

AGENDA
Cascade Charter Township Zoning Board of Appeals
Tuesday, October 12, 2021
5:30 pm
2870 Jacksmith Ave

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the minutes of the September 14, 2021 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #21-3665/Daniel Stephan Builders
Public Hearing
Property Address: 1721 River Oaks Dr
Requested Action: The applicant is requesting a variance to keep an accessory building on the property while the existing home is demolished, and a new home is built.**
- ARTICLE 7. Case #21-3670/John Rabideau/Cascade Roadhouse
Public Hearing
Property Address: 6817 Cascade Rd
Requested Action: The applicant is requesting a variance for an outdoor seating area closer to the side and front property line than permitted, and the addition of a covered structure closer to the front property line than permitted.**
- ARTICLE 8. Any other business**
- ARTICLE 9. Adjournment**

Meeting format

1. **Staff Presentation** *Staff report and recommendation*
2. **Project presentation-** *Applicant presentation and explanation of project*
 - a. **PUBLIC HEARINGS**
 - i. *Open Public Hearing. Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants*
 - ii. *Close public hearing*
3. **Commission discussion –** *May ask for clarification from applicant, staff or public*
4. **Commission decision - Options**
 - a. *Table the decision*
 - b. *Deny*
 - c. *Approve*
 - d. *Approve with conditions*
 - e. *Recommendation to Township Board*

Minutes
Cascade Charter Township
Zoning Board of Appeals
Tuesday September 14, 2021
5:30 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Vice Chairman Moxley called the meeting to order at 5:30 P.M.
Members Present: Jennifer Puplava, Ralph Moxley, Lou Berra, Valerie Milliken
Members Absent: Tom McDonald, Aaron Mead
Others Present: Planner Brian Hilbrands and those listed on the sign-in sheet

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Berra to approve the current Agenda. Supported by Member Milliken. Motion carried 4 to 0.

ARTICLE 4. Approve the minutes of the August 10, 2021 meeting

Motion was made by Member Berra to approve the current Agenda. Supported by Member Milliken. Motion carried 4 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

There were not any visitors that wished to speak to non-agenda items.

ARTICLE 6. Case #21-3662/Meghan Burrows

Property Address: 2383 Thornapple River Dr SE

Requested Action: The applicant is requesting a variance to construct three separate additions to the home that would be closer to the front lot line (Windcrest) than permitted.

Planner Brian presented the variance written by Community Development Director Peterson. The home is at the corner of Windcrest and Thronapple River Dr and the setback in question is the one facing Windcrest. The current home has a setback of approximately 18ft from the right of way and there is a small covered porch that extends about 4ft off the front of the home. The required setback along that street is 35ft so a large portion of the home is located within the setback and any additions to this house would fall within the setback and need variances. All three additions fall within the setback which are a porch addition, a kitchen addition, and a second story bathroom. The kitchen and bathroom addition are located behind the front edge of the home so they would not decrease the setback but the addition on the front of the home would be about 7ft and would reduce the setback from 18ft to 11ft from the right of way. There are other homes along Windcrest that do not have these same setback

issues and seem to be setback further from the street. The zoning ordinance requires that no person engage in any activity that results in the increase in the extent of a nonconformity in a nonconforming situation or a greater nonconformity in reference to dimensional restrictions, such as a setback requirement or a height requirement. In the past the zoning board has approved the case for a home as long as it does not extend beyond the current setback of the home. In a 2017 case, an addition was allowed on Cascade Road that was required to maintain a setback of over 35ft which is what it is in this case as well. Staff recommendation is to approve the variance in regards to the kitchen and bathroom additions as they will not extend beyond the current setback of the house and deny the porch addition as it would be decreasing the setback and coming closer to the property line than what already exists.

Member Moxley asked if there was a garage that is closer to the street than the addition would be and Planner Brian confirmed that it is a 'legal, nonconforming, detached garage' but it would be treated as an accessory building as it is not attached to the home. Member Moxley confirmed that the garage is 8ft from the property line and asked for further clarification as to why staff was not recommending considering the porch addition. Planner Brian explained that we technically don't allow accessory buildings in the front yard so the setback isn't something considered but if that garage were to be destroyed and a new one built, it would need to be setback behind the front edge of the home and they would need to meet the 18ft setback. Planner Brian stated that the real problem here is that it would be increasing nonconformity on an already nonconforming lot.

Member Pupilava asked if there was any more information available on the 2017 case and Planner Brian explained that the 2017 case approved as it was specifically for increasing ADA compliance and making the home accessible for end-of-life care.

Member Pupilava asked if this was a similar case and Planner Brian said that he didn't know the details exactly but the applicant may be able to speak more to that. Planner Brian said it looked like steps were leading up to the house in this plan and not a ramp so it appeared to be a different situation

Meghan Burrows, 2383 Thornapple River Dr SE, owner of the property in question, came forward to speak with her builder. Member Moxley asked what all was behind the porch addition. Meghan explained that it was because her parents require walkers to get around and they cannot come through the front of the house at all in winter and still have a difficult time traversing the front stairs during the summer, so they are looking to build wider steps that walkers can traverse as well as increase the space right inside the doorway so the door doesn't open directly to a set of stairs heading downwards. The main purpose of the addition is to give her parents access to the residence.

**Motion to open public hearing by Member Berra. Supported by Member Pupilava.
Motion carried.**

There was no one who wished to make a comment.

**Motion to close public hearing Member Berra. Supported by Member Pupilava.
Motion carried.**

Member Pupilava stated that she would be inclined to approve this variance due to the precedent set in the 2017 case as it was a similar modification involving a wheelchair.

Member Berra mentioned that Meghan and the builder said there may be further modifications if Meghan's parents become wheel chair bound and asked what those modifications would be. The builder explained that the other changes would be inside the structure and any further changes to the front step area would be adding a wheelchair ramp to the front is they needed to but that would run parallel to the house to minimize nonconformity.

Member Pupilava asked if the ramp would run parallel to Windcrest or something else and the builder agreed, saying they had tried to do that originally but they were denied due to setback reasons

Member Moxley said he was inclined to approve the case.

Motion was made by Member Berra to approve case #21-3662 as written. Supported by Member Pupilava. Motion carried 4 to 0.

ARTICLE 8. Old Business

There was not any old business.

