



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
PRESIDENT PRO TEMPORE
DISTRICT 1

DENISE B. BROWN
DISTRICT 3

JERRY STARNES
DISTRICT 4

GARY L. WHITESIDE
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville Board of Zoning Adjustment

The minutes of the April 12, 2016 regular meeting of the City of Prattville Board of Zoning Adjustment were approved.



Leo Jamieson, Chairman

May 10, 2016

Date

Planning & Development Department

102 West Main Street ■ Prattville, Alabama 36067 ■ 334-595-0500 ■ 334-361-3677 Facsimile
planning.prattvilleal.gov



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
PRESIDENT PRO TEMPORE
DISTRICT 1

DENISE B. BROWN
DISTRICT 3

JERRY STARNES
DISTRICT 4

GARY L. WHITESIDE
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

**CITY OF PRATTVILLE
BOARD OF ZONING ADJUSTMENT
A G E N D A
April 12, 2016
4:00pm**

Call to Order:

Roll Call:

Chairman Leo Jamieson, Vice-Chairman James Miles, Mr. Jerry Cimis, Mr. Mac Macready, and Mrs. Jerry Schanep.

Election of Officers:

Minutes:

March 8, 2016

Old Business:

None

New Business:

- | | | |
|--------------|--|-------------------|
| 1. 160412-01 | ADMINISTRATIVE APPEAL | <i>District 6</i> |
| | 802 Dozier Avenue | |
| | B-1 Zoning District (General Business) | |
| | Gerald Hamm, Petitioner | |
| 2. 160412-02 | USE-ON-APPEAL | <i>District 6</i> |
| | 986 South Memorial Drive | |
| | B-1 Zoning District (General Business) | |
| | River Regions Developers, Petitioner | |

Miscellaneous:

Adjourn

**City of Prattville Board of Zoning Adjustment
Minutes
April 12, 2016**

CALL TO ORDER:

The regular meeting of the Prattville Board of Zoning Adjustment (BZA) was called to order by Chairman Leo Jamieson at 4:07 p.m. on Tuesday, April 12, 2016.

ROLL CALL:

Present: Chairman Leo Jamieson, Mr. Gerald Cimis, Mr. Mac Macready, Mrs. Jerry Schannep and Alternate member Mr. Jerry Crosby. Absent: Vice-Chairman James Miles.

Quorum Present

Staff present: Mr. Joel Duke, City Planner and Ms. Alisa Morgan, Secretary.

Chairman Jamieson stated the governing rules for the Prattville Board of Zoning Adjustment according to the *Code of Alabama, 1975* and the procedure of the meeting.

MINUTES:

Mr. Macready moved to approve the minutes of the March 8, 2016 meeting. Mr. Crosby seconded the motion. The motion passed unanimously.

OLD BUSINESS:

There was no old business to discuss.

NEW BUSINESS:

ADMINISTRATIVE APPEAL

802 Dozier Avenue

B-1 Zoning District (General Business)

Gerald Hamm, Petitioner

Mr. Duke presented and explain the interpretation of the Administrative Appeal. He stated that Mr. Gerald Hamm's appeal is of the Planning Department's denial of his request for building permit for an accessory structure on the lot at 802 Dozier Avenue to replace an existing 18' x 20' pre-fabricated carport with an 18' x 40' pole barn. He stated that the property is zoned B-1 and contains both a business use and two structures for residential use. He stated that the continuous and primary use of the property is single family residential. If the primary use of the property is single family residential, all other uses must be accessory.

Gerald Hamm, petitioner, presented the request to allow a pole barn. He stated he owns three lots of which one has the mini storage facility, one is use for an office which his mother is currently use as residential and he resides in the remaining lot. He stated that Mr. Duke informed him that his primary use for the lots are residential which he disagree.

Mr. Duke stated that B-1 district requirements state that residential uses shall comply with R-4 district standards. The total lot coverage is presently just over 50%; exceeding the maximum allowed coverage of 40% in an R-4 district. He stated that the proposed accessory structure location is less than the required 5' from side property line. He stated that based on the area of the accessory structures, the amount of the lot covered by structures, and the amount of setback from the property line, the permit was denied approval.

