



Board of Zoning Appeals
Council Chambers
June 27, 2022 – 6:00 p.m.
233 South Main Street, Monroe, Ohio

Call to Order

Roll Call

Approval of the Minutes – February 23, 2022

Old Business

New Business

Case No. 2022-5. Consideration of a variance application from Jason and Amber Wenzel regarding construction of a detached garage.

Administrative Reports

Adjournment



**Board of Zoning Appeals Minutes
February 23, 2022 – 6:00pm**

The Board of Zoning Appeals of the City of Monroe met in regular session at 6:00 pm on February 23, 2022. The meeting was held in the Council Chambers located at 233 South Main Street.

Call to Order

Mr. Adam called the meeting to order at 6:05 p.m.

Roll Call

Members present: Lorenzo Adam, Michael Morris, Casey Walters, and Joshua Mason

Staff members present: Acting Development Director/ Assistant Development Director, Kameryn Jones, Jameson Cole, Planner and Angela S Wasson, Assistant to the City Manager.

Appointment of Officers

Mr. Morris made a motion to keep the current officers in their same positions. All members agreed to keep them the same. Mr. Walters seconded the motion. Motion carried.

Approval of Minutes

Mr. Morris moved to approve the minutes from November 22, 2021, meeting; seconded by Mr. Walters. Voice vote. Motion carried.

Old Business

None.

New Business

Mr. Adam opened the Public Hearing for Case No. 2022-1. Consideration of a variance application from Chance Custom Homes regarding a single-family home development on a panhandle lot at 6241 Bendel Drive.

Mr. Adam swore in all people who plan on testifying at the hearing.



Case No. 2022-1-- Consideration of a variance application from Chance Custom Homes regarding single-family home development on a panhandle lot at 6241 Bendel Dr.

Mrs. Jones stated that Stacey Kuhn, on behalf of Chance Custom Homes has applied for a variance regarding the development of a single-family home on an existing panhandle property located off Bendel Dr.

The applicant wishes to construct a 2,037 square foot home.

The site is approximately 2.4 acres and is zoned R-2 Single Family Residential.

This property has frontage on Bendel Drive and will be accessible from a 13-foot private drive that will be shared access with the other three panhandle properties. This is the northern most lot.

Mrs. Jones reviewed zoning map.

Mrs. Jones states fire and public works has been involved to figure out what we would require and accept from a public safety standpoint. Mrs. Jones shared photos of property and surrounding properties.

Case No. 2022-1—Variance Request:

- To permit the construction of a single-family dwelling on an existing panhandle lot.
- Section 1207.07(A)(2)(c) outlines this requirement as the following:
 - Notwithstanding the above provision, any construction proposed on an existing lot of record that is a panhandle lot which results in a proposed dwelling unit being constructed behind an existing dwelling shall be reviewed by the BZA. The BZA shall review the placement of the building on the lot and may require screening to protect the privacy of the existing dwelling unit.

Mrs. Jones shared the site/plot plan for proposed construction.

Case No. 2022-1—Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

Case No. 2022-1—Variance Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:



- The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located;
 - The currently undeveloped property can only be put to use for single-family home development under the present zoning of R-2 Single Family Residential.
- The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zoning district;
 - The variance requested is solely related to the fact that the lots proposed for development are existing panhandle lots. Per current code, panhandle lots are highly discouraged and could be considered unique.
- The variance requested cannot otherwise be resolved by a zoning map amendment;
 - The variance requested may not be resolved by a zoning map amendment.
- That there is an existing structure that cannot be reasonably used for a use permitted within the applicable zoning district;
 - The site is currently undeveloped and there is no existing structure.
- The hardship condition is not created by actions of the applicant;
 - The only conceivable hardship condition would be the dimensions of the existing lots being panhandle or flag lots.
- The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
 - Part of the Board's role in this case is to approve the placement of the home and require any landscaping or screening measures to ensure the privacy of adjacent properties are protected. Because of the location of the lots and the proposed orientation of the homes, the privacy of property owners along Amity Lane may be of concern. Staff recommends the property owner as well as the developer agree to maintain and leave intact any existing vegetation/buffer along the western edge of this development (on their individual property) in order to screen the fronts of these new homes from the rears of the existing homes. The Board may also wish to consider any concern for the home and property to the



north of this site. Should this be accommodated, the granting of the variance may not adversely affect the rights of adjacent property owners or residents.

- The granting of the variance will not adversely affect the public health, safety or general welfare;
 - The granting of the variance may not adversely affect the public health, safety, or general welfare of the community.
- The variance will be consistent with the general spirit and intent of this code;
 - The variance may be consistent with the spirit and intent of the code.
- The variance sought is the minimum that will afford relief to the applicant.
 - The variance sought may not be the minimum to afford relief to the applicant. The Board may choose to add conditions to the approval of the placement of the homes.

Case No. 2022-1—Department Comments:

- Public Works/Engineering: Engineering review and approval will be required at the time of permit submittal for both the private drive and associated utilities as well as individual lot development.
- Fire Department: Fire review and approval will be required at the time of permit submittal for both the private drive and associated utilities.
- Police Department: No comment

Case No. 2022-1—Public Comments:

- As of February 23, 2022, not public comment was received.

Case No. 2022-1—Staff Recommendation:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on



all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Staff **recommends approval** of the variance request with the following conditions:

- The applicant/developer agree to maintain the existing buffer/vegetation along the eastern border of the panhandle lots in order to screen from homes on Amity Lane.
- The property owner and developer agree to submit a landscape plan to address any additional buffering deemed necessary by the Board. Staff suggests a number of evergreen trees in order to provide year-round privacy between the properties.

Mr. Morris has general questions that would apply to all 4 properties. Mr. Morris voiced concern regarding the 13-foot shared driveway and if there would be enough space for multiple cars to drive on it. Mr. Morris asked how the buffer would be shared responsibility of all 4 homeowners and what the buffer would be.

Mr. Adam asked if there was a difference with the fourth lot. Mrs. Jones states the owners of fourth lot also own the fifth lot. Mrs. Jones states the remaining 9-acre lot would not be permitted to be split into other panhandles. This would be far too long of a panhandle to permit.

Mr. Kuhn, the developer, addressed the east side buffer. He states he has cleaned out some vegetation only for room of the water line. Mr. Morris asked if there is an agreement with the four owners. Mr. Kuhn states all 4 customers are family. Mr. Morris asked if he has any concerns regarding the driveway. Mr. Kuhn said no and that it would be an asphalt driveway.

Mr. Palmer, resident on Amity Lane, asked which direction the houses would face. Mr. Adam states they are all facing east. Mr. Palmer asked about the buffer and said he would like to see more shrubs/plants be used instead of a fence. Mr. Palmer asked if they will all have septic systems or if there are any plans for a sewer system as he is interested in tying into the sewer. Mr. Kuhn stated they all have septic systems.

Mr. Adam asked if there are any proponents to the plans

Gary Rutledge, resident, voiced concern over the tree line.

Mr. Vogel, resident, states that there is a swale on the property. He questioned where the swale would be located in regard to the properties. Mr. Morris states it would be on the backside of their lots.

Joe, owner of the fourth and fifth lot, states the 9 acres would be used for agriculture.

Mr. Adam asked if anyone opposed the variance proposal.



Mr. Adam asked for someone to make a motion to accept the documents for the records. Mr. Morris made the motion. Mr. Walters seconded the motion. Motion carried.

Mr. Adam opened the Public Hearing for Case No. 2022-2. Consideration of a variance application from Chance Custom Homes regarding a single-family home development on a panhandle lot at 6231 Bendel Drive.

Case No. 2022-2-- Consideration of a variance application from Chance Custom Homes regarding single-family home development on a panhandle lot at 6231 Bendel Dr.

Mrs. Jones stated that Stacey Kuhn, on behalf of Chance Custom Homes has applied for a variance regarding the development of a single-family home on an existing panhandle property located off Bendel Dr.

The applicant wishes to construct 4,049 square foot home.

The site is approximately 2.7 acres and is zoned R-2 Single Family Residential.

This property has frontage on Bendel Drive and will be accessible from a 13-foot private drive that will be shared access with the other three panhandle properties.

Mrs. Jones reviewed zoning map.

Mrs. Jones states fire and public works has been involved to figure out what we would require and accept from a public safety standpoint. Mrs. Jones shared photos of property and surrounding properties.

Case No. 2022-2—Variance Request:

- To permit the construction of a single-family dwelling on an existing panhandle lot.
- Section 1207.07(A)(2)(c) outlines this requirement as the following:
 - Notwithstanding the above provision, any construction proposed on an existing lot of record that is a panhandle lot which results in a proposed dwelling unit being constructed behind an existing dwelling shall be reviewed by the BZA. The BZA shall review the placement of the building on the lot and may require screening to protect the privacy of the existing dwelling unit.

Mrs. Jones shared the site/plot plan for proposed construction.

Case No. 2022-2—Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due



to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

Case No. 2022-2—Variance Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located;
 - The currently undeveloped property can only be put to use for single-family home development under the present zoning of R-2 Single Family Residential.
- The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zoning district;
 - The variance requested is solely related to the fact that the lots proposed for development are existing panhandle lots. Per current code, panhandle lots are highly discouraged and could be considered unique.
- The variance requested cannot otherwise be resolved by a zoning map amendment;
 - The variance requested may not be resolved by a zoning map amendment.
- That there is an existing structure that cannot be reasonably used for a use permitted within the applicable zoning district;
 - The site is currently undeveloped and there is no existing structure.
- The hardship condition is not created by actions of the applicant;
 - The only conceivable hardship condition would be the dimensions of the existing lots being panhandle or flag lots.
- The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
 - Part of the Board's role in this case is to approve the placement of the home and require any landscaping or screening measures to ensure the privacy of adjacent



properties are protected. Because of the location of the lots and the proposed orientation of the homes, the privacy of property owners along Amity Lane may be of concern. Staff recommends the property owner as well as the developer agree to maintain and leave intact any existing vegetation/buffer along the western edge of this development (on their individual property) in order to screen the fronts of these new homes from the rears of the existing homes. The Board may also wish to consider any concern for the home and property to the north of this site. Should this be accommodated, the granting of the variance may not adversely affect the rights of adjacent property owners or residents.

- The granting of the variance will not adversely affect the public health, safety or general welfare;
 - The granting of the variance may not adversely affect the public health, safety, or general welfare of the community.
- The variance will be consistent with the general spirit and intent of this code;
 - The variance may be consistent with the spirit and intent of the code.
- The variance sought is the minimum that will afford relief to the applicant.
 - The variance sought may not be the minimum to afford relief to the applicant. The Board may choose to add conditions to the approval of the placement of the homes.

Case No. 2022-2—Department Comments:

- Public Works/Engineering: Engineering review and approval will be required at the time of permit submittal for both the private drive and associated utilities as well as individual lot development.
- Fire Department: Fire review and approval will be required at the time of permit submittal for both the private drive and associated utilities.
- Police Department: No comment

Case No. 2022-2—Public Comments:

- As of February 23, 2022, not public comment was received.

Case No. 2022-2—Staff Recommendation:



- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Staff **recommends approval** of the variance request with the following conditions:

- The applicant/developer agree to maintain the existing buffer/vegetation along the eastern border of the panhandle lots in order to screen from homes on Amity Lane.
- The property owner and developer agree to submit a landscape plan to address any additional buffering deemed necessary by the Board. Staff suggests a number of evergreen trees in order to provide year-round privacy between the properties.

Mr. Mason asked what the distance is from the back of the lots to the blue line on the slide. Mr. Kuhn stated it is 30ft easement.

Mr. Adam and Mrs. Jones clarified the variance criteria.

Mr. Adam asked for someone to make a motion to accept the documents for the records. Mr. Morris made the motion. Mr. Walters seconded the motion. Motion carried.

Mr. Adam opened the Public Hearing for Case No. 2022-3. Consideration of a variance application from Chance Custom Homes regarding a single-family home development on a panhandle lot at 6221 Bendel Drive

Case No. 2022-3-- Consideration of a variance application from Chance Custom Homes regarding single-family home development on a panhandle lot at 6221 Bendel Dr.

Mrs. Jones stated that Stacey Kuhn, on behalf of Chance Custom Homes has applied for a variance regarding the development of a single-family home on an existing panhandle property located off Bendel Dr.

The applicant wishes to construct 2,033 square foot home.

The site is approximately 2.5 acres and is zoned R-2 Single Family Residential.



This property has frontage on Bendel Drive and will be accessible from a 13-foot private drive that will be shared access with the other three panhandle properties.

Mrs. Jones reviewed zoning map.

Mrs. Jones states fire and public works has been involved to figure out what we would require and accept from a public safety standpoint. Mrs. Jones shared photos of property and surrounding properties.

Case No. 2022-3—Variance Request:

- To permit the construction of a single-family dwelling on an existing panhandle lot.
- Section 1207.07(A)(2)(c) outlines this requirement as the following:
 - Notwithstanding the above provision, any construction proposed on an existing lot of record that is a panhandle lot which results in a proposed dwelling unit being constructed behind an existing dwelling shall be reviewed by the BZA. The BZA shall review the placement of the building on the lot and may require screening to protect the privacy of the existing dwelling unit.

Mrs. Jones shared the site/plot plan for proposed construction.

Case No. 2022-3—Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

Case No. 2022-3—Variance Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located;
 - The currently undeveloped property can only be put to use for single-family home development under the present zoning of R-2 Single Family Residential.
- The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zoning district;



- The variance requested is solely related to the fact that the lots proposed for development are existing panhandle lots. Per current code, panhandle lots are highly discouraged and could be considered unique.
- The variance requested cannot otherwise be resolved by a zoning map amendment;
 - The variance requested may not be resolved by a zoning map amendment.
- That there is an existing structure that cannot be reasonably used for a use permitted within the applicable zoning district;
 - The site is currently undeveloped and there is no existing structure.
- The hardship condition is not created by actions of the applicant;
 - The only conceivable hardship condition would be the dimensions of the existing lots being panhandle or flag lots.
- The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
 - Part of the Board's role in this case is to approve the placement of the home and require any landscaping or screening measures to ensure the privacy of adjacent properties are protected. Because of the location of the lots and the proposed orientation of the homes, the privacy of property owners along Amity Lane may be of concern. Staff recommends the property owner as well as the developer agree to maintain and leave intact any existing vegetation/buffer along the western edge of this development (on their individual property) in order to screen the fronts of these new homes from the rears of the existing homes. The Board may also wish to consider any concern for the home and property to the north of this site. Should this be accommodated, the granting of the variance may not adversely affect the rights of adjacent property owners or residents.
- The granting of the variance will not adversely affect the public health, safety or general welfare;
 - The granting of the variance may not adversely affect the public health, safety, or general welfare of the community.



- The variance will be consistent with the general spirit and intent of this code;
 - The variance may be consistent with the spirit and intent of the code.
- The variance sought is the minimum that will afford relief to the applicant.
 - The variance sought may not be the minimum to afford relief to the applicant. The Board may choose to add conditions to the approval of the placement of the homes.

Case No. 2022-3—Department Comments:

- Public Works/Engineering: Engineering review and approval will be required at the time of permit submittal for both the private drive and associated utilities as well as individual lot development.
- Fire Department: Fire review and approval will be required at the time of permit submittal for both the private drive and associated utilities.
- Police Department: No comment

Case No. 2022-3—Public Comments:

- As of February 23, 2022, not public comment was received.

Case No. 2022-3—Staff Recommendation:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Staff **recommends approval** of the variance request with the following conditions:

- The applicant/developer agree to maintain the existing buffer/vegetation along the eastern border of the panhandle lots in order to screen from homes on Amity Lane.
- The property owner and developer agree to submit a landscape plan to address any additional buffering deemed necessary by the Board. Staff suggests a number of evergreen trees in order to provide year-round privacy between the properties.



Mr. Adam opened the Public Hearing for Case No. 2022-3. Consideration of a variance application from Chance Custom Homes regarding a single-family home development on a panhandle lot at 6211 Bendel Drive

Case No. 2022-4-- Consideration of a variance application from Chance Custom Homes regarding single-family home development on a panhandle lot at 6211 Bendel Dr.

Mrs. Jones stated that Stacey Kuhn, on behalf of Chance Custom Homes has applied for a variance regarding the development of a single-family home on an existing panhandle property located off Bendel Dr.

The applicant wishes to construct 2,913 square foot home.

The site is approximately 2.6 acres and is zoned R-2 Single Family Residential.

This property has frontage on Bendel Drive and will be accessible from a 13-foot private drive that will be shared access with the other three panhandle properties.

Mrs. Jones reviewed zoning map.

Mrs. Jones states fire and public works has been involved to figure out what we would require and accept from a public safety standpoint. Mrs. Jones shared photos of property and surrounding properties.

Case No. 2022-4—Variance Request:

- To permit the construction of a single-family dwelling on an existing panhandle lot.
- Section 1207.07(A)(2)(c) outlines this requirement as the following:
 - Notwithstanding the above provision, any construction proposed on an existing lot of record that is a panhandle lot which results in a proposed dwelling unit being constructed behind an existing dwelling shall be reviewed by the BZA. The BZA shall review the placement of the building on the lot and may require screening to protect the privacy of the existing dwelling unit.

Mrs. Jones shared the site/plot plan for proposed construction.

