

PZ20210060 HPB; 1/12/2021; 5:30pm



CITY OF DUNNELTON HISTORICAL PRESERVATION ADVISORY BOARD  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

RECEIVED  
DEC 21 2020

Date: 12-21-20

Parcel #: 3380-0478-000  
<http://www.pa.marion.fl.us/>

City of Dunnellon  
Community Development

Project Name: ADDING FREE STANDING GARAGE

Project Address: 20795 RIVER DR, DUNNELTON, FL 34431

Owner's Name: STEVEN W. VEHMEIER

Owner's Address: 20820 RIVER DR. #B-14, DUNNELTON, FL 34431

Phone #: 352-804-4485

Cell #: 352-804-4485

Applicant's Name, Address, Phone Number (if different from owner):

Owner's Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Cell #: \_\_\_\_\_

THE FOLLOWING REQUIREMENTS MUST BE PROVIDED (INCLUDE PHOTOS, EXAMPLES AND/OR SAMPLES WHERE APPLICABLE):

1. DESCRIPTION OF WORK: (sketch elevations Required)  
ADD A FREE STANDING 24'X40' FRAME, TWO CAR GARAGE, WITH GABLE STYLE ROOF, FACING RIVER DRIVE.

2. MATERIALS TO BE INCORPORATED INTO PRODUCT: (PAINT COLOR, ECT;)  
FRAME CONSTRUCTION, HARDIEBOARD SIDING. ROOF LIGHT GRAY COMPOSITION SHINGLE. EXTERIOR PAINT SAME YELLOW + WHITE AS ALREADY APPROVED AND EXISTING ON THE HOUSE.

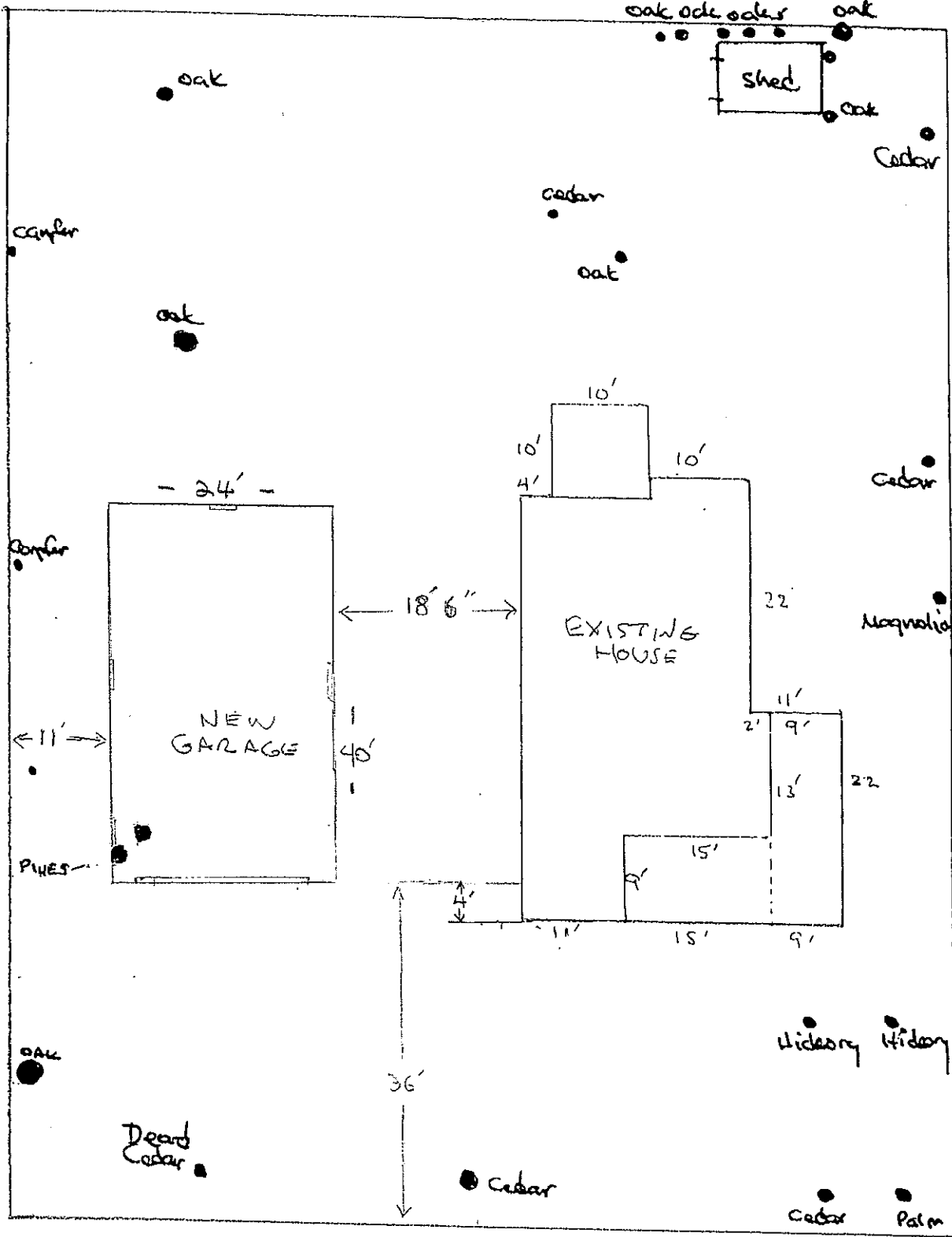
3. HISTORICAL RELEVANCE AND WHY PROJECT SHOULD BE APPROVED:  
THE HOUSE IS IN THE HISTORIC DISTRICT. MANY OTHER HOMES IN THE DISTRICT HAVE GARAGES. ADDING A GARAGE OF LIKE COLORS AS THE HOUSE IS IN CON FORMITY WITH THOSE OTHER HOUSES.

