

**MARION TOWNSHIP  
ZONING BOARD OF APPEALS**

Monday, August 10, 2020  
7:30 p.m.

**AGENDA**

CALL TO ORDER

PLEDGE OF ALLEGIENCE

INTRODUCTION OF MEMBERS

APPROVAL OF AGENDA                      August 10, 2020

CALL TO PUBLIC

APPROVAL OF MINUTES FOR:      July 6, 2019 Regular Meeting

OLD BUSINESS:

- 1) ZBA Case #03-20 David & Karen Alfanos 4084 Southwoods Drive Howell, MI 48843  
Seeking a variance for Section 8.04.E.3.a.2 side yard setback 10 feet and  
8.04.E.3.a.3 Rear setback of 25 feet. 4710-25-101-017

NEW BUSINESS:

- 1) Review changes to the ZBA application

CALL TO PUBLIC:

ADJOURNMENT:

Submitted by: S. Longstreet

Approved: \_\_\_\_\_

**MARION TOWNSHIP  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
JULY 6, 2020**

**MEMBERS PRESENT:** Larry Fillinger (remotely), Linda Manson-Dempsey, Larry Grunn, Dan Lowe, and Diane Bockhausen

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Dave Hamann, Zoning Administrator

\*\*\*\*\*

**CALL TO ORDER**

Larry Fillinger called the meeting to order at 7:32 p.m.

**MEMBERS PRESENT**

The members of the Zoning Board of Appeals introduced themselves.

**APPROVAL OF AGENDA**

Linda Manson-Dempsey motioned to approve the agenda as presented. Larry Grunn seconded. **Motion carried.**

**CALL TO THE PUBLIC**

No response.

**APPROVAL OF MINUTES**

**June 1, 2020 Regular Meeting:** Linda Manson-Dempsey motioned to approve the minutes as presented. Diane Bockhausen seconded. **Motion carried.**

**OLD BUSINESS:** None

**NEW BUSINESS**

**ZBA Case #03-20—David & Karen Alfanos, 4084 Southwoods Dr., Howell, MI, Tax Code #4710-25-101-017; Seeking variance for Section 8.04 E3 a 2—Side Yard Setback of 10 feet and Section 8.04 E3 a3—Rear Setback of 25 feet**

Mr. and Mrs. Alfanos were present to ask for variances to build an attached garage to their existing home. In addition to the side yard setback request, they are requesting a rear yard setback variance because of a cul-de-sac that was created when the canal was put in.

Dan Lowe said that a variance giving them only a one-foot setback is a problem; he would be more comfortable if the setback was at least five feet. Larry Grunn asked if they would be willing to reduce the size of the garage. It was also suggested that if they could push the garage back, it would eliminate the need for the rear setback variance

and the side yard variance could be closer to five feet. The ZBA members also encouraged the applicants to locate the survey markers. Mr. and Mrs. Alfanos agreed, and said they would look at other options to move the proposed garage back.

### **Call to the Public**

Letters of support were received from Dan & Mercedes LaFramboise, 4058 Southwoods Dr. (who own the vacant lot to the north); Dave & Mary Schultz, 4071 Southwoods Dr.; and Daryl & Christine Soneral, 4085 Southwoods Dr.

### **Motion**

Linda Manson-Dempsey motioned to table ZBA Case #03-20 until the August 10, 2020 ZBA meeting, provided the applicants have located the survey markers and have a revised plan for the garage. Larry Grunn seconded. Roll call vote: Bockhausen, Lowe, Manson-Dempsey, Grunn, Fillinger—all yes. **Motion carried 5-0.**

### **ZBA Case #02-20—Richard Suhayda, 806 Hurley Dr., Howell, MI, Tax Code #4710-35-301-041; Seeking variance for Section 8.04 E1 a—Minimum Lot Area, Section 8.04 E3 a1—Front Setback of 50 feet, and Section 8.04 E3 a3—Rear Setback of 25 feet**

The applicant, Richard Suhayda, was present to ask for variances to construct an attached garage on the north side of his property. The current structure does not meet the setback requirements. Mr. Suhayda said if the variances are granted, he will combine his two parcels to give him 12,000 square feet. The current zoning requires 18,000 square feet. Mr. Suhayda's lot has frontage on three roads: Pleasant Lake, Hurley, and Park. The applicant provided a statement supporting his request signed by David Bozek, 778 Hurley; Daniel Bozek, 778 Hurley; Hunter Robertson, 771 Hurley; Fabio & Staci Giske, 777 Hurley; and Roger Pashak, 825 Hurley.

