

**VILLAGE OF DEXTER  
ZONING BOARD OF APPEALS MEETING  
7720 Ann Arbor Street  
Dexter Senior Center  
Monday, October 20, 2014, 7:00 pm**

**AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL -MEMBERS:**

S. Hansen	P. Mekas	J. Rush	M. Schmid- PC Rep.
B. Stacey – Alternate	B. Gray – Alternate		J. Carson – VC Rep.

**C. APPROVAL OF MINUTES – July 31, 2014 Regular meeting minutes**

**D. APPROVAL OF THE AGENDA**

**E. STAFF REPORT**

**F. SITE INSPECTION (Conduct on own)**

**G. PUBLIC HEARINGS**

**Order for Public Hearings**

- a. Staff presentation.
- b. Petitioner's presentation.
- c. ZBA member reports on conversations and site inspections.
- d. Public comment (State name and address).
- e. Rebuttal by petitioner (At chairman's discretion).
- f. Close the public comment portion of the public hearing

**1. Public Hearing for Variance Request (ZBA Case #2014-05)**

**Applicant: Michael Garlick  
3677 South Downs Dr HD-08-08-260-124**

This Public Hearing is being held to hear public comment regarding the following request submitted by Michael Garlick to waive the 15-foot rear yard requirement in Section 20.01.

PROPOSAL: The application proposes a 5-foot 6-inch variance from the 15-foot rear yard required in Section 20.01, Schedule of Regulations for properties in the R1B district. The applicant desires to construct a 10-foot x 20-foot deck on the rear of the home, located at 3677 South Downs Dr, resulting in a 9-foot-4-inch rear yard setback. The applicant requests the variance due to practical difficulties associated with the property.

**H. BUSINESS SESSION**

Discussion and possible action following public hearing:

- a. Discussion: Review of facts based on all information presented (from the application, written request for appeal, zoning ordinance, physical characteristics of the parcels, staff reports, hearing testimony). Discussion continues until a member is confident enough to propose a motion that includes a "finding of fact" and/or "conclusions", and "rationale explaining why conclusions are reached" and "conditions" if any.

\* This would be the appropriate time for the Board to call witnesses, and ask questions of owners, consultants, staff, etc.

- b. Motion is proposed on "finding of fact, rationale, conclusions and conditions."
- c. Discussion on standards and requirements of the ordinance.
- d. Action on the motion.

**1. CONSIDERATION OF: ZBA Case #2014-05  
Variance Request for 3677 South Downs Dr  
Applicant Michael Garlick**

**2. Election of officers**

**I. ADJOURNMENT**

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Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Village Office at (734) 426-8303, at least forty-eight hours prior to the meeting. Village staff will be please to make the necessary arrangements.

**ZONING BOARD OF APPEALS  
MEETING  
THURSDAY, JULY 31, 2014**

**A. CALL TO ORDER:**

The meeting was called to order at 7:00 PM by Carol Jones, Village Clerk, in the absence of Chairperson at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

**B. ROLL CALL:**

S. Hansen	J. Rush – ab	B. Stacey
P. Mekas	J. Carson	

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Village Clerk; Becky Murillo; Mike Williams; Walter Mayer; and residents.

**C. APPROVAL OF THE MINUTES**

1. Regular Meeting – May 19, 2014

Motion Carson; support Stacey to approve the minutes of the Regular Meeting of May 19, 2014 as presented.

Unanimous voice vote approval with Rush absent.

**D. APPROVAL OF THE AGENDA**

Motion Carson; support Hansen to amend the agenda to change item G to Election of Officers and move Adjournment to item H.

Unanimous voice vote approval with Rush absent.

**E. SITE INSPECTION (Conduct on own)**

**F. PUBLIC HEARINGS**

**1. Public Hearing for Variance Request (ZBA Case 2014-04)**

**Applicant: Becky Murillo  
3411 Hudson St., HD-08-06-117-017**

The Public Hearing is being held to hear public comment regarding the following request submitted by Becky Murillo to waiver the following requirement:

The applicant, Becky Murillo, is requesting a variance from the following section of the Village of Dexter Zoning Ordinance at 3411 Hudson St., HD-08-06-177-017:

Section 8.11 Special Use, sub-section B.21 Group Day Care Homes; Group Day Care Homes shall have a minimum lot area of one half acre (21,780 sq. ft.).

Proposal: The applicant proposes on 11,980 sq. ft. variance to allow for a minimum lot area of 9,800 sq. ft.

Ms. Aniol explained the reasons for the variance of practical difficulties, substantial justice and extraordinary circumstances. Ms. Aniol also gave the background information regarding the change Ms. Murillo is looking for the change her business from a family day care home to a group day care home of 6 to 12 children.

The following questions were asked by ZBA members:

- Stacey – The ages of children attending the day care and will there be fencing for the outdoor play area. (Response – licensed to care for infants to 18 years and yes there would be fencing of the play area.)
- Hansen – The location of the fencing and the height of the fence? (Response – the fence would be 3 feet and a white picket fence.)
- Mekas – To whom will the variance be granted? (Response - it applies to the property as does the special use but would lapse after a year if there is not a day care on the property.)

Acting Chairperson Jones opened the Public Hearing at 7:30 PM. The following residents addressed the ZBA:

- Mike Williams of 3430 Hudson, Dexter spoke about living across the street from the day care facility and has no issues from those clients attending the day care. His concerns and questions were answered in the ZBA's discussion and he is not opposed to the variance.
- Walter Mayer of 7740 Fourth, Dexter spoke about driving to the mailbox near the facility and has concerns about the children so he likes the idea of a fence. He has had no inkling of any disturbance from this business.

