

**CITY OF MANISTEE
ZONING BOARD OF APPEALS**

City Hall
70 Maple Street
Manistee, MI 49660

There will be a meeting of the City of Manistee Zoning Board of Appeals to be held on Tuesday, June 15, 1999 at 5:30 p.m. in the Council Chambers, 70 Maple Street, Manistee, Michigan.

AGENDA

- I. Roll Call

- II. Matters Pertaining to the General Citizenry:
 - A. Public Hearing:
 - 1. Kendra Thompson Architects, P.C. - Dr. & Mrs. Dillon
 - 2. Kendra Thompson Architects, P.C. - Dan & Elizabeth Laskey
 - 3. Harris & Marlene McBride
 - 4.
 - B. Questions, Concerns of Citizens in Attendance:
 - 1.
 - 2.

- III. Business Session:
 - A. Approval of Minutes (6/7/99)
 - B. Unfinished Business:
 - 1. Kendra Thompson Architects, P.C. - Dr. & Mrs. Dillon
 - 2. Kendra Thompson Architects, P.C. - Dan & Elizabeth Laskey
 - 3. Harris & Marlene McBride
 - 4.
 - C. Other Business:
 - 1.
 - 2.

- V. Work/Study Session:

- VI. Adjournment

cc: Zoning Board of Appeals Members
Mark W. Niesen, Building Inspector
Jon R. Rose, Community Development Officer
Julie A. Beardslee, City Assessor
R. Ben Bifoss, City Manager
Bruce Gockerman, City Attorney

JUN 14 1999

11 June, 1999
505 Fourth Street
Manistee, MI 49660

Mr. Jon R. Rose
Community Development Officer
City of Manistee
70 Maple Street
Manistee, MI 49660

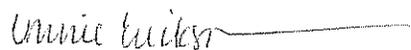
Dear Mr. Rose

I am writing to offer my support to Mr. and Mrs. Dillon's plans to add a carriage house to their home at 467 Fourth Street. I have had the opportunity to review the plans drawn by Kendra Thompson and found them to be a wonderful complement to one of Manistee's important historical homes. The design of the carriage house, to one who might be unfamiliar with this William LeBaron Jenney designed home, gives the appearance of "always having been there" as an integral part of the original design. It would seem with all the efforts of recent past, to preserve, restore and sympathetically work around the architectural heritage of Manistee, that Ms. Thompson and the Dillons should be congratulated for their efforts.

We are indeed fortunate when people such as the Dillons choose to live in Manistee and are immediately sensitive to the historically correct efforts being made within our business and residential community.

It is my hope that sincere and thoughtful consideration of their plans be given them by your committee.

Respectfully,



Connie Erickson

CITY OF MANISTEE

MEMORANDUM

TO: Zoning Board of Appeals Members

FROM: Jon R. Rose 
Community Development Officer

DATE: June 10, 1999

RE: Zoning Board of Appeals Meeting Tuesday, June 15, 1999

We have scheduled another Zoning Board of Appeals meeting for Tuesday, June 15, 1999.

There are three items on the agenda. First we will hear the request from Kendra Thompson for Dr. & Mrs. Dillon.

Second is a request from Kendra Thompson on behalf of Dan & Elizabeth Laskey, 537 Fourth Street. Mr. & Mrs. Laskey are requesting a variance for a side-yard set-back reduction from 10 feet to 23 inches for attachment of an existing detached garage. A copy of the application is enclosed for your review.

Last we will hear a request from Harris & Marlene McBride, 217 River Street. Mr. & Mrs. McBride would like a variance to the side and rear-yard set-backs from 10 feet to 3 feet to construct a detached garage. A copy of their request is enclosed.

If you are unable to attend the meeting please call Denise at 723-2558. See you there!

JRR:djm

Enclosures

REQUEST FOR APPEAL

CITY OF MANISTEE
ZONING BOARD OF APPEALS

HARRIS & MARLENE McBRIDE

Name

217 RIVER ST.

Address

MANISTEE MI. 49660

City, State and Zip Code

Phone Numbers (Work) 1248-5464650

(Home) 723-3644

FOR OFFICE USE ONLY

Appeal Number 9909

Date Received 6-1-99

Tax Parcel Number 51-51-448-706-05

Fee Received (Amt & Date) 150.00 6-1-99

Receipt Number 2894

Hearing Date 6-15-99

Board of Appeals Action _____

FEE FOR APPEAL \$150.00

PLEASE NOTE: All questions must be answered completely. If additional space is needed, number and attach additional sheets.