Dan Lowe said the applicant needs to provide a drawing of what he intends to do before a decision can be made. Linda Manson-Dempsey agreed that more information is necessary. The ZBA members encouraged Mr. Suhayda to either locate the irons on the corners of his lot or get a survey.

Linda Manson-Dempsey motioned to table ZBA Case #02-20 until the next meeting so the owner can either locate the survey irons or obtain a survey, and to discuss combining the lots with the assessor. Diane Bockhausen seconded. Roll call vote: Bockhausen, Lowe, Manson-Dempsey, Grunn, Fillinger—all yes. **Motion carried 5-0.**

### **CALL TO THE PUBLIC**

No response.

### **ADJOURNMENT**

Linda Manson-Dempsey motioned to adjourn at 8:43 pm. Diane Bockhausen seconded. **Motion carried.**

## **Updated Variance Request for the Zoning Board of Appeals**

Based on our board of appeal meeting in July, we are revising our request for 2 variances. We are going to keep our request for a 2.5' variance for the Cul de Sac and are going to change our variance request for the North side lot from a 9' variance to a 5' variance.

Due to the garage being attached to our house and our need to enclose the existing second car garage, we are not able to move the garage back any further so the 5' north side variance is needed.

The applicant shall submit sufficient information to enable the Board of Appeals to determine that a practical difficulty exists, if applicable, by explaining:

1. How the restrictions of the Township Zoning Ordinance would unreasonably prevent the owner from using the property for a permitted use.

The 2 ordinances are preventing us from building a 2 car attached garage. We currently park 2 cars in the driveway because we currently only have a 1 car attached garage. If we build the garage in an area where we would not need a variance, the garage would no longer be attached, it would be too close to our septic field and it would not allow us to enclose the current 2<sup>nd</sup> car garage that the township indicates is living space. So the ordinances are restricting us from adding a 2 car attached garage.

2. How the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give substantial relief to the owner of the property.

The approval of the 2 variances would allow us to build the 2 car attached garage and it would allow us to enclose the existing 2<sup>nd</sup> car garage to make it an adequate living space in our home.

3. How the unique circumstances of the property create the need for a variance.

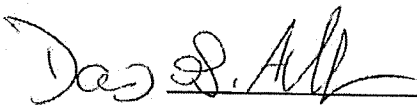
The township has created a non-existent cul-de-sac in the front of our property. This was put in place after the home was built and after the waterway inlet that was created on the side of the house. Once the inlet was created, the road stops in front of our home and the township created a phantom cul-de-sac on our front lawn. When we purchased the home, we did not know this existed. Also, the township is now including our second car garage as living space in our home even though there is a garage door in this area so we would like to dry-wall this so it looks like living space from the outside instead of a garage.

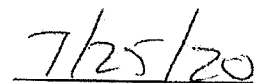
4. How the alleged hardship was not created by the property owner

We did not create a cul-de-sac in the front of the home nor did we put a wall to separate the 2 car garage

5. The difficulty shall not be deemed solely economic.

We are solely interested in building the garage because we need the garage space. We have 3 cars, lots of lawn maintenance equipment, paddle boat, kayaks etc. and need the additional garage space. We are not interested in adding the 2 car garage for economic reasons.

