



ZONING BOARD OF APPEALS VARIANCE APPLICATION

Madison \$300 Filing Fee

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22798

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 Amount Paid: \$300 Receipt # 121090
 Received by: JCK Filing Date 6/6/11
 Hearing Date 6-23-11
 Zoning District R1
 Parcel # 0609-041-1332-5
 Published JUNE 2, 2011
 Ald. District 14-TIM BRUER
 Appeal # 062311-3
 GO BY
 Code Section # 28.08(2)(F)3.

Address of Subject Property: 3017 IRVINGTON WAY

Name & Address of Owner: JAMES D. PETERSON & SUSAN L. COLLINS

Daytime Phone: 608.284.2618 Evening Phone: 608.239.7924

E-mail address: jpeterson@qklaw.com

Name & Address of Applicant (Owner's Representative): N/A

Daytime Phone: Evening Phone:

E-mail address:

Brief Summary of Proposed Construction:

THREE-SEASON PORCH ATTACHED TO SOUTHSIDE (REAR) OF HOME. APPROXIMATELY 4 FEET OF RELIEF FROM SET-BACK REQUIRED. SEE ATTACHMENTS.

Pre-application meeting with staff: Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications will result in the case being delayed and/or recommended for referral or denial.

Please provide the following (Maximum size for all drawings is 11" x 17"):

- Site plan**, drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan:
 - Lot lines
 - Existing and proposed structures, with dimensions and setback distances to all property lines
 - Approximate location of structures on neighboring properties adjacent to variance - *shown in photos*
 - Major landscape elements, fencing, retaining walls or other relevant site features *Submitted with application*
 - Scale (1" = 20' or 1" = 30' preferred)
 - North arrow
- Elevations** from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).
- Interior floor plan of existing and proposed structure**, when relevant to the variance request and required by Zoning Staff. (Most additions and expansions will require floor plans.)
- Front yard variance requests only.** Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
- Variance requests specifically involving slope, grade, or trees.** Approximate location and amount of slope, direction of drainage, location, species and size of trees.
- CHECK HERE.** I have been given a copy of and have reviewed the standards, which the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature: *James D. Peterson*

Standards for Variance. The Zoning Board of Appeals shall not vary the regulations of this ordinance, as authorized, unless it shall make findings based upon the evidence presented to it in each specific case that all of the following conditions are present:

1. The particular physical surroundings, shape or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification.
3. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner.
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.
5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

(Do not write below this line/For Office Use Only)

DECISION

The Board, in accordance with the findings of fact, hereby determines that the requested variance (is) (is not) in compliance with all of the standards for a variance. Further finding of fact is stated in the minutes of this public hearing.

The Zoning Board of Appeals: Approved Denied Conditionally approved

Zoning Board of Appeals Chair:

Date:

James D. Peterson and Susan L. Collins
Variance Application
3017 Irvington Way
Madison, Wisconsin

Introduction

We seek relief from the rear set-back requirements to build a three-season porch off our dining room, facing the wooded area owned by the City to the south of our property. A view south from the location of the proposed porch is included as Photo A. A view looking north toward the house is Photo C.

We have owned and resided in the home since 2001, and in the 10 years we have lived there, the lack of a screened-in area has substantially prevented us from making any use of our deck or back yard whenever it is warm enough to enjoy it. Although everyone in Wisconsin must deal with mosquitoes, the mosquito population adjacent to the City's Knollwood Conservancy is so dense that we cannot spend more than a few minutes outside without a heavy application of repellent. It has, therefore, been our ambition to add a screened-in area since we moved into the home.

As part of a larger plan to improve the exterior of our home, we have engaged Udvari-Solner Design Company to prepare a plan for a modestly sized three-season porch. The design is functional, attractive and respectful of our neighbors' privacy and property. The design extends approximately 4 feet beyond a 35-foot rear set-back.

1. Unnecessary hardship

Without the variance, we would have to fit any covered and screened-in area in the space of the existing deck, which is on the south-east corner of our home. Building in this space is impractical and ill-advised for several reasons.

- It would require a substantial reconstruction of the roof over the kitchen area, to engineer a proper integration with the roofline over the dining room and the rest of the home. See Photos C and E. Placement of the three-season porch adjacent to the dining room, as in the Udvari-Solner design, efficiently integrates with the existing roof.
- Constructing the screened porch at the south-east corner of the home provides much less privacy for us and for the neighbors to the east. See Photos D and E. (Those neighbors have indicated that they approve of our design, and we will supplement this application with documentation of their approval.)

In particular, our application meets the requirement of showing "unnecessary hardship," as that concept was defined by the Wisconsin Supreme Court in *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 676 N.W.2d 401, 269 Wis.2d 549 (Wis. 2004). According to the Wisconsin Supreme Court, when considering an are variance,

"the question of whether unnecessary hardship ... exists is best explained as '[w]hether compliance with the strict letter of the restrictions governing area, set backs, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.'" Whether this standard is met in individual cases depends upon a consideration of the purpose of the zoning restriction in question, its effect on the property, and the effect of a variance on the neighborhood and the larger public interest. The long-standing requirements that the hardship be unique to the property and not self-created are maintained.

Id. at ¶ (citations omitted).

Our application shows that compliance with the strict letter of Madison's set-back requirements to our proposed three-season porch would be unnecessarily burdensome, both to us and to our immediately adjacent neighbors. In consideration of the purposes of Madison's zoning ordinance, and the interests of our neighbors and the general public, and the unique circumstances of our property, we respectfully request that the Board grant our application for a variance.

