



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

September 6, 2023

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
- 4. Minutes Approval**
 - A. August 2, 2023 Meeting Minutes
- 5. New Business**
 - A. Consider request from Ben Schulte, on behalf of Mark Fox, for a variance for property identified as Parcel #490/2436-0481
- 6. Comments**
- 7. Adjourn**



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

August 2, 2023

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order by Board member Bash at 6:00 P.M.

2. Roll Call

On Roll Call, members present were: Board Member Amy Mitchell, Board Member Jane Walen, and Board Member Lee Bash. Members absent were Vice-Chairperson Rene Soldwisch.

Staff members present were: Charlie Dissell, Director.

3. Agenda Approval

Board Member Whalen moved to approve the August 2 agenda. The motion was seconded by Board Member Mitchell. Motion carried unanimously.

4. Minutes Approval

A. Approval of the June 7th, 2023 Board of Adjustment Meeting Minutes

Board Member Mitchell moved to approve the July 11 minutes. The motion was seconded by Board Member Whalen. Motion carried unanimously.

5. New Business

A. Consider request form Nick Horstman on the behalf of Dave Rosenberger for a variance for property located at 1315 South Jefferson Way.

Board member Bash introduced the agenda item.

Dissell presented the staff report and findings, including proposed conditions by staff.

Dissell noted that this item includes two variance requests. Staff recommends approval of variance to allow for the accessory structure in the front yard, and recommends denial of the variance to allow for construction of an oversized accessory structure.

Whalen asked for clarification on grandfathering. Whalen stated this property would be difficult to further divide.

Mitchell asked if the landscaping screen would cover the entire structure. Dissell clarified the proposed condition only covers the area between the building and the road. Dissell noted the intent of the code is aesthetics, and the screening would help meet that intent.

Nick Horstman noted this structure would be 300' off the road. Mr. Horstman also noted the

grade of the property will help with screening.

Dave Rosenberger noted when he bought the property he removed an older and larger accessory structure.

Bash asked if this case was approved, what precedence does it set? If approved, Bash would like to be clear on the conditions of why it was approved.

Mitchell asked for clarification on the previous grading work that was done for this building in the past. Rosenberger noted he did have a plan to rebuild a new accessory structure, and was told it was allowed under the previous code.

1. Variance request to allow for the construction of an accessory structure within the front yard area.

Board Member Whalen moved to approve the request from Nick Horstman on behalf of Dave Rosenberger for a variance request to allow for the construction of an accessory structure within the front yard area for property located at 1315 South Jefferson Way. Board Member Mitchell seconded the motion. Motion carried unanimously.

2. Variance request to allow for the construction of a 2,688 square foot accessory structure.

Board Member Whalen moved to approve the request from Nick Horstman on behalf of Dave Rosenberger for a variance request to allow for the construction of a 2,688 square foot accessory structure for property located at 1315 South Jefferson Way, with the proposed conditions. Board Member Mitchell seconded the motion.

Whalen noted this property was grandfathered into the City, that it is 15 acres, and that the ability to break out lots is not there.

Motion carried unanimously.

- B. Consider request from Austin Sanford and Aline Da Costa for a variance for a property located at 1101 West 12th Avenue.

Board member Bash introduced the agenda item.

Dissell presented the staff report and findings. Staff recommends approval of variance.

Whalen asked for clarification on the driveway separation standards and differences between classifications of roads.

Diseel presented a map of the road classifications. Diseell noted most roads in the cities are collector roads and require 50' separation. Collectors require 100' and arterials require 150'.

Rob Cross asked for clarification on where the driveway will be located.

Board Member Whalen moved to approve the request from Austin Sanford and Aline Da Costa for a variance for a property located at 1101 West 12th Avenue. Board Member Mitchell seconded the motion. Motion carried unanimously.

6. Comments

7. Adjourn

As there were no other business items to discuss, Board Member Whalen moved to adjourn the meeting. Board Member Mitchell seconded the motion. The meeting was adjourned at 6:35 P.M.



MEMORANDUM

To: Board of Adjustment

From: Charlie Dissell, Community and Economic Development Director

Date: September 6, 2023

Subject: Consider request from Ben Schulte, on behalf of Mark Fox, for a variance for property identified as Parcel #490/2436-0481

Recommendation: Staff recommends that the Indianola Board of Adjustment move alternative 3, to deny the variance request.

