



Brooks Township

November 21, 2019

Mr. Todd Bennett
4756 S. Pettit Lake Dr.
Newaygo, MI 49337

Re: Variance Request

Dear Mr. Bennett,

The Brooks Township Zoning Board of Appeals met on November 20, 2019 at 7 pm and held a public hearing to receive comments either for or against your variance request to reduce the required rear property line setback from fifteen (15) feet to nine (9) feet. After reviewing the application, considering the facts and the staff report, the ZBA voted to grant the variance request. The decision is effective five (5) days from the November 20, 2019 vote. There were no conditions attached to the request.

If you have any questions, please contact me.

Sincerely,
Joseph A. Selzer

Joseph A. Selzer
Brooks Township Zoning Administrator
231-652-6763 ext140

Cc: Legal file

BROOKS TOWNSHIP ZONING BOARD OF APPEALS AGENDA

December 4,, 2019

Angela Bennett variance request #62-19-24-476-045 (4756 S. Pettit Lake Dr.) – Approval of Hearing Minutes

1. MEETING CALLED TO ORDER(*statement that the proceedings are being recorded to assist in the accuracy of the minutes*)
2. ROLL CALL (*Roehrig, Janusz, Pitzer, , Warren, Page*)
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES - APPLICANT –Angela Bennett Hearing
5. CORRESPONDENCE
6. UNFINISHED BUSINESS
7. NEW BUSINESS
8. BOARD MEMBER COMMENTS
9. PUBLIC COMMENTS
10. ADJOURNMENT

**BROOKS TOWNSHIP ZONING BOARD OF APPEALS
APPROVAL OF HEARING MINUTES**

Angela Bennett - Parcel # 62-19-24-476-045

December 4, 2019

APPROVED

MEETING CALLED TO ORDER

Vice Chair Pitzer called the meeting to order at 7:00 AM. The meeting was properly posted and a quorum of the Brooks Township Zoning Board of Appeals was present. This meeting is being held solely to approve the minutes from the Angela Bennett Hearing held 11/20/19.

MEMBERS PRESENT: Mark Pitzer, Frank Janusz, Dave Warren

MEMBERS ABSENT: Kim Roehrig, Ken Page

APPROVAL OF AGENDA

Vice Chairman Pitzer asked for additions or corrections to the Agenda. **Moved** by Warren, **seconded** by Janusz to approve the Agenda as written. Approved Unanimously

APPROVAL OF MINUTES:

Moved by Janusz, **seconded** by Warren to accept the minutes of the Hearing/meeting held 11/20/19. Approved Unanimously

CORRESPONDENCE: None

UNFINISHED BUSINESS:

Trustee Ken Page has resigned and status of Kim Roehrig is pending. Public postings have been issued to seek replacements for vacated positions.

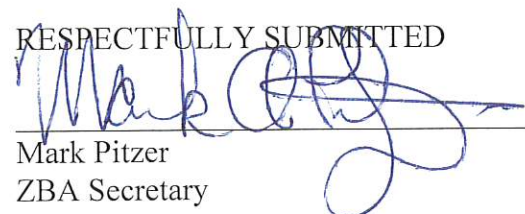
NEW BUSINESS: None

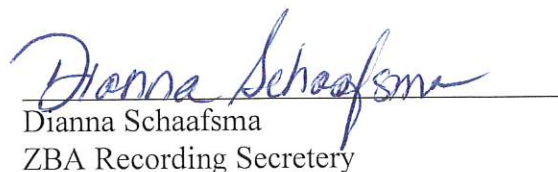
BOARD MEMBER COMMENTS: None

PUBLIC COMMENT: None

ADJOURNMENT: The meeting was adjourned by Vice Chairman Pitzer at 7:06 AM.

RESPECTFULLY SUBMITTED


Mark Pitzer
ZBA Secretary


Dianna Schaafsma
ZBA Recording Secretary

**PUBLIC NOTICE
BROOKS TOWNSHIP
ZONING BOARD OF APPEALS**

Public Notice is hereby given that the Brooks Township Zoning Board of Appeals will hold a special meeting on Wednesday, December 4, at 7:00 AM at the Brooks Township Hall, 490 Quarterline Road, Newaygo, in order to approve the minutes and hearing notes from the November 20, 2019 meeting.

Jennifer Badgero
Brooks Township Clerk

Posted December 3, 2019, 8:36 AM

This notice is posted in the compliance with PA 267 of 1976 as amended Open Meetings Act), MCLA 41.72a (2) (3) and the Americans with Disabilities Act (ADA).