ARTICLE 9. Adjournment

Motion was made by Member Berra. Supported by Member Milliken. Motion carried 4 to 0. The meeting was adjourned at 5:51 p.m.

Respectfully submitted,

Ralph Moxley, Secretary

STAFF REPORT

STAFF REPORT: Case #21-3665/Daniel Stephan Builders
REPORT DATE: October 7, 2021
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: October 12, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:
Daniel Stephan Builders
8951 Rodao Court
Caledonia, MI 4931

STATUS
OF APPLICANT: Builder

REQUESTED ACTION: The applicant is requesting a variance to keep an accessory building on the property while the existing home is demolished, and a new home is built.

PROPERTY LOCATION 1721 River Oaks Dr

EXISTING ZONING OF
SUBJECT PARCEL(S): R-1

GENERAL LOCATION: The property is located on the Thornapple River, off of River Oaks Drive

PARCEL SIZE: Approximately 1.9 acres

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: All Residential

ZONING ON
ADJOINING PARCELS: All R-1

STAFF COMMENTS:

1. The applicant is requesting a variance of Section 4.09 of the Zoning Ordinance. This section requires a principal structure (home) on the property before an accessory building. The number of accessory buildings is then limited based on the size of the property.

Acreage	Number of Buildings Allowed*
Up to three (3) acres	1
3-6 acres	2
6+ acres	3

2. The property is less than 3 acres, so the property would only be permitted to have one accessory building.
3. The survey that was submitted only shows two accessory buildings – a large, detached garage that the owner would like to keep, and a small, detached garage next to the home that would be removed.
4. When reviewing the application, the Township assessing records indicated that there was also a boathouse. After discovering this, staff reached out to the applicant to determine what buildings were going to be left. The applicant indicated that only the larger detached garage would remain. During a site visit on 10/4 the property owner indicated that they would also like to keep the boathouse, in addition to the larger detached garage.
5. Staff then informed the applicant and property owner that if they would also like to keep the boathouse, they would need an additional variance to continue a non-conforming situation. However, the notices had already been mailed and published and they only included the original variance request to allow the larger detached garage to remain. In order to include the boathouse and the request to continue a non-conforming variance, the variance request would have to be re-noticed.
6. The property owner has indicated that instead of waiting to have the requests re-noticed they would prefer to combine two adjacent properties that they own in order to increase the parcel size above 3 acres, which would permit two accessory buildings. However, at this time it is not clear if the combined parcel would be larger than 3 acres, excluding any right-of-way area. The property owner will need to have a survey completed in order to determine the size of the combined parcel, exclusive of right-of-way.
7. The property owner has also indicated that if the combined parcel is not large enough to accommodate two accessory buildings, they would be willing to remove the boathouse in order to move forward with the original variance request.
8. The request of a variance from Section 4.09 of the Zoning Ordinance is the result of the applicant wanting to remove the house in order to construct a new house and leave the larger detached garage.
9. The Zoning ordinance actually requires that the house be at least 50% complete before an accessory building can be built.

10. We have had some similar cases in the past and those variances were given with the condition that a performance bond is provided to allow the township to remove the accessory building if the property does not come into compliance. Those bonds have typically been a minimum of \$10,000.
11. The applicant has indicated that they believe they will have the new home built within one year.
12. Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all the findings of fact listed in the table below:

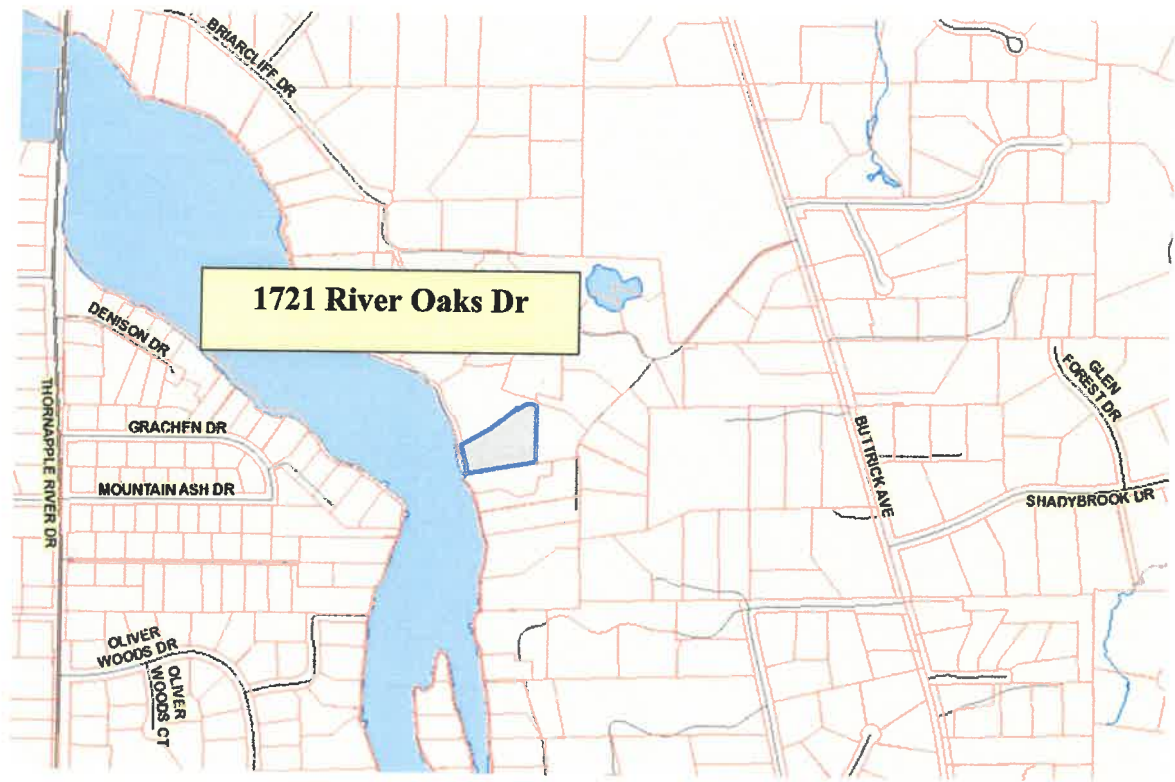
Findings of Fact	Comment
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	The removal of the home is not a unique circumstance. The purpose of the regulation is to avoid an accessory building on a vacant lot. The quick resolution of building the house will address the matter.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created)	The request to remove the house is the result of actions of the owner.
That such variance is the minimum variance that will make possible the reasonable use of the land, building or structure.	The quicker the new house is built will reduce the "amount" of the variance.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	The variance would not be detrimental to others if the situation is quickly addressed.
That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.	I did find a couple of similar variances that we have approved provided that the house is built quickly and a bond is submitted.
The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.	If denied the applicant could remove the accessory building, build a house and then build a new accessory building.