Attachments:

1. Staff Report
2. Application
3. Written Narrative
4. Site Plan
5. Attachments from Applicant
6. Aerial Photo - 1950



COMMUNITY DEVELOPMENT

110 N. First Street, Indianola IA 50125-0299 • www.indianolaiowa.gov
(515) 961-9430 • comdev@indianolaiowa.gov

STAFF REPORT

BOARD OF ADJUSTMENT

Date of Meeting: September 6, 2023

Agenda Item: 5.A Consider request from Ben Schulte on behalf of Mark Fox for a variance for property identified as Parcel #490/2436-0481

Application Type: Variance

Applicant: Ben Schulte

Property Owner: Mark Fox

Property Address/Parcel: Parcel ID #490/2436-0481

Zoning: R-1, Single Family Residential Detached Zoning District

Application Summary

Ben Schulte on behalf of Mark Fox is requesting a variance for a property located at Parcel #490/2436-0481. The request is to allow the existing accessory structure to reside in the front yard area. Such proposal would not conform to city zoning codes, which do not allow for detached accessory structures to be located in the front yard.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following code sections of the Code of Ordinances of Indianola, Iowa apply to this request:

165.02(3)(B) POWERS AND DUTIES OF THE BOARD OF ADJUSTMENT. The Board of Adjustment has the following powers and duties:

3. Variances: Conditions Governing Applications; Procedures. To authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to the special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship. A variance from the terms of this chapter shall not be granted by the Board of Adjustment unless and until:

A. A written application of a variance is submitted demonstrating:

- (1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (2) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
- (3) That the special conditions and circumstances do not result from the actions of the applicant;
- (4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of land, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

B. Notice of public hearing shall be given as in subsection 2(B) above.

C. The public hearing shall be held. Any party may appear in person, or by agent or by attorney.

D. The Board of Adjustment shall make findings that the requirements of paragraph A of this subsection have been met by the applicant for a variance.

E. The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

F. The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this chapter. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter and punishable under Section 165.23 of this chapter. Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

165.04 GENERAL PROVISION – ACCESSORY BUILDING AND STRUCTURES

D. LOCATION AND SETBACKS

- (1) Accessory buildings and structures shall only be erected to the rear of any principal building. No accessory structure shall be located between any principal building and any street. A detached, private garage may be constructed along the side of a principal building provided that said garage is no closer than ten (10) feet from the principal building and does not past the front face of the principal building.

E. AREA AND HEIGHT LIMIT

- (1) Accessory buildings and structures shall be limited to a maximum of two (2) total buildings, including a garage, of which all total accessory buildings shall not occupy more than ten (10) percent of the total lot area nor exceed a total square footage of 1,800 square feet. However, this regulation shall not prohibit the construction of at least one garage not to exceed six hundred (600) square feet gross building area and at least one accessory storage building not to exceed one hundred twenty (120) square feet gross building area.

ANALYSIS

Subject Property and Surrounding Land Uses

Ben Schulte on the behalf of Mark Fox, has submitted a variance request for property located at South G Street (Parcel #490/2436-0481). The subject parcel is currently a 7.93-acre parcel with an existing accessory structure established on the site, and is currently zoned for the R-1 '*Single-Family Residential Detached*' Zoning District. Currently, the property is in row-crop production.

To the north of the subject property exists three properties. The first is zoned for the R-1 Zoning District and contains a single-family dwelling and a detached accessory structure located to the rear of the building. The second is zoned for the R-1 and contains an accessory structure. It is associated with the parcel north of it, which is zoned A-1 '*Agricultural*' Zoning District and contains a single-family dwelling. To the east exists a 40-acre parcel, which currently is used as campground. To the south exists two parcels, the first of which contains a single-family dwelling. The second contains a single-family dwelling and is used as a tree farm. Both are zoned for the A-1 zoning district. To the west exists two properties zoned for the A-1 Zoning District. One of which is vacant, and the other contains a single-family dwelling.

The subject property fronts along South G Street, maintaining approximately 150-feet of street frontage. According to the Iowa Department of Transportation (IDOT), South G Street has an Annual Average Daily Traffic (AADT) of 930 vehicles as of 2016.

Future Land Use

According to the 'Elevate Indianola' Comprehensive Plan, the future land use of this area is designated as Low Density Residential. The Low Density Residential land use designation guides for 2-5 dwelling units per gross acre with residential building types including single-family detached dwellings, accessory dwelling units, and innovative or non-traditional single-family forms. Civic uses and places of worship are permitted if compatibility standards are met.

