



**REGULAR MEETING
ZONING BOARD OF APPEALS
Thursday, May 20, 2021 at 5:00 p.m.
City of New Buffalo
224 W. Buffalo Street
New Buffalo MI 49117**

AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/84624119415?pwd=UEJXNXdjUStRZnhxRllwWDBtbnNRQT09>

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Previous Minutes- February 18, 2021
5. Public Comment
6. Public Hearing
 - a. Variance Request 121 N. Smith Street 11-62-0340-0118-00-6
7. New Business
 - a. Variance Request 121 N. Smith Street 11-62-0340-0118-00-6
8. Adjournment

Call to Order at 5:01 pm.

Roll Call. Attending from New Buffalo, MI, Berrien County: Arlene Pokuta, Mark Joseph, Tom Smith.

Attending from Lowell, IN, Lake County: Mark Gabryszewski (joined after approval of motion to excuse him)

Attending from Burns Harbor, IN, Porter County: Richard Cooper

Attending from Naples, FL, Collier County: Wayne Borg

Motion by Smith, seconded by Joseph to excuse Mark Gabryszewski from the meeting: roll call vote, motion carried, 5-0.

Mark Gabryszewski joined the meeting.

Approval of Agenda. Motion by Smith, seconded by Joseph to approve the agenda: roll call vote, motion carried, 6-0.

Approval of Previous Minutes- February 3, 2021. Motion by Smith, seconded by Pokuta to approve the previous minutes from February 3, 2021: roll call vote, motion carried, 6-0.

Public Comment:

None

Old Business

Variance Request 910 Lake Drive to allow a side yard setback of 5 feet instead of the required 10 feet for an inground pool.

If the Board would like to revisit the variance for 910 Lake Drive and to follow proper guidelines we need to officially rescind the motion to approve made on February 3rd, 2021, where the motion ended in a tie.

Motion by Smith, seconded by Borg to rescind the ZBA's previous vote regarding the proposed variance request for the property at 910 Lake Dr., as recorded on February 3, 2021, based on new information submitted by the applicant: roll call vote, motion carried, 6-0.

Motion by Smith, seconded by Gabryszewski to approve the variance application submitted for the property at 910 Lake Dr., based on the discussion in the record and a finding that all applicable standards of the zoning ordinance are satisfied: roll call vote, motion carried, 6-0.

Board Members Comments:

None

Motion by Borg, seconded by Pokuta at 5:10 pm to adjourn the meeting: roll call vote, motion carried, 6-0.

Adjournment at 5:10 pm.

ng



City of New Buffalo

Zoning Board of Appeals Staff Report

Hearing Date: April 23, 2021

Project Number: PZ21-0003

Applicant: Sarah Shanahan

Subject Property Address: 121 N Smith Street, New Buffalo, MI 49117

Nature of the Request:

Variance request for:

- Allow a 5 feet set back from primary building, Zoning requires 10 feet set back from primary structure.
- Allow a maximum height of accessory building to be 22' 11 ½", Zoning requires maximum accessory building height of 20' feet.
- Allow a zero (0) side set back from side yard to accessory building, Zoning requires a minimum side set back of 2 feet from side yard to accessory building.

Zoning District: R-3

OVERVIEW

The applicant is requesting a variance for three specific zoning regulations as noted above. As the proposed addition of a detached accessory garage would violate three zoning regulations as proposed.

The property at 121 N. Smith Street is currently being utilized as a single-family residence located in an R-3 district, (High Density Residential). The dwelling is permitted by right per section 8-2 (b) of the City of New Buffalo Zoning Ordinance.

The subject property has a new inground pool that was installed in the rear yard in March of 2019 with an approved zoning and building permit being issued. Projected lot coverage with house, pool, and proposed accessory garage would total approximately 30% lot coverage and up to 35% lot coverage is permitted.

Recommendation: Upon review of the application materials, validation of the facts reported, site inspection and evaluation of each of the criteria required for review and noted in this staff report, it is the recommendation of the Building Official to deny the requested side yard setback variance because of building code fire regulation requirements when structures are less than 5 feet for property line.

Respectfully submitted,
Ted Hanson
Building Official
City of New Buffalo



City Staff Use Only	Project Name	PAID
	Project Number	MAR 02 2021
	Review Fee Paid	City of New Buffalo
	Escrow Fee Paid	

APPLICATION TO: PLANNING COMMISSION ~~X~~ ZONING BOARD OF APPEALS

224 W Buffalo St, New Buffalo, MI 49117 City Hall: 269-469-1500 Building Dept: 269-469-7144 Facsimile: 269-469-7917

Instructions: Fill-in all blanks and 'X' applicable boxes (). Incomplete applications cannot be processed.

I. Applicant and Owner Information

Preferred address
7/2

A) Applicant(s) principal contact:

Name Sarah Shanahan

Address 121 N Smith St.
New Buffalo, MI 49117

Telephone [REDACTED]

E) Property owner(s) principal contact:

Name Sarah Shanahan

Address [REDACTED]

Telephone [REDACTED]

B) Applicant(s) secondary contact:

Name RORY SHANAHAN

Address _____

Telephone [REDACTED]

F) Architect (if applicable):

Name Olivia Seartoss

Address [REDACTED]

Telephone [REDACTED]

C) Agent or Attorney (if applicable):

Name _____

Address _____

Telephone _____

G) Engineer (if applicable):

Name _____

Address _____

Telephone _____

D) Is the property held in Trust*:

Yes - Answer below No - Skip below

Name of Trust _____

Address _____

Telephone _____

H) Applicant is (check one):

Property owner

Attorney _____

Agent _____

Engineer _____

Other: _____

* Trusts: Provide an attached statement from the trustee verifying the names of all the beneficial owners.