STAFF RECOMMENDATION:

Staff recommends that you approve the variance as requested with the following conditions:

1. The house is at least 50% complete (rough-in) within 1 year.
2. Provide a performance bond for the removal of the accessory building if the home is not at least 50% complete within one year. The amount of the bond will be at a minimum \$10,000.
3. The bond will be released when the property is in compliance.
4. If the property owner would like to also keep the boathouse building, they must combine their two adjoining parcels and the combined parcel must be at least 3 acres in size, exclusive of any right-of-way area. If the combined parcel is not at least 3 acres in size excluding any right-of-way, the boathouse must also be removed.

Attachments: Application package
Site plan



1721 River Oaks Dr

GRACHEN DR

MOUNTAIN ASH DR

OLIVER WOODS DR

OLIVER WOODS CT

THORNAPPLE RIVER DR

BRIARCLIFF DR

DENISON DR

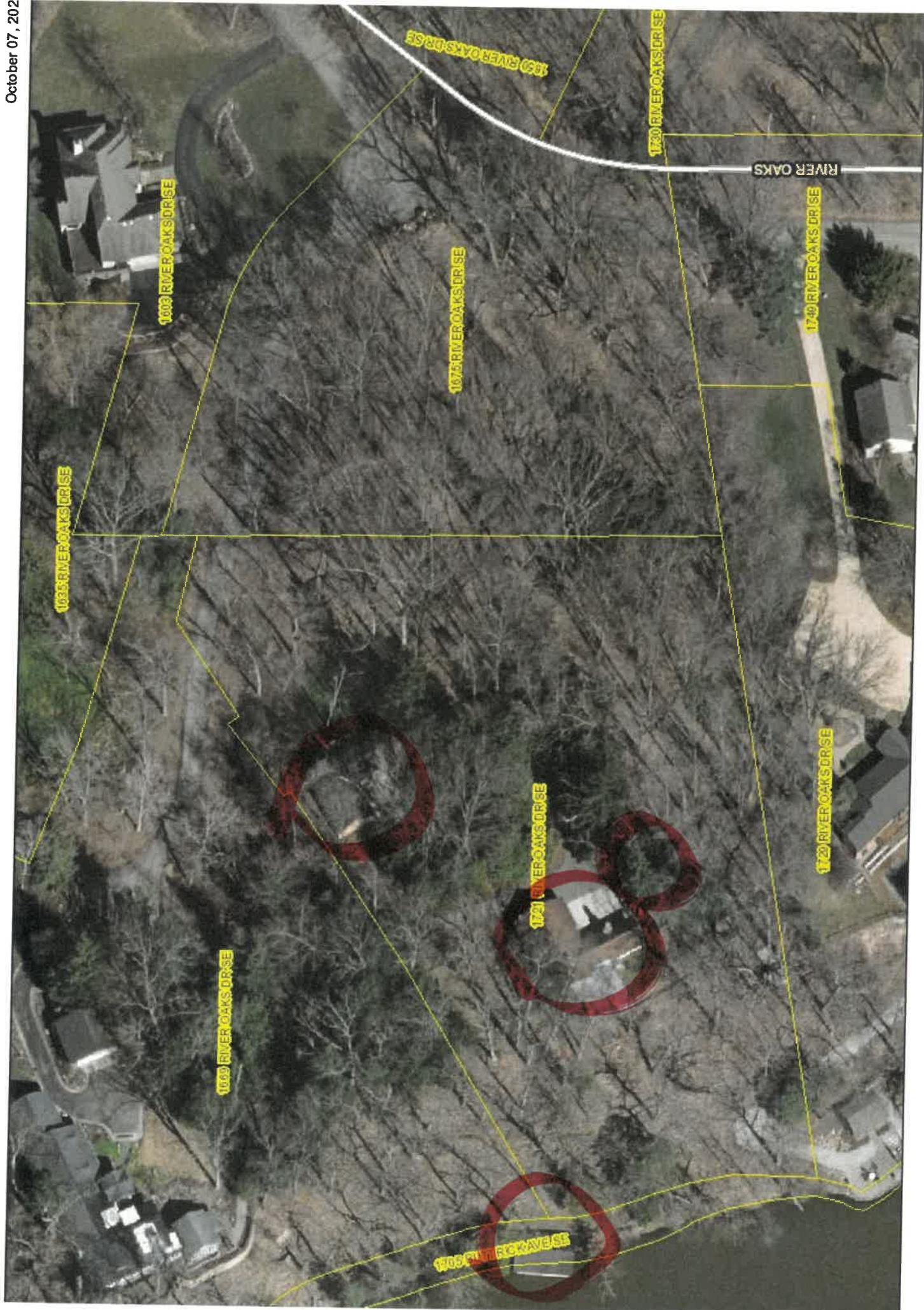
BLITWICK AVE

SHADYBROOK DR

GLEN FOREST DR

Kent County Web Map

October 07, 202



N

Brian Hilbrands

From: dnstephanb@aol.com
Sent: Tuesday, September 21, 2021 4:12 PM
To: Brian Hilbrands
Subject: Re: Variance Application

Follow Up Flag: Follow up
Flag Status: Flagged

Brian,
All but the one garage will bill demolished.
dan

-----Original Message-----
From: Brian Hilbrands <bhilbrands@cascadetwp.com>
To: dnstephanb@aol.com <dnstephanb@aol.com>
Sent: Tue, Sep 21, 2021 2:25 pm
Subject: Variance Application

Hello Dan,

When reviewing the property at 1721 Riveroaks, our assessing information shows that there are multiple accessory buildings on the property. However, your variance application only references one building. Are there other accessory buildings still located on the property, and will those be demolished or were you going to try and include them in the variance application? Our current standards only allow for one accessory building on a parcel that size.

