

CITY OF MACKINAC ISLAND

AGENDA

PLANNING COMMISSION

Tuesday, January 09, 2024 at 1:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Minutes**
 - [a.](#) December 12, 2023 Minutes
- V. Adoption of Agenda**
- VI. Correspondence**
- VII. Staff Report**
 - a. HDC Meeting Summary
 - b. DPW Update
- VIII. Committee Reports**
 - a. Master Plan Update
- IX. Old Business**
- X. New Business**
 - [a.](#) R423-012-108 Hoppenrath Porch & Stair Railings
- XI. Public Comment**
- XII. Adjournment**

MINUTES

PLANNING COMMISSION

Tuesday, December 12, 2023 at 3:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

The meeting was called to order at 3:01 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: Erin Evashevski

Dennis Dombroski

III. Pledge of Allegiance

IV. Approval of Minutes

Motion to approve the minutes as written.

Motion made by Finkel, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

V. Adoption of Agenda

Motion to approve the agenda as submitted.

Motion made by Martin, Seconded by Finkel.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

VI. Correspondence

None

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the December 12th meeting. Finkel summarized the discussion on fines. Myers brought up the point that there should be a way that you could assess the maximum fine for the first offense, if the violation warrants it. Evashevski agreed with Myers and stated that the wording should be considered to allow for the maximum fine at the first offense. Straus asked the Commission if a larger fine is something Planning Commission would like to consider. The Commission agreed this would be a good thing to look in to.

b. REU Update

Burt had no REU update. Burt provided a sewer plant update and showed pictures of construction that showed the secondary clarifiers. Burt stated they are 2 weeks behind schedule due to a delay in waiting for State building permits. They plan to pour concrete once they get those. The concrete batch plant is up and running and the cold storage building floor is being poured. Mosley asked the expected end date. Burt stated fall of 2025. Dufina asked about the pump station progress. Burt stated it is running but it will be transitioning to grid power in the next week and a half. Spring will be clean up and painting. Myers asked about the station at the end of runway. Burt stated almost done but there have been complaints on the smell and they are working to figure out the cause. Finkel asked when he anticipates that REU's will no longer be important. Burt stated in his opinion when we hit a point when we know for sure the waste water plant is not going to have any major delays. This should be well in advance of completion but we don't want to change the system and then have some major delay in the project. Myers pointed out that new REU fees also need to be developed.

c. Master Plan Update

Myers stated there was no meeting in December. The next meeting will be in January.

VIII. Committee Reports

None

IX. Old Business

a. MD23-026-085 Benser - Rose Gazebo Change of Use and Alterations

Roy Shryock stated they want to change from retail to residential use with a single bedroom apartment. They plan to install a fire suppression system. The shed in back is to be mostly removed except for 12' for the fire suppression riser. They would like to install new egress windows and at a later time will ask for permission to build a deck on the front like the Gull building. Straus stated the site plan shows the deck all the way to the sidewalk but Shryock stated they are going to try and set it back. Straus pointed out the ebike parking stations and the revised bike parking are reflected on the site plan. Straus asked Mosley about the fire departments thoughts on the location of the charging stations. Mosley said it needs to be as far away as possible and the site shown on site plan is fine. Myers asked if he and Pereny had researched the bike parking. Dombroski stated Pereny found the previous agreement and Shryock consolidated all the information and created the new bike parking plan. The previous parking agreement was from September of 2012 and provided parking for Lilac Tree and Mr. B's. The revised site plan provided by Shryock shows bike parking for the Lilac Tree apartments, the LCC building, the Gull Building, Rose East and Rose West. Motion to approve Change of Use and alterations with a note on the site plan that 10 Rose East spaces include 6 for Lilac studios as previously agreed to for that project.

Motion made by Myers, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

X. New Business

a. C23-021-097(H) Bicycle Street Inn Alterations

Barry Polzin stated they would like to rearrange the entry to the Bicycle Street Inn main floor. The entire first floor will be a food hall. Polzin stated they want to do the changes to create a cleaner entrance from the street making it wider and symmetrical. Straus asked if Polzin had a diagram for traffic patterns. Polzin stated that all commercial coming and going would be at the new entrance. This moves the public off the street while they decide where they are going. Motion to approve.

Motion made by Dufina, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

XI. Public Comment

David Jurcak gave an update on grand projects. Dirt is being moved for wall and the rock is being produced. Jurcak stated the project is still on schedule.

