

City of Oxford
Community Development Department
STAFF REPORT
Board of Zoning Appeals

Case # BZA-12-2010

Date –October 20, 2010

APPLICATION

Petitioner: Pete & Connie McCarthy
Location: 5990 Contreras Road
Owner: Same

Action Request: Variance to Section 1141.03(e)(2), Section 1149.04(a)(3) and Section 1149.04(b)(3) to allow for a new house to exceed the maximum front yard setback of 30' and to allow an existing driveway and parking area to encroach into the side yard setbacks.

Current Use: Single-Family 1 ac. tract
Zoning: "R1B" Single Family Medium Density Residential District
Surrounding Land Uses: Single Family & Multi-Family

DESCRIPTION

The Appellant is proposing to subdivide the property to create one new parcel to the west of the existing house along Contreras Road. The proposed split meets the underlying zoning requirements for size and width; however, the Appellant wishes to maintain the existing driveway and parking areas, which do not meet the setback requirements from the proposed new lot line. Furthermore, the Applicant is proposing to construct a new single-family home on the lot, attached to the existing detached garage.

The minimum front yard setback for the "R1B" zoning district is 30 feet. The Appellant is proposing a 40 foot setback to accommodate the topography and to not disturb a drainage swale along Contreras Road with any new grading that may be necessary for the new construction. However, the supplemental section of the code establishes a maximum setback of 30 feet.

VARIANCES REQUESTED

- Section 1141.03(e)(2):** **Front Yards.**
- (2) An average front yard may be established when more than 50% of the lots have been developed within that block face. The average front yard setback required shall in no circumstances, be less than 16.5 feet, or more than 30 feet.
- *The proposed structure is shown as being setback 40'; 10' more than the maximum 30' requirement.*
- Section 1149.04(a)(3):** **Residential Parking Regulations.** Parking spaces shall not be located within 3 feet of any lot line.
- *There are existing driveways and parking pad areas that do not meet this requirement from the proposed new property line. The Appellant is requesting that the existing driveway be maintained.*
- Section 1149.04(b)(3):** **Residential Parking Regulations.** Driveways shall be a minimum of 2 feet from a side lot line.

- *There are existing driveways and parking pad areas that do not meet this requirement from the proposed new property line. The Appellant is requesting that the existing driveway may be maintained.*

AGENCY COMMENTS:

Requests for review were made to the Police, Fire, Engineering and Economic Development Departments. The following comments have been received:

Police:	Comment received without comment
Fire:	Comment received without comment
Engineering:	Comments received with no objections.
Econ. Dev.:	No comments received to date.

SITE HISTORY

BZA 10-2010: Application received to maintain existing garage on a lot as a principal use.
Application was withdrawn.

ANALYSIS

The previous application that was continued in August and ultimately withdrawn by the property owners was a request to allow an accessory structure to serve as a principal use on a newly created lot. The owners have decided to forgo that request and comply with the use requirements by providing a single-family structure on the proposed new lot, attaching the existing detached garage into the design of the proposed new structure. The Appellants have further solidified their intent for this project by applying for building permits, which are currently under review. However, the permit cannot be issued for zoning compliance unless the setback variance is granted and the lot split cannot be approved unless the driveway and parking variances are granted.

According to the Appellant's letter, the primary rationale for locating the proposed new house 40 feet from the front property line is due to a drainage swale along Contreras Road and the topography. Additional reasoning relating to the drainage is expounded upon in the Appellants' letter and will be presented to the Board by the Appellant during the hearing.

In regards to the front yard setback requirement as relates to zoning code and the surrounding area, staff has analyzed the block face and has found that the average setback along both Jacqueline Drive and Contreras Road exceed the maximum 30 foot setback requirement. Along Jacqueline to Marti Court are four addresses that average 31.5 feet front yard setbacks and along Contreras, heading west, within the "R1B" zoning district are 4 addresses that average a 32.25 foot setback, with the exception of the two flag lots which would then average 77.8 feet. The addition of the flag lots significantly increases the setback average.

Once BZA approves a variance it does not expire unless the facts in which were presented are changed. In regards to just the driveway and parking areas, should the variances be approved for the driveway and parking areas, certain conditions should be put in place to ensure the eventual conformity of the lot. Staff recommends that the variances be conditioned such that they apply to the existing pavement and driveway only, and will not apply to any new construction. Staff also recommends that any subsequent construction requiring a driveway and parking solution must meet all dimensional and setback requirements of the underlying zoning district. In the meantime, a cross easement for ingress and egress will have to be recorded with the lot split plat for the shared driveway.

The timeline of events for this split and subsequent construction of a principal use includes recording the split and easement prior to the building permit being released, assuming all variances are granted. Once the building permit is released, the owners have 6 months to start construction or request an extension.

The argument for the appellant to overcome is still the fact that the parent parcel can, in the short term, subdivide child lots without any variance request; however, even if the property were to temporarily split

a child parcel that required no variances, ultimately in order for the Appellant to split the property as they intend, use the existing garage, share the driveway, and construct a new house, at some point during the splitting and development of the property, whether these requests are made now or at a later time the result would be the same requests to the BZA, there is no other way to obviate the issue.

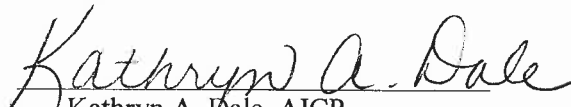
In reviewing the Decisions Standards, overall the request is much less substantial than initially requested. A principally permitted use is now proposed and the variances to the driveway will have no impact on the neighborhood; the appearance of the property will remain the same as it is today. The Appellant has argued in their letter that the split as proposed is more in keeping with the surrounding lot sizes. The additional setback request will also be in keeping with the neighborhood, while preserving the drainage swale along Contreras Road. The essential character of the neighborhood likely would not be substantially altered by the variance and the adjoining properties would not suffer a substantial detriment as a result of the variance as this is a residential area and the parent property will visually remain intact until such time a principal structure is constructed, even then, there is no substantial detriment because the proposed lot split meets all underlying requirements.

RECOMMENDATION

Staff recommends approval of the requests as presented with the following conditions:

- 1.) That, the appropriate ingress/egress easement for the shared driveway is recorded with the Butler County Recorder's Office with the lot split plat.
- 2.) That, the variances granted only apply to the existing driveway and parking areas and not to any subsequent driveway construction.
- 3.) That, all variances herein are particular to existing pavement and do not apply to any subsequent enlargement or alteration of said pavement.

