

**Zoning Board of Appeals
January 26, 2022 Regular Meeting**

STAFF REPORT

Subject: ZBA 21-043; 3016 Brockman Boulevard

Summary:

Forward Design Build, representing property owners, is seeking a variance from Table 5.17-1 Single Family District Dimensions to construct a two-story addition to the existing home. The average front setback required is 23 feet six inches. The applicants are requesting a six foot six inch variance that will allow for a new garage, expanded kitchen and a second-story master bedroom and bathroom. The property is zoned R1D, Single-Family Residential District.

Background:

The subject property is located at the intersection of Brockman Boulevard and Steere Place east of Packard Street and south of East Stadium Boulevard in the Bryant Pattengill neighborhood. The parcel is a three-sided pie-shaped lot with two front yards, a small side yard and does not have a rear yard. The home was constructed in 1941 and is 1,632 square feet in size.

Description:

The owners are proposing to demolish the existing carport that fronts the Steere Place side of the property and replace with a two-story addition that will encroach six feet six inches into the front setback. The new addition will be 14 feet eight inches wide by 20 feet deep for an approximate footprint of 295 square feet. The garage will be one-car in size with some additional space for storage of bicycles and yard equipment. The second story will create the new master suite and master bath. The proposed kitchen addition meets the average front setback and does not require a variance.

Standards for Approval- Variance

The Zoning Board of Appeals has all the power granted by State law and by Section 5.29.12, Application of the Variance Power from the UDC. The following criteria shall apply:

- (a). ***That the practical difficulties are exceptional and peculiar to the property of the person requesting the variance and result from conditions which do not exist generally throughout the City.***

The applicant states that the property has two front yards and the home is positioned towards the back front setback resulting in little room in which to construct an addition on that side of the residence. The two 25 foot setbacks do not allow for a garage that will accommodate a modern sized vehicle. The existing carport currently encroaches into the average front setback.

- (b). ***That the practical difficulties will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.***

Without the variance the property would not allow for a functioning garage or master

Zoning Board of Appeals
January 26, 2022

bedroom. The applicant states that both spaces would be an irregular size and shape.

- (c). ***That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.***

The applicant states the proposed project is similar to the neighbor's recent project and will maintain the fabric of the neighborhood

- (d). ***That the conditions and circumstances on which the variance request is based shall not be a self-imposed hardship or practical difficulty.***

The irregular lot configuration existed prior to the purchase of the current homeowners.

- (e). ***A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.***

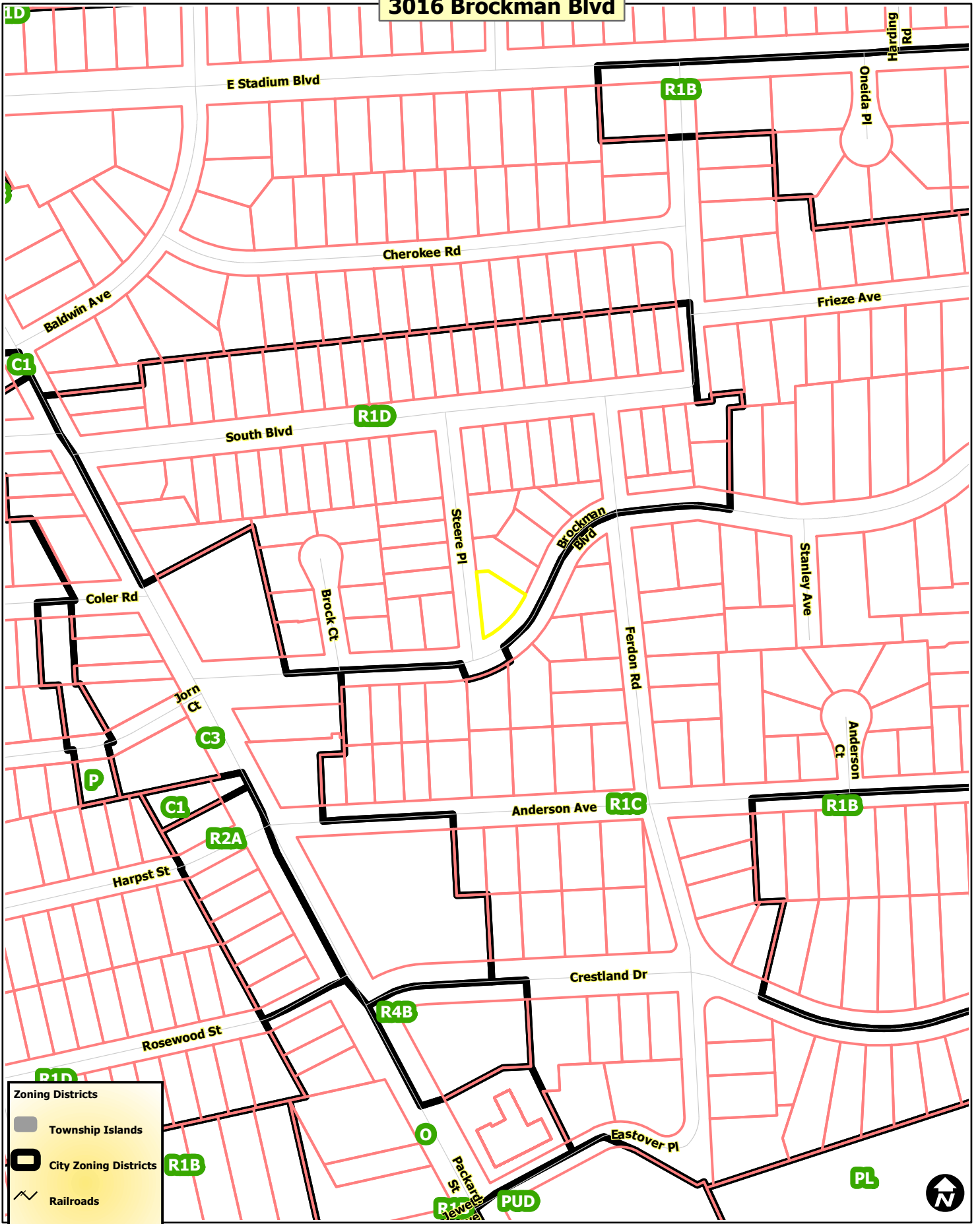
The proposed addition is the minimum that will allow for a one car garage and a modest-sized master bedroom and bathroom. The proposed addition will not extend beyond the neighbors garage.

Respectfully submitted,






A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized and cursive.

Jon Barrett
Zoning Coordinator

3016 Brockman Blvd



Zoning Districts

-  Township Islands
-  City Zoning Districts
-  Railroads
-  Huron River
-  Tax Parcels



Map date: 1/4/2022
 Any aerial imagery is circa 2020 unless otherwise noted
 Terms of use: www.a2gov.org/terms

3016 Brockman Blvd



page

- Railroads
- Huron River
- Tax Parcels





City of Ann Arbor

Map date: 1/4/2022
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3016 Brockman Blvd



-  Railroads
-  Huron River
-  Tax Parcels



City of Ann Arbor

Map date: 1/4/2022
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ZONING BOARD OF APPEALS APPLICATION

City of Ann Arbor Planning Services

City Hall: 301 E Huron Street Ann Arbor, MI 48107-8647

Phone: 734-794-6265 Fax: 734-794-8460 Email: planning@a2gov.org

PROPERTY INFORMATION

ADDRESS OF PROPERTY

3016 Brockman

ZIP CODE

48104

ZONING CLASSIFICATION

R1D

NAME OF PROPERTY OWNER**If different than applicant, a letter of authorization from the property owner must be provided*

Phil and Alison Tribble

PARCEL NUMBER

09-09-33-406-001

OWNER EMAIL ADDRESS

ptribble@gmail.com

APPLICANT INFORMATION

NAME

Forward Design Build

ADDRESS

8110 Jackson Rd

CITY

Ann Arbor

STATE

MI

ZIP CODE

48103

EMAIL

catherine@planforward.net

PHONE

734-761-8403

APPLICANT'S RELATIONSHIP TO PROPERTY

Design/Build Company

REQUEST INFORMATION

VARIANCE REQUEST

Complete Section 1 of this application

REQUEST TO ALTER A NONCONFORMING STRUCTURE

Complete Section 2 of this application

REQUIRED MATERIALS

One hard copy application complete with all required attachments must be submitted. Digital copies of supportive materials included in the submitted hard copy will only be accepted in PDF format by email or accompanying the hard copy application on a USB flash drive.

Required Attachments:

- Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property.
- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.

OFFICE USE ONLY

Fee Paid:

ZBA:

DATE STAMP

ACKNOWLEDGEMENT

All information and materials submitted with this application are true and correct.

Permission is granted to City of Ann Arbor Planning Services and members of the Zoning Board of Appeals to access the subject property for the purpose of reviewing the variance request.

Property Owner Signature:

Date:

12/6/2021

Section 1 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

VARIANCE REQUEST

ARTICLE(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Article 3, Section 5.26)

5.18.5/5.17.1, Average Set-back and Front Set-back requirements

REQUIRED DIMENSION: (Example: 40' front setback)

Feet: 23' Inches: 6" (BASED ON AVG SETBACK)

PROPOSED DIMENSION: (Example: 32 foot 8 inch front setback)

Feet: 17' Inches: 0" FRONT SET BACK

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

See attachment

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:29. A variance may be granted by the Zoning Board of Appeals only in cases involving practical difficulties or unnecessary hardships when all of the following statements are found to be true. Please provide a complete response to each of the statements below.

The alleged practical difficulties are exceptional and peculiar to the property of the Person requesting the variance, and result from conditions that do not exist generally throughout the City.

See attachment

The alleged practical difficulties that will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

See attachment

Allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the practical difficulties that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.

See attachment

The conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty.

See attachment

A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.

See attachment

The alleged practical difficulties are exceptional and peculiar to the property of the Person requesting the variance, and result from conditions that do not exist generally throughout the City.

- This property has two front yards, a narrow side yard and no rear yard. It is a 3-sided, pie-shaped lot with a road running in front of the home and behind the home.
- The house is positioned on this property near the rear-front setback, rather than at the front-front set-back, leaving little room for adding onto the rear of the home.
- There is only one area of the property that would allow enough space for a modest, oddly-shaped addition.
- There are two 25' setbacks which do not allow for a garage addition large enough to fit a modern sized family vehicle.
- The existing carport does not fit a modern sized family vehicle and overhangs the setback line.

The alleged practical difficulties that will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

- Without a variance, the property could not accommodate a functioning garage, as the garage would extend over the setback line in order to hold one vehicle.
- A planned bedroom above the garage would be an irregular size and shape if it were not granted a variance.
- An oddly shaped addition that stayed within the existing setbacks would not add to the value of the home and might detract from it, reducing the home's value.
- An oddly shaped addition would not provide the functionality that other homes in the neighborhood enjoy.

Allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the practical difficulties that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.

- Allowing the variance to be granted will remove the existing carport which overhangs the setback and is likely a potential hazard as it ages.
- It will allow the homeowners to improve the home function and aesthetic, maintaining the neighborhood fabric, including a recent similar project by the neighbors.
- It will allow the homeowners to continue their valued contribution to the neighborhood and live comfortably in the home.

The conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty.

- The conditions of the home were existing prior to the current homeowners owning the home.

A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.

- The proposed addition is the minimum that will allow one car to fully park in the garage with additional storage for bikes and a lawn mower.
- The proposed addition is also the minimum that will allow for a modest-sized master bathroom, master closet, and functional master bedroom.
- The proposed addition will not impede the sight lines
- The proposed addition does not project beyond the adjacent garage



FORWARD
DESIGN BUILD REMODEL

LETTER OF AUTHORIZATION

October 27th, 2021

To whom it may concern,

We hereby authorize, Forward Design Build Remodel, to act on our behalf in all matters relating to the application(s) of the building permit and/or zoning variance, including signing of all documents relating to these matters. Any and all acts carried out by Forward Design Build shall have the same effects as acts of our own.

This authorization is valid until further written notice from Forward Design Build Remodel.

