

AGENDA

March 2, 2020

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of February 3, 2020

Cases

CASE NO. 2020-1598

Rabbi Avrohom Weinrib, the representative for the Congregation Zichron Eliezer (CZE), is requesting a modification to the Conditional Use Permit (CUP) issued in 2002. The modification of the CUP would allow for a two-story addition on the east side of the existing building.

CASE NO. 2020-1599

Ira and Miriam Younger, the property owners of 2699 Willowbrook Drive, are requesting a variance to Zoning Code Section 154.12 (A) (4). The variance would allow for the construction of a 336 square foot accessory structure. Village code states that an accessory structure not open to the sky, shall not cover more than 200 square feet in floor area.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
HELD AT THE AMBERLEY VILLAGE MUNICIPAL BUILDING
MONDAY, FEBRUARY 3, 2020**

Chairperson Richard Bardach called to order the regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission held at the Amberley Village Municipal Building on Monday, February 3, 2020 at 7:00 p.m.

Roll was called:

PRESENT:

Rich Bardach
Rick Lauer
Susan Rissover
Scott Wolf
Scott Rubenstein

ALSO PRESENT:

Kevin McDonough
Wes Brown
Scot Lahrmer
Tammy Reasoner

Chairperson Bardach welcomed everyone to the meeting and led those in attendance through the Pledge of Allegiance.

Chair Bardach asked if there were any corrections to the minutes of the December 2, 2019 meeting. There being none, the minutes were accepted as submitted.

CASE NO. 2020-1573

Mr. Brown provided the staff report for the application submitted by Mr. Charles Warinner of BTH Enterprises on behalf of Edgar Construction, which owns the property at 2430 Section Road. Mr. Warinner is requesting a variance to Zoning Code Section 154.14, which would allow for the replacement of the existing front yard fencing along the edge of the bridge and driveway.

Property owners are requesting the variance to replace an existing, deteriorating fence. Mr. Warriner stated the fence had recently been damaged by a fallen tree, and no longer matches the updated aesthetics of the house. He added safety concerns for pedestrians and cars as an additional reason for wanting to update the fence.

Mr. Brown said the Village had granted zoning approval for the bridge in 1979, but that no approval was found for the fence. As such, the existing fence is grandfathered. However, without an original zoning approval, a new variance would be required to update the fence.

Mr. Brown referenced photographs depicting the street view of the property, which were provided by the owners to show the condition of the existing fence, along with a rendering of the proposed fence they wish to install.

Ms. Rissover stated the Hamilton County Auditor listed the owner of the property as Edgar Construction, LLC, and asked if BTH Enterprises was legally authorized to apply for a zoning variance.

Mr. Warinner stated that BTH Enterprises serves as the remodelers of the home. He stated that Edgar Construction holds the deed to the property until the remodeling work is complete and the house is sold, at which time there would be a double closing.

BTH Enterprises partner Debbie Zimmer then stated that as trustees of the property, they were legally permitted to request a zoning variance. Mr. McDonough stated the Village would need proof of trusteeship of the property, but the variance could still be considered and a determination made contingent upon producing the documentation of trusteeship to the Village Manager.

Mr. Warinner said he would be happy to provide the required documentation.

Mr. Bardach called for residents to come forward with any questions or concerns. There being none, Ms. Rissover stated the fence made sense to allow, as it seemed a safety issue. Mr. Bardach agreed.

Mr. Wolf reminded Mr. Warriner and Ms. Zimmer if approval was granted, it would include a contingency for producing proper documentation.

Mr. Lauer stated he supported the variance as it allowed for safety. Mr. Bardach agreed, and motioned in favor of the variance. Mr. Wolf seconded, and the motion passed unanimously.

There being no further business, the meeting was adjourned.

Tammy Reasoner, Clerk of Council

Richard Bardach, Chairperson



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: March 2, 2020 at 7:00 PM
WHERE: Amberley Village Municipal Building, 7149 Ridge Road
FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Planning Commission and the Board of Zoning Appeals on **Monday, March 2, 2020** at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following item:

Rabbi Avrohom Weinrib, the representative for the Congregation Zichron Eliezer (CZE), is requesting a modification to the Conditional Use Permit (CUP) issued in 2002. The modification of the CUP would allow for a two-story addition on the east side of the existing building.

