

AGENDA

CITY OF FORT SMITH PROPERTY OWNERS APPEAL BOARD

MONDAY, JUNE 12, 2023 ~ 11:00 A.M.
BLUE LION
101 NORTH 2ND STREET
ROOM B

CALL TO ORDER

ROLL CALL

- Megan Raynor (Chair)
- Bobbie Woodard-Andrews
- Jack Swink
- Justin Sparrow
- Karen Lewis

STATEMENT OF QUALIFICATIONS AND INTRODUCTION OF CITY STAFF

APPROVE MINUTES OF THE JULY 11, 2022 MEETING AND SEPTEMBER 7 AND 8, 2022 APPEAL HEARINGS

ITEMS OF BUSINESS

1. Variance No. 23-0001:

Property Location: 917 North 6th Street
Applicant: Ted Lodes, owner
Parcel No.: 13375-0009-00002-00
Regarding: Parking of Commercial Vehicles on Residential Streets and
Properties ~ *Fort Smith Municipal Code Section 14-
54(a)(b)(3)(4) ~*

OTHER BUSINESS

ADJOURN

Property Owners Appeal Board Meeting - June 12, 2023
Fort Smith, Arkansas sent this bulletin at 06/07/2023 01:05 PM CDT



Property Owners Appeal Board Meeting - June 12, 2023

MEDIA NOTIFICATION

June 7, 2023

NOTICE is hereby given that the City of Fort Smith Property Owners Appeal Board will meet at 11:00 a.m., Monday, June 12, 2023 at the Blue Lion, Room B, 101 North 2nd Street, to consider the following variance request:

Variance No.: 23-0001
Applicant: Ted Lodes, owner
Parcel No.: 13375-0009-00002-00
Address: 917 North 6th Street

The applicant requests a variance of Fort Smith Municipal Code Section 14-54, *Parking of Commercial Vehicles on Residential Streets and Properties*. The variance request is to allow the property owner to park a commercial school bus on residentially zoned property.

For questions or additional information regarding the above noted variance request, please contact the City of Fort Smith Neighborhood Services Division at 479-784-1031.

Once finalized, the agenda for the subject meeting will be posted on the Government Meetings Calendar of the City of Fort Smith website, www.fortsmithar.gov.

Sherri Gard, MMC
City Clerk
479-784-2208

POWERED BY



May 11, 2023



**To: Megan Raynor, Chairperson
Property Owners Appeal Board**

Re: Variance Requests #23-0001

Location: 917 North 6th St, Fort Smith, Arkansas – Parcel #13375-0009-00002-00

NOTICE OF PUBLIC HEARING

Notice is hereby given that the following owner(s) or agent for the owner(s) has filed with the Supervisor of Neighborhood Code Enforcement a written application pursuant to Section 14-54 of the City of Fort Smith Municipal Code to secure the following variance(s).

Request has been made for a variance of **Sec. 14-54 (a)(b)(3)(4) Parking of commercial vehicles on residential streets and properties.**

Owners/Representatives requesting a variance hearing are as follows:

**#23-0001 Mailing Address:
Ted Lodes
715 N 6th St
Fort Smith, AR 72901**

**Violation Address:
Ted Lodes
917 N 6th St
Fort Smith, AR 72901**

The applicants will present said application at the scheduled upcoming Property Owners Appeal Board which will meet at 11:00 a.m., Monday, June 12, 2023 at the Blue Lion facility located at 101 North 2nd Street Room (B).

Respectfully,

Shawn Gard

Neighborhood Code Enforcement Supervisor

Phone: (479) 784-1027

Fax: (479) 784-1030

E-Mail: shawn.gard@fortsmithar.gov

See attached for additional information.

To: Property Owners Appeal Board

From: Neighborhood Code Enforcement Division

Re: Variance Request #23-0001; A variance request was made by Ted Lodes to park a commercial school bus on residentially zoned property located at 917 North 6Th St, parcel #13375-0009-00002-00. He will be seeking approval from the Property Owner Appeals Board for a variance from Sec. 14-54, Parking of commercial vehicles on residential streets and properties.

Requested Variance

Owner requesting a variance to allow the commercial school bus to remain on the property as he attempts to convert it into motorhome.

Surrounding land use:

The proposed development is located within an R-3-MF, (Residential Multi Family Medium-Density) Fort Smith Code of Ordinances Sec. 27-413.

APPLICATION FOR VARIANCE/APPEAL

Notice is hereby given that the undersigned as Owner(s) or Agent(s) of Owner(s) of the following property in the Fort Smith District of Sebastian County, Arkansas, to-wit:

Address of Property: 917 N 6th St.

