

CITY OF MONONA  
ZONING BOARD OF APPEALS  
Monona City Hall – Conference Room  
5211 Schluter Road, Monona, WI 53716  
Thursday July 9, 2020  
**5:45 p.m.**

**NOTICE OF ELECTRONIC MEETING**

Due to the current state of emergency because of the COVID-19 pandemic, this meeting will be conducted via electronic videoconferencing/teleconferencing. As such, it is likely that some or all members of, and a possible quorum, may be in attendance via electronic means and not physically present. In accordance with Wisconsin law, the meeting will remain open to the public. The public may still attend in person at the location stated in this agenda. However, due to the need to maintain social distancing in accordance with Emergency Order #12 (Safer At Home Order) and the limited physical space available, the public is encouraged and requested to also attend via electronic means. Directions to do so are listed at the bottom of this agenda. Upon reasonable notice, the needs of disabled individuals will be accommodated through auxiliary aids or services. For additional information or to request this service, contact Joan Andrusz at 608-222-2525.

1. Call to Order.
2. Roll Call.
3. Appearances.
4. Approval of April 30, 2020 Minutes.
5. Public Hearing: James Gallegos, 4707 Tonyawatha Trail is requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(d) Shore Yard Setbacks for the purpose of constructing a screened in deck. (Case No. Z-003-2020)
6. Consideration of Action: James Gallegos, 4707 Tonyawatha Trail is requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(d) Shore Yard Setbacks for the purpose of constructing a screened in deck. (Case No. Z-003-2020)
7. Public Hearing: Phil and Sue McDade, 6301 Southern Circle are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(c) Rear Yard Setbacks for the purpose of constructing a screened in deck. (Case No. Z-004-2020)
8. Consideration of Action: Phil and Sue McDade, 6301 Southern Circle are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(c) Rear Yard Setbacks for the purpose of constructing a screened in deck. (Case No. Z-004-2020)
9. Next Meeting Date
  - a. Upcoming Regular Meeting Dates: August 20, 2020 (Tentative), September 17, 2020
10. Adjournment.

**DIRECTIONS TO ATTEND MEETING ELECTRONICALLY**

You may attend via videoconference by downloading the free Zoom program to your computer at <https://zoom.us/download>. At the date and time of the meeting log on through the Zoom program and enter Meeting ID: 851 8330 4084.

You may attend via telephone conference by calling the following phone number:

PHONE NUMBER: 1-301-715-8592 / MEETING ID: 851 8330 4084, FOLLOWED BY #  
Please Mute Your Phone When Not Speaking To Ensure Best Possible Audio Quality.

NOTE: Upon reasonable notice, the City of Monona will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Joan Andrusz at (608)222-2525, FAX: (608)222-9225, or through the City Police Department TDD telephone number 441-0399. The public is notified that any final action taken at a previous meeting may be reconsidered pursuant to the City of Monona ordinances. A suspension of the rules may allow for final action to be taken on an item of New Business.

It is possible that members of a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above state meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above state meeting will take no action other than the governmental body specifically referred to above in this notice.

Agenda posted on the City Hall, Library, and Community Center bulletin boards and on the City of Monona's website, [www.mymonona.com](http://www.mymonona.com).

**Minutes  
City of Monona  
Zoning Board of Appeals  
Thursday April 30, 2020**

Chair Thomas called the meeting of the Monona Zoning Board of Appeals to order at 5:45 pm.

Present: Alder Thomas (Chair), Ms. Steele, Mr. Schweiger, Mr. Conrad, Ms. Piliouras & Ms. Bernstein (2<sup>nd</sup> Alternate)

Excused: Mr. Davies (1<sup>st</sup> Alternate)

Also Present: City Planner Douglas Plowman

**Approval of Minutes:**

A motion by Ms. Steele, seconded by Mr. Schweiger, to approve the minutes of September 19, 2019 carried with no corrections.

**Appearances:**

Mr. Doug Halls – 1218 Birch Haven Circle (Spoke in favor of Z-001-2020)  
Ms. Catherine Orr – 4607 Tonyawatha Trail (Spoke in favor of Z-002-2020)

**New Business:**

**Public Hearing: Nicholas and Katie Novak, 1224 Birch Haven Circle are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(b) Side Yard Setbacks for the purpose of constructing an addition to the property. (Case No. Z-001-2020)**

Mr. Nicholas Novak of 1224 Birch Haven Circle presented the case for the variance application. The property has 2 bedrooms with no basement and they are running out of room with a growing family of 4. They hope to stay in the property long term, but need more space. The lot shape is unique, as is the house location on the lot itself. There are limited options for expansion, with the south side being the best option. The property architecture includes many roof lines, and for the architectural integrity extending the roofline south made sense. The proposal adds a room on each of the 2 floors. The applicant is seeking a variance of 3' on the south east corner for the addition. The neighboring properties are in support of the application. Mr. Bill Arnold, who is the adjacent neighbor has written a letter of support for the application which was included in the packet. There were no other appearances and the public hearing was declared closed.

**Consideration of Action: Nicholas and Katie Novak, 1224 Birch Haven Circle are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(b) Side Yard Setbacks for the purpose of constructing an addition to the property. (Case No. Z-001-2020)**

Planner Plowman clarified the 3' of relief that the applicant is seeking. He outlined the challenges of the lot, the location on the property, as well as highlighting the signatures included in the packet. The property survey shows a storage shed to the north which encroaches onto City property. The potential removal of this is being discussed separately with Staff. Chair Thomas asked the applicants to clarify the hardship for this application. It was stated that the removal of the shed on the north of the property reduces storage at the home, and the addition would help address this. Ms. Steele asked about the gravel on the site near the shed. Ms. Novak responded that the City added this in order to aid drainage.

A motion was made by Ms. Steele, seconded by Mr. Conrad to approve the side yard setback variance for the purpose of constructing an addition to the property. The

unnecessary hardship is present in the size and dimensions of the lot. A building addition to either the front or rear of the property would be challenging. The 2-bedroom size is challenging, coupled with the lack of storage and a basement. Additionally, the encroaching shed which will likely be removed adds to the hardship. There is no harm to the public interest with this application, it is in the spirit of the Zoning Ordinance, and it will allow substantial justice to occur by giving the applicant the opportunity to regain the lost storage space.

The motion carried unanimously.

**Public Hearing: Jeff and Suzi Olsen, 4603 Tonyawatha Trail are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(b) Side Yard Setbacks for the purpose of constructing a second story addition to the property. (Case No. Z-002-2020)**

Mr. Jeff Olsen of 4603 Tonyawatha Trail presented his application to add a second story to their property. He and his wife have lived at the property for around 7 years. With a growing family the size of the house is limiting their ability to live comfortably and make improvements. The diagonal shape of the lot is unique, with the home built at an angle on the lot. The home was built in the 1940's and the south west corner is currently 3' 4" from the side yard. There is limited space to extend on any side of the property, so the best alternative is to build vertically. The property only has 2 bedrooms, and it is limiting the space they have. The previous two owners of the property moved because of the lack of space. The addition would be in keeping and consistent with adjacent properties in terms of building height. The hardship is present in the unique shape and topography of the lot. The second level will not extend further into the setbacks than the first floor, it will remain consistent with the first floor. Planner Plowman shared the email from the owner of 4604 Tonyawatha Trail in which he added his support of the application. There were no other appearances and the public hearing was declared closed.

**Consideration of Action: Jeff and Suzi Olsen, 4603 Tonyawatha Trail are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(b) Side Yard Setbacks for the purpose of constructing a second story addition to the property. (Case No. Z-002-2020)**

Mr. Conrad asked if the applicant knew the south west corner of the lot was out of compliance with the side yard setbacks when they purchased the property. Mr. Olsen was aware of the unique lot design given the fence along the property line showing the angle of the lot. Planner Plowman clarified that the street yard setbacks are not being considered as the street yard has a setback other than 30' so established. Mr. Schweiger asked why it is impractical to build an addition in the rear of the property. Mr. Olsen responded that there is an easement in the rear, in addition to the internal property layout making an addition troublesome. Chair Thomas asked Planner Plowman to clarify if the application can be grandfathered given the footprint already extends into the setback. Planner Plowman clarified that an extension or expansion of an existing non-conforming building requires compliance with the Zoning Ordinance. Mr. Schweiger checked that both adjacent neighbors were comfortable with the expansion to a second level.

A motion was made by Mr. Schweiger, seconded by Mr. Conrad to approve the side yard setback variance for the purpose of constructing a second story addition to the property. The unnecessary hardship is present through the trapezoidal lot, with an existing footprint not square on the lot. The application is not contrary to the public interest, it will not negatively impact the neighborhood and it is in the spirit of the Zoning Ordinance to update and modernize the house. To expect the owner to modify the second floor footprint in order to satisfy an existing setback would be unreasonably burdensome.

The motion carried unanimously.

Zoning Board of Appeals  
April 30, 2020  
Draft Minutes Subject to Approval

**Upcoming Meetings:**

No applications have been received for a May meeting, and the meeting is cancelled.

