of Zoning Appeals on Monday, June 3, 2024 at 7:00 p.m. at the Township Administration building, 9323 Union Cemetery Road, at which hearing you may appear, if you desire, either in person or by attorney or agent.

Plans are on file and open for public inspection at the Township Administration Building. The office hours are from 8:00 a.m. to 4:30 p.m., Monday through Friday.

May 15, 2024

By Order of the Board of Zoning Appeals

Luanne Felter
Township Zoning Secretary



Vicinity Map

Case: Symmes 2024-04; 12023 Maple Drive
Request: Zoning Appeal

DISCLAIMER:
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 Any floodway and flood fringe information provided on this map is for conceptual planning purposes only. For official determination of limits recipient must refer to the 2004 FEMA floodway fringe maps. Large differences can exist between actual flood prone area and official FEMA flood fringe areas.

HAMILTON COUNTY RURAL ZONING COMMISSION
 138 E COURT ST RM 801
 CINCINNATI, OH, 45202-020
 (513) 946-4500

Signed: _____ Date: _____

Created: 04-19-2024

To: Symmes Township Board of Zoning Appeals

From: CJ Carr

PO Box 54

Loveland, Ohio 45140

513-383-4632

RECEIVED

APR 19 2024

Re: 12023 Maple Drive

Loveland, Ohio 45140

Symmes Township, Loveland Park Subdivision

April 19, 2024

The location of this property is in The Loveland Park Subdivision. The lot size is 80' wide and 100' deep. The address is 12023 Maple Drive Loveland, Ohio 45140.

The proposed use for this property is construction of a new 2 bedroom home with a covered front porch, Screened back porch with wood deck, a 2 car attached garage, and an attached carport. This property will also have a concrete Driveway from Maple Drive Right of way to the garage and carport, and a concrete sidewalk to the front porch of the house. This home will be used as a single family home within the "C" residential zoning district. All adjoining properties to this property are also zoned "C" residential, in Symmes Township.

This home will match the existing style of homes in the neighborhood. This will be a ranch style home. Construction of this home will have no adverse impact on the land uses permitted in this district since this is the "C" residential district, and the house meets all requirements of the Symmes Township Zoning code "C" district as written today. This will be a single family home, built in a single family "C" district. The proposed home will meet all setback requirements, all height requirements, and lighting. The finishes on the exterior will be the same as all the other homes in the neighborhood. Vinyl siding, stone, and poured concrete foundation. There will be no more additional traffic other than what would be created from any other home built in a subdivision. There will also be no noise issues above and beyond a standard residential single family home.

I am not requesting a conditional use, or variance for this property. Per the current Symmes Township Zoning code, all of the requirements of the code have been met for issuance of the zoning permit for this home. I have been denied the zoning permit due to additional wording added to section 144 of the Symmes Township zoning code that does not currently exist in the code. The denial letter written does not match the wording of Section 144 of the Symmes Township Zoning code currently. The addition of the word "Improved" into the refusal is not the wording of the current zoning code. I have been caused undue delays and financial hardship with this mis-wording of section 144 by Symmes Township officials. I am being denied my rights as a property owner, to use my property for which it is intended for.

Section 144 of the Symmes Township Zoning code reads:

Sec. 144 Development and Maintenance of Parking Areas: Every off-street parking space required by these regulations shall be provided with satisfactory access to a street or alley by means of a surfaced driveway

As shown on the site plan for this home, a concrete driveway extends from the garage to the street. The 2 car garage and carport both act as the off street parking required areas. The concrete driveway meets the surfaced driveway regulation.

Per the Symmes Township Zoning code driveway definition:

Sec. 31.3-62(A) Driveway: A private way, other than a street or alley, to one lot of record for the use of vehicles and pedestrians. (STT Res. Z9705 eff. Dec. 4, 1997)

Per the Symmes Township Zoning code public street definition:

Sec. 31.3-211 Street, Public: A publicly dedicated or owned right-of-way intended or used, for vehicular and pedestrian movement, and, except where limited or controlled access, affording the principal means of access to abutting property.

In conclusion, there is a Surfaced Driveway from the house to the street (concrete driveway). A "Street" as defined in the Symmes township zoning code is a publicly dedicated right of way, Maple Drive is a 40' wide Publicly dedicated right of way. The who, what, when or why of the surface of pavement on Maple Drive is a separate issue with the Township. For the purpose of a zoning permit, I have met all the code requirements of The Symmes Township Zoning code for permit issuance. I am requesting the Board of zoning appeals to take any and all the necessary steps for the issuance of the zoning certificate for this home.