Zoning Classification: Residential

has filed with the Neighborhood Services Division a written application to secure a variance from the literal provisions of the following:

Ordinance: Sec 14-54 Title Parking of Commercial Vehicles on Residential Streets

Description:

Requesting permission to park a 2002 40' Thomas Saf-T-Liner bus that has been converted to a motorhome in the backyard of 917 N. 6th St.

Please describe your hardship:

We are finishing up some interior + exterior renovations to our 2002 Thomas bus that has been converted from a school bus to a motor home. Once the renovations are complete we will be moving the motorhome to another location outside of Fort Smith...we would like permission to park the bus at 917 N. 6th until we can finalize all the renovations because all of our materials for the project are being stored at 917 and my handyman helper is also local. We live at 715 N. 6th St. so it's close by and allows me to work on it during weekends and when I have breaks from my 9-5 job.

NOTE: Public notice of this appeal/variance request will be published in the local newspaper. The person signing below will present their appeal to the Property Owners Appeal Board at the first regular meeting following the expiration of seven (7) days from the date of publication of said notice. The Property Owners Appeal Board meeting is open to the public and all interested parties are invited to attend and are entitled to be heard. SIGNED:

TEDD LODES
Owner or Agent Name (please print)


Owner Signature

479-831-8803
Owner or Agent Phone Number

Agent Signature

715 N. 6th St. Fort Smith
Owner or Agent Mailing Address

Authorization of Agent


If an agent (i.e. renter or contractor) is acting on behalf of the owner(s), all owners must sign in the space provided. This form is necessary only when the person representing this request does not own all of the property.

We the undersigned, being owners of real property, and requesting a variance by application do hereby authorize _____ to act as our agent in the matter.
(Print Name of Agent)

PRINTED NAMES OF ALL OWNERS

SIGNATURE OF ALL OWNERS

1. TEDD LODES



2. _____

3. _____

4. _____

5. _____

This form is necessary only when the person representing the request does not own all of the property.



Neighborhood Services Division

P.O. Box 1908, 623 Garrison Ave., Fort Smith, AR 72902

This application was received in the Neighborhood Services Division office by

Signature

Shawn Paul

On the 3RD day of MAY, 2023

May 11, 2023



Mr. Ted Lodes
715 N 6th St
Fort Smith, AR 72901

Dear Mr. Lodes,

This letter is to inform you of your upcoming appointment before the Property Owners Appeal Board. Your variance request will be heard on **Monday, June 12, 2023 @ 11AM at the Blue Lion facility located at 101 North 2nd Street, Room (B)**. At that time, you will have an opportunity to address the Property Owners Appeal Board and state your reasons as to why you are requesting a variance to park a commercial vehicle on the residentially zoned property located at 917 North 6th St in Fort Smith, Arkansas.

Ordinance Requesting Variance From:

Sec. 14-54. Parking of commercial vehicles on residential streets and properties.

(a) *Restricted parking.* It shall be unlawful to park or leave parked, standing, or unattended any commercial vehicle on any street or right-of-way classified as residential or as a residential collector by the city master street plan or on any property zoned residential or developed or utilized for residential purposes.

(b) *Commercial vehicles defined.* For the purposes of this section, a commercial vehicle is defined as any of the following:

(1) Any solid waste collection vehicle, truck tractor, truck trailer, or tractor truck/trailer combination, any heavy construction equipment, backhoe, dozer, skid steer, dump truck, concrete mixer truck, garbage truck, pump-out truck, chemical/gasoline truck, fuel or oil truck, or similar vehicle designed to transport waste, hazardous, or noxious materials;

(2) Any vehicle with three or more axles;

(3) Any commercial vehicle that has a gross vehicle weight rating (GVWR) greater than sixteen thousand (16,000) pounds; or,

(4) Any vehicle originally designed to transport sixteen (16) or more passengers including the driver.

(5) Any box or straight truck that has a gross vehicle weight rating (GVWR) greater than eight thousand (8000) pounds. A box or straight truck is one that has a high cubic feet of storage volume with a box or storage container built onto the chassis typically used for hauling appliances, furniture or other cargo. Familiar terms used to describe box or straight trucks include cargo trucks, container trucks and moving trucks.

(c) (1) The provisions of this section shall not apply to any commercial vehicle while making normal deliveries, moving household goods or being used to perform the special operations for which it is designed.

(2) The provisions of this section shall not apply to any commercial vehicle at a legal non-conforming use as defined by section 27-39 of the Fort Smith Municipal Code.

(3) The provision of this section shall not apply to any vehicle designed to transport sixteen (16) or more passengers, including the driver, when associated with a church or school and when located on the church or school property.

If you have any further questions in regards to this letter, you may contact Neighborhood Code Enforcement at 784-1031 - Monday – Friday, 8AM – 5PM.

