

## BOARD OF APPEALS

June 7, 2023

County Administration Building, 100 W. Washington St., Meeting Room 2000, Hagerstown, at 6:00 p.m.

### AGENDA

**AP2023-022:** Appeal rescheduled for the June 21<sup>st</sup> agenda.

**AP2023-024:** An appeal was filed by Shannon Cantrill for a special exception to establish a banquet/reception facility in accordance with justification statement with new banquet facility to be constructed on property owned by Shannon Cantrill and Edward Evans and located at 15542 Broadfording Road, Hagerstown, Zoned Agricultural Rural. - **DENIED**

**AP2023-025:** An appeal was filed by Alfredo Alvarado & Roxana Navida Diaz for a variance from the required 100 ft. setback requirement for animal husbandry structure to 0 ft. from the right side yard and rear yard property line and 50 ft. for the left side yard for chicken coop on property owned by the appellant and located at 11004 Lincoln Avenue, Hagerstown, Zoned Residential Urban. - **GRANTED WITH CONDITIONS**

**AP2023-026:** An appeal was filed by Robert & Patricia Ford for a variance from the 100 ft. setback requirement for animal husbandry structure to 60 ft. from the North property line, 80 ft. from the South property line, and 43 ft. from the West property line for a chicken coop on property owned by the appellant and located at 19016 Longmeadow Drive, Hagerstown, Zoned Residential Suburban. - **GRANTED WITH CONDITIONS**

### Closed Session

\*\*\*\*\*

Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. Furthermore, the Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodations are requested to contact Katie Rathvon at 240-313-2464 Voice, 240-313-2130 Voice/TDD no later than May 29, 2023. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

The Board of Appeals reserves the right to vary the order in which the cases are called. Please take note of the Amended Rules of Procedure (Adopted July 5, 2006), Public Hearing, Section 4(d) which states:

Applicants shall have ten (10) minutes in which to present their request and may, upon request to and permission of the Board, receive an additional twenty (20) minutes for their presentation. Following the Applicant's case in chief, other individuals may receive three (3) minutes to testify, except in the circumstance where an individual is representing a group, in which case said individual shall be given eight (8) minutes to testify.

Those Applicants requesting the additional twenty (20) minutes shall have their case automatically moved to the end of the docket.

For extraordinary cause, the Board may extend any time period set forth herein, or otherwise modify or suspend these Rules, to uphold the spirit of the Ordinance and to do substantial justice.

Jay Miller, Chairman

Board of Zoning Appeals



# WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## ZONING APPEAL

**Property Owner:** Shannon Cantrill & Edward Evans  
15542 Broadfording Road  
Clear Spring MD 21722

**Appellant:** Shannon Cantrill  
15542 Broadfording Road  
Clear Spring MD 21722

**Property Location:** 15542 Broadfording Road  
Clear Spring, MD 21722

**Description Of Appeal:** Special exception to establish banquet/reception facility in accordance with justification statement with new banquet facility to be constructed.

**Docket No:** AP2023-024  
**Tax ID No:** 23011069  
**Zoning:** A(R)  
**RB Overlay:** No  
**Zoning Overlay:**  
**Filed Date:** 05/08/2023  
**Hearing Date:** 06/07/2023

**Appellant's Legal Interest In Above Property:**

<b>Owner:</b>	Yes	<b>Contract to Rent/Lease:</b>	No
<b>Lessee:</b>	No	<b>Contract to Purchase:</b>	No
<b>Other:</b>			

**Previous Petition/Appeal Docket No(s):**

**Applicable Ordinance Sections:** Washington County Zoning Ordinance Section: 3.3(1) B and 28A

**Reason For Hardship:**

**If Appeal of Ruling, Date Of Ruling:**

**Ruling Official/Agency:**

**Existing Use:** Residential **Proposed Use:** Banquet/Reception Facility

**Previous Use Ceased For At Least 6 Months:** **Date Ceased:**

**Area Devoted To Non-Conforming Use -** **Existing:**  
**Proposed:**

I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

*Shannon Cantrill*

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 8 day of May, 2023.

**Kathryn B Rathvon**  
NOTARY PUBLIC  
WASHINGTON COUNTY  
MARYLAND

My Commission Expires November 07, 2025

*Kathryn B Rathvon*

Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2023-024

State of Maryland Washington County, To Wit:

On 5/8/2023, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Shannon Cantrill and made oath in due form of law as follows:

Shannon Cantrill will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 06/07/2023, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 05/23/2023 and will remain until after the above hearing date.

Shannon Cantrill

Sworn and subscribed before me the day and year first above written.

Kathryn B Rathvon  
NOTARY PUBLIC  
WASHINGTON COUNTY  
MARYLAND  
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Notary Public

Seal

My Commission Expires





## BOARD OF ZONING APPEALS

### OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Shannon Cantrill  
is authorized to file an appeal with the Washington County Board of Appeals for  
for a special exception to establish banquet/reception facility \_\_\_\_\_ on property  
located 15542 Broadfording Road Clear Spring Maryland 21722  
The said work is authorized by Edward Evans  
the property owner in fee.