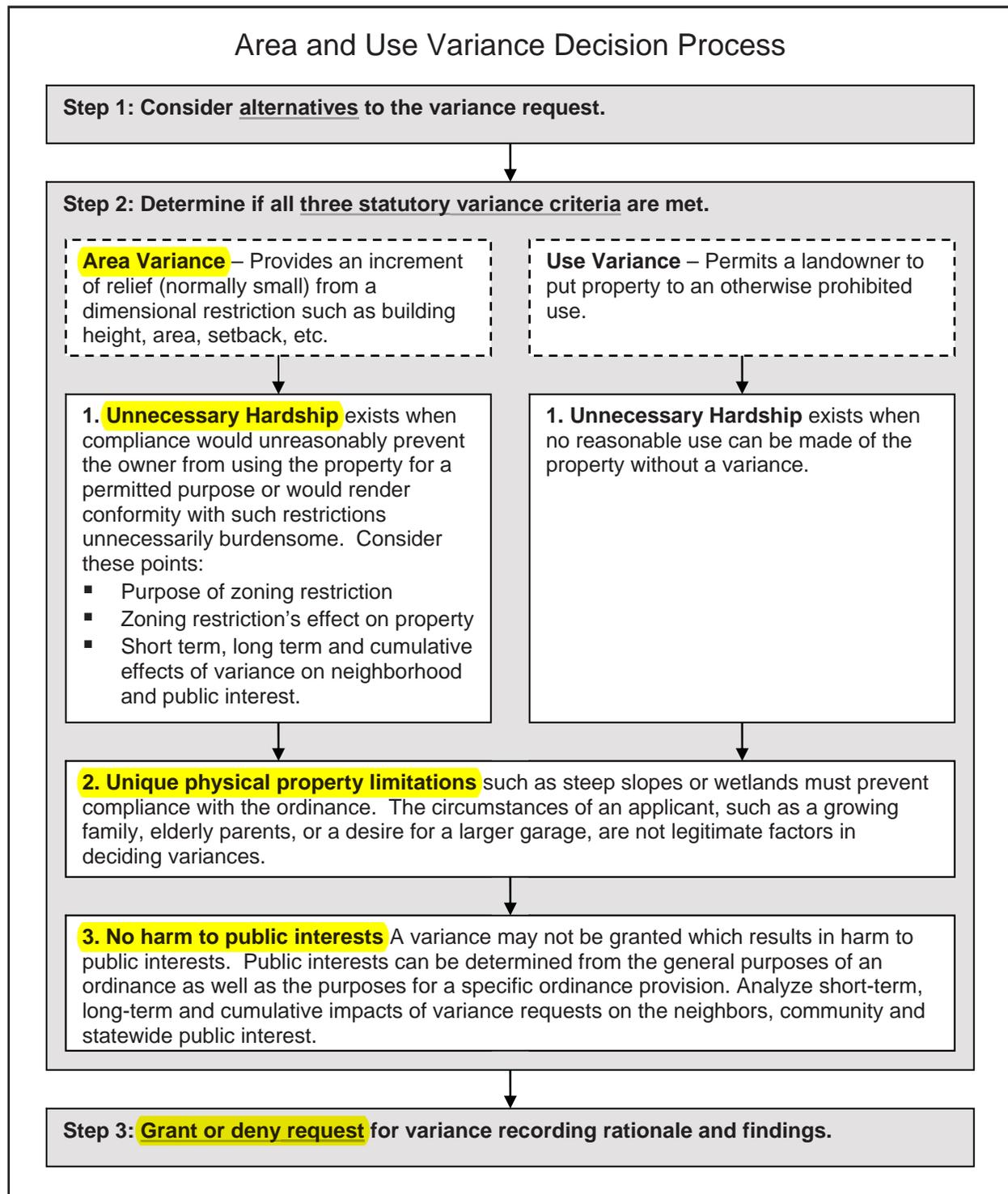
**Adjournment:**

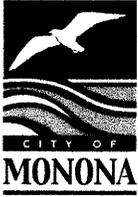
A motion by Mr. Schweiger, seconded by Ms. Piliouras, to adjourn carried. (6:26 pm.)

Respectfully submitted by:  
Douglas Plowman, City Planner / Zoning Administrator

DRAFT

Figure 25: Area and Use Variance Decision Process





# CITY OF MONONA: ZONING VARIANCE APPLICATION FORM

This application must be submitted to the Zoning Board of Appeals (ZBA) for approval. Applications must be complete before they are reviewed, and must be submitted to the City Planner at least **four weeks** before the ZBA meeting, due to noticing requirements. It is the responsibility of the applicant to contact the City Planner at (608) 222-2525 or [dplowman@ci.monona.wi.us](mailto:dplowman@ci.monona.wi.us), with any questions.

<b>APPLICANT INFORMATION:</b>	
<b>Name:</b> Mark Alexander	<b>Home:</b>
<b>Company:</b> Actuate Improvement Llc	<b>Work:</b> 6082039225
<b>Email:</b> info@actuatellc.com	<b>Cell:</b> 6085713431
<b>Mailing Address:</b> 2115 Parview Rd, Middleton, WI 53562	

<b>PROPERTY INFORMATION:</b>		
<b>Address of Property:</b> 4707 Tonyawatha Trail		
<b>Lot:</b> 2	<b>Block:</b> 3	<b>Plat:</b> Homewood Addition
<b>Present Use of Property:</b> Single Family Residence		
<b>Proposed Use of Property:</b> Single Family Residence		
<b>Zoning Classification:</b> Single Family (SF)		

<b>OWNER'S INFORMATION (if other than shown above):</b>		<input type="checkbox"/> N/A
<b>Name:</b> Jim Gallegos	<b>Company:</b>	
<b>Phone Number:</b> 214-923-6449	<b>Email:</b> jimgallego@aol.com	
<b>Mailing Address:</b> 4709 Tonyawatha Trail		

<b>PREVIOUS APPEALS</b>		
<b>Has a previous appeal or application been made with respect to this property?</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>If 'yes', state nature of previous appeal or application:</b> Variance Apporval 7/9/18 for extension of deck and stairs which fell within the 50' set back from the meander line		

## Request for Variance Application Checklist

The following materials are required for all variance requests:

---

**A letter that details the variance requested and the reasons for the variance request. The letter should explain:**

- The variance requested
- What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted
- Why variance requested is not contrary to the public interest and will not endanger public safety and welfare;
- Why variance requested will be in accord with the spirit of the zoning ordinance
- How the variance, if granted, will cause substantial justice to be done

**A copy of plat or plat of survey with the following information:**

- The location, boundaries, dimension, elevations, and size of property;
  - Accessory structures and utility easements;
  - Streets and other public ways;
  - Driveways and existing highway access restrictions;
  - All abutting properties;
  - Proposed detailed building plans and elevations;
  - Requested change or addition;
  - Must accompany nine (9) sets of blue prints and nine (9) copies of the application.
- 

### Additional Information

**Property Accessibility for Site Review:**

By signing below, the applicant hereby grants the Zoning Board of Appeals members and City Staff access to the property in question, in the event that a site visit is deemed necessary for the variance review process.

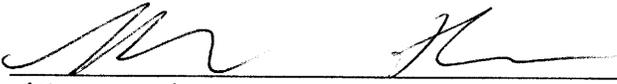
**Application Fee:**

A \$250 non-refundable filing fee is required with each application. The fee can be paid by check, cash or credit card (fees apply) at City Hall.

Fee Waived per Douglas Plawman

---

I swear that all of the above statement and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

---

**(Signature of Applicant)**

6/18/20  

---

**(Date)**

***Via Email***

June 29, 2020

City of Monona Board of Zoning Appeals  
City Hall  
5211 Schluter Road  
Monona, Wisconsin 53716

**Re: Variance Request at 4707 Tonyawatha Trail, Monona, Wisconsin**

Dear Members of the City of Monona Board of Zoning Appeals:

This letter is written to accompany the application of James Gallegos, the owner of the property at 4707 Tonyawatha Trail, Monona, Wisconsin, for a further variance to confirm that the owners may construct the attractive and carefully-designed improvements described in the plans which accompany this application. The applicant previously received a variance on July 9, 2018 for extension of a deck and stairs which fell within the 50-foot setback from the meander line. The second deck variance that was requested for a southside deck was withdrawn, and that deck is within the 50-foot setback from the meander line. The applicant believes that the work described in the accompanying plans does not require a further variance given the 2018 variance, but for the avoidance of doubt, applicant is seeking a further variance at this time to confirm that the accompanying plans may be built.

The proposed construction does not extend any further into the protected setback area for which a variance is required. However, the proposed plans do include two three-season screened porches under each deck which do not affect the setback area and do not affect any views from adjoining lands of other parties (other than the applicant on the northside), but such three-season screened porches were not part of the 2018 plans and were not viewed by the Board at that time. At the time the variance was sought in 2018, only the two decks and the stairs were part of the variance request. As noted above, the deck on the southside variance was withdrawn, and the variance that was granted only impacted the stairway and the northside deck.

