

**TOWN OF BELLEAIR
BUILDING DEPARTMENT**
901 Ponce de Leon Blvd.
Belleair, Florida 33756-1096
Phone: (727) 588-3769 ext. 215
Fax: (727) 588-3768

MEMORANDUM

DATE: December 20th, 2013
TO: Mayor and Commissioners
FROM: Micah Maxwell, Town Manager
SUBJECT: Request for Variance –Belleair Estates
Parcel No. 28/29/15/06732/011/0270

Property Owner: Brand Shank
0 Pinellas Road (Address TBD)
Belleair, Florida 33756

The following information is regarding the above referenced variance request.

- I. Existing conditions of land and structure(s):
- A. Zoning designation: R-1 (Single Family Residential)
 - B. Original Construction date:
 - TBD
 - C. Structural and other improvements to date:
None
 - D. Existing Easements: None shown on survey

II. Proposed request:

The applicant is requesting a previously approved variance which would allow for a non-conforming building lot, The building lot would be 75ft. in width, which is 5ft. less than the minimum 80ft. lot frontage width requirement for a R-1 Single Family Residential zoning.

Additionally the proposed new building lot would be 9,375 square ft. in area, which is 625 square ft. less than the minimum 10,000 square ft. lot area requirement for a R-1 Single Family Residential zoning .

NOTICE OF PUBLIC HEARING

Notice is hereby given that Public Hearing will be held by the Town Commission of the Town of Belleair, Florida, on request for variances, which would allow for the property at 0 Pinellas Rd., Belleair, Florida to be a buildable lot. 0 Pinellas Rd., Belleair, Florida is more particularly described as:

**28/29/15/06732/011/0270/Belleair Estates Block 11, Lots 27 and 28
LESS THE NORTH 25.0 feet in width, as recorded in OR Book
16275, Page 0531, Public Records of Pinellas County, Florida.**

The Planning and Zoning Board will meet on this matter on **MONDAY, January 13, 2014 at 5:30 P.M.** at the Belleair Town Hall, 901 Ponce de Leon Blvd., Belleair, Florida.

Said hearing will be held on **TUESDAY, January 21, 2014 at 6:30 P.M.**, at the Belleair Town Hall, 901 Ponce de Leon Boulevard, Belleair, Florida. Additional information may be obtained from the Town Clerk's office. All parties interested are invited to attend and be heard.

Persons are advised that if they decide to appeal any decision made at these hearings, they will need records of these proceedings and for such purposes they may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which the appeal is to be based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans with Disabilities Act persons needing special accommodations or an interpreter to participate in this proceeding should contact the Town Clerk's Office at 901 Ponce de Leon Blvd., Belleair, Florida 33756 or call (727) 588-3769 x214 or Fax (727) 588-3778, not later than seven (7) days prior to the proceeding.

This matter is subject to court imposed Quasi-Judicial rules of procedures. Interested parties should limit contact with the Town Commissioners and Planning and Zoning Board members on this topic to properly notice public hearings or to written communication care of Town Clerk's Office, Town of Belleair, 901 Ponce de Leon Blvd., Belleair, Florida 33756.

D. Carlen
Town Clerk
Town of Belleair

**TOWN OF BELLEAIR, FLORIDA
NOTICE OF APPEARANCE
FOR QUASI-JUDICIAL HEARINGS**

NOTICE OF APPEARANCE

I, _____, (individual or corporate representative), hereby file and serve notice of my appearance/lawyer or other appropriate representative's appearance, to present testimony and/or cross examine other witnesses at the quasi-judicial hearing to be held on January 13, 2014 at 5:30 PM. and January 21, 2014 at 6:30 P.M.

I understand that upon filing this Notice of Appearance, I shall be considered a participant in the hearing, subject to a determination of standing if challenged.

Address of variance property 0 Pinellas Rd. , Belleair, FL

Name: _____

(Please Print)

Address: _____

TOWN OF BELLEAIR, FLORIDA
NOTICE OF APPEARANCE
FOR QUASI-JUDICIAL HEARINGS

NOTICE OF APPEARANCE

I, DAVID WIETESKO, (individual or corporate representative), hereby file and serve notice of my appearance/lawyer or other appropriate representative's appearance, to present testimony and/or cross examine other witnesses at the quasi-judicial hearing to be held on January 13, 2014 at 5:30 PM. and January 21, 2014 at 6:30 P.M.

I understand that upon filing this Notice of Appearance, I shall be considered a participant in the hearing, subject to a determination of standing if challenged.

Address of variance property 0 Pinellas Rd. , Belleair, FL

Name: DAVID WIETESKO

(Please Print)

Address: 1361 PINELLAS RD

D. Carlen, ^{Town} Clerk

To: Town of Belleair
Planning & Zoning Board.

Re: Vacant lot (0)

RECEIVED
BELLEAIR TOWN HALL

JAN 7 - 2014

Board Members -

TIME REC. _____

The same lot was given a
variance at that time. (3-4 yrs ago)
Neighbors David W. and
C.R. Noding were given
house plans to see where
house would sit on lot.

