

AGENDA

Grand Haven Charter Township Zoning Board of Appeals
Tuesday, October 25, 2016 – 7:00 pm

- I. Call To Order
- II. Roll Call
- III. Approval of the June 28, 2016 ZBA Meeting Minutes
- IV. New Business
 - A. ZBA Variance Application No. 16-03 – Stroud
- V. Reports
- VI. Extended Public Comments/Questions on Non-Agenda Items Only (*Limited To Four (4) Minutes Please*).
- VII. Adjournment

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
TUESDAY, JUNE 28, 2016 – 7:00 P.M.

I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Zoning Board of Appeals was called to order at 7:00 p.m. by Chair Robertson.

The Chair explained both the purpose and procedures of the ZBA.

II. ROLL CALL

Board of Appeals members present: Robertson, Loftis, Behm, Voss, Slater, and Rycenga (alternate)

Board of Appeals members absent: None

Also present: Superintendent Cargo

Without objection, Cargo was instructed to record the minutes for the meeting.

III. APPROVAL OF MINUTES

Without objection, the minutes of the March 22, 2016 meeting were approved.

IV. NEW BUSINESS

A. ZBA Case #16-02 – Dimensional Variance – Griffeth

Party Requesting Variance:	Paul & Michele Griffeth
Mailing Address:	18301 Hillside Drive, Grand Haven 49417
Parcel Number:	70-03-32-177-015
Subject Property Location:	18301 Hillside Drive

Paul & Michele Griffeth are seeking dimensional variances from Sections 21.02, 20.22.1.C, and 20.22.2.B of the Zoning Ordinance in order to construct an attached garage and retaining wall system (*After-the-Fact*). Both structures project into the required side and rear yards.

Cargo provided an overview of the application through a memorandum dated June 21st.

Following the initial discussions the Chair invited the applicant, and public, to speak:

Paul Griffeth – 18301 Hillside Drive:

- Apologized for replacing an existing walkway and installing a retaining wall system without a proper zoning permit.
- Noted that there is an existing retaining wall north of the proposed garage that helps define the setback.
- Noted that year-round residents within the area all have garages.

The Board discussed the four standards and noted the following:

- The lot is an existing lot of record that is undersized, and located within a Critical Dune Area within a steep elevation change. Noted that the applicant has all required State permits.
- The ZBA has established that a garage is a property right. However, the Board did discuss the size of the proposed garage structure and the enclosed foyer that was included and whether that should be allowed.
- The ZBA received no objections from surrounding property owners.
- This type of variance request could not be addressed through a text amendment to the Zoning Ordinance because of the unique conditions.

Standard No. 1 – Exceptional or extraordinary circumstances:

- Exceptionally small lot.
- Within Critical Dune Areas with a steep elevation change.

Approved without objection.

Standard No. 2 – Substantial property right:

- ZBA has established a precedence that a garage constitutes a substantial property right.
- Because there were no objections, the slightly larger garage than what is strictly necessary is allowed.

Approved without objection.

Standard No. 3 – Will not be a substantial detriment to adjacent parcels, or material impact on the intent and purpose of the Ordinance:

- No objections were received.

Approved without objection.

Standard No. 4 – Request is not of such a recurrent nature as to make reasonably practical the formulation of a general regulation:

- Exceptionally small size of parcel makes it difficult, if not impossible, to meet the R-1 setback requirements, which is not the case for the majority of properties within the Township.

Approved without objection.

Motion by Slater, supported by Behm to **approve** a dimensional variance from Section 21.02 for a 24' x 28' attached garage at 18301 Hillside Drive that will result in a Rear Yard setback variance of 40'-3" and Side Yard 2 setback variance of 7'-6". After-the-Fact dimensional variances from Sections 20.22.1.C and 20.22.2.B for a retaining wall system that will result in a Height variance of 2', a Rear Yard setback variance of 5', and a Side Yard 1 setback variance of 7'. Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met.

Ayes: Behm, Loftis, Slater, Voss, and Robertson

Nays: None

Absent: None

V. REPORTS

- The Board reviewed a memo regarding the Spring Lake Village ZBA case regarding Electronic Message Boards through a memorandum dated June 21st.

VI. EXTENDED PUBLIC COMMENTS – None

VII. ADJOURNMENT

Without objection, the meeting was adjourned at 7:27 p.m.

Respectfully submitted,

William D. Cargo

Acting Recording Secretary



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: October 21, 2016
 TO: Zoning Board of Appeals
 FROM: Stacey Fedewa, Planning & Zoning Official
 RE: 16804 Watersedge Drive – Dimensional Variance Application No. 16-03

PARCEL INFORMATION

Owner/Applicant	Jeffrey Stroud
Property Address	16804 Watersedge Drive
Parcel Number	70-07-09-496-008
Lot Size	0.75 Acres (32,670 sqft)
Lot Type	Legal Lot of Record
	Corner Lot
	Overhead Utility Easement
Zoning	R-1 Single Family Residential
Required Setbacks for an Attached Garage	Front – 35 feet
	Rear – 50 feet
	Side 1 – 15 feet
	Side 2 – 25 feet (<i>Corner Lot</i>)
Requested Setbacks for 3 rd Stall Garage	Front – 50 feet
	Rear – 50 feet
	Side 1 – 28.5 feet
	Side 2 – 15.9 feet