Case No. 2022-4—Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

Case No. 2022-4—Variance Criteria:



The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located;
 - The currently undeveloped property can only be put to use for single-family home development under the present zoning of R-2 Single Family Residential.
- The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zoning district;
 - The variance requested is solely related to the fact that the lots proposed for development are existing panhandle lots. Per current code, panhandle lots are highly discouraged and could be considered unique.
- The variance requested cannot otherwise be resolved by a zoning map amendment;
 - The variance requested may not be resolved by a zoning map amendment.
- That there is an existing structure that cannot be reasonably used for a use permitted within the applicable zoning district;
 - The site is currently undeveloped and there is no existing structure.
- The hardship condition is not created by actions of the applicant;
 - The only conceivable hardship condition would be the dimensions of the existing lots being panhandle or flag lots.
- The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
 - Part of the Board's role in this case is to approve the placement of the home and require any landscaping or screening measures to ensure the privacy of adjacent properties are protected. Because of the location of the lots and the proposed orientation of the homes, the privacy of property owners along Amity Lane may be of concern. Staff recommends the property owner as well as the developer agree to maintain and leave intact any existing vegetation/buffer along the



western edge of this development (on their individual property) in order to screen the fronts of these new homes from the rears of the existing homes. The Board may also wish to consider any concern for the home and property to the north of this site. Should this be accommodated, the granting of the variance may not adversely affect the rights of adjacent property owners or residents.

- The granting of the variance will not adversely affect the public health, safety or general welfare;
 - The granting of the variance may not adversely affect the public health, safety, or general welfare of the community.
- The variance will be consistent with the general spirit and intent of this code;
 - The variance may be consistent with the spirit and intent of the code.
- The variance sought is the minimum that will afford relief to the applicant.
 - The variance sought may not be the minimum to afford relief to the applicant. The Board may choose to add conditions to the approval of the placement of the homes.

Case No. 2022-4—Department Comments:

- Public Works/Engineering: Engineering review and approval will be required at the time of permit submittal for both the private drive and associated utilities as well as individual lot development.
- Fire Department: Fire review and approval will be required at the time of permit submittal for both the private drive and associated utilities.
- Police Department: No comment

Case No. 2022-4—Public Comments:

As of February 23, 2022, not public comment was received.

Case No. 2022-4—Staff Recommendation:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.



- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Staff **recommends approval** of the variance request with the following conditions:

- The applicant/developer agree to maintain the existing buffer/vegetation along the eastern border of the panhandle lots in order to screen from homes on Amity Lane.
- The property owner and developer agree to submit a landscape plan to address any additional buffering deemed necessary by the Board. Staff suggests a number of evergreen trees in order to provide year-round privacy between the properties.

Mr. Adam asked for someone to make a motion to accept and approve Case No. 2022-1. Mr. Mason made the motion. Mr. Mason seconds the motion. Voice vote. Motion carried.

Mr. Adam asked for someone to make a motion to accept and approve Case No. 2022-2. Mr. Morris made the motion. Mr. Mason seconds the motion. Voice vote. Motion carried

Mr. Adam asked for someone to make a motion to accept and approve Case No. 2022-3. Mr. Morris made the motion. Mr. Mason seconds the motion. Voice vote. Motion carried

Mr. Adam asked for someone to make a motion to accept and approve Case No. 2022-4. Mr. Morris made the motion. Mr. Mason seconds the motion. Voice vote. Motion carried

Adjournment

Mr. Adam made a motion to adjourn the meeting. Mr. Mason made the motion; seconded by Mr. Morris. Motion carried. The board of zoning appeals meeting adjourned.

Respectfully submitted by:

Michelle Layman
Planning and Zoning Specialist





CITY OF MONROE
Inter-Office Correspondence

TO: Members of the Monroe Board of Zoning Appeals
FROM: Kameryn Jones
Assistant Development Director

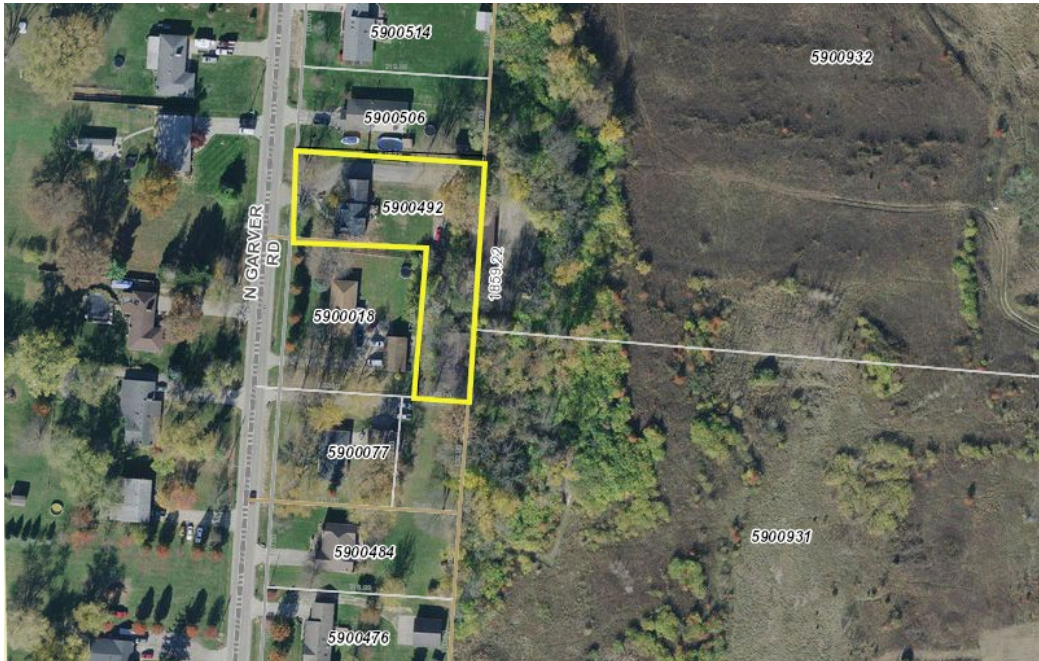
DATE: June 27, 2022

RE: Information Packet for **June 27, 2022** Board of Zoning Appeals Meeting at **6:00 p.m.**

I. BZA-2022-5— Consideration of a variance application from Jason and Amber Wenzel regarding construction of a detached garage

A. Background:

- Jason and Amber Wenzel, property owners at 960 N Garver Road, has applied for variance regarding a proposed detached garage in the rear yard of their property.
- They wish to exceed the maximum cumulative square footage permitted for accessory structures.
- They propose to construct a 1,200 square foot (30'x40') detached building to serve as a workshop and to provide additional storage.
- The property owned by Jason and Amber Wenzel is 0.76 acres and is zoned R-1 Single Family Residential.



Overhead View of Site



Surrounding Zoning



Northbound on North Garver Road



Southbound on North Garver Road



Facing East towards Property on North Garver Road

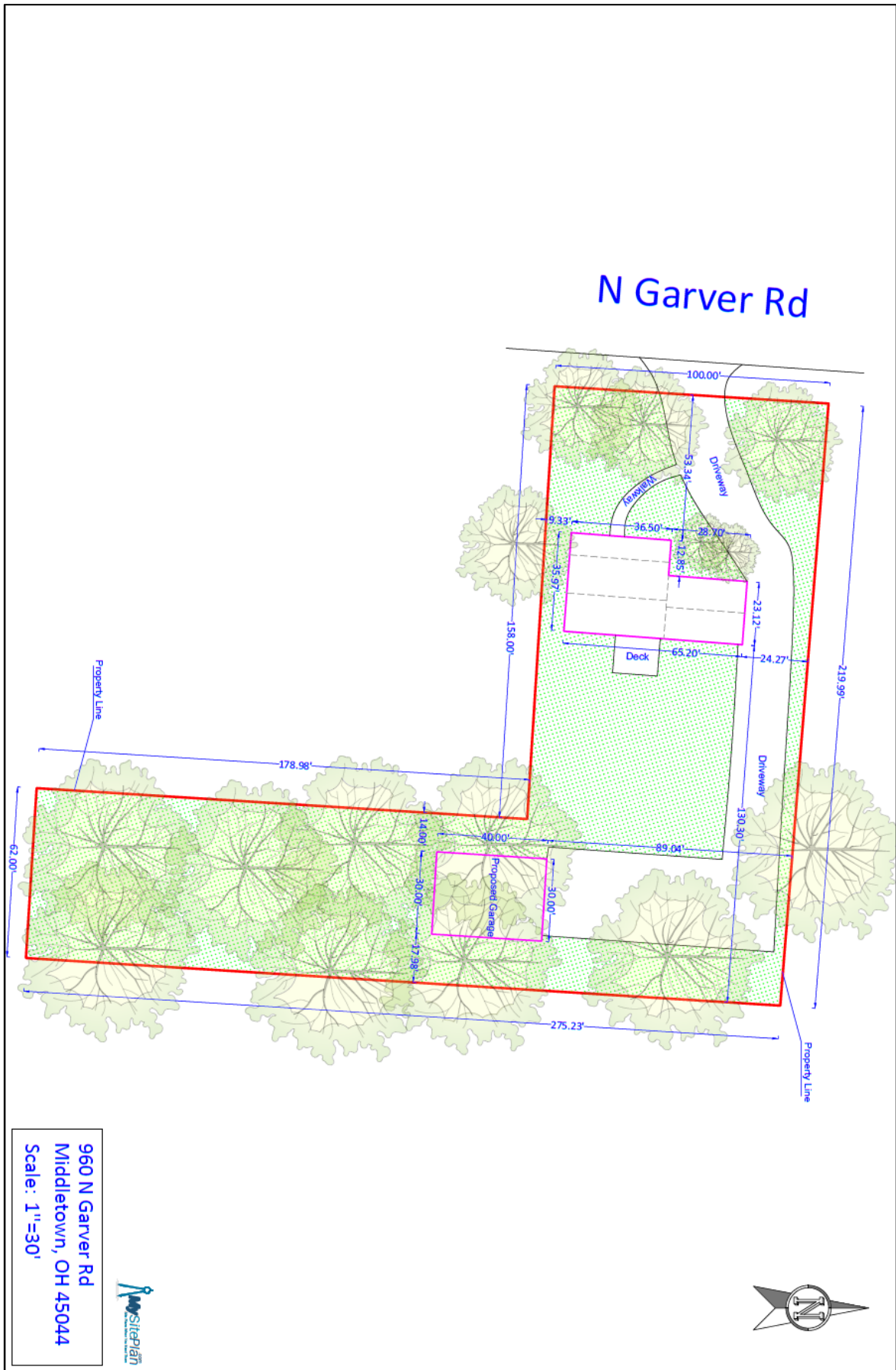
B. Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

C. Variance Request:

- To allow an increase in the maximum square footage permitted for all accessory structures from 840 square feet to 1,200 square feet. This represents an increase of 42.9% above the maximum permitted for this site.
- Section 1205.01(C) outlines this requirement as the following:

(2) The cumulative total of all accessory structures shall be subject to maximum lot coverage allotments for each district as established in [Table 1205-1: Site Development Standards for Residential Zoning Districts](#). The cumulative footprint of all detached garages, utility/storage sheds, gazebos and above ground swimming pools shall not exceed 50% of the footprint of the principal structure.



Proposed Site Plan

D. Review Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- ***Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.***

This property is similar to other R-1 zoned residential properties in this area in terms of lot size and size of home. It is dissimilar to other residential properties in the immediate area in that it is L-shaped and a portion of the property sits behind another property. The property does abut light industrial property, which is not unique compared to other lots on Garver or some other pockets of established residential adjacent to light industrial property.

- ***Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.***

The property may yield a reasonable return and be of beneficial use without the requested variance as a single-family home.

The applicant states the purpose of purchasing the property was based on the lot size and space to build this type of structure.

- ***Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.***

The variance requested is substantial as the request is a 42.9% increase in the maximum square footage currently permitted by code for this property. As the property is already being utilized, it is the interpretation of Staff that it is not the minimum necessary to make use of the land.

The applicant has indicated that the building will be used for storage and as a workshop space.

- ***Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.***

Much of the surrounding area was developed as more of a traditional neighborhood with lots generally ranging between 0.5 acres to 1.2 acres. There are a limited number of homes in the area with larger detached garages. Those that do have larger detached buildings may have been existing for a number of years under previous codes.

The applicant has stated the structure will be partially hidden from view due to its location towards the rear of the home. The applicant states the proposed structure is comparable to many structures in this area and is surrounded by commercial property.

- ***Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pickup.***

The variance would not adversely affect the delivery of governmental services.

- ***Whether special conditions or circumstances exist as a result of actions of the owner.***

The requested variance is due to the stated need of the property owner to be able to store various items and utilize the space as a workshop at his property.

The applicant states they've recently inherited classic cars, tools, and a car trailer. The structure will serve to keep the yard free of clutter and vehicles out of the weather.

- ***Whether the property owner's predicament can feasibly be removed through some method other than a variance.***

The applicant could construct a smaller structure (no larger than 840 SF) or potentially construct an attached garage at the requested 1,200 square feet as an attached structure would not fall under the limitation on square footage for detached accessory structures.

The applicant has stated constructing a smaller detached structure would not fit their needs.

- ***Whether the spirit and intent behind the code requirement would be observed and substantial justice done by granting a variance.***

The spirit and intent behind limiting the structure size to be subordinate to the principal structure (single-family home) may still be observed by granting a variance in this case.

- ***Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.***

The granting of this variance would provide this applicant the ability to construct a structure much larger than is allowed for others living in residential areas in Monroe. Staff would note that the Board denied two variance requests related to detached garages in 2017, but approved one in 2020 and another in 2021.

E. Department Comments:

- Public Works/Engineering: No comment.
- Police Department: No comment.
- Fire Department: No comment.

F. Public Comments:

- The applicant has provided letters of support from neighbors that have been included in the packet for the Board's review.

G. Staff Recommendation:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's

approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Staff **does not make a recommendation** regarding the variance request. Staff understands the applicant desires a building to store personal items (vehicles, equipment, etc.) and to utilize as a personal workshop. As mentioned in the report, several requests have come to the Board regarding this type of variance over the last 5 years, some of which were granted. There is not necessarily a hardship presented by the applicant. The property is not necessarily unique in comparison to other R-1 lots in this area. The request is considerable and not the minimum necessary to make use of the property.



Application for a Variance

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
planning@monroeohio.org
www.monroeohio.org

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of BZA Review:

Fee Paid: **RES/AG- \$300 COMM- \$500** Staff Initials:

Application/Case Number: 20220315

Variance Review Information

1. The variance review procedure and review requirements are established in Section 1203.08 of the Monroe Planning and Zoning Code.
2. There are separate review criteria for an area/dimensional variance (a request to vary any numerical or dimensional requirement in the code) and for a use variance (a request to have a use approved that is not otherwise allowed in the applicable zoning district. The applicant must demonstrate a practical difficulty for an area/dimensional variance or an unnecessary hardship for a use variance.
3. Approval of a variance does not guarantee any other approvals (e.g., site plan or zoning permit reviews). The applicant shall be responsible for applying for any other necessary permits or reviews.
4. Applicants shall obtain a zoning compliance inspection within one year of a variance approval or the approval shall be voided.
5. The application fee for a variance is \$300 for a residential or agricultural use and \$500 for all other uses, due at the time the application is submitted.

Basic Project and Site Information

Project Address: 960 Garver Rd. Middletown, OH 45044

County: Butler Warren Total Lot Area: 0.76

County Tax Parcel ID: 5900492

Project/Development Name: Garage/Workshop

Existing Zoning District: Monroe

Variance Type: Area/Dimensional Variance Use Variance

Applicant Information

Applicant Name: Jason and Amber Wenzel

Contact Person: Jason Wenzel

Contact Address: 960 Garver Rd. Middletown, OH 45044

Contact Phone Number: 513-594-1842 Contact Fax Number:

Contact E-Mail: awenzel19@gmail.com mustang.jay@hotmail.com

Property Owner Name: Jason and Amber Wenzel

The applicant may attach a separate sheet of a paper with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Project Address or Tax Parcel ID:

Additional Project Information

1) Please describe, in detail, the proposed uses and/or the proposed development.

The proposed garage/building/workshop purpose is to store and restore classic cars as well as other hobbies including woodworking and welding. Due to a family member passing on 12/25/2021, classic cars, tools, and car trailer was inherited and will be stored there as well to keep our yard free of clutter and the cars out of the weather. This will also serve as a space for our son to continue the knowledge he is getting from the class he attends at Butler Tech.

2) Identify what variances are being sought including the applicable code sections, required dimensions, or the established standard.

We are being told the regardless of the lot size (see attached ariel view and orange outline represents rough estimate of where the garage/building will be built) that the house size is not big enough for a 30X40 garage/building/workshop to be built. Due to the demand for supplies, the building was purchased when available because we believed our lot size is plenty big enough to accommodate.

3) What are the characteristics of the property that prevent you from meeting the minimum requirements of the planning and zoning code?

<input type="checkbox"/> Lot is too narrow	<input type="checkbox"/> Lot is too small	<input type="checkbox"/> Lot is too shallow	<input type="checkbox"/> The soil or subsurface is unique to the lot
<input type="checkbox"/> The shape of the lot	<input type="checkbox"/> Building or lot elevation	<input type="checkbox"/> Topography	<input checked="" type="checkbox"/> Other (Describe in #4 below.)

4) Explain how items checked above prevent the reasonable use of the property under the existing requirements.