The Brooks Township Board will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to the Brooks Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Brooks Township Board by writing or calling the following: Jennifer Badgero, P.O. Box 625, Newaygo, MI. 49337, (231) 652-6763

BROOKS TOWNSHIP ZONING BOARD OF APPEALS AGENDA

November 20, 2019

Angela Bennett is asking for a variance request to reduce the required rear property line setback on parcel #62-19-24-476-045 (4756 S. Pettit Lake Dr.) from fifteen (15) feet to nine (9) feet to allow for the construction of a 26' x 38' garage.

1. MEETING CALLED TO ORDER(*statement that the proceedings are being recorded to assist in the accuracy of the minutes*)
2. ROLL CALL (*Roehrig, Janusz, Pitzer, , Warren, Page*)
3. APPROVAL OF AGENDA
4. STATE REASON OF HEARING (*A request from Angela Bennett to reduce the required rear property line setback*)
5. AJOINING PROPERTY OWNER NOTIFICATION
6. REVIEW 'RULES OF PROCEDURE'
7. ZONING ADMINISTRATOR COMMENTS
8. APPLICANT PRESENTS REASONS FOR APPEAL
9. SUPPORTING STATEMENTS FROM PUBLIC
10. OPPOSING STATEMENTS FROM PUBLIC
11. ZBA CHAIRMAN REVIEW(*Any reference made to any portion of the ZO needs to be read in full and stated in the minutes as such.*)
12. ZBA MEMBERS QUESTIONS AND COMMENTS
13. FINAL REBUTTAL OR COMMENTS
14. HEARING CLOSED TO PUBLIC COMMENT
15. DELIBERATION BY THE ZBA
16. FINDING OF FACTS / STANDARDS OF REVIEW (*Facts must be stated for the record. Go through standards one at a time.*)
17. MOTION & ROLL CALL VOTE (*Roehrig, Pitzer, Warren, Janusz, Page*) (*If decision is to be made at this hearing; if not, all attendees need to be notified of the next meeting date. See sign in sheet.*)
18. RECESS
19. CORRESPONDENCE
20. UNFINISHED BUSINESS
21. NEW BUSINESS
 - A. Date for approval of Minutes
22. BOARD MEMBER COMMENTS
23. PUBLIC COMMENTS
24. ADJOURNMENT

**BROOKS TOWNSHIP
ZONING BOARD OF APPEALS HEARING
ANGELA BENNETT
Parcel# 62-19-24-476-045
NOVEMBER 20, 2019
APPROVED**

MEMBERS PRESENT: Frank Janusz, Mark Pitzer, Dave Warren, Ken Page

MEMBERS ABSENT: Kim Roehrig

MEMBERS OF THE PUBLIC PRESENT: Joe Selzer

APPLICANT: Absent

Vice Chairman Pitzer called the meeting to order at 7:00 p.m. This meeting was properly posted and a quorum of the Brooks Township Zoning Board of Appeals was present. These minutes are not a transcription and comments and have been summarized for brevity and clarity.

APPROVAL OF AGENDA:

Moved by Janusz, seconded by Warren to approve the agenda. **Approved unanimously**

REASON FOR HEARING:

Vice Chairman Pitzer stated the hearing is the result of a variance request, by Angela and Todd Bennett, to reduce the required rear property line setback on parcel # 62-19-24-476-045 from fifteen (15) feet to nine (9) feet to allow for the construction of an accessory structure (26' x 38' garage).

ADJOINING PROPERTY OWNERS NOTIFICATION:

All property owners within 300 feet of the above parcel were notified with a copy of the Public Notice.

RULES OF PROCEDURE:

Vice Chairman Pitzer introduced himself and other board members and explained the order of procedure for the hearing.

ZONING ADMINISTRATOR COMMENTS: (See Staff Report for Variance Request 10/11/19)

Vice Chairman Pitzer reviewed the Staff Report submitted by Joe Selzer, ZA, which provides specific detail of the property location and background for the variance request. The Staff Report also outlined a series of six questions asked of the applicant, along with the applicant's response. The report concluded that each of the six standards were met and recommended approval of the variance request.

APPLICANT PRESENTS REASONS FOR APPEAL:

The applicant was not present.

SUPPORTING STATEMENTS FROM PUBLIC:

No statements from the public were presented

OPPOSING STATEMENTS FROM PUBLIC:

No statements from the public were presented

ZBA CHAIRMAN REVIEW

Vice Chairman Pitzer read and reviewed the Staff Report submitted by the Zoning administrator (ZA). He also stated that he had spoken with the head of the Road Commission and the ZA and noted that the District Health Department Site Plan had been reviewed to verify the location of the septic system. Based on the report submitted by the ZA all six criteria had been met and he recommended approval of the request.