We also want to note that there will be a new deck below the three-season porch on the south side of the house and a new concrete patio, replacing the existing one, below the three-season porch on the north side of the house. Further, the stairs will now be rotated to run parallel to the house (north-to-south orientation) which is different from the approved 18' variance in 2018, which approved an east-to-west orientation. We do not believe that these changes require a change in the 2018 variance.

The subject property is located in the Single Family (SF) zoning classification under the City of Monona zoning ordinance, which requires that structures be located beyond a 50 foot setback line from the meander line based on the Lake Monona ordinary high water mark.

There is no way for the applicant to avoid this situation without giving up this attractive and useful three-season screened porch under the deck. This situation was not created by the owner, as he purchased the property with the existing dimensions. The setback ordinance presents an unreasonable hardship to the owner.

There will be no adverse effects on the public safety or general welfare if a variance is granted. In fact, confirming this variance will enhance the usefulness of the subject property and will positively affect the tax base of the City.

In conclusion, we request approval of a variance which confirms that the proposed improvements may be constructed.

If you need further information, please let me know.

Sincerely,

**BOARDMAN & CLARK LLP**

*Electronically signed by Michael J. Lawton*

Michael J. Lawton  
Attorney for James Gallegos

# Deck Remodel for James Gallegos

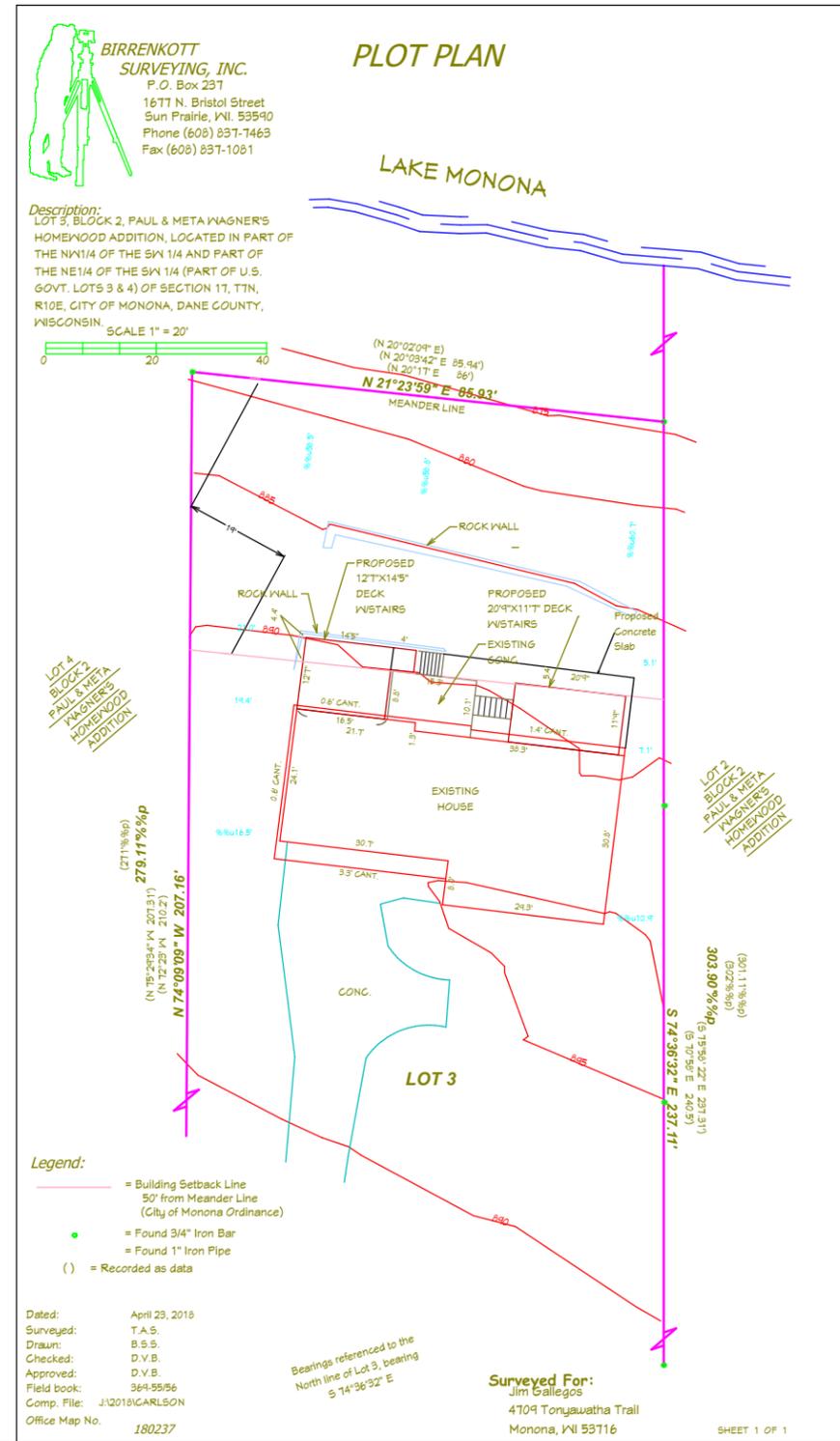
4707 Tonywatha Trail  
Monona, WI



Rendering for Illustration Purpose Only



West Elevation

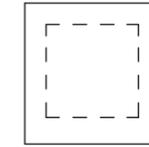


SHEET NUMBER	<b>1</b>	REVISION #:	
<b>Project Overview</b>		DATE: 10/2/19	DRAWN BY: Ryan Luedtke
<b>James Gallegos</b> 4707 Tonywatha Trail   Monona, WI			
<b>Actuate Improvement</b>		6/10/19 © 2019	2115 Papview Ave   Middleton, WI actuateilc.com   608.209.9225

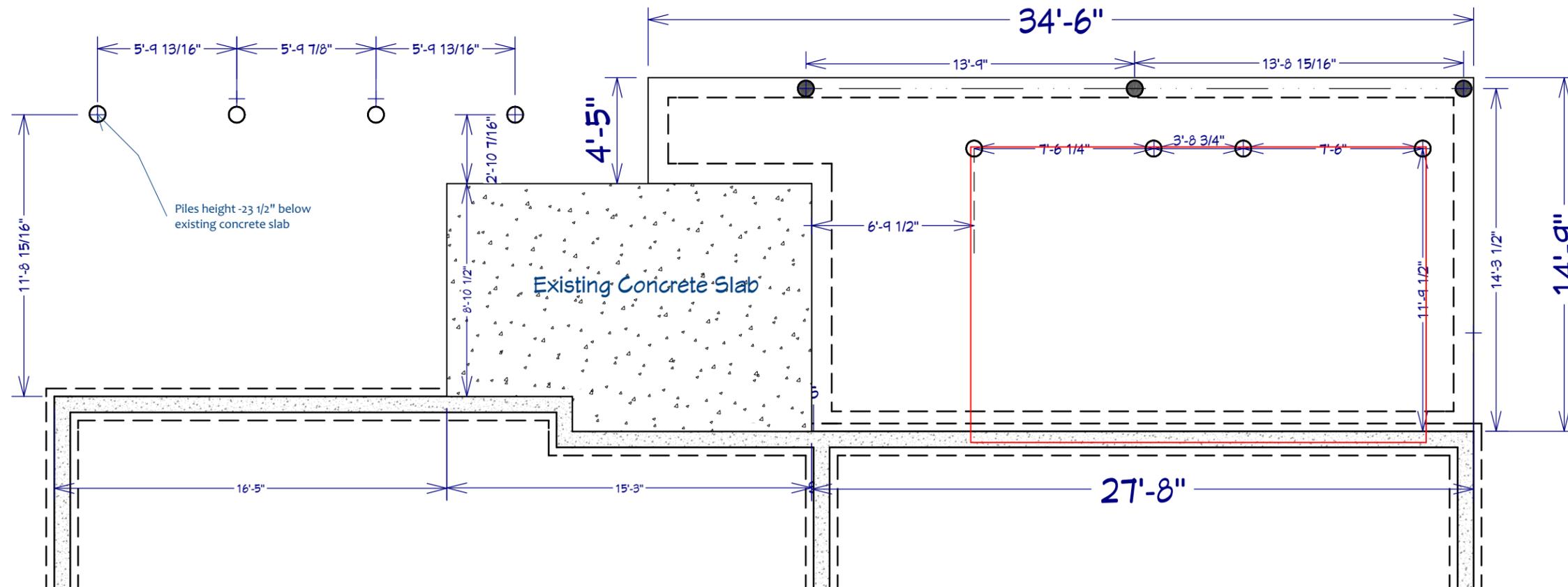
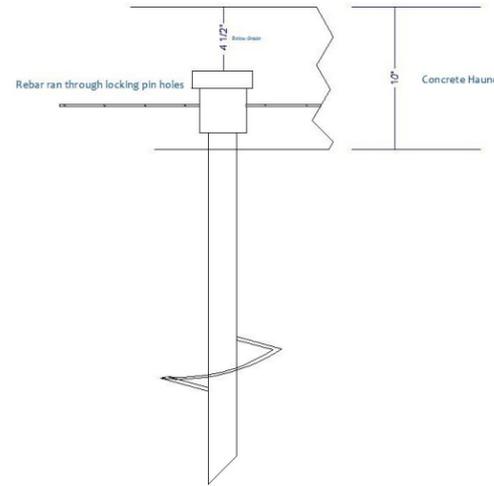
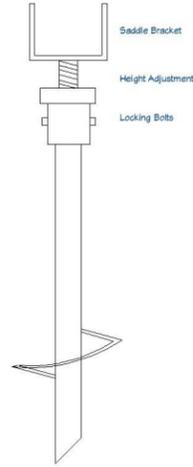


