

APPLICATION OR APEAL#:

36-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

Please check appropriate box(es)  Variance  Appeal of Cease & Desist

1) Applicant: Patricia M. Bass
Mailing Address: 19 Lakeshore South New Fairfield, CT 06812
Phone#: (919) 270-5825
Email: pmgb102@gmail.com

2) Premises located at: 19 Lakeshore South, New Fairfield, CT on the EAST side of the street
at approx. 400 feet NORTH from Ridgeway Road (nearest intersecting road).

3) Property Owner Name: Patricia M. Bass

Interest in Property: OWNER X CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 45 Block No.: 1 Lot No.: 25

5) Zone in which property is located: R-44 1 Acre Residential District Area of Lot: 0.157 Acres (6,842 SF)

6) Dimensions of Lot: Frontage: 75 Feet Average Depth: 92.34 Feet

7) Do you have any Right of Ways or Easements on the property? NO

8) Is the property within 500 feet of Danbury, Sherman or New York State? NO

9) Have any previous applications been filed with ZBA on this property? Unknown

If so, give dates and application numbers: N/A

10) Proposal for which variance is requested: Proposed second floor addition to an existing 3-bedroom single-family residence. The proposed work will also include minor site improvements which will result in a reduction of total Impervious Lot Coverage from 48% to 40%. Exterior facade upgrades along with interior alterations are also proposed.

Hardship: Pre-existing non-conforming, narrow lot width and shallow lot depth with a gradual slope downward from west to east towards the lake.

11) Date of Zoning Commission Denial: June 29, 2022

12) Variance(s) Requested: ( ) USE (X) DIMENSIONAL

Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: Existing: 31.30 Feet / Proposed: No Change Rear to: Existing: 11 Feet / Proposed: No Change

Side to: Existing: 7.80 Feet / Proposed: No Change Side to: Existing: 9.40 feet / Proposed: No Change

13) Use to be made of property if variance is granted: Existing: 3-bedroom single-family residence / Proposed: No Change

14) If this Application relates to a Cease and Desist Order then this application must be made within 30 Days of the issue date of that Cease and Desist Order. CEASE & DESIST ORDER DATE: N/A

SIGNATURE OF OWNER OR AGENT: Patricia M. Bass DATE: 6/23/22

Patricia M. Bass, Owner

received 6-23-22



**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

**FROM:** Evan G. White, Zoning Enforcement Officer

**DATE:** June 29, 2022

**PROPERTY OWNER:** Patricia M. Bass

**PROPERTY ADDRESS:** 19 Lakeshore South

**APPLICANT/AGENT:** Patricia M. Bass & Peter Helmes Group LLC.

**MAILING ADDRESS:** 19 Lakeshore South

**ZONING DISTRICT:** R-44 **MAP:** 45 **BLOCK:** 1 **LOT:** 25

Please be advised that the applicant would like to (See Application for Description).

Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:

3.2.5-Minimum Lot Area & Frontage (A+B)

3.2.6-Minimum Building & Structure Setbacks (A+B+C)

3.2.7-Maximum Building Area

3.2.8-Maximum Impervious Surfaces

3.2.11-Minimum Lot Dimensions


7.1.12-Improved Lots Not In a Validated or Approved Subdivision

7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B+E)

**THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.**

**THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.**

**IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.**

  
\_\_\_\_\_  
Evan White, Zoning Enforcement Officer  
Town of New Fairfield



June 23, 2022

Hand Delivered

& Via Email co/o : ewhite@newfairfield.org  
Evan White, Zoning Officer

John T. Moran, Chairman  
New Fairfield Zoning Board of Appeals  
4 Brush Hill Road  
New Fairfield, CT 06812

**Project:** Proposed Second Floor Addition to Existing Residence  
19 Lakeshore South, New Fairfield, CT 06812  
Tax Assessor Map No. 45, Block No. 1, Lot No. 25  
Owner: Patricia M. Bass

**Subject:** Application to Zoning Board of Appeals

Dear Chairman Moran and Members of the Board:

As Architect for the project and on behalf of the Owner, we are making this Application to the Zoning Board of Appeals (ZBA) as it is our understanding that any alterations or additions to an existing non-conforming property must obtain approval from the ZBA before submitting for a Building Permit and carrying out construction.

Accordingly, enclosed herewith please find the following documents:

- Application to ZBA signed and dated 6/23/22 by the Owner
- Application Fee of \$230 payable to the Town of New Fairfield

- One (1) full-size and (10) half-size sets of signed and sealed Drawings all dated 6/23/22 including the following:

Drawing 1 – Existing & Proposed Site Plans with Site Zoning Data

Drawing 2 - Existing & Proposed Floor Plans

Drawing 3 – Existing & Proposed Exterior Elevations

Drawing 4 – Roof Framing Plan and Sections

Drawing 5 – Proposed Sections

Drawing 6 – Property Survey of Existing Conditions

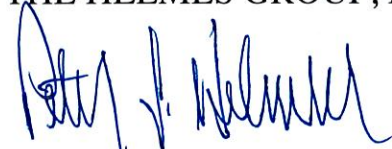
I trust the above information will provide you with everything you need however, if you have any questions or require any additional information, please do not hesitate to contact me.

It is my understanding that we will appear before your Board at its regular meeting scheduled for Thursday, July 21, 2022, beginning at 7:00 p.m. in the New Fairfield Library Community Room.

We will look forward to making a presentation to your Board at that time.