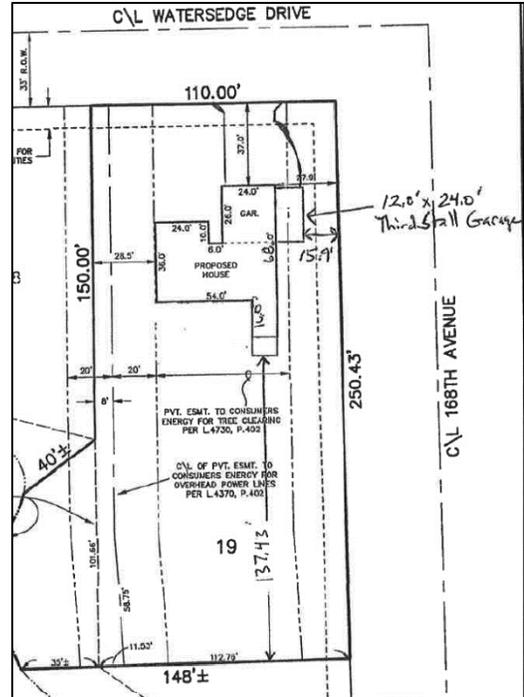
Location Map



ZBA APPLICATION

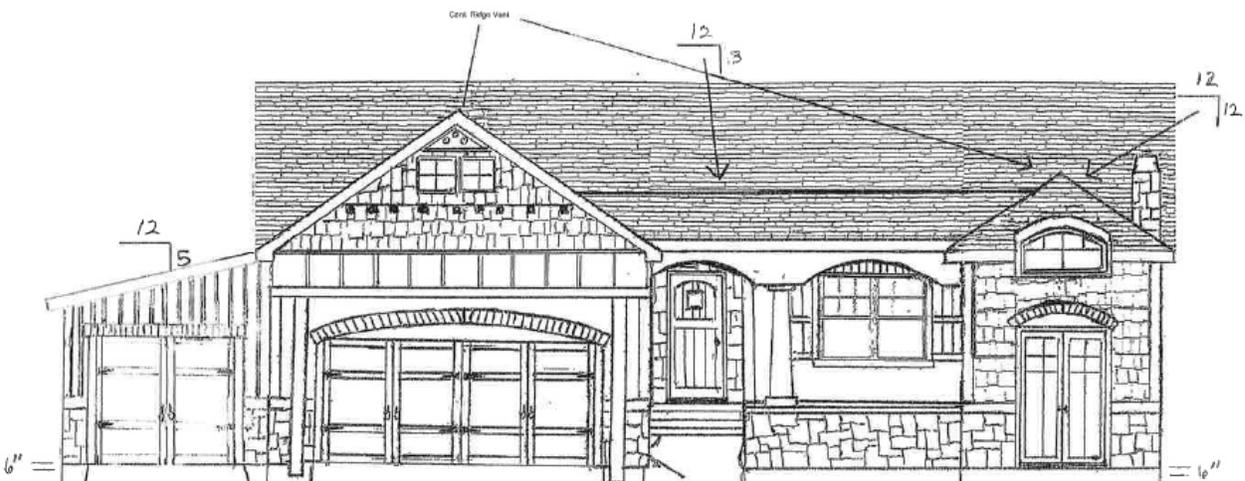
The applicant is **requesting to construct a 12' x 24' attached third stall garage**. The Lincoln West Estates subdivision contends with an overhead power line easement. This is a 40' wide easement—with 28' encumbering the subject parcel. In addition, this is a corner lot situated at the Watersedge Drive and 168th Avenue intersection, which requires an additional 25' side yard setback.

Traditionally, a 110' wide corner lot in the R-1 district would result in a 70' wide building envelope. However, the subject parcel is limited to a 57' wide building envelope (*a difference of 13'*). Conversely, a traditional lot would have total side yard setbacks of 40', but the subject parcel is required to have 53', which is substantially more than adjacent parcels.



Although having an overhead power line with a corner lot parcel is not an extremely unique situation staff believes the uniqueness is strengthened when considering Standard 2—do other properties in the vicinity enjoy a substantial property right that is not afforded to the subject property? Meaning, do other properties in the vicinity have a 3rd stall garage? The answer is, yes.

Subdivision	Total # of Lots	Lots with 3 rd Stall Garage	Percentage
Lincoln West Estates	19	13	68%
Golf View	4	2	50%
The Retreat	42	33	79%
Sanctuary	12	8	67%
Total	77	56	73%



Furthermore, the land east of the Lincoln West Estates is zoned commercial, and master-planned for commercial, which would lessen the visual impact of having a structure located 15.9 feet from the edge of the road right-of-way. To reduce the visual impact, the applicant is proposing “height appropriate landscaping” along the eastern edge of the garage.

Lastly, the applicant has strong support from surrounding neighbors. All 19 lot owners in Lincoln West Estates signed a “petition style” document showing their support. Additionally, the West Michigan Lakeshore Association of Realtors, Grand Haven Animal Hospital, and the residential property owner located directly north of the Lincoln West Estates Subdivision provided their support as well.



VARIANCE STANDARDS

To authorize a dimensional variance from the strict applications of the provisions of this Ordinance, the ZBA shall apply the following standards and make an affirmative finding as to each of the matters set forth in the standards.

STANDARD 1

There are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification.

The subject property is encumbered by an Overhead Power Line Easement that restricts 28' of buildable area. Additionally, the parcel is a corner lot, which further restricts the buildable area. The ZBA will need to determine as to whether or not this standard is met.

STANDARD 2

The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.

The ZBA has established a precedence that a garage constitutes a substantial property right. Generally, the garage precedence is related to a two-stall garage. However, in this case 73% of the surrounding single family dwellings enjoy a substantial property right of a three-stall garage. The ZBA will need to make a determination as to whether or not this standard is met given the circumstances of this case.

STANDARD 3

Authorization of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purpose of this Ordinance or the public health, safety, and general welfare of the community.

Support has been received from 21 surrounding property owners. The ZBA will need to make the determination as to whether or not this standard is met given the circumstances of this case and the findings on standards 1 and 2.

STANDARD 4

The condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

The majority of properties in the Township are not encumbered by an overhead power line easement or a corner lot, but a number of them do share that characteristic in some fashion. However, the easement restriction varies in location (*may affect the front, rear, or side yards*), so there is a unique aspect due to the encumbrance of the easement and corner lot setback impacting the side yards and notably restricting the building envelope of an otherwise oversized lot in the R-1 zoning district. The ZBA will need to make the determination as to whether or not this standard is met.