I. ACTION REQUESTED:

I, (We), the undersign request a hearing before the Manistee City Zoning Board of Appeals for the purpose indicated below:

- Ordinance or Map Interpretation
- Appeal from Administrative Decision
- Variance
- Other Authorized Review

II. PROPERTY INFORMATION:

A. Legal description of property affected by this appeal: Filer & Smiths Add

Lot 3 Block 4
Tax Roll Parcel Code #: 51-51-448-706-05

B. List of all deed restrictions (attach additional sheets if necessary): NO

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land: NONE

D. This area is: Not platted, Platted, Will be Platted
If Platted, Name of Plat: _____

E. Present use of property is: _____

F. Present zoning district classification of the property is: M.U.D. RESIDENCE

G. A previous appeal (has/has not) been made with respect to these premises in the last NO years. If a previous appeal, re-zoning or special use permit application was made, state the date, nature of action requested and the decision:

Date: _____ Action Requested: _____

Decision (approved/ denied) other: _____

III. DETAILED REQUEST AND JUSTIFICATION

A. Interpretation of Zoning Ordinance or Map

1. The appellant respectfully requests the Board of Appeals make an interpretation of:

(A) The location of district boundaries on the _____ Zoning District map as applied to the property described in the application.

(B) The provisions of article 2 Section 2764 of the Manistee City Zoning Ordinance.

(C) Other, (specify) TO BE IN COMPLIANCE WITH NEIGHBORS PROPERTY

2. Please describe in detail the nature of the problem to be interpreted and the reason for the request: _____

B. Variance from the requirements of the Zoning Ordinance.

The appellant respectfully requests the Board of Appeals grant a variance on the above described property.

1. Indicated below are the Ordinance requirement(s) which are the subject of the variance request.

<input checked="" type="checkbox"/> Setback	<input checked="" type="checkbox"/> Side Yard	<input type="checkbox"/> Off-street Parking
<input type="checkbox"/> Lot Coverage	<input type="checkbox"/> Placement	<input type="checkbox"/> Height
<input type="checkbox"/> Signs	<input type="checkbox"/> Area Requirements	<input type="checkbox"/> Other _____

2. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance. MOVE GARAGE TO CORNER OF LOT TO MAINTAIN THREE FOOT SET BACK

3. Describe the characteristics of your property which require the granting of a variance (include dimensional information).

<input checked="" type="checkbox"/> Too Narrow	<input type="checkbox"/> Elevation	<input type="checkbox"/> Soil
<input type="checkbox"/> Too Small	<input type="checkbox"/> Slope	<input type="checkbox"/> Subsurface
<input type="checkbox"/> Too Shallow	<input type="checkbox"/> Shape	<input type="checkbox"/> Other (Specify)

4. Justification for granting the requested variance. The appellant must show that strict application of the provisions of the Zoning Ordinance to his property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the ordinance. In order for the Board of Appeals to determine whether unnecessary hardship exists, the appellant should provide answers to each of the following questions:

- a. Can the property in question be used in a manner permitted by the Zoning Ordinance if a variance is not granted? yes no
If no, what unnecessary hardship or practical difficulty will result if the variance is not made? BACKING DOWN DRIVEWAY WOULD BE TOO DIFFICULT ALSO INTERFERE WITH FUTURE ADDITION
- b. To the best of your knowledge, can you affirm that the hardship or practical difficulty described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance or applicable part thereof became law? yes no
If no, explain why the hardship or practical difficulty should not be regarded as self-imposed (Self-imposed hardships are not entitled to variances). _____
- c. Are the conditions on your property the result of other man-made changes (such as relocation of a road or highway?) yes no
If yes, describe _____
- d. Will strict application of the terms of the ordinance deny use of the property for any purpose to which its reasonably adapted? yes no
If yes, how? STRICT TERMS OF ORDINANCE WOULD MAKE IT MORE DIFFICULT
- e. Is the variance applied for due to unique circumstances presented on your property or to the general conditions in the area? yes no
If yes, explain any peculiar or unique conditions, and how many other properties in your area are similarly affected THE NEIGHBORS ON TWO SIDES HAVE 3 FOOT SET BACKS
- f. Would granting the variance change the essential character of the area?
 yes no. If yes, how? _____
- g. Would granting the variance be contrary to any county development plans?
 yes no. or to any local government development plans?
 yes no. Explain _____
- h. Would granting the variance be contrary to the intent and purpose of the Zoning Ordinance? yes no. If yes, explain _____
- i. Other Comments in support of the application. _____