○ Goliathtech Helical Pile

● Goliathtech Helical Pile  
4.5" Below grade buried in haunch  
Tie piles together with Rebar



4" Concrete Slab  
10" x 8" Haunch



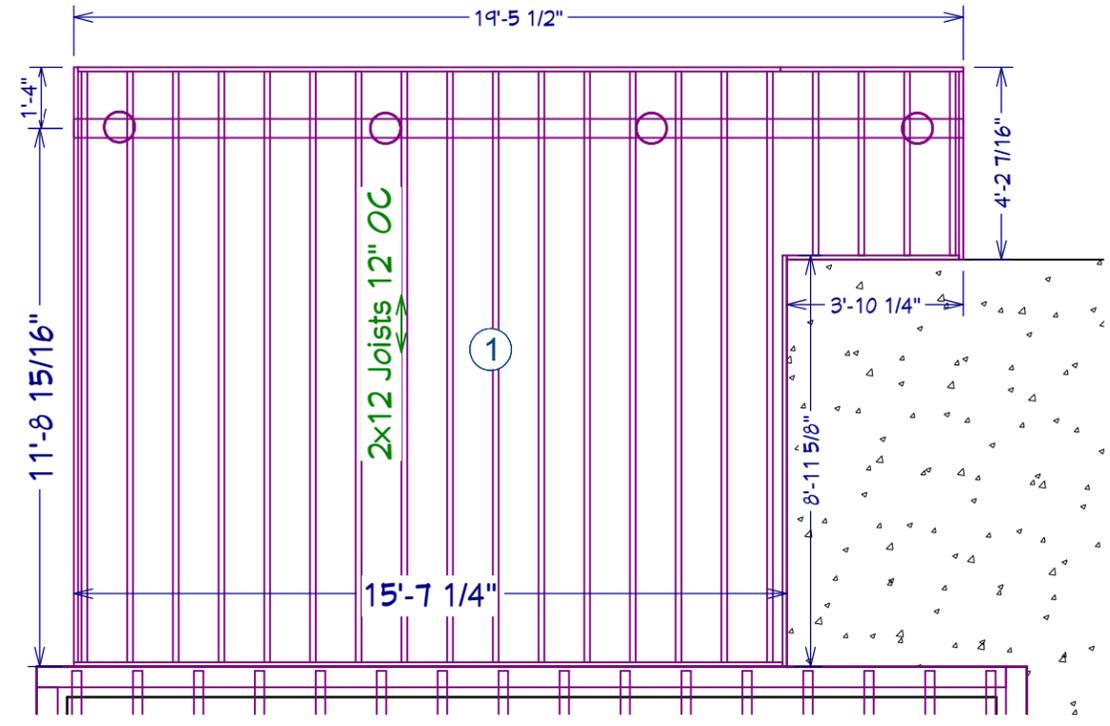
SHEET NUMBER  
**2**  
REVISION #:

Patio & Footings  
DRAWN BY: Ryan Luedtke  
DATE: 10/2/19

James Gallegos  
4707 Tonyawatha Trail | Monona, WI

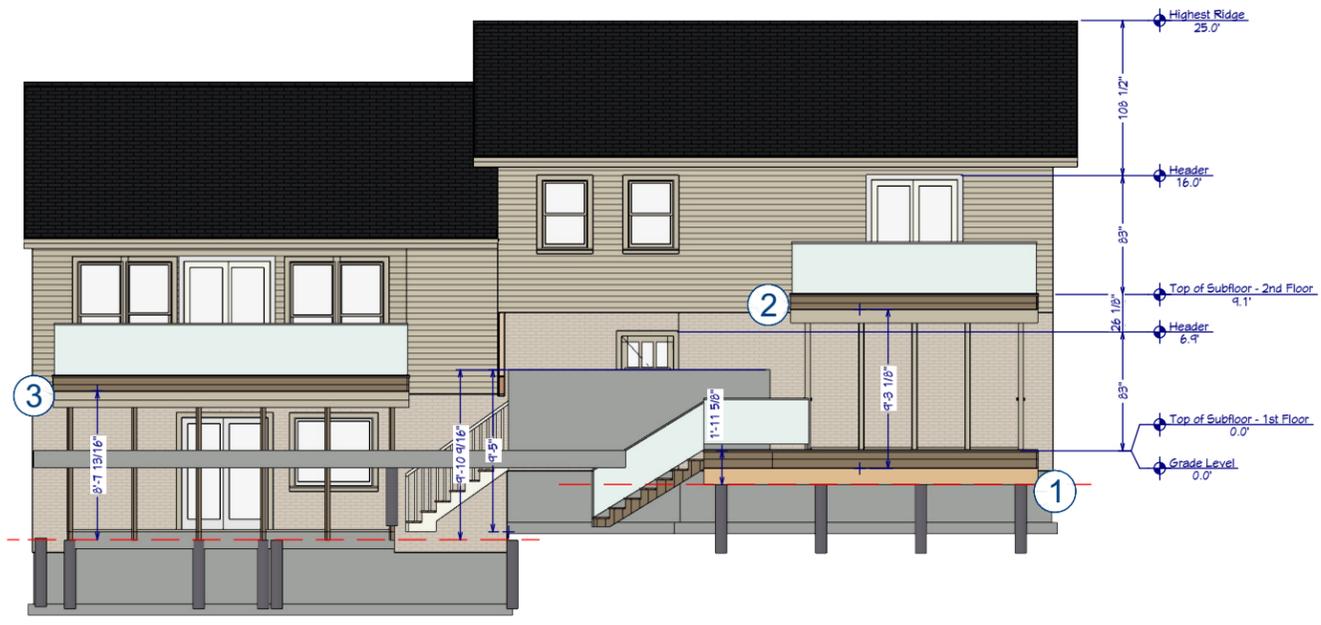
Actuate Improvement  
2115 Papview Ave | Middleton, WI  
actuateilc.com | 608.209.9225  
© 2019





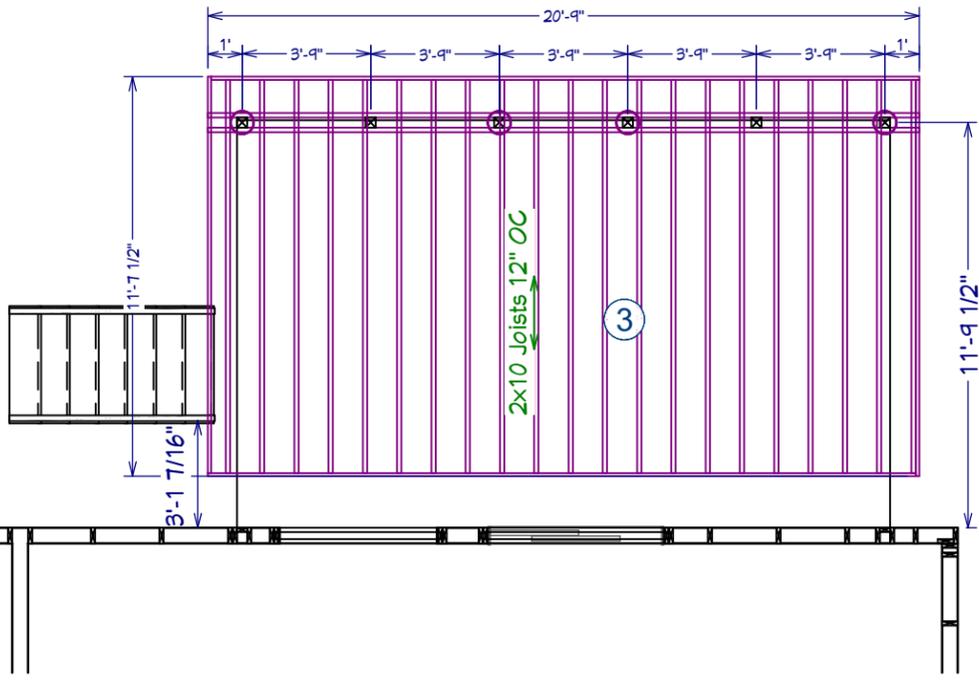
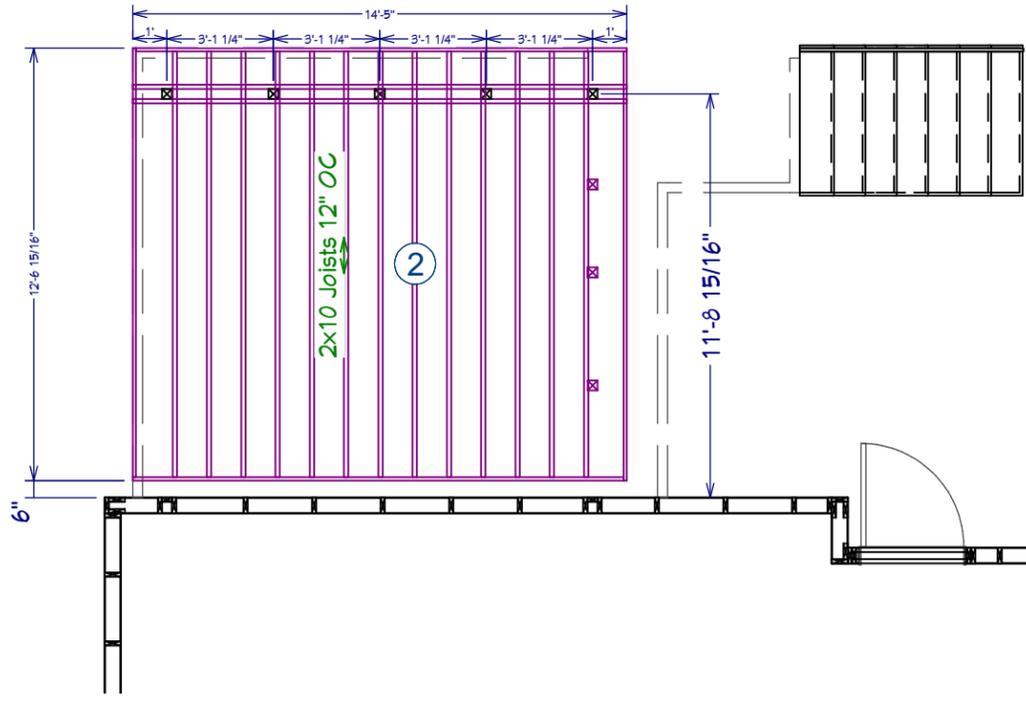
Deck Framing

