

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:		Project Name/Busine	ss Name:		
4490 SHULL RD, GAHA	NNA, OH 43230	1			
Parcel ID No.(s):	Zoning Designation:		Total Acreage:		
025-008930	ER-2		3.89		
Description of Variance Requested:					
HOD ADDITIONA	L GARAGE	SPACE	BUILD A DETACHED		
GARAGE	000566557				
STAFF USE ONLY - Code Section(s):					
: 1137.09 - Off Street Parl	King !!!	37.08(5)->	and Requirements		
APPLICANT Name-do <u>not</u> use a business nam	10:	Applicant Address:			
JEREMY LETZELTE	R	4490 SHU	Applicant Phone No.:		
Applicant E-mail:					
JEREMYLETZELTER BGN	1AIL.COM	614-1	679-1522		
BUSINESS Name (if applicable):					
ADDITIONAL CONTACTS Please List Prima	ry Contact for Corres	oondence (please list	all applicable contacts)		
Name(s):		Contact Information	h (phone no /emgil):		
Amy Matuoy-LETZE	ELTER	614-679-=	3320 / LOVEFOURKIDS@GMAIL		
Lance An 110					
PROPERTY OWNER Name: (if different from A	Applicant)	Property Owner Co	ontact 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.

approva	1.		-		
Applican	t/Primary Contact Signature:	SQ	T.	Date:	
INTERNAL USE	Zoning File No. Y-0125-20	22/	RECEIVED: 140 DATE: 3-26-21	paid: <u>250.00</u> date: <u>3-2402</u>	



RTY OWNER

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.

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.

Amy McILVOY - LETZELTER (property owner name printed)	
(property owner signature)	(date)
Subscribed and sworn to before me on this day of, 20 State of County of	
Notary Public Signature:	Second 5 K and

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.

0)	AGREEMENT TO COMPLET AS APPROVED As the applicant/representative/owner of the subject property instea of
ativ	this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval,
sent	and any proposed changes to the approval shall be submitted for review and approval to City staff.
pre	AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post
r/R	notice (if applicable) on the subject property as described.
wne	APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete
Ó À	and accurate to the best of my knowledge.
Applicant/Property Owner/Representativ	Amy McTLV0Y-LETZELTER, SEREMY LETZELTER (applicant/representative/property owner name printed) (applicant/representative/property owner signature) (dpte) (dpte)
Subscribe	ed and sworn to before me on this day of, 202
	Otho County of Franklin Public Signature: And The State of Ohio My Commission Expires May 15, 2023

To whom it may concern:

We are requesting additional garage space to accommodate our family. We have seven people living here and six drivers. We need additional indoor parking and storage area. This will allow us to live more comfortably in our house, have additional outside parking for our guests, and a turnaround area for the delivery drivers. We have just under four acres of land. The detached garage will not adversely affect the health or safety of anyone. The additional garage space will help the flow of traffic in and out of our land. It will improve the curb appeal for the community members that drive by. This is a necessary addition for our family.

Sincerely,

Jeremy & Amy Letzelter



BUILDING DIVISION 200 S. Hamilton Road Gahanna, Ohio 43230 Phone: 614-342-4010 Fax: 614-342-4117 building@gahanna.gov www.gahanna.gov

AL	PERMIT NO.
INTERNAL	MP No No Master Permit
Hatt	RECD. BY DATE:

BUILDING PERMIT – RESIDENTIAL - APPLICATION

TO REQUEST AN INSPECTION, CALL 614-342-4010 & PRESS 1, OR SCHEDULE ONLINE AT HTTPS://OHGA.ONLAMA.COM/

	AMILY I 3 FAMILY
JOB SITE ADDRESS:	PARCEL ID NO(S).
4490 SHULL RD, GAHANNA, 43230	
Estimated Cost of Entire Project:	Square Footage for Project Scope of Work:
\$25,000.00 - \$30,000.00	1200 S9FT
DESCRIPTION/SCOPE OF WORK:	
POLE BARN / GARAGE	
PROPERTY OWNER Name:	
JEREMY & AMY LETZEL Property Owner Address:	TER
4490 SHULL RD, GAHANNA	OH 43230
Property Owner E-mail:	Property Owner Phone No.:
JEREMYLESZELTER & GMAIL. COM	614-679-1522
CONTRACTOR Name:	
Contractor Address:	Gahanna Contractor Registration No.
Contractor E-mail:	Contractor Phone No.:
REGISTERED DESIGN PROFESSIONAL Name:	architect Délesigner
GRABERS OAK FLOORING INC	□engineer □other:
Registered Design Professional Address:	State License No.
12149 GOWER RD GLENFORD, OH 43739	
Registered Design Professional E-mail:	Registered Design Professional Phone No.:
° °	740-659-1480
EMMA@GLABEROAKFLOORING . COM	