If you are interested in reviewing the application you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road or you may attend the **Monday, March 2, 2020** Planning Commission and Board of Zoning Appeals public meeting. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: James M. Huey & Catherine A. Hamilton, 2470 Section Road
Edgar Construction, LLC, 9468 Towne Square Ave, Cincinnati,
OH 45242
Rabbi Ezra Goldschmiedt, Congregation Sha Arei Torah, PO Box
37642, Cincinnati, OH 45222
Steven L. & Christine M. Guyer, 2390 Section Road
Alter Yehoshua Binyom Yudin & Sora Liba Yudin
Ethan J. Eichelberg, 6845 Farm Acres Drive
Wendy Saunders Heldman, 6852 E Farm Acres Drive
Tai-Fu Tuan & Manlin Yu, 6802 E. Farm Acres Drive
Faigie Rosedale, 6835 Glen Acres Drive



7149 Ridge Road
Amberley Village, OH 45237

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amberleyvillage.org

Amberley Village Planning Commission Staff Report

March 2, 2020

Subject:

2455 Section Road

Variance:

Conditional Use Permit Modification

Item: Case#2020-1598

Variance Request: Rabbi Avrohom Weinrib, the representative for the Congregation Zichron Eliezer (CZE), is requesting a modification to the Conditional Use Permit (CUP) issued in 2002. The modification of the CUP would allow for a two-story addition on the east side of the existing building.

Zoning Code Review: 154.661 CONDITIONAL USE PERMITS.

(A) The Board of Zoning Appeals shall have the power to hear applications for conditional use permits in accordance with the provisions of this Zoning Code, §§ [154.25](#)(C) and [154.30](#), and to authorize or refuse to authorize a conditional use permit or to issue a conditional use permit upon conditions which, in the judgment of the Board of Zoning Appeals, are necessary to protect the public health, safety, and general welfare and to carry out the policies contained in this code.

(B) A conditional use permit shall not be granted if the proposed conditional use will interfere with quiet enjoyment of proximate residential uses because of the generation of noise, traffic that is incompatible with the neighborhood in which the conditional use is proposed, or light from the conditional use that will spill onto nearby residential uses.

Variance Review: The Congregation Zichron Eliezer (CZE) is contemplating a two-story addition to the synagogue located at 2455 Section Road. The addition would serve as immediate space on the lower level for social functions and future expansion of the worship space on the upper level.

The synagogue was approved by the Board of Appeals (BZA) in 2002 as a Conditional Use in the Residence A Zoning District. Therefore, any changes to the approved Conditional Use Permit are required to be approved by the BZA.

The proposed addition would expand 36' to the west and cover the footprint of the existing concrete patio. The materials, color, and appearance of the addition are proposed to match that of the existing two-story structure. The installation of landscaping to screen the building from adjoining residences and designing exterior lighting so as to not bleed light onto surrounding properties are also planned.

The letter to the Board states that it is believed the addition will not negatively affect the peaceful occupancy, the property values or have an adverse impact on the residential quality of neighboring

properties.

The letter also states that the existing 68 parking spaces are believed to be adequate due to the religious law which forbids driving on the sabbath. In addition, the congregation all live within walking distance of the synagogue. It is also stated that the social space is primarily used between services, therefore there would not be additional vehicles.

The existing patio is approximately 1,850 square feet (approximately 36'x52'), therefore the two-story addition would add 3,700 square feet to the existing building. The letter to the board states there will not be any additional seating, so the calculations for any required additional parking would be 1 space for every 200 square feet (18 to 21 spaces), depending on the actual square footage of the addition.

With the exception of providing the required parking spaces, the letter states, it is believed the proposed addition will meet the requirements for approval of the modification to the original conditional use permit.

A modification to the CUP to allow for the expansion of the existing building and a variance to forego the additional parking spaces are required for the project to be constructed as proposed.

Village staff would like to bring to the Board's attention three areas of concern that have been brought to the Village's attention.

- 1) Village staff has received concerns about the appearance of the property from the street, due to the storage and use of several trash containers that are placed at the street on trash pickup day or are visible from the street of neighboring properties while being stored.
- 2) Village Staff has received complaints about how bright the parking lot lights are and about being on from dusk to dawn.
- 3) There are concerns that the landscaping is not adequate to screen the property from Section Road (complaints about seeing the large wall).

Conditions the Board could consider:

- 1) Requiring the trash containers to be stored and screened from the street and/or the pickup area be within the parking lot or require a dumpster to be placed and screened from the street for trash collection.

For example, the North Site District requires dumpsters or trash handling areas to meet setbacks for the property and be screened from the street and abutting properties.

- 2) Requiring the exterior lighting be placed on timers or dimmed while the area is not in use.

For example, the board placed a condition on the lights along the Mikvah to be dimmed when no one was present.

- 3) Requiring the area is adequately landscaped to screen the north side of the building from the street.

Additional landscaping was required when the safety walls and boulders were placed between the building and Section Road.

Project Recommendations: The project is to be considered on its merits.