We are told that regardless of lot size and not living in a HOA area, that our 2 story, 3 bedroom, 2 bath, full basement, attached 2 car garage (for daily driver parking) is too small for an out building/garage/workshop any larger than a much smaller building that will not accommodate our needs.

5) Explain how the property cannot yield a reasonable return or whether there can be any beneficial use of the property without the variance.

Prior to purchase of the property, the land included two large barns (that were partly on the adjacent property, that the other property owner tore down) There is a lot of land that cannot be used by us for any other purpose. The purpose of purchasing this property was based on the lot size and the space to build garage/workshop.

Project Address or Tax Parcel ID:

Additional Project Information Continued

6) Will the granting of the variance request(s) be consistent with the surrounding neighborhood and will the variance request(s) negatively impact or impair the essential character of the area?

Yes No Please explain your rationale below.

Granting this variance will not negatively impact or impair the essential character of the area. There is not an HOA. There are older and newer properties. Many have out buildings or barns. (Please see attached photo of property) The proposed building will be partially out of view on our property. It will also be much nicer to look at rather than the barn piles on the adjacent property that we were told would be removed last fall when we purchased the property. The property owner of said adjacent property will not clean up the eyesore and the city has not assisted despite calls and complaints to them from us. Please see attached photos of the eyesore barn piles that we, as well as our neighbors have to see daily. Not to mention how embarrassing it looks when visitors come over. This building is planned with a black roof, gray siding, and wayne scotting/stone work.

7) To the best of your knowledge, is the difficulty or hardship described in this application self-imposed? Are the circumstances surrounding the request the result of the actions of the owner?

Yes No Please explain your rationale below.

The owner occupant purchased this property due to the lot size to have the ability to build a garage/workshop to accommodate hobbies. The proposed garage/workshop will not affect any services to the property whatsoever. The proposed structure is comparable to many structures in this area, not to mention being surrounded by commercial property.

8) Identify how the proposed variance application will protect the surrounding properties from any negative impacts (e.g., noise, light, traffic, etc.)

The proposed garage/workshop will clean up the property, look nice and will block some of the eyesore barn piles. There will not be any extra noise, light, or traffic associated with the proposed garage/workshop. Due to supply in demand and the incorrect information that we believed to be true, that building a detached structure is based on property size and not the size of the livable dwelling, the building has already been purchased and is ready to be constructed. There will be a great financial loss without this variance as well as a loss in hobby space and classic car storage space.

Project Address or Tax Parcel ID:

Additional Project Information Continued

9) Are the variance request(s) substantial and the minimum necessary to make possible the reasonable use of the land and/or structures on the property?

Yes No Please explain your rationale below.

Granting this variance will not negatively impact or impair the essential character of the area. There is not an HOA. There are older and newer properties. Many have out buildings or barns. (Please see attached photo of property) The proposed building will be partially out of view on our property. It will also be much nicer to look at rather than the barn piles on the adjacent property that we were told would be removed last fall when we purchased the property. The property owner of said adjacent property will not clean up the eyesore and the city has not assisted despite calls and complaints to them from us. Please see attached photos of the eyesore barn piles that we, as well as our neighbors have to see daily. Not to mention how embarrassing it looks when visitors come over. This building is planned with a black roof, gray siding, and wayne scotting/stone work.

10) Will the granting of the variance impact governmental services such as water, sewer, refuse pickup, safety services, etc.?

Yes No Please explain your rationale below.

The owner occupant purchased this property due to the lot size to have the ability to build a garage/workshop to accommodate hobbies. The proposed garage/workshop will not affect any services to the property whatsoever. The proposed structure is comparable to many structures in this area, not to mention being surrounded by commercial property.

11) Explain how the property owner's predicament cannot be feasibly removed through another method other than a variance.

The proposed garage/workshop will clean up the property, look nice and will block some of the eyesore barn piles. There will not be any extra noise, light, or traffic associated with the proposed garage/workshop. Due to supply in demand and the incorrect information that we believed to be true, that building a detached structure is based on property size and not the size of the livable dwelling, the building has already been purchased and is ready to be constructed. There will be a great financial loss without this variance as well as a loss in hobby space and classic car storage space.

Project Address or Tax Parcel ID:

Additional Project Information Continued

12) Would the spirit and intent behind the code requirement be observed and substantial justice done by the granting of the requested variance(s)?

Yes No Please explain your rationale below.

Granting this variance will not negatively impact or impair the essential character of the area. There is not an HOA. There are older and newer properties. Many have out buildings or barns. (Please see attached photo of property) The proposed building will be partially out of view on our property. It will also be much nicer to look at rather than the barn piles on the adjacent property that we were told would be removed last fall when we purchased the property. The property owner of said adjacent property will not clean up the eyesore and the city has not assisted despite calls and complaints to them from us. Please see attached photos of the eyesore barn piles that we, as well as our neighbors have to see daily. Not to mention how embarrassing it looks when visitors come over. This building is planned with a black roof, gray siding, and wayne scotting/stone work.

13) Would the granting of the variance(s) requested confer on the applicant any special privilege denied by the code regulation(s) to other lands, structures, or buildings in the same zoning district?

Yes No Please explain your rationale below.

The owner occupant purchased this property due to the lot size to have the ability to build a garage/workshop to accommodate hobbies. The proposed garage/workshop will not affect any services to the property whatsoever. The proposed structure is comparable to many structures in this area, not to mention being surrounded by commercial property.

Please feel free to add any other information or rationale related to the request in the box below or as an attachment.

The proposed garage/workshop will clean up the property, look nice and will block some of the eyesore barn piles. There will not be any extra noise, light, or traffic associated with the proposed garage/workshop. Due to supply in demand and the incorrect information that we believed to be true, that building a detached structure is based on property size and not the size of the livable dwelling, the building has already been purchased and is ready to be constructed. There will be a great financial loss without this variance as well as a loss in hobby space and classic car storage space.

Project Address or Tax Parcel ID:

Certification and Signatures

Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.

Print Name: Jason Wenzel Amber Wenzel

Signature:

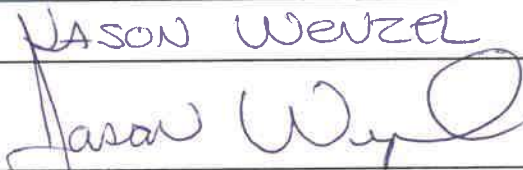


Date: 05/10/2022

Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the variance request affects multiple properties, a signature from each property owner is required.

Print Name: JASON WENZEL

Signature:



Date: 5-10-2022

Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.

Submittal Requirement Checklist

Submittals shall include 8 copies (minimum of 11" x 17").
Additional copies may be required based on project specifics.

Digital Submittal Requirements

All document applications shall be submitted in an electronic format compatible (Adobe PDF) with the city's computer systems.

General Information

Variance Application Form

Application fee

Copies of the plans and maps established below at a reasonable scale, as determined by the Development Department, to review the variance request.

Any additional information determined to be necessary by the Development Department.

Variance Site Plan

Date, north arrow, scale, and a legend for all symbols – the plan shall be oriented with north to the top

All existing lot lines and parcel numbers for each lot subject to the variance request and all lots adjacent to the subject lot, including any across a street.

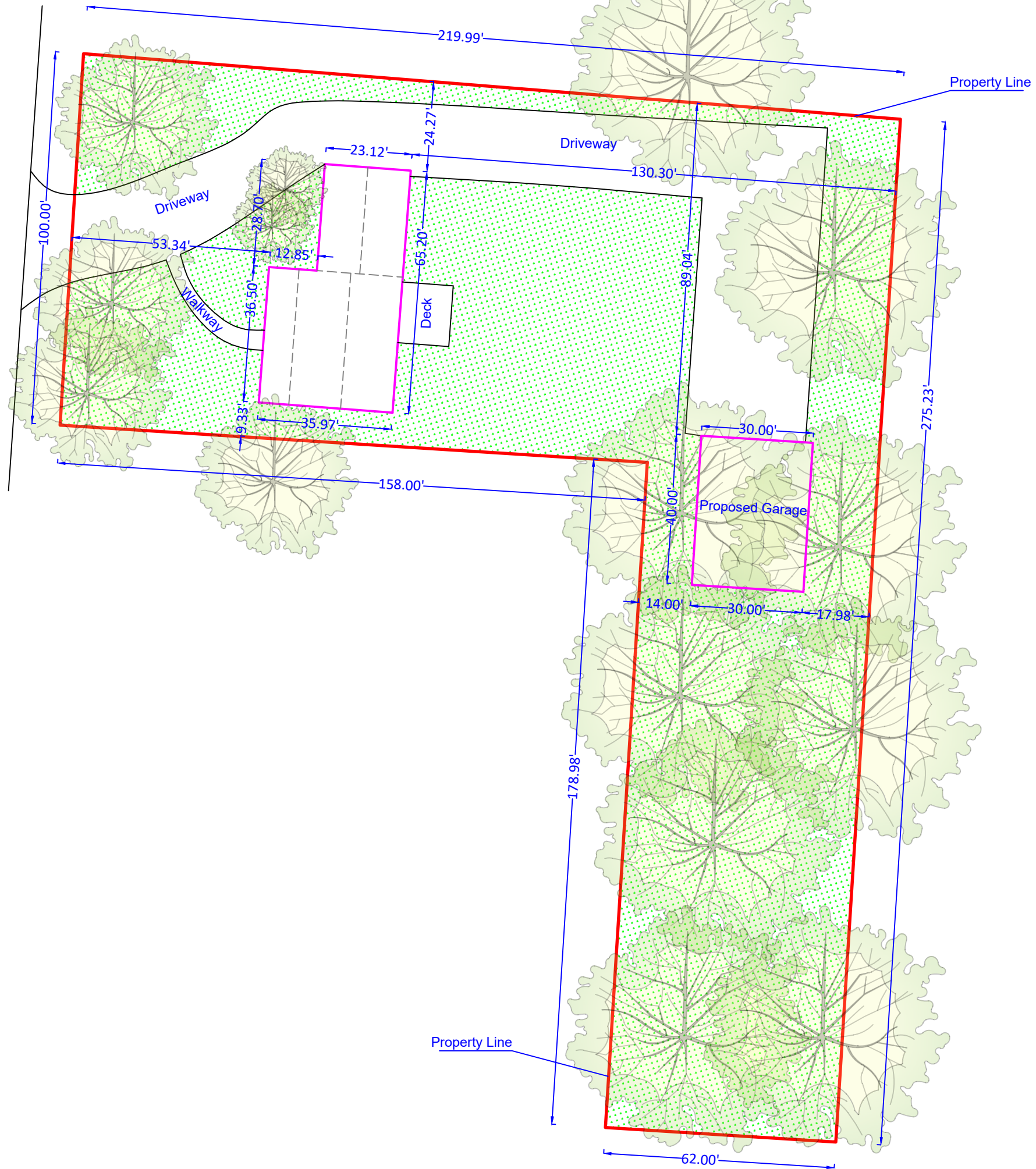
A survey, stamped and signed by a surveyor or engineer licensed in Ohio, documenting the exact boundaries and dimensions of the subject lot.

Boundaries and dimensions of all existing and proposed buildings and structures

All existing and proposed streets, rights-of-way, and related names

Identification of proposed variance (e.g., required setback and proposed setback, or maximum height and proposed height)

N Garver Rd



960 N Garver Rd
Middletown, OH 45044
Scale: 1"=30'

To whome it may concern,

We live next door to the Family
at 960 Carver Rd, Middletown Ohio
45044 in Warren County.

We are absolutley fine with
them building a large garage
on their property, whitch would be
directly behind our house. It
would definately be better than seeing
the debris that was left behind
From the previous owner that had the
barns tore down.

Sincerely,



944 Carver Rd.

Jacob Mink
964 Garver Rd
Middletown, OH
45044
513-320-3326

To Who It May Concern,

Regarding the garage size to be built on property 960 Garver Rd, I have no issues with Jason Wenzel building any size garage that he would like. This is not a subdivision and there are no neighbors behind our properties. Feel free to reach out to me with any question you may have.

Enclosing,

Jacob Mink

To whom it may concern,

Our neighbors at 960 Garver Road are interested in building a barn at their residence. We have no issues with them doing so and we welcome our neighbors being able to use their land as they see fit. Our street is not in a typical neighborhood and there is no HOA. That is likely the reasoning that most of us moved to this road. Please give our neighbor the go ahead to begin the build of his new barn.