  
Signature

  
Date

# APPLICATION TO ZONING BOARD OF APPEALS

ZBA Case # 03-20  
Tax Code 4710-2570-017  
Current Zoning ERS-1  
Fee Paid 400  
Date Received 6-9-2020  
Received by DH

Applicant David & Karen Alfano  
Address 4084 Southwoods Drive  
Telephone 810 599-9008  
(Home) (Cell)

Applicant is (check one):  Owner  Purchaser  Representative

Purchaser or Representative needs a letter of permission from owner

### Nature of Request (check applicable one)

- Variance Request (see below)
- Administrative Review (per Section 5.05 A)
- Interpretation of Ordinance (per Section 5.05 B 1, 2, 3 or 4)

1. Zoning Ordinance Section(s) 80423A2  
80423A3

- 2. Letter stating reason request should be granted (per Section 5.05 C)
- 3. Requirement per Section 4.03 D
- 4. Required Livingston County Health Department evaluation

Office Use Only	
Meeting Date <u>July 6, 2020</u>	Action Taken _____
Conditions (if applicable) _____ _____	
Signed _____	

06/04/20

Letter for Zoning Board of Appeals

4084 Southwoods Drive, Howell MI 48843  
Parcel 4710-25-101-017  
West Shores Estates Lot #16

To Whom it May Concern:

**Variations for building a 2.5 car garage ordinance sections 804E3A2 and 804EA3**

We would like to build a 2.5 car attached garage onto our home. The garage will be attached to the North side of the house and will be approximately 27' wide x 26' deep. In order to build the attached garage we will need a variance for the zoning ordinance sections 804E3A2 and 804E3A3. We are requesting a variance of 2.5' (east side of lot) from the **(cul de sac)** and 9' on (north) side of the property **(vacant property owned by the homeowner on the other side of the lot Mr and Mrs LaFramboise 4058 Southwoods Drive).**

When we purchased the home in December of 2018, the previous owners had built a wall to separate the two car garage and they partially finished the second garage stall (there is still a garage door attached to it and the furnace does not heat this area). Marion Township is now including this area as living space in the home and we are being taxed on the second garage stall as being living space. So we only have a 1 car garage. In order to meet the needs of our family, we would like to add on a 2.5 car garage. Our previous home had a 3.5 car garage and our daughter just moved back home so we now have 3 cars and only a 1 car garage.

**Cul de sac**

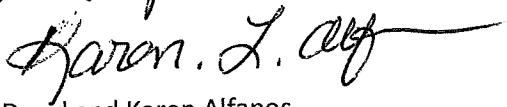
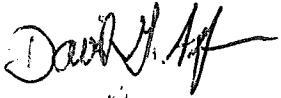
After our Land Use permit to build the 2.5 car garage was denied by Marion Township, we were informed we have a cul-de-sac running through the middle of our front lawn. When our home was built in 1968, Southwoods Drive was connected all the way through. Later, a canal was built on the south side of the home and Southwoods ends in front of our home and it ends at a boat launch (which is a private launch for our street only). The cul-de sac is not a proper cul-de-sac because there is no turn around. Since we have a lot of record and our lot was created before the zoning was put in place, we would like to request a 2.5' variance from the cul-de- sac. Our proposed garage will be 22.5' from the end of the cul-de-sac instead of the required 25'.

**Vacant lot**

Based on the shape of our lot, the front of the garage will be 1' from the side lot (North side) and the back of the garage will be 10' from the side lot (North side). So we are asking for a variance of 9' to accommodate the front of the garage from the side (north) because the front of the garage will be 1'

away from the lot line and not the required 10". The lot on the north side of the home is vacant with no home or structure on it. The lot does not perk. Previous owners owned 50% of the side lot but they sold it to the LaFramboise, the homeowner on the other side of the lot in 2016. The LaFramboise's are not interested in selling us the lot or any portion of the lot.

