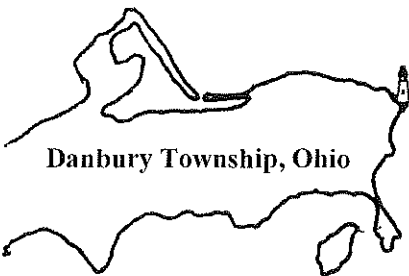
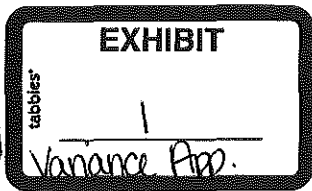


Due 12/29/17  
by noon



Danbury Township, Ohio

5972 E. Port Clinton Rd.  
Marblehead, Ohio 43440  
☎: (419) 734-6120 F: (419) 734-3137  
🌐: [www.danburytownship.com](http://www.danburytownship.com)



### BOARD OF ZONING APPEALS APPLICATION

Date Filed: 12/15/17 Application #: BZA-2018-001

Action: \_\_\_\_\_  
Rejected Permit: 2017-242 Approved Permit: \_\_\_\_\_

1. **Property Location:** 436 Poplar

Parcel ID# 0142006731731000 Zoning District : L

*Attach Deed For Complete Property Legal Description*

Existing Use SF Home Proposed Use 46" (3'10") x 98" (8'2") Porch Addition

2. **Agent** \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

Email: \_\_\_\_\_

3. **Appellant/ Owner** Charles & Joyce Meyer Address 15546 Co. Rd. A

City Napoleon State Ohio Zip 43545 Phone C: (419) 822-7138

Email: chmeyer@metalink.net H: (419) 355-8096

*Use an additional application if there is more than one owner making the request.*

4. **Specific Request:**

**Area Variance**     **Use Variance**     **Special Exception**     **Conditional Use**     **Appeal**

**Chapter / Section** Section 3.1.5.D & Section 7.9.3 to allow for a front porch addition on a nonconforming structure to continue to encroach into the front-yard setback. (1'6" proposed/ 5' required.)

**Practical Difficulty** See attached narrative statement

*Attach Separate Narrative Statement Describing The Request If Additional Space Is Needed.*

- Attach a Narrative Statement with a response to each Decision Standard listed in **Attachment "A"** hereto, as is relates to the specific request.
- Maximum 11" x 17" sized drawings. Attach a scaled site plan/ plot plan showing the dimensions of the property, location of roads, size and location of existing and proposed structures, including but not limited to driveways, patios, sidewalks and decks, as well as the setback distances from the property lines to each of these aforementioned items on

the property. Elevations shall also be submitted when applicable. Applications for signs shall include all drawings depicting the size, height and location of the proposed sign.

7. A typewritten list of the names & addresses of the property owners contiguous to and directly across the street from the property involved.

8. Photographs or any other information and documentation as it relates to the request being made.

*An application is hereby made for an appeal before the Danbury Township Board of Zoning Appeals (BZA). It is understood and agreed to by the appellant(s) and agent(s) that the Board of Zoning Appeals is a quasi-judicial Board. The BZA's primary function is to hear testimony and issue a decision. The BZA only hears relevant, sworn testimony from the Appellant, his/her duly appointed agent or attorney, and any other person with standing to testify in a particular matter. The Appellant has the right to cross-examine any testimony given. Hearings are open to public attendance. Unless appealed to the judicial system, the subject property shall comply with the decision rendered and the laws of the State of Ohio, and; should an application be granted, a permit shall be applied for and issued 30 days after such decision is rendered. The Appellant and Agent hereby certify that the information and statements given on this application, drawings and specification are to the best of their knowledge, true and correct.*

\_\_\_\_\_  
(Agent's Signature) \_\_\_\_\_ (Date)  
*Charles H. Meyer* \_\_\_\_\_ *12/14/2017*  
(Appellant's Signature) \_\_\_\_\_ (Date)

Filing Fee (\$200.00) Legal Ad Fee \$ \_\_\_\_\_ Postage Fee \$ \_\_\_\_\_ Total Fees Paid \$ 200.00 Amount Invoiced \$ \_\_\_\_\_  
Cash/ Check # 1139 List of neighboring property owners provided?  Yes  No

**PLEASE REFER TO THE BZA DOCKET CALENDAR FOR SUBMISSION DATES.**  
**INCOMPLETE OR LATE APPLICATIONS WILL NOT BE ACCEPTED.**

Do not write below this line

**ZONING SUMMARY**

BZA Hearing Date: 1/17/18 BZA Application #: 18-001  
Notice Sent to Newspaper: 12/29/17 Published: 1/5/18  
Notice Sent to Neighboring Property Owners: 12/29/17  
BZA Action:      Approved      Denied      Approved w/ Conditions      Vote: \_\_\_\_\_

Decision Sheet signed: \_\_\_\_\_ Expiration of Approval: \_\_\_\_\_  
Date Letter Sent to Appellant: \_\_\_\_\_  
Permit# Issued: \_\_\_\_\_ Date: \_\_\_\_\_