Facade work is progressing. They will start scraping and painting. The west end columns have been removed and are being restored. When the columns are complete the windows will be done. The bell will be finished after the road is done.

Straus asked about the snow fence for traffic on the Cadotte Avenue side and the signage for people coming from west end up by Hamady's. State Park has given permission to place a sign. Dombroski stated a wooden snow fence by the gate would be best. Jurcak is to coordinate with Myron from State Park.

XII. Adjournment

With no further business there was a Motion to adjourn at 3:48 PM

Motion made by Myers, Seconded by Finkel.
Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

Michael Straus, Chair

Katie Pereny, Secretary

CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION

www.cityofmi.org ke@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

Kathleen Hoppenrath
2950 Marshall St
906-847-3233 OURTIN@GMAIL.COM
Phone Number Email Address

Property Owner & Mailing Address (If Different From Applicant)

PO Box 280
Mackinac Island, MI 49757

Is The Proposed Project Part of a Condominium Association? Yes MFHC

Is The Proposed Project Within a Historic Preservation District? No

Applicant's Interest in the Project (If not the Fee-Simple Owner): OWNER

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace? No

Is a Variance Required? No

Are REU's Required? How Many? No

Type of Action Requested:

- Standard Zoning Permit
- Special Land Use
- Planned Unit Development
- Other
- Appeal of Planning Commission Decision
- Ordinance Amendment/Rezoning
- Ordinance Interpretation

Property Information:

- A. Property Number (From Tax Statement): 051-445-012-00
- B. Legal Description of Property: UNIT 12 EDGEWOOD
- C. Address of Property: 2950 MARSHALL ST
- D. Zoning District: Mackinac Island
- E. Site Plan Checklist Completed & Attached: Yes
- F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) Yes
- G. Sketch Plan Attached: Yes
- H. Architectural Plan Attached:
- I. Association Documents Attached (Approval of project, etc.):
- J. FAA Approval Documents Attached: N/A
- K. Photographs of Existing and Adjacent Structures Attached: Yes

Proposed Construction/Use:

- A. Proposed Construction: Alteration/Addition to Existing Building
- New Building
- Other, Specify

- B. Use of Existing and Proposed Structures and Land:
Existing Use (If Non-conforming, explain nature of use and non-conformity):

Proposed Use:

- C. If Vacant:

Previous Use: N/A

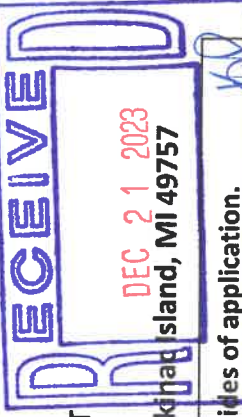
Proposed Use:

Length of Time Parcel Has Been Vacant:

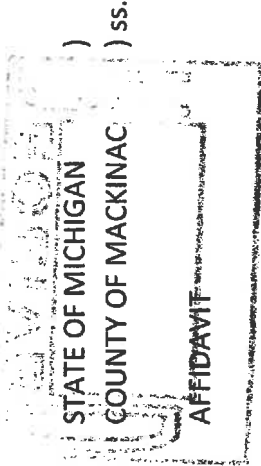
File No. RY23-012-108
Exhibit A
Date 12.21.23
Initials KP

OFFICE USE ONLY

FILE NUMBER: RY23-012-108 FEE: \$150-
DATE: 12.21.23 CHECK NO: 1157 INITIALS: KP Revised July 2023



Please complete both sides of application.
The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.



The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the owner (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. **If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.**

Kathleen F. Hoppenrath SIGNATURES _____ Signature

Kathleen F. Hoppenrath Please Print Name _____ Please Print Name

Signed and sworn to before me on the 21 day of December, 2023.

K. RICKLEY, Notary Public
Mackinac County, State of Michigan
Acting in the County of Mackinac
My Commission Expires: 10/21/2025
K. Rickley Notary Public
Mackinac County, Michigan
My commission expires: 10/21/2025

Zoning Permit Issued: _____ **FOR OFFICE USE ONLY**

Inspection Record:	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____

Revised July 2023

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review Informational Requirements (Section 20.03)

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site Plan Informational
Requirements (Section 20.04, B and C)**

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the individual or firm preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Area of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Present zoning classification of the subject parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Written description of the proposed development operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Proposed construction start date and estimated duration of construction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>Natural Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Topography of the site with at least two- to five-foot contour intervals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Proposed alterations to topography or other natural features	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Earth-change plans, if any, as required by state law	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Physical Features</u>		
19. Location of existing manmade features on the site and within 100 feet of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a dwelling schedule showing the unit type and number of each such units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Description of Existing and proposed on-site lighting (see also Section 4.27)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Utility Information</u>		
26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.2



