

CITY OF PACIFIC GROVE

NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 427 Evergreen Road

APPLICANT: Ed Bredthauer

APPLICATION: Use Permit Application No. 2943-07

PROJECT DESCRIPTION: To allow the installation of plumbing in a detached two-car garage that is remote from the main residence on the site.

LEGAL DESCRIPTION: A portion of Lot 13, Block 326, Pacific Grove Acres

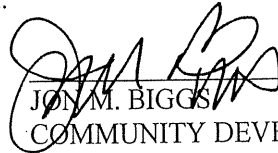
ZONE DISTRICT: R-1-B-3

GENERAL PLAN DESIGNATION: Low Density Residential

ENVIRONMENTAL STATUS: Categorically Exempt, Class 1

WHERE AND WHEN: A public hearing by the Planning Commission to be held on **Thursday, June 7, 2007 at 6:00 P.M.** at the City Council Chambers, Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove, California.

Dated: May 23, 2007



JON M. BIGGS

COMMUNITY DEVELOPMENT DIRECTOR

NOTE: The Planning Commission will also meet in a plan and site review session on Tuesday, June 5, 2007, at 4:00 p.m. in the Community Development Department Conference Room, 300 Forest Avenue. The limited purposes of this session are (1) to visit the site of the projects listed on this meeting's agenda and (2) to allow staff to respond to Commissioner inquiries regarding factual aspects of the applications. **THE PLAN AND SITE REVIEW IS AN OPEN MEETING. MEMBERS OF THE PUBLIC MAY ATTEND.**

Should this item be continued at the Planning Commission meeting the Chairman will announce a specific date and time to which the item is being continued. If you are not at the meeting you can find out if an item has been continued by calling the Community Development Department Secretary at (831) 648-3190.

If you have any questions about this item, please call the Community Development Department at (831) 648-3190.

Any decision by the Planning Commission may be appealed to the City Council within ten days of final action. Please note that Section 65009 (b) (2) of the California Government Code provides that legal challenges to the City's action on this project may be limited to only those issues raised in testimony during the public hearing process.

The City of Pacific Grove does not discriminate against persons with disabilities. The Pacific Grove Civic Center is an accessible facility. A limited number of devices are available to assist those who are hearing impaired. If you would like to use one of these devices, please contact the Community Development Department Secretary at (831) 648-3190.

This notice may be removed after: June 7, 2007.



PLANNING COMMISSION AGENDA REPORT

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MEETING DATE: JUNE 7, 2007
ADDRESS: 427 EVERGREEN ROAD
APPLICANT: ED BREDTHAUER

I. RECOMMENDATION

Staff recommends approval of the use permit application.

II. PROJECT DESCRIPTION

Proposed interior remodel to a detached garage at 427 Evergreen Road. The proposed remodel includes new interior walls that create a laundry and storage room. Use permit approval is required because the project includes the installation of a drain and water supply lines for a washing machine in a location that is remote from the kitchen in the single-family dwelling on the site.

III. BACKGROUND

Zone District	R-1-B-3
General Plan Designation	Low Density Residential
Lot Size	7,987 Square feet
Historic Inventory	No
Coastal Zone	No
Archaeology Zone	No
Biological Zone	No
Nonconforming	Yes

IV. APPLICATION REQUEST

Use Permit Application No. 2943-07

Planning Commission approval of a use permit is necessary per the following section of the Municipal Code:

23.16.021 (c) - To allow a room equipped with a trap that is in addition to and remote from the kitchen on the same building site.

V. DISCUSSION

The subject property is a 7,987 square foot interior building site located on Evergreen Road. The site is developed with a one-story single-family dwelling with a detached garage. Applicant proposes the addition of walls to the interior of the garage that creates a laundry area, containing a washing machine with dryer, and storage space. Although the garage is being partitioned, sufficient room remains available for two off-

street covered parking spaces as required by zoning regulations (a two-car garage would be at least 18' wide by 20' deep, the space available for parking after installation of the interior walls would be at least 23' wide by 22'6" deep). Use permit approval is required for the plumbing needed for the washing machine because it is separate from the single-family dwelling and its presence creates the potential for establishing a second dwelling unit on the site without first obtaining appropriate approvals.