## Applicant's Narrative Statement & Response to Decision Standard's

436 Poplar

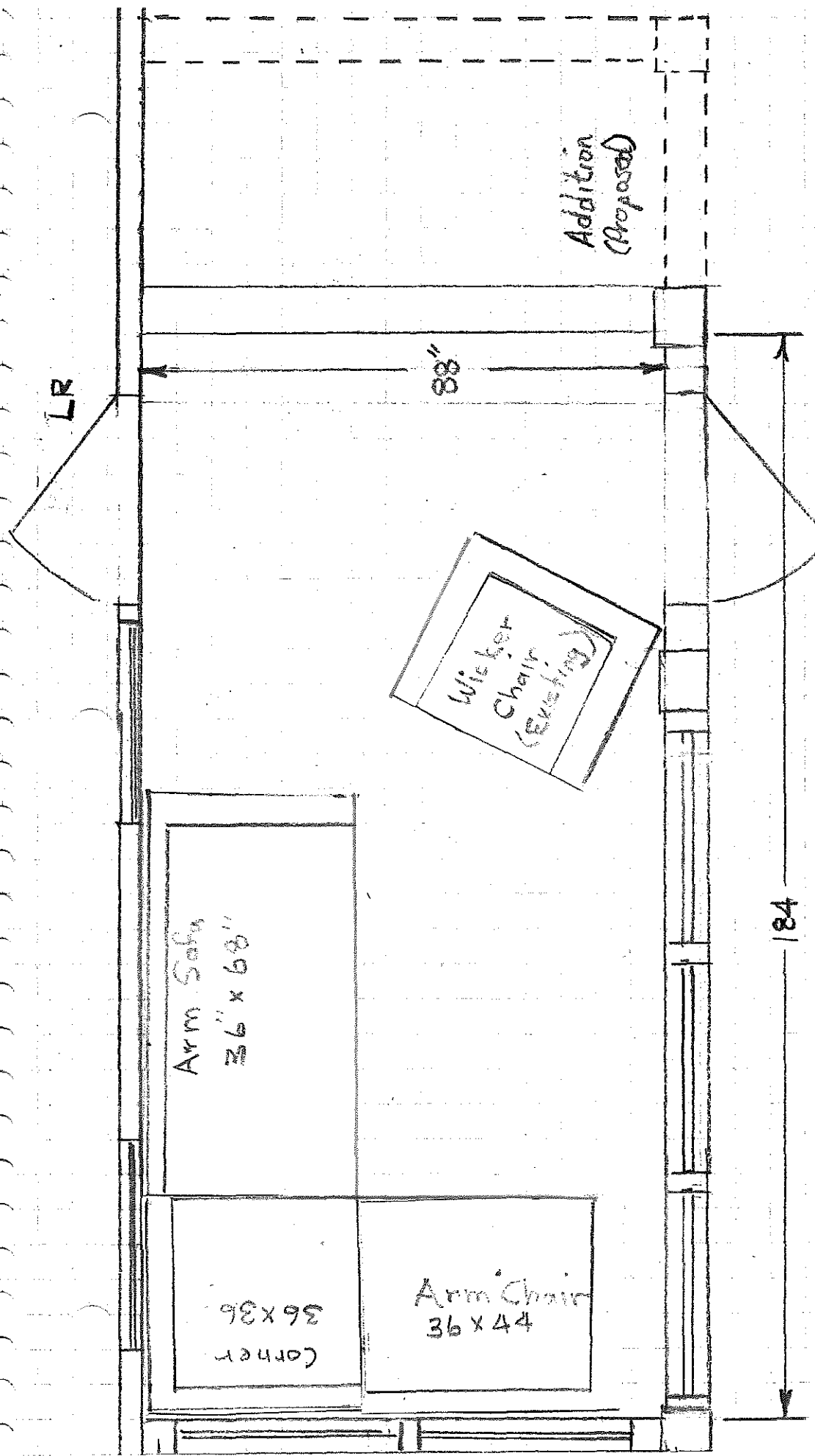
Charles & Joyce Meyer

### Scope of Work:

*The existing porch will be lengthened 46" to the north and the east wall will be extended to the north maintaining the 98" porch width. The existing shed roof will be removed and replaced with a gable roof following the same pitch as the cottage. The porch gable end will be sided with the scallops removed from the cottage. Porch shingles and the cottage shingles will match. A new window will be placed to the right of the front door. All windows will be replaced with double hung windows (E-glass) with grids to match the cottage windows. Siding on the addition will match the cottage siding. The porch ceiling will be insulated to improve efficiency.*

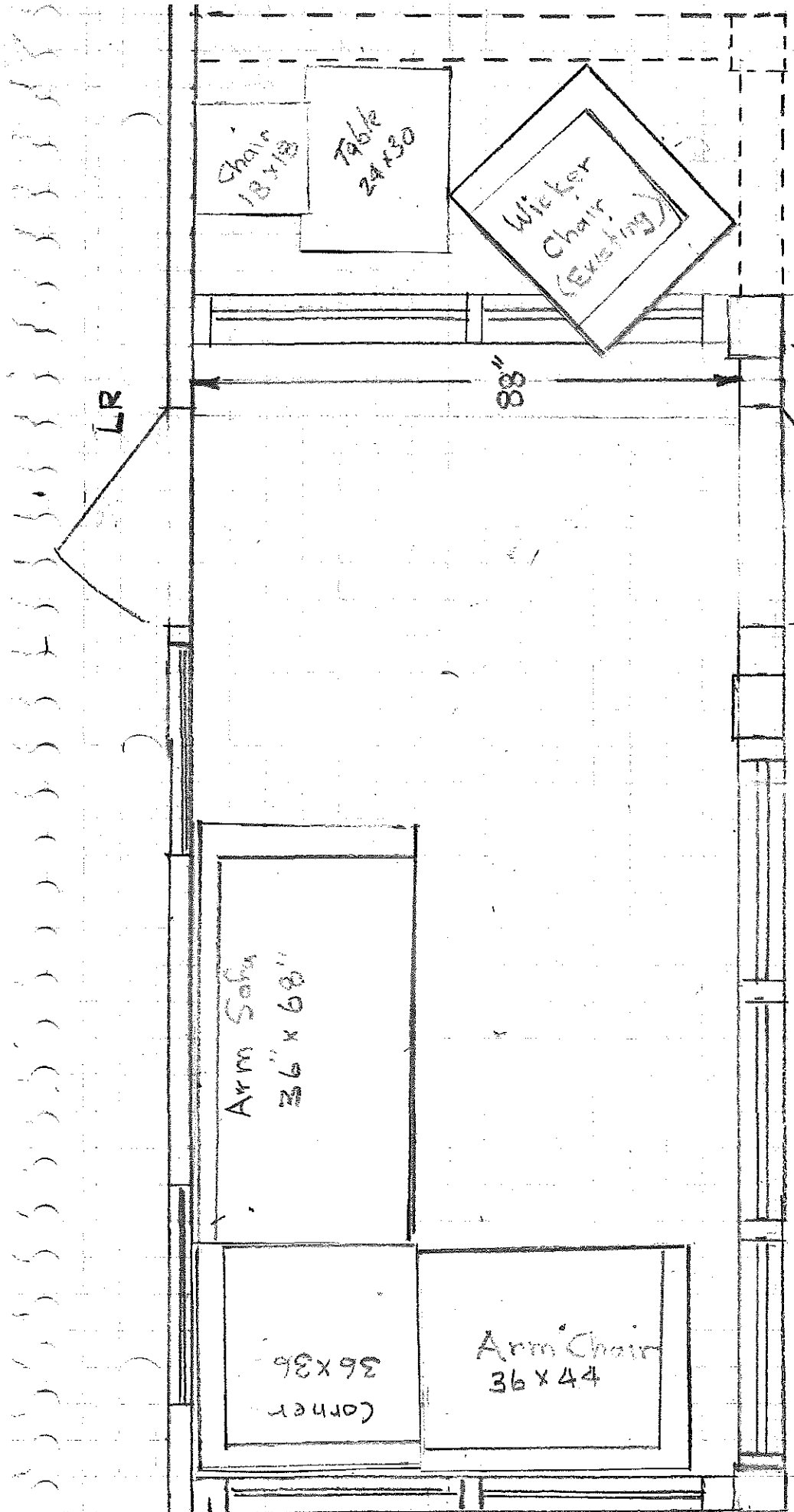
### Decision Standards:

- A. The property in question (~~can~~/will not) yield a reasonable return or (~~can~~/cannot) be used beneficially without the variance because: *two full sized couches and a chair cannot not be accommodated into the existing porch size. Presently two love seats and a chair fit the existing porch but are not user friendly for reclining (we both enjoy reading and the love seats are too short). By adding an additional 46", the chair can be moved and a small table and chair can be added to the porch for dining on the front porch.*
- B. The variance (~~is~~/is not) substantial because: *the porch addition of 46" x 98" does not infringe on the existing Lakeside right-of-way. The addition's front wall is an extension of the existing front wall of the porch.*
- C. The essential character of the neighborhood (~~would~~/would not) be substantially altered by the variance and adjoining properties (~~would~~/would not) suffer a substantial detriment as a result of the variance because: *changing the roof style and window types will be more aesthetically pleasing and will adhere to the more traditional look of Lakeside cottages of this era.*
- D. The variance (~~would~~/would not) adversely affect the delivery of government services (i.e. water, sewer,garbage,etc.) because: *the addition of the porch will not encroach the property setback as the front wall of the addition is an extension of the front wall of the existing porch.*
- E. The property owner (~~did~~ / did not) purchase the property with the knowledge of the zoning restriction because: *when we purchased the cottage from my grandmother over 30 years ago, we simply re-signed a 99 year lease of the property from Lakeside. A survey was never conducted.*
- F. The property owner's predicament (~~can~~ / cannot) feasibly be obviated through some method other than a variance because: *the porch cannot be enlarged without a variance. The aesthetics could be improved with the structural upgrade of a gable roof but the expense does not warrant the upgrade without improving the function of the front porch.*
- G. The spirit and intent behind the zoning requirement (~~would~~ / would not) be observed and substantial justice done by granting the variance because: *the porch will become much more functional with the addition and will not infringe on existing Lakeside right-of-way any more than the existing porch does now.*
- H. Other relevant factors, if any, considered include: *Lakeside Municipal Services approved the addition with a 6-0 vote and the Lakeside Design Review Board were also impressed with the aesthetics of redesigned porch.*



PORCH W/O ADDITION

189 = 6"



PORCH WITH ADDITION

199 = 6"

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160  
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

**BZA-2018-  
Charles & Joyce Meyer  
436 Poplar**

Lakeside Chautauqua  
236 Walnut  
Marblehead, Ohio 43440

Daniel & Kathleen Bell  
6282 Christman Drive  
North Olmsted, Ohio 44070

Thomas & Janet Doak, EtAl  
18326 Woodside Crossing  
Strongsville, Ohio 44149-6895

Robert & Sharon Hickson  
371 N. Main  
Mt. Gilead, Ohio 43338

Benjamin & Mary Jane Barrett  
P.O. Box 187  
Amherst, Ohio 44001-0187

Charlotte Scholl-Luecke  
822 N. Fort Thomas Avenue #4-E  
Ft. Thomas, KY 41075

Russell & Kay Yantz  
3534 Co. Rd. E  
Deshler, Ohio 43516

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160  
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

VL0895PG0713

200300116309  
Filed for Record in  
OTTAWA COUNTY, OHIO  
VIRGINIA M. PARK  
02-27-2003 At 10:53 am.  
WRNTY DEED 14.00  
OR Book 895 Page 713 - 713

**WARRANTY DEED**

**PLEASE DO NOT PUBLISH**

MDH/kdh

KNOW ALL MEN BY THESE PRESENTS THAT Charles H. Meyer and Joyce A. Meyer,  
husband and wife, Grantor(s),

grants, with general warranty covenants, to Charles H. Meyer, Trustee under Charles H. Meyer  
Trust Agreement dated February 21, 2003, an undivided one-half interest in the real estate or  
interest(s) therein described in this deed, and Joyce A. Meyer, Trustee under Joyce A. Meyer  
Trust Agreement dated February 21, 2003, an undivided one-half interest in the real estate or  
interest(s) therein described in this deed, Grantee(s),

whose tax mailing address is 15546 Co. Rd. A, Napoleon, Ohio 43545, the following real property:

**Situated in the Township of Danbury, County of Ottawa and State of Ohio, and described as follows:**

**Lots 16 and 17 in Block 87 of Lakeside, a subdivision in said township.**

Prior Instrument Reference(s): Volume 305, Page 0620  
Permanent Parcel Number: 014-20067-31731-000

Signed this 21<sup>st</sup> day of February, 2003.

*Charles H. Meyer*  
\_\_\_\_\_  
Charles H. Meyer

*Joyce A. Meyer*  
\_\_\_\_\_  
Joyce A. Meyer

STATE OF OHIO, COUNTY OF FULTON. The foregoing instrument was acknowledged  
before me this 21<sup>st</sup> day of February, 2003, by Charles H. Meyer and Joyce A. Meyer.

*Mark D. Hagans*  
\_\_\_\_\_  
Mark D. Hagans  
Notary Public-State of Ohio  
Lifetime Commission

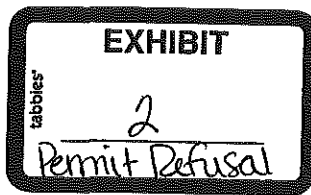
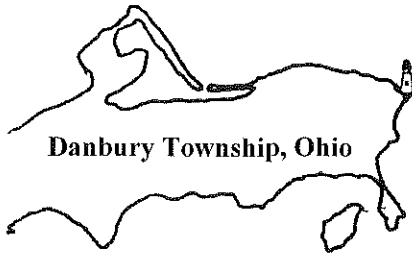
This Instrument Prepared By: PLASSMAN, RUPP, HENSAL, SHORT & HAGANS  
302 North Defiance Street, P.O. Box 178, Archbold, Ohio 43502-0178

This conveyance has been examined and the  
grantor had complied with section 319-002 of the  
revised code.  
FEES \$ \_\_\_\_\_  
EXEMPT   
By: Ellen Regal, County Auditor