Sincerely,

DocuSigned by:
Philip Tribble

(Philip Tribble)

10/27/2021

date

FIP, RAISED
W/ CAPPED
REBAR

NW
CORNER
LOT 1

CERTIFICATE OF SURVEY

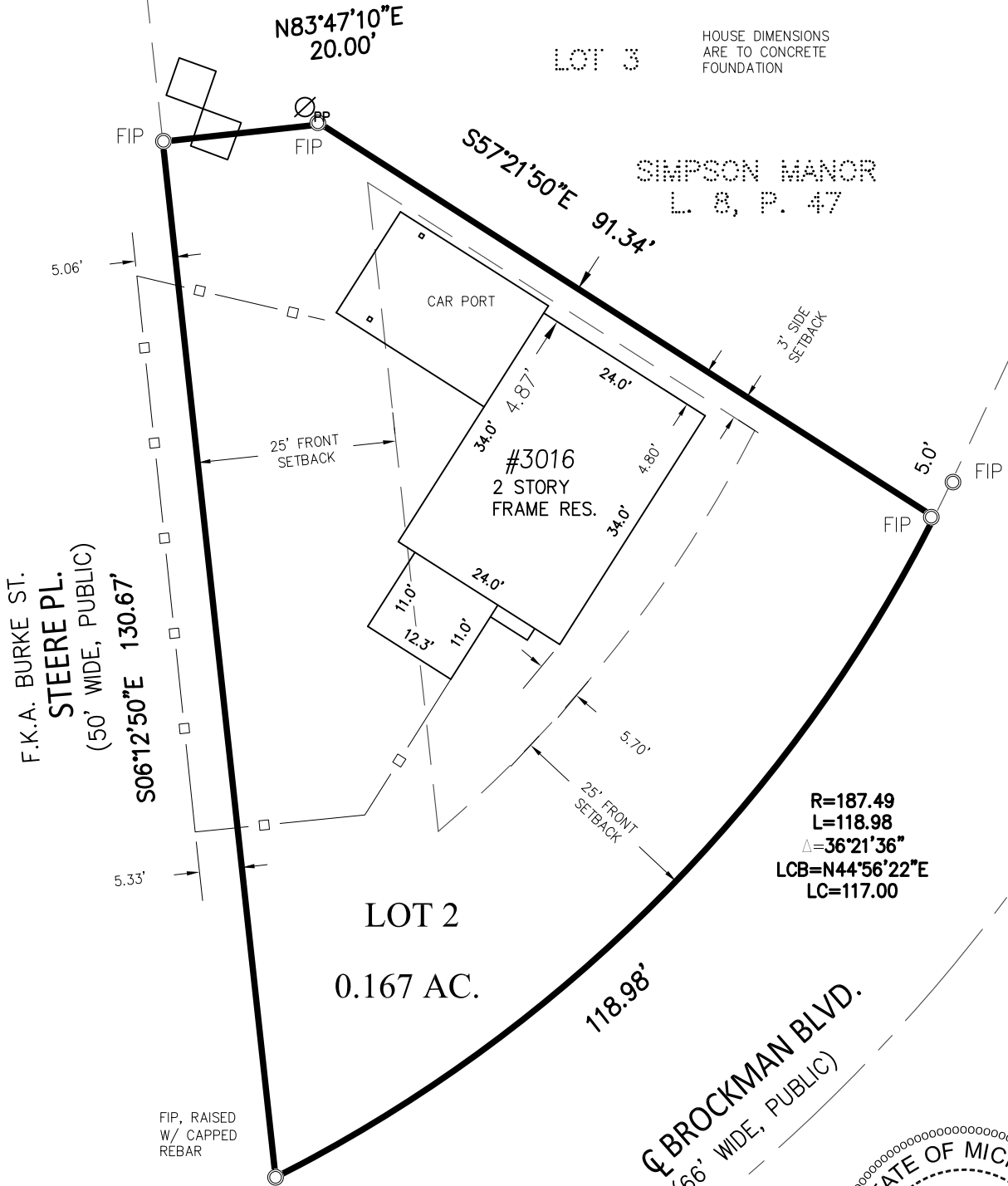
NOTE:

BEARINGS BASED ON MICHIGAN
STATE PLANE COORDINATES,
SOUTH ZONE, NAD '83



LOT 2, "SIMPSON MANOR", according
to the plat thereof as recorded in
Liber 8 of Plats, Page 47,
Washtenaw County Records.

HOUSE DIMENSIONS
ARE TO CONCRETE
FOUNDATION



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED
THE LAND ABOVE PLATTED AND/OR DESCRIBED ON
FEBRUARY 12, 2021, AND THAT THE RATIO OF CLOSURE ON
THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY
WAS 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A.
132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.



CLIENT: FORWARD DESIGN BUILD	
BOUNDARY SURVEY #3016 BROCKMAN IN THE SE 1/4 OF SECTION 33, T2S, R6E CITY OF ANN ARBOR, WASHTENAW COUNTY, STATE OF MICHIGAN.	LEGEND: SECTION CORNER FOUND IRON PIPE FOUND IRON ROD FOUND MAG NAIL FOUND MONUMENT SET IRON PIPE SET WOOD LATH (R) RECORDED (C) CALCULATED
	SCALE: 1" = 20'

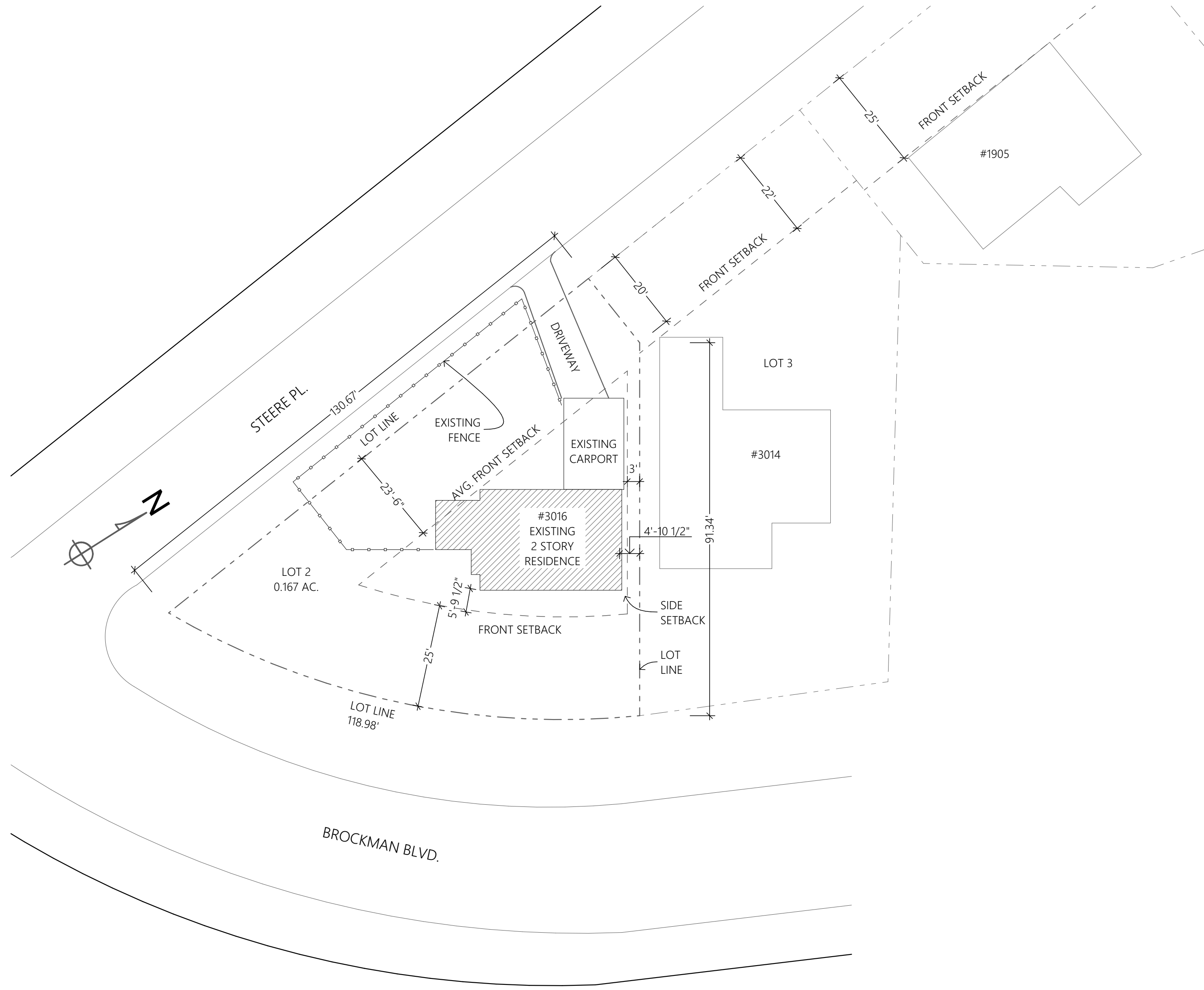
Arbor Land Consultants, Inc.
Professional Land Surveyors

6653 SCHNEIDER RD.
MANCHESTER, MI 48158
(734) 669-2960
Fax 669-2961
www.arborlandinc.com

JOB NO.: 01621	DATE: 2-15-2021
FLD. BOOK: -	REVISED: -
SHEET 1 OF 1	BY: KJG

TRIBBLE REMODEL - VARIANCE APPLICATION DRAWINGS

3016 BROCKMAN BLVD. ANN ARBOR MI



1 EXISTING SITE PLAN
SCALE: 1" = 20'



6087 Jackson Rd. Suite 100
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

VARIANCE APPLICATION DRAWINGS

TRIBBLE ADDITION

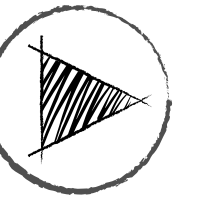
Alison & Phil Tribble
3016 Brockman Blvd.
Ann Arbor, MI 48103

SHEET INDEX	
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A100	PHOTOS & RENDERINGS
A101	EXISTING FOUNDATION PLAN
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A201	NEW EXTERIOR ELEVATIONS
A400	KITCHEN ELEVATIONS
A600	SCHEDULES
A601	SCHEDULES