Staff is more suspect of projects that include full restroom facilities because these tend to tempt conversion to dwelling units outside of the City's approval process. It takes a greater effort to convert a laundry area to a dwelling unit with a full bath and kitchen. Although the presence of plumbing and a sanitary drain in the detached garage make it possible for the area to be converted to a dwelling unit, staff can support the use permit request subject to its recommended conditions because the conditions provide means and ways to inspect the property and compel compliance if the space is converted to a dwelling unit without appropriate approvals.

VI. FINDINGS

Staff recommends approval of Use Permit Application No. 2943-07 subject to the standard conditions of approval listed in Section VI, and suggests the following findings:

As conditioned, the establishment, maintenance or operation of the building applied for will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city because the approved use of the space is consistent with activities associated with a single-family dwelling and residentially zoned neighborhood.

VII. RECOMMENDED CONDITIONS

Should the Planning Commission agree with the recommendation of staff, the following are recommended as conditions of approval:

1. This permit shall be revoked if not used within one year from date of approval. Application for extension of the permit must be made prior to the expiration date.
2. Construction shall not commence until a copy of the resolution signed by the permittee or authorized agent acknowledging receipt of the permits and acceptance of the terms and conditions is returned to the Community Development Department.
3. Review and approval by the Public Works Department is required prior to building permit issuance. If required, the applicant shall obtain an encroachment permit from the Public Works Department prior to issuance of the building permit.
4. The applicant shall have a sewer lateral clean out as required by the Public Works Department.
5. The applicant shall have the sewer lateral videoed away from envelope of building/project area and checked for the following: condition, materials and workmanship. If the Public Work Department determines that the sewer lateral is unacceptable, the applicant will be required to replace the lateral to the main line. The lateral replacement may include a connection to/at the main line as required by the Public Works Department.
6. The applicant shall comply with City of Pacific Grove Section 18.32.010, Subsections 1003.2.1.2 as required by the Fire Department.
7. All construction must occur in strict compliance with the proposal as set forth in the applications for permits, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by staff and may require Planning Commission approval.
8. These terms and conditions shall be perpetual, and it is the intention of the Planning Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

9. The approved use of the property is a single-family residence and detached garage with plumbing, drain and water supply lines, for a washing machine. The subject area is that presented to the Planning Commission at its meeting of June 7, 2007. The subject area is not permitted to be rented and/or used as a separate living unit and may not be rented or exchanged for any form of remuneration for short-term occupancy, i.e., less than 30 consecutive days as defined by Municipal Code Section 23.64.350.
10. The installation of kitchen fixtures is not permitted at any location in the detached garage.
11. No additional plumbing fixtures shall be installed in the detached garage without obtaining required permits and approvals from the Community Development Department prior to installation.
12. In obtaining this permit the property owner understands and acknowledges that the City of Pacific Grove has the right to enter and inspect for compliance with the conditions of this permit and the rules and regulations enforced by the city. The property owner acknowledges that right and agrees to pay all costs incurred by the city in securing any judicial writ or inspection warrant to fulfill that right wherein the property owner fails to give consent for inspection. Said costs shall include all personnel time, attorney's fees and court costs incurred by the city to procure any judicial writ or inspection warrant.
13. Any plumbing fixtures installed in violation of this use permit will be required to be removed and capped at the source if a violation of any of the conditions of approval of this use permit are determined to exist by the Community Development Department.
14. The property owner(s) shall record a deed restriction to be prepared by the Community Development Department containing the conditions of this use permit with the Monterey County Office of the Recorder prior to issuance of the building permit. The conditions of this use permit are applicable to all subsequent property owners, heirs, assigns and successors in interest.
15. Should a violation of the conditions of the deed restriction occur, the property owner is required to pay all of the costs expended by the City of Pacific Grove in enforcing its ordinances, regulations and terms of the deed restriction.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:


HIRON KWONG
PLANNING CONSULTANT


JON M. BIGGS
COMMUNITY DEVELOPMENT DIRECTOR

June 1, 2007

PROJECT DATA:

Address:	427 Evergreen, Pacific Grove, CA. 93950
Owner / Applicant:	Mr. and Mrs. Steven Wasley
Date Submitted:	04/04/2007
Assors Parcel Number:	006-421-034
Legal Description:	
Zoning Designation:	R-1-B-3
Site Area:	7987 Square Feet
Project Description:	Remodel Interior of Existing Garage for Laundry / Shop / Storage Space (Nonhabitable). Rebuild Roof of Rear 12'-0" of Existing Garage.

