

**MINUTES OF A PUBLIC MEETING
OF THE CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 12, 2020 AT 11:30 A.M.**

I. CALL TO ORDER

Chairman Bill Purifoy asked Vice Chair Catherine Wile to preside at the meeting. Vice Chairman Catherine Wile called the Planning and Zoning Commission Meeting to order at 11:38 a.m. based on a quorum of members present:

Present:

Catherine Wile, Vice Chairman (via Zoom)
Jack Christiansen, Commissioner (via Zoom)
Bill Going, Commissioner (at City Hall)
William Purifoy, Chairman (via Zoom)
Monica Muschalik, Commissioner (via Zoom)
John Gillette, Commissioner (via Zoom)

Absent:

Jean Krivan, Commissioner

Also in Attendance:

Councilmember Keith Brown, P&Z Liaison (via Zoom)
Karen Glynn, City Administrator/City Secretary (at City Hall)
Steve Smith, Director of Public Works/Building Official (at City Hall)
Loren Smith, City Attorney (at City Hall)
Jennifer Namie, Assistant to the City Secretary (via Zoom)

II. PUBLIC COMMENTS

There were no public comments.

III. CONSIDERATION AND POSSIBLE ACTION REGARDING APPROVAL OF THE JULY 7, 2020 MINUTES

A motion was made by Commissioner William Purifoy to approve the minutes for July 7, 2020. The motion was seconded by Commissioner John Gillette.

The motion carried 6 to 0.

IV. PRESENTATION AND PUBLIC HEARING - *Karen Glynn, City Administrator*

Karen Glynn outlined the proposed Ordinance and Exhibits and introduced Representatives of Spring Branch Independent School District, Jennifer Hendrickson, Gary Dunn and Travis Stanford to present the proposed project and Specific Use Permit:

Bunker Hill Elementary School is located at 11950 Taylorcrest. The School was annexed into the City at the request of Spring Branch Independent School District (SBISD) in

December 1956 and has continued to operate at this location since that time. The school is currently scheduled for reconstruction per the District's approved 2017 Bond Referendum. There is no Specific Use Permit for the site. The Specific Use Process has evolved over the years. Educational Facilities were added to the list of uses in 2011.

The reconstruction triggers the Specific Use Permit (SUP) Process which requires public hearings, a recommendation by the Planning and Zoning Commission and approval by City Council. The SUP Process provides for conditions to be included to ensure specific concerns are addressed for the various factors as outlined in the ordinance.

ALL INTERESTED PARTIES SHALL HAVE THE RIGHT AND OPPORTUNITY TO APPEAR AND BE HEARD ON THE ITEM LISTED BELOW:

A PUBLIC HEARING REGARDING A REQUEST FOR A SPECIFIC USE PERMIT FOR BUNKER HILL ELEMENTARY SCHOOL FOR EDUCATIONAL PURPOSES

Chairman Wile opened the public hearing at 12:13 p.m.

The following people had questions or made comments:

Stan Kuper who resides at 8 Rain Hollow Place had the following comments/questions:

1. There is a swale draining flow from North to South. Will that continue to be the same?
2. There are pavers in this area. Will he be able to continue to use the pavers to walk across the drainage?

Elaine and Steve Roach who reside at 1 Huntington Park Court had the following comments/questions:

1. How will the lighting compare with the current lighting going across the lot line across the street at the intersection of Strey Lane and Taylorcrest?
2. How will construction traffic be managed?
3. How will sanitary hookups affect neighboring homeowners?
4. They do not want on-campus drop off to be on the South side as it creates safety problems for the children.
5. They would like to keep the entry point as it currently is for pedestrian access coming North on Strey Lane.
6. They had concerns about the two-story structure but appreciate the efforts of the design team to scale it back and not create a cookie cutter building. They would appreciate seeing a rendering of what it would look like from the middle of intersection of Taylorcrest and Strey Lane.
7. They worry that the parking ordinance is not being enforced.