SUBMITTED BY:


Kathryn A. Dale, AICP
City Planner

DATE: October 4, 2010

BZA MOTION FOR VARIANCE

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 9/15/2010

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: BZA-12-2010 5990 Contreras

**BZA-12-2010 5990 Contreras, Variance to Sections 1141.03(e)(2) 1149.04(a)(3), & 1149.04(b)(3)
front yard setback, maintain existing concrete driveway/parking area, Peter &
Connie McCarthy, Applicants**

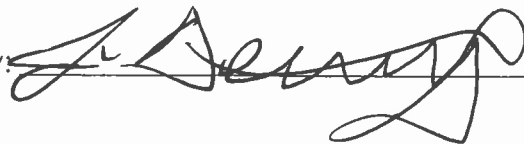
 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **10/20/2010** Note: If no comments are received, we will assume the project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

Drawings reviewed by:



Date: 9-17-10

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 9/15/2010

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: BZA-12-2010 5990 Contreras

BZA-12-2010 5990 Contreras, Variance to Sections 1141.03(e)(2) 1149.04(a)(3), & 1149.04(b)(3)
front yard setback, maintain existing concrete driveway/parking area, **Peter &
Connie McCarthy, Applicants**

____X____ Review _____ Revisions _____ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **10/20/2010** Note: If no comments are received, we will assume the
project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

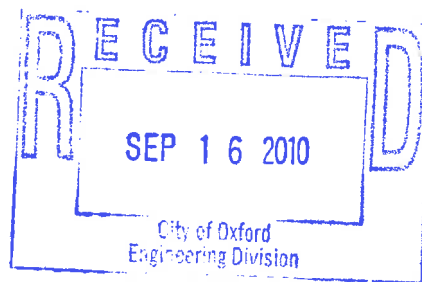
THERE ARE NO OBJECTIONS IN THIS CASE.

Drawings reviewed by: _____

A. D. [Signature]

Date: _____

9-16-2010





NOTICE OF REFUSAL

September 13, 2010

To Applicant: Peter & Connie McCarthy
5990 Contreras Road
Oxford, Ohio 45056

Application No: 10-204
PC-ADM-09-2010

Your application dated **SEPTEMBER 13, 2010** for subdivision review for a **LOT SPLIT**, as well as a building permit for the **CONSTRUCTION OF A NEW SINGLE-FAMILY HOUSE** located at **5990 CONTRERAS ROAD, OXFORD, OHIO 45056** is hereby refused on this **13th DAY OF SEPTEMBER, 2010** under **Chapter 1101.08(a)(1)B., Section 1141.03(e)(2), Section 1149.04(a)(3), Section 1149.04(b)(3)** of the Oxford Planning & Zoning Code in that,

Chapter 1131 & 1133 of the Oxford Planning & Zoning Code designates the location of this property as "R1B" Single-Family Medium Density Residential District.

Chapter 1101.08(a)(1)B.: **Minor Resubdivision, Lot Splits and Consolidation.** The proposed minor resubdivision, lot split or consolidation meets the dimensional requirement of the underlying district.

- *The proposed lot split meets the underlying size and dimensional requirements for the required lot width, area and proposed use, but cannot be approved until variances are received regarding the parking & driveway setback encroachments and front yard setback increase.*

Section 1141.03(e)(2): **Front Yards.**
(2) An average front yard may be established when more than 50% of the lots have been developed within that block face. The average front yard setback required shall in no circumstances, be less than 16.5 feet, or more than 30 feet.

- *The proposed structure is shown as being setback 40'; 10' more than the maximum 30' requirement.*

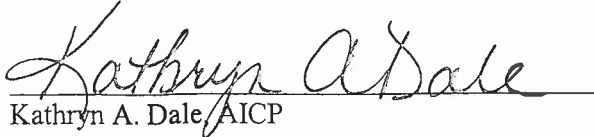
Section 1149.04(a)(3): **Residential Parking Regulations.** Parking spaces shall not be located within 3 feet of any lot line.

- *There are existing driveways and parking pad areas that do not meet this requirement from the proposed new property line. The appellant is requesting that the existing driveway may be maintained.*

Section 1149.04(b)(3): **Residential Parking Regulations.** Driveways shall be a minimum of 2 feet from a side lot line.

- *There are existing driveways and parking pad areas that do not meet this requirement from the proposed new property line. The appellant is requesting that the existing driveway may be maintained.*

An appeal from this decision to the City of Oxford Board of Zoning Appeals is governed under Section 1129.03(d.), Section 1129.11, Section 1129.12 and Chapter 1139 of the City of Oxford Zoning Ordinance.


Kathryn A. Dale, AICP
Planner

Note: The applicant has 30 days to submit revisions or to appeal this decision to the Board of Zoning Appeals. A new application will be required, including payment of a new fee, if the applicant fails to submit adequate revisions within this time period. Revisions that address these deficiencies may result in further comments relative to these or other Zoning Code provisions. This review is only for compliance with the zoning regulations. The service and building departments may also have comments that will need to be addressed before any permits can be issued.

Lot 1 - 25,806 SF
Building Footprint (includes porch): 3491 SF = 13.5%
Existing Concrete & Pavers: 3865 SF = 15%
Total Lot Coverage = 28.5%

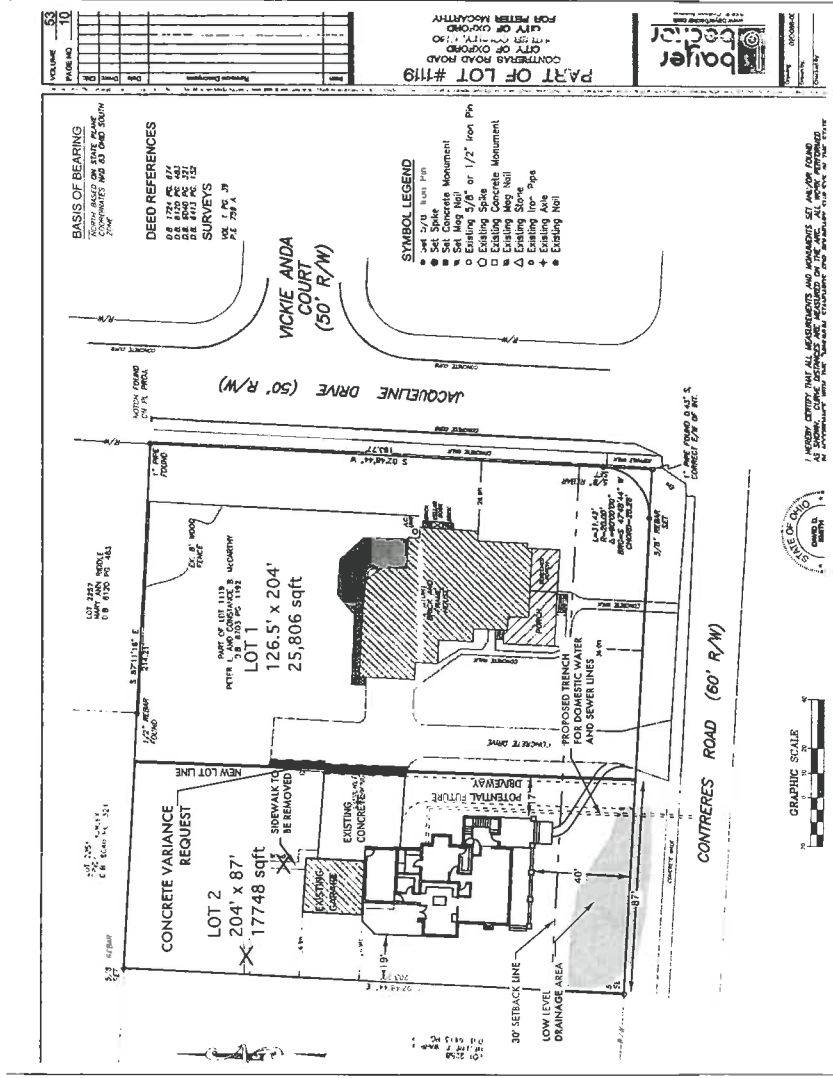
Lot 2 - 17,748 SF
Building Footprint (includes porch & deck): 2751.5 SF = 15.5%
Existing Concrete: 1682 SF = 9.5%
New Concrete: 180 SF = 1%
Total Lot Coverage = 26%