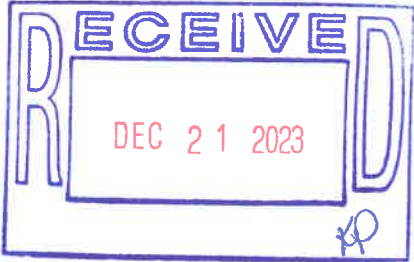
**Site Plan Informational (Demolition)
Requirements (Section 20.04, D)**

Demolition	Provided	Not Provided or Applicable
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Architectural Review
Informational Requirements (Section 18.05)**

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20 Dec 2023



Building Department
City of Mackinac Island, MI 49757

Re: Proposed Stair and Front Deck Railings for 7450 Marshall Street (Unit 12), Mackinac Island

Attached please find documents in support of installing railings on the front porch and steps of the referenced property in Edgewood.

Unit 12 is one of four Mackinac Island Community Foundation (MICF) properties recently constructed and sold in the Edgewood subdivision. Porch and step railings were not included in the original architectural plans. In the interest in safety, I am requesting approval to have railings added to both the steps and the porch. I am currently in the process of getting quotes for installation of the railings and will select a Mackinac Island licensed contractor to complete the project. Railings will be in keeping with other styles of railings currently on porches in the Edgewood neighborhood.

I request this proposal be reviewed and then submitted to the Planning Commission, or other city departments as may be required, for consideration and approval. Please let me know if any other documents or information are needed.

Thank you for your review, and I look forward to working with you and the city on this project.

Sincerely,

Kay Hoppenrath
Kay Hoppenrath

(906) 847-3733

File No. B423.012.108
Exhibit B
Date 12-21-23
Initials KP

File No. R423.012.108

Exhibit C

Date 12.21.23

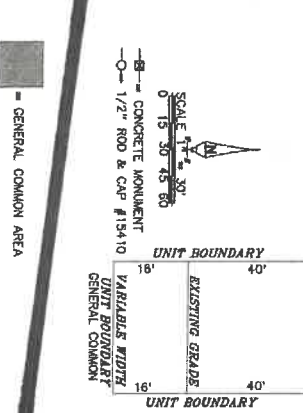
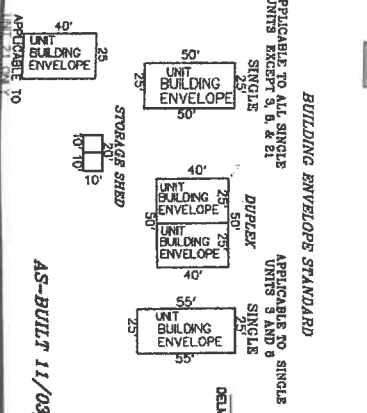
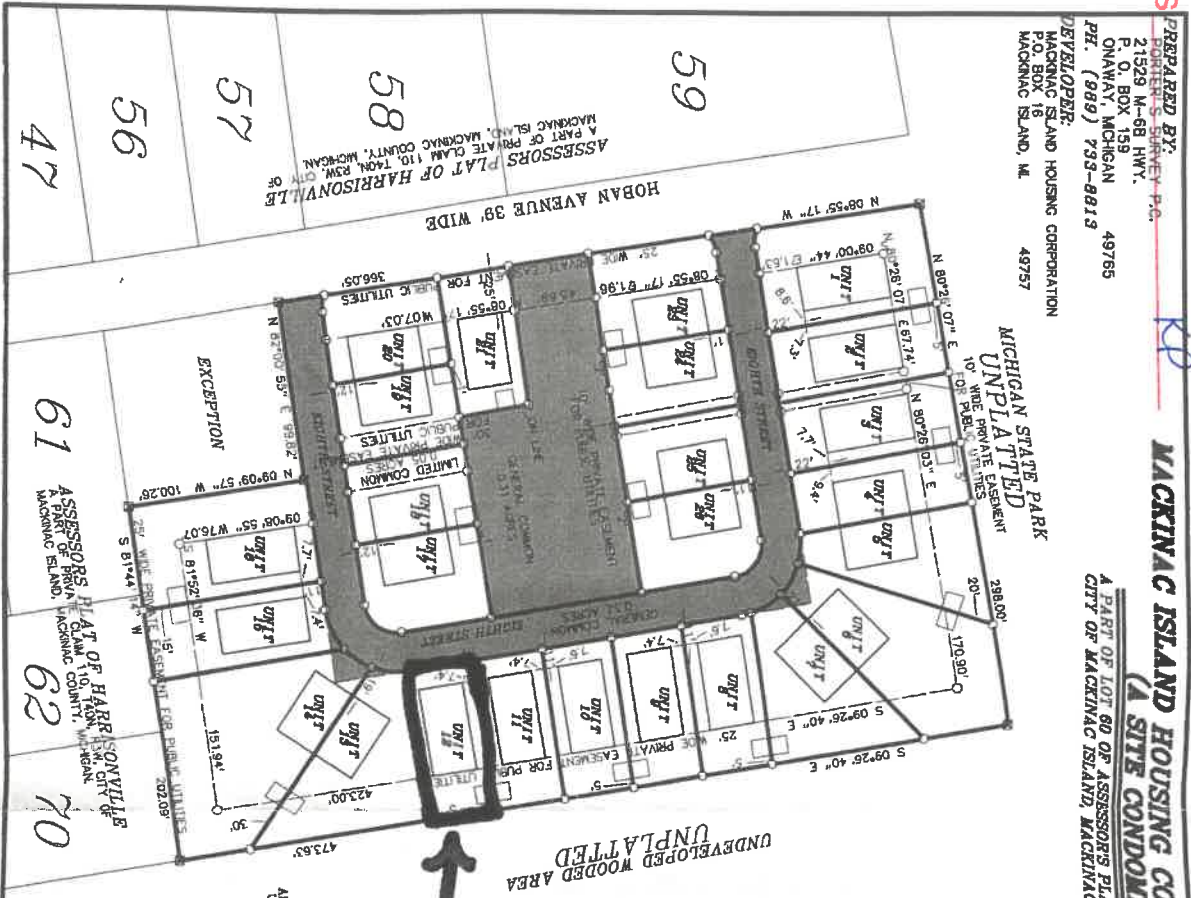
Initials RP