C. Appeal from Administrative decision.
The appellant respectfully requests the Board of Appeals to (reverse/modify) the Zoning Administrator's decision (copy attached) on application number _____ dated _____. It is alleged the Zoning Administrator erred in (the interpretation of article _____ section _____ / his order/his requirement/ his decision/ his determination) regarding the issuance of a _____ permit and that (reversal/modification) of said decision should be granted because _____

Specify decision sought: _____

D. Other authorized reviews
The appellant respectfully petitions the Board of Appeals to grant the following: 3 FOOT SIDE & REAR SET BACK

According to the conditions and provisions of article D section 2704 granting this authority to the Board of Appeals. Specifically state the problem, decision sought and the justification for the request. _____

IV. IMPACT ON SURROUNDING LANDS

If your request is granted:

A. What are likely to be the positive and negative impacts of this decision on the surrounding land and neighbors? NONE

B. How do you propose to minimize any potential negative impacts which your proposed activity may cause? THERE WILL BE NONE

V. AFFIDAVIT

The undersigned acknowledges that if a variance is granted or other decisions favorable to the undersigned is rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of the City of Manistee Zoning Ordinance; the undersigned further affirms that he/she or they is (are) the (owner/lessee/authorized agent for the owner) involved in the appeal and the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature Harris G. M. Bluff

Date 6-1-99

Signature _____

Date _____

REQUEST FOR APPEAL

CITY OF MANISTEE ZONING BOARD OF APPEALS

OWNER: Dr. & Mrs. Chuck Dillon OWNER REP: Kendra C. Thompson FOR OFFICE USE ONLY

Name Architects, PC Appeal Number 9908
Date Received 5-28-99
Address 215 S. Lakeshore, #20 304 Oak St. Tax Parcel Number 51-51-374-741-09
Fee Received (Amt & Date) \$150.00 5-28-99
City, State and Zip Code Ludington, MI 49431 Manistee, MI Receipt Number 2337
Hearing Date 6-7-99 - postponed 6-15-99
Board of Appeals Action _____
Phone Numbers (Work) 616.723.4195
(Home) _____

FEE FOR APPEAL \$150.00

PLEASE NOTE: All questions must be answered completely. If additional space is needed, number and attach additional sheets.

I. ACTION REQUESTED:

I, (We), the undersign request a hearing before the Manistee City Zoning Board of Appeals for the purpose indicated below:

- Ordinance or Map Interpretation Variance
 Appeal from Administrative Decision Other Authorized Review

II. PROPERTY INFORMATION:

- A. Legal description of property affected by this appeal: _____
467 Fourth Street, Manistee
Tax Roll Parcel Code #: 51-51-374-741-09
- B. List of all deed restrictions (attach additional sheets if necessary): _____

- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land: Steven Dutton and Susan Dutton (current owners)

- D. This area is: Not platted, Platted, Will be Platted
If Platted, Name of Plat: _____
- E. Present use of property is: residential, single family
- F. Present zoning district classification of the property is: R-4

G. A previous appeal (~~has~~/has not) been made with respect to these premises in the last _____ years. If a previous appeal, re-zoning or special use permit application was made, state the date, nature of action requested and the decision:

Date: _____ Action Requested: _____

Decision (approved/ denied) other: _____

III. DETAILED REQUEST AND JUSTIFICATION

A. Interpretation of Zoning Ordinance or Map

1. The appellant respectfully requests the Board of Appeals make an interpretation of:

(A) The location of district boundaries on the _____ Zoning District map as applied to the property described in the application.

(B) The provisions of article _____ Section _____ of the Manistee City Zoning Ordinance.

(C) Other, (specify) _____

2. Please describe in detail the nature of the problem to be interpreted and the reason for the request: _____

B. Variance from the requirements of the Zoning Ordinance.

The appellant respectfully requests the Board of Appeals grant a variance on the above described property.

1. Indicated below are the Ordinance requirement(s) which are the subject of the variance request.

Setback Side Yard Off-street Parking

Lot Coverage Placement Height

Signs Area Requirements Other _____

2. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance. _____

A variance to allow for the construction of an accessory structure (a carriage house) with a height of 29 ft. (+/-).

3. Describe the characteristics of your property which require the granting of a variance (include dimensional information).

Too Narrow Elevation Soil

Too Small Slope Subsurface

Too Shallow Shape Other (Specify)

Proposed design of carriage house is historically sympathetic to the existing residential structure.

