



STAFF REPORT

Board of Zoning Appeals
Meeting Date: October 16, 2024

Case #:	BZA-2024-251	Address:	7479 E. Harbor Road
Appellant:	Gabe Gerard, Owner	Zoning:	“R-C” Recreational Comm.
Request:	Request for an Area Variance from Section 5.2.D.iii to allow for a leanto/porch addition onto an existing garage to encroach into the east, side-yard setback (0' proposed/ 5' required) and Section 7.12.3.A to allow more square footage to be added onto a nonconforming structure than permitted (20%; 80s.f. allowed/ 28%; 112s.f. proposed).		

SUMMARY:

The applicant is proposing a 7' x 16' leanto/ porch onto the north side of the existing detached garage. The proposed new leanto/ porch covering will be 0' from the east, side property line where 5' is required. The existing garage structure is nonconforming because it sits approximately 3' from the east, side property line where 5' is required. The original structure is 20' x 20' and consists of 400s.f. 20% would have allowed for 80s.f. of a porch addition to be added.

ANALYSIS:

Staff provides the following analysis of the decision standards the Board utilizes in their deliberations for deciding whether the request should be approved or denied. The Board is not obligated to agree in whole or in part with any of Staff's review:

The property in question will yield a reasonable return and can be beneficially used without the variance because the property can continue to be used for a single-family residence with a detached garage.

Whether the request is substantial or not can be debated. On the one hand the garage is preexisting and already encroaches into the side-yard setback and the leanto is co-used by the neighboring property owner that it would be closest to. The lot is also quite irregular with sharply angled lot lines making structures tough to conform to the setback angles. On the other hand, had a permit been applied for prior to construction, the applicant would have been advised of the setback restrictions and size limitation, and could have built the leanto differently to be more compliant.

The essential character of the neighborhood would not be substantially altered or suffer a substantial detriment as a result of the variances because the leanto addition is only visible to those utilizing the garage and is in scale with the building.

There is no indication that there would be a detrimental effect on the delivery of government services since utilities are existing and available to the property.

The applicant's narrative statement says they were not aware of the zoning requirements at the time they purchased the property in 2017. However, the property owner received prior permits in 2019 for improvements to the house and was aware of the setback requirements at that time.

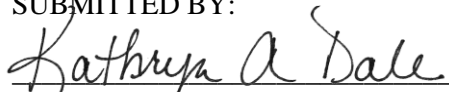
The property owner's predicament can be obviated through some method other than a variance by reducing the size of the leanto, but whether that is a feasible option at this point is questionable based on how the leanto is constructed.

The spirit and intent of the zoning resolution would be met because there are no known negative impacts to adjoining property owners.

STAFF RECOMMENDATION:

None.

SUBMITTED BY:

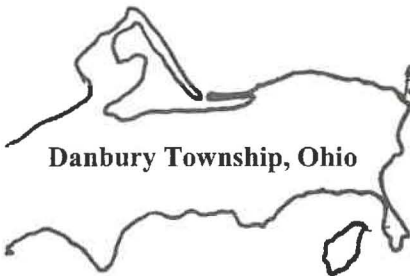


Kathryn A. Dale, AICP
Danbury Township Zoning Inspector

Date Prepared: September 30, 2024

List of Exhibits Enclosed:

- Exhibit 1: BZA Application
Appellants Narrative Statement
Adjacent property owners' notification list
Property Deed
- Exhibit 2: Refused Permit
Site plan
Photos A-G



Danbury Township, Ohio

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



BOARD OF ZONING APPEALS APPLICATION

Date Filed: 9/27/24 Application #: 2024-251

Action: _____

Rejected Permit: 2024-238 Approved Permit: _____

1. **Property Location:** 7479 E. Harbor Road

Parcel ID# 0141176215726000 Zoning District : "R-C" Recreational Comm.