The applicant and property owner has submitted a building permit application with a site plan for the future dwelling on the property. The site plan shows the existing accessory structure to remain, with the proposed future dwelling to the rear of the accessory structure. The applicant has indicated that the structure will be used for additional storage, in addition to a proposed, future outbuilding that is proposed to be 1,200 square feet in size. The applicant has not requested a variance in maximum allotted accessory structure size, which is 1,800 square feet. The proposed accessory structure shown on the site plan, with the existing accessory structure, would exceed the maximum allowable size by 25 square feet.

FINDINGS OF FACT

According to Section 165.02.3.B.(3)b. of Indianola's Zoning Code, in deciding whether to grant a variance request, the Board of Adjustment shall consider all the following legal principles. **All legal principles shall be satisfied in order for the Board of Adjustment to grant a variance.**

- i. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;**

Staff Comment: This finding of fact asks for the Board to find whether special conditions or circumstances exist which are peculiar to the land and which are not applicable to other lands in the R-1 '*Single-Family Residential Detached*' Zoning District.

While the property is a larger property at nearly 8 acres in size, no property characteristics are limiting the property owner from ensuring that an accessory structure is not located within the front yard area of a residential property. The property owner is able to locate a single-family dwelling in front of the accessory structure so that the structure is located in the rear yard, otherwise, the property owner may also relocate the structure so that it is located in the rear yard following the construction of the dwelling.

Though the structure appears to be built sometime around or before the 1950s, the barn itself is not listed on a national or local register of a historic place/structure, and it is unknown whether renovations or additions to the structure has impacted the integrity of the structure in being considered historic. To determine the historic relevance and significance of the structure, a request would need to be made by the applicant to be reviewed by the State's Historic Preservation Office.

This criteria is not met.

Applicant Comment: a. The age and the pre-existing nature of the barn are special circumstances which are unique from other properties and land in the same district. The accessory building in question is the original barn for the adjacent farmhouse to the north of the property which was built in 1900. These two structures predate most of the current residences on South G. The barn can be seen in its current position on historical aerial maps of the area dating back to 1950. (See attachment 1). While the structural integrity of the barn is sound, any effort to relocate the barn would risk irreversible damage to the structural integrity of the hand-hewn support beams.

- ii. **That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter. This finding of fact asks if the applicant would be deprived of a right commonly enjoyed by other properties within the zoning district;**

Staff Comment: This finding of fact asks whether the applicant would be deprived of a right that is commonly enjoyed by other properties within the same zoning district, under the terms of this chapter. The site of the subject property does not have specific characteristics that would deprive the applicant of rights commonly enjoyed by other properties.

Likewise, the existing building and zoning conditions of other properties do not specifically apply nor provide an explicit right to the property owner to allow for an accessory structure to be located in the front yard area when submitting new construction of a house. Nor can surrounding neighborhoods nonconformities be considered as grounds for approval of a variance request.

This criteria is not met.

Applicant Comment: a. There are 10 other properties with a South G address that are ~ 5 acres or larger and have accessory buildings on the property. Five of these properties (50%) do not meet the requirements outlined in building code 165.04.2.D (1). All of these examples demonstrate accessory buildings that are “located between any principal building and any street” or “extend past the front face of the principal building.” (See attachment 2)

b. Furthermore, three other parcels do not meet the requirements outlined in building code 165.04.2.E(1) Size. “Accessory buildings and structures shall be limited to a maximum of two (2) total buildings, including a garage, of which all total accessory buildings shall not occupy more than ten (10) percent of the total lot area nor exceed a total square footage of 1,800 square feet.” (See attachment 3)

c. The narrow, deep shape of many of these parcels, as well as the extra equipment needed to manage several acres of ground requires special considerations that have been enjoyed by the majority of acreages on South G. In total, 8 of the 10 acreages do not meet the literal interpretations of the provisions of the ordinances in question

iii. That the special conditions and circumstances do not result from the actions of the applicant;

Staff Comment: This finding of fact asks whether conditions or hardship experienced by the applicant are self-imposed. As mentioned in the second finding of fact, the pre-existing zoning conditions of other properties do not apply to the subject property with the current zoning requirements. Even though the actual owners were not responsible for the location of the current existing accessory structure, they still have the option to readjust new construction on the property to comply with the current zoning requirements.

