

DAWSON COUNTY VARIANCE APPLICATION

****This portion to be completed by Zoning Administrator****

VR 16-08 Tax Map & Parcel # (TMP): 114-043
Current Zoning: C-HB Commission District #: _____
Submittal Date: 3-11-16 Time: 12:22 am/pm Received by: RB ^{via email} (staff initials)
Fees Assessed: Waived Paid: _____
Planning Commission Meeting Date: 4-19-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Victor C. Jones, PE
Address: 1125 South Bethany Creek Drive, Milton, GA 30004

Phone: [REDACTED] Email: Business vjc@jones-consulting-group.co
Personal
Status: C L Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have /have not _____ participated in a Pre-application meeting with Planning Staff.

If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: 03/08/16 Applicant Signature: [Signature]

PROPERTY INFORMATION

Street Address of Property: 6802 HIGHWAY 53E, DAWSONVILLE, GA

Land Lot(s): 315 District: 13 Section: 1

Subdivision/Lot: _____ Building Permit #: _____ (if applicable)

Directions to the Property: Heading south on Hwy 53, S from Georgia 400,
go to the intersection of Beartooth Parkway.
Project is 2nd building on right past Beartooth Parkway.

REQUESTED ACTION

A Variance is requested from the requirements of Article # 1 Section # 5.2.1 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

Georgia 400

If other, please describe: Development and Design Guidelines for the Georgia 400 Corridor

Type of Variance requested:

- Front Yard Side Yard Rear Yard variance of 37' feet to allow the structure to:
- be constructed; remain a distance of 13' feet from the: _____
- property line, road right of way, or other (explain below):

instead of the required distance of 50' setback / 40' buffer required by the regulations.

Lot Size Request for a reduction in the minimum lot size from _____ to _____

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance: _____

Variances to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: Slack Auto Part Store was built before the enactment of the Development & Design Guidelines of the Georgia 400 Corridor. This business desires to grow and requires a building addition. This 25' addition with a loading dock can only be located on the south face of the building due to the parking lot being on the east side, the detention pond and building utilities on the west side, and site constraints on the north. In addition, the business is currently set up to receive shipments on the south side.

This project will maintain a 13' buffer of existing trees along the south property line.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: This commercial property was developed before the enactment of the Development & Design Guidelines of the Georgia 400 Corridor.

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: The current building has been in place for many years and is not currently detrimental to the public health, safety, morals, or welfare. The expansion of this building and this business would not change that. Nor would the expansion be materially injurious to properties in the near vicinity.

4. Describe why granting this variance would support the general objectives within this Resolution:
By granting this variance, the property would be required to be updated to meet current landscaping requirements, which would improve the overall appearance of this property.

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

Sec. 117-235-a

REQUESTED ACTION

A Variance is requested from the requirements of Article # 21 ^{Division 7} Section # A of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: Georgia 400 Development and Design Guidelines for the Georgia 400 Corridor

Type of Variance requested:

- Front Yard Side Yard Rear Yard variance of _____ feet to allow the structure to:
- be constructed; remain a distance of _____ feet from the: _____
- property line, road right of way, or other (explain below):

_____ instead of the required distance of _____ required by the regulations.

Lot Size Request for a reduction in the minimum lot size from _____ to _____

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): Eliminate brick face requirements (see attached)

If there are other variance requests for this site in past, please list case # and nature of variance: _____

Variances to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: Slack Auto Part Store was built before the enactment of the Development & Design Guidelines of the Georgia 400 Corridor. The existing building was constructed without a brick ledge foundation capable of supporting a brick veneer. Costs to install a brick ledge on an existing building are extensive. In addition, the existing metal panel veneer/siding is too thin and inadequate to attach required brick ties, which keep the brick in place and keep the brick from coming detached. Costs to remedy this situation are prohibitive.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: This structure was built before the enactment of the Development & Design Guidelines of the Georgia 400 Corridor. The existing structure was not designed or constructed to accommodate a brick veneer.

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: The current building has been in place for many years and is not currently detrimental to the public health, safety, morals, or welfare. The addition of a brick veneer on a structure not designed for the veneer will be problematic from a maintenance standpoint and could result in moisture from rain collecting behind the veneer causing a failure of the veneer and causing water to leak into the building.

4. Describe why granting this variance would support the general objectives within this Resolution:

The proposed addition to this structure and site would improve the overall condition and appearance which is the main goal of the Georgia 400 Overlay District.

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

PROPERTY OWNER AUTHORIZATION

I/we P. Tennant Slack & W.H. Slack, Jr. hereby swear that I/we own the property located at (fill in address and / or tax map & parcel #):

6802 Hwy 53 E, Dawsonville, GA
LL 315, South, Dist 13, Section 1 Parcel ID# 114-043

as shown in the tax maps and / or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and / or conditions placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: VICTOR C. JONES, PE

Signature of applicant or agent: [Signature] Date: 3/8/16

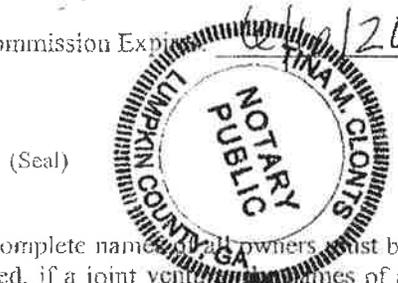
Printed Name of Owner(s): P. Tennant Slack & W.H. Slack, Jr.

Signature of Owner(s): [Signature] Date: 3.10.16

Sworn and subscribed before me this 10th day of March, 2016.