Attach Deed For Complete Property Legal Description

Existing Use SF Home Proposed Use 7' x 16' Leanto/Porch addition on garage

2. **Agent** _____ Address _____

City _____ State _____ Zip _____ Phone _____

Email: _____

3. **Appellant/ Owner** Gabe Gerard Address 534 Sandalwood Drive

City Bay Village State Ohio Zip 44140 Phone (216) 244-3593

Email: gerard@totsolgrp.com

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 Request for an Area Variance from Section 5.2.D.iii to allow for a leanto/porch addition onto an existing garage to encroach into the east, side-yard setback (0' proposed/ 5' required) and Section 7.12.3.A to allow more square footage to be added onto a nonconforming structure than permitted (20%; 80s.f. allowed/ 28%; 112s.f. proposed).

Practical Difficulty See Attached Narrative Statement

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

5. Attach a Narrative Statement with a response to each Decision Standard listed in **Attachment "A"** hereto, as is relates to the specific request.

6. 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)

W Gabriel Gerard

(Appellant's Signature)

(Date)

09/27/2024

(Date)

Filing Fee = \$200.00 Legal Ad Fee \$ _____ Postage Fee \$ _____ Total Fees Paid \$ _____ Amount Invoiced \$ _____

Cash/ Check # _____ 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: 10/16/24

BZA Application #: 2024-251

Notice Sent to Newspaper: 9/30/24 Published: 10/5/24

Notice Sent to Neighboring Property Owners: 9/30/24

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

**7479 E. Harbor Road
Gerard**

Scope of Work:

Add a "lean to" off the north side of the garage to be used a cover grilling station.

Decision Standards:

- A. The property in question **cannot** be used beneficially or functionally without the variance because we need the full space otherwise it would not fit our grills that we share with the neighbors. The space would be extremely tight if we are not able to receive approval for a variance.
- B. The variance **is** substantial to us because it allows us to share space with our neighbors.
- C. The essential character of the neighborhood **would not** be substantially altered by the variance and adjoining properties **would not** suffer a substantial detriment as a result of the variance because the lean to will be small, but will be aesthetically pleasing and only add to the character.
- D. The variance **would not** adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because it will be on the north side of the garage, completely away from the driveway and lane to get to our cottage.
- E. The property owner **did not** purchase the property with knowledge of the zoning restriction because it was not an issue at the time of purchase. _____
- F. The property owner's predicament **cannot** feasibly be obviated through some method other than a variance because it is simply too small of an area to use functionally without the variance.
- G. The spirit and intent behind the zoning requirement **would** be observed and substantial justice done by granting the variance because it will provide an enjoyable and functional space for our neighbors and us to use the grilling station without being exposed to the elements.
- H. Other relevant factors, if any, considered include... our neighbors agreed to this request as it is a space that will be used together and does not infringe on their yard or space. The 3 cottages share a communal lake front area that we all take care of and maintain as a group.

Jerry and Amy Reutlinger
502 Highland Ave
St. Joseph, MI 49085

Bradley and Pam Miller
97 N Margaret Dr
43440

Andrea and Jeffery Roth
Marblehead address is
7489 E Harbor Rd

Home address
301 Glendale Ave
Findlay, OH 45840

201700266822
Filed for Record in
OTTAWA COUNTY, OHIO
VIRGINIA M PARK, RECORDER
05-03-2017 At 10:10 am.
SURV DEED 44.00
OR Book 1630 Page 887 - 890

This assurance has been examined and the
fees have been controlled with section 319-202 of
the revised code.
FEES \$ 550.00
EXEMPT
Lorraine Hartlaub, County Auditor

Transfer B Book
5-3-17

**SURVIVORSHIP DEED
WARRANTY**

KNOW ALL MEN BY THESE PRESENTS, that, **Vickie L. Kuntz and David V. Kuntz**, Wife and Husband, Grantor(s), for valuable consideration paid, grants, with general warranty covenants, to **Jason Weaver and W. Gabriel Gerard**, Grantee(s), for their joint lives, remainder to the survivor of them, whose tax-mailing address is 32138 Ventanas Circle, Avon Lake OH 44012, the following described **REAL PROPERTY**:

See Exhibit A - Legal Description

Permanent Parcel No.: 0141176215726000
Prior Instrument Reference: Volume 1443, Page 644
Property Address: 7479 East Harbor Road
Lakeside Marblehead, OH 43440

EXCEPTION TO THE WARRANTIES: Except as herein before provided, and excepting all easements, rights-of-way, reservations, leases, conditions and restrictions of record, if any, zoning ordinances and real estate taxes and assessments, both special and general, not yet due and payable.

