

Staff Report

BOA Hearing Date: April 2, 2025

25-102386VC Variance

Owner/Applicant: Brian Corey Mchugh and Michelle Starr Mchugh

Location: 11142 Circle Drive, Golden
Section 8, Township 2 South, Range 71 West

Approximate Area: 2.299 Acres

Zoning: Agricultural - One (A-1)

Purpose: To Legalize:
1) A front setback of 36.2-feet to the northeast, where 50-feet is required for a detached garage; and
2) A front setback of 46.8-feet to the northeast, where 50-feet is required for an attached deck to the primary residence; and

To Allow:
1) A front setback of 33-feet to the northeast, where 50-feet is required for a new addition to the existing garage.

Case Manager: Jamie Hartig

Previous Actions: None

Surrounding Zoning: North: A-1
South: A-1
East: Right of Way (ROW) / A-1
West: A-1

Existing Use: Residential

Existing Structures: Single Family Home, Detached Garage

Services: Coal Creek Canyon Fire District
Individual Well
Individual Septic

BACKGROUND/DISCUSSION:

The applicant is requesting a Variance to legalize an existing front setback for a detached garage and attached deck and to obtain relief from a front setback requirement in the A-1 zone district for a garage addition. An Improvement Survey Plat (ISP) dated June 27, 2024, provided by the applicant, shows the existing structure on the property and the distance of the existing deck and detached garage from the rear setback. It records a 46.8-foot front setback for the existing garage and a 36.2-foot front setback from the attached deck on the primary structure. The site plan shows the proposed new setback of the addition on the garage to be 33-feet from the front lot line.

The subject property is Lot 57 of the Burland Ranch Acres Unit 3 Subdivision, created in 1955. The primary structure and detached garage was built in 1986 according to the Assessor's Office. Zoning for this area came into effect in 1951.

SITE CHARACTERISTICS AND IMPACTS:

The subject property is a platted lot. The other structures within adjacent properties were built in between the late 1970s and late 1980s according to the Assessor's Office. The slope of the subject property has a range from less than 10% to over 50%, with the majority of the property being between a 30% and 50% slope.

The first request for relief includes two legalization requests, one to the existing detached garage on the subject property. The applicant wishes to legalize the existing front setback on the detached garage that is 36.2-foot setback, where 50-foot is required. This structure was built in in 1986 according to the Assessor's office.

The other legalization request pertains to the existing attached deck on the primary structure on the subject property. The applicant wishes to legalize the existing front setback of the deck that is 46.8-foot setback, where a 50-foot setback is required. This structure was built prior to the applicant purchasing the property. The new deck proposed would be 48-feet away from the front lot line, which would not increase the setback request.

The second request for relief pertains to an allowance of a proposed vertical addition to the existing garage. The addition will connect the garage to the primary residence and the proposed addition will have new eaves that will have a setback of 33-feet, where 50-feet is required. The same footprint of the existing garage will be used for the addition.

All referenced documents are provided in the Case Packet.

NOTIFICATION:

As a requirement of the Jefferson County Zoning Resolution, the following notice was provided for this proposal:

1. Notification of this proposed development was mailed to adjacent property owners, (which includes the property owners on the opposite side of the public local street) and to the Homeowners' Associations within which the property is located. The notification was sent 14 days prior to the Board of Adjustment Hearing.
2. One double-sided sign, identifying the nature of the Variance request, were provided to the applicants for posting on the site. The sign was provided to the applicants with instructions that the site be posted 14 days prior to the Board of Adjustment Hearing

The Homeowners' Associations that received notification include:

- Coal Creek Canyon Improvement Association
- PLAN JeffCo
- Jefferson County Horse Council
- United Power Inc

During the processing of the application, staff did not receive any responses relating to the request.

ANALYSIS:

The statutory and regulatory requirements for the approval of a Variance request are listed below with an analysis by staff:

1. The following must exist:
 - Exceptional narrowness, shallowness or shape of a specific piece of property; or
 - Exceptional topographic condition; or,

- Other extraordinary and exceptional situation or condition of such piece of property; AND
- 2. The relief shall not have a substantial detriment to the public good; AND
- 3. The relief shall not substantially impair the intent and purpose of the Zoning Resolution; AND
- 4. The relief shall not effectively change a land use on a permanent basis; AND
- 5. The relief shall not be granted in circumstances which are self-imposed; AND
- 6. No Variance shall be granted based solely on economic hardship.

Applicants’ Rationale:

In a letter of provided by the applicants, they stated:

“We are applying for a variance to the front setback requirement at our property, 11142 Circle Dr. The existing detached garage, built circa 1986 with home as far as we can tell, sits 36.2’ (to the eaves) from the front property line. We wish to construct a remodel and addition that would add living space as well as connect the current garage and home. Building over the current garage on its current footprint would put that addition in the same setback as the garage, 33’ (to the eaves) from the property line in front. The significant slope of the land behind the home make it cost prohibitive to build further into the back. We feel this would not be a detriment to the neighborhood, road, use of the property and would avoid needlessly demolishing the structure and adding to a landfill.”

Staff Analysis:

Exceptional practical difficulty or undue hardship:

Staff finds the applicant **has** established an exceptional practical difficulty for the request for legalization. The primary structure was built under previous regulations that did not require an ISP and done by previous ownership. It would be impractical to require them to relocate house and accessory structures at this time.

The second request is to allow the garage addition on the northeast portion of the property within the front setback. Staff **does** find an exceptional practical difficulty or undue hardship to warrant the addition into the front setback as the property has significant slope existing.