II. Purpose of Application

A) This application is a request for the following action:

Rezoning of Property

Subdivision Approval

Site Plan Approval

Rezoning Amendment

Variance(s) Approval

Special Use Approval

Lot Split - Subdivision or Land Division

Other: _____

B) The reasons for the requested action(s) are as follows:

TO MAXIMIZE INTERNAL SPACE OF ACCESSORY BUILDING
~~TO ALLOW FOR BOTH GARAGE AND UPSTAIRS OFFICE/BATH ROOM~~
TO ALLOW FOR BOTH GARAGE AND UPSTAIRS OFFICE/BATH ROOM

C) The specific section(s) of the City Zoning Ordinance or City General Ordinances which addresses the amendment, variance, or other action which is being requested:

~~3-2 B 2 - distance of 10' from primary structure~~

3-2 B 2 - distance of 10' from primary structure

3-2 B 6 - permitted height 20'

→ looking for approval of variance to 5' from primary structure + 0 feet from side property line, 2 feet Required.
→ looking for total height 22' 11 1/2", 20 foot maximum

D) The following two questions are only for applications which contain a request for a zoning variance:

1. Are the conditions which prevent the development of the property the result of action by an individual who has or had a property interest in the subject property: Yes No

2. If the conditions were self-imposed (not hardship), explain why the variance should be granted:

to allow us to maximize space usable on property that makes the property more useful year-round for our family

III. Site and Surrounding Property Information

A) Common address or property location of subject property:

121 N SMITH ST
NEW BUFFALO, MI 49117

B) Legal description (attach an additional sheet if necessary):

~~Residential property~~ LOT 10 BLK 10
VILL PLAT
OF NEW BUFFALO

C) Permanent Real Estate Tax Identification Number: 62-0340-0118-00-6

D) Parcel Size: 8712 sqf Square feet

66' Acres
Dimension of lot frontage
131.02' Dimension of lot depth

E) What are the current land uses and zoning on the property and the adjoining properties:

	Current zoning	Current land use
1. On Site:	R3	residential
2. Adjoining property:		
a) North of Site	R3	ll
b) South of Site	R3	ll
c) East of Site	R3	ll
d) West of Site	street / R2	ll

F) Describe any existing structures or other improvements and physical attributes of the site:

Single family home + pool

IV. Description of the Proposed Development

A) Please describe the proposed use of the land and/or building assuming approval of the request:

garage / pool house / office

B) What is the proposed time frame for the build-out of this development: asap - 2021 - Q1 2022

C) For each intended use please fill-in the number of buildings, square footage of each building, the total square footage of the development, and the required number of parking spaces; as well as the number and size of the water and the sewer connections:

Table with 7 columns: Building Use, Number of Buildings, Building Area (sq ft), Total Building (sq ft), Required Parking Spaces, Water Connections and Sizes, Sewer Connections and Sizes. Rows include Single Family R-1, Two Family R-2, Multi-Family R-3, Central Business CBD, Gen. Commercial GCD, Waterfront Marina WM, General Industrial I-1, and TOTAL.

D) If this application is for a development please provide information concerning the amount of traffic and the proposed road configuration it will have:

- 1) Average daily traffic count for the proposed development: N/A
2) Peak traffic flow count for the proposed development: N/A
3) How many lineal feet of roadway is proposed to be developed: 0
4) How many cul-de-sacs will be constructed as part of this project: 0
5) How many curb cuts to City, County or State roads are proposed: 0

E) Does the request contemplated in this application concern any hazardous materials: No Yes - describe the type and quantity of materials (attach extra pages if necessary):

V. Attachments

- A) Plat of Survey with legal description.
- B) Site plan of proposed use of project showing traffic patterns, parking locations and court, drainage patterns including detention areas, landscaping plans, exterior lighting locations and illumination pattern, building facade portrait and building size and location dimensions.
- C) Floodplain map (engineer's drawing or FEMA map showing location of subject property).
- D) Application fee in the amount of \$ 375.
- E) High Risk Dune Area Designation and/or Soil Conservation Analysis (if applicable).
- F) Application for permits (specify type):
 - 1) Michigan DOT _____
 - 2) County Road Commission _____
 - 3) County Health Department _____
 - 4) State Dept. of Public Health _____
 - 5) Michigan DEQ _____
 - 6) Others _____
- G) Sand Dune Permit for Construction (if applicable).

VI. Additional Information - Please describe the reasons this petition should be granted and include any additional comments or pertinent information (attach additional pages if necessary):

Looking for 5' instead of 10' for primary structure and 22' 11/2" height instead of 20' height to maximize internal space to include both garage + office/bathroom upstairs to create greater year-round utility for our family from the property

Also 0' side set back instead of required 2 feet.

VII. Signature and Declaratory Statement

A) Required attendance at public hearing(s) and/or meeting(s): The Planning Commission and Zoning Board of Appeals (ZBA) have established a policy requiring the applicant or a designated representative of the applicant to be present at any meeting or public hearing at which their application is to be considered. Failure of the applicant or designee of the applicant to appear may postpone consideration of the application by the Planning Commission or ZBA.

B) Declaratory Statement:

I, Sarah Sharpen, hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge and further, I acknowledge the required attendance of the applicant as set forth in paragraph A above. I furthermore grant permission for identified members of the City of New Buffalo's Planning Commission or Zoning Board of Appeals to visit the site(s) referenced in this application.