This criteria is met with conditions.

Applicant Comment: a. The current building proposal does include a second accessory building. Several examples of other properties on South G with extra buildings or large buildings has been provided. (See attachment 3) This building is required to accommodate equipment that will not fit into the historic barn. Unlike other accessory buildings located on South G, our proposed accessory building will indeed be built with a matching façade to the home and will be correctly positioned behind the principle dwelling as required by 165.04.2.D (1).

b. The current landowners were not responsible for the construction or placement of the historic barn on the property. While it does not meet the “literal interpretation of the provisions” nor does it meet all of the storage needs for the property moving forward it still provides important groundskeeping needs as well as contributes to the beauty of the landscape and historic nature of the parcel.

iv. That granting the variance request will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of land, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Staff Comment: This finding of fact asks whether a special privilege would be granted to the applicant that is otherwise denied to other lands, structures, or buildings within the same zoning district. Variances are granted when a hardship for a property owner occurs, which simultaneously disenfranchises the property owner from a right that other property owners within the same zoning district commonly have. If this variance were to be granted, it would confer a right or special privilege to this property that other buildable properties within the R-1 Zoning District do not have.

The applicant argues that granting this variance would not be a special case and that it would be similar to neighboring properties and other accessory buildings in the district. However, it is essential to emphasize that the decision to grant a variance cannot be based on comparisons with neighboring properties or the actions taken in the past. Each variance request should be evaluated on its own merits, considering the specific conditions and circumstances of the property in question.

In regards to allow the accessory structure to be located in the front yard area, seeing that the site is not limited in available sites for the accessory structures, this finding of fact may be viewed not favorable in regards to siting the structure in the front yard.

It is essential to uphold the integrity and consistency of zoning regulations to ensure that each property owner is treated fairly and equally within the established guidelines.

Granting a variance that deviates from the zoning code would ultimately alter the character of residential neighborhoods, which may not be in harmony with the general purpose and intent of the zoning code, as well as not be consistent with the Comprehensive Plan for the City of Indianola and future development.

This criteria is not met.

Applicant Comment: a. Granting this variance would not be a special case. Per above, eight of the ten acreages on South G would require the same building variance in their current state.

b. The goal of this variance request is to preserve the beauty and history of the acreage by avoiding the needless removal of an original barn while concurrently equipping the property with an adequately sized and positioned accessory building near the principle building to accommodate the needs of such a large property.

SUMMARY OF FINDINGS

The following summary of findings are provided as reasonings to deny the variance request:

- 1) The variance request is not favorable towards all findings of fact, outlined in the Zoning Code.
- 2) The property owner is able to site the new construction to ensure that the accessory structure would be in compliance with the Zoning Code or relocate the accessory structure.
- 3) The structure in question is not registered as a historical place or structure with the State Historical Preservation Office.
- 4) Granting the variance would provide a right and privilege that other properties do not have under the City of Indianola's Zoning Code Regulations.
- 5) A hardship does not exist if the request is denied, as the applicants would be able to make reasonable economical use of the land.

If the variance were to be approved, the Board of Adjustment should be prepared to summarize, for inclusion in the minutes of the meetings, its reasons to deny, which will serve as the applications decision and order.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200-feet of the subject property regarding the variance request on August 25, 2023. No comments were received at the time of the writing of this report.

ALTERNATIVES

The City of Indianola Board of Adjustment may consider the following alternatives:

- 1) The City of Indianola Board of Adjustment approves the variance request, as submitted.
- 2) The City of Indianola Board of Adjustment approved the variance request, with conditions.
- 3) The City of Indianola Board of Adjustment denies the variance request.**
- 4) The City of Indianola Board of Adjustment remands the variance request back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Board of Adjustment agenda.

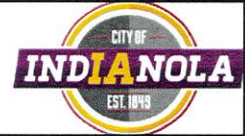
RECOMMENDATION

Staff recommends that the Indianola Board of Adjustment move alternative 3, to not approve the variance request, as submitted.