2-27-03 *J. J. Queller Regal*  
*By Mary Gardner, Jr.*







Kathryn A. Dale, AICP  
Zoning & Planning Administrator

Cheryl K. Harmsen  
Zoning Assistant

## NOTICE OF REFUSAL

December 6, 2017

**To Applicant/:** Charles & Joyce Meyer  
**Owner** 15546 Co. Rd. A  
Napoleon, Ohio 43545

**Application No.:** 17-242  
**436 Poplar**

**BZA Case No.:** \_\_\_\_\_

Your application dated **DECEMBER 5, 2017** for a zoning certificate for a **3'10" X 8'2" FRONT PORCH ADDITION** located at **436 POPLAR, LAKESIDE-MARBLEHEAD, OHIO 43440** is hereby refused on this **6<sup>th</sup> DAY OF DECEMBER, 2017** under **Article 3, Article 5, and Article 7** of the Danbury Township Zoning Resolution in that;

**Article 3** of the Danbury Township Zoning Resolution and Map designates the location of this property as "L" Lakeside.

**Article 3, Section 3.5.3**

**General Regulations Applicable to All Districts**

3. *No building or structure shall be erected, converted, enlarged, or reconstructed or structurally altered except in conformity with the yard and lot area regulations of the district in which the building is located unless otherwise specified herein.*

**Article 7, Section 7.9.3**

**Nonconforming Uses**

3. *The addition to or enlargement of a nonconforming building or structure shall be permitted provided such addition or enlargement does not exceed twenty (20%) percent of the floor area contained in the original building or structure at the time of the adoption of this resolution. All other requirements of the District (lot area, yards, etc.) shall be met unless a variance is obtained.*
- The original house is a nonconforming structure because the front-yard setback is encroached upon being 1'6" from the property line. The 20% requirement is met with this addition, but the addition is proposed to continue the nonconforming setback.

**Article 3, Section 3.1.5.D:**

**Lakeside Development Standards**

*Setbacks:*

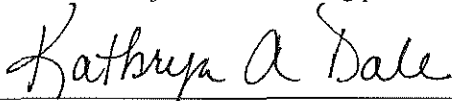
- Minimum Front Yard: 5 ft.*
- Minimum Rear Yard: 3 ft.*
- Minimum Side Yard: 3 ft.*

- The existing house is 1'6" from the roof overhang to the east, front property line. The applicants propose to construct a small covered porch addition extending along the same façade as the existing house where 5' is required.

**Article 6, Section 6.1.a.** states; It shall be unlawful for an owner to use or to permit the use of any structure, building or land, or part thereof, hereafter created, erected, converted or enlarged, wholly or partly, until a zoning certificate/permit shall have been issued by the Zoning Inspector. It shall be the duty of the Zoning Inspector to issue a certificate/permit, provided he is satisfied that the structure, building or premises, and the proposed use thereof conform with all the requirements of this Resolution. No certificate/permit for excavation, construction or reconstruction shall be issued by the Zoning Inspector unless the plans, specifications and the intended use conform to the provisions of this Resolution.

**Article 7:** An appeal from this decision to the Danbury Township Board of Zoning Appeals is governed under Section 7.8 of the Danbury Township Zoning Resolution. A request for an **Area Variance** is necessary prior to proceeding with the proposed construction.

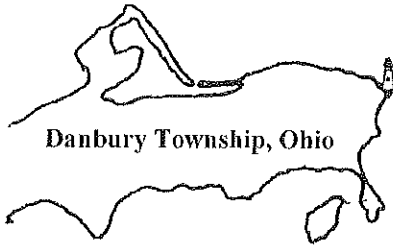
Please contact the Zoning Department at (419) 734-6120 to obtain the appropriate application and to review the adjudication hearing process if you wish to proceed with the appeal.



---

Kathryn A. Dale, AICP  
Danbury Township Zoning & Planning Administrator

*Note: The applicant has 20 days (per Section 7.8.2.A.i.) to submit revisions or to appeal this decision to the Board of Zoning Appeals. A new application will be required, including payment of a new fee, if the applicant fails to submit adequate revisions within this time period. Revisions that address these deficiencies may result in further comments relative to these or other Zoning Code provisions. This review is only for compliance with the zoning regulations. The Ottawa County building departments may also have comments that will need to be addressed before releasing permits.*



Danbury Township, Ohio

5972 E. Port Clinton Rd.  
Marblehead, Ohio 43440  
☎: (419) 734-6120 F: (419) 734-3137  
🌐: www.danburytownship.com

### ZONING PERMIT APPLICATION

Date Filed: 12/05/2017 Application #: 17-242

~~Approval~~ <sup>Refusal</sup> Date: 12/6/17 BZA Case #: \_\_\_\_\_

1. <b>Property Location:</b> 436 Poplar	
Subdivision	Lakeside - Block 87
Lot #	16&17
Zoning District	L
Existing Use	SF Home
Proposed Use	3' 10" x 8'2" Porch Addition

2. **Applicant** Charles & Joyce Meyer Address 15546 Co. Rd. A  
 City Napoleon State Ohio Zip 43545 Phone (419) 335-8096  
 Email: chmeyer@metalink.net

3. **Owner** Same as Above Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone C: (419) 822-7138  
 Email: \_\_\_\_\_

4. **Contractor/ Architect** \_\_\_\_\_ Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
 Email: \_\_\_\_\_

5. **Site Plan:** Attach site plan for subject property. See Instructions & Sample.

6. <b>Type of Improvement</b>	
<u>Residential Use</u>	<u>Non-Residential Use</u>
<input type="checkbox"/> New Single Family ( ___ w/Deck)	<input type="checkbox"/> New Building(s)
<input type="checkbox"/> New Two-Family	Dimensions of each Bldg. _____
<input type="checkbox"/> New Multi-Family, No. of Units _____	_____
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Addition
<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> Decks or Patios	<input type="checkbox"/> Temporary Uses - Dates From: _____ To: _____
<input type="checkbox"/> Swimming Pools (above or inground)	<input type="checkbox"/> Signs - Permanent _____ Temporary _____
<input type="checkbox"/> Walls or Fences	<input type="checkbox"/> Walls or Fences
<input type="checkbox"/> Temporary Uses - Dates From: _____ To: _____	<input type="checkbox"/> Remodel/ Tenant Finish
<input type="checkbox"/> Signs - Permanent _____ Temporary _____	<input type="checkbox"/> Docks, Finger, Main or Walkway - _____ sf.
<input type="checkbox"/> Docks - _____ sf.	<input type="checkbox"/> Other (specify) _____
<input type="checkbox"/> Other (specify) _____	_____

7. **Project Description:** Construct 46" (3'10") x 98" (8'2") covered porch addition onto NE corner of existing porch and replace shed roof over entire porch with a gable roof.