— Christine R. Nodine
(new neighbors we welcome—)
Hope to see house plans.

CRN

(Copy to D. Wieteska)

28-29-15-06732-011-0270

Online Property Record Card

[Portability Calculator](#)

Data Current as of January 08, 2014

[Print](#) [Radius Search](#)

| Ownership/Mailing Address | Site Address |
|--|-------------------------------|
| SHANK, BRAND L 505 REBSTOCK BLVD PALM HARBOR FL 34683-1836 | 0 PINELLAS RD BELLEAIR 33756- |



Property Use: 0000 (Vacant Residential - lot & acreage less than 5 acres)

Living Units:

[\[click here to hide\]](#) **2014 Legal Description**

BELLEAIR ESTATES BLK 11, LOT 27 & S 25FT OF LOT 28

| | | | | |
|---------------------------------|---------------------------------|--|---------------------------------------|-----------------------------|
| 2014 Exemptions | Mortgage Letter | File for Homestead Exemption | 2014 Parcel Use | |
| Homestead: No | Government: No | | Homestead Use Percentage: 0.00% | |
| Institutional: No | Historic: No | | Non-Homestead Use Percentage: 100.00% | Classified Agricultural: No |

2013 Parcel Information 2013 Trim Notice

| Most Recent Recording | Sales Comparison | Census Tract | Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small> | Plat Book/Page |
|-----------------------|------------------|--------------|---|----------------|
| 16275/0531 | \$106,400 | 12103025700 | NON EVAC | 018/009 |

2013 Interim Value Information

| Year | Just/Market Value | Assessed Value/ SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|-------------------|-------------------------|----------------------|----------------------|-------------------------|
| 2013 | \$87,485 | \$87,485 | \$87,485 | \$87,485 | \$87,485 |

[\[click here to hide\]](#) Value History as Certified (yellow indicates correction on file)

| Year | Homestead Exemption | Just/Market Value | Assessed Value/ SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|---------------------|-------------------|-------------------------|----------------------|----------------------|-------------------------|
| 2013 | No | \$87,485 | \$87,485 | \$87,485 | \$87,485 | \$87,485 |
| 2012 | No | \$110,184 | \$110,184 | \$110,184 | \$110,184 | \$110,184 |
| 2011 | No | \$119,856 | \$119,856 | \$119,856 | \$119,856 | \$119,856 |
| 2010 | No | \$129,752 | \$129,752 | \$129,752 | \$129,752 | \$129,752 |
| 2009 | No | \$206,781 | \$206,781 | \$206,781 | \$206,781 | \$206,781 |
| 2008 | No | \$219,700 | \$219,700 | \$219,700 | \$219,700 | \$219,700 |
| 2007 | No | \$0 | \$0 | \$0 | N/A | \$0 |
| 2006 | No | \$0 | \$0 | \$0 | N/A | \$0 |
| 2005 | No | \$0 | \$0 | \$0 | N/A | \$0 |
| 2004 | No | \$0 | \$0 | \$0 | N/A | \$0 |
| 2003 | No | \$0 | \$0 | \$0 | N/A | \$0 |
| 2002 | No | \$0 | \$0 | \$0 | N/A | \$0 |
| 2001 | No | \$0 | \$0 | \$0 | N/A | \$0 |
| 2000 | No | \$0 | \$0 | \$0 | N/A | \$0 |
| 1999 | No | \$0 | \$0 | \$0 | N/A | \$0 |
| 1998 | No | \$0 | \$0 | \$0 | N/A | \$0 |
| 1997 | No | \$0 | \$0 | \$0 | N/A | \$0 |
| 1996 | No | \$53,200 | \$53,200 | \$53,200 | N/A | \$53,200 |

2013 Tax Information

[Click Here for 2013 Tax Bill](#)

| | | |
|--------------------------------------|----------------------------------|------------|
| 2013 Final Millage Rate | Tax District: BL | 22.3656 |
| 2013 Est Taxes w/o Cap or Exemptions | | \$1,956.65 |

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

| Sale Date | Book/Page | Price | Q/U | V/I |
|-------------|--------------|-----------|-----|-----|
| 04 Jun 2008 | 16275 / 0531 | \$265,000 | Q | V |
| 16 Dec 1996 | 09554 / 0663 | \$350,000 | U | V |
| 18 Jun 1996 | 09377 / 1917 | \$429,200 | U | V |
| 22 Dec 1989 | 07160 / 0663 | \$475,000 | U | V |

2013 Land Information

| Seawall: No | | Frontage: None | | View: | | |
|-------------|-----------|----------------|---------|-------------------|----------------|--------|
| Land Use | Land Size | Unit Value | Units | Total Adjustments | Adjusted Value | Method |
| Vacant (00) | 75x125 | 1375.00 | 75.0000 | 1.0000 | \$103,125 | FF |

[\[click here to hide\]](#) **2014 Extra Features**

| Description | Value/Unit | Units | Total NewValue | Depreciated Value | Year |
|-------------|------------|-------|----------------|-------------------|------|
| | | | | | |