Substantial detriment to the public good, intent and purpose of the Zoning Resolution, change of land use:

The granting of these requests **would not** have a substantial detriment to the public good, nor impair the intent and purpose of the Zoning Resolution. The land use **would not** change as a result of granting these requests.

Conditions self-imposed, and economic hardship:

Staff finds that the garage and deck circumstances **are not** self-imposed, as the existing garage and deck was built under previous ownership, and the addition follows the original garage footprint in an area with significant slope. The requests will not change the configuration or use of the land. These requests are not sought based on economic hardship.

FINDINGS/RECOMMENDATIONS:

Legalization Request:

Staff recommends that the Board of Adjustment find that the applicant **HAS** established an exceptional difficulty or hardship and other criteria to obtain approval of the requested Variance as required by the Jefferson County Zoning Resolution.

Allowance Request:

Staff recommends that the Board of Adjustment find that the applicant **HAS** established an exceptional difficulty or hardship and other criteria to obtain approval of the requested Variance as required by the Jefferson County Zoning Resolution.

And;

Staff recommends that the Board of Adjustment **APPROVE** the detached garage and attached deck legalization and allowance of proposed addition into the front setback request subject to the following conditions:

1. The additions shall be constructed in substantial conformance with the site plan on file, identified as Exhibit A; and
2. A Building Permit for the addition must be obtained within one year, on or before April 2, 2026.

COMMENTS PREPARED BY:

Jamie Hartig

Jamie Hartig, Planner

CASE SUMMARY
Consent Agenda

BOA Hearing Date: April 2, 2025

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1) A front setback of 33 feet to the northeast, where 50 feet is required for a new addition to the existing garage.

Case Manager: Jamie Hartig

Issues: None

Recommendations: Staff recommends approval of the legalization of the front setback for the existing garage and approval for the legalization of the front setback for the existing attached deck and approval to allow a front setback for an addition on the existing garage.

Interested Parties: None

Level of Community Interest: Low

Case Manager Information: Phone: 303-271-8767 e-mail: jhartig@jeffco.us

Jefferson County
Board of Adjustment
Application

Variance • Special Exception • Appeal



100 Jefferson County Parkway
Suite 3550
Golden CO, 80419
303-271-8700
planning.jeffco.us
pzpermits@jeffco.us

Case Number (for staff use only): _____

This application may be used for Variance, Special Exception and Appeal requests before the Board of Adjustment, including relief from zoning regulations, short term rentals and some home occupations. Please refer to the reverse side of this page for submittal requirements.

Submit this application and all necessary documents electronically to pzpermits@jeffco.us.

Applicant and Site Details

11142 Circle Dr.	Golden	80403
<i>Address of Subject Property, Legal Description and/or Parcel ID Number</i>	<i>City</i>	<i>Zip</i>
Brian & Michelle McHugh	720-635-8981	bricmchugh@gmail.com
<i>Property Owner</i>	<i>Phone Number</i>	<i>Email</i>
11142 Circle Dr.	Golden	80403
<i>Property Owner's Mailing Address</i>	<i>City</i>	<i>Zip</i>
Brian McHugh	720-635-8981	bricmchugh@gmail.com
<i>Contractor/Representative</i>	<i>Phone Number</i>	<i>Email</i>
For sign pick-up, please contact: Brian _____ Email: bricmchugh@gmail.com Phone Number: 720-635-8981		

Specific Request

Current detached garage setback from front of lot is 36.2' - house meets current setback requirements - Wish to remodel/add on to house including connecting the house to garage and building one story over the garage putting the new addition in the same 36.2' setback instead of demolishing garage to build new that meets current setback requirements.

Applicant Acknowledgments

- Applications will not be accepted unless all submittal requirements have been met. If during staff review any application is found to contain incomplete and/or inaccurate information, the case may be postponed until all necessary submittal documentation has been received. Documents larger than 11 x 17 can be submitted electronically.
- I understand the filing fee is to cover costs of administration, research, and hearing of this case and is non-refundable.
- I hereby give permission for County staff and Board members to enter upon my property for purposes of site inspection and investigation. *Please specify any extraordinary circumstances of which staff should be aware, i.e., the presence of dogs on the site, locked gates, etc. The property must be accessible for site inspection.*
- The applicant will receive a copy of the Board's decision, which may be recorded through the Jefferson County Clerk & Recorder's Office.
- For Variance cases only:** A Setback Verification Form will be required as a part of the Building Permit process for Variance cases involving relief from setback requirements.
- For Variance cases only:** I have read and understand the BOA Variance guide, and certify the site plan or survey is fully accurate, depicting all structures on site.

Signature of Owner or Authorized Representative

02/02/2025

Date

Jefferson County Board of Adjustment Application

Submittal Requirements

Case Number (for staff use only): _____

The numbers checked with each specific type of request correspond to the numbered submittal requirements at the right. Additional documentation may be required, as determined by staff on a case-by-case basis.