[Signature]
Notary Public

My Commission Expires 6/10/2016



(The complete name of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

VR# 16-08

TMP# 114-043

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map and Parcel Number listing any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

Name

Address

- TMP 114 020 006 1. Bear Praise Center, Inc., 293 OVERLOOK DRIVE, DAWSONVILLE GA 30534
- TMP 114 020 005 2. Auto Craze Carwash, Inc., 534 Beartooth Pkwy., Dawsonville GA 30534
- TMP 114 009 3. CF Southeast REO, 1345 Ave. of the Americas, 46th Flr, NY, NY, 10105
- TMP 114 048 4. LIGHTNING LUBE 6793 HWY 53 E, DAWSONVILLE, GA 30534
- TMP _____ 5. _____
- TMP _____ 6. _____
- TMP _____ 7. _____
- TMP _____ 8. _____
- TMP _____ 9. _____
- TMP _____ 10. _____
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my special use or rezoning application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature of Applicant or Agent:  Date: 3-10-16
Signature of Witness:  Date: 3-10-16

WITHDRAWAL

Notice: *This section only to be completed if application is being withdrawn.*

I hereby withdraw application #: _____

Signature: _____ Date: _____

Withdrawal of Application:

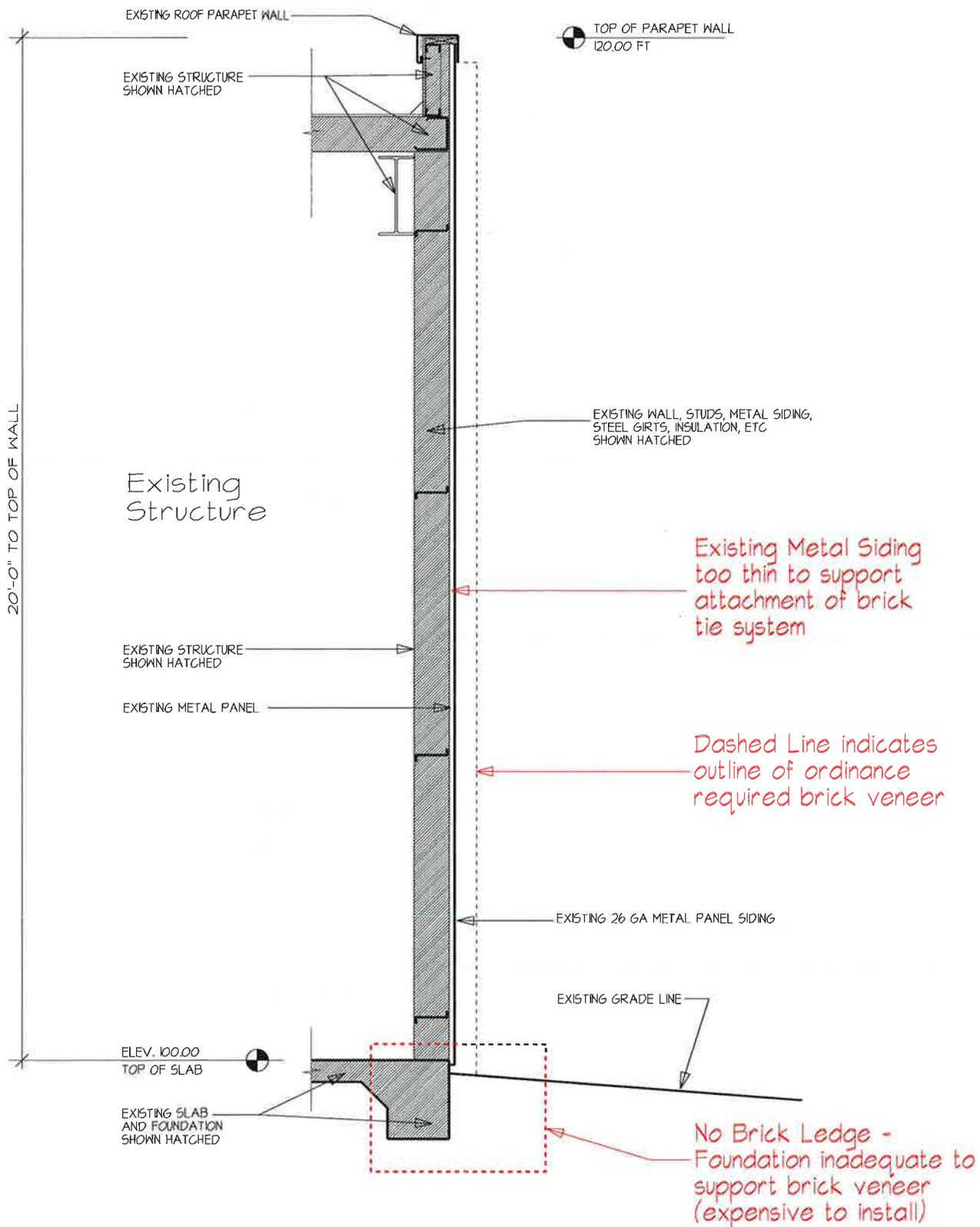
Withdrawals of any application may be accommodated within the Planning & Development office if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following that written request and publication the Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.