4. Justification for granting the requested variance. The appellant must show that strict application of the provisions of the Zoning Ordinance to his property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the ordinance. In order for the Board of Appeals to determine whether unnecessary hardship exists, the appellant should provide answers to each of the following questions:
- a. Can the property in question be used in a manner permitted by the Zoning Ordinance if a variance is not granted? yes no
If no, what unnecessary hardship or practical difficulty will result if the variance is not made? _____
- b. To the best of your knowledge, can you affirm that the hardship or practical difficulty described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance or applicable part thereof became law? yes no
If no, explain why the hardship or practical difficulty should not be regarded as self-imposed (Self-imposed hardships are not entitled to variances). _____
- c. Are the conditions on your property the result of other man-made changes (such as relocation of a road or highway?) yes no
If yes, describe _____
- d. Will strict application of the terms of the ordinance deny use of the property for any purpose to which its reasonably adapted? yes no
If yes, how? Strict application of the ordinance will result in the construction of a garage, in lieu of a carriage house, that would not be historically accurate
- e. Is the variance applied for due to unique circumstances presented on your property or to the general conditions in the area? yes no
If yes, explain any peculiar or unique conditions, and how many other properties in your area are similarly affected The existing residential structure has strong design elements of historical significance which are being duplicated.
- f. Would granting the variance change the essential character of the area?
 yes no. If yes, how? _____
- g. Would granting the variance be contrary to any county development plans?
 yes no. or to any local government development plans?
 yes no. Explain _____
- h. Would granting the variance be contrary to the intent and purpose of the Zoning Ordinance? yes no. If yes, explain _____
- i. Other Comments in support of the application. _____

C. Appeal from Administrative decision.

The appellant respectfully requests the Board of Appeals to (reverse/modify) the Zoning Administrator's decision (copy attached) on application number _____ dated _____. It is alleged the Zoning Administrator erred in (the interpretation of article _____ section _____ / his order/his requirement/ his decision/ his determination) regarding the issuance of a _____ permit and that (reversal/modification) of said decision should be granted because _____

Specify decision sought: _____

D. Other authorized reviews

The appellant respectfully petitions the Board of Appeals to grant the following: _____

According to the conditions and provisions of article _____ section _____ granting this authority to the Board of Appeals. Specifically state the problem, decision sought and the justification for the request. _____

IV. IMPACT ON SURROUNDING LANDS

If your request is granted:

- A. What are likely to be the positive and negative impacts of this decision on the surrounding land and neighbors? The granting of the requested variance will allow for the construction of a carriage house which will complement the neighborhood. We hope that it will provide a catalyst for other owners of historic properties to do similar projects.
- B. How do you propose to minimize any potential negative impacts which your proposed activity may cause? No potential negative impacts are anticipated.