C) Applicant Signature:

Sarah Sharpen

Date: 3.2.21

D) Notary Public Certification Statement:

I, Ann Marie Fidler, Notary Public in and for the State of Michigan this 2nd day of March, 2021 the above captioned applicant appeared before me and under oath, stated that all matters contained in this application are true.

Ann Marie Fidler
NOTARY PUBLIC
County of Berrien
My Commission Expires 9-24-2026
Acting in the County of Berrien

My commission expires: 09-24-2026

Ann Marie Fidler

VIII. City Staff Review

A) Fire Department approval of Site and Building Plans, except for single family dwellings: This application and associated documentation must be reviewed by the Fire Chief or his designee, which can be arranged by calling the Fire Department: 269-469-4993.

Review Date: _____

Approval: Yes No Signature: _____

Conditions: Attached None Title: _____

B) Note to applicant: The original application must be filed in the Office of the Zoning Administrator, where the following signatures are required for verification that this is a complete and valid application to be considered by the Planning Commission or the Zoning Board of Appeals.

Building Inspector: _____

Date: _____

Zoning Administrator: _____

Date: _____

Initial meeting date: _____

Section 8-1 Intent and purpose.

This district is intended for buildings containing multiple-dwelling units, including both attached single-family dwelling units and apartment-style residential development. It is intended to provide additional variety in housing opportunity and choices, and to recognize the need to provide affordable housing.

Section 8-2 Uses permitted by right.

[Amended 2-19-2008 by Ord. No. 175; 6-17-2019 by Ord. No. 238]

Land and/or buildings in the R-3 District may be used for the following purposes by right:

- A. Multiple-family dwelling units, including single-family attached dwelling units, and apartment buildings.
- B. Single-family detached dwelling units.
- C. Accessory buildings and uses associated with the above permitted uses, including:
 - 1. Automobile garages.
 - 2. Health club facilities intended primarily for residents of the residential complex.
 - 3. Recreational facilities intended exclusively for residents of the residential complex such as pools and tennis courts and other similar uses.
 - 4. Community center building.

Accessory buildings shall also comply with the regulations contained in Section 3-2 of this ordinance. As provided in Section 8-3, carports are permitted in the R-3 District by special use permit only.
- D. Home occupations pursuant to Section 3-26.
- E. State-licensed residential care family facilities.
- F. State-licensed family day-care centers.
- G. Municipal parks.
- H. Public utility or service buildings, not requiring the outdoor storage of materials.

Section 8-3 Uses permitted by special land use.

[Amended 6-17-2019 by Ord. No. 238]

Land and/or buildings in the R-3 District may be used for the following purposes when approved by the Planning Commission in accordance with the special use requirements contained in Article 17:

- A. Carports.
- B. Home occupations not meeting the standards in Section 3-26.
- C. Multiple-family dwelling units providing any type of nursing or medical assistance, assisted living facility, or residential complex providing a common eating area.
- D. State-licensed group day-care centers.
- E. State-licensed residential care group facilities.

Section 8-4 Site development requirements.

Section 3-0 Intent and purpose.

It is the purpose of this article to establish regulations and conditions which are generally applicable to all or most districts of this ordinance unless otherwise indicated. The purpose of this article is to provide uniform regulations applicable within the City of New Buffalo which supplement the specific requirements for each district, and each permitted use. The regulations of this article shall apply to all Districts of this ordinance, unless specifically excepted elsewhere in this ordinance.

Section 3-1 Essential public services.

The erection, construction, alteration or maintenance of essential public services shall be permitted in any zoning district. It is the intent to exempt such essential services from the application of this ordinance.

Section 3-2 Accessory buildings structures and uses.