Executed this 27th day of April, 2017.

Vickie L. Kuntz
 Vickie L. Kuntz

David V. Kuntz
 David V. Kuntz

State of Ohio,
County of Lucas, ss:

Be it remembered, that on this 27th day of April, 2017, before me, the subscriber, personally came the above named **Vickie L. Kuntz and David V. Kuntz**, the **Grantor(s)** in the foregoing deed, and acknowledged the signing of the same to be his/her/their voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

Vicki Rice
 Notary Public

This Instrument prepared by:
 Mary R. Porter
 Attorney At Law
 1406 West 6th Street
 Suite 400
 Cleveland, OH 44113



VICKI RICE
 NOTARY PUBLIC
 STATE OF OHIO
 MY COMMISSION EXPIRES
 DECEMBER 17, 2018

File No. 170021OT

Exhibit A - Legal Description

Known as and being part of Section 2, Lot 17, Firelands Survey, Danbury Township, Ottawa County, Ohio and being more particularly described as follows;

Commencing at a point marking the intersection of the centerline of State Route #163 (varying right-of-way) and the West line of Section 2, Lot 17, Firelands Survey, Danbury Township, Ottawa County, Ohio;

Thence proceeding North 00 degrees 09 minutes 52 seconds East in the West line of said Lot 17, 765.60 feet to a found iron pipe in the South line of a parcel now or formerly owned by Nancy E. Mason as described in Ottawa County Official Record Volume 958 at Page 265;

Thence proceeding North 90 degrees 00 minutes 00 seconds East in the South of the previously mentioned parcel, 50.00 feet to a point in the East line of the previously mentioned parcel, said point is referenced by a found iron pipe 0.07 feet South and 0.11 feet West, and also being the place of beginning of the parcel herein described;

Thence proceeding North 00 degrees 00 minutes 00 seconds East in a East line of the previously mentioned parcel, 47.50 feet to an iron pin set in the Southeasterly line of the previously mentioned parcel;

Thence proceeding North 46 degrees 08 minutes 59 seconds East in the Southeasterly line of the previously mentioned parcel, 52.00 feet to an iron pin set in a East line of the previously mentioned parcel;

Thence proceeding North 00 degrees 00 minutes 00 seconds East in the East line of the previously mentioned parcel, passing through an iron pin set at 133.98 feet, 148.25 feet to a point in the shoreline of East Harbor as located on December 18, 2012

Thence proceeding North 79 degrees 21 minutes 33 seconds East in the shoreline of said East Harbor, 25.44 feet to a point in the West line of a parcel now or formerly owned by Robert J. Boehm as described in Ottawa County Official Record Volume 1133 at Page 821;

Thence proceeding South 00 degrees 00 minutes 00 seconds West in a West line of the previously mentioned parcel, passing through a found iron pin at 13.98 feet, 147.82 feet to a point in the Southwesterly line of the previously mentioned parcel, said point is referenced by a found iron pipe at 0.35 feet South and 0.53 feet West;

Thence proceeding South 52 degrees 20 minutes 30 seconds East in the Southwesterly line of the previously mentioned parcel, 60.00 feet to a point in a West line of the previously mentioned parcel, said point is referenced by a found iron pipe 0.27 feet South and 0.46 feet West;

Thence proceeding South 00 degrees 00 minutes 00 seconds West on a West line of the previously mentioned parcel, 52.00 feet to a point in the South line of the previously mentioned parcel, said point is referenced by a found iron pipe 0.08 feet South and 0.22 feet West;

Thence proceeding South 90 degrees 00 minutes 00 seconds West in the South line

of a parcel now or formerly owned by JOZ of East Harbor as described in Ottawa County Deed Volume 297 at Page 453, 110.00 feet to the point and place of beginning. Said parcel contains 0.267 acres, but is together with and subject to an ingress/egress easement as described in Ottawa County Deed Volume 144 at Page 319. Also, all of the above is subject to all legal highways and easement of record. The above legal description was prepared by Allan W. Weirich, Professional Surveyor #7427, and is based on the assumption that the West line of Section 2, Lot 17, Firelands Survey, Danbury Township, Ottawa County, Ohio bears, North 00 degrees 09 minutes 52 seconds East and is based on a survey performed in December, 2012.