Sincerely,



CJ Carr 4/19/2024



ZONING COMMISSION
BOARD OF ZONING APPEALS

May 15, 2024

CJ Carr
P.O. Box 54
Loveland, OH 45140

Dear Mr. Carr:

This letter is to notify you that your request for the construction of a single family residence to be located on a parcel designated as 12023 Maple Drive without satisfactory access to an improved street has been assigned case number BZA 2024-04.

Furthermore, a hearing of your case will be held by the Symmes Township Board of Zoning Appeals on Monday, June 3, 2024 at 7:00 p.m. at the Township Administration building at 9323 Union Cemetery Road.

A staff report will be sent to you shortly.

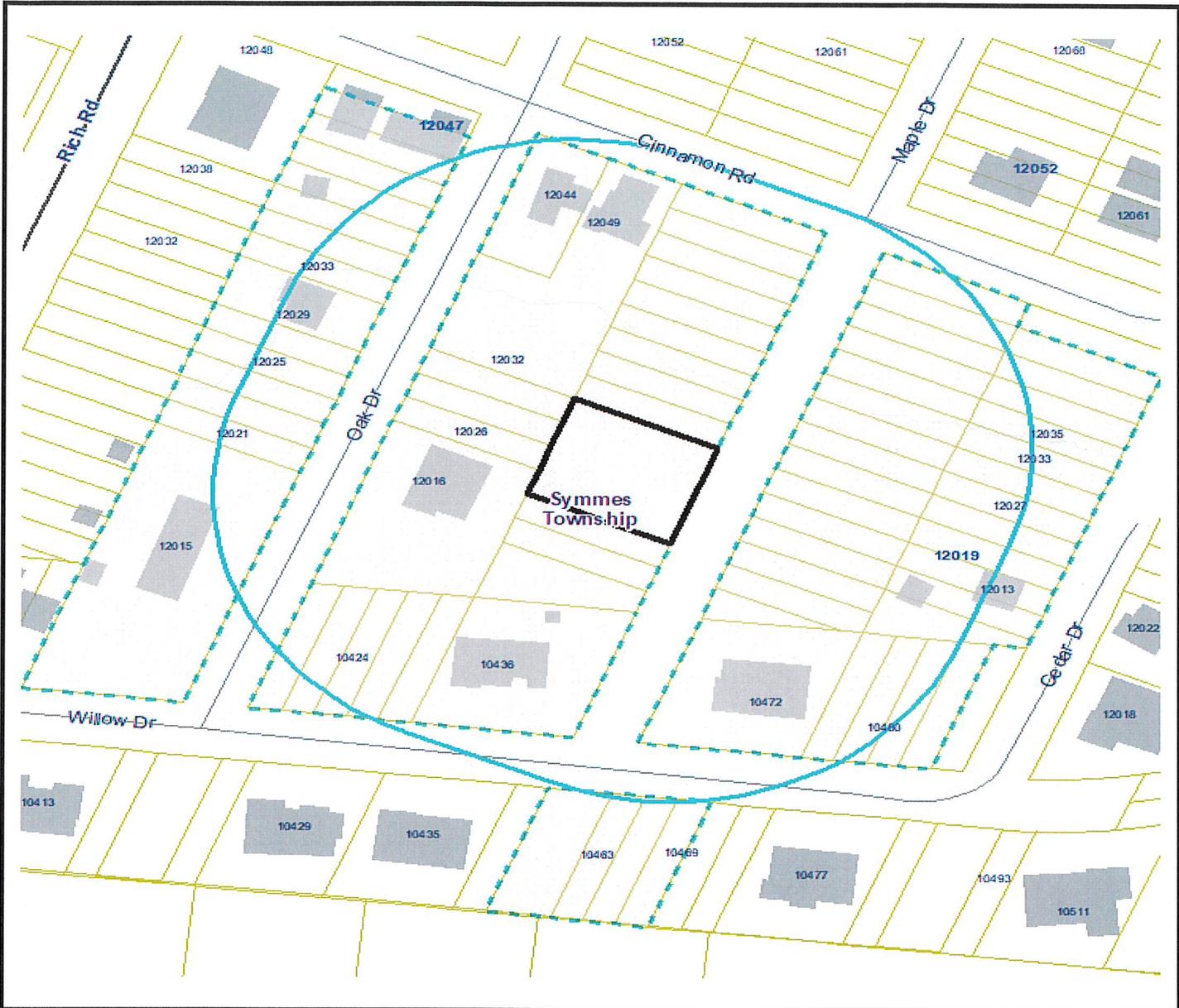
Very truly yours,

Luanne Felter
Zoning Secretary

NOTICE OF SYMMES TOWNSHIP BOARD OF ZONING APPEALS

Notice is hereby given that the Board of Zoning Appeals of Symmes Township, Hamilton, County, Ohio will hear Symmes case #SM2024-04, at its meeting scheduled for Monday, June 3, 2024, at 7:00 p.m. The Board of Zoning Appeals will review an application received for the construction of a single-family residence to be located on a parcel designated as 12023 Maple Avenue without satisfactory access to an improved street as required in Sections 41 Zoning Districts, Sections 141-34 Dwellings/Parking Spaces, Section 144 Development and Maintenance of Parking Areas and Section 281 of the zoning resolution. The subject property is located at 12023 Maple Avenue, Symmes Township, Ohio 45140, which is on the west side of the unimproved paper street of Maple Avenue (Parcel #620-0620-0061). This hearing will be held at the Administration building, 9323 Union Cemetery Road, Symmes Township, OH 45140. Plans are on file and open for the public to inspect.

Joseph C. Grossi, Fiscal Officer Symmes Township



Notification Certification

Notice Record for:

Symmes 2024-04; 12023 Maple Drive

I certify that the Shaded Auditors Parcels were sent Notices for the Referenced case on the following date.

DISCLAIMER:
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HAMILTON COUNTY RURAL ZONING COMMISSION
 138 E COURT ST RM 801
 CINCINNATI, OH, 45202
 (513) 946-4452

Created: 04-19-2024

Signed: _____ Date: _____

NAME	ADDRESS1	ADDRESS2	PID
