

**AGENDA**  
**Cascade Charter Township Zoning Board of Appeals**  
**Tuesday, August 9, 2016**  
**7:00 pm**  
**Cascade Library Wisner Center**  
**2870 Jacksmith Ave. SE**

- ARTICLE 1. Call the meeting to order  
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the June 14, 2016 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.  
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #16:3319 Bob Verburg  
**Public Hearing**  
**Property Address: 6915 Cascade Rd**  
**Requested Action:** The applicant is requesting approval from the Zoning Board of Appeals to construct a new service bay that does not comply with the front setbacks, style of roof and use of chain link fence.**
- ARTICLE 7. Any other business**
- ARTICLE 8. Adjournment**

**Meeting format**

1. **Staff Presentation** *Staff report and recommendation*
2. **Project presentation-** *Applicant presentation and explanation of project*
  - a. **PUBLIC HEARINGS**
    - i. *Open Public Hearing. Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants*
    - ii. *Close public hearing*
3. **Commission discussion –** *May ask for clarification from applicant, staff or public*
4. **Commission decision - Options**
  - a. *Table the decision*
  - b. *Deny*
  - c. *Approve*
  - d. *Approve with conditions*
  - e. *Recommendation to Township Board*

## STAFF REPORT

STAFF REPORT: Case #16-3319  
REPORT DATE: August 3, 2016  
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals  
MEETING DATE: August 9, 2016  
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:

Bob Verburg  
6915 Cascade Rd  
Ada MI 49301

STATUS  
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting approval from the Zoning Board of Appeals to construct a new service bay that does not comply with front setbacks, style of roof and use of chain link fence.

EXISTING ZONING OF  
SUBJECT PARCEL(S): B1

GENERAL LOCATION: east side of Cascade rd just north of the bridge over the river

PARCEL SIZE: Approximately .4 acres. (17,424 sq ft)

EXISTING LAND USE  
ON THE PROPERTY: Auto repair

ADJACENT AREA  
LAND USES: Commercial

ZONING ON  
ADJOINING PARCELS: B1

**STAFF COMMENTS:**

1. The applicant wants to construct a new addition on to the building to accommodate an additional storage.
2. The addition will require review by the planning commission for site plan approval.
3. As part of the project they will take down a small building that he owns that is just north of the body shop.
4. Because the site is in the B1 zoning district and due to the fact that the addition is valued at over \$60,000 the design requirements of the B1 zone must also be met.
5. The owner is seeking three variances to accommodate his addition

issue	Request	Zoning requirement
Front setback	16 feet	20 feet min. 30 feet max
Roof style	Mansard	Normally considered inappropriate
Chain link	Keep chain-link	prohibited

6. The building is setback from the Cascade Rd ROW at 16 feet. They would simply like to maintain the existing setbacks. The intent of the setbacks was to bring building closer to the road and eliminate front yard parking. By maintaining the existing setback they would achieve the intent of the village but it requires a variance
7. The style of roof was left a little vague in the ordinance. The ordinance states, "roof styles Normally considered inappropriate include shed and mansard". While the applicant agrees that this is a mansard style roof they are simply matching what is there now.
8. Chain link fence is strictly prohibited. The applicant would like to continue the use of the chain link fence. In order to come into compliance they would either have to remove the fencing or choose another material, such as wood, vinyl, wrought iron, etc

- A. Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all of the findings of fact listed in the table below:

<b><i>Findings of Fact</i></b>	<b><i>Comment</i></b>
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	<p>The fact that they would have a smaller setback than permitted in an area that have been encouraging the same is exceptional.</p> <p>The roof style is discouraged but not prohibited</p> <p>The use of the chain link is not something that was intended to continue in the village and I would not consider this to be an exceptional circumstance</p>
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created)	The building has been in place since 1940.
That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.	The setback and roof style exceptions are minimum I don't see how you could reduce the amount of variance needed for the fencing type.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	Others in the village do have smaller setbacks and different style roof types. There is a small piece of chain link at Tuffy and at the electrical substation on Orange
That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.	An amendment would not be necessary

<p>The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.</p>	
--	--

**STAFF RECOMMENDATION**

Approve the variance for the front setback  
Approve the variance for the mansard style roof  
Deny the variance for the chain link fence.