Together with all right, title, and interest, if any, and without warranty, in and to that portion of Lot 17, Section 2, Danbury Township, Ottawa County, Ohio that lies northerly of the shoreline of East Harbor as located 12/18/12, located between the east and west lines of the above described parcel extended northerly.

Together with the non-exclusive use of a common ingress/egress easement to S.R. #163, East Harbor Road as set forth in Volume 144, Page 319, Ottawa County Recorder's Office.

Also subject to an easement recorded in Ottawa County Recorder's Office, Volume 1443, Page 635, for ingress and egress.

Also subject to the benefit and burden of those matters contained in a deed recorded in Ottawa County Recorder's Office, Volume 199, Page 167 and Volume 199, Page 169.

GRANGETREE TITLE AGENCY

1406 W. 6TH STREET

STE. 400

CLEVELAND, OHIO 44113

Order No. 170021NS



Kathryn A. Dale, AICP
Zoning & Planning Administrator

NOTICE OF REFUSAL

September 16, 2024

To Applicant/ Owner: Gabe Gerard
534 Sandalwood Drive
Bay Village, Ohio 44140

Application No.: 24-238
7479 E. Harbor Road

BZA Case No.: _____

Your application dated **SEPTEMBER 13, 2024**, for a zoning certificate for a **7' X 16' LEANTO/PORCH ONTO AN EXISTING GARAGE** located at **7479 E. HARBOR ROAD, MARBLEHEAD, OHIO 43440** is hereby refused on this **16th DAY OF SEPTEMBER, 2024** 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 "R-C" Recreational Commercial.

Article 5, Section 5.1.3

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 5, Section 5.2.D.iii

Accessory Buildings

Variance #1 →

D. *For lots with a principal building, the following shall apply:*

iii. *Shall be no closer than five (5) feet to the principal building, no closer than five (5) feet to the side lot line and no closer than five (5) feet to the rear lot line.*

- The applicant is proposing a 7' x 16' leanto/ porch onto the north side of the existing detached garage.
- The proposed new leanto/ porch covering will be 0' from the east, side property line where 5' is required.

Article 7, Section 7.12.3.A.

Nonconforming Uses

A. *The addition to or enlargement of a nonconforming building or structure shall be permitted provided it contains a permitted use and 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 existing garage structure is nonconforming because it sits approximately 3' from the east, side property line where 5' is required.
- The original structure is 20' x 20' and consists of 400s.f.
- 20% would have allowed for 80s.f. of a porch addition to be added.

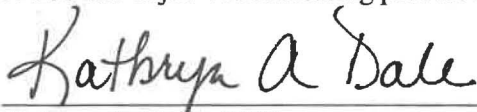
Variance #2

- The applicant is proposing to construct a 7' x 16' (112s.f.) addition which results in a 28% increase to the original structure.

Article 7, Section 7.5.1.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 the Zoning Inspector 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 7.9.2 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: 9/13/24 Application #: 2024-288

Refusal
Approval Date: 9/16/24 BZA Case #: _____

1. **Property Location:** 7479 E. Harbor Road - 0141176215726000

Subdivision _____ Lot # _____ Zoning District "R-C" Recreational Comm

Existing Use SF Home Proposed Use 7' x 16' Leanto/ Porch Addition on Garage

2. **Applicant** Gabe Gerard & Jason Weaver Address 534 Sandalwood Drive

City Bay Village State Ohio Zip 44140 Phone (216) 244-3593

Email: gerard@totsolgrp.com

3. **Owner** Same as Above Address _____

City _____ State _____ Zip _____ Phone _____

Email: _____

4. **Contractor/ Architect** The Arcus Group, Inc. Address 1244 Smith Court

City Rocky River State Ohio Zip 44116 Phone (440) 356-5530

Email: _____

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

6. **Type of Improvement**

<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 checked="" 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:** 7' x 16' Lean to/ porch addition onto Ex. Garage.