DEMPSEY ANDREW P	12015 OAK ST	LOVELAND OH 45140	062000610154
CARR C J	PO BOX 54	LOVELAND OH 45140	062000610164
ANDREWS DORCE &	10966 PLEASANT RENNER RD	GOSHEN OH 45122	062000610168
C & M WOODCRAFTERS INC	P O BOX 54	LOVELAND OH 45140	062000610177
NOE ANGELO C	10436 WILLOW DR	LOVELAND OH 45140	062000610199
WILLOW DRIVE INVESTMENTS LLC	9398 KEMPERGROVE LANE	LOVELAND OH 45140	062000610204
LUNING WILLIAM E	12016 OAK ST	LOVELAND OH 45140	062000610209
HOFFMAN TOM	586 WARDS CORNER RD	LOVELAND OH 45140-9043	062000610242
FATORA JULIE A	10472 WILLOW DR	LOVELAND OH 45140	062000610529
PETE GRIESDORN LLC	9398 KEMPERGROVE LN	LOVELAND OH 45140-8205	062000610554
JACKSON RENEE	6611 ST RTE 132	GOSHEN OH 45122	062000610998



SYMMES TOWNSHIP ZONING
HAMILTON COUNTY, OHIO
OFFICE OF THE ZONING INSPECTOR
 138 E Court Street • Room 801 • Cincinnati, OH 45202
 513-946-4550

APPLICATION NO S20240042
BZA CASE NO N/A

NOTICE OF REFUSAL

TO APPLICANT **C&M WOODCRAFTERS**
PO BOX 54
LOVELAND, OH 45140

TO OWNER **CJ CARR**
PO BOX 54
LOVELAND, OH 45140

AUDITOR'S ID NUMBER
BOOK: 620 PAGE: 61 PARCEL: 1056

Your application, dated April 3, 2024, for a zoning certificate for the construction of a single family residence to be located on a parcel designated as 12023 Maple Drive without satisfactory access to an improved street is hereby refused on this 3rd day of April 2024 under Sections 41, 141-34, 144, and 281 of the Zoning Resolution in that:

- Section 41** Symmes Township Zoning Resolution and District Maps designate said premises to be in the "C" Single Family Residence district.
- Section 141-34** Dwellings: ...one parking space for each dwelling unit in a single family dwelling in other Districts ("C").
- Section 144** Development and Maintenance of Parking Areas: Every off-street parking space required by these regulations shall be provided with satisfactory access to a street or alley.
- Section 281** It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or to use any land in violation of any regulation in or any provision of this Resolution or any amendment or supplement thereto.

An appeal from this decision to the Symmes Township Board of Zoning Appeals is governed under **Sections 183, 184, 184.1, 184.2 and 184.6** of the Zoning Resolution.