Mr. Cimis stated that the petitioner's statement of hardship is not valid because it is not tied to the land and cannot be supported for a variance.

After no further comments, questions, or discussion, the vote was called. The BZA voted by 4/1 to agree with the determination made by the city's zoning administrator that residential is the primary and controlling use of the B-1 zoned property at 802 Dozier Avenue.

The votes are as recorded: Favor: Mr. Cimis, Mrs. Schannep, Mr. Macready and Chairman Jamieson.
Oppose: Mr. Crosby.

MISCELLANEOUS:

Note: The request for a use-on-appeal at 986 South Memorial Drive was an invalid agenda item.

ADJOURN:

After no further comments, questions or discussion the meeting was adjourned at 5:20 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alisa Morgan".

Alisa Morgan, Secretary
Board of Zoning Adjustment

**CITY OF PRATTVILLE BOARD OF ADJUSTMENT
PUBLIC HEARING
SPEAKERS SIGN-IN SHEET**

MEETING DATE: April 12, 2016

PETITIONER: Gerald Hamm

ADDRESS OF PETITION: 802 Dozier Avenue

	NAME	ADDRESS
1.	<i>Gerald Hamm</i>	
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		

CITY OF PRATTVILLE
Board of Zoning Adjustment

Planning Department Staff Report



DATE:	4/5/16
APPLICATION TYPE:	Variance (160412-01)
PROPERTY LOCATION or DESCRIPTION:	802 Dozier Avenue
PETITIONER(S) AND AGENT(S):	Gerald Hamm
ZONING DISTRICT(S)	B-1 (Neighborhood Commercial)
REQUESTED ACTION:	To interpret uses allowed in the B-1 Zoning District.
ZONING ORDINANCE REFERENCE:	<p>Appendix A-Zoning Ordinance Section 72 Business District Requirements.</p> <p>USES PERMITTED: Neighborhood retail stores and markets, including the following types of stores: food, general merchandise; apparel, furniture; household and hardware; radio and television; drug and sundries; jewelry and gifts; florist; sporting goods; pet shops and similar types; and business recycling facilities. Neighborhood services including the following types: dry cleaning and laundry pickup stations; barber and beauty shops; shoe repair; offices, hotels, banks, post offices, theaters and similar services.</p> <p>USES PERMITTED ON APPEAL: Filling stations where no major repair work is done; restaurants; community recycling. Any use permitted or permitted on appeal in the R-4 Residential District, and subject to all district requirements of an R-4 District as specified in Section 71, hereof.</p> <p>TEMPORARY STRUCTURE: Where such structures shall be used for a period not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence, satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct or have constructed a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation.</p>



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
PRESIDENT PRO TEMPORE
DISTRICT 1

DENISE B. BROWN
DISTRICT 3

JERRY STARNES
DISTRICT 4

GARY L. WHITESIDE
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

MEMORANDUM

DATE: April 11, 2016

TO: Prattville Board of Zoning Adjustment

FROM: Joel T. Duke, City Planner

RE: Administrative Appeal – 802 Dozier Avenue – Accessory Structure

Agenda Item #1 on your April 12, 2016 agenda is an appeal of a decision made in my capacity as zoning administrator. I am providing additional information in this case because this type of appeal is rarely made to the Board, and most of the current members have not heard or ruled in such a case. Before addressing the specific agenda request by Mr. Gerald Hamm, I will review administrative appeals in general and how they differ from the more commonly requested variance.

Administrative appeals are one of the three powers granted to boards of zoning adjustment by Section 11-52-80 of the Code of Alabama, 1975. Subsection (d) (1) of Section 11-52-80 describes the administrative appeal as the power, "To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement of this article or of any ordinance adopted pursuant thereto." In other words, the administrative appeal can be submitted to a board if an applicant believes the zoning administrator has made an error in interpreting a provision of the zoning ordinance. Administrative appeals differ from variances. With a variance request, the applicant and the zoning administrator agree on the interpretation of the zoning ordinance, and the applicant is requesting an exception or relief from that provision. Administrative appeals exist to clarify and further establish the meaning of a city's zoning ordinance for the public and the city staff. When ruling on an administrative appeal, a board of zoning adjustment should receive

Planning & Development Department

testimony from the zoning administrator and the applicant and fully review the relevant section of the zoning ordinance in question. The board may also consider requesting testimony from the city's attorney or other professionals outside the city staff. When ruling on an administrative appeal, a board may agree with the zoning administrator or offer a revised interpretation. Once issued, a ruling is recognized as if it is a part of a city's zoning ordinance.