BOARD OF ADJUSTMENT APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) Fox
(First Name) Mark
(Address) South G St Parcel Number 49024360481
(City) Indianola (State) IA (Zip) 50125
(Phone) 6129169956 (Email) markfox@gmail.com

APPLICANT (if not Property Owner)

(Last Name) Schulte
(First Name) Ben
(Address) 10110 Douglas Ave
(City) Urbandale (State) IA (Zip) 50322
(Phone) 5152106307 (Email) schulteconstruction@gmail.com

☐ APPEAL

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$300 per request
- ☐ Written narrative indicating where it is alleged there is error in any order, requirement, decision, or determination made by the Administrative Officer in the enforcement of this Code of Ordinances of Indianola, Iowa.
- ☐ Other Information as required by Director

☐ SPECIAL USE PERMIT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Property Address: _____
- ☐ Completed Application
- ☐ Filing Fee: \$300 per request
- ☐ Site Plan and Elevations as outlined in 165.06
- ☐ Written narrative indicating the special use permit sought and response to the criteria outlined in Section 165.02(3)(B)(3)(c)(v) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☒ VARIANCE

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Property Address: Parcel 49024360481 South G St.
- ☐ Completed Application
- ☐ Filing Fee: \$300 per request
- ☐ Site Plan and Elevations
- ☐ Written narrative indicating justification for proposed variance and response to the criteria outlined in Section 165.02(3)(B)(3)(b) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature Ben Schulte
Name (printed) Ben Schulte

Date 7/27/23

FOR OFFICE USE ONLY:

Code to 45180

Date Received: _____
Receipt No: _____
Receipt Amount: _____
BOA Agenda Date: _____

Thursday, July 27, 2023

To Whom it may concern:

I am writing to this letter because of the recent denial of my building permit application for the construction of a new home on my property adjacent to 1308 South G St, Parcel # 49024360481. The reason cited for the denial was the presence of a barn which is located in front of the proposed home location. I wish to bring your attention to the significance of this barn and present further information to reconsider my application.

The barn and adjacent farmhouse, which were built in 1900, were recently subdivided by the prior land developer into two separate properties. Nevertheless, their continued presence together stand as a testament to our region's agricultural heritage. They have both been maintained in excellent condition throughout the years, longer than any of the neighboring properties.

Besides its historical value, the barn serves an essential purpose for the continued management of our property. We currently store a tractor and farm implements needed to maintain the grounds and manage the hay that we continue to harvest. Preserving this structure is not only logical but also vital for its functional importance in maintaining the large property.

Furthermore, I would like to draw attention to the fact that neighboring properties to the north of my land also have outbuildings situated in front of their homes. These pole barns to the north are very similar in position and function. Furthermore, they are both much newer without the agricultural charm of our longstanding barn. It is essential to treat all property owners fairly and equitably when considering building permits, ensuring that similar situations are treated consistently across the area.

In light of the barn's historical value, its excellent condition, and its indispensable function in managing the property, we are applying for a variance and I kindly request the reconsideration of my building permit application. I am committed to designing any additional structures with utmost sensitivity to the historical context and aesthetics of the barn and the surrounding environment.

Thank you for your time and consideration.

BEN SCHULTE

HOUSE SITE PLAN

LEGAL DESCRIPTION:

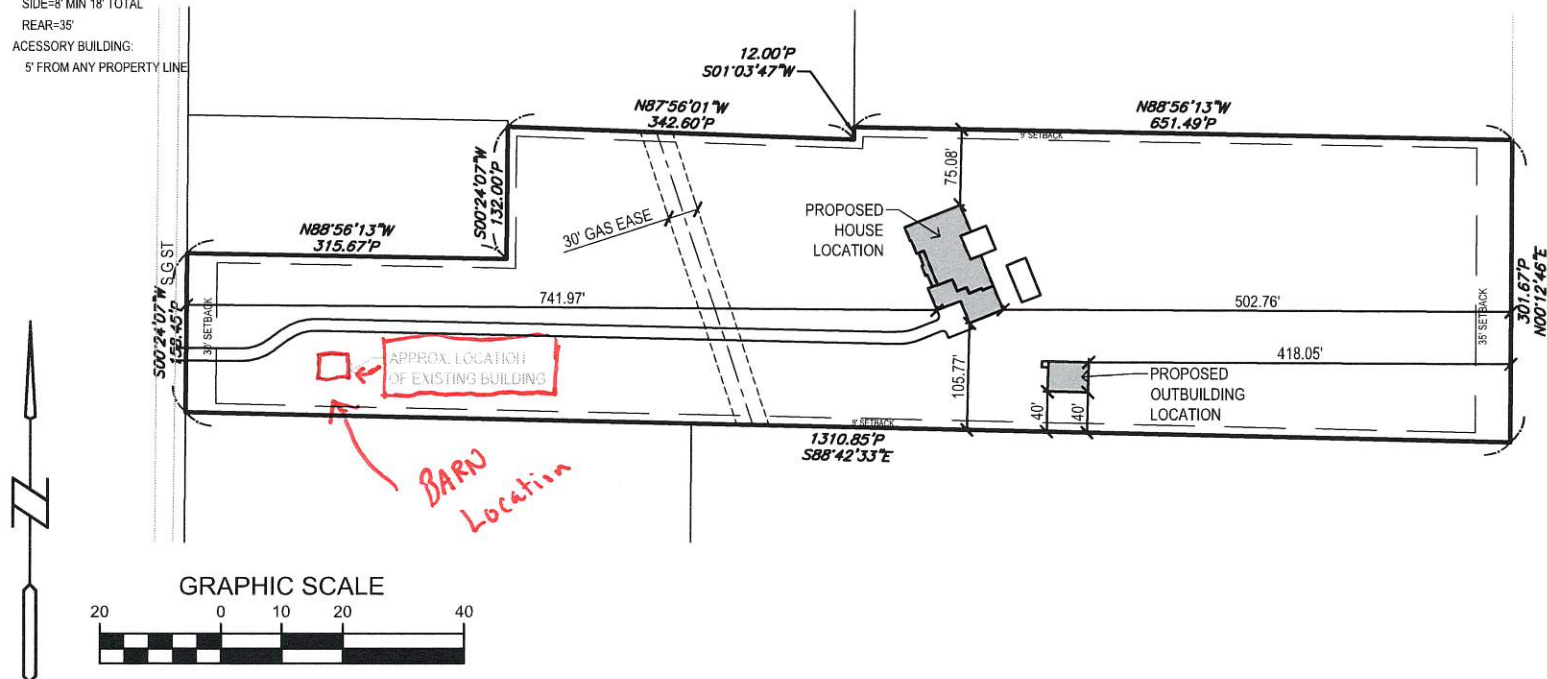
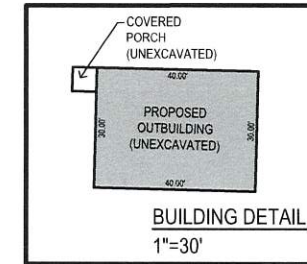
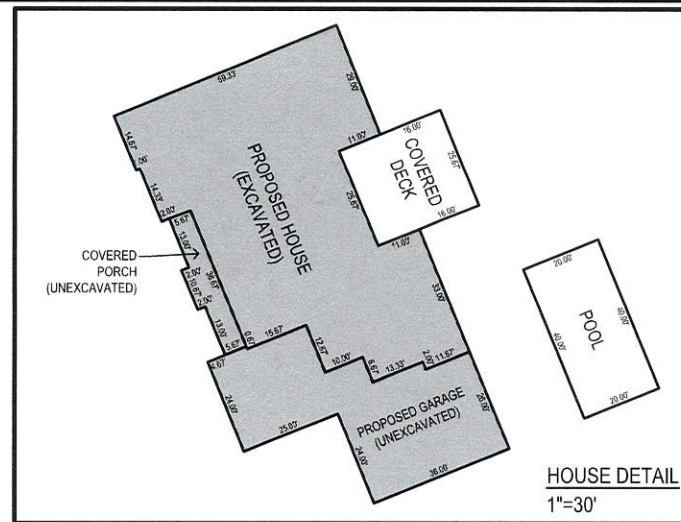
PARCEL 49024360481 IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENT OF RECORD.
SAID TRACT OF LAND CONTAINS 7.93 AC MORE OR LESS.