12/3/2021

SHEET TITLE
EXISTING SITE PLAN

A000



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**VARIANCE
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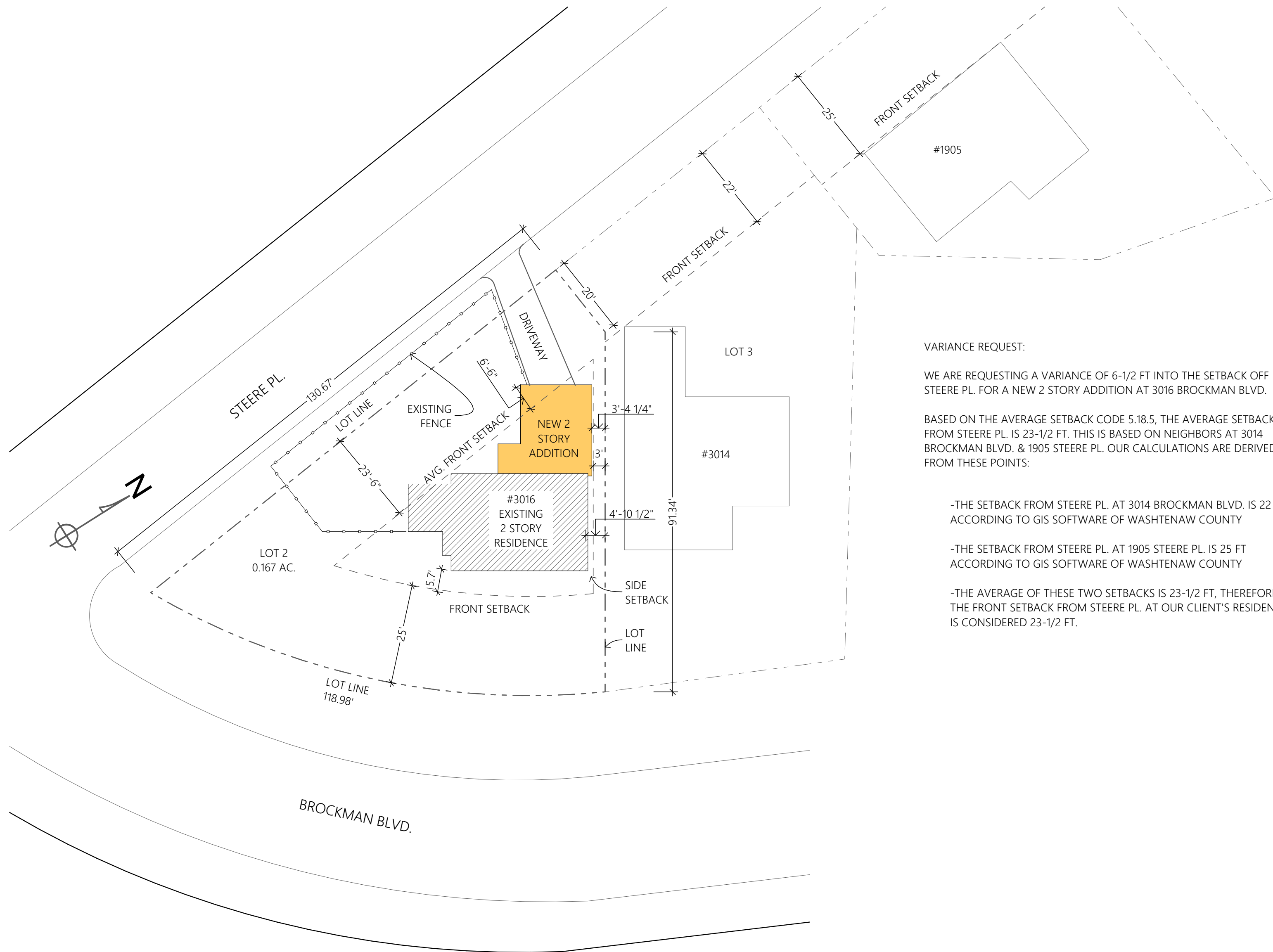
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12/3/2021

SHEET TITLE

NEW SITE PLAN

A001



VARIANCE REQUEST:

WE ARE REQUESTING A VARIANCE OF 6-1/2 FT INTO THE SETBACK OFF STEERE PL. FOR A NEW 2 STORY ADDITION AT 3016 BROCKMAN BLVD.

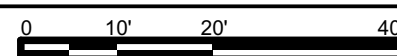
BASED ON THE AVERAGE SETBACK CODE 5.18.5, THE AVERAGE SETBACK FROM STEERE PL. IS 23-1/2 FT. THIS IS BASED ON NEIGHBORS AT 3014 BROCKMAN BLVD. & 1905 STEERE PL. OUR CALCULATIONS ARE DERIVED FROM THESE POINTS:

- THE SETBACK FROM STEERE PL. AT 3014 BROCKMAN BLVD. IS 22 FT ACCORDING TO GIS SOFTWARE OF WASHTENAW COUNTY
- THE SETBACK FROM STEERE PL. AT 1905 STEERE PL. IS 25 FT ACCORDING TO GIS SOFTWARE OF WASHTENAW COUNTY
- THE AVERAGE OF THESE TWO SETBACKS IS 23-1/2 FT, THEREFORE, THE FRONT SETBACK FROM STEERE PL. AT OUR CLIENT'S RESIDENCE IS CONSIDERED 23-1/2 FT.

1

NEW SITE PLAN

SCALE: 1" = 20'





EXISTING BACK LEFT PHOTO



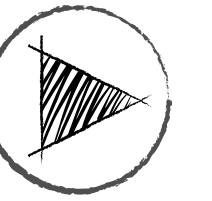
NEW BACK LEFT 3D VIEW



EXISTING BACK GARAGE PHOTO



NEW BACK GARAGE RENDERING



FORWARD
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**VARIANCE
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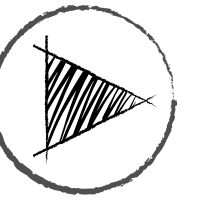
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12/3/2021

SHEET TITLE

PHOTOS & RENDERINGS

A100



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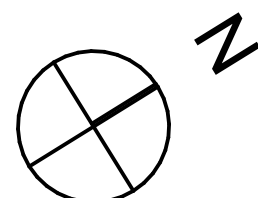
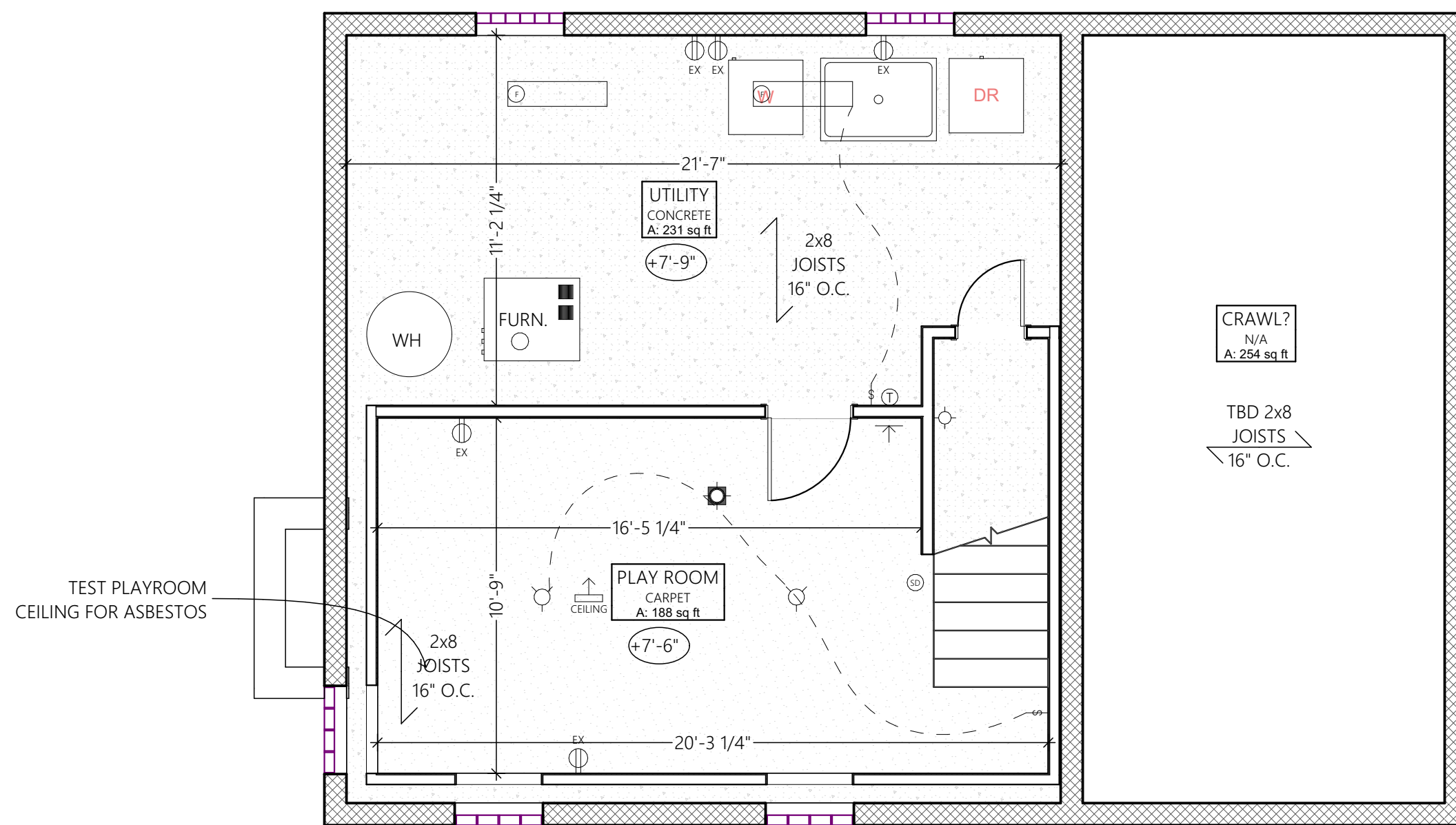
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12/3/2021

SHEET TITLE

EXISTING FOUNDATION
PLAN

A101

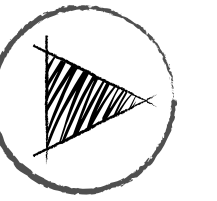


1

EXISTING FOUNDATION PLAN

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





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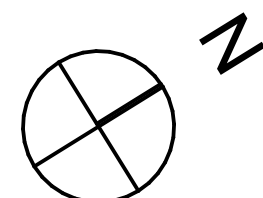
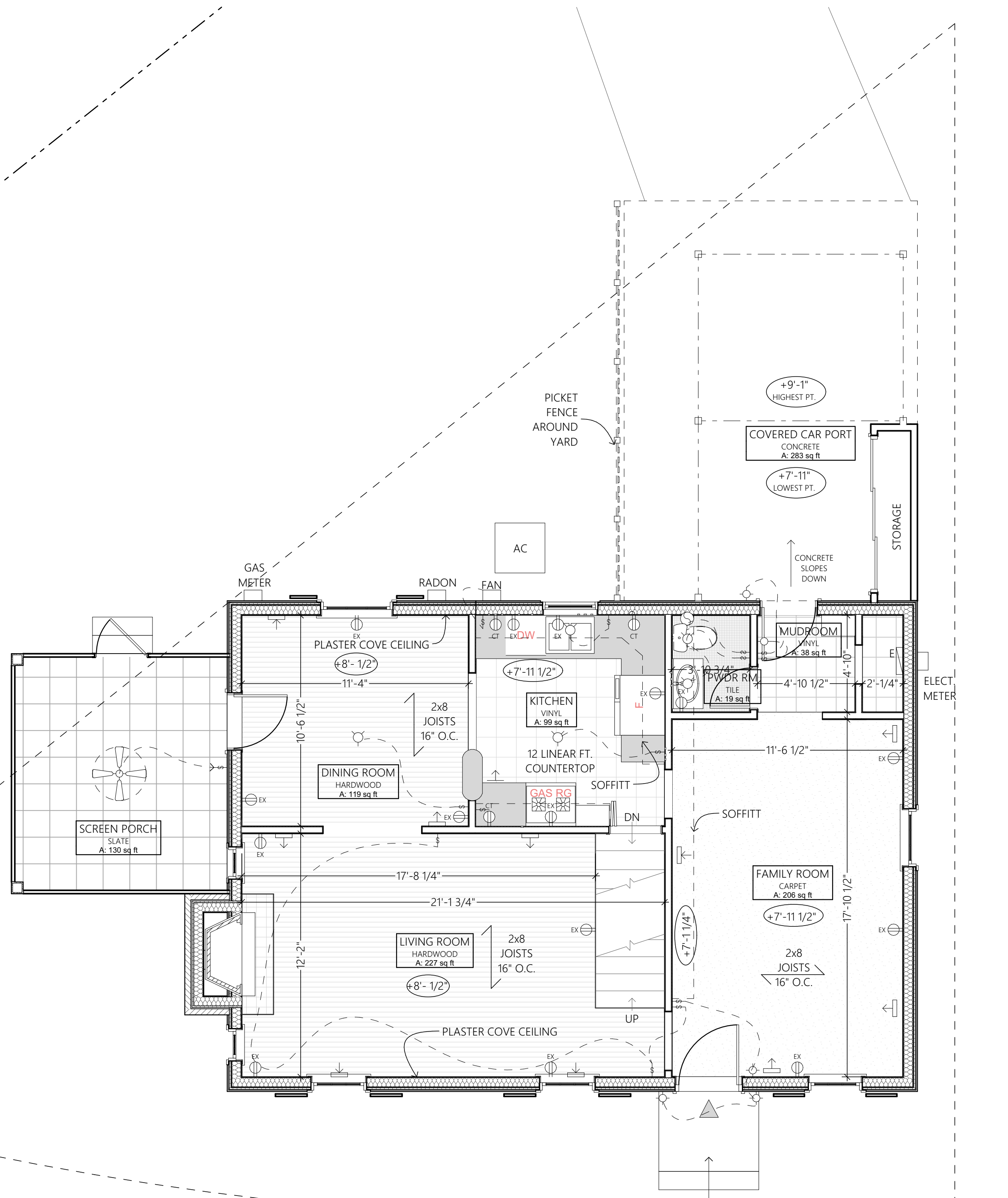
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EXISTING FIRST FLOOR
PLAN