P221-0003

A. General requirements.

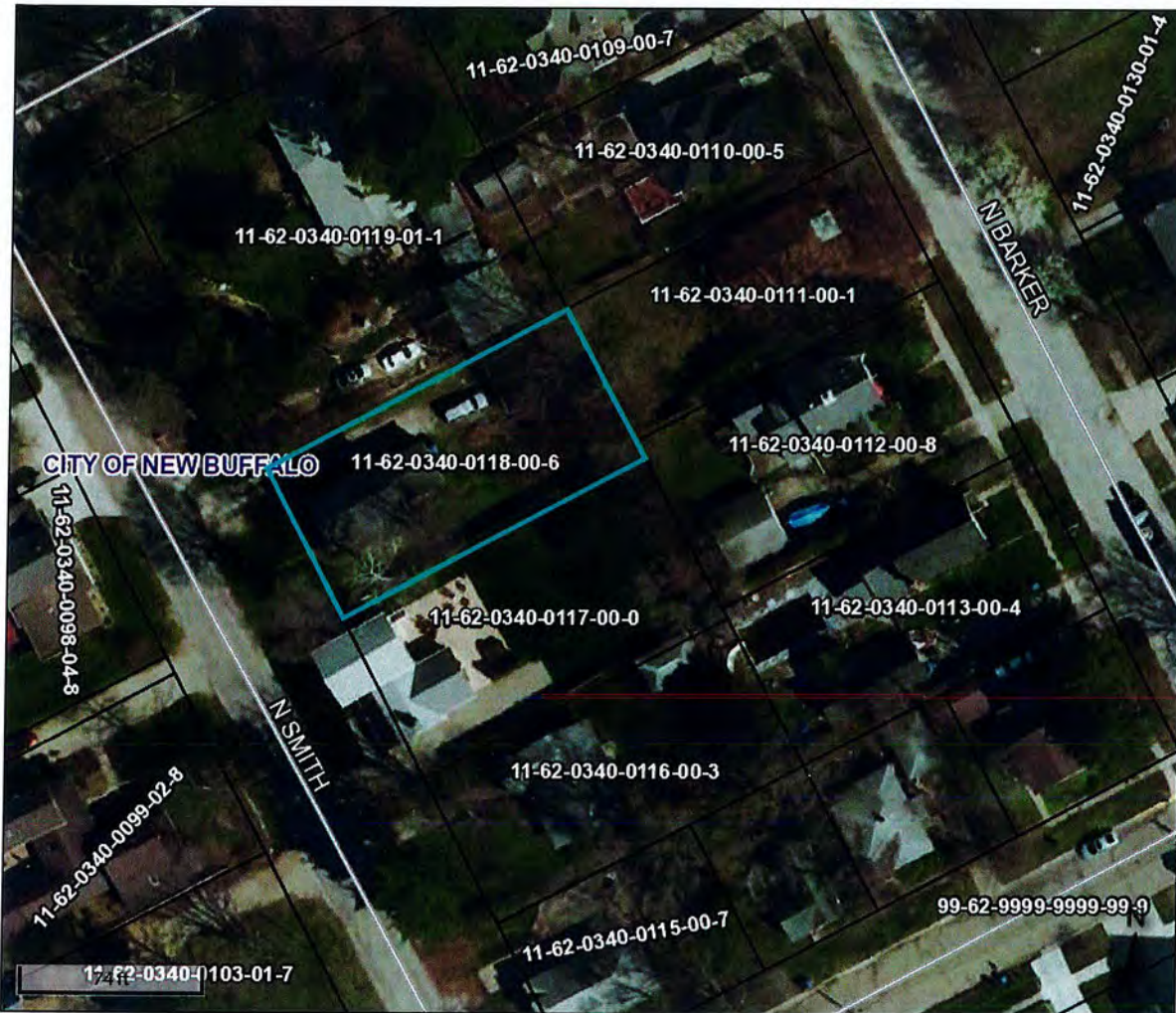
1. Accessory buildings and structures shall be permitted subject to the regulations of this section.
2. Attached accessory buildings and structures shall be made structurally a part of the principal building and shall conform to the site development standards of the district in which the building or structure is located.
3. Detached accessory buildings and structures in nonresidential districts shall be setback six feet from all side and rear lot lines.

B. Detached accessory buildings and structures - residential districts or uses.

1. Location. Detached accessory buildings and structures shall be permitted only in the side or rear yard.
2. Setback. Accessory buildings shall be setback a minimum of two feet from a side or rear property line, and a minimum of 10 feet from the primary structure, but where it abuts an alley, it shall be setback six feet.
3. Number of buildings. Up to two accessory buildings shall be permitted, however their combined area shall not exceed the maximum permitted area for detached accessory buildings.
4. Maximum permitted size:
 - a. For lots of 10,000 square feet in area or less: 960 square feet shall be permitted.
 - b. For lots greater than 10,000 square feet in area, up to one acre: 1,500 square feet shall be permitted.
 - c. For lots greater than one acre: 2,000 square feet shall be permitted.
5. Maximum rear yard coverage. Detached accessory structures shall not cover more than 40% of the rear yard area. In the case of corner lots, such structures shall not cover more than 40% of the yard opposite the principal front yard.
6. Permitted height. No detached accessory building shall exceed a height of 20 feet.
7. Swimming pool. A swimming pool shall be permitted in addition to any detached accessory structure located on a lot or parcel. Swimming pools shall comply with the City's building code, and be located a minimum of 10 feet from the residential structure and any property line.

- C. Detached accessory buildings in nonresidential districts or uses. Detached accessory buildings having 1,000 square feet of area or more shall be approved through the site plan review process. Detached accessory buildings of less than 1,000 square feet may be approved as a minor change to a site plan (see Article 19). All detached accessory buildings shall comply with the building setback requirements of the primary structure.

Section 3-3 Corner lots.



Overview



Legend

- Railroads
- Roads
 - <all other values>
 - Interstate
 - Major Arterial
 - Minor Arterial
 - Roads
- Parcels
- Lakes
- Rivers
- Parcel
- Lake Michigan

Parcel ID	11-62-0340-0118-00-6	Alternate ID	n/a	Owner Address	SHANAHAN RORY M & SHANAHAN SARAH E
Sec/Twp/Rng	n/a	Class	401		REVOCABLE LIVING TRUST
Property Address	121 N SMITH ST NEW BUFFALO	Acreage	n/a		121 N SMITH ST NEW BUFFALO, MI 49117
District	11200				
Brief Tax Description	LOT 10 BLK 10 VILL PLAT OF NEW BUFFALO <i>(Note: Not to be used on legal documents)</i>				

Date created: 4/23/2021
Last Data Uploaded: 4/23/2021 1:50:07 AM

ARCHITECTURAL PLANS FOR SHANAHAN ACCESSORY BUILDING



PROJECT INFORMATION

CLIENT: SHANAHAN & RORY SHANAHAN
 PROJECT ADDRESS: 121 N SMITH STREET
 NEW BUFFALO, MICHIGAN 49117
 SQUARE FEET: 1,827 (INCLUDING GARAGE)

