

Posting Date: August 27, 2020

**NOTICE OF A MEETING
BONDURANT BOARD OF ADJUSTMENT
SEPTEMBER 1, 2020**

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Adjustment will be held at 5:00 p.m., on Tuesday, September 1, 2020, in the Conference Room of City Hall, at 200 2nd Street NE, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend. *Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered at <https://us02web.zoom.us/j/89260624425> . Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of the Board of Adjustment Meeting Minutes of June 9, 2020
5. **PUBLIC HEARING** – For consideration of a request for a variance to Section 178.04.4.H of the Zoning Code to allow for construction of a detached accessory structure 4’11” taller than what is allowed by the Code at 104 Lincoln Street SE.
6. **RESOLUTION NO. BA-200609-03** – A Resolution granting / denying a variance to Section 178.04.4.H as noted in Agenda Item #5.
7. Adjournment

BONDURANT BOARD OF ADJUSTMENT

Minutes

June 9, 2020

Due to COVID-19 – this was a virtual meeting hosted from the Bondurant City Hall

1. Call to Order

Board Chair Jurik called the meeting to order at 5:05 p.m.

2. Roll Call

Present: Board Chair Kelsi Jurik, Board Member Greg Hanson, Board Member Dave McGrath, Board Member Tabetha Gerdner

Absent: None

City Officials

Present: City Administrator Marketa Oliver, Planning & Community Development Director Maggie Murray

3. Perfecting and Approval of Agenda

Motion made by Gerdner, seconded by Hanson, to approve the agenda. Vote on Motion 4-0. Motion declared carried unanimously.

4. Approval of the Board of Adjustment Meeting Minutes of April 14, 2020

Motion made by Gerdner, seconded by Jurik, to approve the minutes. Vote on Motion 4-0. Motion declared carried unanimously.

5. **PUBLIC HEARING** – For consideration of a request for a variance to Section 181.08 of the City's Zoning Code. The request is to allow for installation of additional building signage at 3001 Oxbow Court SW.

Murray presented the staff report and explained that this is a 2-part variance to the City's Sign Code. The first is to allow for 255 SF of building signage when the Code only allows for 100 SF; the second is to allow for three building signs, when the Code only allows for up to two. Staff recommends approval of this variance request, as staff feels all findings can be answered favorably relative to this request.

Murray noted that as required by Code, neighbors within 200' were notified of the request. At the time the staff report was sent out to the Board, no public comment had been received. After sending out the staff report, staff received a written public comment from Dorothy Hall, property owner at 2901 Franklin Street SW. Her comments were, "I guess it doesn't make any difference about what or how many signs there will be, Bondurant will just do what they want anyway. After

living here for 47 years I cannot believe we now have to look at that awful building out our windows”.

Jurik asked the Zoom members in attendance if anyone from the public would like to add any comments. No comments from the public were received during the Zoom meeting.

Gerdner asked what the City’s temporary sign permit regulations are for the City. Oliver explained that the City limits temporary signage to 2, 30-day events per year or to a one-year permit; however, the 1-year permit is typically associated with construction projects. Gerdner noted that if the Board of Adjustment were to approve the increased permanent signage square footage at this location, that limiting temporary signage might be something for consideration. Murray explained that Iowa Code does allow for the Board of Adjustment to place additional restrictions as part of the variance request as long as the restrictions are directly related to the variance request – this potential further restriction on temporary signage could be considered related. The Board had some discussions on this temporary signage topic. Murray did note that if the Board feels comfortable with the current 2, 30-day limit, a condition may not be necessary, but a condition would not hurt. This condition may help provide staff with enforcement if the future if ever needed since this condition would be listed as part of the Board of Adjustment permit approving this site’s signage.

Murray asked if the Board had any questions for the variance applicant? The Board had no further questions.

6. **RESOLUTION NO. BA-200609-03** – A Resolution granting / denying a variance to Section 181.08 as noted in Agenda Item #5.

Gerdner made a motion to approve the variance to allow for installation of three building signs totaling 255 SF at 3001 Oxbow Court SW, subject to the following condition:

- 1. That this site shall adhere to the City’s temporary sign regulations of Section 181.23 where they will be eligible for two, 30-day temporary sign permits per year and where they will not be eligible for the 1-year temporary sign permit also noted in Section 181.23.***

Jurik seconded the motion. A roll call vote was taken as follows:

McGrath: aye

Gerdner: aye

Jurik: aye

Hanson: aye

The variance request was approved with 4 ayes.

7. **PUBLIC HEARING** – For consideration of a request for a variance to Section 181.08 of the City’s Zoning Code. The request is to allow for installation of additional building signage at 3015 Oxbow Court SW.

Murray presented the staff report and explained that this is a 4-part variance to the City's Sign Code. These parts include:

1. To allow for up to 243 SF of building signage square footage, where the Code only allows for up to 100 SF.
2. To allow for six building sign areas, where the Code only allows for up to two.
3. To allow for more than one canopy sign, where the Code only allows for up to one.
4. To allow for the directional signage proposed on the diesel canopy to be larger than 8 SF.

Murray also explained that as a condition of approval, this request also includes approval of the signage proposed on the fuel pumps. The submitted sign elevations show that Kum & Go will be listed on each fuel pump area. The Sign Code does not currently address this signage. This signage as proposed is intended to be visible from the interior layout only and not from the public right-of-way. It is not considered directional, however, since it will contain the Kum & Go name.

Murray noted that staff is recommending approval of this Kum & Go sign variance request, with the following condition:

- 1.) That the fuel pump signage may be allowed as proposed with the condition that no temporary signage be placed within the fuel canopy areas to help ensure that sign clutter does not exist at this location.

Gerdner asked for clarification on staff's recommended condition and noted concerns if the proposed fuel pump signage is changed to something else instead of the Kum & Go signage as currently proposed. An example Gerdner provided would be if it were to be changed to something promoting use of tobacco. Murray noted that her condition attempted to note that the fuel pump signage proposed would only be allowed if the fuel pump signs read Kum & Go in the areas shown in the elevation. Murray also noted that her condition attempts to limit other signs, such as temporary signs, within the canopy areas to help reduce sign clutter at this location. Murray noted that the Board can clarify this fuel pump signage as part of their motion approving if they would like.

Jurik asked about the other existing gas stations in Bondurant. Murray explained that all new sitews would need to adhere to the City's Sign. If a current sign exceeds what is currently allowed for permanent building signage, these sites are likely recognized as being pre-existing, non-conforming, as they likely existing prior to adoption of the City's Sign Code. Murray explained that these other gas station sites would still be expected to follow the City's Sign Code as it relates to temporary signage and that if not meeting, this is something that the City would be able to enforce.

Murray noted that as required by Code, neighbors within 200' were notified of the request. No public comment has been received to date for this request.

Jurik asked the Zoom members in attendance if anyone from the public would like to add any comments. No comments from the public were received during the Zoom meeting.

Jurik asked if the Board had any additional questions for Kum & Go? The Board had no questions.

Jurik asked if Kum & Go had any additional comments to add. Brittini Andreassen, Kum & Go, noted that they have no additional comments and agree with staff's findings

8. **RESOLUTION NO. BA-200609-04** – A Resolution granting / denying a variance to Section 181.08 as noted in Agenda Item #7.

Gerdner made a motion to approve the four-part variance for the Kum & Go site at 3015 Oxbow Court SW to allow for placement of up to six building signs totaling 243 SF, three of which will be on the convenience store and three of which will be on the canopy areas, and two directional signs totaling 18 SF as proposed as part of the variance application, subject to the following condition:

- 1.) That the fuel pump signage may be allowed as proposed as part of the submitted elevations, which reads the business name only, with the condition that no temporary signage be placed within the fuel canopy areas to help ensure that sign clutter does not exist at this location.

Hanson seconded the motion. A roll call vote was taken as follows:

McGrath: aye

Gerdner: aye

Jurik: aye

Hanson: aye

The variance request was approved with 4 ayes.