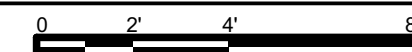
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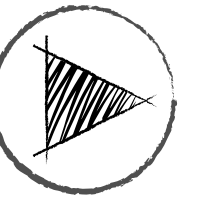


1

EXISTING FIRST FLOOR PLAN

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





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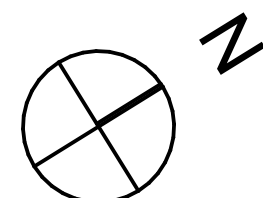
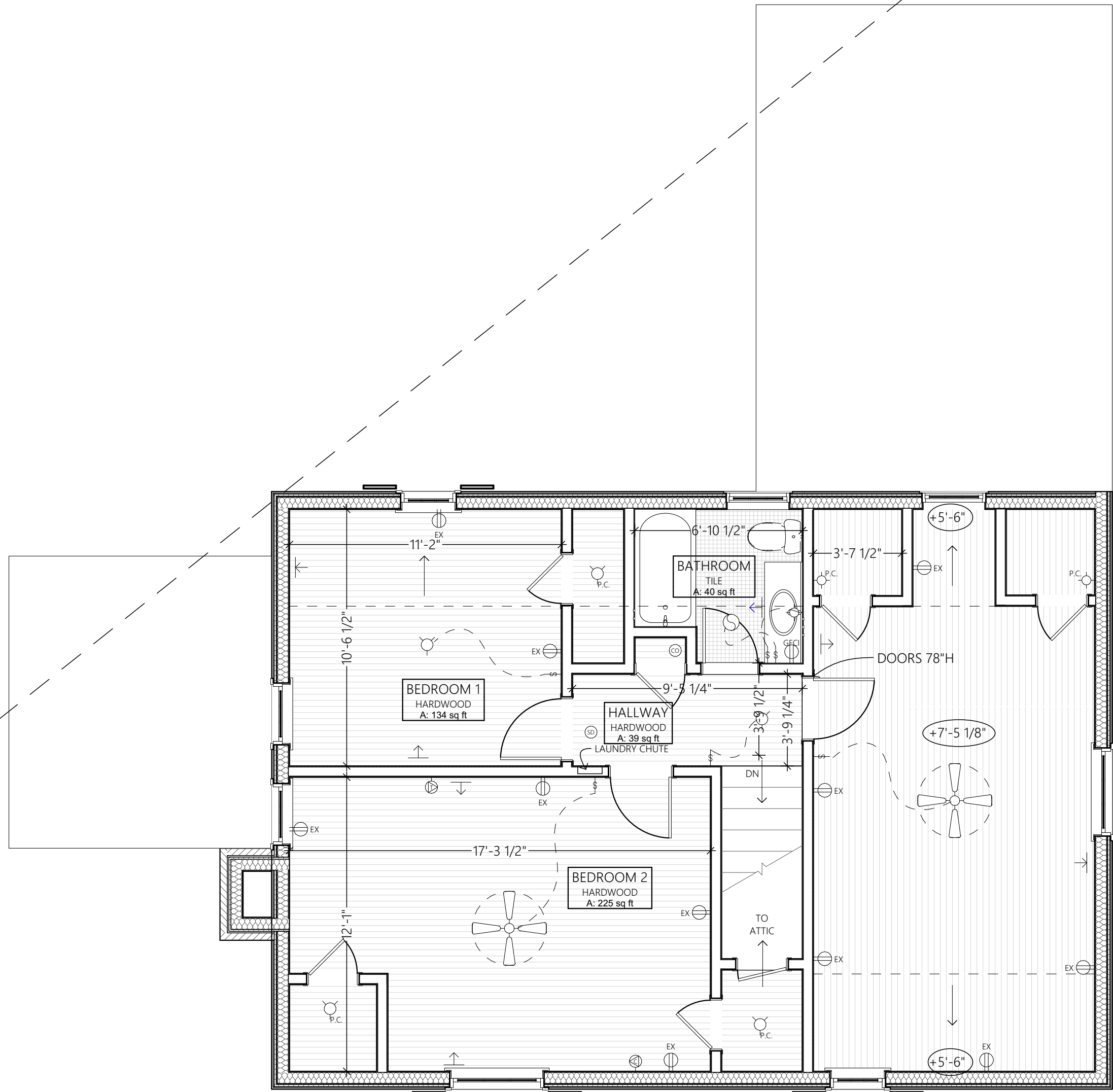
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EXISTING SECOND
FLOOR PLAN

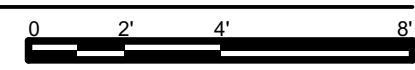
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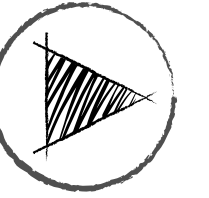


1

EXISTING SECOND FLOOR PLAN

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





FORWARD
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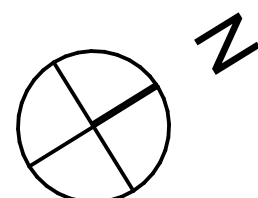
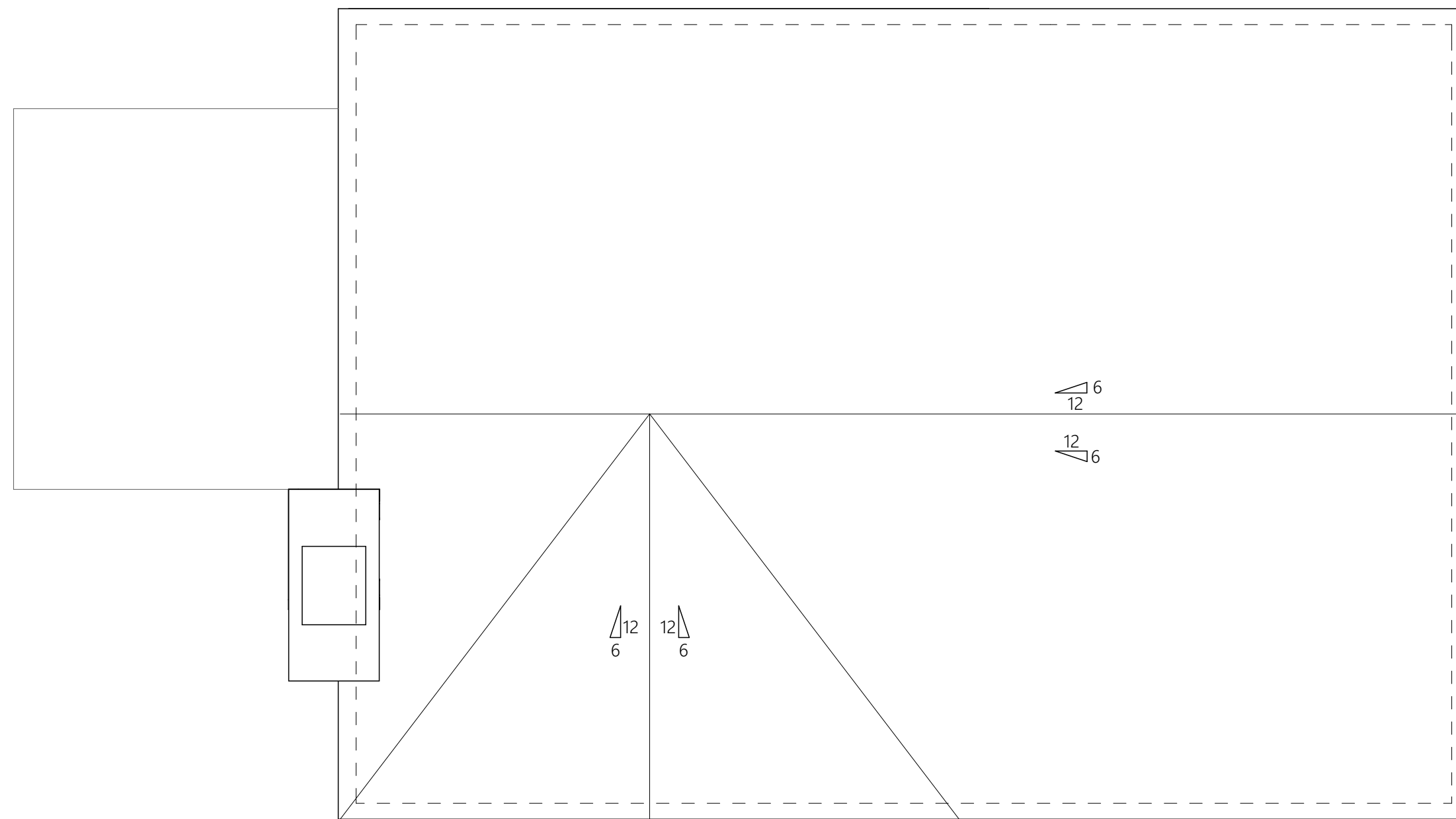
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A108	DEMO ROOF PLAN
A109	NEW FOUNDATION PLAN
A110	NEW FIRST FLOOR PLAN
A111	NEW SECOND FLOOR PLAN
A112	NEW ROOF PLAN
A200	NEW EXTERIOR ELEVATIONS
A201	NEW EXTERIOR ELEVATIONS
A400	KITCHEN ELEVATIONS
A600	SCHEDULES
A601	SCHEDULES

12/3/2021

SHEET TITLE

EXISTING ROOF PLAN

A104

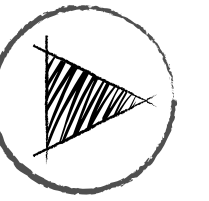


1

EXISTING ROOF PLAN

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





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**VARIANCE
APPLICATION
DRAWINGS**