Respectfully submitted,



David and Karen Alfanos



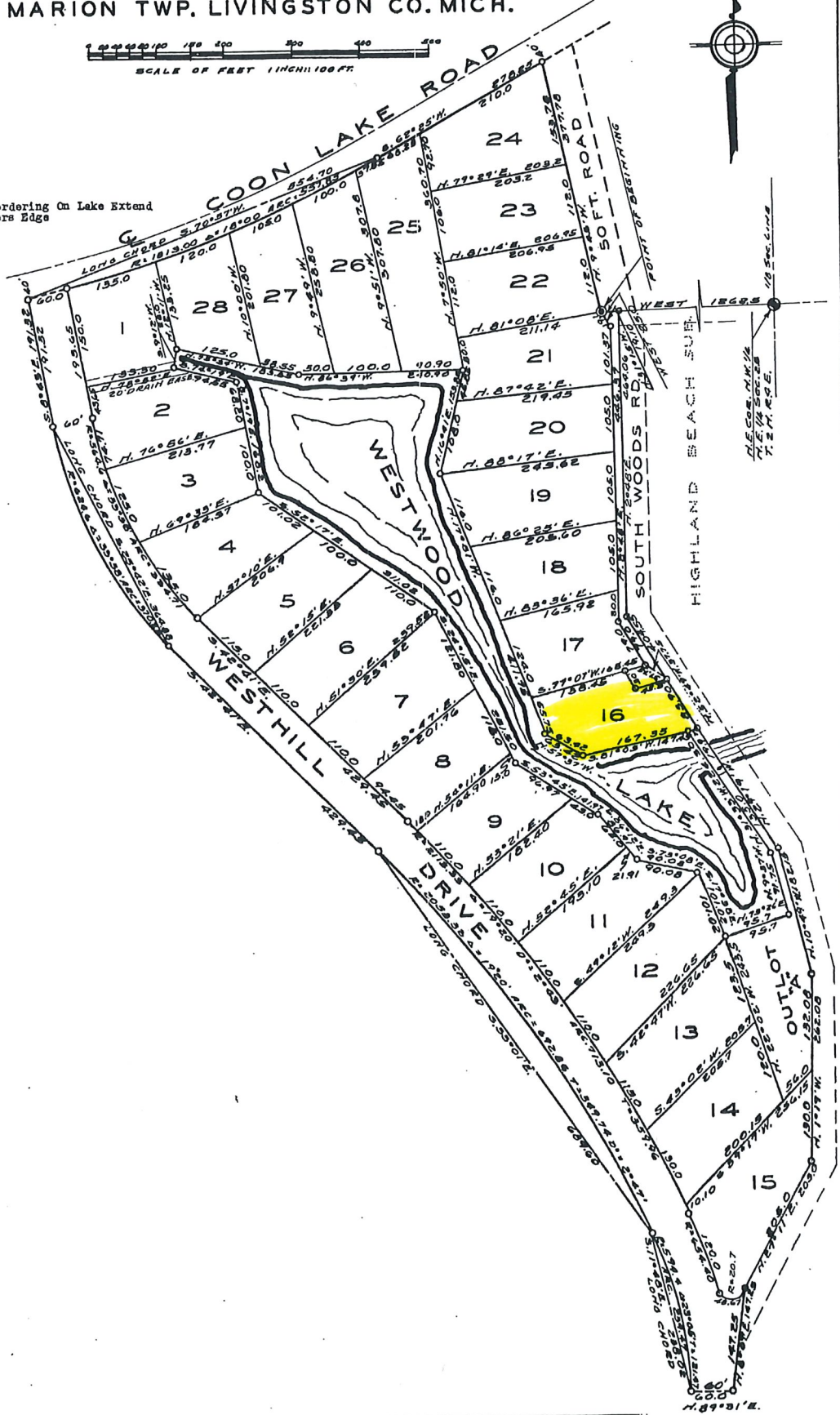


# "WEST SHORE ESTATES"

A SUBDIVISION OF PARTS OF THE E.1/2 OF THE S.W.1/4 OF SEC.24, & OF THE W.1/2 OF THE N.E.1/4 & OF THE E.1/2 OF THE N.W.1/4, OF SEC.25, OF T.2 N. R.4 E. MARION TWP. LIVINGSTON CO. MICH.



NOTE: All Lots Bordering On Lake Extend To The Waters Edge



# "WEST SHORE ESTATES"

A SUBDIVISION OF PARTS OF THE E.1/2 OF THE S.W.1/4 OF SEC.24, & OF THE W.1/2 OF THE N.E.1/4 & OF THE E.1/2 OF THE N.W.1/4, OF SEC.25, OF T.2 N. R.4 E. MARION TWP. LIVINGSTON CO. MICH.

### DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of "WEST SHORE ESTATES" A. subdivision of parts of the E.1/2 of the S.W.1/4, Sec.24 & of the N.E.1/4 & of the N.W.1/4 of Sec.25 T.2 N. R.4 E. Marion Twp. Livingston Co. Mich. is described as follows:

Beginning at a point West 1202.25 ft. from the N.E. cor. of the N.W.1/4 of the N.E.1/4, Sec.25, T.2 N. R.4 E. Mich. Running thence N.9°45'W. 377.75 ft; thence S.62°25'W. 278.25 ft. to the P.O. of a curve of Radius 1213.0 ft. and Bearing of Long Chord of S.70°57'W. & Dist. of 554.70 ft. Thence along the Arc 557.85 ft. to a point, thence S.83°43'E. 191.35 ft. to the P.O. of a curve of Radius 654.60 ft. and I angle of 33°58', thence along the Arc of said curve 370.23 ft; the Long Chord of said curve bearing S.85°42'E. 364.68 ft; thence S.42°41'E. 429.45 ft; to the P.O. of a curve of Radius 2033.55 ft. and I angle of 19°20', thence along the Arc of said curve 692.86 ft; the Long Chord bearing S.33°01'E. 689.60 ft; to the P.O.C. of a curve of Radius 594.4 ft. and I angle of 23°05', thence along the Arc of said curve 250.47 ft. the Long Chord bearing S.11°49'E. 238.08 ft; thence N.89°31'E. 60.6 ft; thence N.8°09'E. 147.25 ft; thence N.87°11'E. 205.0 ft; thence W.1°19'W. 228.08 ft; thence N.10°49'W. 122.12 ft; thence N.2°19'W. 404.55 ft. thence N.2°48'E. 464.06 ft; thence West 85.00 ft. to the Point Of Beginning.

Containing Lots numbered 1 to 22 inclusive and OUTLOT "A" NOTE:

All dimensions are given in feet and Decimals thereof. All curvilinear dimensions are Arc measurements

### APPROVAL BY COUNTY PLAT BOARD

This plat was approved on the 11th day of March 1962 by the Livingston County Plat Board

Clarence Blackburn (County Register of Deeds)  
John A. Hagman (County Clerk)  
Dorothea J. Grear (County Treasurer)  
Floyd W. Russell (County Drain Commissioner)

### APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 12th day of November 1962 by the Livingston County Board of Road Commissioners

Norman S. Topping (Member)  
Fred Berry (Member)  
Warren H. Anderson (Member)

### CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the Township Board of the Township of Marion and is in compliance with section 19a of a meeting held Nov. 2, 1962 and that the width of lots is in compliance with requirements of Section 30, Act 172, of 1929, as amended.

Dorothea J. Grear (Township Clerk)

### COUNTY TREASURER'S CERTIFICATE

Office of County Treasurer, Livingston County. I hereby certify, that there are no tax liens or taxes held by the State on the lands described herein, and that there are no tax liens or taxes held by individuals on said lands for the five years preceding the 10th day of November 1962 and that the taxes for said period of five years are all paid, as shown by the records of this office.

This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.

Dorothea J. Grear (County Treasurer)

I hereby certify this copy is a true copy of the recorded the Register of deeds for

January 2, 1963  
January 10, 1963  
January 2, 1963

Richard E. Lovel West Shore Estates  
As Recorded on 7th day of January A.D. 1962 at 9:00 am  
M. J. Miller of plat  
on Page 6-7  
Clarence Blackburn  
Register of Deeds

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Jonathan M. Hoagland and Louise D. Hoagland, his wife, as vendors and the MADAMS DEVELOPMENT COMPANY, a Michigan corporation by Harry Malynowsky as President, and Mykola Stepaniuk as Secretary, have caused the land embraced in the annexed plat to be surveyed, laid out and platted to be known as "WEST SHORE ESTATES" A subdivision of parts of the E.1/2 of the S.W.1/4, Sec.24 & of the N.E.1/4 & of the N.W.1/4 of Sec.25, T.2 N. R.4 E. Marion Twp. Livingston Co. Mich. and that the street and alleys shown thereon are hereby dedicated to the Public, except South Woods Road which is dedicated to the Lot owners.