8. Are the property line pins located or have you had a recent survey of the lot? \_\_\_\_\_ (yes/no)

9. If application is for a non-residential use, list total square footage of building per floor. If application is for a residential use list total area of living space per floor as well as total area of all applicable attachments to the structure. Attach sketch of lot, showing existing buildings and proposed construction or use for which application is made. Give dimensions, indicate *north* and provide the following information:

	<u>Existing</u>	<u>Proposed</u>	<u>Existing</u>	<u>Proposed</u>
Basement:	_____ sf.	_____ sf.	Front Yard Setback:	<u>1'6"</u> ft. <u>1'6"</u> ft. <i>variance needed</i>
867 +128 995 x 208 1998 - 17.6 → 2012 - 32 → 2017 149.48 Available Allowed	<u>1,029.6</u> sf.	_____ sf.	Side Yard Setback:	
First floor:	_____ sf.	_____ sf.	N side:	<u>3'10"</u> ft. <u>4'</u> <i>To OH</i>
Second floor:	_____ sf.	_____ sf.	S side:	<u>34'</u> ft. <u>34'</u> ft.
Third floor:	_____ sf.	_____ sf.	Rear Yard Setback:	<u>20'</u> ft. <u>20'</u> ft.
Garage/carport:	_____ sf.	_____ sf.		<i>(Setbacks are from the property lines, not the edge of the road pavement)</i>
Decks/porches:	<u>256/128</u> sf.	<u>32</u> sf.	<b>Lot Coverage:</b>	
Breezeway:	_____ sf.	_____ sf.	A. Principal Building Footprint:	<u>1,189.6</u> sf.
Accessory:	<u>120</u> sf.	_____ sf.	B. Total of Accessory buildings:	<u>120</u> sf.
Parking:	_____ sf.	_____ sf.	C. Lot Width x Lot Depth = Lot Area:	<u>4,620</u> sf.
Other:	_____ sf.	_____ sf.		
Highest point of building above the established grade:	_____ ft.	<u>15'</u> ft.	[ (A + B) ÷ C ] x 100 =	<u>28.3%</u> %

NOTE: Private deed restrictions may need to be met in some areas of the township.

Application is hereby made for a zoning certificate. It is understood and agreed by the applicant that any error, misstatement or misrepresentation of fact or expression of fact in the application, either with or without intention on the part of the applicant, such as might, or would, operate to cause the issuance of a permit in accordance with this application, shall constitute sufficient ground for the revocation of the permit at any time. The owner of this building or premises and the undersigned, do hereby agree to comply with all the laws of the State of Ohio and the Zoning Resolution of Danbury Township, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specification are to the best of their knowledge, true and correct.

Charles H. Mey  
(Applicant's Signature)

12-6-2017  
(Date)

Do not write below this line

**ZONING CERTIFICATE**

Upon the basis of Application No. 17-242 the statements in which are made a part hereof, the proposed usage (is or ~~isn't~~) isn't found to be in accordance with the Danbury Twp. Zoning Resolution and is hereby (approved or ~~rejected~~) rejected for the L Zoning District.

Kathryn A. Sale  
Danbury Township Zoning Inspector  
5972 E. Port Clinton Road, Marblehead, Ohio 43440

Date Application Received 12/5, 20 17 Fee Paid \$ 0 Cash/ Check # —  
Date Application Ruled On 12/6, 20 17 If certificate refused, reason for refusal: 3.15.D - Front yard setback = 5'

Permit valid for a period of one (1) year from date of issue.

COPY

## Request for Deviation from Setback Requirements

Construction in Lakeside Chautauqua that deviates from existing setback requirements requires approval by the Municipal Services Committee of the Lakeside Association Board of Directors ( Reg 3-18 (c) 1 g). This completed form should be submitted to seek committee approval. After this process is complete, the leaseholder will then need to appeal to the Board of Zoning appeals for final approval.

Owner(s): Charles H. Meyer

Contact Info: 15546 Card A, Napoleon, Ohio 43545.

Call - (419) 822-7138; Home - (419) 335-8096. chmeyer@metalink.net

Lakeside Address: 436 Poplar Ave.

Lot #: 16 & 17

Description of request (include a survey showing the existing lot lines with the proposed change (required), as well as any drawings or photos which might enlighten the committee): Enlarge existing porch with an

addition on the north-east corner. Addition will be 46"  
wide by 8'-2" long. Remove existing shed roof and  
replace with a gable roof matching cottage roof pitch.  
Gable end will have "fish scale". All windows will  
be replaced with double hung wood grids.

Explanation of need: Present porch small for two tall  
adults (presently only fits love seats). The additional  
46" in length will accommodate full size couches and  
small table & chairs (for morning coffee!). Diner for two.

THB  
11-24-17

COPY

The proposed addition and roof change greatly improves the looks of the porch ... a trademark of Lakeside cottages!

MSC Member/Staff Review/Recommendation: HP-DRB

POSITIVE ON DESIGN, VIEWS AS A SIGNIFICANT IMPROVEMENT. SMALL DEVIATION, NO AFFECT ON NEIGHBORS. RECOMMEND THAT WE SUPPORT THE VARIANCE WITH THE BZA.

MSC Action:

Approved:  Disapproved:  VOTE 6-0

Approved with modification: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Approval does not ensure that Danbury BZA will approve, but Lakeside's approval may be used in support of your request, if desired.

W.B. Baker 11-24-17

Chairman, Municipal Services Committee, Lakeside Board of Directors  
Approved for use 11/10/2017

COA

*LAKESIDE ASSOCIATION  
HISTORIC PRESERVATION & DESIGN REVIEW BOARD*

*Certificate of Appropriateness*

**Awarded to:** Charles Meyer

**For work at:** 436 Poplar Ave.

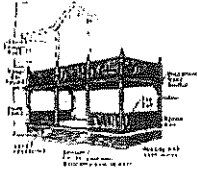
**Description:** Construct an addition 46" x 98" to the northeast corner of existing front porch including new roof, as per plans presented to and approved by HPDRB 11/4/17

**Date of Issue:** 11/9/2017

COA expires 24 months from issue date.