Thank you,

Brian Hilbrands
Planner

Cascade Charter Township



CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids,
Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT:

Name: DANIEL STEPHAN BLURS.

Address: 8951 ROAD COURT

City & Zip Code: CALEDONIA MI 49316

Telephone: 616-891-4098

Email Address: dnstephanb@aol.com

OWNER: * (If different from Applicant)

Name: ROBERT BUCHANAN

Address: 1721 RIVER OAKS Dr SE

City & Zip Code: ADA 49301

Telephone: 616-450-5908

Email Address: RJB@buchananfirm.com

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

- | | | | |
|-------------------------------------|-----------------------------|--------------------------|---------------------------------|
| <input type="checkbox"/> | Administrative Appeal | <input type="checkbox"/> | Administrative Site Plan Review |
| <input type="checkbox"/> | Deferred Parking | <input type="checkbox"/> | P.U.D. - Rezoning * |
| <input type="checkbox"/> | P.U.D. - Site Condominium * | <input type="checkbox"/> | Rezoning |
| <input type="checkbox"/> | Site Plan Review * | <input type="checkbox"/> | Sign Variance Subdivision |
| <input type="checkbox"/> | Special Use Permit | <input type="checkbox"/> | Plat Review * |
| <input checked="" type="checkbox"/> | Zoning Variance | <input type="checkbox"/> | Other: _____ * |

** Requires an initial submission of 5 copies of the completed site plan*

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 _____

ADDRESS OF PROPERTY: 1721 RIVERDAKS

PRESENT USE OF THE PROPERTY: PERSONAL RESIDENCE

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR
EQUITABLE INTEREST IN THE PROPERTY:

Name(s)

Address(es)

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Robert J. Buchanan

Owner - Print or Type Name
(*If different from Applicant)

[Signature] 8/25/21
Owner's Signature & Date
(*If different from Applicant)

DANIEL STEPHAN

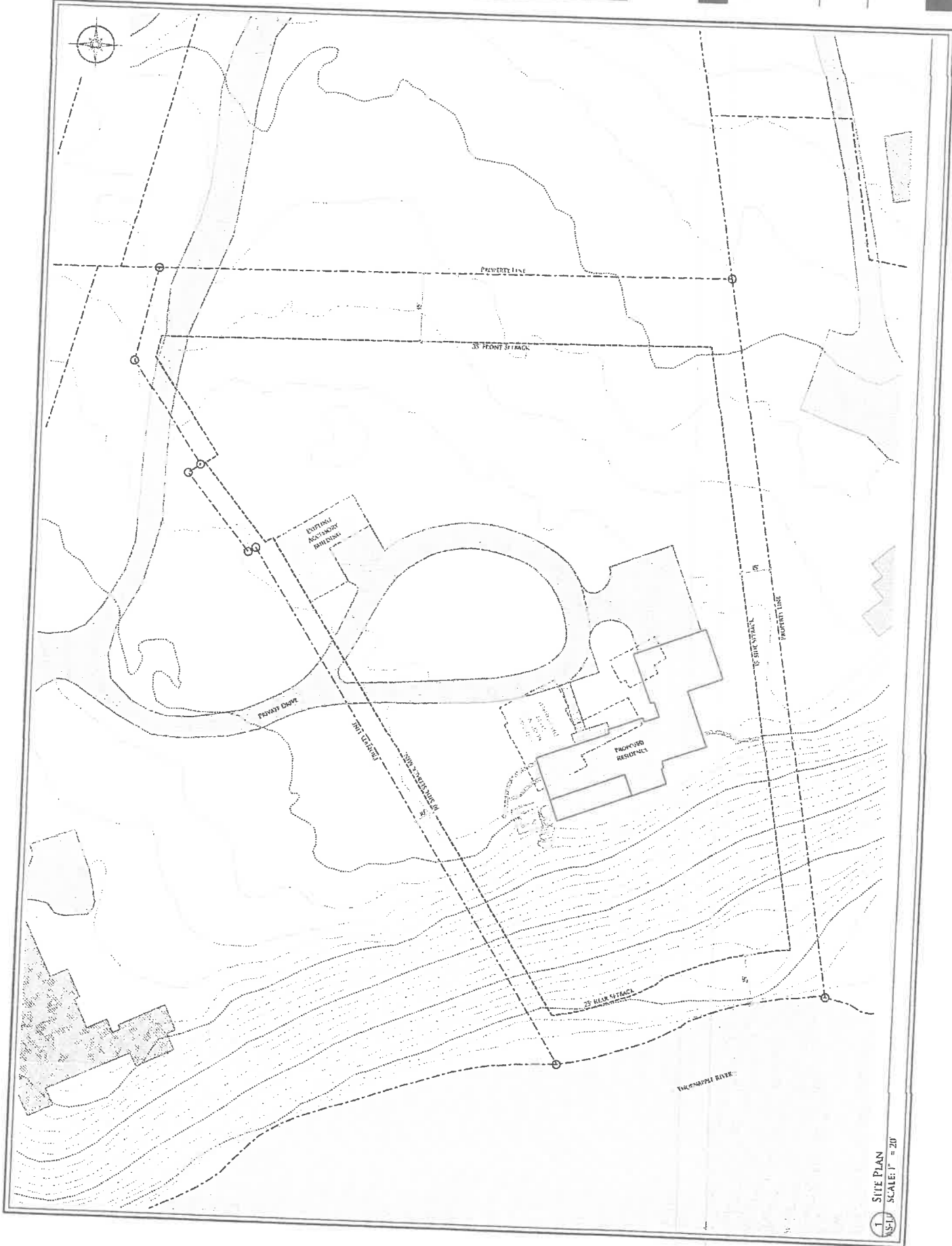
Applicant - Print or Type Name

[Signature]
Applicant's Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET - THANK YOU

NOTICE: THIS PLAN IS A PRELIMINARY DESIGN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE RESULTS OF THE DESIGN. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DESIGN. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN.