9. Adjournment

Moved by Gerdner, seconded by Hanson, to adjourn the meeting at 5:37 p.m. Vote on Motion 4-0. Motion declared carried unanimously.

Maggie Murray, Planning & Community Development Director

ATTEST:

Kelsi Jurik, Board Chair

From: Maggie Murray, Planning & Community Development Director
To: Board of Adjustment
Subject: **Case #86 – 104 Lincoln Street SE:** Request for variance to allow for a construction of a detached garage that would be 4'-11" taller than what is allowed by Section 178.04.4.H of the Zoning Code.
Action: For Board of Adjustment vote on September 1st, 2020

Brief History

The City of Bondurant is in receipt of a variance request by Steven Hubler, property owner at 104 Lincoln Street SE, to allow for construction of a 960 SF detached garage that will be taller than what is allowed per the Zoning Code. Per Section 178.04.4.H of the Zoning Code, the maximum building height allowed in the High Density Residential (R-3) District is 14'-tall. While the Zoning Code states this 14' maximum, the City's 2016 Sheds/Garages Fact Sheet utilized by the City Building Official notes that the maximum height allowed for detached garages is 15'. Staff is in the process of amending this so that the Handout and the Zoning Code are consistent with one another. However, for the time being, the 18'-11" requested height is taller than both what is listed in the Code and the Handout; if the Board does not grant the 18'-11" request but is fine with allowing a 15'-tall detached garage (which is how the height has been enforced), staff has factored this in as a potential alternative of approval.

A detached garage was formerly located on this property, but was destroyed this year when a tree fell on it during a storm. Please see Pages 5 and 6 of the enclosed submitted building plans to see further information on the detached garage proposed at this location.

Analysis:

Chapter 27.02.2 of the City Code provides the required review criteria by the Board of Adjustment for variance requests. The City Code notes that a variance cannot be granted unless the Board is satisfied that all of the following five questions can be answered favorably for this request. These review criteria are referred to as Findings of Fact in this staff report. **If a Board member cannot answer all of the below Findings favorably for the request, then the Board member must vote for denial of the variance.** Below is a summary of staff's opinion on the required Findings relative to this request. Enclosed as part of this staff report is the applicant's opinion on these Findings relative to this request.

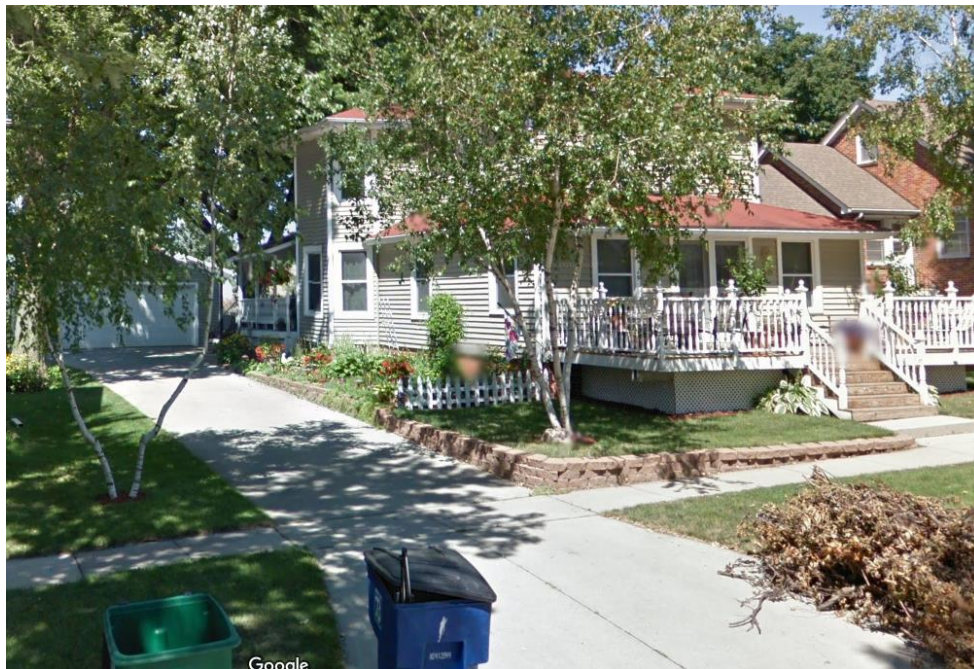
1. Can the land in question still yield a reasonable return if the maximum height for detached accessory structures in the R-3 District is met for this parcel?

Staff feels this question cannot be answered favorably for this request. The owner has the ability to construct a detached garage at this location which meets the maximum height requirement of either the Zoning Code or the Handout. The owner also has the ability to construct an attached garage addition that would not be subject to the 14'-tall maximum height; such attached garage would need to adhere to primary structure setback requirements. This site functioned previously with a detached accessory structure that met the maximum height requirements – the aerial image to the right shows the former detached garage at this location.



2. Do 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 High Density Residential (R-3) District?

Staff feels this question cannot be answered favorably for this request. As demonstrated by the Google Street View image below, this lot does not appear to have any unique grading which could justify installation of a taller garage. The house at this location is a full two-story house, meaning that the proposed garage will stay under the height of the house; however, this should not be used as justification in granting this variance request, as all other two-story houses in Bondurant located in this same district would be required to meet the height requirements of the City.



3. Do the special conditions and circumstances of Question 2 result from the actions of the applicant, or are these special conditions and circumstances beyond the applicant's control?

Staff feels this question cannot be answered favorably for this request. While the tree falling on the former detached garage at this location is beyond the applicant's control, it is the applicant's choosing to pursue a detached garage request that exceeds the maximum height requirement.

4. Will granting the variance confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same High Density Residential (R-3) District?

Staff feels this question cannot be answered favorably for this request. Granting this variance may confer a special privilege to this property owner that is denied to all other properties zoned as R-3, as all other R-3 properties must meet the maximum building height requirement.

5. Will granting of the variance alter the essential character of the land in question?

While the proposed detached garage will not be taller than the existing two-story house at this location, it appears that the requested detached garage will be taller than the other existing detached garages along this block.

From a quick review of the Board of Adjustment variance case log from 1996-present, it appears that a detached garage height request was approved by the Board back in 2015. This request was for a property zoned as Agricultural (A-1) that was comprised of 2.4 acres. For comparison, this property at 104 Lincoln Street SE is 8,712 SF, or 0.20 acres.

Public Comment Received:

As required by Chapter 27.02 of the City Code, property owners within 200' of the property requesting such variance were notified of this request. A total of 13 properties were notified. At the time of writing this report, no public comment has been received.

Alternatives:

The following options exist for the Board of Adjustment:

1. Approve the variance to allow for construction of an 18'-11"-tall detached garage at 104 Lincoln Street SE.
2. Approve the variance to allow for construction of an 18'-11"-tall detached garage at 104 Lincoln Street SE, with conditions established by the Board.
3. Deny the request for construction of an 18'-11"-tall detached garage at 104 Lincoln Street SE, but allow for construction of a detached garage that meets the 15'-tall maximum height noted in the City's Handout.
4. Deny the request for construction of an 18'-11"-tall detached garage at 104 Lincoln Street S and require that the garage shall adhere to the Zoning Code's 14'-tall maximum height.
5. Table pending addition input.

Staff Recommendation:

Staff recommends approval of Alternative #3 above to allow for construction of a 15'-tall garage since this is what is noted in the 2016 Handout. Staff does not recommend Alternative 1 or 2 to allow for construction of an 18'-11"-tall structure, as the Findings of Fact cannot be answered favorably for this request.