AERIAL VIEW OF SLACK AUTO PARTS - 2

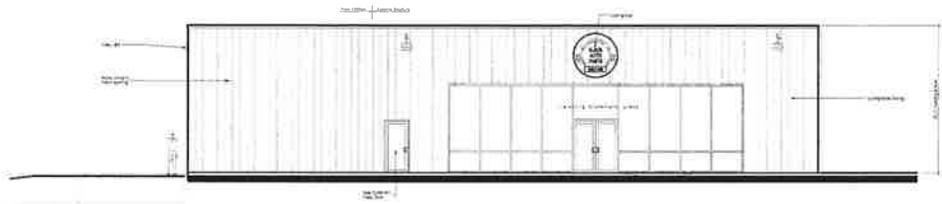


AERIAL VIEW OF SLACK AUTO PARTS - 1



TYPICAL SECTION THROUGH WALL

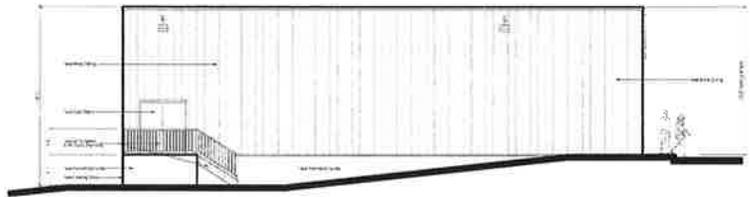
SCALE: NONE



Proposed Front Elevation
Scale 1/8" = 1'-0"



Existing Northside Elevation
Scale 1/8" = 1'-0"



Proposed Southside Elevation
Scale 1/8" = 1'-0"



Proposed Rear Elevation
Scale 1/8" = 1'-0"

2015 Property Tax Statement

Linda Townley
 Dawson County Tax Commissioner
 25 Justice Way
 Suite 1222
 Dawsonville, GA 30534

MAKE CHECKS OR MONEY ORDER PAYABLE TO:
 Dawson County Tax Commissioner

Bill Number	Due Date	TOTAL DUE
2015-12139	12/01/2015	4933.95

Map: 114 043 Payment Good Through: 12/01/2015
 Location: 6802 HWY 53 E Printed: 08/17/2015

Payment deadline for 2015 taxes is December 1, 2015, for property you owned in Dawson County on January 1st 2015. If you sold the property during the year, you are still responsible by state law to ensure this bill is paid by forwarding the bill to the NEW OWNER and bringing a copy of your closing statement to our office within 90 days of the due date.

Thank you for the privilege to serve as your Tax Commissioner



MG02



*****AUTO**3-DIGIT 305 39 26 10348 1AT 0.416
 SLACK WILLIAM H & PHILLIP TENNENT SLACK
 P O BOX 778
 GAINESVILLE, GA 30503



RETURN THIS PORTION WITH PAYMENT

(1% Interest per month will be added if not paid by due date)

Linda Townley
 Dawson County Tax Commissioner
 25 Justice Way
 Suite 1222
 Dawsonville, GA 30534



Tax Payer: SLACK WILLIAM H & PHILLIP TENNENT SLACK
 Map Code: 114 043 REAL
 Description: LL 315 LD 13S
 Location: 6802 HWY 53 E
 Bill No: 2015-12139
 District: 001 DAWSON COUNTY UNINCORPORATED

Phone: (706) 344-3520 Fax: (706) 531-2753

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good Through	Exemptions
243,033	256,680	0.9300	499,713	12/01/2015			12/01/2015	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	499,713.00	199,885.00	0.00	199,885.00	.050	9.99	0.00	9.99
COUNTY M&O	499,713.00	199,885.00	0.00	199,885.00	13.009	2,600.30	0.00	1,626.66
SALES TAX ROLLBACK	499,713.00	199,885.00	0.00	199,885.00	-4.871	0.00	-973.64	0.00
SCHOOL M&O	499,713.00	199,885.00	0.00	199,885.00	16.496	3,297.30	0.00	3,297.30
TOTALS					24.684	5,907.59	-973.64	4,933.95

DAWCO	21610-455
2015-12139-1	1644.65
2015-12139-2	1677.54
2015-12139-3	1661.10



A gradual reduction and elimination of the state tax millage rate is the result of property tax relief passed by the Governor, the House of Representatives and the State Senate. Under the property tax relief legislation, the state tax millage rate will be reduced by .05 mill every year until completely eliminated in 2016.

You can pay your bill by mail or on our website at www.dawsoncountytax.com . If postmarked after December 1, 2015, interest at a rate of 1% will be added to your bill the day after and every month thereafter until paid. After 90 days a penalty of 10% will be added. If bill is marked appealed-temporary the bill is 85% of total bill pending settlement of appeal. For your convenience a drop box is located at end of handicapped parking.	Current Due	4,933.95
	Penalty	0.00
	Interest	0.00
	Other Fees	0.00
	Previous Payment	0.00
	Back Taxes	0.00
TOTAL DUE	4,933.95	



