

INTRODUCED: December 12, 2022

AN ORDINANCE No. 2022-371

To authorize the special use of the property known as 3617 Montrose Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 9 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 3617 Montrose Avenue, which is situated in a R-4 Single-Family Residential District, desires to use such property for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, which use, among other things, is not currently allowed by section 30-408.2, concerning permitted accessory uses and structures, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JAN 9 2023 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3617 Montrose Avenue and identified as Tax Parcel No. N016-0080/004 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Sketch Showing the Proposed Improvements on Lot 4, Block 6, ‘Wrights Park,’ in City of Richmond, VA.,” prepared by Virginia Surveys, and dated March 31, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “20 x 26 Garage,” prepared by RH Designs LLC, and dated May 24, 2022, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a dwelling unit within an accessory building to a single-family detached dwelling, substantially as shown on the Plans.

(b) No less than two off-street parking spaces shall be provided on the Property.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(d) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

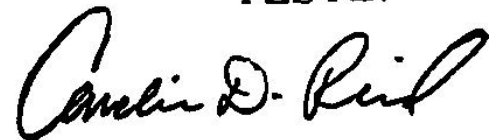
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Carolin D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk



City of Richmond

RECEIVED
By City Attorney's Office at 10:13 am, Dec 09, 2022

RECEIVED
By CAO Office at 8:25 am, Nov 16, 2022

2022-304

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2022.0318

O & R Request

DATE: November 14, 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

FROM: Kevin J. Vonck, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 3617 Montrose Avenue for the
purpose of a dwelling unit within an accessory building to a single-family dwelling, upon
certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 3617 Montrose Avenue for the purpose of
a dwelling unit within an accessory building to a single-family dwelling, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow for an accessory dwelling,
within the R-4 - Residential (Single Family) zone, which is not an allowed use. A Special Use Permit is
therefore requested.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning
Ordinance, the City Planning Commission will review this request and make a recommendation to City
Council.

BACKGROUND: The property is located in the Ginter Park neighborhood at 3617 Montrose Avenue,
between Henrico Boulevard and Walton Avenue. The property is 9000 sq.ft. (0.207 acres) in size and
currently consists of a single-family detached dwelling. The application requests to allow an accessory
dwelling.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This designation is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

The property is located in the R-4 - Residential (Single Family) zone. Adjacent properties are zoned the same R-4 zone and consist of residential uses.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: December 12, 2022

CITY COUNCIL PUBLIC HEARING DATE: January 9, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
January 3, 2023

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Ray Roakes, Planner, Land Use Administration (Room 511) 804-646 5467



Application for **SPECIAL USE PERMIT**
 Department of Planning and Development Review
 Land Use Administration Division
 900 E. Broad Street, Room 511
 Richmond, Virginia 23219
 (804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 3617 Montrose Avenue Date: _____
 Tax Map #: N016-0080/004 Fee: \$300
 Total area of affected site in acres: 0.207

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-4

Existing Use: One (1) Single-family detached dwelling

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

New two-story detached accessory structure with first-floor garage and second-floor dwelling unit
 Existing Use: One (1) Single-family detached dwelling

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources
 Mailing Address: 530 E Main Street, Suite 730
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 874-6275 Fax: ()
 Email: markbaker@bakerdevelopmentresources.com

Property Owner: Watchtower Homes and Construction, llc

If Business Entity, name and title of authorized signee: Kyle Hoffer

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 3912 Seminary Avenue
 City: Richmond State: VA Zip Code: 23227
 Telephone: () Fax: ()
 Email: _____

Property Owner Signature:

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

June 9, 2022

*Special Use Permit Request
3617 Montrose Ave, Richmond, Virginia
Map Reference Number: N016-0080/004*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Baker Development Resources 530 East Main Street, Suite 730 Richmond, Virginia 23219