ZBA MEMBERS QUESTIONS AND COMMENTS:

No questions/comments

FINAL REBUTTAL OR COMMENTS

No final rebuttal was presented

DELIBERATIONS BY THE ZBA:

Moved by Page, **seconded** by Warren to suspend the hearing at 7:09 PM to discuss and make a decision on the request. Those present reviewed all information contained in the Staff Report submitted by the ZA.

FINDING OF FACTS/STANDARDS OF REVIEW

Based on information provided in the Staff Report, the Board agreed with the ZA's recommendation to approve the variance request.

MOTION & ROLL CALL VOTE

Moved by Janusz, **seconded** by Page to begin the roll call vote.

Ayes – All

Unanimously approved.

RECESS: No recess was necessary. Vice Chair Pitzer resumed the regular meeting at 7:17.

CORRESPONDANCE: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. Date for approval of minutes – A meeting was set for Wednesday, 12/4/19, to review and approve the minutes. The date and time will be posted on the website and displayed at the township 18 hours prior to the meeting.

B. Election of Officers – Both Kim Roehrig and Ken Page are moving out of the Township. It was decided that any election of Board Members will be postponed until March of 2020. Vice Chairman Pitzer will conduct business in the interim.

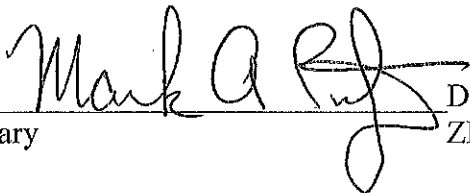
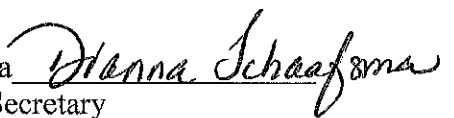
BOARD MEMBER COMMENTS: None

PUBLIC COMMENTS: None

ADJOURNMENT:

Meeting was adjourned by Pitzer at 7:27 PM

RESPECTFULLY SUBMITTED

Mark Pitzer  Dianna Schaafsma 
ZBA Secretary ZBA Recording Secretary

**BROOKS TOWNSHIP
NEWAYGO COUNTY**

**NOTICE OF PUBLIC HEARING FOR
ZONING BOARD OF APPEALS**

The Brooks Township Zoning Board of Appeals will hold a Public Hearing on November 20, 2019 at 7:00 p.m. at the Township Hall regarding a variance request by Angela Bennett.

The property for which the variance is requested is located at 4756 S. Pettit Lake Dr., parcel #62-19-24-476-045. The variance request is to reduce the required rear property line setback from 15 feet to 9 feet to allow for the construction of 26' X 38' garage.

Written comments may be addressed to Brooks Township Zoning Board of Appeals, PO Box 625, Newaygo, MI 49337. Comments must be received by the meeting date.

Jennifer Badgero
Brooks Township Clerk

Angela Bennett ZBA Hearing

PARC PIN	OWNER_NAME	OWNER_ADDR	OWNER_CITY	STATE	OWNER_P_ADDRESS
1 62-70-24-400-001	BOARD OF COUNTY ROAD COMMISSION	935 E ONE MILE RD	WHITE CLOU	MI	49349
✓ 15 62-19-24-400-015	BENNETT ANGELA M ET VIR TODD A	4756 S PETTIT LAK DR	NEWAYGO	MI	49337 4756 S PETTIT LAKE DR
✓ 44 62-19-24-476-044	PHILLIPS JOHN D JR ET UX CHRISTINE A	4778 PETTIT LAKE DR	NEWAYGO	MI	49337 4778 S PETTIT LAKE DR
* 46 62-19-24-476-046	PETTIT LAKE DEVELOPMENT LLC	6688 E CARRIGAN DR	NEWAYGO	MI	49337 4734 S PETTIT LAKE DR
✓ 14 62-19-24-400-014	CONSUMERS ENERGY	ONE ENERGY PLAZA	JACKSON	MI	49201
✓ 43 62-19-24-476-043	SCHUTTEMA JOEL ET AL TRICIA	523 E 120TH	GRANT	MI	49327 4798 S PETTIT LAKE DR
✓ ** 61 62-19-24-476-061	PETTIT LAKE DEVELOPMENT LLC	27 N MAIN ST	ROCKFORD	MI	49341
✓ 1 62-70-19-300-001	GRAY PAUL ET AL MELANIE GRAY	9092 DEER POINT DR	NEWAYGO	MI	49337 4810 S PETTIT LAKE DR
✓ 42 62-20-19-301-042					

*** Business address - notification sent w/ both parcel #'s addressed*

Notification mailed 11/12/09

Staff Report

Variance Request
October 11, 2019

The property is located at 4756 S. Pettit Lake Dr. Parcel #62-19-24-476-045. The variance request is for a reduction in the rear property line setback requirement from 15 feet to 9 feet. The property owner would like to build a 26X38 garage on the property.