Respectfully submitted,

THE HELMES GROUP, LLP



Peter J. Helmes, AIA  
Architect / Partner

PJH:LAS

Enclosures (As outlined in the above letter)






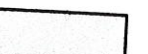


cc: Patricia M. Bass - Owner

FR/ARCH/19 LAKESHORE SOUTH

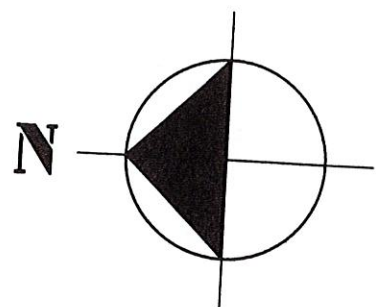
35 DANBURY ROAD  
 NEW MILFORD, CT.  
 LAST DATED AUG. 11, 2010 (REV. AUG 30, 2010)

Modifications made by The Helmes Group -  
 Architects for Zoning Analysis purposes and to  
 indicate basic Site and Zoning data.

**LEGEND**

-  HAYBAYLE BARRIER
-  SILTATION FENCE
-  BUILDING SETBACK
-  EXISTING BUILDING
-  PROPOSED PORCH ENCLOSURE / ALTERATION
-  PORCH / STEPS
-  WALKWAY
-  FLEXI-PAVE DRIVEWAY

NOTE: ALL EXISTING UNDERGROUND LEADER DRAIN CONNECTIONS AND LOCATIONS TO REMAIN INCLUDING LEADER DRAINS TO SPLASH BLOCKS AT SOUTH END OF RESIDENCE. ALL NEW ROOF LEADER DRAINS, EXCEPT FOR 2 EXIST. LEADER DRAINS ON SOUTH FACADE SHALL UTILIZE EXISTING UNDERGROUND STORM DRAINAGE PIPING.



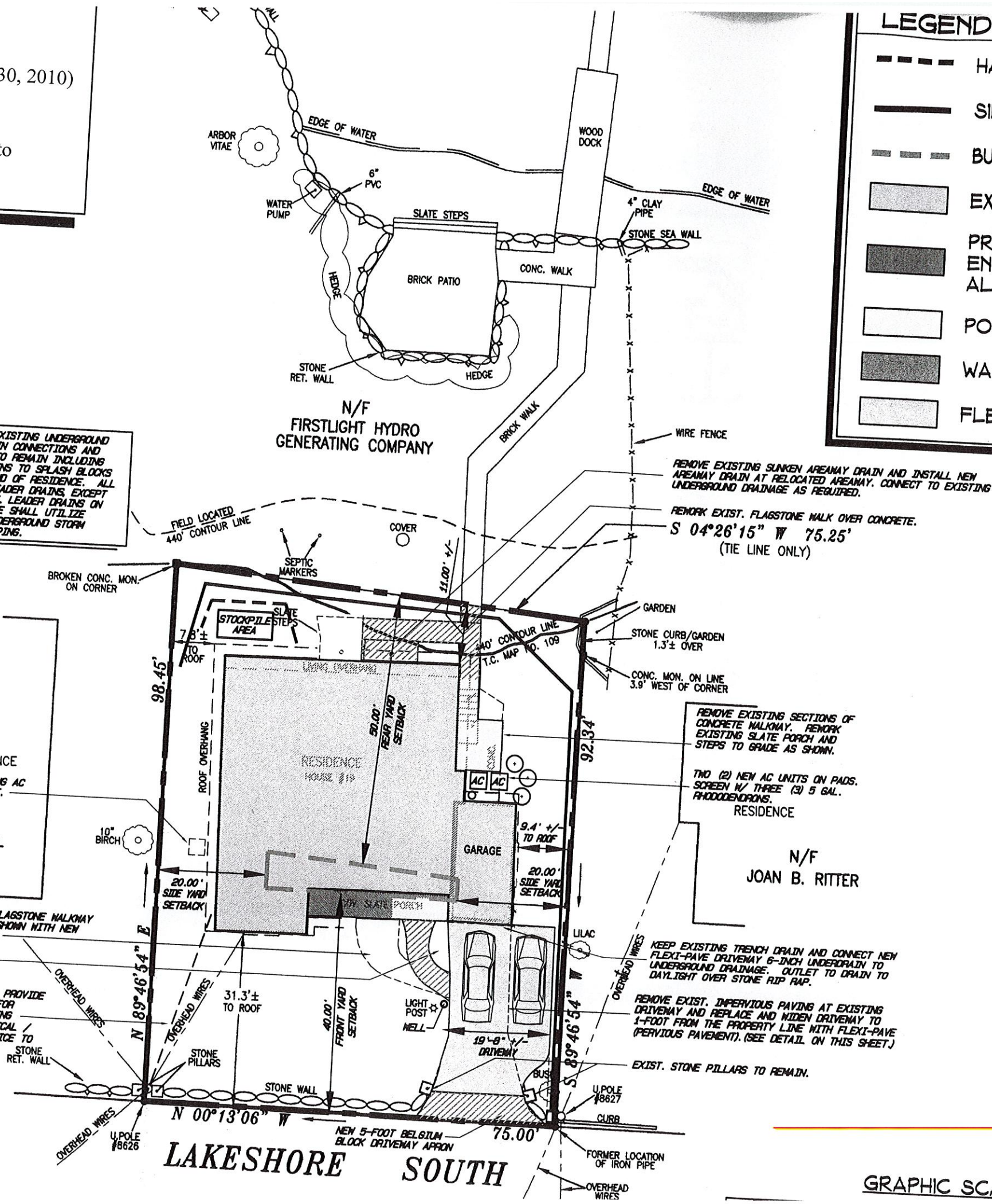
RESIDENCE  
 REMOVE EXISTING AC CONDENSER UNIT.  
 N/F  
 MARY KATHRYN O'CONNELL

REMOVE EXIST. FLAGSTONE WALKWAY AND REMARK AS SHOWN WITH NEW FLAGSTONE WALK.  
 NEW PLANTER  
 ADD ALTERNATE - PROVIDE SEPARATE PRICE FOR UPGRADING EXISTING OVERHEAD ELECTRICAL TEL. / CATV SERVICE TO NEW UNDERGROUND SERVICES.  
 OVERHEAD WIRES  
 STONE RET. WALL  
 U. POLE #8626

**LAKESHORE SOUTH**

GRAPHIC SCALE

**PROPOSED SITE PLAN**  
 SCALE: 1/4" = 1'-0"



REMOVE EXISTING SUNKEN AREAWAY DRAIN AND INSTALL NEW AREAWAY DRAIN AT RELOCATED AREAWAY. CONNECT TO EXISTING UNDERGROUND DRAINAGE AS REQUIRED.