DATE	DESCRIPTION	BY
1-15-12	PRELIMINARY DESIGN	J. VISSER
1-15-12	FINAL DESIGN	J. VISSER



STAFF REPORT

STAFF REPORT: Case #21-3670/John Rabideau/Cascade Roadhouse
REPORT DATE: October 6, 2021
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: October 12, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:

John Rabideau/Cascade Roadhouse
6817 Cascade Rd SE
Grand Rapids, MI 49546

STATUS
OF APPLICANT:

Owner

REQUESTED ACTION:

The applicant is requesting a variance for an outdoor seating area closer to the side and front property line than permitted, and the addition of a covered structure closer to the front property line than permitted.

EXISTING ZONING OF
SUBJECT PARCEL(S):

B-1

GENERAL LOCATION:

The property is located on Cascade Road, north of Orange Ave.

PARCEL SIZE:

Approximately 1 acre

EXISTING LAND USE
ON THE PROPERTY:

Commercial – Cascade Roadhouse

ADJACENT AREA
LAND USES:

All Commercial

ZONING ON
ADJOINING PARCELS:

N – PUD 19
S,E,W – B-1

STAFF COMMENTS:

1. The applicant is requesting approval from the ZBA to allow for the expansion of an outdoor seating area within the front and side yard setback, and the addition of a covered structure within the front yard setback.

2. The outdoor seating area would be located on the north side of the building. It would include a pergola and would be approximately 1 foot from the side property line and 6 feet from the front property line.
3. The 20' x 20' covered structure would be placed over the existing patio on the west side of the building and would not extend beyond the front of the building, which is approximately 10 feet from the front property line.
4. In the B1 zoning district the Zoning Ordinance requires a side yard setback of 7 feet, with the total of both side yards not being less than 16 feet. It also requires that the front yard setback be between 20-30 feet when along an arterial road, such as Cascade Road.
5. This property was previously granted a side yard setback variance in 1994 that allowed for an addition that extended to the south property line (zero setback) in order to accommodate a requirement from the Kent County Health Department for an expanded kitchen area. The outdoor seating area expansion would result in a total side yard setback of 1 foot.
6. Outdoor seating areas are permitted in the B1 zoning district. Going back to 2000 I was not able to find a variance request involving an outdoor seating area. Since it is an extension of the use that is permitted in the building, I am treating it like a building addition in regard to the setback requirement even though the area will not be enclosed or covered.
7. The covered structure will be maintaining the same setback as the current building, but still requires a variance since the building is within the required front yard setback.
8. The B1 zoning is meant to create a human-scale, village atmosphere. Expanding an outdoor seating area would seem to add to the village atmosphere, but it requires a variance.
9. Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all the findings of fact listed in the table below:

Findings of Fact	Comment
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	The building is located directly on Cascade Road in the village area, with direct access from the sidewalk. An expanded seating area would help promote a walkable, human-scale village area.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully	The building has been in place since 1920.

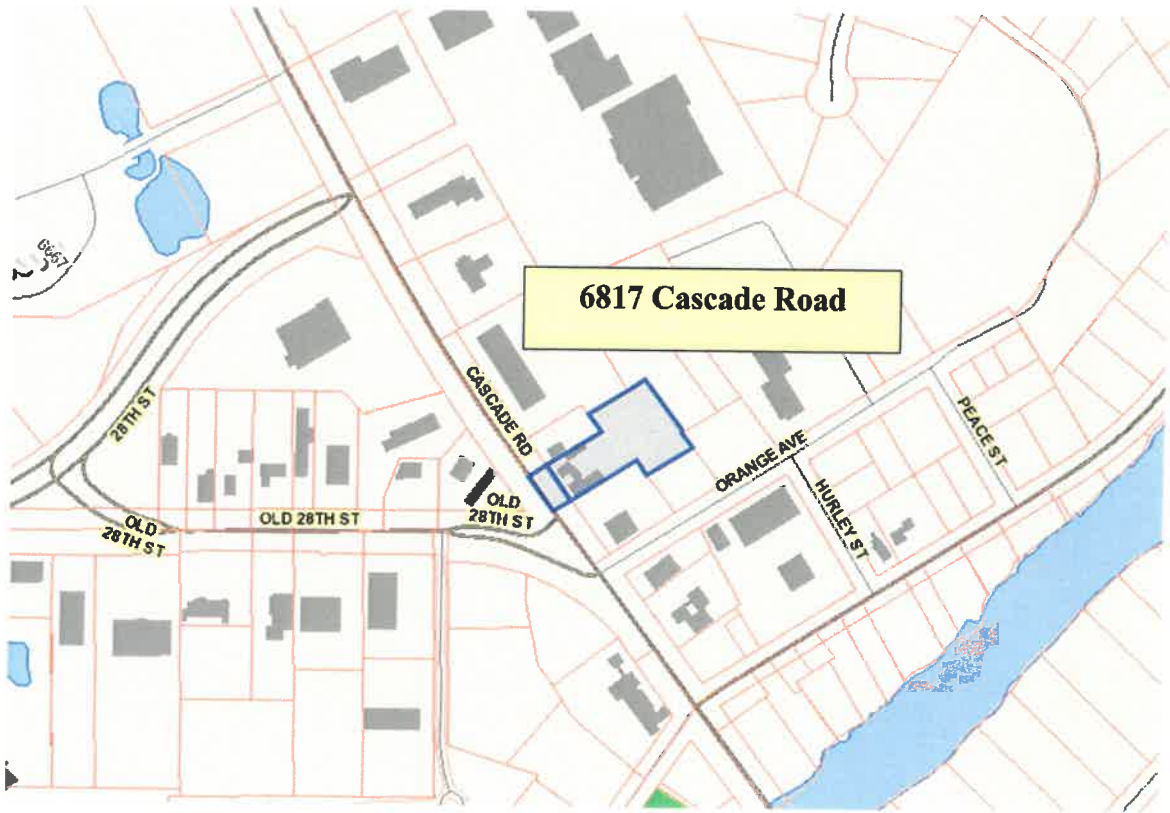
adopted regulations preceding this Ordinance will not be considered self-created)	
That such variance is the minimum variance that will make possible the reasonable use of the land, building or structure.	The covered structure will not be located closer to the street than the existing building. The new expanded seating area will not be enclosed or covered.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	The expanded outdoor seating area would seem to be meeting the goals of the B1 zoning district and village area.
That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.	It would not be practical to amend the zoning ordinance as a result of this application.
The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.	The applicant's comments should be considered before rendering a decision.