Attachments:        Application  
                              Site Plan

# CHAPTER 8

## B-1 Village Business District

### Section 8.01 Title:

Use Regulations Relating to the "B-1" Village Business District (Chapter amended by Ord. No. 8 of 2011; 6/23/11)

### Section 8.02 Intent:

This district is intended to promote a village atmosphere, which is built to human scale to encourage attractive street fronts and connecting pedestrian walkways as a first priority while still accommodating vehicular movement. This district is intended to satisfy the land needs for convenience, specialty and personal service type shops and establishments primarily serving those person residing in the surrounding residential areas of the Township. The district is also intended to provide mixed uses with residential above retail or office uses, live/work, and stand-alone attached residential uses. The district is not intended for the location of multi-tenant strict commercial structures which when judged independently would be classified as community wide or regional in scale.

### Section 8.03 Uses Permitted By Right:

In the "B-1" Village Business District, no building, structure or premises, shall be erected, altered or used except for one or more of the following uses unless otherwise provided in this Ordinance:

1. Generally recognized retail businesses, which supply commodities on the premises, such as, but not limited to, groceries, meats, dairy products, bake goods or other foods, drugs, dry goods, clothing and notions of hardware.
2. Personal service establishments which perform services on the premises, such as, but not limited to, repair shops (watches, radios, television, shoes, etc.), tailor shops, beauty parlors or barber shops, photographic studios, flower shops and print shops.
3. Business establishments which perform services on the premises, such as, but not limited to, banks, loan companies, insurance offices and real estate offices.
4. Professional services, including offices of medical doctors, dentists, osteopaths and similar or allied professionals.
5. Post offices and similar governmental office buildings, serving persons living in the adjacent residential area.
6. Restaurants, excluding drive-in or drive-through service.

7. Publicly and privately-owned parks, parkway and recreation facilities
8. Residential up to 3 dwelling units/acre, which may include:
  - a. Residential above retail or other permitted business establishments
  - b. Live/work
  - c. Single family dwelling
9. Farmer's Market
10. Churches
11. Bed and Breakfast establishments
12. Art gallery and studio
13. Banquet and meeting halls
14. Music and Dance Academy
15. Accessory structures and uses customarily incidental to the uses permitted in this Section subject to the provisions of Section 4.08
16. Signs as regulated by the Cascade Charter Township Sign Ordinance and consistent with the design guidelines set forth in the Cascade Village Design Plan. (This subsection amended by Ordinance #4 of 1993)
17. Temporary buildings, structures and uses and essential public services as provided in Section 4.25.
18. Brew Pub
19. Restaurant with brew pub as accessory use
20. Tavern

### Section 8.04 Uses Permitted By Special Use Permit:

The following uses may be permitted, but are subject to the provisions and conditions outlined in Chapter 17.

1. Any permitted use listed in Section 8.03 if all business, service or processing is not conducted wholly within a completely enclosed building, except for automobile parking for customers or employees, off-street loading spaces, outdoor "café" eating areas and signs.
2. Dry cleaning establishments or pick-up stations, dealing directly with the consumer. Central dry cleaning plants serving more than one retail outlet are prohibited.
3. Self-service laundries
4. Pet shops
5. Child or Adult Day Care Centers



# CHAPTER 8

## B-1 Village Business District

6. Drive-in service window or drive-through services for businesses, not to include restaurants, as regulated in Section 17.07. (This subsection added by Ordinance #8 of 1993)
7. Other uses determined by the Planning Commission to be similar to the uses permitted in Section 8.03 hereof and for which a special use permit is issued by the Township. (This subsection added by Ordinance #8 of 1993)
8. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 8.03 and 8.04 hereof. (Section added by Ordinance #3 of 2006; 5/10/06)
9. Residential over 3 dwelling units/acre but less than 9 dwelling units/acre, which may include:
  - a. Residential above retail other permitted, business establishments
  - b. Live/work
  - c. Multi-family dwelling
  - d. Two family dwelling
  - e. Single family dwelling
10. Microbrew
11. Micro distillery

### Section 8.05 Additional Conditions:

1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced, with the exception that food produced as part of a catering operation may be delivered off premises.
2. The Township shall have the ability to require sidewalks in the B-1 district to be constructed at a width determined by their intended function.
3. Sidewalks shall be allowed to wander around trees and other fixed objects, without being overly rigid in placement.
4. Any lighting proposed along the street as part of the development shall be consistent with the existing streetlights already in the village.
5. The Township may require that important landmark places and areas that preserve important views and vegetation remain. As shown in the Village Design Plan Exhibit 2.