Dimensional Variance

Standards of Review

1. What exceptional or extraordinary circumstances or conditions apply to the property in question that do not apply generally to other properties in the same District and which would render use of the property as zoned impracticable or unnecessarily burdensome?

"This parcel is very narrow (front yard to back yard is approx. 125ft) with a 50 ft. steep elevation drop on the front yard (lake side) which leaves a building area approx. 50 ft. wide (with setbacks). Unfortunately, the septic system is located in this 50 ft. wide building area which leaves only a very small area (approx. 15X38 ft.) for the proposed garage.

We did not create this hardship... the dwelling, well and septic system were existing when we purchased the property in 2015.

There is one other open area on the north end of the lot – approx. 75 ft. north of the existing dwelling – but Chris Ortwein, the Ottawa Point developer, said he would not approve a garage structure in that location as it would not meet the architectural control standards of the condo association. (All of the other homes in the development have attached garages.) A garage in that location, so far from the residence, would appear as an accessory building verses a garage." (Ortwein's statement included)

Standard met.

The location of the dwelling, septic tanks, and drain field were existing when purchased not providing the property owner the ability to choose where to place them and the developer's denial of placing the garage on the north end of the property are conditions that do not generally apply to the other properties in the development. I believe it would be unreasonable to require the property owner to relocate the septic system to better accommodate the construction of the garage

2. What condition or situation of the specific piece of property for which the variance is sought is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such conditions or situations?

“Narrow lots and lake front lots in general pose a challenge to meet zoning setback requirements. The unique situation in this case is the site improvements and dwelling were already in place and were done at a time when no planning for additional structures were considered. If you start with a totally vacant narrow of lake front lot, you can thoughtfully plan out the location of all site improvements and structures.”

Standard met.

This was the only parcel of this development within Brooks Township that was not vacant. All of the other parcels have had no difficulty meeting the required setbacks for the construction done. No other parcel of this development within Brooks Township would need to request a variance for setback reduction.

3. Why is the variance necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity and not just for the possibility of increased financial return?

“Neighboring property owners have garages. If a variance is not granted, we will not be unable to build a garage.”

Standard met.

All dwellings built within the development have garages. Denying this property owner a garage denies them the enjoyment of a property right similar to that enjoyed by the other property owners in the development.

4. Why will granting the variance not be significantly detrimental to adjacent property and the surrounding neighborhood?

“Granting a variance will allow us to build a garage and park cars inside and provide storage for lawn/garden tools. Creating a more tidy appearance of our property. Also, it will make us compliant with the association requirements regarding garages.”

Standard met.

Granting a variance will not be significantly detrimental to adjacent property owners and the surrounding neighborhood because they are required to have garages.

5. How will granting the variance not impair the intent and purpose of this Ordinance?

“Variances are intended for extenuation circumstances.”

Standard met.

I believe that granting this variance would support and uphold the intent and purpose of the Ordinance.

6. Explain how the immediate practical difficulty causing the need for the variance request was not created by any of your actions.

“Property improvements – well/septic/dwelling were existing when we purchased the property. These improvements were done at a time when no consideration was given to future site improvements or additional structures.”

Standard met.

The immediate practical difficulty causing the need for the variance request was not created by the property owner's actions but by the already existing locations of the dwelling and septic systems and by the denial of use of the northern side of the parcel by the development covenants and the developer.

I believe that the property owner has a compelling and supported argument. I also believe that all of the standards have been met. Therefore I recommend that the Zoning Board of Appeals grant this variance request.

**BROOKS TOWNSHIP
ZONING BOARD OF APPEALS APPLICATION**



Welcome To
**Brooks
Township**
Newaygo County

Type of Request

- Administrative Appeal
- Ordinance Interpretation
- Variance

Address/Location of Subject Property: 4756 S. Pettit Lake Dr.

Parcel # of Subject Property: 62-19-24-476-045

Current Zoning & Use of Subject Property: Recreational water-front

Applicant Information:

Name: Todd Bennett Organization: N/A

Address: 4756 S. Pettit Lake City/State/Zip: Newaygo MI 49337

Phone (H): 616-885-8644 Phone (W): 616-885-8644 Fax: _____

I hereby attest that all information on this application is, to the best of my knowledge, true and accurate.