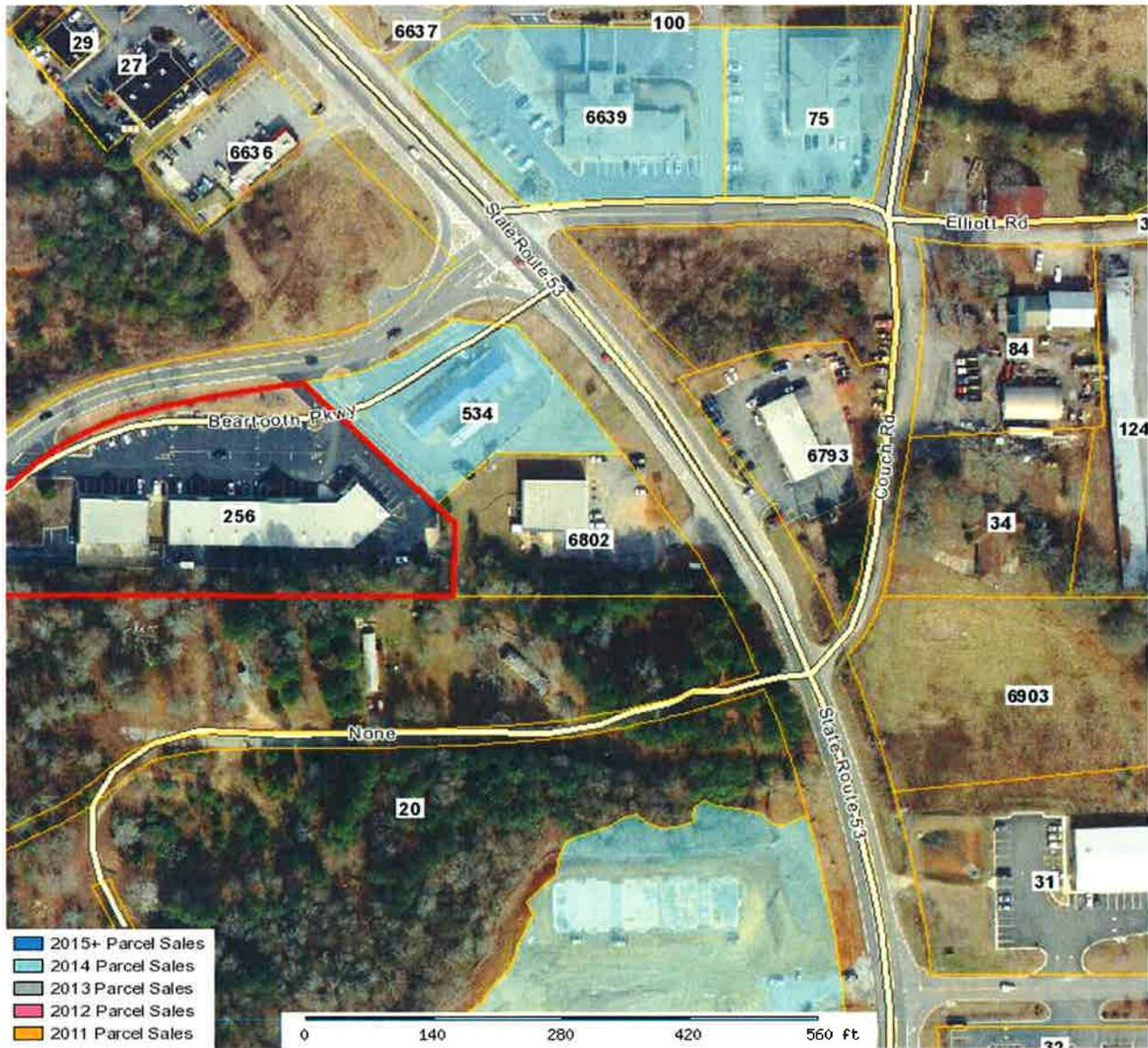
- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales
- 2012 Parcel Sales
- 2011 Parcel Sales

0 140 280 420 560 ft

Dawson County Assessor			
Parcel: 114 020 005 Acres: 0.84			
Name:	AUTO CRAZE CAR WASH INC	Land Value	\$212,520.00
Site:	534 BEARTOOTH PKWY	Building Value	\$272,611.00
Sale:	\$0 on 08-2014 Reason=GV Qual=Q	Misc Value	\$41,094.00
	7970 WALDRIP RD	Total Value:	\$526,225.00
Mail:	GAINESVILLE, GA 30506		



The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---
Date printed: 03/21/16 : 10:49:10