ADDRESS:

S G ST
INDIANOLA, IOWA 50125

ZONING:

R-1
BUILDING SETBACKS:
FRONT=30'
SIDE=8' MIN 18' TOTAL
REAR=35'
ACCESSORY BUILDING:
5' FROM ANY PROPERTY LINE



DATE PREPARED: 7/7/2023

Bishop Engineering
Planning Your Successful Development

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

PARCEL 49024360481
S G ST, INDIANOLA

HOUSE SITE PLAN

REFERENCE NUMBER:

DRAWN BY:
TEB

PROJECT NUMBER:
2303070

SHEET NUMBER:
1 OF 1

Attachment #2

1007 S G



1202 S G



1214 S G



1300 S G



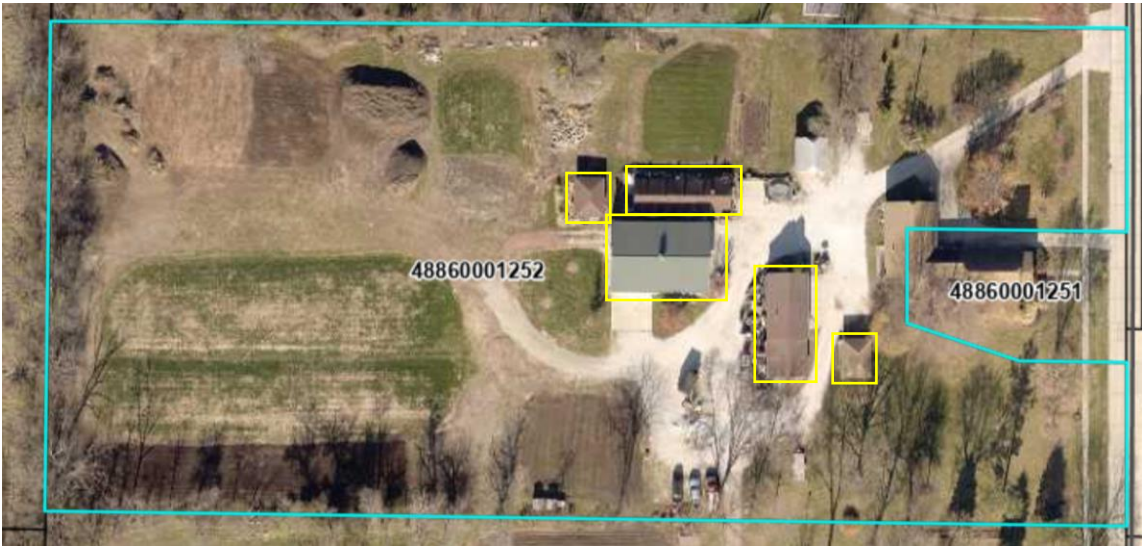
Attachment #2

1304 S G



Attachment #3

609 S G



821 S G

Residential Dwelling	Single-Family / Owner Occupied
Occupancy	2 Story Frame
Style	N/A
Architectural Style	2008
Year Built	Fiber Cement
Exterior Material	3,561 SF
Total Gross Living Area	None;
Attic Type	7 above; 0 below
Number of Rooms	3 above; 0 below
Number of Bedrooms	Full
Basement Area Type	2,081
Basement Area	40 LF - Walk-out (PLF Exposed)
Basement Finished Area	1 Standard Bath - 3 Fixt; 1 Shower Stall Bath - 3 Fixt; 1 Toilet Room (1/2 Bath); 1 Lavatory; 1 Shower Stall/Tub; 1 Cust Bath - 3 Fixt;
Plumbing	Yes
Central Air	FHA - Gas
Heat	1 Gas;
Fireplaces	15 Frame Open (100 SF); 25 Frame Open (66 SF); 15 Frame Open (498 SF); Frame 3 Seasons (1,530 SF); 15 Frame Enclosed (100 SF);
Porches	Wood Deck (119 SF);
Decks	1 Story Frame (74 SF) (74 Bsmt SF);
Additions	High Ceiling-Frame (380 SF) (380 Bsmt SF);
Garages	1 Story Frame (120 SF) (120 Bsmt SF);
	2,538 SF - Det Frame (Built 2017);
	2,000 SF - Det Frame (Built 1998);
	1,969 SF - Att Frame (Built 2008);

1406 S G

Decks	Concrete Patio (624 SF); Wood Deck (473 SF); Wood Deck (330 SF); Fbgl's/Mtl Roof (220 SF);
Additions	
Garages	576 SF - Att Frame (Built 1987);

Yard Extras - Assessor

- #1 - (1) FR SHOP 20 X 44 Quantity=880.00, Units=Square Feet, Height=0, Built 1980
- #2 - (1) Shed 120 SF, Frame Shed, Low Pricing, Built 1950
- #3 - (1) Shed 480 SF, Metal Shed, Average Pricing, Built 1950