The Public Hearing was closed at 7:37 PM.

Motion Mekas; support Carson based upon the information provided by the applicant at the July 31, 2014 Zoning Board of Appeals meeting, the Board determines that the request to waive the requirement set forth in Section 8.11, sub-section 19.1, submitted by Becky Murillo for 3411 Hudson Street, HD-08-06-117-017 to permit a minimum lot area of 9,800 for a group day care home be granted for the property located at 3411 Hudson Street because the proposed variance meets the conditions required for the granting of a variance.

The determination was made with consideration of the following per Section 24.05 of the Village of Dexter Zoning Ordinance:

1. Practical difficulties,

2. Substantial justice,
3. Extraordinary circumstances, and
4. No safety hazard or nuisance.

Ayes: Hansen, Mekas, Carson and Stacey  
Nays: None  
Absent: Rush  
Motion carries 4-0

#### **G. ELECTION OF OFFICERS**

Motion Stacey; support Carson to postpone the election of officers until the next meeting.

Unanimous voice vote approval with Rush absent.

#### **H. ADJOURNMENT**

Motion Carson; support Stacey to adjourn at 7:44 PM.

Unanimous voice vote approval with Rush absent.

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: \_\_\_\_\_



## OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

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### Memorandum

**To:** Zoning Board of Appeals  
Courtney Nicholls, Village Manager

**From:** Michelle Aniol, Community Development Manager

**Re:** Report for October 20, 2014 ZBA Meeting

**Date:** October 14, 2014

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#### Legislative Updates

Rep Kowall (R-44<sup>th</sup> District) introduced a substitute bill to amend the DDA Act Wed, October 1<sup>st</sup> at the Commerce Committee meeting. This substitute bill included a significant addition- gain sharing of 25% of tax increment revenue to the other taxing jurisdictions by 2035, accomplishing this by sharing back 1.25% per year, starting 2015 for those already existing or by year 5 of a new authority. Representatives from the MEDC and MSHDA, among others, spoke out against the proposed legislation during the Committee meeting, and the Committee took no action. Speculation is the bill will die in Committee, but the issue of TIF reform will be taken up next year through a more comprehensive approach.

#### Business Development News

- Red Brick Kitchen has put the Bits-N-Pizza building is under contract. Owners, Peter and Megan are going through the due diligence process and are excited by the opportunity this acquisition will afford them and their business.
- A new restaurant will be opening soon in the former Coney Island located at 8128 Main Street. The restaurant is aligned with Senate Coney Island, a family owned restaurant chain, known for quality and friendly service throughout southeast Michigan. Breakfast and lunch will be served seven days a week. The hours of operation will be 6:30 am – 3:00 pm Mon-Sat and 8:00 am – 3:00 pm Sun. The new owners are currently hiring for waitress and cook position. The owners are now hiring for waitresses and line cooks. Watch for grand opening!
- The Mill Creek Sports property will be coming up for sale now that the former owner's estate has been settled in probate. While the property is not located within the Village, staff has received a number of inquiries regarding planning, zoning, and utilities. The property measures less than an acre (0.83 ac), with the front half located half within Scio Township and the back half located in Webster Township. According to the Planners from both communities, if someone wanted to open the same type of business, without any changes to the existing buildings (inside and out) the Planners would grant zoning compliance. However, if someone wanted to establish a use other than the previous use then full site plan review would be required by both communities, and improvements, such as, but not limited to paved parking lot, stormwater management, landscaping, ingress/egress would be required.
- Staff met with Faith in Action representatives on Monday, October 13, 2014 to discuss the process and procedure for relocating its distribution center to 7997 Grand Street. The property is not zoned or master planned for distribution/warehouse use, so staff is working with Faith in Action to identify the process to apply for a rezoning or conditional rezoning.

#### Planning Commission Updates

- The Commission discussed the next steps in the process to amend and reformat sign regulations in the zoning ordinance. Staff will present a draft scope of work for the Commission to review and discuss at its meeting in November.

- The Commission will conduct a public hearing at its November meeting to consider revised regulations to allow group day care homes in the Village Residential District.
- The Commission will conduct a 'walking audit' of the Baker Road Corridor in regards to pedestrian crossings, lighting and street trees, in anticipation of its review of the Capital Improvements Plan (CIP). The intersections of Forest/Baker and Grand/Baker are the key focus areas.

#### **Miscellaneous Updates**

- Staff received training the week of Sept 29-Oct 3 on newly installed BS&A project tracking and reporting software.
- SEMCOG is hosting a membership meeting at Michigan Stadium on November 13, 2014. SEMCOG has invited its Washtenaw members to bring a display or materials highlighting a community project. Staff is coordinating with the Huron Watershed Council's Trail Towns Coordinator to put together a display.
- Staff consulted the Village Attorney, Steve Estey and his colleague, Mike Vogt regarding the proposed medical marijuana legislation and if the Village should establish a moratorium to study the issue. Based on our conversation until more is known about 1) when the legislation will pass and 2) how it will be interpreted, a moratorium would be premature.