CONGREGATION ZICHRON ELIEZER

2455A Section Road, Cincinnati OH 45237

513-631-4900

info@czecincinnati.org

Date: 2/6/2020

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

RE: Zoning Approval - Variance

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

A TWO-STORY ADDITION TO THE
CONGREGATION ZICHRON ELIEZER SYNAGOGUE

The structure is proposed at the following address:

2455 SECTION ROAD

I certify the attached plat and measurements are accurate.

Saul Naim
Contractor's Name

SAUL NAIM
1106 RACE ST 45202
Contractor's Address

513.404.4342
Telephone Number

Sincerely,

Rossi Avraham Weinrib
Homeowner's Signature

Rossi Avraham Weinrib
Homeowner's Printed Name

(513) 532-3800
Telephone Number (daytime)

CONGREGATION ZICHRON ELIEZER

2455A Section Road, Cincinnati OH 45237

513-631-2900

info@zichroneliezer.org

Rabbi Avrohom Weinrib
RABBI

Rabbi Yisroel Kaufman
ASSISTANT RABBI

Yosef Zoimen Esq.
PRESIDENT

Andy Sollofe
Eli Polsky
VICE PRESIDENTS

Yoseph Ottensoser
EXECUTIVE SECRETARY

Yosef Katzman
TREASURER

February 6, 2020

Mr. Scot F. Lahrmer, Village Manager
Amberley Village Board of Zoning Appeals
7149 Ridge Road
Cincinnati, Ohio 45237

Dear Mr. Lahrmer:

Congregation Zichron Eliezer Synagogue
2455 Section road
Amberley Village, Ohio

The Congregation Zichron Eliezer is contemplating a two-level addition to its synagogue at 2455 Section Road (see attached drawings, which I hereby certify as accurate, describing the site and proposed addition). The immediate need is for more space on the lower level for social functions. The existing upper-level worship space is adequate for the current need, but would be provided with space for future expansion as part of the proposed addition.

The synagogue is in a Residence "A" Zoning District and is a Conditional Use, Public Building as defined in Section 154.25(C) of the Amberley Village Zoning Code. As such, any proposed changes to the site or the building, including the contemplated addition, is subject to approval by the Board of Zoning Appeals. This letter is to apply for a hearing by the Board and to outline our proposal that we hope will result in approval.

As the drawings indicate, the addition will extend the existing two-level building approximately 36 feet to the east, occupying the footprint of an existing concrete patio. The materials, colors, and fenestration patterns of the addition will match those

CONGREGATION ZICHRON ELIEZER

2455A Section Road, Cincinnati OH 45237

513-631-4900

info@zichroneliezer.org

Rabbi Avrohom Weinrib
RABBI

Rabbi Yisroel Kaufman
ASSISTANT RABBI

Yosef Zoimen Esq.
PRESIDENT

Andy Sollofe
Eli Polsky
VICE PRESIDENTS

Yoseph Ottensoser
EXECUTIVE SECRETARY

Yosef Katzman
TREASURER

of the existing building as closely as possible. Appropriate landscaping will be employed to visually screen the building from adjoining residences, and any exterior lighting will be designed so as not to bleed light onto surrounding properties.

Addressing the determinations required by Section 154.25 (C) for Board approval we believe that:

1. "The construction and operation of the proposed addition to the public building (synagogue) will not be detrimental to the peaceful occupancy of proximate dwelling houses;"

2. "The construction and operation of the public building (with the addition) will not have a detrimental effect on the property values in the neighborhood;" and that:

3. "The design of the proposed public building (addition) is such that it will not have an adverse impact upon the residential quality of the neighborhood."

Regarding these three determinations, the existing building was deemed to have met them when the original Conditional Use was approved, and, as the addition is of the same character as the existing building, and is well within setback requirements, we believe it, too, will satisfy the determinations.

The fourth determination is that:

4. "The public building will have off-street parking on the same parcel of land equal to one parking space for each three seats of seating capacity in the structure, or one parking space for each 200 square feet of floor space in any building which does not provide seating capacity. The off-street parking shall be set back a minimum of 100 feet from all abutting streets and a minimum of 25 feet from any lot line of any contiguous lot; "

CONGREGATION ZICHRON ELIEZER

2455A Section Road, Cincinnati OH 45237

513-651-4900

info@zichronohio.org

Rabbi Avrohom Weinrib

RABBI

Rabbi Yisroel Kaufman
ASSISTANT RABBI

Yosef Zoimen Esq.
PRESIDENT

Andy Sollofe
Eli Polsky
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EXECUTIVE SECRETARY

Yosef Katzman
TREASURER

There are 189 seats in the existing worship space, and there are 62 parking spaces adjacent to the synagogue, and 6 more adjacent to the mikvah which shares the site with the synagogue. There is no space remaining on the site in which to develop additional parking.