No Extra Features on Record

[\[click here to hide\] Permit Data](#)

Permit Information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

| Permit Number | Description | Issue Date | Estimated Value |
|----------------------|-------------|------------|-----------------|
| No Permit Data Found | | | |



[Interactive Map of this parcel](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

Prepared by & Return To:
Statewide Title Solutions
Statewide Title Solutions, Inc.
645 S. Missouri Avenue
Clearwater, Florida 33756

File Number: 07-10092

265,000.00

General Warranty Deed

Made this May 27, 2008 A.D. By **Karen S. Brown, a single woman**, whose address is: 1340 Indian Rocks Road, Belleair, Florida 33756, hereinafter called the grantor, to **Brand L. Shank**, whose post office address is: 505 Rebstock Blvd., Palm Harbor, Florida 34683, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

Lots 27 and 28 LESS THE NORTH 25.0 Feet in Width, BLOCK 11, BELLEAIR ESTATES, according to the map or plat thereof, as recorded in Plat Book 18, Page 9 through 23, Inclusive, of the Public Records of Pinellas County, Florida.

Parcel ID Number:

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2007..

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Karen S. Smith
Witness Printed Name Karen S. Smith

Donda Doyle
Witness Printed Name Donda Doyle

Karen S. Brown (Seal)
Karen S. Brown
Address: 1340 Indian Rocks Road, Belleair, Florida 33756

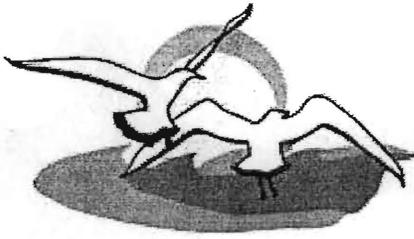
(Seal)
Address:

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 27th day of May, 2008, by Karen S. Brown, a single woman, who is/are personally known to me or who has produced FLDL as identification.

Karen S. Smith
Notary Public
Print Name _____
My Commission Expires: _____





TOWN OF BELLEAIR
 901 Ponce de Leon Blvd.
 Belleair, Florida 33756-1096
 Phone: (727) 588-3769 ext. 215
 Fax: (727) 588-3768

VARIANCE APPLICATION CHECK OFF SHEET

Application shall be **fully completed** and must include the following information:

OWNERS NAME Brand Shank

OWNERS MAILING ADDRESS 505 Rebstock Blvd, Palm Harbor, 34683

PROPERTY ADDRESS lot 27 & the S. 25 Ft. of lot 28, block 11, Belleair Estates

PHONE NUMBER 727-785-8918

REPRESENTATIVE NAME AND ADDRESS (if any) n/a

PHONE NUMBER _____

DATE OF ORIGINAL CONSTRUCTION n/a - vacant lot

IMPERVIOUS COVER _____

FLOOD ZONE AND ELEVATION Flood Zone X

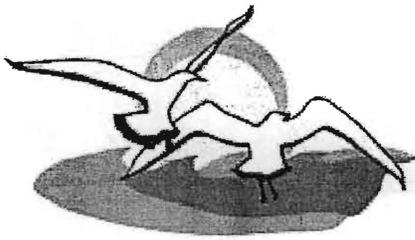
REQUIRED INFORMATION:

| <u>REQUIRED</u> | <u>RECEIVED</u> | PROVIDE (18) COPIES EACH.. |
|-----------------|-----------------|--|
| <u> X </u> | _____ | PLANS/SPECS/PRODUCT BROCHURE |
| <u> X </u> | _____ | PHOTOS OF AREA (straight/right angle/left angle) |
| <u> X </u> | _____ | SURVEY W/ SETBACKS SHOWN |
| <u> X </u> | _____ | SITE PLAN W/ SETBACKS SHOWN |

REVIEWED BY: ZONING PUB.WK FIRE BLDG. MRG.

DATE SENT: _____

DATE RETURNED: _____



TOWN OF BELLEAIR

901 Ponce de Leon Blvd.
Belleair, Florida 33756-1096
Phone: (727) 588-3769 ext. 215
Fax: (727) 588-3768

DATE 12-19-2013

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Brand Shank, owner of Lot 27 1/2 S. 25' of Lot 28
Block 11, Subdivision Belleair Estates, property
Commission of the Town of Belleair for a variance on the abovedescribed property.

2. The property is presently zoned R-1.

3. The present land use on the property is single family residential.

4. The decision involves Article _____ Section _____ of the Belleair Land
Development Code.

5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development
Code.

6. The Relief prayed by the applicant is: a variance in lot width, lot area
and return to buildable status. Lot was deemed
buildable but prior variance expired after 1 year.

7. The Justification for the request is (requests for the variances must demonstrate the practical
difficulty or unnecessary hardship which justifies the variance): see attached

8. Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing
this application. (** Note: All costs incurred by the Town of Belleair, above and beyond the
variance application fee, will be the responsibility of the applicant regardless of approval or denial
of the request**)

9. I am aware that this request will be voided should I or my representative fail to appear at the public
hearings scheduled to consider this request.