Request: \$ _____ (additional notification fees will apply)

Variance	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Lot size	X	X	A	X	X	X	X									
<input checked="" type="checkbox"/> Setback(s)	X	X	A	X	X	X	X	X								
<input type="checkbox"/> Parking	X	X	A	X	X	X		X				X				
<input type="checkbox"/> Height	X	X	A	X	X	X		X		X						
<input type="checkbox"/> Access Standards	X	X	A	X	X			X								
<input type="checkbox"/> Accessory Square Footage/Footprint	X	X	A	X	X	X	X	X	X							
Special Exception*	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Home Occupation**	X	X	B	X	X	X		X	X		X	X	X			
<input type="checkbox"/> Short Term Rental**	X	X	C	X	X	X		X	X		X	X	X	X	X	
<input type="checkbox"/> Commercial Solar or Wind Installation	X	X	D	X	X	X		X		X		X				
Appeal	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Director's Determination	X	X		X	X	X										X

List of Submittal Requirements

- Signed application form
- Cover letter
- Addendum A, B, C, or D
- Copy of current deed
- Proof of proper division of land (if parcel is Metes & Bounds or contains portions of platted lots)
- Letter of authorization if a contractor or other contact will appear on the owner's behalf
- Improvement Survey Plat (signed and stamped by licensed surveyor) depicting all property lines and all existing improvements on the property
- Detailed site plan showing proposed improvements
- Floor plans of existing and proposed structures
- Architectural elevations
- Photographs of the interior
- Parking plan (can be combed with 7 or 8)
- Evidence of water and/or wastewater service
- "Will serve" letter from fire district
- House rules
- Other: _____

A: Variance Addendum **B:** Home Occupation Addendum;
C: Short Term Rental Addendum **D:** Commercial WECS/SECS Addendum

* Fees are online at <https://www.jeffco.us/2920/Fees>.
 Make checks payable to Jefferson County Treasurer.

** Short Term Rentals and Home Occupations: It is the applicant's responsibility to renew a Special Exception prior to expiration.

Staff Use Only

A-1 Burland Ranch Acres Unit 3 621080

Zoning of Site Plat Receipt Renewal of Case Number CV Case Number

5 acres 2.29 acres 01050F **In a Floodplain?** Yes No

Lot size Required Lot Size Shown FEMA Map Number

Legal Access via: Circle Drive

Number of Postcards Required: 4 **ISP Submitted** (check one): Print Via email to: pzpermits@jeffco.us N/A

A McGahee 2/4/25

Reviewed by Date

Comments:

Legal non-conforming lot

A. Variance Addendum

Case Number (for staff use only): _____

1. Explain what, if any, physical conditions of your property (ex: exceptional narrowness, shallowness or shape) or topographic conditions on your property (ex: exceptional steepness, floodplains, geologic hazards) exist and limit your ability to meet code requirements.

We would like to avoid demolishing the current garage and utilize its existing structure to add on to the home.

2. Explain why the granting of your request would not be detrimental to the neighborhood or adjacent properties.

The garage currently existing in the setback does not propose any detriment to the neighborhood, because it a. Will be improved and remodeled b. has no impact on the parking or driveway meeting the road and c. the neighborhood already has many similar structures that do not meet front setback standards.

3. What other options were considered in order to meet code requirements?

We could demolish the existing garage - seems wasteful as it was evaluated by a licensed professional engineer and deemed well built and able to bear adding a new floor and roof over it.

4. Why is granting a Variance your only option to a beneficial use of your property?

It avoids needless land and vegetation disturbance, demolishing a perfectly good structure and allows us to improve the current structure.

5. Are there other, more expensive solutions that would allow you to meet the code requirements?

Yes - we could demolish the garage completely and build within the setbacks - we would re-route the driveway and disturb more land.

6. Provide any additional information you feel may help the Board of Adjustment understand your request.

Building with and over the current garage will allow us to maintain some of the current grade, erosion control and vegetation as well as avoid needlessly adding to a landfill only to replace the structure.

02/02/2025

Brian & Michelle McHugh

11142 Circle Dr.

Golden, CO 80403

RE: Setback variance for addition over garage

To Whom it May Concern,

We are applying for a variance to the front setback requirement at our property, 11142 Circle Dr. The existing detached garage, built circa 1986 with home as far as we can tell, sits 33' (to the eaves) from the front property line. We wish to construct a remodel and addition that would add living space as well as connect the current garage and home. Building over the current garage on its current footprint would put that addition in the same setback as the garage, 33' (to the eaves) from the property line in front. The significant slope of the land behind the home make it cost prohibitive to build further into the back. We feel this would not be a detriment to the neighborhood, road, use of the property and would avoid needlessly demolishing the structure and adding to a landfill.

Sincerely,

Brian & Michelle McHugh

EXACT TITLE

Special Warranty Deed

STATE DOCUMENTARY FEE
DATE: June 13, 2024
\$50.00

THIS DEED, Made this 13th day of June, 2024, between THE MICHAEL J GRAY TRUST dated August 24, 2023 of the State of Colorado, Grantor, and **BRIAN COREY MCHUGH and MICHELLE STARR MCHUGH, as joint tenants** whose legal address is 11142 Circle Drive, Golden CO 80403 of the State of Colorado, Grantees;

WITNESSETH, That the Grantor, for and in consideration of the sum of **FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$500,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantees, their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the **State of Colorado**, described as follows:

The following real property in Jefferson County and State of Colorado, to wit;

Lots 57 and 58. Burland Ranch Acres, unit 3, According to the recorded plat thereof, County of Jefferson, State of Colorado.

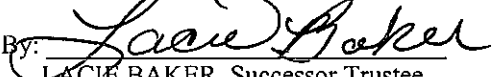
Also known as street and number: **11142 Circle Drive, Golden, CO 80403**
Assessor's schedule or parcel number: **21-081-01-008**

TOGETHER WITH, all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or in equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself and its successors and assigns, does covenant and agree that it shall and will **WARRANT and FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the Grantee and the successors and assigns of the Grantee, against all and every person or persons lawfully claiming the whole, or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, The Grantor have executed this deed on the date first written above.