- Any alternative built at ground level is impractical because of the slope of our lot, which gives us a walk-out lower level. But our kitchen is at first-floor level, and it would be awkward and dangerous to carry food and glassware up and down to grade-level structure in the back.
- Constructing a screened-in porch in the area of the existing deck would be architecturally and functionally inferior. The proposed plan matches the current architecture of the home, without eliminating the roofline variation that adds interest to the east end of the structure.

2. Unique conditions

The conditions that require us to seek this variance are not generally applicable to all property in this zoning classification. Rather, the variance is required because of factors unique to our property.

Directly to the south there are no neighbors. Instead, we are on the border of a densely wooded area owned by the City. See Photo A. Because there are no neighbors in that direction, our project would not interfere with any open area between us and adjoining neighbors. Nor would our project interfere with the City's use of the land for park purposes because our property is located a couple of hundred yards from the newly paved bike trail, and we are separated from that trail by the Knollwood Nature Conservancy. Thus, the wooded area to our south prevents our project from interfering with anyone's enjoyment of the bike trail or the wooded Conservancy.

Indeed, our set-back problem is largely an artifact of the peculiar platting of the Irvington Addition to Arbor Hills. (See Exhibit A.) Our property does not abut directly to the Knollwood Conservancy. Instead, directly to the south of our property is an irregularly shaped "Outlot 4," which was deeded to the City for park purposes when the Irvington Addition was platted. This appears to be a somewhat arbitrary decision caused by the way the Irvington Addition abuts the former railroad right-of-way. The platting of Outlot 4 causes our lot to be somewhat less deep than it might have been otherwise. In fact, the property of our neighbors to the east extends an additional 26 feet south. If the back line of our property had been platted as a continuation of that line, we would not need any variance because our building envelope would extend at least 20 feet further toward the rear.

Because we are adjacent to densely wooded City property, and because our rear set-back is determined by a border with an unusual "outlot," the conditions on which we base our request for a variance are unique to our property, and not generally applicable any residence with a 35-foot set-back requirement.

3. Purpose not financial gain

Our purpose in seeking this variance is to build a structure that will allow us to enjoy our back yard. We hope that our exterior renovations will improve the value of our home, but we have no plans to sell or move.

4. Hardship not caused by owners

We have not changed the exterior structure of our home since we purchased it, and we played no role in creating any of the conditions that have led to the unnecessary hardship imposed by the set-back requirement.

5. No detriment to public welfare or other property

Our exterior renovations, including the three-season porch, will not interfere with the public welfare or the property in the neighborhood. Because of the wooded area to the south of our home, the public's enjoyment of the Conservancy will not be affected. For much of the year, our home is invisible to users of the Conservancy or the trails to the south.

6. No impairment to adjacent property or other negative impact

Only our immediately adjacent neighbors will be able to see our proposed porch. The home of our neighbors to the west is set further to the north because of the curve in Irvington Way, and our proposed porch would be largely invisible to them. See Photo B. Only the neighbors to the east will have a ready view of our proposed porch, and our proposal is better than one built within the set-back requirements. If we were to build a three-season porch in the area of our current deck, it would be significantly closer to our neighbors to the east. Our proposal would be invisible from the street (see Photo F) and would be further from our neighbors, giving both of us more privacy. Our neighbors approve of our project, and they have acknowledged that our project would not interfere with their air, or light, or view of the Conservancy. See Photos D and E.

We see no reason that our three-season porch would impose any risk of fire, congestion or otherwise be detrimental to the neighborhood. To the contrary, we think our proposal to invest in our home will be wholly beneficial not only to our property, but to the neighborhood.

Conclusion

The Zoning Board of Appeals, pursuant to the Zoning Code, Sec. 28.12(9), may grant a variance from area restrictions, including set-back requirements, when strict application of those limits would pose "practical difficulties or unnecessary hardships" on the property owner. Our application meets all the standards for granting a variance set out in Section 28.12(9)(c).

Attachments
Variance Application for 3017 Irvington Way

Site Data Information Sheet 1

Site Data Information Sheet 2

Floor Plan

South Elevation

East Elevation

Certified Survey

Exhibit A
Plat of Irvington Addition to Arbor Hills

Photo A
View to the south from the area of the proposed porch

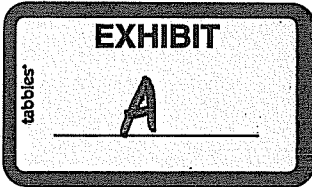
Photo B
View of the backyard to the west

Photo C
View to the north showing the house where porch is proposed

Photo D
View from the backyard to the east

Photo E
View from the neighbor's backyard to the west

Photo F
View from the street looking generally south



Legibility Impaired

I, David M. Kottke, Surveyor, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of the owners below, I have surveyed, divided and mapped 'Irvington Addition To Arbor Hills' and that such plat correctly represents all exterior boundaries and subdivision of the land surveyed and is located in the NE1/4, the SE1/4, and the SW1/4 of the NE1/4 of Section 4, T6N, R9E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the North Quarter corner of said Section 4; thence S02°06'30"W, 234.96 feet; thence S87°53'30"E, 311.10 feet to the point of beginning; thence S50°58'30"E, 41.13 feet; thence N48°49'30"E, 108.47 feet to a point on a curve; thence Southwesterly on a curve to the left, which has a radius of 710.00 feet and a chord which bears S11°27'00"E, 7.01 feet; thence N48°16'30"E, 170.49 feet; thence S17°11'00"E, 145.73 feet; thence S85°54'18"E, 353.41 feet; thence S41°18'30"E, 10.00 feet; thence N80°12'14"E, 102.19 feet; thence S65°30'51"E, 105.89 feet; thence S51°58'10"W, 602.02 feet; thence S19°00'00"W, 29.05 feet; thence N36°56'30"E, 123.00 feet; thence S33°01'30"E, 10.00 feet to a point of curve; thence Southwesterly on a curve to the right, which has a radius of 135.00 feet and a chord which bears S22°37'54"E, 47.16 feet; thence S88°53'50"E, 60.89 feet to a point on a curve; thence Southwesterly on a curve to the right, which has a radius of 195.00 feet and a chord which bears S20°33'00"W, 195.00 feet; thence S51°00'00"W, 11.76 feet; thence Southwesterly on a curve to the right, which has a radius of 1850.72 feet and a chord which bears S19°00'00"W, 773.39 feet to a point of compound curve; thence Southwesterly on a curve to the right, which has a radius of 1855.20 feet and a chord which bears S20°32'51"W, 89.41 feet; thence S20°04'18"W, 206.00 feet to a point on a curve; thence Southwesterly on a curve to the right, which has a radius of 1855.20 feet and a chord which bears S70°45'31"W, 193.70 feet; thence S36°30'00"E, 99.82 feet and a chord which bears S45°22'42"W, 406.07 feet to the point of beginning.