SAMPLE MOTIONS

If the ZBA determines each standard has been affirmatively met, the following motion can be offered:

Motion to approve a dimensional variance from Section 21.01.08 for a 12' x 24' attached third stall garage at 16804 Watersedge Drive that will result in a Corner Lot Side Street Setback variance of 9.1'. Furthermore, this approval is conditioned upon the applicant planting a continuous landscaping screen utilizing evergreen species, which will allow for year-round screening, and must include a minimum of 3 trees. Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met.

However, if the ZBA determines each standard has not been affirmatively met, the following motion can be offered:

Motion to deny dimensional variance from Section 21.01.08 to construct a 12' x 24' third stall attached garage. Denial of this variance is based upon this Board's findings that all four standards have not been affirmatively met.

Please contact me prior to the meeting with questions or concerns.

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

ZONING BOARD OF APPEALS APPLICATION

Fees

Request for Variance or Appeal	\$125
Special Meeting	\$250
Request for Interpretation	No Charge

Applicant/Appellant Information

Name Jeff Stroud
 Phone 616.402.2415 Fax _____
 Address 16804 Watersedge Dr. GH MI 49417 Lot 19
 Email Address jeffstr@requestfoods.com

Owner Information (If different from applicant/appellant)

Name _____
 Phone _____ Fax _____
 Address _____
 Email Address _____

Property Information (Include a survey or scaled drawing)

Address 16804 Watersedge Dr. GH MI 49417 Lot 19
 Parcel No. 70 - - - Current Zoning Residential
 Lot Width 110' feet Lot Depth 250.43 feet
 Parcel Size .75 approx. acres Parcel Size 32670 sq. ft.
 Lot Type Typical Lot _____ Corner Lot X Interior Lot _____

General Information (Check one)

- Application for Variance
- Request for Interpretation
- Notice of Appeal

VARIANCE REQUESTED (If applicable)

1. Attach a Narrative: Description of Request; Why it is needed; and Addresses each of the 4 Standards
2. Variance Requested From the Requirements of Section Number(s) _____
3. Relating to adding 3rd stall attached garage to current 2 stall garage
4. Structure/Land Use (After Variance) Residential
5. Overall Building Size (After Variance) 2,754 sqft
6. Setbacks from lot lines (After Variance):
 - a. Front Yard 35' feet
 - b. Rear Yard 137.43' feet
 - c. Side Yard #1 15.9' feet
 - d. Side Yard #2 28.5' feet

NOTE: Please provide a scaled drawing with details of your proposed work including the dimensions of any structure(s) (i.e. height, width & length), building materials, the setbacks to ALL property lines, and other existing structures on the parcel, and any other relevant information, as needed.

INTERPRETATION REQUEST *(If applicable)*

Description of requested interpretation(s) and relevant Section number(s):

APPEALS AND OTHER APPLICATIONS *(If applicable)*

Description of action being appealed or other matter which is basis of application.

GROUND FOR APPEAL OR OTHER APPLICATION *(If applicable)*

IF THE SPACE PROVIDED ON THIS APPLICATION IS INADEQUATE
PLEASE ATTACH ADDITIONAL SHEETS AS NEEDED

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.



Signature of Applicant

9/15/16

Date

Signature of Zoning Administrator

Date

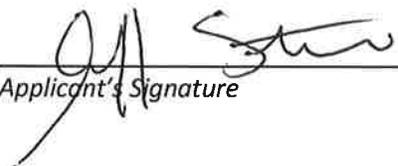
For Office Use Only

Date Received _____

Fee Paid? _____

RELEASE FORM

The undersigned has applied to the Grand Haven Charter Township Zoning Board of Appeals for a variance. The undersigned hereby authorizes the members of the Zoning Board of Appeals and appropriate Township staff members to inspect the property (*address stated below*) at reasonable times, in regards to the consideration of my request for a variance.



Applicant's Signature

9/15/16

Date

Owner's Signature (if different from applicant)

Date

16804 Watersedge Dr. GH MS 49417

Property Address

ACTION TAKEN BY TOWNSHIP BOARD OF APPEALS

- () Application Approved
- () Application Denied

Description of variance granted or other action taken including conditions imposed, if any:

Grounds for Board action including findings as to standards and requirements prerequisite to imposition of conditions under ordinance:

Signature of ZBA Chairperson

Date

ZONING BOARD OF APPEALS PROCEDURAL EXPLANATIONS

The granting of variances is outlined in Section 26.05 of the Grand Haven Charter Township Zoning Ordinance, as amended. It states, in order to grant a non-use variance the Zoning Board of Appeals (ZBA) shall find affirmatively for each of the following four standards:

1. There are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification. Exceptional or extraordinary circumstances or conditions include:
 - a. Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Ordinance, or amendment thereto;
 - b. Exceptional topographic conditions;
 - c. Any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary; or
 - d. By reason of the use or development of the property immediately adjoining the property in question.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.
3. Authorization of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purpose of this Ordinance or the public health, safety, and general welfare of the community.
4. The condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

At the conclusion of the discussion the ZBA will vote on each of the four standards described above. If the majority of the members present find affirmatively for all four standards the variance will be approved.

Second, all motions for acting on requested variances are made in the positive; that is, they are worded so a YES vote grants the variance. This is not done to show personal preference of the motioner, but to prevent confusion when the ZBA votes on acceptance.

Dear ZBA,

I am applying for a side yard variance on the road side of 16804 Watersedge Dr. Grand Haven, MI 49417 Lot 19 Lincoln West Estates which I will refer to as lot 19 henceforth.

Current zoning requires that no building will be located nearer than 25 feet from any side street line. I am looking to add on an attached 3rd stall garage to my existing 2 stall garage which will encroach on the 25 foot minimum.