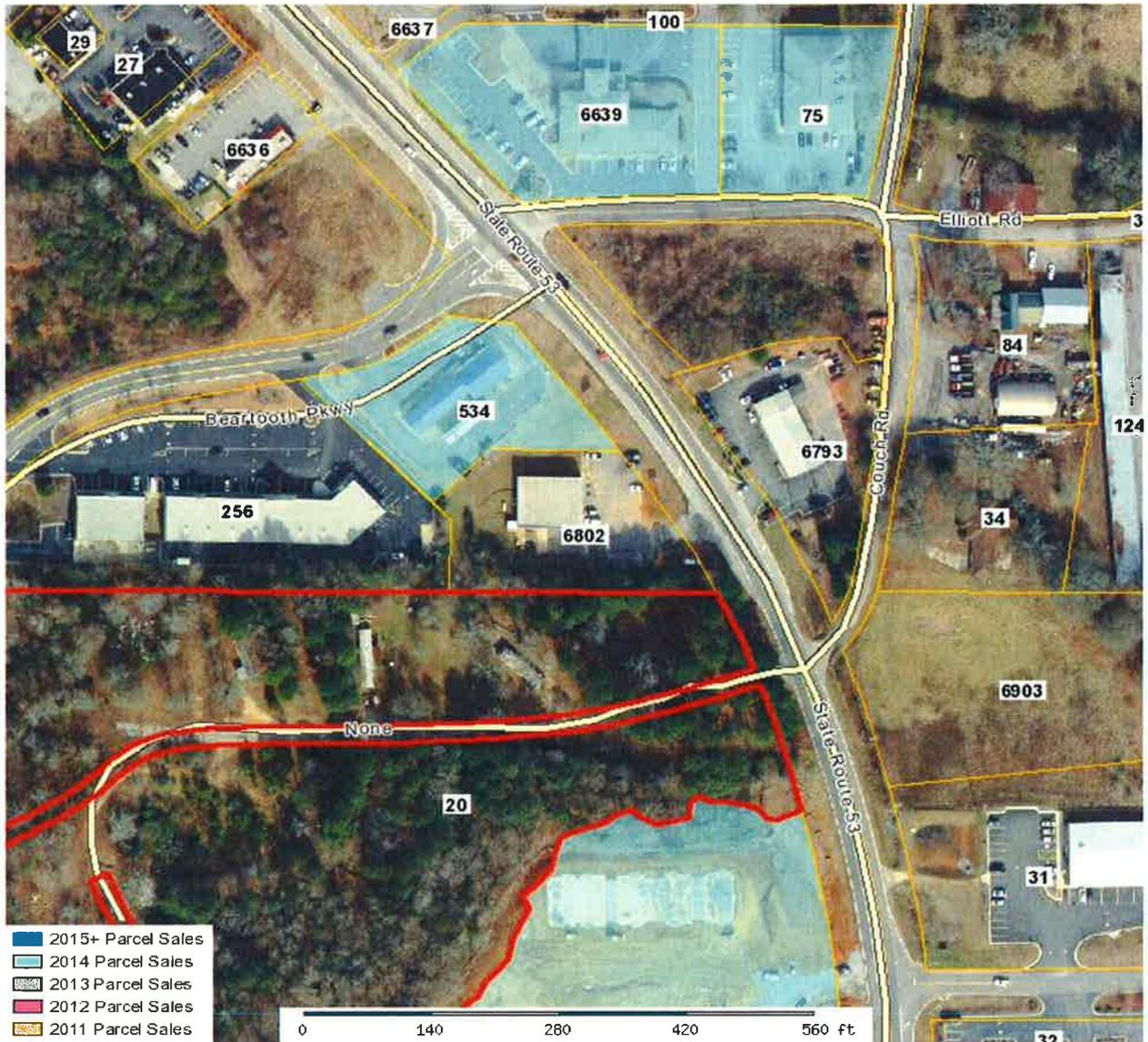


Dawson County Assessor			
Parcel: 114 020 006 Acres: 2.04			
Name:	BEAR PRAISE CENTER INC	Land Value	\$563,040.00
Site:	256 BEARTOOTH PKWY	Building Value	\$1,216,337.00
Sale:	\$800,000 on 11-2000 Reason=PT Qual=Q	Misc Value	\$32,916.00
Mail:	293 OVERLOOK DR	Total Value:	\$1,812,293.00
	DAWSONVILLE, GA 30534		



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Date printed: 03/21/16 : 10:49:23



- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales
- 2012 Parcel Sales
- 2011 Parcel Sales

0 140 280 420 560 ft

Dawson County Assessor			
Parcel: 114 019 Acres: 14.39			
Name:	CF SOUTHEAST REO LLC	Land Value	\$1,323,880.00
Site:	20 HUGHES CT	Building Value	\$0.00
Sale:	\$2,450,300 on 10-2004 Reason=PT Qual=Q	Misc Value	\$44,800.00
Mail:	412 E PARKCENTER BLVD	Total Value:	\$1,368,680.00
	STE 300		
	BOISE, ID 83706		