Contreras	
5990	36'
6030	105'
6050	32'
6060	26'
6066	233'
6072	35'

77.8°
32.25°

Sacquinine

5990	28'	31.5'
106	31'	
112	25'	
121	47'	



PETER & CONNIE MCCARTHY
PROPOSED LOT SPLIT & NEW HOUSE FOOTPRINT

SCALE: 1" = 40'

PC-04-2010



Property
Notifications

Petition for Zoning Variance
City of Oxford, Ohio

REQUIRED INFORMATION

Name of Petitioner: PETER & CONNIE MCCARTHY
(Attach a Letter of Agency if the Applicant is not the property owner.)

Mailing Address: 5990 CONTRERAS RD, OXFORD, OH 45056

Telephone Number(s): H-513-523-3541 C-513-545-4459 W-513-529-7006

Email Address: mccartc@muohio.edu

Name of Property Owner: Peter & Connie McCarthy

Mailing Address: 5990 CONTRERAS RD, OXFORD, OH 45056

Telephone Number(s): same as above

Requested Variance: Section 1141.03(e)(2) FRONT YARDS - to be allowed to increase
(Indicate nature of variance the front yard set back from 30 ft to 40 ft.
and applicable section(s) Section 1149.04(a)(3) & Section 1149.04(b)(3) - to be allowed to
of the Zoning Code.) maintain an existing concreted driveway & parking area along the
proposed new property line.

Location of Requested Variance: 5990 CONTRERAS RD,

Legal Description: Part of lot 1119, D. B. 6703, PB 1192

Zoning District: F1B

Total Acreage: 1 Acres

Existing Use of Site: RESIDENTIAL

Proposed Use: (if applicable) no change
A description of operations, including type of goods sold, services performed, and expected number of customers, clientele, delivery, and service vehicles, and the hours of operation.

REQUIRED INFORMATION

Eight complete sets of all information shall be submitted with an application. The Zoning Administrator may modify this requirement based upon the type of materials included. The applicant is encouraged to contact the Zoning Administrator prior to submitting an application to discuss the submission requirement. If any information is submitted in color or on non-standard paper, more copies may be required.

(1) **SITE PLAN** – A scaled site plan shall include the following information in detail and must be prepared by an Ohio licensed surveyor. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.

- a) North arrow
- b) Scale
- c) Vicinity map
- d) All existing and proposed lot lines within the site
- e) Dimensions of all lots and of the entire site and any adjacent rights-of-way
- f) Location, height, and use of all proposed and existing structures
- g) Location and design of all proposed vehicle management areas
- h) Location, size, and type of all proposed signs
- i) Location, height, and type of all proposed screening and landscaping
- j) Distances to residential zoning districts if within 1,000 feet
- k) The use of land and location of structures on adjacent property and across adjacent rights-of-way
- l) An indication of the regulation from which the variance is requested
- m) Other information as required by the Board of Zoning Appeals.

(2) **ELEVATIONS** – Elevations of proposed structure, or typical elevations if structures are not yet designed, may be required by the Zoning Administrator if the proposed location, height, or bulk of the structure is such that it may negatively affect an adjacent use.

(3) **OTHER** – Photographs of the existing use and its surroundings and other information regarding the proposed use, site, or surrounding area as may be pertinent to the application or required by the Board of Zoning Appeals.

(4) On a separate sheet, provide the names and mailing addresses of all property owners within 200 feet of all boundaries of the property in question, provide parcel numbers as well. NOTE: The Butler County website (www.butlercountyohio.org/auditor) is very helpful when searching for the mailing address of adjoining property owners. Once the site is up, click on online searches, then click on real estate. It will allow you to search by owner, address or parcel number.

(5) A separate narrative statement that explains how the proposed variance satisfies each of the following Decision Standards required to grant a variance. A separate response is required for each subsection. In determining whether practical difficulties exist sufficient to warrant a variance, the Board shall consider and weigh the following factors:

- a) Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;
- b) Whether the variance is substantial;
- c) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- d) Whether the variance would adversely affect the delivery of governmental services (i.e., water, sewer, garbage);
- e) Whether the property owner purchased the property with knowledge of the zoning restriction
- f) Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
- g) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;
- h) Any other relevant factor.

Submit this application with required attachments and a **\$150.00 filing fee**, made payable to the City of Oxford, to the office of the Community Development Director, Municipal Building, 101 East High Street, Oxford, Ohio 45056. Any questions should be directed to the Community Development Department at (513) 524-5204. The application will be placed on the next possible agenda.

NOTE: Notification and publication requirements must be adhered to. Submit materials 35 days prior to the proposed Board of Zoning Appeals meeting at which the action is requested. City Staff will erect a public hearing sign on the subject property. It is the Applicant's responsibility to remove the signage once the hearing(s) are completed.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

SIGNATURE OF APPLICANT: Connie McCarthy Date: 9/13/10

PRINTED NAME OF APPLICANT: CONNIE MCCARTHY

FEE / RECEIPT

\$150 Fee Paid / Receipt Number: 15729.2

Owners Statement for Board of Zoning Appeals Variance Application

The requested variances pertain to an application to split our one acre corner property into two separate lots. There are two issues; one involving the location of the lot line itself, the second involves the front yard set back of a proposed new residence.

The new lot line was determined after studying the natural features of the lot; the grade, existing trees, garden areas, minimum lot size requirements for our zoning district and set back distance from the existing driveway. The size and shape of our neighbor's lots were taken into account as well and strongly influenced the proposed lot depth. Based on this analysis, the two new lots were sized at approximately one third of an acre and two thirds of an acre. The smaller lot is set back the allowed distance from the west edge of the existing driveway. This lot contains an existing detached garage. Concrete paving turns and connects the existing driveway on Lot 1 to the detached garage entrance. The proposed lot line crosses the concrete at this point. The larger lot contains a single family house with an attached garage. A common driveway connects the section of concrete that spans between the detached and attached garages. The variance would allow a two foot strip of concrete to remain on either side of the new property line for a 33' section and an additional 3' x 22.5' section where the property line extends adjacent to a parking area. This would allow all of the existing concrete to remain and for the two lots to share a common driveway. A total of 200 SF is requested in the concrete variance.