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Preliminary Valuation: \$35,000.00

ITEM	ALLOWABLE / REQUIRED	EXISTING CONDITION	PROPOSED CONDITION
Building Coverage:	3194 sf - 40%	2290 sf - 28.7%	2290 sf - 28.7%
Paving Coverage:		2398 sf - 30.0%	2420 sf - 30.3%
Total Site Coverage:	4792 sf - 60%	4688 sf - 58.7%	4710 sf - 59.0%
Total Floor Area:	3580 sf	2290 sf	2290 sf
Residence Floor Area:		1282 sf	1282 sf
Garage Floor Area:		1008 sf	1008 sf
Building Height:	25'-0"	15'-0"	15'-0"
Number of Stories:	2	1	1
Main Building Setbacks:			
Front:	20'-0"	40'-0"	40'-0"
Side 1:	5'-2"	5'-0"	5'-0"
Side 2:	5'-2"	12'-6"	12'-6"
Rear:	25'-0"	66'-0"	66'-0"
Accessory Building Setbacks:			
Front:	20'-0"	98'-6"	98'-6"
Side 1:	5'-2"	7'-6"	7'-6"
Side 2:	5'-2"	4'-1"	4'-1"
Rear:	5'-0"	8'-0"	8'-0"
Garage Opening:	20'-0"	103'-9"	103'-9"
Accessory Building Height:	15'-0"	14'-0"	14'-0"
Covered Parking:	2	2	2
Uncovered Parking:	0	0	0
Parking Space Size:	9'-0" x 20'-0"	11'-8" x 41'-4"	11'-8" x 24'-8"
Number of Driveways:	1	1	1
Driveway Width:	20'-0"	11'-0"	11'-0"
Backup Distance:	20'-0"	103'-9"	103'-9"
Eave Projection Into Setback:	3'-0"	1'-0"	1'-0"
Eave to Property Line:	3'-0"	3'-0"	3'-0"
Open Porch/Deck Projection:	3'-0"	N/A	N/A
Arch. Feature Projection:	3'-0"	N/A	N/A
Number of Accessory Bldgs:	1	1	1
Fence Heights: (front/side & rear)	4'-0" / 6'-0"	3'-0" / 6'-0"	3'-0" / 6'-0"
Automatic Fire Sprinklers:	No	No	No
Water Use:		13.4 FU	13.4 FU
Historic Status:	N/A		
Archaeologic Status:	N/A		
Biologic Status:	N/A		
Coastal Status:	N/A		
Applicable Codes:	CBC, CPC, CMC, 2001 Edition, CEC 2004 Edition, Title 24 Energy Code 2005 Edition.		

CITY OF PACIFIC GROVE
APPLICATION FOR USE PERMIT
(Municipal Code Chapter 23.72.030)

Agenda Item No. **7D**
Planning Commission

Accepted for submittal by: MARILYN SCHULTZ
[CDD Staff person]

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COMMUNITY DEV. DEPT

CDD Use only USE PERMIT NO. <u>2943-07</u>

FEE <u>630⁰⁰</u> 01-4401
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Project Location 427 EVERGREEN Rd. APN 006-421-03A

Lot(s) _____ Block _____ Tract _____ Lot Size 7987 SF

Applicant ED BREDTHAUER

Applicant's Address 315 GRAND AVE., P.O.

Applicant's Daytime Phone No(s) 372-5150

Applicant's E-mail Address: WEB_ARC@REDSHIFT.COM Check if you prefer e-mail contact

Property Owner STEVE & CINDY WASLEY

Property Owner's Address 32 COPTHAM PR, LONDON NW7 2NB, ENGLAND, UK.

Property Owner's Phone No. 372-5150 E-mail: _____

PROPOSED USE OR PROJECT (State in detail) – Attach additional sheets if necessary:

RELOCATE (E) LAUNDRY EQUIP. FROM (E) RESIDENCE TO (E) GARAGE.

Indicate, if applicable: Days/hours of operation, number of employees:

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

4/4/2007
Date

[Signature]
Signature of Applicant

NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements for your project.