Signed and Sealed in the Presence of:

John C. Miller (Witness)  
John C. Miller (Witness)  
Ivah M. Miller (Witness)

Harry Malynowsky (President)  
Mykola Stepaniuk (Secretary)

### ACKNOWLEDGMENT

STATE of Michigan }  
County of WAYNE }  
On this 12th day of NOVEMBER, A.D. 1962, before me, MIKE BILOSKUSKY, a Notary Public in and for said county appeared Harry Malynowsky and Mykola Stepaniuk to me personally known, who being each by me duly sworn did say that they are the President and Secretary respectively of the MADAMS DEVELOPMENT COMPANY, a Michigan corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said HARRY MALYNOWSKY AND MYKOLA STEPANIUK, acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires 12/31/66

### ACKNOWLEDGMENT

STATE of Michigan }  
County of Livingston }  
On the Sixteenth day of November, A.D. 1962, before me, Robert W. Eritob, a Notary Public in and for said county appeared Jonathan M. Hoagland and Louise D. Hoagland, his wife, to me personally known, who being each by me duly sworn did say that they are the vendors who executed this instrument and acknowledged said instrument to be the free act and deed of said party.

My Commission expires 7/31/69

### SURVEYOR'S CERTIFICATE

I hereby certify that the plat herein delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 36 inches in length, or shorter bars of not less than one-half inch in diameter tapered over each other at least 6 inches with an over-all length of not less than 36 inches, secured in a concrete cylinder of least 4 inches in diameter and 36 inches in depth have been placed at points marked (C) as shown shown at all angles in the boundaries of the land platted, at all the intersections of streets, intersections of alleys, or of streets and alleys, and of the intersections of streets and alleys with the boundaries of the plat as shown on said plat.

### COPY

Register's Office Livingston County, Mich. } S.S.

Richard E. Lovel West Shore Estates  
As Recorded on 7th day of January A.D. 1962 at 9:00 am  
M. J. Miller of plat  
on Page 6-7  
Clarence Blackburn  
Register of Deeds

810 599-9008

Za@mariontownship.com

MARION TOWNSHIP LAND USE PERMIT APPLICATION
2877 W. COON LAKE ROAD, HOWELL, MI 48843
Phone: (517) 546-1588 Fax: (517) 546-6622

TOWNSHIP OF MARION, COUNTY OF LIVINGSTON

PERMIT NO. \_\_\_\_\_

Tax Code No.: 4710-25-101-017
Land Division Date:
Water District:
Sewer District:
Individual Septic:
Individual Well:
Available REUs:

DATE:
FEE:
REINSPECT FEE:
(if applicable)

The undersigned makes application for a land use permit to construct:

An attached garage added to the north side of the house

Address: 4084 Southwoods Drive of No. Subdivision

Lot Size: .446 acres Parcel in flood zone

Roof Pitch: Min. 6" overhang on gable ends of roof? Yes No

Ground Floor Living Space: Second Floor Living Space:

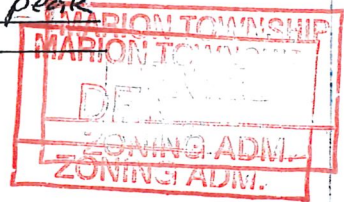
Tri/Quad Level Sq. Ft. of two lowest levels:

Structure Dimension: 27' x 26' wide Structure Height: 12 1/2' at the peak

Current Zoning Classification:

Location: On the side of Street/Road
Between and

Plot Plan Attached? Yes No (see attached requirements)



\*\*\*\*\*
CONSTRUCTION MUST BE STARTED WITHIN SIX (6) MONTHS OR PERMIT IS VOID.
OUTSIDE CONSTRUCTION MUST BE COMPLETED WITHIN TWO (2) YEARS OF ISSUE
DATE OF THIS PERMIT. (Sec. 4.03, C-2)
\*\*\*\*\*

I hereby certify that all use for which this application is made will conform with ordinances affecting Marion Township, Livingston County and the State of Michigan.