REMARK EXIST. FLAGSTONE WALK OVER CONCRETE.  
 S 04°26'15" W 75.25'  
 (TIE LINE ONLY)

REMOVE EXISTING SECTIONS OF CONCRETE WALKWAY. REMARK EXISTING SLATE PORCH AND STEPS TO GRADE AS SHOWN.

THO (2) NEW AC UNITS ON PADS. SCREEN W/ THREE (3) 5 GAL. RHODODENDRONS.  
 RESIDENCE

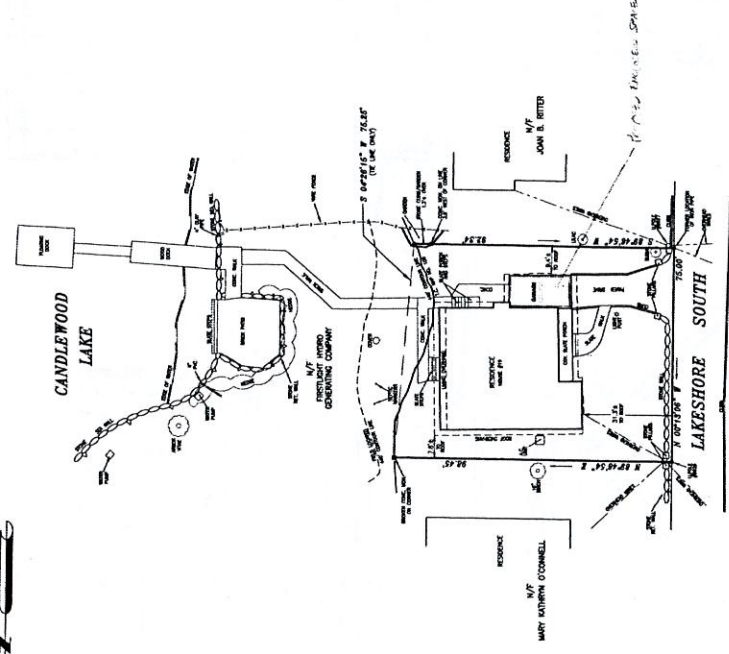
KEEP EXISTING TRENCH DRAIN AND CONNECT NEW FLEXI-PAVE DRIVEWAY 6-INCH UNDERDRAIN TO UNDERGROUND DRAINAGE. OUTLET TO DRAIN TO DAYLIGHT OVER STONE RIP RAP.

REMOVE EXIST. IMPERVIOUS PAVING AT EXISTING DRIVEWAY AND REPLACE AND WIDEN DRIVEWAY TO 1-FOOT FROM THE PROPERTY LINE WITH FLEXI-PAVE (PERVIOUS PAVEMENT). (SEE DETAIL ON THIS SHEET.)

EXIST. STONE PILLARS TO REMAIN.

M  
 M  
 (Ir  
 Co  
 M  
 Su  
 (In  
 & c  
 Ma  
 Im

NOT TO SCALE



PROPERTY SURVEY  
PREPARED FOR  
**FRANK P. & ROBERT L.  
GEROSA, TRUSTEES**

19 LAKESHORE SOUTH  
TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.  
AUG. 11, 2010  
REVISED AUG. 30, 2010

AREA = 5,942± SQ. FT.  
0.137± ACRES

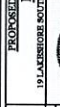
- NOTES:
- 1) PROPERTY IS LOCATED IN 6-44 ZONING DISTRICT.
  - 2) REFERENCE MADE TO 2004 CLARK MAP NO. 100 AND VOL. 201 PL. 804-904 OF THE NEW FAIRFIELD LAND RECORDS.
  - 3) THIS SURVEY MAP IS A SURVEY OF ACCURACY OF 1/4" = 1' ALONG WITH THE EXISTING LIST OF LOT 13 AND THE ADJACENT LOT 12 OF LOT 13 IS DEPICTED ON 1/2" MAP NO. 100 AT 1/4" = 1' & 1/2" SCALE. SURVEY PREPARED BY THE OFFICE OF CHARLES FERRACIOLI.
  - 4) THIS SURVEY AND EXISTING RECORDS ARE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENFORCED BY THE ASSOCIATION OF LAND SURVEYORS, INC.
  - 5) THIS SURVEY CONFORMS TO CLASS A-2 MAP.
  - 6) THIS SURVEY IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PREPARED BY THE OFFICE OF  
**PAUL A. HIRO, P.C.**  
50 FAIRBURY ROAD  
NEW BRITAIN, CT.  
06052-3131

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENFORCED BY THE ASSOCIATION OF LAND SURVEYORS, INC.  
IT IS A PROPERTY SURVEY BASED ON A TRUSTEE'S REPORT.

THIS SURVEY CONFORMS TO CLASS A-2 MAP.