Attachment A – Applicant’s Findings of Fact

Members of the Board

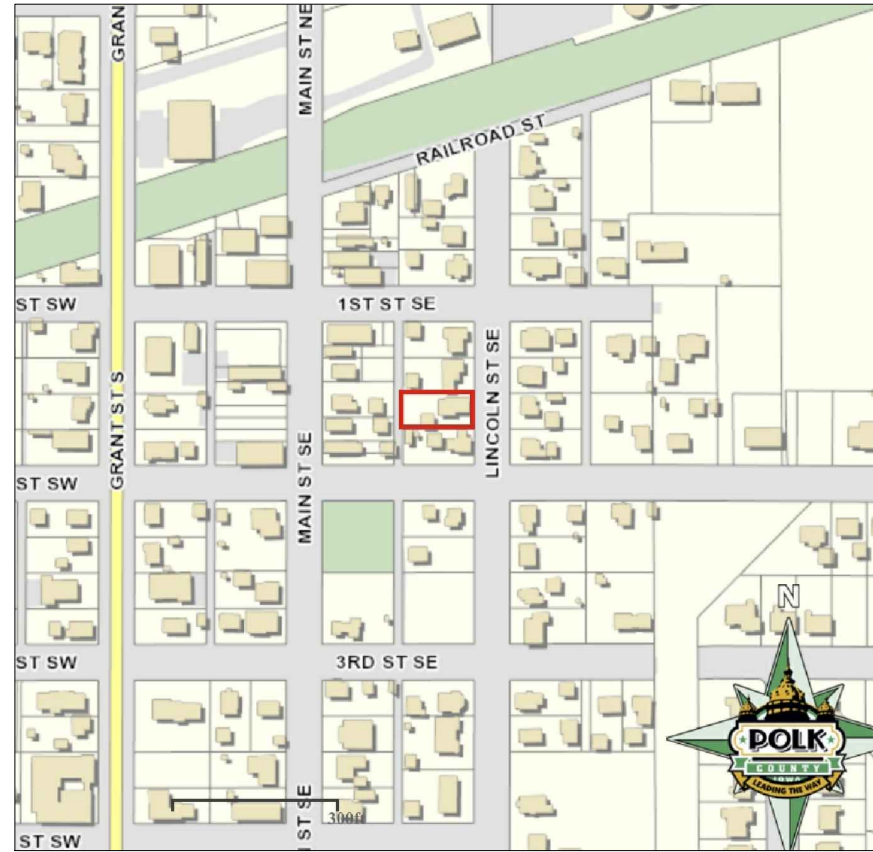
This request is for an increase to 18’11” to the peak or ridge line for a garage located at 104 Lincoln street SE. This is a new garage replacing the existing damaged by storm earlier this year. The applicant expressed a desire to have attic storage with a stair rather than the typical pull down stair, normally used to gain access attic areas. To achieve the minimum head room and in an attempt to keep the building low in profile an attic truss was used in the design.

There are a number of different allowable height restrictions listed in the applicable zoning chapters , hand outs and staff correspondences.

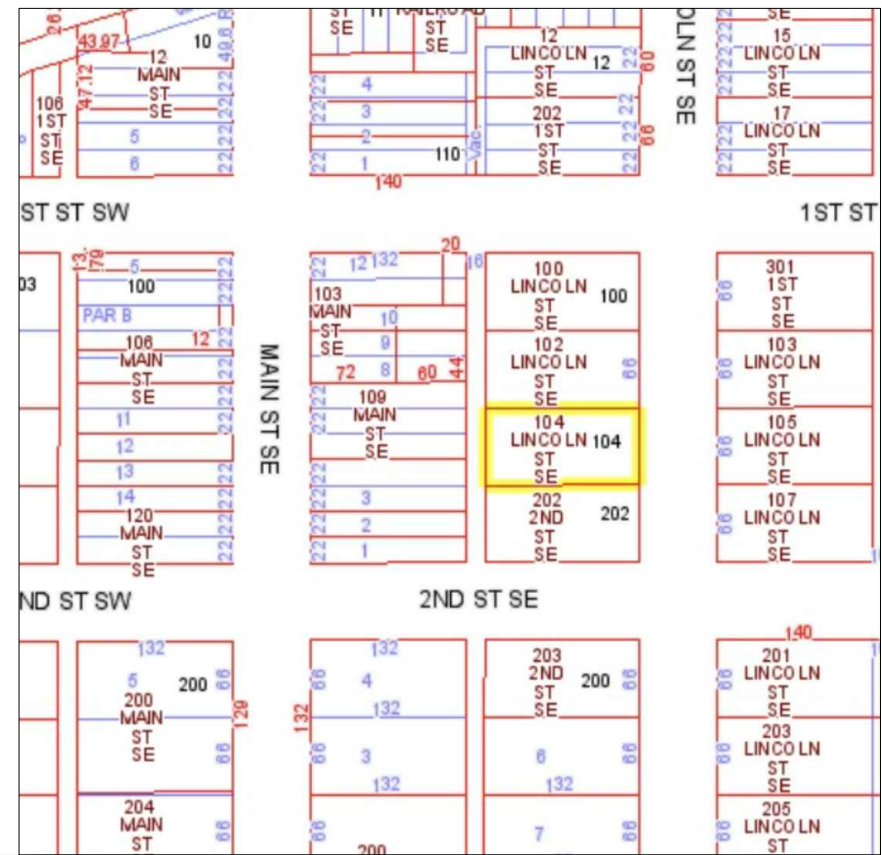
Respectfully we ask for your consideration and grant approval of this request.

- > A. The property in question may yield a reasonable return if the requirements of 178.04 are met.
> 178.04.Section 2 (F) grants an exception for accessory structures for the R3 district from chapter 177.04. The term “reasonable” may not meet the applicants expectations, granting of the variance would improve the return “yield”.
- >
- > B. The special conditions or circumstances that exist for the property in question specifically restrict unattached garages to a higher standard than attached garages, thus limiting the owners ability to improve the property as desired.
- >
- > C. The special condition or circumstances are beyond the applicants control due to limiting the ability to improve their property by having An unequal standard for attached and unattached garages. The standard would allow an attached garage height limited only to “not exceed the roof height of the residential structure”.
- >
- > D. Any Special privileges conferred by granting of the variance request are unknown to the applicant as general historical nature of “other” land, buildings and structures are not known to the applicant.
- >
- > E. The granting of the variance will not diminish the essential character of the land (neighborhood) and will improve the character of the land in question, as the new garage would be more in character with the style of the existing residential structure and similar residential structures built this historical era.

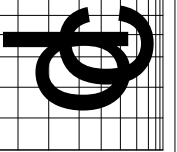
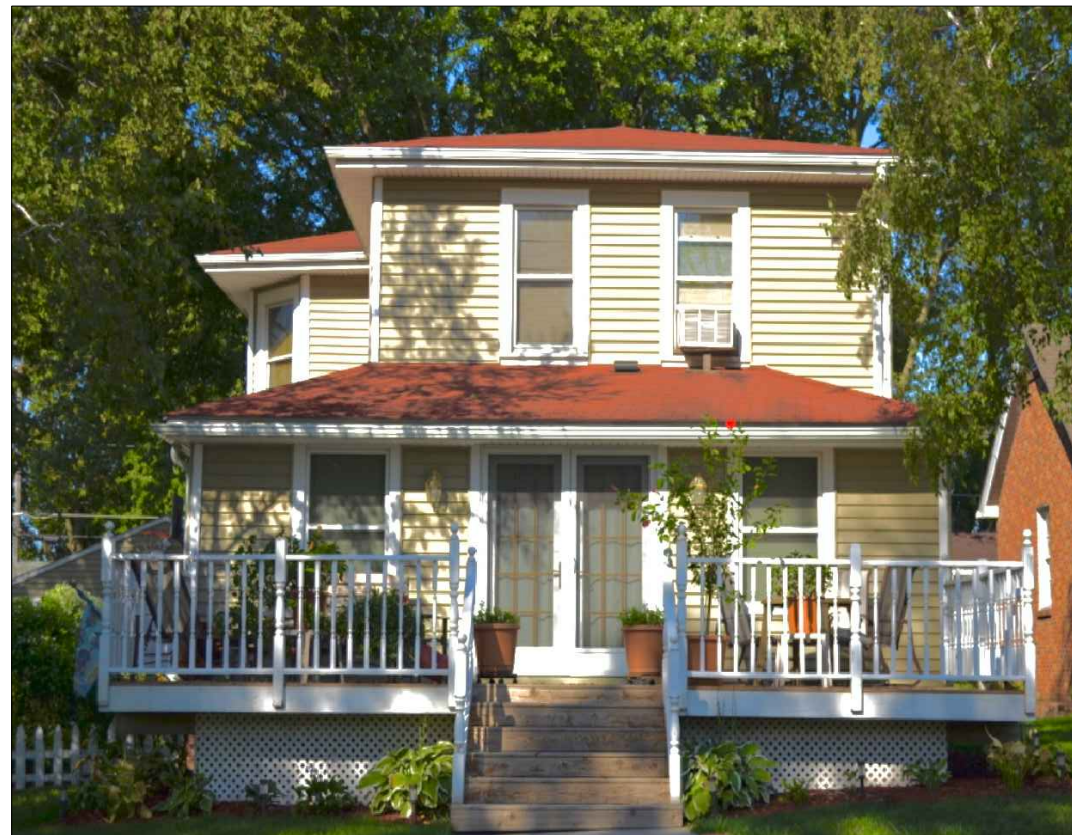
Attachment B – Building Plans