SYMBOLS

- SECTION CUT LINE (INDICATES SECTION & SHEET NUMBER)
- KEY NOTE
- DOOR SCHEDULE DESIGNATION
- WINDOW TYPE DESIGNATION
- REVISION
- INTERIOR ELEVATION SYMBOL
- ELEVATION HEIGHT DESIGNATION
- BEAM TYPE DESIGNATION
- NEW FRAME WALL
- EXISTING FRAME WALL TO REMAIN
- FOUNDATION WALL

ABBREVIATIONS

- CL CENTERLINE
- CONC CONCRETE
- DOBS DOUBLE
- DN DOWN
- ELEV ELEVATION
- FOUN FOUNDATION
- GYP GYPSUM
- INSU INSULATION
- LIN CL LINEN CLOSET
- ON CENTER ON CENTER
- OVER OVERHANG
- REFR REFRIGERATION/FREEZER
- REV REVISED
- TO BE TO BE SELECTED
- TYP TYPICAL

GENERAL NOTES

1. DO NOT SCALE PLANS. ENLARGED PLAN DIMENSIONS TAKE PRECEDENCE OVER SMALLER SCALE PLAN DIMENSIONS.
2. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CONCRETE, MASONRY OR EXTERIOR SHEATHING UNLESS OTHERWISE NOTED.
3. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF CONCRETE OR FINISHED WALL UNLESS OTHERWISE NOTED.
4. HANG SIDE OF ALL INTERIOR DOOR FRAMES TO BE SET 3/4" FROM FINISHED FACE OF ADJACENT PERPENDICULAR WALL UNLESS OTHERWISE NOTED.
5. PROVIDE BOLD WOOD BLOCKING AT ALL WALL MOUNTED DEVICES AND FIXTURES.
6. ALL INFORMATION SHALL BE FIELD VERIFIED.
7. SWITCH, CLEAN, ADJUT & REPAIR ALL EXISTING CONSTRUCTION TO REMAIN AS REQUIRED TO PROVIDE A NEAT AND COMPLETE INSTALLATION.
8. ALL EXTERIOR WALLS ARE 2x4 WOOD STUDS. ALL INTERIOR WALLS ARE 2x4 WOOD STUDS UNLESS OTHERWISE NOTED.

SHEET LIST TABLE		
SHEET NUMBER	SHEET FILE	SHEET DESCRIPTION
1	A0	COVER SHEET
2	C1	SITE PLAN
3	A1	FOUNDATION PLAN & WALL SECTIONS
4	A2	MAIN LEVEL & UPPER LEVEL FLOOR PLANS
5	A3	ENLARGED VIEWS
6	A4	EXTERIOR ELEVATIONS
7	A5	ROOF PLAN & SCHEDULES