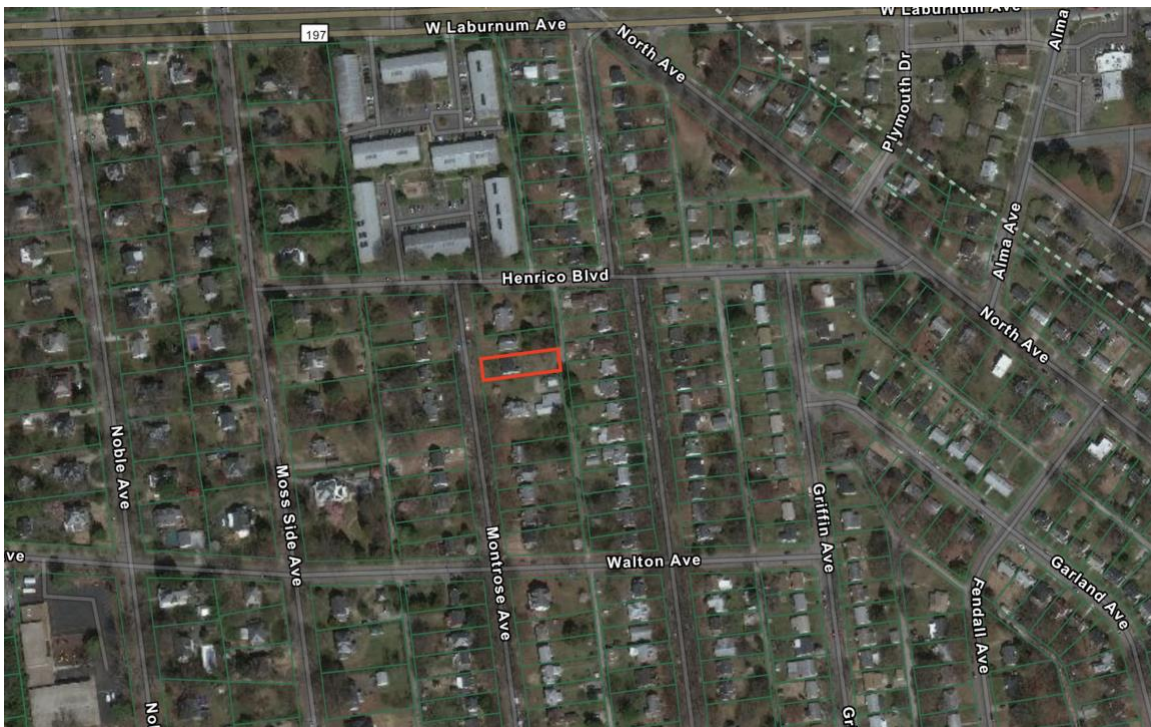
Introduction

The Property owner is requesting a special use permit (the "SUP") for 3617 Montrose Avenue (the "Property") in order to construct a two-story detached garage with an accessory dwelling unit on the second floor. While the accessory structure is permitted by the underlying R-4 Single-Family Residential District, the dwelling unit is not, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located at the eastern line of Montrose Avenue between Walton Avenue and Henrico Boulevard. The Property is referenced by the City Assessor as tax parcel N016-0080/004 and is currently improved with a detached one-story, framed single-family dwelling. The Property is approximately 50 feet in width and contains roughly 9,000 square feet of lot area. Access is provided at the rear of the dwelling by a north-south alley.



The properties in the immediate vicinity are developed primarily with residential uses though commercial and institutional uses can also be found nearby. Though single-family detached dwellings are the most prevalent residential uses, two-family and multi-family uses, including the large (100+ units) North Oak Apartments, are also found nearby.

EXISTING ZONING

The Property and those immediately surrounding it are located within the R-4 Single Family Residential District. To the west, properties fronting Moss Side Avenue are zoned R-2 Single Family Residential and properties further west are zoned R-1. To the east, properties fronting Griffin Avenue and further east are zoned R-5 Residential. Further east lies the municipality of Henrico County.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” use for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings, **accessory dwelling units**, and open space are the contemplated primary use in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- **Amend the Zoning Ordinance to allow accessory dwelling units in all residential zones to allow for in-law apartments.** (Inclusive Housing)
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “

- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

TRANSPORTATION

The Property is located along Montrose Avenue which is serviced by the route 91 bus line along West Laburnum Avenue with the closest stop, W Laburnum & Montrose, located a 4-minute walk (0.2 miles) to the north. GRTC also provides connection north and south along Chamberlayne Avenue with high-frequency routes 1, 1A, 1B, and 1C and whose closest stop is located 9-minutes (0.5 miles) away. Stops serving the high-frequency 2A, 2B, and 2C bus lines are also located within a half mile of the Property.

Proposal

PROJECT SUMMARY

The Property owner is proposing to construct a second-story addition to the existing dwelling on the Property and construct a new detached accessory structure at the rear of the Property. While the addition to the existing dwelling can be done by-right, the SUP would authorize the construction of a new, two story detached garage at the rear of the Property with a second floor to be configured as an accessory dwelling unit. The proposed accessory dwelling use does not conform to the underlying R-4 Single-Family Residential District zoning requirements applicable to the Property and therefore, a SUP is required.

PURPOSE OF REQUEST

The Property consists of lot 4 the original Wrights Park Subdivision and is of a typical size and configuration for the area. The owner now proposes to construct a new, two-car detached garage with an accessory dwelling unit on the second story. While the use of accessory structures for small-scale dwelling units is consistent with the goals of the Richmond 300 Master Plan, the proposed use is not permitted by the underlying R-4 zoning regulations, and therefore, a SUP is required in order to permit the proposed development.

In exchange for the SUP, the intent of this request is to provide an additional housing unit within the City. The quality assurances conditioned through the SUP would guarantee a

high-quality development and ensure an appropriately scaled use that is compatible with, and complementary to, the surrounding residential neighborhood.

PROJECT DETAILS

The proposed structure would be located at the rear of the Property, behind the existing dwelling. The footprint of the structure is approximately 20 feet by 26 feet. The ADU would be accessed by an exterior stairway to the second story located along the western façade while the garage door openings would be accessed from the alley on the eastern side of the Property.

When complete, the ADU would be approximately 520 square feet in floor area and would be configured as a studio-style dwelling. Care was taken in the design to include generous living space as well as a small, yet functional, kitchen. Ample sunlight will be allowed in the unit through the proposed windows on three sides of the structure. In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create a high-quality product in the neighborhood that is in-line with future land use guidance.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for an accessory dwelling unit will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The accessory structure will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