#### PROPERTY OWNER

Edward Evans  
Name  
15542 Broadfording Road  
Address  
Clear Spring, Maryland 21722  
City, State, Zip Code  
E.E.  
Owner's Signature

Sworn and subscribed before me this 8 day of May, 20 23.

Kathryn B Rathvon  
Notary Public

My Commission Expires:



#### AUTHORIZED REPRESENTATIVE

Shannon Cantrill  
Name  
15542 Broadfording Rd  
Address  
Clear Spring Md 21722  
City, State, Zip Code  
Shannon Cantrill  
Authorized Representative's Signature

Sworn and subscribed before me this 8 day of May, 20 23.

Kathryn B Rathvon  
Notary Public

My Commission Expires:



747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

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BOARD OF APPEALS OF WASHINGTON COUNTY

Application of:	*	Case No. AP2023-024
Shannon Cantrill	*	
Applicant	*	

JUSTIFICATION STATEMENT

Shannon Cantrill, Applicant, by William C. Wantz, her attorney, submits this Justification Statement supporting her application for a special exception to establish a banquet/reception facility.

*The Property*

The Applicant and Edward Evans own a parcel of land comprised of approximately 38.83 acres situate along the north side of Broadfording Road. Mr. Evans has provided an affidavit authorizing the Applicant to apply for the special exception. The property is occupied by Cory Hemp and his family, who will manage the proposed use. The land is currently zoned A(R) (Agricultural, Rural) under §3.3(1)(b) of the Washington County Zoning Ordinance.

*The Proposal*

If approved, the Applicant and Mr. Hemp intend to design, construct and establish and manage a newly constructed banquet and reception venue and accessory pavilion.

No existing structures are expected to remain in single-family residential use.

Construction will be new and subject to compliance with applicable building codes. Fire protection and adequate access via a newly constructed access lane extending to the use from the existing gravel driveway will be integral to the site plan.

The proposed use is expected to be in accordance with the purpose of the Agricultural Rural zoning district and the Washington County Zoning Ordinance generally:

"Section 5A.0 Purpose

The purpose of this district is to provide for continued farming activity and the many uses that do not require public water and sewerage facilities and which may be more suitably located outside of the urban-type growth of the larger communities of the County. The Agricultural zoning district has been purposely drawn to enclose large blocks of the best soils for intensive agricultural production as well as gently rolling topography for farming. Most of the operating farms as well as the largest block of farmland preserved through the Agricultural Preservation Program is located in this area."  
Ordinance, §5A.0

The property is not well-suited to agricultural production. Soil data submitted confirms that over 90% of the parcel is quite rocky with extensive outcrops.

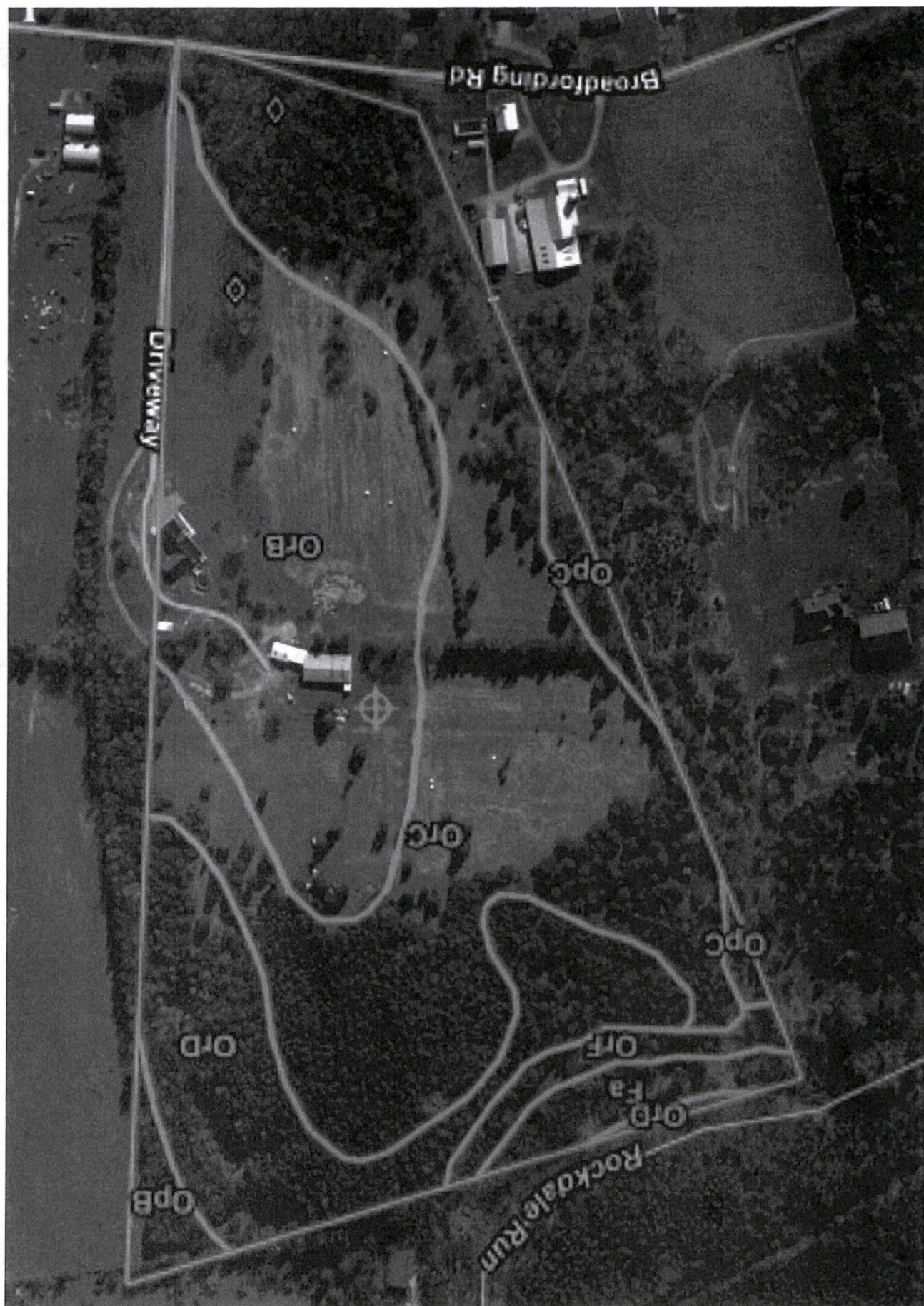
The proposed use does not require public water or sewerage.