TRIBBLE ADDITION

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SHEET INDEX

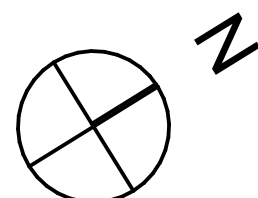
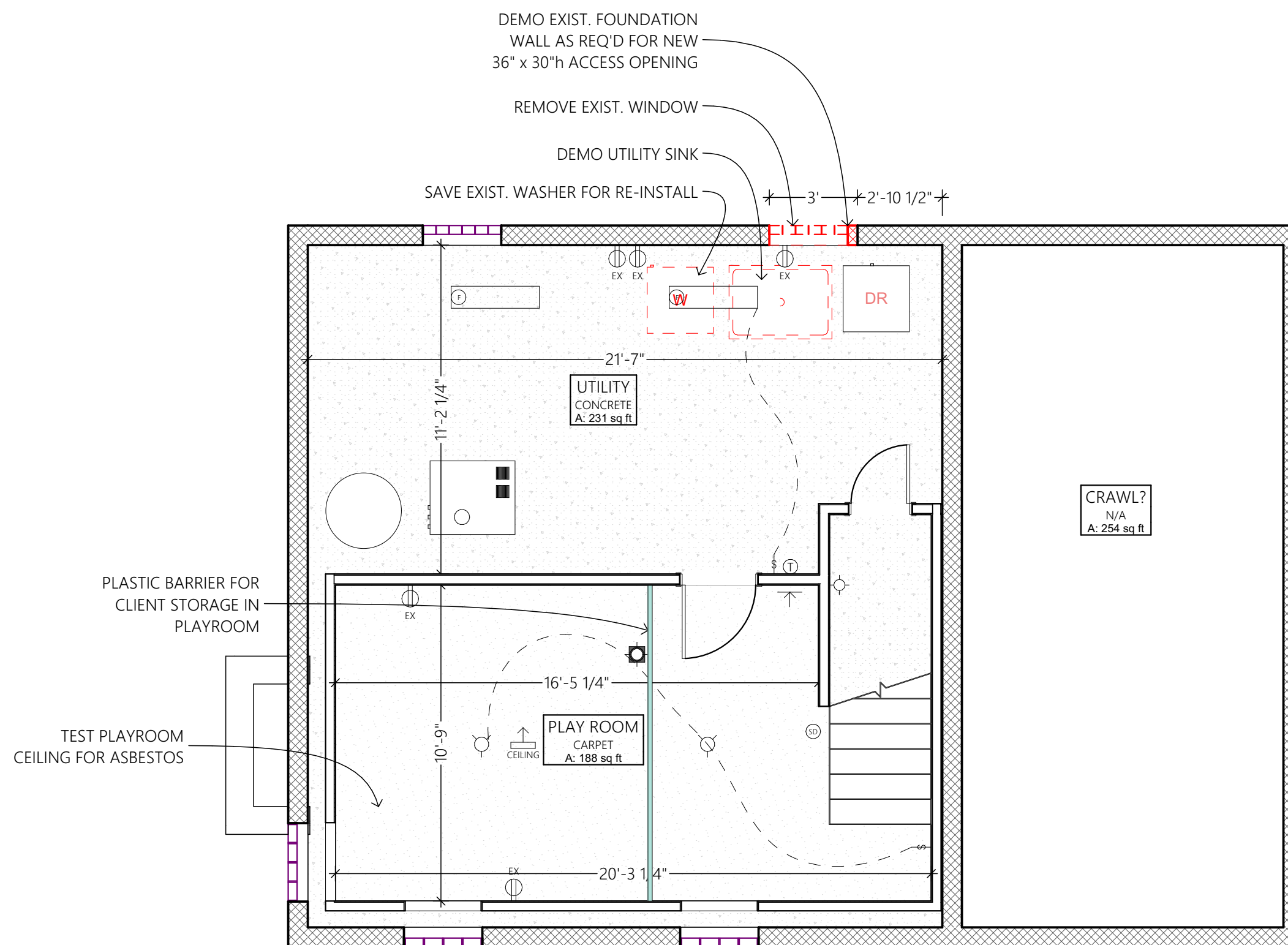
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A001	NEW SITE PLAN
A100	PHOTOS & RENDERINGS
A101	EXISTING FOUNDATION PLAN
A102	EXISTING FIRST FLOOR PLAN
A103	EXISTING SECOND FLOOR PLAN
A104	EXISTING ROOF PLAN
A105	DEMO FOUNDATION PLAN
A106	DEMO FIRST FLOOR PLAN
A107	DEMO SECOND FLOOR PLAN
A108	DEMO ROOF PLAN
A109	NEW FOUNDATION PLAN
A110	NEW FIRST FLOOR PLAN
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A201	NEW EXTERIOR ELEVATIONS
A400	KITCHEN ELEVATIONS
A600	SCHEDULES
A601	SCHEDULES

12/3/2021

SHEET TITLE

DEMO FOUNDATION
PLAN

A105

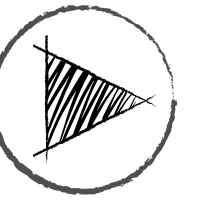


1

DEMO FOUNDATION PLAN

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





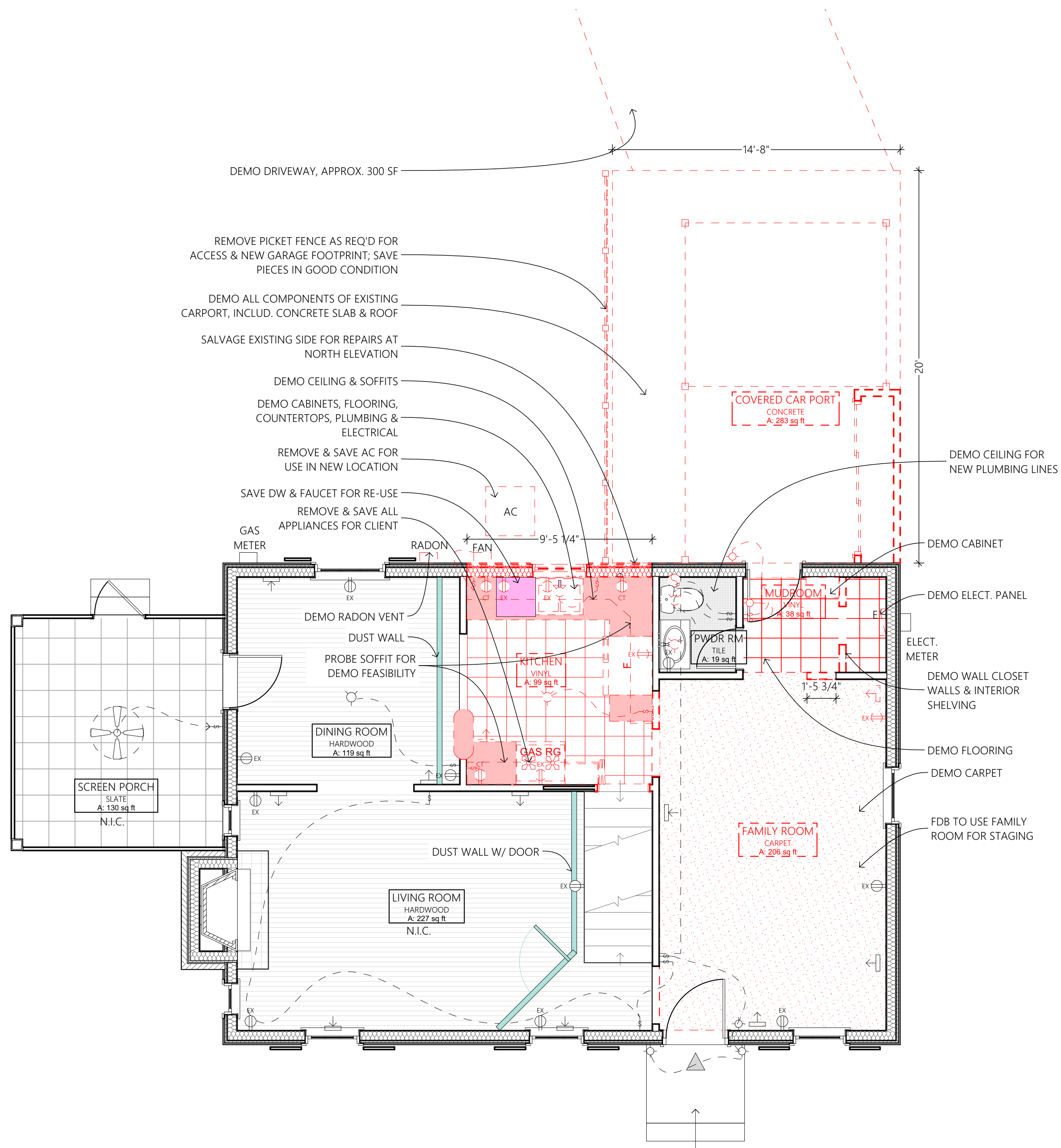
FORWARD
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**VARIANCE
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1

DEMO FIRST FLOOR PLAN

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



SHEET INDEX

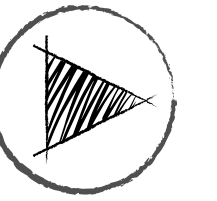
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A101	EXISTING FOUNDATION PLAN
A102	EXISTING FIRST FLOOR PLAN
A103	EXISTING SECOND FLOOR PLAN
A104	EXISTING ROOF PLAN
A105	DEMO FOUNDATION PLAN
A106	DEMO FIRST FLOOR PLAN
A107	DEMO SECOND FLOOR PLAN
A108	DEMO ROOF PLAN
A109	NEW FOUNDATION PLAN
A110	NEW FIRST FLOOR PLAN
A111	NEW SECOND FLOOR PLAN
A112	NEW ROOF PLAN
A200	NEW EXTERIOR ELEVATIONS
A201	NEW EXTERIOR ELEVATIONS
A400	KITCHEN ELEVATIONS
A600	SCHEDULES
A601	SCHEDULES

12/3/2021

SHEET TITLE

DEMO FIRST FLOOR
PLAN

A106



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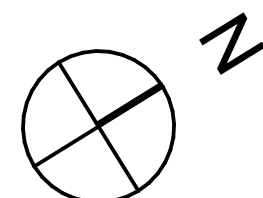
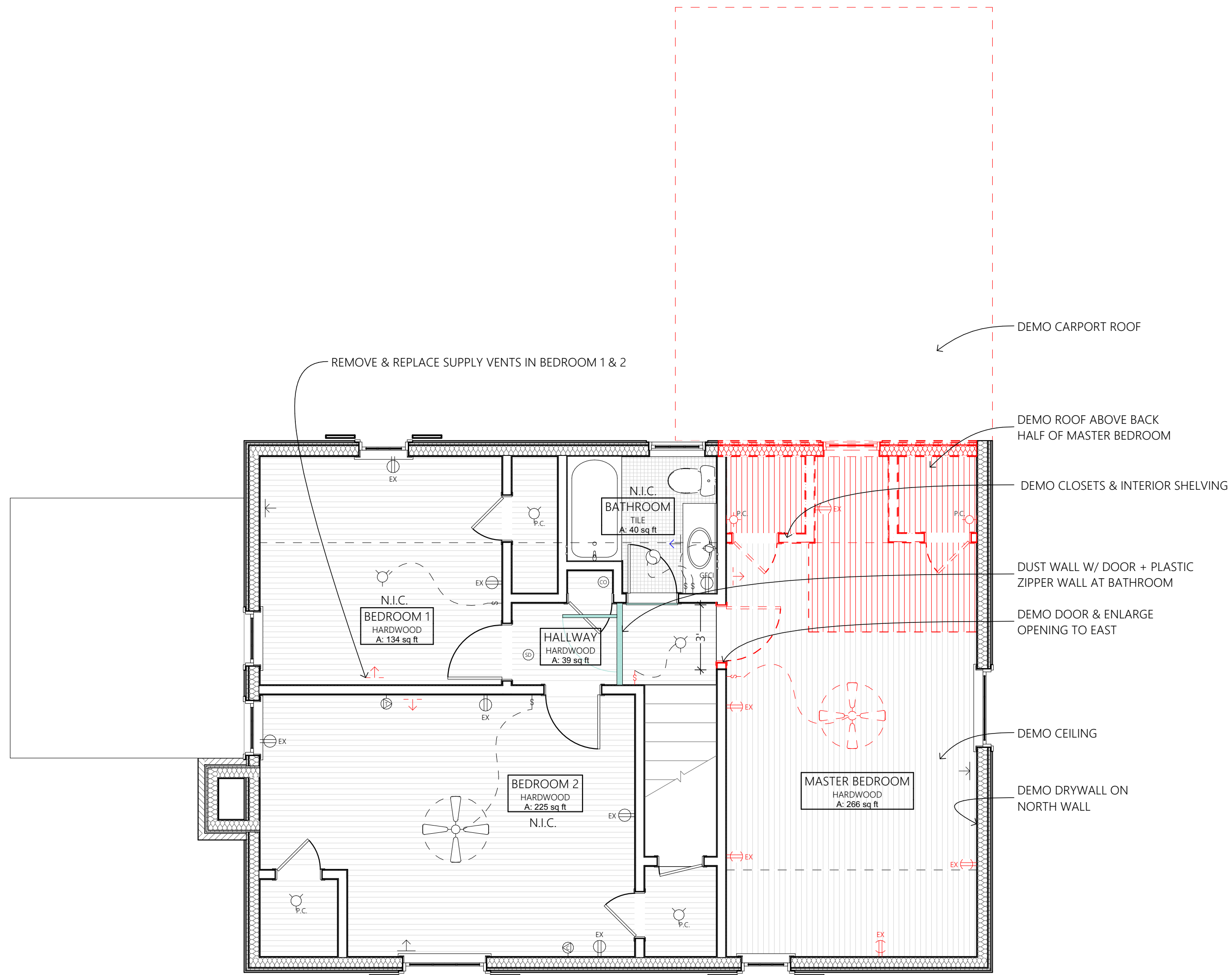
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A001	NEW SITE PLAN
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A400	KITCHEN ELEVATIONS
A600	SCHEDULES
A601	SCHEDULES