A building permit application has been made for a new residence to be located on the smaller lot. The new house would connect to the existing detached garage by a shared wall so that it will become an attached garage for the new house. A separate driveway is master planned that would connect the existing concrete on Lot 2 to Contreras Rd. While both lots are owned by the same party, there are advantages to sharing the common driveway instead of installing the separate drive. The main advantage is minimizing the amount of impervious surface on this property. These lots are at a valley where the grade rises to the east going toward Uptown Oxford and to the west toward the Indiana border. There is a creek that runs along the west border of our adjacent neighbor, Fritz Logsdon, and under Contreras Rd. This creek carries the run off of rain water in the area. The grade at proposed Lot 2 drops significantly off the sidewalk to facilitate this run off which exits through a culvert that extends under our neighbors driveway. The area temporarily retains water during a heavy rain, slowing the rate at which the run off flows to the creek. A separate drive on Lot 2 would add 967 SF of impervious surface to this lot. If the variance is granted to keep the 200 SF of existing concrete a net savings of 767 SF of paving is achieved. Any amount of new paving will increase the run off in an area that is already subject to temporary flooding.

The request for the front yard set back variance follows a similar logic. The zoning code establishes the minimum set back distance as 30'. Section 1141.03 states that "block averaging" may be used when over 50% of the block face is established and that the set back could be no less than 16.5' and no more than 30' – essentially setting the minimum and maximum set back on our lot at 30'. Due to the retention area in the front yard of this lot it is unsuitable for the house to be placed this close to the road. Even at 40' the grade will need to be changed to allow positive drainage from the front of the house. At 30' significant work would be necessary involving installing drain tile in addition to major regrading. The existing retention area is likely desired by the city to assist in the slowing of run off toward the creek.

Contreras Rd. is a street with a lot of variety in housing styles and set back distances vary significantly as well. The block to the east of the property is the back yard of a series of triplexes. To the west there is a physical break to the block where the creek crosses Contreras Rd. The vegetation at the creek creates a visual barrier as well. If this section of code is meant to establish uniformity of the house set back line along the street, a 30' set back distance does not achieve that in our area. The existing house is set back 36' to the edge of the porch. Our neighbor to the west's house is set back over 100'. Further to the west, a 30' line may be more in keeping with the existing house set backs – these houses are not in view of the property.

We have evaluated the decision standards and offer the following comments:

- a) *Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance.*

A house and driveway could be built without the concrete or set back variance. However, the set back variance is problematic for the homeowner in that significant costs would be incurred to alleviate the drainage issue. There may be costs incurred by the city as well.

- b) *Whether the variance is substantial*

The concrete variance involves a small percentage of concrete. The set back distance does not seem substantial on this lot where the adjacent houses exceed the 30' distance.

- c) *Whether the essential character of the neighborhood would be substantially altered or whether the adjoining properties would suffer a substantial detriment as a result of the variance.*

We do not believe these variances will alter the character of the neighborhood. Without the set back variance, the property to the west may receive additional run off and subsequent erosion.

- d) *Whether the variance would adversely affect the delivery of government services (i.e, water, sewer, garbage).*

These services should not be affected.

- e) *Whether the property owner purchased the property with knowledge of the zoning restriction.*

We did not purchase the property with the intent to split it. If we had considered this, the restriction on the concrete seems reasonable. I don't believe that set back averaging was in the code in 2001 when we purchased the property.

- f) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance.*

There is enough land in front of the detached garage to create a small lot that meets the R1B minimum's. However, the footprint available for a house would be very limited and it would not be possible to incorporate the garage into the house plan. The lot as proposed is in keeping with its' neighbors and would allow a 500 SF accessory building to become part of a principle structure. In order to incorporate the garage the lot line must cross the concrete at some point. While it would be possible to take out the concrete area in question, this would take away the advantages the shared drive provides, which is to minimize the impervious surface percentage on the lot.

The potential hardship created by not allowing the set back variance has been described in detail above.

- g) *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*

One of the major reasons for the concrete variance request is that both lots are owned by the same party. The zoning requirement for the concrete seems to apply to separate owners where a shared drive arrangement may not be desired. It is possible that if there were two separate owners the drive could continue to be shared for the positive environmental affects this arrangement brings.

As described above the setback averaging concept of setting a maximum setback at 30' is to create a consistent street face. The adjacent properties and properties in the sightlines of this property do not follow this average. The larger issue involves the retention area's encroachment on the front yard of the property creating a problematic building situation at the 30' mark. It would seem that justice would be served by allowing this house an additional 10' setback.

McCarthy

5990 Contreras Rd.
Oxford, OH 45045
513.523.3541

September 9, 2010

City of Oxford
101 East High St.
Oxford, OH 45056
Attn: Kathryn Dale, City Planner

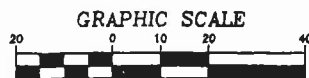
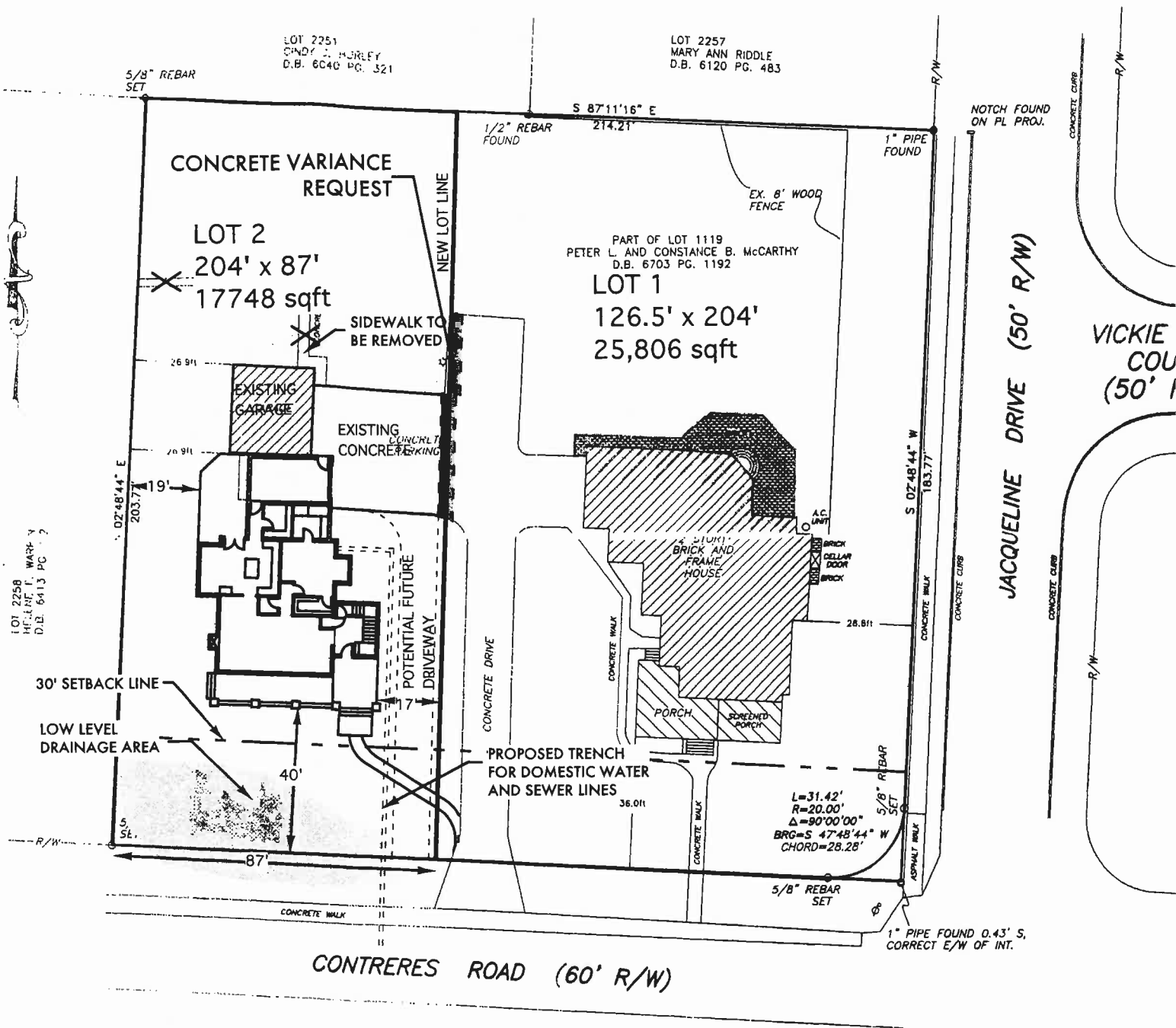
RE: BZA Case 10-2010
Peter & Connie McCarthy, applicants
5990 Contreras Rd.