The use is well-positioned in a rural-agricultural setting to contribute to Washington County's rural commerce.









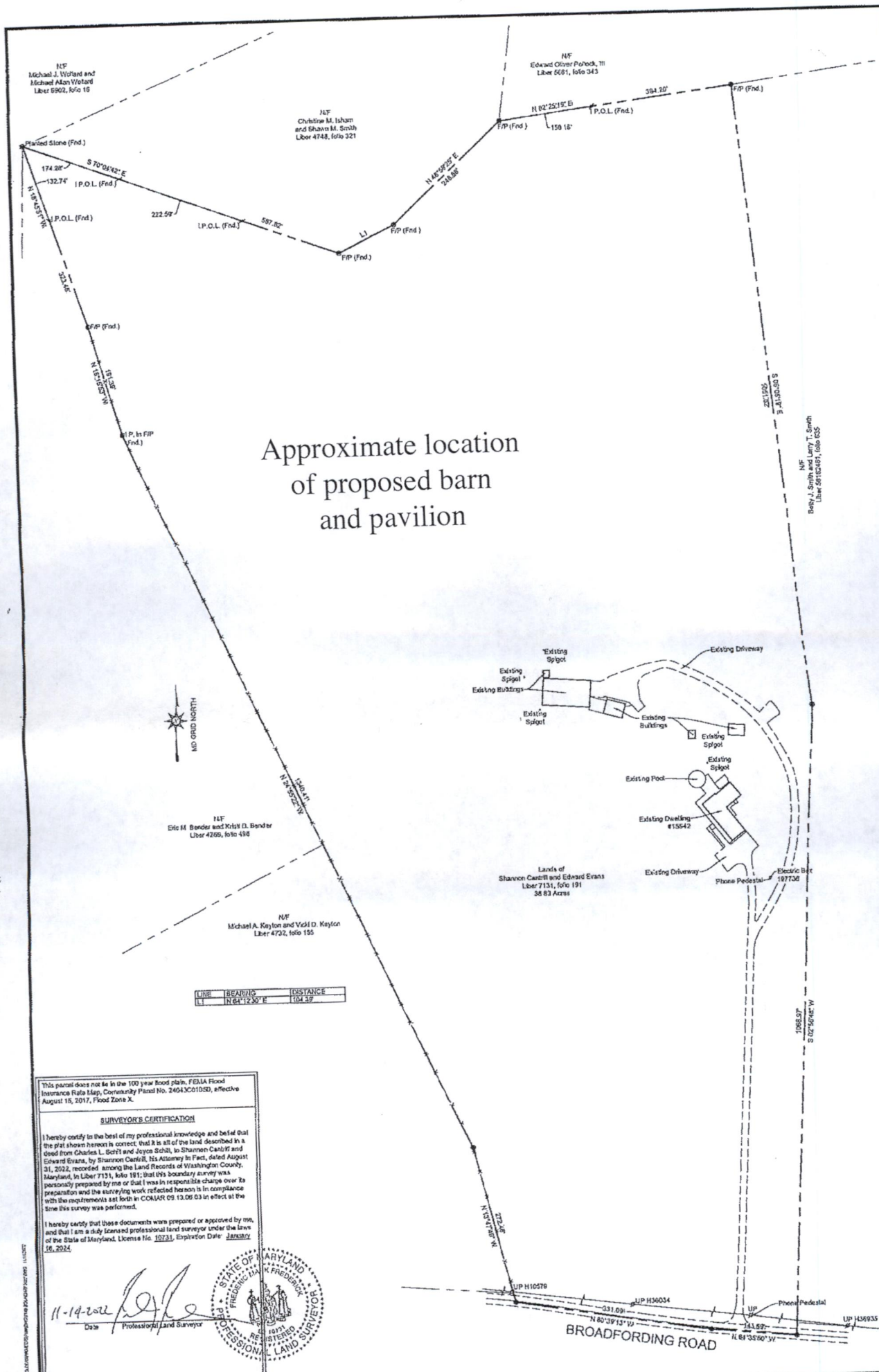
**Washington County, Maryland (MD043)**

Washington County, Maryland  
(MD043)