Sincerely,

Shawn Gard

Code Enforcement Supervisor

Office: (479)784-1027

Email: shawn.gard@fortsmithar.gov

May 11, 2023



Dear Property Owner(s):

This letter is to inform you that Ted Lodes is requesting a variance to park a school bus on the property located at 917 North 6th Street, parcel #13375-0009-00002-00. He is seeking approval from the Property Owners Appeal Board for a variance from Sec. 14-54 - Parking of Commercial Vehicles on Residential Streets and Properties.

The requested variance hearing will be heard on Monday, June 12th, 2023 @ 11AM at the Blue Lion facility located at 101 North 2nd Street, Room (B). As a surrounding property owner, you are invited to attend this meeting and voice your opinion or concerns in support or opposition on the variance request.

The highlighted portions of the ordinance listed below covers the sections in which the petitioner will be requesting variance approval from. The petitioner is seeking approval to allow the school bus to remain on residentially zoned property.

Sec. 14-54. Parking of commercial vehicles on residential streets and properties.

(a) *Restricted parking.* It shall be unlawful to park or leave parked, standing, or unattended any commercial vehicle on any street or right-of-way classified as residential or as a residential collector by the city master street plan or on any property zoned residential or developed or utilized for residential purposes.

(b) *Commercial vehicles defined.* For the purposes of this section, a commercial vehicle is defined as any of the following:

(1) Any solid waste collection vehicle, truck tractor, truck trailer, or tractor truck/trailer combination, any heavy construction equipment, backhoe, dozer, skid steer, dump truck, concrete mixer truck, garbage truck, pump-out truck, chemical/gasoline truck, fuel or oil truck, or similar vehicle designed to transport waste, hazardous, or noxious materials;

(2) Any vehicle with three or more axles;

(3) Any commercial vehicle that has a gross vehicle weight rating (GVWR) greater than sixteen thousand (16,000) pounds; or,

(4) Any vehicle originally designed to transport sixteen (16) or more passengers including the driver.

(5) Any box or straight truck that has a gross vehicle weight rating (GVWR) greater than eight thousand (8000) pounds. A box or straight truck is one that has a high cubic feet of storage volume with a box or storage container built onto the chassis typically used for hauling appliances, furniture or other cargo. Familiar terms used to describe box or straight trucks include cargo trucks, container trucks and moving trucks.

(c) (1) The provisions of this section shall not apply to any commercial vehicle while making normal deliveries, moving household goods or being used to perform the special operations for which it is designed.

(2) The provisions of this section shall not apply to any commercial vehicle at a legal non-conforming use as defined by section 27-39 of the Fort Smith Municipal Code.

(3) The provision of this section shall not apply to any vehicle designed to transport sixteen (16) or more passengers, including the driver, when associated with a church or school and when located on the church or school property.

If you have any further questions in regards to this letter, you may contact Neighborhood Code Enforcement at 784-1031 - Monday – Friday, 8AM – 5PM.

Sincerely,

Shawn Gard

Code Enforcement Supervisor

Office: (479)784-1027

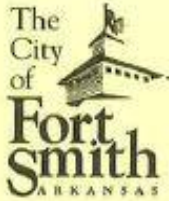
Email: shawn.gard@fortsmithar.gov

HIGH RIDGE REALTY, LLC

917 N 6TH ST
FORT SMITH, AR 72901

Ted Lodes
3415 S. 16th
FSAR
72903

Basic Information	
Parcel Number:	13375-0009-00002-00
County Name:	Sebastian County
Property Address:	HIGH RIDGE REALTY, LLC 917 N 6TH ST FORT SMITH, AR 72901 Map This Address
Mailing Address:	HIGH RIDGE REALTY, LLC 7300 HIGHLAND PARK DR FORT SMITH AR 72916
Collector's Mailing Address :	HIGH RIDGE REALTY LLC 715 N 6TH ST FORT SMITH, AR 72901
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	09-08-32
Lot/Block:	9/2
Subdivision:	GRIFFITH & NIX
Legal Description:	LOT 9 BLK 2
School District:	99FS FORT SMITH CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No



Neighborhood Code Enforcement

30 DAY INOPERABLE VEHICLE(S) NOTICE

- CERTIFIED
- LEGAL SEARCH

Photos 4

ECS: V 23-014

Date: 1-9-23

Property Location: 917 N Lth Parcel 13375-0009-00002-00

This Notice serves that you are in violation of the Fort Smith Municipal Code Sec. 16, Article 1, Nuisance Ordinances and/or the Property Maintenance Code Sec. 302.8 of Fort Smith, Arkansas. You are required to maintain your property in compliance with municipal codes. All city municipal codes can be viewed on the city website at www.fortsmithar.gov.

