



ZONING DIVISION  
200 S. Hamilton Road  
Gahanna, Ohio 43230  
614-342-4025  
zoning@gahanna.gov  
www.gahanna.gov

### VARIANCE APPLICATION

|  |   |   |
|--|---|---|
| Project/Property Address or Location:<br><u>025 239 Crossing Creek N.</u>                                    |   | Project Name/Business Name:<br><u>MB 4/12/21</u>  |
| Parcel ID No.(s):<br><u>02500 8876</u>   | Zoning Designation:<br><u>SF-2</u><br><u>-residential</u> | Total Acreage:<br><u>0.33</u>   |
| Description of Variance Requested:<br><u>Decrease in <sup>West</sup> Side yard set back from 10' to 5'5"</u> |   |   |
| STAFF USE ONLY - Code Section(s):<br><u>1141-08(c) - Side yard setback</u>                                   |   |   |
| APPLICANT Name-do <u>not</u> use a business name:<br><u>Beth and Timothy Harpster</u>                        |   | Applicant Address:<br><u>239 Crossing Creek N.</u>  |
| Applicant E-mail:<br><u>bethharpster@gmail.com</u>   |   | Applicant Phone No.:<br><u>614-202-0240</u>   |
| BUSINESS Name (if applicable):   |   |   |
| ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)     |   |   |
| Name(s):<br><u>Jim Ross</u>  |   | Contact Information (phone no./email):<br><u>Ross Building and Design</u><br><u>614-403-5557</u><br><u>jimr.rbd@gmail.com</u> |
| 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: Beth Harpster Date: 2/21/21

INTERNAL USE

Zoning File No. V-0056-2021

RECEIVED: KAW  
DATE: 3-3-21

PAID: 250.00  
DATE: 3-3-21



## AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

### IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

Timothy and Beth Harpster  
(property owner name printed)

Timothy J Harpster  
(property owner signature)

Beth Harpster  
(property owner signature)

2/22/21  
(date)

Subscribed and sworn to before me on this 22 day of February, 2021.

State of Ohio County of Delaware

Notary Public Signature: Ashlea B. O'Bryant



ASHLEA B O'BRYANT  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
JANUARY 02, 2024

Applicant/Property Owner/Representative

**AGREEMENT TO COMPLY AS APPROVED** As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

**AUTHORIZATION TO VISIT THE PROPERTY** I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

**APPLICATION SUBMISSION CERTIFICATION** I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Timothy and Beth Harpster  
(applicant/representative/property owner name printed)

Timothy J Harpster  
(applicant/representative/property owner signature)

Beth Harpster  
(applicant/representative/property owner signature)

2/22/21  
(date)

Subscribed and sworn to before me on this 22 day of February, 2021.

State of Ohio County of Delaware

Notary Public Signature: Ashlea B. O'Bryant



ASHLEA B O'BRYANT  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
JANUARY 02, 2024

To Whom it may Concern,

We are requesting a variance for the west side lot minimum requirement to be reduced from 10' to 5.5' for the following reasons:

The changes to the property are to allow for our elderly, handicapped mother who requires full-time care to reside at our home. My father died this past June and she has been isolated in a care facility due to COVID. To do so, current first floor room will be converted to bedroom, laundry and current bath convert to ADA accessible toilet and shower, and modify garage space necessary for ramp and her ADA van as well as recoup laundry and utility rooms. The handicap van is a side ramp entry vehicle and thus the new garage space must:

1. Have ramp access to the home
2. Have a parking space wide enough to accommodate the handicap vehicle and clearance for exiting the vehicle on both sides. One side includes the vehicle's side sliding door motorized ramp. This total required clearance is ~14.5'.
3. Provide space to replace rooms lost to ADA conversion, notably the home office and laundry area.

The original site plan for the house on 239 Crossing Creek N included a 6.9' side lot clearance on the East side of the house to the property line (our original site lot plan is attached). Because of this fact, it seems the Chapter 1141 side lot minimum requirement of 10' did not apply to the original plans for this lot. Furthermore, there are many houses on our street and in our neighborhood that do not meet this 10' minimum side lot requirement. Therefore, we are further asking for a variance to reduce the side lot minimum from 10' to 5.5' to be more consistent with the original lot and subdivision plan as well as allow us to modify our home in order to take in a family member with extensive assisted living needs.

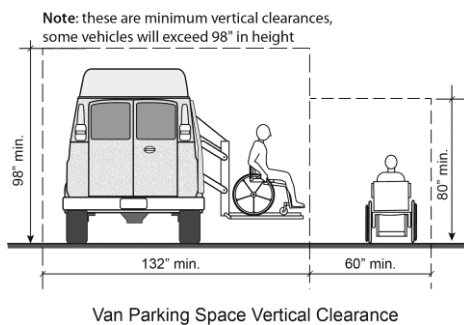
Finally, for the same reasons above, we would like to also request a variance for the garage space limitation of 800ft. The garage space will be used to house our two vehicles, along with the handicap accessible vehicle. Additionally, we anticipate there will be a car present for Marilyn's caregiver and we have 3 children who will be of driving age over the next several years. The current building plans place us less than 200ft<sup>2</sup> over the limit. We have attempted to decrease the footprint of the garage but found that doing so rendered the spaces unusable for their intended purposes.

We kindly thank you for your prompt consideration of this variance request.

Sincerely,

Dr. And Mrs. Timothy and Beth Harpster

We have included photos to convey the space requirement needs for the ADA van.



Neighbors:

Mr. And Mrs. John and Emilee McLarnan

233 Crossing Creek North

Gahanna, OH 43230

Drs. Hamdi Mohamed and Mahad Sanweyne

245 Crossing Creek North

Gahanna, OH 43230

Mr. And Mrs. Alan and Kristen Anderson

260 Deer Meadow Dr.

Gahanna, OH 43230

Mr. And Mrs. Jason and Julie Windisch

252 Deer Meadow Dr.

Gahanna, OH 43230

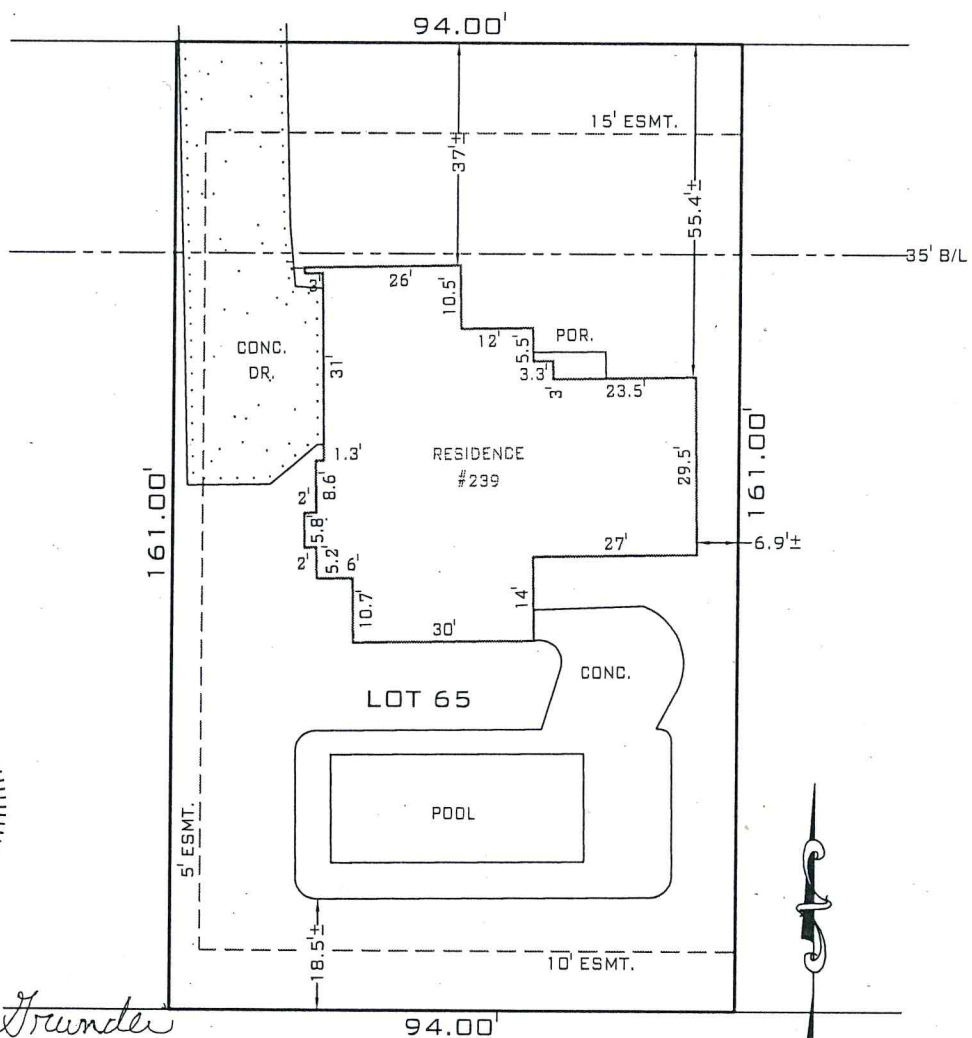
Mr. And Mrs. Roberto and Salema Rice

242 Deer Meadow Dr.

Gahanna, OH 43230



# CROSSING CREEK NORTH 50'



*Scott D. Grunel*

THIS PLAT IS NOT TO BE USED TO ERECT  
FENCES OR OTHER STRUCTURES, AND MAY  
NOT SHOW ALL EASEMENTS AFFECTING THE  
SUBJECT TRACT