THIS SURVEY IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



PAUL A. HIRO, P.C.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 10128

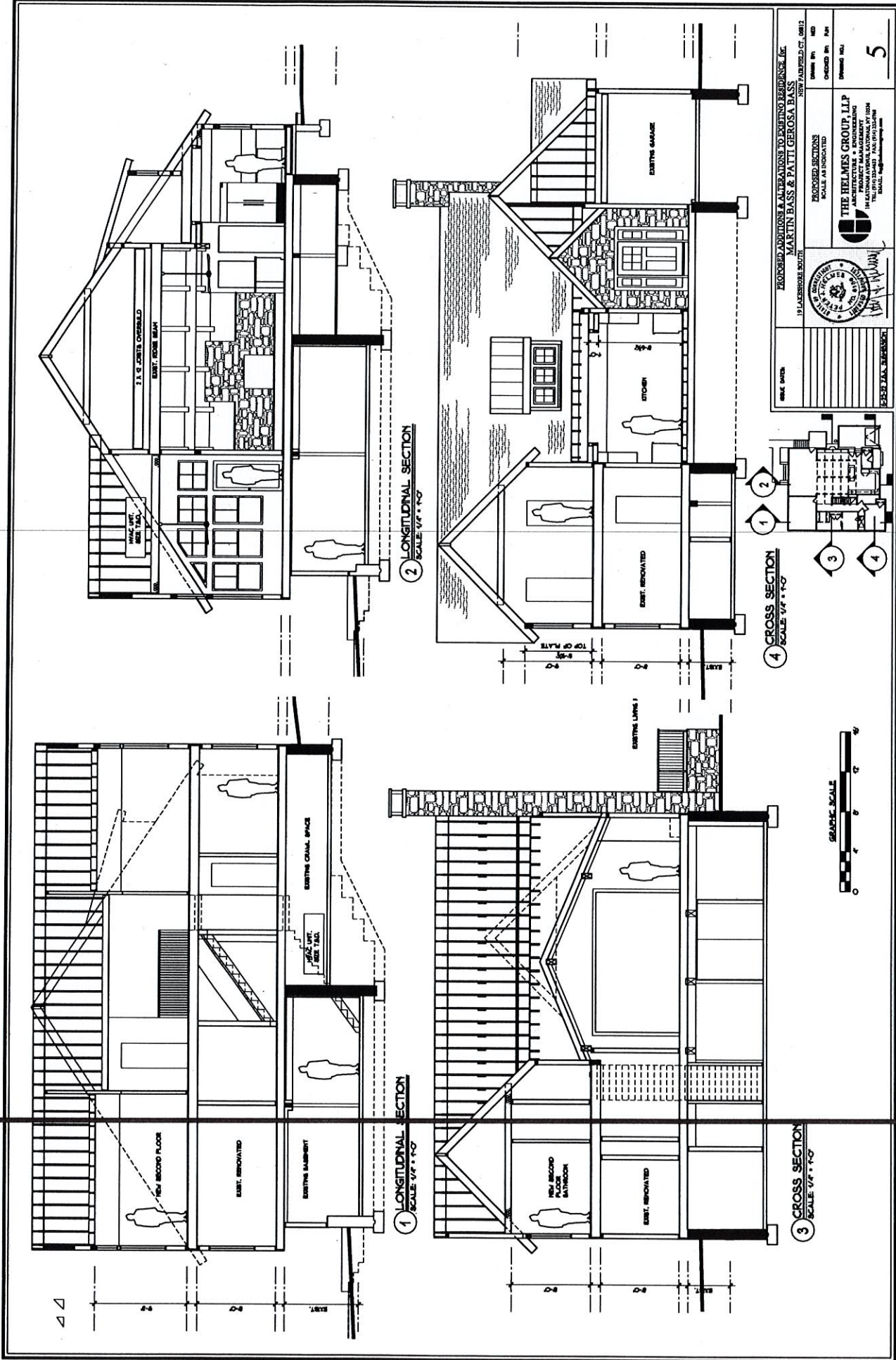
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE. SEE MARTIN BASS & PATTI GEROSA BASS

PROPERTY SURVEY OF EXISTING CONDITIONS  
SCALE AS INDICATED  
DRAWN BY: MD  
CHECKED BY: MHA  
DATE: 08/11/10

THE HELMES GROUP, LLP  
ARCHITECTURE + ENGINEERING  
14 LAKESHORE SOUTH, FAIRFIELD, CT 06424  
TEL: 203-254-1100 FAX: 203-254-1101  
WWW.HELMESGROUP.COM

DATE: 08/11/10

6



PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE, INC.  
 17 PLACEMORE SCOTT  
 MARTIN BASS & PAUL GEROSA, ARCHITECTS  
 1177 ANDRULIS CT. 06112

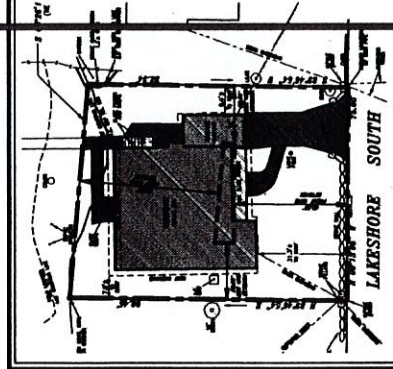
PROPOSED SECTIONS  
 SCALE AS INDICATED

THE HELMES GROUP, LLP  
 ARCHITECTURE & ENGINEERING  
 1145 HANOVER STREET, SUITE 100  
 HARTFORD, CONNECTICUT 06103  
 TEL: 860.234.1111 FAX: 860.234.1112

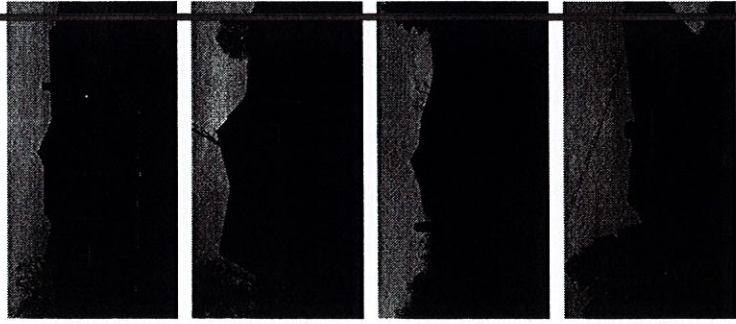
DATE SHOWN: \_\_\_\_\_  
 SHEET NO. 5  
 CHECKED BY: JPB  
 DRAWING NO. \_\_\_\_\_