302.8 Motor vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

You have thirty (30) days to correct the vehicle(s) in violation that are noted in this warning. If the property has not been brought into compliance within thirty (30) days from the date of this notice, the City of Fort Smith may proceed forward according to the provisions of applicable municipal codes and laws by serving legal notice and abating the violations and/or taking legal action through the City Prosecuting Attorney's Office or by issuing a Citation.

The City of Fort Smith may abate the vehicle(s) violation by utilizing a towing/wrecker service and charging all costs associated with this action to the property owner. Liens may be filed against the property if cleanup fees are left unpaid. Further steps may be initiated to recover expenses by the City of Fort Smith Finance Department.

If you have any questions regarding this notice you should contact the Fort Smith Neighborhood Services Division. Office hours are Monday thru Friday 8:00AM – 5:00PM at (479) 784-1031, (479) 784-1076 and (479) 784-1025.

VEHICLE(S) ABANDONED/INOPERABLE IN VIOLATION

YEAR	MAKE	MODEL	COLOR	TAG or VIN #
00	School Bus	Thomas	Yellow	NO TAG

Pablo Mendez
Property Maintenance Inspector

Posner
Signature for Notice (must be 18 years or older)

Fort Smith Neighborhood Services Division
PO Box 1908 Fort Smith, AR 72901
(479)784-1031



2/9/2023

Ted Lodes
715 N 6th St
Fort Smith, AR 72901

In the interest of a better environment for the citizens of the City of Fort Smith, the Fort Smith Board of Directors has enacted Ordinances 16-1 et seq to abate nuisances within the city.

You are hereby notified that the vehicle(s) listed is in such condition as to be in violation of this ordinance. **You will have 30 days from receipt of this notice to abate the condition as follows:**

Vehicles must be able to start and move under their own power. You must contact this office to coordinate a time for inspection to verify compliance within the allotted 30 days. You must remove the vehicle(s) from property if unable to comply with requirements.

If you do abate the condition, there will be no further action taken by the City. However, you will need to make arrangements to have the vehicle(s) made operable.

If you do not abate the condition within the time prescribed, the City shall proceed with enforcement as permitted by these Ordinances and other legislative enactments. Such enforcement may include: abating the problem by having the vehicle(s) towed and impounded, charging all cost of abatement, maintenance and administration to the property owner; perfecting and enforcing a lien against the property; and/or filing misdemeanor charges against the property owner for "FAILURE TO COMPLY with Ordinances 16-1 et seq."

The towing and storage firm shall have a first priority possessor lien on the vehicle and its contents for all reasonable charges of towing, recovery, and storage for which the owner will be liable.

If you believe that you do not own the vehicle(s) described, or, if you have any questions, please contact **Shawn Gard** at (479) 784-1026, **William Gordon** at (479) 784-1074, **Doug Farris** at (479) 784-1600 or **Scott Hamilton** (479) 784-1607 between the hours of 8 a.m. to 8:30 a.m. and 4:30 p.m. to 5 p.m. Monday thru Friday. Thank you for your cooperation in helping to make Fort Smith a cleaner, healthier place to live and prosper.

V23-014
917 N 6th St
CONDITION: INOPERABLE VEHICLE(S)

Code	Description
302.8	MOTOR VEHICLES. Except as provided for in other

**Fort Smith Neighborhood Services Division
PO Box 1908
Fort Smith, AR 72901
(479)784-1031**

1/10/2023

**HIGHRIDGE REALTY
7300 Highland Park Dr
Fort Smith, AR 72916**

In the interest of a better environment for the citizens of the City of Fort Smith, the Fort Smith Board of Directors has enacted Municipal Codes Chapter 16, Article 1 et seq. and the Fort Smith Property Maintenance Code to abate Nuisances within the city.

You are hereby notified that the property listed is in such condition as to be in violation of this ordinance. **You will have 30 days from receipt of this notice to abate the condition as follows:**

Vehicles must be able to start and move under their own power. You must contact this office to coordinate a time for inspection to verify compliance within the allotted 30 days. You must remove the vehicle(s) from property if unable to comply with requirements.

If you correct the condition, there will be no further action taken by the City. However, you will need to make arrangements to have the vehicle(s) made operable.

If you do not correct the condition within the time prescribed, the City shall proceed with enforcement as permitted by these Ordinances and other legislative enactments. Such enforcement may include: abating the problem by having the vehicle(s) towed and impounded, charging all cost of abatement, maintenance and administration to the property owner; perfecting and enforcing a lien against the property; and/or filing misdemeanor charges against the property owner for "Failure to comply with Fort Smith Municipal Code Chapter 16 Article 1 et seq. or the Fort Smith Property Maintenance Code".