As owner, Arbor Heights Development Corporation, a Wisconsin corporation hereby certifies that it caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat, and that this plat is required by S. 236.10 or 236.12 to be submitted to the following for approval or objection:

The Common Council of the City of Madison, Department of Regional Planning and Community Assistance, Department of Local Affairs and Development, Dane County Agriculture, Zoning, Planning and Water Resources Committee

IN WITNESS WHEREOF, said Arbor Heights Development Corporation, has caused these presents to be signed by Howard D. Frederick, its President, and countersigned by North S. Piper, its Secretary, at Madison, Wisconsin this 14 day of July, 1975.

Howard D. Frederick, President; North S. Piper, Secretary

STATE OF WISCONSIN) COUNTY OF DANE) S.S. Personally came before me this 14 day of July, 1975, Howard D. Frederick, President and North S. Piper, Secretary of the above named corporation, to me known to be such officers of said corporation and the persons whose executed the foregoing instrument, and acknowledged that they executed the same as the deed of said corporation by its authority.

My commission expires 12/31/75. Notary Public, Dane County, Wisconsin

STATE OF WISCONSIN) COUNTY OF DANE) S.S. Personally came before me this 14 day of July, 1975, the above named owners, Anthony J. Parrish and Roma Parrish, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires 12/31/75. Notary Public, Dane County, Wisconsin

First Federal Savings and Loan Association of Madison, as mortgagee of the above described land, we hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of the owners.

IN WITNESS WHEREOF, the said First Federal Savings and Loan Association of Madison has caused these presents to be signed by its Assistant Vice-President and countersigned by its Assistant Secretary, at Madison, Wisconsin this 14 day of July, 1975.

STATE OF WISCONSIN) COUNTY OF DANE) S.S. Personally came before me this 14 day of July, 1975, Richard A. Hanzel and Sandra J. Cheney, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires 12/31/75. Notary Public, Dane County, Wisconsin

STATE OF WISCONSIN) COUNTY OF DANE) S.S. I, Howard W. Gallagher, being the duly qualified and acting Treasurer of the City of Madison, and I, Martin Gunnison, being the duly qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unpaid taxes or no unpaid special assessments or no unrecorded tax sales as of the 14 day of July, 1975, affecting the land included in 'Irvington Addition To Arbor Hills'.

NOTES: 1. Lots 3 and 4 are dedicated to the Public for Park. 2. Lots 405 and 406 shall be reserved for exclusive use to the City of Madison for one year from date of recording this plat. 3. The City of Madison shall have the unconditional and unrestricted right to exclusively control all vegetative growth and other natural features, the right to make and maintain improvements such as trails and fences, the right to control all access to the Area, and the right to enforce the Ordinances of the City of Madison and the rules and regulations of the Park Commission now in effect or hereinafter updated.

Received for record this 16 day of July, 1975, at Madison, Wisconsin, in Volume 42 of Plats on Page 42. David M. Kottke, Dane County Register of Deeds

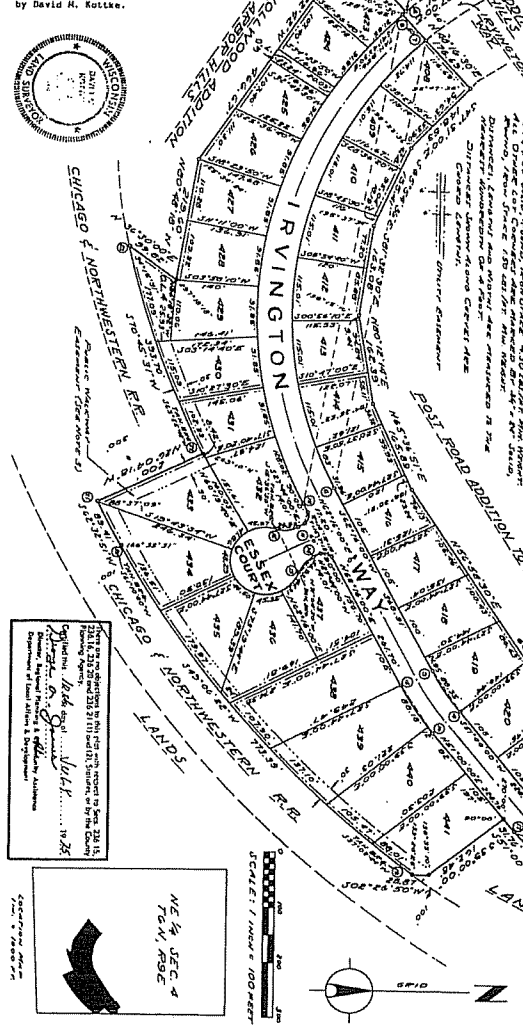


Table with columns for Lot No., Area, and other details. Includes a legend for lot numbers.