As the legislation is currently written, regulation of a "medical marijuana provisioning center" (i.e. commercial dispensary) would be up to local units of government. However, the Governor is concerned that the current legislation would set up a regulatory spectrum where some municipalities would not regulate a commercial dispensary while others would hyper-regulate them. The Governor wants the state to play a larger role in regulation, which could take any regulation of commercial MM dispensaries out of the hands of the locals. If that happens, there would be no reason to establish a moratorium. The proposed legislation and analyses can be reviewed online at:

For House Bill (HB 5104):

[http://www.legislature.mi.gov/\(S\(uln4q455upyqdvr44zk4tt45\)\)/mileg.aspx?page=getObject&objectName=2013-HB-5104](http://www.legislature.mi.gov/(S(uln4q455upyqdvr44zk4tt45))/mileg.aspx?page=getObject&objectName=2013-HB-5104)

For Senate Bill (SB 4271):

[http://www.legislature.mi.gov/\(S\(uln4q455upyqdvr44zk4tt45\)\)/mileg.aspx?page=getObject&objectName=2013-HB-4271](http://www.legislature.mi.gov/(S(uln4q455upyqdvr44zk4tt45))/mileg.aspx?page=getObject&objectName=2013-HB-4271)



**OFFICE OF COMMUNITY DEVELOPMENT**

8140 Main Street • Dexter, Michigan 48130-1092 • [www.dextermi.gov](http://www.dextermi.gov)  
(734) 426-8303 (Office) • (734) 426-5614 (Fax)

**APPLICANT INFORMATION – ZBA CASE #2014-05**

**APPLICANT:** Michael Garlick  
**DATE:** October 15, 2014  
**PROPERTY #** HD-08-08-260-124  
**ADDRESS:** 3677 S. Downs Dr.  
**ZONING:** Dexter Crossing PUD – R1B – single family small lot

**BACKGROUND**

Based on the site plan and information provided by the applicant the following variance is requested:

- A. Section 20.01, Schedule of Regulations for Single Family Small Lot, Rear Yard Setback Requirements** – The standard states that a minimum of a 15 foot rear yard setback is required.

The applicant has requested a 5.6' variance from the 15-foot rear yard required in Section 20.01, Schedule of Regulations for properties in the R1B district. The applicant is proposing to construct a 10-foot x 20-foot deck on the rear of the home that will encroach 5.5 feet into the setback. The applicant is requesting a 9.4-foot rear yard setback be permitted.

The applicant has requested the variance for the following reasons:

1. **Practical Difficulties.** Small corner lot. Required rear yard is 15 feet, but there is a total of 19 feet between lot line and house. In addition, the applicant's lot measures 8,228 square feet and is encumbered by two front yards.
2. **Substantial Justice.** Corner lots should have two side yards, not a rear yard and a side yard.
3. **Extraordinary Circumstances.** Limited area available within building envelope behind house in which to construct a deck. In addition, placement of a deck on the side of the house is not practical or standard.

The current setback, lot and home configuration would limit a deck to approximately 4 feet wide. The applicant is requesting a 10 foot wide deck.

**VARIANCE CONSIDERATIONS**

No variance or modification of the provisions of this ordinance shall be granted unless the following criteria exist.

1. **Practical Difficulties:** Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create practical difficulties, unreasonably prevent the use of the property for a permitted purpose, or render conformity with such restrictions unnecessarily burdensome. The showing of mere inconvenience is insufficient to justify a variance.

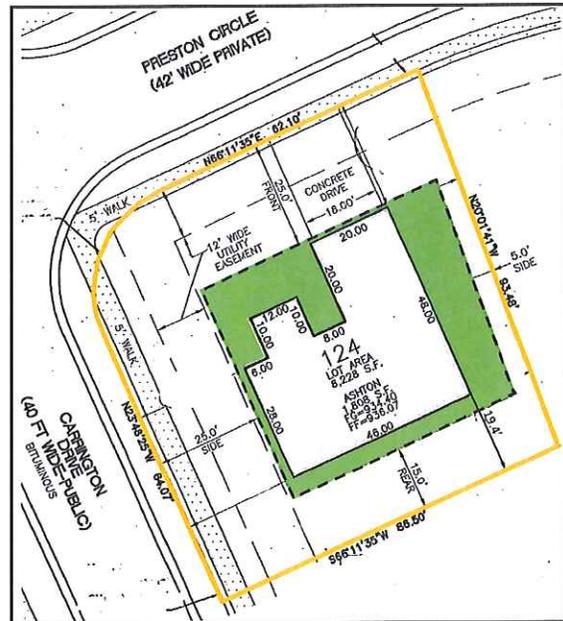
Lot sizes in Dexter Crossing range from 5,000-8,000 square feet. Dexter Crossing is a PUD with R-1A and R-1B Single Family Residential zoning. The minimum lot size for the R-1A

District is 12,000 square feet; 7,800 square feet for lots in the R-1B District. The applicant's lot measures 8,228 square feet and has R-1B as the underlying zoning district.

The lot is encumbered by two front yards, each of which requires a 25-foot setback. When the required 15-foot rear yard and 5-foot side yard are factored in, the total area of the building envelope measures approximately 3,700 square feet (shown in green to the right). The building footprint measures 1,808 square feet.

The diagram to the right shows the lot boundaries (yellow), building envelope (green) and building footprint (white).

Due to the required setbacks, the placement of the house on the lot would allow the applicant to construct a 4-foot x 46-foot, 184 square foot deck. 4 feet is not a reasonable width for a functional deck. The applicant is requesting a 10-foot x 20-foot, 200 square foot deck. The deck is a reasonable size and would encroach 5'5 feet into the rear yard setback.