Haren Alfano
Applicant Name (print)

[Signature]
Signature

4084 Southwoods Drive
Address

810 599-9008
Phone

INSPECTIONS:

- 1. Zoning Inspection Approved: Date:
2. Foundation Inspection by: Date:
\*\* 3. Certification of Zoning Compliance Issued, Date:

\*\* THIS IS A LAND USE PERMIT ONLY. BUILDING PERMITS AND OTHER NECESSARY PERMITS MUST BE OBTAINED FROM LIVINGSTON COUNTY



06-04-20

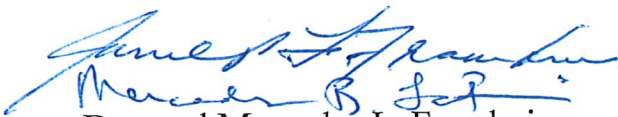
To: Marion Township

The Alfanos Family at 4084 Southwoods Drive has asked our permission to build a 2.5 car attached garage on the north side of their lot and they are requesting the township to approve 2 variances. We understand they are requesting a variance on the north side of the garage, which borders on the lot that we own. They are requesting the township to approve a 9' variance and an additional variance for the cul-de-sac.

We have no issues with the building of this structure. They have asked us to purchase all or part of the lot that we own on the north side of their lot but we are not interested in selling this property.

We hope you approve the variances so they can build the garage they are looking to build.

Sincerely,

Handwritten signature in blue ink, appearing to read "Dan and Mercedes LaFramboise".

Dan and Mercedes LaFramboise  
4058 Southwoods Drive

06/05/20



To Marion Township

We understand the Alfano Family at 4084 Southwoods Drive is interested in adding on a 2.5 car attached garage on the north side of their house and have applied for a couple of variances.

We have no issues with them building this garage and would like to see the township approve this.

Sincerely,

Dave and Mary Schultz  
4071 Southwoods Drive



06/07/20

To Marion Township

The Alfanos Family at 4084 Southwoods Drive have approached us about allowing them to build a 2.5 car attached garage on the north side of their property, which would need 2 variances to be approved by the township. We would like to acknowledge our approval of this project and hope the township will approve the variances for them and allow them to build the attached garage.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daryl Soneral". The signature is fluid and cursive, with a large loop at the end.