A LOCATION MAP
NTS



B LOCATION MAP POLK COUNTY ACCOSORS PAGE
1/16" = 1'-0"



David Churchill
20701 Kirkwood St.
Milo, Iowa 50166
515-205-0909

project: NEW GARAGE

HUBLER RESIDENCE
104 LINCOLN STREET SE
BONDURANT, IOWA

DATE	7/10/2020
JOB NUMBER	6/sh.sg
DRAWN BY	DLC
ISSUED FOR	BOA HEARING

SHEET NUMBER

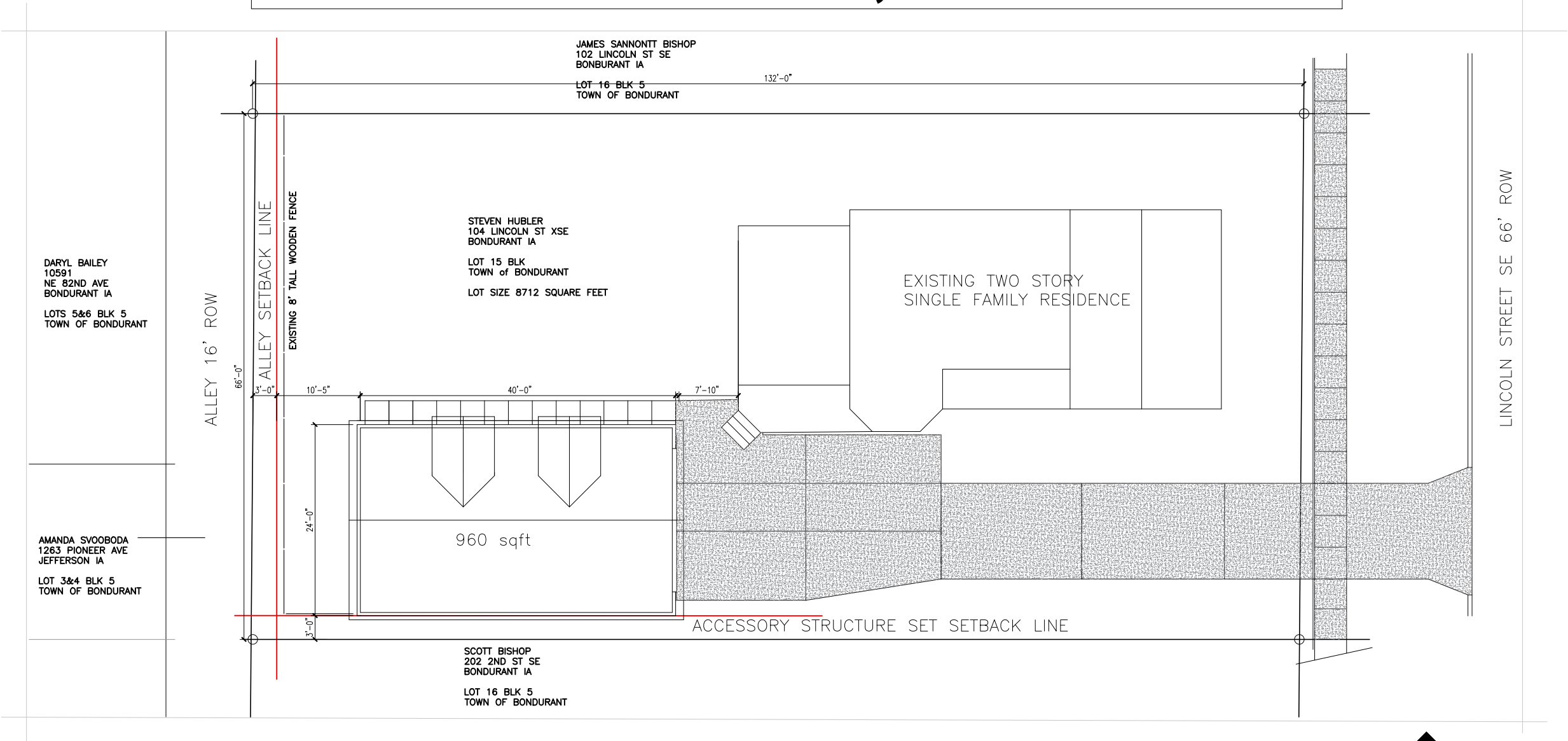
S2

SHEET 2 of 6

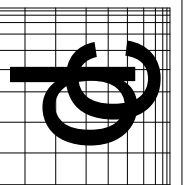
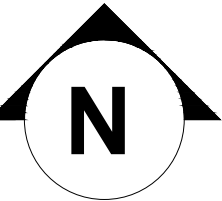
NEW GARAGE for:

HUBLER RESIDENCE

104 LINCOLN STREET SE
BONDURANT, IOWA



B SITE PLAN
1/16" = 1'-0"



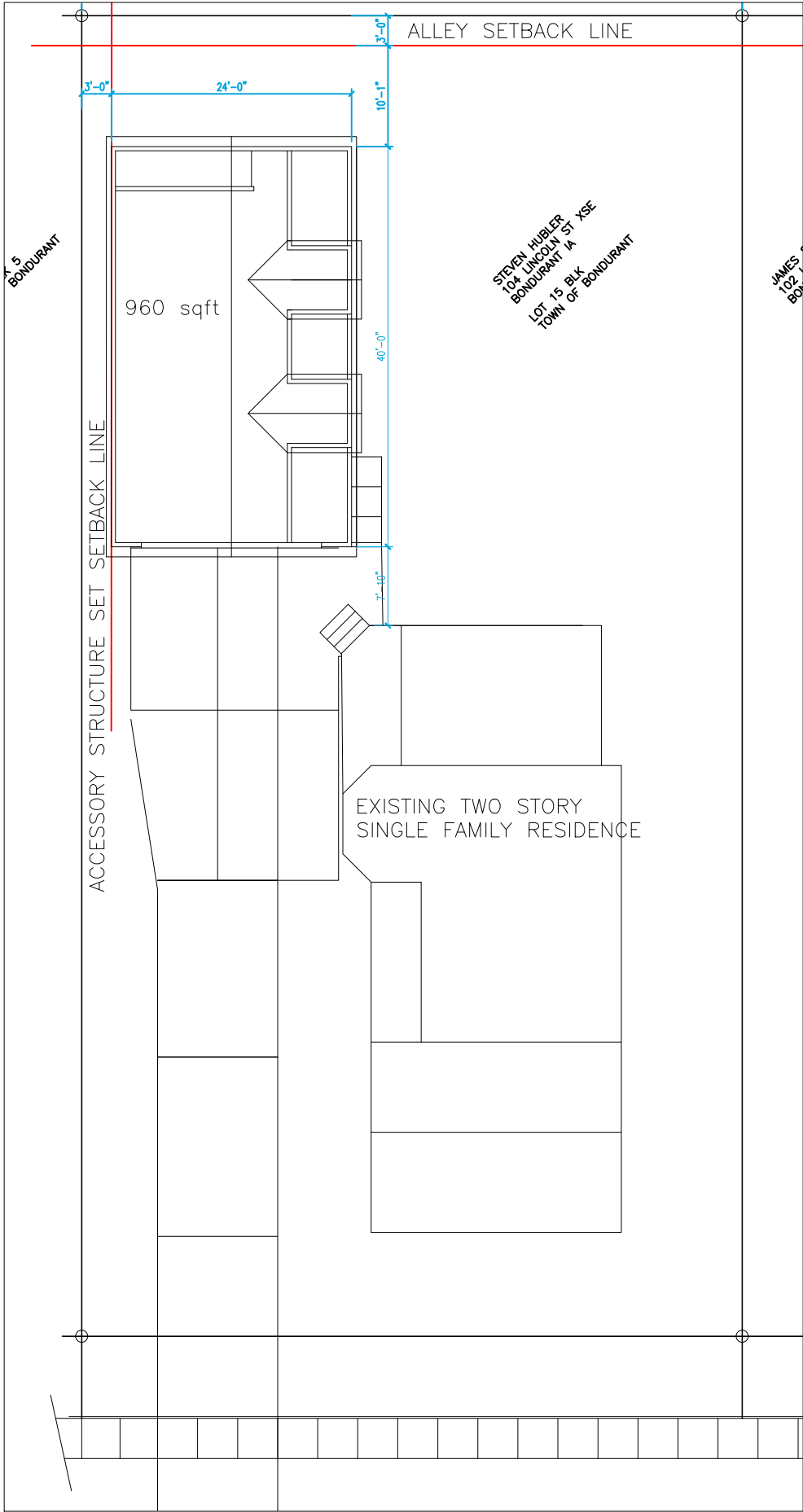
David Churchill
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project: NEW GARAGE
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BONDURANT, IOWA