### Section 8.06. Site Development Standards: (This section added by Ordinance #4 of 1993)

1. Minimum Lot Area – No minimum required with an approved site plan. Otherwise, minimum lot area shall be 20,000 square feet.
2. Minimum Lot Width - 100 feet. The Planning Commission may reduce the lot width requirement with an approved site plan and upon a finding that shared drives, shared access, cross access or other access management techniques are provided to ensure adequate spacing between driveways.
3. Maximum Height – Non-residential uses: 25 feet; Residential uses (see permitted uses item 9): 30 feet
4. Maximum net floor area:

	One-story	Multiple-story
Single Building	.25 F.A.R	.50 F.A.R
Multiple Building	.30 F.A.R	.60 F.A.R.

5. The maximum floor area for a single building shall not exceed 30,000 square feet. (This subsection was amended by Ordinance #2 of 1994)
6. Setback Requirements: These building setbacks have been established for all new development projects as well as additions or modifications to existing buildings in order to create a sense of enclosure. This leads to a more pedestrian oriented street front. Awnings, bays windows and eaves may encroach into the setback areas by no more than three (3) feet.

Table 8-A sets forth the minimum and maximum building setback lines for the B-1 Zoning District:

	Minimum	Maximum
<b>Front Yard</b>		
Arterial*	20	30
Collector*	15	25
Local*	10	20
<b>Side Yard</b>	7, but the total of the two yards shall not be less than 16 feet	--
<b>Rear Yard</b>	30 [see also Section 18.13(4)]	

\*See Appendix A (major street plan) in Zoning Ordinance.



- Definitions
- General Provisions
- Development Review

- Zoning Districts
- Special Uses
- Planned Unit Development

- Height, Area, & Placement
- Parking & Access
- Landscaping

# CHAPTER 8

## B-1 Village Business District

### Section 8.07 Parking Area Location and Screening:

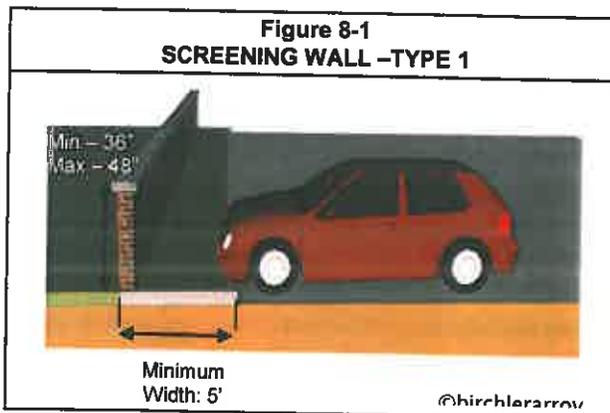
All new, or expansion of existing, parking areas in the B-1 district constructed after the effective date of this ordinance shall not be located within the front yard area. Any business or property owner who has parking in the front yard area as of the effective date of this ordinance shall be considered lawful non-conforming.

In the event that the site requires Township approval under the conditions of this Ordinance, the following screening shall apply:

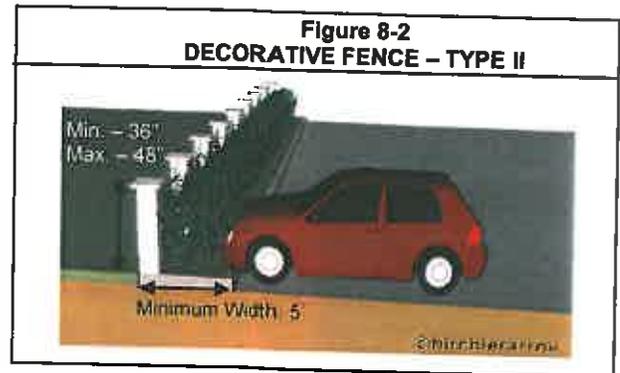
Existing parking lots located in the front yard shall be required to be screened from view, in addition to the requirements of the landscaping section of the zoning ordinance, by one of the architectural/ landscape designs described in this section. The Planning Commission may waive the screening requirement when in its opinion the intent of this section has already been met. The reasons for the waiver would include but need not be limited to, existing landscaping/screening, the topography of the site, not adjacent to, or in the view of any sidewalk or pedestrian path, type of business, etc.