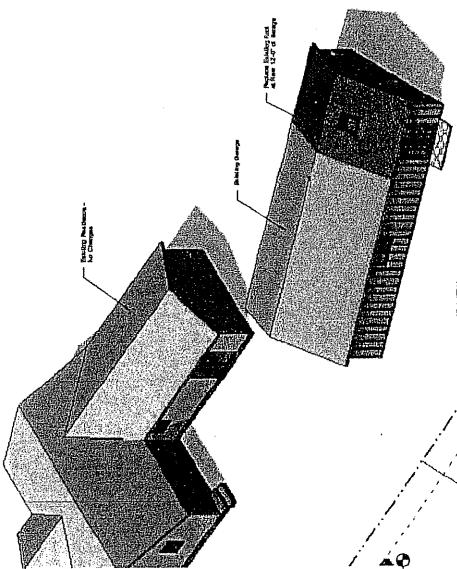
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CITY OF PACIFIC GROVE
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TRANSACTION DATE 04/04/2007
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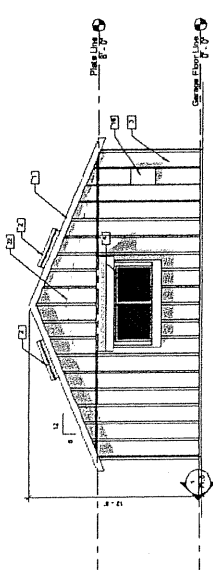
W.E. BREDDT-HAUER
 ARCHITECT
 300 W. 10th Street, Suite 200
 New York, NY 10014
 TEL: 212-255-1234
 FAX: 212-255-1234
 E-MAIL: wbreddt@earthlink.net

PROJECT: LAUNDRY / STORAGE
 DATE: 04/02/07
 DRAWING NO.: 0701

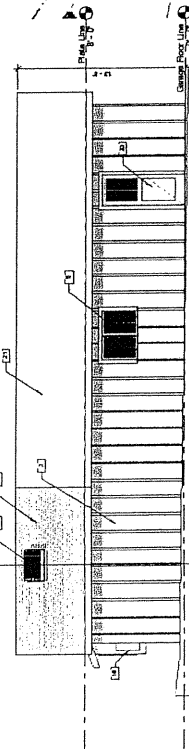
No.	Description
1	Overall Building Footprint
2	Overall Building Footprint with Porch
3	Overall Building Footprint with Porch and Deck
4	Overall Building Footprint with Porch, Deck, and Stairs
5	Overall Building Footprint with Porch, Deck, Stairs, and Garage
6	Overall Building Footprint with Porch, Deck, Stairs, Garage, and Laundry
7	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, and Storage
8	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, and Kitchen
9	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, and Bath
10	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, and Living Area
11	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, and Dining Area
12	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, and Bedroom
13	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, and Hallway
14	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, and Closet
15	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, and Staircase
16	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, and Landing
17	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, and Balcony
18	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, and Terrace
19	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, and Walkway
20	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, and Driveway
21	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, and Parking
22	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, and Fencing
23	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, and Landscaping
24	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, and Site Work
25	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, and Utilities
26	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, and Foundation
27	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, Foundation, and Framing
28	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, Foundation, Framing, and Siding
29	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, Foundation, Framing, Siding, and Roofing
30	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, Foundation, Framing, Siding, Roofing, and Interior Finishes
31	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, Foundation, Framing, Siding, Roofing, Interior Finishes, and Mechanical
32	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, Foundation, Framing, Siding, Roofing, Interior Finishes, Mechanical, and Electrical
33	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, Foundation, Framing, Siding, Roofing, Interior Finishes, Mechanical, Electrical, and Plumbing
34	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, Foundation, Framing, Siding, Roofing, Interior Finishes, Mechanical, Electrical, Plumbing, and HVAC
35	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, Foundation, Framing, Siding, Roofing, Interior Finishes, Mechanical, Electrical, Plumbing, HVAC, and Fire Protection
36	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, Foundation, Framing, Siding, Roofing, Interior Finishes, Mechanical, Electrical, Plumbing, HVAC, Fire Protection, and Security
37	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, Foundation, Framing, Siding, Roofing, Interior Finishes, Mechanical, Electrical, Plumbing, HVAC, Fire Protection, Security, and Accessibility
38	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, Foundation, Framing, Siding, Roofing, Interior Finishes, Mechanical, Electrical, Plumbing, HVAC, Fire Protection, Security, Accessibility, and Energy Efficiency
39	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, Foundation, Framing, Siding, Roofing, Interior Finishes, Mechanical, Electrical, Plumbing, HVAC, Fire Protection, Security, Accessibility, Energy Efficiency, and Sustainability
40	Overall Building Footprint with Porch, Deck, Stairs, Garage, Laundry, Storage, Kitchen, Bath, Living Area, Dining Area, Bedroom, Hallway, Closet, Staircase, Landing, Balcony, Terrace, Walkway, Driveway, Parking, Fencing, Landscaping, Site Work, Utilities, Foundation, Framing, Siding, Roofing, Interior Finishes, Mechanical, Electrical, Plumbing, HVAC, Fire Protection, Security, Accessibility, Energy Efficiency, Sustainability, and Smart Home Technology