**Any modifications or changes to the project need to be approved by the HP-DRB.  
A Lakeside Work Permit, obtained at the Association Office, is to be paid and posted when work begins.**

COPY



## HISTORIC PRESERVATION & DESIGN REVIEW BOARD

236 Walnut Avenue Lakeside, Ohio 43440-1463 (419) 798-4461 Email: [designreview@lakesideohio.com](mailto:designreview@lakesideohio.com) Fax (419) 798-6033

November 9, 2017

Charles Meyer  
15546 Co. Rd. A  
Napoleon, OH 43545

RE: application #37-17 436 Poplar Ave.

Dear Charles,

On November 4, 2017 the Historical Preservation and Design Review Board approved your application to construct an addition 46"x98" to the northeast corner of the existing front porch, including a new roof.

The HP-DRB approved your proposal believing that it meets the following guidelines.

**Construction & Architectural Detailing:**

- 3-18A3a - Appropriate overall design
- 3-18A3b - Additions blend with existing structure
- 3-18A3c - Enhancing use of texture, materials and architectural features
- 3-15A2 - Preserves the historic and architectural qualities of structure

**Scale and Congruity with Neighborhood:**

- 3-18A3d - Construction blends in scale and style with surrounding houses.
- 3-15A1- Maintains and enhances the character of the neighborhood.

Your Certificate of Appropriateness is enclosed. Obtain your work permit at the Association Office, at 236 Walnut, when you are ready to begin construction. There is a \$30.00 fee for the work permit. The work permit must be posted in clear view from the street during construction.

Please check with Danbury Township and the Ottawa County Building Inspector for any further necessary permits.

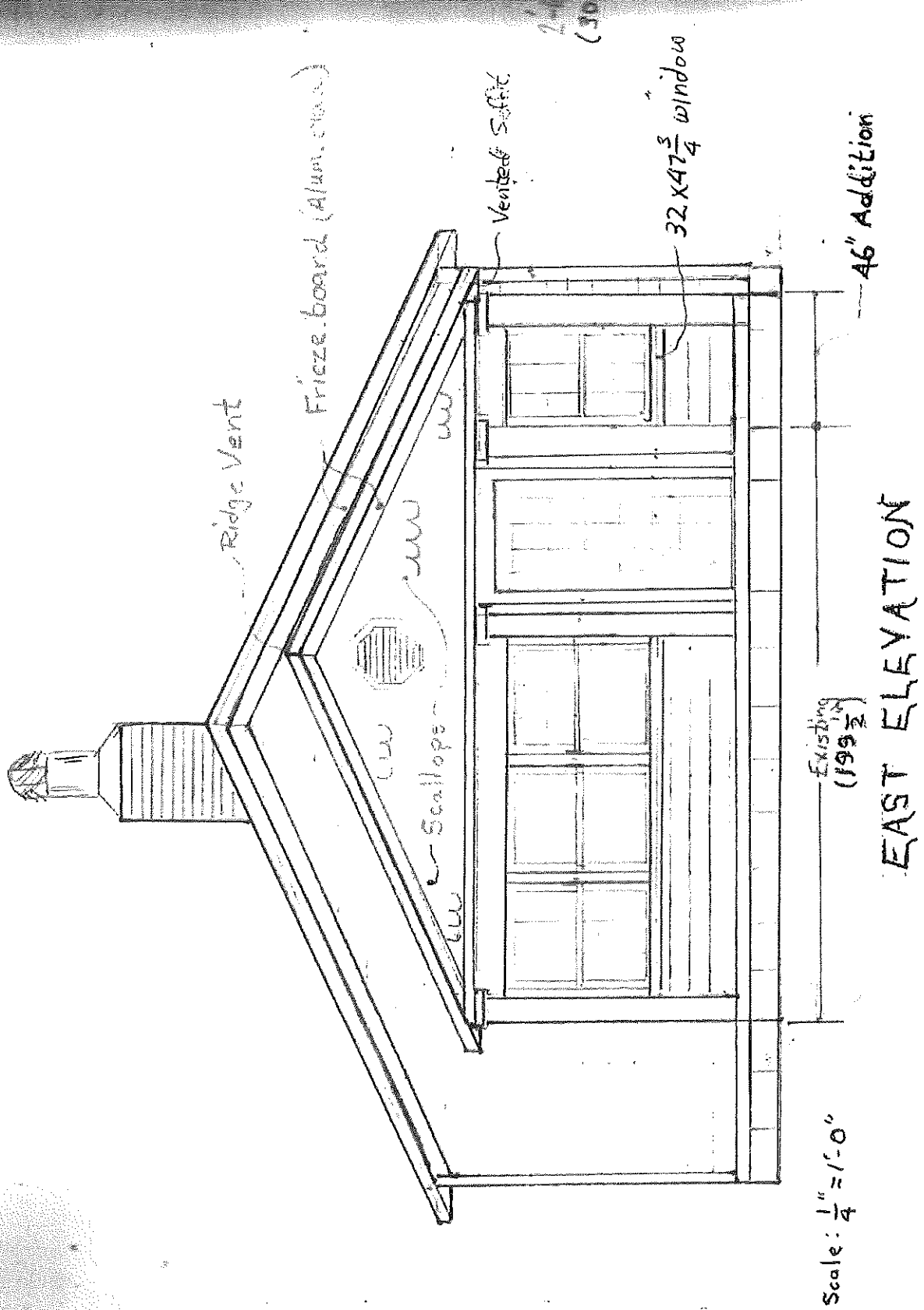
Sincerely yours,

*Ann Miller*

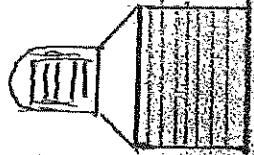
Ann Miller  
Administration Front Desk Manager

Enclosures: HP&DRB Certificate of Appropriateness  
Cc: Danbury Township Zoning Inspector