Fee: \$ 75.00 32202

Note: All repairs/restorations to buildings on the national historic register are required to be historically accurate. All other buildings within the Historic District are required to be appropriate to that particular building and the Historic District in general. Project enhancement is encouraged within the appropriateness guidelines.

Section 19.6(i) Any person adversely affected by any decision of the board may appeal such decision to City Council, in writing, within 30 days after the decision is rendered. City Council may approve, modify or reject the decision of the commission upon such appeal. Appeals from any decision of the City Council may be taken to circuit court in the manner provided by law.

(Ord. No. 92-04, 10-26-1992)



125'  
 DELEWARE ST.

— RIVER DR. —

20795 River Drive  
 Lots 478 + 479 TOWN OF DUNNELLON  
 SIZE: 100 X 125



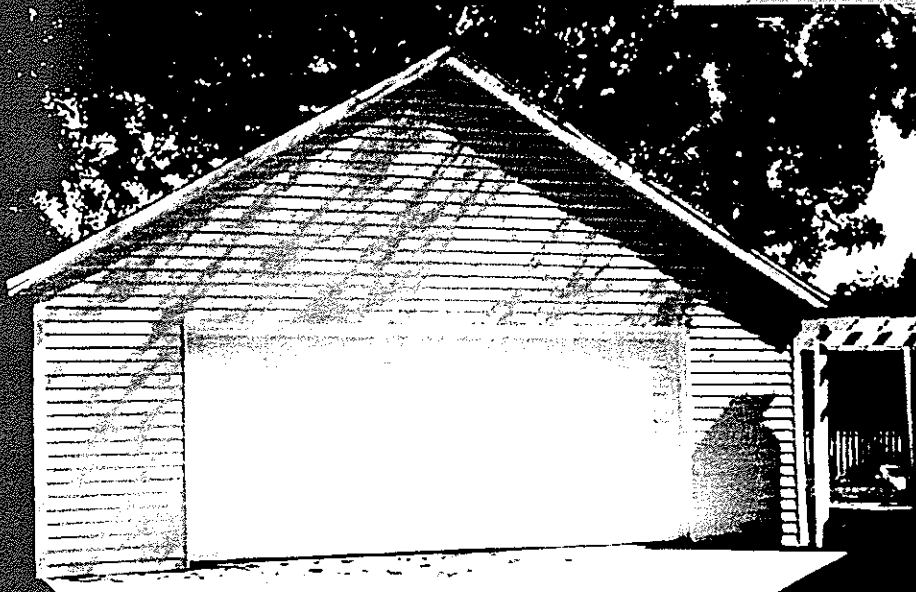
# MASTER GARAGE BUILDERS

FLORIDA'S #1 GARAGE BUILDER

Value

*Quality*

Precision



CRC 057058



**MASTER GARAGE BUILDERS**

FLORIDA'S #1 GARAGE BUILDER

**Michael Carter**  
President

State Certified Residential Contractor

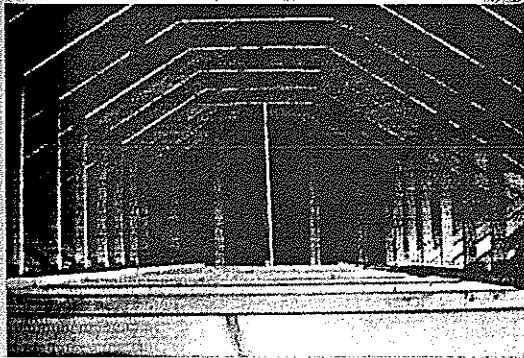
3160 SW 7th Street  
Ocala, FL 34474

Tel: 352-369-3033  
Cell: 352-207-4379

email: [mike@mastergaragebuilders.com](mailto:mike@mastergaragebuilders.com)  
[www.mastergaragebuilders.com](http://www.mastergaragebuilders.com)

[WWW.MASTERGARAGEBUILDERS.COM](http://WWW.MASTERGARAGEBUILDERS.COM)

Optional 2x6 Storage Trusses



In-House Truss Manufacturing



In-House Concrete Crew

## FEATURES & OPTIONS

Within the parameters of our engineering, we custom build each building we sell. That means you design your own building by choosing the style, size, siding, shingle color, and window & door locations.