This is an unusual case in that this congregation subscribes to religious law that forbids driving on the sabbath, which is from sundown on Friday until sundown on Saturday, and which is the time when the largest numbers of people use the building. The congregants all live within walking distance and they walk to services on the sabbath, so parking is not an issue for them. The social hall is used only for Congregation Zichron Eliezer functions and is principally used between services by those who are there for worship. The worship space and the social hall are non-simultaneous occupancies. If the parking were driven by the social space, the number of spaces required for the existing space would be 9, and for the expanded space, 21.

The fifth determination does not apply to the proposed addition as there are no plans for a fenced outdoor recreation or play area.

The proposed addition will comply with the sixth determination which states that:

6. "Any use authorized by the Board of Zoning Appeals as a conditional use shall not be used for any bazaar, fete or any other such outdoor activity and provided further that said land and building shall not be used for any commercial activity unless sponsored or directed by the regular and primary occupant of the building. As used herein, *COMMERCIAL* shall mean having financial profit as its primary aim but shall not include the renting of facilities for religious occasions, to charitable or civic organizations for meetings or to individuals or groups for weddings, anniversaries, and other similar celebrations."

CONGREGATION ZICHRON ELIEZER

2455A Section Road, Cincinnati OH 45237

513-631-4900

info@czecincinnati.org

Rabbi Avrohom Weinrib
RABBI

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Yosef Katzman
TREASURER

With the exception of providing the required parking spaces, we believe, for the above stated reasons, that our proposed addition will meet the requirements of the Board for approval as a modification of the original Conditional Use. We further believe that the congregation's particular beliefs and customs regarding driving on the sabbath, render the existing 68 parking spaces more than adequate now and into the future, even if, and when, the congregation grows to fill the additional worship space. Therefore, we respectfully request that a variance from the parking requirement, and approval of the proposed addition as a modification of the original Conditional Use, be granted.

Thank you for your consideration.

Very truly yours,



Rabbi Avrohom Weinrib
Rabbi
Congregation Zichron Eliezer

CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION



CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

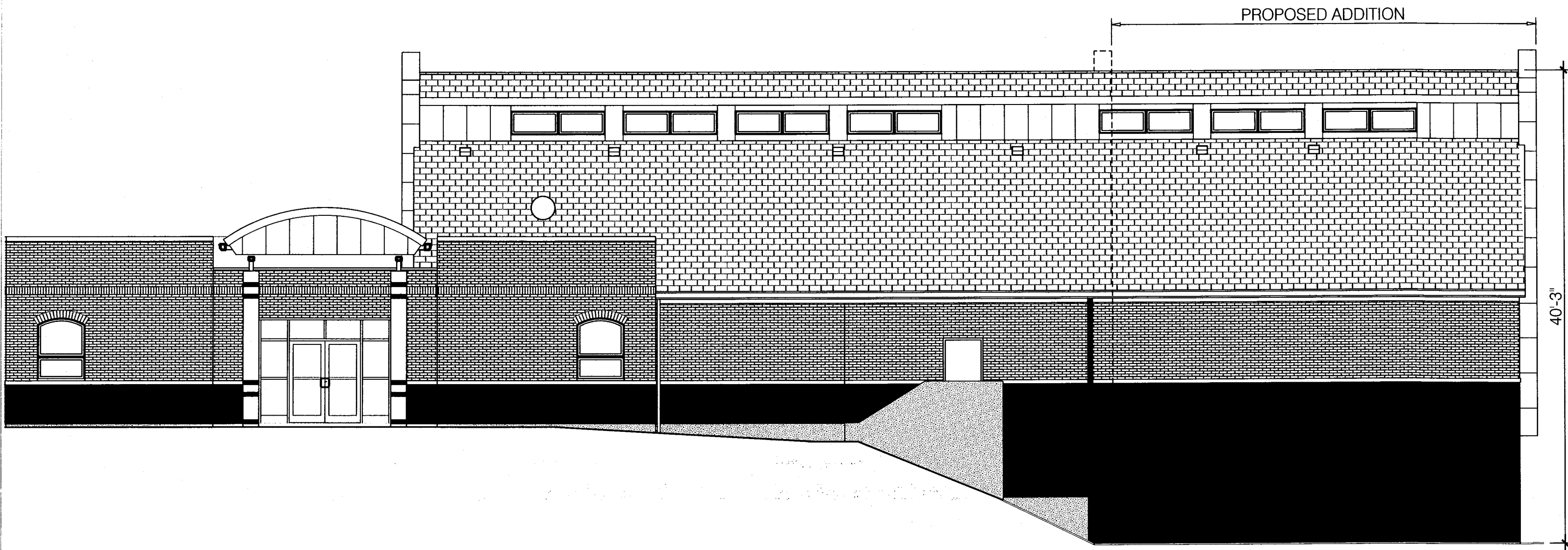
2455 SECTION ROAD AMBERLY VILLAGE, OHIO 45237