The Stroud family consists of 2 adults and 4 kids which 2 of them are of driving age. We have 5 vehicles and are looking for this variance to move 1 of those vehicles off of the driveway. You might ask what about the other 2 children and when they will have vehicles. They are currently 10 and 11 and we hope and pray the 2 older ones are out of the house and no longer trying to bleed us dry. Lol, but seriously they better be gone 😞. This will by far make our driveway a safer place for the neighborhood, kids and give us the much needed room we are desperately looking for.

1. Lot 19 is a corner lot that has a easement that reaches into my non-roadside side build-able area by 28' and then I also have to contend with the 25' roadside setback which equals 53' of the 110' lot width. For a typical corner lot you would only have side lot setbacks that equal 40' not the 53' that I am contending with.

2. We very much enjoy living in Grand Haven Township and would like to be able to utilize lot 19 to its full potential as other township residents that own corner lots do. Unfortunately I have a major power line that runs down the side property line which prevents me from utilizing much needed space, but provides a much needed service to the residents of the township and I realize the power lines have to go somewhere.

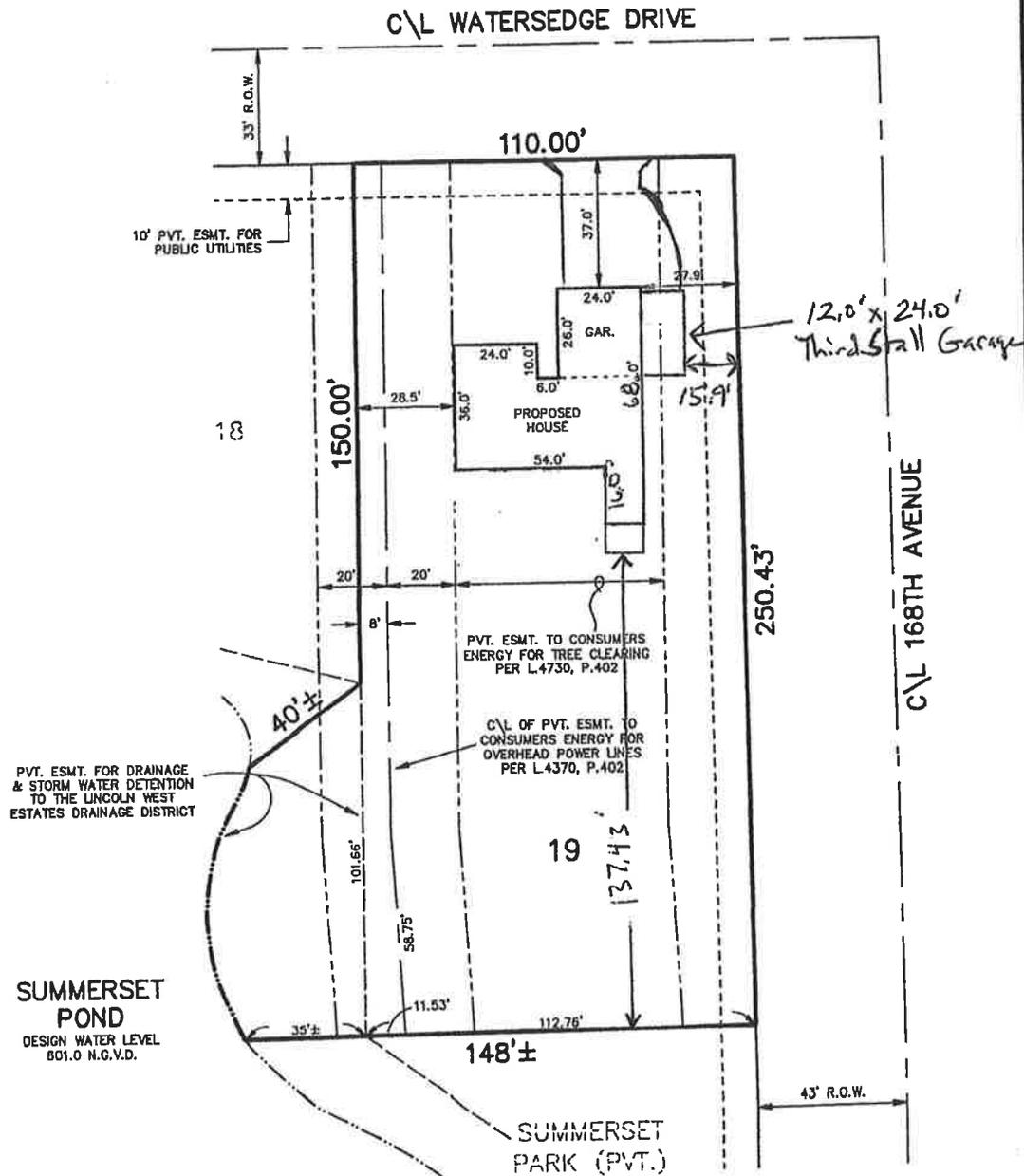
3. 168th Ave. heading North past Lincoln where the garage addition will be located is a low traffic road that turns into gravel and then a dead end. The garage is also being constructed in a low profile manner, set back from the front facade, and with height appropriate landscaping around it as to prevent detriment to the corner road visibility which could otherwise effect the public health, safety, and general welfare of the community.

4. Lot 19 is very unique in how the major power line runs down the side lot line and effects the build ability, use, and enjoyment. The approval of this variance would not cause a situation that would require a review of the practical formulation of this general regulation as intended in the ordinance of lot line to structure placement in my opinion.

Sincerely, 

Sketch for: Skyline Design & Construction, LLC
 ATTN: Jeff Stroud
 13734 Lake Sedge Dr.
 Grand Haven, MI 49417

Description:
 Lot 19, Lincoln West Estates, part of the SE 1/4, Section 9,
 T7N, R16W, Grand Haven Township, Ottawa County, Michigan.



NOTE: The location of the proposed building as shown on this map is based on instructions given to Exxel Engineering, Inc. Municipal approval of the proposed location should be obtained prior to construction.