### Standard Features Include:

- Concrete Monolithic Slab with Footings
  - Vinyl Siding
- OSB Subsiding with Vapor Barrier
  - Treated Bottom Plates
  - Double Top Plates
  - 2X4 walls, 16" O.C.
  - 8' Walls
- Aluminum Fascia on Gable and Eaves
  - Vinyl Soffit
- Engineered Trusses 24" O.C.
- 4' Slider Window with Screen
  - 25 Year 3-Tab Shingles
  - OSB Roof Sheathing
- One 16'x7' Overhead Door  
or  
Two 9'x7' Overhead Doors
  - 36" Steel Entry Door
- 3/4" T&G Plywood Flooring (Gambrel)
- Attic Pull-Down Stairs (Gambrel)
- Bora-Care Termite Treatment
  - Building Permit

### Available Options Include:

- 10' Walls with 2x6 Studs
- Hardie-Board Siding (Lap, Stucco or Vertical)
- 5/12, 6/12, Or 7/12 Roof Pitches
- 7/12 pitch 2x6 Storage Trusses
- 30 Year Architectural Shingles
- 24" Protruding Gable

### Also Available:

Ask about our pre-built kits. A great way to save time and money, our kits are delivered with the walls and gables pre-built and sided, and include everything needed to complete the building including engineering and installation manual.



Pre-Built kit Ready for delivery

VISIT US ONLINE @

[WWW.MASTERGARAGEBUILDERS.COM](http://WWW.MASTERGARAGEBUILDERS.COM)

CRC 057058

# ESTIMATE



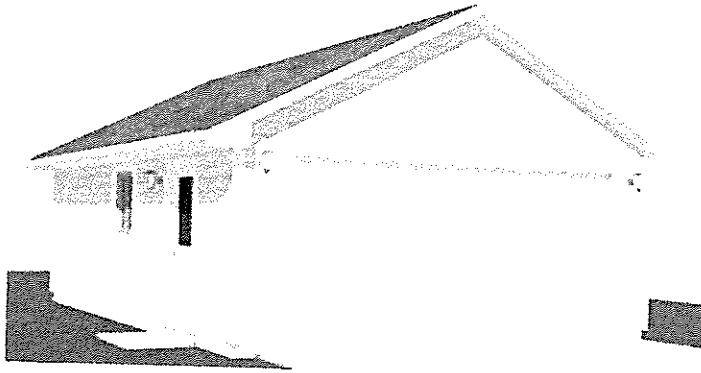
|   |           |
|---|-----------|
| Building Size.....                            | SEE BELOW |
| Building Type.....                            | GABLE     |
| Base Price.....                               | SEE BELOW |
| 2 x 4 x 8 Studs: 16" on center.....           | INCLUDED  |
| Engineered Trusses 24" O.C.....               | INCLUDED  |
| Total Overhead Doors: 2-9'x 7' (steel).....   | INCLUDED  |
| Total Overhead Doors: 1-18' x 7' (steel)..... | INCLUDED  |
| Service Doors: 1-36" solid Fiber Glass.....   | INCLUDED  |
| Windows: 1- 3' x 3' Thermo w/Screen.....      | INCLUDED  |
| Vinyl or Hardieboard Siding.....              | INCLUDED  |
| 30 Year A/R Shingles.....                     | INCLUDED  |
| Vapor Wrap.....                               | INCLUDED  |
| 3/4" T&G Loft Flooring (Gambrel Only).....    | INCLUDED  |
| Bora Care - Termite Treatment.....            | INCLUDED  |
| Options:.....                                 |           |
| Additional windows.....                       | \$ 200    |
| 18'x7' OHO upcharge.....                      | \$ 300    |
| 24'x30' GABLE:.....                           | \$ 25,200 |
| 24'x40' GABLE:.....                           | \$ 33,600 |
| TOTAL.....                                    |           |

Date 11/25/20  
 Customer STEVE VEHMEIER  
 Address 20795 RIVER DR.  
 City DUNNELLON State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone: 352-804-4485

**PRICES INCLUDE:**  
**Concrete, Set up, Labor,**  
**Permit and Sales Tax.**  
**SITE PREP NOT INCLUDED**  
 Higher building elevation requirements, by  
 your local, county or city, may result  
 in additional buildup expense.

**NOTE:**  
 SOME COUNTIES MAY REQUIRE ADDITONAL  
 SURVEYS, PERMITTING REQUIREMENTS, AND/  
 OR CONCERNS INVOLVING ENVIRONMENTAL  
 ISSUES. THESE ITEMS ARE NOT INCLUDED IN  
 THE BASE PRICE AND MAY INVOLVE ADDITONAL  
 CHARGES.

**THIS ESTIMATE GOOD FOR 30  
 DAYS FROM ABOVE DATE.**



*Yellow  
Same as  
house*