

TO: Zoning Board of Adjustment
FROM: Matt Wyant, County Planning Director
DATE: September 11, 2020

RE: Case #ZV-2020-11

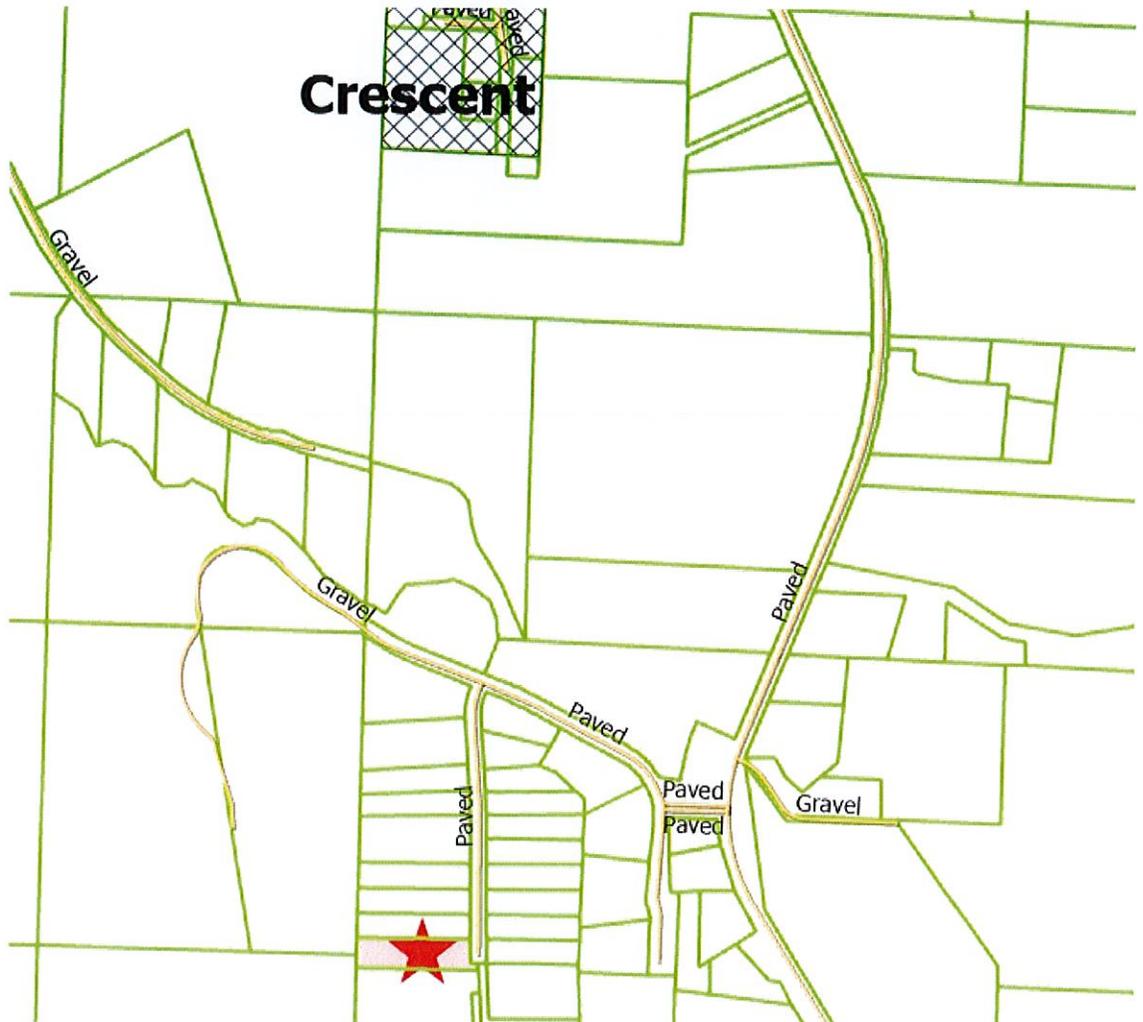
REQUEST: An 11' front yard setback variance and a 1.5' side yard setback variance to allow the construction of an attached garage with a front yard setback of 64' in lieu of 75' and with a side yard setback of 23.5' in lieu of 25'.

LOCATION: 22742 Linden Rd W

Crescent Township

OAK VALLEY SUB DIV I S1/2 LT 26 & N25' LT 25 OAK VALLEY SUB DIV II

The subject property is approximately ½ mile south of city limits of Crescent on Linden Road W.



APPLICANT: Patrick D – Kathy A Minikus

GENERAL

An 11' front yard setback variance and a 1.5' side yard setback variance to allow the construction of an attached garage with a front yard setback of 64' in lieu of 75' and with a side yard setback of 23.5' in lieu of 25'.

INFORMATION:

The following is the application submitted by the applicant:

ZV-2020-11

FOR OFFICE USE ONLY: RECEIPT # _____

**POTTAWATTAMIE COUNTY, IOWA
ZONING VARIANCE APPLICATION**

PROPERTY OWNER	Name	Minikus Patrick + Kathy				
	Mailing Address	Street	22742 Linden Rd W		City, State, Zip	Crescent IA 51526
	Contact Information	Email	Vulcan750rd@aol.com		Home #	402-39-5498
	Best Way to Contact				Work #	
APPLICANT (if other than property owner)	Name					
	Mailing Address	Street			City, St, Zip	
	Contact Information	Email			Home #	
	Best Way to Contact				Work #	
REPRESENTED BY	Name	Kathy + Patrick Minikus				
	Mailing Address	Street	P.O. Box 328		City, St, Zip	Crescent IA 51526
	Contact Information	Email	Vulcan750rd@aol.com		Home #	712-545-3565
	Best Way to Contact				Work #	402-319-5498
PROPERTY INFORMATION	Job Site Address	Series as shown #1 To be assigned by Planning Dept				
	Civil Township	065 Crescent TWP 26				
	Legal Description	Per Attachment				
	Parcel Number	764436101009				
	Zoning District	A-1	A-2	A-3	A-4	R-1 R-2 R-3 R-5
PROPOSAL	Floodplain Development	Yes	No			
	Present Use	Residential				
	Reason for Request and Intended Improvements	Per Attachment	Extend current 2 car garage (both)			
VARIANCE REQUESTED	Type	Height/Principal Structure	Accessory Structure			
	Minimum	75'	Proposed	64'	Variance Proposed (Minimum minus Proposed)	11'
		Lot Coverage	Lot	Size	Width	Depth

ATTACHMENTS

ATTACHED TO THIS APPLICATION IS THE FOLLOWING DOCUMENTATION AND/OR ATTACHMENTS:

- A. Site Plan, Drawn to Scale
- B. Information Pertinent to the Request
- C. Filing Fee-Checks are to be made payable to "Pottawattamie County Treasurer".

Please make be certain that you want to proceed with this project when you submit your application. The fees that you submit are not refundable once the application is submitted.

SIGNATURE		
THE FACTS I HAVE PRESENTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE		
Property Owner	Signature	Date
Contract Purchaser	<i>[Signature]</i>	3/17/2020
Owner's Authorized Agent	Type or Print Name	
Legal Option Holder	Kathy A Minikus	

POTTAWATTAMIE COUNTY, IOWA
ZONING VARIANCE APPLICATION

PROPERTY OWNER	Name	Minikus Patrick & Kathy	
	Mailing Address	22742 Linden Rd W	Crescent IA 51526
APPLICANT (if not the same as owner)	Name	Kathy & Patrick Minikus	
	Mailing Address	P.O. Box 328	Crescent IA 51526
PROPERTY INFORMATION	Parcel Number	764436101009	
	Zoning District	R-1	
PROPOSAL REQUESTED	Proposed Use	Residential	
	Reason for Request and requested improvements	Extend current 2 car Garage (with garage)	
VARIANCE REQUESTED	Type	25'	Proposed 23.5'
	Minimum	25'	Proposed 23.5'

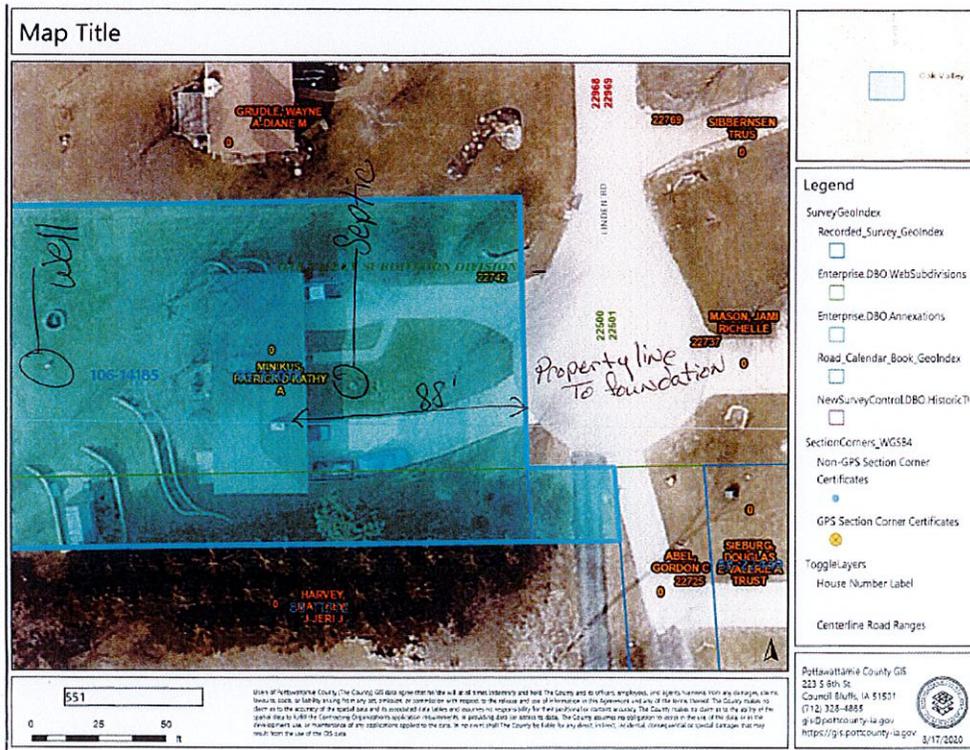
ATTACHED TO THIS APPLICATION IS THE FOLLOWING DOCUMENTATION AND/OR ATTACHMENTS:
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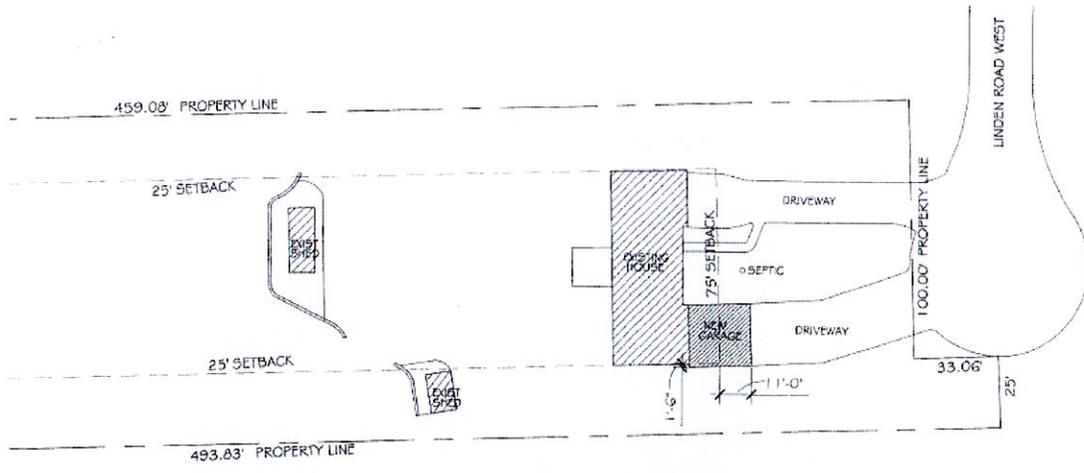
Please make be certain that you want to proceed with this project when you submit your application. The fees that you submit are not refundable once the application is submitted.

THE FACTS I HAVE PRESENTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Property Owner	Signature	Date
Contract Purchaser	<i>[Signature]</i>	8/14/2020
Owner's Authorized Agent	<i>[Signature]</i>	
Legal Option Holder	Kathy A. Minikus	

The following is the site plan:





LEGAL DESCRIPTION
 CRESCENT TWP. OAK VALLEY SUB DIV 1
 S 1/2 LT 26 AND N 25' OAK VALLEY SUB DIV 11



gerber architecture pc
 t: 402.679.5857
 c: gerber.arch@cox.net
 www.gerberarchitecture.com

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Revision	Date

Date: 17 Aug 2020
 Project Number: 2018

C - 1

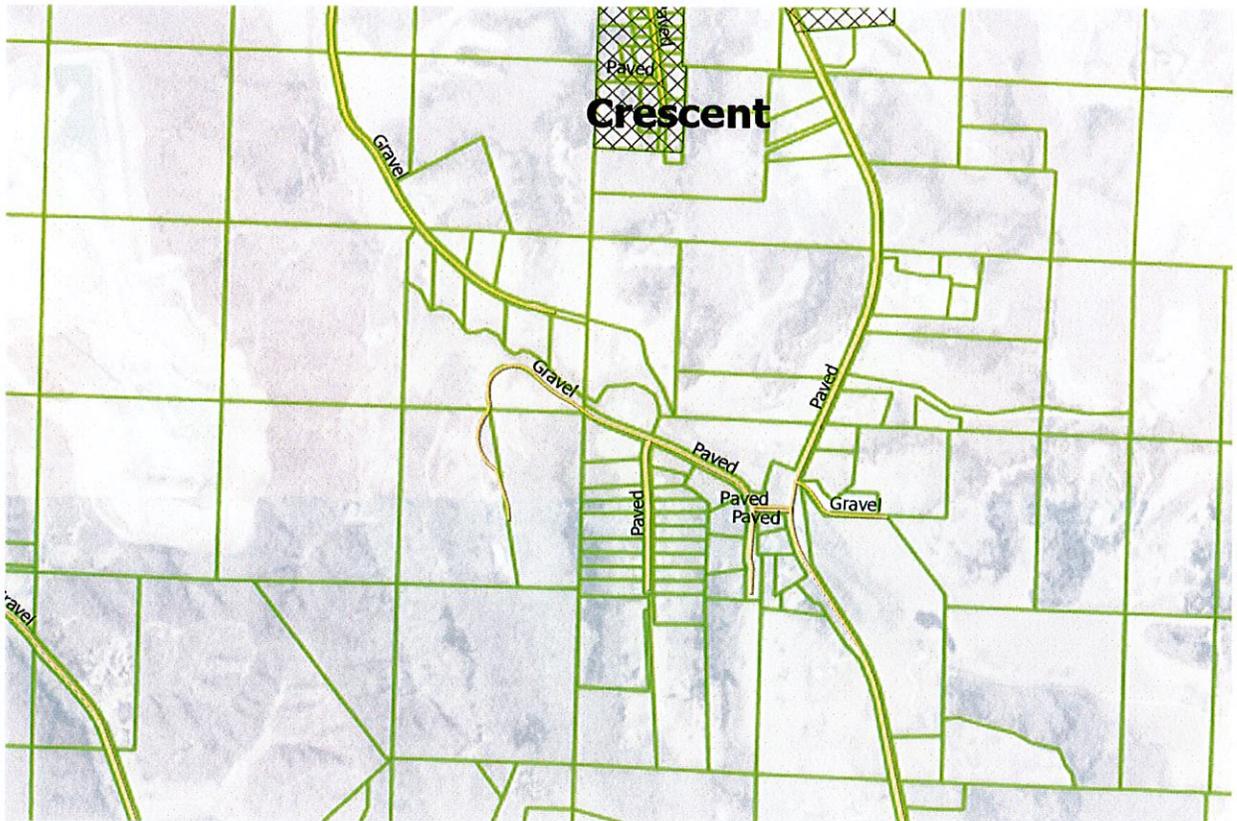
Street View



88 feet from property line to foundation

SITE REVIEW: A single family dwelling, well and septic system are located on the 1.38 acre parcel.

AREA REVIEW: The use of properties in the area are a combination of primarily residential and timber.



ZONING: The subject property is located in a Class A-4 (Loess Hills) District.

The current maximum standards for the A-4 District are as follows:

8.014.070 SETBACK REQUIREMENTS: The *setback* requirement for *buildings and structures* in a Class A-4 District shall be as follows:

- .01 The *front yard setback* shall be a minimum of fifty (50) feet. (Ordinance #2004-14/07-01-04)
- .02 The *side yard setback* shall be a minimum of twenty-five (25) feet. (Ordinance #2004-14/07-01-04)
- .03 The *rear yard setback* shall be a minimum of fifty (50) feet. (Ordinance #2004-14/07-01-04)
- .04 Except for subdivisions wherein the final plat was approved between January 1, 2004 and October 31, 2007, the minimum setback for any yard which abuts a highway or county road shall be seventy-five (75) feet, except that the minimum street side yard setback for lots in platted subdivisions for single-family dwellings served by municipal water shall be fifty (50) feet. For subdivisions platted between January 1, 2004 and October 31, 2007, the minimum setback for any yard which abuts a highway or county road shall be one-hundred (100) feet. (Ordinance #2007-10/12-7-07)

Section 8.096.030.02 of the County Code states "No variance from the terms of this Ordinance shall be granted unless the Board specifically finds":

- .02 The Board shall have the power to hear and decide appeals for variances from the specific terms of this Ordinance which will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of this Ordinance will, in an individual case, result in unnecessary hardship, and provided, that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done.

No variance from the terms of this Ordinance shall be granted unless the Board is satisfied that granting the variance:

- A. Is necessary to alleviate a demonstrable hardship or difficulty so great as to warrant the variance;
- B. Will not merely serve as a convenience to the applicant;
- C. Will not impair the general purpose and intent of the regulations and provisions contained in this Ordinance;
- D. Will not impair an adequate supply of light and air to adjacent properties;
- E. Will not increase the hazard from fire and other damages to said property;
- F. Will not diminish the value of land and buildings in the County;
- G. Will not increase the congestion and traffic hazards on public roads; and
- H. Will not otherwise impair the public health, safety and general welfare of the inhabitants of the County.
- I. Is not based on the nonconforming use of neighboring lands, structures or buildings in the same district, and the permitted or nonconforming use of lands, structures, or buildings in other districts is not grounds for the issuance of the variance.
- J. Will not, under any circumstances, allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that the property as being in a Zone X-Areas of minimum flooding.

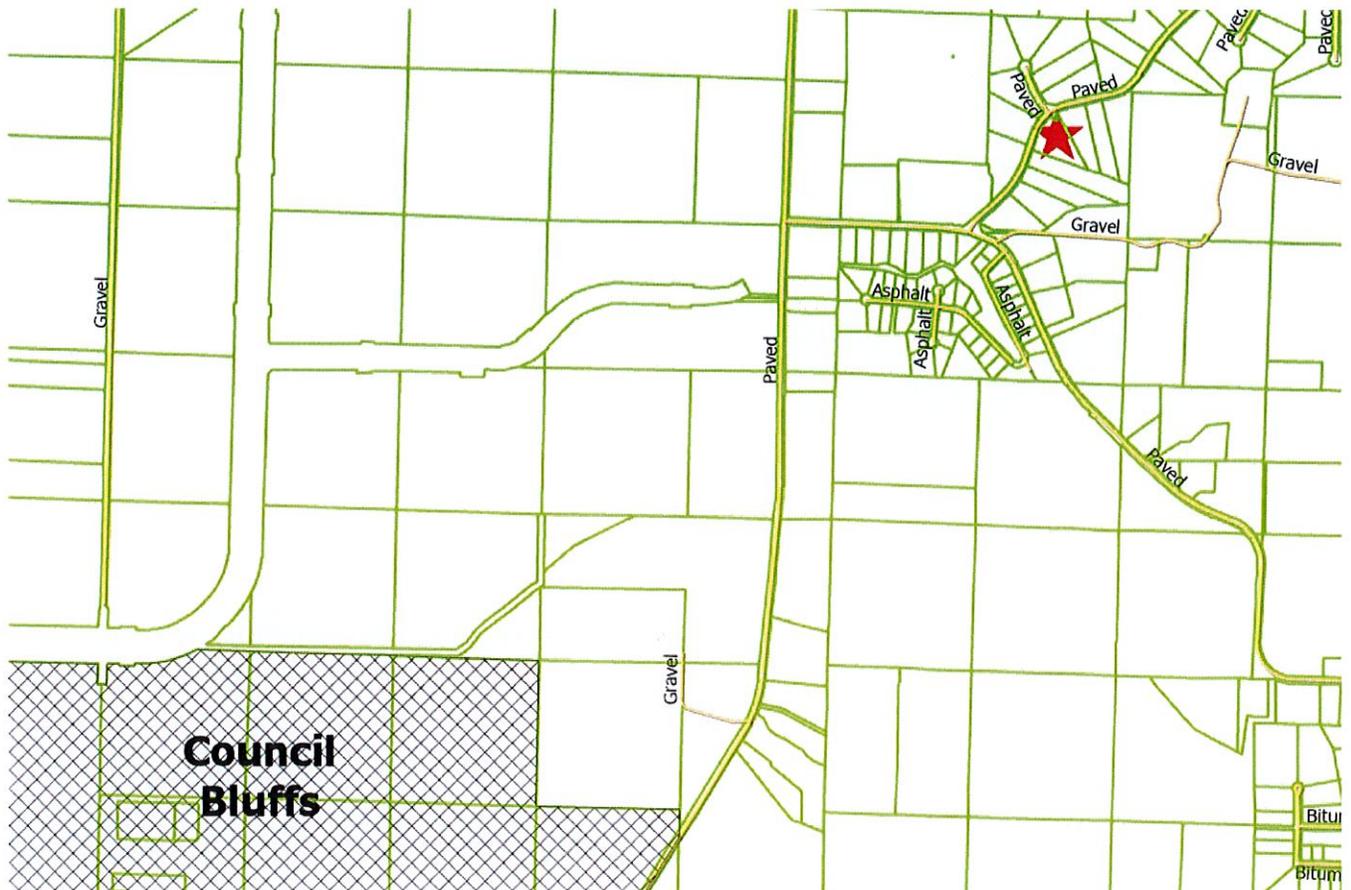
TO: Zoning Board of Adjustment
FROM: Matt Wyant, County Planning Director
DATE: September 11, 2020

RE: Case #ZV-2020-16

REQUEST: A 15' front yard setback variance to allow the construction of a single family dwelling with a front yard setback of 60' in lieu of 75'.

LOCATION: Lewis Township
Lot 49, Heartland County Estates

The subject property is located approximately 1 ½ miles north east of Council Bluffs on Meadowview Parkway.



APPLICANT: David and Erin Panowicz

GENERAL INFORMATION: The applicants have made this request in order to allow the construction of a single dwelling with a front yard setback of 60' in lieu of the required 75' front yard setback.

The applicants have offered the following explanation as to why the request should be approved: **SEE ATTACHMENT #1**

SITE REVIEW: The subject property is a vacant lot located in the Heartland County Estates Subdivision. Heartland County Estates' final plat was approved by the Board of Supervisors in December 1992. The total number of lots platted in the subdivision was 53.

AREA REVIEW: The use of properties in the area is generally residential and timber.



ZONING: The subject property is located in a Class A-4 (Loess Hills) District.

The current minimum standards for the A-4 District are as follows:

	MINIMUM	PROPOSED	VARIANCE
Street Side Yard Setback	75'	60'	15'

Section 8.096.030.02 of the County Code states "No variance from the terms of this Ordinance shall be granted unless the Board specifically finds":

.02 The Board shall have the power to hear and decide appeals for variances from the specific terms of this Ordinance which will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of this Ordinance will, in an individual case, result in unnecessary hardship, and provided, that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done.

No variance from the terms of this Ordinance shall be granted unless the Board is satisfied that granting the variance:

- A. Is necessary to alleviate a demonstrable hardship or difficulty so great as to warrant the variance;
- B. Will not merely serve as a convenience to the applicant;
- C. Will not impair the general purpose and intent of the regulations and provisions contained in this Ordinance;
- D. Will not impair an adequate supply of light and air to adjacent properties;
- E. Will not increase the hazard from fire and other damages to said property;
- F. Will not diminish the value of land and buildings in the County;
- G. Will not increase the congestion and traffic hazards on public roads; and
- H. Will not otherwise impair the public health, safety and general welfare of the inhabitants of the County.
- I. Is not based on the nonconforming use of neighboring lands, structures or buildings in the same district, and the permitted or nonconforming use of lands, structures, or buildings in other districts is not grounds for the issuance of the variance.
- J. Will not, under any circumstances, allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that the property as being in a Zone X-Areas of minimum flooding.

CASE # 2V-2020-16
Attachment # 1

FOR OFFICE USE ONLY: RECEIPT # _____

POTTAWATTAMIE COUNTY, IOWA
ZONING VARIANCE APPLICATION

PROPERTY OWNER	Name	David & Erin Panowicz			
	Mailing Address	Street	5585 S. 206th Court	City, State, Zip	Elkhorn, NE 68022
	Contact Information	Email <input checked="" type="checkbox"/>	panowiczdc@gmail.com	Home # <input type="checkbox"/> Work # <input type="checkbox"/> Cellular <input checked="" type="checkbox"/>	402-206-4316
APPLICANT <small>(if other than property owner)</small>	Name				Status <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Owner's Authorized Agent <input type="checkbox"/> Legal Option Holder
	Mailing Address	Street			City, St, Zip
	Contact Information	Email <input type="checkbox"/>			Home # <input type="checkbox"/> Work # <input type="checkbox"/> Cellular <input type="checkbox"/>
	<input checked="" type="checkbox"/> Best Way to Contact				
REPRESENTED BY	Name	David & Erin Panowicz			
	Mailing Address	Street	5585 S. 206th Court	City, St, Zip	Elkhorn, NE 68022
	Contact Information	Email <input checked="" type="checkbox"/>	panowiczdc@gmail.com	Home # <input type="checkbox"/> Work # <input type="checkbox"/> Cellular <input checked="" type="checkbox"/>	402-206-4316
PROPERTY INFORMATION	Job Site Address	<input type="checkbox"/> Same as above #1 <input checked="" type="checkbox"/> To be assigned by Planning Dept.	Lot 49 Heartland Country Estates		
	Civil Township	Council Bluffs, IA			
	Legal Description	<input type="checkbox"/> Per Attachment	Lot 49 Lewis TWP – Heartland Country Estates Council Bluffs, IA		
	Parcel Number	Lot 49			
	Zoning District	<input type="checkbox"/> A-1 <input type="checkbox"/> A-2 <input type="checkbox"/> A-3 <input checked="" type="checkbox"/> A-4 <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5			
	Floodplain Development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, subject to Flood Plain Regulations.		
PROPOSAL	Present Use	Empty Lot for Residential Use			
	Reason for Request and Intended Improvements	<input type="checkbox"/> Per Attachment	Current lot setback of 75' from the street right away line does not allow for sufficient space for a septic tank and leach field. There is a large 10' to 20' deep ravine/drainage ditch splitting the property in two. It is not possible or practical to pipe over or around the ravine to put the septic system on the back side of the property. The grade of the lot does not allow for the placement of the septic system in the side yards. The current setback of 75' also puts the house 22' from the edge of the ravine which produces safety and erosion concerns for members of the household. We are asking for the setback to be adjusted from a minimum of 75' from the street right away line to a minimum of 60' from the edge of right of way line. The additional 15' will alleviate the unnecessary burden produced by the current setback and make the lot buildable and safe. A safe distance of 75' total feet of space will exist between the dwelling and the street.		
VARIANCE REQUESTED	Type	<input type="checkbox"/> Height <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Lot <input checked="" type="checkbox"/> Yard Setback <input type="checkbox"/> Parking <input type="checkbox"/> Sign <input type="checkbox"/> Nonconforming Use <input type="checkbox"/> Nonconforming Structure	<input type="checkbox"/> Principal Structure <input type="checkbox"/> Size <input type="checkbox"/> Front Yard <input type="checkbox"/> Space Size <input type="checkbox"/> Size <input type="checkbox"/> Alteration	<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Width <input type="checkbox"/> Street Side Yard <input type="checkbox"/> Number of Spaces <input type="checkbox"/> Height <input type="checkbox"/> Enlargement <input type="checkbox"/> Enlargement	<input type="checkbox"/> Depth <input type="checkbox"/> Interior Side Yard <input type="checkbox"/> Driving Lane Width <input type="checkbox"/> Rear Yard
	Minimum	75	Proposed	60	Variance Proposed (Minimum minus Proposed) 15

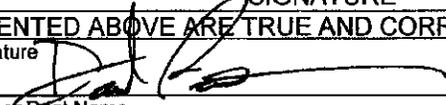
ATTACHMENTS

ATTACHED TO THIS APPLICATION IS THE FOLLOWING DOCUMENTATION AND/OR ATTACHMENTS:

- | | | | | |
|--|----------|-------------------------------------|----|--|
| A. Site Plan, Drawn to Scale | Attached | <input checked="" type="checkbox"/> | NA | <input type="checkbox"/> |
| B. Information Pertinent to the Request | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |
| C. Filing Fee-Checks are to be made payable to "Pottawattamie County Treasurer". | | <input type="checkbox"/> | | <input checked="" type="checkbox"/> cred:it card |

Please make be certain that you want to proceed with this project when you submit your application. The fees that you submit are not refundable once the application is submitted.

SIGNATURE

THE FACTS I HAVE PRESENTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		
<input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Owner's Authorized Agent <input type="checkbox"/> Legal Option Holder	Signature 	Date 8/20/2020
Type of Print Name David Panowicz		

Pottawattamie County Planning and Development
223 South 6th Street
Council Bluffs, IA 51501-4245

8/20/2020

Dear Pottawattamie County Zoning Variance Board,

I hope this letter finds you in good health. Please accept the following documents as our application for a Zoning Variance at Lot 49 of the Heartland Country Estates Subdivision in Council Bluffs, Iowa.

In the following pages I have included a number of documents including photos, hand drawn site plans, and contour maps (all are to scale) to support our opinion that a zoning variance is necessary to prevent the unnecessary hardship, which the current zoning restrictions create.

Currently, Lot 49 of Heartland Country Estates, is zoned as A-4 which results in 25' side lot setbacks and a 75' front setback from the street right-of-way. Lot 49 is a unique lot. It is split in two by a ravine that ranges from 10' to 20' deep. The north edge of the property contains a petroleum pipeline with a 50' easement. The location of the ravine and petroleum pipeline coupled with the front setback and the topography of the land creates a few problems for our lot, which render it nearly unbuildable.

The first and most significant obstacle we face is that the current setback results in our home being twenty-two (22) feet away from the ravine. Not only does this amount result in a small back yard, but it more importantly creates a situation where we have insufficient space to locate a septic tank and leach field. We are unable to put the system in the side yards as a result of an over 20' change in elevation between the street and the ravine and the 50' petroleum pipeline easement. We have estimated that our leach field will need at a minimum 4-100 ft runs due to the compaction and nature of the Loess soil in this area. We propose a 60' front setback instead of the 75' which produces a smaller than comfortable, but enough area for locating a septic field.

The second problem we run into is the amount of groundwork required by the 75' setback. As mentioned, placement of the house as a result of the setback creates a 20' change in elevation before reaching the back side of the house. A significant amount of dirt work would be required to produce a front yard with the proper slope for drainage off the street. Adjusting the setback by 15' would not eliminate the dirt work but would create situation where we are not under an unnecessary hardship.

Finally, with a ravine of this size, there will always be a concern for us involving erosion. While I am more than happy to work to take preventative measures by growing sufficient plant life and backfilling when necessary, 22' between the house and ravine is not enough space for comfort. More importantly my wife and I have a 2-year-old daughter. A 22' space prior to a 20' drop off does not provide the safety we want for our family. We planned to build our home in the Council Bluffs area for space, peace, and quiet. A 22' deep back yard prior to reaching a drop-off and ledge of that height would defy the point.

In summary, the current zoning requiring a 75' front setback creates an unnecessary hardship on us, due to issues with placement of a septic system, ground topography, erosion, and safety concerns. For these reasons we are asking that you consider a zoning variance for a 60' front setback from the street right-of-way (75' full setback from the edge of the street).

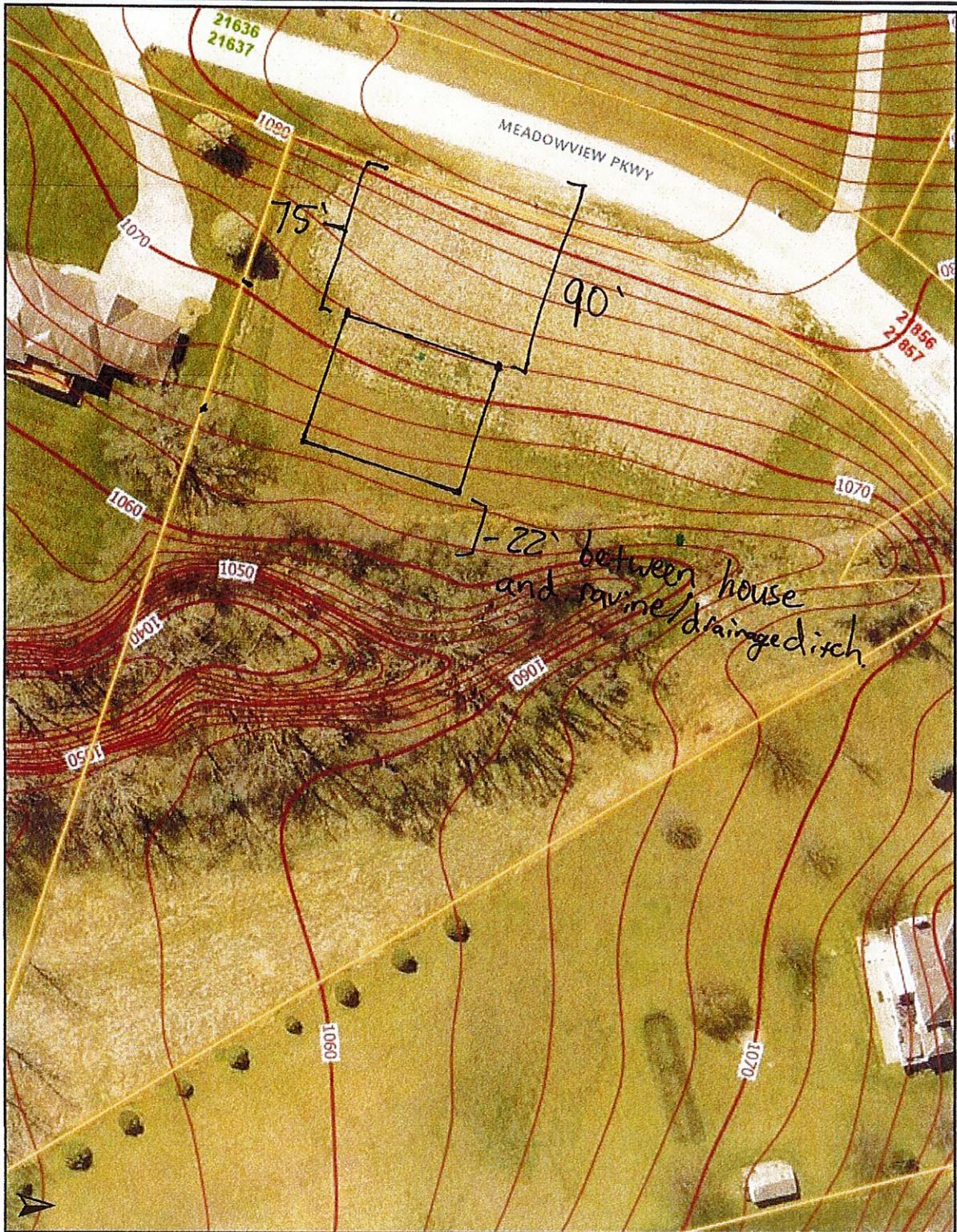
If you have any additional questions or need additional information prior to the public hearing, please feel free to contact us at 402-206-4316 or panowiczdc@gmail.com.

Sincerely,

David and Erin Panowicz

Map Title

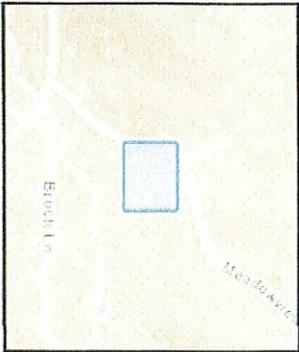
Current State



1102



Users of Pottawattamie County (The County) GIS data agree that they will at all times, indemnify and hold the County and its officers, employees, and agents harmless from any damages, claims, lawsuits, costs, or liability arising from any act, omission, or commission with respect to the release and use of information in this Agreement and any of the herein thereof. The County makes no claim as to the accuracy of the spatial data and its associated data tables and assumes no responsibility for their positional or content accuracy. The County makes no claim as to the ability of the spatial data to fulfill the contracting Organization's application requirements. In providing data (or access to data), the County assumes no obligation to assist in the use of the data, or in the development, use, or maintenance of any applications applied to the data. It is not even shall the County be liable for any direct, indirect, incidental, consequential or special damages that may result from the use of the GIS data.



Legend

Togglelayers

Centerline Road Ranges

World Imagery (Map Service)

30cm Resolution Metadata

Pottawattamie County GIS

223 S 6th St.

Council Bluffs, IA 51501

(712) 328-4885

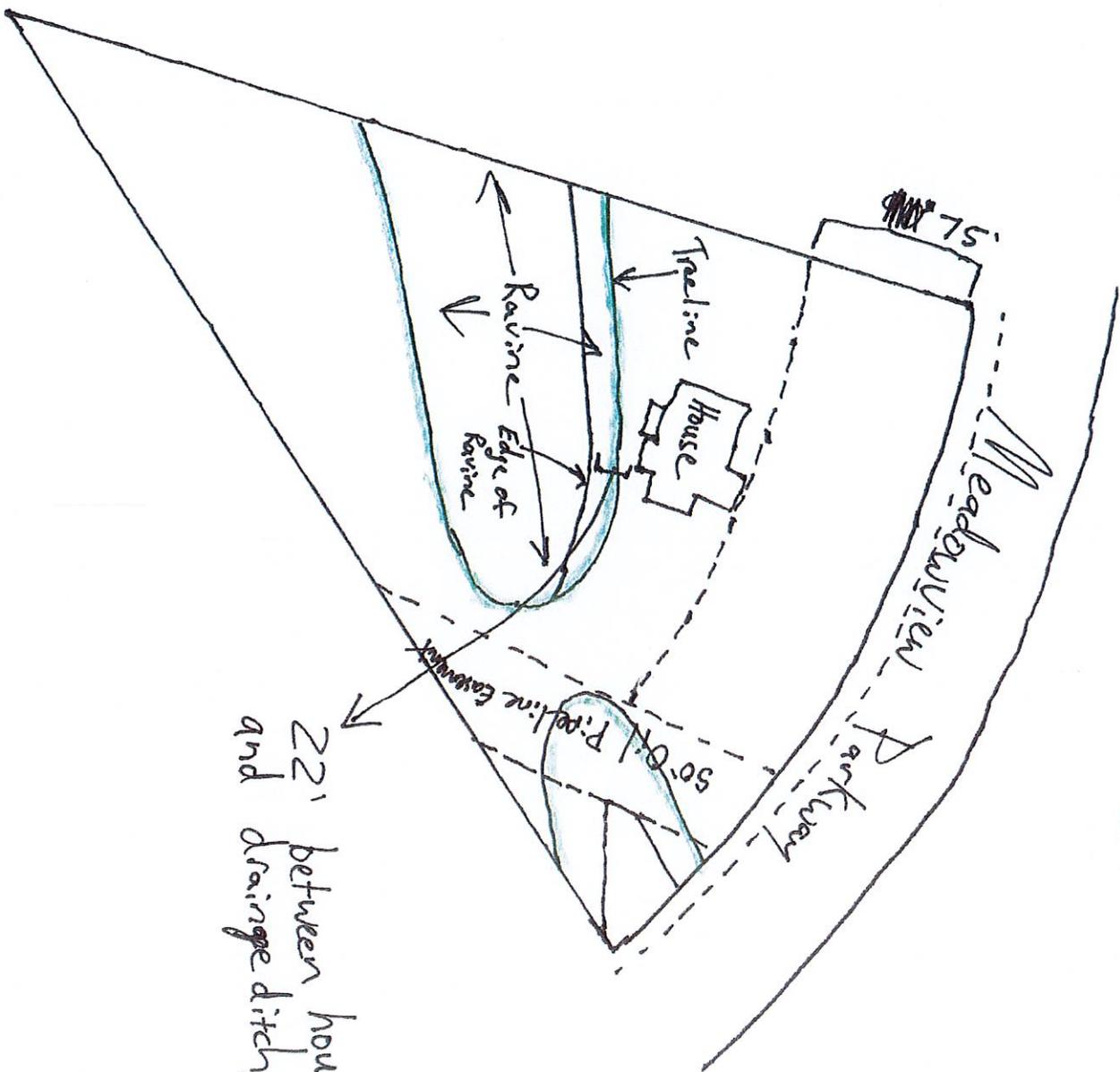
gis@pottcounty-ia.gov

https://gis.pottcounty-ia.gov



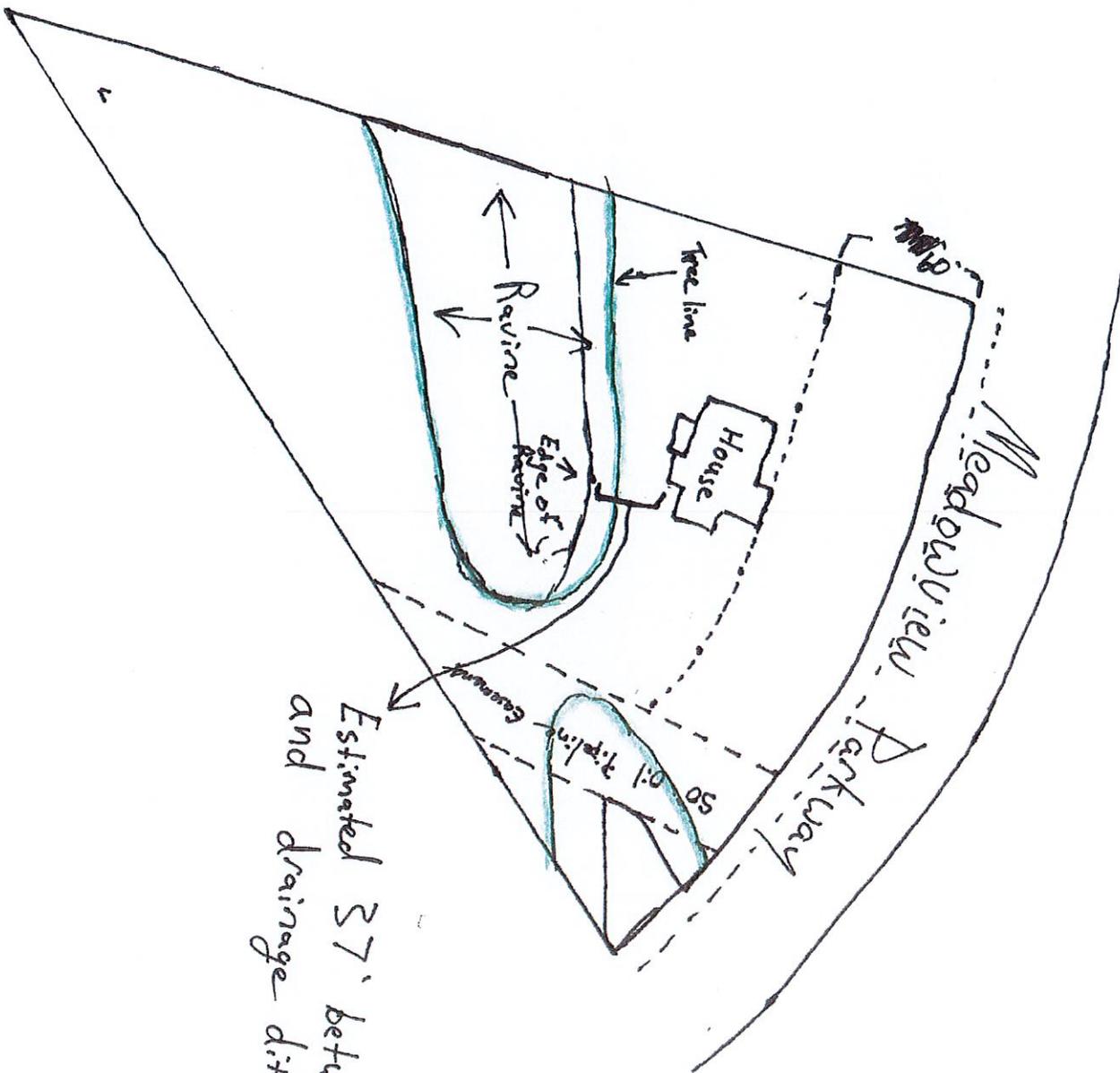
8/17/2020

Current

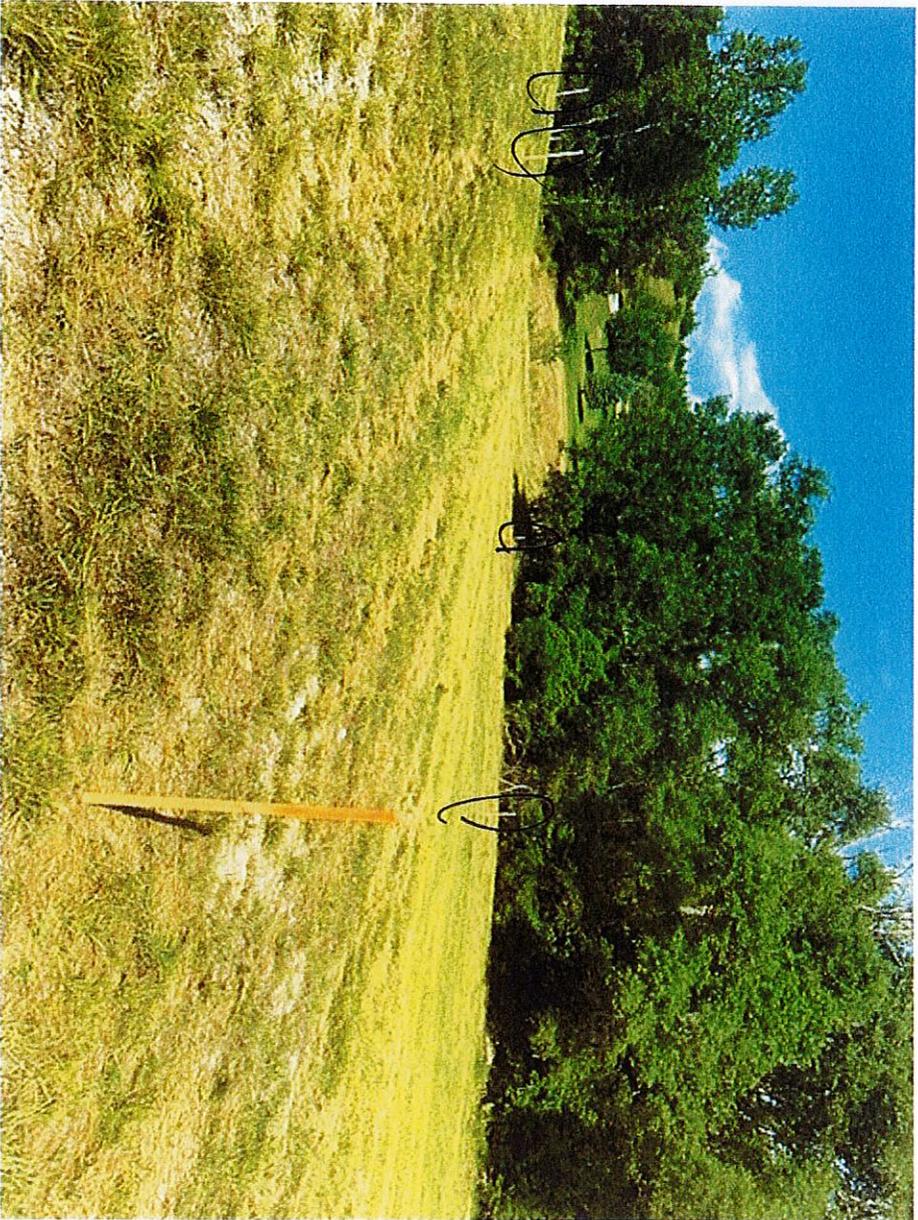


22' between house and drainage ditch/ravine

Proposal



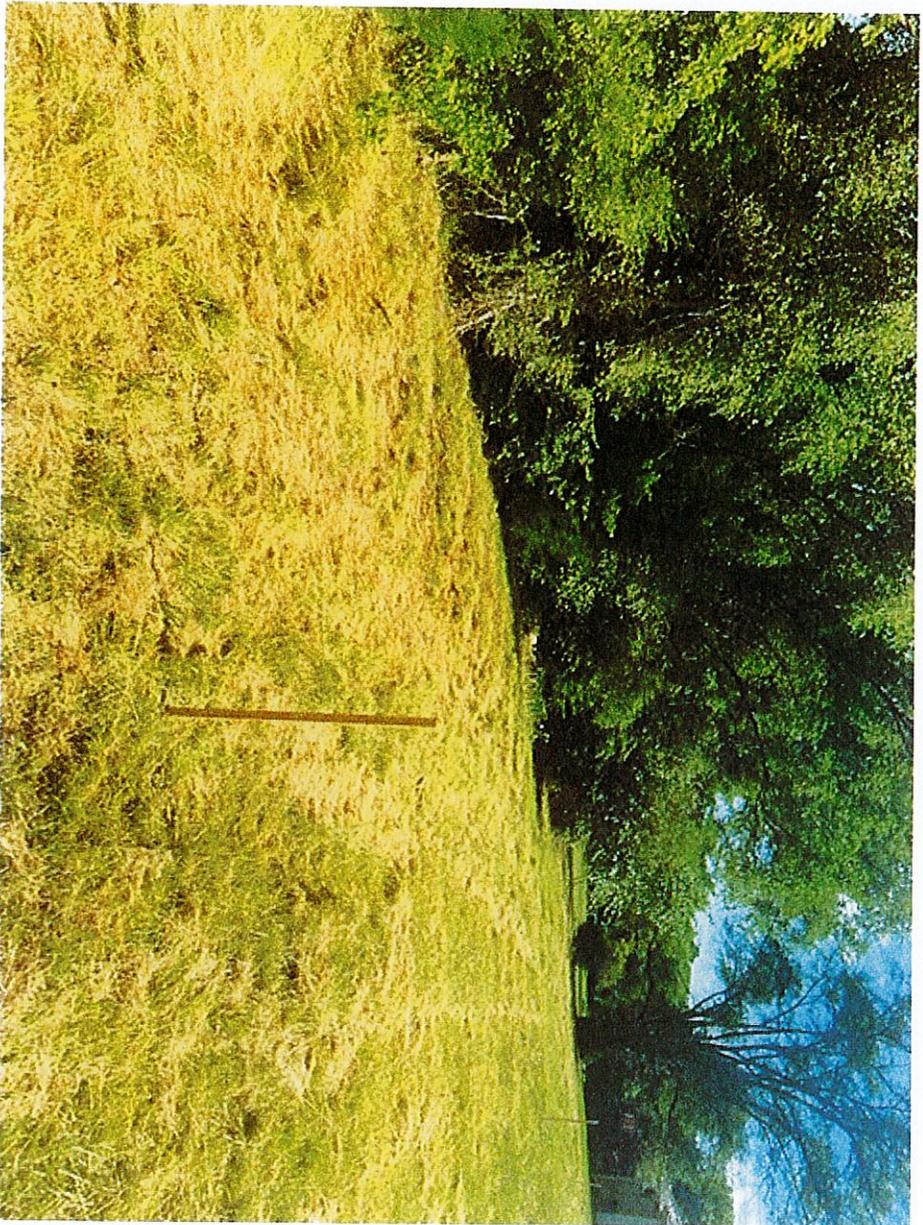
Estimated 37' between house and drainage ditch/ravine.



Overview of Proposed house location
Front to back



Overview of Proposed house location
Back to Front



Overview showing location of house relative to ravine



Overview showing location of house relative to ravine.

22' from Ravine



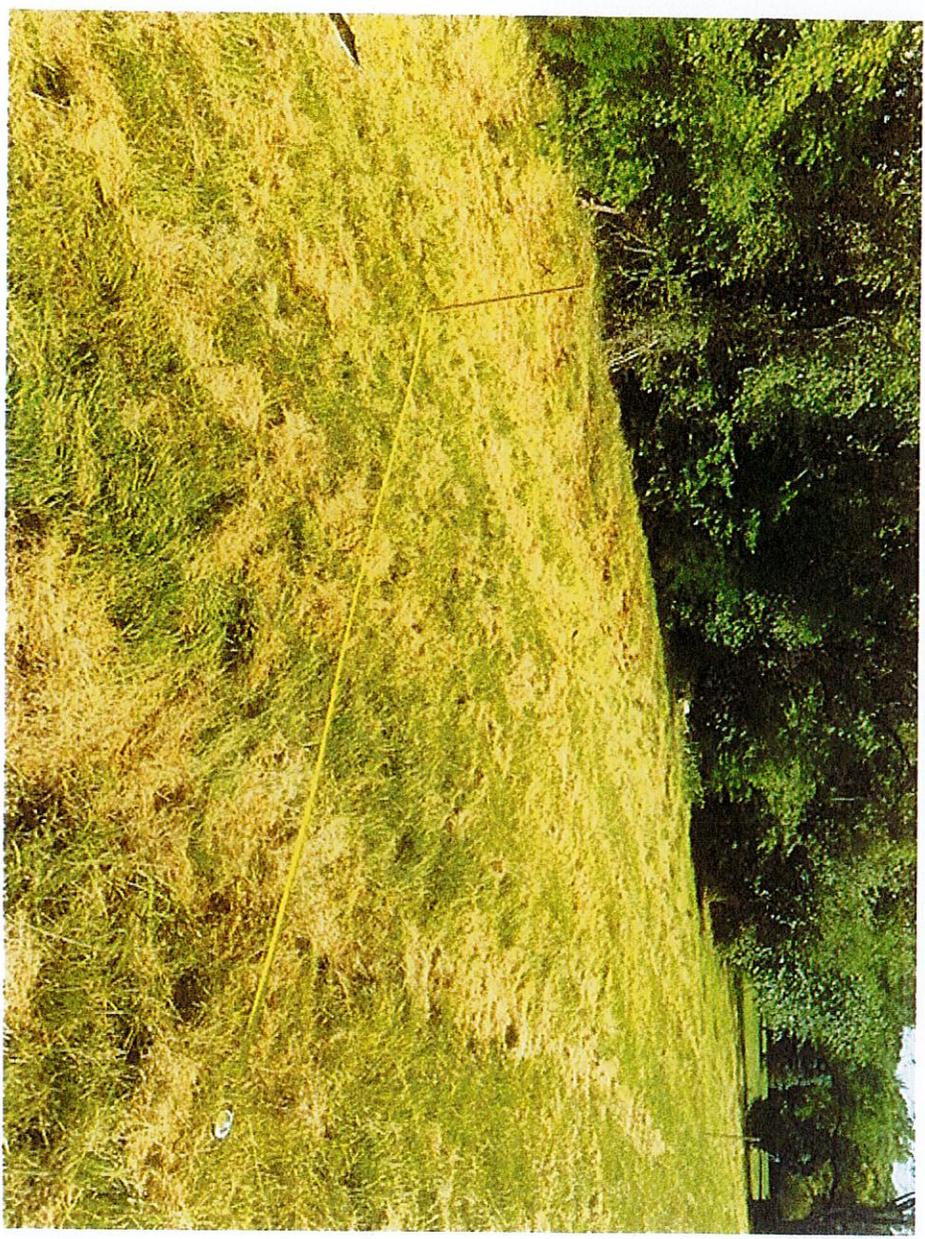
22' from ravine

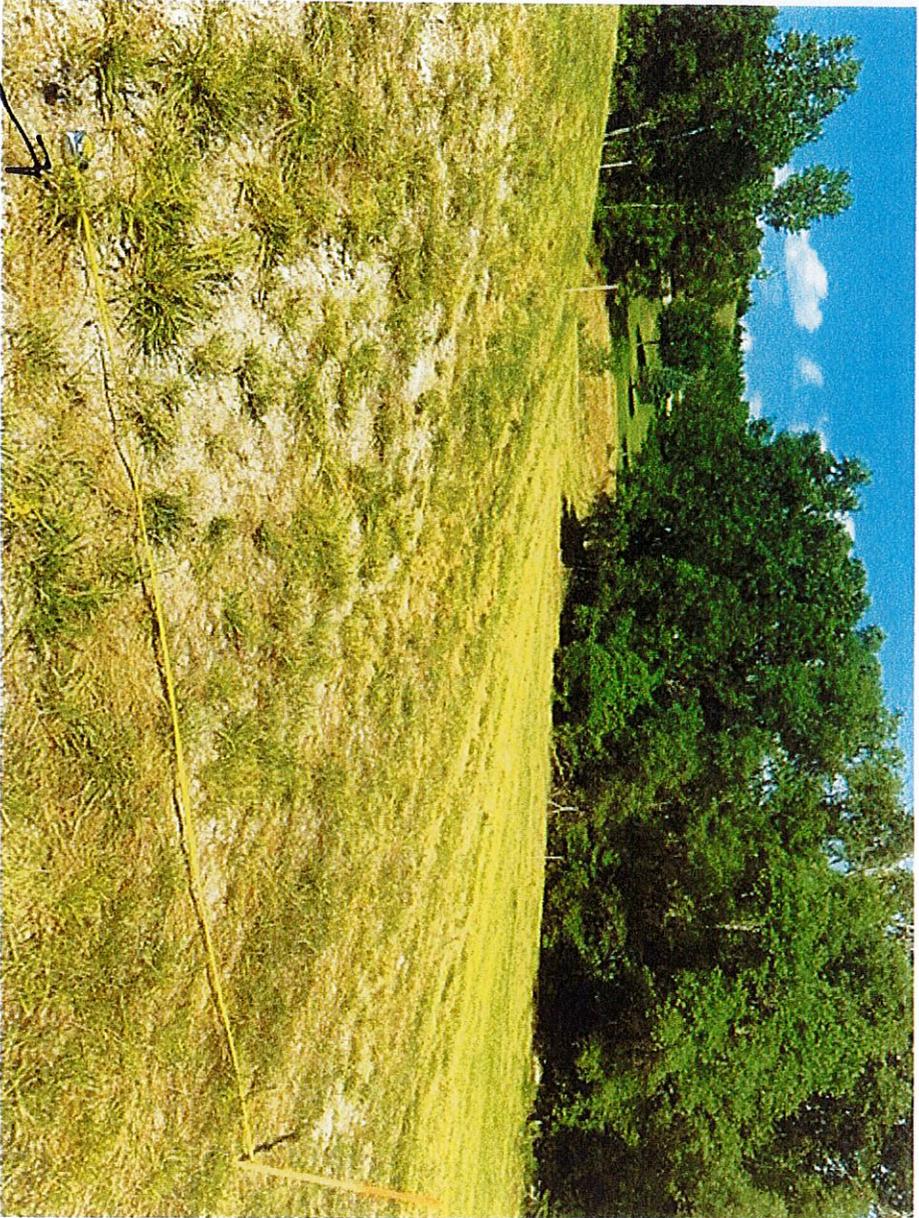




Showing the erosion and ravine location relative to the tree line.

Showing the space created by an additional 15'

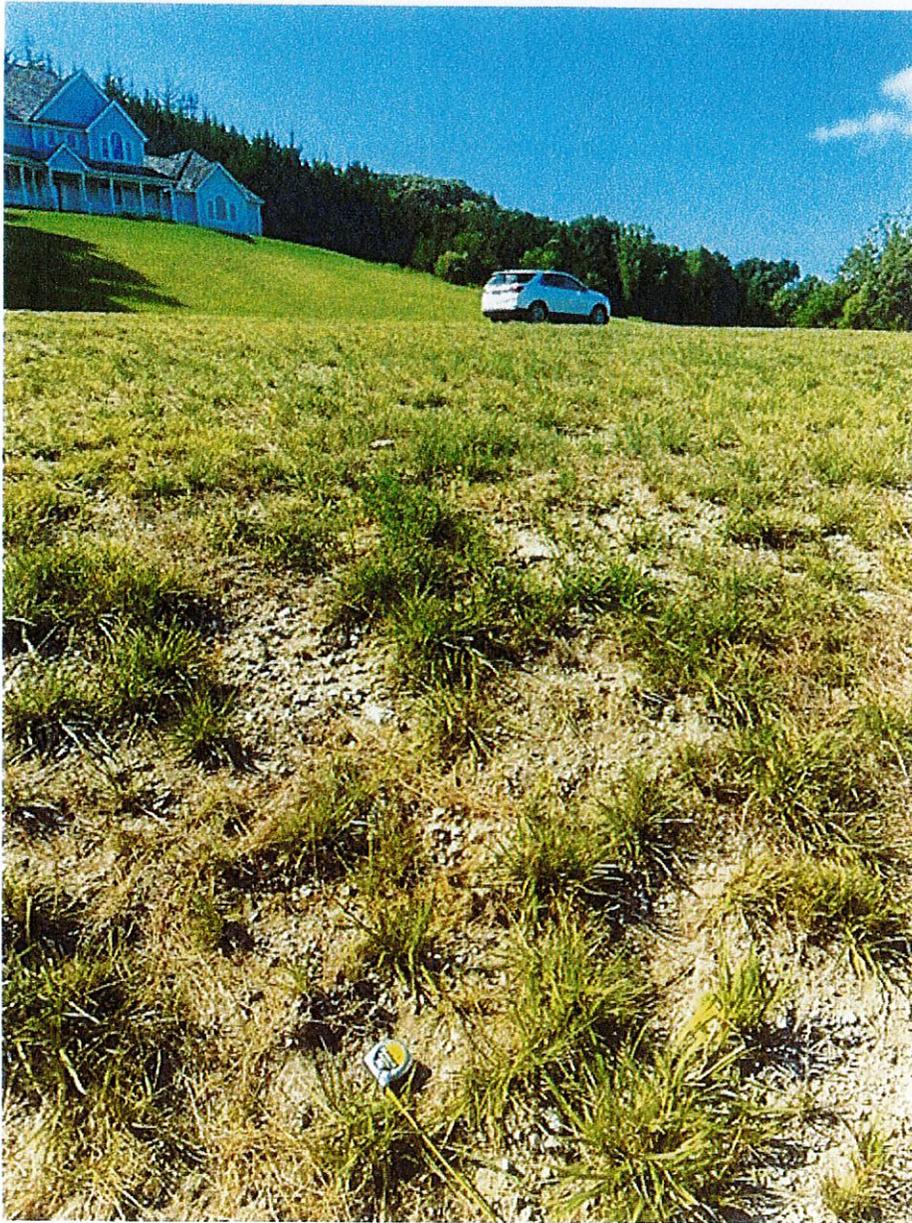




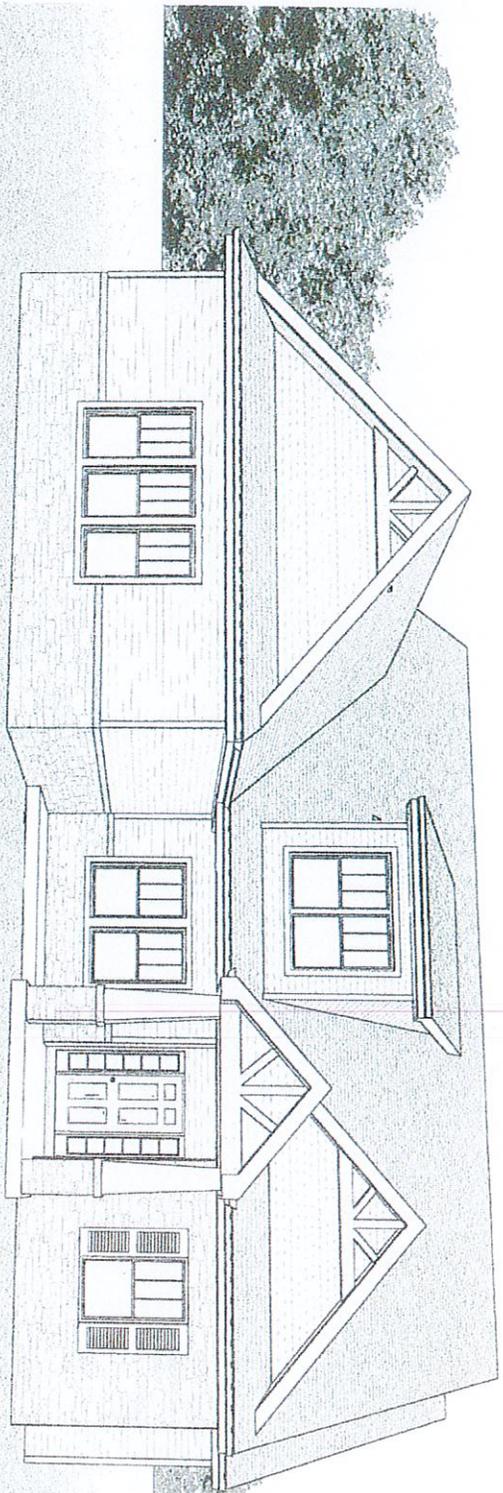
Showing

15' further forward.

60' set back



Distance from road at 60' setback.
(Road is on far side of vehicle)





FRONT ELEVATION



REAR ELEVATION

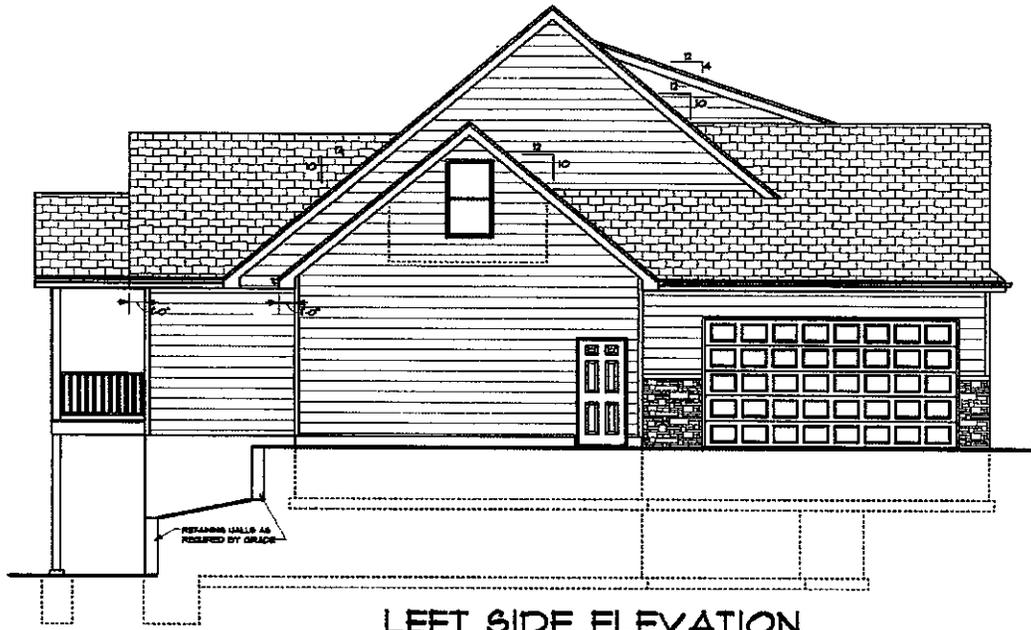
NOTES:
ALL EXTERIOR STEPS ARE
10\"/>

4\"/>

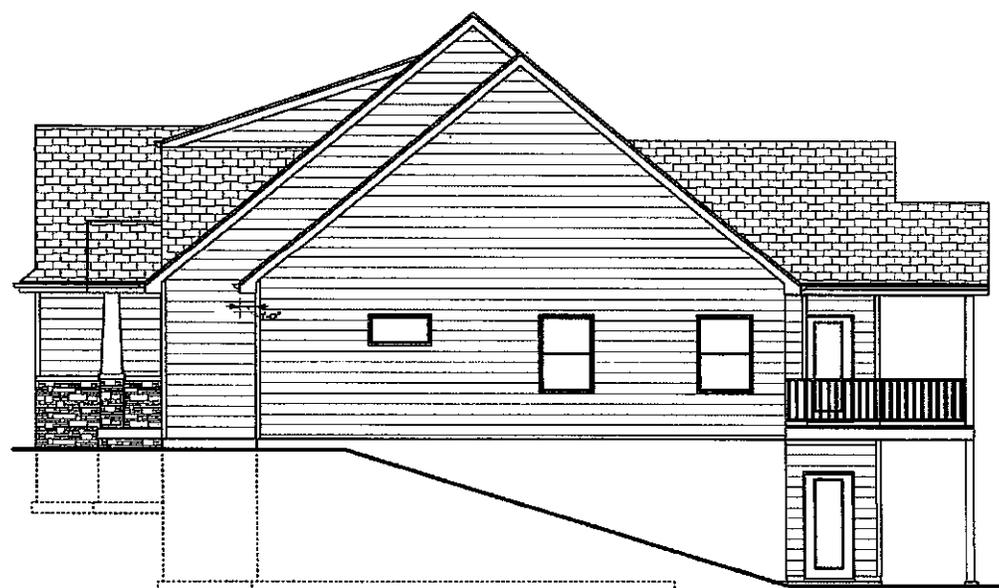
4\"/>

KEN KOCH, LLC		
ARCHIT.	RESID. & DRAFTING	©2006 KCO
PANOWICZ RESIDENCE		
SCALE: 1/4" = 1' - 0"	DRAWN BY: KEN KOCH	
DATE: 24 JULY 2009	SHEET 2 OF 1	

LAST REVISION DATE



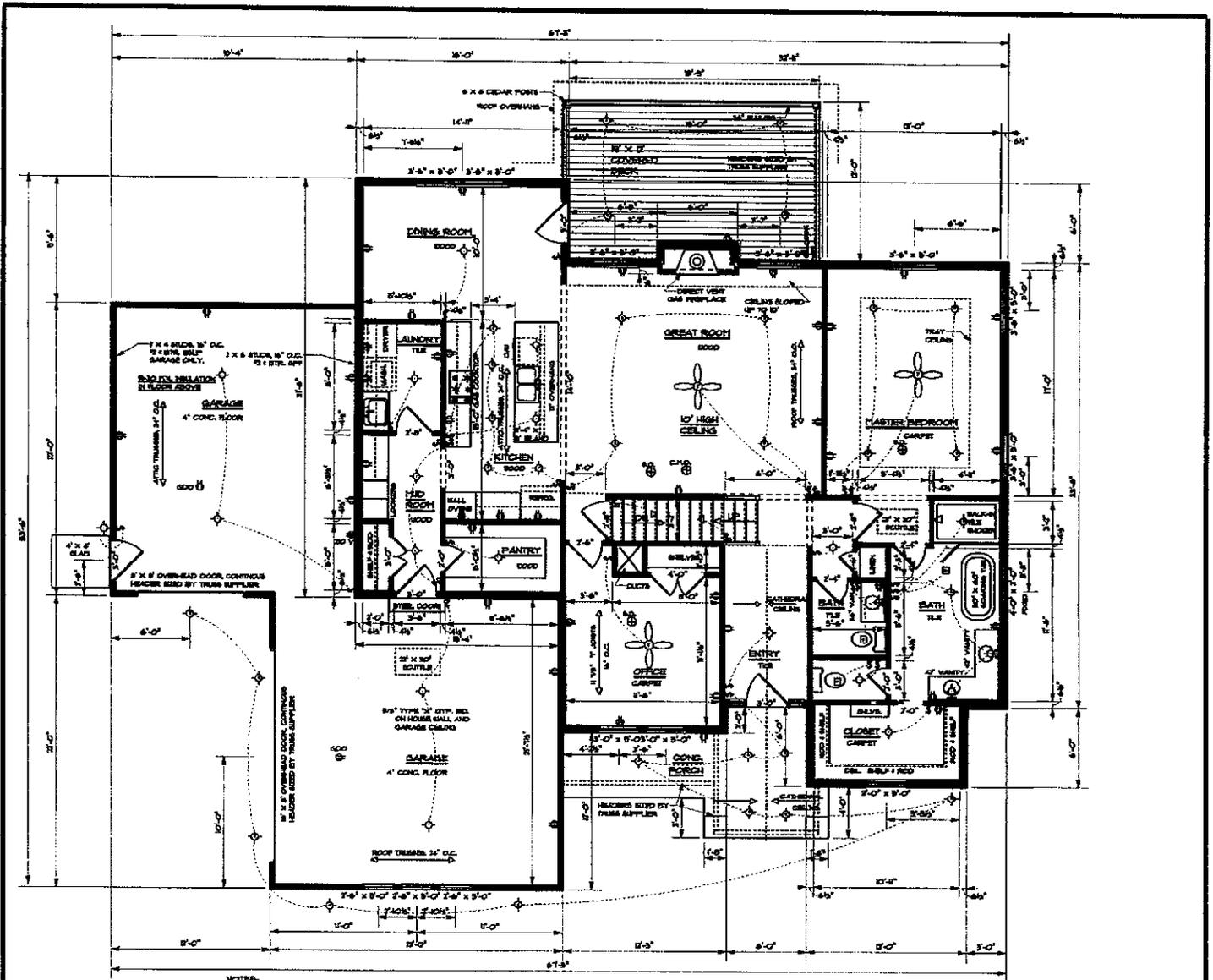
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

KEN KOCH, LLC		
DESIGN - DRAWING		
LINCOLN, NEBRASKA		
PANOWICZ RESIDENCE		
SCALE: 1/4" = 1' - 0"	DRAWN BY: KEN KOCH	
DATE: 24 JULY 2012	SHEET 3 OF 1	

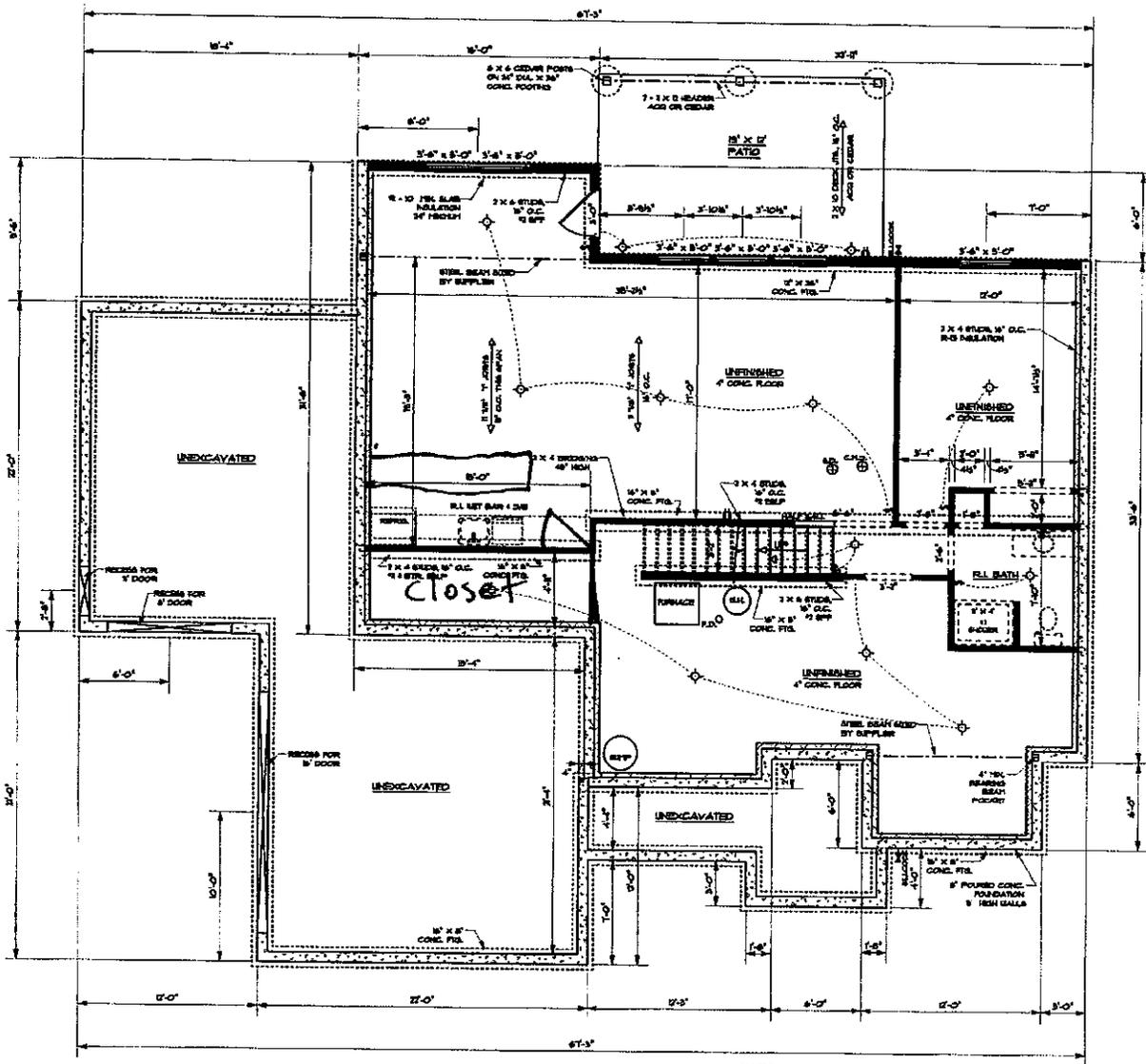
LEFT ELEVATION SIDE



FIRST FLOOR PLAN

- NOTES:**
1. DIMENSIONS ARE TO FINISHED WALLS.
 2. OUTSIDE DIMENSIONS ARE TO 1/2" REBARING OR BRICK, DOES NOT INCLUDE THE SLOPE.
 3. SLOPE SING. UNLESS INDICATED BY OTHER.
 4. APPROX. 10% SLOPE FEET ON 2ND FLOOR FROM TOTAL.
 5. 800 SQUARE FEET IN GARAGE.
 6. INTERIOR WALLS, HEADERS ARE 2" x 4" x 8" WITH 1/2" PLATED SPACERS.
 7. EXTERIOR AND LOAD BNG. HEADERS ARE 2" x 4" x 8" WITH 1/2" PLATED SPACERS, UNLESS OTHERWISE SPECIFIED.
 8. 1" TRAP OPENING BETWEEN DRAINLINES IN STAIR BALANCE.
 9. ALL BEAM END JOINTS, JOINTS TO HAVE 2" x 4" x 8" BEAM VERTICAL FOR DEEL MEMBER BEAMS AND 3" x 4" FOR TRIPLE MEMBER BEAMS UNLESS OTHERWISE SPECIFIED.
 10. SMOKE DETECTORS 1/2" MIN.
 11. CARBON MONOXIDE DETECTOR ON EACH LEVEL.
 12. 1/4" TRAP SPACE FOR BATH STOOLS.
 13. FIRE-RESISTANT IN WALLS OVER 10' HIGH.
 14. FIREPLACE IS ALL LISTED, OUTSIDE COPES, AIR PROVIDED.
 15. TYPED GLASS IN SCHEDULES.
 16. DRYER VENT I ALL DGL. PANS VENTED TO OUTSIDE.
 17. 8" HIGH CEILING ON MAIN FLOOR UNLESS NOTED.
 18. 8" HIGH CEILING ON 2ND FLOOR.
 19. 8" HIGH BASEMENT GALLA.
 20. 2" x 4" TRAP OUTSIDE WALLS EXCEPT GARAGE.

KEN KOCH, LLC	
UNION	KEOKUK
PANOWICZ RESIDENCE	
SCALE: 1/4" = 1' - 0"	DRAWN BY: KEN KOCH
LOT NUMBER DATE	DATE: 24 JULY 2000 SHEET: 4 OF 1

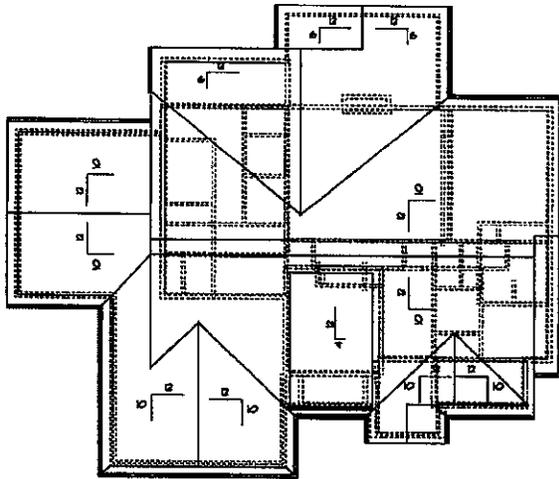


BASEMENT PLAN

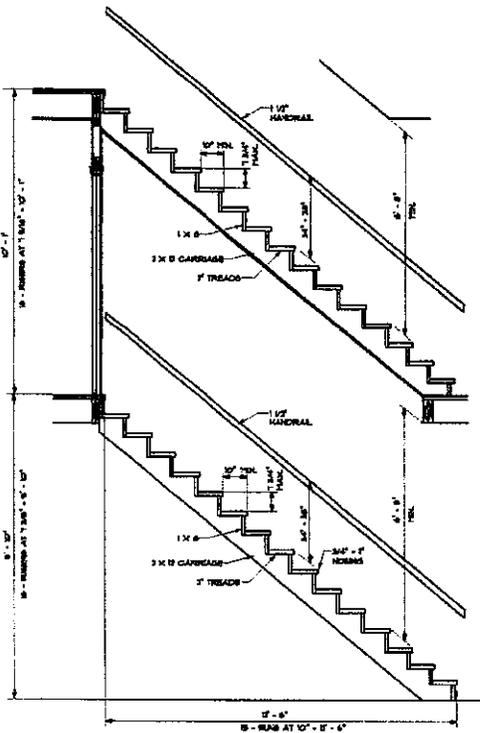
NOTES:

1. ALL EXISTING WALL BASE PLATES ARE AGG TREATED.
2. STEEL WALLS ARE CONCRETED AS FINISHED WALLS.
3. HEAVY POURED CONG. WALLS ARE 8" HIGH. GARAGE POURED CONG. WALLS ARE 4" HIGH.
4. CONG. FLOORS ARE REINFORCED WITH #4 BARS AT 12" O.C. EACH WAY.
5. PROVIDE ELECTRICAL GROUNDING TO COMPLY WITH NATIONAL & LOCAL ELECTRICAL CODES.

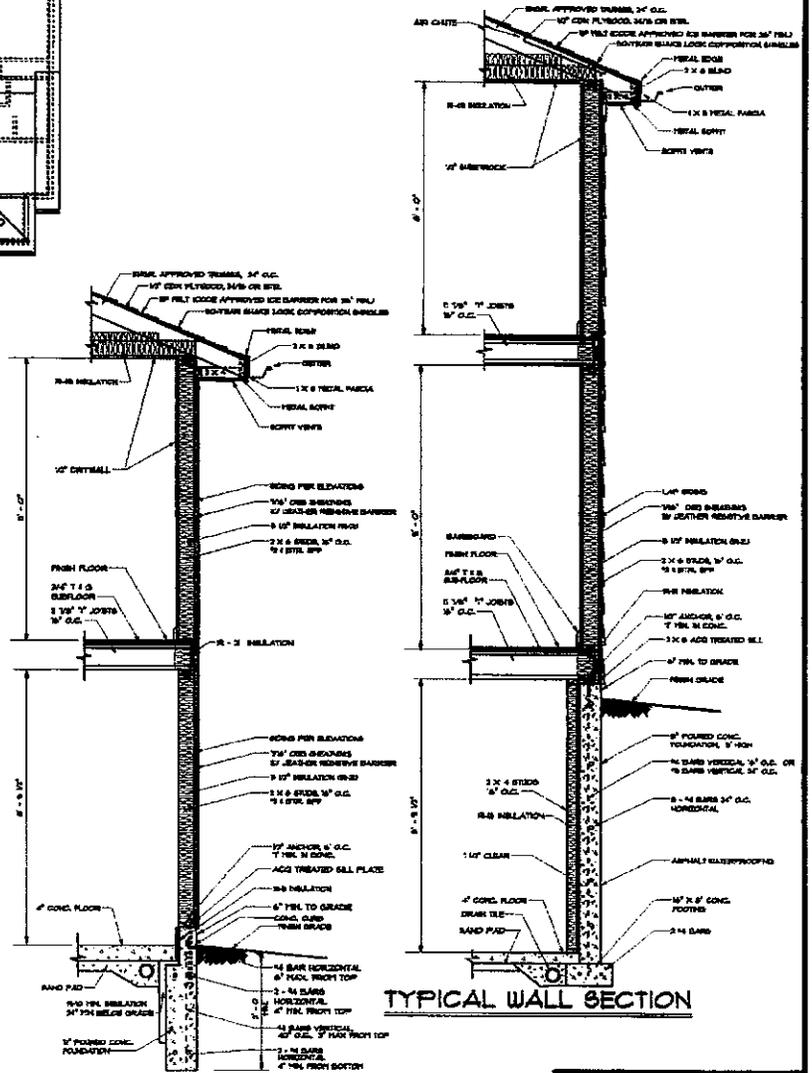
KEN KOCH, LLC <small>DESIGNER - DRAWING - MECHANICAL</small>		
PANOWICZ RESIDENCE		
SCALE: 1/4" = 1' - 0"	DRAWN BY: KEN KOCH	
LAST REVISION DATE	DATE: 24 JULY 2020	SHEET # OF 1



ROOF PLAN
SCALE: 1/8" = 1'-0"



STAIR DETAIL



TYPICAL WALL SECTION

TYPICAL WALL SECTION

KEN KOCH	
LINCOLN NEBRASKA	
PANOWICZ RESIDENCE	
SCALE: 1/2" = 1'-0"	DRAWN BY: KEN KOCH
DATE: 14 JULY 2000	SHEET: 1 OF 1