CERTIFICATION

I certify that I am the property owner or the authorized agent representing the owner, and that the information on this application is complete and accurate to the best of my knowledge, and that the information contained on drawings and text are a true and accurate representation of the dimensions and facts applicable to this request, and that there are no deed restrictions that prohibit this work.

Name: JE	REMY LETZELTER	_Title:
Signature:	TATED	Date: 1.13.2021
	THIS FORM IS AVAILABLE TO BE SUBMITTED OF	VLINE: HTTPS://OHGA.ONLAMA.COM



BUILDING DIVISION 200 S. Hamilton Road Gahanna, Ohio 43230 Phone: 614-342-4010 Fax: 614-342-4117 building@gahanna.gov www.gahanna.gov

AL	PERMIT NO	
INTERNAL	MP No No Master	Permil
	RECD BY	DATE:

BUILDING PERMIT – RESIDENTIAL – APPLICATION CONTINUED

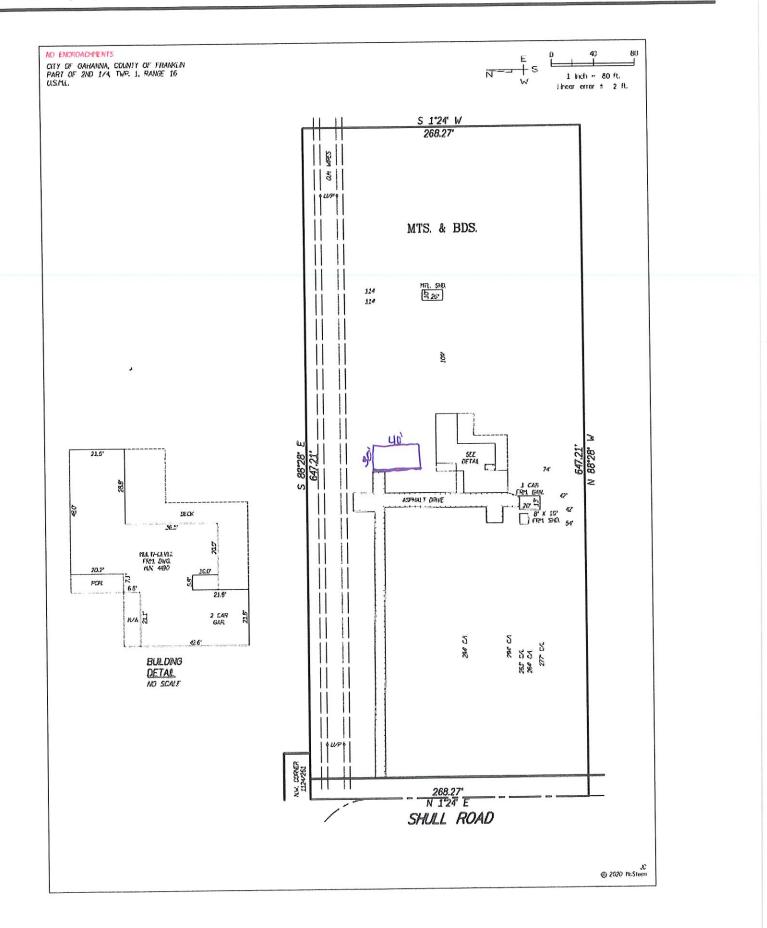
TO REQUEST AN INSPECTION, CALL 614-342-4010 & PRESS 1, OR SCHEDULE ONLINE AT <u>HTTPS://OHGA.ONLAMA.COM/</u>						
This application is NOT a permit. No work may begin until a permit is issued.						
 When each phase of work is complete, an inspection is required. To request inspection, call 614-342-4010 & press 1, or schedule online at https://ohga.onlama.com/ 4 sets of construction documents to be submitted. 						
 A sets of construction documents to be submitted. 1 PDF digital copy of construction documents to be submitted. 						
 Check box if project includes use of an industrialized unit. Check box if project includes use of an assembly of individually listed or labeled products. 						
FEES TYPE OF WORK (check all that apply)						
\$1895 DEW CONSTRUCTION (includes 10 inspections, address, park and zoning certificate fees are additional)						
\Box 1 family \Box 2 family \Box 3 family						
\$300 ADDITION (includes 5 inspections)						
\$250 ALTERATION (includes 3 inspections)						
\$50 CERTIFICATE OF OCCUPANCY (includes 1 inspection)						
\$100 DECK (includes 3 inspections)						
\$100 DEMOLITION (includes 1 inspection)						
\$50 DRIVEWAY APPROACH (if in right-of-way; right-of-way permit required) (includes 1 inspection)						
\$100 FENCE (higher than 6' – requires proof of variance through the Zoning Division) (includes 2 inspections)						
\$250 GARAGE (detached: misc. and utility structures) (includes 5 inspections)						
\$50 DERMIT REINSTATEMENT (includes no revision to construction documents)						
\$150						
\$50						
\$75						
□tear off & re-roof □sheathing repair/replacement □roof over (allowed 1x per RCO)						
\$50 SHED (less than or equal to 200 sq. ft., if over 200 sq. ft., select Garage above) (includes 1 inspection)						
\$50 SIDEWALK (only new requires building permit; if in right-of-way, right-of-way permit is always required)						
(includes 1 inspection) SWIMMING POOL (electrical permit may be required)						
\$ 0 SWIMMING POOL (electrical permit may be required) □IN GROUND - \$200 (includes 2 inspections) □ABOVE GROUND - \$100 (includes 1 inspection)						
DRAINAGE IS TO: Storm sewer Scanitary sewer Open ditch						
\$150/ea. = DADDITIONAL INSPECTIONS: 0 no. of additional inspections purchased (only the specified included						
0 number of inspections are allotted with the permit; all additional inspections must be purchased prior to						
scheduling inspections.) NOTE: there will be no refunds for unused inspections.						
\$0 TOTAL FEES - payment due at time permit is issued; includes BBS fees.						
reference Building & Zening Foo Schedule						
NCOD, BITOTALC,						
If work is determined to be more extensive than represented on this application, additional fees may be required.						