THE MICHAEL J GRAY TRUST dated August 24, 2023

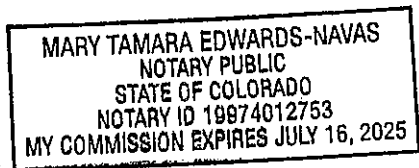
By: 
LACIE BAKER, Successor Trustee

STATE OF COLORADO
COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 13th day of June, 2024, by LACIE BAKER, Successor Trustee of THE MICHAEL J GRAY TRUST dated August 24, 2023.


Notary's Official Signature

My Commission Expires: 7/16/25



LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ⊙ FOUND 1.5" BRASS DISK & NAIL ILLEGIBLE, IN A ROCK
- SET #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, EHRHART PLS 29414
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- x 5107.3 SPOT ELEVATION
- ⊖ ELECTRIC METER
- ⊙ GAS METER
- ⚡ POWER POLE
- O-E- OVERHEAD ELECTRIC LINE
- GUY WIRE
- Ⓜ WATER WELL
- Ⓢ SEPTIC MANHOLE
- X - FENCE
- ▨ GRAVEL/DIRT
- ▨ CONCRETE
- ▨ BUILDING

LEGAL DESCRIPTION:
 (PER DEED, RECORDED AUGUST 28, 2023 AT RECEPTION NO. 2023052746)
 LOTS 57 AND 58, BURLAND RANCH ACRES, UNIT 3, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF JEFFERSON, STATE OF COLORADO.
 CONTAINING 100,127 SQUARE FEET OR 2.299 ACRES, MORE OR LESS.

- NOTES:**
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
 - THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO FIDELITY TITLE INSURANCE COMPANY COMMITMENT NUMBER: 2024-1287-TN, WITH A COMMITMENT DATE OF MAY 2, 2024 FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
 - EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
 - LINEAL UNITS USED ARE U.S. SURVEY FEET.
 - BASIS OF BEARINGS: THE SOUTH LINE OF THE SUBJECT PROPERTY, BEARING S82°36'38"W (ASSUMED), A DISTANCE OF 655.07 FEET, MONUMENTED AS SHOWN HEREON.
 - ELEVATIONS ARE GIVEN IN NAVD88 DATUM. ELEVATIONS WERE DETERMINED USING SMARNET GNSS CORRECTION NETWORK.
 - ALL RIGHT-OF-WAY, EASEMENT, LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF BURLAND RANCH ACRES UNIT 3, RECORDED SEPTEMBER 20, 1995 IN BOOK 15 AT PAGE 32.
 - UTILITY LOCATIONS SHOWN ARE FROM VISIBLE SURFACE EVIDENCE. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987.
 - SUBJECT AREA IS LOCATED IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08059C0038G, REVISED JANUARY 15, 2021.
 - NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
 - CONFLICTING BOUNDARY EVIDENCE: IN SOME CASES THE PLATTED AN MEASURED DISTANCES DIFFER SIGNIFICANTLY. THE FOUND MONUMENTS AND THE SURVEY FILED AT RECEPTION NO. 2015105005 WERE HEAVILY RELIED UPON FOR THE BOUNDARY DETERMINATION.

SURVEYOR'S STATEMENT:

I, JOHN P. EHRHART, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF EHRHART LAND SURVEYING, LLC, TO MCHUGH HOMES INC. THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING ON OR AROUND JUNE 20, 2024; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102(9) "IMPROVEMENT SURVEY PLAT".