Scale : 1/4" = 1'



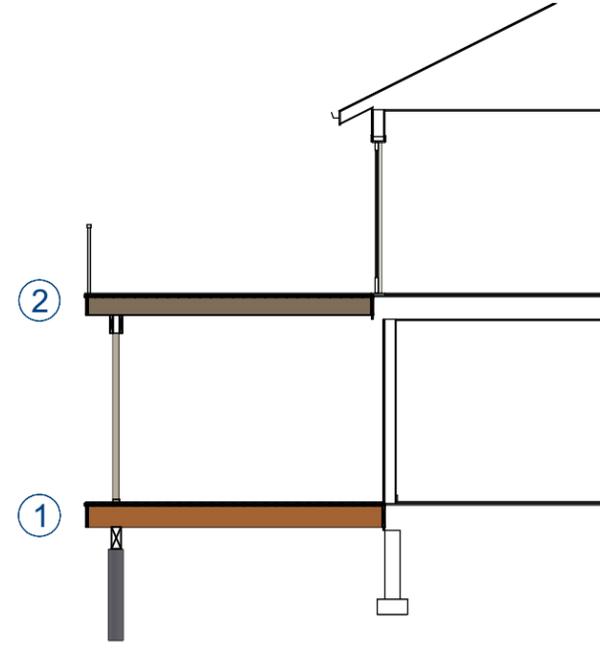
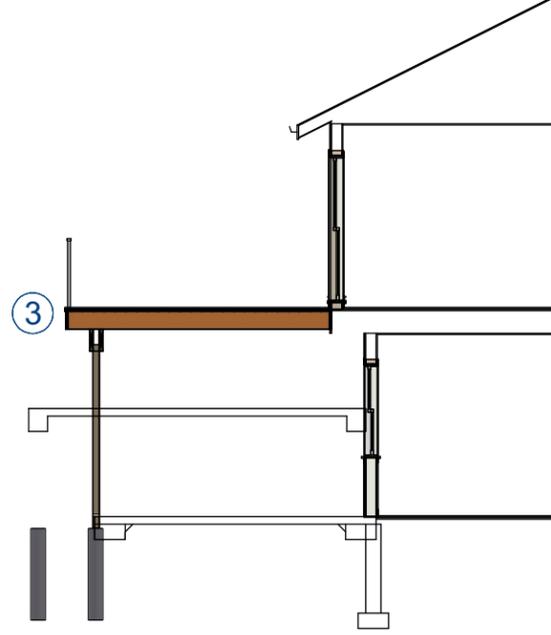
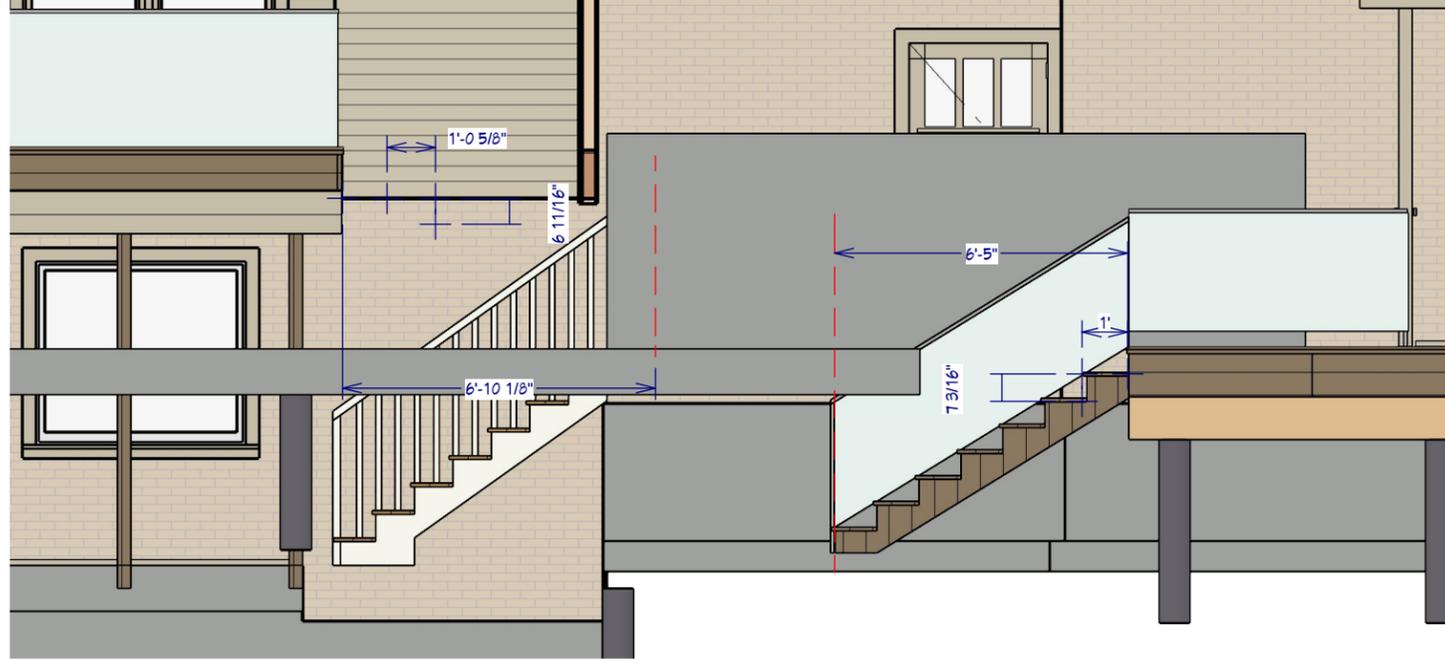
Deck

Scale : 3/32" = 1'



Deck Framing

Scale : 3/16" = 1'



**Actuate Improvement**  
 2115 Parview Ave | Middleton, WI  
 actuateilc.com | 608.209.9225

James Gallegos  
 4707 Tonyawatha Trail | Monona,  
 WI

DRAWN BY: Ryan Luedtke

DATE:10/2/19

SHEET NUMBER

**4**

REVISION #:



## CITY OF MONONA: ZONING VARIANCE APPLICATION FORM

This application must be submitted to the Zoning Board of Appeals (ZBA) for approval. Applications must be complete before they are reviewed, and must be submitted to the City Planner at least **four weeks** before the ZBA meeting, due to noticing requirements. It is the responsibility of the applicant to contact the City Planner at (608) 222-2525 or [dplowman@ci.monona.wi.us](mailto:dplowman@ci.monona.wi.us), with any questions.