Item #1 is Mr. Gerald Hamm's appeal of the Planning Department's denial of his request for building permit for an accessory structure on the lot at 802 Dozier Avenue. His application was submitted on February 29, 2016 and denied on March 3, 2016. Mr. Hamm applied for permission to replace an existing 18' x 20' pre-fabricated carport with an 18' x 40' pole barn. His application provided an aerial showing the structural dimensions and proposed location. Mr. Hamm has stated that my interpretation of the zoning ordinance regarding his permit application is incorrect.

Listed below is the configuration of 802 Dozier Avenue as determined during my review of Mr. Hamm's permit application:

- The property at 802 Dozier Avenue is zoned B-1, Local Shopping District.
- The lot presently contains the following structures:
 - An occupied residential house with an approximate area of 1,334 square feet.
 - Existing metal building – identified by Mr. Hamm as a previously constructed mini-warehouse unit – with an approximate area of 2,572 square feet
 - Existing pre-fabricated 18' x 20' carport with an area of 360 square feet.
- Total area of existing structures: 4,266 square feet.
- Area of the lot: 8,500 square feet.
- Structures cover approximately 50.3% of the total lot.
- No variances are on file for this property. The applicant is unable to provide evidence of variances being previously granted for this property.

I applied the following standard of review to Mr. Hamm's application:

- The property is currently zoned B-1. The property contains both a business use (warehouse) and residential use (existing structure). House appears to be older of two structure and the continuous primary use of the property.
- Residential uses are permitted in a B-1 zoning district. Prattville Zoning Ordinance, Section 72. Business district requirements states “Uses Permitted on Appeal: Filling stations where no major repair work is done; restaurants; community recycling. Any use permitted or permitted on appeal in the R-4 Residential District, and subject to all district requirements of an R-4 District as specified in Section 71, hereof.”
- Applications for modifications to existing residential uses in a B-1 district should be reviewed under the standards of the R-4 district.
- Prattville Zoning Ordinance, Section 71, Residential Districts
 - Accessory structure setback minimum setback 5’
 - R-4 district dimensional and area requirements
 - Minimum lot size: 6,000 square feet
 - Minimum front yard setback: 25’
 - Minimum rear yard setback: 30’
 - Minimum side yard setbacks: 8’/6’
 - Maximum lot coverage or building area 40%
- Prattville Zoning Ordinance, Section 68. – Definitions states, “Accessory structure. Any detached minor building in the rear of the main building consisting of masonry or frame walls and roof, one (1) or two (2) stories in height, necessary as an adjunct to the use or occupancy of a principal or main structure.”
- Prattville Zoning Ordinance, Section 9 (a). - Structures states, “[General.] It is the intent of this ordinance, that there shall be but one (1) main structure on any lot zoned or used for single-family residential purposes; also, accessory structures shall not exceed fifty (50) percent of the total floor area of any main structure.” Total area of all accessory structures on the lot shall not exceed 50% of the area of the main structure.

The following is the official opinion of the city zoning administrator regarding Permit Application File# 16-000217:

- The continuous and primary use of the property is single family residential. If the primary use of the property is single family residential, all other uses must be accessory.
- B-1 district requirements state that residential uses shall comply with R-4 district standards.
- Given the age of the property and likely non-conformance in setbacks, staff focus should be limited to the accessory structures and their location relative to the lot and the main structure.
- Area of the existing accessory structures (warehouse and pre-fabricated carport) exceed 50% of the area of the primary residential structure. Proposed new 720 square foot accessory will replace the existing 360 square foot carport leaving a net gain of 360 square feet of accessory structures on the lot.
- Total lot coverage is presently just over 50%; exceeding the maximum allowed coverage of 40% in an R-4 district.
- Proposed accessory structure location is less than the required 5' from side property line.
- Based on the area of the accessory structures, the amount of the lot covered by structures, and the amount of setback from the property line, I determined the permit application to be a violation of the zoning ordinance and denied approval.