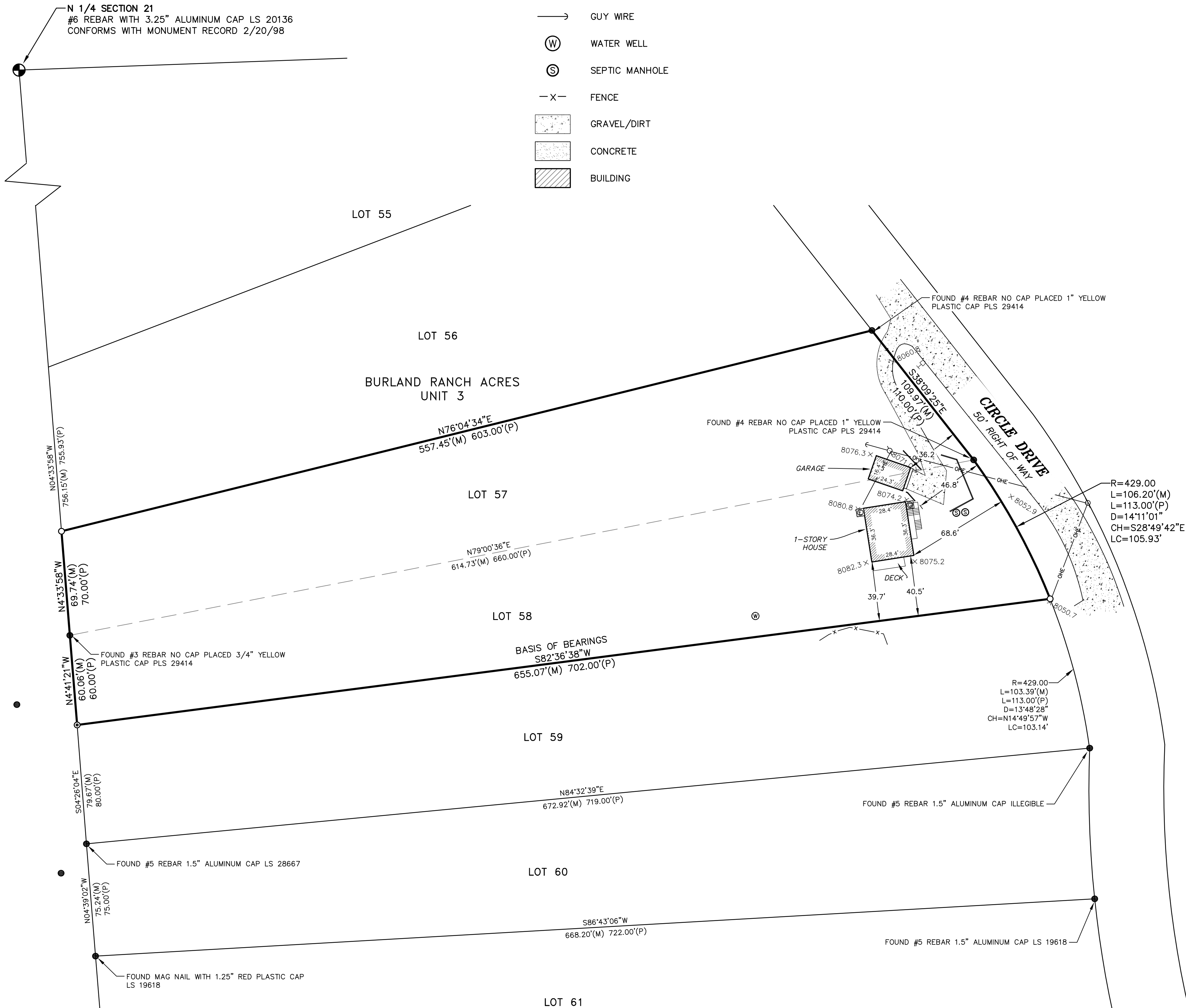
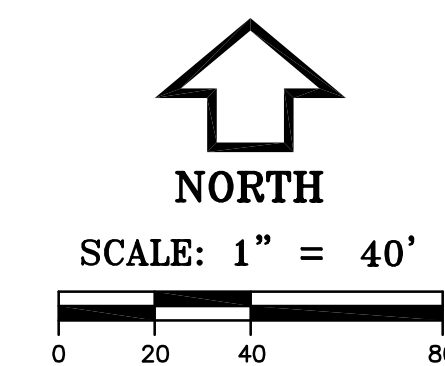
John P. Ehrhart
 JOHN P. EHRHART
 COLORADO P.L.S. #29414
 EHRHART LAND SURVEYING, LLC.
 P.O. BOX 930, ERIE, CO 80516
 PHONE: 303-828-3340

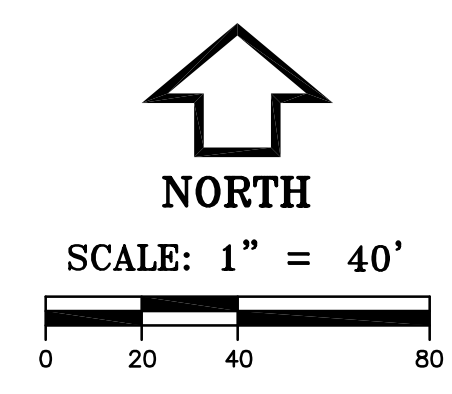
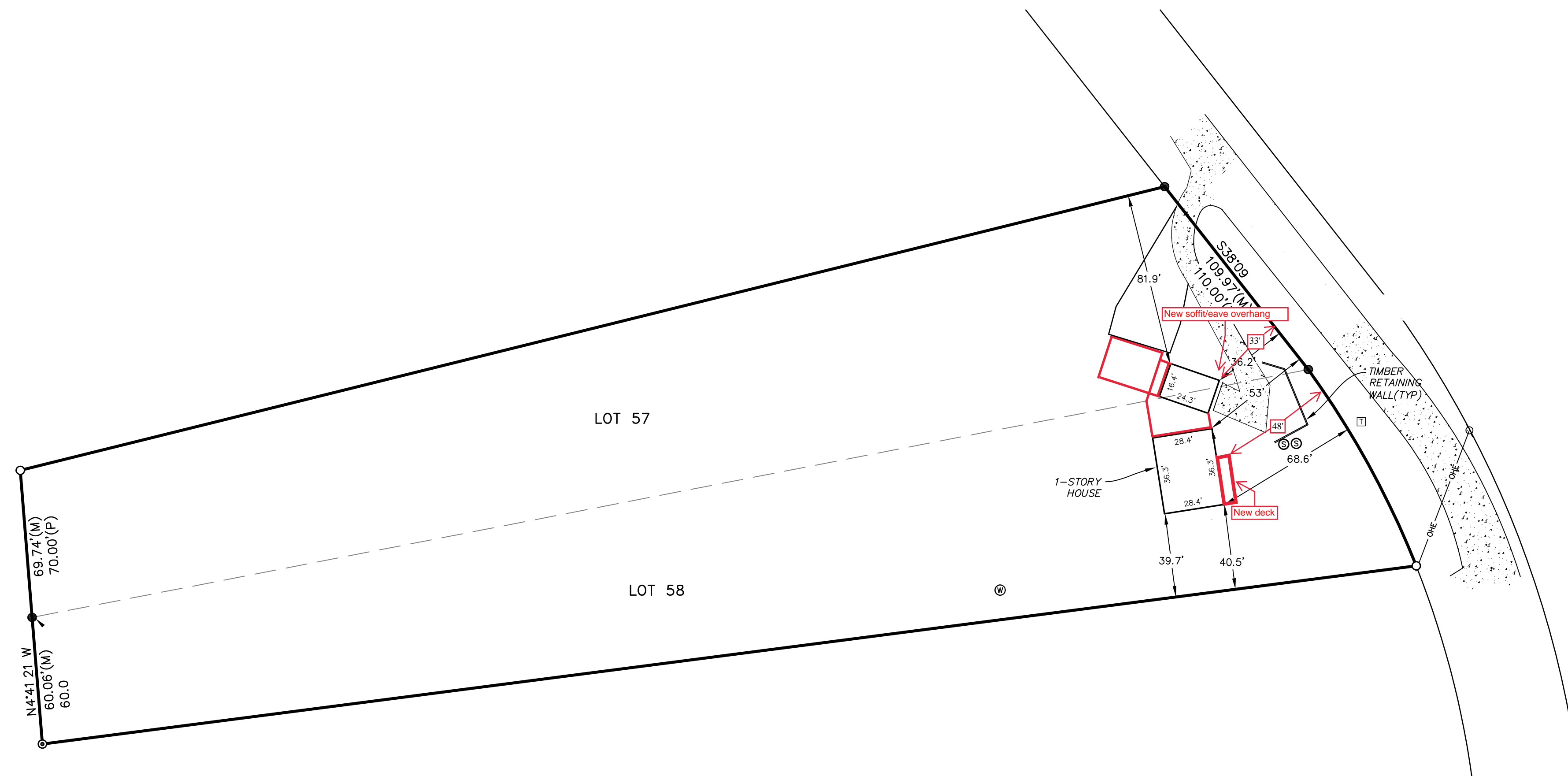
REVISION #2, 2/27/25, JMH