LOCATION MAP



**OLIVIA SEARFOOS
DESIGN**

16170 Red Arrow Hwy
 Lincoln Park, MI 48120
 Phone: 313.851.6746
 oliviasearfoos@gmail.com

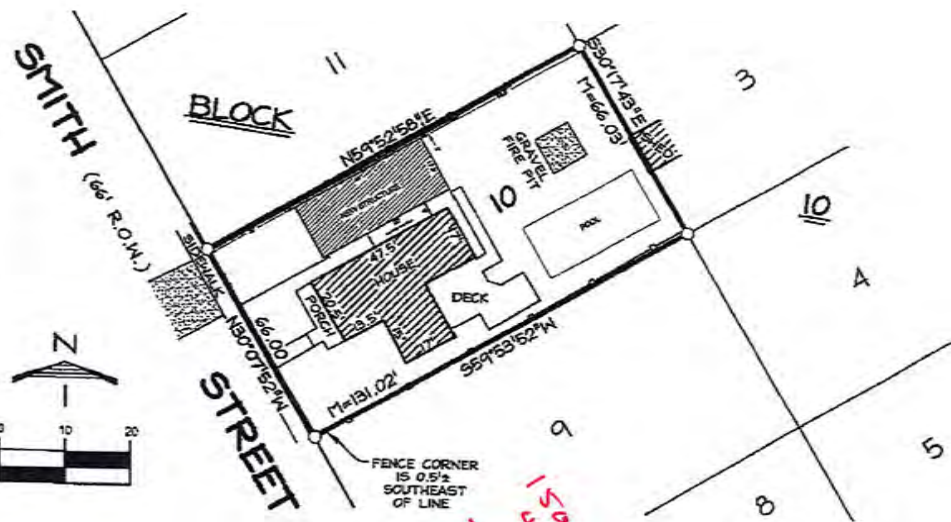
NOTES

SHANAHAN ACCESSORY BUILDING
 121 N SMITH STREET
 NEW BUFFALO, MI 49117

REVISIONS

NO.	DATE	BY	DESCRIPTION

COVER SHEET
 A0



SITE PLAN

3-26-21
5 8T

1500 sq ft
460 Garage
182 1/2 lot coverage
8712 Lot
3,049 Pillaugh lot coverage



**OLIVIA SEARFOFF
DESIGN**
3875 Third Avenue West
Orion, MI 48309
Phone: 248.555.4242
www.oliviadesign.com

NOTES

SHANAHAN ACCESSORY BUILDING
121 N SMITH STREET
NEW BUFFALO, MI 48117

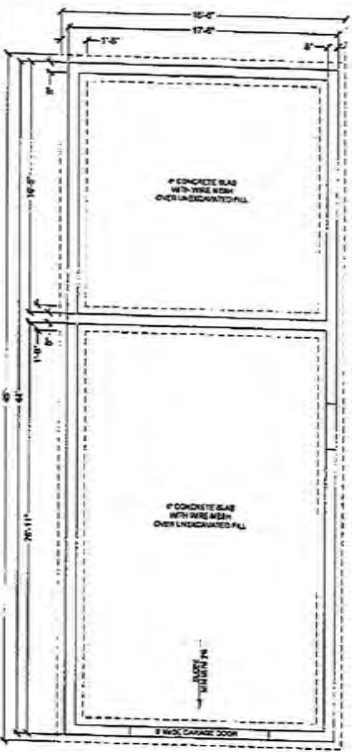
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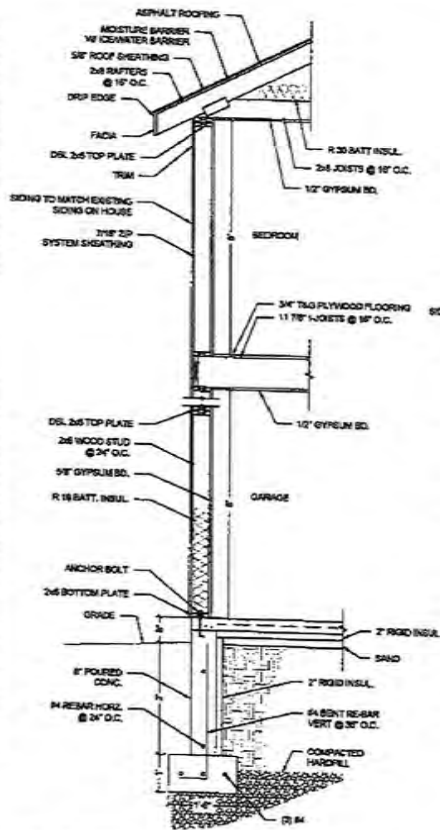
SITE PLAN