LSGI#: 142657



SCALE: 1" = 30'



## 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 face of rough framing, unless otherwise noted. Verify all dimensions in field prior to beginning work.
- Lead 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.
- Macko-Boehmer 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.
- Macko-Boehmer 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.
- Macko-Boehmer Associates will not perform construction observation services.
- Any use of the documents, other than by the builder/client contracted with Macko-Boehmer Associates will be done at the others full responsibility for any errors, omissions or problems from the use thereof.
- The homeowner(s) will be responsible for obtaining any variance for this project (if necessary).
- If required, the homeowner(s) must supply Macko-Boehmer Associates with a copy of a stamped 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.
- Macko-Boehmer 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 insulation sub-contractor.
- Macko-Boehmer Associates does not provide a light and ventilation schedule. A light and ventilation schedule is to be provided by the window supplier/manufacturer. (L.F. Req'd)
- Macko-Boehmer Associates does not provide landscaping plans.
- The window manufacturer will be chosen by the builder in coordination with the homeowner(s). Macko-Boehmer Associates will indicate approximate window sizes on documents. At least one bedroom window shall meet requirements for fire egress
- The builder is responsible for verifying all rough and finish grading.

## 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 GUYS, BRACING OR TIEDOWNS THAT MIGHT 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 EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, 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, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
- GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO.
- DESIGN ROOF SNOW LOAD: 25 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER ASCE 7.
  - GROUND SNOW LOAD ( $P_g$ ) = 25 PSF
  - FLAT ROOF SNOW LOAD = 20 PSF
  - SNOW EXPOSURE FACTOR ( $C_e$ ) = 1.0
  - SNOW LOAD IMPORTANCE FACTOR ( $I$ ) = 1.0
- DESIGN 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 30" 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 SPEED = 115 MPH
  - WIND LOAD IMPORTANCE FACTOR = 1.0
  - WIND EXPOSURE = EXPOSURE B
- SEISMIC DESIGN PARAMETERS
  - OCCUPANCY CATEGORY = II
  - SEISS CLASS = D
- SOIL DESIGN CONDITIONS
  - DESIGN ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1500 PSF BASED ON ORC TABLE 401.4.1.
  - EQUIVALENT FLUID 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

## 1. MATERIALS:

- SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-14 "SPECIFICATIONS FOR STRUCTURAL CONCRETE," ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," AND ACI 332-14 "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 INTERIOR CONCRETE NOT OTHERWISE IDENTIFIED. | 3500 |

III EXTERIOR SLABS ON GRADE, RETAINING WALLS, BASEMENT WALLS, PIERS AND COLUMNS PLACED INTEGRALLY WITH BASEMENT WALLS, AND ALL EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED.

4000  
(with air)

- ALL DEFORMED REINFORCING BARS: FY = 60,000
  - ALL WELDED WIRE MESH: ASTM A-185 MINIMUM 8" LAPS
- DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BOTH THE SLABONGRADE AND THE FLOOR ABOVE ARE IN PLACE AND CURED.
  - AT ALL OPENINGS AND REENTRANT CORNERS IN FOUNDATION WALLS, PROVIDE MINIMUM ONE #4 REBAR X 24" LONG DIAGONALLY AT EACH CORNER.
  - PROVIDE CONTROL JOINTS IN SLAB-ON-GRADE AT 10' 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 530.1-13)," 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 C.M.U. = 1900 PSI.
  - MORTAR: ASTM C270 (USING THE PROPERTY SPECIFICATION METHOD, PARAGRAPH 3.2), TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.
  - BOND BEAM AND CORE FILL: ASTM C476, COARSE OR FINE TYPE, PLACED PER IRC SECTION R609.
  - JOINT REINFORCING: HOT-DIPPED GALVANIZED FINISH, 9 GAGE MINIMUM SIDE WIRES AND CROSS WIRES, EXCEPT USE 3/16 INCH DIAMETER SIDE WIRES WHERE "HEAVY-WEIGHT" IS REQUIRED. PROVIDE STANDARD WEIGHT AT EVERY OTHER COURSE MINIMUM U.N.O.
  - BAR REINFORCING: ASTM A615, 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 COURSES UNDER LINTELS.
  - FILL CORE SOLID AROUND ANCHOR BOLTS.
  - PROVIDE 100% SOLID BLOCKS OR SOLIDLY-FILLED HOLLOW BLOCKS FOR AT LEAST 4" ALL AROUND ALL EXPANSION BOLTS.
- LINEELS: PROVIDE LINEELS OVER ALL MASONRY OPENINGS AS INDICATED ON THE DRAWINGS OR WHERE NOT NOTED, PROVIDE THE FOLLOWING FOR EACH 4 INCHES OF WALL THICKNESS. USE 6 INCHES MINIMUM BEARING EACH END.

| MASONRY OPENINGS | SECTION                |
|------------------|------------------------|
| TO 4'-0"         | L 3-1/2 X 3-1/2 X 5/16 |
| 4'-1" TO 5'-6"   | L 4 X 3-1/2 X 5/16 LLV |
| 5'-7" TO 6'-0"   | L 5 X 3-1/2 X 5/16 LLV |

## E. STRUCTURAL STEEL

- MATERIALS:
  - STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36, FY = 36 KSI; STRUCTURAL STEEL WIDE FLANGES: ASTM A572 OR ASTM A992, FY = 50 KSI; HIGH STRENGTH BOLTS: ASTM A325 OR A490; ANCHOR BOLTS: ASTM A307 OR A36; ELECTRODES: SERIES E70; STRUCTURAL PIPES: ASTM A53 OR A501; FY = 35 KSI MIN; SQUARE AND RECTANGULAR TUBING: ASTM A500, FY = 46 KSI; EXPANSION BOLTS: HILTI "KWIK-BOLT TZ," SIMPSON STRONG-TIE "STRONG-BOLT" OR APPROVED EQUAL. ADHESIVE ANCHORS: HILTI "HIT-ICE/HIT HY 150," SIMPSON STRONG-TIE "ACRYLIC-TIE," ITW RED-HEAD "A7 ACRYLIC."
  - MINIMUM BEAM BEARING ON MASONRY = 7-1/2" ON CONCRETE = 5" INCHES UNLESS NOTED OTHERWISE.
  - EMBEDMENT LENGTH 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 NAILERS SHALL BE PROVIDED AND ATTACHED TO THE TOP FLANGE OF STEEL BEAMS PER THE FOLLOWING OR ANOTHER APPROVED METHOD:

| FLANGE WIDTH  | BOLTS                | POWDER ACTUATED FASTENERS |
|---------------|----------------------|---------------------------|
| 4"            | 3/8" DIA. @ 30" O.C. | .145" DIA. @ 18" O.C.     |
| 5" OR GREATER | 1/2" DIA. @ 42" O.C. | .145" DIA. @ 18" O.C.     |
  - BEAM TO COLUMN CONNECTIONS TO BE BOLTED SHEAR TAB OR CAP PLATE TYPE CONNECTIONS, WHERE A CONTINUOUS BEAM WITH A CAP PLATE IS USE, PROVIDE MIN. 3/8" STIFFENER PLATES EACH SIDE OF BEAM WEB 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 POCKETS IN A FOUNDATION, BEAM CONNECTIONS TO COLUMNS, AND COLUMN CONNECTIONS TO FOUNDATIONS SHALL COMPLY WITH RCO SECTIONS 502.6.3 AND 502.9.1. MINIMUM UNLESS MORE STRICT PROVISIONS ARE SPECIFIED OR REQUIRED BY DESIGN.

## H. STRUCTURAL LUMBER

## 1. 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 24/0 - 7/16 INCH MIN. (WITH PLYWOOD CLIPS). FOR FLOORS: PANEL IDENTIFICATION INDEX 32/16 - 23/32 INCH MIN. OSB: FOR WALLS: MINIMUM 7/16 INCH THICK WITH 24/16 SPAN RATING, EXPOSURE 1. FOR ROOFS: MINIMUM 7/16 INCH THICK WITH 24/16 SPAN RATING, EXPOSURE 1. FOR FLOORS: 23/32 INCH THICK MIN., STURD-I-FLOOR WITH SPAN RATING OF 24 OC. EXPOSURE 1, TONGUE AND GROOVE.
  - MICROLAM (LVL): MODULUS OF ELASTICITY = 1,900,000 PSI,  $F_b$  = 2,600 PSI. DESIGN BASED ON LEVEL TRUSS 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

## 2. 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 - GLUED AND NAILED - USE 8d COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. USE ADHESIVES MEETING APA SPECIFICATIONS APG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- SHEATHING TO ROOF TRUSSES OR RAFTERS - NAILED - USE 8d COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.
- SHEATHING TO WALLS - NAILED - USE 8d COATED SINKERS 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 BLOCKING.
- ALL CONNECTORS (HANGERS, NAILS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED COMPATIBLE WITH THE CHEMICALS IN THE WOOD.