STAFF RECOMMENDATION:

Staff recommends that you approve the variance as requested with the following condition:

1. The expanded outdoor seating area on the north side of the building remains an outdoor "café" seating area and does not become covered or enclosed.

Attachments: Application package
Site plan



Zoning Variance



CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: John Rabideau / Cascade Roadhouse
 Address: 6817 Cascade Rd SE
 City & Zip Code: Grand Rapids, MI 49546
 Telephone: (616) 581-7575
 Email Address: jmrabideau@comcast.net

OWNER: * (If different from Applicant)
 Name: RJR Development LLC
 Address: 509 Fuller Ave. NE
 City & Zip Code: Grand Rapids, MI 49509
 Telephone: (616) 451-4531
 Email Address: rabideau.management@gmail.com

\$500⁰⁰
\$500⁰⁰

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

<input type="checkbox"/>	Administrative Appeal	<input checked="" type="checkbox"/>	Administrative Site Plan Review
<input type="checkbox"/>	Deferred Parking	<input type="checkbox"/>	P.U.D. - Rezoning *
<input type="checkbox"/>	P.U.D. - Site Condominium *	<input type="checkbox"/>	Rezoning
<input checked="" type="checkbox"/>	Site Plan Review *	<input type="checkbox"/>	Sign Variance Subdivision
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Plat Review *
<input checked="" type="checkbox"/>	Zoning Variance	<input type="checkbox"/>	Other: _____ *

** Requires an initial submission of 5 copies of the completed site plan*

BRIEFLY DESCRIBE YOUR REQUEST:**

(**Use Attachments if Necessary)
-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 09-451-038

ADDRESS OF PROPERTY: 6817 Cascade Rd SE, Grand Rapids, MI 49546
PRESENT USE OF THE PROPERTY: Restaurant

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)	Address(es)
_____	_____
_____	_____

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

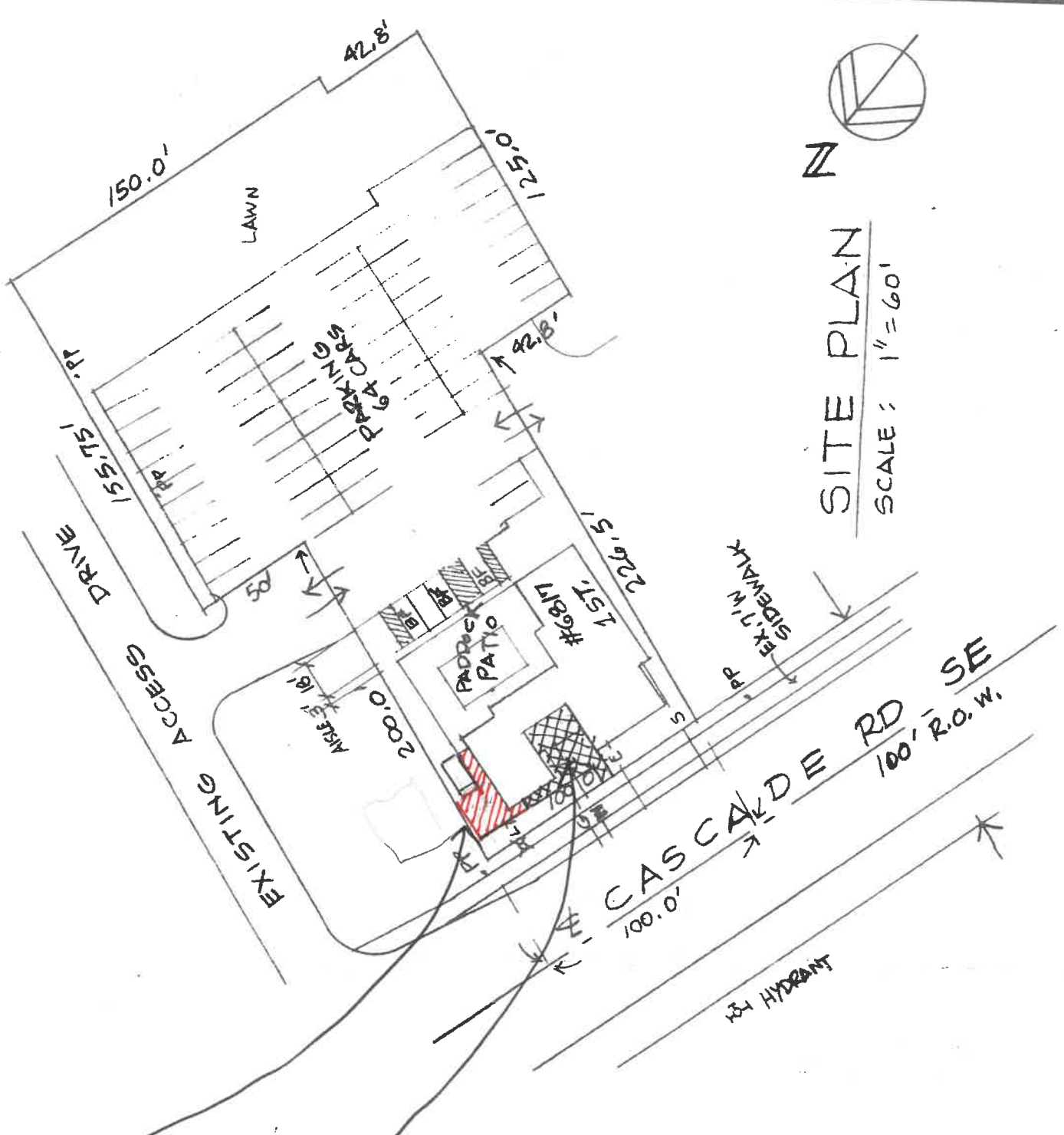
John F. Rabideau
Owner – Print or Type Name
(*If different from Applicant)

John F. Rabideau
Applicant – Print or Type Name

* _____
Owner’s Signature & Date
(*If different from Applicant)

Applicant’s Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU



N

SITE PLAN
SCALE: 1" = 60'