12/3/2021

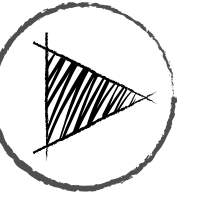
SHEET TITLE

DEMO SECOND FLOOR
PLAN

A107



1 DEMO SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



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**VARIANCE
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TRIBBLE ADDITION

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SHEET INDEX

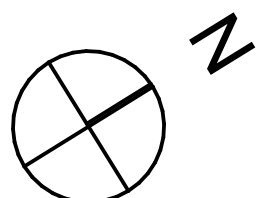
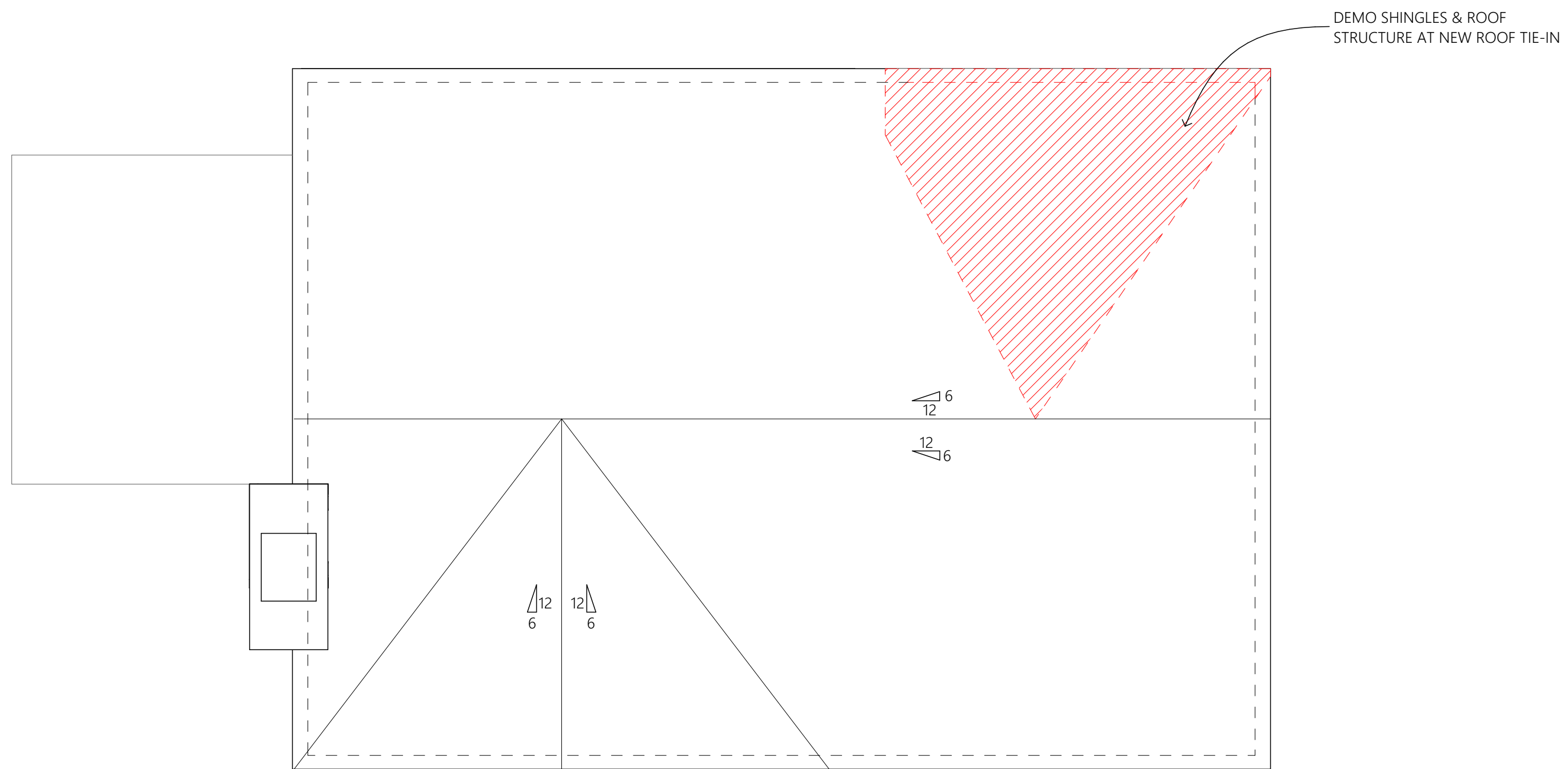
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A400	KITCHEN ELEVATIONS
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A601	SCHEDULES

12/3/2021

SHEET TITLE

DEMO ROOF PLAN

A108

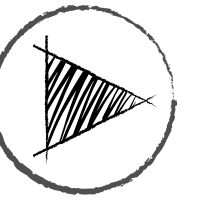


1

DEMO ROOF PLAN

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





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**VARIANCE
APPLICATION
DRAWINGS**

TRIBBLE ADDITION

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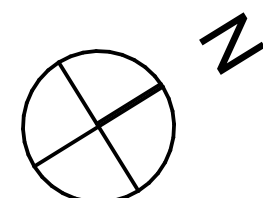
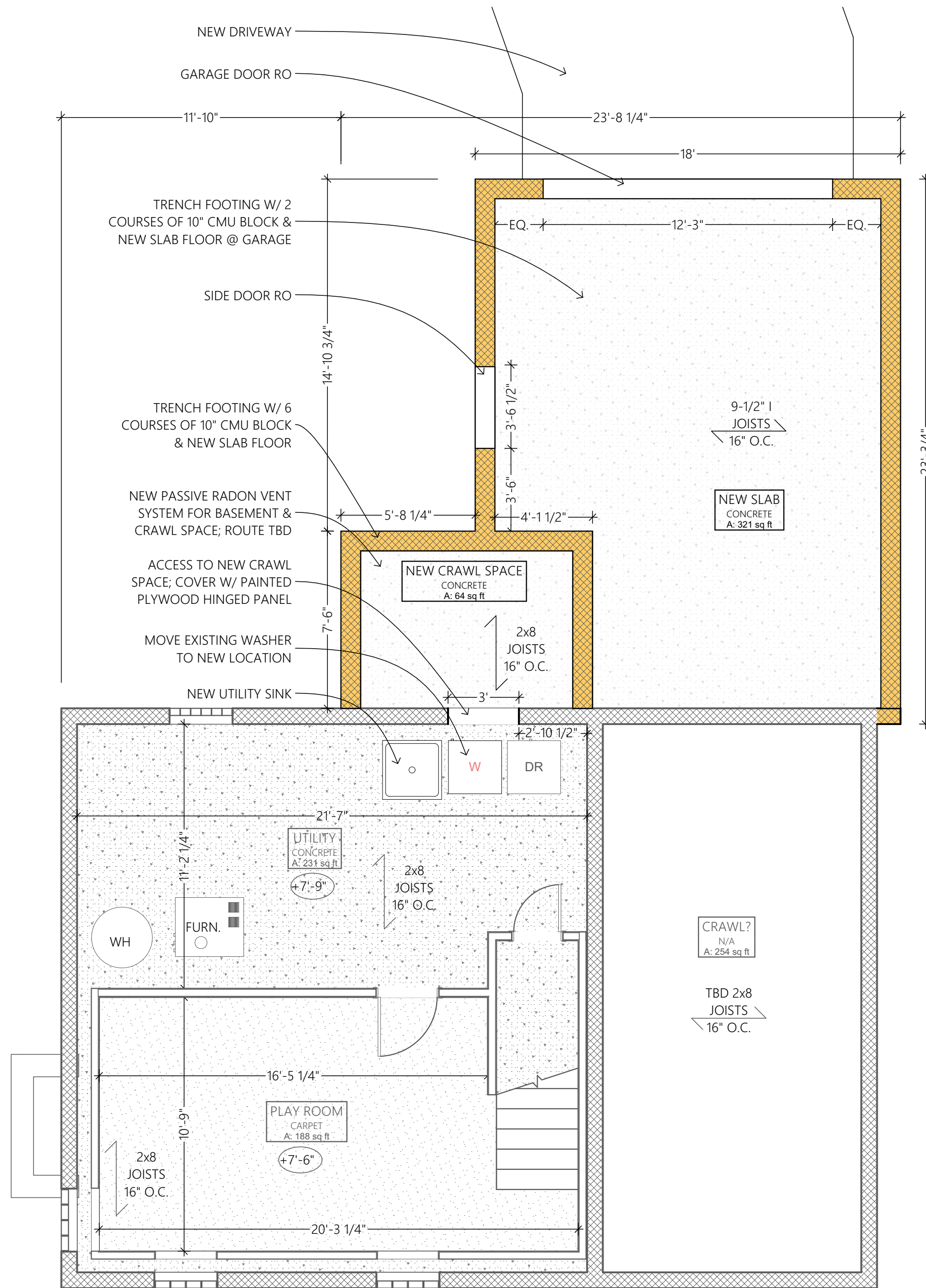
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A400	KITCHEN ELEVATIONS
A600	SCHEDULES
A601	SCHEDULES

12/3/2021

SHEET TITLE

NEW FOUNDATION
PLAN

A109

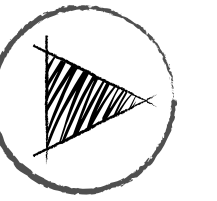


1

NEW FOUNDATION PLAN

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





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**VARIANCE
APPLICATION
DRAWINGS**

TRIBBLE ADDITION

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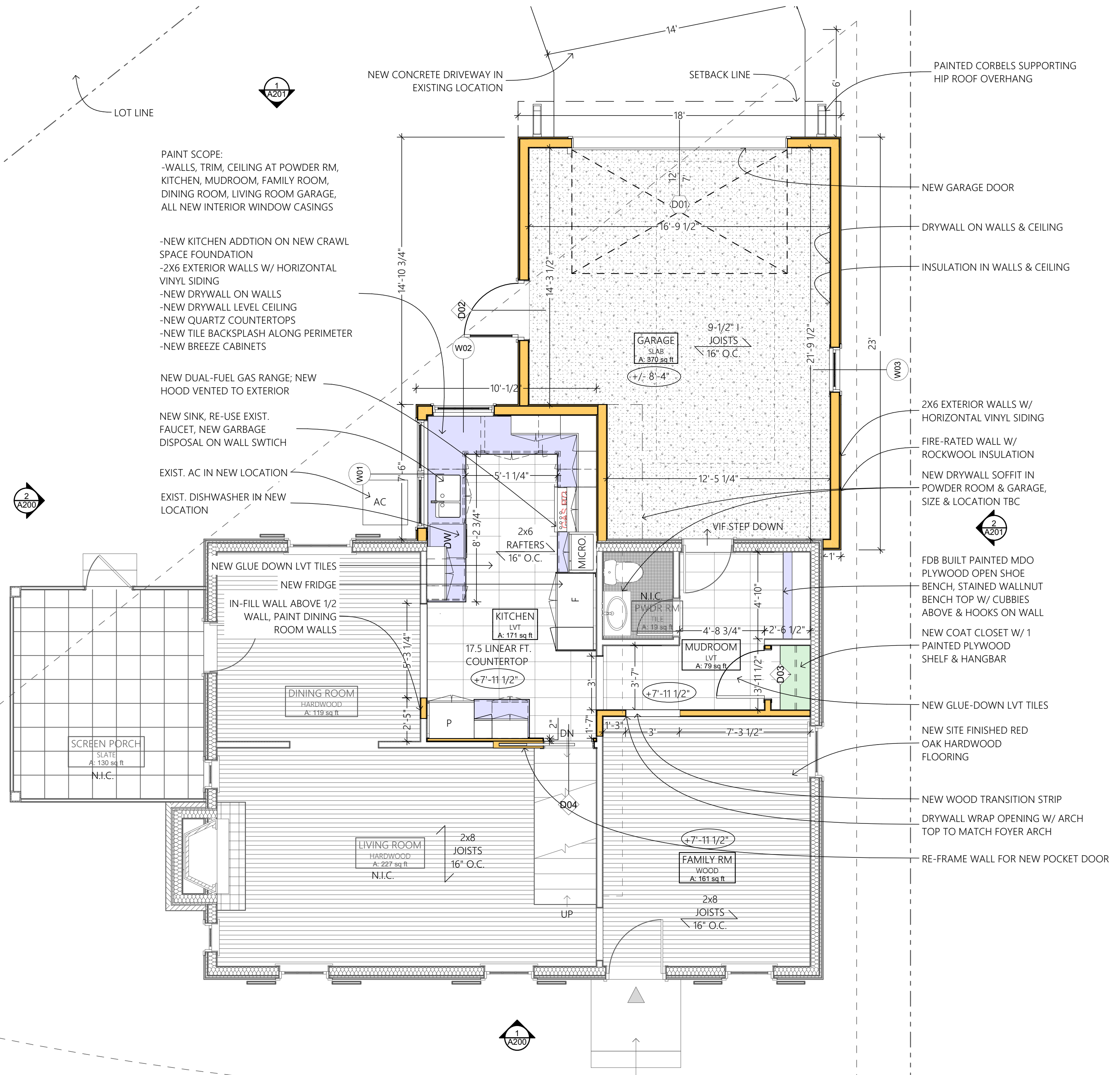
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A201	NEW EXTERIOR ELEVATIONS
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A601	SCHEDULES