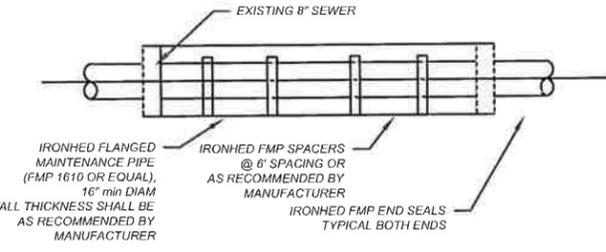
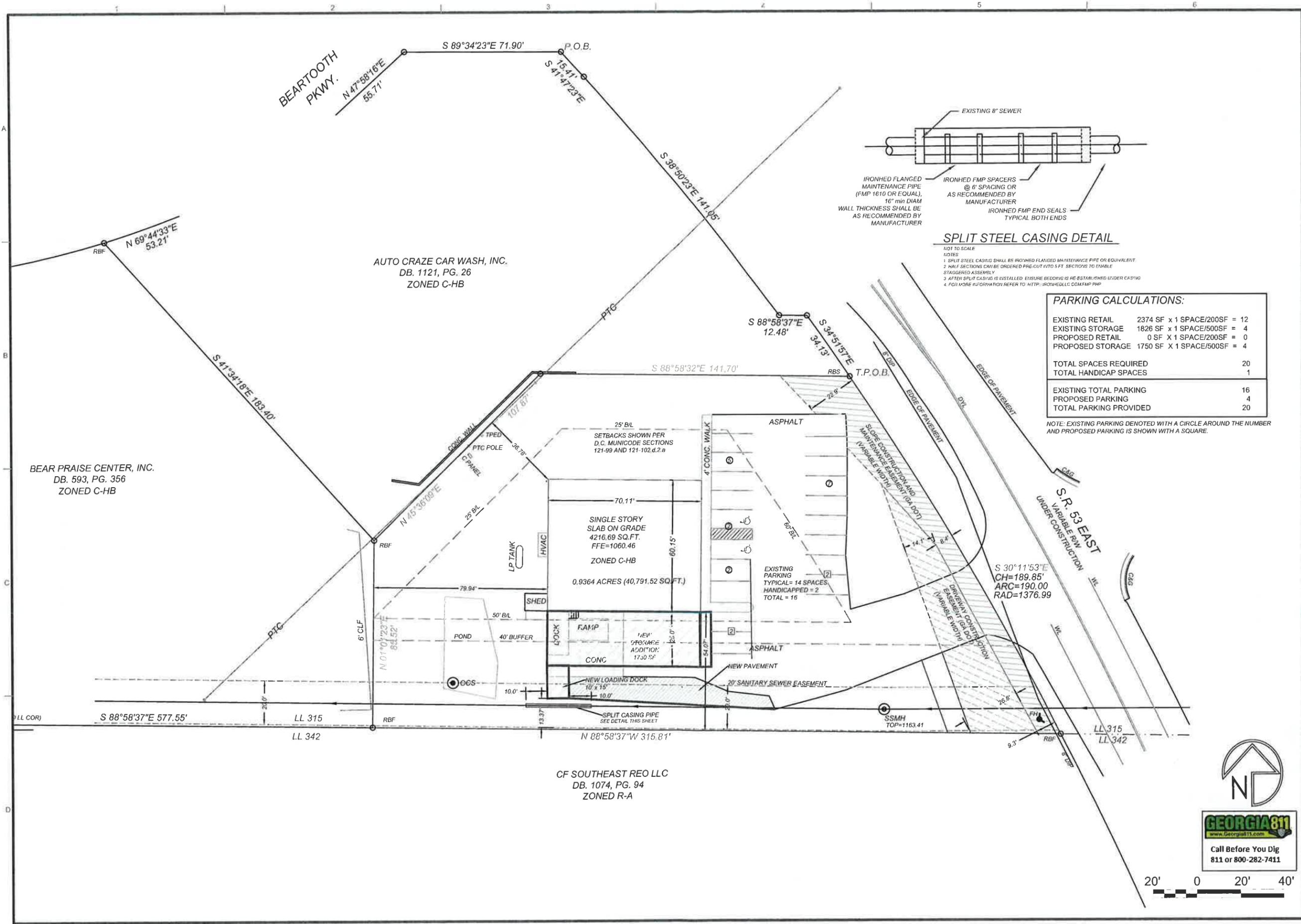
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Date printed: 03/21/16 : 10:49:38



Dawson County Assessor			
Parcel: 114 048 Acres: 0.9			
Name:	TP4 HOLDINGS LLC	Land Value	\$331,200.00
Site:	6793 HWY 53 E	Building Value	\$278,466.00
Sale:	\$842,806 on 02-2003 Reason=PT Qual=Q	Misc Value	\$25,280.00
Mail:	LIGHTNING LUBE	Total Value:	\$634,946.00
	6793 HWY 53 E		
	DAWSONVILLE, GA 30534		



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 Date printed: 03/21/16 : 10:49:52



SPLIT STEEL CASING DETAIL

- NOT TO SCALE
 NOTES
 1. SPLIT STEEL CASING SHALL BE IRONHEDGE FLANGED MAINTENANCE PIPE OR EQUIVALENT
 2. HALF SECTIONS CAN BE ORDERED PRE-CUT INTO 5 FT. SECTIONS TO ENABLE STAGGERED ASSEMBLY
 3. AFTER SPLIT CASING IS INSTALLED, ENSURE BEDDING IS RE-ESTABLISHED UNDER CASING
 4. FOR MORE INFORMATION REFER TO: [HTTP://IRONHEDGE.COM/FMP.PHP](http://ironhedge.com/fmp.php)

PARKING CALCULATIONS:

EXISTING RETAIL	2374 SF x 1 SPACE/200SF = 12
EXISTING STORAGE	1826 SF x 1 SPACE/500SF = 4
PROPOSED RETAIL	0 SF x 1 SPACE/200SF = 0
PROPOSED STORAGE	1750 SF x 1 SPACE/500SF = 4
TOTAL SPACES REQUIRED	20
TOTAL HANDICAP SPACES	1
EXISTING TOTAL PARKING	16
PROPOSED PARKING	4
TOTAL PARKING PROVIDED	20

NOTE: EXISTING PARKING DENOTED WITH A CIRCLE AROUND THE NUMBER AND PROPOSED PARKING IS SHOWN WITH A SQUARE.

NO.	DATE	REVISION	BY
A	01-23-16	INITIAL SUBMITTAL TO DAWSON COUNTY	APVD
B	03-08-16	2ND SUBMITTAL RESPONSE TO DAWSON COUNTY COMMENTS	APVD

APPLICANT: WILLIAM H. & PHILLIP TENNENT SLACK
 6802 HWY 53 E
 DAWSONVILLE, GEORGIA
 LL 315, SOUTH, DIST. 13, SECTION 1
 PARCEL ID# 114-043, TAX BK 82 / Pg 3
 DAWSON COUNTY

**SLACK AUTO PARTS
 BUILDING EXTENSION
 SITE PLAN**

Jones Consulting Group



MAR 8, 2016
 VICTOR C. JONES
 PE NO 024415
 JONES CONSULTING GROUP, LLC
 www.jones-consulting-group.com
 (404) 770-335-9999



GEORGIA811
 Call Before You Dig
 811 or 800-282-7411



CONT. NO.
 DATE MAR 08, 2016
 PROJ 10011.019
 SHEET C-1

SLACK AUTO PARTS BUILDING EXPANSION

Site Address:
6802 Highway 53 S, Dawsonville, GA 30503

**DAWSON COUNTY, GEORGIA
ZONING: C3 - COMMERCIAL
SOUTH CORRIDOR OF GA-400**

SITE



SITE ACREAGE: 0.9364 Ac
DISTURBED ACREAGE: 0.04 Ac

Owner/Developer
William H Slack
& Phillip Tennent Slack
SLACK AUTO PARTS
P.O. Box 778
Gainesville, GA 30503
678-984-2323

LOCATION MAP

NOT TO SCALE
NOTE: THIS SITE IS NOT IMPACTED BY FLOOD PLAN.