V. AFFIDAVIT

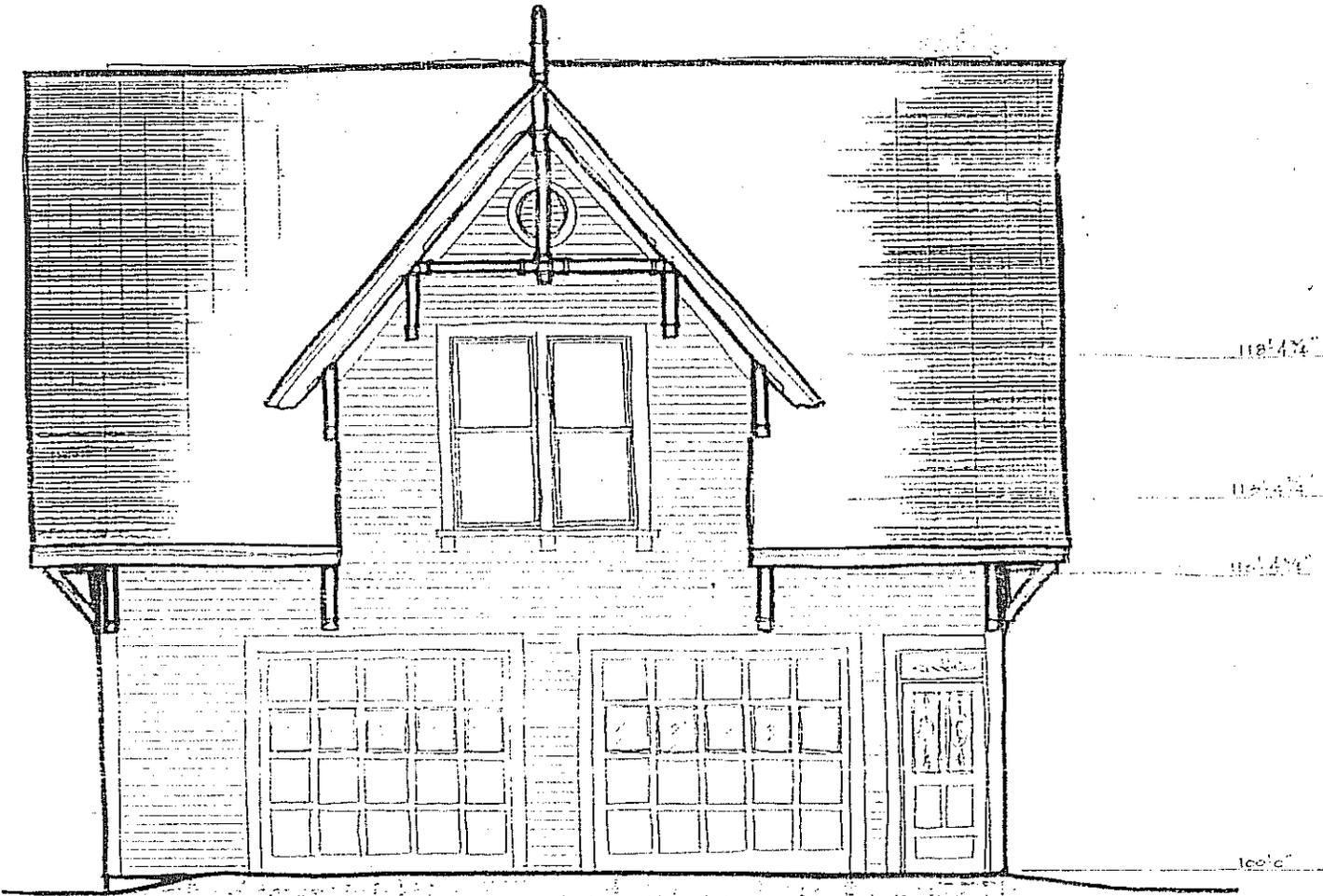
The undersigned acknowledges that if a variance is granted or other decisions favorable to the undersigned is rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of the City of Manistee Zoning Ordinance; the undersigned further affirms that he/she or they is (are) the (owner/lessee/authorized agent for the owner) involved in the appeal and the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature 

Date 26 MAY 99

Signature _____

Date _____



FRONT ELEVATION

1/4" = 1'0"

proposed carriage house for
MR. AND MRS. CHARLES DILLON

407 FOURTH STREET

HANISTEE - MICHIGAN

F O U R T H S T.

69'6"

LOT 5

shared
drive

EXISTING
DWELLING

132'-0"

132'-0"

PROPOSED
CARRIAGE
HOUSE

32

24

3' SETBACK

69'6"

3' SETBACK

site plan

1" = 30'

467 FOURTH ST
MANISTEE, MICH.



REQUEST FOR APPEAL

CITY OF MANISTEE
ZONING BOARD OF APPEALS

OWNER:
Mr. & Mrs. Dan Laskey
Name

OWNER REP:
Kendra C. Thompson
Architects, P.C.

FOR OFFICE USE ONLY

Appeal Number 9910
Date Received 6.8.99
Tax Parcel Number 51-51-340-711-09
Fee Received (Amt & Date) 150.00 6.8.99
Receipt Number 2918
Hearing Date _____
Board of Appeals Action _____

537 Fourth Street
Address

304 Oak Street

Manistee, MI 49660
City, State and Zip Code

Manistee

Phone Numbers (Work) 616.723.4195 (kendra)
616.723.8305 (laskey work)
(Home) 616.723.8871 (laskey home)

FEE FOR APPEAL \$150.00

PLEASE NOTE: All questions must be answered completely. If additional space is needed, number and attach additional sheets.

I. ACTION REQUESTED:

I. (We) the undersign request a hearing before the Manistee City Zoning Board of Appeals for the purpose indicated below:

- Ordinance or Map Interpretation
- Appeal from Administrative Decision
- Variance
- Other Authorized Review

II. PROPERTY INFORMATION:

A. Legal description of property affected by this appeal: 537 Fourth Street, Manistee, MI

Tax Roll Parcel Code #: _____

B. List of all deed restrictions (attach additional sheets if necessary): _____

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land: _____

D. This area is: Not platted, Platted, Will be Platted
If Platted, Name of Plat: _____

E. Present use of property is: residential, single family

F. Present zoning district classification of the property is: R-3

- G. A previous appeal ~~has~~/has not) been made with respect to these premises in the last _____ years. If a previous appeal, re-zoning or special use permit application was made, state the date, nature of action requested and the decision:
Date: _____ Action Requested: _____
Decision (approved/ denied) other: _____