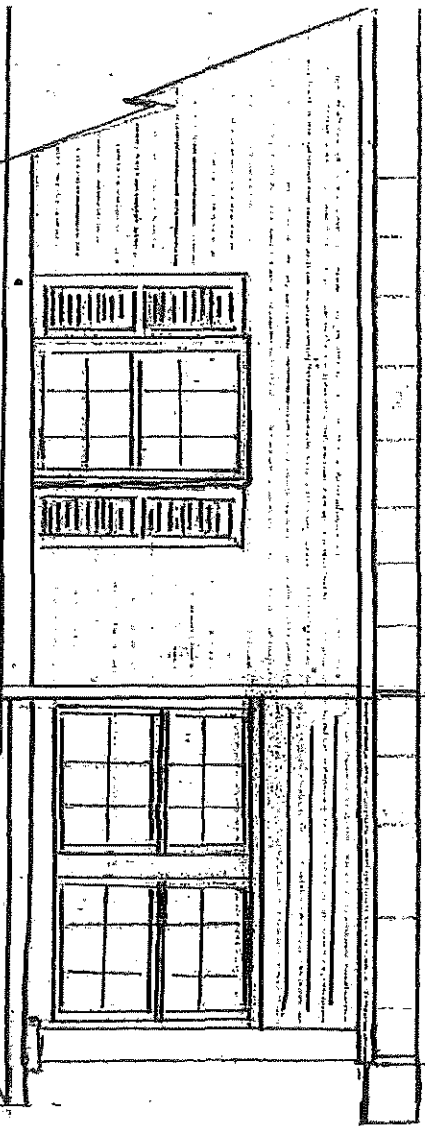


RECEIVED  
 NOV 17 2017



shingles to match house

Existing Shed  
roof line to  
be eliminated,  
downspouts will remain  
for new roof

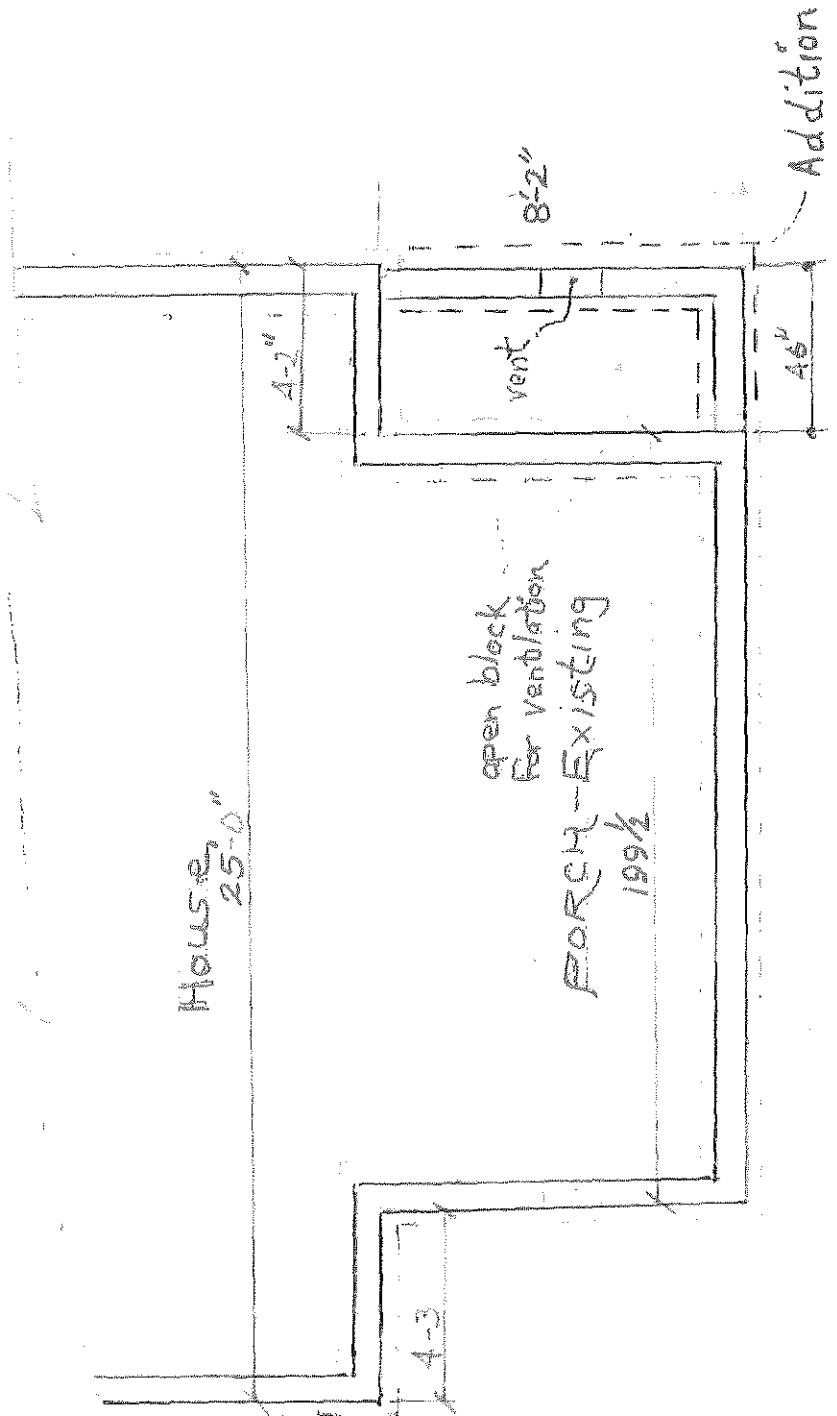


North Elevation

8'2"