Signature: [Signature] Date: 10/11/2019

I hereby grant permission for members of the Brooks Twp. (Zoning Board of Appeals) (Staff) to enter the property described below (or as described in the attached) for the purpose of gathering information related to this application. (Note to applicant: This is optional and will not affect any decision on your application)

Signature of Owner: [Signature] Date: 10/11/2019

Applicant is the: Owner Lessee Optionee Contractor/Architect

If the applicant is not the owner of the property, complete the following:

Owner's Name: _____
Address: _____ City/State/Zip: _____
Phone: _____ Signature: _____

List Deed Restrictions and Easements: Ottawa Point Condo Association

Explanation of Request: Reduce the rear yard setback from 25 ft to 9 ft.

With all requests, 7 copies of a Detailed Site Plan Drawing must be submitted.

TO BE COMPLETED BY TOWNSHIP

Date application received and accepted: 10/15/19

Receipt Number: 212494 Staff: [Signature]

Meeting Date (if applicable): _____

Note: Information contained in this application, as well as supporting documentation, may be subject to review by the public if a Freedom of Information Act Request is filed.

No variance will be granted unless the Zoning Board of Appeals finds reasonable evidence that all the following standards have been met. Please provide written evidence supporting each in the space provided. Please feel free to provide additional pages if necessary. See Article 20, 20.04 for more details on these standards.

1. What exceptional or extraordinary circumstances or conditions apply to the property in question that do not apply generally to other properties in the same zoning district and which would render use of the property as zoned impracticable or unnecessarily burdensome? (i.e., Why is your property unique compared to others in the neighborhood? Why can't your property meet current zoning requirements?)

See attached

2. What condition or situation of the specific piece of property for which the variance is sought is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such conditions or situations? (i.e., Why is an amendment to the Zoning Ordinance not a more reasonable and practical alternative to granting a variance?)

See attached

3. Why is the variance necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity and not just for the possibility of increased financial return? (i.e., What property rights do your neighbors enjoy that you can't because of the nature of your property?)

See attached

4. Why will granting the variance not be significantly detrimental to adjacent property and the surrounding neighborhood? (i.e., Will granting a variance to you negatively affect your neighbors?)

See attached

5. How will granting the variance not impair the intent and purpose of this Ordinance?

See attached

6. Explain how the immediate practical difficulty causing the need for the variance request was not created by any of your actions.

See attached

1. **What exceptional or extraordinary circumstances or conditions apply to the property in question that do not apply generally to other properties in the same zoning district and which would render use of the property as zoned impracticable or unnecessarily burdensome?**

This parcel is very narrow (front yard to back yard is approx. 125ft) with a 50ft steep elevation drop on the front yard (lake side) which leaves a building area approx. 50 ft wide (with setbacks). Unfortunately, the septic system is located in this 50ft wide building area which leaves only a very small area (approx. 15ft x38ft) for the proposed garage.

We did not create this hardship.... the dwelling, well and septic system were existing when we purchased the property in 2015.

There is one other open area on the north end of the lot - approx. 75ft north of the existing dwelling - but Chris Ortwein, the Ottawa Point developer, said he would not approve a garage structure in that location as it would not meet the architectural control standards of the condo association. (All of the other homes in the development have attached garages.) A garage in that location, so far from the residence, would appear as an accessory building verses a garage.

2. **What condition or situation of the specific piece of property for which the variance is sought not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such conditions or situations?**

Narrow lots and lake front lots in general pose a challenge to meet zoning setback requirements. The unique situation in this case is the site improvements and dwelling were already in place and were done at a time when no planning for additional structures were considered. If you start with a totally vacant narrow of lake front lot, you can thoughtfully plan out the location of all site improvements and structures.

3. **Why is the variance necessary for the preservation and enjoyment of the substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity and not just for the possibility of increased financial return.**

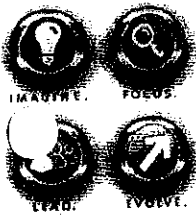
Neighboring property owners have garages. If a variance is not granted, we will not be able to build a garage.

4. **Why will granting a variance not be significantly detrimental to adjacent property and the surrounding neighborhood?**

Granting a variance will allow us to build a garage and park cars inside and provide storage for lawn/garden tools. Creating a more tidy appearance of our property. Also, it will make us compliant with the association requirements regarding garages.