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DRAWN BY DLC
ISSUED FOR BOA HEARING

SHEET NUMBER
S1

SHEET 1 of 6



A SITE PLAN
1/64" = 1'-0"

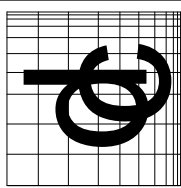
NEW GARAGE for:

HUBLER RESIDENCE

104 LINCOLN STREET SE

BONDURANT, IOWA

PROJECT DATA			
APPLICABLE CODES	PROPERTY OWNER	APPLICANT	GENERAL NOTES
2015 INTERNATIONAL RESIDENTIAL BUILDING CODE w/LOCAL AMENDMENTS 2018 INTERNATIONAL MECHANICAL CODE w/LOCAL AMENDMENTS 2018 UNIFORM PLUMBING CODE w/LOCAL AMENDMENTS 2015 INTERNATIONAL FIRE CODE w/LOCAL AMENDMENTS 2017 NATIONAL ELECTRICAL CODE w/STATE AMENDMENTS 2012 INTERNATIONAL ENERGY CONSERVATION CODE w/ STATE AMENDMENTS			1.1 ALL CONSTRUCTION SHALL CONFORM TO THE MINIMUM STANDARDS OF THE APPLICABLE CODES INCLUDING LOCAL AMENDED CODES PRESENTLY IN EFFECT UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
DESIGN ASSUMPTIONS	LEGAL DESCRIPTION	BOARD ACTION	1.2. THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO THE BIDDING ON THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCIES.
SNOW LOAD IS 30 PSF TRUSSES DESIGNED BY OTHERS CONCRETE IS ASSUMED TO BE A MINIMUM OF 2000 PSF. DESIGN CODES: INTERNATIONAL RESIDENTIAL BUILDING CURRENT ADDITION ACI 318 AIRC MANUAL FOR WOOD CONSTRUCTION. DESIGN LOADS: ROOF LOADS ROOF DEAD LOADS ROOF LIVE LOAD WALL LOAD: WIND LOAD: 110 MPH, EXPOSURE "C"	POJECT SCHUDULE PROJECT START: SUMMER 2020 PROJECT COMPLETION: FALL 2020	ZONING BOARD OF ADJUSTMENT TBD CONDITION OF APPROVAL TBD	1.3. THE GENERAL CONTRACTOR SHALL OBTAIN OR DIRECT SUB CONTRACTORS TO OBTAIN ALL REQUIRED PERMITS AND ALL, AND ARRANGE FOR REQUIRED INSPECTIONS.
HEADERS	PROJECT ZONING DISTRICT		1.4. THE CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST FAULT OF ANY MATERIAL OR WORKMANSHIP FOR A PERIOD FOR OF NOT LESS THAN ONE YEAR AFTER COMPLETION OR ACCEPTANCE. FAULTY WORK SHALL BE REPLACED OR REPAIRED AS REQUIRED.
USE (2) 2x12 DOUG FIR #2 TYPICAL OVER OPENINGS <6'-0" USE (2) 14" LVL BEAMS EXTENDED T24" EACH END	CURRENT: RESIDENTIAL SINGLE FAMILY R-3 ADJACENT PROPERTY ZONING NORTH SOUTH EAST WEST		1.5. DIMENSIONS ON DRAWINGS ARE SHOWN TO FACE OF STUDS OF NEW CONSTRUCTION UNLESS NOTED OTHER WISE, CEILINGS HEIGHT DIMENSIONS ALL OTHER VERTICAL DIMENSIONS ARE TO THE FINISHED FLOOR SURFACE UNLESS NOTED OTHERWISE.
CONCRETE NOTES	OCCUPANCY CATEGORY		1.6. ALL MATERIALS SPECIFIED OR NOTED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
SLEEVES OPENINGS AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE DRAWING SHALL BE APPROVED PRIOR TO POURING CONCRETE. REINFORCING; DETAILING, FABRICATION AND PLACEMENT SHALL CONFORM TO ACI-315. REINFORCING PLACEMENT: CONCRETE EXPOSED TO EARTH & WEATHER #4 BARS OR LESS INCLUDING WWF 1.5" CONCRETE COMPRESSIVE STRENGTH: FOOTINGS fc=3000PSI WALLS fc=4000PSI SLABS on grade. fc=4000PSI ACCURATELY SET AND SECURELY SUPPORT REINFORCING, DOWELS, ANCHOR BOLTS PRIOR TO PLACING CONCRETE.	CURRENT: RESIDENTIAL PROPOSED: NO CHANGE		1.7. DO NOT SCALE THE DRAWINGS: THE CONTRACTOR SHALL CAREFULLY EXAMINE THE BUILDING SITE AND COMPARE THE DRAWINGS WITH THE EXISTING CONDITIONS AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION OF ALL WORK. IF ANY DISCREPANCIES ARE FOUND IMMEDIATELY NOTIFY DESIGNER.
	PROJECT DESCRIPTION		1.8. ALL CONSTRUCTION WORK EXPOSED WITH IN PLENUMS SHALL BE NON-COMBUSTIBLE OR SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND MAXIMUM SMOKE DEVELOPMENT RATING OF 50.
	REPLACEMENT OF 576 SQUARE FOOT DAMAGED GARAGE INCLUDING FROST FOOTINGS AND SLAB WITH A 960 SQUARE FOOT GARAGE ON FROST FOOTING WITH ATTIC STORAGE. EXTERIOR FINISH MATERIALS SHALL MATCH EXISTING RESIDENTIAL STRUCTURE.		1.9. EACH TRADE IS RESPONSIBLE FOR PROTECTING EXISTING WORK IN PLACE FROM DAMAGE AND RESPONSIBLE FOR REPAIRING TO THE ORIGINAL CONDITION AND AFFECTED MATERIALS AND OR INSTALLATIONS.
	PREPARER INFORMATION		1.10. ALL WORK SHALL CONFORM WITH THE LATEST PUBLISHED SAFETY STANDARDS AS ESTABLISHED BY OSHA AND ANSI.
	NOTE: THESE DRAWINGS WERE PREPARED IN GENERAL ACCORDANCE WITH THE "MINOR SITE PLAN" CHECKLIST PROVIDED BY THE CITY OF DES MOINES FOR USE IN DESCRIBING THE PROPOSED WORK. THEY WERE NOT PREPARED BY A LICENSED ARCHITECT OR SURVEYOR AND DO NOT CONSTITUTE A BOUNDARY OR SITE SURVEY. ALL DIMENSIONS AND NOTATIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD. DAVID CHURCHILL 20701 KIRKWOOD STREET MILO, IOWA 50166 515-205-0909 signed _____ date _____		1.11. PROCEEDING WITH WORK CONSTITUTES ACCEPTANCE OF PREVIOUS WORK PUT-IN-PLACE AND/OR EXISTING CONDITIONS.
	CITY APPROVAL	SHEET INDEX	
	SITE PLAN APPROVED <input type="checkbox"/> APPROVED WITH CONDITIONS IN ACCORDANCE WITH SECTION 82-207(C), 2000 DES MOINES MUNICIPAL CODE AS AMENDED. NO CHANGES TO THE PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR OR NEW AMENDED DATED PLAN DATE _____ PLANNING DIRECTOR _____	SP.1.....SITE PLAN, PROJECT DATA, GENERAL NOTES SP.2.....SITE CALCULATIONS, LANDSCAPE PLANS, PLANTING DETAILS & GENERAL INFO. SP.3.....FLOOR PLANS, SCHEDULES, DETAILS, CODE PLAN and NOTES	