**2. Substantial Justice: Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district; or, as an alternative, granting of lesser variance than requested would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.**

The applicant has requested a 200 square foot deck. The size of the proposed deck is not unreasonable. A typical deck is at least 10 feet wide. In the applicant's case a deck wider than 4 feet would require a variance.

Properties, homes and decks in the area are of similar size; however setback conflicts vary depending on the model of home and lot configuration. Several homes in the Dexter Crossing subdivision have been limited on deck sizes and variances have been granted to 1) allow encroachment into required rear yard setbacks and 2) exceed maximum lot coverage limits.

For example, in 2005 Peters Building Company requested an amendment to the PUD to permit reduced lot coverage and setback standards for the following lots (185, 188, 192-195, 198-201, 204-206, 209-216, 224) due to the lots small size or lot configuration. The Planning Commission granted the amendment request.

The applicant's lot, 124, was not included in the list; however it presents some of the same constraints, as the ones cited above. What complicates this situation is the rear yard setback on a lot already constrained by two front yards.

In order for the applicant to reasonably enjoy a deck on their property a variance will be required. The Planning Commission must decide if substantial justice would be served by granting the variance.

- 3. Public Safety and Welfare: The requested variance or appeal can be granted in such fashion that the spirit of these regulations will be observed and public safety and welfare secured.**

The applicant has requested a variance from the rear yard setback standards. It is not anticipated that by permitting the applicant to encroach an additional 5 feet into the rear yard setback that the public's safety or welfare will be impacted.

- 4. Extraordinary Circumstances: There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties of other similar uses in the same zoning district. The conditions resulting in a variance request cannot be self-created.**

Small lots, small corner lot with two front yards and other unique lot conditions exist in Dexter Crossing, but are not a result of the property owner; they are the result of the design of the project. The conditions resulting in the applicant's request for a variance are not self-created.

- 5. No Safety hazard or Nuisance: The granting of a variance or appeal will not increase the hazard of fire or otherwise endanger public safety or create a public nuisance.**

The applicant's proposal to encroach 5 feet into the rear yard setback should not create a safety hazard or nuisance. According to the plot plan on file with the Village, a 12-foot wide utility easement runs the length the both front yards. No easements are shown in the rear yard.

- 6. Relationship to Adjacent Land Uses: The development permitted upon granting of a variance shall relate harmoniously in a physical and economic sense with adjacent land uses and will not alter the essential character of the neighborhood. In evaluating this criterion, consideration shall be given prevailing shopping pattern, convenience of access for patrons, continuity of development, and the need of particular services and facilities in specific areas of the Village.**

Dexter Crossing is a PUD. The underlying zoning of the subject property and all adjacent property is R1B, Single Family small lot. The subject property is zoned single family and is surrounded by residential property within the Dexter Crossing subdivision. In addition, the lot coverage with the proposed deck would be 24%; well under the 30% maximum lot coverage required in the R-1B zoning district.

It should also be noted that the act of granting the variance does not supersede the applicant's need to obtain approval from his HOA for the desired deck.

## **CONCLUSION**

As documented in the sections above, staff believes the criteria to grant the variance request has been met. It is recommended that the Board evaluate the applicant's proposal and determine whether or not the applicant has met the criteria required for the granting of a variance for the rear yard setback.

## **SUGGESTED MOTIONS**

Based on the information provided by the applicant at the October 20, 2014 Zoning Board of Appeals meeting the board determines that the request to waive the requirements of Section 20.01, Schedule of Regulations for the rear yard setback, submitted by Michael Garlick to permit the applicant to construct a deck that encroaches 5 feet into the rear yard setback (**GRANTED / NOT GRANTED**), for the property located at 3677 South Downs Dr, HD-08-08-260-124 because the proposed variance (**MEETS/FAILS TO MEET**) the conditions required for the granting of a variance.

The determination was made with consideration of following per Section 24.05 of the Village of Dexter Zoning Ordinance (list criteria):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**OR**

The board moves to postpone the variance request until (\_\_\_\_(**date**)\_\_\_\_) to allow the applicant to address the following items: (list items)

1. \_\_\_\_\_
2. \_\_\_\_\_

Please contact me prior to the meeting if you have questions.

Respectfully submitted,

\_\_\_\_\_  
Michelle Aniol  
Community Development Manager

cc: Village Manager  
Applicant



# VILLAGE OF DEXTER

8140 Main Street - Dexter, Michigan 48130-1092 · (734) 426-8303 · Fax (734) 426-5614

## APPLICATION FOR ZONING BOARD OF APPEALS HEARING

Application is being made for:  Appeal  Variance

Property Address: 3677 S Downs Dr.

Tax ID Number: HD-08-08-260-124

Property Owner Name: Michael Garlick Phone: 734-580-2004

Property Owner Address: 3677 S Downs Dr, Dexter, MI 48130

Applicant Name: Michael Garlick Phone: 734-580-2004

Applicant Address: 3677 S Downs Dr, Dexter, MI 48130

Type of Improvement Proposed: 10' x 20' Deck

Reason Waiver is Requested (explain practical difficulty or hardship): Rear yard of property is 19' from house to property line. Setback is 15'. Property has one of the smaller rear yards in Dexter Crossing Subdivision. Current setback does not allow for a deck.

**Application Procedure:** Please check if the following information is being provided, and attach the required documents to this application.