- SILL PLATES TO FOUNDATION - 1/2" DIA. ANCHOR BOLTS AT 6'-0" 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 15" IN MASONRY.
- BUILT UP WOOD BEAMS AND FLITCH BEAMS - 1/2" DIAMETER THRU BOLTS AT 24" O.C. 2" FROM TOP AND BOTTOM U.N.O. STAGGER TOP AND BOTTOM ROWS 12" MULTIPLE STUD COLUMNS - GLUED AND NAILED WITH 16d NAILS AT 12" O.C. EACH PLY.
- ALL OTHER CONNECTIONS TO BE PER TABLE R602.3(1) MINIMUM.

## 4. MISCELLANEOUS:

- USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C MAX. FOR ALL JOISTS AND RAFTERS. USE SOLID BLOCKING 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 BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUDWALLS AND INTERIOR BEARING PARTITIONS AND METAL DIAGONAL BRACING AS REQUIRED FOR LATERAL STABILITY OF THE STRUCTURE.
- USE DOUBLE JOIST UNDER INTERIOR PARTITIONS, 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 3'-0" O.C.
- BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8 INCH BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
- PROVIDE AND INSTALL BRIDGING FOR PREFABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURER'S APPROVED SHOP DRAWINGS.
- WHERE FLOOR JOISTS SPAN PARALLEL TO FOUNDATION WALLS, PROVIDE 2X BLOCKING EQUAL TO THE JOIST DEPTH AT MAXIMUM 24 INCHES ON CENTER BETWEEN BAND BOARD OVER WALL AND ADJACENT JOISTS. EXTEND BLOCKING OVER MINIMUM THREE JOIST SPACES. BLOCKING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING.

## I. PREFABRICATED WOOD TRUSSES

## 1. 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 C60 PER ASTM A525. MANUFACTURE WITH HOLES, PLUGS, TEETH OR PRONGS UNIFORMLY SPACED AND FORMED.

## 2. DESIGN:

- TOP CHORD LIVE LOAD: 25 PSF
- TOP CHORD DEAD LOAD: 10 PSF
- BOTTOM CHORD DEAD LOAD: 5 PSF
- BOTTOM CHORD LIVE LOAD: 8 PSF
- NET WIND UPLIFT:
- 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 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.

## 3. MISCELLANEOUS:

- BOLT TOP CHORDS OF ALL MULTIPLE TRUSSES TOGETHER WITH 1/2" DIAMETER BOLTS AT 4'-0" O.C. BOLT WEB MEMBERS TOGETHER WITH 1/2" DIAMETER BOLTS AT 2'-0" O.C. AT CONCENTRATED LOADS, OR PER TRUSS DESIGNER RECOMMENDATIONS.
- 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 3'-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.

## J. 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.

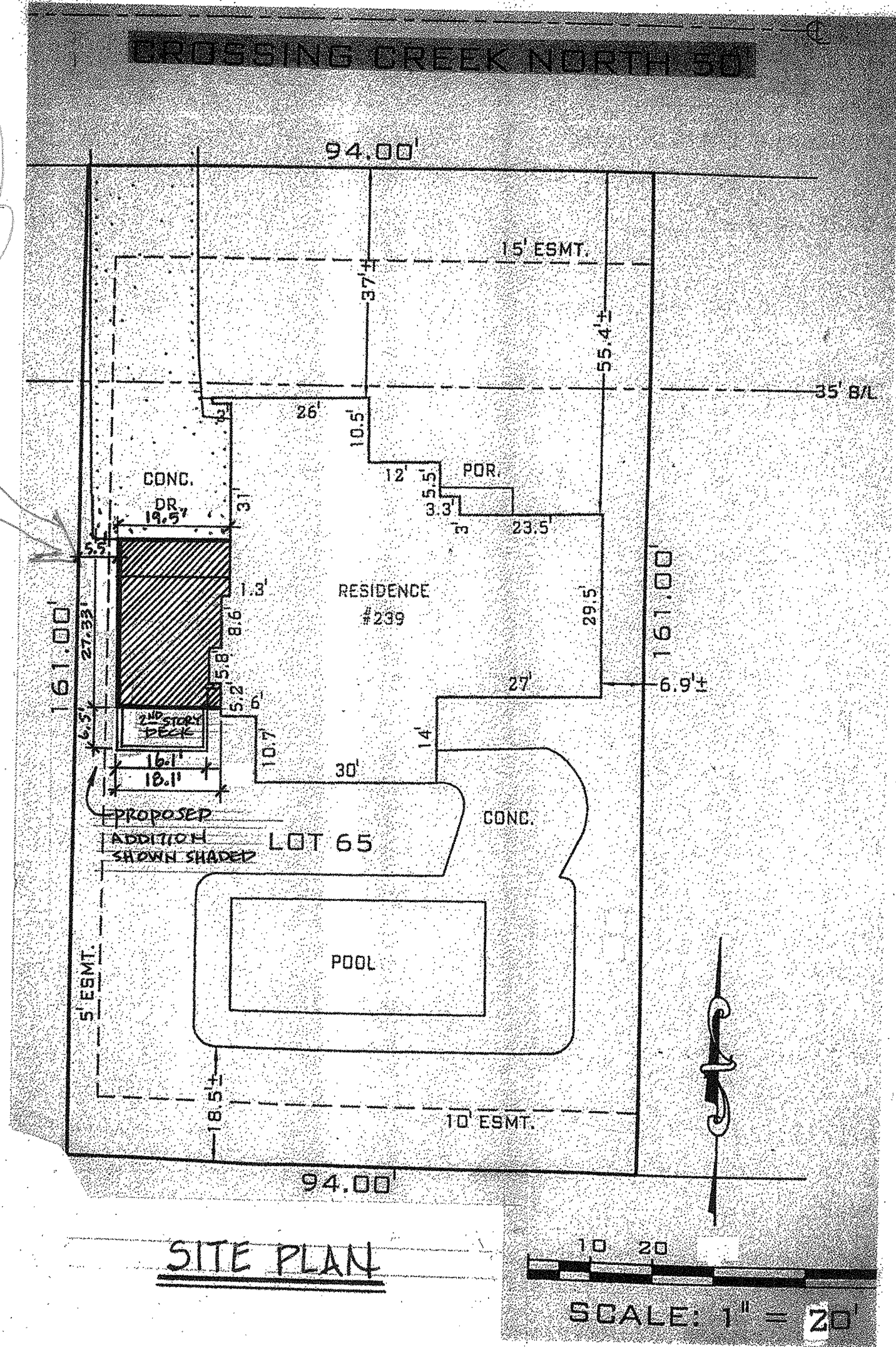
## 2. DESIGN:

- 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 FLOOR FINISHES.
- 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.

## 3. MISCELLANEOUS:

- STORE 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 MEMBER MANUFACTURER'S DETAILS AND RECOMMENDATIONS.
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
- CONDITIONS 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 16d OR LARGER NAILS IN FLANGE
  - DO NOT BEVEL CUT JOIST ENDS INSIDE EDGE OF BEARING
  - DO NOT SUPPORT JOIST ON WEB
  - DO NOT INSTALL VISIBLY DAMAGED JOISTS

Variance Request  
to be  
Sidelined Set back  
of 10'



SITE PLAN

SCALE: 1" = 20'

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HARPSTER RESIDENCE

239 Crossing Creek N.

Gahanna, Ohio 43230

Scan into PDF  
& Make 4 Copies

MACKO-BOEHMER

ASSOCIATES, INC.