C

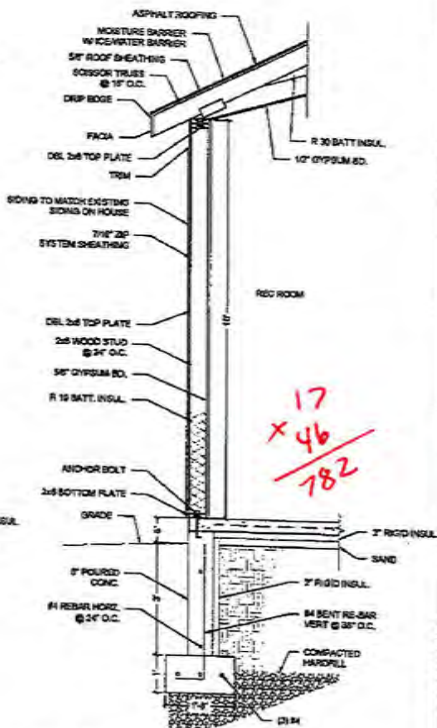
3 OF 3



FOUNDATION PLAN
3/4\"/>



1 WALL SECTION
3/4\"/>



2 WALL SECTION
3/4\"/>

17
x 46
782



OLIVA SEARFOSS
DESIGN

16175 Red Arrow Hwy
Suite 100, Mt. Airy, NC 28551
Phone 252.828.4646
info@olivasearfossgroup.com

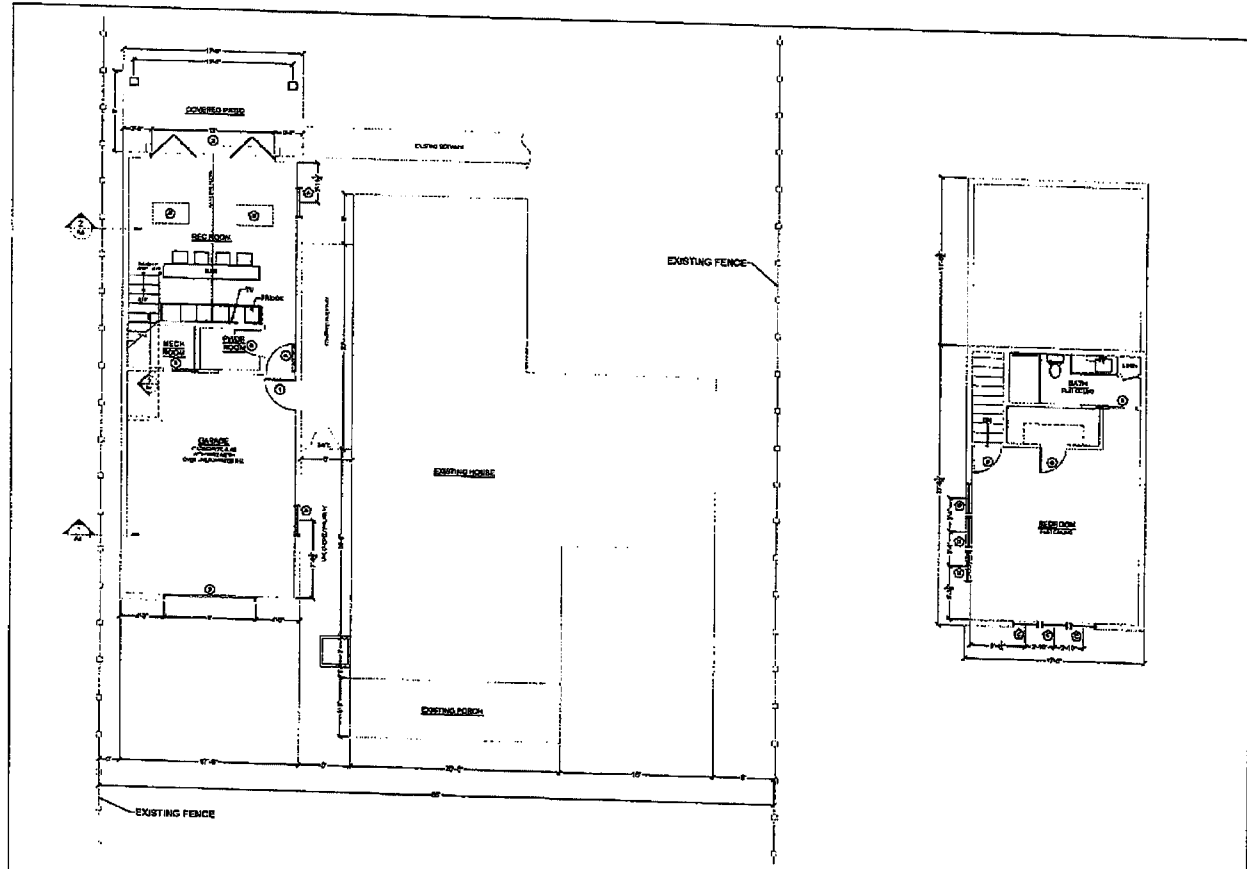
NOTES

SHANAHAN ACCESSORY BUILDING
121 N SMITH STREET
NEW BUFFALO, MI 48117

REVISIONS

NO.	DESCRIPTION	DATE

FOUNDATION PLAN & WALL SECTIONS
A1
3 OF 7



MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"



OLIVA SEARFOOS
DESIGN
 16720 Road Avenue Hwy
 L'Annis Park, MI 49110
 Phone 228.881.4743
 olivasearfoosdesign.com

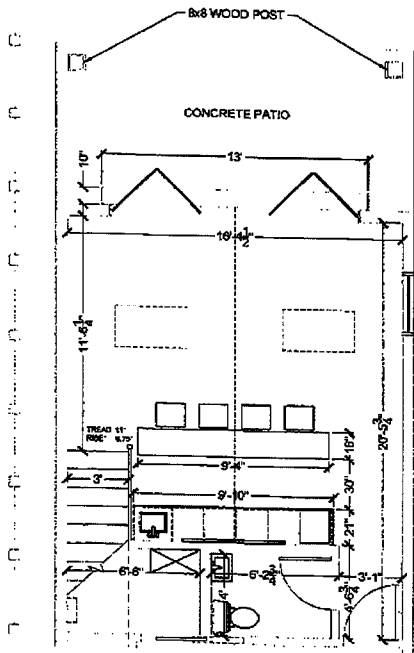
NOTES

SHANAHAN ACCESSORY BUILDING
 121 N SMITH STREET
 NEW BUFFALO, MI 49117

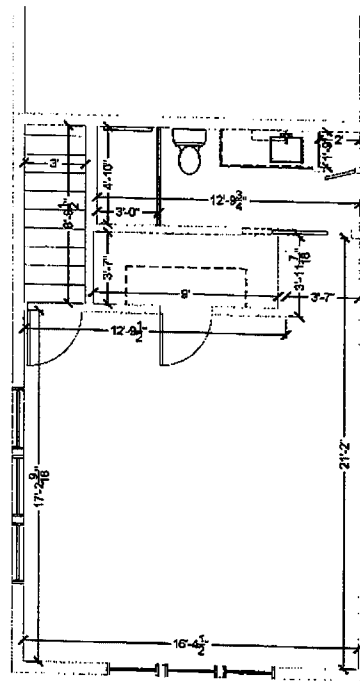
REVISIONS

NO.	DESCRIPTION	DATE

MAIN LEVEL &
 UPPER LEVEL
 FLOOR PLANS
 DATE: 10/15/17
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: A2
 SHEET: 4 OF 7



MAIN LEVEL ENLARGED VIEW



MAIN LEVEL ENLARGED VIEW



OLIVIA SEARFOFF

DESIGN

12712 Red Arrow Hwy
Ligonier, PA, 15043
Phone 724.861.0166
olivia@searfoffdesign.com

NOTES

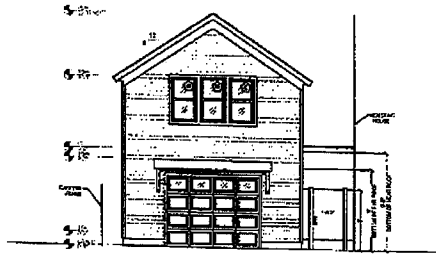
SHANAHAN ACCESSORY BUILDING
121 N SMITH STREET
NEW BUFFALO, MI 49117

REVISIONS

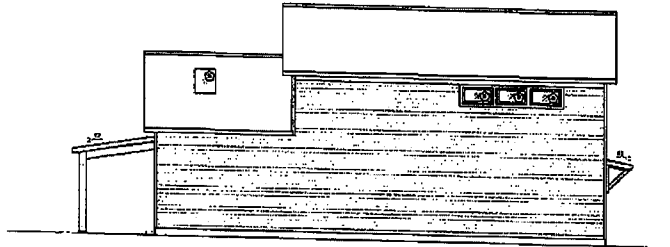
NO.	DATE	DESCRIPTION

ENLARGED VIEWS

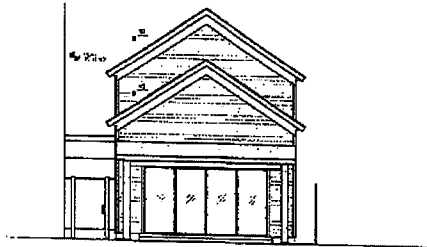
DATE: 05/11/17
SCALE: AS SHOWN
DRAWN BY: DS