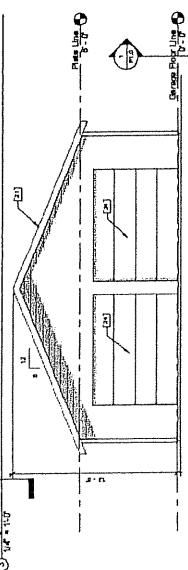
3D VIEW



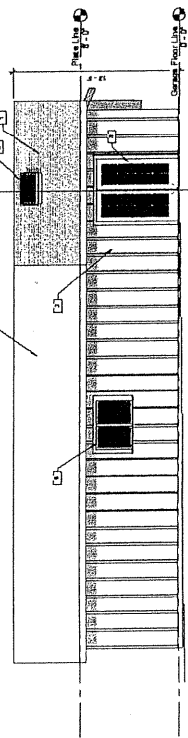
Garage East
1/4" = 1'-0"



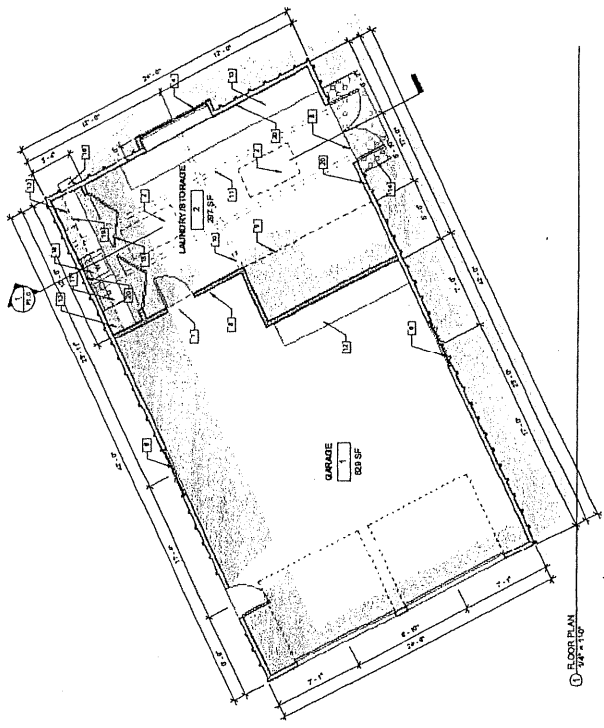
Garage North
1/4" = 1'-0"



Garage West
1/4" = 1'-0"



Garage South
1/4" = 1'-0"



FLOOR PLAN
1/4" = 1'-0"