Dear Ms. Dale:

In light of Attorney McHugh's interpretation of the legal issues surrounding our variance request for the accessory garage at the proposed new lot, we wish to withdraw our variance request to the Board of Zoning Appeals. It is our understanding that the accessory garage variance falls into the category of a "use" variance and that use variances are not permitted. We plan to amend our lot split application and will have the revised application to you next week.

Sincerely,

Connie McCarthy



I HEREBY CERTIFY THAT ALL MEASUREMENTS /
AS SHOWN. CURVE DISTANCES ARE MEASURED
IN ACCORDANCE WITH THE "MINIMUM STANDARD"

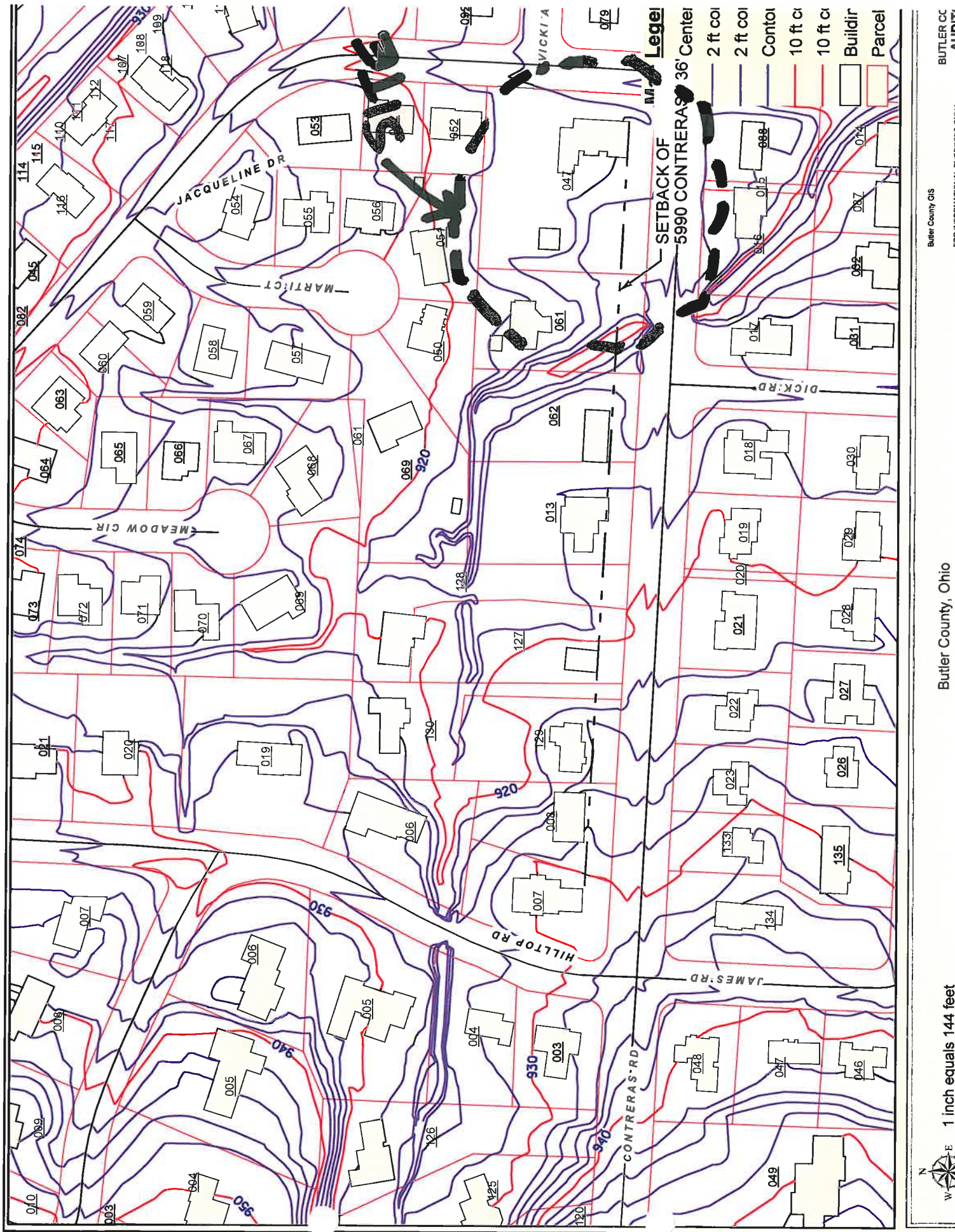
PETER & CONNIE MCCARTHY
PROPOSED LOT SPLIT & NEW HOUSE FOOTPRINT

SCALE: 1" = 40'