The towing and storage firm shall have first priority possessory lien on the vehicle and its contents for all reasonable charges of towing, recovery, and storage for which the owner will be liable.

If you believe that you do not own the vehicle(s) described, or if you have any questions please contact **Scott Hamilton** at (479)784-1607, **William Gordon** at (479)784-1074, **Doug Farris** at (479) 784-1600 or **Rick Ruth** at (479) 784-1026 between the hours of 8 a.m. to 8:30 a.m. and 4:30 p.m. to 5 p.m. Monday thru Friday. Thank you for your cooperation in helping to make Fort Smith a cleaner, safer and healthier place to live and prosper.

**V23-014
917 N 6th St**

Code	Description
302.8	MOTOR VEHICLES. Except as provided for in other regulations, no inoperable or unsightly motor vehicle shall be parked, kept or stored on any premises, and

FORT SMITH CODE ENFORCEMENT

P.O. Box 1908, 623 Garrison Ave., Fort Smith, AR 72902 / 479-784-1031

CITATION

STATE OF ARKANSAS

COUNTY OF SEBASTIAN

CITY OF FORT SMITH

V23-014

CITATION#

CE-001155

In the District Court of Fort Smith, Arkansas:

Name Lodes Tedd
Last Name First MI

Address 917 N 6th St
Fort Smith AR 72901
City State Zip

Date of Birth Age Race Sex D/L or Soc. Sec. #

THE UNDERSIGNED, an officer or employee of Fort Smith, duly authorized to issue citations for code violations says:

On Monday, the 22 day of March, 2023
at 10:21 [] AM [] PM the following violation(s) did exist
at address: 917 N 6th

- Sec. 16-5 Overgrowth grass, weeds and or dead tree/limbs
- Sec. 16-4 Open storage of non-approved items on property
- Sec. 16-13 Failure to Abate Nuisance Ordinance(s)
- Sec. 16-17 Repeated failure to Abate Nuisance Ordinance(s)
- Sec. 14-42 Parking/Screening vehicles on residential property
- Sec. 301.2 Structure Maintenance
- Sec. 102.5 Workmanship Standards
- Sec. 108.1.3 Structure Unfit for Occupancy
- Sec. 602.2 No Potable Water - Required
- Sec. 607.1 No Hot Water - Required
- Other Sec. 14-54 Parking of Commercial Vhcls (Buses)
- Other

Inspector/Officer: Patricia Maxwell ID# 6911

You are directed to appear in District Court as listed below, failure to appear is grounds for the issuance of an arrest warrant.