10. I am aware that any variance that may be granted will automatically expire twelve months after
approval by the Town Commission unless a building permit is produced from the Town with
respect to the improvements contemplated by this application for variance within said twelve
month period unless the construction of said improvements is promptly commenced pursuant to
the building permit and diligently pursued to completion thereafter.

FEE: \$300.00

Paid: _____

Brand Shank
Owner
505 Rebstock Blvd, P.A. 34683
Address
727-785-8918
Telephone Number

Addendum
To
Variance Application
For
Lot 27 & the South 25 Ft of Lot 28

Belleair Estates

No. 7 of the application,

In determining the criteria for this application, the response is as follows:

- 1) The special conditions and circumstances are a result of changes in the times when smaller lots and homes were built and the conditions are not a result from the actions of the applicant.
- 2) Literal interpretation of the code would work an undue and unnecessary hardship on the applicant in that the lot is unbuildable and prevents even a minimum of use of the property.
- 3) If granted, the variance is minimum in nature i.e. five (5) feet on the front lot width and approximately 645 sq.ft. in lot area, and would allow the reasonable use of the land for a single family home.
- 4) The grant of the variance will be in harmony with the general interest of the code and the variance will not be injurious to the zoning district or otherwise detrimental to the street, neighborhood or the community as a whole.
- 5) Plans show the new home would fit the lot within the normal setbacks.

SURVEY SKETCH OF BOUNDARY SURVEY

**NOT FOR FENCE CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR DESIGN**

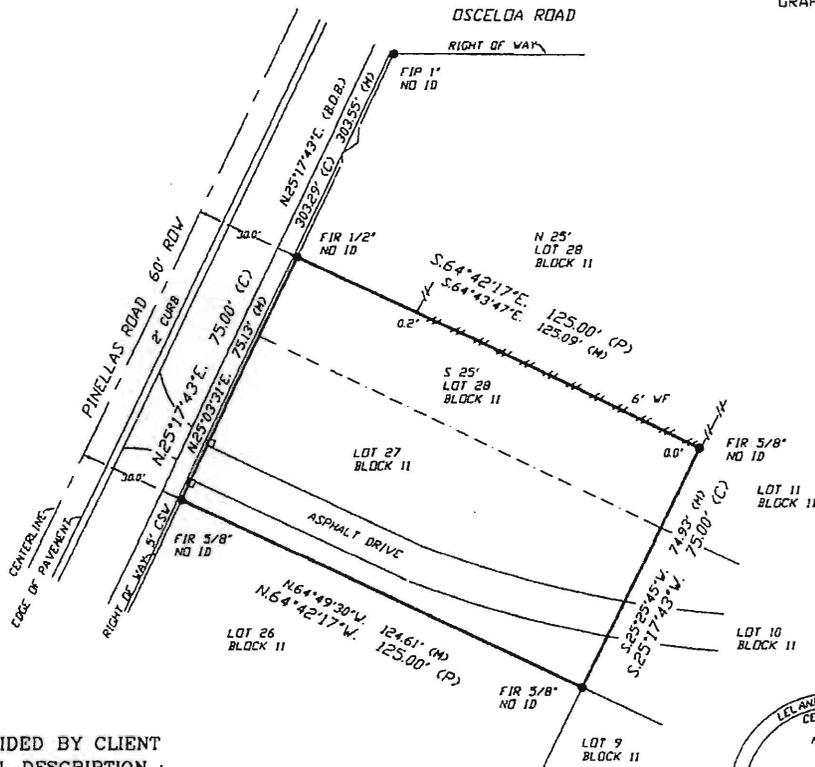
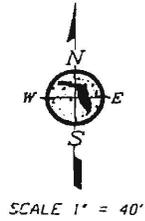
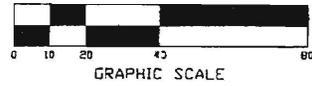
FLORIDA STATUTE 61G17-6.004:
(TWO SITE BENCHMARKS REQUIRED FOR CONSTRUCTION)

STREET ADDRESS:
UNASSIGNED PINELLAS ROAD
BELLEAIR, FLORIDA

COPYRIGHT 2008 F.L.A. SURVEYS CORP.
NOTE: THE INTENT OF THIS SURVEY
IS FOR TITLE TRANSFER ONLY
THIS SURVEY DOES NOT REFLECT OR
DETERMINE OWNERSHIP.

PAGE 1 OF 2
SEE REVERSE SIDE FOR PAGE 2 OF 2

THE LINES ON THIS SKETCH DO
NOT CONSTITUTE OWNERSHIP.