LOT 1
126.5' x 204'
25,806 SF

LOT 2
204' x 87'
17,748 SF





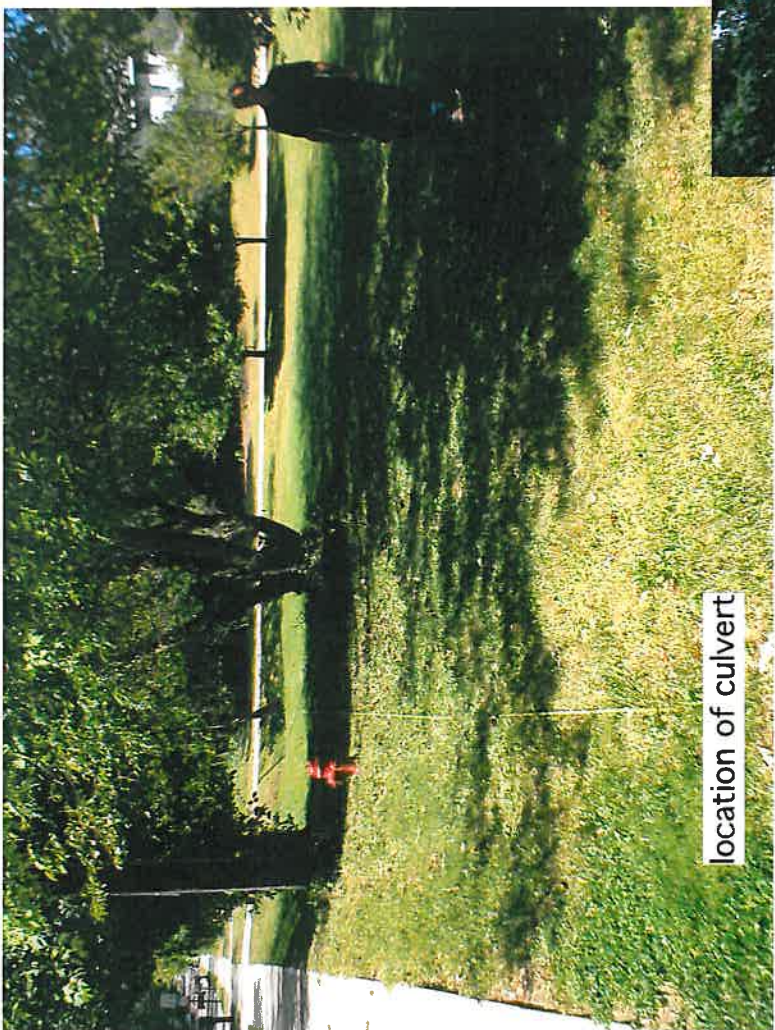
view from edge of driveway near garage



setback of neighbor's house



creek west if neighbor's driveway



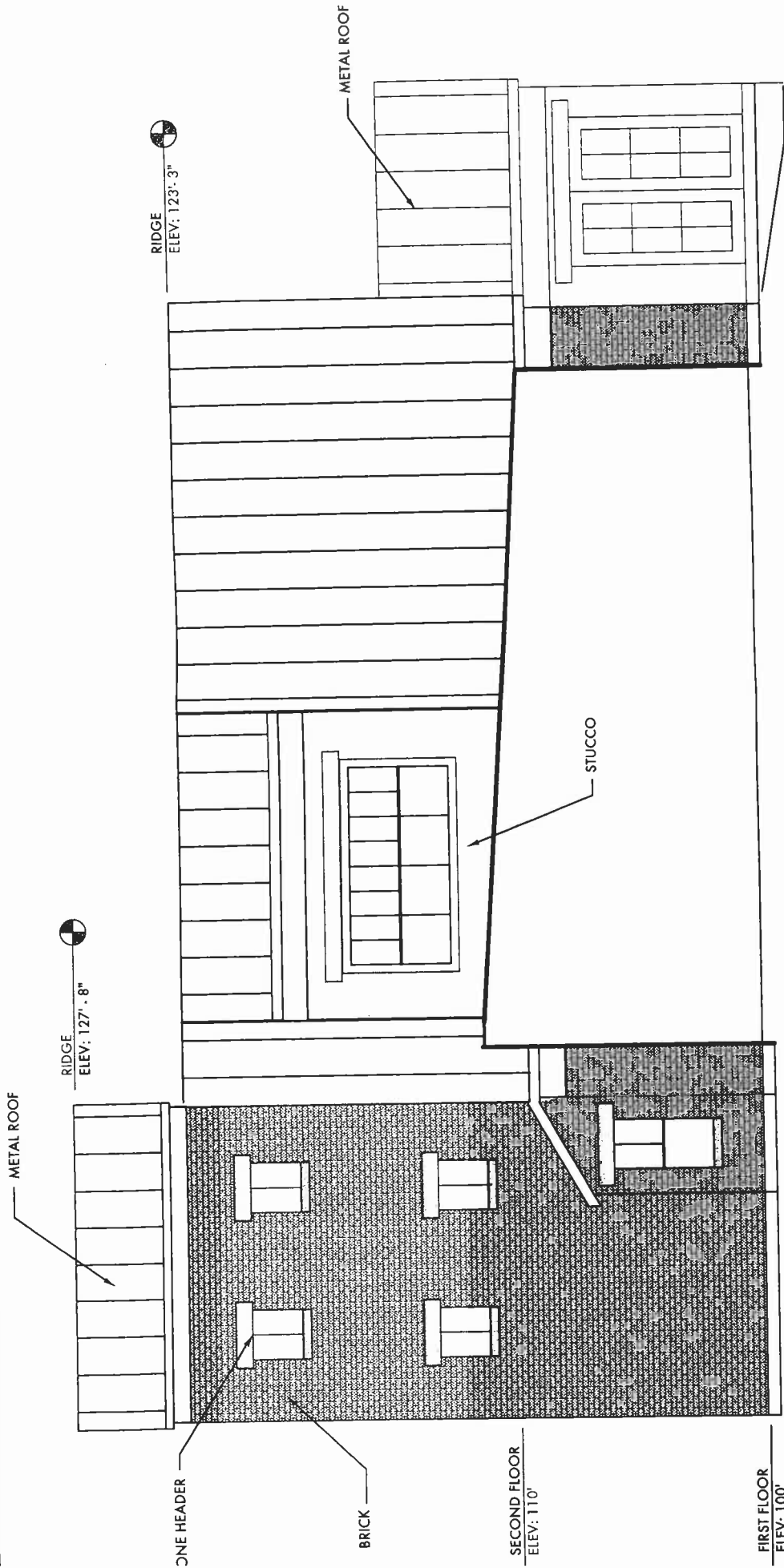
location of culvert



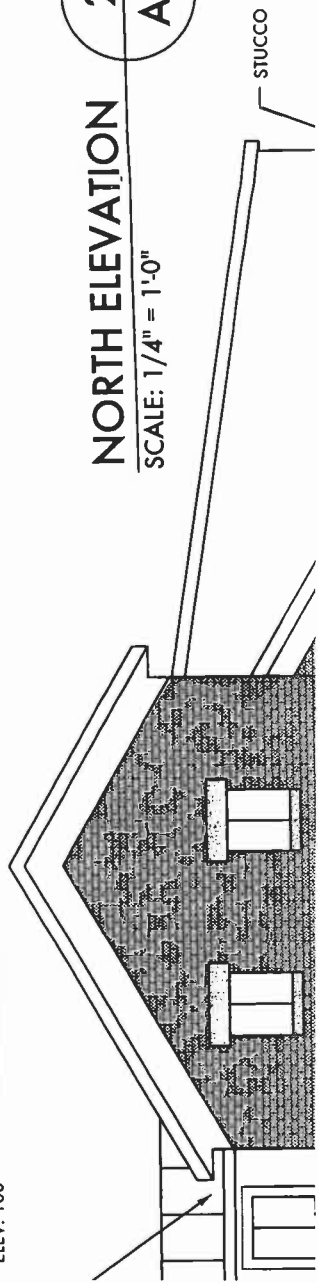
view to east - backyard of triplexes



view to west - vegetation around creek and neighbor's large front yard



2
A-3
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



RIDGE
ELEV: 127' - 8"