Daryl and Christine Soneral  
4085 Southwoods Drive



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pct. Trans.																																																																																																																																																																																																																																																																																																																																																																												
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SEC. 24/25 T2N, R4E, WEST SHORE ESTATES LOT 16		Land Value Estimates for Land Table 25001.COON LAKE AREA																																																																																																																																																																																																																																																																																																																																																																																		
Comments/Influences		<table border="1"> <thead> <tr> <th>Improvements</th> <th>Public</th> <th>Improved</th> <th>Vacant</th> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Dirt Road</td> <td></td> <td>X</td> <td></td> <td>Frontage</td> <td>185.00</td> <td>105.00</td> <td>1.0000</td> <td>0.8919</td> <td>825</td> <td>100</td> <td></td> <td>136,124</td> </tr> <tr> <td>Gravel Road</td> <td></td> <td></td> <td></td> <td>CANAL</td> <td>185</td> <td>Actual</td> <td>Front</td> <td>Feet,</td> <td>0.45</td> <td>Total</td> <td>Acres</td> <td>Total Est. 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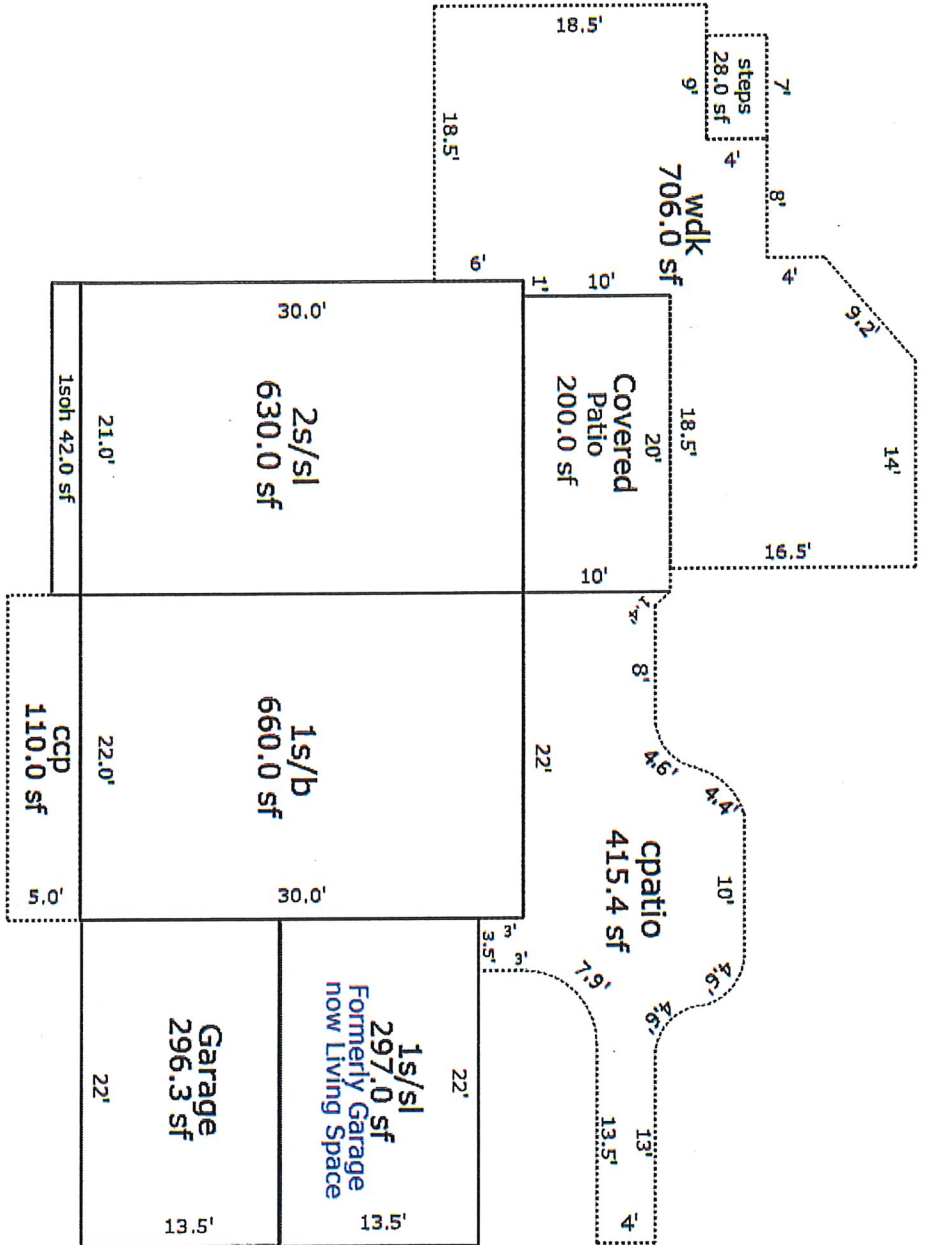
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	(4) Interior X Drywall Plaster Paneled Wood T&G	X Gas Wood Oil Coal Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1 Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type 110 CCP (1 Story) 200 CCP (1 Story) 734 Red Wood/Cedar	Year Built: 1968 Car Capacity: 1 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ? Auto. Doors: 1 Mech. Doors: 0 Area: 296 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X Wood Frame	(5) Floors Kitchen: Other: Other:	Central Air Wood Furnace				Bsmnt Garage: Carport Area: Roof:
Building Style: QUAD-LEVEL	Trim & Decoration Ex X Ord Min	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (In-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				
Yr Built 1968	Size of Closets Lg X Ord Small					
Condition: Good	Doors X Solid X H.C.					
Room List	(6) Ceilings	(12) Electric 100 Amps Service				
Basement 1st Floor 2nd Floor Bedrooms	(7) Excavation Basement: 660 S.F. Crawl: 0 S.F. Slab: 927 S.F. Height to Joists: 0.0	No./Qual. of Fixtures Ex. X Ord. Min				
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing Average Fixture (s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tub Alcove Vent Fan				
X Insulation	(9) Basement Finish Recreation SF Living SF Walkout Doors SF No Floor SF					
(2) Windows Many Avg. X Large Avg. Small	(10) Floor Support Joists: Unsupported Len: Cntr. Sup:					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer Public Water Public Sewer Water Wall 1000 Gal Septic 2000 Gal Septic Jump Sum Items:					
(3) Roof Gable Hip Flat Asphalt Shingle						
Chimney: Brick						

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<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>



Sketch by Apex Sketch

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