 Kimberly Lapensee, ZONING INSPECTOR



 Tim Hershner, ZONING PLANS EXAMINER

NOTE: ANY APPEAL MUST BE FILED WITH THE BOARD OF ZONING APPEALS WITHIN TWENTY (20) DAYS AFTER THE DATE OF THIS REFUSAL IN ORDER TO BE SCHEDULED FOR A HEARING BEFORE THE SYMMES TOWNSHIP BOARD OF ZONING APPEALS. **FOR FURTHER INFORMATION,** CONTACT THE ZONING PLANS EXAMINER, OFFICE OF THE ZONING INSPECTOR AT THE HAMILTON COUNTY RURAL ZONING COMMISSION, 513-946-4550. **ALL BOARD OF ZONING APPEALS HEARINGS WILL BE SCHEDULED BY SYMMES TOWNSHIP. THE HEARINGS WILL TAKE PLACE AT THE SYMMES TOWNSHIP ADMINISTRATION BUILDING, 9323 UNION CEMETERY ROAD, LOVELAND, OHIO, 45140, and 513-683-6644.**

RECEIVED
APR 19 2024

- Z** ZONING JURISDICTIONS:
- Hamilton County
 - Symmes Township
 - Village of North Bend
 - Village of Woodlawn

ZONING CERTIFICATE APPLICATION FORM 2020

HAMILTON COUNTY PLANNING + DEVELOPMENT
 138 EAST COURT STREET, COUNTY ADMINISTRATION BLDG - ROOM 801
 CINCINNATI, OHIO 45202 (513) 946-4550
 website address: <http://www.hamiltoncountyohio.gov/pd>

APPLICATION NO.
6240042
 REFUSAL LETTER
 office use

DATE **4/3/24**
3-19-2024

PROJECT INFORMATION

ZONE DISTRICT	AUDITOR'S BOOK NO.	AUDITOR'S PAGE NO.	AUDITOR'S PARCEL NO.	LOT NO.	CASH / CC	CHECK #
C	620	61	1056	—	—	1514

PROJECT ADDRESS: 12023 Maple Drive **ZIP CODE:** 45140
TOWNSHIP OR VILLAGE: Symmes
PROJECT NAME: New 2 bdrm SFR w/ screened Back porch & covered front porch **SUBDIVISION NAME:** Loveland Park

NAME ↓	STREET ADDRESS ↓	CITY ↓	ST ↓	ZIP ↓	PHONE # ↓
PROPERTY OWNER: (Land Owner) CJ Carr	PO Box 54	Loveland	OH	45140	5133834632
CONTRACTOR: C&M Woodcrafters Inc	PO Box 54	Loveland	OH	45140	5133834632
ARCH / ENG / SURVEYOR: (Plans By) C&M Woodcrafters Inc	PO Box 54	Loveland	OH	45140	3834632
APPLICANT: (Permit Contact Person + Email) CJ Carr	cmwoodcraftersinc@yahoo.com				5133834632

↓ PLEASE SELECT TYPE OF IMPROVEMENT BELOW ↓

RESIDENTIAL	COMMERCIAL
<input checked="" type="checkbox"/> NEW SINGLE FAMILY RESIDENCE NO OF BEDROOMS: <u>2</u> SEWER: PUBLIC / PRIVATE <u>Public</u> DECK INCLUDED? <u>Yes</u>	<input type="checkbox"/> NEW BUILDING SQ. FT. _____
<input type="checkbox"/> NEW MULTI-FAMILY RESIDENCE NO OF UNITS _____	<input type="checkbox"/> BUILDING ADDITION SQ. FT. _____
<input checked="" type="checkbox"/> ADDITION TO SINGLE FAMILY/MULTI-FAMILY RESIDENCE	<input type="checkbox"/> NEW TENANT OR CHANGE OF USE W/PARKING ANALYSIS
<input type="checkbox"/> ACCESSORY GARAGE OR SHED SQ. FT. _____	<input type="checkbox"/> NEW TENANT OR CHANGE OF USE W/NO PARKING ANALYSIS
<input checked="" type="checkbox"/> SWIMMING POOL (IN-GROUND OR ABOVE GROUND) SQ. FT. _____	<input type="checkbox"/> EXISTING TENANT/INTERIOR ALTERATIONS
<input type="checkbox"/> FENCE OR WALL	<input type="checkbox"/> FAÇADE ALTERATIONS
<input checked="" type="checkbox"/> DECK (ATTACHED OR DETACHED)	<input type="checkbox"/> PARKING LOT (NEW PAVEMENT/RESTRIPING/ LIGHTING)
<input type="checkbox"/> ANTENNA OR SATELLITE DISH	<input type="checkbox"/> AWNING OR MARQUEE
<input checked="" type="checkbox"/> IN-HOME OCCUPATION	<input type="checkbox"/> NEW SIGN OR BILLBOARD
<input type="checkbox"/> CHICKEN COOP	<input type="checkbox"/> SIGN FACE CHANGE
<input checked="" type="checkbox"/> BEE KEEPING	<input type="checkbox"/> TEMPORARY SIGN
<input checked="" type="checkbox"/> OTHER REFUSAL LETTER	<input type="checkbox"/> SWIMMING POOL OR TANKS SQ. FT. _____
	<input type="checkbox"/> TEMPORARY TENT SQ. FT. _____
	<input type="checkbox"/> TEMPORARY SALES
	<input type="checkbox"/> FENCE/WALL
	<input type="checkbox"/> OTHER