The following items are attached to this memorandum.

1. Mr. Hamm's February 29, 2016 permit application – File# 16-000217
2. File Details Report – City of Prattville Permit System – File# 16-000217
3. Residential Permit Review – Staff Comments – File# 16-000217
4. Aerial photograph – Location Map – 802 Dozier Avenue
5. Mr. Hamm's BZA Application – March 9, 2016 – Case 160412-01

Given the nature of this agenda item, I will be available during the hearing to provide information concerning the nature of the appeal, background information on the case and testimony concerning my interpretation of the relevant portions of the zoning

ordinance. I will not be able to offer assistance with, or an opinion on, the Board's ruling in this matter.

If you have any general questions concerning this case, please do not hesitate to call or e-mail.

ATTACHMENT A

APPLICATION – ACCESSORY STRUCTURE

Building Department
102 W. Main St.
Prattville, AL 36067
(334) 595-0400/FAX (334) 361-3677
building@prattvilleal.gov



Structure Address: 802 Dozier Ave Area of Proposed New Building (sq. ft.): 720

Area of House on Lot (square feet): _____ Approximate Cost/Value: \$ 5000.00

Contractor: Gerald Hamm Telephone: 334-531-3567

Prattville Business License #: _____ State License #: 5890

Property Owner: Gerald Hamm Telephone: _____

Address: 814 Dozier Ave.

Site Plan: A scale drawing or survey showing the location of the proposed accessory structure relative to the main structure and all property lines is required before a permit may be approved. Please attach a scale drawing or survey or complete a sketch in the space provided below.

Scale: _____

N ↑

A large rectangular box with a black border, intended for a site plan drawing or survey. It is currently empty, with only a faint pencil line visible in the upper right quadrant.

Rules: In a residential district, accessory structures must be placed to the rear of the rear building line of the main structure (house) on the lot. Accessory structures may not be placed in the side yard. Multiple accessory structures are allowed, but the total area of all accessory structures may not exceed fifty percent of the area main building.

Building Department Use Only	
<input checked="" type="checkbox"/> Received By: <u>[Signature]</u>	<u>9:30</u> <u>2-29-16</u> Date and Time Received:
<input type="checkbox"/> Reviewed By: _____	_____ Date Review Started
<input type="checkbox"/> Site Visited By: _____	_____ Date and Time Site Visited:
<input type="checkbox"/> Approved By: _____	_____ Date and Time Approved
<input type="checkbox"/> Reviewed w/ Applicant _____	_____ Date and Time
<input type="checkbox"/> Permit Number _____	_____ Date and Time Permit Purchased

— Site built accessory structures require the following checked inspections.

- Footing
- Foundation
- Framing
- Electrical (if applicable)
- Plumbing (if applicable)

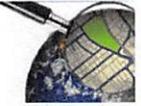
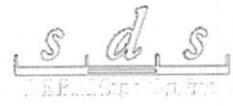
— Prefabricated or delivered buildings must be inspected when placed.

— Inspections for any of the items listed above may be obtained by calling the Prattville Building Department at 595-0400.

The Building Department staff has reviewed the rules for the placement or construction of an accessory structure and the list of required inspections with me, and I understand these rules and the required inspections.

Name (printed)

[Signature] 2/29/16
Signature Date



Removing existing prefab carport 18x20
Building pole barn 18x40

ATTACHMENT B

File Details Report: 16-000217

Apr 11, 2016

Case Information:

Case #: 16-000217

Address:

802 DOZIER AVE
PRATTVILLE AL 36067

Property Owner:HAMM ARLIN H & LAURA F

Parcel Number:19051520140040000

Sub-Division:

Status: Open

Disposition:

Neighborhood:

Approximate Location:

Priority:

Type: Building Department

Open Date: Feb 29, 2016

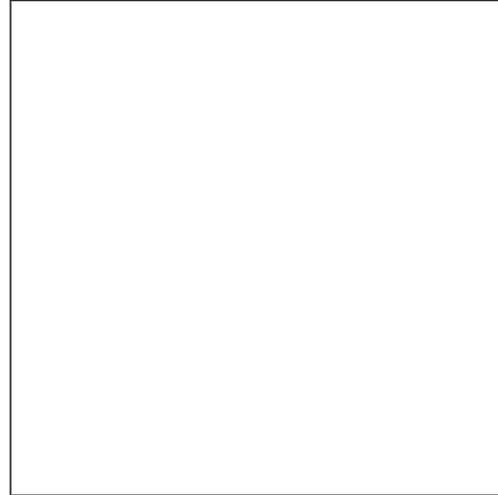
Close Date:

How Received:

Responsible User: Leslie Redmond

Description: POLE BARN

Legal Description:



Categories:

Permits:

Permit Number	Issue Date	Status	Description
BR16-000070		Denied	POLE BARN/HOMEOWNER AS CONTRACTOR

Citizens:

Name	Home Address	Home Phone	Business Phone	Association
HAMM ARLIN H & LAURA F			(334) 531-3567	Property Owner

Activities:

Permit#	Date	Activity	Assigned To/By	Due	Complete	Approval Status
BR16-000070	02/29/2016	Zoning Review	Joel Duke , Leslie Redmond	03/07/2016	03/03/2016	Denied
Comments:						
BR16-000070	02/29/2016	Final Review	Leslie Redmond , Leslie Redmond	03/04/2016	03/03/2016	Complete
Comments:						
BR16-000070	02/29/2016	Residential Plan Review	Anthony Connell , Leslie Redmond	03/07/2016	02/29/2016	Complete
Comments:						
BR16-000070	02/29/2016	Initial Review	Leslie Redmond , Leslie Redmond	03/01/2016	02/29/2016	Complete
Comments:						

Violations:

Violation Code	Open Date	Closed Date	Status	Violation Disposition
----------------	-----------	-------------	--------	-----------------------

Documents:

Permit#	Date	Type	Source	Description
BR16-000070	03/02/2016	image/png	Photo	802 Dozier
BR16-000070	02/29/2016	application/pdf	1. Site Plan at a standard engineering scale identifying and locating of all property lines and existing and proposed structures on the site.	

Notes:

Date	User Name	Note Type
------	-----------	-----------

ATTACHMENT C

File #: 16-000217 ...
 802 DOZIER AVE PRATTVILLE AL 36067
 POLE BARN

Permits

Reviews

Inspections

Activities

Documents

Contacts

History

Edit Review Route: Residential Review Route

Route Name:

Residential Review Route

Status:

Approved

Permit #:

BR16-000070

Comments:

Start Date:

02/29/2016

Completion Date:

03/03/2016

Duration:

3

Review Activities

Activity Type	Department	Assigned To	Status	Due	Complete
Initial Review	Fire/Building Dept	Leslie Redmond	Complete	03/01/2016	02/29/2016
Residential Plan Review	Fire/Building Dept	Anthony Connell	Complete	03/07/2016	02/29/2016
Final Review	Fire/Building Dept	Leslie Redmond	Complete	03/04/2016	03/03/2016
Zoning Review	Planning Dept	Joel Duke	Denied	03/07/2016	03/03/2016

REPORTS:
 Custom Detail
 Summary

Internal Comment
 Use of main structure appears to be residential. If residential use, R-4 standards will apply to residential use in B-1 district. MINIMUM YARD SIZE: Front Yard: 25 feet; Rear Yard: 30 feet; Side Yard: 8 feet on one side; 6 feet on the other side. MAXIMUM BUILDING AREA PERCENT: 40%. Need clarification on current use of lot - Confirmed use of lot is primarily residential.
Internal Comment
 Main Building Area: 1,334 Proposed accessory structure area: Existing 2,931.74, Proposed 3,291.74 Location on the lot: side yard Distance from side and rear property lines: >5' rear, virtual 0' side Existing building area - 55.3% of lot
Include on Letter
 Use of main structure (house) is residential. R-4 standards apply to residential use in B-1 district. R-4 standards: Minimum yard setbacks: Front Yard: 25 feet; Rear Yard: 30 feet; Side Yard: 8 feet on one side; 6 feet on the other side. Maximum Building Area: 40%.
Include on Letter
 Total area of accessory structures may not exceed 50% of the area of the main structure. Calculate the area of the main structure to be approximately 1,335 square feet. Calculated total area of the existing and proposed accessory structures is approximately 3,290 square feet. Proposed structure is located within 5 feet of the side lot line. Lot coverage is presently 55.3%; exceeding the maximum permitted by 15%. No variances on file for this property.