Residential Design Company

Date: 12-17-20

Scale: AS SHOWN

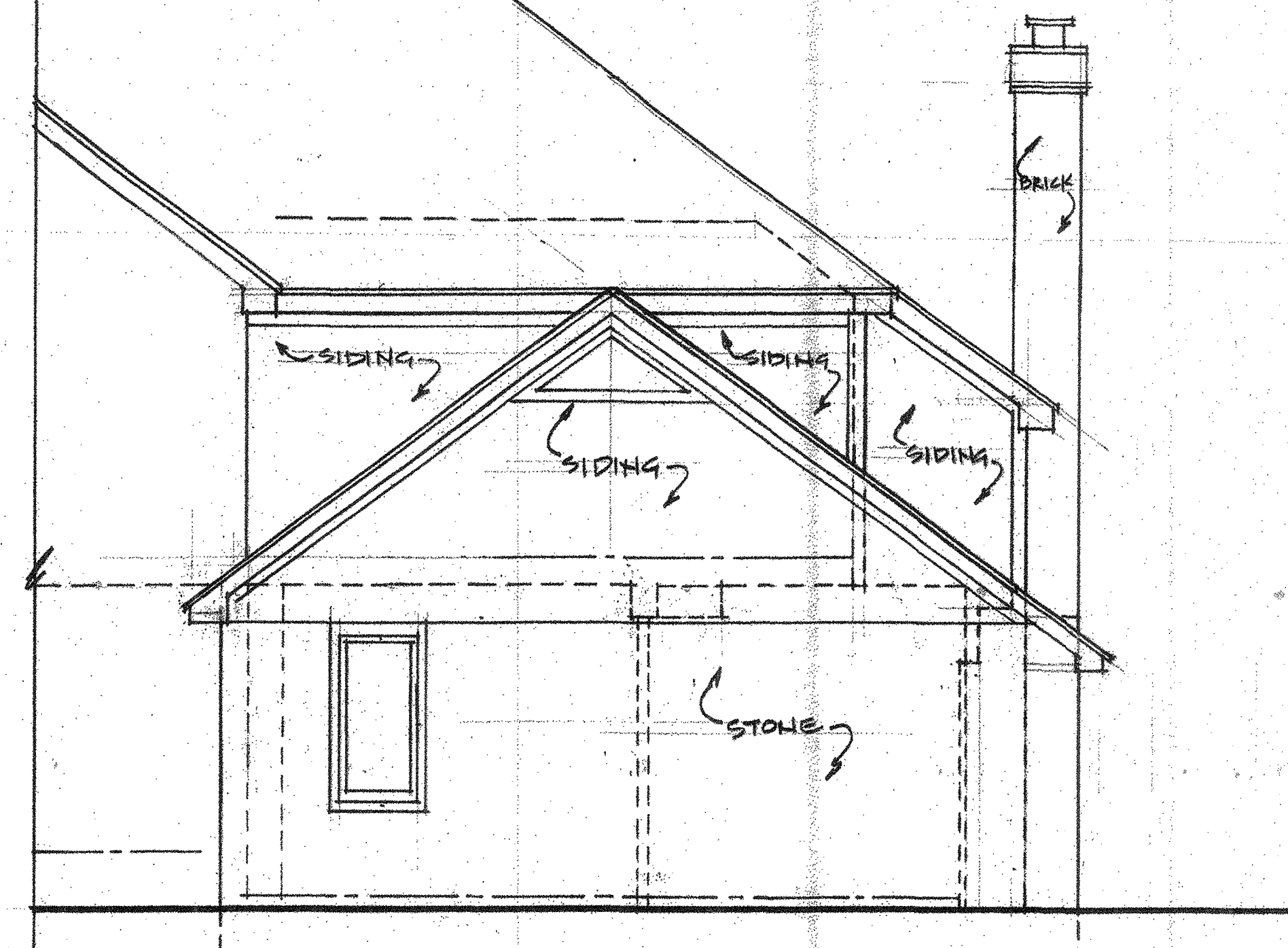
Drawn: T.J.H.

Job: HARPSTER

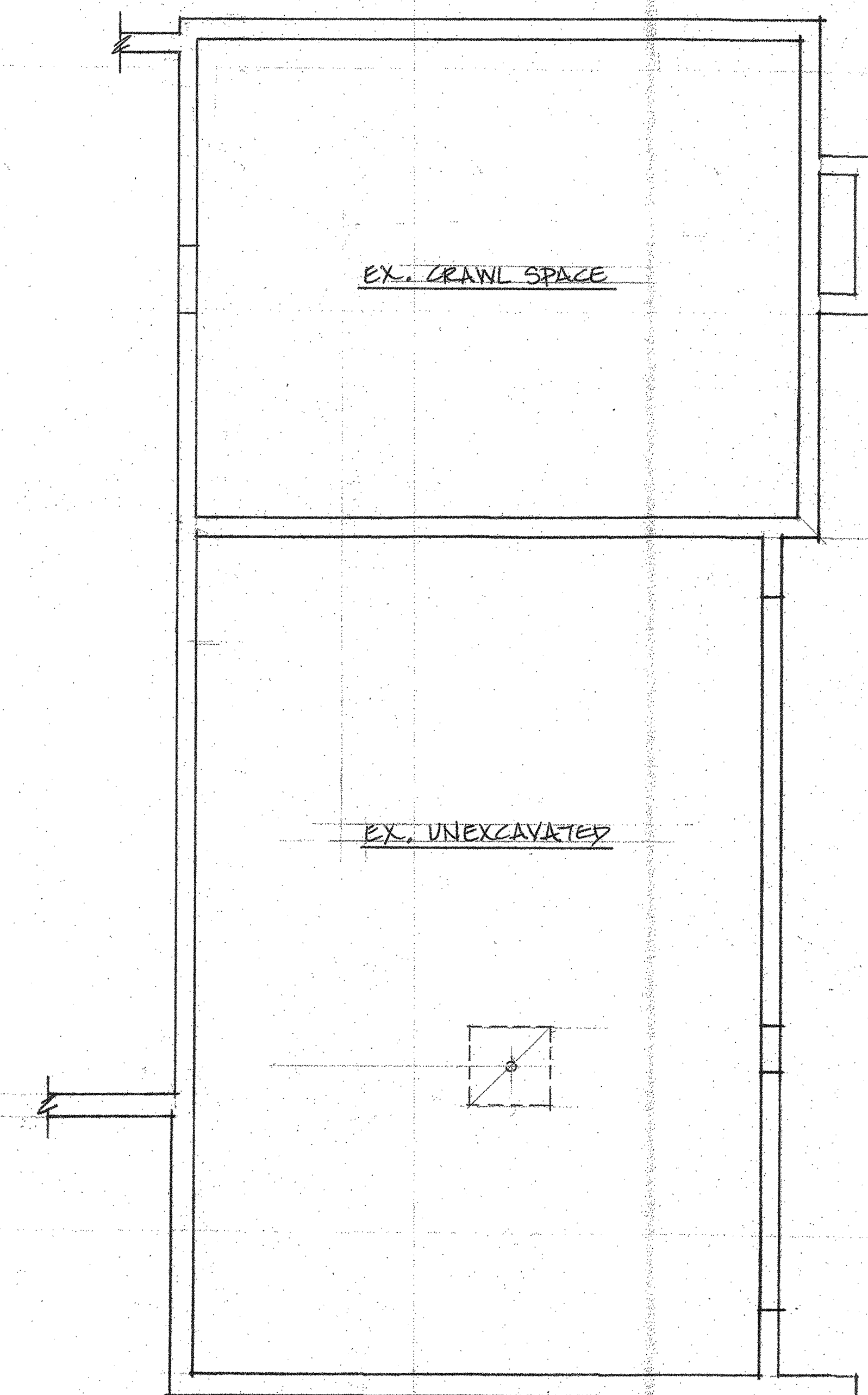
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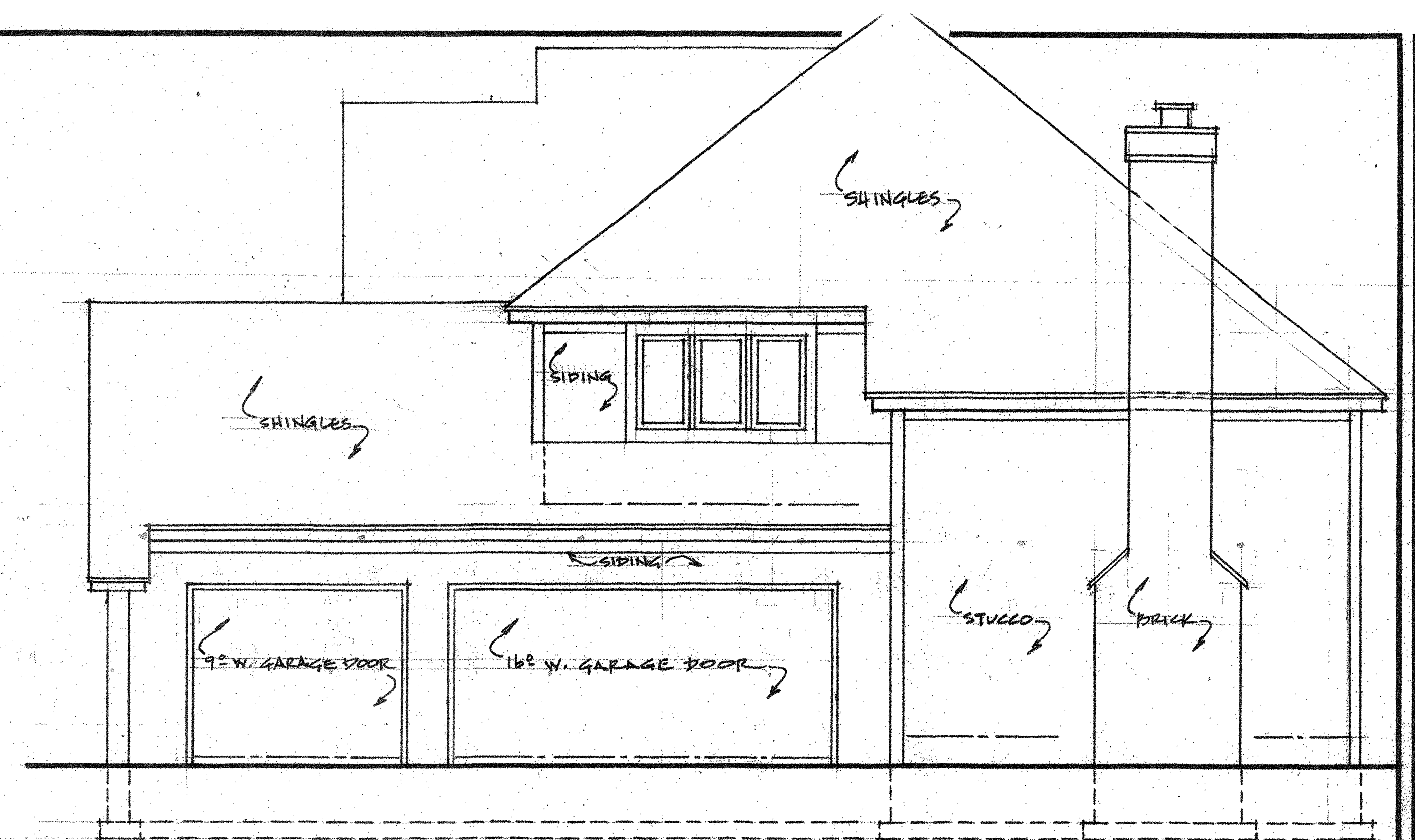