Scale 1" = 40'

- D = Deeded dimension
- M = Measured dimension
- P = Platted dimension
- = Set iron stake
- = Found iron stake
- ⊙ = Concrete monument
- x- = Fence line



exxel engineering, inc.
 planners · engineers · surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 Fax: (616) 531-2121
 www.exxelengineering.com

FILE NO.: S072123 DATE: 11/9/07

From: Stroud Jen strou6j@gmail.com
Subject: Variance for 3rd stall attached garage
Date: Today at 12:22 PM
To: Stroud Jeff JefStr@requestfoods.com

By signing and dating this document the signee is stating the owner (if married the signee is implying the spouses approval) of lot 19 in Lincoln West Estates are in support of a variance to allow the addition of a 3rd stall garage to be attached to the current 2 stall garage at 16804 Watersedge Dr.

- Lot 1 Rebecca Kladder 9/15/16
- Lot 2 [Signature] 9/15/16
- Lot 3 Canyon Creek 9/15/16
- Lot 4 Jeff Gorn 9/15/16
- Lot 5 [Signature] 9/15/16
- Lot 6 Maybelle Stump 9/15/16
- Lot 7 Dul Win 9/17/16
- Lot 8 E. N. [Signature] 9/15/16
- Lot 9 Jee Kato 9/15/16
- Lot 10 [Signature] 9/15/16
- Lot 11 [Signature] 9/19/16
- Lot 12 [Signature] 9/15/16
- Lot 13 Honeyman 9.17.16
- Lot 14 [Signature] 9-16-16
- Lot 15 [Signature] 9-15-16
- Lot 16 [Signature] 9/27/16
- Lot 17 [Signature] 9-15-16
- Lot 18 Stephanie Egan 9-19-16
- Lot 19 [Signature] 9/15/16

Sent from my iPad

13000 108th Ave
12929 168 Ave

[Signature] 9.16.16
[Signature] 9-16-16



*"A Lakeshore Association Dedicated to
the Growth of Real Estate Professionals
and the Future of Their Communities."*

12916 168th Avenue

Grand Haven, MI 49417

(616) 846-6240

Fax (616) 846-5155

September 15, 2016

To Whom It May Concern,

We have no problem with the request for variance for a 3rd stall garage by neighbor Jeff Stroud.

Cordially,

A handwritten signature in black ink, appearing to read "Dale P. Zahn". The signature is written in a cursive style and is positioned above the typed name and title.

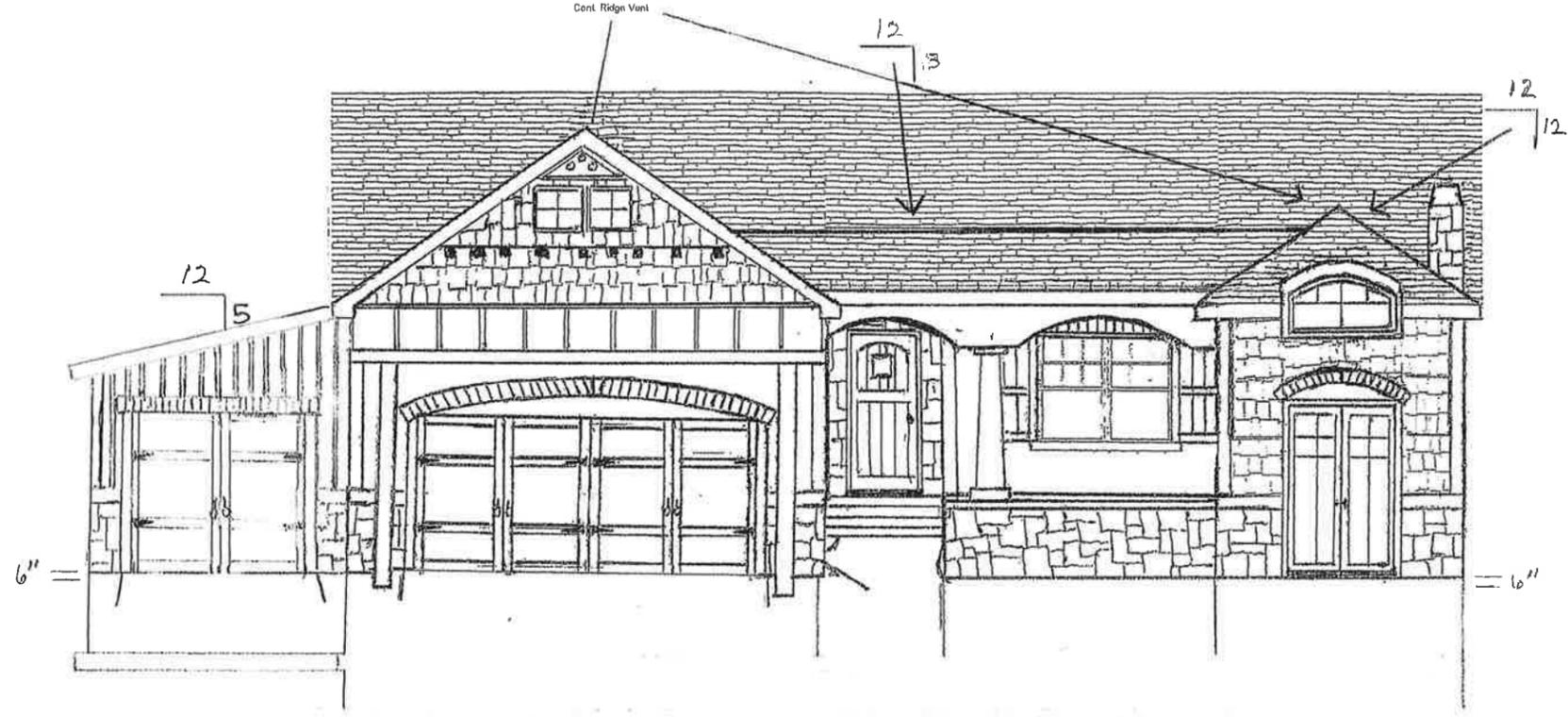
Dale P. Zahn, CEO
West Michigan Lakeshore Association of REALTORS®