DESCRIPTION OF PROPOSED WORK New single family home 2 bedroom with screened back porch (deck) and covered front porch and attached carport

The owner of this building and undersigned, do hereby covenant and agree to comply with all the laws of the State of Ohio and the Zoning resolution of the County of Hamilton, pertaining to building and buildings, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct.

APPLICANT SIGNATURE [Signature] **DATE** 3-19-2024

REFUSAL (TPH) 4/3/24

BZA CASE NUMBER: N/A	RPC / RZC CASE NUMBER: N/A
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PLANS EXAMINER CORRESPONDENCE:

DATE	CONTACT	REGARDING

PLANS EXAMINER REVIEW NOTES:

SFR w/ COVERED FRONT PORCH AND COVERED "SCREENED-IN" PORCH (REAR)
 NOTICE OF REFUSAL 4/3/24 PER SECTION 144 - NO "SATISFACTORY ACCESS TO A STREET OR ALLEY BY MEANS OF A SURFACED DRIVEWAY."

ACCESSORY STRUCTURES not to exceed 30% of the required rear yards in: Hamilton County, Symmes Township & Village of North Bend				LOT: —			
ZONE DISTRICT: " C "				<input type="checkbox"/> BOUNDARY CONSOLIDATION			
SETBACKS:	REQUIRED	PROVIDED	NOTES	<input checked="" type="checkbox"/> SURVEY			
LOT WIDTH (AT BLDG)	50'	30'		<input type="checkbox"/> GREENBELT			
FRONT YARD	30'	30'		<input type="checkbox"/> LOT OF RECORD VARIANCE			
SIDE YARD (R)	5'	10'		<input type="checkbox"/> CORNER LOT			
SIDE YARD (L)	5'	5'		<input checked="" type="checkbox"/> PAVED DRIVE			
WING WALLS CANTELEVERS				PARKING: spaces	required:	2	provided: 3
REAR YARD	30'	30'		<input type="checkbox"/> COUNTY ENGINEER ACCESS APPROVED BY: _____			
HEIGHT:	MAX.	PROVIDED	NOTES	LANDSCAPE REQUIREMENTS:		REQUIRED	PROVIDED
FRONT		20'		# TREES & # SHRUBS			
SIDE (R)		13'6"		STREETSCAPE BUFFER:			
SIDE (L)	35'			BOUNDARY BUFFER:			
REAR				INTERIOR LANDSCAPING:			

APPROVED BY: REFUSAL (TPH)	DATE: 4/3/24	CERTIFICATE TYPE:	FEE:
<input checked="" type="checkbox"/> Permitted Use <input type="checkbox"/> BZA Compliance Plan <input type="checkbox"/> Temporary Use <input type="checkbox"/> Non-conforming use <input type="checkbox"/> SPUD Compliance Plan <input type="checkbox"/> Compatible Non-conforming Use <input type="checkbox"/> SPI District Compliance Plan <input type="checkbox"/> Conditional Use Compliance Plan <input type="checkbox"/> PUD Compliance Plan <input type="checkbox"/> FDP Compliance Plan <input type="checkbox"/> Zoning Compliance Plan		# 31 \$152.00 # 35 7.60 TOTAL \$159.60	

2024 - 2025
Symmes Township Board of Zoning Appeals
 Submission Deadlines and Meeting Dates

Submission Date

(First Monday of Month
 Prior to Meeting)

Meeting Date

(First Monday of Each Month)