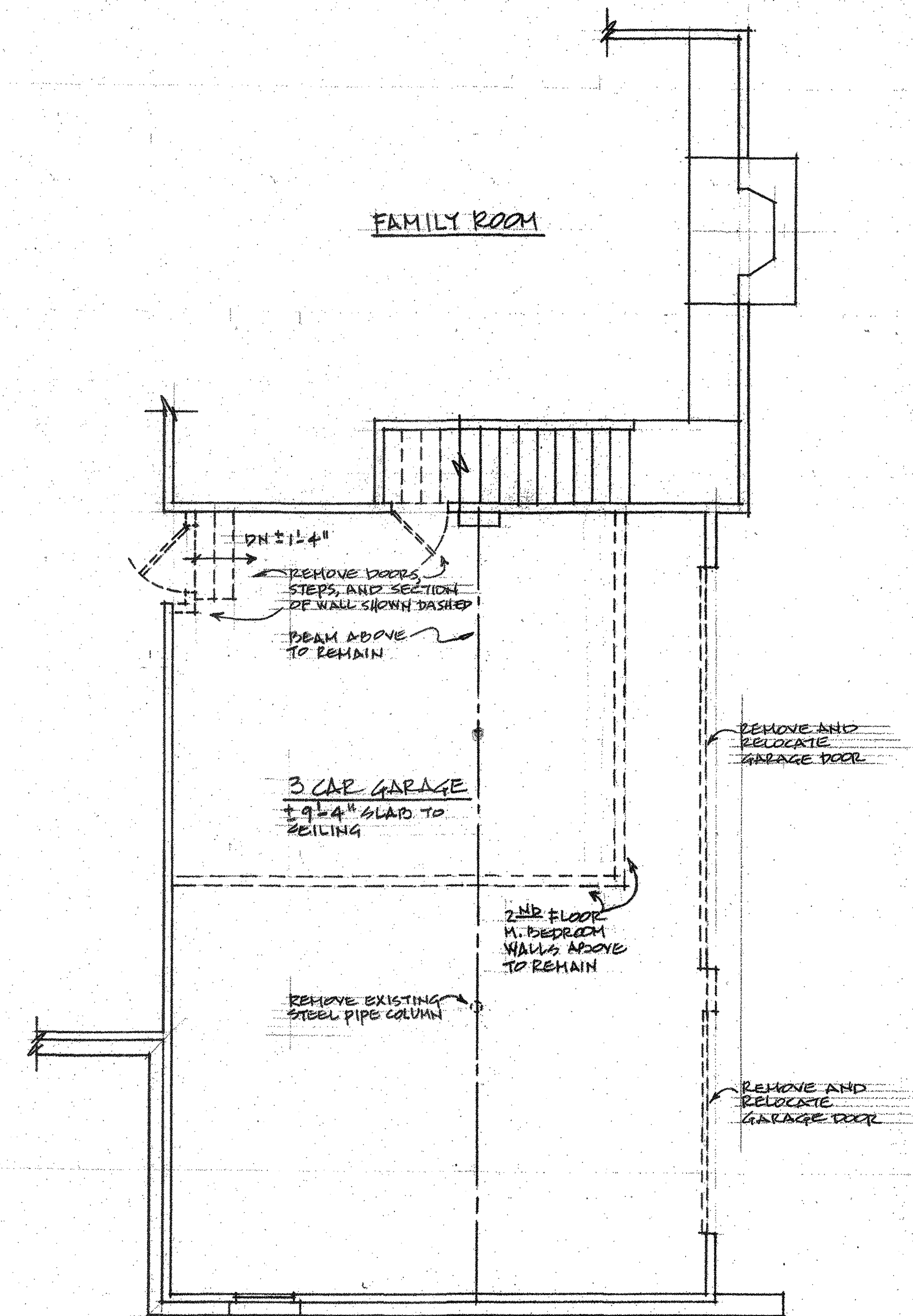
EXISTING FRONT ELEVATION • SCALE: 1/4" = 1'-0"



EXISTING FOUNDATION PLAN • SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION • SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN ~ DEMOLITION PLAN • SCALE: 1/4" = 1'-0"

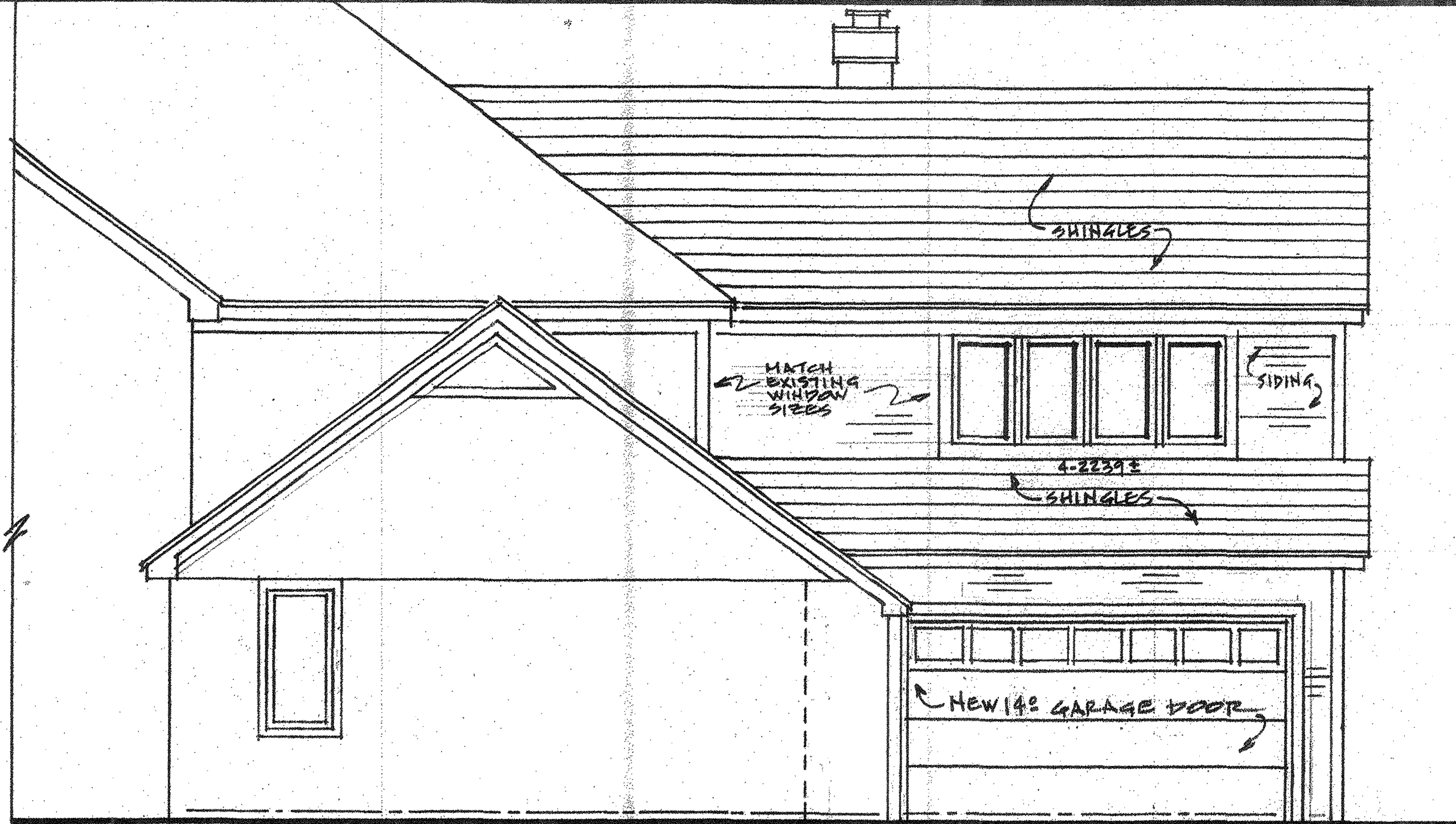
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HARPSTER RESIDENCE  
239 Crossing Creek N.  
Gahanna, Ohio 43230