12/3/2021

SHEET TITLE
NEW FIRST FLOOR PLAN

A110



PAINT SCOPE:
-WALLS, TRIM, CEILING AT POWDER RM, KITCHEN, MUDROOM, FAMILY ROOM, DINING ROOM, LIVING ROOM GARAGE, ALL NEW INTERIOR WINDOW CASINGS

-NEW KITCHEN ADDITION ON NEW CRAWL SPACE FOUNDATION
-2X6 EXTERIOR WALLS W/ HORIZONTAL VINYL SIDING
-NEW DRYWALL ON WALLS
-NEW DRYWALL LEVEL CEILING
-NEW QUARTZ COUNTERTOPS
-NEW TILE BACKSPLASH ALONG PERIMETER
-NEW BREEZE CABINETS

NEW DUAL-FUEL GAS RANGE; NEW HOOD VENTED TO EXTERIOR

NEW SINK, RE-USE EXIST. FAUCET, NEW GARBAGE DISPOSAL ON WALL SWITCH

EXIST. AC IN NEW LOCATION

EXIST. DISHWASHER IN NEW LOCATION

PAINTED CORBELS SUPPORTING HIP ROOF OVERHANG

NEW GARAGE DOOR

DRYWALL ON WALLS & CEILING

INSULATION IN WALLS & CEILING

2X6 EXTERIOR WALLS W/ HORIZONTAL VINYL SIDING

FIRE-RATED WALL W/ ROCKWOOL INSULATION

NEW DRYWALL SOFFIT IN POWDER ROOM & GARAGE, SIZE & LOCATION TBC

FDB BUILT PAINTED MDO PLYWOOD OPEN SHOE BENCH, STAINED WALNUT BENCH TOP W/ CUBBIES ABOVE & HOOKS ON WALL

NEW COAT CLOSET W/ 1 PAINTED PLYWOOD SHELF & HANGBAR

NEW GLUE-DOWN LVT TILES

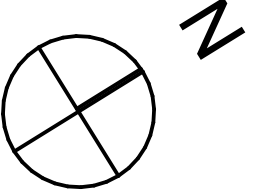
NEW SITE FINISHED RED OAK HARDWOOD FLOORING

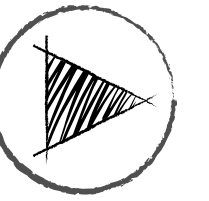
NEW WOOD TRANSITION STRIP

DRYWALL WRAP OPENING W/ ARCH TOP TO MATCH FOYER ARCH

RE-FRAME WALL FOR NEW POCKET DOOR

1 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'





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**VARIANCE
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SHEET INDEX

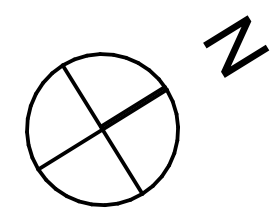
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12/3/2021

SHEET TITLE

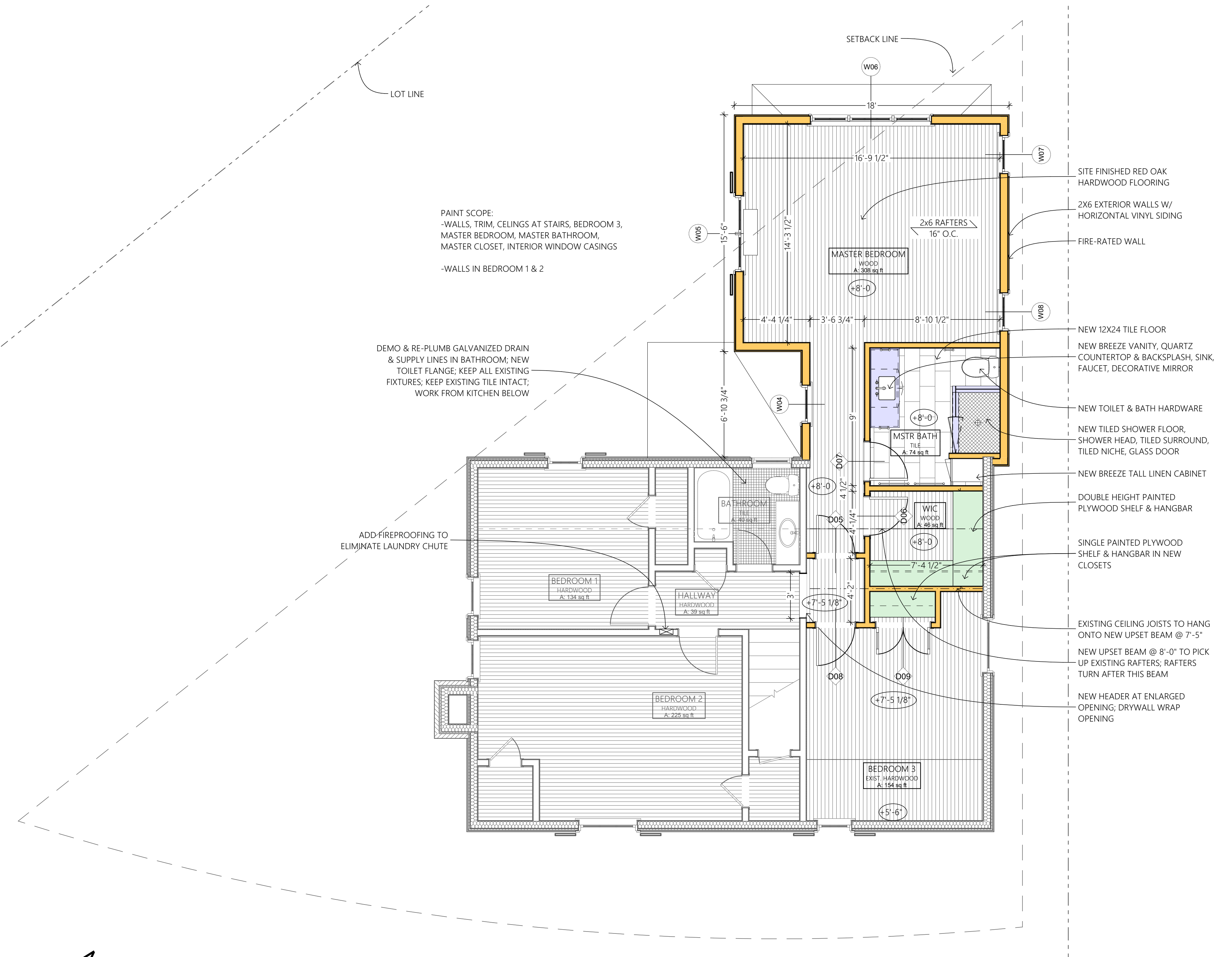
NEW SECOND FLOOR
PLAN

A111



1 NEW SECOND FLOOR PLAN

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

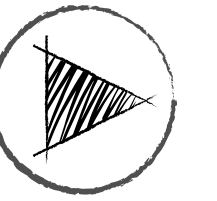


PAINT SCOPE:
 -WALLS, TRIM, CEILINGS AT STAIRS, BEDROOM 3,
 MASTER BEDROOM, MASTER BATHROOM,
 MASTER CLOSET, INTERIOR WINDOW CASINGS
 -WALLS IN BEDROOM 1 & 2

DEMO & RE-PLUMB GALVANIZED DRAIN
 & SUPPLY LINES IN BATHROOM; NEW
 TOILET FLANGE; KEEP ALL EXISTING
 FIXTURES; KEEP EXISTING TILE INTACT;
 WORK FROM KITCHEN BELOW

ADD-FIREPROOFING TO
 ELIMINATE LAUNDRY CHUTE

- SITE FINISHED RED OAK
HARDWOOD FLOORING
- 2X6 EXTERIOR WALLS W/
HORIZONTAL VINYL SIDING
- FIRE-RATED WALL
- NEW 12X24 TILE FLOOR
- NEW BREEZE VANITY, QUARTZ
COUNTERTOP & BACKSLASH, SINK,
FAUCET, DECORATIVE MIRROR
- NEW TOILET & BATH HARDWARE
- NEW TILED SHOWER FLOOR,
SHOWER HEAD, TILED SURROUND,
TILED NICHE, GLASS DOOR
- NEW BREEZE TALL LINEN CABINET
- DOUBLE HEIGHT PAINTED
PLYWOOD SHELF & HANGBAR
- SINGLE PAINTED PLYWOOD
SHELF & HANGBAR IN NEW
CLOSETS
- EXISTING CEILING JOISTS TO HANG
ONTO NEW UPSET BEAM @ 7'-5"
- NEW UPSET BEAM @ 8'-0" TO PICK
UP EXISTING RAFTERS; RAFTERS
TURN AFTER THIS BEAM
- NEW HEADER AT ENLARGED
OPENING; DRYWALL WRAP
OPENING



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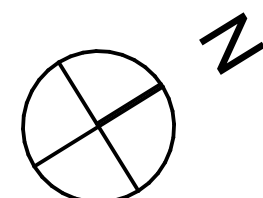
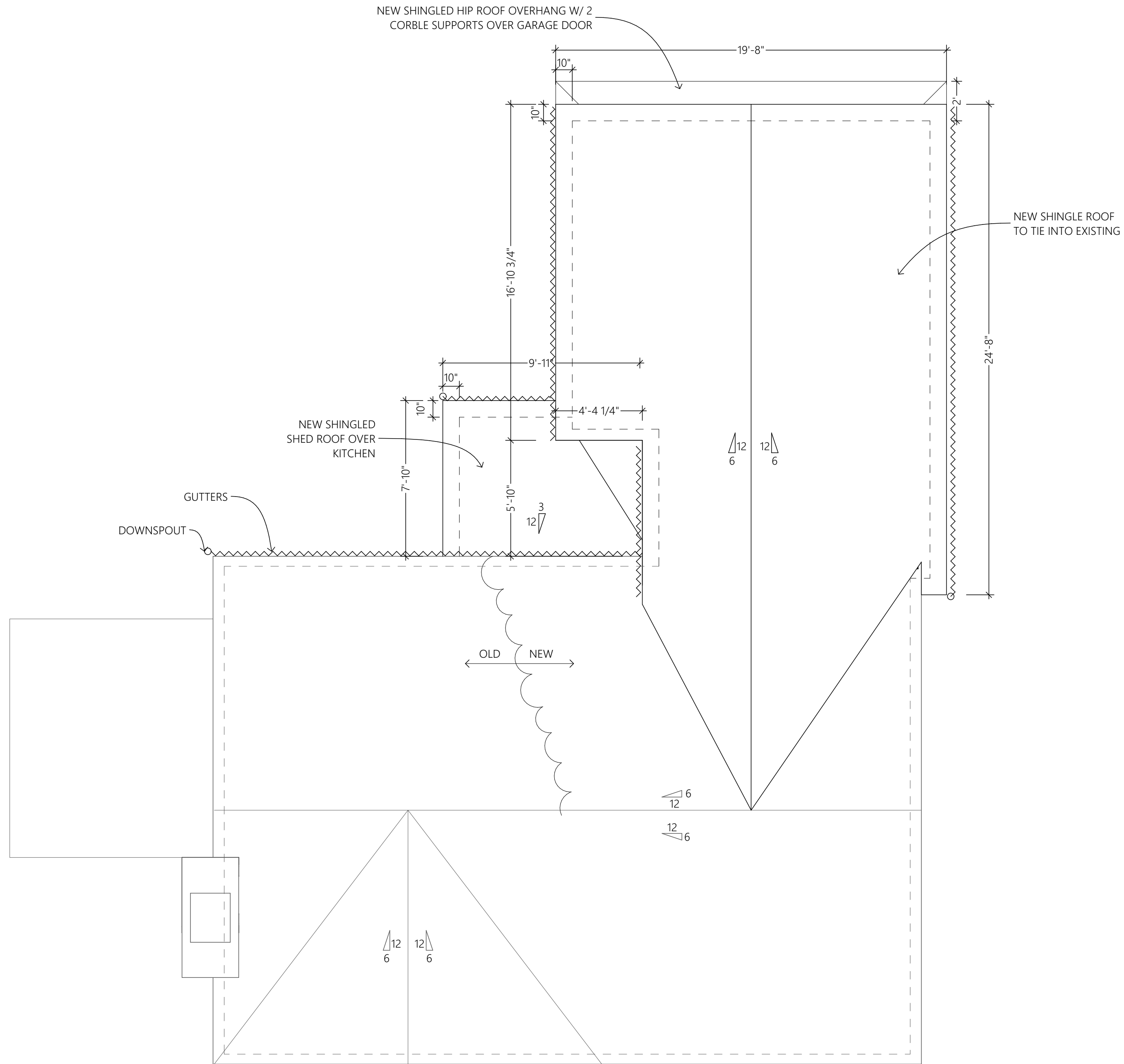
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12/3/2021