COVER SHEET

02.06.2020

COVER

Brashear Bolton & Saul Naim
Architects
1106 Race St Cincinnati OH 45202



CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

2455 SECTION ROAD AMBERLY VILLAGE, OHIO 45237

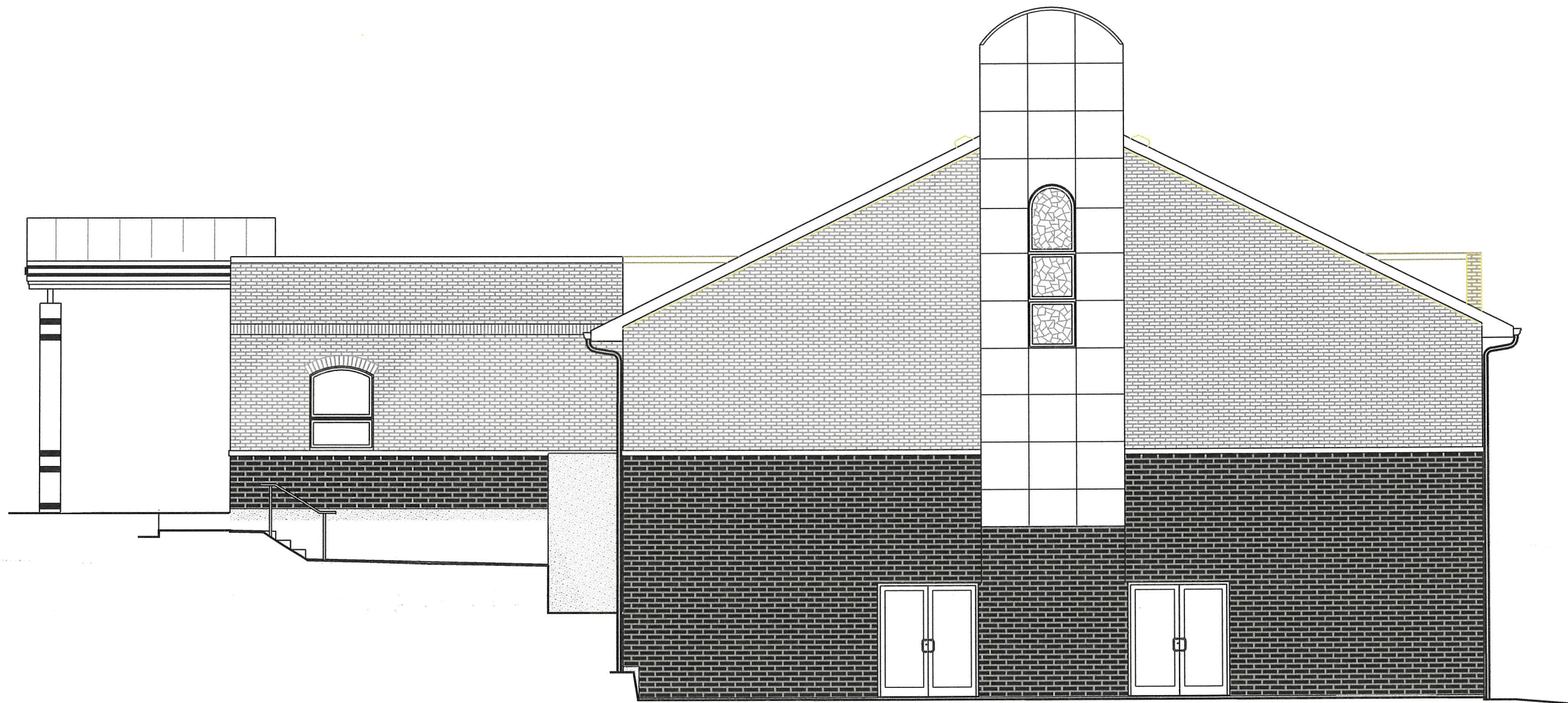
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

02.06.2020

ELEVATION 1

Brashear Bolton & Saul Naim
Architects
1106 Race St Cincinnati OH 45202



CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

2455 SECTION ROAD AMBERLY VILLAGE, OHIO 45237

EAST ELEVATION

SCALE: 1/8" = 1'-0"