1. Architectural/ landscape designs

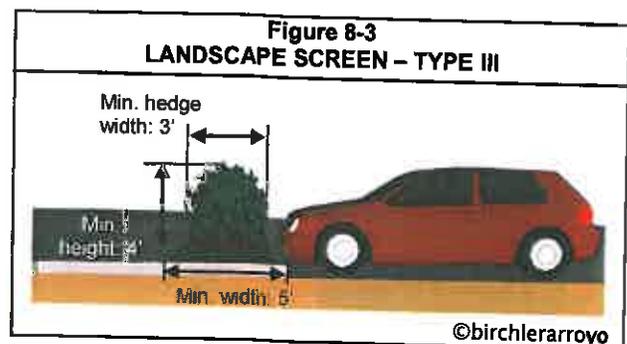
- a. Type I – Walls and similar structures used as a screening element shall be constructed of permanent, low maintenance materials such as brick or concrete. These walls shall not be less than 36 inches nor greater than 48 inches in height and shall be at least five (5) feet from the back of curb. (See Figure 8-1)



- b. Type II – A decorative fence may be installed at the property line if used in conjunction with a landscape screen. The fencing shall be constructed of painted decorative elements between 36 and 48 inches in height and shall be at least five (5) feet from the back of curb. Wrought iron or similar fencing is preferred. Chain link fencing shall be prohibited. (See Figure 8-2)



- c. Type III – A minimum of a 5 foot wide landscape screen, consisting of hedges, shrubbery, or other planted materials having a minimum of 3 feet when planted and maintained to form a visual screen of 4 feet minimum height with 80 percent summer opacity within 2 years after time of planting. (See Figure 8-3)



Definitions  
General Provisions  
Development Review

Zoning Districts  
Special Uses  
Planned Unit Development

Height, Area, & Placement  
Parking & Access  
Landscaping

# CHAPTER 8

## B-1 Village Business District

### Section 8.08 Building Design:

All new buildings and structures shall be so designed to incorporate the following architectural design features:

1. The principal façade and front entry of the building shall face the street and when present, the non-motorized pathway network.
2. Pedestrian connection to front and rear entrances shall be provided via sidewalks, striping, textured pavement or other mechanism.
3. Storefronts shall be directly accessible from the sidewalks, walkways or non-motorized pathways.
4. At least 90% of the exterior finish material on all facades shall be limited to the following: glass; brick; stone; stucco; or wood.
5. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty 30 feet without including at least 2 of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.
6. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.
7. Each storefront must have transparent, non reflective display windows on the street side, between one and eight feet from the ground.
8. For residential uses or residential above retail or office uses, 15% to 30% of surface area shall be vertically oriented transparent windows at upper floors measured from the line of the second (or third) floor to the cornice or fascia.
9. The primary colors of the building's exterior shall be compatible with the colors of the adjacent buildings and in character with those in the surrounding area.
10. Facades that face the street or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, etc. along no less than 50 percent of the façade.
11. Roofs shall be so designed to include a pitched roof or a stepped parapet façade if a flat roof is proposed. Roof shapes such as: gable, hip or gambrel are considered appropriate. The use of a metal is

appropriate provided it has a dull finish. Roof styles normally considered inappropriate include shed, or mansard style roofs.

12. Exterior materials must project a traditional building appearance. The exterior shall be constructed using horizontal wood siding, wood, stone, brick, brick veneer or masonry. The use of vinyl or aluminum siding is acceptable provided it simulates the appearance of horizontal wood siding.
13. Outside dining tables and "café" style eating areas are permitted.
14. Porches that are constructed should be large enough to be used as a gathering place.
15. Chain link fence shall be prohibited.
16. Dumpsters shall be located in the rear yard or side yard and must be screened. These facilities shall be enclosed with a solid fence or wall six (6) feet high with solid doors having sufficient truck access for dumpster service.
17. Rooftop mechanicals shall be screened from view using parapet wall or other suitable screening materials.

The requirements contained in Section 8.08 above, shall apply to the entire building, including any addition, when any of the following conditions are met.

1. A proposed exterior addition or expansion has a project construction valuation\* of \$60,000 or more.
2. The project involves a change in the use of the building or property which results in the remodeling or reconstruction of the existing building and has a project valuation<sup>1</sup> of \$60,000 or more.
3. A proposed exterior addition or expansion increases the size of the building or structure by at least 25 percent of the existing size of the building or structure at the effective date of this amendment.

\*Project construction valuation shall be based upon the Square Foot Construction Cost Table, as administered by The Cascade Charter Township Building and Inspections Department and adopted by the Cascade Charter Township Board. The amount of the project valuation shall be increased each year by the same percent as set by the Consumer Price Index (CPI) from 2001. (Phased construction can not be used to avoid compliance with this standard or break up



# CHAPTER 8

## B-1 Village Business District

construction such that the \$60,000 threshold is avoided).

### Section 8.09 The Village Design Review Committee:

The Village Design Review Committee (VDRC) is a Township Board appointed committee made up of 5 Cascade Township citizens. The VDRC shall be made up of at least one member of the Township Board, Planning Commission, DDA and Zoning Board of Appeals.