Additionally, Mr. and Mrs. Roach submitted the following questions via e-mail which were forwarded to the Commissioners:

1. How does the height compare with Frostwood, which seems massive. Frostwood is on a busy corner and not surrounded by homes; Bunker Hill Elementary is nestled into a neighborhood with residences on all four sides, and so, hopefully, has been scaled back to fit in. Frostwood has residences in only 1 side and most of those do not abut the school property.
2. How far is the closest point of the new building from the Taylorcrest and Strey intersection, and how does it compare to the current building's closest point? And, what are the current and new building heights at that point? How visible is the new building versus the current one, given the different height and mass?
3. Will the existing trees on the property, especially those on the south side, all be preserved? What is the plan and requirements for trees and other planting that can help screen noise and shield the building size?
4. How does the number of lights, their intensity, and height compare to the current lighting? Lighting is good, for safety and security, but we are concerned that the new lighting plan may be more obtrusive to the neighborhood.
5. With a seemingly larger impermeable footprint due to increased parking lot size, how will the storm water detention and management compare with the current school?
6. When would construction start and end?
7. How will construction trucks access the site? Access from the north would be much less disruptive to the neighborhood, being closer to the freeway, etc.

Carol Sandvick, who resides at 12011 Taylorcrest Court, had the following questions/comments:

1. The cul de sac has long been used as a drop off for the school. She would like the Ordinance that exists regarding parking be extended to the smaller streets as well.
2. What will the hard surface to permeability area be as opposed to how it currently is?
3. What will the lighting be like from the South? She would like to see a rendering.
4. How will construction traffic be managed?
5. She would like to see a rendering of the intersection at Taylorcrest and Strey Lane. It's very vague what option number 4 will do to her cul de sac. How will readjusting the radii of intersection impact her street?

Harlow Farmer who resides at 679 Strey Lane had the following comments/questions:

1. He echoes the previous comments/questions and would like for all answers to be sent to everyone who spoke at the public hearing.
2. Will lights at school be on all the time or is there a way to have them turned off at night at a reasonable time after all school activities have ended?
3. Would like drop-off to be moved to campus only.
4. Would like there to be some motivation to reduce traffic or at least the idling of cars during drop-off and pick-up.

5. What is the stop bar that is going to be added on Taylorcrest Court at the southeast intersection?
6. Will the playing fields be restricted to public when not in use by school?

Chairman Wile closed the public hearing at 12:35 p.m.

V. CONSIDERATION AND POSSIBLE ACTION REGARDING A WRITTEN RECOMMENDATION TO THE CITY COUNCIL CONCERNING A SPECIFIC USE PERMIT FOR BUNKER HILL ELEMENTARY SCHOOL FOR EDUCATIONAL PURPOSES - Karen Glynn, City Administrator

Karen Glynn, City Administrator re-introduced Jennifer Hendrickson, Gary Dunn and Travis Stanford to further discuss the proposed project, public comment and details of the proposed ordinance.

The Commission discussed the details of the ordinance and the exhibits.

Catherine Wile provided the following comments and recommended the changes:

- Section 2 – make the parking regulations applicable to Strey Lane and other streets by the school.
- Section C – lighting language should also reference building lighting.
- Section 4 – in the penalty section clarify that “person” includes entity. Loren Smith, City Attorney confirmed that it does.
- Exhibit A-2 – label cover play.
- Exhibits A-2 and B – clarify or label the AT&T communication box.
- Exhibit 2F – label gym.
- Exhibit A6 – just below the drawing on the right, “west neighbors” should be “east neighbors.”

Commissioners concurred with these recommendations.

A motion was made by Commissioner John Gillette to recommend approval to the City Council for the proposed Ordinance for Bunker Hill Elementary School Specific Use Permit with the above-referenced corrections made. Commissioner Going seconded the motion.

The motion passed 6 to 0.

VI. REVIEW AND DISCUSSION ON A PRELIMINARY PLAT FOR BUNKER HILL ELEMENTARY SCHOOL 11950 TAYLORCREST ROAD - Karen Glynn, City Administrator

The site for Bunker Hill Elementary School was never platted. Plans for the reconstruction of Bunker Hill Elementary School are currently being developed for review. As a result, Jones and Carter, the property owner’s representative, has submitted a preliminary plat to the Planning and Zoning Commission to begin the platting process.

In discussion with Spring Branch ISD, Representatives from Jones and Carter, and the City Attorney, there are some complexities regarding the plat as property development took place surrounding the school. There are several access easements that have been recorded and are shown on the plat. Staff is working with the various entities to understand and resolve the issues.

The process for platting includes a Preliminary Plat approved by the Planning and Zoning Commission followed by a Final Plat which is then recommended to City Council. Preliminary Plats shall be effective for 6 months.