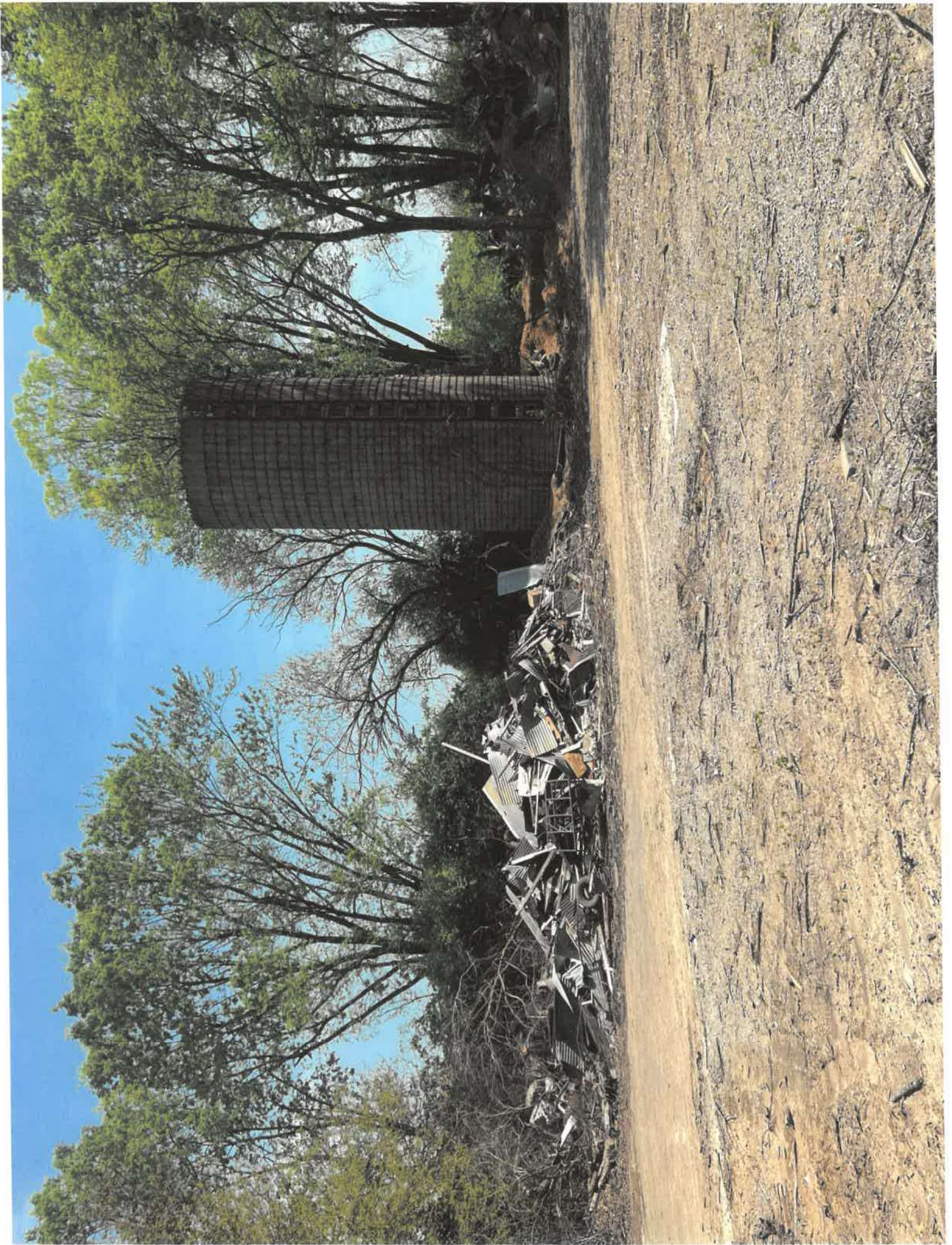
Cory and Bobbie Drew

977 Garver Road

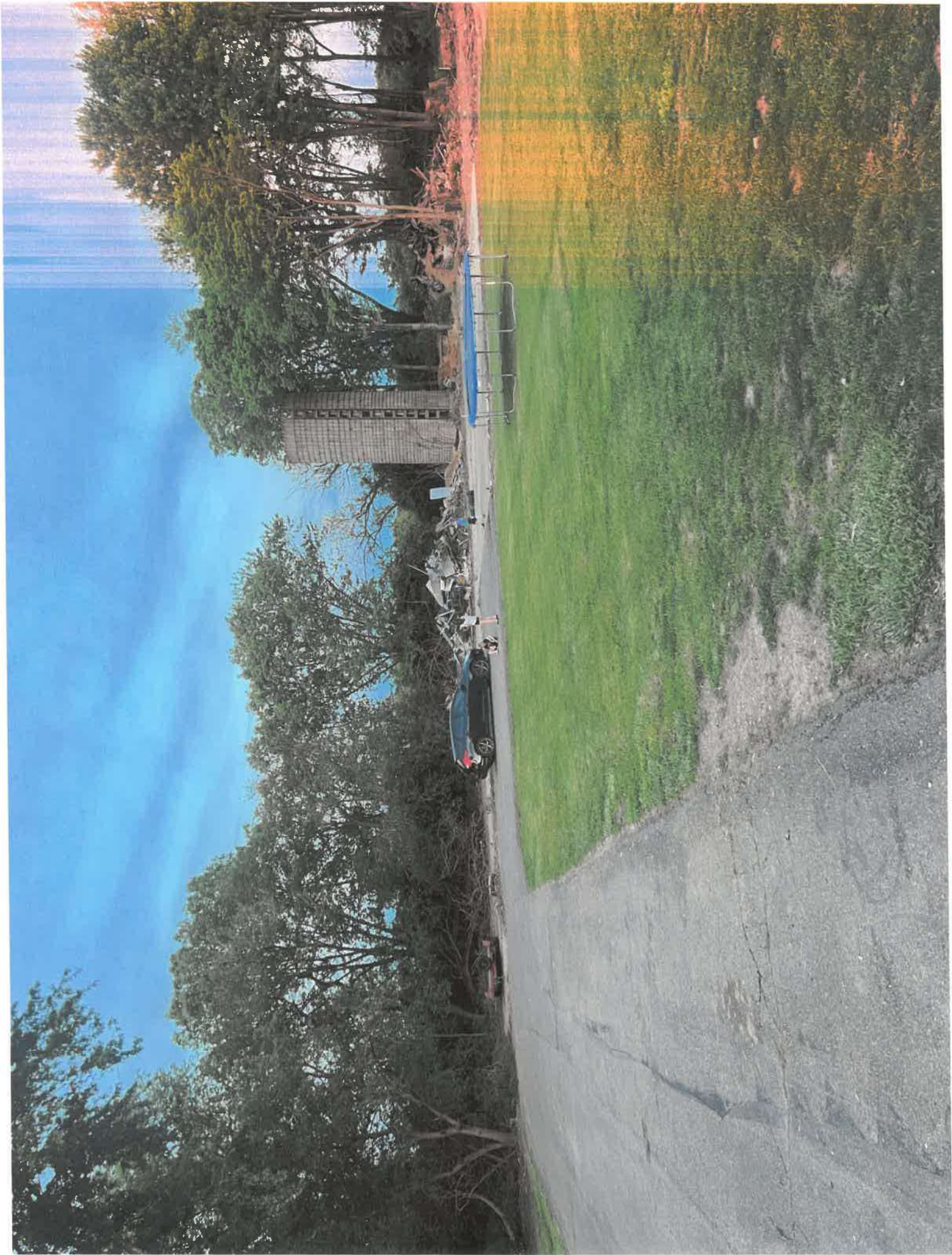
Bobbie Drew
Cory Drew

5/16/22













WELCOME RACE FANS!

BROADRUNNER ROAD
8 J0178
456 MM

Demon
1378

CONCRETE SLAB FOUNDATION NOTES:

- DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
- CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
- ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
- MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE 11-A.2.
- THE SIZE OF THE SLAB SHALL BE THE SIZE (WIDTH AND LENGTH) OF THE BUILDING PLUS 5/8" FOR 14GA MATERIAL AND 5/4" FOR 12GA MATERIAL.
- DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
- CONTROL JOINTS SHALL BE PLACED 50 AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.

CONCRETE SLAB FOUNDATION

SCALE: NTS

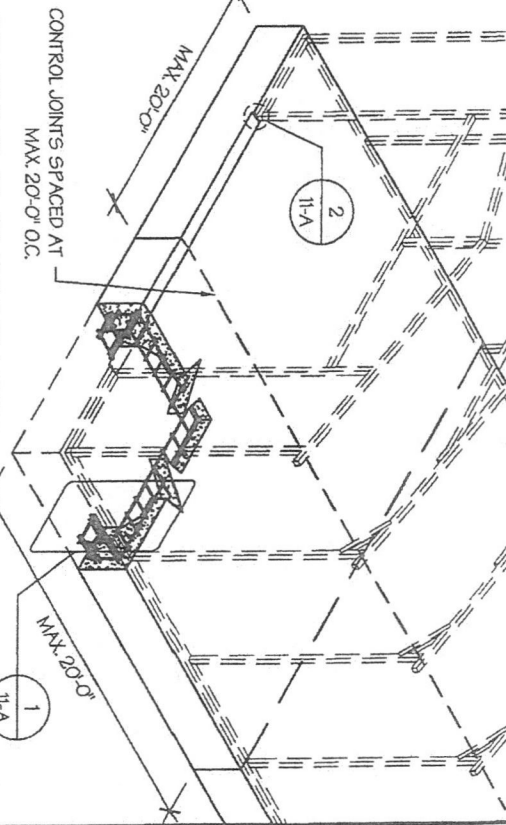


TABLE 11-A.2: CONCRETE SLAB ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	105 TO 135	(1) 1/2"Ø X 7"
	136 TO 180	(2) 1/2"Ø X 7"
OPEN	105 TO 135	(1) 1/2"Ø X 7"
	136 TO 180	(2) 1/2"Ø X 7"

NOTES:

- ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
- MIN. EMBEDMENT DEPTH TO BE 2Ø.
- ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

OVERHEAD DOOR NOTCH DETAIL

SCALE: NTS

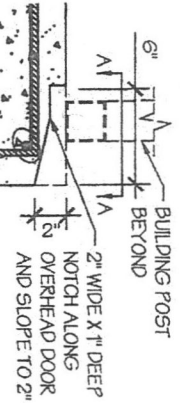


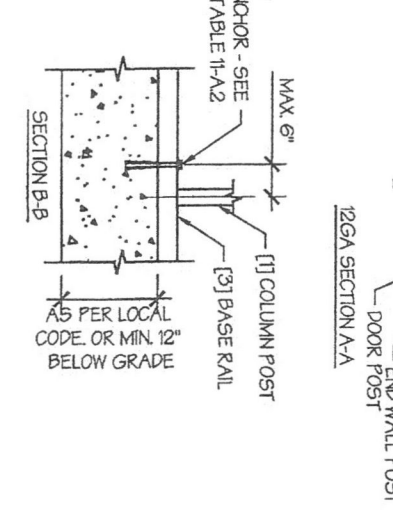
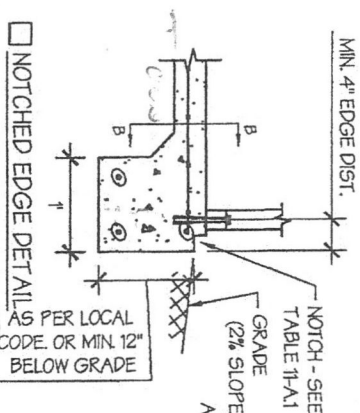
TABLE 11-A.1: NOTCH WIDTH

HORIZONTAL/OPEN	VERTICAL
14GA	12GA
2 3/4"	2 7/8"
1 3/4"	1 7/8"

NOTE: DEPTH IS TO BE 1 1/2"

EDGE OFFSET DETAIL

SCALE: NTS



MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL
6036 Renaissance Place, Toledo, OH 43623
Tel. 419-992-1983 • Fax. 419-992-0955
www.a-a-engineers.com

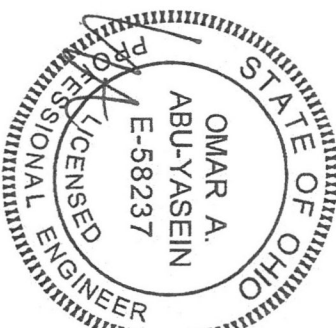
DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF OHIO
PROJECT NO.: 033-21-0077
SHEET TITLE: FOUNDATION OPTION 1: CONCRETE SLAB
SHEET NO.: 11-A / 11
DRAWN BY: A.W. DATE: 1/24/22
CHECKED BY: OMA DATE: 1/24/22

LEGAL INFORMATION

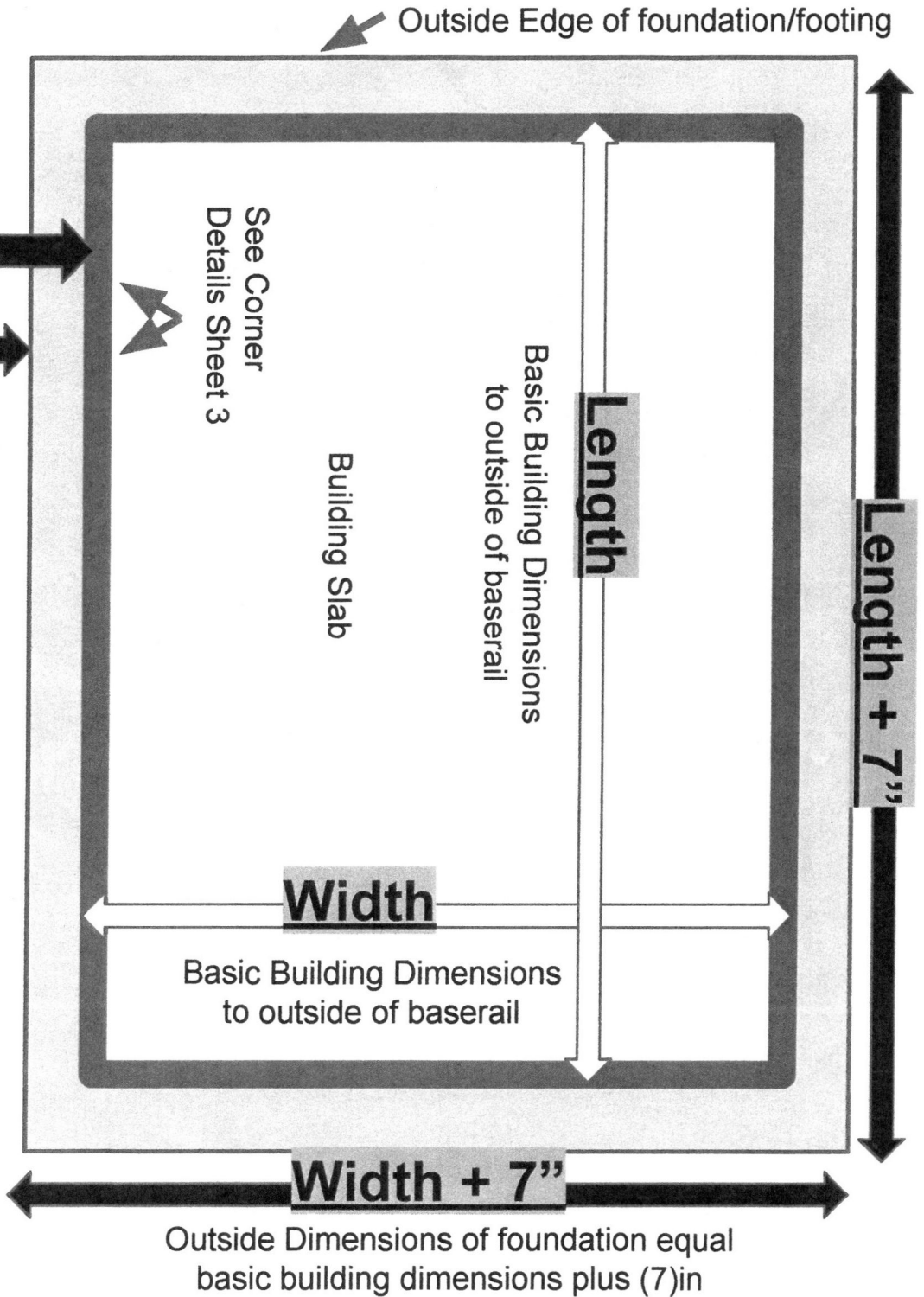
ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



STAMP EXPIRY: 12-31-2023
DATE SIGNED: 01-20-2022

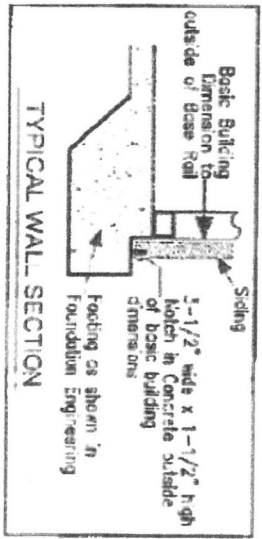
Outside Dimensions of foundation equal basic building dimensions plus (7)in



Building Base Rail
 3-1/2" wide x 1 1/2" High Notch in concrete outside of basic building dimensions

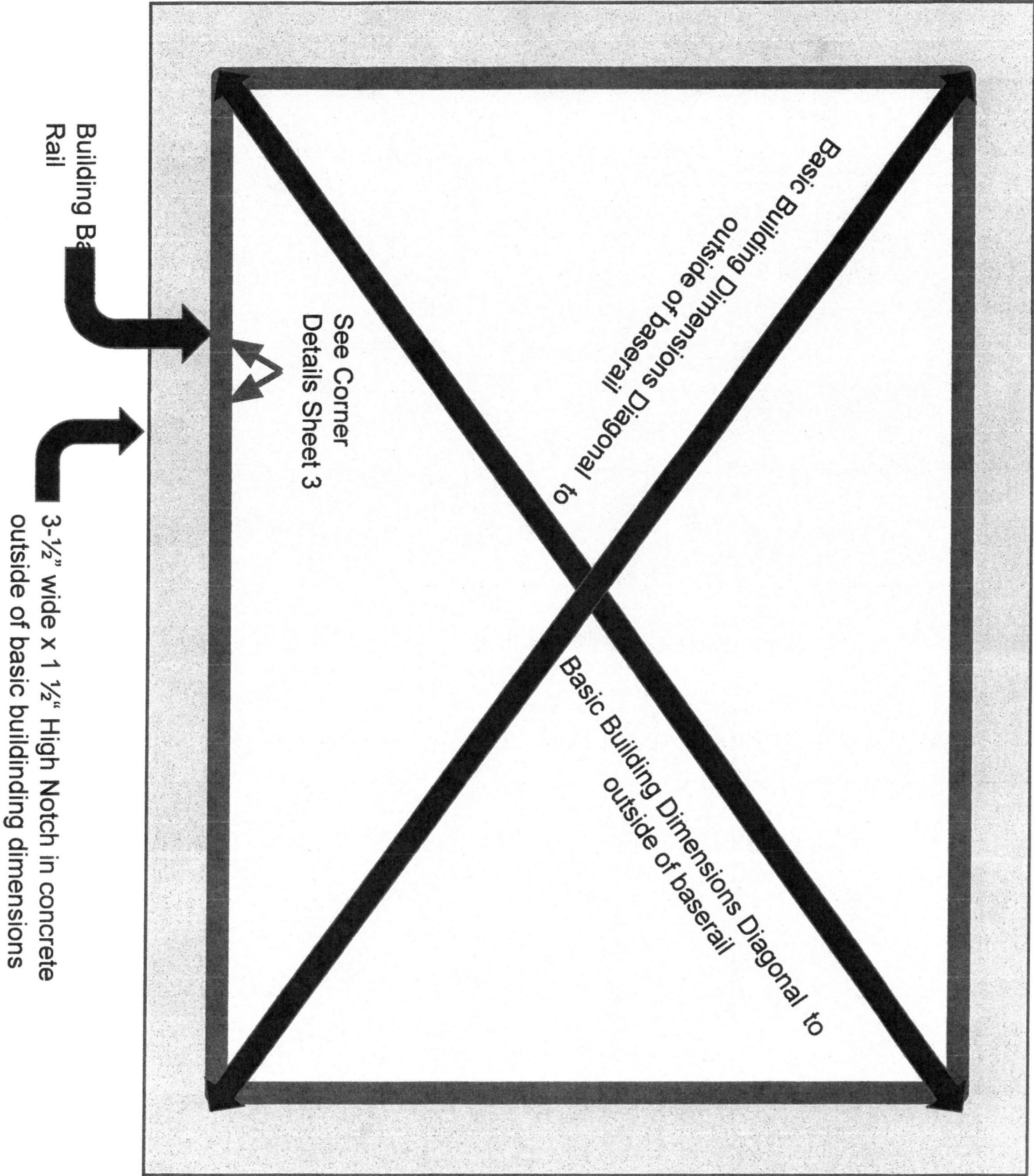
Important Notes

All basic building dimensions are to the outside of the frame and do not included the 3 1/2 x 1 1/2 notch in concrete footing

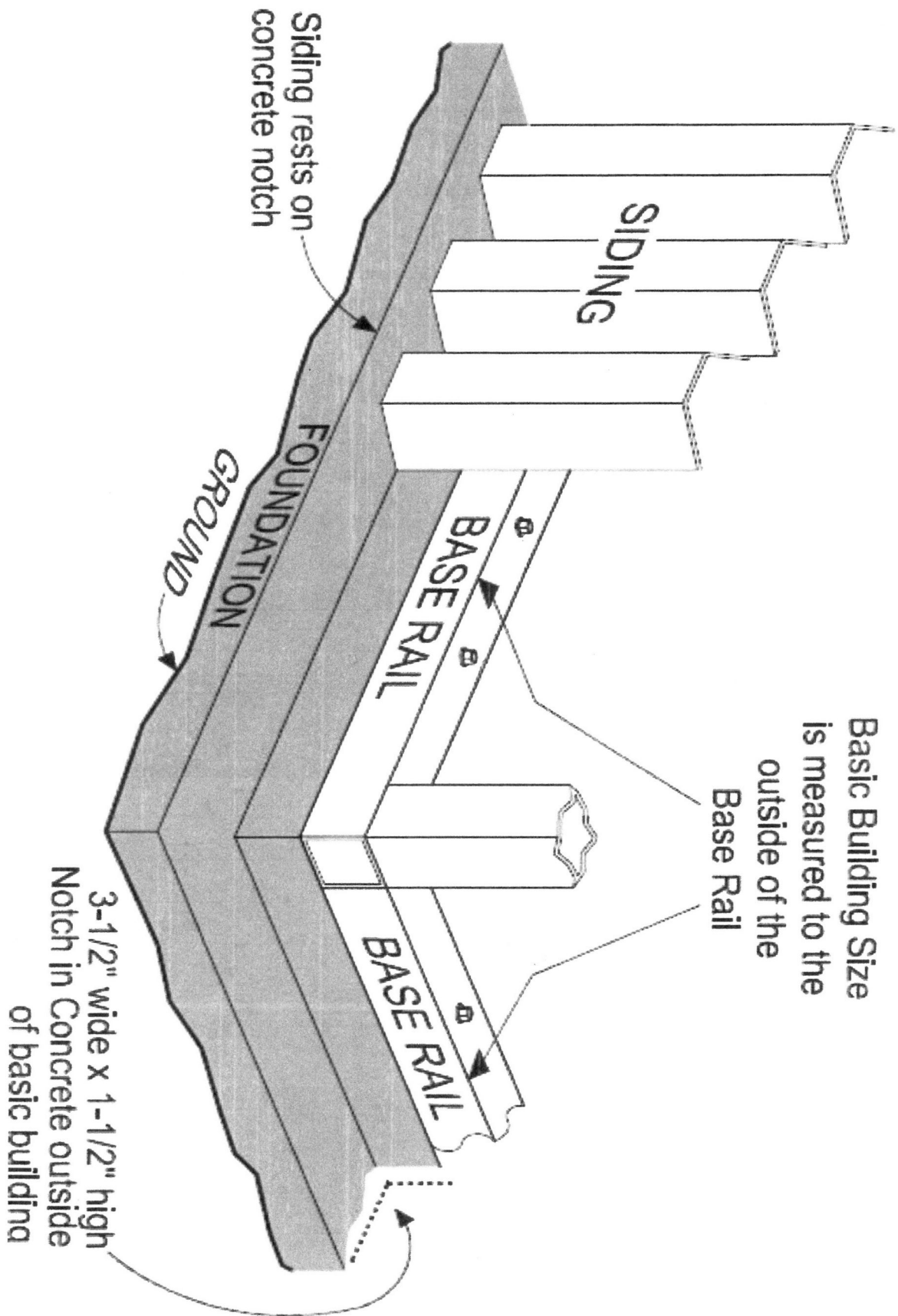


****This is a resource to make land preparation easier. It is not an engineered site plan. Site specific drawings are available for purchase through most manufacturers nationwide. Customer is solely responsible for land preparation and all foundation requirements, following local codes, manufacturing requirements and engineering requirements. Customer is responsible for verifying that the information above matches their custom building project.**

← Outside Edge of foundation/footing



****This is a resource to make land preparation easier. It is not an engineered site plan. Site specific drawings are available for purchase through most manufacturers nationwide. Customer is solely responsible for land preparation and all foundation requirements, following local codes, manufacturing requirements and engineering requirements. Customer is responsible for verifying that the information above matches their custom building project.**



****This is a resource to make land preparation easier. It is not an engineered site plan. Site specific drawings are available for purchase through most manufacturers nationwide. Customer is solely responsible for land preparation and all foundation requirements, following local codes, manufacturing requirements and engineering requirements. Customer is responsible for verifying that the information above matches their custom building project.**

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL
6036 Renaissance Place, Toledo, OH 43623
Tel: 419-292-1983 • Fax: 419-292-0935
www.aandengineering.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF OHIO

PROJECT NO.: 033-21-0077

SHEET TITLE:
**SIDE WALL FRAMING
& OPENINGS**

SHEET NO.: 7-A / 11

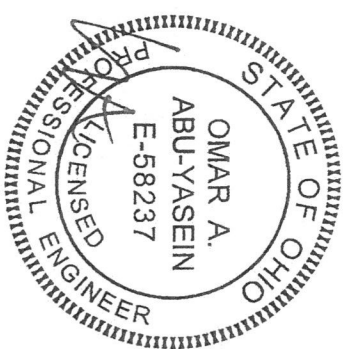
DRAWN BY: A.W. DATE: 1/24/22

CHECKED BY: OAA DATE: 1/24/22

LEGAL INFORMATION

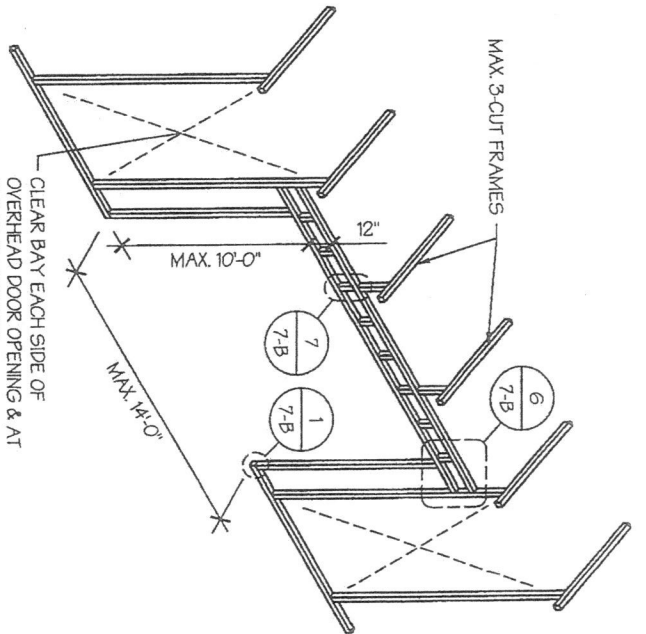
- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY PROHIBITED. ANYONE WHOSE NAME IS LISTED HEREON SHALL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. - DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



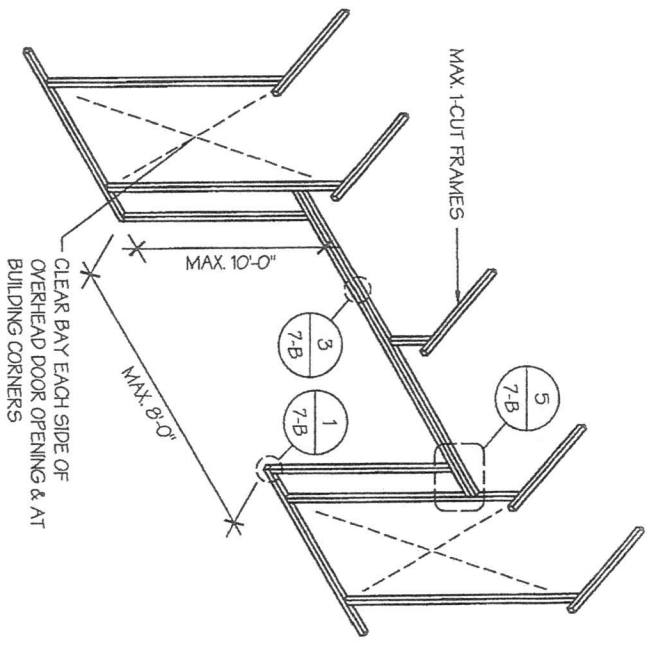
STAMP EXPIRY: 12-31-2023

DATE SIGNED: 01-20-2022



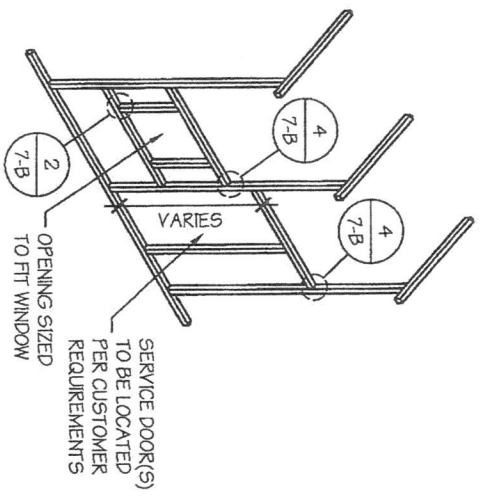
CLEAR BAY EACH SIDE OF OVERHEAD DOOR OPENING & AT BUILDING CORNERS

SIDE WALL OVERHEAD DOOR OPENINGS WITH TRUSS STYLE HEADER
SCALE: NTS



CLEAR BAY EACH SIDE OF OVERHEAD DOOR OPENING & AT BUILDING CORNERS

SIDE WALL OVERHEAD DOOR OPENINGS
SCALE: NTS



SERVICE DOOR(S) TO BE LOCATED PER CUSTOMER REQUIREMENTS

SIDE WALL SERVICE DOOR / WINDOW OPENINGS
SCALE: NTS

SIDE WALL FRAMING NOTES:

1. TRUSS-STYLE HEADERS ARE REQUIRED FOR WHERE THE GROUND SNOW LOAD IS 40 PSF OR GREATER.
2. DESIGN AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
3. MAX. HEIGHT OF SIDE WALL OVERHEAD DOOR OPENINGS IS 2 FT LESS THAN THE EAVE HEIGHT.
4. OVERHEAD DOOR OPENINGS CANNOT CUT THROUGH MORE THAN 2 FULL FRAMES.
5. MIN. 1 CLEAR BAY MUST BE MAINTAINED BETWEEN ANY 2 OVERHEAD DOOR OPENINGS. A CLEAR BAY IS A SPACE BETWEEN TWO FRAMES THAT HAS NO OVERHEAD DOOR OPENINGS.
6. MIN. 1 CLEAR BAY MUST ALSO BE MAINTAINED FROM THE BUILDING CORNERS.
7. SERVICE DOORS AND WINDOWS CAN BE PLACED IN CLEAR BAYS OR ANY WHERE ELSE AS NEEDED.

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865



A&A ENGINEERING
CIVIL STRUCTURAL
6036 Renaissance Place, Toledo, OH 43623
Tel. 419.292.1983 • Fax. 419.299.0055
www.a-a-engineers.com

ENGINEERED BY:

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF OHIO
PROJECT NO.: 033-21-0077
SHEET TITLE: END WALL FRAMING

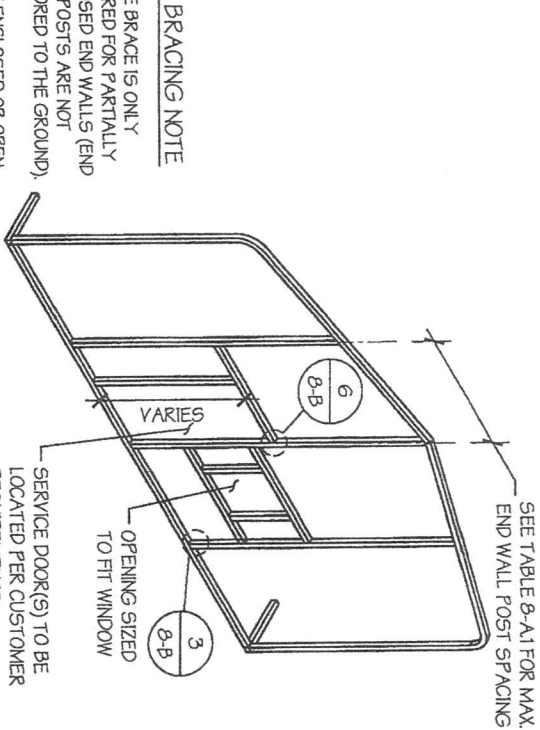
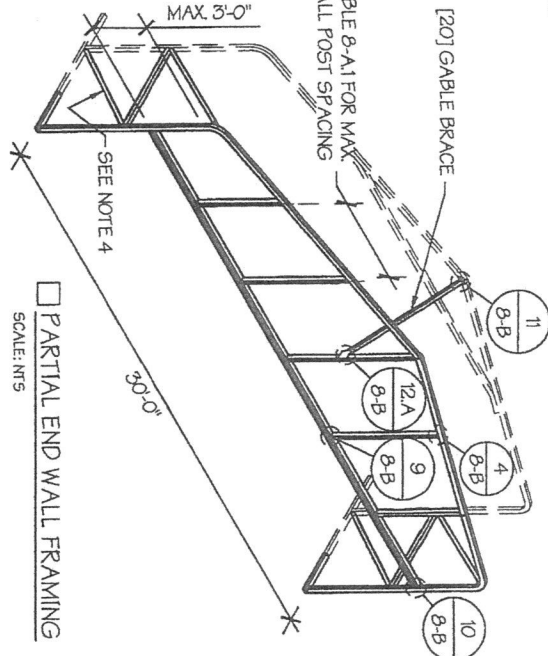
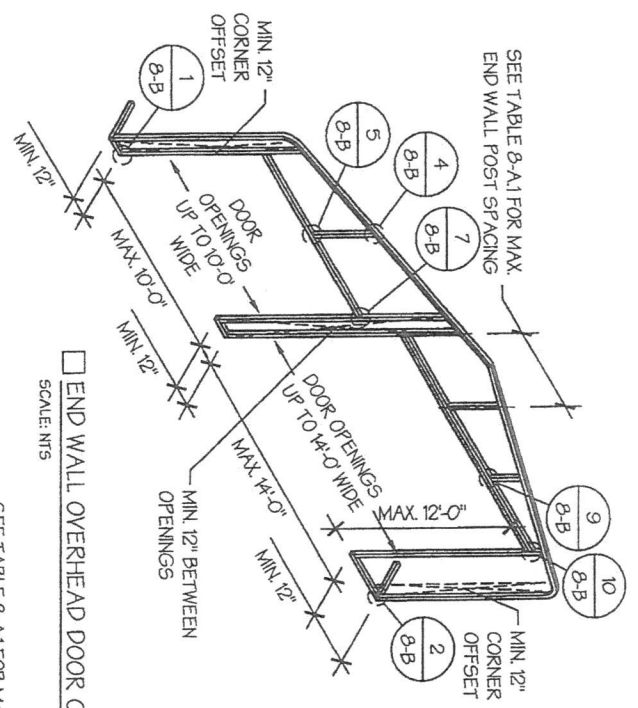
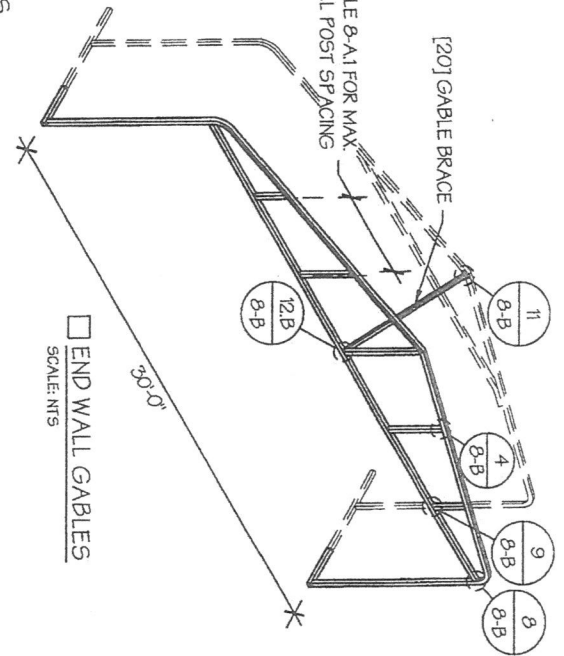
LEGAL INFORMATION

SHEET NO.: 8-A / 11
DRAWN BY: A.W. DATE: 1/24/22
CHECKED BY: OAA DATE: 1/24/22

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY PROHIBITED. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.
SEAL:



STAMP EXPIRES: 12-31-2023
DATE SIGNED: 01-20-2022



END WALL SERVICE DOOR AND WINDOW OPENINGS
SCALE: NTS

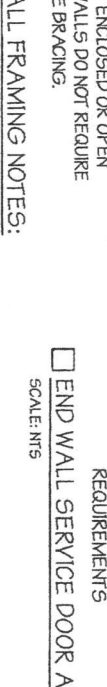


TABLE 8-A-1: END WALL POST SPACING SCHEDULE

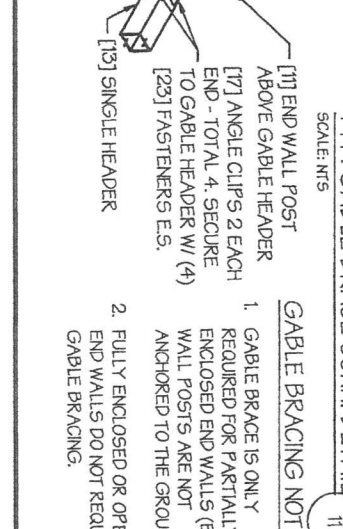
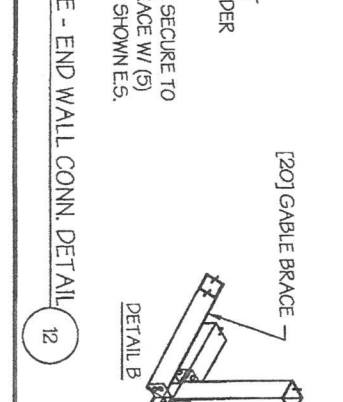
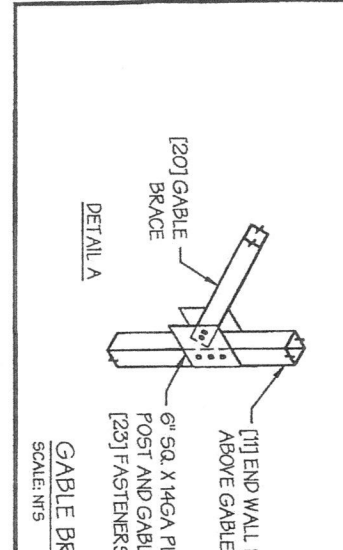
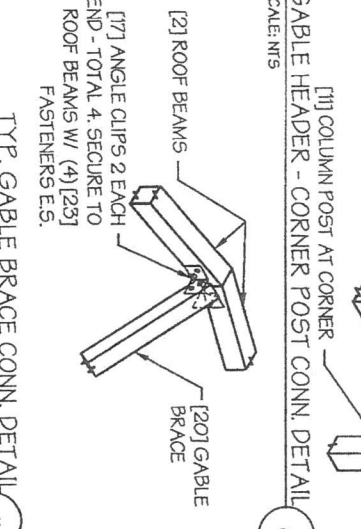
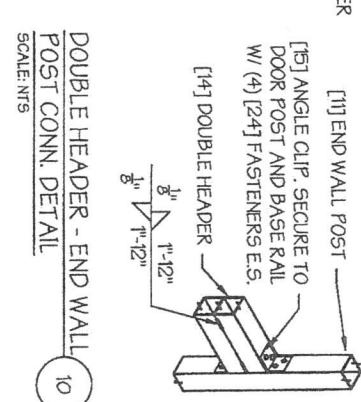
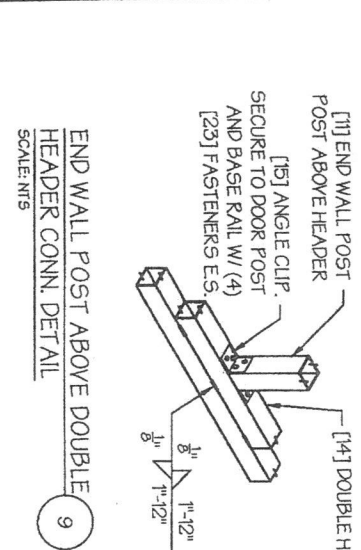
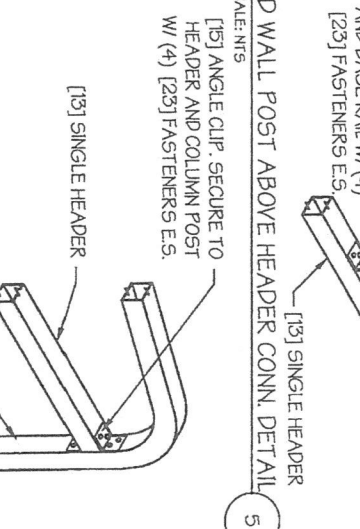
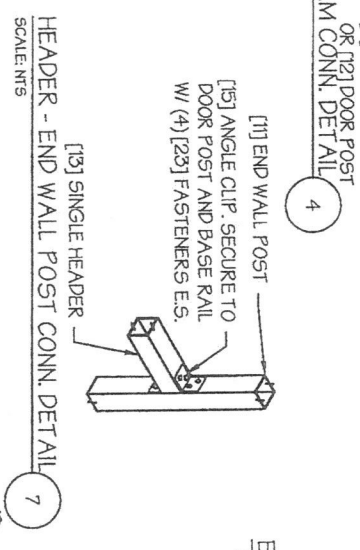
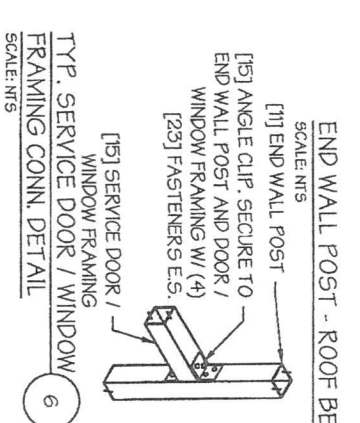
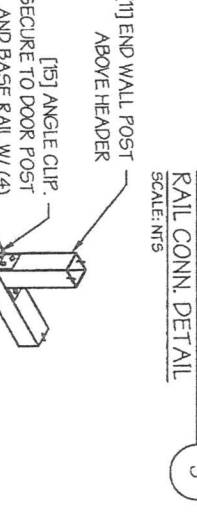
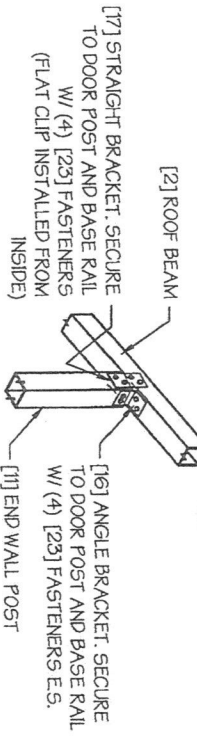
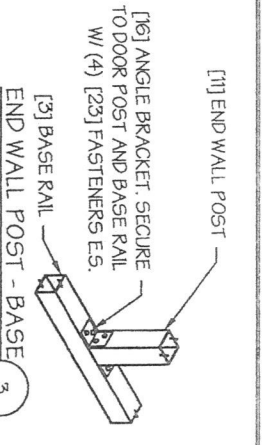
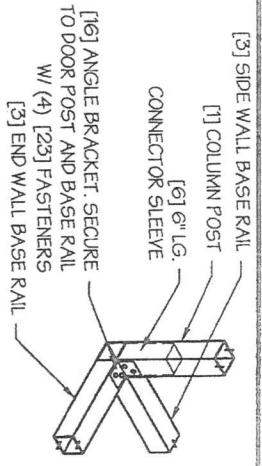
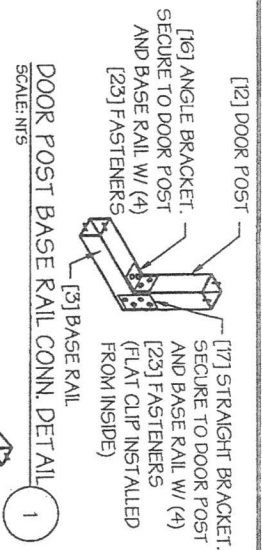
WIND SPEED (MPH)	UP TO 7'	8' TO 9'	10' TO 12'
105	5'	5'	5'
115	5'	5'	4.5'
130	4.5'	4.5'	4'
140	4.5'	4.5'	3'
155	4'	4'	2.5'
165 - 180	3.5'	3'	2'

GABLE BRACING NOTE

- GABLE BRACE IS ONLY REQUIRED FOR PARTIALLY ENCLOSED END WALLS (END WALL POSTS ARE NOT ANCHORED TO THE GROUND).
- FULLY ENCLOSED OR OPEN END WALLS DO NOT REQUIRE GABLE BRACING.

END WALL FRAMING NOTES:

- DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
- MIN. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS.
- SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED.
- DIAGONAL BRACES NEED TO BE ADDED FOR PARTIAL END WALL ENCLOSURES. SEE SHEET 9 FOR DIAGONAL BRACE CONNECTION DETAILS.



MANUFACTURED BY:

AMERICAN STEEL

457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:

A&A ENGINEERING
CIVIL - STRUCTURAL
6036 Renaissance Place, Toledo, OH 43623
Tel. 419-292-1983 • Fax: 419-292-0955
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF OHIO

PROJECT NO.: 033-21-0077

SHEET TITLE: END WALL FRAMING DETAILS

SHEET NO.: 8-B / 11

DRAWN BY: A.W. DATE: 1/24/22

CHECKED BY: OAA DATE: 1/24/22

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. - DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:

OMAR A. ABU-YASEIN
E-58237
PROFESSIONAL ENGINEER

STATE OF OHIO

OMAR A. ABU-YASEIN
E-58237
PROFESSIONAL ENGINEER

STAMP EXPIRY: 12-31-2023
DATE SIGNED: 01-20-2022

- GABLE BRACING NOTE
- GABLE BRACE IS ONLY REQUIRED FOR PARTIALLY ENCLOSED END WALLS (END WALL POSTS ARE NOT ANCHORED TO THE GROUND).
 - FULLY ENCLOSED OR OPEN END WALLS DO NOT REQUIRE GABLE BRACING.

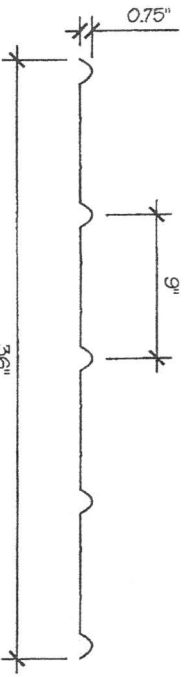
TABLE 2.1: MEMBER PROPERTIES

NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE W/ 2.25" X 2.25" X 12GA TUBE INSERT	11
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" X 14GA TUBE	1
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE	10
8	PURLIN	4.25" X 1.5" X 18GA / 14GA HMT CHANNEL	5
9	GIRT	4.25" X 1.5" X 18GA / 14GA HMT CHANNEL	5
10	SHEATHING	29 GA CORRUGATED SHEET	8
11	END WALL POST	2.5" X 2.5" X 14GA TUBE	1
12	DOOR POST	2.5" X 2.5" X 14GA TUBE	1
13	SINGLE HEADER	2.5" X 2.5" X 14GA TUBE	1
14	DOUBLE HEADER	DBL. 2.5" X 2.5" X 14GA TUBE	1
15	SERVICE DOOR / WINDOW FRAMING	2.5" X 2.5" X 14GA TUBE	1
16	ANGLE BRACKET	2" X 2" X 2" LG. 14GA ANGLE	7
17	STRAIGHT BRACKET	2" X 2" X 4" LG. 14GA PLATE	6
18	PB SUPPORT	2.5" X 2.5" X 14GA TUBE	1
19	DIAGONAL BRACE	2" X 2" X 14 GA TUBE	3
20	GABLE BRACE	2" X 2" X 14 GA TUBE	3
21	DB BRACKET	2.25" X 2.25" X 6" X 14GA ANGLE	9
22	TRUSS SPACER	2.5" X 2.5" X 14GA TUBE	1
23	ALL FASTENERS	#12 X 1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER	1

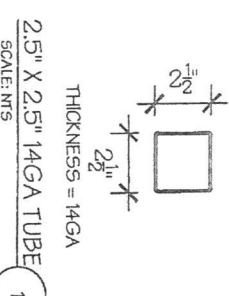
TABLE 2.2: SHEATHING FASTENER SCHEDULE

LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" C/C	MIN 1	4 1/2" C/C	9" C/C

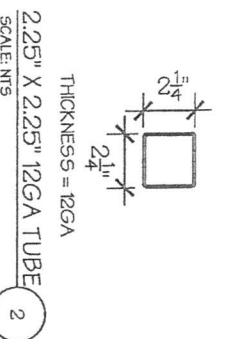
FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER
 *SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.



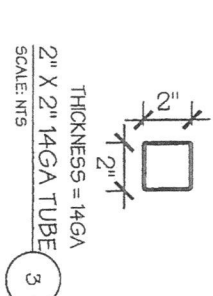
29 GA CORRUGATED SHEATHING
 SCALE: NTS
 8



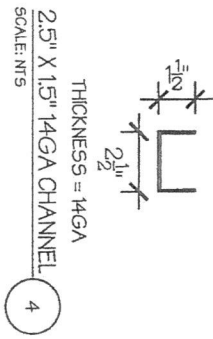
2.5" X 2.5" 14GA TUBE
 SCALE: NTS
 1



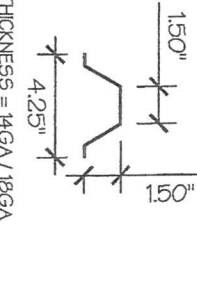
2.25" X 2.25" 12GA TUBE
 SCALE: NTS
 2



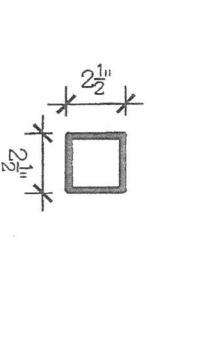
2" X 2" 14GA TUBE
 SCALE: NTS
 3



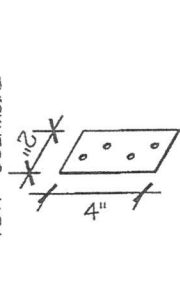
2.5" X 2.5" 14GA TUBE
 SCALE: NTS
 4



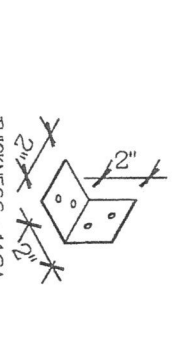
4.25" X 1.5" X 18GA / 14GA HAT CHANNEL
 SCALE: NTS
 5



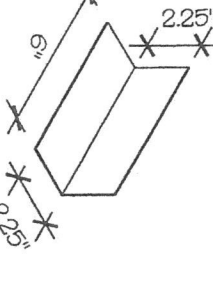
2.5" X 2.5" X 14GA TUBE W/ 2.25" X 2.25" X 12GA TUBE INSERT
 SCALE: NTS
 11



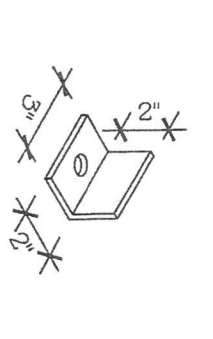
STRAIGHT BRACKET
 SCALE: NTS
 6



ANGLE BRACKET
 SCALE: NTS
 7

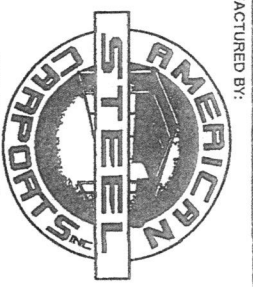


DB BRACKET
 SCALE: NTS
 9



BASE ANGLE
 SCALE: NTS
 10

MANUFACTURED BY:



457 N. Broadway,
 Joshua, TX 76058
 1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
 CIVIL / STRUCTURAL
 6036 Renaissance Place, Toledo, OH 43623
 Tel. 419-992-1988 • Fax. 419-992-0955
 www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
 LOCATION: STATE OF OHIO
 PROJECT NO.: 035-21-0077
 SHEET TITLE: SCHEDULES & MEMBER SECTIONS

SHEET NO.: 2 / 11

DRAWN BY: A.W. DATE: 1/24/22

CHECKED BY: OAA DATE: 1/24/22

LEGAL INFORMATION

ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
 - DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



STAMP EXPIRY: 12-31-2023
 DATE SIGNED: 01-20-2022

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL
6036 Renaissance Pkwy, Toledo, OH 43623
Tel. 419-292-1989 • Fax. 419-292-0655
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF OHIO

PROJECT NO.: 035-21-0077

SHEET TITLE:

FRAME SECTIONS &
DETAILS

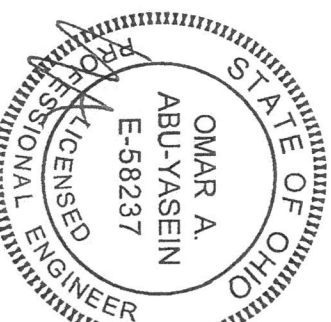
SHEET NO.: 3 / 11

DRAWN BY: A.W. DATE: 1/24/22

CHECKED BY: OAA DATE: 1/24/22

LEGAL INFORMATION

-ANY REPLICATION OF THIS DRAWING IN WHOLE OR PART WITHOUT PERMISSION FROM THE ENGINEER IS PROHIBITED UNDER THE FULL EXTENT OF THE LAW.
-DRAWINGS VALID UP TO DATE OF EXPIRATION.



STAMP EXPIRES: 12-31-2023
DATE SIGNED: 01-20-2022

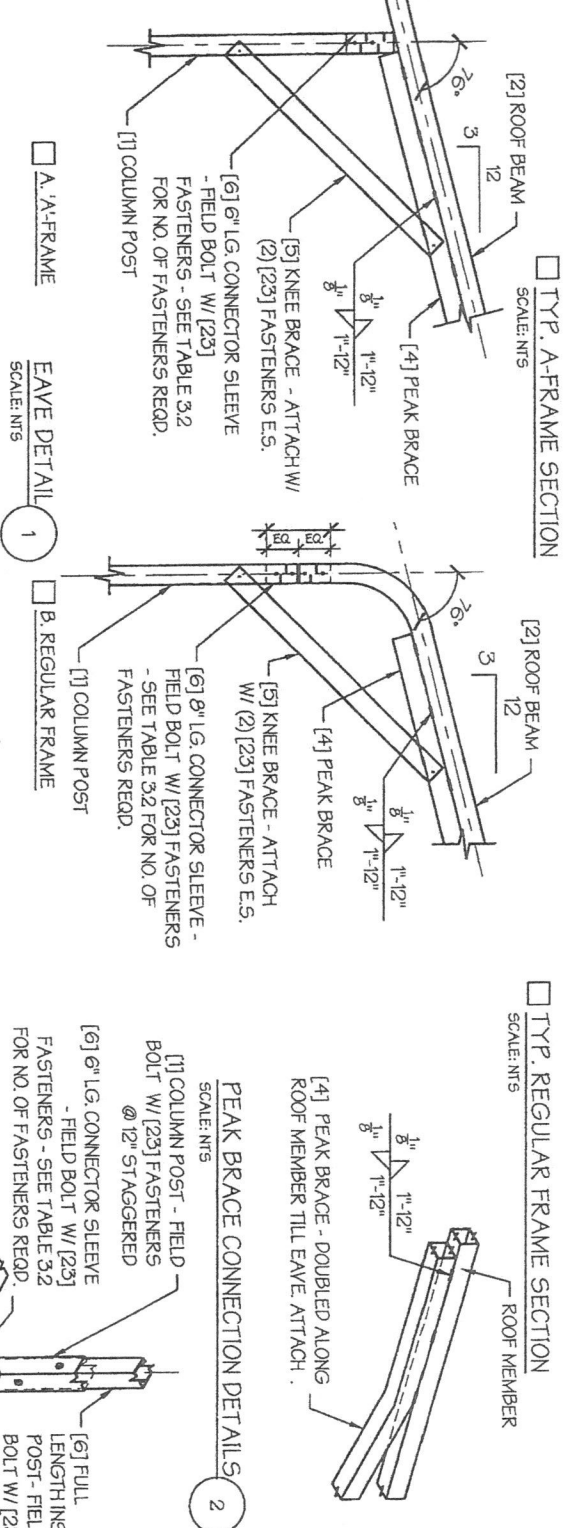
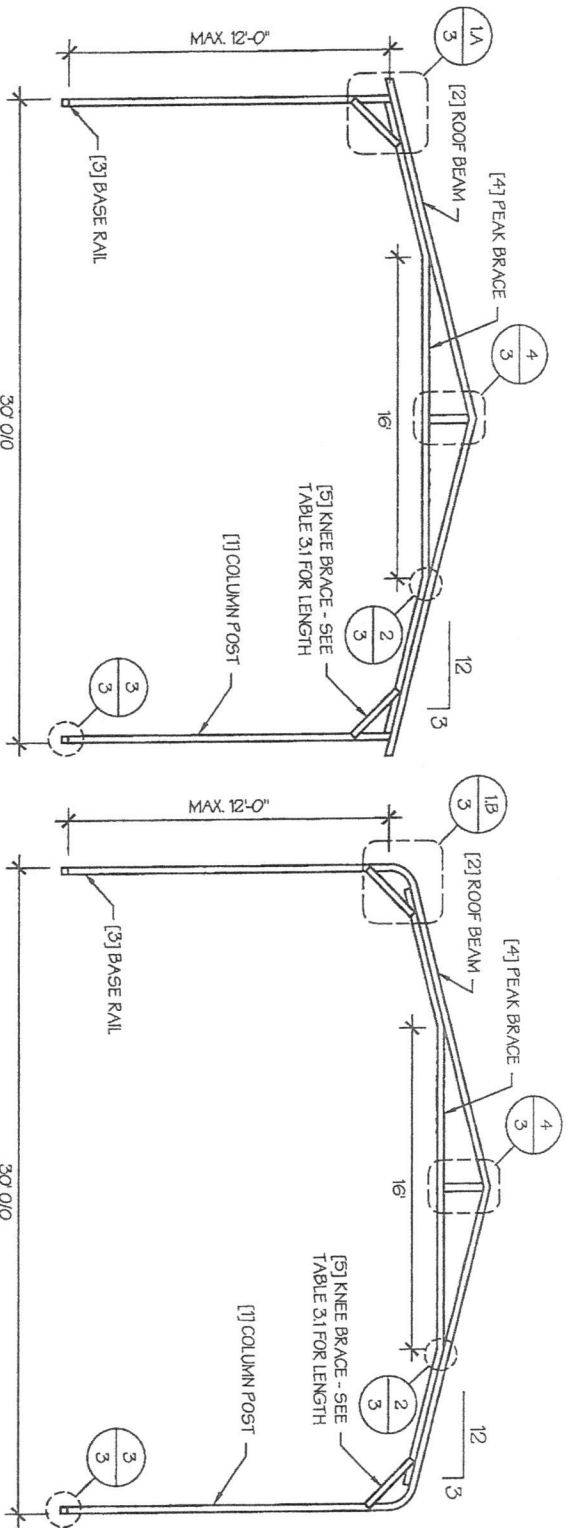
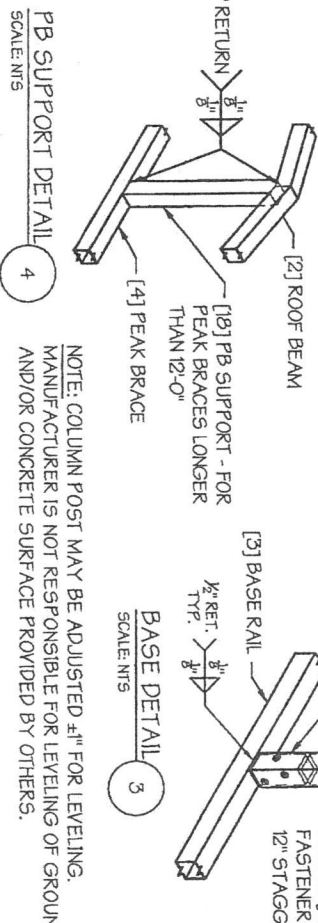


TABLE 3.1: KNEE BRACE SCHEDULE

EAVE HEIGHT	KNEE BRACE LENGTH
□ UP TO 8'	24"
□ 9 TO 12'	36"

TABLE 3.2 FASTENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
□ 105 TO 125	4
□ 130 TO 155	6
□ 160 TO 180	8



NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING.
MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND
AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

TABLE 4: FRAME SPACING CHART / SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	ENCLOSED BUILDINGS										OPEN BUILDINGS										
	WIND SPEED (MPH)					WIND SPEED (MPH)					WIND SPEED (MPH)					WIND SPEED (MPH)					
	105	115	130	140	155	165	180	105	115	130	140	155	165	180	105	115	130	140	155	165	180
30 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/48	42	36/42	36	30	54	48/54	42/48	42/48	36/42	36	30
40 / 27	48/60	48/60	42/60	42/54	48	42/48	36/42	48	48	42/48	42/48	36/42	36	30	48/54	42/48	42/48	36/42	36/42	36	30
50 / 34	40/48	40/48	40/48	40/48	40/48	40/48	36/42	40/42	40/42	40/42	40/42	36	36	30	40/42	40/42	40/42	36/42	36	30	30
60 / 41	36/42	36/42	36	36	36	36	36	36	36	36	36	30	30	30	36	36	36	36	36	30	24
70 / 47	32/36	32/36	32/36	32/36	30	30	30	30	30	30	30	24	24	24	30	30	30	24	24	24	24
80 / 54	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
90 / 61	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
30 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/48	42/48	36/42	36	30	48/54	42/48	42/48	36/42	36/42	36	30
40 / 27	48/60	48/60	42/60	42/54	48	42/48	36/42	48	48	42/48	42/48	36/42	36	30	48/54	42/48	42/48	36/42	36/42	36	30
50 / 34	40/54	40/54	40/54	40/48	40/48	40/48	36/42	40/42	40/42	40/42	40/42	36	36	30	40/42	40/42	40/42	36/42	36	30	30
60 / 41	36/48	36/48	36/42	36/42	36/42	36/42	36/42	36	36	36	36	36	36	30	36	36	36	36	36	30	24
70 / 47	32/36	32/36	32/36	32/36	30	30	30	30	30	30	30	24	24	24	30	30	30	24	24	24	24
80 / 54	30	30	30	30	30	30	30	24	24	24	24	24	24	24	24	24	24	24	24	24	24
90 / 61	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
30 / 36	30/36	30/36	30/36	30	30	30	30	24	24	24	24	24	24	24	24	24	24	24	24	24	24

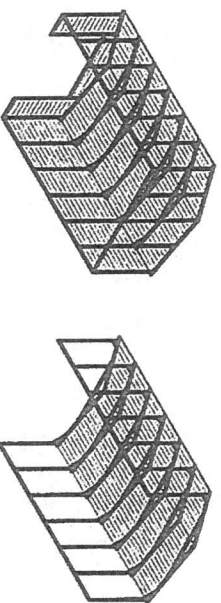
- NOTES:
- FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
 - WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
 - SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
 - FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

ENCLOSURE CLASSIFICATION:

- ENCLOSED BUILDING = ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
- OPEN BUILDING = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
- 3FT PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 3FT ENCLOSED = USE OPEN BUILDING SPACING CHART.
- PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ENCLOSED MORE THAN 3FT = START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
- SIDED ENCLOSED = ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END-WALL = START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS & ROOF.
- FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.

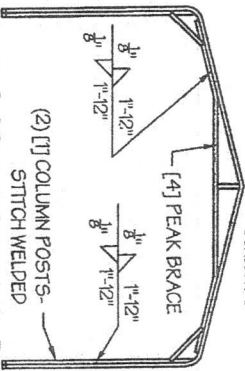
GENERAL NOTES:

- THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
- BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET 5).



TYP. ENCLOSED BUILDING
SCALE: NTS

TYP. OPEN BUILDING
SCALE: NTS



TYP. OPEN END WALL ON 3
SIDE ENCLOSED BUILDING
SCALE: NTS

MANUFACTURED BY:

457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
6036 Renaissance Plaza, Toledo, OH 43628
Tel. 419-292-1088 • Fax 419-292-0955
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF OHIO

PROJECT NO.: 035-21-0077

SHEET TITLE: SPACING SCHEDULES & ENCLOSURE NOTES

SHEET NO.: 4 / 11

DRAWN BY: A.W. DATE: 1/24/22

CHECKED BY: OAA DATE: 1/24/22

LEGAL INFORMATION

ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:

OMAR A. ABU-YASEIN
E-58237

STATE OF OHIO
PROFESSIONAL ENGINEER

STAMP EXPIRY: 12-31-2023
DATE SIGNED: 01-20-2022

TABLE 5.1: PURLIN SPACING SCHEDULE

GROUND / SNOW / ROOF LIVE LOAD (PSF)	14GA HAT CHANNEL PURLIN											
	WIND SPEED (MPH)		130		140		155		165		180	
<input type="checkbox"/> 30/20 <input type="checkbox"/> 40/27 <input type="checkbox"/> 50/34 <input type="checkbox"/> 60/41 <input type="checkbox"/> 70/47 <input type="checkbox"/> 80/54 <input type="checkbox"/> 90/61	105		115		130		140		155		165	
	48		42		36		30		24		24	
	42		42		36		30		24		24	
	40		40		36		30		24		24	
	36		36		36		30		24		24	
<input type="checkbox"/> 30/20 <input type="checkbox"/> 40/27 <input type="checkbox"/> 50/34 <input type="checkbox"/> 60/41 <input type="checkbox"/> 70/47 <input type="checkbox"/> 80/54 <input type="checkbox"/> 90/61	105		115		130		140		155		165	
	48		42		36		30		24		24	
	42		42		36		30		24		24	
	40		40		36		30		24		24	
	36		36		36		30		24		24	
<input type="checkbox"/> 30/20 <input type="checkbox"/> 40/27 <input type="checkbox"/> 50/34 <input type="checkbox"/> 60/41 <input type="checkbox"/> 70/47 <input type="checkbox"/> 80/54 <input type="checkbox"/> 90/61	105		115		130		140		155		165	
	48		42		36		30		24		24	
	42		42		36		30		24		24	
	40		40		36		30		24		24	
	36		36		36		30		24		24	
<input type="checkbox"/> 30/20 <input type="checkbox"/> 40/27 <input type="checkbox"/> 50/34 <input type="checkbox"/> 60/41 <input type="checkbox"/> 70/47 <input type="checkbox"/> 80/54 <input type="checkbox"/> 90/61	105		115		130		140		155		165	
	48		42		36		30		24		24	
	42		42		36		30		24		24	
	40		40		36		30		24		24	
	36		36		36		30		24		24	
<input type="checkbox"/> 30/20 <input type="checkbox"/> 40/27 <input type="checkbox"/> 50/34 <input type="checkbox"/> 60/41 <input type="checkbox"/> 70/47 <input type="checkbox"/> 80/54 <input type="checkbox"/> 90/61	105		115		130		140		155		165	
	48		42		36		30		24		24	
	42		42		36		30		24		24	
	40		40		36		30		24		24	
	36		36		36		30		24		24	
<input type="checkbox"/> 30/20 <input type="checkbox"/> 40/27 <input type="checkbox"/> 50/34 <input type="checkbox"/> 60/41 <input type="checkbox"/> 70/47 <input type="checkbox"/> 80/54 <input type="checkbox"/> 90/61	105		115		130		140		155		165	
	48		42		36		30		24		24	
	42		42		36		30		24		24	
	40		40		36		30		24		24	
	36		36		36		30		24		24	

- NOTES:
- PURLIN SPACING UNITS ARE IN INCHES.
 - FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

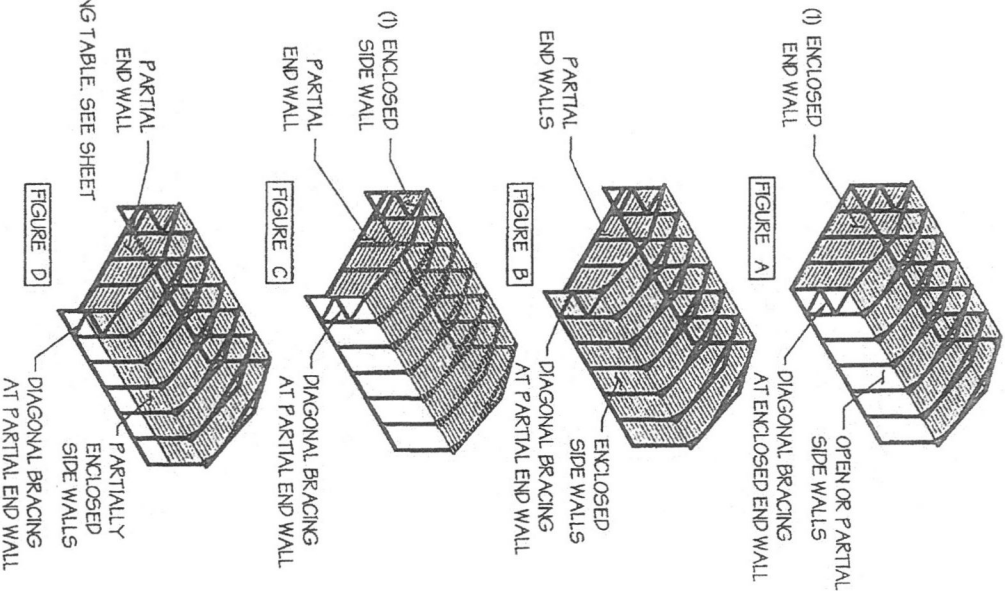
IRREGULAR BUILDING NOTES:

- FIGURES A, B, C & D ON THE RIGHT INDICATE EXAMPLES OF IRREGULAR BUILDINGS.
- FOR IRREGULAR BUILDINGS, FRAME SPACING MUST BE REDUCED BY 6" FROM OPEN BUILDING SPACING TABLE. SEE SHEET 4 FOR OPEN BUILDING TABLE.
- SITE SPECIFICS MAY ALLOW FOR ALTERNATIVE SPACING.

TABLE 5.2: GIRT SPACING SCHEDULE

FRAME SPACING	14GA											
	WIND SPEED (MPH)		130		140		155		165		180	
<input type="checkbox"/> 5'-0" <input type="checkbox"/> 4'-6" <input type="checkbox"/> 4'-0" <input type="checkbox"/> 3'-6" <input type="checkbox"/> 2'-0" TO 3'-0"	105		115		130		140		155		165	
	48		48		42		36		30		24	
60		60		54		54		48		42		
60		60		54		54		48		42		
60		60		54		54		48		42		

- NOTES:
- GIRT SPACING UNITS ARE IN INCHES.
 - THIS SCHEDULE IS TO BE USED FOR BOTH 14GA
 - FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.



MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865



A&A ENGINEERING
CIVIL • STRUCTURAL
6036 Rembrandt Place, Toledo OH 43623
Tel. 419-592-1983 • Fax. 419-592-0935
www.aandengineering.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF OHIO
PROJECT NO.: 033-21-0077
SHEET TITLE:
PURLIN & GIRT
SPACING SCHEDULES

SHEET NO.: 5 / 11

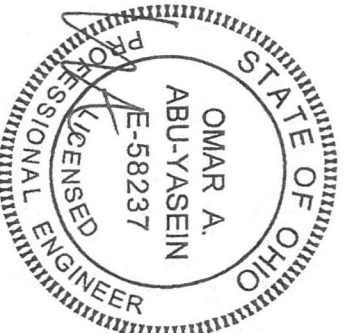
DRAWN BY: A.W. DATE: 1/24/22

CHECKED BY: OAA DATE: 1/24/22

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN, ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



STAMP EXPIRY: 12-31-2023
DATE SIGNED: 01-20-2022

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL
6096 Renaissance Place, Toledo, OH 44029
Tel. 419-292-1988 • Fax. 419-292-0935
www.a-a-engineers.com

DRAWING INFORMATION

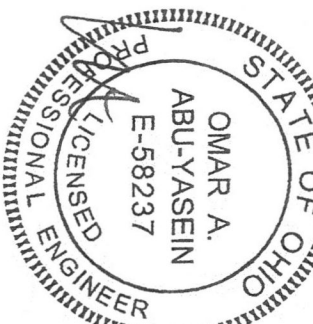
PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF OHIO
PROJECT NO.: 033-21-0077
SHEET TITLE:
SHEATHING OPTIONS
& DETAILS

SHEET NO.: 6 / 11
DRAWN BY: A.W. DATE: 1/24/22
CHECKED BY: OAA DATE: 1/24/22

LEGAL INFORMATION

* ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY PROHIBITED. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

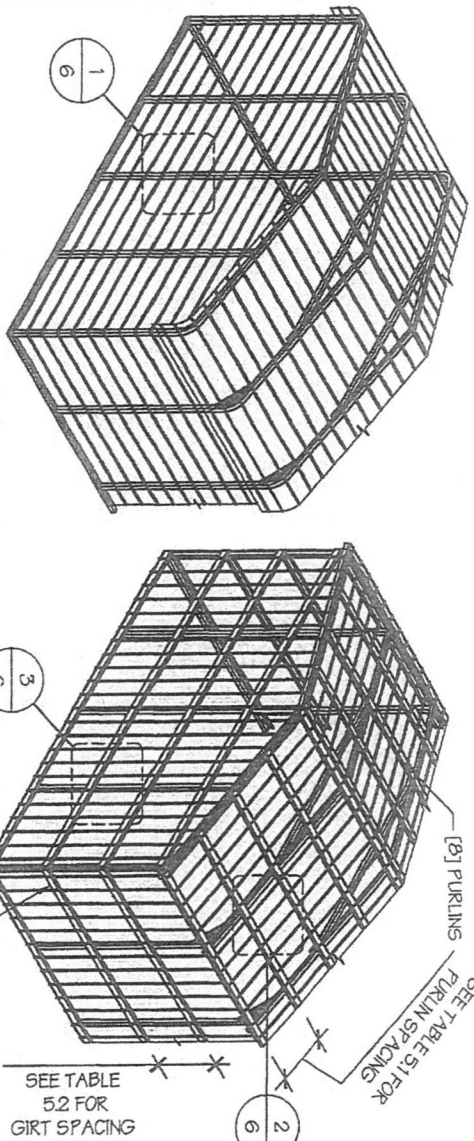
SEAL:



STAMP EXPIRY: 12-31-2023
DATE SIGNED: 01-20-2022

GENERAL SHEATHING NOTES:

1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
3. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.
4. VERTICAL SHEATHING RECOMMENDED FOR BUILDINGS 30' OR LONGER



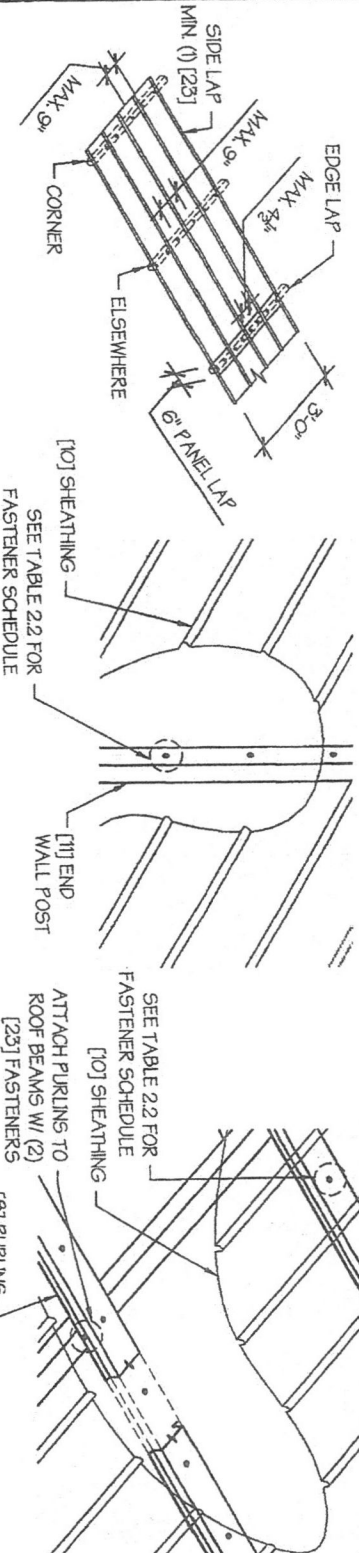
□ TYP. HORIZONTAL SHEATHING
SCALE: NTS

□ TYP. VERTICAL SHEATHING
SCALE: NTS

TYP. SHEATHING FASTENER SCHEDULE
SCALE: NTS

TYP. HORIZONTAL SHEATHING DETAIL 1
SCALE: NTS

ROOF VERTICAL SHEATHING DETAIL 2
SCALE: NTS

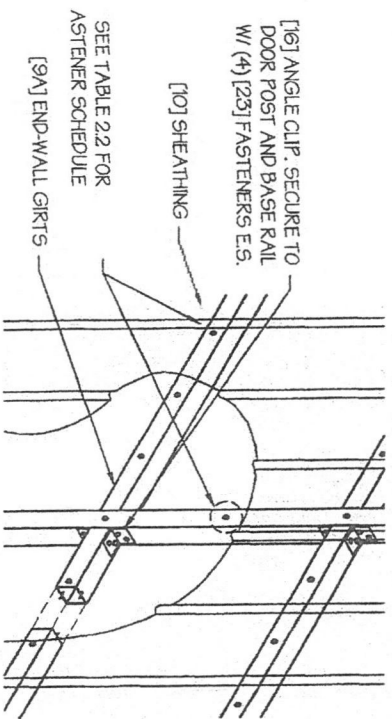


TYP. HORIZONTAL SHEATHING DETAIL 1
SCALE: NTS

ROOF VERTICAL SHEATHING DETAIL 2
SCALE: NTS

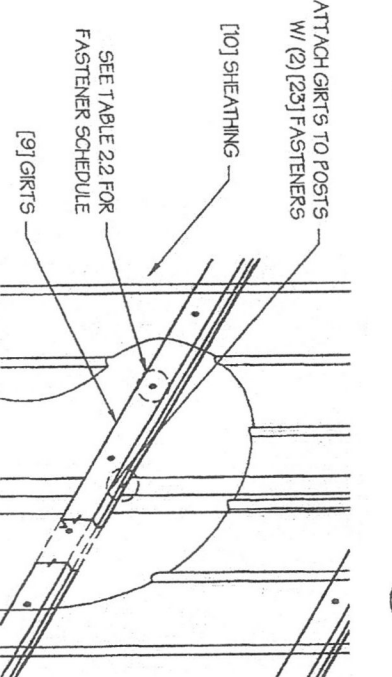
* ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY PROHIBITED. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



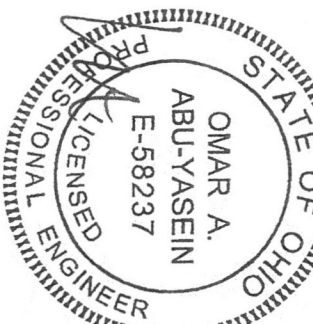
□ WALL VERTICAL SHEATHING - TUBE DETAIL 3
SCALE: NTS

□ WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL 3
SCALE: NTS



* ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY PROHIBITED. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



STAMP EXPIRY: 12-31-2023
DATE SIGNED: 01-20-2022

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865



A&A ENGINEERING
CIVIL • STRUCTURAL
6066 Rembrandt Place, Toledo, OH 43628
Tel. 419-292-1985 • Fax. 419-292-0935
www.aas-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF OHIO
PROJECT NO.: 033-21-0077
SHEET TITLE:
SIDE WALL FRAMING
DETAILS

SHEET NO.: 7-B / 11

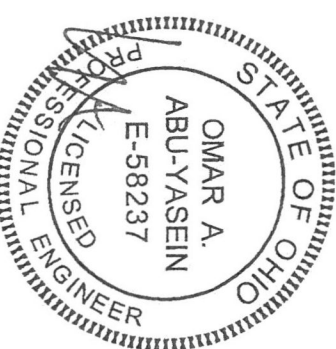
DRAWN BY: A.W. DATE: 1/24/22

CHECKED BY: OAA DATE: 1/24/22

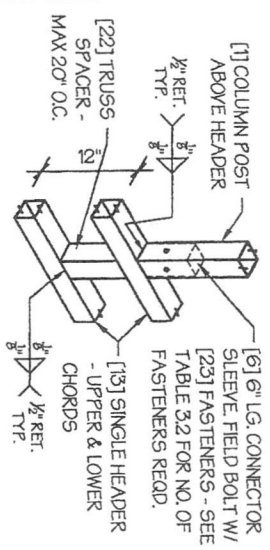
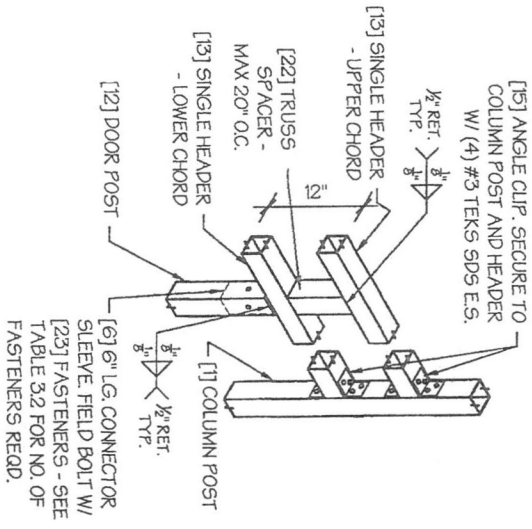
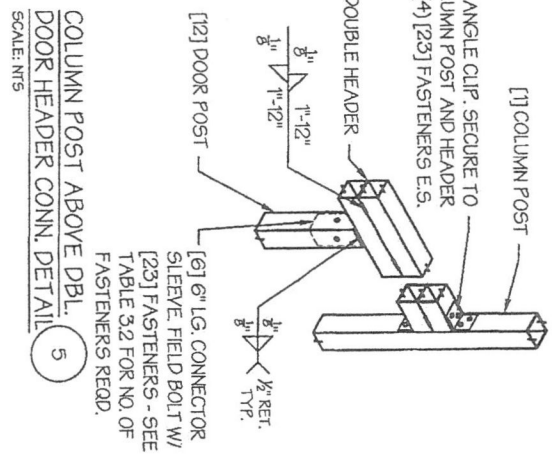
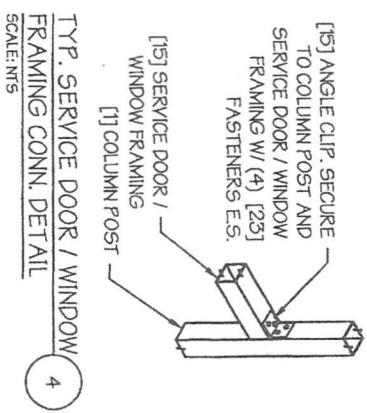
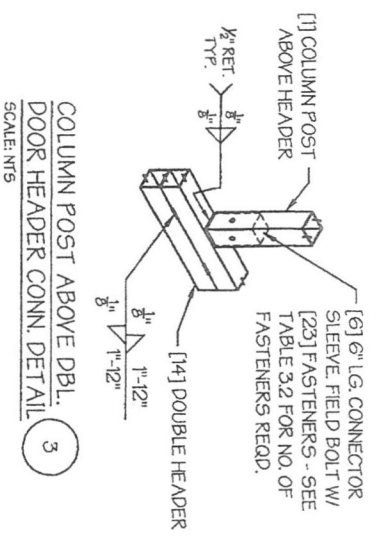
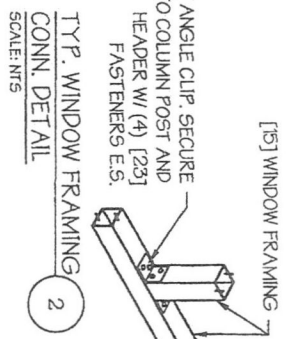
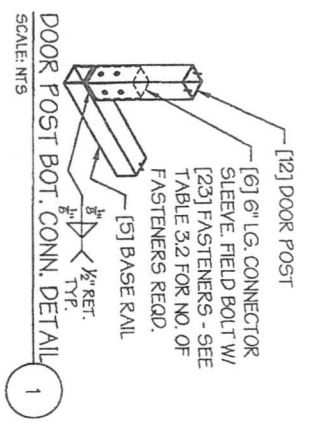
LEGAL INFORMATION

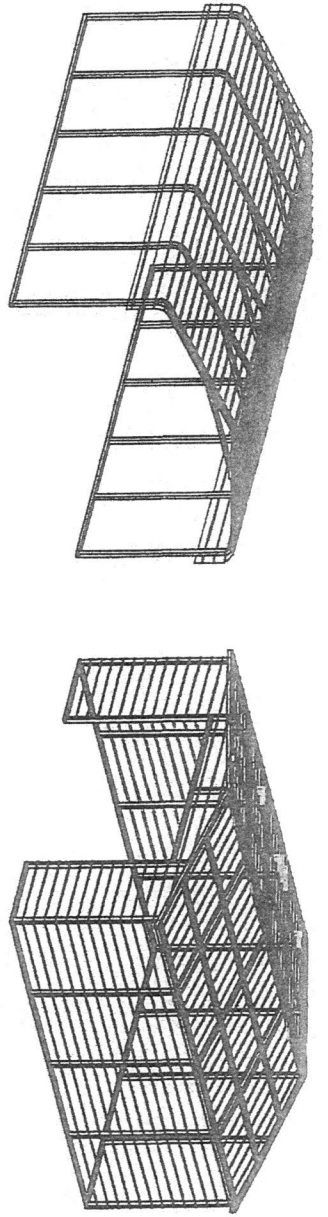
- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN, ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



STAMP EXPIRY: 12-31-2023
DATE SIGNED: 01-20-2022





REGULAR / A-FRAME 30'-0" WIDE

CARPORT STYLE BUILDINGS

DESIGN CRITERIA

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2015, OSHA, AISC 360, AISI 100, ASCE 7-10, AWS D13 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
3. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
4. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 X 3/4" SD5 (ESR-2196 OR EQ) WITHOUT WASHERS.
5. STEEL SHEATHINGS SHALL BE 29GA CORRUGATED GALV. OR PAINTED STEEL - MAN RIB HT. 3/4" (FT=80KS) OR EQ. CONNECTIONS SHALL BE #12-14 X 3/4" SD5 (ESR-2196 OR EQ) WITH NEOPRENE WASHERS.
6. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI).
7. STRUCTURAL TUBE 2 1/2" X 2 1/2" - 14GA. IS EQUIVALENT TO TS 2 1/2" X 2 1/2" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
8. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA.
9. ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

DRAWING INDEX

PREVAILING CODE: USE GROUP: RISK CATEGORY:	2017 OBC (IBC 2015) U (CARPORTS, BARNS) 1	COVER SHEET SCHEDULES & MEMBER - SECTIONS	1
1. DEAD LOAD (D) 2. ROOF LIVE/SNOW LOAD (Lr)	D = 4 PSF Lr = 20 - 61 PSF (AS PER SNOW LOAD SEE TABLE 4)	FRAME SECTIONS & DETAILS SPACING SCHEDULES - & ENCLOSURE NOTES PURLIN & GIRT SCHEDULES SHEATHING OPTIONS SIDE WALL FRAMING & OPENINGS END WALL FRAMING & OPENINGS CORNER BRACING DETAILS OPTIONAL LEAN-TO ADDITION FOUNDATION OPTIONS	2 3 4 5 6 7-A, 7-B 8-A, 8-B 9 10
3. SNOW LOAD (S) GROUND SNOW LOAD IMPORTANCE FACTOR THERMAL FACTOR EXPOSURE FACTOR ROOF SLOPE FACTOR WIND LOAD (W)	Pg = 20 - 90 PSF Is = 0.8 Ct = 12 Cs = 10 WIND LOAD (W) V _{WT} = 105 - 180 MPH		
4. BASIC WIND SPEED EXPOSURE SEISMIC LOAD (E) DESIGN CATEGORY IMPORTANCE FACTOR	C D Ic = 100		
LOAD COMBINATIONS: 1. D + (Lr OR S) 2. D + (0.6W OR ±0.7E) 3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S) 4. 0.6D + (0.6W OR ±0.7E)			

CUSTOMER INFORMATION

OWNER: _____
ADDRESS: _____

DESIGN LOADS

GROUND SNOW: _____
ROOF LIVE LOAD: _____
BASIC WIND SPEED: _____

BUILDING INFORMATION

WIDTH: _____
LENGTH: _____
HEIGHT: _____
FRAME TYPE: A-FRAME
 REGULAR
 FULL
 PARTIAL
 OPEN
ENCLOSURE TYPE: _____

CERTIFICATION VALIDITY NOTICE

DATE OF PLANS EXPIRATION: **01-30-2023**
CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL
6036 Renaissance Place, Toledo, OH 44629
Tel. 419-292-1983 • Fax 419-292-0955
www.aandae.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF OHIO
PROJECT NO.: 033-21-0077
SHEET TITLE:
COVER SHEET

SHEET NO.: 1 / 11

DRAWN BY: A.W. DATE: 1/24/22
CHECKED BY: OAA DATE: 1/24/22

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN, ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. - DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



STAMP EXPIRY: **12-31-2023**
DATE SIGNED: **01-20-2022**