The purpose of the VDRC is to foster a working partnership between property owners, developer and the Township in achieving the objectives/intent of the B-1 zoning district. This committee may recommend to the Planning Commission departures from section 8.08 of this chapter of the Zoning Ordinance, which may, on occasion, work against the overall objectives of this chapter. When considering a variation which has been recommended by the VDRC, the Planning Commission shall consider the following: the impact the modification has on future and existing development; the benefit to the community the modification will have; and the public purpose to be served by permitting the modification.

### Section 8.10 Village Design Review Committee Procedure:

The applicant shall submit at least 6 copies of the site plan together with all other related detail showing what items he/she would like to be considered for a modification from Section 8.08 of this chapter. Scaled building elevations shall be provided depicting all sides of the building. At the request of the VDRC, or when the building height is in excess of twenty five (25) feet, the applicant shall provide a 3D photo simulation or similar graphic representation in AutoCAD, or similar software, and of accurate scale and dimension, using the most recent topographic survey establishing base elevations, that depicts building height and the relationship of proposed structures to existing or proposed structures on site and those within three hundred (300) feet of the planned unit development.

Once an applicant has submitted a complete application for review The Township Planner shall call a meeting of the VDRC within 10 days. The VDRC shall consider the application and give its recommendation to the Planning Commission or Township Board at this meeting.

Although project review by the VDRC is mandatory for all projects that are requesting modifications from Section 8.08 of this chapter, compliance with the recommendations is voluntary.

A quorum shall consist of three members of the VDRC and is required to render a recommendation. A concurring vote of three members of the VDRC is required to render any recommendation to the Planning Commission or Township Board. The Township Planner shall communicate to the Planning Commission or Township Board and applicant the recommendations of the VDRC.

### Section 8.11 Site Plan Review:

A site plan shall be required for all uses permitted in this zoning district according to the requirements of Chapter 21 of this Ordinance.



8-1



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: TROY WOLFFIS WOLFFIS CONSTRUCTION, INC.  
 Address: 4111 HILTON AVE SE  
 City & Zip Code: LOWELL 49331  
 Telephone: 616.291.3139  
 Email Address: TWOLFFIS@SBCGLOBAL.NET

**OWNER: \* (if different from Applicant)**  
 Name: BOB VERBURG, VERBURG AUTOMOTIVE  
 Address: 6915 CASCADE RD SE  
 City & Zip Code: GRAND RAPIDS 49546  
 Telephone: 616.949.2940  
 Email Address: \_\_\_\_\_

**NATURE OF THE REQUEST: (Please check the appropriate box or boxes)**

<input type="checkbox"/>	Administrative Appeal	<input type="checkbox"/>	Administrative Site Plan Review
<input type="checkbox"/>	Deferred Parking	<input type="checkbox"/>	P.U.D. - Rezoning *
<input type="checkbox"/>	P.U.D. - Site Condominium *	<input type="checkbox"/>	Rezoning
<input checked="" type="checkbox"/>	Site Plan Review *	<input type="checkbox"/>	Sign Variance
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Subdivision Plat Review *
<input checked="" type="checkbox"/>	Zoning Variance	<input type="checkbox"/>	Other: _____ *

*\* Requires an initial submission of 5 copies of the completed site plan*

### BRIEFLY DESCRIBE YOUR REQUEST:\*\*

ADDITION OF <I> SERVICE BAY.  
VARIANCE: SETBACK <sup>EXIST.</sup> CHAIN LINK FENCE 8.08.15  
MANSARD STYLE ROOF 8.08.11 REMOVAL OF EXIST. BLDG. & REPLACE W/ ADDITIONAL PARKING.  
 (\*\*Use Attachments if Necessary)  
 -SEE OTHER SIDE-

Assessing  
949-6176

Building  
949-3765

Buildings & Grounds  
682-4836

Clerk  
949-1508

Fire  
949-1320

Manager  
949-1500

Planning  
949-0224

Treasurer  
949-6944

LEGAL DESCRIPTION OF PROPERTY\*\*:

\* SEE ATTACHED \*

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 16-204-012

ADDRESS OF PROPERTY: 6915 CASCADE ROAD SE GRAND RAPIDS 49546

PRESENT USE OF THE PROPERTY: ALTERNATIVE SERVICE

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)

Address(es)

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

BOB VERBURG
Owner - Print or Type Name
(\*If different from Applicant)

TROY WOLFFIS
Applicant - Print or Type Name

Owner's Signature & Date
(\*If different from Applicant)

Applicant's Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET - THANK YOU

Rev. 7/24/14



## NOTICE OF PUBLIC HEARING

The Cascade Charter Township Zoning Board of Appeals will hold a public hearing to consider the following request.

APPLICANT: Bob Verburg

CASE NO. #16-3319

REQUEST: The applicant is requesting approval from the Zoning Board of Appeals to construct a new service bay that does not comply with front setbacks, style of roof and use of chain link fence.

PROPERTY LOCATION: 6915 Cascade Rd

PUBLIC HEARING DATE: August 9, 2016

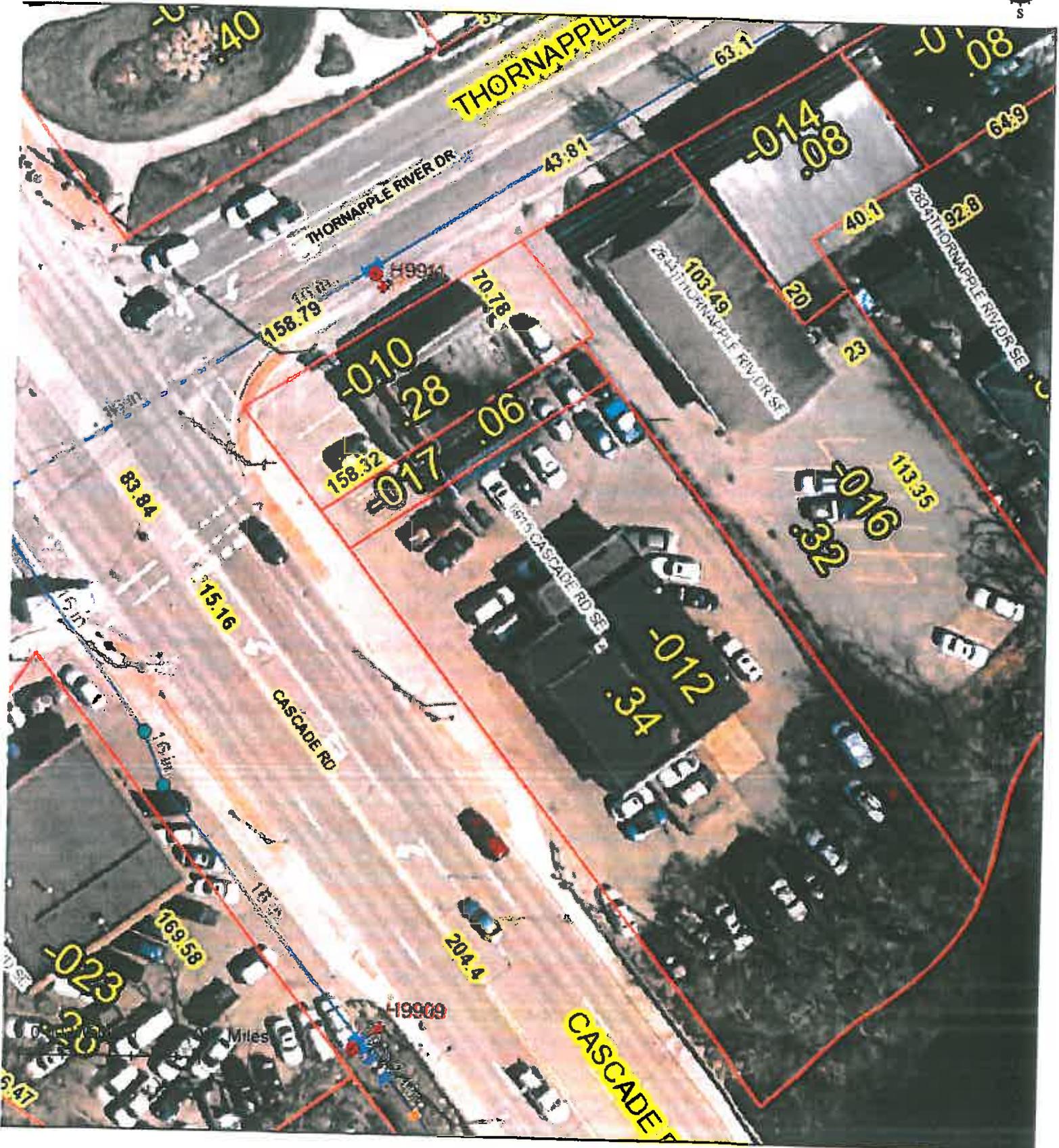
TIME: 7:00 pm

LOCATION: Cascade Library – Wisner Center  
2870 Jacksmith Drive, SE  
Grand Rapids, MI 49546

All information relative to this request may be reviewed in the office of the Planner (949-0224) located at 2865 Thornhills, SE, Grand Rapids, Michigan, 49546.

Cascade Charter Township  
Zoning Board of Appeals

TITLE

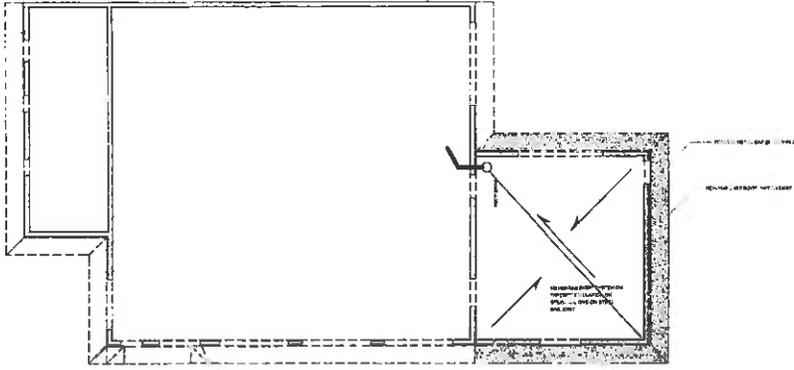


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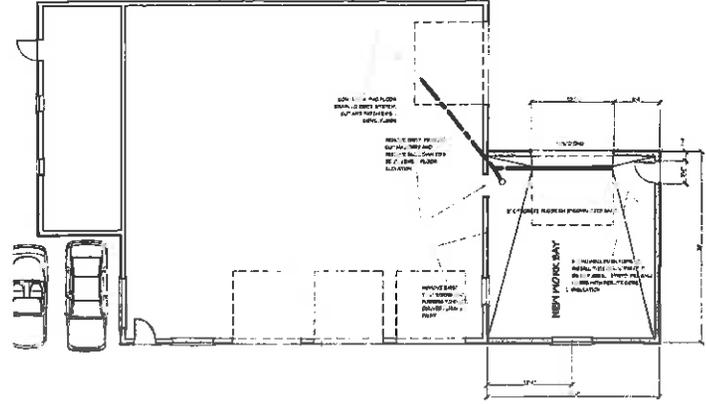
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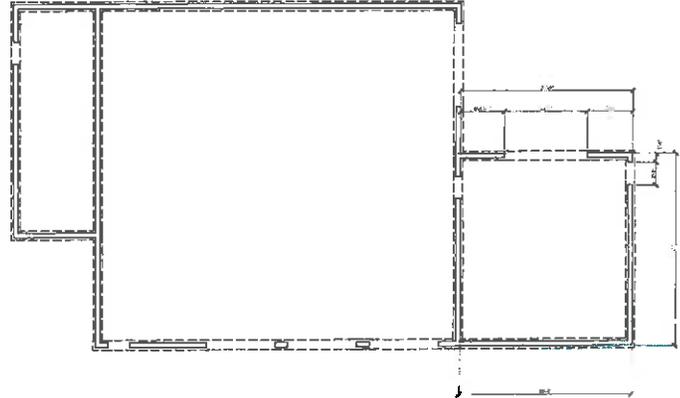
**ROOF PLAN**

1/8" = 1'-0"



**FLOOR PLAN**

1/8" = 1'-0"



**FOUNDATION PLAN**

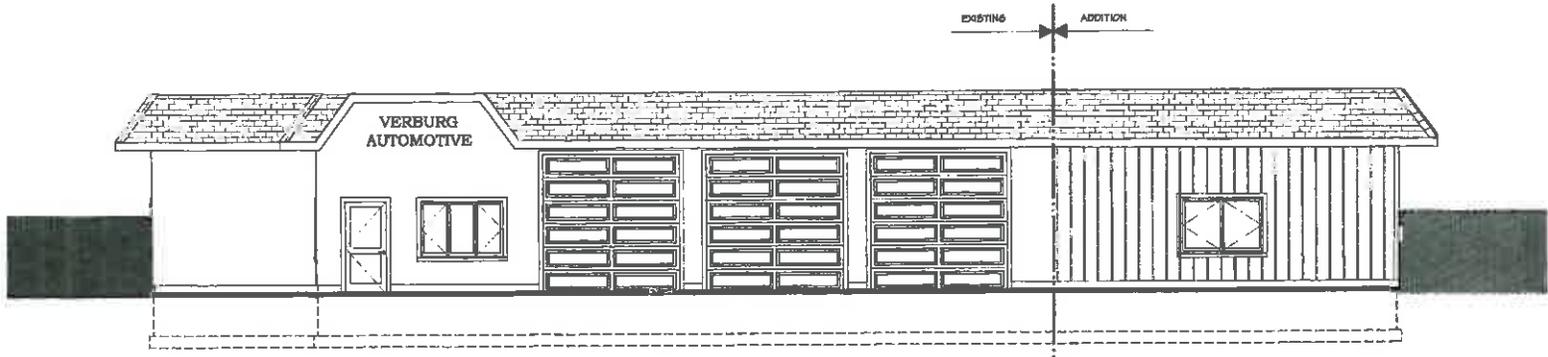
1/8" = 1'-0"

**WOLFFIS CONSTRUCTION, INC.**  
 4111 HILTON AVE. SE  
 LOWELL, MI. 48831  
 616.241.3194 email: twolffis@wccglobal.net

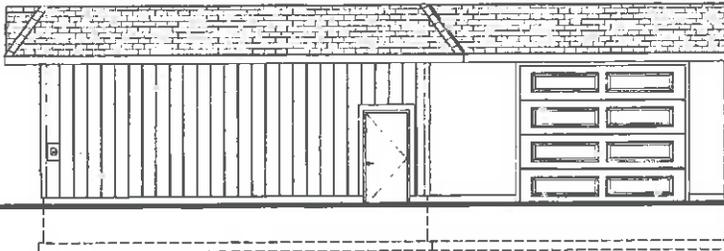
**PLANS**

**VERBURG AUTOMOTIVE STORAGE ADDITION**  
 515 CASCADE ROAD  
 GRAND RAPIDS, MI 49544

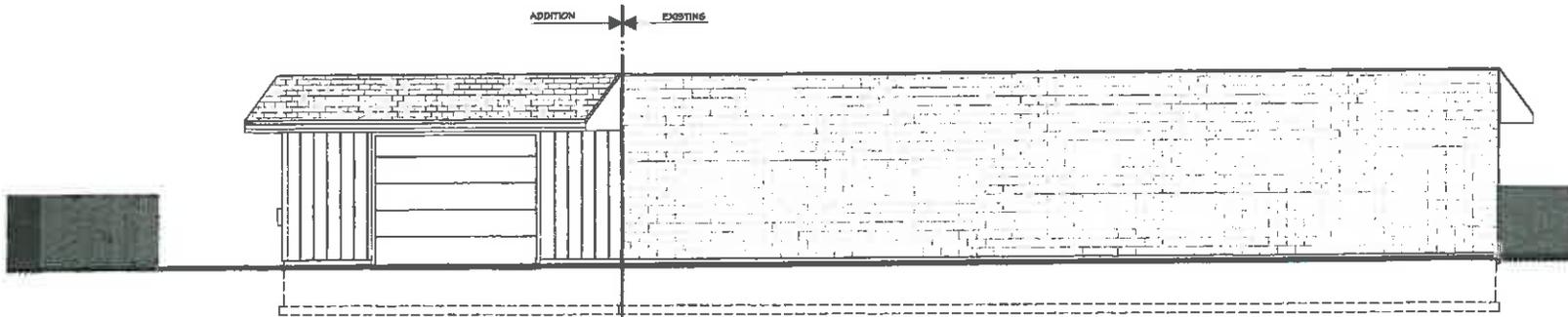
DATE: 7/7/2016  
 SCALE:  
 SHEET: A-2



 **WEST ELEVATION**  
1/4" = 1'-0"



 **SOUTH ELEVATION**  
1/4" = 1'-0"



 **EAST ELEVATION**  
1/4" = 1'-0"

**WOLFFIS CONSTRUCTION, INC.**  
4111 HILTON AVE. SE LOMELL, MI. 49851  
616.291.3194 email: wolffis@bcgbbai.net

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

PROJECT DESCRIPTION:  
**VERBURG AUTOMOTIVE- STORAGE ADDITION**  
8113 CASCADE ROAD  
GRAND RAPIDS, MI 49544

DATE:  
7/7/2016

SCALE:

SHEET:

**A-3**



EXISTING BUILDING TO BE REMOVED



EXISTING WEST ELEVATION



PROPOSED ADDITION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

WOLFFIS CONSTRUCTION, INC.  
4111 HILTON AVE. SE LOWELL, MI 49361  
616.261.3138 email: luoffis@olc-ctd.com

SHEET TITLE:  
SITE REVIEW PICTURES

PROJECT DESCRIPTION:  
VERBURG AUTOMOTIVE STORAGE ADDITION  
4415 SARGENT ROAD  
BRIDGE MICHIGAN 49406

DATE:  
7/7/2016  
SCALE:  
SHEET:  
A-4