This was a discussion only item for the Commission. No action was taken.

VII. UPDATE ON ACTIVITIES – *Karen Glynn, City Administrator*

Karen Glynn shared the following updates:

The Paratus Memorial Specific Use Permit will go before City Council for approval at the August 18th City Council Meeting.

The City Council will file the 2021 Budget at the August 18th City Council meeting.

VIII. ADJOURN

A motion to adjourn was made by Commissioner Jack Christiansen and seconded by Commissioner Bill Going.

The motion carried 6 to 0.

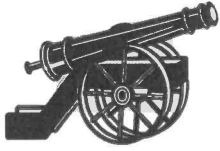
The meeting adjourned at 1:26 p.m.

Approved and accepted on April 7, 2021.

Catherine Wile, Vice Chairman
Planning and Zoning Commission

ATTEST:

Karen H. Glynn, Acting City Secretary



**CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION
Agenda Request**

Agenda Date: April 7, 2021

Agenda Item Number: IV

Subject/Proceeding: **CONSIDERATION AND ACTION ON A PRELIMINARY
PLAT FOR BUNKER HILL ELEMENTARY SCHOOL**

Exhibits: Application Letter
Preliminary Plat Document

Approval(s): Karen Glynn
Steve Smith

Executive Summary

The reconstruction of Bunker Hill Elementary School is currently underway. As discussed with the Commission in August 2020, the site for Bunker Hill Elementary School was never platted. The District is now ready to begin this process.

Jones and Carter, the property owner's representative, submitted the attached preliminary plat to the Planning and Zoning Commission to begin the platting process.

The process for platting includes a Preliminary Plat approved by the Planning and Zoning Commission followed by a Final Plat which is then recommended to City Council. Preliminary Plats shall be effective for 6 months.

The City's Consultant has reviewed the plat on behalf of the City. The plat is recommended for approval to prepare for the Final Plat.



6330 West Loop South, Suite 150
Bellaire, Texas 77401
Tel: 713.777.5337
Fax: 713.777.5976
www.jonescarter.com

February 5, 2021

City of Bunker Hill Village, Texas
Planning and Zoning Commission
11977 Memorial Drive.
Houston, TX 77024

Re: Revised Preliminary plat submittal of the Spring Branch ISD (SBISD) Bunker Hill Elementary School Plat

Dear Honorable Commission Members:

Jones|Carter, Inc. is working on behalf of SBISD to submit a revised application for a Preliminary Plat of the 13.0084 acres of land located at the northwest corner of Taylorcrest Road and Strey Lane. This tract of land is currently unplatted acreage. Spring Branch ISD and the City of Bunker Hill Village intend to plat this property to create two restricted reserves. The intended use of Reserve "A" will be school and related uses, and the intended use of Reserve "B" will be Water Well and related uses. The proposed name of the preliminary plat is Spring Branch ISD Bunker Hill Elementary School Subdivision.

Deed research regarding title, deed restrictions, easements, and other encumbrances is based on a City Planning Letter prepared by Abstract Services of Houston, GF No. 7910-19-2920, dated February 2, 2021. The preliminary plat includes all contiguous land currently owned by SBISD and the City of Bunker Hill Village and depicts all easements and encumbrances located within the tract of land. The City Planning Letter indicates that the tract of land is not subject to any deed restrictions.

I would like to thank you all in advance for taking your time to review the preliminary plat submittal and look forward to working with you all on this plat.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew W. Brazzel', written over a faint circular stamp.

Matthew W. Brazzel
Registered Professional Land Surveyor
No. 6140



CHRIS HOLLINS

COUNTY CLERK

Recording the Major Events of Your Life

August 5, 2020

MATT BRAZZEL
mbrazzel@jonescarter.com

Dear Matt Brazzel:

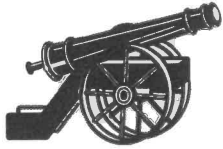
In response to your request, we searched our MAPS AND CONDOS RECORDS through August 4, 2020 and failed to find record of a PLAT regarding SPRING BRANCH ISD BUNKER HILL ELEMENTARY SCHOOL SUBDIVISION.

We look forward to the opportunity of serving you again in the future.