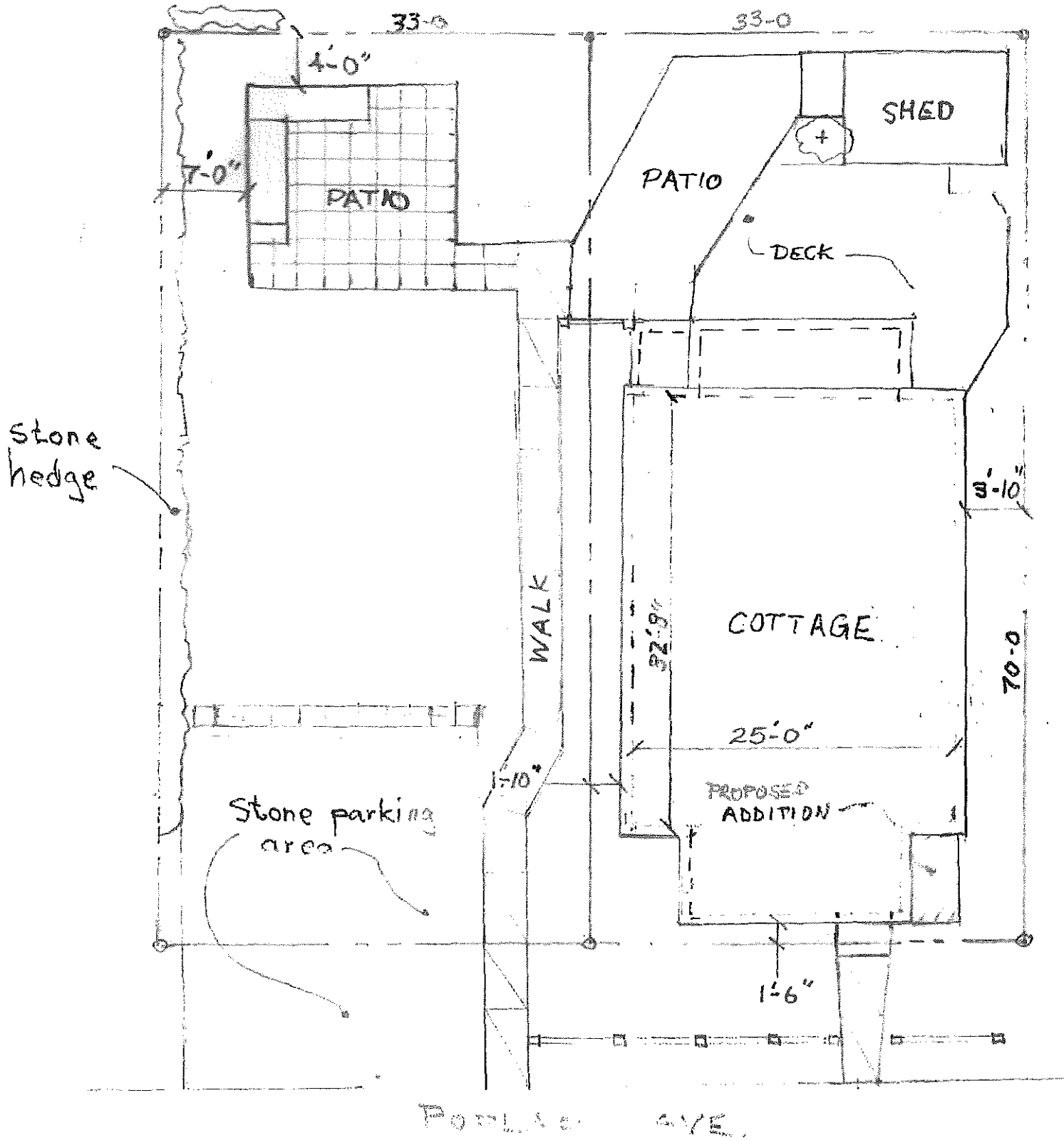
Scale: 1/4" = 1'

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FOUNDATION PLAN  
 $\frac{1}{4}'' = 1'-0''$

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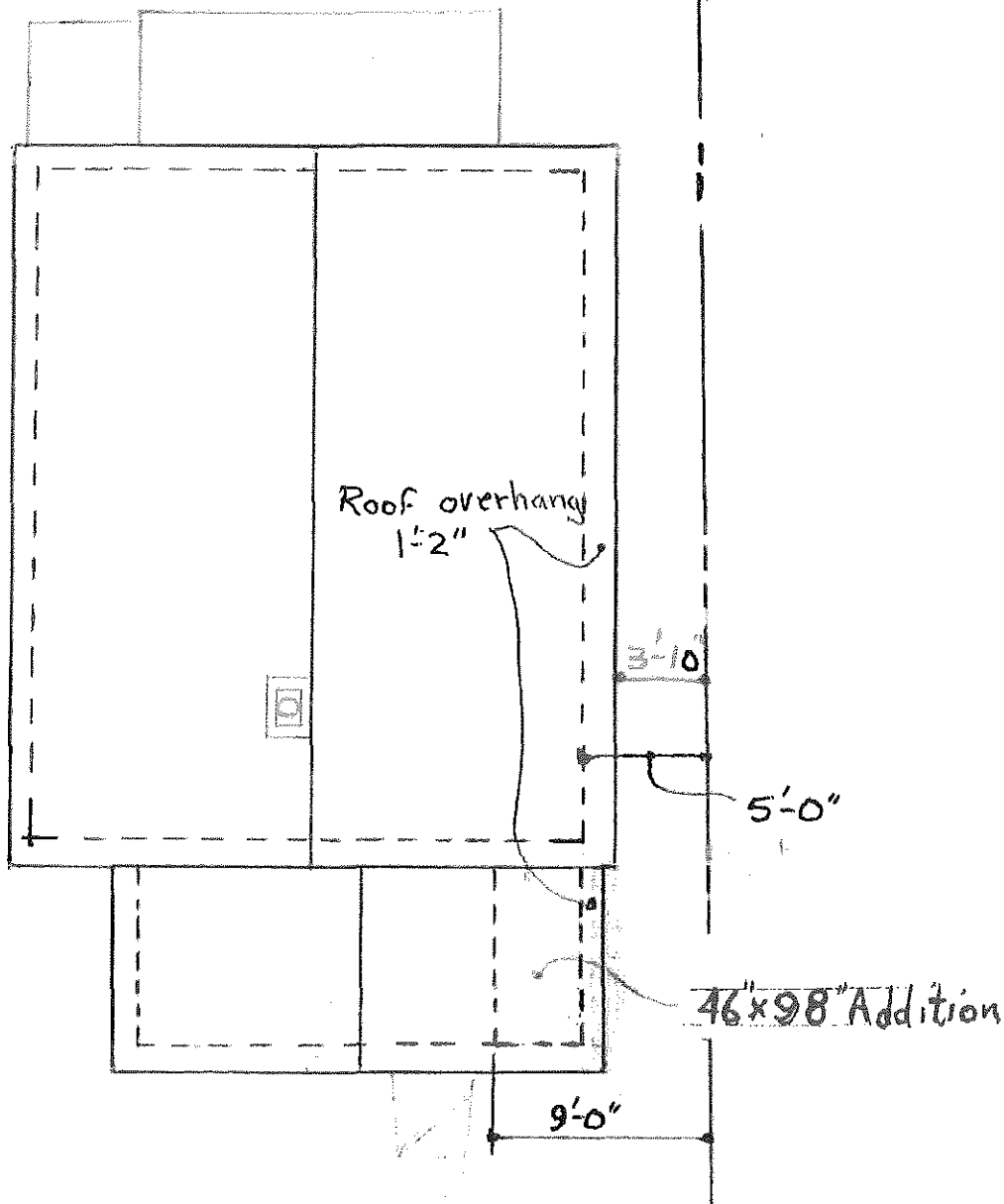
Scale: 1" = 10'

# PLOT PLAN

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Deck



Poplar Ave.

Scale:  $\frac{1}{8}'' = 1'-0''$

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