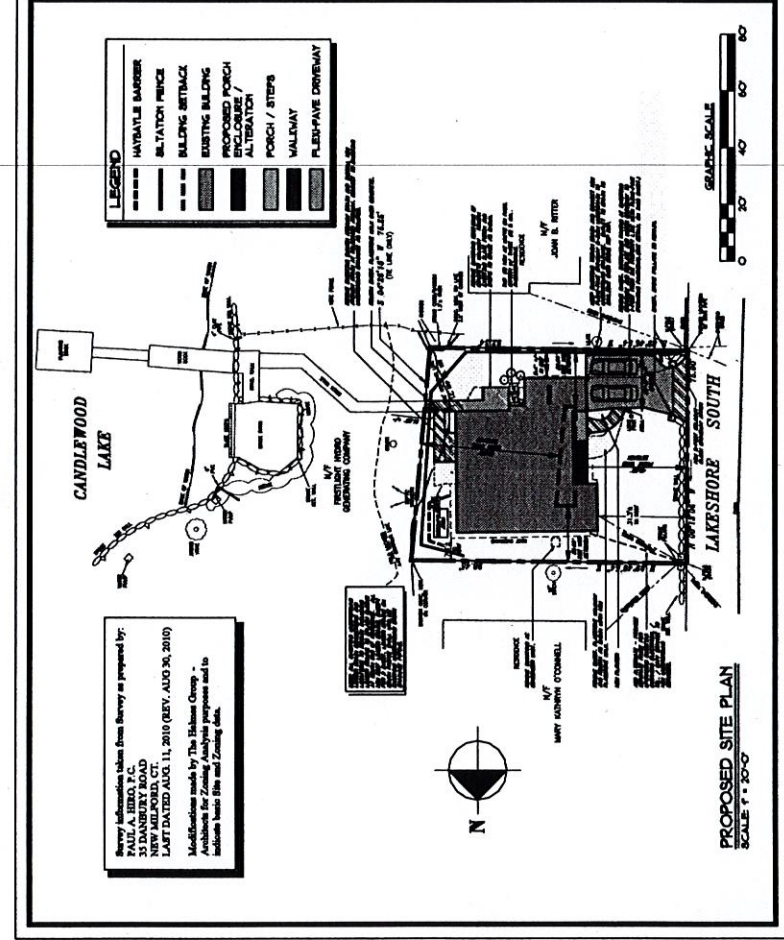
P.L.S. NAME  
 PLOT SCALE



**LAKE SHORE SOUTH**  
SCALE 1" = 20'-0"

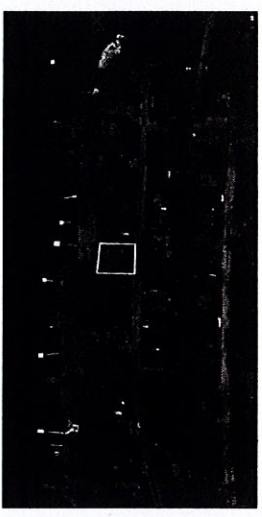
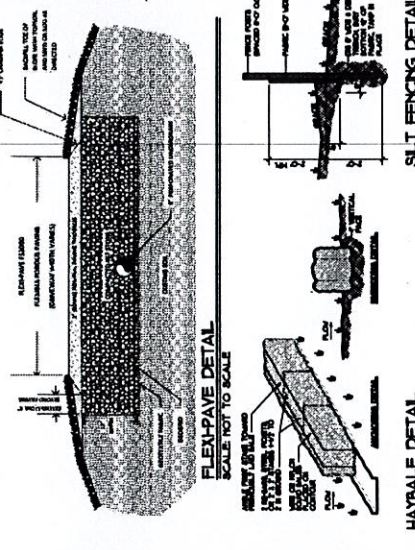


**REFERENCE PHOTOGRAPHS**



**SEQUENCE OF CONSTRUCTION & EROSION CONTROL NOTES**

- VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND CONDUITS. ALL UTILITIES SHALL BE EXPOSED TO A MINIMUM OF 12" ABOVE FINISHED GRADE TO ALLOW FOR PROPER INSTALLATION AND MAINTENANCE. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
- PROVIDE PORT-A-LOI TOILET AS REQUIRED AND LOCATE AS DIRECTED BY TOWN OFFICIALS.
- INSTALLER AND SILT FENCE SHALL BE IN PLACE PRIOR TO THE START OF ANY EXCAVATION AND SHALL BE MAINTAINED UNTIL ALL EXCAVATION HAS BEEN ESTABLISHED. SEE DETAILS ON THIS SHEET.
- INSTALLER OR SILT FENCES OTHER THAN THOSE SHOWN HEREON SHALL BE PROVIDED AS REQUIRED BY FIELD CONDITIONS OR AS DIRECTED BY TOWN OFFICIALS.
- STOPOLES OF SOIL SHALL BE ERRECTED WITH SILT FENCE OR HATCHABLE BARBER AND COVERED WITH TAMPA.
- ALL BROKEN CONTROL MEASURES SHALL BE REPAIRED AFTER EACH RAINFALL EVENT AND AT LEAST ONCE PER WEEK DURING THE CONSTRUCTION PERIOD. ALL BROKEN CONTROL DEVICES SHALL BE CLEANED AND REPAIRED AS NECESSARY.
- AFTER CONSTRUCTION IS COMPLETED, RESTORE AND REPLANT ALL AREAS DAMAGED BY CONSTRUCTION AND MAINTAIN ALL AREAS DAMAGED WITH GRASS SEED AND MULCH TO PROMOTE SOIL STABILIZATION.