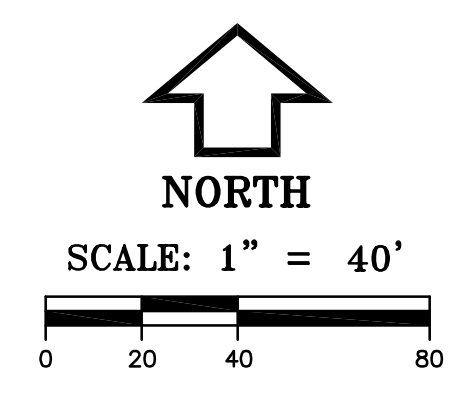
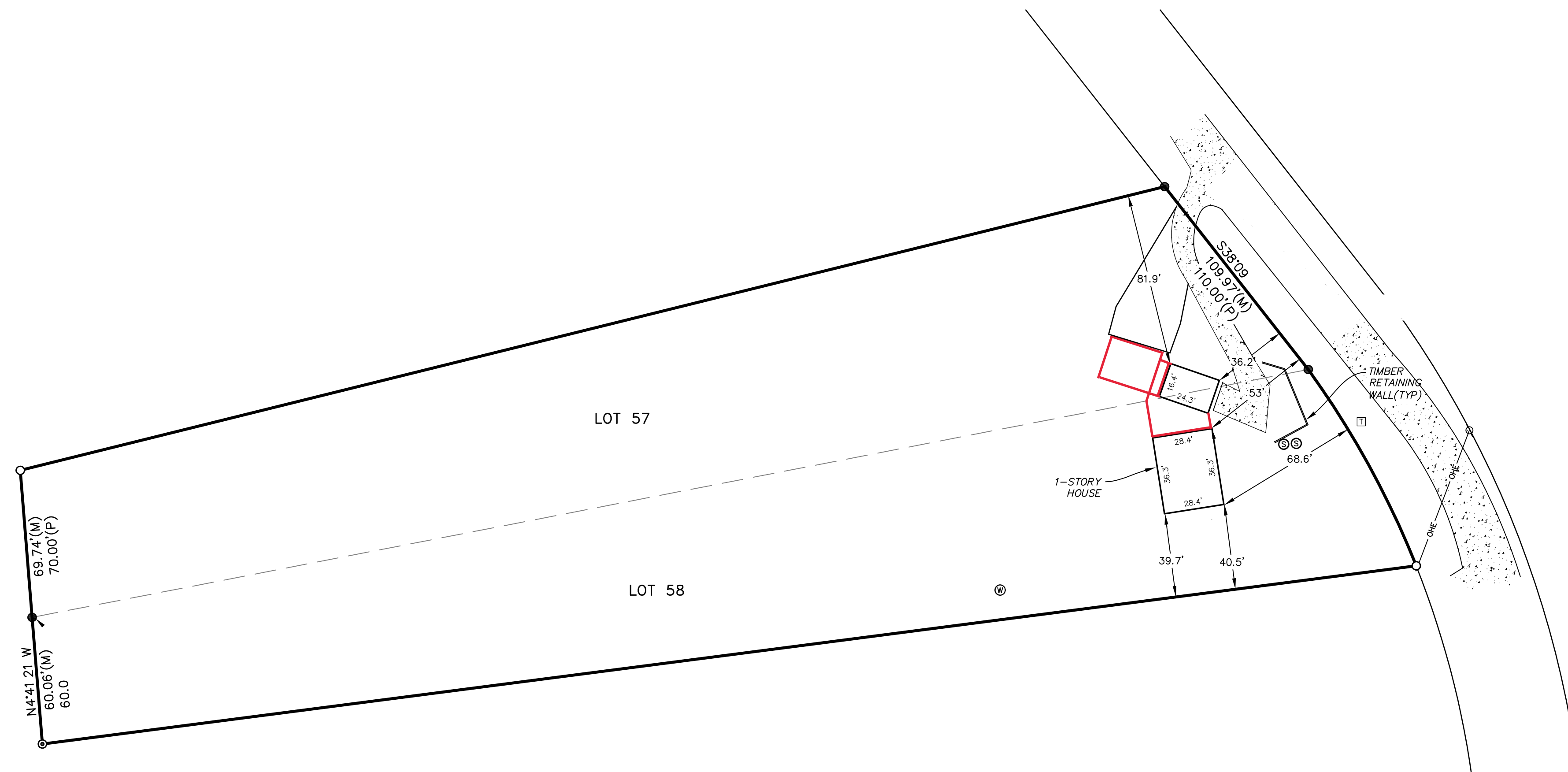
IMPROVEMENT SURVEY PLAT
11142 CIRCLE DRIVE
LOTS 57 & 58, BURLAND RANCH ACRES UNIT 3
NE 1/4 SECTION 8, T2S, R71W OF THE 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO

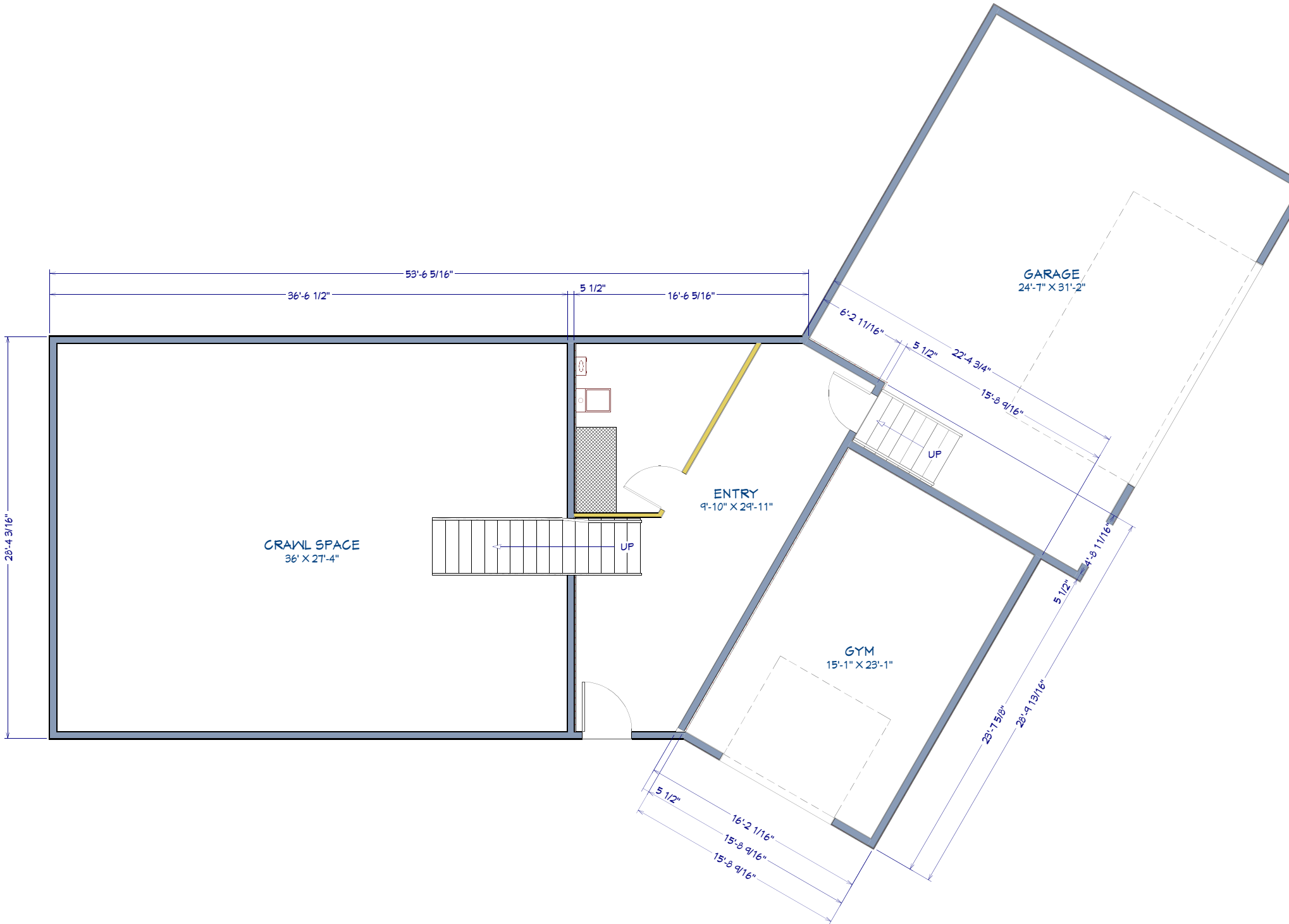
EHRHART
 LAND SURVEYING
 P.O. Box 930 • Erie, Colorado 80516
 (303) 828-3340
 www.coloradols.com