METAL ROOF

STUCCO

LIMESTONE HEADEL

BRICK

BRICK

SECOND FLOOR
ELEV: 110'

SECOND FL
ELEV: 110'

PORCH
ELEV: 99' - 6"

FIRST FLOOR
ELEV: 100'

GRADE
ELEV: 98'

METAL ROOF

STONE COLUMNS TYP

BRICK

STONE SEAT WALL

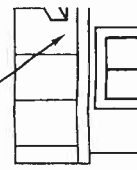
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

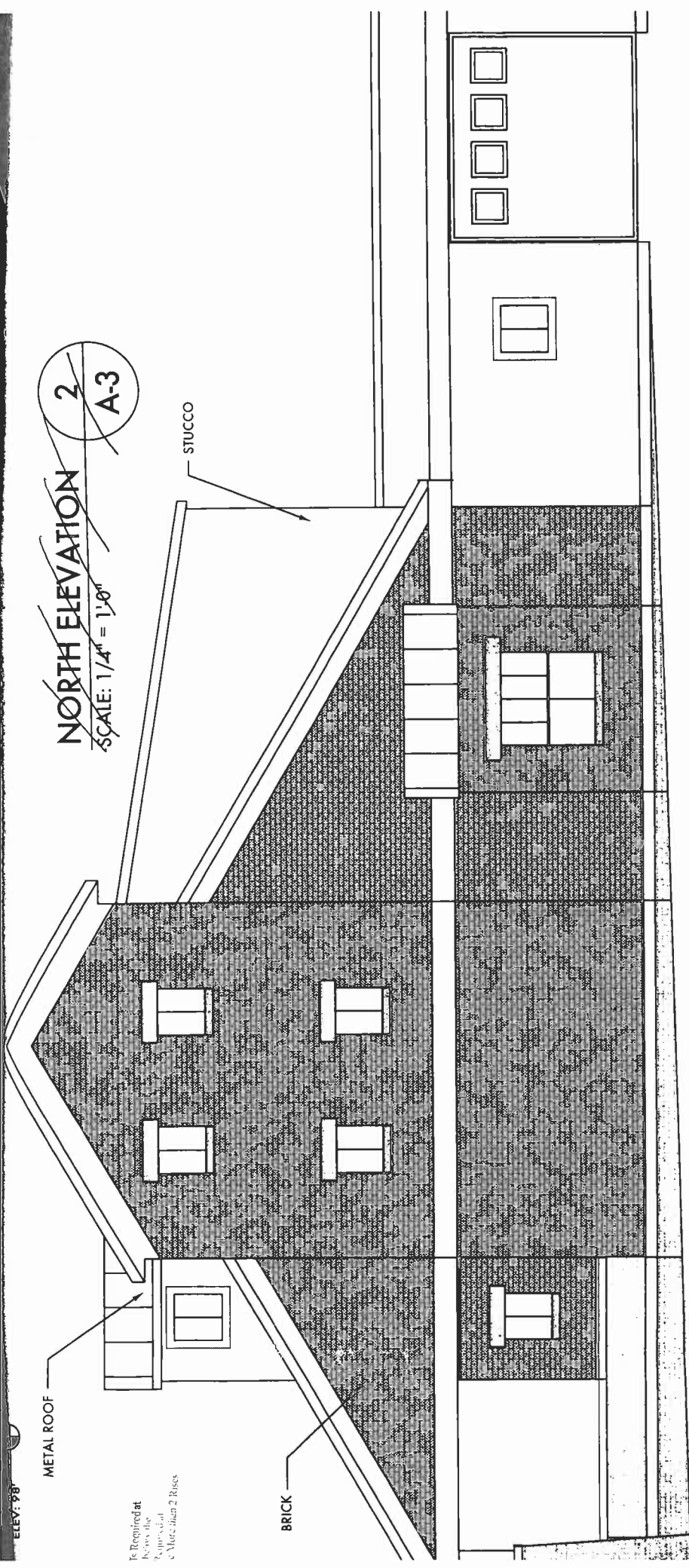
1

A-3

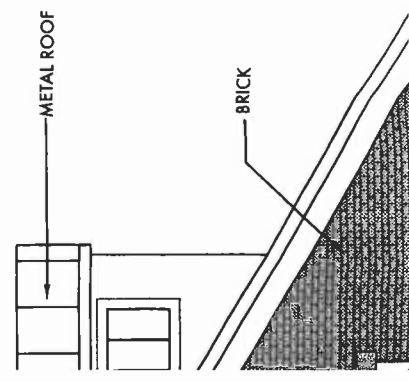
311.4.3 LANDINGS - 3' x 3' Landing Is Required at The Required Exit Door Not More Than 8 1/2' Below the Top of the Threshold. A Landing Is Also Required at Any Other Exterior Door Where There Are More Than 2 Rises.