**TOWN OF NEW FAIRFIELD, CONNECTICUT**  
Table of Dimensional Requirements (Residential)

Map #45, Block 1, Lot 25  
ZONING DISTRICT R-44 (1 ACRE Residential District)

Minimum Lot Size Area	Required	Existing	Proposed
1 Acre	1 Acre	0.157 Acre (6,842 Sq. Ft.)	0.157 Acre (6,842 Sq. Ft.) (No Change)
Minimum Lot Dimensions Width & Depth	125 FT. & 150 FT.	75 FT. & 92.34 FT. (exist. non-conforming)	75 FT. & 92.34 FT. (No Change)
Minimum Road Frontage	125 FT.	75 FT. (exist. non-conforming)	75 FT. (No Change)
Distance from Lake for Wetlands Permit	200 FT.	80 FT. (Wetlands Permit Req'd)	80 FT. (No Change)
Setbacks			
Front	40 FT.	31.30 FT. (exist. non-conforming)	40 FT. (No Change)
Side	20 FT.	7.80 FT. (exist. non-conforming)	20 FT. (No Change)
Side	20 FT.	9.40 FT. (exist. non-conforming)	20 FT. (No Change)
Rear	50 FT.	11.00 FT. (exist. non-conforming)	50 FT. (No Change)
Maximum Height	35 FT.	15 FT. +/-	24 FT. +/-
Maximum Building Area (Includes Garage & Covered Porch)	20%	34%	34%
Maximum Impervious (Includes steps, walkways, & driveway)	25%	48%	40%
Maximum Effective Impervious Coverage	10%	48%	40%

(Stormwater Management Plan assumed not required since total existing impervious coverage is being reduced.)

**19 LAKE SHORE SOUTH**

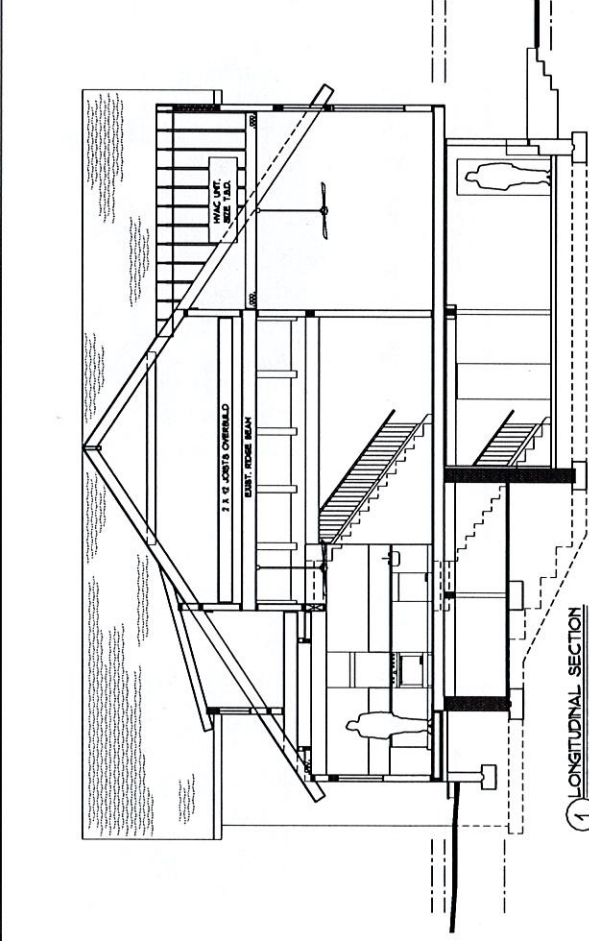
**RECORDED ADDITIONS & ALTERATIONS TO DOMINIO ERBERG, INC.**  
MARTIN BASS & PATTI GEROSA BASS

**THE HELMES GROUP, LLP**  
PROJECT MANAGEMENT  
1000 WEST MAIN STREET, SUITE 200  
FAIRFIELD, CT 06424  
TEL: 203-253-1000 FAX: 203-253-1001

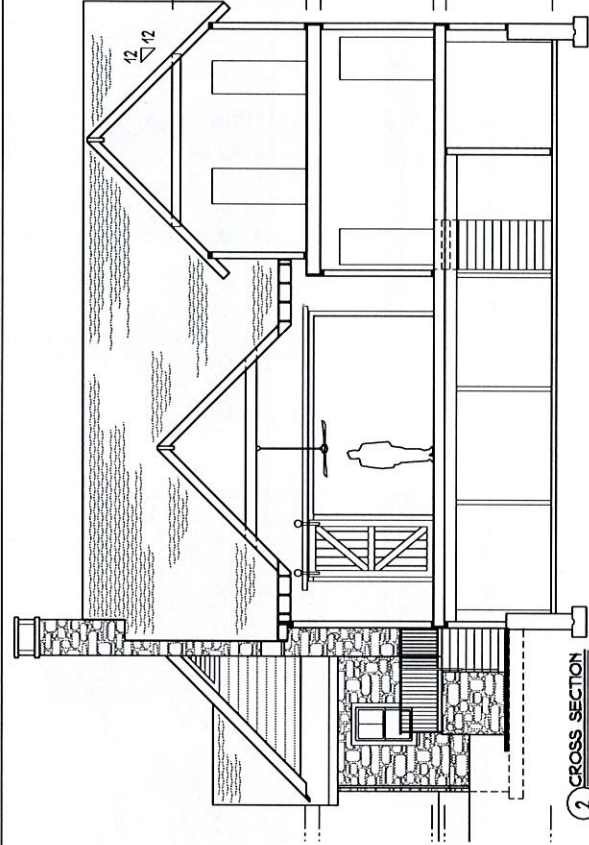
**1**



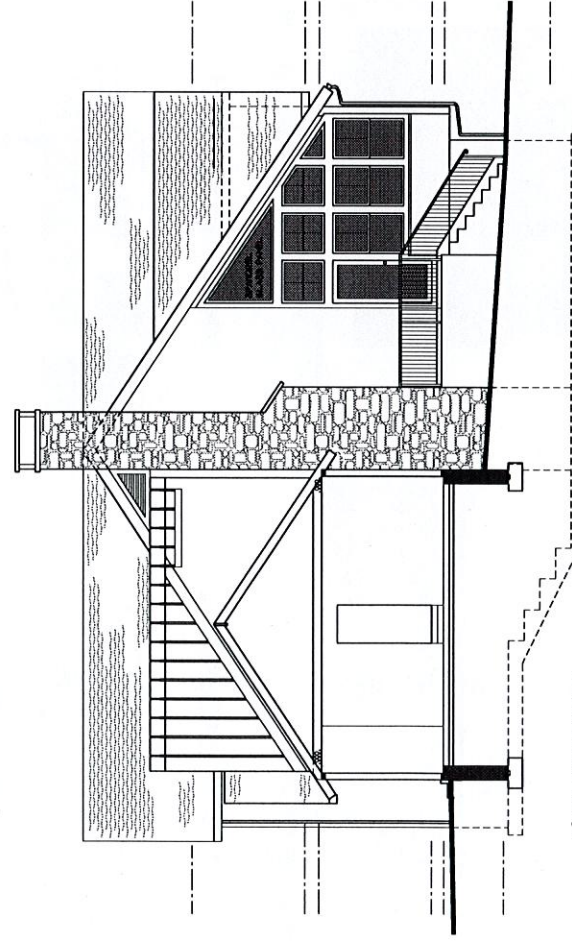




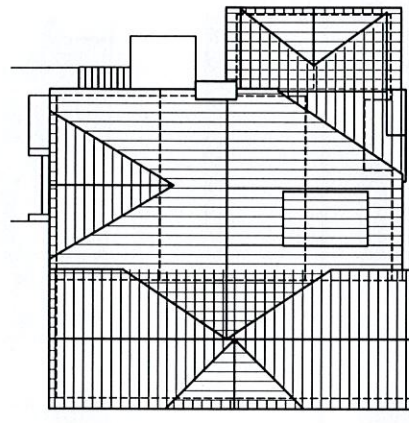
1 LONGITUDINAL SECTION  
SCALE 1/4" = 1'-0"



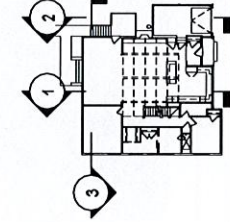
2 CROSS SECTION  
SCALE 1/4" = 1'-0"



3 CROSS SECTION  
SCALE 1/4" = 1'-0"



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



PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE, ETC.  
MARKIN BASS & PATTI GEROSA BASS  
11 LAURELHURST DRIVE  
ROSELAND, NJ 07068  
PHONE: 908.333.1111  
FAX: 908.333.1112

DATE: 08/11/11  
DRAWN BY: PGB  
CHECKED BY: PGB  
DESIGNED BY: PGB

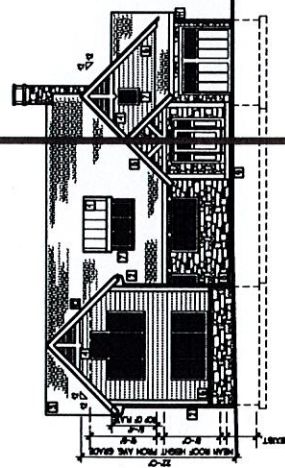
ROOF FRAMING PLANS AND SECTIONS  
SCALE: AS SHOWN

THE HELMES GROUP, LLP  
ARCHITECTURE & ENGINEERING  
1000 AVENUE OF THE AMERICANS, SUITE 1000  
NEW YORK, NY 10020  
TEL: 212.512.2000  
WWW.THEHELMESGROUP.COM

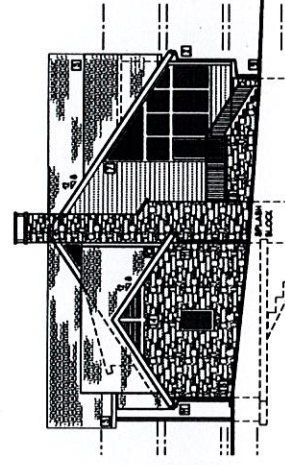
REGISTERED PROFESSIONAL ARCHITECT  
STATE OF NEW YORK  
NO. 10543

REGISTERED PROFESSIONAL ENGINEER  
STATE OF NEW YORK  
NO. 10543

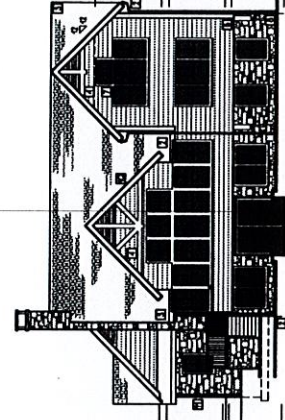
4



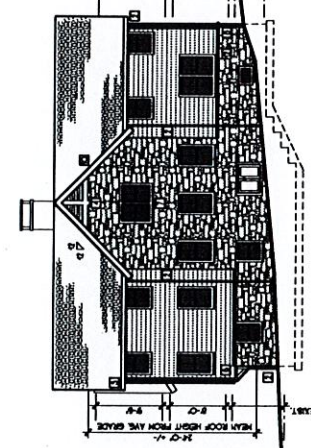
PROPOSED FRONT ELEVATION (WEST)  
SCALE 1/8" = 1'-0"