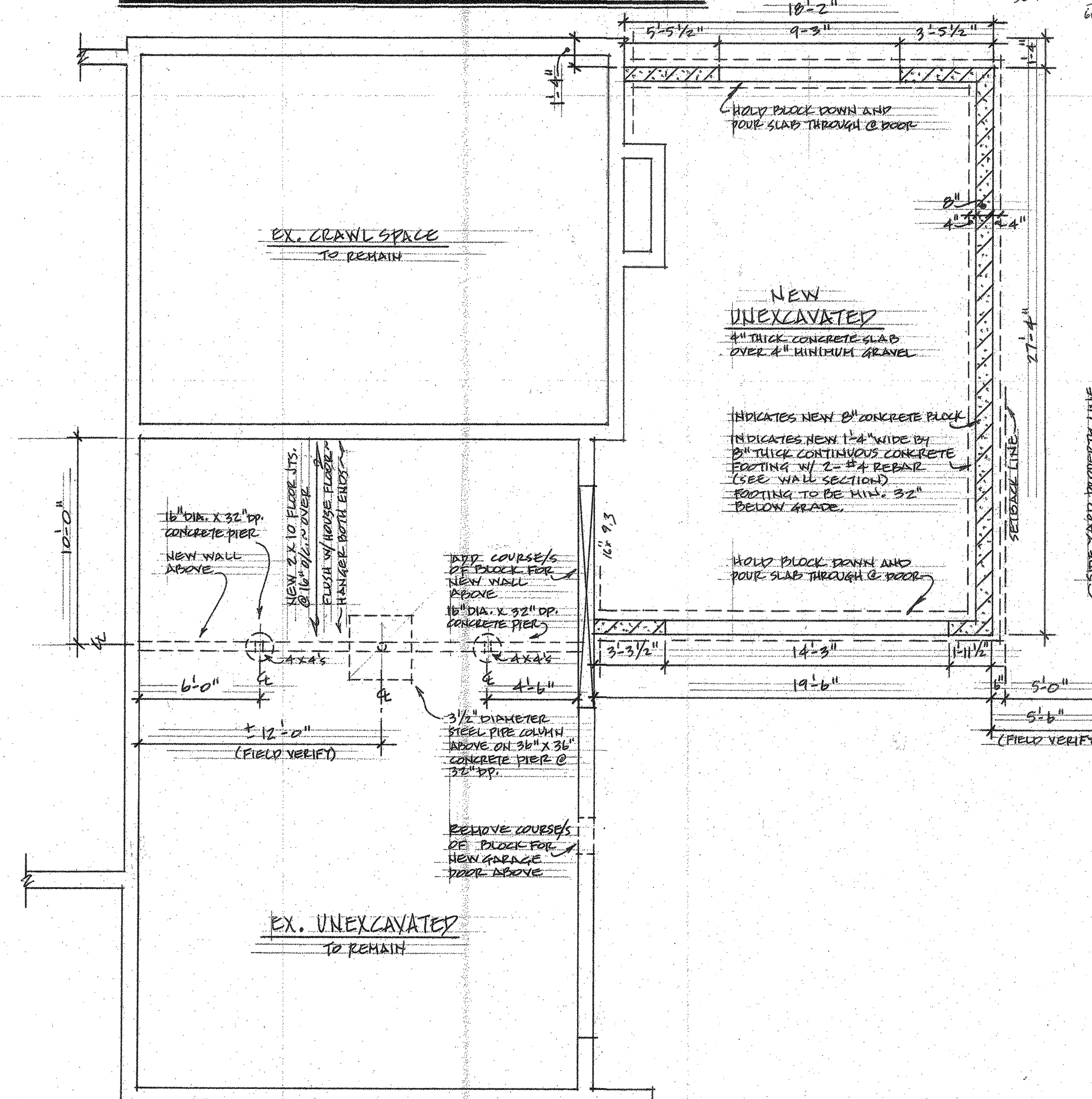
MACKO-BOEHMER  
ASSOCIATES, INC.  
Residential Design Company

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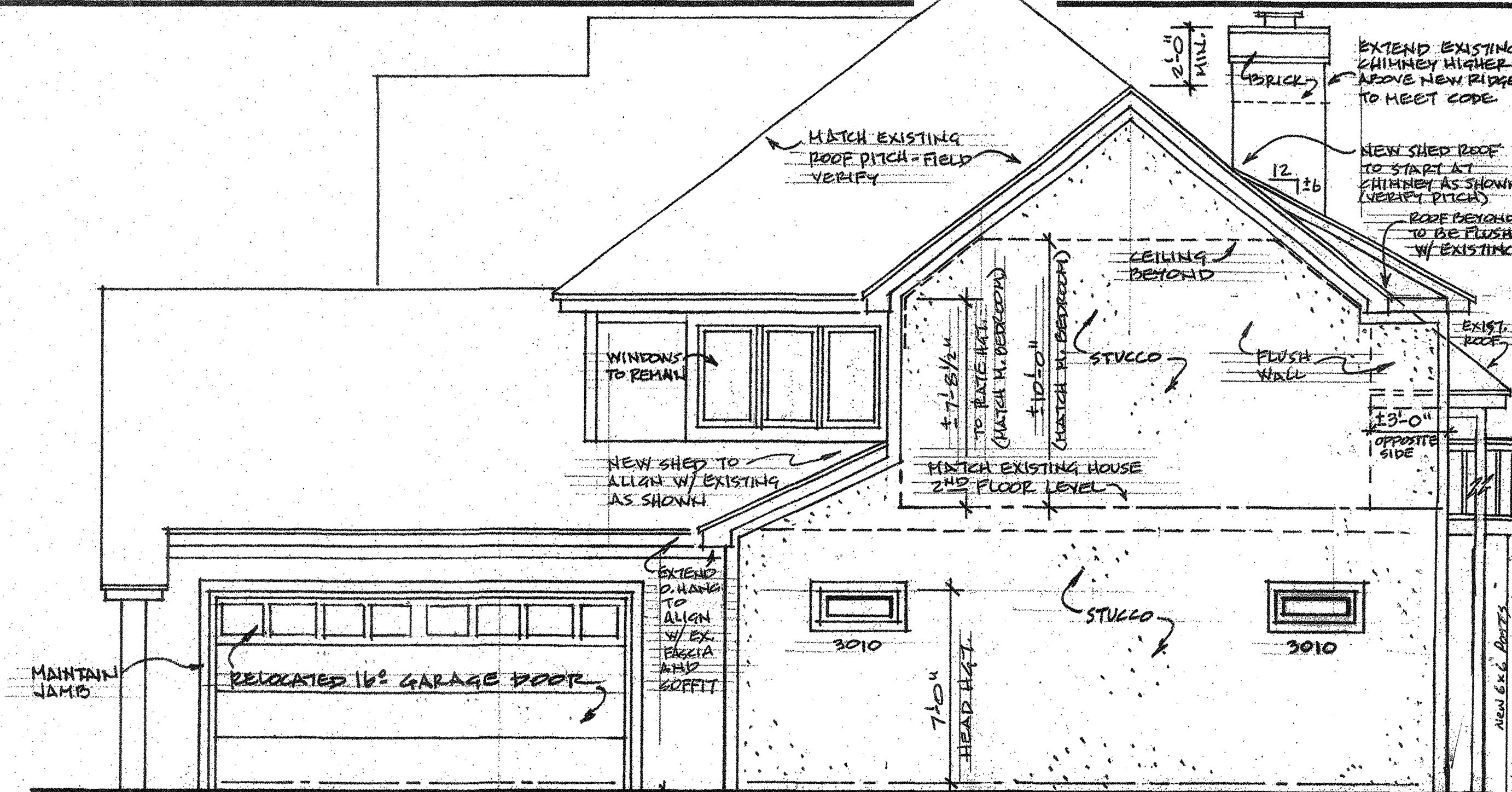




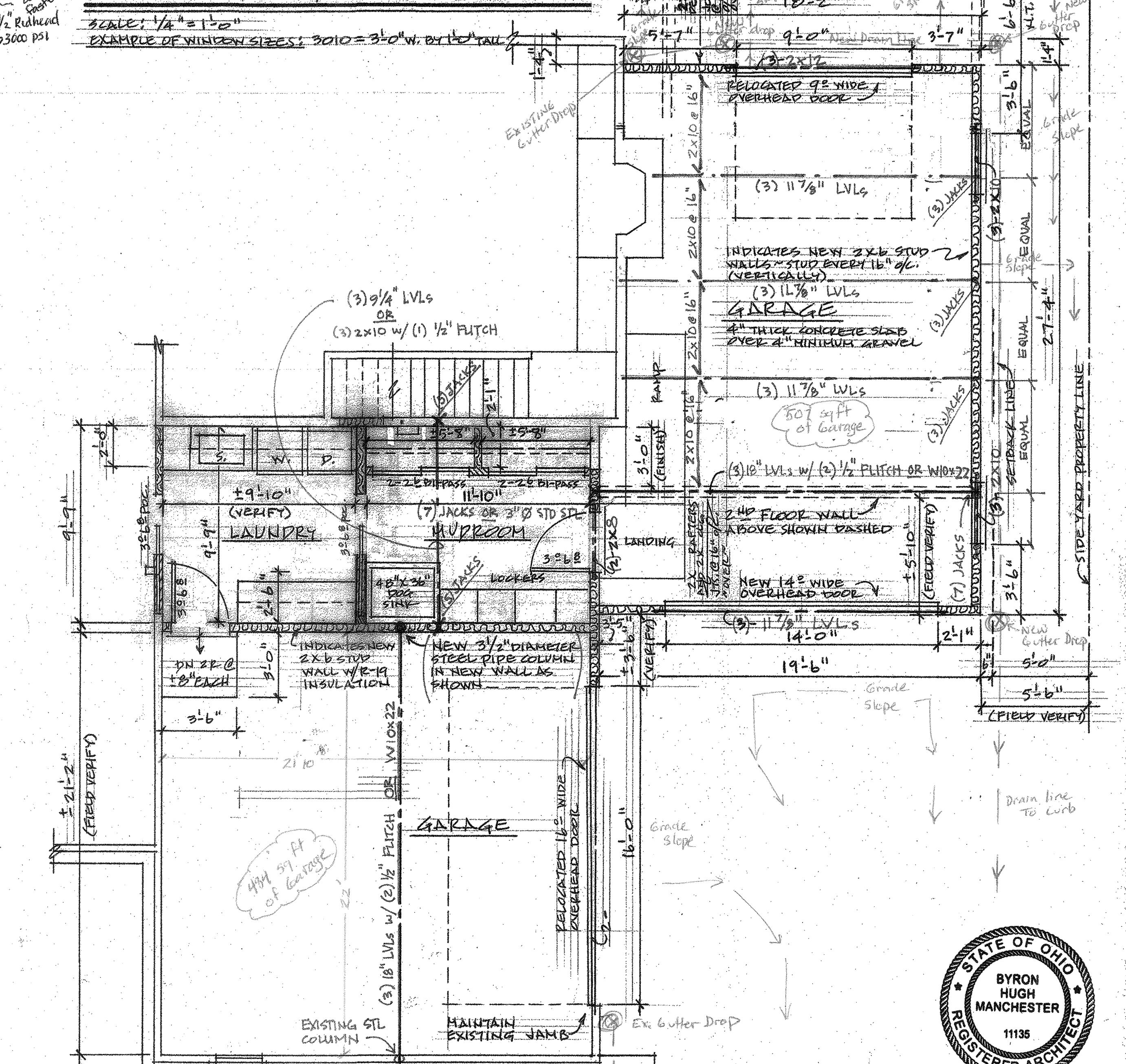
REMODELED FRONT ELEVATION • SCALE: 1/4" = 1'-0"