COURT DATE 19th DAY OF April, 2023 AT 9:00 AM

Address: Fort Smith District Court, 901 S B St, Ste 103, Ft. Smith, 72901

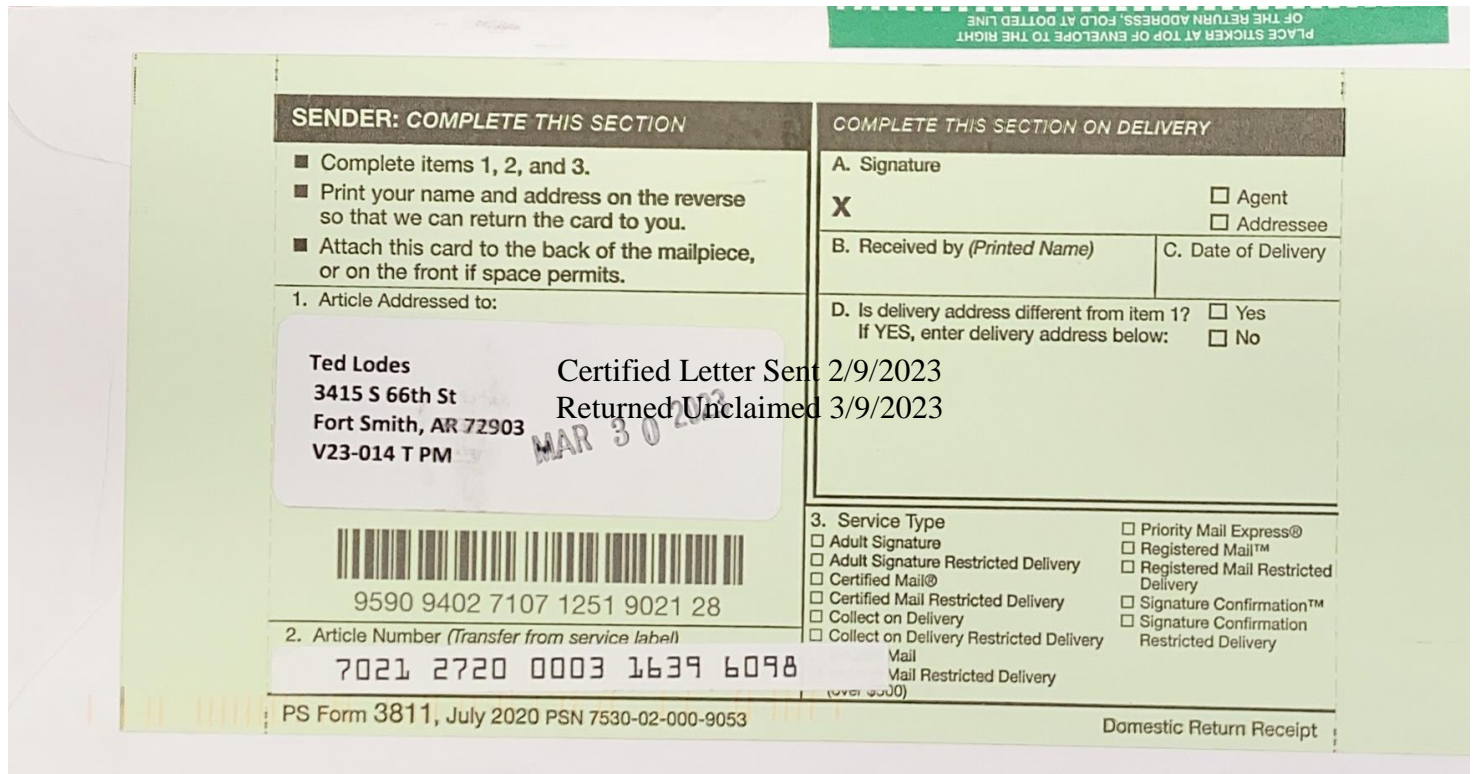
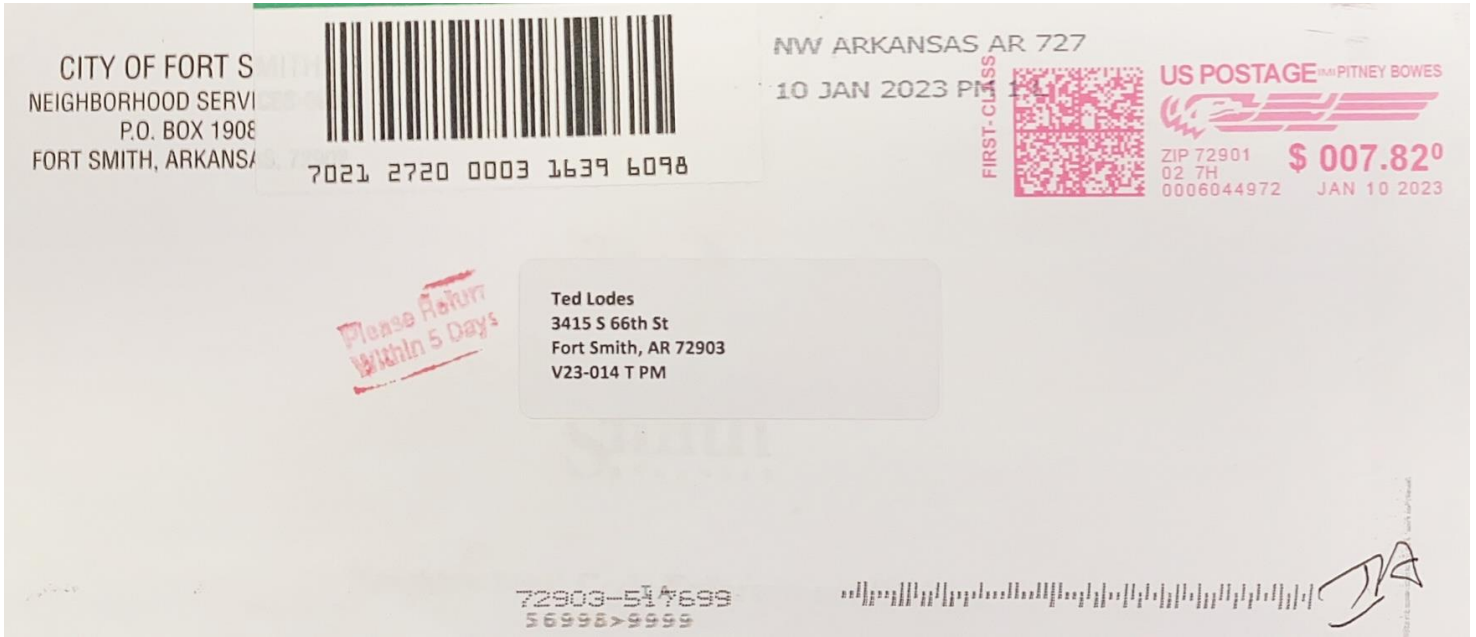
Signature Accused: Certified / 1st Class

I must answer the charge, but my signature is not an admission of guilt.