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project: NEW GARAGE

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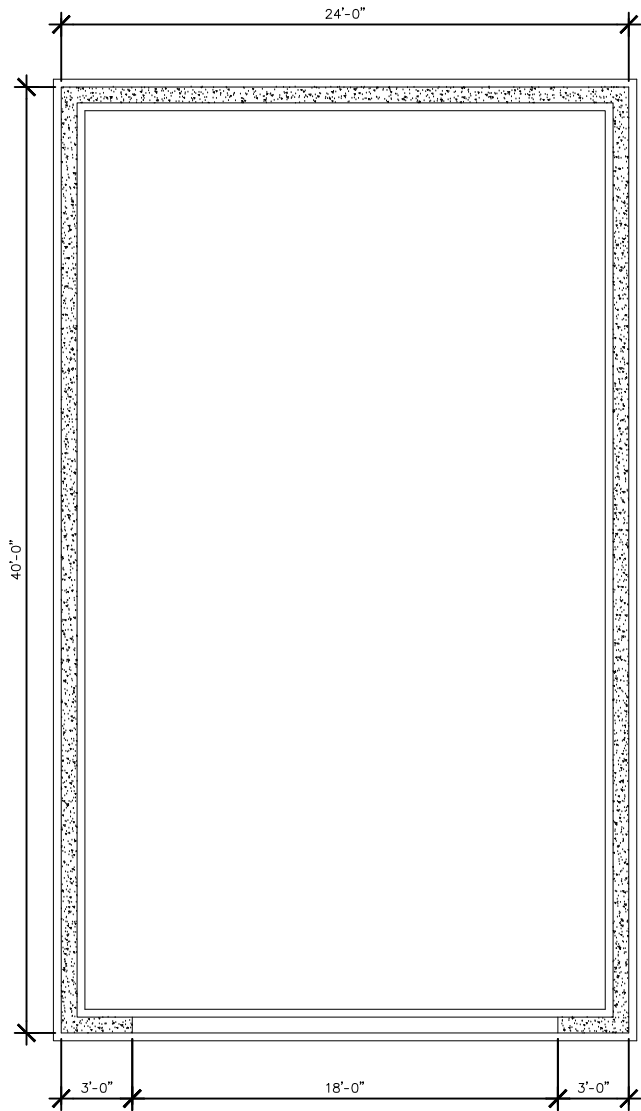
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ISSUED FOR
BOA HEARING