APPLICANT INFORMATION:	
<b>Name:</b> Susan and Philip McDade	<b>Home:</b> 608-516-9012
<b>Company:</b>	<b>Work:</b>
<b>Email:</b> suemcdade@gmail.com	<b>Cell:</b> 608-516-9012
<b>Mailing Address:</b> 6301 Southern Circle, Monona WI 53716	

PROPERTY INFORMATION:		
<b>Address of Property:</b> 6301 Southern Circle, Monona WI 53716		
<b>Lot:</b> 236	<b>Block:</b>	<b>Plat:</b> Seventh addition to Sylvan
<b>Present Use of Property:</b> residential		
<b>Proposed Use of Property:</b> residential		
<b>Zoning Classification:</b> single family residential		

OWNER'S INFORMATION (if other than shown above):		<input type="checkbox"/> N/A
<b>Name:</b> same	<b>Company:</b>	
<b>Phone Number:</b>	<b>Email:</b>	
<b>Mailing Address:</b>		

PREVIOUS APPEALS		
<b>Has a previous appeal or application been made with respect to this property?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>If 'yes', state nature of previous appeal or application:</b>		

## Request for Variance Application Checklist

The following materials are required for all variance requests:

---

**A letter that details the variance requested and the reasons for the variance request. The letter should explain:**

- The variance requested
- What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted
- Why variance requested is not contrary to the public interest and will not endanger public safety and welfare;
- Why variance requested will be in accord with the spirit of the zoning ordinance
- How the variance, if granted, will cause substantial justice to be done

**A copy of plat or plat of survey with the following information:**

- The location, boundaries, dimension, elevations, and size of property;
  - Accessory structures and utility easements;
  - Streets and other public ways;
  - Driveways and existing highway access restrictions;
  - All abutting properties;
  - Proposed detailed building plans and elevations;
  - Requested change or addition;
  - Must accompany nine (9) sets of blue prints and nine (9) copies of the application.
- 

### Additional Information

**Property Accessibility for Site Review:**

By signing below, the applicant hereby grants the Zoning Board of Appeals members and City Staff access to the property in question, in the event that a site visit is deemed necessary for the variance review process.

**Application Fee:**

A \$250 non-refundable filing fee is required with each application. The fee can be paid by check, cash or credit card (fees apply) at City Hall.

---

I swear that all of the above statement and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

*Susan E. S. McDade*

(Signature of Applicant)

June 23, 2020

(Date)

June 23, 2020

Dear Members of the Board,

**Variance being requested:**

We are requesting a 7' rear yard setback variance for the purpose of constructing a screened porch in place of a 25+ year old dilapidated deck. (note: arrangements have been made and the results forthcoming for a certified survey to be completed to confirm the exact variance requested.)

The original deck was built prior to our purchase of the house in 1994. It was accessible by a sliding patio door from our lower-level family room. This original deck included two distinct levels, two small seating areas with lights and a bricked area for a gas grill. The total surface area of the deck was approximately 340 sq. ft. The rear border of this deck followed the line of the back of our house. When its condition finally deteriorated beyond repair we agreed that replacing the deck in the same location with a smaller, simple, screened porch would create an outdoor space that could be enjoyed more than a standard deck. (see attached photos)

It wasn't until our contractor submitted plans for our 12' X 15' porch (180 sq. ft) that we learned that our entire house was not in compliance with the City's current rear-yard setback requirements.

**What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance is not granted:**

A relocation of the deck toward the front of the house to meet the rear yard setback is unfortunately, not an option. Our home is a traditional split-level on a lot that slopes from the street to the rear yard. A 2' retaining wall allows for the final grade change less than 2 feet from the edge of the original and proposed structures. This hardship is peculiar and unique to our lot. Strict enforcement of the code would result in a deck/porch that would be barely more than 7' in width and would not even span the entire width of the existing patio door. This very small space would not be practical for the intended use of outdoor family gatherings and we also believe would result in devaluing our property. (see attached photos)

**Why variance request is not contrary to the public interest and will not endanger public safety and welfare.**

Our neighborhood consists of a collection of moderate-sized homes built mostly in the 1960's. It is a very stable neighborhood. It has a very social, friendly atmosphere where neighbors enjoy chatting in the yards, helping each other when called upon and even enjoying an annual neighborhood potluck. This porch will be built in the same location as our original deck and continue with the same outdoor use as in the past many years.

**Why variance requested will be in accord with the spirit of the zoning ordinance:**

If granted, the screened porch would be within the character of the neighborhood and be an attractive addition to our property. The materials selected would be of the highest grade and match those currently used on our home. The boundary of the new porch would continue on the same line as the back of our house and the previous deck.

**How the variance, if granted will cause substantial justice to be done.**

We truly love our neighborhood and take great pride in our property. We hope to spend many more years living in this house and look forward to the day when we can enjoy our backyard as we used to. When the time does come to sell our property however, we believe that some kind of outdoor living space would be expected by all potential buyers.

Thank you for your consideration,

*Sue & Phil McDade*

Sue and Phil McDade  
6301 Southern Circle



Photo of original deck from a previous year. Everything has been removed. Upper deck as shown is the approximate footprint of the proposed porch. Lower portion will not be replaced.



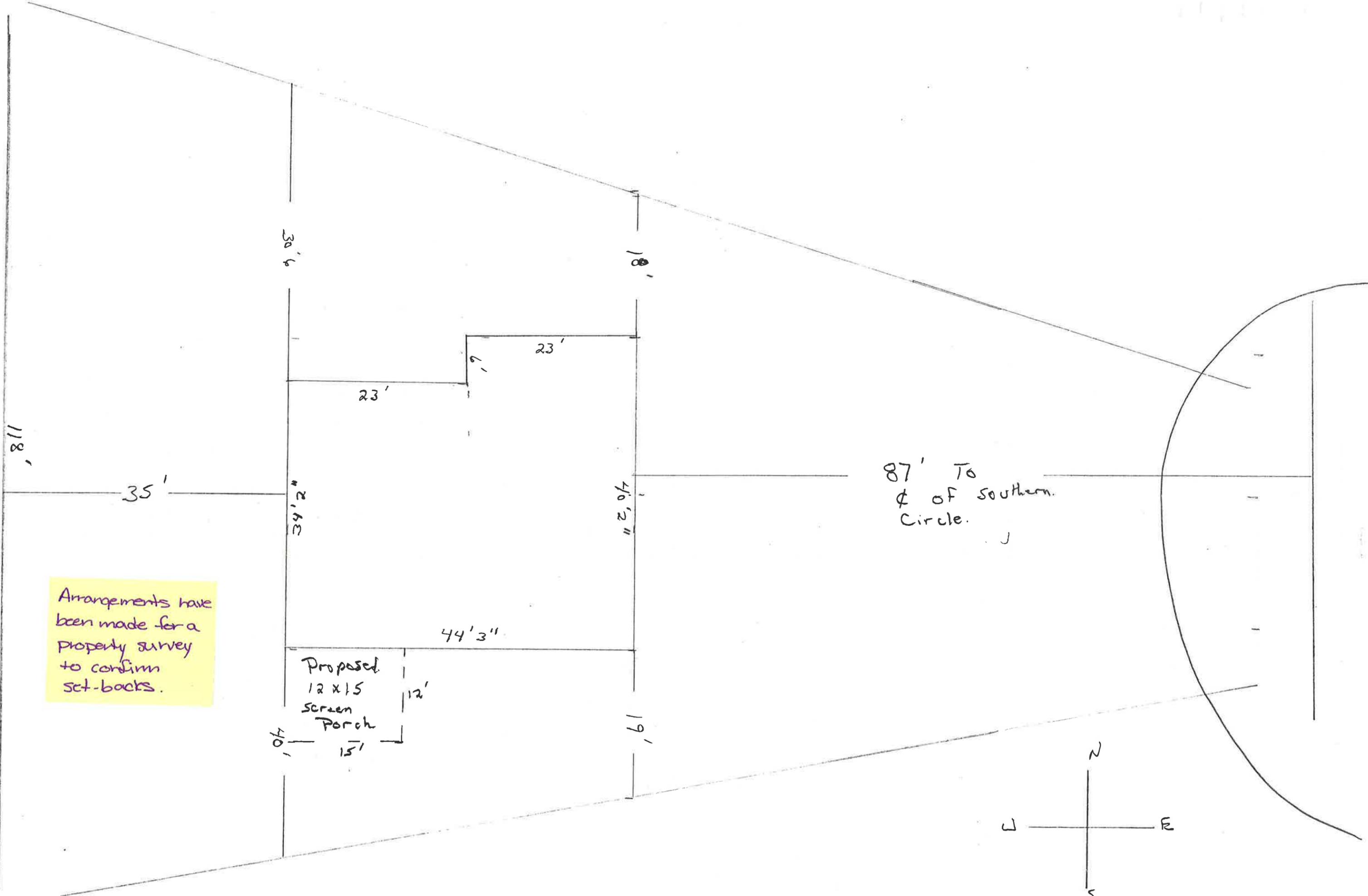
This portion of the deck, seating and lights have been removed and will not be replaced.



Current photo of our side yard. The dark line is the drainage tile and is approximately 8' from the house. The edge of the porch would be at the 12' mark. Retaining wall is just out of the photo to the right.