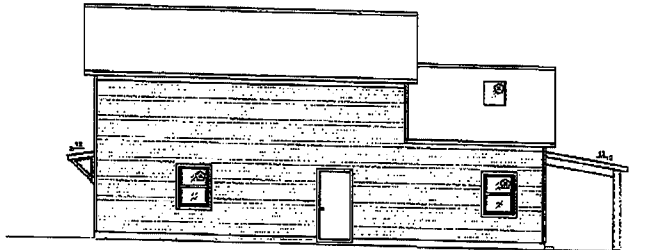
FRONT ELEVATION



LEFT SIDE ELEVATION



BACK ELEVATION



RIGHT SIDE ELEVATION



OLIVIA SEARFOFF
DESIGN

18110 East Avenue Hwy
Linton Park, MI 49122
Phone: 268.887.8216
www.oliviasearfoffdesign.com

NOTES

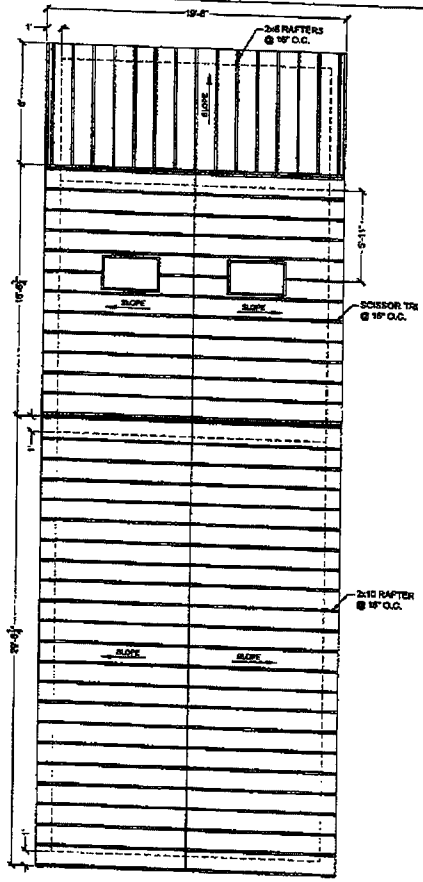
SHANAHAN ACCESSORY BUILDING
121 N SMITH STREET
NEW BUFFALO, MI 49117

REVISIONS

NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

DATE: 11/11/17
SCALE: AS SHOWN
DRAWN BY: J.S.
CHECKED BY: J.S.
PROJECT NO.: 17-001



ROOF PLAN
1/20/17

DOOR SCHEDULE					
DOOR #	DOOR SIZE	QTY	MFL.	REMARKS	
G1	8'-0" x 6'-8" x 1 3/4"	1	ALUM	SGL; EXTERIOR; TBS BY OWNER	
G2	8'-0" x 7'-0" x 2"	1	ALUM; GLASS	SGL; EXTERIOR; TBS BY OWNER	
G3	12'-0" x 6'-8" x 1 3/4"	1	ALUM; GLASS	4 PANEL FOLDING; EXTERIOR; TBS BY OWNER	
G4	2'-8" x 6'-8" x 1 3/4"	1	ALUM	SGL; EXTERIOR; TBS BY OWNER	
G5	2'-8" x 6'-8" x 1 3/4"	2	WOOD	SGL; INTERIOR; POCKET; TBS BY OWNER	
G6	2'-8" x 6'-8" x 1 3/4"	3	WOOD; FLUSH	SGL; INTERIOR; TBS BY OWNER	

WINDOW SCHEDULE					
#	SIZE	QTY	MANUFACTURER	U-VALUE	REMARKS
A	3'-0" x 4'-0"	2	TBS BY OWNER	0.30	DEL. HUNG
B	4'-0" x 2'-0"	2	TBS BY OWNER	0.30	DEL. HUNG
C	2'-0" x 4'-0"	3	TBS BY OWNER	0.30	DEL. HUNG
D	8'-0" x 1'-7"	3	TBS BY OWNER	0.30	AWNING



OLIVA SEARFOSS
DESIGN
19710 Red Arrow Hwy
Liveston, MI 48150
Phone: 248.616.6145
oliva.searfossgroup.com

NOTES

SHAMAHAN ACCESSORY BUILDING
121 N SMITH STREET
NEW BUFFALO, MI 48117

REVISIONS

NO.	DESCRIPTION	DATE

ROOF PLAN & SCHEDULES
A5
7 of 7

SARAH E. SHANAHAN
ROBY SHANAHAN

1418

3221

City of New Buffalo
Three hundred thirty five 00/100

\$ 350⁰⁰

BMO  **Harris Bank**
BMO Harris Bank N.A.
Chicago, Illinois

Michael Kovach



CITY OF NEW BUFFALO
224 W. BUFFALO STREET
NEW BUFFALO, MI 49117
Phone : (269) 469-1500

Received From: SHANAHAN
Date: 03/02/2021
Receipt: 89975 *** REPRINT ***
Cashier: SBOONE
Time: 3:10:19 PM

ITEM REFERENCE	AMOUNT
VAR VARIANCES	
VARIANCES 121 N SMITH	
TOTAL	\$350.00
CHECK 1418	\$350.00
Total Tendered:	\$350.00
Change:	\$0.00