SITE

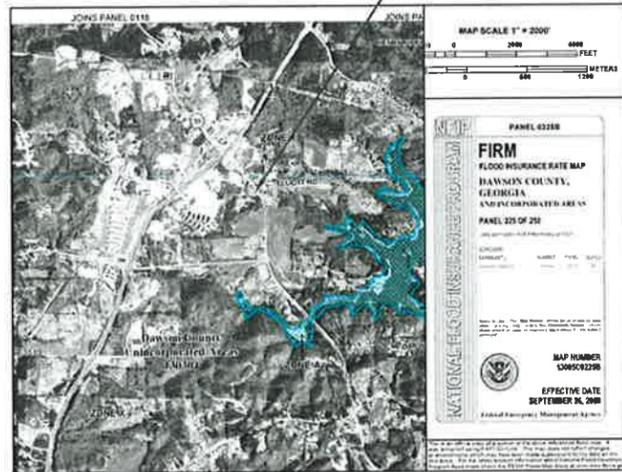


VICINITY MAP

NOT TO SCALE

NOTE: MAP IMAGERY TAKEN FROM GOOGLE EARTH, 2016

PROJECT SITE



NOTE: PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA FLOOD MAP 13085C0225B.

Architect:
Darin Stockdale
Stockdale Design Assoc.
770-712-3472

Civil Engineer:
Victor C. Jones, PE
Jones Consulting Group, LLC
1125 S. Bethany Creek Drive
Alpharetta, GA 30004
770-335-0959

General Contractor:
SONNY HARDEMAN
SUN COMMERCIAL
CONTRACTORS, INC.
770-231-5401

24 HOUR EMERGENCY CONTACT
Rod Price 678-984-2323

NO.	DATE	REVISION	CHK	APVD
B	03-08-16	2ND SUBMITTAL RESPONSE TO DAWSON COUNTY COMMENTS		
A	01-28-16	INITIAL SUBMITTAL TO DAWSON COUNTY		

APPLICANT: WILLIAM H. & PHILLIP TENNENT SLACK
6802 HWY 53 E
DAWSONVILLE, GEORGIA
LL 315 SOUTH DIST. 13, SECTION 1
PARCEL ID# 114-0-03, TAX BR. 82 / Pg 3
DAWSON COUNTY