Toll Free Numbers: (800) 611-7300 Fax (877) 776-5155

Visit us on the web: www.wmlar.com





DESIGN BY:
Jeff Stroud

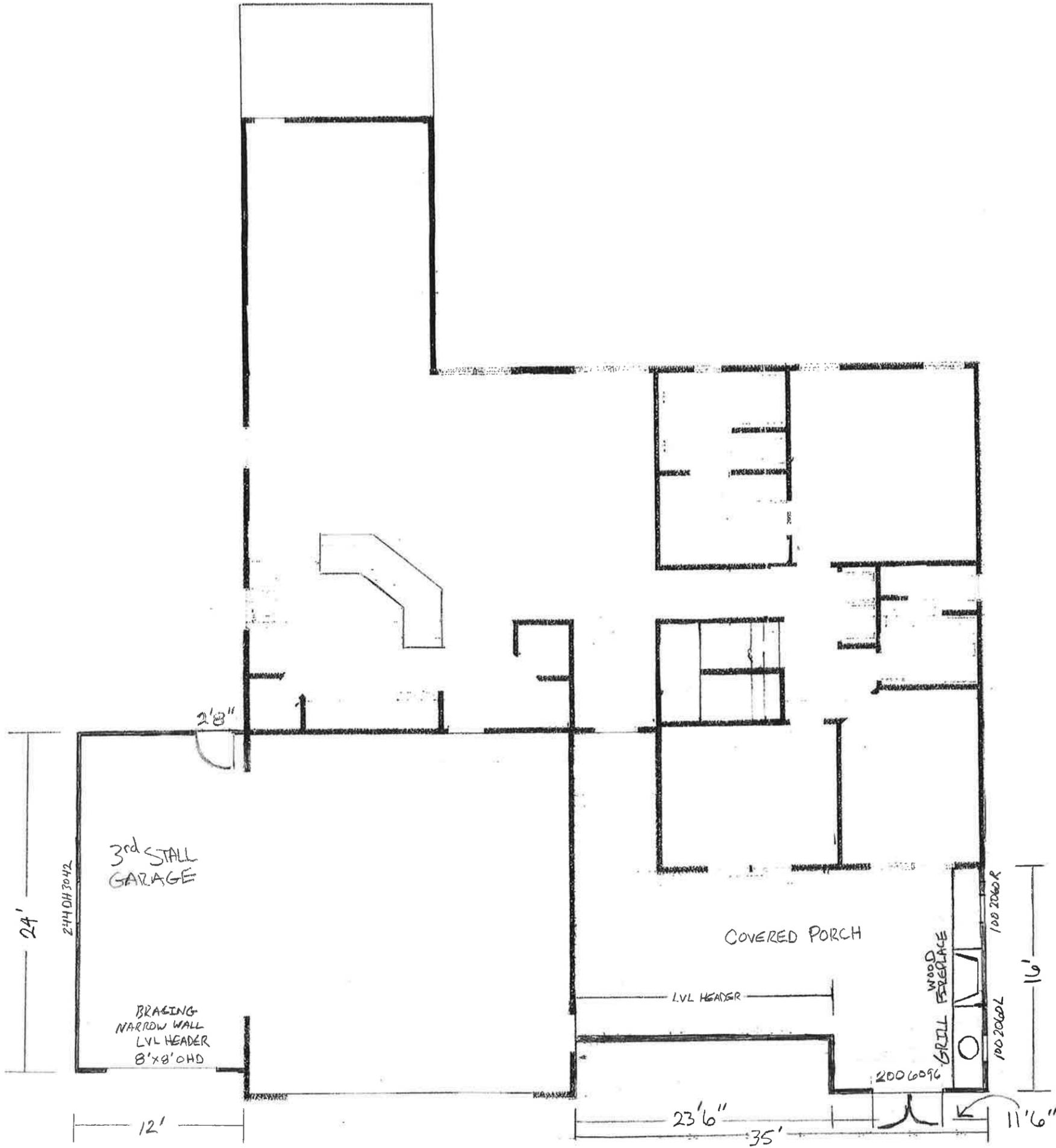
November 01, 2007

Lot 19 Waters Edge Dr. Ranch

Skyline Design & Construction, llc
13734 Lake Sedge Dr.
Grand Haven, MI 49417

Front Elevation

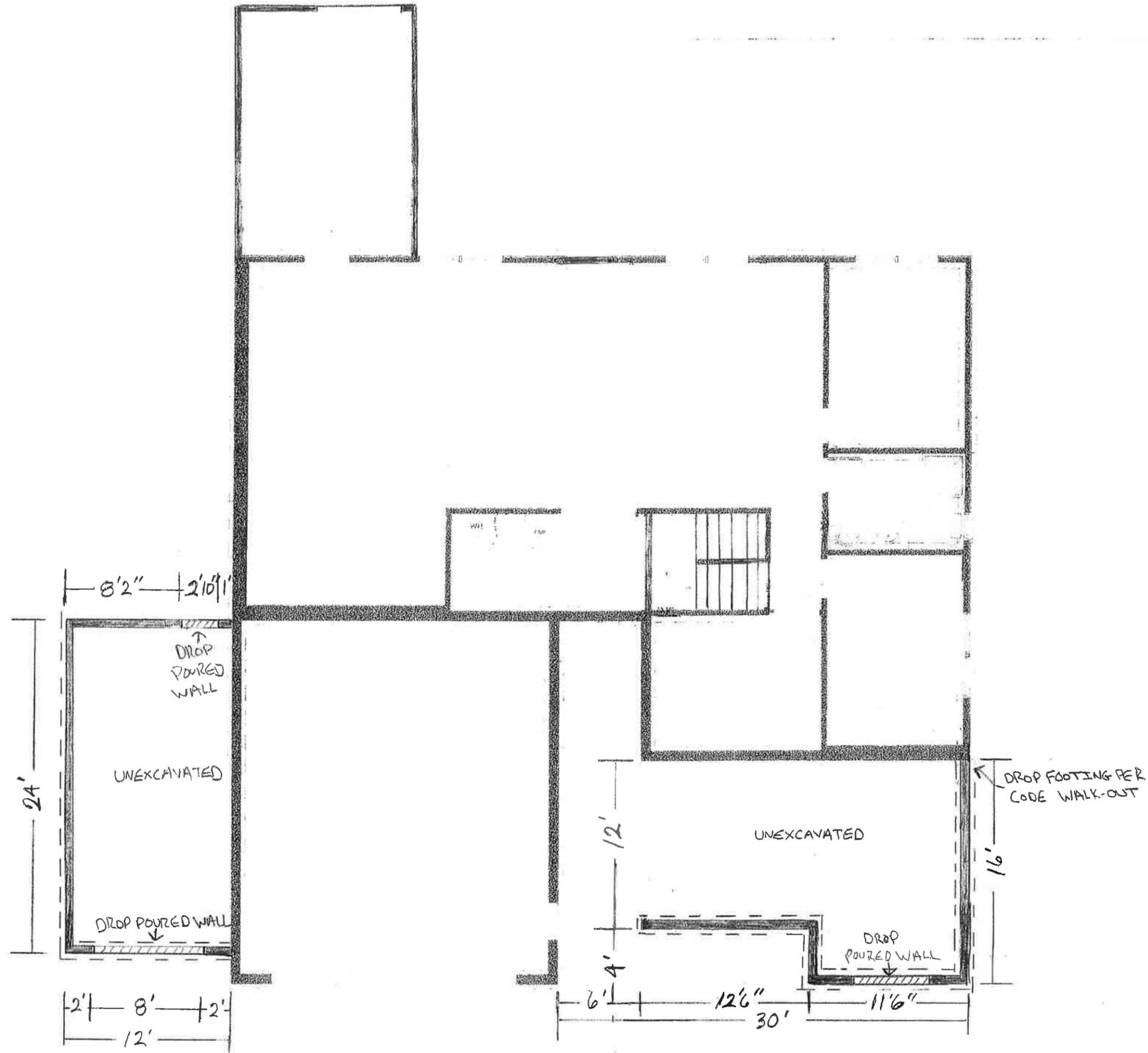
1



NO. C

- ALL WINDOWS & DOORS SHALL USE 2" x 4" STUDS UNLESS OTHERWISE NOTED. NO FLOOR & BASEMENT LOAD BEARING WALLS.
- TYP. V. HDGW. HEADERS 2" x 4" @ 24" O.C. UNLESS OTHERWISE NOTED.
- SMOKE DETECTORS PER CODE. SMOKE DETECTORS TO BE HARDWIRED & WITH BATTERY BACK-UP.
- 1/2" HANDRAIL TO WALL WITH 1" GRIP OF 1 1/4" x 2 1/2" MAX. CIRCLE CROSS SECTION.
- WALL AND CEILING FINISHES TO HAVE FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 100.
- ALL INSULATION TO HAVE FLAME SPREAD INDEX 10' GREATER THAN 25 AND SMOKE DEVELOPED INDEX NOT TO EXCEED 450.
- TYP. FLASHING, WHERE ALL ROOF & WALLS INTERSECT. CHANGE IN ROOF SLOPE OR DIRECTION & AROUND ROOF OPENINGS SHALL BE OF CORROSION RESISTANT METAL WITH A THICKNESS NOT LESS THAN 20 GA.