ATTACHMENT D



CITY OF PRATTVILLE, AL

802
Dozier Ave

Zoning: B-1

Scale: 1" = 50'



STREETS

TAX PARCEL



ATTACHMENT E



City Of Prattville
Planning and Development Department
102 W. Main Street
Prattville, AL 36067
(334) 361-3614 Fax (334) 361-3677
www.prattvilleal.gov

**Application
Prattville Board of Zoning Adjustment**

Application Type: Use-On-Appeal Variance Administrative Appeal

Applicant /Agent Information

Notarized letter from the property owner is required if agent is used for representation

Name: Gerald (Jerry) Hamm
Street Address: 814 Dozier Ave
City: Prattville State: Al Zip: 36067
Phone Number(s): 334-531-3567

Property Owner Information

If different than above

Name: _____
Address of Property Owner: _____
City: _____ State: _____ Zip: _____
Phone Number: () _____

Property Description

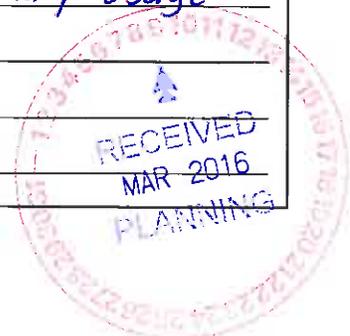
County Tax Parcel Number/Legal Description: _____

Current Zoning of Property: ~~B1~~ B1 Physical Address: 802 Dozier Ave

Proposed Use of Property (generally): Storage Business

Describe Proposed Use or Variance: Building pole barn,
18x40, to store RV

This is an existing mini storage business
zoned B1. I disagree with Mr. Duke
rejecting my permit because he said that the
primary usage is residential. The primary usage
is business - mini storage - B1



The following items must be attached to the application (check those items included):

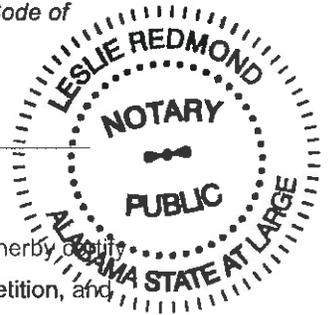
- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." Code of Alabama, 1975, as amended. § 11-52-80(d) (3)

I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the Code of Alabama, 1975, as amended.

Gerald Hamm _____ 3/9/16
 Printed Name Signature Date



I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gerald S Hamm, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 9th day of March, 2016

Leslie Redmond
 Notary Public

My commission expires 10/05/2019



ATTNMENT
PK 2013 PG 20

DOZIER AVE

LOT A

7

2.001

1.001

6

7.001

17.001

14

7

8

18

10.001

DOZIER AVE

DAVIS ST.

OFFICE
SPACE
~~MEM~~

18X81

3

814
Dozier

↑↑
2' off
property line

2

03/09/2016

Paid Thru

Curr Balance

Unit Note

101	102	103	104	105
-----	-----	-----	-----	-----

80	81	70	71	72	73	74	75	76	77	78	79
	62										

*Proposed
pole barn*



09	10	08	14	06	13	07	12	00	11	03	15	04	16	02	17	01	18	519
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

54	58	53	59	52	60	51	61	50	62	49	63	48	64	47	65	46	66	45	67	44	68	43	69
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

31	32	30	33	29	34	28	35	27	36	26	37	25	38	24	39	23	40	22	41	21	42	20	19
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

119	119	117	120	116	121	115	122	114	123	113	124	112	125	111	126	110	127	109	128	108	129	107	130	106	131
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

144	145	143	146	142	147	141	148	140	149	139	150	138	151	137	152	136	153	135	154	134	155	133	156	132	157
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----