III. DETAILED REQUEST AND JUSTIFICATION

A. Interpretation of Zoning Ordinance or Map

1. The appellant respectfully requests the Board of Appeals make an interpretation of:
- (A) The location of district boundaries on the _____ Zoning District map as applied to the property described in the application.
 - (B) The provisions of article _____ Section _____ of the Manistee City Zoning Ordinance.
 - (C) Other, (specify) _____
2. Please describe in detail the nature of the problem to be interpreted and the reason for the request: _____

B. Variance from the requirements of the Zoning Ordinance.

The appellant respectfully requests the Board of Appeals grant a variance on the above described property.

1. Indicated below are the Ordinance requirement(s) which are the subject of the variance request.
- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Setback | <input checked="" type="checkbox"/> Side Yard | <input type="checkbox"/> Off-street Parking |
| <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> Placement | <input type="checkbox"/> Height |
| <input type="checkbox"/> Signs | <input type="checkbox"/> Area Requirements | <input type="checkbox"/> Other _____ |
2. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance. A reduction of the sideyard setback from 10 ft. to 23 inches (approx) to allow for the attachment of an existing detached garage structure.
3. Describe the characteristics of your property which require the granting of a variance (include dimensional information).
- | | | |
|--------------------------------------|------------------------------------|---|
| <input type="checkbox"/> Too Narrow | <input type="checkbox"/> Elevation | <input type="checkbox"/> Soil |
| <input type="checkbox"/> Too Small | <input type="checkbox"/> Slope | <input type="checkbox"/> Subsurface |
| <input type="checkbox"/> Too Shallow | <input type="checkbox"/> Shape | <input checked="" type="checkbox"/> Other (Specify) |
- The garage structure is existing, constructed in c.1945. The existing setback is 23 inches.

4. Justification for granting the requested variance. The appellant must show that strict application of the provisions of the Zoning Ordinance to his property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the ordinance. In order for the Board of Appeals to determine whether unnecessary hardship exists, the appellant should provide answers to each of the following questions:

- a. Can the property in question be used in a manner permitted by the Zoning Ordinance if a variance is not granted? yes no
If no, what unnecessary hardship or practical difficulty will result if the variance is not made? _____
- b. To the best of your knowledge, can you affirm that the hardship or practical difficulty described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance or applicable part thereof became law? yes no
If no, explain why the hardship or practical difficulty should not be regarded as self-imposed (Self-imposed hardships are not entitled to variances). _____
- c. Are the conditions on your property the result of other man-made changes (such as relocation of a road or highway?) yes no
If yes, describe _____
- d. Will strict application of the terms of the ordinance deny use of the property for any purpose to which its reasonably adapted? yes no
If yes, how? _____
- e. Is the variance applied for due to unique circumstances presented on your property or to the general conditions in the area? yes no
If yes, explain any peculiar or unique conditions, and how many other properties in your area are similarly affected. The existing garage was constructed prior to zoning (c. 1945).
- f. Would granting the variance change the essential character of the area?
 yes no. If yes, how? _____
- g. Would granting the variance be contrary to any county development plans?
 yes no. or to any local government development plans?
 yes no. Explain _____
- h. Would granting the variance be contrary to the intent and purpose of the Zoning Ordinance? yes no. If yes, explain _____
- i. Other Comments in support of the application. _____

C. Appeal from Administrative decision.
The appellant respectfully requests the Board of Appeals to (reverse/modify) the Zoning Administrator's decision (copy attached) on application number _____ dated _____. It is alleged the Zoning Administrator erred in (the interpretation of article _____ section _____ / his order/his requirement/ his decision/ his determination) regarding the issuance of a _____ permit and that (reversal/modification) of said decision should be granted because _____

Specify decision sought: _____

D. Other authorized reviews
The appellant respectfully petitions the Board of Appeals to grant the following: _____

According to the conditions and provisions of article _____ section _____ granting this authority to the Board of Appeals. Specifically state the problem, decision sought and the justification for the request. _____

IV. IMPACT ON SURROUNDING LANDS

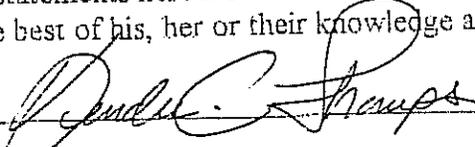
If your request is granted:

A. What are likely to be the positive and negative impacts of this decision on the surrounding land and neighbors? The attachment of the garage to the dwelling unit is not anticipated to have any impact on the neighbors. Any negative impact has been present for more than 50 years.