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF SKYLINE DESIGN & CONSTRUCTION, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF SKYLINE DESIGN & CONSTRUCTION, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF SKYLINE DESIGN & CONSTRUCTION, LLC IS PROHIBITED AND MAY BE SUBJECT YOU TO A CLAIM FOR DAMAGES FROM SKYLINE DESIGN & CONSTRUCTION, LLC.



SOIL BEARING CAPACITY
 -ALL CIVIL & SOIL BEARING VALUE OF 2000# SQ FT

CONCRETE SPECIFICATIONS
 CONCRETE STRENGTH FOR ALL FOUNDATIONS SHALL BE 3000 PSI @ 28 DAYS
 CONCRETE STRENGTH FOR ALL FLOORS AND PLATWORK SHALL BE 3000 PSI @ 28 DAYS
 -ALL CONCRETE SHALL HAVE A MAX SLUMP OF 4"
 -ALL EXT. CONCRETE SHALL BE LUMESTONE AGGREGATE & HAVE 99 AIR ENTRAINING
 -ALL SIDEWALKS AND DRIVES SHALL BE 4" THICK BROOM FINISH SHALL BE APPLIED AFTER TROWLING

SOIL SPECIFICATIONS
 ALL FOOTINGS & SLABS SHALL BE PLACED ON SOIL FREE FROM ANY ORGANIC MATERIAL
 -ALL FILL MATERIAL UNDER FOOTINGS, FLOOR SLABS & DRIVES SHALL BE CLASS 1 CLEAN SANDFILL
 ALL FILL SAND & BACKFILL SOIL SHALL BE COMPACTED IN PLACE TO 95% OF MAX. DENSITY - RESURFACE TOPSOIL AT CURBLINE & APPLY 1" OVER DEPTH

REINFORCING SPECIFICATIONS
 -ALL STEEL REINFORCING SHALL BE EPOXY COATED
 ALL FLOORS, SIDEWALKS & DRIVES SHALL BE REINFORCED WITH #4 @ 12"