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A complete, signed application form, with application fee.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A site plan, drawn to scale and fully dimensional, showing the entire lot; the location of all existing structures including buildings and signs; the proposed improvements; lot area calculations to show compliance with building coverage allowances for the zoning district; and land contours (if applicable).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	In the case of buildings, sketches or elevations. For additions, both the old and new structures must be included to show how the addition relates to the existing structure.
<input type="checkbox"/>	<input type="checkbox"/>	In case of appeals, a clear description of the order, requirement, decision, or determination for which the appeal is made and grounds for appeal (Please attach to this application).

# RECEIVED

SEP 16 2014

## VILLAGE OF DEXTER

**General Information**

At the public hearing, the applicant must present the Board with proof that there is a practical difficulty in carrying out the strict letter of the ordinance. By ordinance, the following four standards apply in determining whether practical difficulty is sufficient to warrant granting of the variance.

1. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such restrictions unnecessarily burdensome;
2. Granting the variance would do substantial justice to the applicant as well as other property owners in the district; or granting some portion of the variance would give substantial relief to the owner and be more consistent with justice to other property owners;
3. The plight of the land owner is due to unique circumstances of the property; and
4. The problem is not self-created.

The application and a site plan must be filed at least 4 weeks prior to the public hearing. Please call the Village Community Development Office at (734) 426-8303 x 15 for meeting dates and deadlines.

*[Signature]* 9/15/14  
 Owner's Signature                      Date

*[Signature]* 9/15/14  
 Applicant's Signature                      Date

Staff Review:    Fee:     Residential \$250     Non-Residential \$350  
 Date Received: 9/16/14                      Receipt # 36723

Regulations (Ordinance Sections) to be waived: \_\_\_\_\_

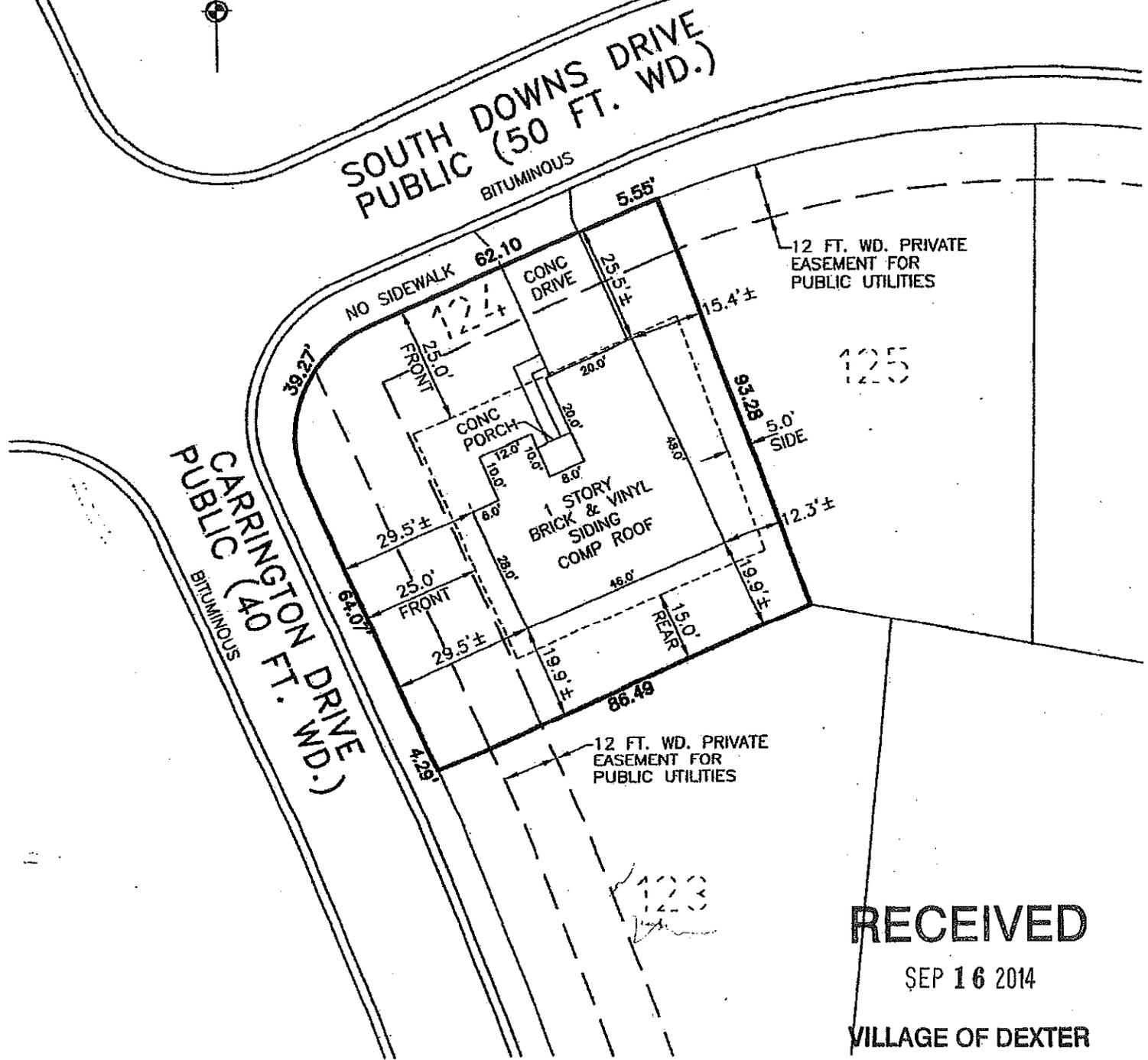
Code Requirement: \_\_\_\_\_

Proposal: \_\_\_\_\_

Zoning Board of Appeals Action:     Approved     Denied    Date: \_\_\_\_\_  
 Planning Commission Action:         Approved     Denied    Date: \_\_\_\_\_  
 Village Council Action:                 Approved     Denied    Date: \_\_\_\_\_