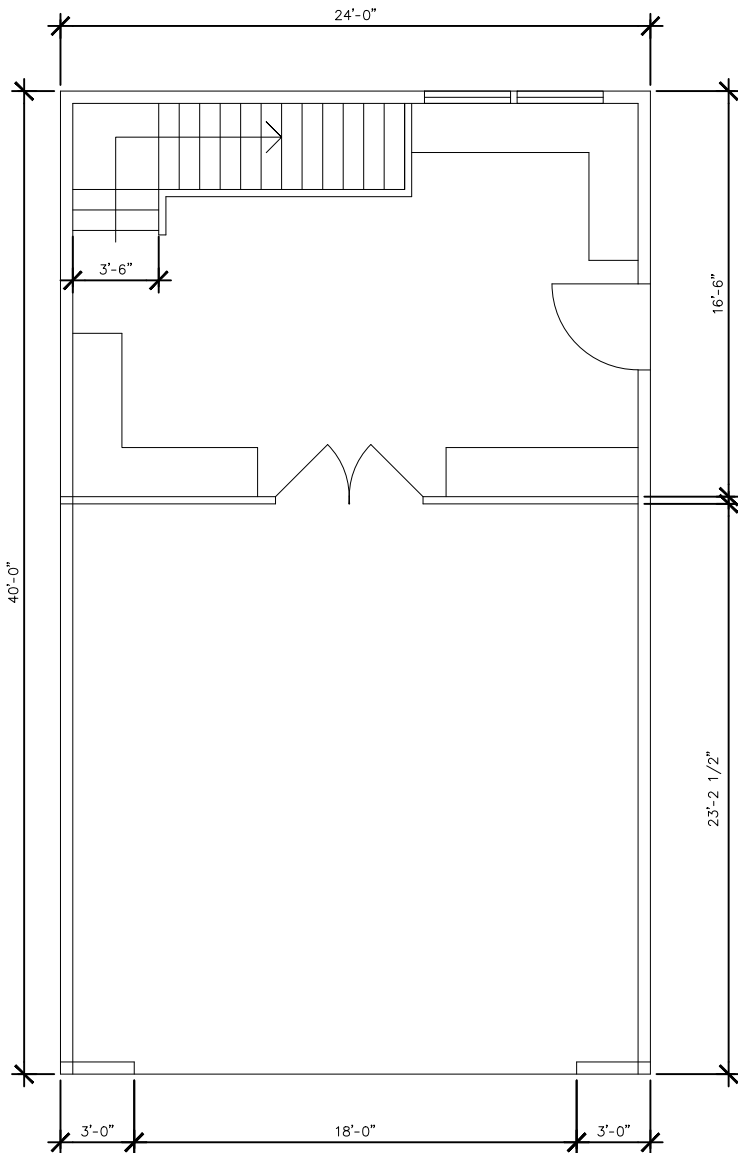
SHEET NUMBER

A1

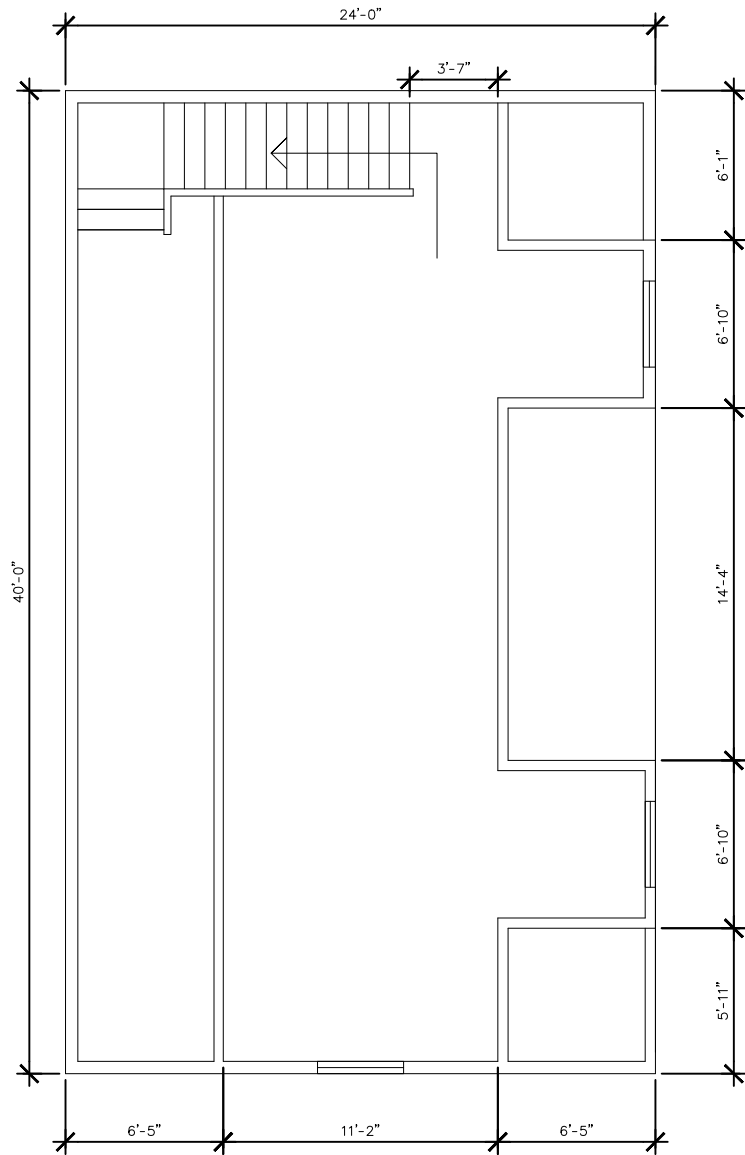
SHEET 3 of 6



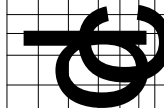
A FOOTING / FOUNDATION PLAN
1/64" – 1'-0"



B FLOOR PLAN
1/64" – 1'-0"



C ATTIC PLAN
1/64" – 1'-0"



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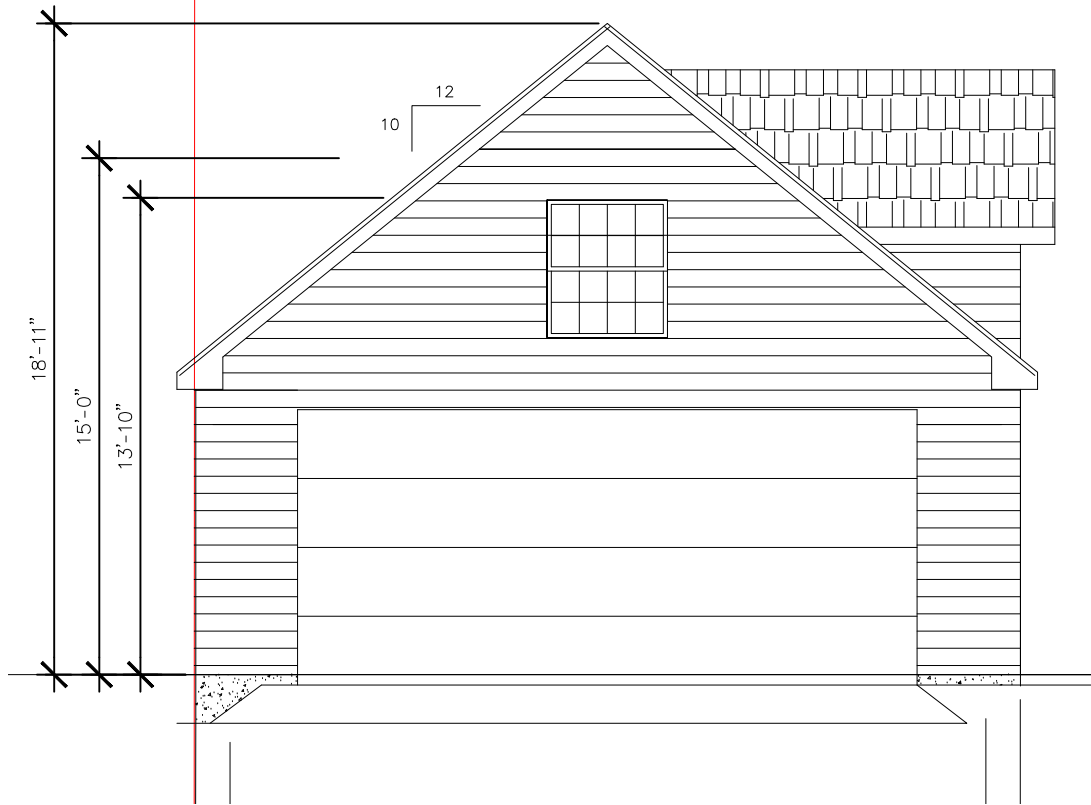
DRAWN BY

ISSUED FOR
BOA HEARING

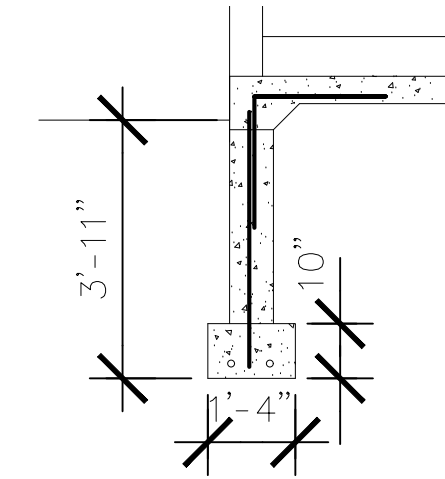
SHEET NUMBER

A2

SHEET 4 of 6



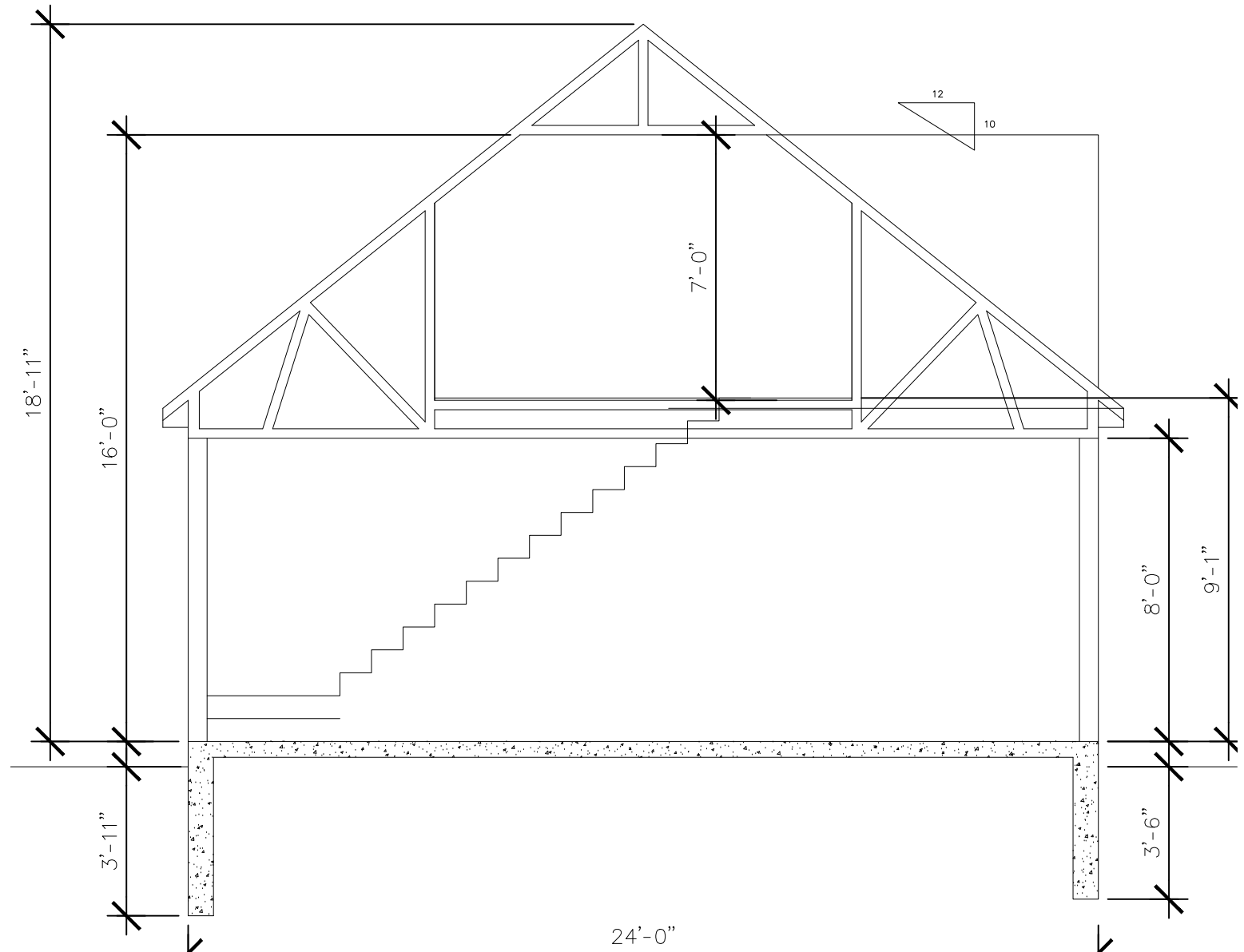
A EAST ELEVATION
1/64" – 1'-0"