PROPOSED SIDE ELEVATION (SOUTH)  
SCALE 1/8" = 1'-0"

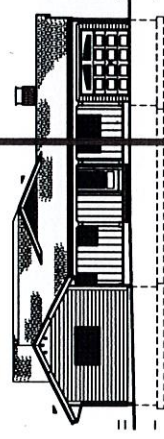


PROPOSED REAR ELEVATION (EAST)  
SCALE 1/8" = 1'-0"



PROPOSED SIDE ELEVATION (NORTH)  
SCALE 1/8" = 1'-0"

PROPOSED ELEVATIONS



EXISTING FRONT ELEVATION (WEST)  
SCALE 1/8" = 1'-0"



EXISTING SIDE ELEVATION (SOUTH)  
SCALE 1/8" = 1'-0"



EXISTING REAR ELEVATION (EAST)  
SCALE 1/8" = 1'-0"



EXISTING SIDE ELEVATION (NORTH)  
SCALE 1/8" = 1'-0"

EXISTING ELEVATIONS



REFERENCE PHOTOGRAPHS

- GENERAL NOTES:
1. THE STONE VENEER - SEE ENCLOSED FIELD STONE VENEER SPECIFICATIONS. ALL STONE SHOULD BE LOCAL AND MATCH THE EXISTING STONE VENEER. APPLY OVER GYPSUM BOARD OR OVER EXISTING STONE VENEER. MATCH EXISTING STONE VENEER TO BE MATCHED BY OWNER.
  2. THE STONE VENEER - SEE ENCLOSED FIELD STONE VENEER SPECIFICATIONS. ALL STONE SHOULD BE LOCAL AND MATCH THE EXISTING STONE VENEER. APPLY OVER GYPSUM BOARD OR OVER EXISTING STONE VENEER. MATCH EXISTING STONE VENEER TO BE MATCHED BY OWNER.
  3. THE STONE VENEER - SEE ENCLOSED FIELD STONE VENEER SPECIFICATIONS. ALL STONE SHOULD BE LOCAL AND MATCH THE EXISTING STONE VENEER. APPLY OVER GYPSUM BOARD OR OVER EXISTING STONE VENEER. MATCH EXISTING STONE VENEER TO BE MATCHED BY OWNER.
  4. THE STONE VENEER - SEE ENCLOSED FIELD STONE VENEER SPECIFICATIONS. ALL STONE SHOULD BE LOCAL AND MATCH THE EXISTING STONE VENEER. APPLY OVER GYPSUM BOARD OR OVER EXISTING STONE VENEER. MATCH EXISTING STONE VENEER TO BE MATCHED BY OWNER.
  5. THE STONE VENEER - SEE ENCLOSED FIELD STONE VENEER SPECIFICATIONS. ALL STONE SHOULD BE LOCAL AND MATCH THE EXISTING STONE VENEER. APPLY OVER GYPSUM BOARD OR OVER EXISTING STONE VENEER. MATCH EXISTING STONE VENEER TO BE MATCHED BY OWNER.
  6. THE STONE VENEER - SEE ENCLOSED FIELD STONE VENEER SPECIFICATIONS. ALL STONE SHOULD BE LOCAL AND MATCH THE EXISTING STONE VENEER. APPLY OVER GYPSUM BOARD OR OVER EXISTING STONE VENEER. MATCH EXISTING STONE VENEER TO BE MATCHED BY OWNER.
  7. THE STONE VENEER - SEE ENCLOSED FIELD STONE VENEER SPECIFICATIONS. ALL STONE SHOULD BE LOCAL AND MATCH THE EXISTING STONE VENEER. APPLY OVER GYPSUM BOARD OR OVER EXISTING STONE VENEER. MATCH EXISTING STONE VENEER TO BE MATCHED BY OWNER.
  8. THE STONE VENEER - SEE ENCLOSED FIELD STONE VENEER SPECIFICATIONS. ALL STONE SHOULD BE LOCAL AND MATCH THE EXISTING STONE VENEER. APPLY OVER GYPSUM BOARD OR OVER EXISTING STONE VENEER. MATCH EXISTING STONE VENEER TO BE MATCHED BY OWNER.
  9. THE STONE VENEER - SEE ENCLOSED FIELD STONE VENEER SPECIFICATIONS. ALL STONE SHOULD BE LOCAL AND MATCH THE EXISTING STONE VENEER. APPLY OVER GYPSUM BOARD OR OVER EXISTING STONE VENEER. MATCH EXISTING STONE VENEER TO BE MATCHED BY OWNER.
  10. THE STONE VENEER - SEE ENCLOSED FIELD STONE VENEER SPECIFICATIONS. ALL STONE SHOULD BE LOCAL AND MATCH THE EXISTING STONE VENEER. APPLY OVER GYPSUM BOARD OR OVER EXISTING STONE VENEER. MATCH EXISTING STONE VENEER TO BE MATCHED BY OWNER.

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE, INC.  
MARTIN BASS & PATTI GEROSA BASS  
19 LAKESHORE SOUTH  
STEVENS POINT, WI 53470  
PHONE: 920.866.1111  
FAX: 920.866.1112  
WWW.MBPA.COM

EXISTING & PROPOSED EXTERIOR ELEVATIONS  
SCALE AS INDICATED

THE HELMES GROUP, LLP  
1000 WISCONSIN AVENUE, SUITE 100  
MILWAUKEE, WI 53233  
PHONE: 414.224.1111  
WWW.THEHELMESGROUP.COM

DATE: 08/12/11  
DRAWN BY: JMB  
CHECKED BY: JMB  
DESIGNED BY: JMB

3