8. Are the property line pins located or have you had a recent survey of the lot? Yes (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>26.5'</u> ft.	<u>Same</u> ft.
First floor:	<u>1,888</u> sf.	_____ sf.	Side Yard Setback:		
Second floor:	<u>1,275</u> sf.	_____ sf.	<u>W</u> side:	<u>6'</u> ft.	<u>Same</u> ft.
Third floor:	_____ sf.	_____ sf.	<u>E</u> side:	<u>3'</u> ft.	<u>0'</u> ft. <i>*Variance Needed</i>
Garage/carport:	<u>400</u> sf.	<u>112</u> sf.	Rear Yard Setback:	<u>157'+/-</u> ft.	<u>Same</u> ft.
Decks/porches:	<u>562</u> sf.	_____ sf.	<i>(Setbacks are from the property lines, not the edge of the road pavement)</i>		
Breezeway:	_____ sf.	_____ sf.	Lot Coverage:		
Accessory:	_____ sf.	_____ sf.	A. Principal Building Footprint:	<u>1,888</u> sf.	
Parking:	_____ sf.	_____ sf.	B. Total of Accessory buildings:	<u>512</u> sf.	
Other:	_____ sf.	_____ sf.	C. Lot Width x Lot Depth = Lot Area:	<u>11,887</u> sf.	
Highest point of building above the established grade:	_____ ft.	<u>10'</u> ft.	[(A +B) ÷ C] x 100 =	<u>20.2</u> %	

400
x 20%
80*
Allowed
112*
(28%)
Proposed
Variance needed

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.

[Signature]
(Applicant's Signature)

9/13/24
(Date)