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Fa	Fairplay silt loam, 0 to 3 percent slopes	1.0	2.9%
OpB	Opequon silty clay loam, 3 to 8 percent slopes	0.7	1.9%
OpC	Opequon silty clay loam, 8 to 15 percent slopes	0.8	2.2%
OrB	Opequon-Rock outcrop complex, 3 to 8 percent slopes	10.3	29.0%
OrC	Opequon-Rock outcrop complex, 8 to 15 percent slopes	16.3	45.8%
OrD	Opequon-Rock outcrop complex, 15 to 25 percent slopes	5.6	15.8%
OrF	Opequon-Rock outcrop complex, 25 to 65 percent slopes	0.9	2.5%
<b>Totals for Area of Interest</b>		<b>35.7</b>	<b>100.0%</b>





FREDERICK, SEIBERT & ASSOCIATES, INC.  
 CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS  
 1500 N. MARKET STREET  
 FREDERICK, MD 21701  
 TEL: 301.791.1111  
 FAX: 301.791.1112  
 www.fsa-inc.com

BOUNDARY SURVEY  
 Jonathan Hemp  
 15542 Broadfording Road  
 Clear Spring  
 Maryland

PROJECT NO.	7189
DRAWN BY	LEJ
DATE	11.10.2022
PROJECT MANAGER	FMP
CHECKED BY	FFredrick@f-sa-ho.com
ELECTRONIC SIGNATURE	22-12-115
ACCOUNT NO.	22-011089
SCALE	1" = 100'
SHEET TITLE	

BOUNDARY  
 SURVEY



## WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P: 240.313.2430 | F: 240.313.2431 | Hearing Impaired: 7-1-1

MY COMMISSION EXPIRES NOVEMBER 01, 2025

### ZONING APPEAL

**Property Owner:** Roxana Y Navida Diaz  
Alfredo Lainez Alvarado  
11004 Lincoln Avenue  
Hagerstown MD 21740

**Appellant:** Roxana Diaz  
11004 Lincoln Avenue  
Hagerstown MD 21740

**Property Location:** 11004 Lincoln Avenue  
Hagerstown, MD 21740

**Description Of Appeal:** Variance from the required 100 ft. setback requirement for animal husbandry structure to 0 ft. for the right side yard and rear yard property line and 50 ft. for the left side yard for chicken coop.

**Docket No:** AP2023-025  
**Tax ID No:** 26030242  
**Zoning:** RU  
**RB Overlay:** No  
**Zoning Overlay:**  
**Filed Date:** 05/11/2023  
**Hearing Date:** 06/07/2023

**Appellant's Legal Interest In Above Property:**

<b>Owner:</b> Yes	<b>Contract to Rent/Lease:</b> No
<b>Lessee:</b> No	<b>Contract to Purchase:</b> No
<b>Other:</b>	

**Previous Petition/Appeal Docket No(s):**

**Applicable Ordinance Sections:** Washington County Zoning Ordinance Section 22.94 (a) & 9.5 (a)

**Reason For Hardship:** Size of lot

**If Appeal of Ruling, Date Of Ruling:**

**Ruling Official/Agency:**

**Existing Use:** Single Family Dwelling **Proposed Use:** Animal Husbandry (Chicken Coop)

**Previous Use Ceased For At Least 6 Months:** **Date Ceased:**

**Area Devoted To Non-Conforming Use -** **Existing:**  
**Proposed:**

I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 11 day of May, 2023.



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2023-025

State of Maryland Washington County, To Wit:

On 5/11/2023, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Roxana Diaz and made oath in due form of law as follows:

Roxana Diaz will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 06/07/2023, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 05/23/2023 and will remain until after the above hearing date.

Roxana Diaz

Sworn and subscribed before me the day and year first above written.

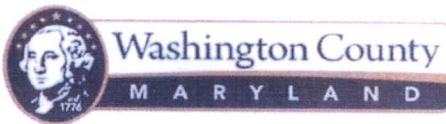
Kathryn B Rathvon  
NOTARY PUBLIC  
WASHINGTON COUNTY  
MARYLAND  
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Notary Public

Seal

My Commission Expires





## BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742 | P 240.313.2430 | 240.313.2461 | Fax 240.313.2461  
7-1-1 WWW.WASHCO-MD.NET

### Appeal for Variance

Appeal is hereby made for a variance from a requirement of the Washington County Zoning Ordinance as follows:

Location 11004 Lincoln Avenue Hagerstown

Appellant's present legal interest in above property: (Check One)

☒ Owner (Including Joint Ownership) ☐ Lessee ☐ Contract to rent/lease  
☐ Contract to Purchase ☐ Other \_\_\_\_\_

Specify the Ordinance section and subsection from which the variance is desired:  
Section 22.94 (a)

Specify the particular requirement(s) from which a variance is desired in that section or subsection:

Minimum building setback of 100 ft. from the property line or public road right-of-way

Describe the nature and extent of the desired variance from Ordinance requirements: listed above:

Redution of rear and right side yard setback to 0ft. and to 50 ft. for the left side yard setback

Describe reason(s) why the Ordinance requirement(s) in question would result in peculiar and/or unusual practical difficulties to or would impose exceptional or undue hardship upon the owner of the property if the requested variance were not granted:

### Provide Detailed Explanation on Separate Sheet

Has any previous petition or appeal involving this property been made to the Board?  
☐ Yes ☒ No

If yes, list docket number(s): \_\_\_\_\_

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.