Sincerely,

Office of Chris Hollins
County Clerk, Harris County, Texas

Stacey Guerrero, Director
Information and Public Service
(713) 274-6390



**CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION
Agenda Request**

Agenda Date: April 7, 2021

Agenda Item Number: V

Subject/Proceeding: **CONSIDERATION AND ACTION ON AN AMENDING PLAT, ADJOINING TWO LOTS LOCATED AT 78 AND 82 WILLIAMSBURG LANE**

Exhibits: Application Packet
Plat Document

Approval(s): Karen Glynn
Steve Smith

Executive Summary

Probstfeld & Associates, Inc., on behalf of Neal A. and Amitha N. Verma, have submitted an adjoining plat requesting to combine multiple tracts (two lots) into one. These lots are located at 78 and 82 Williamsburg Lane. Mr. & Mrs. Verma intend to build one house on the new lot.

This application is considered to be an “amending plat” under Chapter 14, Subdivisions: Sec. 14-5.2. - Amending plat.

Amending plats only are applicable to residential land uses. Amending plat procedure shall be in accordance with the current Texas Local Government Code:

- (9) Relocate one or more lot lines between one or more adjacent lots if:
 - a. The owners of all those lots join in the application for amending the plat;
 - b. The amendment does not attempt to remove recorded covenants or restrictions;
 - c. The amendment does not increase the number of lots.

- (10) To replat one or more lots fronting on an existing street if: the owners of all those lots join in the application for amending the plat; the amendment does not attempt to remove recorded covenants or restrictions; the amendment does not increase the number of lots; and the amendments does not create or require the creation of a new street or make necessary the extension of municipal facilities.

The plat meets all of the City’s requirements. Currently, there are two homes existing on the two lots. If the Commission recommends City Council approval and City Council ultimately approves, at least one house would need to be demolished prior to the plat being recorded. Staff does not object to the adjoining plat.



CITY OF BUNKER HILL VILLAGE

Plat / General Plan Submittal Application

(Please type or print legibly)

Fees: Planing & Zoning Application - \$1000 (one lot) plus \$100/lot
Specific Use Permit Application - \$1000
Board of Adjustment Application - \$250.00 Each

Submittal Requirements Checklist:

Ten (10) packets, each one shall include all of the items listed below:

- Application
- Letter stating the applicant's reasons for request, the type of request, and other pertinent information
- Letter from property owner
- Metes and bounds of the site and county slide number of plat (if recorded)
- Scale drawings, on 24" x 36" paper (1" = 100'), blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map
- A pdf of the entire packet submitted to kglynn@bunkerhilltx.gov

Subdivision / Development Name: Doering Place Subdivision Amending Plat No 1

Geographical Location: 78 & 82 Williamsburg Ln.; N. of Cobblestone Dr.; E. of Bunker Hill Rd. & W. of Knipp Rd
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: John D. Taylor Survey / Abstract 72

Submittal Type:

- Preliminary Plat
- Final Plat (Short Form)
- Amending Plat
- Preliminary Replat
- Final Replat
- Specific Use Permit
- Specific Use Permit Amendment

Reason for Replat or Amending Plat:

To combine multiple tracts into one lot

Type of Plat:

- Single Family Residential
- Zero Lot Line Patio Homes
- Planned Area Development District
- Planned Area Development
- Amendment to Planned Area Development

Plat Data:

Total Acreage: 1.3495 Typical Lot Size: 1.3495

Number Lots: 1 Number of Streets: N/A

Numbers and Types of Reserves: N/A Total Acres in Reserve: 0

Zoning District: Zone A

Applicant: Probstfeld & Associates, Inc.

Contact Name: Mario Colina, P.E.

Address: 515 Park Grove Drive, Suite 102, Katy, TX 77450

Phone: 281-829-0034 Fax: 281-829-0233

Email: mario@probstfeld.com

Owner: Neal A. Verma and Amitha N. Verma

Contact Name: Neal A. Verma

Address: 1200 Blalock Road, Suite 210, Houston, TX 77055

Phone: 713-464-7373 Fax: _____

Email: neal@novaassetmanagement.net

Engineer or Planner: Probstfeld & Associates, Inc.

Contact Name: Mario Colina, P.E.

Address: 515 Park Grove Drive, Suite 102, Katy, TX 77450

Phone: 281-829-0034 Fax: 281-829-0233

Email: mario@probstfeld.com

Authorization:

My signature below certifies that I am authorized to submit this application and that the information on the application is COMPLETE, TRUE, and CORRECT.