IRVINGTON ADDITION TO ARBOR HILLS LOCATED IN THE NE 1/4 OF SECTION 4, T6N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN


Vol. 42 - Page 42

6.15.11

To: Matt Tucker

Re: 3017 Irvington Way Application for Variance

Matt, would you please add these two letters of support from our adjacent neighbors to our application file? Thank you.



James D. Peterson



TO: Zoning Board of Appeals
City of Madison

RE: Variance for 3017 Irvington Way

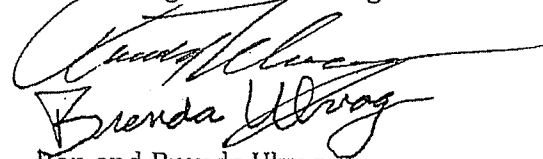
We own the home at 3013 Irvington Way, where we have resided since fall, 2008. Our home is immediately to the east of 3017 Irvington Way.

Jim Peterson has spoken to us about the project and shown us the plans for the proposed addition of a three-season porch to the south side of their home.

We urge approval of the requested variance. The proposed porch would not interfere with our light or air, or our enjoyment of the nature conservancy to the south of our home.

We would prefer the proposed project over a porch built in the area of the existing deck. Building the porch off the dining room, as proposed, would afford greater privacy both to us and to the residents of 3017 Irvington Way.

The proposed improvements to 3017 Irvington Way are attractive, unobtrusive and would be good for the neighborhood.



Ron and Brenda Ulvog
3013 Irvington Way
Madison, WI 53713

TO: Zoning Board of Appeals
City of Madison

RE: Variance for 3017 Irvington Way

I own the home at 3021 Irvington Way, immediately to the west of 3017 Irvington Way. I have resided here for nearly 15 years, since fall, 1996.

Jim Peterson has spoken to me about the project and shown me the plans for the proposed addition of a three-season porch to the south side of their home.

I urge approval of the requested variance. The proposed porch would not interfere with my light, or air or my enjoyment of the nature conservancy to the south of our homes. In fact, because my home is sited somewhat to the north of the home at 3017 Irvington Way, the proposed porch would be nearly invisible from my home,

I think the proposed improvements to 3017 Irvington Way are attractive, unobtrusive and would be good for the neighborhood.

A handwritten signature in cursive script, appearing to read "Ronald F. Miller".