APPROVAL STAMP:

**RECEIVED**  
 SEP 16 2014  
 VILLAGE OF DEXTER



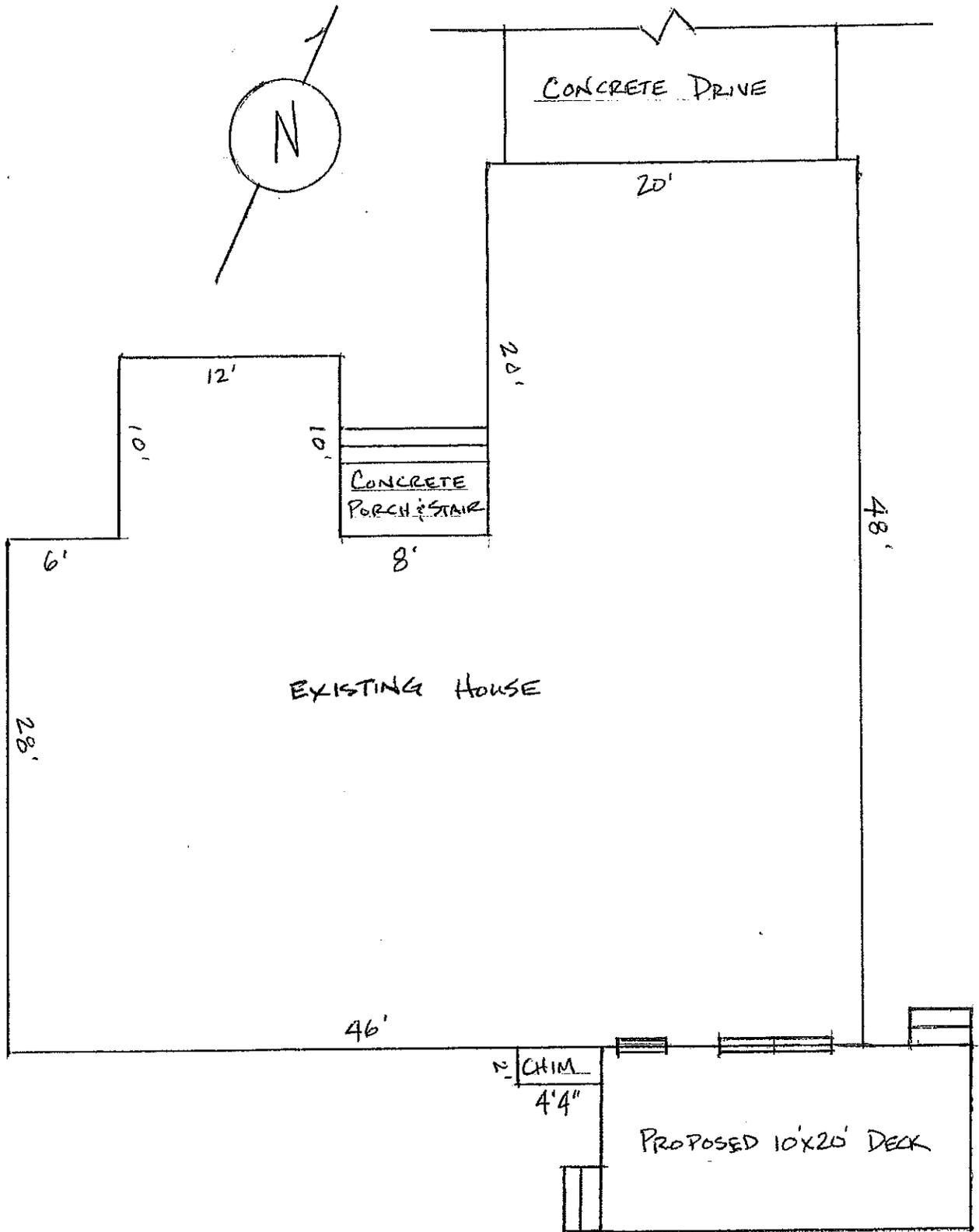
**RECEIVED**

SEP 16 2014

VILLAGE OF DEXTER

CLIENT		TONGJI MORTGAGE		<b>ATWELL-HICKS, INC.</b> CIVIL ENGINEERING • SURVEYING • PLANNING ENVIRONMENTAL SERVICES 734-994-4000 • FAX NO. • 734-994-1599 ANN ARBOR, MICHIGAN	
		MORTGAGE REPORT OF 3677 SOUTH DOWNS DRIVE			
SECTION	TOWN	SOUTH RANGE	EAST	SCALE:	DATE:
DEXTER VILLAGE		WASHTENAW CO.		1 INCH = 30 FEET	7-25-03
				DR.	CH.
				MST	TDS
				JOB:	CAD
				50626	LOT-124