Applicant's Signature

3/2/21

Date

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 095247000006

Tax Year: 2021



Owner and Property Information								
Owner Name & Mailing Address: CURRENT OWNER 78 WILLIAMSBURG LN HOUSTON TX 77024-5143				Legal Description: TRS 6 & 7A DOERING PLACE 78 WILLIAMSBURG LN HOUSTON TX 77024				
				Property Address: 78 WILLIAMSBURG LN HOUSTON TX 77024				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map 1/2
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	29,405 SF	4,562 SF	7886	25601	392 -- ISD 25 - Memorial Villages South of I-10	S057A	490F

Value Status Information	
Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2020 Rate	2021 Rate
Residential Homestead	025	SPRING BRANCH ISD	Pending	Pending	1.307300	
	040	HARRIS COUNTY	Pending	Pending	0.391160	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.031420	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.009910	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.166710	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004993	
	053	BUNKER HILL VILLAGE	Pending	Pending	0.275000	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations			
Value as of January 1, 2020		Value as of January 1, 2021	
	Market	Appraised	
Land	1,284,530		Land
Improvement	147,047		Improvement
Total	1,431,577	1,431,577	Total
			Pending

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	20,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	1001 -- Res Improved Table Value	SF3	SF	9,405	1.00	0.50	1.00	--	0.50	Pending	Pending	Pending

Building									
Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details		
1	1962	1994	Residential Single Family	Residential 1 Family	Excellent	4,562 *	Displayed		

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Data	
Element	Detail
Cost and Design	Partial
Cond / Desir / Util	Good
Foundation Type	Slab
Grade Adjustment	A-
Heating / AC	Central Heat/AC
Physical Condition	Good
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Element	Units
Room: Rec	3
Room: Total	10
Room: Half Bath	1
Room: Full Bath	4
Room: Bedroom	5
Fireplace: Masonry Firebrick	1

Building Areas	
Description	Area
FRAME GARAGE PRI	378
ONE STORY FRAME PRI	486
BASE AREA UPR	1,378
OPEN FRAME PORCH PRI	318
BASE AREA PRI	1,378
ONE STORY MAS PRI	800
MAS/BRK GARAGE PRI	546
ONE STORY MAS PRI	450
ONE STORY MAS PRI	70

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 095247000008

Tax Year: 2021



Owner and Property Information								
Owner Name & Mailing Address:				CURRENT OWNER 1200 BLALOCK RD STE 210 HOUSTON TX 77055-6441		Legal Description:		LT 8 & TR 7 DOERING PLACE
						Property Address:		82 WILLIAMSBURG LN HOUSTON TX 77024
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{1/2}
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	29,000 SF	4,807 SF	7886	25601	392 -- ISD 25 - Memorial Villages South of I-10	5057A	490F

Value Status Information	
Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2020 Rate	2021 Rate
None	025	SPRING BRANCH ISD	Pending	Pending	1.307300	
	040	HARRIS COUNTY	Pending	Pending	0.391160	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.031420	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.009910	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.166710	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004993	
	053	BUNKER HILL VILLAGE	Pending	Pending	0.275000	

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Valuations			
Value as of January 1, 2020		Value as of January 1, 2021	
	Market	Appraised	
Land	1,274,000		Land
Improvement	62,691		Improvement
Total	1,336,691	1,336,691	Total Pending

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	20,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	1001 -- Res Improved Table Value	SF3	SF	9,000	1.00	0.50	1.00	--	0.50	Pending	Pending	Pending

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1963	Residential Single Family	Residential 1 Family	Excellent	4,807 *	Displayed

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	A-
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Cost and Design	Econ Misimprovement
Element	Units
Room: Total	9
Room: Rec	1
Room: Full Bath	4
Room: Bedroom	3
Fireplace: Masonry Firebrick	1

Building Areas	
Description	Area
BASE AREA PRI	3,516
MAS/BRK GARAGE PRI	504
OPEN FRAME PORCH PRI	60
OPEN FRAME PORCH PRI	195
OPEN FRAME PORCH PRI	328
ATTIC FINISHED	1,231
ONE STORY FRAME UPR	60

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Gunite Pool	Average	Average	720.00	1974