5. **How will granting the variance not impair the intent and purpose of this ordinance? Variances are intended for extenuating circumstances.**

6. **Explain how the immediate practical difficulty causing the need for the variance request was not created by any of your actions. Property improvements – well/septic/dwelling were existing when we purchased the property. These improvements were done at a time when no consideration was given to future site improvements or additional structures.**



2012

MTA Educational Conference & Expo

Detroit Marriott Renaissance Center • January 25-27

10/15/19

TO WHOM IT MAY CONCERN

REGARDING THE BUILDING OF A GARAGE ON UNIT 45 OF OTTAWA POINTE 4756 S. PETTIT LAKE DR. BECAUSE THIS WAS AN EXISTING STRUCTURE WITH AN EXISTING SEPTIC SYSTEM, THE AREA FOR BUILDING A GARAGE IS LIMITED & MAY NEED A VARIANCE FROM THE ROAD FRONT SETBACK. THE HILL TO THE NORTH SIDE OF LOT IS NOT ACCEPTABLE TO BUILD A GARAGE & WOULD NOT BE APPROVED BY OTTAWA POINTE. SHOULD YOU HAVE ANY QUESTIONS PLEASE CONTACT ME AT 616-437-3884

CHRIS ORTWINE
Chris Ortwein

2012 Programs

(subject to change)

Brochures and online registration available at www.michigantownships.org

Education Hotline: (517) 321-6467, ext. 224

February

Board of Review Training

March

Township Board Roles and Relations*
Creating a Vision for Your Township*
Linking with the Community*

April

Countdown to the 2012 Elections

May/June

Capitol Conference
Controversial Matters
Land Use: Defining Your Township's Future*
MTA On The Road

July

Township Finances*
2012 U.P. Summit

August

Hot Issues in Planning & Zoning

September/October

MTA On The Road
Emergency Management:
Protecting Your Township

November

Tax Collection

December

New Officials Training
Fundamentals of Assessment & Taxation*
Utilizing the Strategic Planning Process*
Managing Human Resources and Volunteers*



*Course qualifies for credit in MTA's Township Governance Academy (TGA).



Many courses are available anytime via MTA's Online Learning Portal! Visit www.michigantownships.org, or go directly to the portal at <http://eo2.commpartners.com/users/mta/>

This notepad provided compliments of:



Mark your calendar! MTA 60th Annual Educational Conference & Expo
January 23-25, 2013 • Detroit

Questions? Call the MTA Education Center at (517) 321-6467, or email education@michigantownships.org.

Site Plan	
Septic Permit #: 620007456	Well Permit #: 62-11436
Site Address: 4756 S. PETTIT LAKE DR	
Property Tax ID #: 62-19-24-476-045	

Site Plan Area Drawing
(drawing not to scale)

The drawing shows a rectangular property with a house and a well. A drive is on the left side. A lake is on the right side. A north-south compass rose is in the top left. Handwritten notes include 'DRIVE', 'House', 'well', 'septic tanks', and 'Trees'. Dimensions are provided for various areas: 86', 87', 92', 70', 38', 17', 18', 15', 14', 17', 66', 56', 71', 76', 35', 17', 18', 15', 14', 17', 66', 56', 71', 76', 35', 17', 18', 15', 14', 17'.