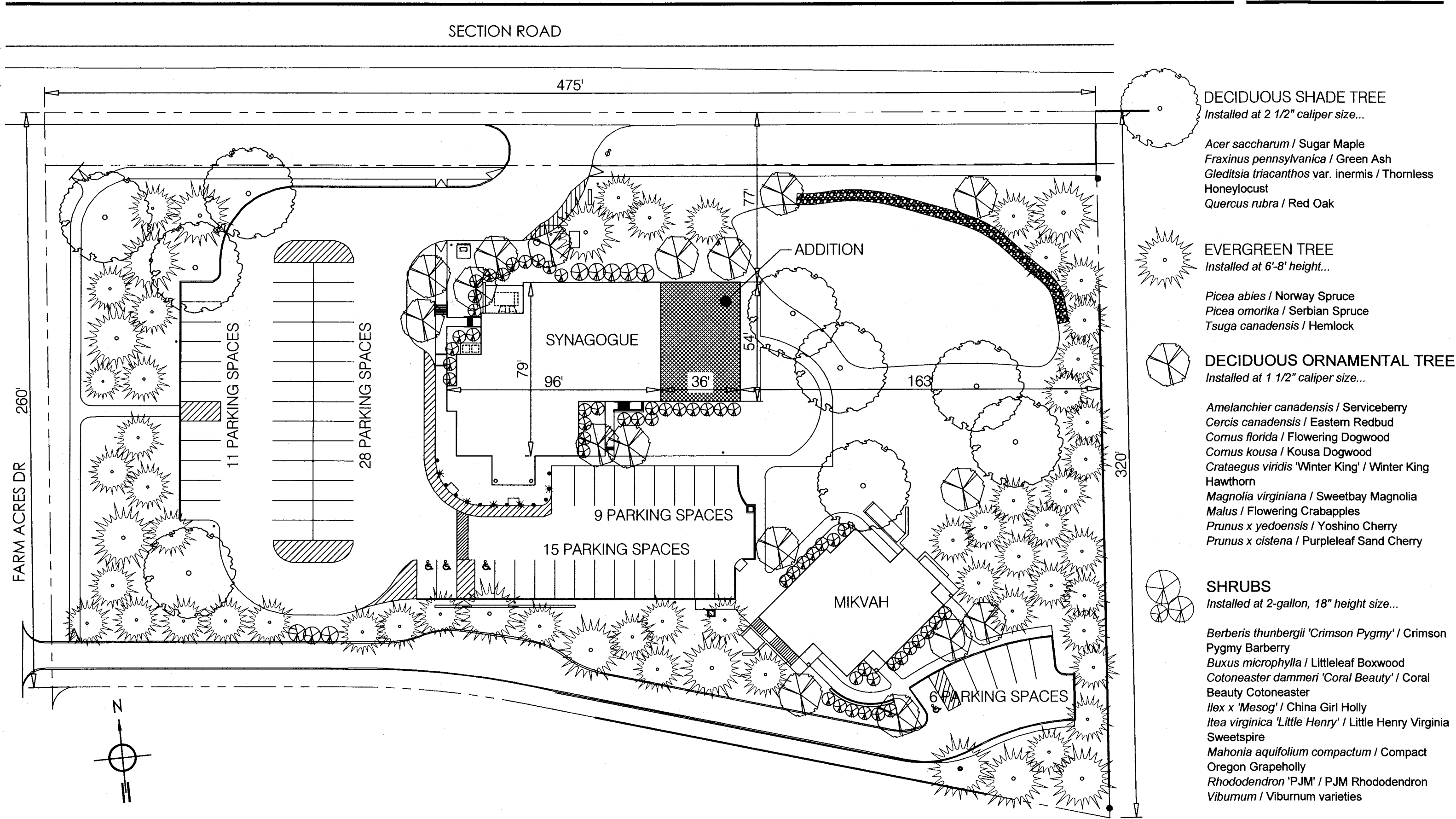
02.06.2020

ELEVATION 2

Brashear Bolton & Saul Naim

Architects

1106 Race St Cincinnati OH 45202



CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

2455 SECTION ROAD AMBERLY VILLAGE, OHIO 45237

ARCHITECTURAL SITE PLAN

SCALE: 1"= 40'

SITE

02.06.2020

Brashear Bolton & Saul Naim
Architects
1106 Race St Cincinnati OH 45202



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: March 2, 2020 at 7:00 PM
WHERE: Amberley Village Municipal Building, 7149 Ridge Road
FROM: Scot Lahrmer, Village Manager

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Ira and Miriam Younger, the property owners of 2699 Willowbrook Drive are requesting a variance to Zoning Code Section 154.12 (A) (4). The variance would allow for the construction of a 336 square foot accessory structure, Village code states that an accessory structure not open to the sky, shall not cover more than 200 square feet in floor area.