MACKINAC ISLAND HOUSING CORPORATION CONDOMINIUM (A SITE CONDOMINIUM)

RECEIVED
DEC 21 2023

PREPARED BY: **DELMER E. PORTER P.A.**
21529 N-68TH WY.
P.O. BOX 139
OMMAHON, MICHIGAN 49755
PH: (989) 753-9813
DEVELOPER: **MACKINAC ISLAND HOUSING CORPORATION**
P.O. BOX 18
MACKINAC ISLAND, MI 49757

A PART OF LOT 60 OF ASSASSORS PLAT OF HARRISONVILLE CITY OF MACKINAC ISLAND, MICHIGAN.



UNIT	AREA	ACREAGE
1	5622.1 sq. ft.	(0.13 acres)
2	3890.6 sq. ft.	(0.09 acres)
3	3903.4 sq. ft.	(0.09 acres)
4	3362.2 sq. ft.	(0.08 acres)
5	6373.6 sq. ft.	(0.15 acres)
6	6573.9 sq. ft.	(0.15 acres)
7	4074.4 sq. ft.	(0.09 acres)
8	3444.0 sq. ft.	(0.08 acres)
9	3446.3 sq. ft.	(0.08 acres)
10	3449.0 sq. ft.	(0.08 acres)
11	3451.7 sq. ft.	(0.08 acres)
12	3179.7 sq. ft.	(0.07 acres)
13	5567.9 sq. ft.	(0.13 acres)
14	8794.6 sq. ft.	(0.20 acres)
15	4107.8 sq. ft.	(0.09 acres)
16	5921.5 sq. ft.	(0.14 acres)
17	2616.3 sq. ft.	(0.06 acres)
18	3081.2 sq. ft.	(0.07 acres)
19	3041.8 sq. ft.	(0.07 acres)
20	3315.7 sq. ft.	(0.08 acres)
21	3142.0 sq. ft.	(0.07 acres)
22	3911.3 sq. ft.	(0.09 acres)
23	3089.3 sq. ft.	(0.07 acres)
24	3089.3 sq. ft.	(0.07 acres)
25	3089.3 sq. ft.	(0.07 acres)
26	3089.3 sq. ft.	(0.07 acres)
TOTAL	237,437 sq. ft.	5.43 acres

TOTAL PROJECT AREA = 3.00 ACRES
GENERAL COMMON AREA = 0.63 ACRES
UNIT COMMON AREA = 0.00 ACRES
TOTAL UNIT AREA = 2.37 ACRES

NOTE:
UNIT 22 HAS BEEN CONVERTED TO
UNIT 23 AND UNIT 21 HAS BEEN ENLARGED.