[Signature]  
Signature of Appellant

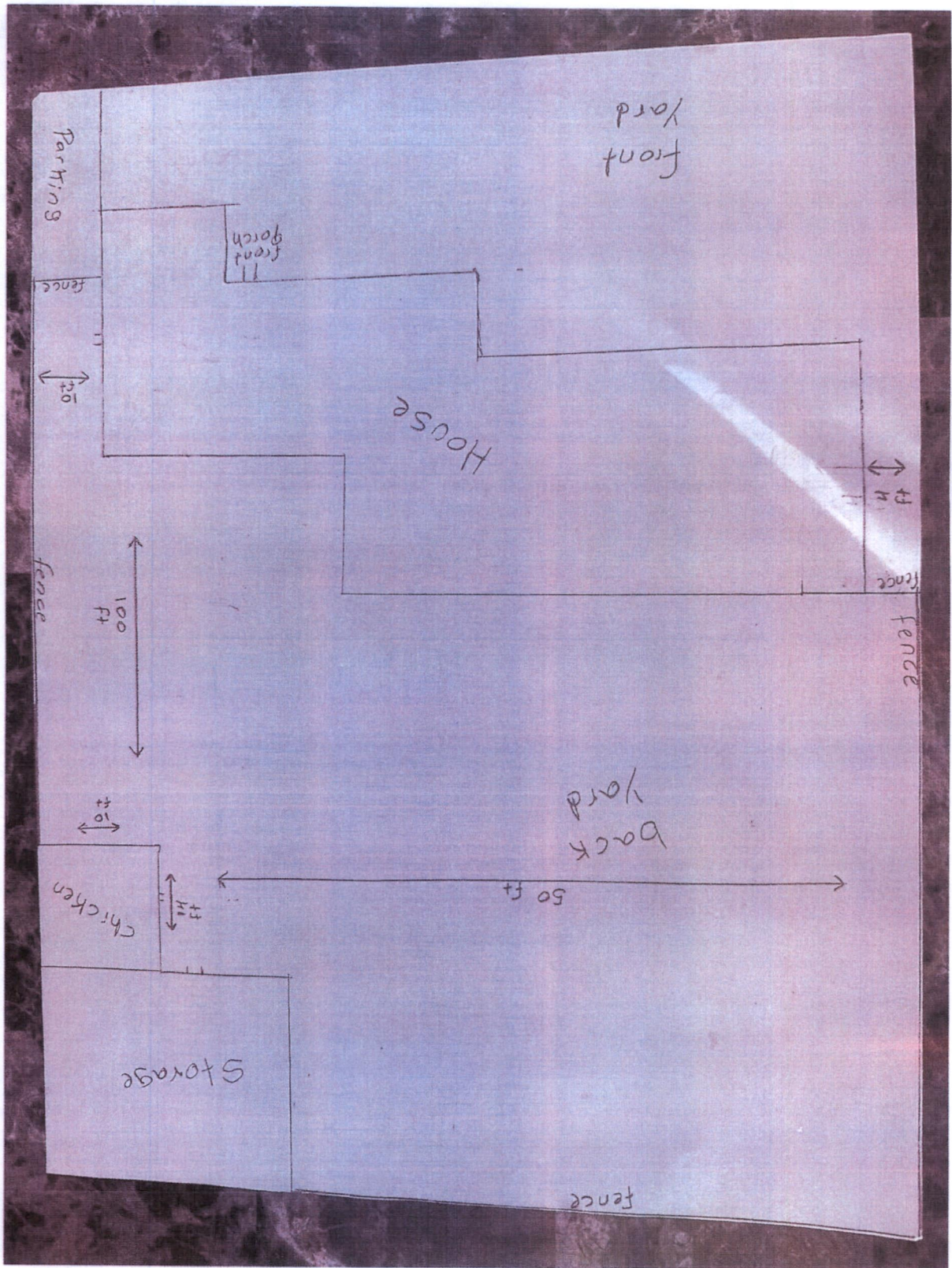
11004 Lincoln Ave  
Address and of Appellant