SHEET TITLE

NEW ROOF PLAN

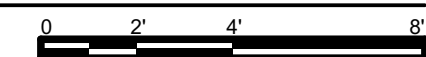
A112

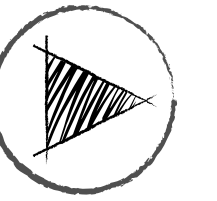


1

NEW ROOF PLAN

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





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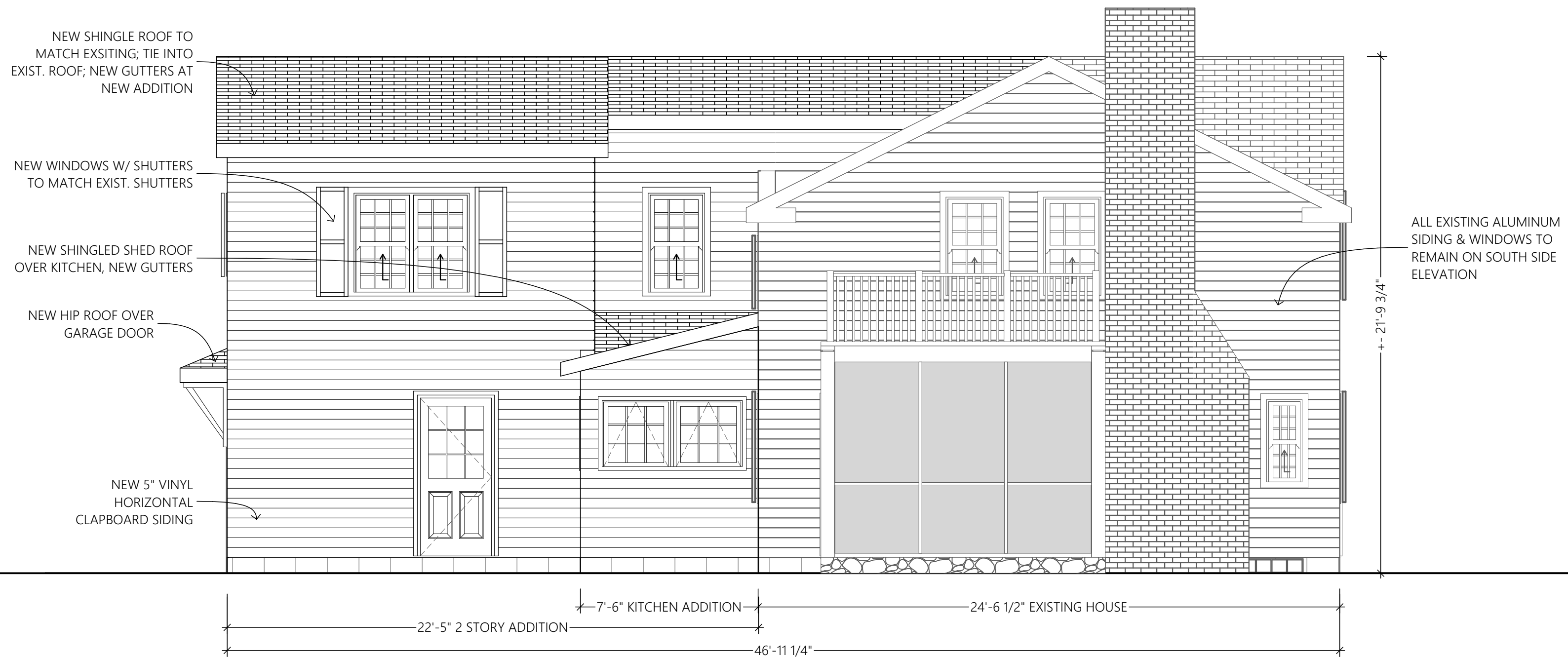
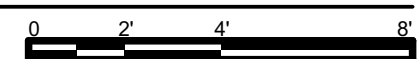
SHEET TITLE

**NEW EXTERIOR
ELEVATIONS**

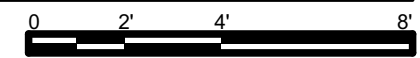
A200

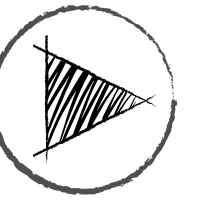


1 FRONT EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"





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NEW SHINGLE ROOF TO
MATCH EXSITING; TIE INTO
EXIST. ROOF; NEW GUTTERS AT
NEW ADDITION

NEW WINDOWS W/ NEW
PRE-FAB VINYL SHUTTERS

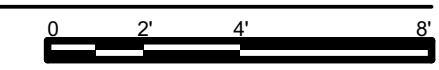
NEW HIP ROOF OVER
GARAGE DOOR

NEW GARAGE DOOR

NEW 5" VINYL
HORIZONTAL
CLAPBOARD SIDING



1 REAR WEST ELEVATION
SCALE: 1/4" = 1'-0"



PATCH ALUMINUM SIDING
WHERE ROOF STRUCTURE WAS
REMOVED

ALL EXISTING ALUMINUM
SIDING & WINDOWS TO
REMAIN ON NORTH SIDE
ELEVATION

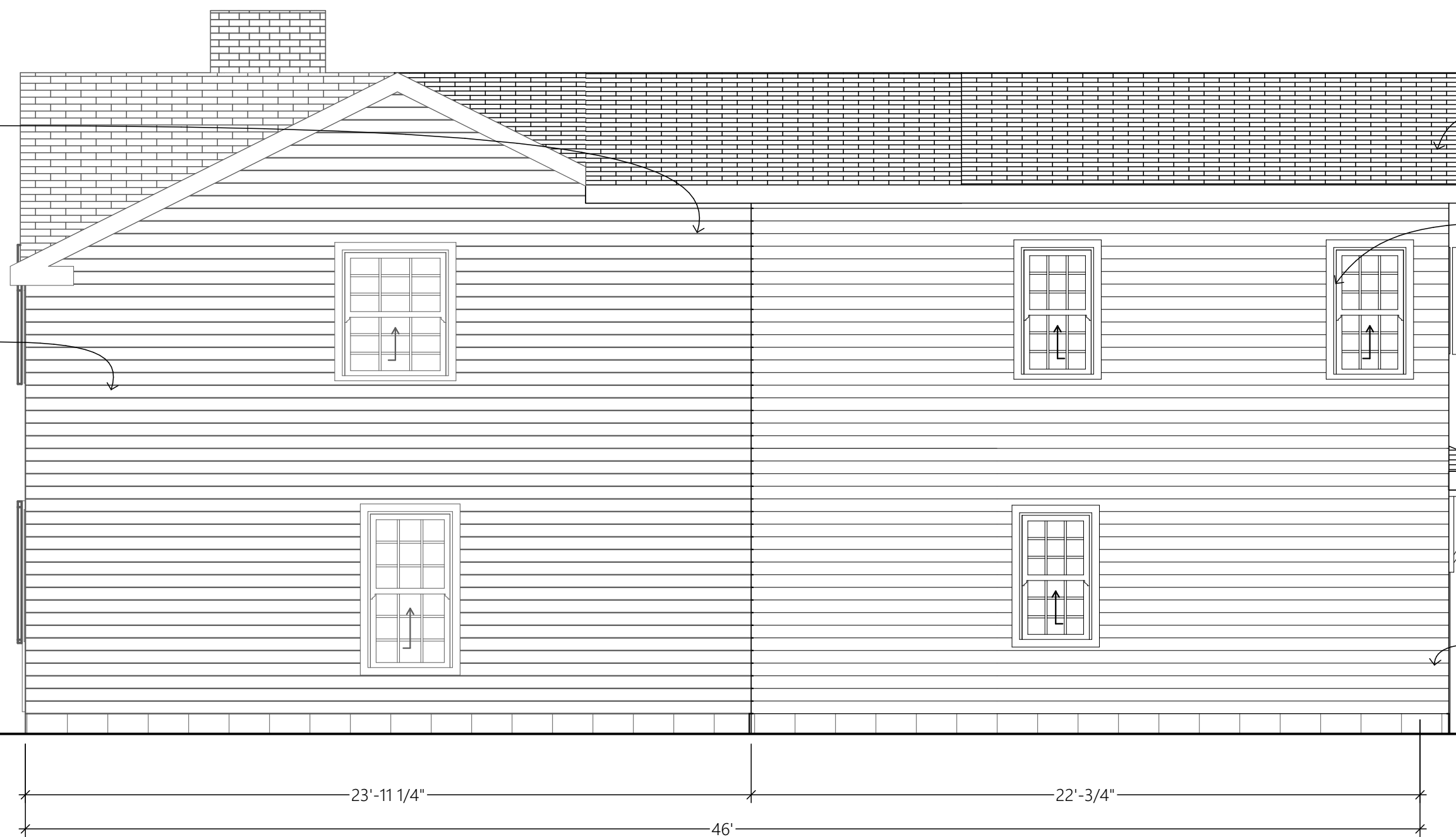
NEW SHINGLE ROOF TO
MATCH EXSITING; TIE INTO
EXIST. ROOF; NEW GUTTERS AT
NEW ADDITION

(3) NEW WINDOWS

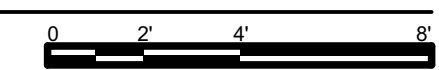
NEW HIP ROOF OVER
GARAGE DOOR

PAINTED DECORATIVE
CORBEL BY FDB

NEW 5" VINYL
HORIZONTAL
CLAPBOARD SIDING



2 NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



SHEET INDEX

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A001	NEW SITE PLAN
A100	PHOTOS & RENDERINGS
A101	EXISTING FOUNDATION PLAN
A102	EXISTING FIRST FLOOR PLAN
A103	EXISTING SECOND FLOOR PLAN
A104	EXISTING ROOF PLAN
A105	DEMO FOUNDATION PLAN
A106	DEMO FIRST FLOOR PLAN
A107	DEMO SECOND FLOOR PLAN
A108	DEMO ROOF PLAN
A109	NEW FOUNDATION PLAN
A110	NEW FIRST FLOOR PLAN
A111	NEW SECOND FLOOR PLAN
A112	NEW ROOF PLAN
A200	NEW EXTERIOR ELEVATIONS
A201	NEW EXTERIOR ELEVATIONS
A400	KITCHEN ELEVATIONS
A600	SCHEDULES
A601	SCHEDULES

12/3/2021

SHEET TITLE

NEW EXTERIOR
ELEVATIONS

A201