**PROVIDED BY CLIENT
LEGAL DESCRIPTION :**

LOTS 27 AND 28, LESS THE NORTH 25.0 FEET IN WIDTH, BLOCK 11, BELLEAIR ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 9 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

**PROVIDED BY CLIENT
CERTIFIED TO :**

BRAND SHANK

QUALITY CONTROLLED

BY: HAROLD ASHLEY SIGNATURE DATE: 3/19/08

NOTE: FEMA FLOOD HAZARD MAPPING: THIS DATE PRODUCT WAS NOT DESIGNED TO MAKE PRECISE IN/ OUT FLOOD RISK DETERMINATIONS. THIS PRODUCT IS NOT SUITABLE FOR ENGINEERING APPLICATIONS AND CANNOT BE USED TO DETERMINE ABSOLUTE DELINEATIONS OF FLOOD BOUNDARIES. CALL 1-877-FEMA MAP OR EMAIL A MAP SPECIALIST AT WWW.FEMA.ORG/MIT/TSD/FO-MAP17.HTM

CERTIFICATION :

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: Leland F. Dwyer SIGNATURE DATE: 3/19/08

PROVIDED BY COUNTY

FLOOD ZONE : X
COMMUNITY PANEL 125088-0116H
DATED : 5/17/05
(FLOOD ZONE : "B", "C", "D", & "X" ARE NOT IN DESIGNATED FLOOD HAZARD ZONE AREA.)

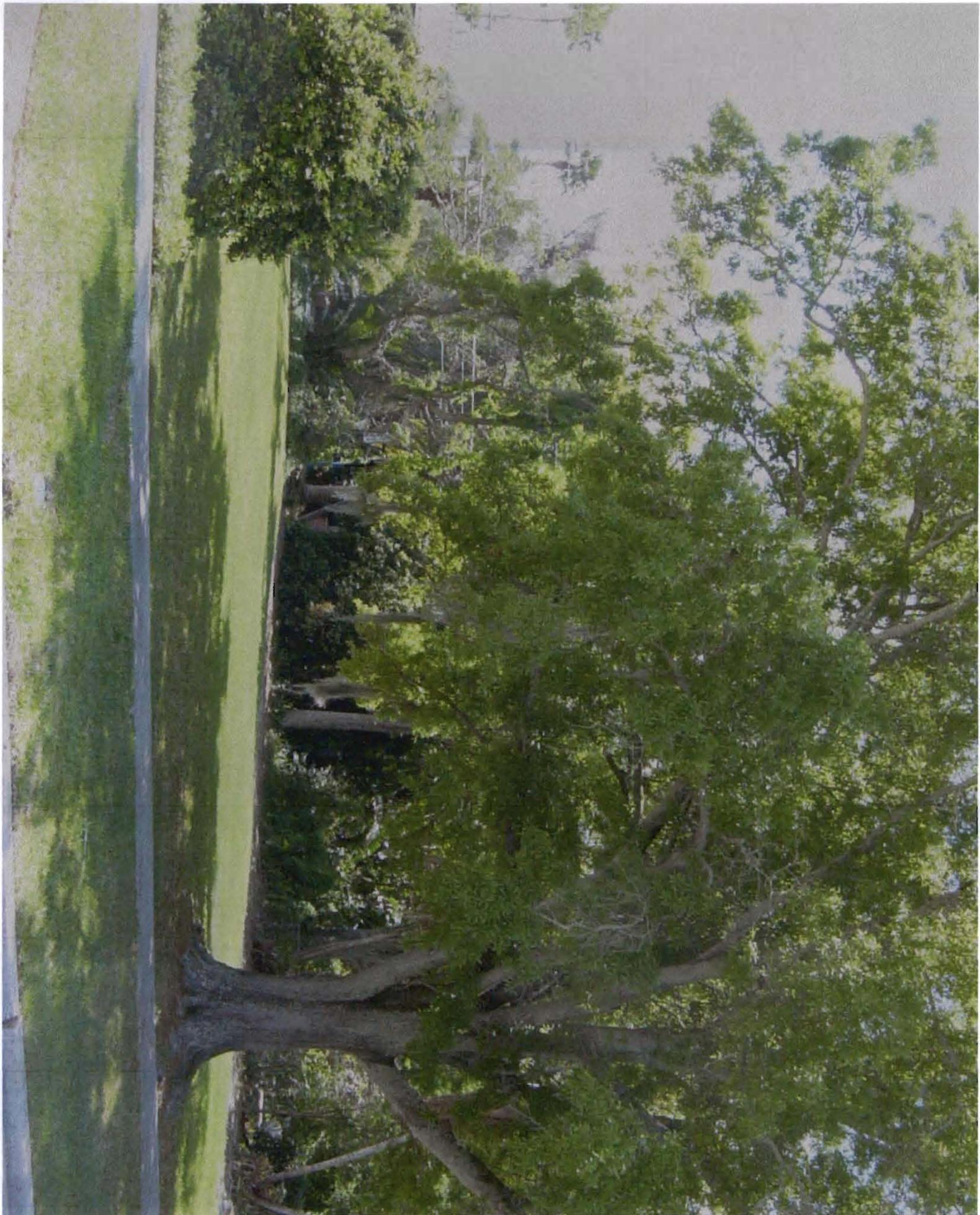
NOTE: PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

NOTE: IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES. (APPROX LOCATION ONLY)