PROPOSED ADDITIONAL PATIO/WALK

511 ~~387~~ SF
 (18' x 21 1/2' = 387)
 9 1/2' x 6 = 58
 5 1/2' x 12 = 66

511 SF

EXISTING PATIO/WALK

716 SF
 (22 x 29 = 638)
 13 x 6 = 78

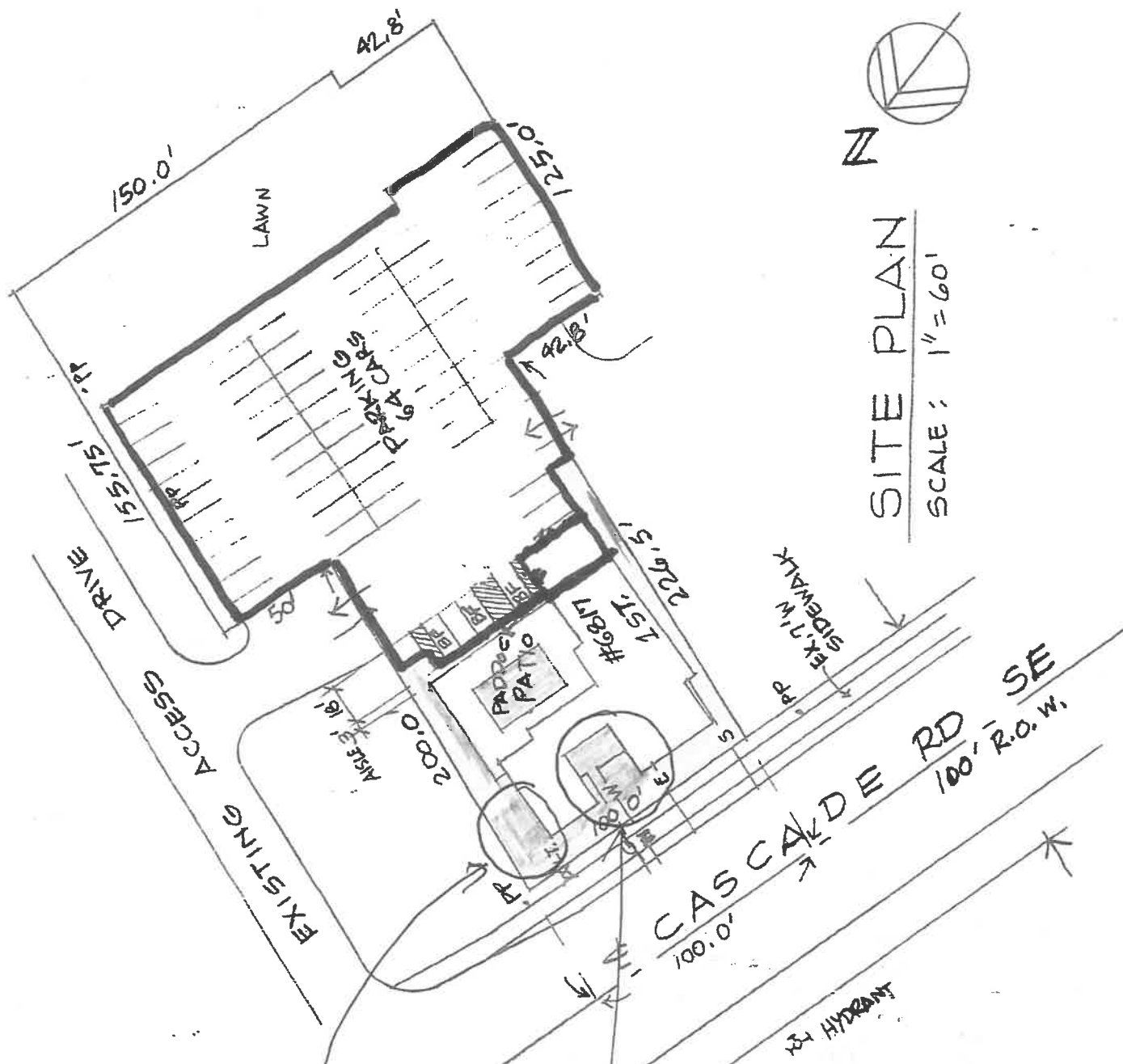
716 SF

CASCADE ROAD HOUSE



N

SITE PLAN
SCALE: 1" = 60'