4756 S. Feltz Ln. Drive

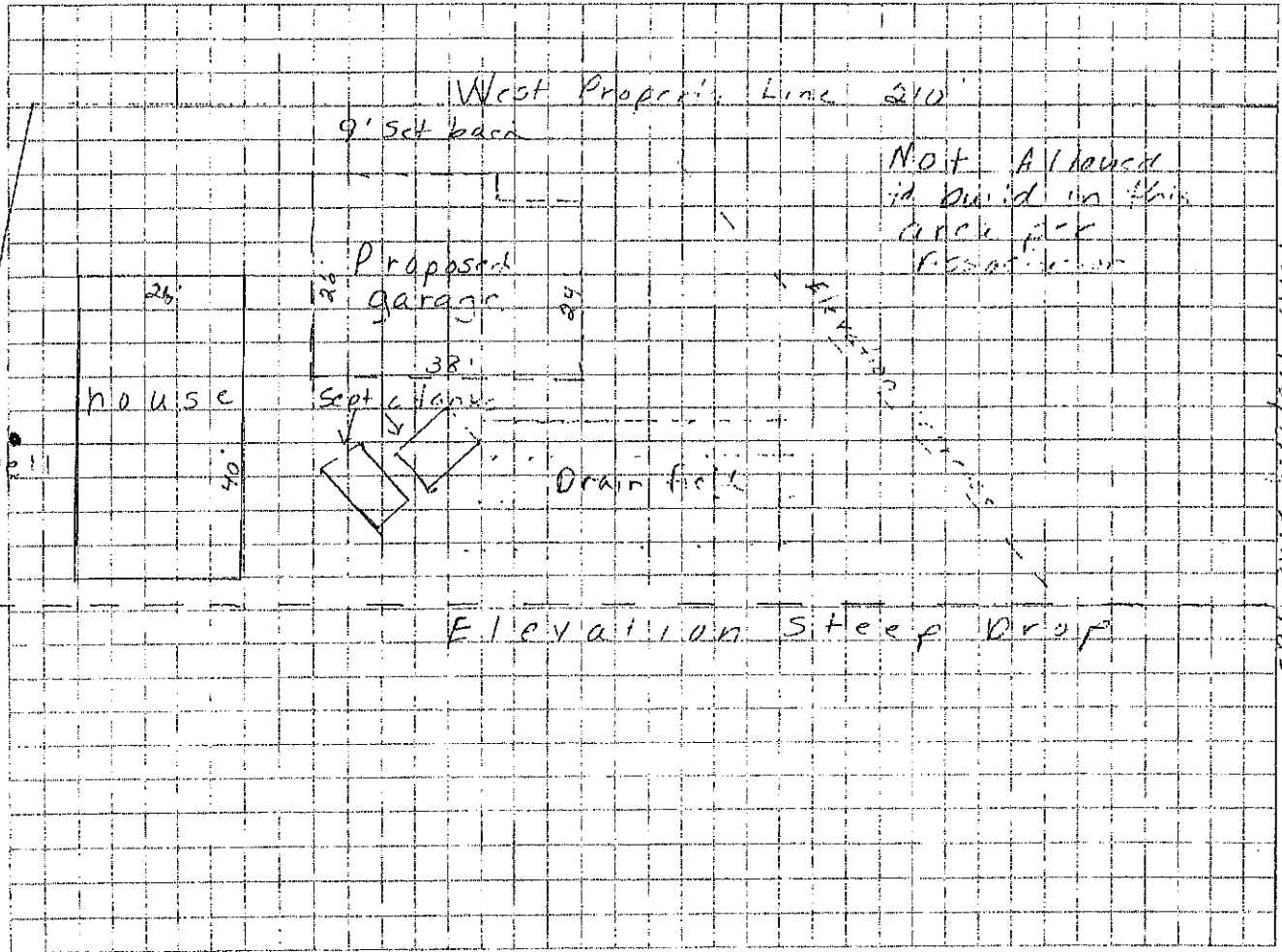
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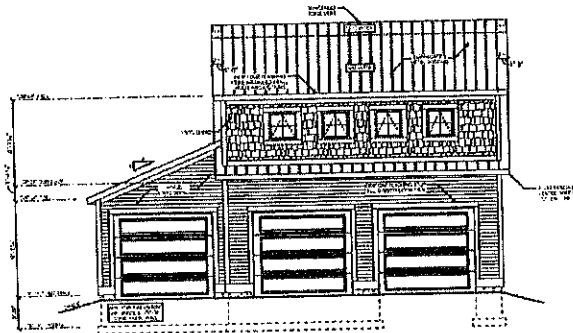
South Property Line 142'

North Property Line 135'

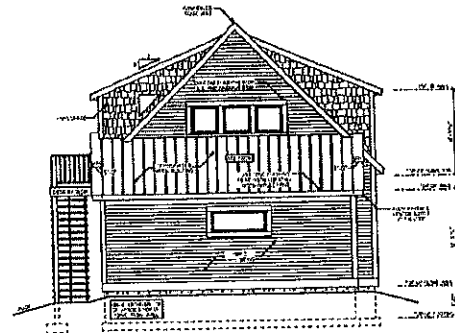


Point to a Feature

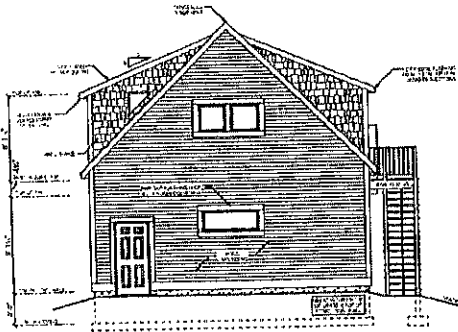
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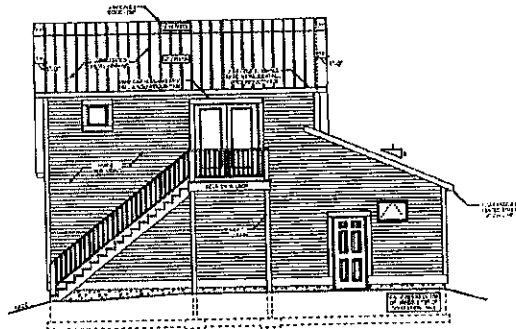
N. WEST ELEVATION
SCALE 1/4" = 1'-0"