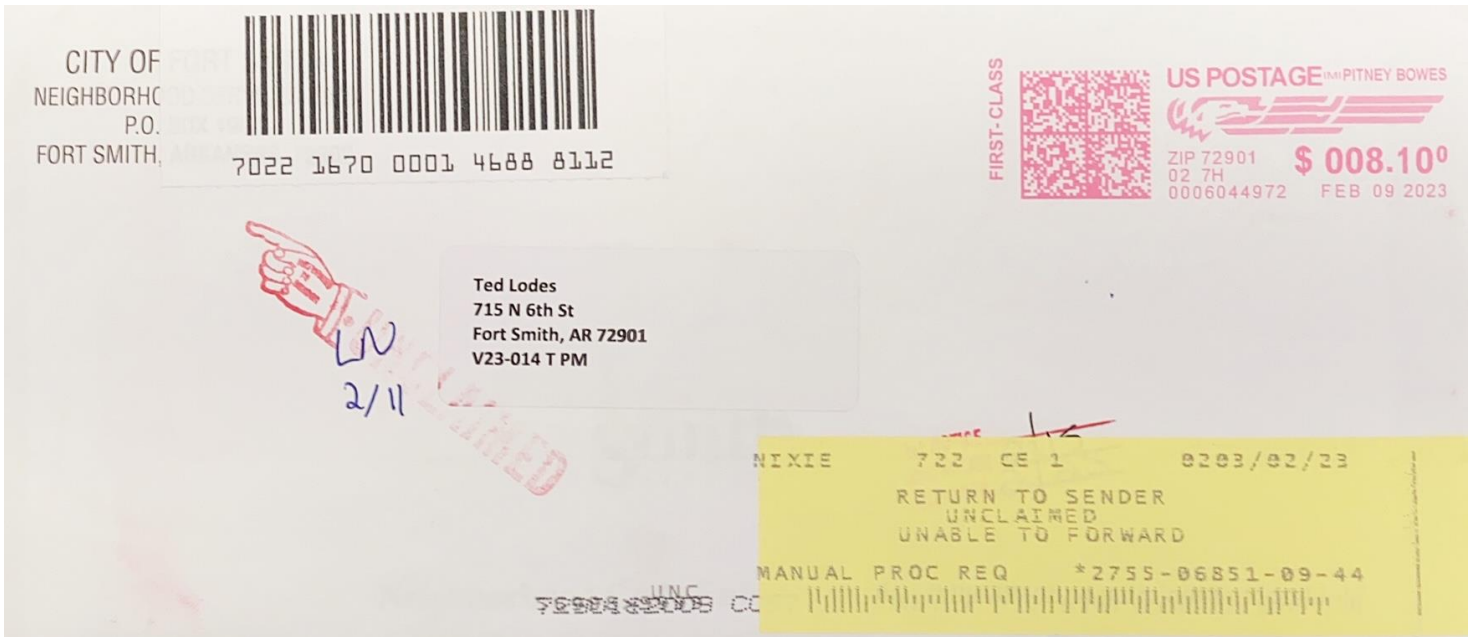
Top - Recipient White - District Court Blue - Retain Yellow - Office