Do not write below this line

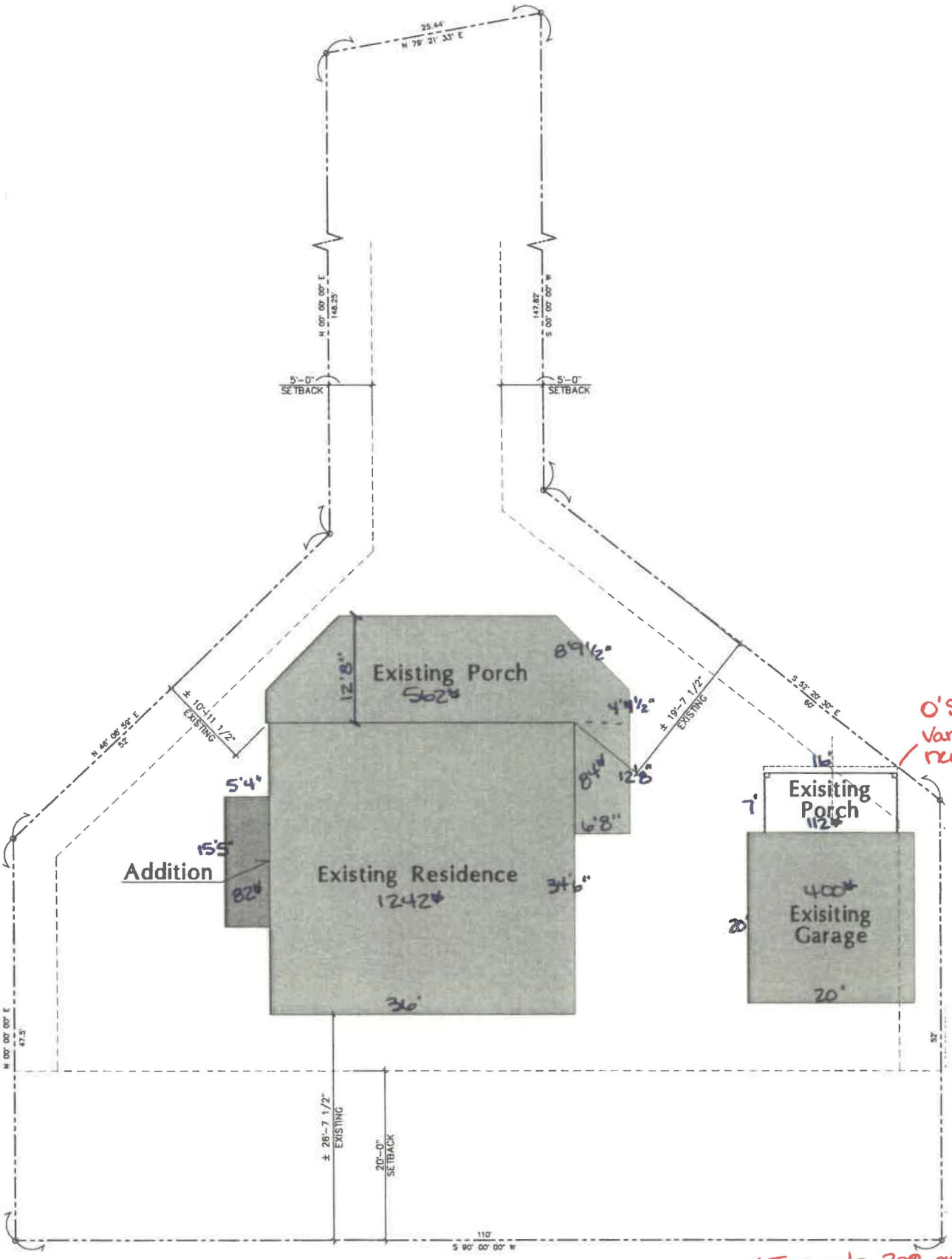
ZONING CERTIFICATE

Upon the basis of Application No. 24-238 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 RC Zoning District.

[Signature]
Danbury Township Zoning Inspector
5972 E. Port Clinton Road, Marblehead, Ohio 43440

Date Application Received 9/13, 2024 Fee Paid \$ \$NO FEE Cash/ Check # -
Date Application Ruled On 9/16, 2024 If certificate refused, reason for refusal: See Attached Letter

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



0' Setback
Variance
needed

Exceeds 20% addition
onto Nonconforming
Structure

PROVIDED OR USED FACILITIES
THE OWNERS AND AUTHORITIES
PROVIDE TEMPORARY UTILITIES.

FOR REMAINING STRUCTURES
BY CORRECTIVE MEASURES
PROPERLY.

TO PREVENT ACCIDENTAL TRESPASSING.

PROTECTION AND CONSTRUCTION:
TREES, AND PLANTINGS.

PROTECTING, OR REMOVAL.

CONSULT ENGINEER FOR DESIGN,
IF ANY NECESSARY NEEDLING,
OF EXISTING STRUCTURES,
OR COLUMN TO BE REMOVED
DEMOLITION AND SUPPORT
STRUCTURE. IF THERE BE ANY QUESTION
AS TO THE MINIMUM 48
HOUR FIELD EXAMINATION BE
RESPONSIBLE FOR ADEQUACY
OF SHORING, BRACING, OR

NOTES

TO PROPERLY COMPLETE THE
WORK REQUIREMENTS FOR:

DETAILING AND TOLERANCES.
ON.
PERFORMANCE.

WORK THAT WOULD RESULT IN A
REDUCED, DECREASED
MAINTENANCE, DECREASED
LIFE, ETC.

COORDINATE AND PATCHING WORK WITH
LOCAL REQUIREMENTS.