SLACK AUTO PARTS
BUILDING EXTENSION
COVER SHEET

Jones Consulting Group

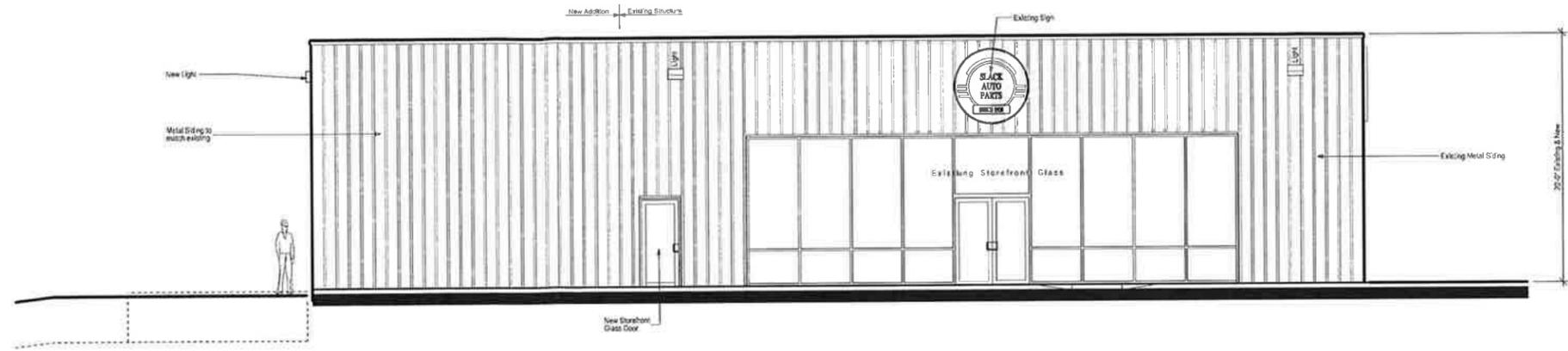


Call Before You Dig
811 or 800-282-7411



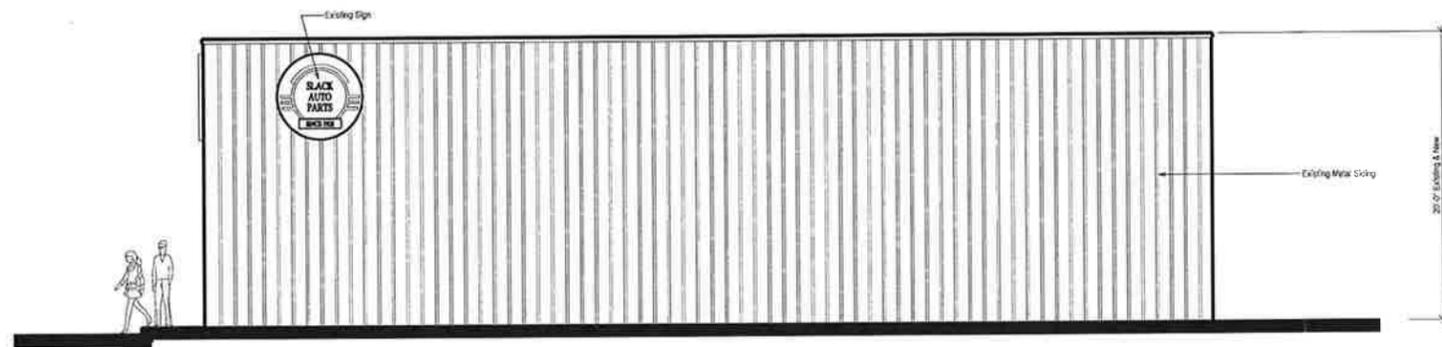
MAR 8, 2016
VICTOR C. JONES
PE NO. 024415
JONES CONSULTING GROUP, LLC
vc@jones-consulting-group.com
(M) 770-335-0959

CONT. NO.	
DATE	MAR 08, 2016
PROJ	10011.019
SHEET	G-1



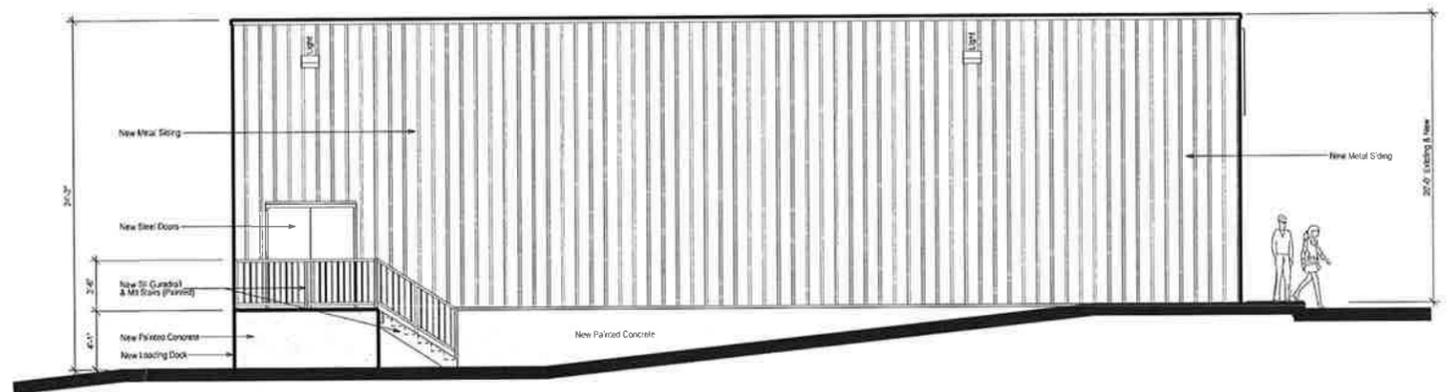
Proposed Front Elevation

Scale 3/16"=1'-0"



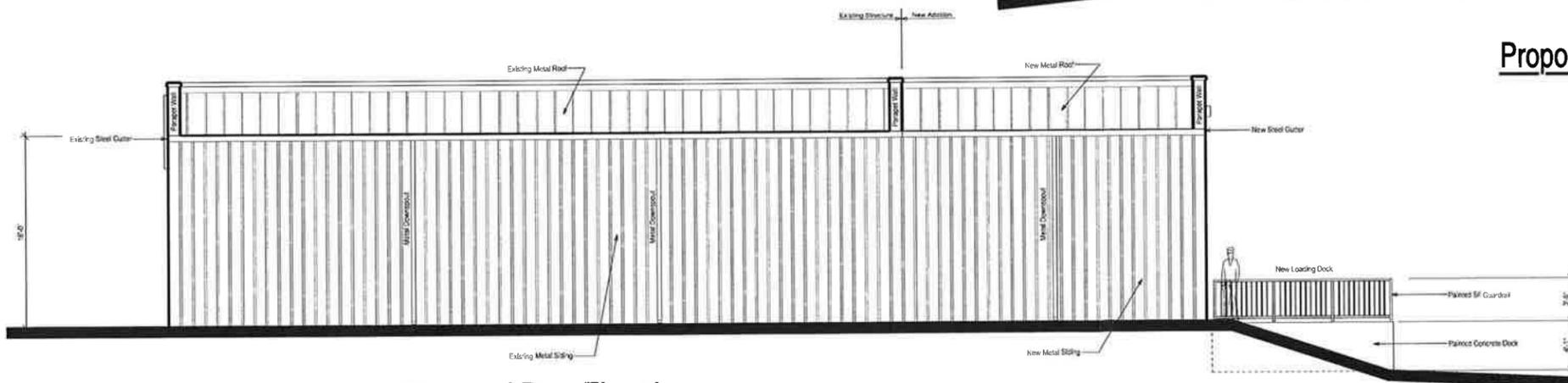
Existing Northside Elevation

Scale 3/16"=1'-0"



Proposed Southside Elevation

Scale 3/16"=1'-0"



Proposed Rear Elevation

Scale 3/16"=1'-0"