Ronald F. Miller
3021 Irvington Way
Madison, WI 53713

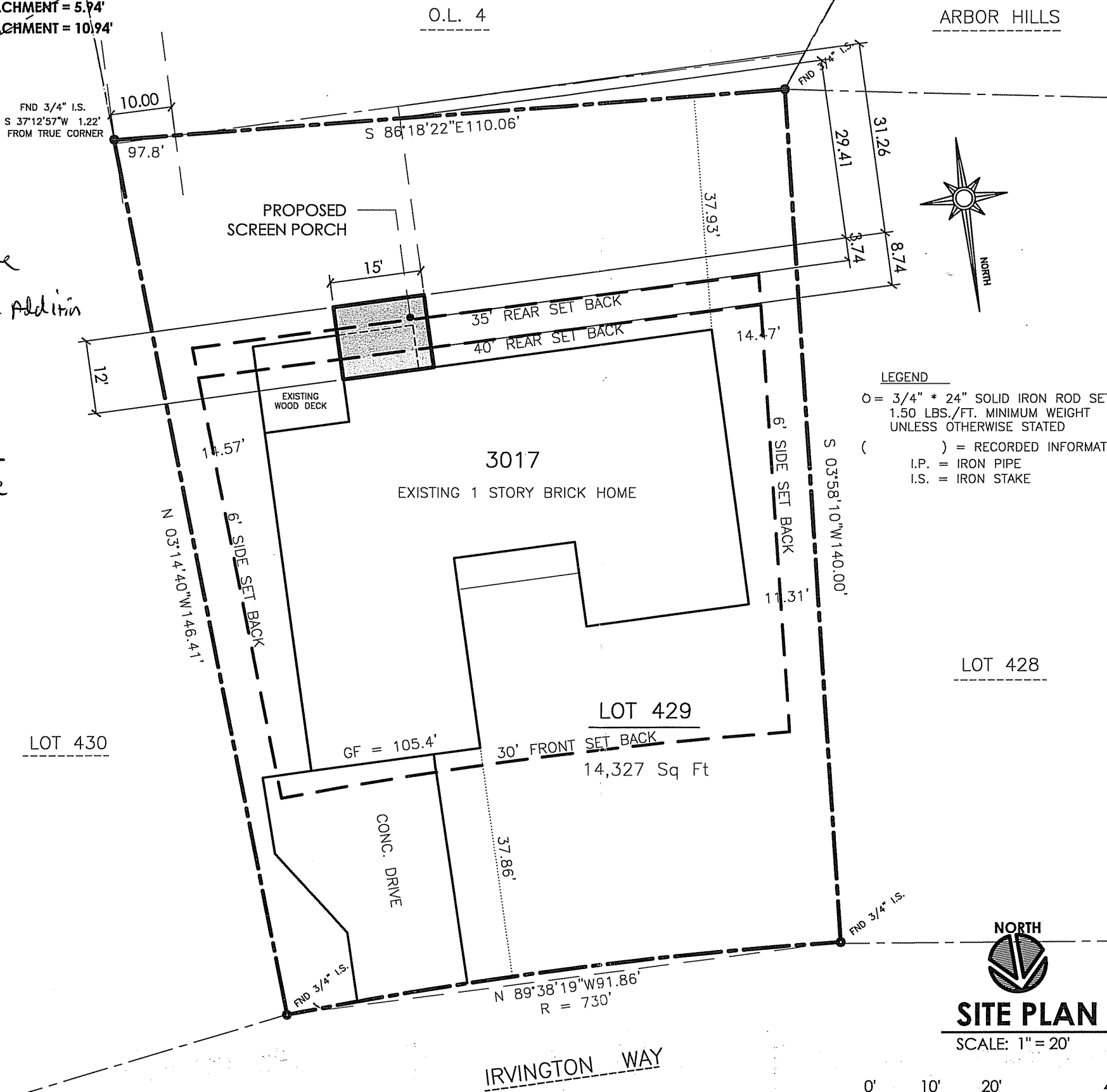
SITE DATA INFORMATION

35' SET BACK - REAR SET BACK ENCROACHMENT = 5.94'
 40' SET BACK - REAR SET BACK ENCROACHMENT = 10.94'

Single story home
 First Story Screen Porch Addition
 Rear yard

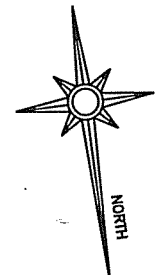
 40.0' Required rear
 31.26' Provided

 8.74' variance



LEGEND
 ○ = 3/4" * 24" SOLID IRON ROD SET
 1.50 LBS./FT. MINIMUM WEIGHT
 UNLESS OTHERWISE STATED
 () = RECORDED INFORMATION
 I.P. = IRON PIPE
 I.S. = IRON STAKE

KNOLLWOOD ADDITION
 ARBOR HILLS

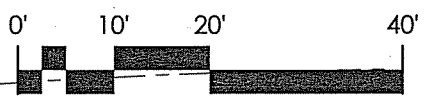


LOT 428

LOT 430

IRVINGTON WAY

SITE PLAN
 SCALE: 1" = 20'



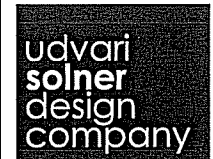
GENERAL NOTES:
 ALL CONSTRUCTION TO BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING:
 PLANS AND SPECIFICATIONS; STATE OF WISCONSIN UNIFORM DWELLING CODE; ALL OTHER
 APPLICABLE CODES.
 CONTRACTOR TO CONTACT DIGGER'S HOTLINE AT LEAST THREE DAYS PRIOR TO THE START
 OF CONSTRUCTION.
 CONSTRUCTION LIMITS WITHIN THE SITE PLAN: ALL CONTRACT WORK, MATERIALS, STORAGE
 AND CONTRACTORS EQUIPMENT SHALL BE CONFINED TO THESE CONSTRUCTION LIMITS.
 CONTRACTOR SHALL NOT USE NEIGHBORING PROPERTY FOR ANY PURPOSE.
 DAMAGE TO THE OWNER'S PROPERTY OR ADJACENT PROPERTIES SHALL BE REPAIRED OR
 RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
 THESE DRAWINGS ARE FOR BIDDING AND CONSTRUCTION PURPOSES ONLY.
 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL ACCURACY AND DIMENSION
 VERIFICATION FOR ALL CONDITIONS.
 THESE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF UDVARI-SOLNER DESIGN CO.
 AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART, NOR MAY THEY BE UTILIZED IN ANY
 MANNER WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM UDVARI-SOLNER DESIGN
 COMPANY. UNAUTHORIZED USE OF THESE DOCUMENTS SUBJECTS THE USER TO LIABILITY
 FOR DAMAGES. ANY DESIGN CHANGE OR STRUCTURAL MODIFICATION MUST BE
 APPROVED BY THE OWNER IN WRITING.

**udvari
 solner
 design
 company**
 2131 university ave.
 madison, wi
 53706-2331
 608.233.1400
 udvari@solner.com

PLAN INDEX

1	FIRST SHEET
2	SECOND SHEET
3	THIRD SHEET
4	FOURTH SHEET

PETERSON RESIDENCE
 3017 IRVINGTON WAY
 CITY OF MADISON, DANE COUNTY, WI



PROPOSED NEW RESIDENCE FOR PETERSON & COLLINS RESIDENCE

3017 IRVINGTON WAY
 CITY OF MADISON
 DANE COUNTY, WI

udvari-solner design company

SITE PLAN
 THE DOCUMENT IS THE PROPERTY OF UDVARI-SOLNER DESIGN COMPANY AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART, NOR
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PROJECT NO:	0211
CAD TECH:	KOD/JMD
PLAN REVIEWER:	MUS
DOCUMENT RELEASE DATES:	

PLAN APPROVAL SIGNATURES:

CLIENT NAME	DATE
CLIENT NAME	DATE

IMPORTANT NOTES:
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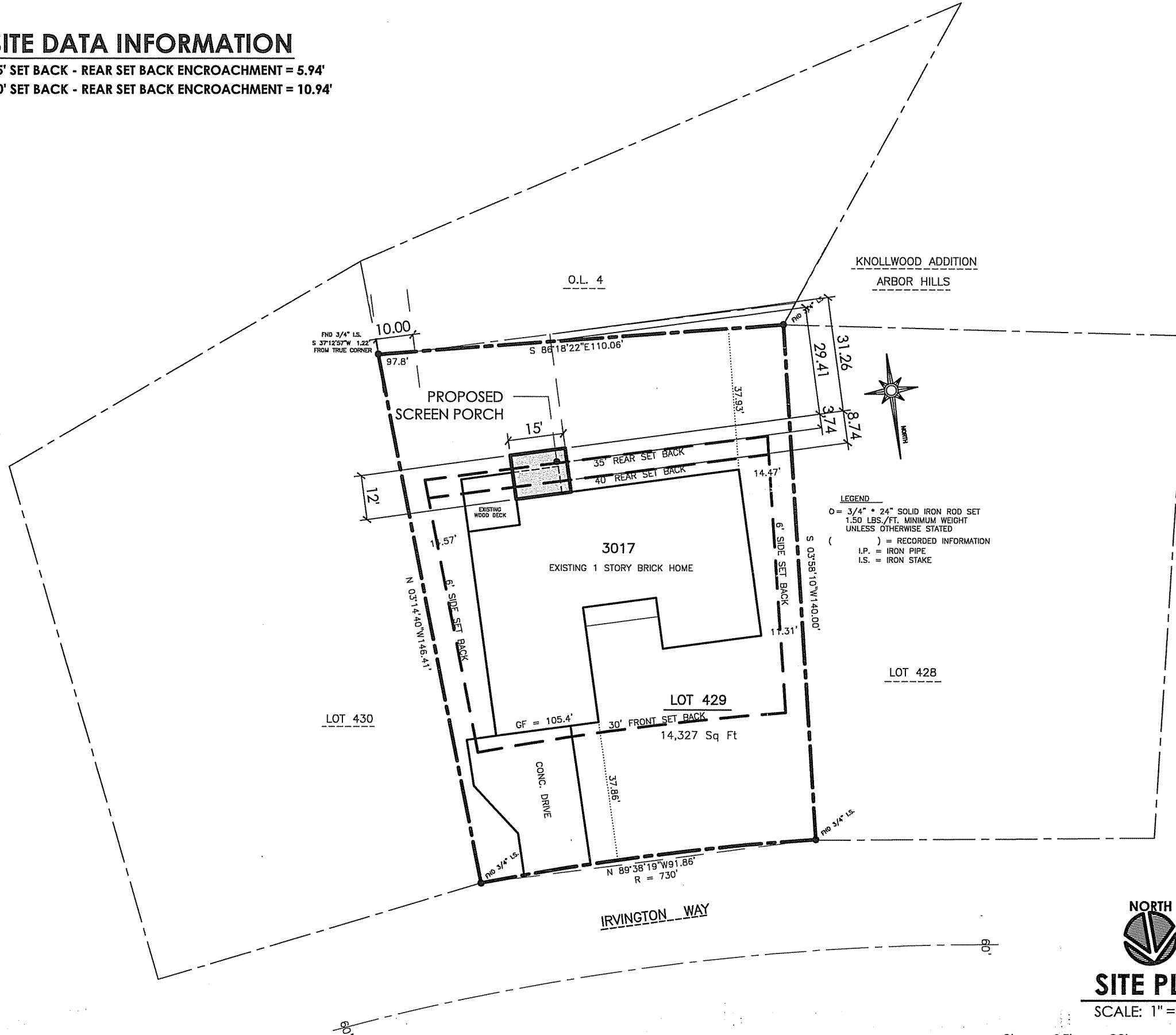
PRELIMINARY
06/02/2011

LOT 429, IRVINGTON ADDITION TO ARBOR HILLS, LOCATED IN THE NE 1/4 OF SECTION 4, T06N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SITE DATA INFORMATION

35' SET BACK - REAR SET BACK ENCROACHMENT = 5.94'

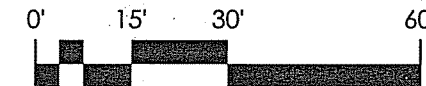
40' SET BACK - REAR SET BACK ENCROACHMENT = 10.94'



NORTH

SITE PLAN

SCALE: 1" = 30'



GENERAL NOTES:
ALL CONSTRUCTION TO BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING: PLANS AND SPECIFICATIONS; STATE OF WISCONSIN UNIFORM DWELLING CODE; ALL OTHER APPLICABLE CODES.

CONTRACTOR TO CONTACT DIGGER'S HOTLINE AT LEAST THREE DAYS PRIOR TO THE START OF CONSTRUCTION.

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udvari solner design company

2631 university ave.
MADISON, WI
608.233.1480
udvari@solner.com

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PETERSON RESIDENCE

3017 IRVINGTON WAY
CITY OF MADISON, DANE COUNTY, WI

udvari solner design company

PROPOSED NEW RESIDENCE FOR PETERSON & COLLINS RESIDENCE

3017 IRVINGTON WAY
CITY OF MADISON
DANE COUNTY, WI

udvari-solner design company

PROJECT NO: 0211

CAD TECH: KOD/JMD

PLAN REVIEWER: MUS

DOCUMENT RELEASE DATES:

06/02/2011

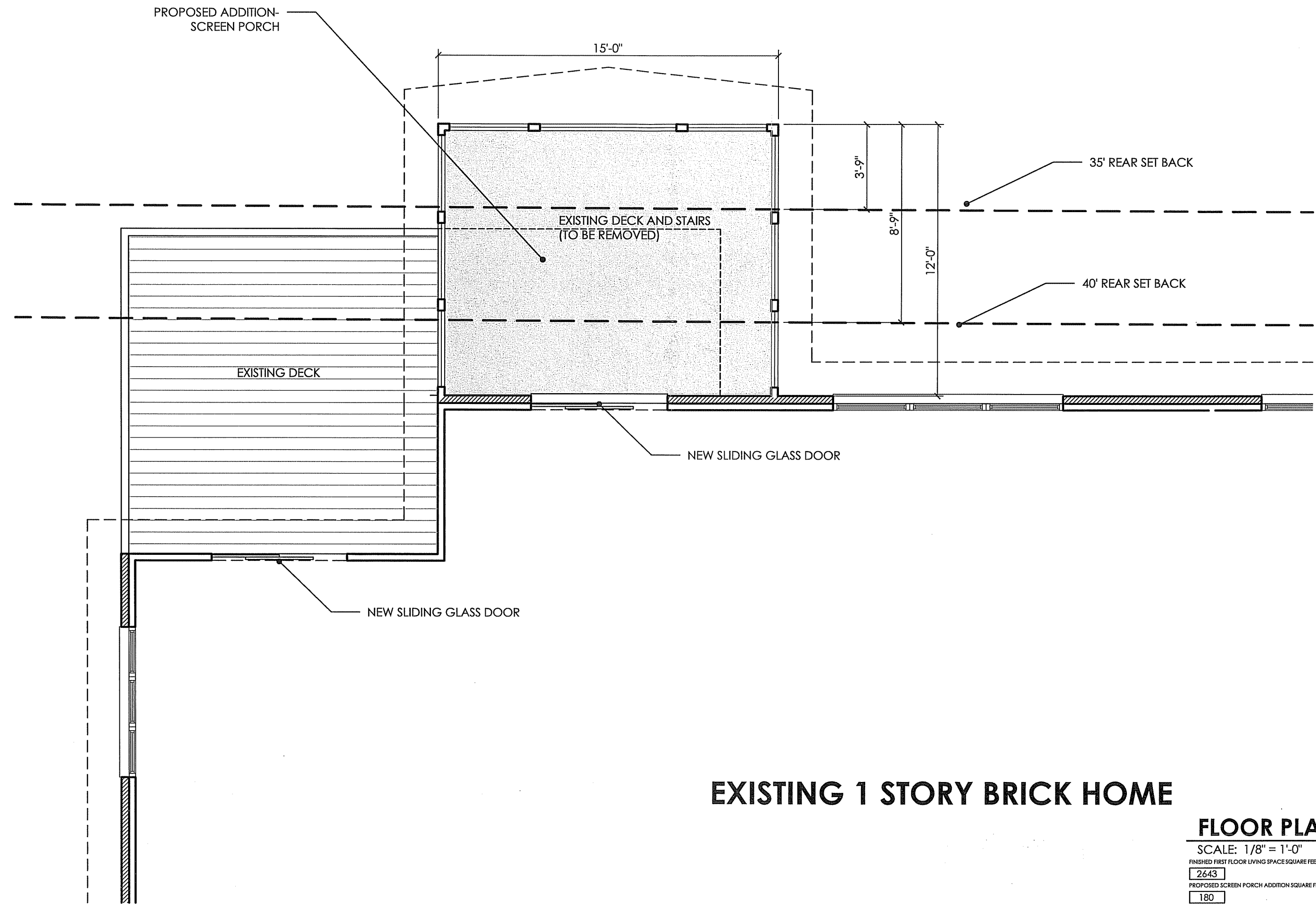
PRELIMINARY

PLAN APPROVAL SIGNATURES:

CLIENT NAME _____ DATE _____

CLIENT NAME _____ DATE _____

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EXISTING 1 STORY BRICK HOME

FLOOR PLAN

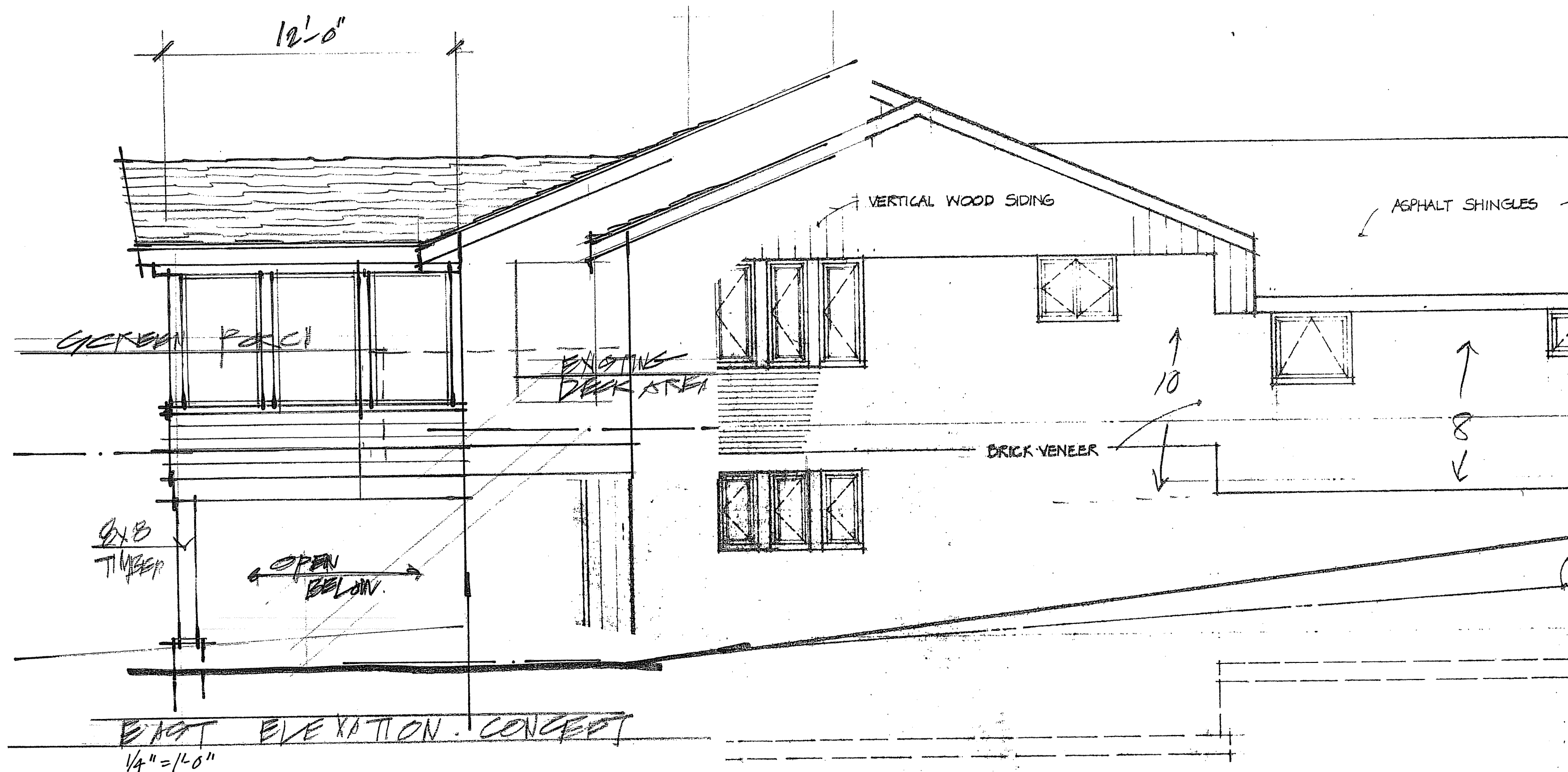
SCALE: 1/8" = 1'-0"