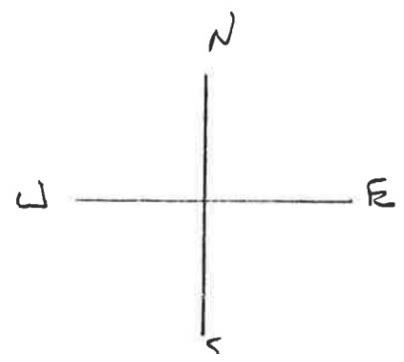


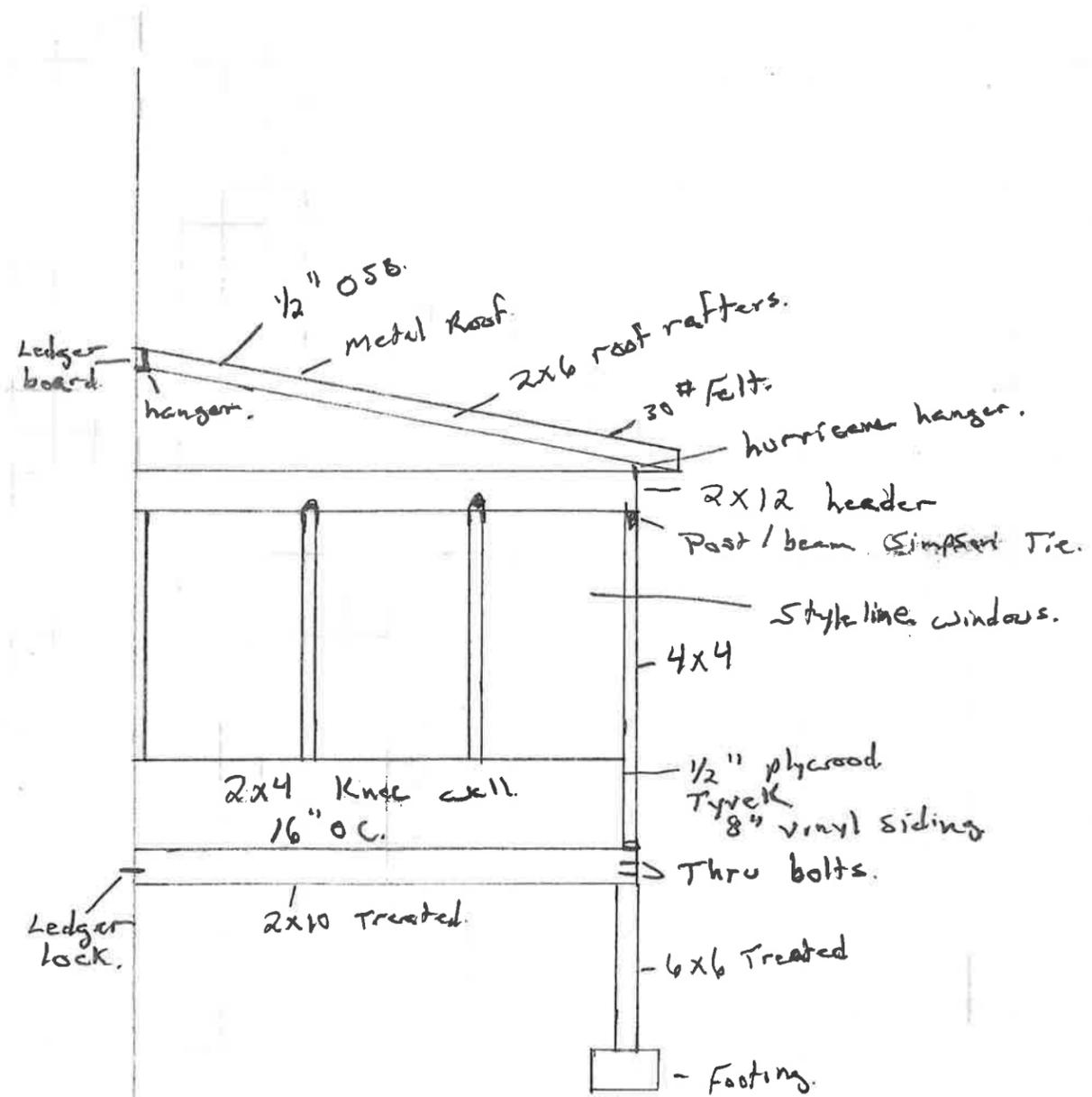
View of the back of the house. The edge of the new porch will follow the same line as the back of the house. This was the same location as the original deck. The variance request is estimated to be 7' – but will be confirmed by certified survey prior to the meeting on July 9<sup>th</sup>.



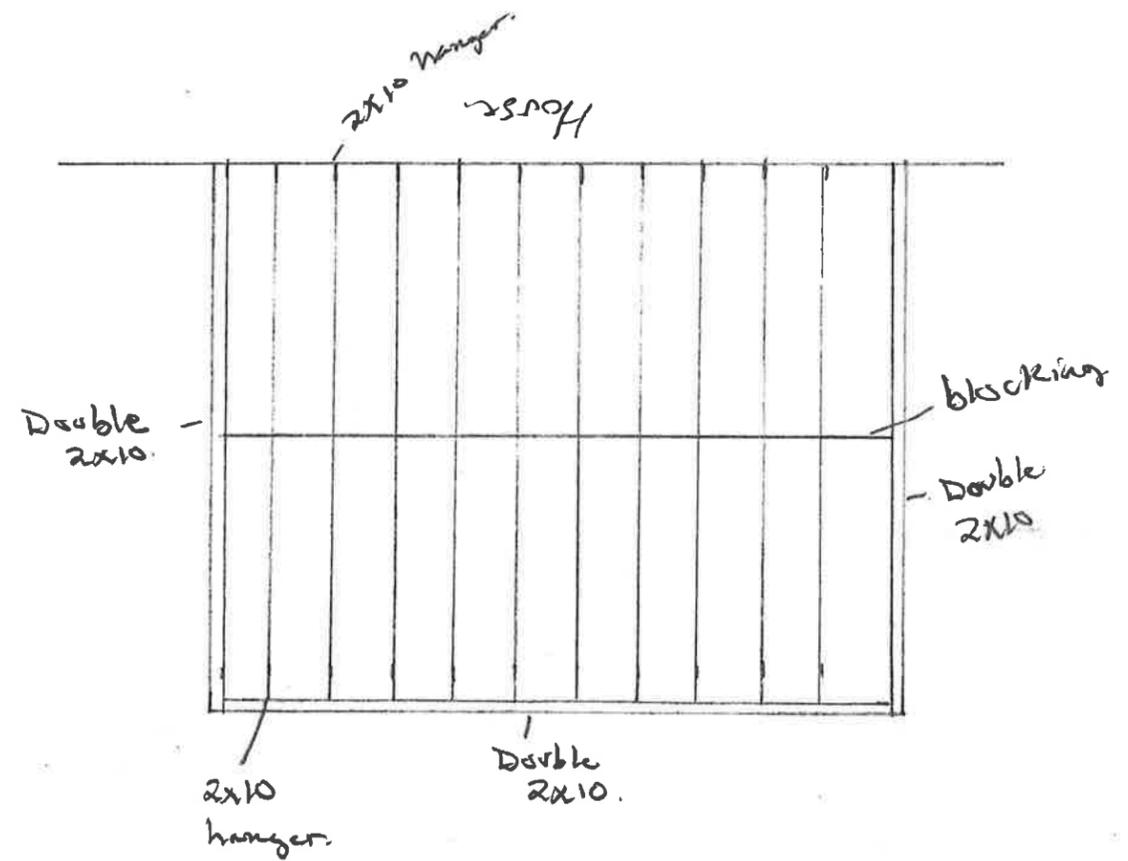
Arrangements have been made for a property survey to confirm set-backs.

87' To  
 ☿ of Southern  
 Circle.