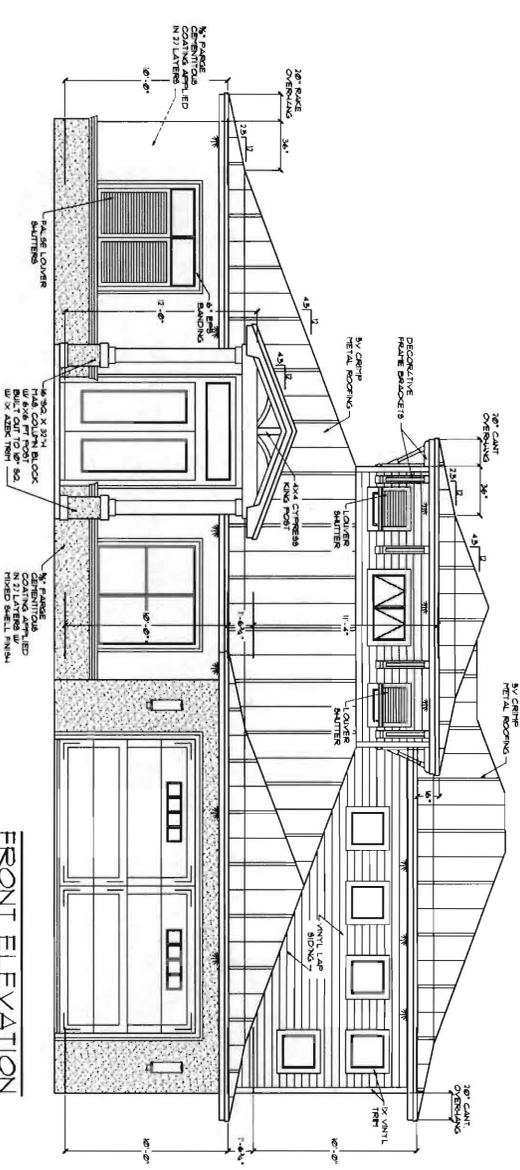
FOUNDATION/UTILITIES DISCLAIMER
NOTE:
FOUNDATION BENEATH THE SURFACE OF THE GROUND HAS NOT BEEN LOCATED.
UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.

NOTE:
IN COMPLIANCE WITH F.A.C.

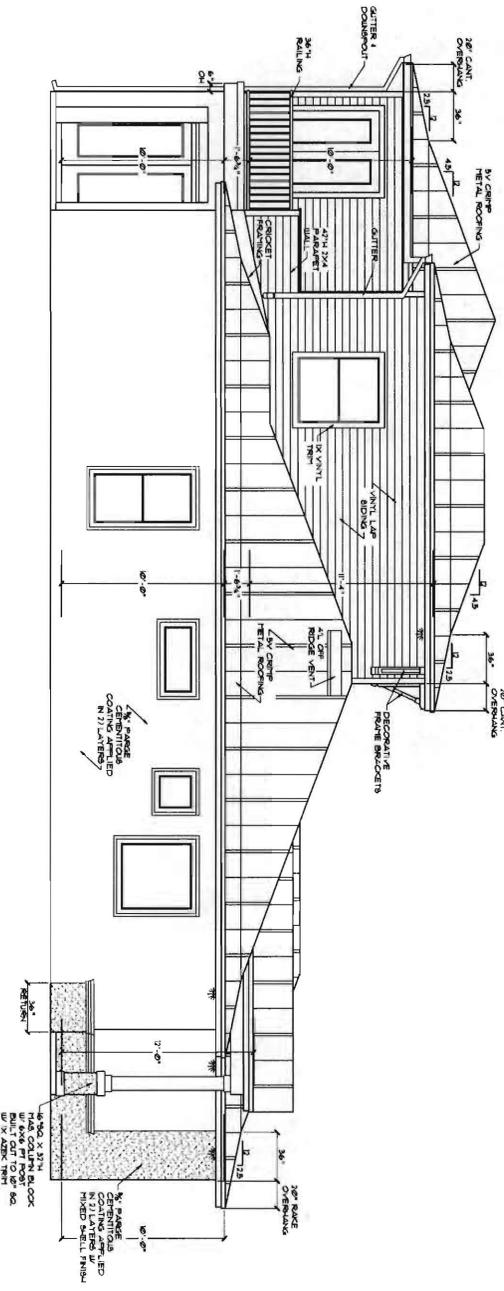








FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

| NO. | REVISIONS | BY |
|-----|-----------|----|
| | | |
| | | |
| | | |
| | | |

793 San Christopher Dr Suite D
Dunedin, Florida 34698

SHORE LINES
DESIGN GROUP, LLC

727-736-4196 (5483) est. 1983

I HEREBY STATE THAT I HAVE REVIEWED THE STRUCTURE DESCRIBED ON THESE PLANS AND I AM SURE THAT THE SAME MEET ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. THE PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS SHALL BE HELD TO BE COMPLETE AND CORRECT AS SHOWN AND I AM NOT PROVIDING ANY OTHER INFORMATION NOT INCLUDED IN THE DETAILING.