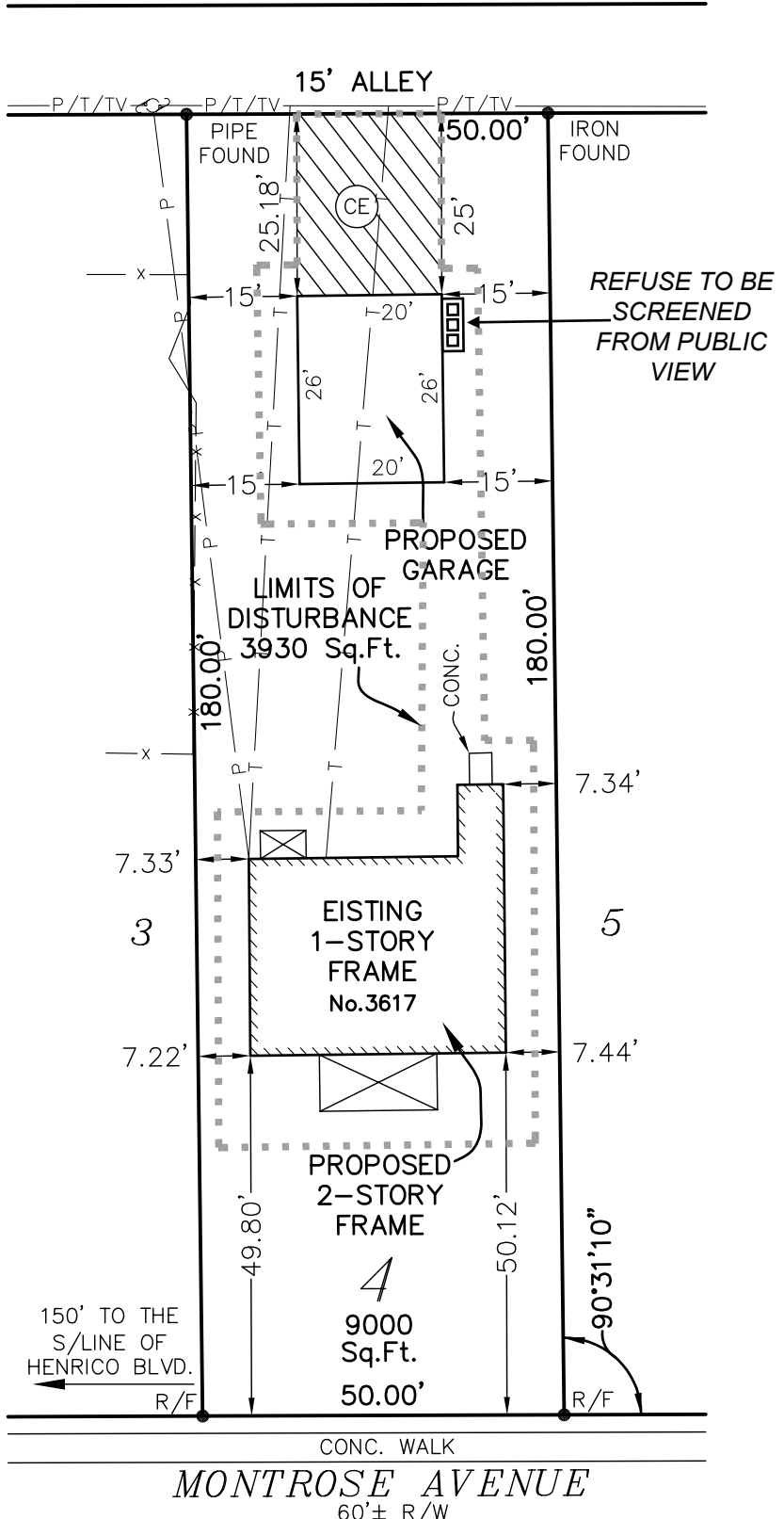
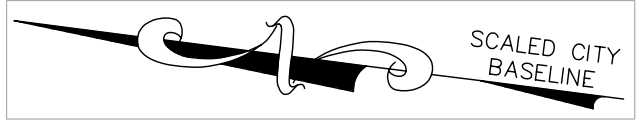
The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

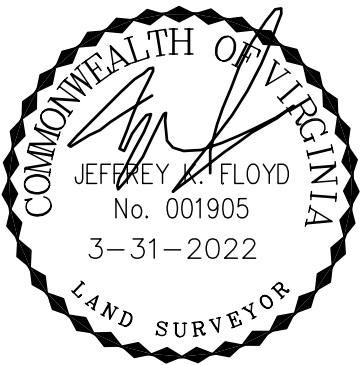
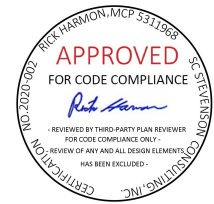
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of a detached garage at the rear of the Property with the provision for an accessory dwelling unit in the second floor of the structure. This Special Use Permit proposal represents an ideal, small-scale urban development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances and conditions related to the renovation of the structure would guarantee the construction of a new housing type that furthers the realization of recent planning guidance.



FIELD USE - INSPECTOR COPY
 All construction documents that are affixed with this stamp have been reviewed and approved for construction code compliance by a Third-Party Provider (in accordance with the City of Richmond Third-Party Program policies). With "acknowledgement" of such, the documents included herewith are issued by the City of Richmond, Permits & Inspections Bureau for construction use.
 By Order of the Acting Commissioner of Buildings:
 Date: May 11, 2022



Virginia Surveys
 P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
 COPYRIGHT © VIRGINIA SURVEYS
 All rights reserved.

SKETCH SHOWING THE
 PROPOSED IMPROVEMENTS
 ON LOT 4, BLOCK 6,
 "WRIGHTS PARK"
 IN THE CITY OF RICHMOND, VA.

DATE: 3-31-2022
 CERTIFIED BY JEFFREY K. FLOYD
 VIRGINIA CERTIFICATE NO. 001905
 SCALE: 1"=25'
 JOB NO. 220314860

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20X26 GARAGE

REVISIONS:

DRAWN BY: FNH
 DATE: 5/24/2022
 SCALE:

RH



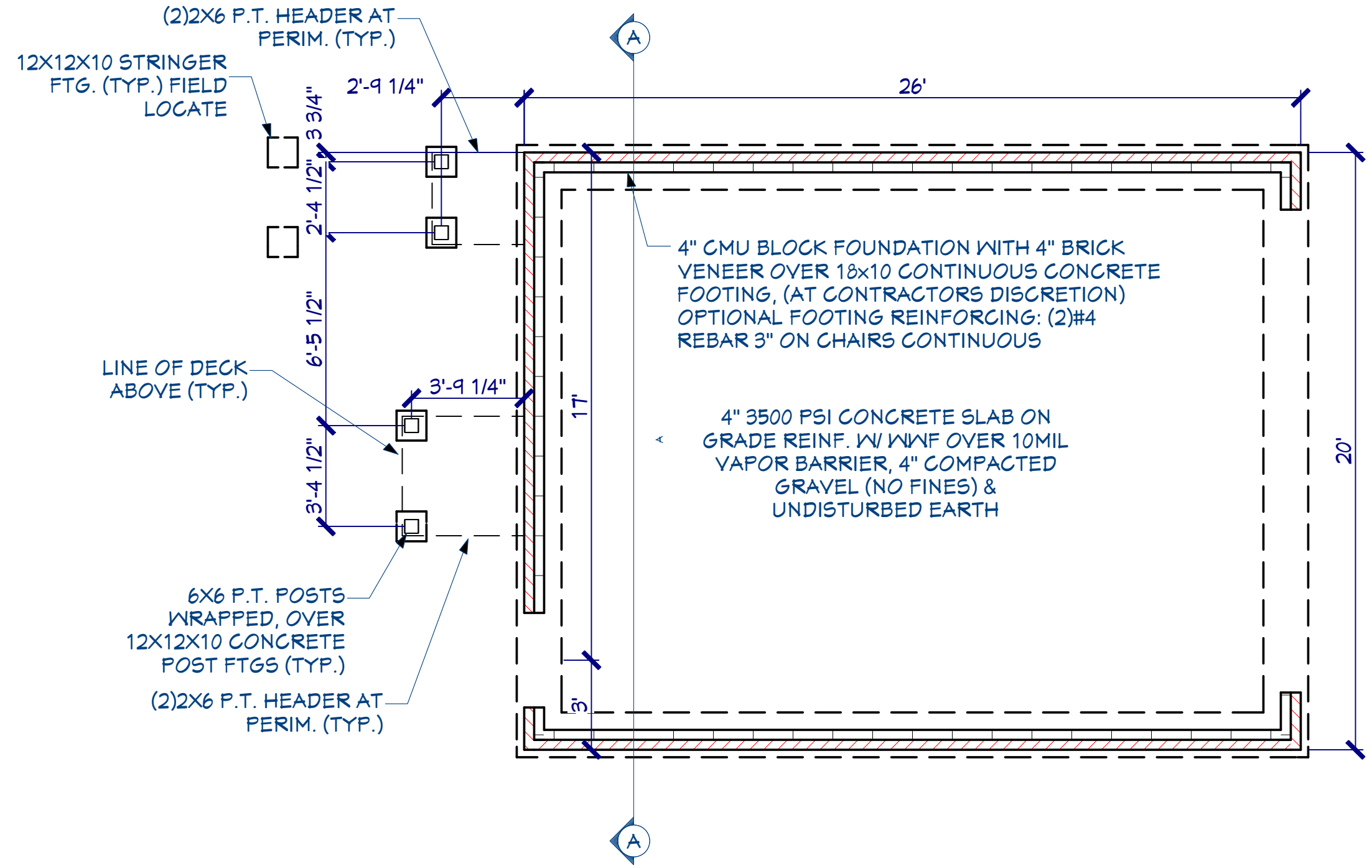
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20X26 GARAGE

REVISIONS:

DRAWN BY: FNH
 DATE: 5/24/2022
 SCALE: 3/16"=1'-0"
 FLOOR PLAN

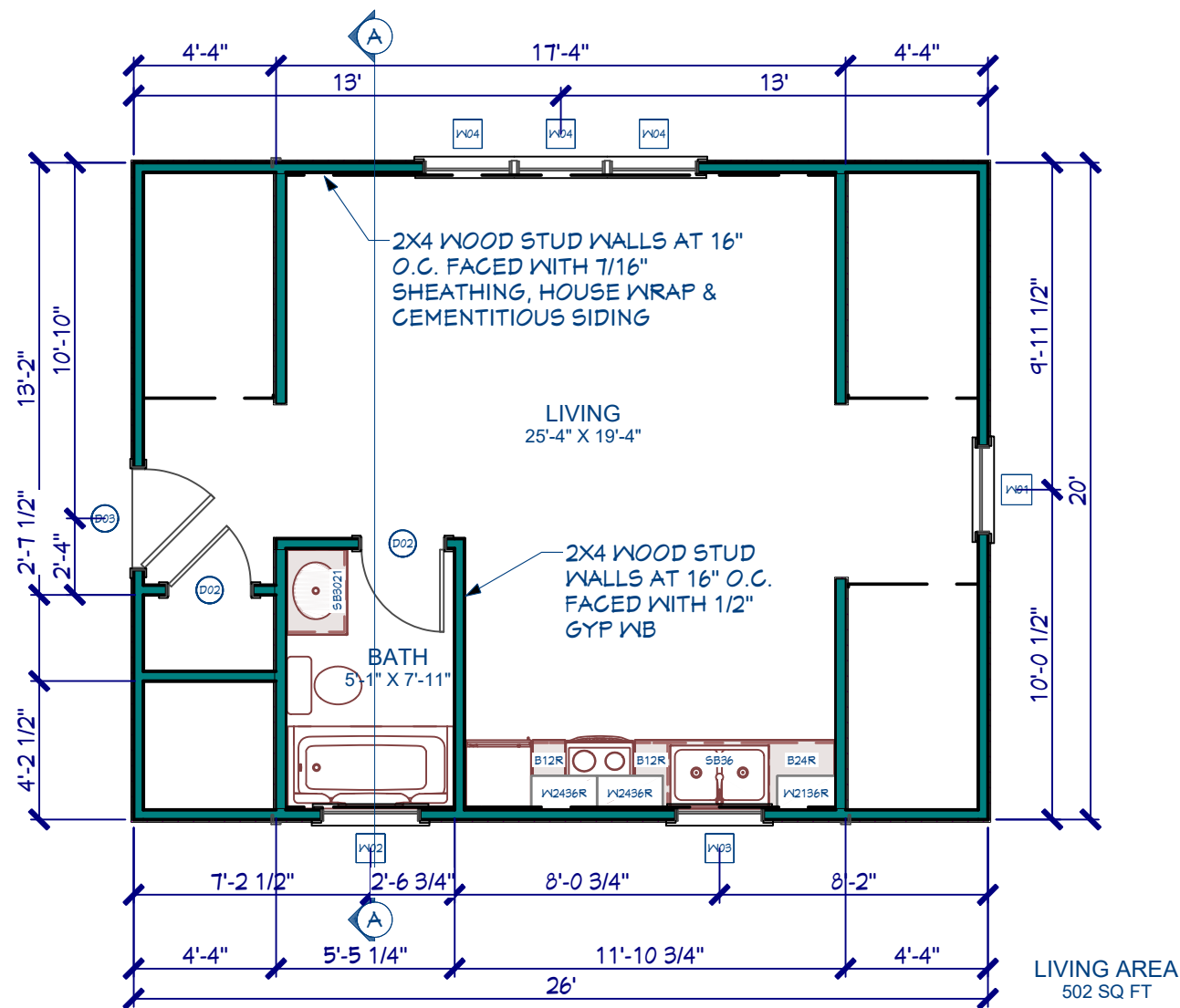
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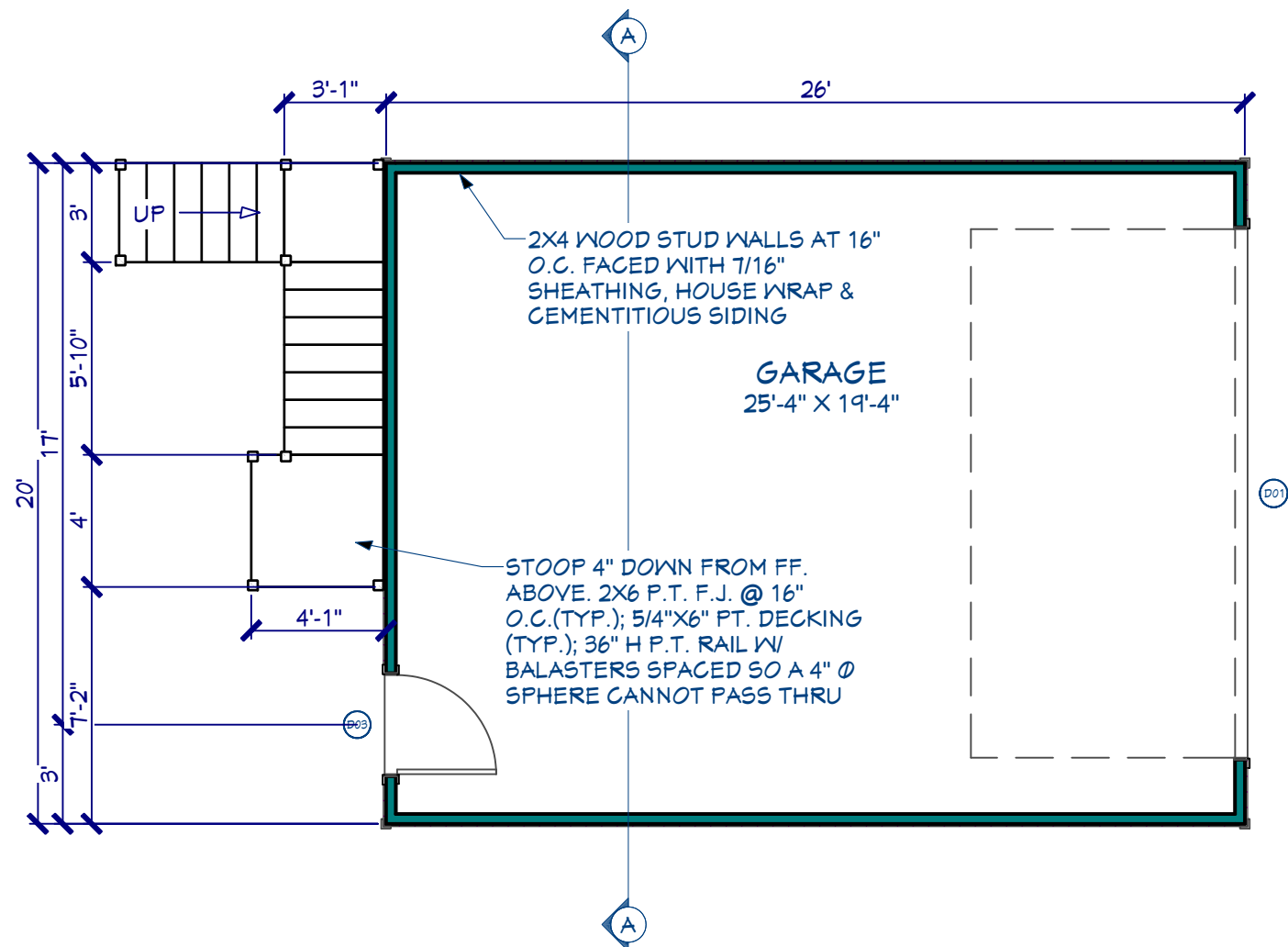
FOUNDATION PLAN

DOOR SCHEDULE									
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	COMMENTS
D01	16080	1	16080	192"	96"	194"X99"	GARAGE-GARAGE DOOR CHD05	2X12X200" (2)	
D02	2668	2	2668 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X8X35" (2)	
D03	3068	2	3068 R EX	36"	80"	38"X83"	EXT. HINGED-DOOR P09	2X8X41" (2)	

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	COMMENTS
W01	2840DH	1	2840DH	32"	48"	33"X49"	DOUBLE HUNG	2X8X36" (2)	
W02	3010FX	1	3010FX	36"	12"	37"X13"	FIXED GLASS	2X8X40" (2)	
W03	2830DH	1	2830DH	32"	35 7/8"	33"X36 7/8"	DOUBLE HUNG	2X8X36" (2)	
W04	2850DH	3	2850DH	32"	60"	33"X61"	DOUBLE HUNG	2X8X36" (2)	



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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20X26 GARAGE

REVISIONS:

DRAWN BY: FNH
 DATE: 5/24/2022
 SCALE: 1/4"=1'-0"
 SECTION

A-2

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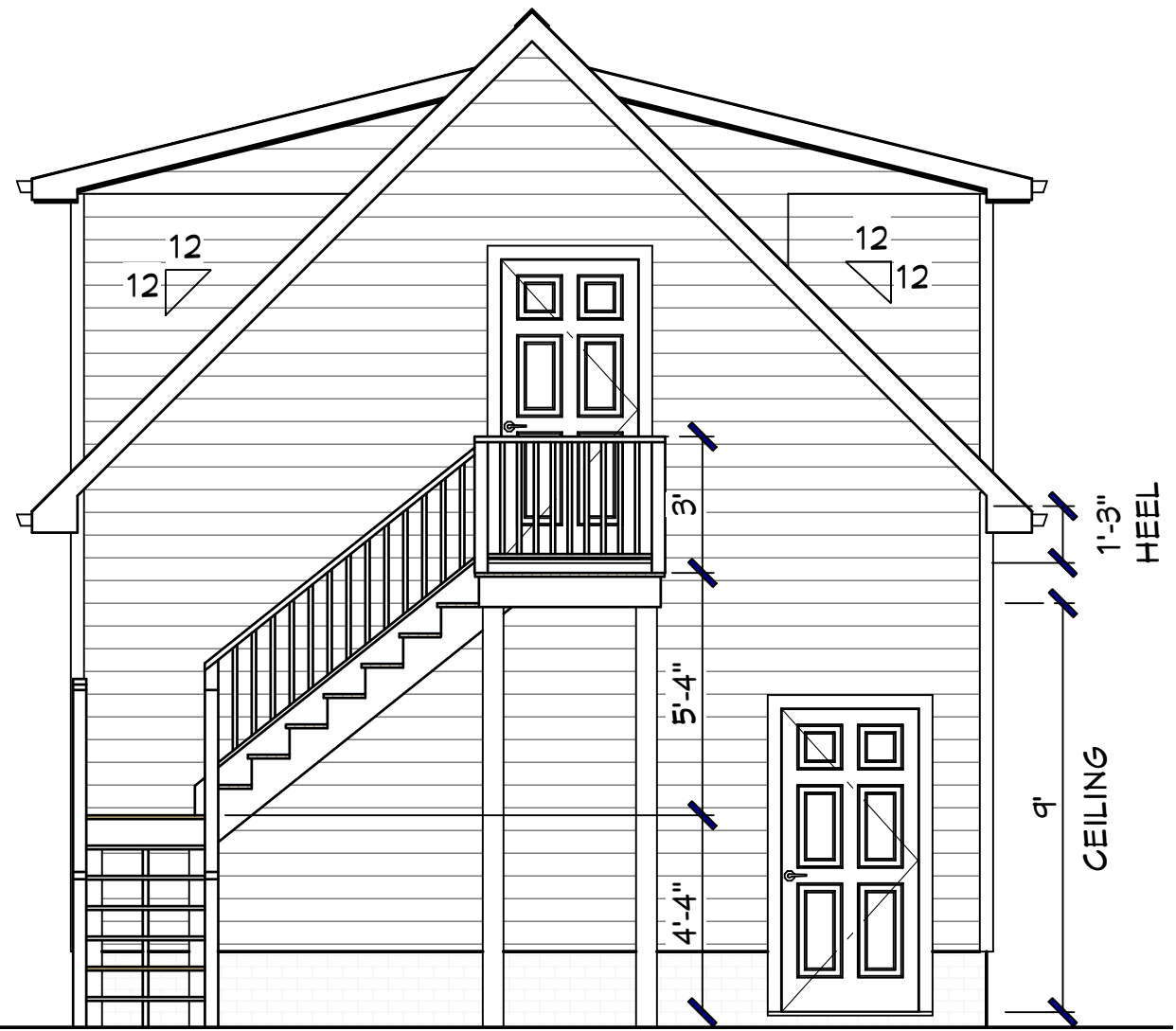
20X26 GARAGE

REVISIONS:

DRAWN BY: FNH
 DATE: 5/24/2022
 SCALE:



REAR ELEVATION



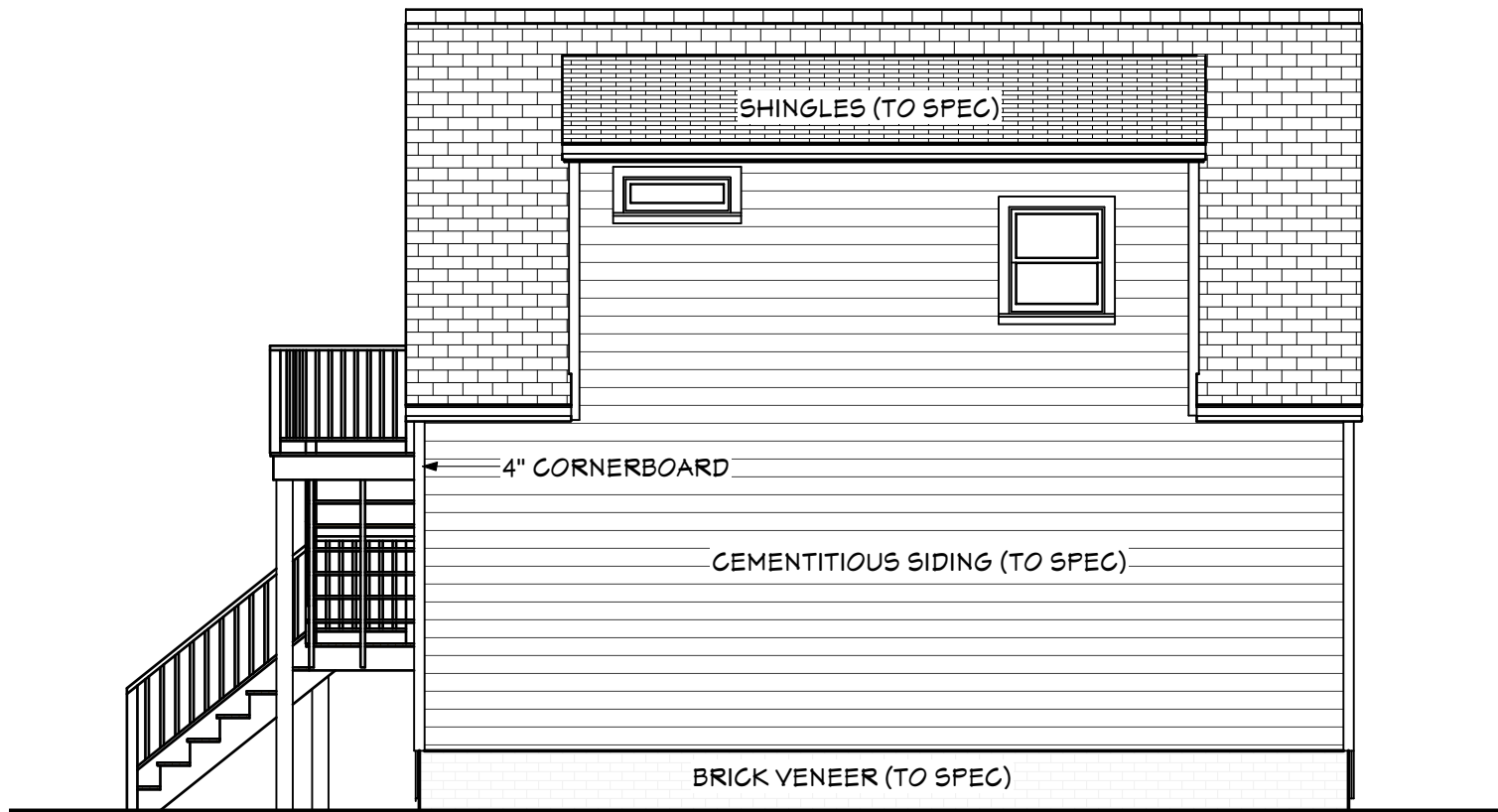
FRONT ELEVATION

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20X26 GARAGE

REVISIONS:

DRAWN BY: FNH
 DATE: 5/24/2022
 SCALE: 3/16"=1'-0"
 ELEVATIONS



RIGHT ELEVATION



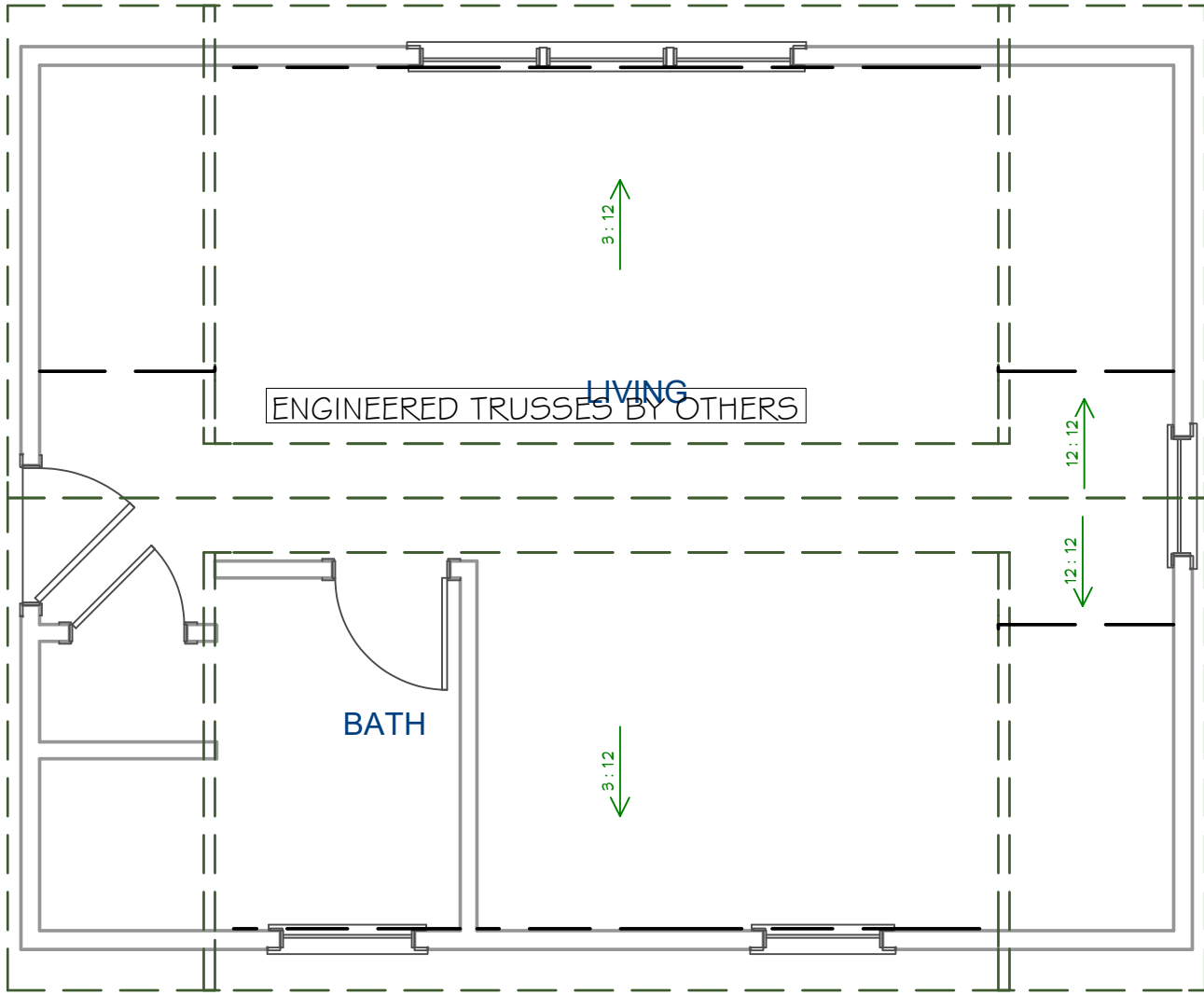
LEFT ELEVATION

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20X26 GARAGE

REVISIONS:

DRAWN BY: FNH
 DATE: 5/24/2022
 SCALE: 1/4" = 1'-0"
 ROOF PLAN



LIVING AREA

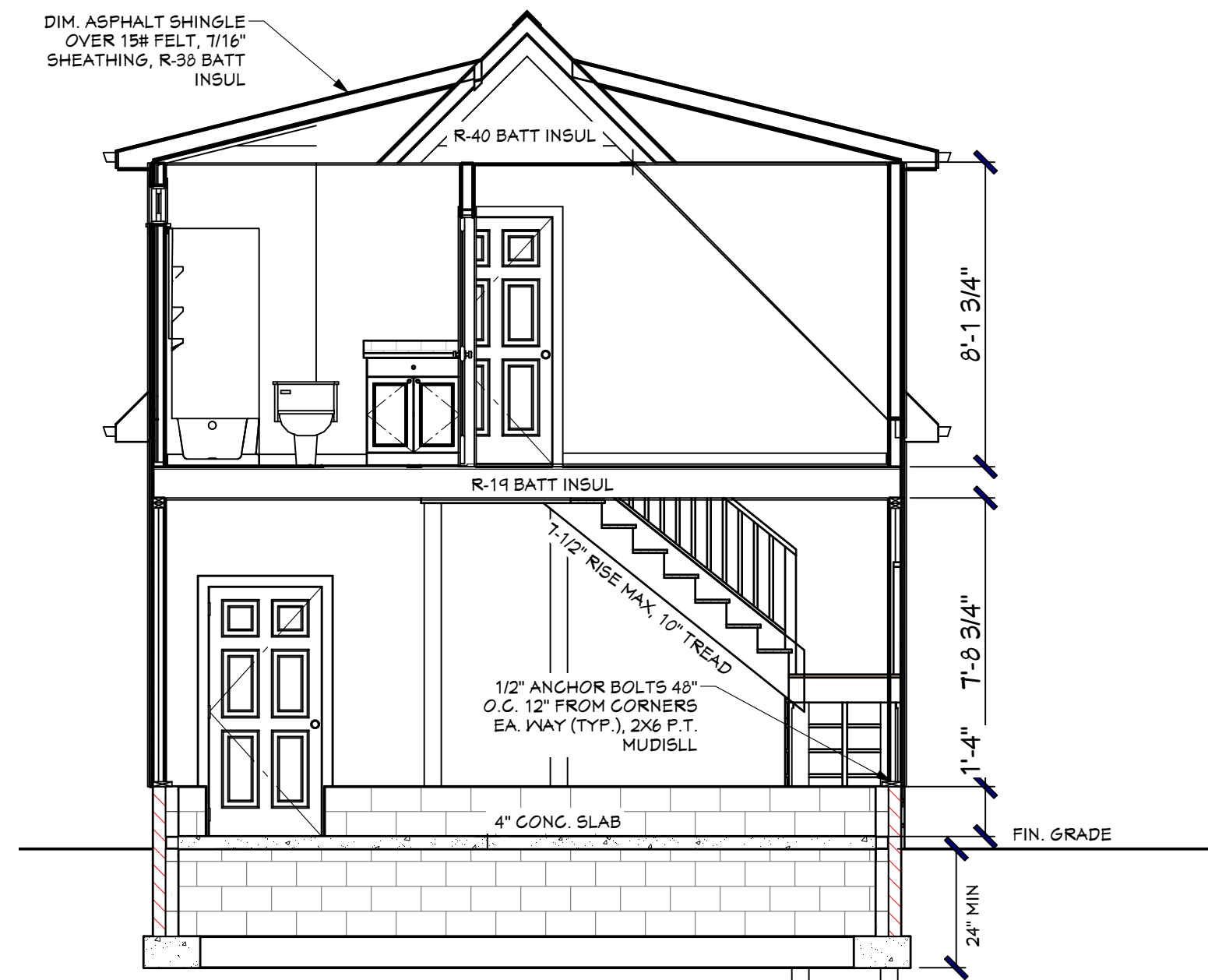
ROOF PLAN

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20X26 GARAGE

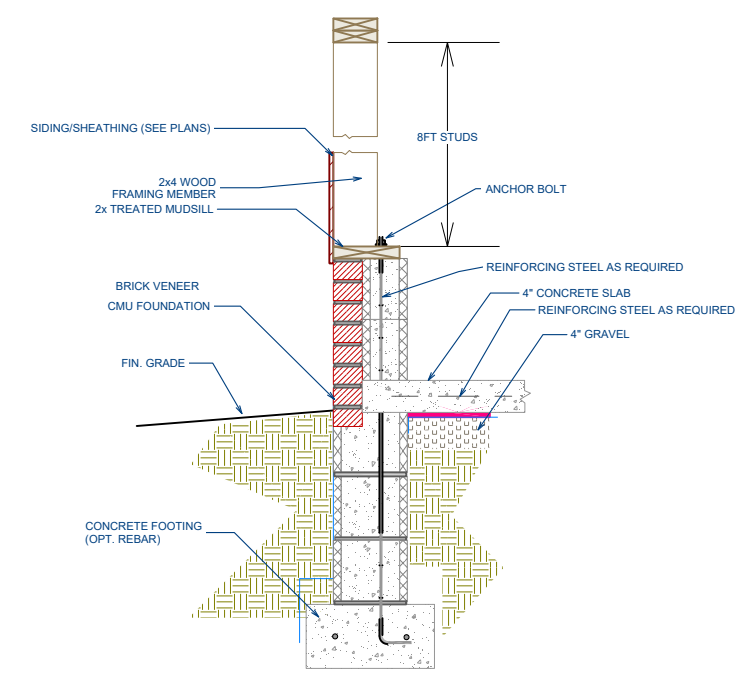
REVISIONS:

DRAWN BY: FNH
 DATE: 5/24/2022
 SCALE: AS SHOWN
 WALL SECTION



GARAGE WALL SECTION

1/4" = 1'-0"



GARAGE PONY WALL SECTION

1/2" = 1'-0"