SITE PLAN

AS-BUILT 11/03/2003

SHEET 3 OF 4

Unit 12 (7450 Marshall)

1

SINGLE FAMILY HOMES
MACKINAC ISLAND HOUSING CORP
MARSHALL ST
MACKINAC ISLAND, 49757

ISSUED: **10/25/2021**

DESCRIPTION:
 NEW SINGLE FAMILY HOMES SITE PLAN LOCATIONS.
 SCALE: NTS

DEC 21 2023



PLAN NOTES

- ① EXISTING SINGLE FAMILY UNIT.
- ② EXISTING DUPLEX UNIT.
- ③ PROPOSED NEW SINGLE FAMILY UNIT AT UNIT #11.
- ④ PROPOSED NEW SINGLE FAMILY UNIT AT UNIT #12.
- ⑤ PROPOSED NEW SINGLE FAMILY UNIT AT UNIT #15.
- ⑥ PROPOSED NEW SINGLE FAMILY UNIT AT UNIT #16.
- ⑦ EXISTING ACCESSORY BUILDING.
- ⑧ PROPOSED NEW ACCESSORY BUILDING FOR NEW SINGLE FAMILY UNITS. BUILDING TO SERVE TWO SINGLE FAMILY UNITS.

GENERAL NOTES

- 1. NEIGHBORHOOD IS EXISTING AND HAS BEEN GRADED.
- 2. MINIMAL ALTERNATION TO EXISTING TOPOGRAPHY FOR GRADING AWAY FROM NEW SINGLE FAMILY UNITS.
- 3. NEW SINGLE FAMILY UNITS ELEVATIONS TO BE '6" ABOVE EXTERIOR GRADE.
- 4. MAXIMUM HEIGHT OF SINGLE FAMILY UNITS AT 20' FROM FINISH FLOOR.

Unit 12 (7450 Marshall)

Unit 12 (7450 Marshall)

Section X, Item.

RECEIVED
DEC 21 2023
KR



File No. R423-012-108
Exhibit D
Date 12.21.23
Initials KR



Proposed Deck Rails

Proposed Step Rails

Representation of type of rails to be built on porch and steps

Section X, Item.

RECEIVED
DEC 21 2023
KP



Front View, Unit 12 (7450 Marshall)

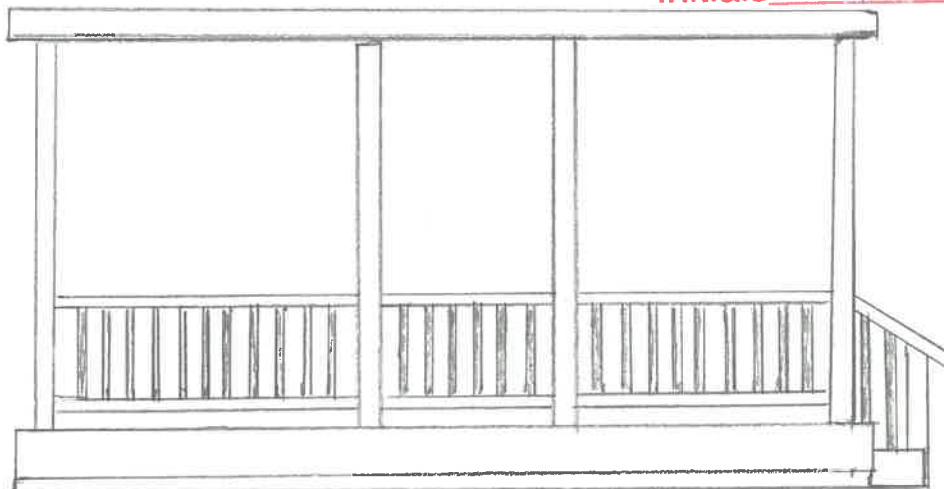


File No. 012-108

Exhibit E

Date 12-21-23

Initials KP



Representation of type of rails to be built on porch and steps

Section X, Item.

REC
DEC 21 2023
KP



Front View, Unit 12 (7450 Marshall)



File No. 12-21-23 012-108

Exhibit E

Date 12.21.23

Initials KP