SHEET:
1 OF 1
 DATE: 6/27/24
 DRAWN BY: JPE
 PROJECT: S245212









28'-4 3/16"

CRAWL SPACE
36' X 27'-4"

ENTRY
9'-10" X 29'-11"

GYM
15'-1" X 23'-1"

GARAGE
24'-7" X 31'-2"

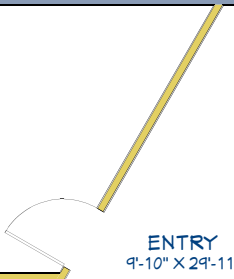
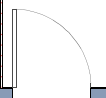
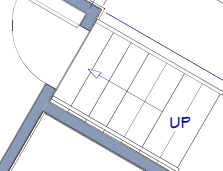
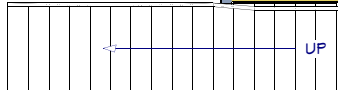
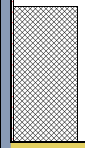
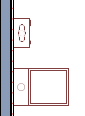
LIVING AREA
822 SQ FT

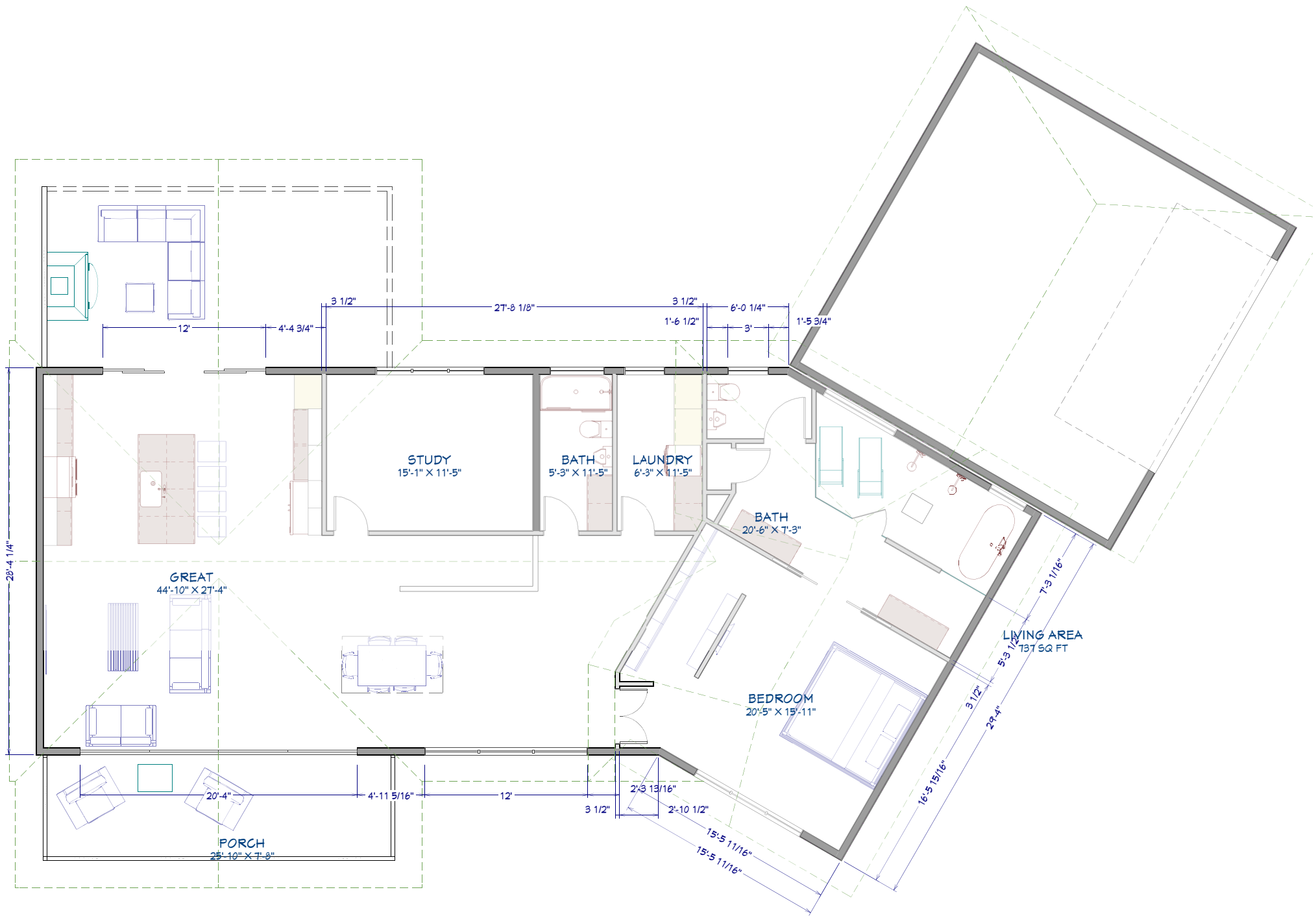
53'-6 5/16"
36'-6 1/2"
5 1/2"
16'-6 5/16"

6'-2 11/16"
5 1/2"
22'-4 3/4"
15'-8 9/16"

4'-8 11/16"
5 1/2"

28'-7 5/8"
28'-9 13/16"
5 1/2"
16'-2 1/16"
15'-8 9/16"
15'-8 9/16"





LIVING AREA
1970 SQ FT