ENGINEER OF WORK:
PAUL E. HAIGLER, P.E.
1000 W. HIGHLAND AVE.
SUITE 100
DUNEDIN, FLORIDA 34698
PHONE (727) 736-4196
FAX (727) 736-8005
VOICE (727) 736-8005

PAUL E. HAIGLER, P.E. 20156

CUSTOM HOME FOR:
Brand Shank
LOT 27 PINELLAS ROAD, BELLEAIR, FL.

DRAWN BY: TJB
CHECK BY: GJB

JOB#
12-040

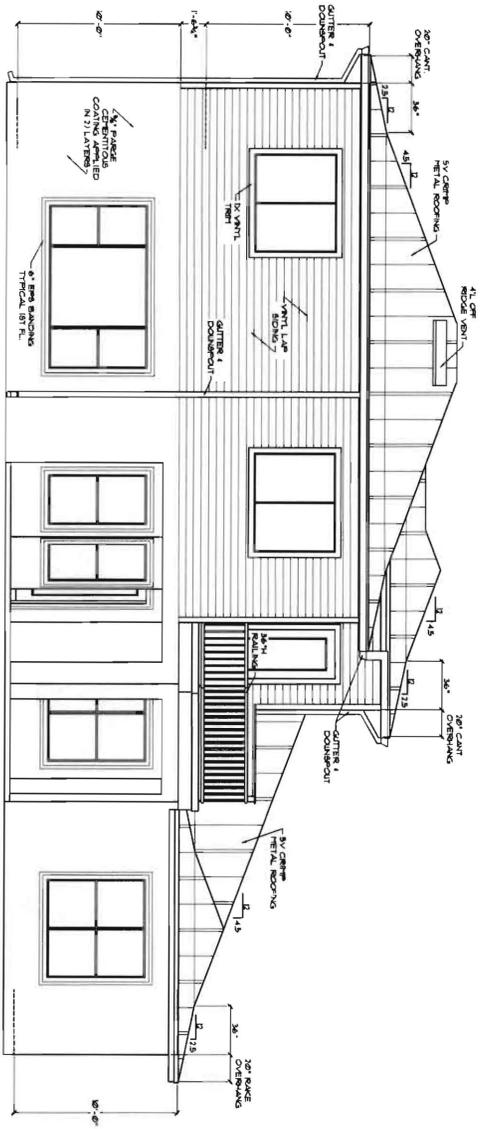
DATE
07/09/13

DATE REV.
10/08/13

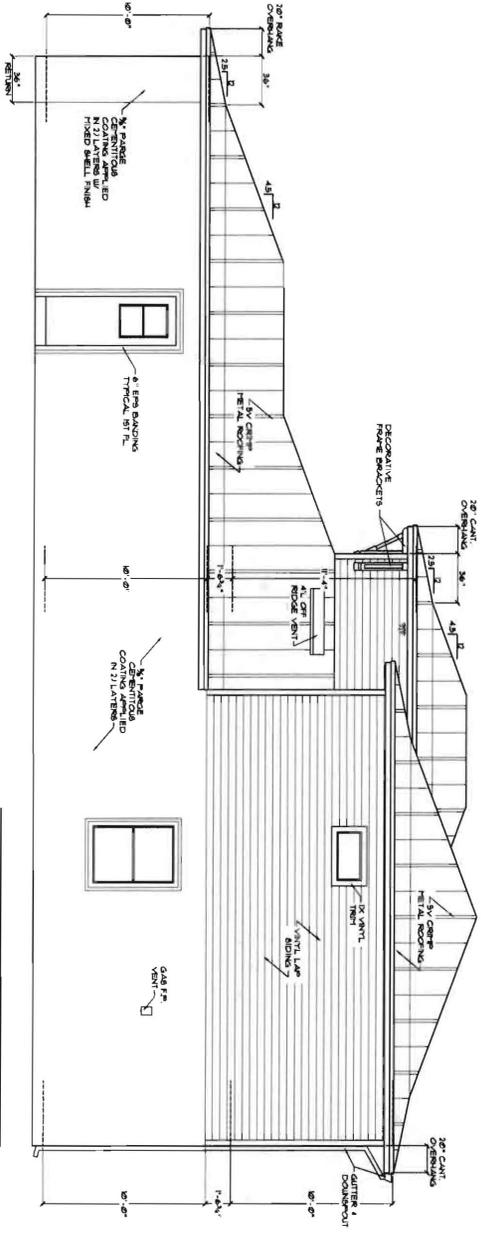
SCALE
1/4" = 1'-0"

BID SET
PERMITTING SET
PRODUCTION RUN

PAGE
5
OF 12



REAR ELEVATION
SCALE - 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE - 1/4" = 1'-0"

| | |
|-----------|----|
| REVISIONS | BY |
| | |
| | |
| | |

793 San Christopher Dr Suite D
Dunedin, Florida 34698

SHORE LINES
DESIGN GROUP, LLC

727-738-4INE (5463) #41-1963

ENGINEER OF WORK:
PAUL E. HAGLER, P.E.
REGISTERED PROFESSIONAL ENGINEER
1280 HEATHER RIDGE BLVD
LARGO, FL 34682
PHONE (727) 738-9425
VOICE (727) 738-9425

PAUL E. HAGLER, P.E. 20158

CUSTOM HOME FOR:

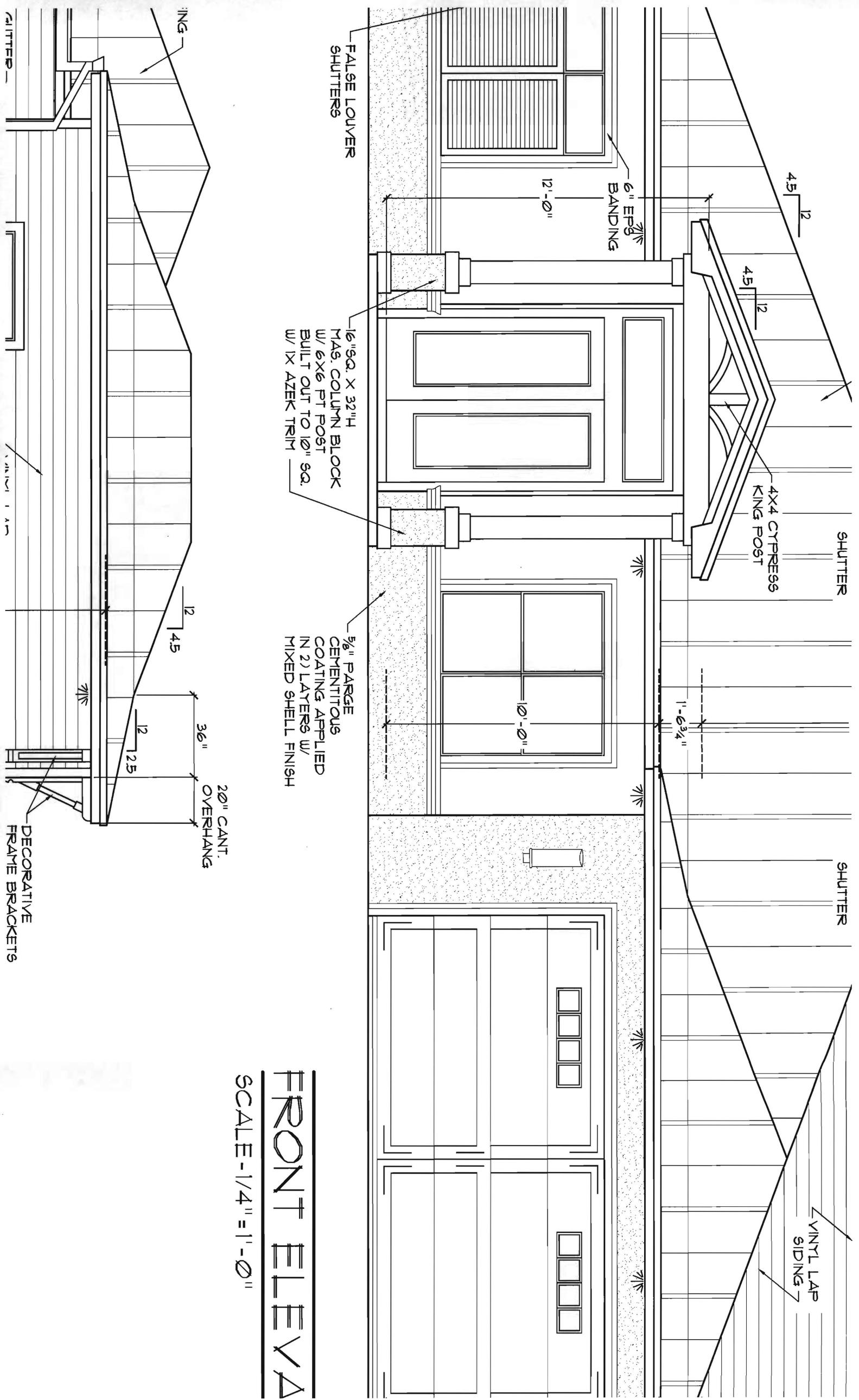
Brand Shank

LOT 27 PINELLAS ROAD, BELLEAIR, FL.

DRAWN BY: TJB
JOB#
12-040
DATE
07/09/13
DATE REV.
1 0/08/13
SCALE
1/4" = 1'-0"

GRID SET
PERMITTING SET
PRODUCTION RUN

PAGE
6
OF 12



SHUTTER

SHUTTER

VINYL LAP SIDING

4X4 CYPRESS KING POST

6" EPG BANDING

FALSE LOUVER SHUTTERS

16" SQ. X 32" H MAS. COLUMN BLOCK W/ 6X6 PT POST BUILT OUT TO 10" SQ. W/ IX AZEK TRIM

5/8" PARGE CEMENTITIOUS COATING APPLIED IN 2 LAYERS W/ MIXED SHELL FINISH

20" CANT. OVERHANG

DECORATIVE FRAME BRACKETS

FRONT ELEVATION
SCALE - 1/4" = 1'-0"

45 | 12

45 | 12

12'-0"

1'-6 3/4"

10'-0"

ING

SHUTTER

SHUTTER

12

4.5

36"

12

12.5