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

2. ALL WALLS SHALL BE 8" THICK UNLESS NOTED OTHERWISE

3. ALL WALLS SHALL BE CONCRETE UNLESS NOTED OTHERWISE

4. ALL WALLS SHALL BE FINISHED WITH BROOM FINISH UNLESS NOTED OTHERWISE

5. ALL WALLS SHALL BE PAINTED WITH EXTERIOR GRADE PAINT UNLESS NOTED OTHERWISE

Figure 24. Example Guard Detail

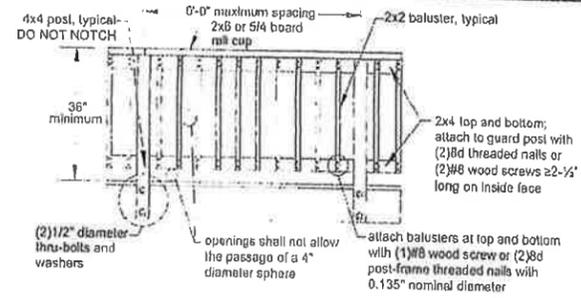


Figure 23A. Example of a Lateral Load Device for a Deck Attached to a House with a Ledger

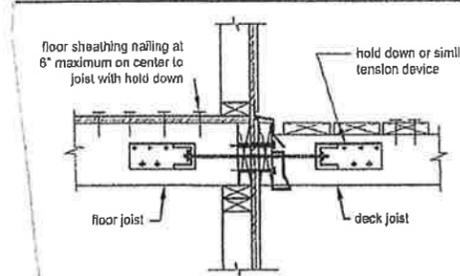


Figure 8. Post-to-Beam Attachment Requirements

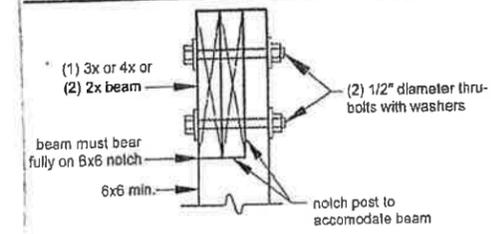
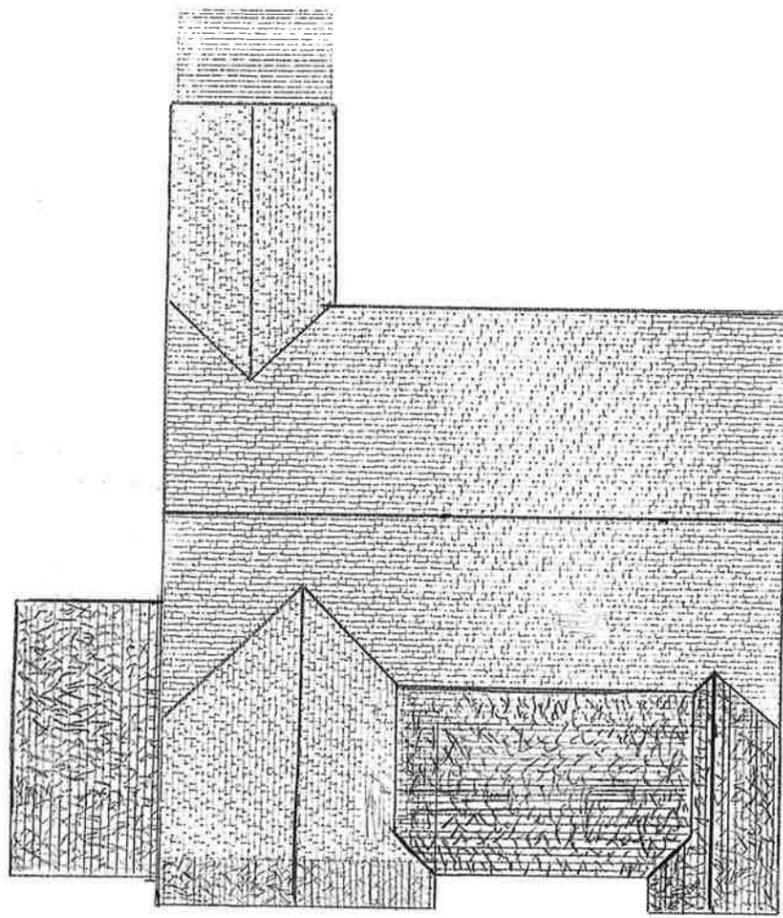
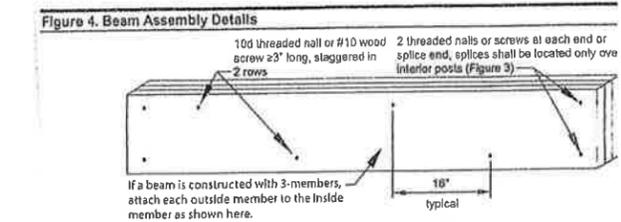
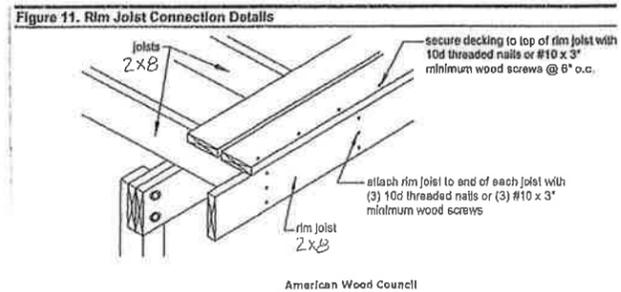
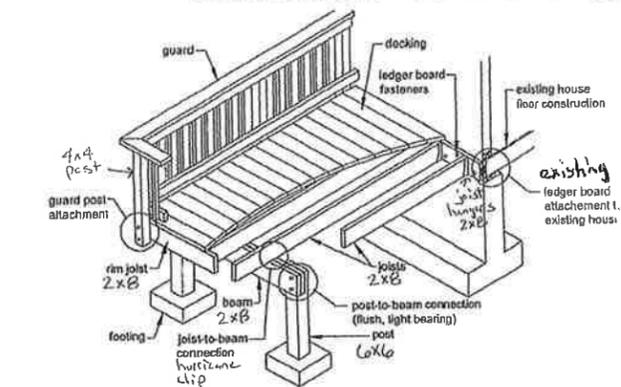


Figure 23. Attachment of Free-Standing Deck to House for Deck Stability



SCALE 1'-0" = 1/8"