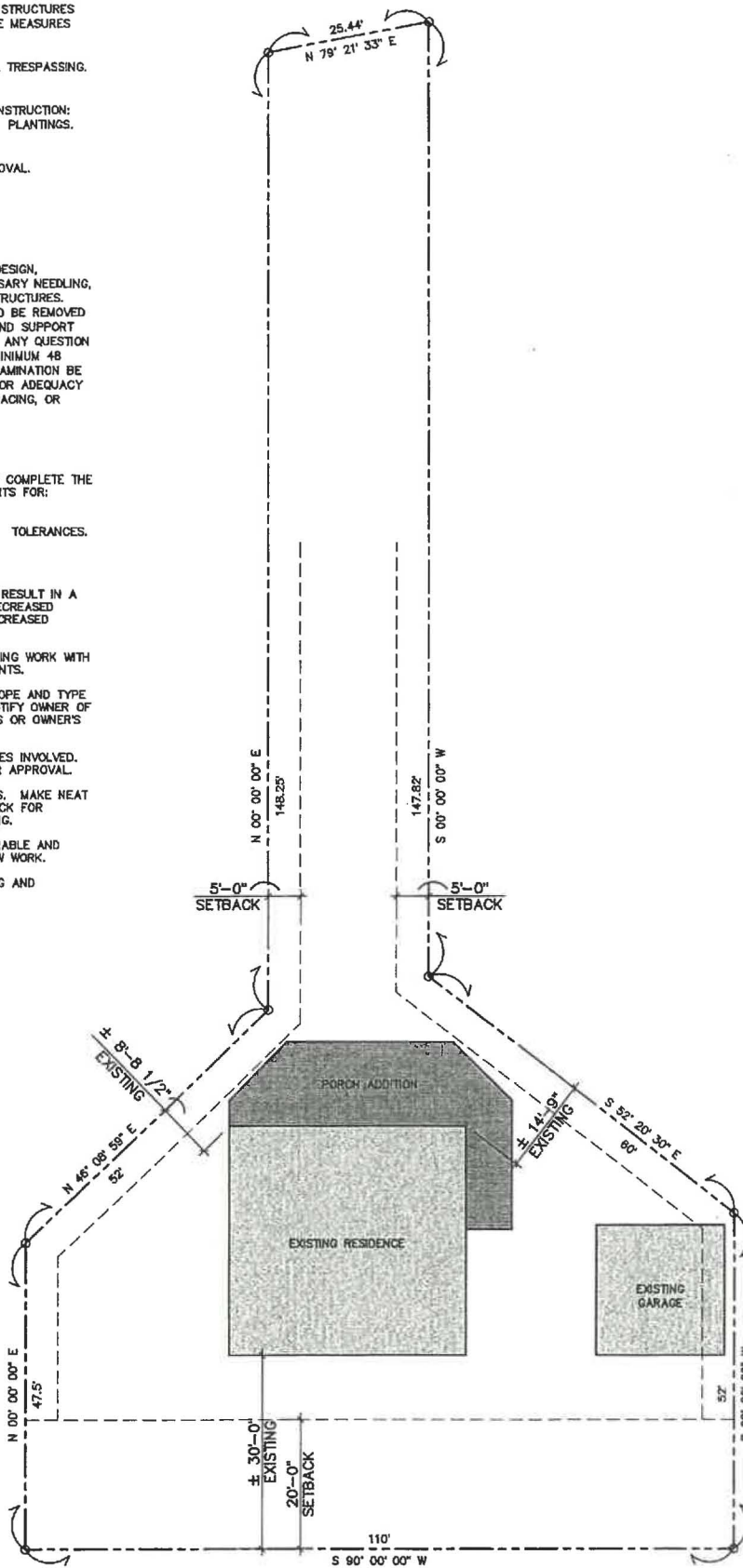
TO IDENTIFY SCOPE AND TYPE
OF WORK. NOTIFY OWNER OF
ALL CHANGING SERVICES OR OWNERS

TO IDENTIFY THE TRADES INVOLVED.
OF WORK FOR APPROVAL.

TO PROTECT TOOLS. MAKE NEAT
CUTS. CHECK FOR
BEFORE CUTTING.

TO PROVIDE JOINTS DURABLE AND
FINISHES FOR NEW WORK.

TO BE COMPLETED BY CUTTING AND



Site Plan

SCALE 1/16" = 1'-0"



NOTE:
SITE PLAN IS FOR LOCATION PURPOSES ONLY.
VERIFY ALL GRADES, UTILITY CONNECTIONS
& FINAL LOCATION W/ SURVEYOR'S DRAWINGS.