WEST
COURTYARD
PERGOLA

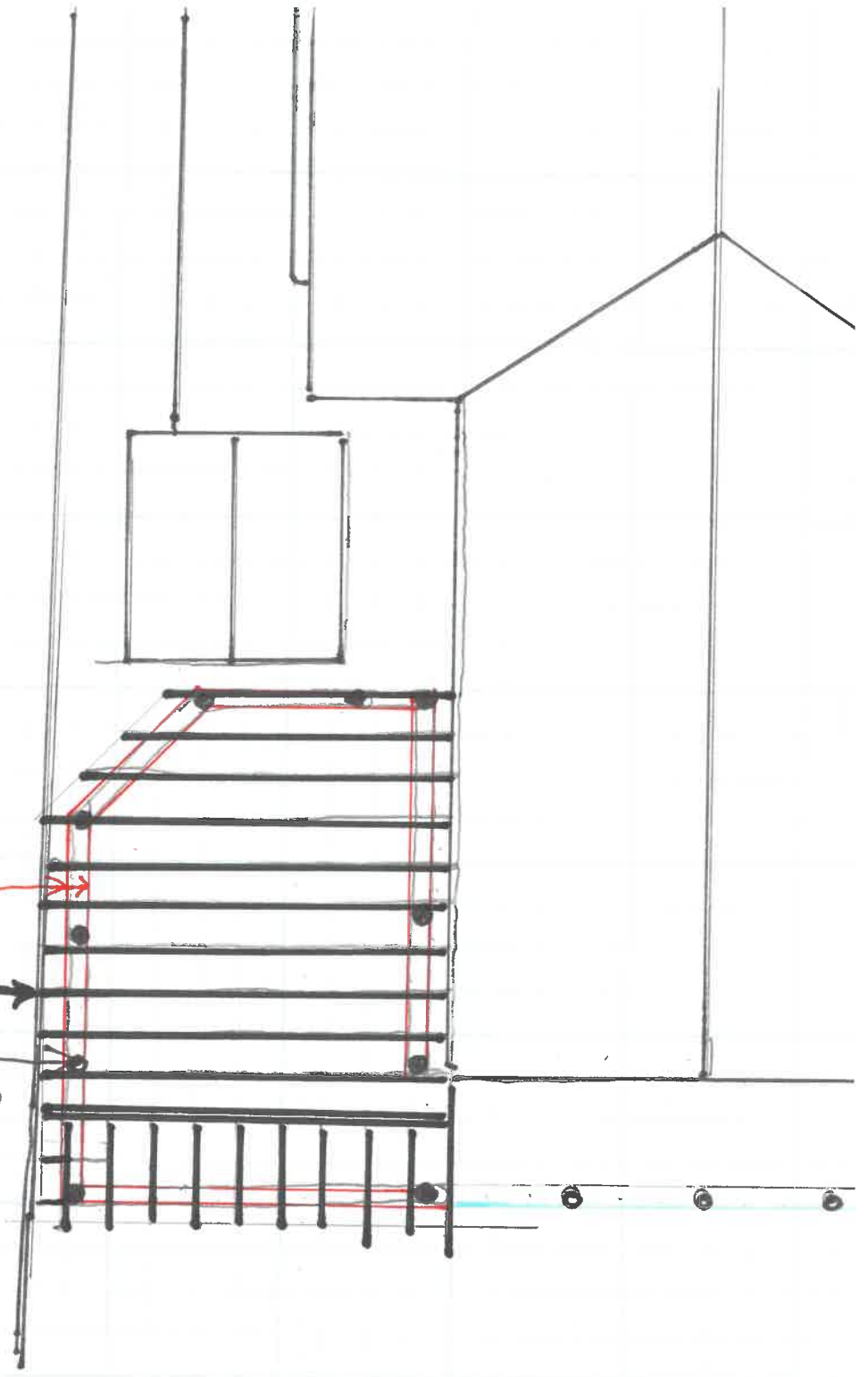
CENTER
COURTYARD
CANOPY

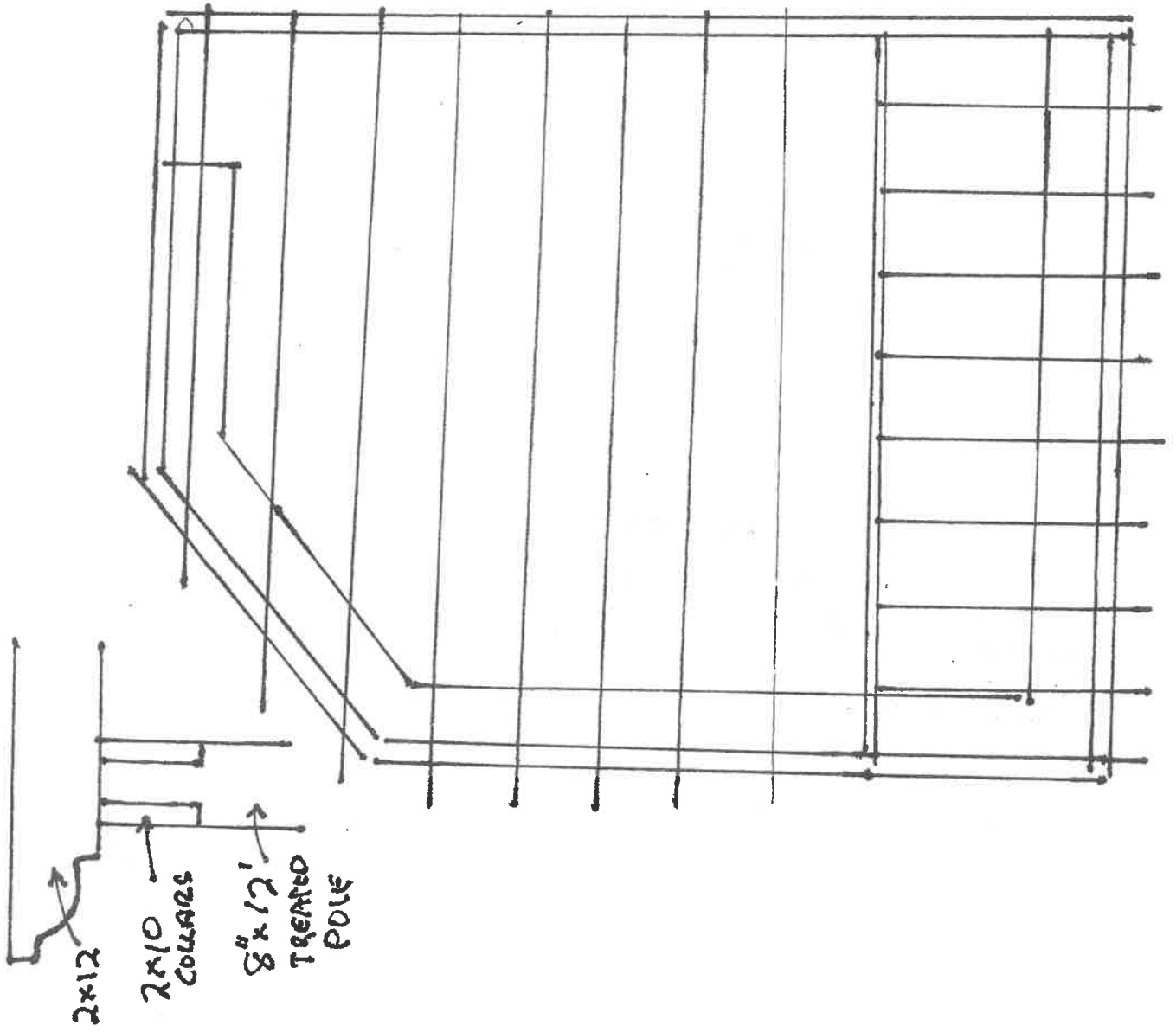
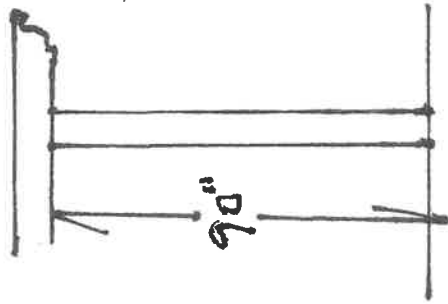
DAVID GRAF
430 6155

DOUBLE
2x10 LAPPED
TO POST

2x12x18'

8"x12' TREATED
POST
(46" BELOW GRADE)





CENTER COURTYARD
CANOPY