B FOOTING DETAIL
3/8" – 1'-0"



C WEST ELEVATION
1/64" – 1'-0"



D BUILDING SECTION
3/16" – 1'-0"



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project: NEW GARAGE

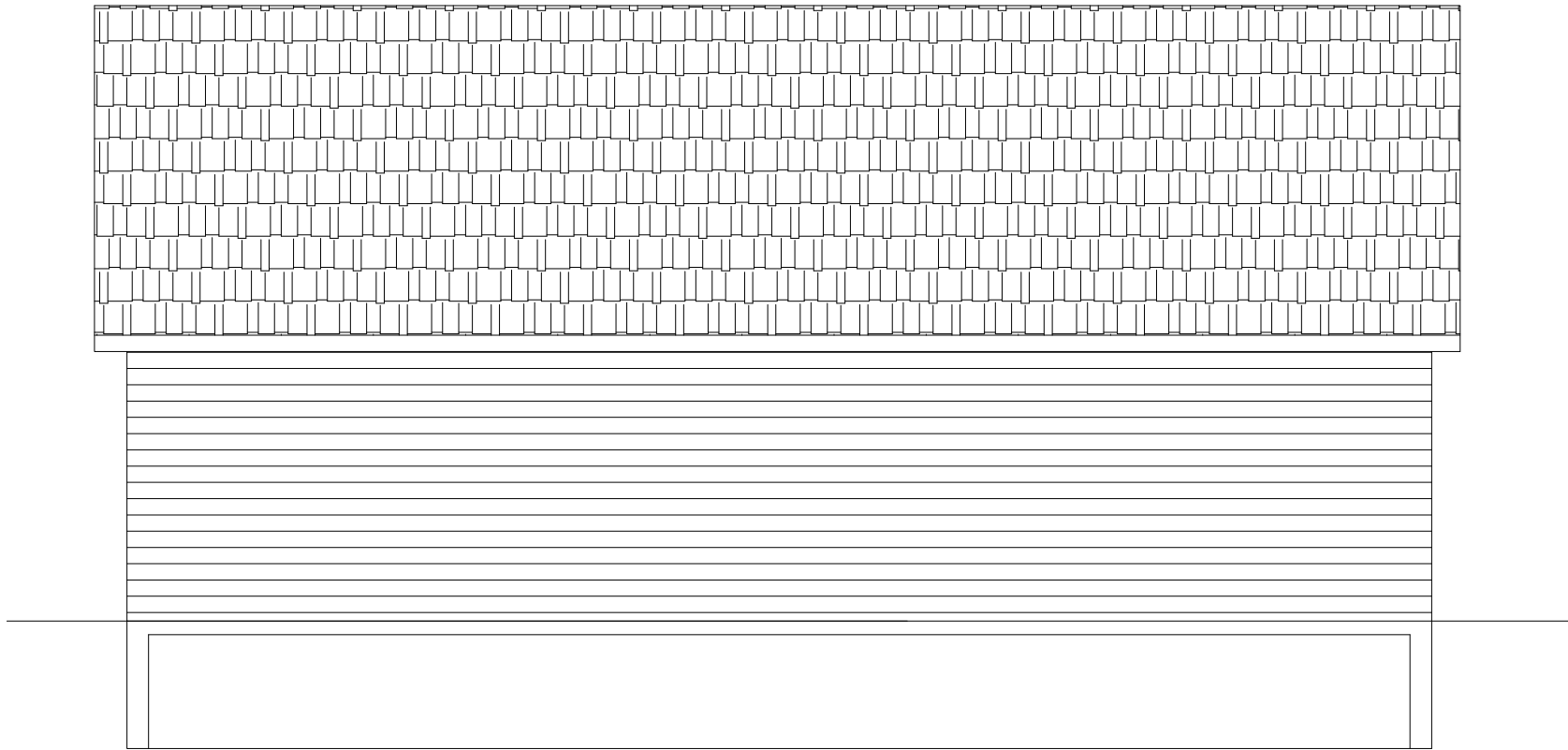
HUBLER RESIDENCE
104 LINCOLN STREET SE
BONDURANT, IOWA

DATE 7/10/2020
JOB NUMBER 6/sh.sg
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A3

SHEET 6 of 6



A

SOUTH ELEVATION

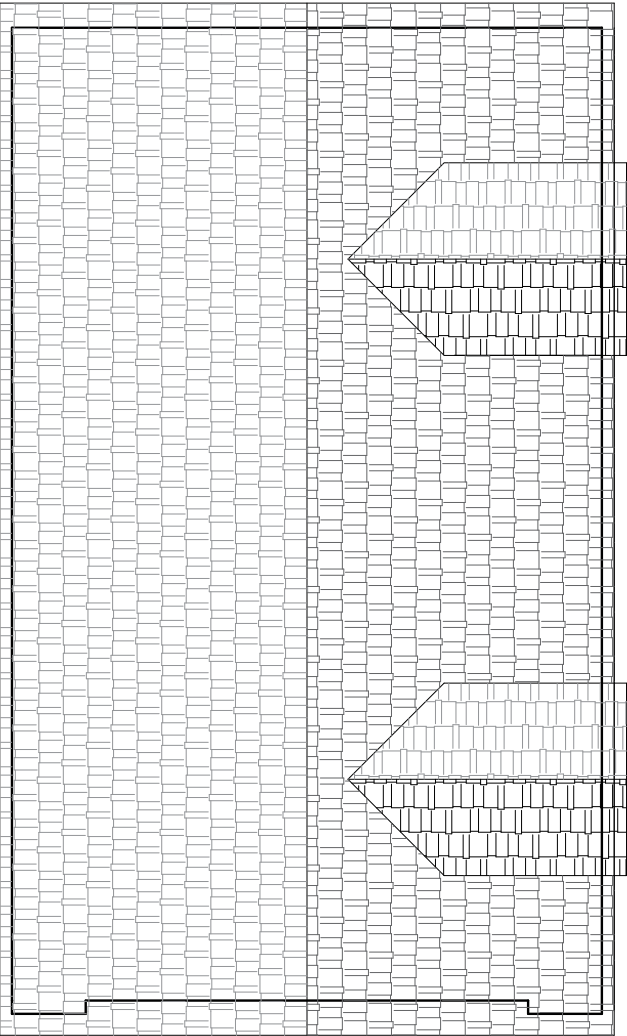
1/64" – 1'-0"



B

NORTH ELEVATION

1/64" – 1'-0"



C

ROOF PLAN

1/8" – 1'-0"



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