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: HTTPS://OHGA.ONLAMA.COM

Phone (800) 250-3451

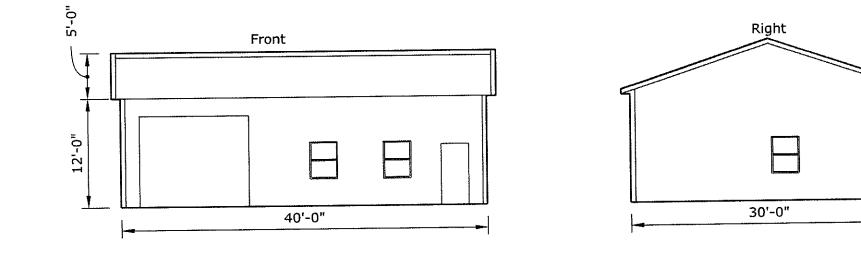


Fax (800) 897-9722



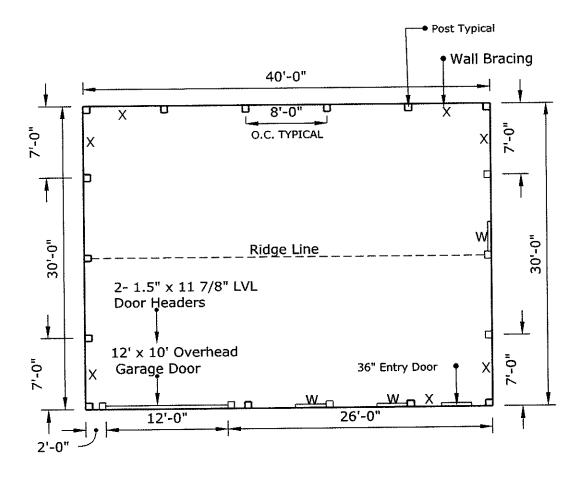
9/17/2020 10:13 AM

Jeremy Letzelter Elevations

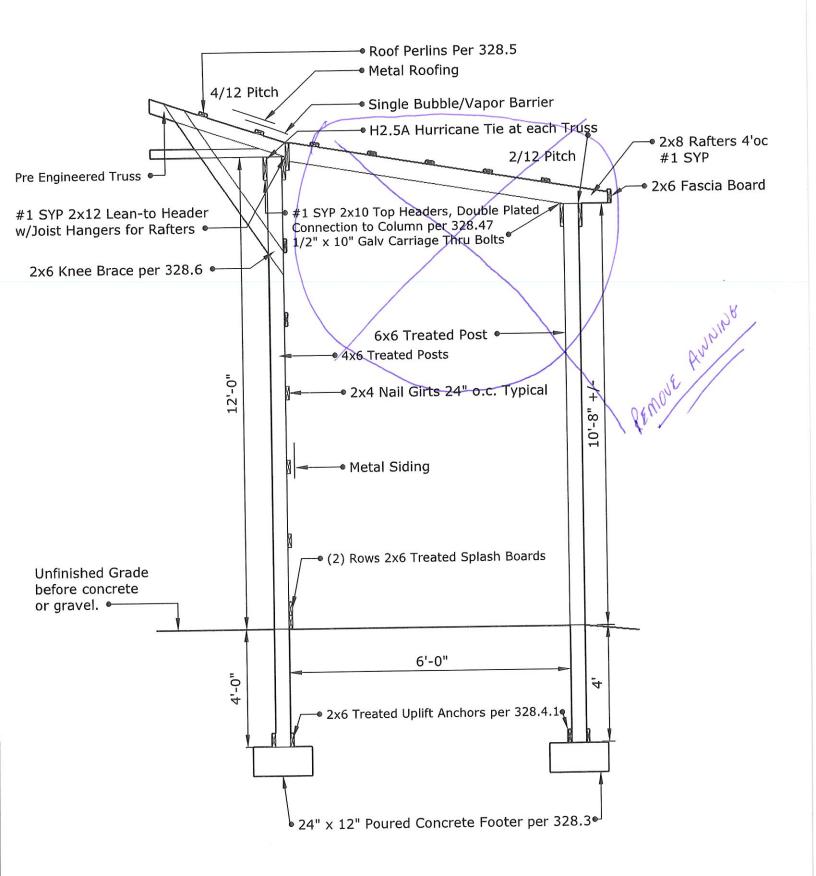


12'-0"

Jeremy Letzelter Floor Layout



Wall Section



		Ply: 1	SEQN: 412182 / T60 / C	OMN		
2004078		Qty: 9	FROM: DG	DRW:		
JEREMY LETZELTER 30 JEREMY	LETZELTER 30 GRABER OAK	Wat: 148.4	C. C	/ 11/25/2020	0	
30		VVgl. 146.4	IDS			
	• 20	15'	<u>+ -</u>	15'		
	•	15	1			
			1			
				16'8"13		
		16'8"13-	≡6X8 ^D	08"13	Ŧ	8
	Ţ	12				
		4				
		3X4 C		E# 3X4	12	
	5'6"3	a ft		A	- 5'7	
	2					
	≡4X8(A2) B				F=4X8(A2)	
			<u>ظ</u> ر الله			÷