FINISHED FIRST FLOOR LIVING SPACE SQUARE FEET

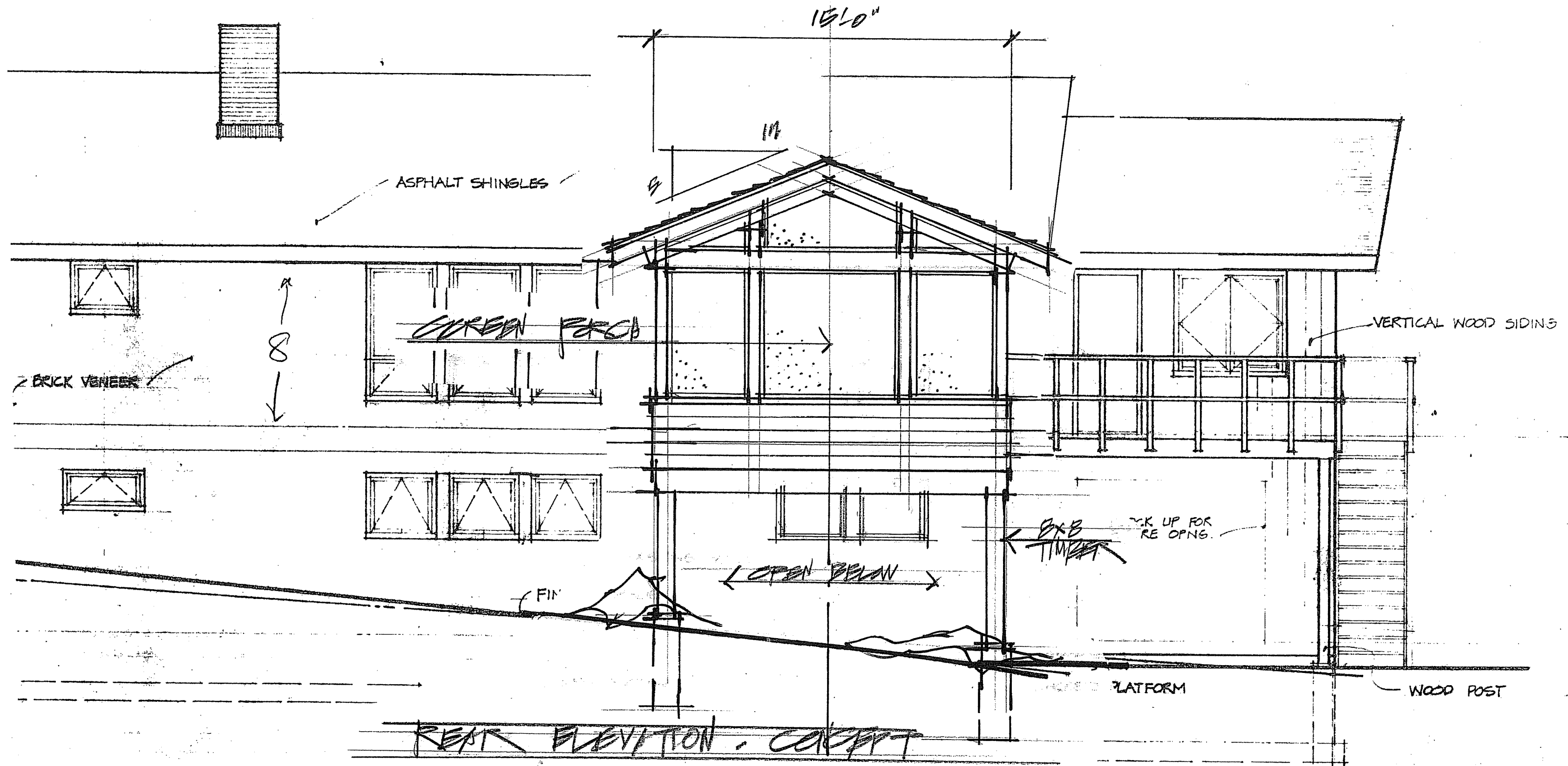
2643

PROPOSED SCREEN PORCH ADDITION SQUARE FEET

180



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



REAR ELEVATION

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