\_\_\_\_\_  
Email of Appellant

\_\_\_\_\_  
Phone Number of Appellant

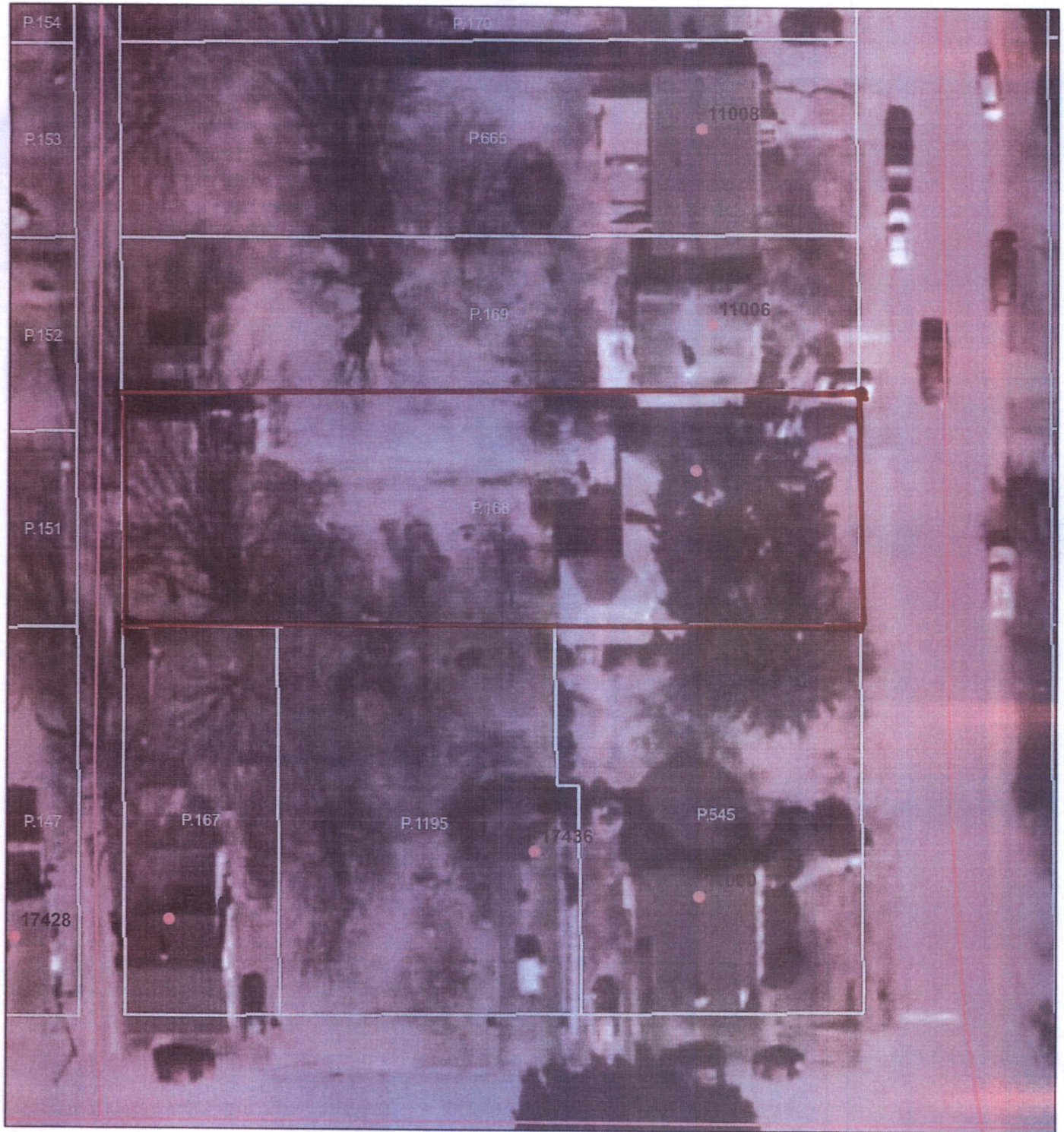
This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.







# Washington County Zoning Review Map



4/14/2023, 10:57:51 AM

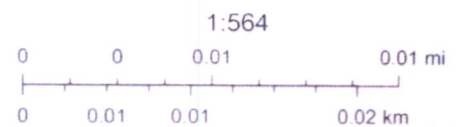
Streets

— County Road

Address

• Single Family

□ Parcels



MD IMAP, DoIT

Washington County, Maryland

This map is provided for informational purposes only. All data should be verified with the appropriate agencies.



Real Property Data Search ( )  
Search Result for WASHINGTON COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 26 Account Number - 030242

### Owner Information

Owner Name: NAVIDAD ROXANA Y DIAZ DE ALVARADO ALFREDO LAINEZ Use: RESIDENTIAL  
Principal Residence: YES  
Mailing Address: 11004 LINCOLN AVE Deed Reference: /06772/ 00338  
HAGERSTOWN MD 21740-7718

### Location & Structure Information

Premises Address: 11004 LINCOLN AVE Legal Description: LOT 91 PT 92 60X190  
HAGERSTOWN 21740-0000 11004 LINCOLN AVE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
0049 0019 0168 26010518 22 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
1940 1,219 SF 11,400 SF

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements  
1 NO STANDARD UNITBLOCK/3 2 full 1 Detached

### Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	55,700	55,700		
Improvements	68,700	147,700		
Total:	124,400	203,400	124,400	150,733
Preferential Land:	0	0		

### Transfer Information

Seller: SEAL BEVERLY	Date: 09/28/2021	Price: \$217,000
Type: ARMS LENGTH IMPROVED	Deed1: /06772/ 00338	Deed2:
Seller: WAGNER ERNA G	Date: 03/30/2016	Price: \$140,500
Type: NON-ARMS LENGTH OTHER	Deed1: /05191/ 00154	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00272/ 00703	Deed2:

### Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

### Homestead Application Information

Homestead Application Status: No Application

### Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



# WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## ZONING APPEAL

**Property Owner:** Robert & Patricia Ford  
19016 Longmeadow Road  
Hagerstown MD 21742

**Appellant:** Robert Ford  
19016 Longmeadow Road  
Hagerstown MD 21742

**Property Location:** 19016 Longmeadow Road  
Hagerstown, MD 21742

**Description Of Appeal:** Variance from the 100 ft. setback requirement for animal husbandry structure to 60 ft. from the North property line, 80 ft. from the South property line, and 43 ft. from the West property line for a chicken coop.

**Docket No:** AP2023-026  
**Tax ID No:** 27009980  
**Zoning:** RS  
**RB Overlay:** No  
**Zoning Overlay:**  
**Filed Date:** 05/18/2023  
**Hearing Date:** 06/07/2023

**Appellant's Legal Interest In Above Property:**

<b>Owner:</b>	Yes	<b>Contract to Rent/Lease:</b>	No
<b>Lessee:</b>	No	<b>Contract to Purchase:</b>	No
<b>Other:</b>			

**Previous Petition/Appeal Docket No(s):**

**Applicable Ordinance Sections:** Washington County Zoning Ordinance Section: 22.94(a) & 8.5 (a)

**Reason For Hardship:** Due to size and shape of property

**If Appeal of Ruling, Date Of Ruling:**

**Ruling Official/Agency:**

**Existing Use:** Single Family Dwelling **Proposed Use:** Animal Husbandry (Chicken Coop)

**Previous Use Ceased For At Least 6 Months:** **Date Ceased:**

**Area Devoted To Non-Conforming Use -** **Existing:**  
**Proposed:**

I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 18 day of May, 2023.

**Kathryn B Rathvon**  
NOTARY PUBLIC  
WASHINGTON COUNTY  
MARYLAND  
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2023-026

State of Maryland Washington County, To Wit:

On 5/18/2023, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Robert Ford and made oath in due form of law as follows:

Robert Ford will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 06/07/2023, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 05/23/2023 and will remain until after the above hearing date.

Robert Ford

Sworn and subscribed before me the day and year first above written.

Kathryn B Rathvon  
NOTARY PUBLIC  
WASHINGTON COUNTY  
MARYLAND  
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Notary Public

Seal

My Commission Expires



April 24, 2023

Kathryn B. Rathvon  
Division of Planning & Zoning  
747 Northern Avenue  
Hagerstown, MD 21742

Dear Ms. Rathvon,

We are writing you to discuss the zoning requirements and requesting approval for variances needed for maintaining no more than twelve laying chickens on the property at 19016 Longmeadow Road in Hagerstown (parcels #27009980 and #27009999).

We plan to place the chicken coop on the West side of the house. This placement meets or exceeds the 100ft setback requirement to the East property line, is approximately 60ft from Longmeadow Road to the North, and 80ft from the property line to the South. To the West, the placement will be 43ft to parcel #27009999 and an additional 60ft to the neighboring property line. This parcel, while under our ownership, will never be developed as it is too small and sits too low. We are unable to meet the required setback on the North (road), West, and South portions of the property due to the size and shape of the property as it is wide from East to West but narrow from North to South. Our desired placement of the chicken coop, while unable to fully meet the setback requirements to each property line, is substantially farther from any residential structure. We are requesting your approval of these variances as we believe this placement is reasonable in effectively mitigating any issues with neighboring properties.

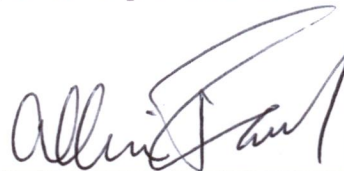
Our reasons for wishing to maintain chickens on the property are two-fold. The first of which is that we enjoy fresh and homegrown foods and recent increases in egg prices make this a more cost-effective alternative for our family. More importantly, my granddaughter Abby suffers from Autism Spectrum Disorder (ASD). Caring for and nurturing animals is an effective calming mechanism for Abby as well as a tool for her to continue to develop and grow as an individual. Allowing Abby the capability to work with her mother, Allison, to care for the chickens would provide significant therapeutic benefits as well as valuable occupational skills to an amazing young individual. Should you have any questions surrounding Abby's diagnosis or special needs, please feel free to contact her services coordinator Carrie Keebaugh (Service Access & Management Inc) at 717-977-7615.

We respectfully request your consideration to approve the setback variances in order to allow for the maintenance of chickens on the property based upon our explanation above.