NOVEMBER 6, 2023

DECEMBER 4, 2023

DECEMBER 4, 2023

JANUARY 8, 2024

DECEMBER 29, 2023

FEBRUARY 5, 2024

FEBRUARY 5, 2024

MARCH 4, 2024

MARCH 4, 2024

APRIL 1, 2024

APRIL 1, 2024

MAY 6, 2024

MAY 6, 2024

JUNE 3, 2024

RECEIVED

JUNE 3, 2024

JULY 1, 2024

APR 19 2024

JULY 1, 2024

AUGUST 5, 2024

AUGUST 5, 2024

SEPTEMBER 9, 2024

AUGUST 30, 2024

OCTOBER 7, 2024

OCTOBER 7, 2024

NOVEMBER 4, 2024

NOVEMBER 4, 2024

DECEMBER 2, 2024

DECEMBER 2, 2024

JANUARY 6, 2025

JANUARY 6, 2025

FEBRUARY 3, 2025

Note: Underlined dates differ from the normal schedule

2024 BZA SCHEDULE OF FEES

VARIANCES	FEE
RESIDENTIAL	
Proposed Improvements valued up to \$25,000	\$225.00 plus \$265.00 for legal ad
Proposed Improvements valued over \$25,001	\$324.00 plus \$265.00 for legal ad
COMMERCIAL	
Transient Vendor – Special Zoning Certificate	\$200.00 plus \$265.00 for legal ad
Proposed Improvements valued up to \$500,000	\$1,118.00 plus \$265.00 for legal ad
Proposed Improvements valued between \$500,001 and \$1,000,000	\$1,864.00 plus \$265.00 for legal ad
Proposed Improvements valued between \$1,000,000 and \$10,000,000	\$2,861.00 plus \$265.00 for legal ad
Proposed Improvements valued above \$10,000,000	\$4,600.00 plus \$265.00 for legal ad

APPEALS	FEE
Appeal to any order, decision, or determination made by an Administrative Official.	\$746.00 plus \$265.00 for legal ad

CONDITIONAL USES	FEE
Conditional Uses	\$1,113.00 plus \$204.00 pertaining to the area of the conditional use plus \$265.00 for legal ad
Telecommunication Towers – Application	\$995.00 plus \$265.00 for legal ad
Telecommunication Towers – Co-Location	\$188.00 plus \$265.00 for legal ad
Micro Towers	\$558.00 plus \$265.00 for legal ad
MODIFICATIONS	
Modifications to approved Conditional Uses	\$810.00 plus \$265.00 for legal ad

NON-CONFORMING USES	FEE
Non-conforming Uses of Land and Structures	\$312.00 plus \$265.00 for legal ad
Non-complying structures	No Charge
Non-conforming Lots of Record	No Charge

REFUSAL	FEE
Refusal letter (issued for application which does not meet zoning regulations in order to proceed to the Board of Zoning Appeals). The cost of the refusal letter will be applied to the original zoning certificate only upon approval of the appeal.	\$144.00

Make checks payable to Symmes Township. All processing fees are nonrefundable.

FINANCIAL SUITE RECEIPT

HAMILTON COUNTY

BZA - VARIANCE

SYMMES TOWNSHIP

ADMIN. APPEAL BZA - CONDITIONAL USE

DATE	4/19/24	HRG. DATE	6/3/24
CASE NUMBER	ZASM2024-04		
APPLICATION FEE	\$746.00		
REFUSAL FEE (when applicable)	N/A		
LEGAL AD FEE	\$265.00		
[5%] TECH FEE	\$50.55		
TOTAL AMOUNT	\$1,061.55		
CASH	—		
CHECK #	1525		
CREDIT CARD	—		

H/ZONING/Administrative/CountyApplications&Forms/MiscellaneousForms/FinancialSuiteReceipt-CTY&SYM

RECEIVED
RECEIVED
APR 19 2024
APR 19 2024

~~WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER~~

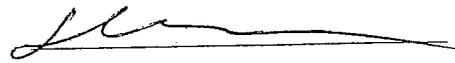
C & M Woodcrafters Inc 03-95 1525
 513-383-4632 6-12/410
 P.O. Box 54 157
 Loveland OH 45140

DATE 4-19-2024

PAY TO THE ORDER OF Hamilton County Treasurer \$1,061.55

One thousand sixty one dollar & ⁵⁵/₁₀₀ DOLLARS

PNC BANK N.A. 070

MEMO 12023 Maple Dr
02A- 

⑆041000124⑆ 4206046985⑆ 1525

Security features