B. How do you propose to minimize any potential negative impacts which your proposed activity may cause? The proposed attachment is designed compatible with the historical elements of the existing residence.

V. AFFIDAVIT

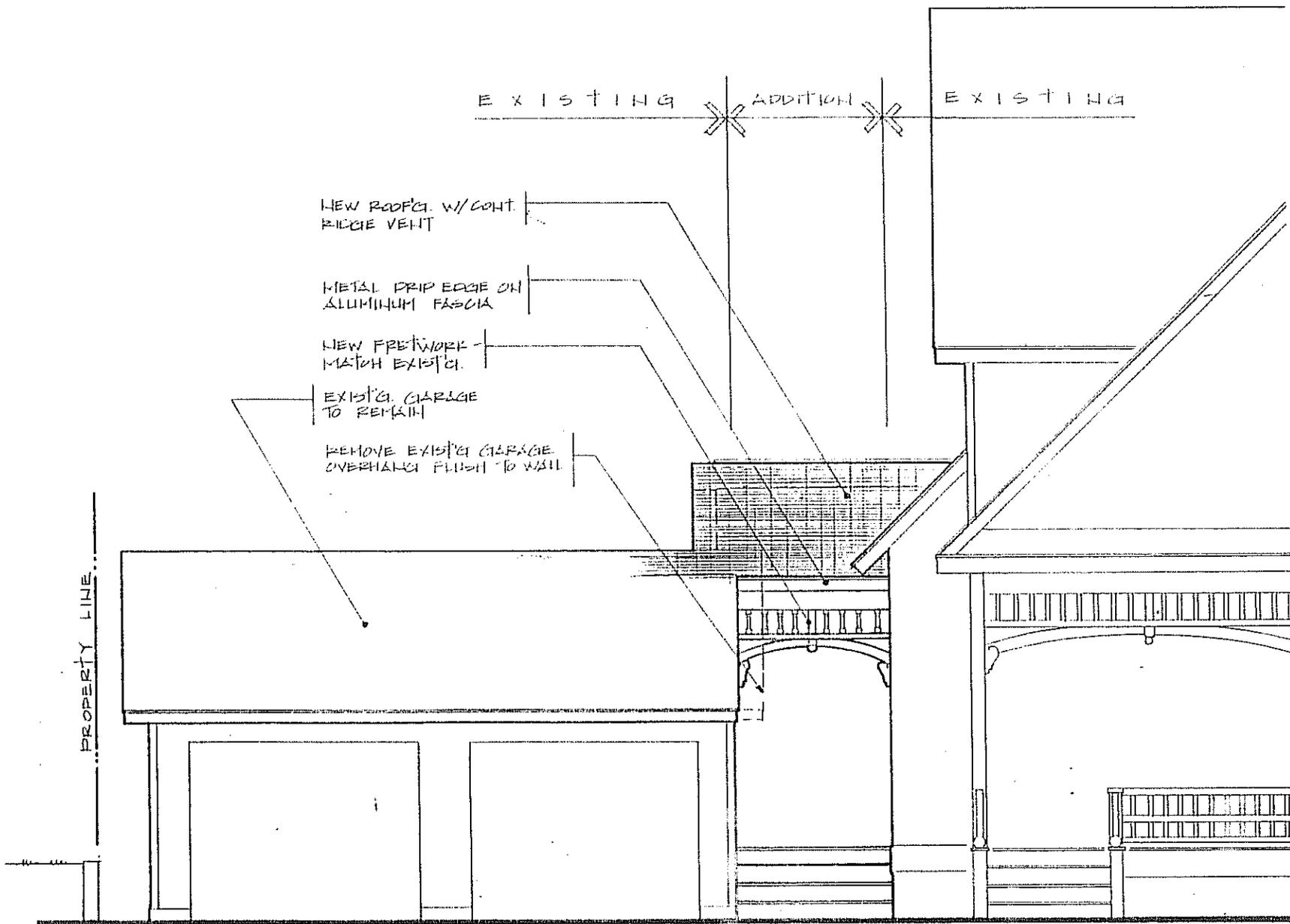
The undersigned acknowledges that if a variance is granted or other decisions favorable to the undersigned is rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of the City of Manistee Zoning Ordinance; the undersigned further affirms that he/she or they is (are) the (owner/lessee/authorized agent for the owner) involved in the appeal and the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature 

Date 07 June 1999

Signature _____

Date _____



EXISTING ADDITION EXISTING

NEW ROOFING W/ CONT. RIDGE VENT

METAL DRIP EDGE ON ALUMINUM FASCIA

NEW FRETWORK - MATCH EXIST'G.