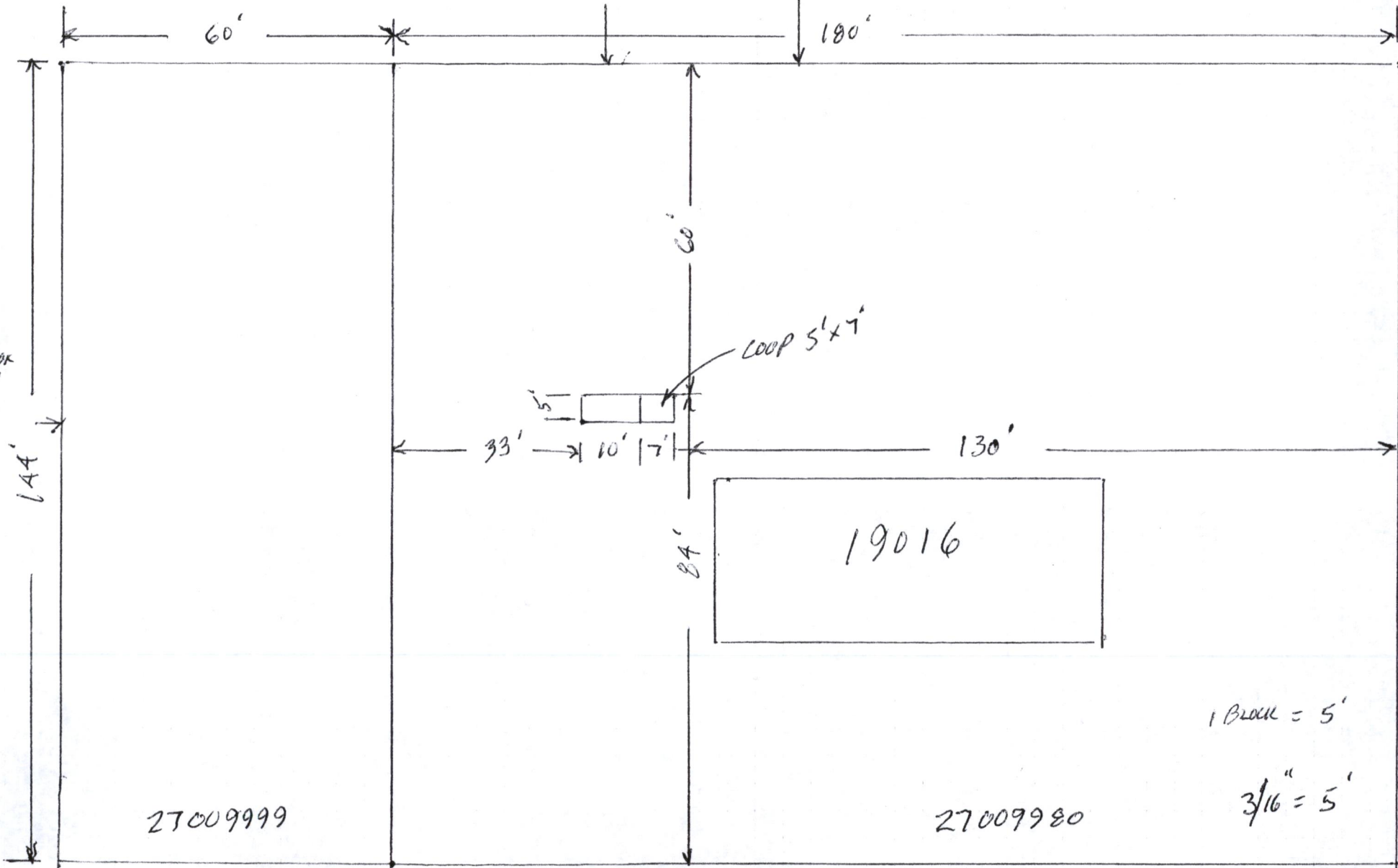
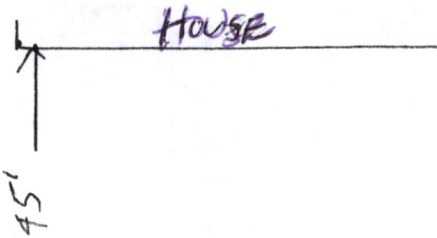
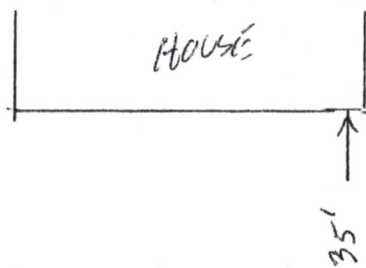
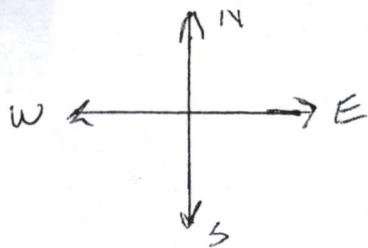
Sincerely,



Robert H. Ford Jr. (resident homeowner)



Allison A. Ford (non-resident caretaker)



1 BLOCK = 5'

3/16" = 5'

LONGMEADOW ROAD



COOP









North





A photograph of a residential backyard. In the center is a large, green lawn. To the left, there is a long, low hedge. In the background, there are several houses, including a brick house with a white porch and a smaller red shed with white trim. To the right, a concrete walkway leads to a house with a black metal railing. A large tree is visible on the right side of the lawn. A black air conditioning unit is in the bottom right corner. The text "Back of House EAST" is written in black, handwritten-style font in the bottom left corner.

Back of House  
EAST