If you are interested in reviewing the application you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road or you may attend the **Monday, March 2, 2020** Planning Commission and Board of Zoning Appeals public meeting. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: David Scott Peters & Tamara Lynn, 7100 Willowbrook Lane
Jeffrey W. Zipkin, 2690 Section Rd
Laura M. & Daniel W. Richardson
Glenn W. Wegryn, 7091 W. Aracoma Drive
Theresa M. Keller, 7051 W. Aracoma Drive
Mary Ruth Smyjunas, Slane Investments LLC, 5027 Madison Road,
Cincinnati, OH 45227

POSTED 2/19/2020



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

Amberley Village Planning Commission Staff Report

March 2, 2020

Subject:

2699 Willowbrook Drive

Variance:

Construction of 336 sqft shed

Item: Case#2020-1599

Variance Request: Ira and Miriam Younger, the property owners of 2699 Willowbrook Drive, are requesting a variance to Zoning Code Section 154.12 (A) (4). The variance would allow for the construction of a 336 square foot accessory structure. Village code states that an accessory structure not open to the sky, shall not cover more than 200 square feet in floor area.

Zoning Code Review: 154.12 (A) (4) Except as otherwise provided in the zoning code, individual enclosed accessory structures that are not open to the sky, either wholly or partially, such as sheds, garages, garden buildings, and pool houses, shall not cover a total of more than 200 square feet of floor area. Floor area means the area of the ground floor of the structure that creates a footprint of the structure on the property. A detached garage shall not cover more than 800 square feet, or more than 50% of the floor area of the principal structure, whichever is less. A detached garage is an enclosed accessory structure used for storage, including but not limited to the parking or storage of vehicles, that is not connected to the principal structure by means of an above ground structure, material, or equipment. No combination of accessory structures, whether enclosed or open to the sky, shall have an aggregate floor area greater than 50% of the principal structure, or greater than 50% of the required rear yard, whichever is less.

Variance Review: Mr. and Mrs. Younger are requesting a variance from Village Zoning Code 154.12 to allow for the construction of a 12x28 (336 square foot) shed in the rear yard of their residence located at 2699 Willowbrook Drive.

The shed is proposed to be constructed 8' to 10' south of (behind) the existing detached garage, approximately 20' from the east property line and 180' from the southern property line.

The letter to the board states that the need for the larger shed results from their house being built on a slab. Since it does not have a basement, it does not allow for the traditional storage space found in most other homes. The letter also states they need additional storage for recently acquired family heirlooms and furniture.

The Village Code Section 154.12 (A) (4), states that an accessory structure not open to the sky shall not exceed 200 square feet in floor space, therefore a variance is required for the shed to be constructed as proposed.

Project Recommendations: The project is to be considered on its merits.

Date: 2-11-20

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

RE: Zoning Approval - Variance

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

12x28 gambrel Shed in my
backyard.

The structure is proposed at the following address:

2699 Willowbrook Dr. Cincinnati OH 45237

I certify the attached plat and measurements are accurate.

Shed I Master Shed

Contractor's Name

6504 Wiehe Rd

Cincinnati OH 45237

Contractor's Address

513-535-4334

Telephone Number

Sincerely,



Homeowner's Signature

Ira Younger / Miriam Younger

Homeowner's Printed Name

513-531-0394

Telephone Number (daytime)

Dear Mr. Lahrmer,

We are looking to add a storage shed that could help us store our family's personal items. With the passing of our parents, we have found ourselves desperately needing extra storage space for family heirlooms. Our home is built on a slab and doesn't have the traditional storage space of most other homes.

We hereby request zoning approval to build a 12x28 gambrel shed in our backyard behind our detached garage and within the zoning setbacks. In speaking with Wes Brown, we understand that the zoning code only allows a shed to be up to 200 square feet in size and we are proposing a 336 square foot shed.

We would greatly appreciate your assistance by granting us the variance to build the storage shed.

Thank you!

usa0198@fedex.com

From: Y younger <goyoungers@gmail.com>
Sent: Tuesday, February 11, 2020 11:18 AM
To: usa0198@fedex.com
Subject: [EXTERNAL] Fwd:

----- Forwarded message -----

From: Y younger <goyoungers@gmail.com>
Date: Tue, Feb 11, 2020, 11:11 AM
Subject:
To: <usa0198@fedez.com>

Younger residence

We are looking to add a storage shed that could help us storage or families personal items.