**RECEIVED**

SEP 16 2014

**VILLAGE OF DEXTER**

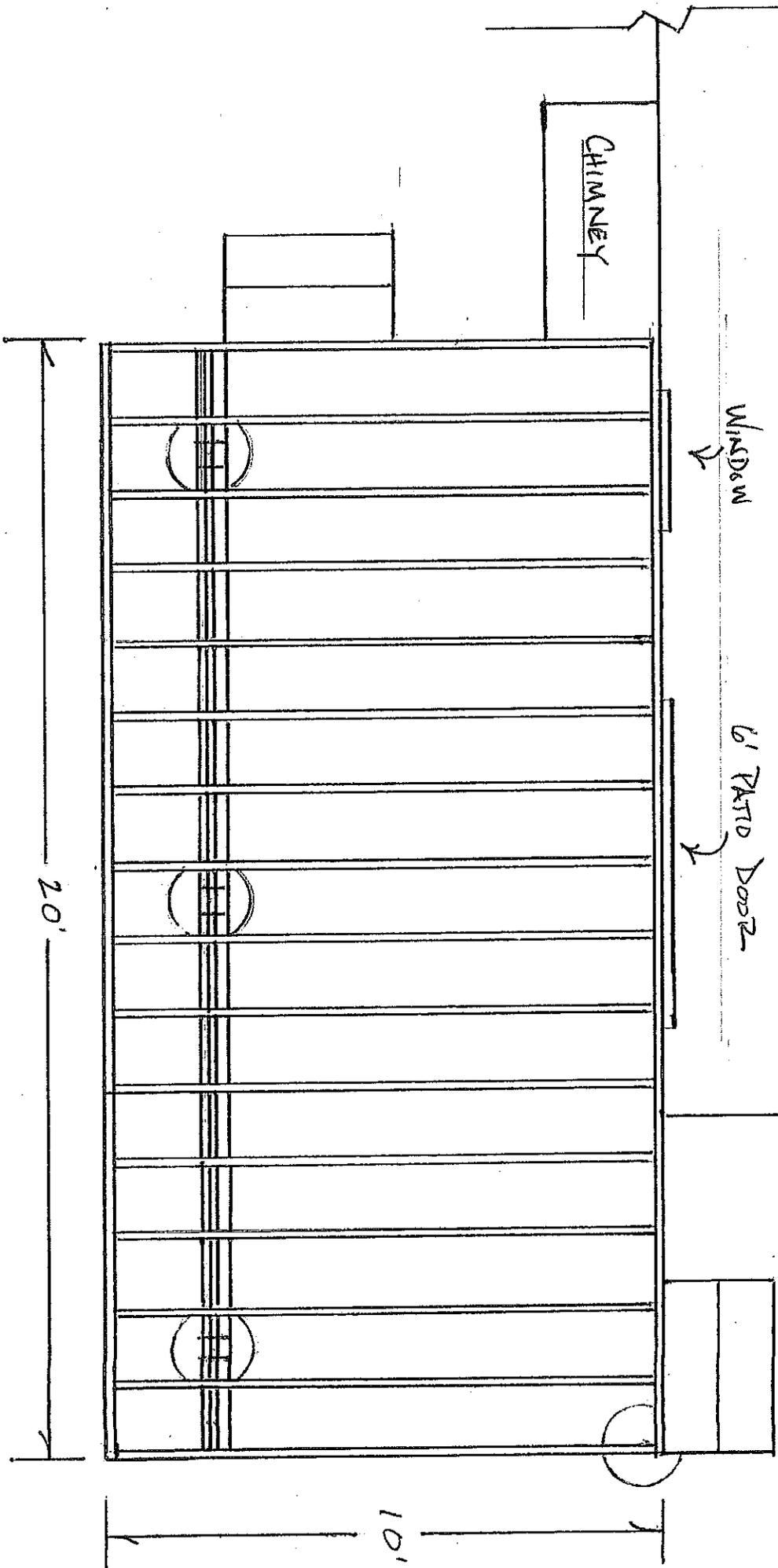
SCALE - 1/8" = 1'