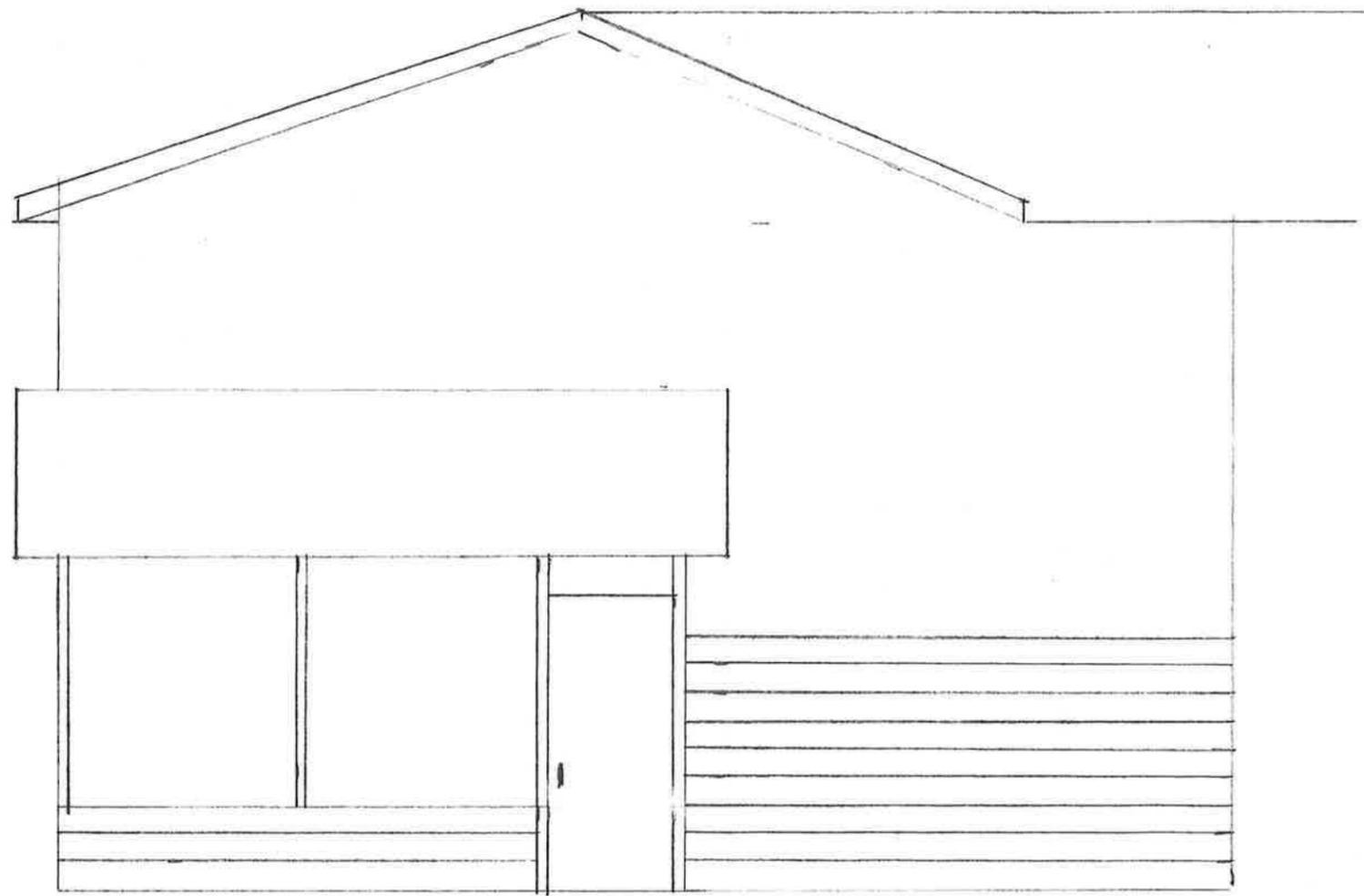




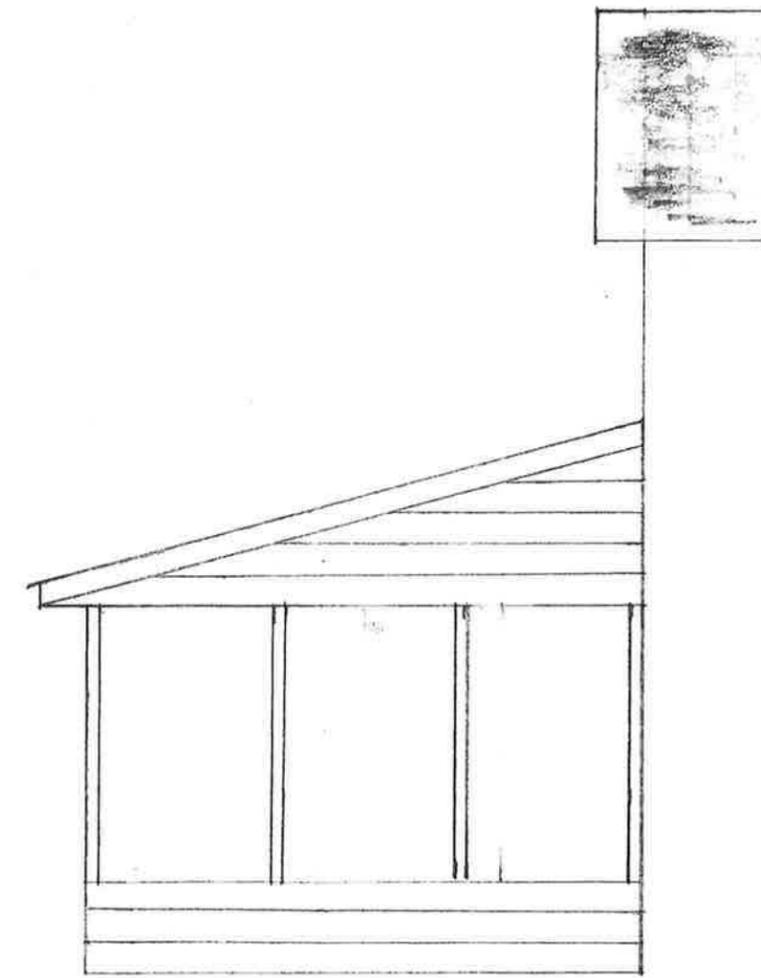
Scale 1/4" = 1'-0"



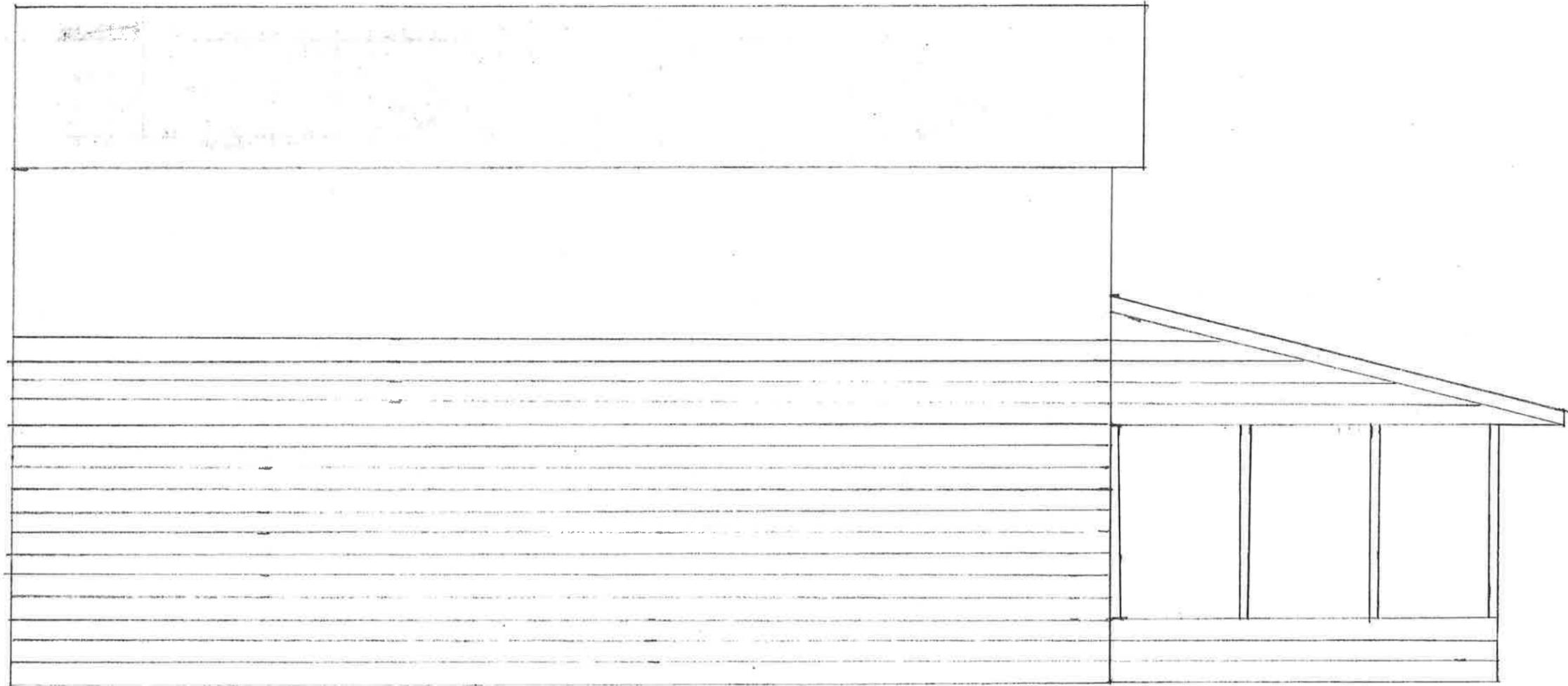
Scale 1/4" = 1'-0"



NORTH VIEW.  
Scale  $\frac{1}{4}'' = 1'-0''$



EAST VIEW.  
Scale  $\frac{1}{4}'' = 1'-0''$



West View.

Scale  $\frac{1}{4}'' = 1'0''$