EXIST'G. GARAGE TO REMAIN

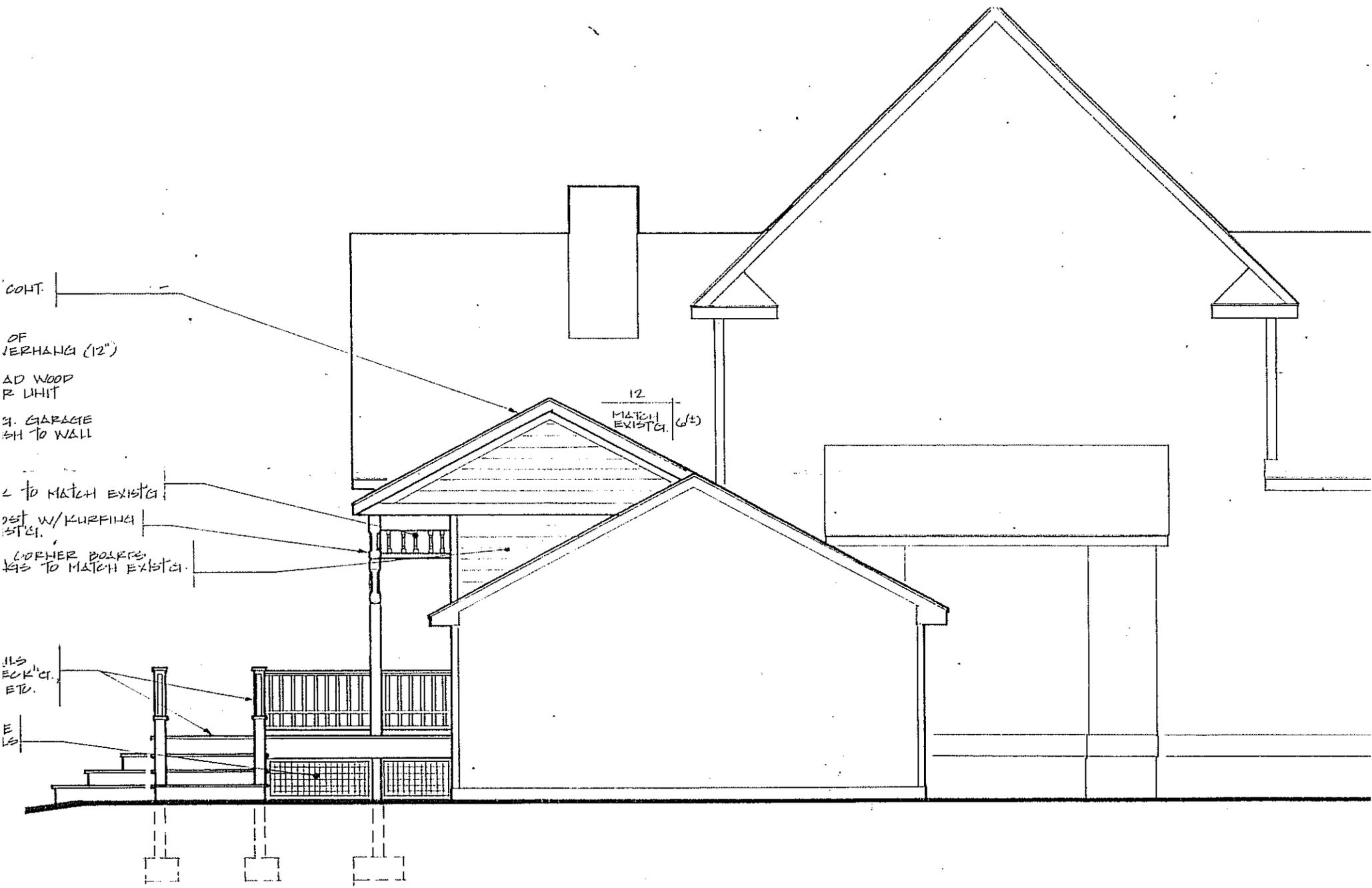
REMOVE EXIST'G GARAGE OVERHANG FLUSH TO WALL

PROPERTY LINE

1'-9 1/2"

ELEVATION - north

SCALE: 1/4" = 1'-0"



ELEVATION — east

SCALE: = 1'-0"