RECEIVED

SEP 16 2014

VILLAGE OF DEXTER

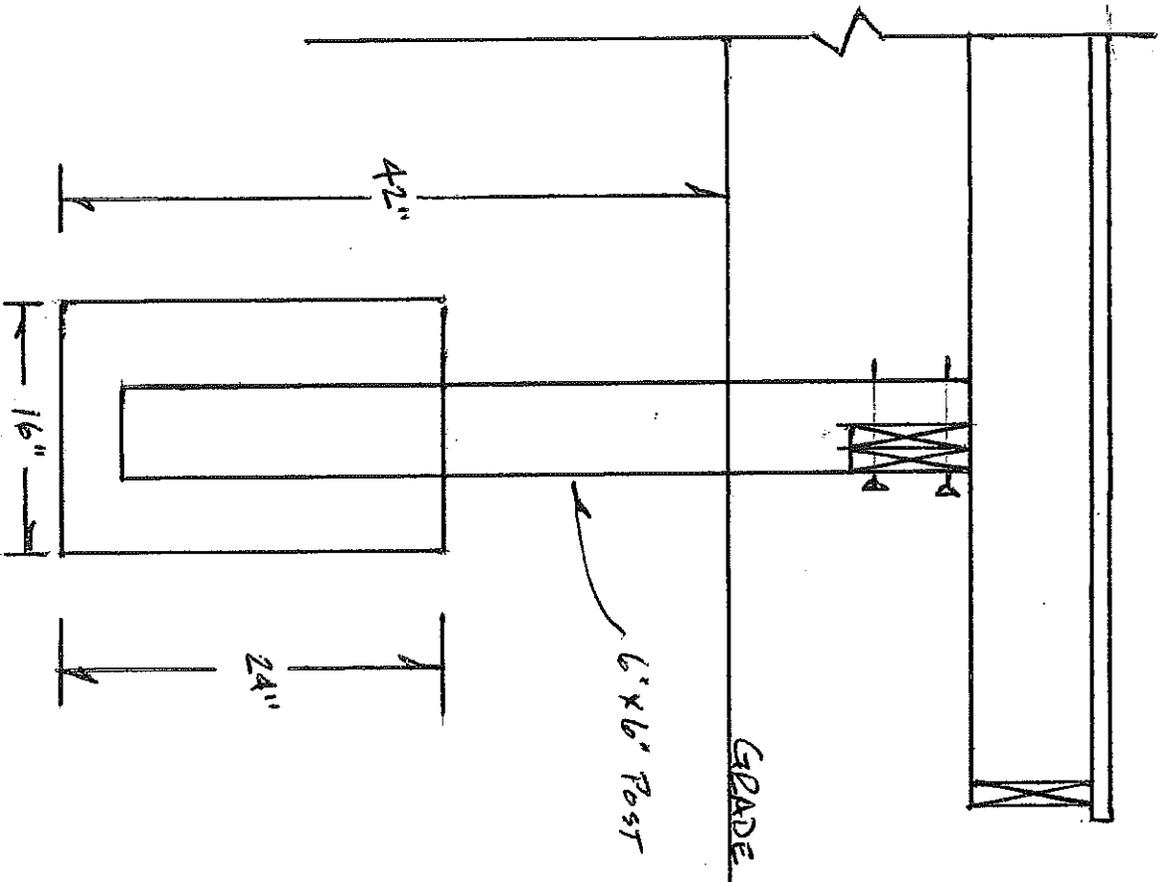
EXISTING HOUSE



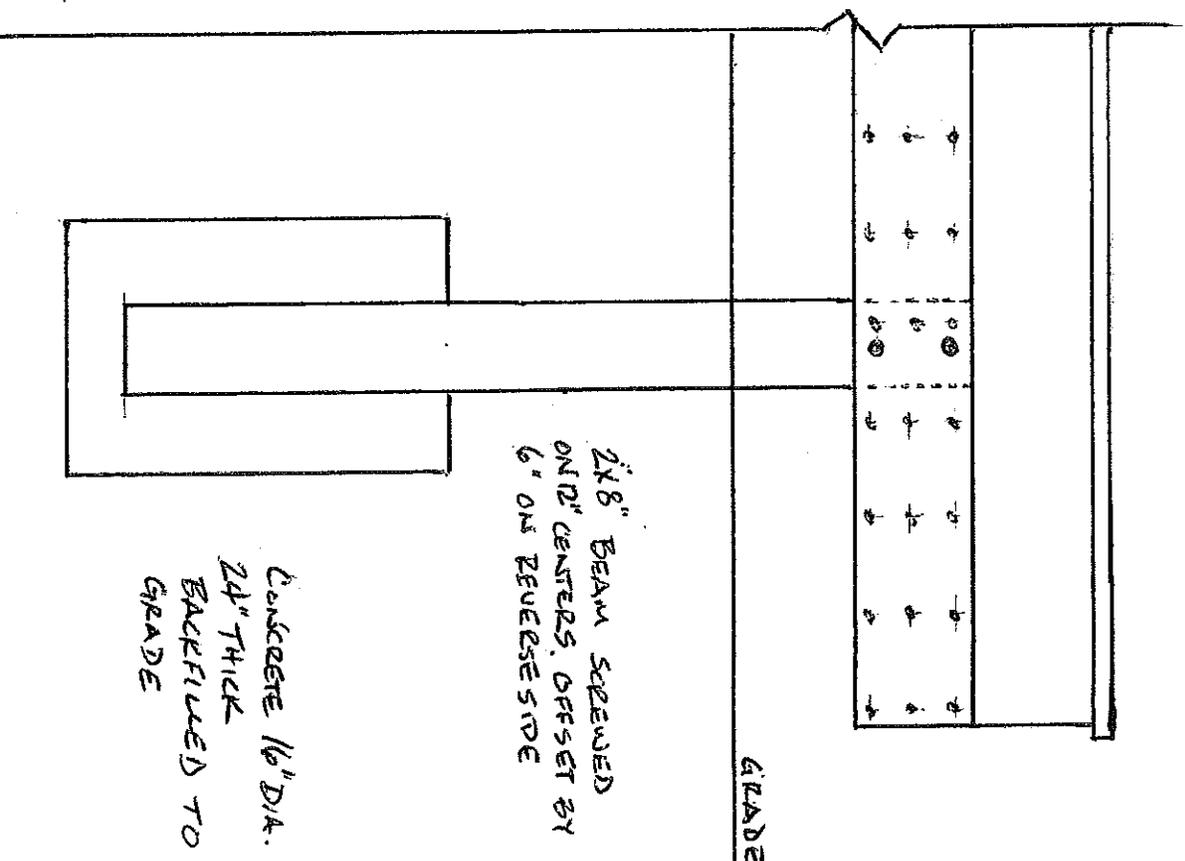
2"X8" X 9'9" JOISTS ON 16" CENTERS  
 LWS 282 JOIST HANGERS EACH END  
 L702 SUPPORT ANGLES ON CORNERS  
 FASTENERS - SIMPSON N10DS HDG 1 1/2"

FASTENERS - GRK R4 #10 X 3 1/8"

SCALE 3/8" = 1'



BEAM TO POST 1/2" X 7" BOLTS WITH WASHERS AND NUTS ALL GALVANIZED



RECEIVED BEAM FASTENERS 2 3/8" HEADLOCK SCREWS SEP 16 2014 SCALE 1"=1'

VILLAGE OF DEXTER