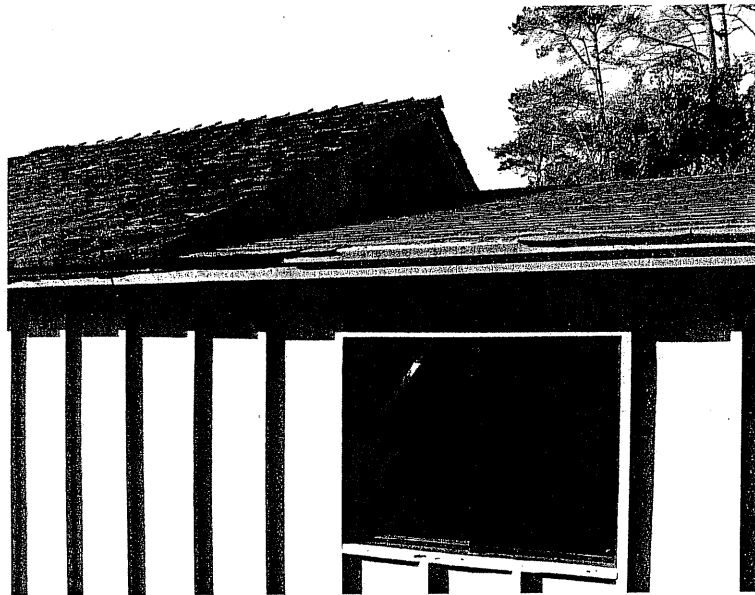
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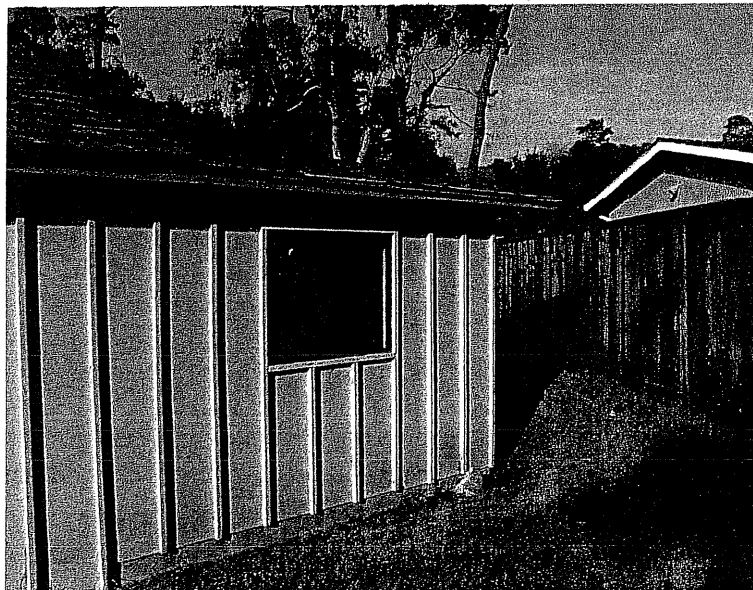
COMMUNITY DEV. DEPT.



View of East Side of Garage



View of South Side of Garage



View of South Side of Garage

Agenda Item No. **7D**
 Planning Commission

Legal Descriptio
 Zoning Designat
 Site Area
 Project Descripti

Preliminary Valu

ITEM

Building Cove

Paving Cover

Total Site Co

Total Floor Ar

Residence

Garage Fl

Building Heig

Number of St

Main Building
 Front:

Side 1:

Side 2:

Rear:

Accessory Bu
 Front:

Side 1:

Side 2:

Rear:

Garage Op

Accessory Bu

Covered Park

Uncovered P:

Parking Spac

Number of Di

Driveway Wic

Backup Dista

Eave Projecti

Eave to Prop

Open Porch/L

Arch. Feature

Number of Ac

Fence Height

Automatic Fir

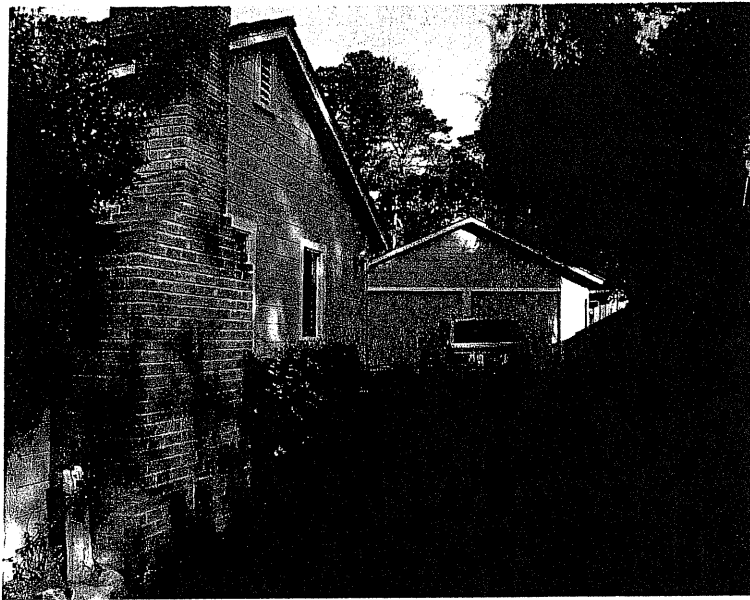
Water Use:

Historic Status:

Archaeologic St

Biologic Status:

WASLEY RESIDENCE, 427 EVERGREEN, P.G.



View From Street



View of North Side of Garage



View of North Side of Garage

WASLEY RESIDENCE, 427 EVERGREEN, P.G.

PROJECT

Address:

Owner / Applicant

Date Submitted: