

**VARIANCE APPLICATION**

Project/Property Address or Location: 81 S. High		Project Name/Business Name: Girard Fence	
Parcel ID No.(s): Lot 93	Zoning Designation: OG-1 <i>MS 8/3/2020</i>	Total Acreage: .17	
Description of Variance Requested: Place Cedar Fence at the end of property line along alley			
STAFF USE ONLY – Code Section(s): <i>1171.03(F) - fence height and location</i> <i>1171.03(G)(h) - Privacy fence prohibited in side + front</i>			
APPLICANT Name-do <u>not</u> use a business name: Jeff and Tracey Girard		Applicant Address: 7732 Havens Ct W Blacklick Ohio 43004	
Applicant E-mail: trgirard@gmail.com		Applicant Phone No.: 614-216-7869	
BUSINESS Name (if applicable):			
<b>ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)</b>			
Name(s): Jeff Girard		Contact Information (phone no./email): 614-578-6446 jgirard915@gmail.com	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):	

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant/Primary Contact Signature: *Jeff Girard* Date: 7-30-20

INTERNAL USE

Zoning File No. V-0182-2020

RECEIVED: KAW  
DATE: 8-1-2020

PAID: 250.00  
DATE: 8-1-2020

**SURVEY OF  
LOT 93 (12)**  
LYING IN  
GAHANNA

PLAT BOOK 2, PAGE 233 &  
PLAT BOOK 3, PAGE 213  
CITY OF GAHANNA,  
COUNTY OF FRANKLIN  
STATE OF OHIO

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE INTENDED TO DENOTE ANGLES ONLY.

**NOTE:**

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JULY OF 2019, MADE UNDER MY SUPERVISION AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Scott D. Grundei*  
SCOTT D. GRUNDEI, P.S.  
REGISTERED SURVEYOR NO. 8047  
DATE: 11/19/19

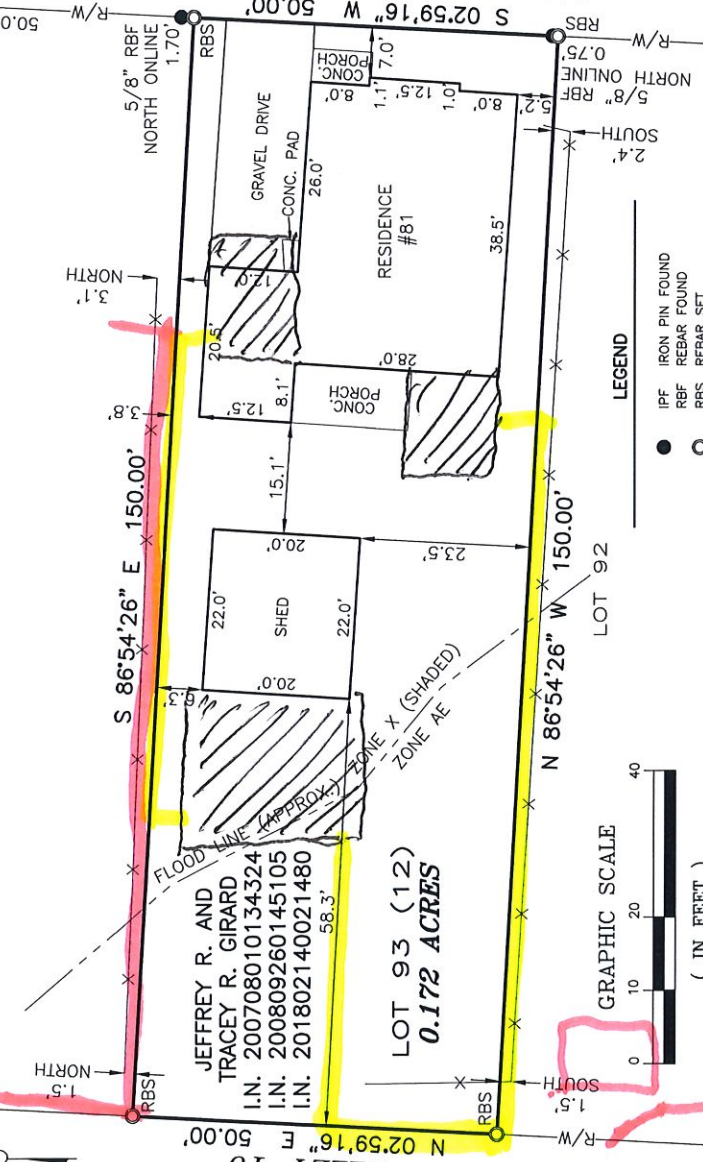
**LS LANDMARK SURVEY  
GI GROUP, INCORPORATED**  
2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212  
PHONE: (614) 485-9000 FAX: (614) 485-9003  
REV. 11/18/19 DATE: 7/24/19 FILE NO. 1906.7212

**FRAVEL ALLEY 16'**

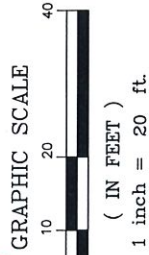
**FLOOD NOTE:**  
THE SUBJECT PROPERTY LIES IN ZONE X SHADED (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AND ZONE AE (SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD) AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0194K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LOT 94

SOUTH HIGH STREET 60'



- LEGEND**
- IPF IRON PIN FOUND
  - RBF REBAR FOUND
  - RBS REBAR SET
  - x- EXISTING FENCE LINE



*Yellow = proposal location*  
*Pink = existing fences*  
*MB 8/17/20*

City of Gahanna -

We are requesting the elimination or reduction of the 25 foot setback for a fence on the back of the property.

We must have a fence due to the 2 dogs that we have. Requiring the back of the fence to be setback by 25 feet materially diminishes the amount of space that can be fenced in leading to:

1. Significantly impacting the preservation and enjoyment of property rights for our family.
2. Significantly decreasing the curb appeal of the property for those that frequently walk behind the property to Creekside or those that use the public parking lot.

In addition, this will not have any adverse effect on the health and safety of anyone.

Sincerely,

Jeff & Tracey Girard

RESIDENTIAL STRUCTURAL NOTES

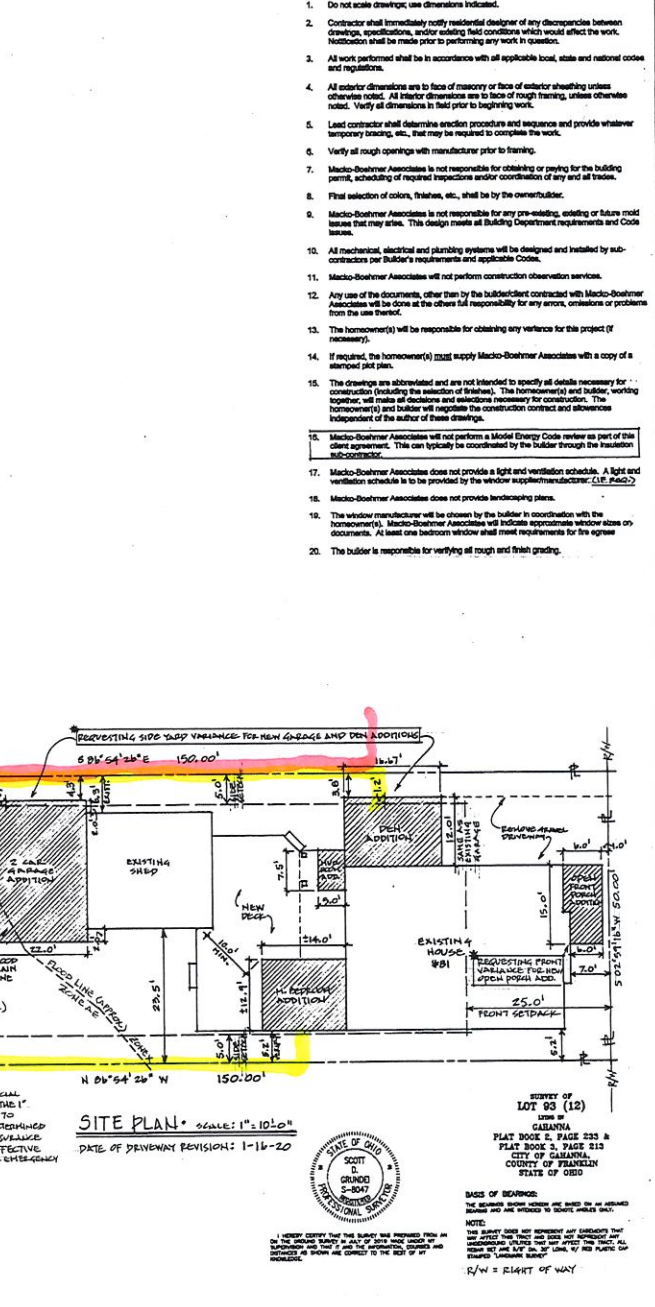
- A. GENERAL**
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GAINS, BRACING OR TIEBACKS THAT MAY BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ENGINEER HAS NO RESPONSIBILITY FOR THE SEQUENCE OF CONSTRUCTION MEANS AND METHODS OR JOB SITE SAFETY DURING CONSTRUCTION.
  - IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN, AND DOES NOT SUPERVISE, CONSTRUCTION.
  - SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THESE STRUCTURAL NOTES, SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
  - GOVERNING CODE: 2018 RESIDENTIAL CODE OF OHIO.
  - DESIGN ROOF SNOW LOAD: 25 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER ASCE 7.
  - DESIGN FLOOR LOADS:
    - FIRST FLOOR = 40 PSF LIVE LOAD + 15 PSF DEAD LOAD
    - SECOND FLOOR = 40 PSF LIVE LOAD + 15 PSF DEAD LOAD
    - ATTIC = 20 PSF LIVE LOAD (AREAS WHERE HEIGHT IS 3' OR GREATER)
    - EXTERIOR BALCONIES AND DECKS = 40 PSF LIVE LOAD OR OCCUPANCY SERVED.
    - ROOF = 25 PSF LIVE LOAD + 20 PSF DEAD LOAD
  - WIND DESIGN PARAMETERS:
    - BASIC WIND VELOCITY: 110 MPH
    - WIND LOAD IMPORTANCE FACTOR: 1.0
    - WIND EXPOSURE = EXPOSURE B
  - SEISMIC DESIGN PARAMETERS:
    - OCCUPANCY CATEGORY = II
    - SEISMICITY = 0.1
  - SOIL DESIGN CONDITIONS:
    - DESIGN ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1500 PSF BASED ON OMC TABLE 403.4.1
    - EQUIVALENT FULLED PRESSURE FOR WALL LOADING = 55 PCF
    - THE WATER TABLE SHALL BE BELOW THE LOWEST FLOOR LEVEL OF THE STRUCTURE.
    - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SOIL IS ADEQUATE TO SUPPORT THE STRUCTURE AND THAT THE PRESUMPTIVE WALL LOADING IS CORRECT. NOTIFY THE ENGINEER OF RECORD IN WRITING IMMEDIATELY IF THE SOIL DOES NOT CONFORM TO THESE CONDITIONS.
- B. REINFORCED CONCRETE**
- MATERIALS:
    - SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 308-14 "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 308-14 "RESIDENTIAL CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."
    - STRUCTURAL CONCRETE:
 

CLASS	LOCATION	FC
I	FOOTINGS, PIERS, AND UNDERPINNING	3000
II	INTERIOR SLABS ON GRADE, WALLS, AND ALL UNDEPINNED	3500
III	EXTERIOR SLABS ON GRADE, RETAINING WALLS, BACHEMENT WALLS, PIERS AND COLUMNS PLACED INTEGRALLY WITH BACHEMENT WALLS, AND ALL EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED.	4000 (with air)
    - ALL DEFORMED REINFORCING BARS: #4 @ 48" O.C.
    - ALL WELDED WIRE MESH: ASTM A-185 MINIMUM #1 UPS
  - DO NOT BACKFILL AGAINST BACHEMENT WALLS UNTIL BOTH THE SLABGRADE AND THE FLOOR ABOVE ARE IN PLACE AND CURED.
  - AT ALL OPENINGS AND REINTEGRAL CORNERS IN FOUNDATION WALLS, PROVIDE MINIMUM ONE #4 REBAR IN 24" LONG DIAGONAL BRACING AT 30" ON CENTER. MAXIMUM SPACING EACH WAY WITH A MAXIMUM ASPECT RATIO OF 1.5:1.
- C. MASONRY**
- SPECIFICATIONS: MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 308-14), PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
  - MATERIALS:
    - CONCRETE BLOCK: ASTM C90. MINIMUM NET AREA COMPRESSIVE STRENGTH OF CMU = 1900 PSI.
    - MORTAR: ASTM C270 (USING THE PROPORTION SPECIFICATION METHOD), PARAGRAPH 1.3.1, TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.
    - BOND BEAM AND CORE FILL: ASTM D976, COARSE OR FINE TYPE, PLACED PER IRC SECTION 803.2.5.
    - JOINT REINFORCING: HOT-DIPPED GALVANIZED FIBERGLASS GAGE MINIMUM SIDE WIRES AND CROSS WIRES, EXCEPT USE 3/16 INCH DIAMETER SIDE WIRES WHERE "SEAW-HIGH" IS REQUIRED. PROVIDE STANDARD WEIGHT AT EVERY OTHER COURSE MINIMUM L/U.
    - BAR REINFORCING: ASTM A618, GRADE 60, UNLESS NOTED OTHERWISE.
    - WIRE TIES AND ANCHORS: RECTANGULAR TYPE, 3/16" DIAMETER WIRE TIES (HOT DIPPED GALVANIZED).
    - PROVIDE 100% SOLID BEARING, MINIMUM THREE COURSES UNDER BEAMS, TWO COURSE UNDER LINTELS.
    - FILL CORE SOLID AROUND ANCHOR BOLTS.
    - PROVIDE 100% SOLID BLOCS OR SOLID FILLED HOLLOW BLOCS FOR AT LEAST 4" ALL AROUND ALL EXPANSION BOLTS.
  - PREFABRICATED WOOD TRUSSES:
    - MATERIALS:
      - LUMBER: SOUTHERN PINE #2, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT, 2018 EDITION; 19% MAX. M.C.
      - METAL CONNECTOR PLATES: GALVANIZED SHEET STEEL, ASTM A446, GRADE A, COATING CLASS 600 PER AIA, MANUFACTURE WITH HOLES, PLUGS, TEETH OR PROMINENT SPACES AND PORED.

- E. STRUCTURAL STEEL**
- MATERIALS:
    - STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36, PY = 36 KSI; STRUCTURAL STEEL WELDED FLANGES: ASTM A307 OR ASTM A309, PY = 30 KSI; HIGH STRENGTH BOLTS: ASTM A325 OR A490; ANCHOR BOLTS: ASTM A307 OR A309; ELECTRODES: SERIES E70; STRUCTURAL STEEL TUBING: ASTM A500, PY = 35 KSI; NON-SQUARE AND RECTANGULAR TUBING: ASTM A500, PY = 46 KSI.
    - EXPANSION BOLTS: HILTI "TOMIX-BOLT" T2, SIMPSON STRONG-TIE "STRONG-BOLT" OR APPROVED EQUAL. ADHESIVE ANCHORS: HILTI HIT-CEMENT HT 150, SIMPSON STRONG-TIE "ADHESIVE"; TYP. BEAM-HEAD "X" JOISTS: MINIMUM BEAM BEARING ON MASONRY = 7-1/2", ON CONCRETE = 5" INCHES UNLESS NOTED OTHERWISE.
    - ANCHORING LENGTHS OF EXPANSION BOLTS INTO SOLID MASONRY OR CONCRETE SHALL BE AS FOLLOWS:
      - 1/2 INCH DIAMETER BOLTS = 3-1/2 INCHES EMBEDMENT
      - 3/4 INCH DIAMETER BOLTS = 5 INCHES EMBEDMENT
      - ALL STEEL PIPE COLUMNS TO BE FIXED, NON-ADJUSTABLE, SCHEDULE 40 PIPE COLUMNS.
  - CONNECTIONS:
    - WOOD WALLS SHALL BE PROVIDED AND ATTACHED TO THE TOP FLANGE OF STEEL BEAMS FOR THE FOLLOWING OR ANOTHER APPROVED METHOD:
 

FLANGE WIDTH	BOLTS	POWER ACTUATED FASTENERS
4" OR GREATER	3" DIA. @ 20" O.C.	1-1/2" DIA. @ 18" O.C.
5" OR GREATER	1-1/2" DIA. @ 24" O.C.	1-1/2" DIA. @ 18" O.C.
    - BEAM TO COLUMN CONNECTIONS TO BE BOLTED SHEAR TAB OR CAP PLATE TYPE CONNECTIONS, WITH A CONTINUOUS BEAM WITH A CAP PLATE IS USE, PROVIDE MIN. 3/8" STIFFENER PLATES EACH SIDE OF BEAM WITH CENTERED OVER COLUMN.
    - CONNECTIONS TO BE SELECTED BY THE FABRICATOR TO DEVELOP THE FULL UNIFORM LOAD CAPACITY OF THE MEMBER OR FORCES SHOWN ON PLANS, WHICHEVER IS GREATER.
    - BEAM CONNECTIONS AT OPEN ROOFTOPS IN A FOUNDATION, BEAM CONNECTIONS TO COLUMNS, AND COLUMN CONNECTIONS TO FOUNDATIONS SHALL COMPLY WITH RED SECTION SPECIFICATIONS AND 50% MINIMUM UNLESS MORE STRICT PROVISIONS ARE SPECIFIED OR REQUIRED BY DESIGN.
- H. STRUCTURAL LUMBER**
- MATERIALS:
    - STRUCTURAL LUMBER INCLUDING BEARING AND EXTERIOR WALL STUDS: SPRUCE PINE FIR #2 OR EQUAL, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT, 2018 EDITION; 19% MAX. M.C.
    - PLYWOOD: CDX, STRUCTURAL II, OR BETTER, EXTERIOR GLUE, FOR ROOF AND WALLS; PANEL IDENTIFICATION INDEX 2318 - 2323 INCH MIN. (WITH PLYWOOD CLIPS); FOR FLOORS: PANEL IDENTIFICATION INDEX 2318 - 2323 INCH MIN. OSB; FOR WALLS: MINIMUM 7/16 INCH THICK WITH 24" SPAN RATING, EXPOSURE 1. FOR FLOORS: MINIMUM 7/16 INCH THICK MIN. STURD-FLOOR WITH GRAIN BANDING OF 24 INCH TONGUE AND GROOVE.
    - MEMBRAN (M): MODULUS OF ELASTICITY = 1,000,000 PSI, P<sub>0</sub> = 2,600 PSI. DESIGN BASED ON LEVEL TRUS JOIST.
  - SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF:
    - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
    - U.S. PRODUCT STANDARD PS1.
    - 2018 INTERNATIONAL RESIDENTIAL CODE.
  - CONNECTIONS:
    - JOISTS TO SIDES OF BEAMS: 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
    - JOISTS AND TRUSSES TO TOPS OF WALLS AND BEAMS: 18 GA. GALVANIZED HURRICANE ANCHORS.
    - SHEATHING TO FLOOR JOISTS - GLED AND NAILED - USE M1 COATED SINERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN AND 1/2" DIA. ANCHOR BOLTS AT 6" O.C. AND 12" MAXIMUM FROM CORNERS AND ENDS OF PLATES. ANCHOR BOLTS TO BE EMBEDDED IN THE FOUNDATION A MINIMUM OF 7" IN CONCRETE OR 12" IN MASONRY.
    - SHEATHING TO WALLS - NAILED - USE M1 COATED SINERS AT 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS. ALL VERTICAL AND HORIZONTAL JOINTS ARE TO BE OVER A COMMON STUD, PLATE, BAND BOARD, OR 2X BLOORING.
    - ALL CONNECTIONS (NAILS, BOLTS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED COMPATIBLE WITH THE CHEMICALS IN THE WOOD.
    - ALL PLATES TO FOUNDATION - 1/2" DIA. ANCHOR BOLTS AT 6" O.C. AND 12" MAXIMUM FROM CORNERS AND ENDS OF PLATES. ANCHOR BOLTS TO BE EMBEDDED IN THE FOUNDATION A MINIMUM OF 7" IN CONCRETE OR 12" IN MASONRY.
    - BUILT UP WOOD BEAMS AND RILTON BEAMS - 1 1/2" DIAMETER THRU BOLTS AT 24" O.C. FROM TOP AND BOTTOM L/U. STAGGER TOP AND BOTTOM ROWS 12" EACH WAY.
    - ALL OTHER CONNECTIONS TO BE PER TABLE 602.2(1) MINIMUM.
  - MISCELLANEOUS:
    - USE ONE LINE OF SOLID BLOORING OR CROSS BRIDGING AT 6" O.C. MAX. FOR ALL JOISTS AND WALLS. USE SOLID BLOORING AT JOIST AND RAFTER BEARING.
    - IT IS ASSUMED THAT THE STRUCTURAL SHEATHING WILL PROVIDE LATERAL BRACING FOR THE STUDS AND ENTIRE STRUCTURE IF SHEATHING IS NOT PROVIDED, USE SOLID BLOORING OR BRACING FOR ALL EXTERIOR STUD/WALLS AND INTERIOR BEARING PARTITIONS AND METAL DIAGONAL BRACING AS REQUIRED FOR LATERAL STABILITY OF THE STRUCTURE.
    - USE DOUBLE JOIST UNDER INTERIOR PARTITION UNLESS SHOWN OTHERWISE.
    - USE DOUBLE STUDS UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.
    - APPLY CONTINUOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
    - IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 7'-0" O.C.
    - WHERE APPLYING FINISH FLOORING, SET WALLS 18 INCH BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND ANCHORED NAILS.
    - REMOVE AND INSTALL BUILDING FOR PREFABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURER'S APPROVED SHOP DRAWINGS.
    - WHERE FLOOR JOISTS SPAN WALLS TO FOUNDATION WALLS, PROVIDE 2X BLOORING EQUAL TO THE JOIST DEPTH AT MAXIMUM 24 INCHES ON CENTER BETWEEN BAND BOARD OVER WALL AND ADJACENT JOISTS. EXTEND BLOORING OVER MINIMUM THREE JOIST SPACES. BLOORING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING.

- 2. DESIGN**
- TOP CHORD LIVE LOAD: 25 PSF
  - TOP CHORD DEAD LOAD: 10 PSF
  - BOTTOM CHORD DEAD LOAD: 5 PSF
  - BOTTOM CHORD LIVE LOAD: 5 PSF
  - NET WIND UPLIFT: 8 PSF
- 3. MISCELLANEOUS**
- SHOP DRAWINGS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
  - MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360.
  - MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.
  - BOLT TOP CHORDS OF ALL MULTIPLE TRUSSES TOGETHER WITH 1/2" DIAMETER BOLTS AT 4'-0" O.C. BOLT WEB MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
  - IN AREAS WHERE TOP CHORDS OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 7'-0" O.C.
  - TRUSS FABRICATOR SHALL SUBMIT COPIES OF THE FINAL APPROVED FABRICATION DRAWINGS TO THE DEPARTMENT OF COMMERCE, OFFICE OF CONSTRUCTION COMPLIANCE, PRIOR TO FABRICATION AND ERECTION.
  - PRE-ENGINEERED WOOD JOISTS:
    - MATERIALS: PROVIDE ENGINEERED WOOD PRODUCTS AND INSTALLED SYSTEMS WHICH HAVE BEEN ENGINEERED, MANUFACTURED, FABRICATED AND INSTALLED TO MEET THE SPECIFIED PERFORMANCE REQUIREMENTS AND REFERENCED BUILDING CODE.
    - DESIGN:
      - DEFLECTION REQUIREMENTS: MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.
      - LOADING REQUIREMENTS: LIVE LOAD = 40 PSF, DEAD LOAD = 15 PSF MINIMUM FOR FLOORS, INCREASE WHERE REQUIRED FOR SPECIFIC FINISHING.
      - FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
    - SHOP DRAWINGS AND CALCULATIONS SHALL INDICATE COMPLIANCE WITH SPECIFIED PERFORMANCE CODE AND MANUFACTURER'S REQUIREMENTS.
    - PRODUCT DATA: SUBMIT MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING PREPARATION INSTRUCTIONS AND RECOMMENDATIONS, STORAGE AND HANDLING REQUIREMENTS, INSTALLATION METHODS.
    - MISCELLANEOUS:
      - STONE PRODUCTS UNTIL READY FOR INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO PROTECT AND PREVENT DAMAGE.
      - MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER FOR OPTIMUM RESULTS. DO NOT INSTALL PRODUCTS UNDER ENVIRONMENTAL CONDITIONS OUTSIDE MANUFACTURER'S LIMITS.
      - PROVIDE ENGINEERED CONNECTORS SPECIFICALLY DESIGNED FOR CONNECTION TYPE AND APPLICATIONS.
      - PROVIDE NAIL AND FASTENER TYPE AND SIZES PER MANUFACTURER'S DETAILS AND RECOMMENDATIONS.
      - INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
  - CONNECTIONS AND PRACTICES NOT PERMITTED:
    - DO NOT PLACE HOLES CLOSER TO SUPPORTS THAN RECOMMENDED BY MANUFACTURER.
    - DO NOT OVER CUT HOLES AND DAMAGE FLOOR JOISTS.
    - DO NOT MAKE HOLES WITH HAMMER UNLESS A KNOCKOUT IS PROVIDED FOR THIS PURPOSE.
    - DO NOT HAMMER ON FLANGE AND DAMAGE JOIST.
    - DO NOT CUT, NOTCH OR DRILL FLANGE.
    - DO NOT USE 1/4" OR LARGER WALLS IN FLANGE.
    - DO NOT BEVEL CUT JOIST ENDS INSIDE EDGE OF BEARING.
    - DO NOT SUPPORT JOIST ON WEB.
    - DO NOT INSTALL VISIBLY DAMAGED JOISTS.



- GENERAL NOTES**
- Do not scale drawings; use dimensions indicated.
  - Contractor shall immediately notify residential designer of any discrepancies between drawings, specifications, and/or existing field conditions which would affect the work. Notification shall be made prior to performing any work in question.
  - All work performed shall be in accordance with all applicable local, state and national codes and regulations.
  - All exterior dimensions are to face of masonry or face of exterior sheathing unless otherwise noted. All interior dimensions are to back of rough framing, unless otherwise noted. Verify all dimensions in field prior to beginning work.
  - Last contractor shall determine erection procedure and sequence and provide whatever temporary bracing, etc., that may be required to complete the work.
  - Verify all rough openings with manufacturer prior to framing.
  - Macro-Boomer Associates is not responsible for obtaining or paying for the building permit, scheduling of required inspections and/or coordination of any and all trades.
  - Final selection of colors, finishes, etc., shall be by the owner/builder.
  - Macro-Boomer Associates is not responsible for any pre-existing, existing or future mold issues that may arise. This design meets all Building Department requirements and Code Issues.
  - All mechanical, electrical and plumbing systems will be designed and installed by sub-contractors per builder's requirements and applicable codes.
  - Macro-Boomer Associates will not perform construction observation services.
  - Any use of the documents, other than by the subcontractor contacted with Macro-Boomer Associates will be done at the owner's full responsibility for any errors, omissions or problems from the use thereof.
  - The homeowner(s) will be the others for obtaining any variance for the project (if necessary).
  - If required, the homeowner(s) must supply Macro-Boomer Associates with a copy of a signed plot plan.
  - The drawings are abbreviated and are not intended to specify all details necessary for construction (including the selection of finishes). The homeowner(s) and builder, working together, will make all decisions and selections necessary for construction. The homeowner(s) and builder will negotiate the construction contract and allowances independent of the author of these drawings.
  - Macro-Boomer Associates will not perform a Model Energy Code review as part of this client agreement. This can typically be coordinated by the builder through the insurance broker.
  - Macro-Boomer Associates does not provide a light and ventilation schedule. A light and ventilation schedule is to be provided by the window manufacturer (i.e., Pella).
  - Macro-Boomer Associates does not provide landscaping plans.
  - The window manufacturer will be chosen by the builder in coordination with the homeowner(s). Macro-Boomer Associates will indicate approximate window sizes on documents. At least one bedroom window shall meet requirements for the egress.
  - The builder is responsible for verifying all rough and finish grading.

REVISIONS	BY

**MACKO BOEHMER ASSOCIATES INCORPORATED**

**GIRARD RESIDENCE**  
61 SOUTH HIGH ST., ZANANAS, OHIO 43220

**SCOTT GRUBB**  
PE  
STATE OF OHIO  
LICENSED PROFESSIONAL ENGINEER  
NO. 70751

**DATE OF PLOT PLAN: 1-16-20**  
**DATE OF PERMITS: 1-16-20**

**BASE OF BEARING:**  
The bearing shown on this plan is based on an assumed bearing of 0 degrees to the north-south line.

**NOTE:**  
The owner hereby certifies that the information provided on this plan is true and correct and that the owner has read and understands the contents of this plan and the terms and conditions of the contract of sale.

**SCALE: 1" = 10'-0"**  
**DATE OF PERMITS: 1-16-20**

**REVISIONS:**  
1-16-20  
1-16-20  
1-16-20  
1-16-20

Adjacent Property Owners:

David and Amanda Carey

85 S. High St.

Gahanna, Ohio 43230

Ashot Gushyan

1120 Chaser St.

Blacklick, Ohio 43004

**FENCE PERMIT APPLICATION**

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: <b>81 S. High St.</b>		Project Name/Business Name (if applicable):	
Parcel ID No.(s): <b>025-000152-00</b>	Current Zoning:	Total Acreage: <b>.17</b>	
Type of fence to be erected: (please select one)			
Picket: <input type="checkbox"/>	Privacy: <input checked="" type="checkbox"/>	Chain Link: <input type="checkbox"/>	Split Rail: <input type="checkbox"/>
Other (please describe):			
Is the property located in a subdivision: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, subdivision name:	Is the property a corner lot: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is there a pool on the property: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Are there deed restrictions: (if yes, please attach the deed & an explanation of the restrictions) Yes <input type="checkbox"/> No <input type="checkbox"/>	Material(s): <b>Wood Privacy Cap &amp; trim</b>	Height of fence: <b>6ft.</b>	
APPLICANT Name (primary contact) -do not use a business name: <b>Cecil Hamilton</b>		Applicant Address: <b>1504 County Rd 26 MARIETTA, OH 43334</b>	
Applicant E-mail: <b>hamiltonfencing2@yahoo.com</b>		Applicant Phone No.: <b>740-817-1966</b>	
BUSINESS Name (if applicable): <b>HAMILTON FENCING</b>			
FENCE ERECTOR Name: <b>HAMILTON Fencing</b>		Gahanna Registration No.: <b>07148</b>	
Fence Erector E-Mail: <b>hamiltonfencing2@yahoo.com</b>		Fence Erector Phone No.: <b>740-817-1966</b>	
PROPERTY OWNER Name: (if different from Applicant) <b>Tracy Girard</b>		Property Owner Contact Information (phone no./email): <b>trgirard@gmail.com</b>	

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)**

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: Cecil Hamilton Date: 7/9/2020

**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

INTERNAL USE

Zoning File No. \_\_\_\_\_

RECEIVED: \_\_\_\_\_  
DATE: \_\_\_\_\_

PAID: \_\_\_\_\_  
DATE: \_\_\_\_\_  
CHECK#: \_\_\_\_\_

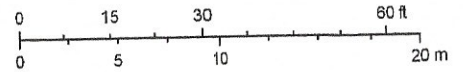
025N039 23200



July 9, 2020

Proposed Fence marked by X

1:247



Franklin County Auditor  
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Franklin County Auditors Office  
 Copyright 2015







August 7, 2020

Jeffery R Tracy R Girard  
81 S High St  
Columbus, OH 43230

RE: Project 81 S High St

Dear Jeffery R Tracy R Girard:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Community Development

1. No objections to the variance, however, Planning Commission may condition the variance to have a setback if they feel the fence on the property line poses a hazard.

Building

2. No comments.

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Administrative Assistant

## PLANNING STAFF REPORT

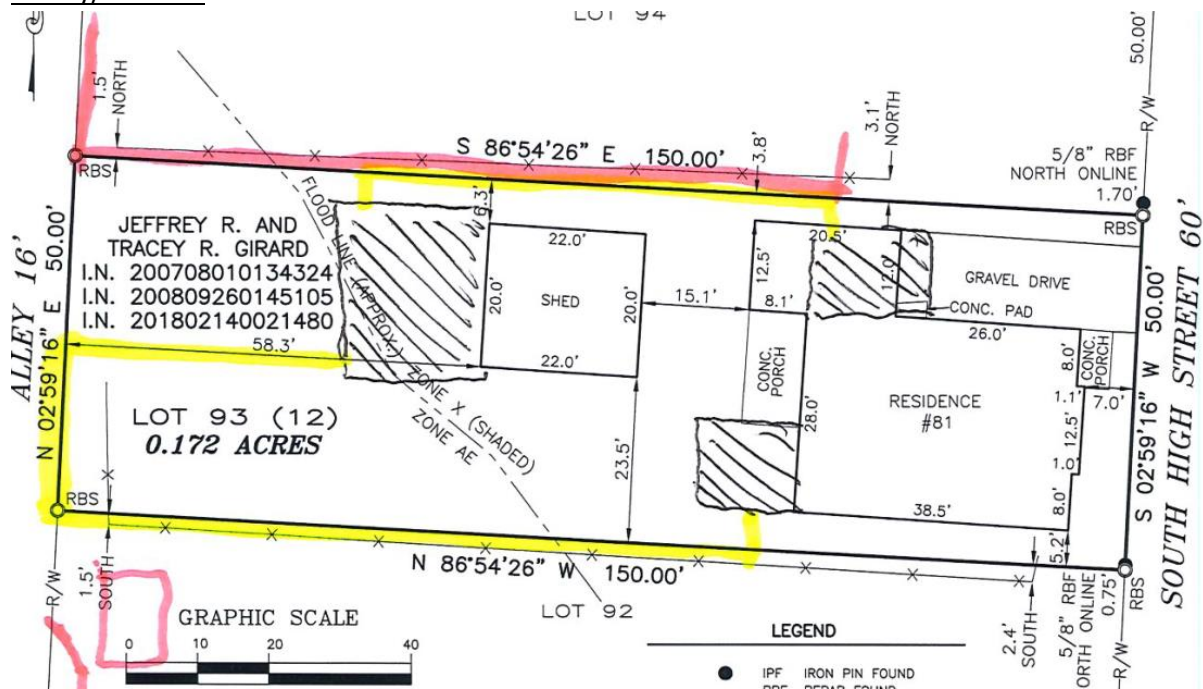
### Summary

Variance to permit a fence in the second front yard for the home at 81 South High Street. The property is unique in that it is a rectangular lot with an ally to the rear. This means the home has two frontages and a privacy fence is not permissible without a variance. A variance to permit a 6' fence height is also being requested. It should be noted that similar fences exist on the surrounding properties.

The property is zoned Olde Gahanna (OG-1) but fencing isn't dictated by the zoning designation. Front, side, and rear yard dictate fencing type and height. The site plan below shows the requested location of the fence in yellow. These areas would normally be considered a rear yard if not for the 16' wide alley on the west (left) side of the property. The alley does not serve as a street for a host of properties. The alley terminates near the subject property. The alley functions more as a part of a public parking lot. See pictures below.

It should be noted that the property received variance approval earlier this year to permit building encroachments into the front and side yard.

### Survey/Site Plan



Yellow = Proposed

Pink = Existing

### Variance

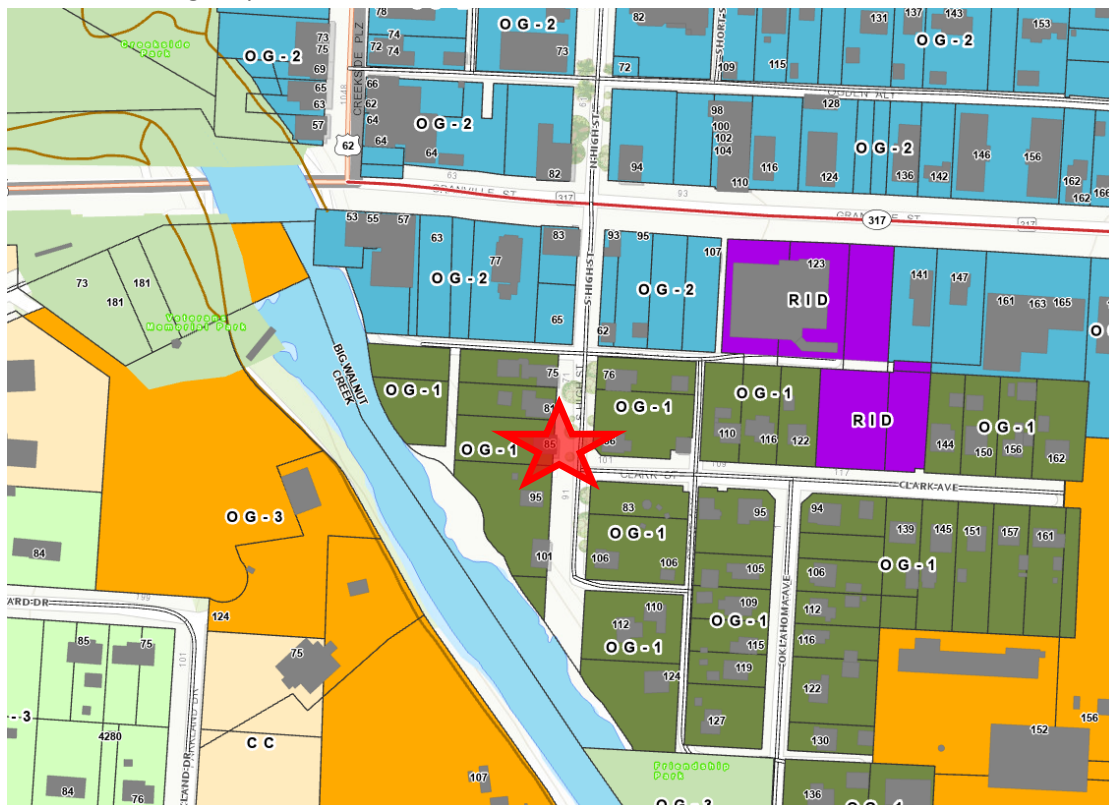
Requests to vary the requirements of the code related to fencing is subject to Chapter 1171.05. In determining whether a property owner seeking an area variance has encountered practical difficulties, Planning Commission shall consider and weigh the following factors:

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse);
- E. Whether the property owner purchased the property with the knowledge of the zoning restriction;
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;
- H. Whether the fence is sufficiently compatible with the architectural and design character of the immediate neighborhood; and
- I. Whether the fence will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

Recommendation

Staff recommends approval of the variance as submitted. Surrounding properties have similar fencing in the “front yard”. This particular alley doesn’t serve as a street. It functions more as a drive aisle in a public parking lot.

Location/Zoning Map



Property Images



View of the  
“front yard”  
looking from the  
alley.



View of the  
pedestrian path on  
adjacent property  
and end of the alley.



View of the alley and "front yard" of adjacent property



End of the alley view looking towards the “front yard” of the subject property (white van located in subject property driveway).

Respectfully Submitted By:  
Michael Blackford, AICP  
City Planner/Zoning Administrator