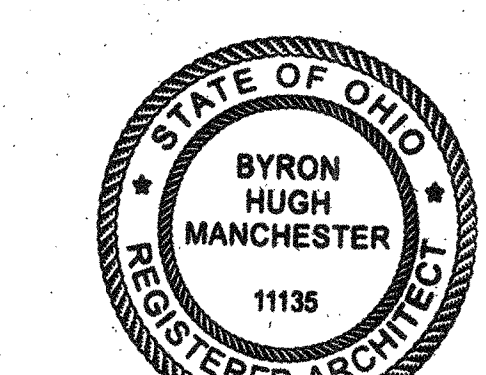
REMODELED FOUNDATION PLAN • SCALE: 1/4" = 1'-0"



REMODELED RIGHT SIDE ELEVATION • SCALE: 1/4" = 1'-0"



REMODELED FIRST FLOOR PLAN • SCALE: 1/4" = 1'-0"



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**HARPSTER RESIDENCE**  
239 Crossing Creek N.  
Gahanna, Ohio 43230

**MACKO-BOEHMER ASSOCIATES, INC.**  
Residential Design Company

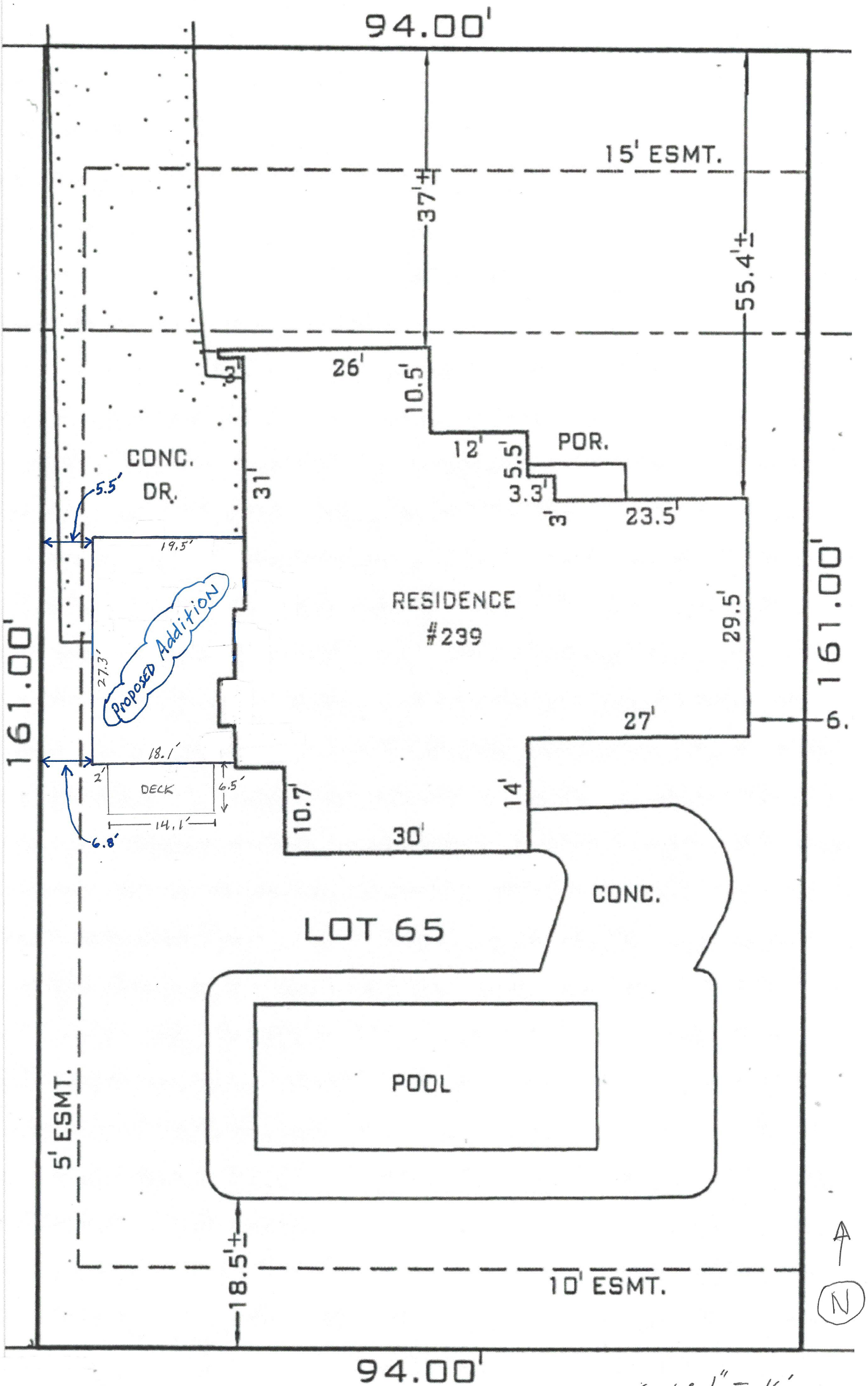
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REV. 10/2021









Enlarged Site Plan

Scale: 1" = 16'

## Kelly Wicker

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**From:** Beth Harpster <bethharpster@gmail.com>  
**Sent:** Friday, March 26, 2021 1:11 PM  
**To:** Kelly Wicker; James Ross; Timothy J. Harpster; Beth Harpster; Ellen Barnard  
**Subject:** Response to comments Variance request 239 Crossing Creek N.  
**Attachments:** Enlarged Site Plan.pdf

Project 239 Crossing Crk N Variance Comment Letter:

We hope you find these responses clear and helpful. The isolation of the pandemic has been taxing on Marilyn's health and we are eager to pursue this project. Please do not hesitate to reach out to us if we can be of further assistance.

### Community Development

- 2.
- 3.
4. Chapter 1131.04(a) provides that a statement or evidence should be provided as to the special circumstances as
5. to why the variance is necessary. The special circumstances apply to the land. In this case why the side yard setbacks cannot be met. Please provide additional information as to why the proposed addition cannot be located to the rear of the structure or elsewhere
6. on the lot in an area that meets code requirements.
- 7.

The additional building structure, or any additional structure for that matter, has only one option on this land and that is the west side of our existing house. The east side of the house is 6 feet from the property line, the rear of the house (south) has an in-ground pool, and pursuing an addition to the front yard (north) would be visually imposing in our well-kept neighborhood of custom homes.

- 3.
- 4.
5. The size of the site plan is difficult to read (approximately 75% of the page are notes that aren't relevant
6. to the variance). Please enlarge the site plan or modify the original survey to show the requested improvements. This will be beneficial to discussions at the public hearing.
- 7.
- 8.
- 9.

Refer to attached drawing.

10.

11.

12. The request statement indicated that a variance was requested to allow for a garage of more than 800 square feet.

13. Please clarify the size of the garage (existing and new).

14.

Existing Garage is 689 sq ft

Plan for Original Garage reduce to 468 sq ft; Plan for New Garage addition 492 sq ft; Total Garage after Construction = ~960 sq ft

5.

6.

7. The purpose of the addition is confusing. The statement discusses a bedroom, ADA bathroom, laundry room, etc.

8. From the site plan and elevations, it appears the addition first floor is a garage and the second floor is a study and deck. Please clarify.

9.