CE-001155

Certified Letter Sent 1/10/2023
Returned Unclaimed 3/30/2023



Certified Letter Sent 2/9/2023
Returned Unclaimed 3/9/2023

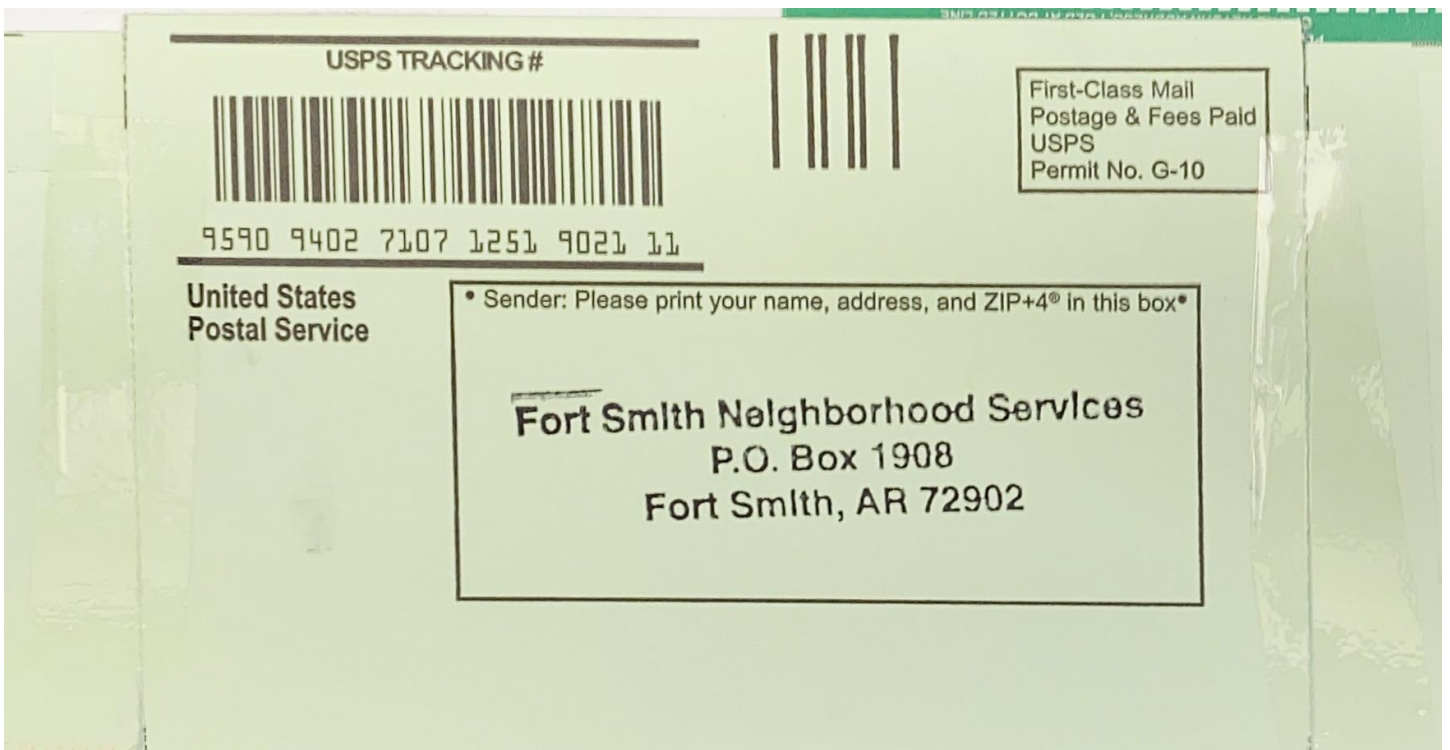


PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">Complete items 1, 2, and 3.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input checked="" type="checkbox"/> X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: Ted Lodes 715 N 6th St Fort Smith, AR 72901 V23-014 T PM 3/9/23 TD	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7022 1670 0001 4688 8112	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
9590 9402 7107 1251 9089 15	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail Express®

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Certified Letter Sent 1/10/2023
Returned Unclaimed 4/5/2023



CERTIFICATE OF TITLE

STATE OF ARKANSAS

VEHICLE IDENTIFICATION NUMBER 1T7HT4B2521110445		YEAR 2002	MAKE THMS	MODEL SCHOOL BUS	BODY TYPE MTH
TITLE NUMBER 761012227151	PREVIOUS TITLE NUMBER 810009871771	PREV. TITLE STATE OK	ISSUE DATE 10/06/2021	ODOMETER 0	UNLADEN WEIGHT 10000

MAILING ADDRESS

TEDD LODES
715 N 6TH ST
FORT SMITH AR 72901-2009

REMARKS

OD EXEMPT

OWNER

LODES, TEDD
715 N 6TH ST
FORT SMITH AR 72901-2009



OWNER'S SIGNATURE (IF JOINT OWNERSHIP, BOTH MUST SIGN)
THIS TITLE MUST BE SIGNED UPON RECEIPT BY OWNERS

VEHICLE IDENTIFICATION NUMBER



TITLE NUMBER

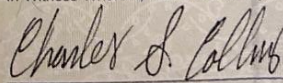


13788807

SRO6601

The Department of Finance and Administration, State of Arkansas, hereby certifies that the applicant named hereon is duly registered as the owner of the vehicle described above. From the statements of the owner and the records on file with this department the hereon described vehicle is subject to the liens enumerated hereon.

In Witness Whereof, I have affixed my hand and seal.



COMMISSIONER OF REVENUE

VOID IF ALTERED



April 18, 2023 at 1:53:58 PM CDT
Court Pics
917 N 6th st



April 18, 2023 at 1:53:52 PM CDT
Court Pics
917 N 6th st

April 18, 2023 at 1:53:43 PM CDT
Court Pics
917 N 6th st



April 18, 2023 at 1:52:58 PM CDT
Court Pics
917 N 6th st