With the passing of our parents, we have found ourselves needing extra storage space for important family belongings.

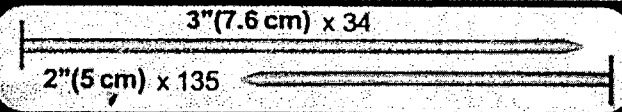
We would greatly appreciate your assistance by granting us the variance to build the storage shed. Thank you
I hereby request zoning approval for :

To have a 12x28 gambrel shed built in my backyard. Since I have an existing detached garage code only allows me to have up to a 200 square foot structure. I'm requesting to be allowed to build a 12x28 structure that is 336 square feet.



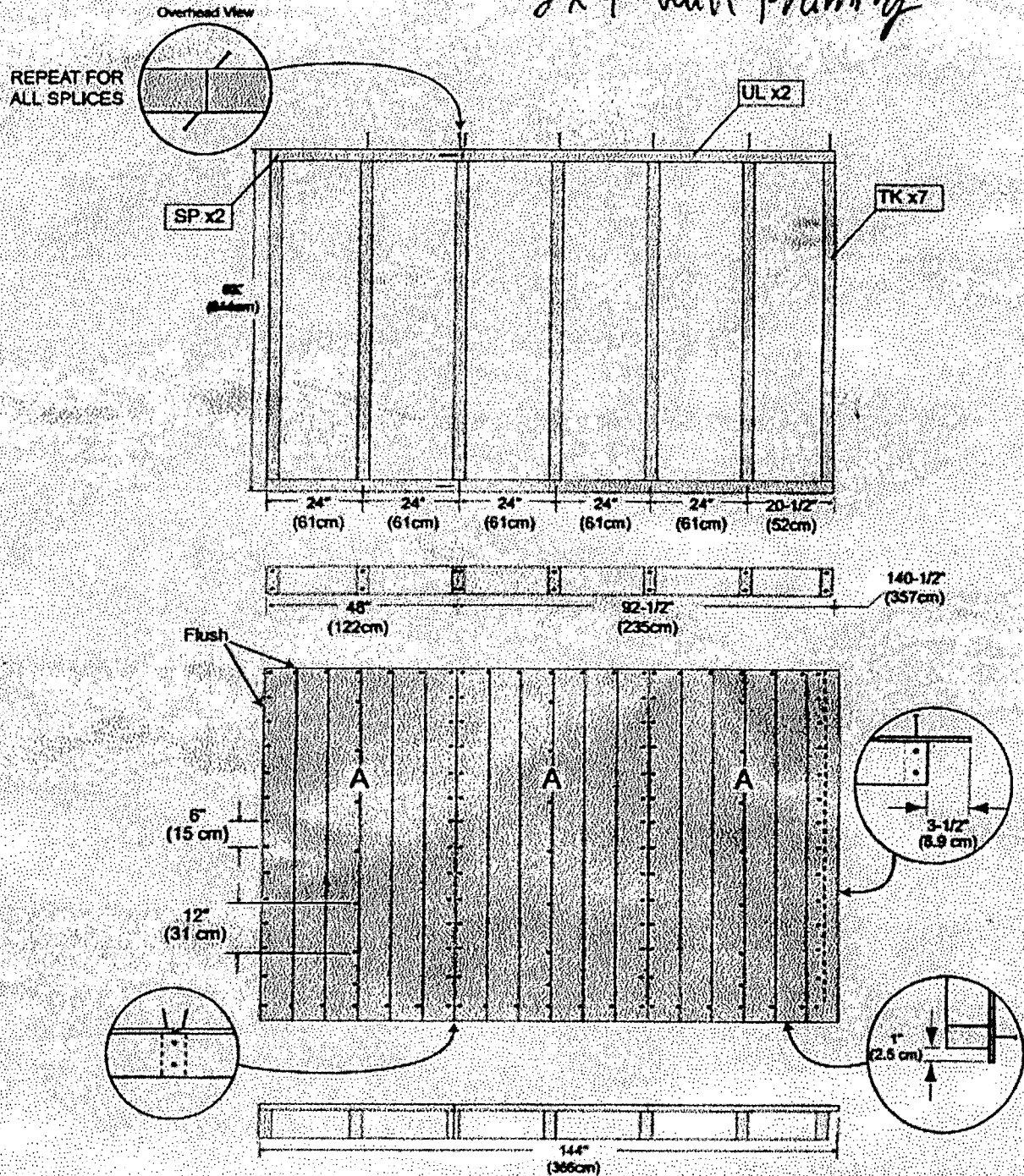


WALL #12



MURO #12

12 FT Wall 2x4 wall Framing



2x4 wall framing



END KAUER Assembly x2