Is Required at
before the
Approval
of More than 2 Rises



NORTH ELEVATION
SCALE: 1/4" = 1'-0"
2
A-3

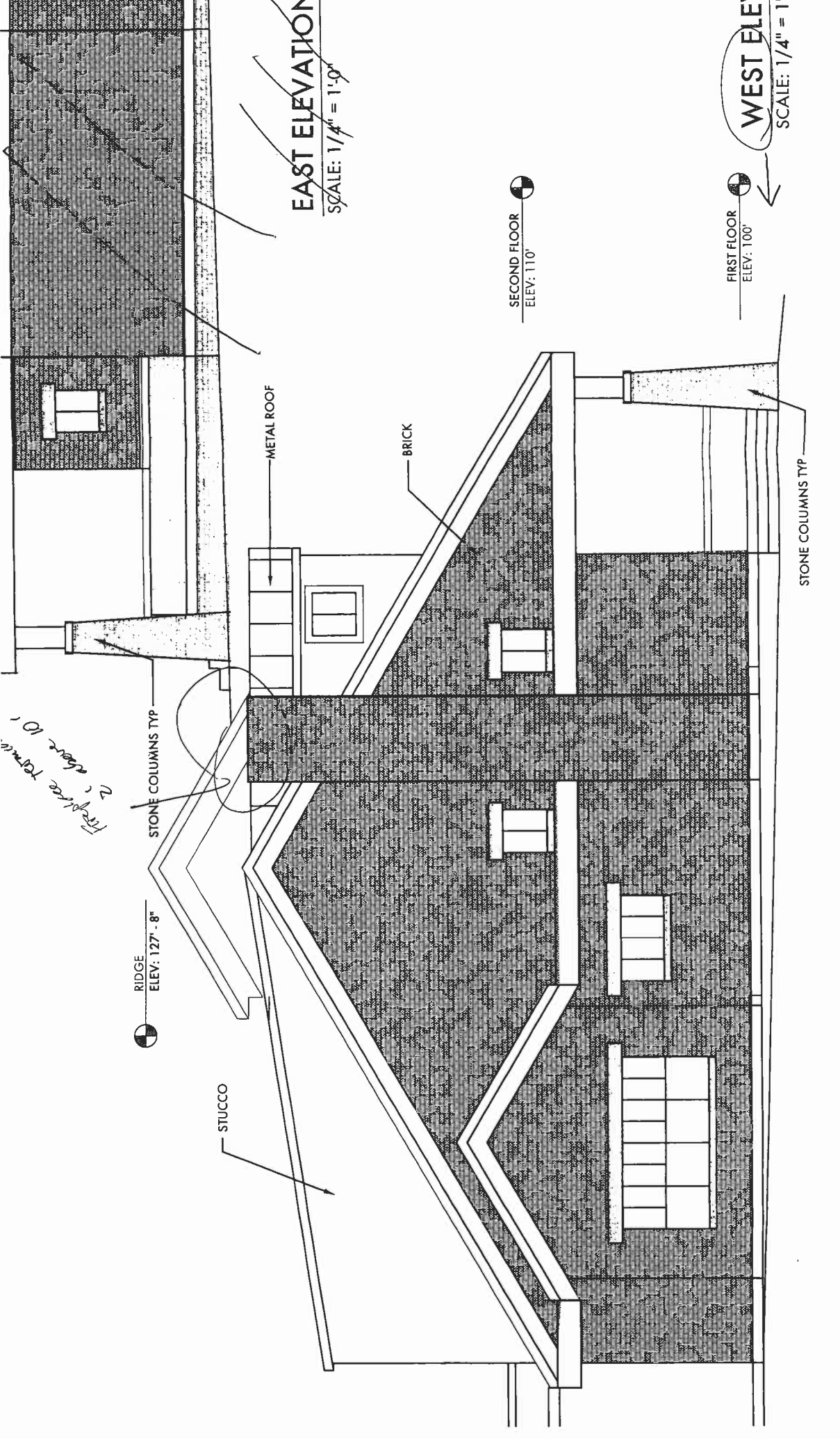


EAST ELEVATION
SCALE: 1/4" = 1'-0"
4
A-3

SECOND FLOOR

703.2 WEATHER PROTECTANT
FLOORING OF ALL FLOORS SHALL BE
UNDER LAMINATE VENEER.

703.3 Brick, Tiles and Flashing Required
703.4 Windows 330-01



EAST ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEV
SCALE: 1/4" = 1'

RIDGE
ELEV: 127' - 8"

STONE COLUMNS TYP

METAL ROOF

BRICK

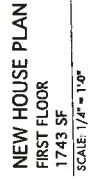
FIRST FLOOR
ELEV: 100'

SECOND FLOOR
ELEV: 110'

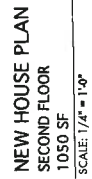
STONE COLUMNS TYP

STUCCO

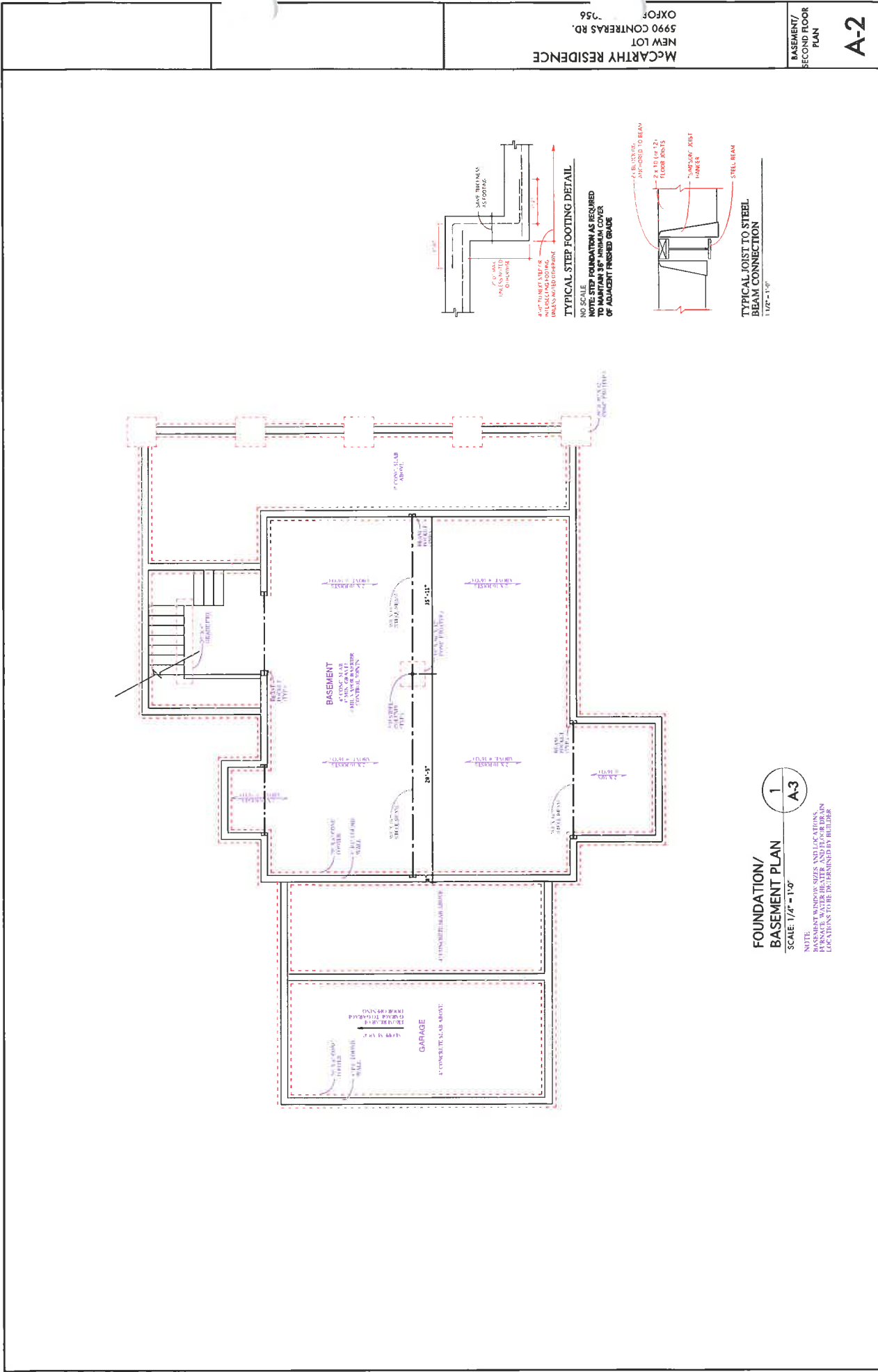
Fireplace removed
2' above 10'



1
A-3



NEW HOUSE PLAN
SECOND FLOOR
1050 SF
SCALE: 1/4" = 1'-0"



McCarthy Residence
New Lot
5990 Contreras Rd.
Oxnard, CA 91320-7056

Basement/
Second Floor
Plan

A-2

FOUNDATION/
BASEMENT PLAN
SCALE: 1/4" = 1'-0"
1
A-3

NOTE:
BASEMENT WINDOW SIZES AND LOCATIONS,
FLOOR FINISHES, AND CEILING FINISHES
LOCATIONS TO BE DETERMINED BY BUILDER