The purpose of the entire renovation is to accommodate our mother, Marilyn, and her caregiver into our home. This is a multi-part project that is similar in ways to a shifting puzzle. The space in our home that we will lose to the modifications are a first floor multipurpose office room, laundry room, half- bathroom, coat closet and garage entry space. The space of these aforementioned rooms will be rebuilt to a room and ADA full-bathroom for Marilyn. The next step is to build into one bay of our existing garage to replace the laundry room, entryway and coat closet and the result is losing one of our current 3 garage bays. The structure addition is to replace the garage space lost to the modifications inside the home. We are a family of 5 and currently have 2 drivers, but our children are almost 15 (in June), 13, and 10. Thus there are 2 who will be driving in the near future. Additionally we will have a handicap-modified minivan for transporting Marilyn. Because of this we feel it is necessary to replace the garage bay that we would lose to remodeling. The structure addition replaces the garage bay, and the space above the garage is intended to replace the home office that we would lose to the in house modifications. The deck is off of the second level and is for pleasure as well as safety for it allows full visualization of the pool.

It is necessary to mention that the new garage space is intentionally and necessarily oversized to accommodate the van and its handicapped ramp and also a ramp into our home. The remaining original garage bays would not be wide enough to fit the van and its ramp.



April 13, 2021

Timothy J Beth A Harpster  
239 Crossing Crk N  
Columbus, OH 43230

RE: Project 239 Crossing Crk N Variance Comment Letter

Dear Timothy J Beth A Harpster:

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

**Parks**

1. No Comment

**Community Development**

2. The request statement indicated that a variance was requested to allow for a garage of more than 800 square feet. Please clarify the size of the garage (existing and new).

4/12/21 - Response to comments indicates that the total size of the garage is approximately 960 square feet. This meets the code requirements of 1/3 the size of the house. A variance is not necessary.

**Engineering**

3. No comments.

**Fire District**

4. The Fire Division has no objection to the Variance for the set back. This type variance is not referenced in the 2017 Ohio Fire Code.

**Building**

5. Project shall comply with the building code - although no comments regarding the side-yard variance.

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

## STAFF REPORT

### Request Summary

A variance has been requested to permit an addition on the home at 239 Crossing Creek N. A variance to allow a side yard setback of 5.5' on the west side of the property is requested. The property is zoned single family (SF-2). SF-2 requires a 10' side yard setback. The home was built in 1989 and was built to a side yard setback of 6.9' on the east and approximately 20' on the west.

Staff has researched the history of the property. In 1989 the property was zoned R-2. R-2 required a minimum side yard setback of 7.5'. The change in zoning code explains why this home and other homes in the neighborhood were built to standards that differ from today's code requirements. Staff could not find any record of a previous variance that would have permitted the reduced setback on the eastern side yard.

### Variance

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

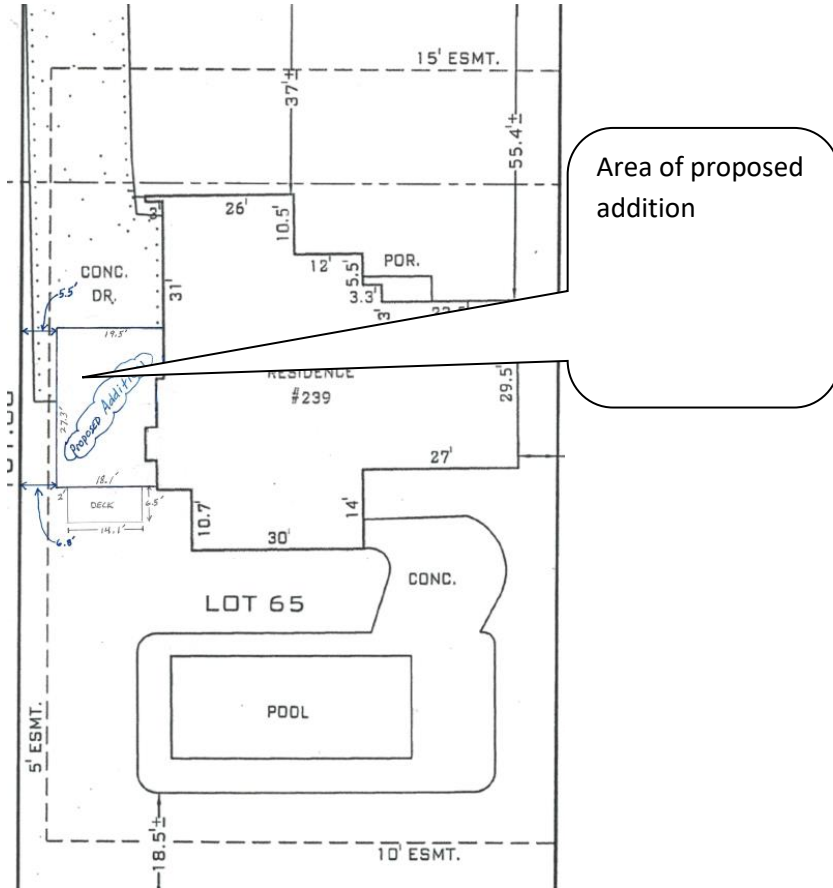
- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

### Recommendation

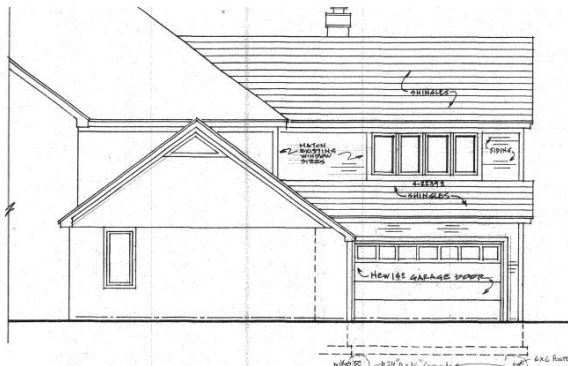
There appears to be limited space for the addition as the survey indicates much of the rear yard is occupied by a pool. Staff does have concerns with side yard setbacks well below code requirements on both side yards. Doing such can give the appearance of the lot being overbuilt. However, the neighboring home to the west, the area of the variance, does not have any windows on this elevation. This should help minimize any negative impacts of the variance on the neighboring property but does not mitigate impacts from the street.



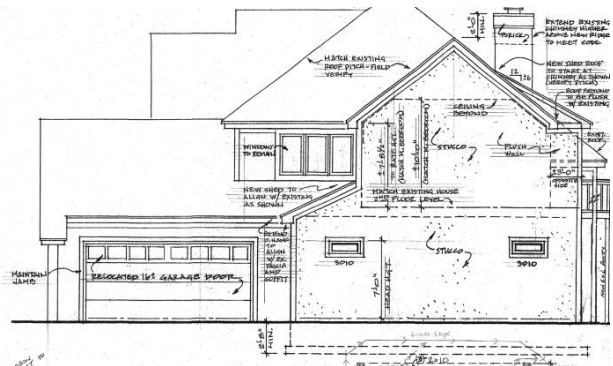
## Site Plan



## Proposed Elevations



View from street

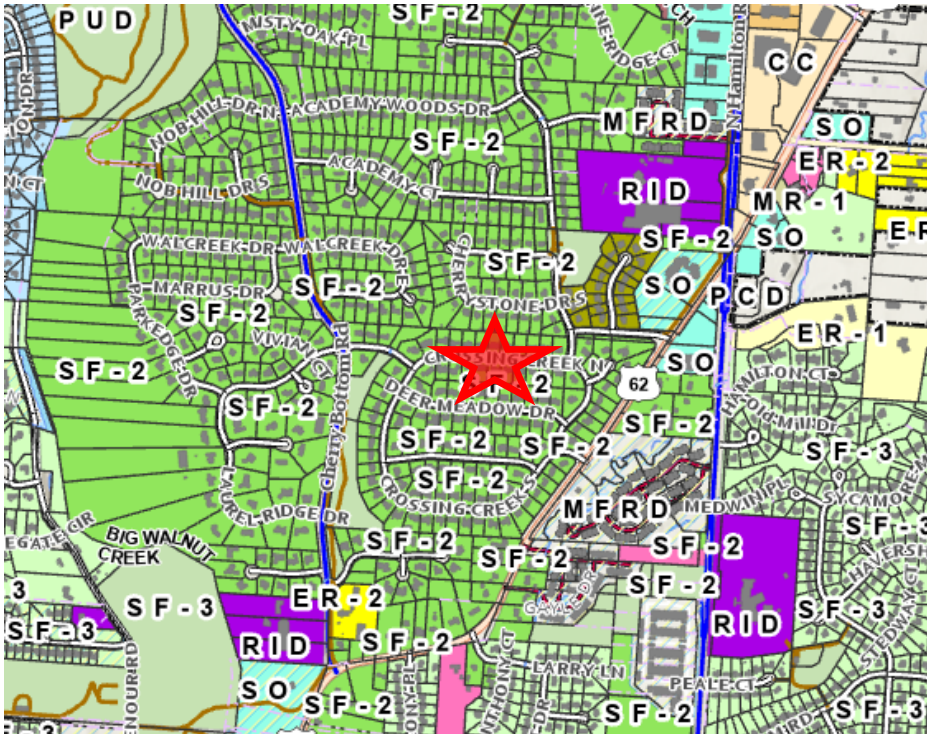


Side yard view

Street View



Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Director of Planning