N. EAST ELEVATION
SCALE 1/4" = 1'-0"

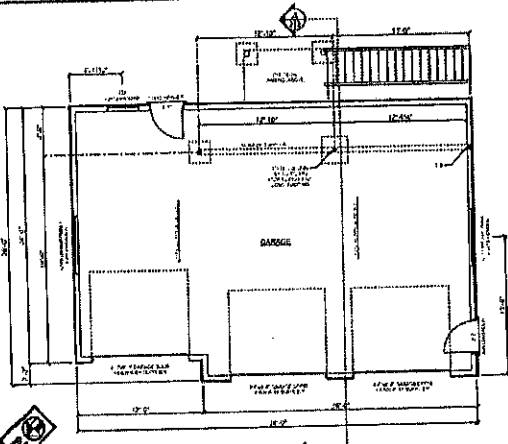


S. WEST ELEVATION
SCALE 1/4" = 1'-0"



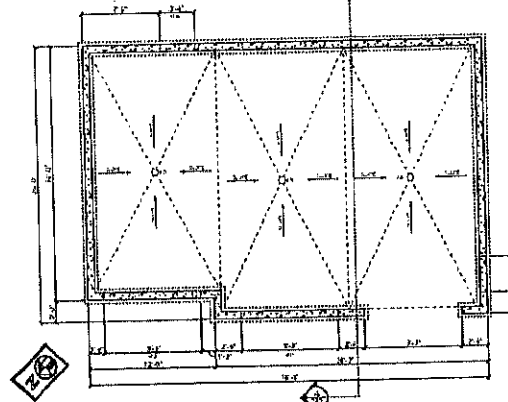
S. EAST ELEVATION
SCALE 1/4" = 1'-0"

PROJECT NO. 102-100-100	DATE: 10/10/10
	DRAWN BY: J. J. BROWN
CHECKED BY: J. J. BROWN	SCALE: AS SHOWN
PROJECT NAME:	ELEVATIONS
PROJECT ADDRESS:	SHEET NO. 1/1



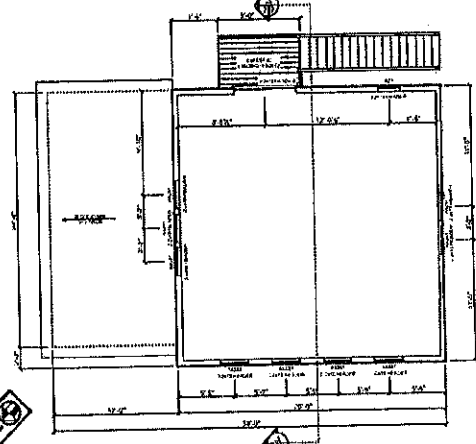
GARAGE FLOOR PLAN
SCALE 1/8" = 1'-0"

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE 4" THICK UNLESS NOTED OTHERWISE.
 3. ALL DOORS ARE 3'-0" WIDE UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS ARE 6'-0" WIDE UNLESS NOTED OTHERWISE.

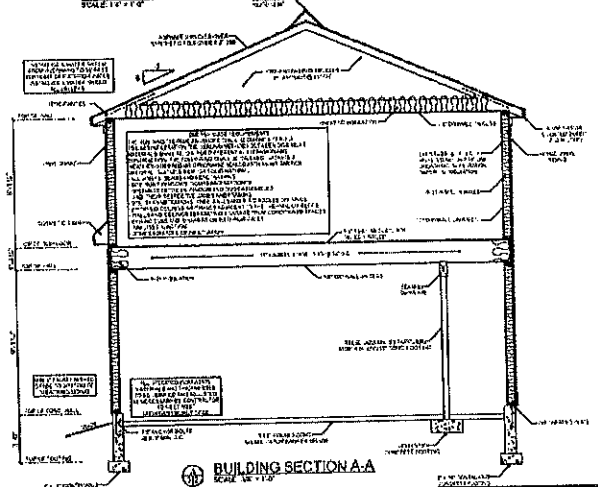


FOUNDATION PLAN
SCALE 1/8" = 1'-0"

NOTES:
 1. ALL FOUNDATION WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
 2. ALL FOUNDATION FOOTINGS ARE 12" THICK UNLESS NOTED OTHERWISE.
 3. ALL FOUNDATION WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 4. ALL FOUNDATION FOOTINGS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



BUILDING SECTION A-A
SCALE 1/8" = 1'-0"

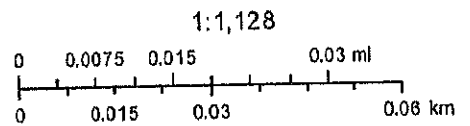
SHEET NO. DATE
 PROJECT NO. DATE
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 TITLE: FLOOR PLANS & BUILDING SECTION
 PROJECT: [Name]
 LOCATION: [Name]
 DATE: [Date]

Newaygo County



October 17, 2019

- Jurisdiction — Roads
 - Section Line
- Parcel**
- Active Parent
 - Tentative Child



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