			J I ≡4X6 ≡H0308	H ≡4×6		
			20'			
	<u></u>				_	
					10"8	
	1 ^{0"8}				1 1	
				OH RIGHT RA	KF = 6"3	
	OH LEFT RAKE =	6"3		OFRIGHTRA		
				Defl/CSI Criteria		▲ Maximum Reactions (lbs)
Loading Criteria (psf)	Wind Criteria	Snow Criteria	Code / Misc Criteria	PP Deflection in loc L/defl L/#		Gravity Non-Gravity
TCLL: 25.00	Wind Std: ASCE 7-10 Speed: 115 mph	(Pg,Pf in PSF)	Bldg Code: IBC 2015	VERT(LL): 0.272 H 999 240	Max TC CSI: 0.658	Loc R+ /R- /Rh /Rw /U /R
TCDL: 4.00	Enclosure: Part. EncCategory: II EXP: B	Pg: 25.0 Ct: 1.1	TPI Std: 2014	VERT(LL): 0.272 H 933 240 VERT(TL): 0.360 H 989 240	Max BC CSI: 0.974	
BCLL: 0.00	TCDL: 2.4 psf BCDL: 2.4 psf	Pf: 19.3 Ce: 1.0	Rep Factors Used: No		Max Web CSI: 0.443	0 2100 1
BCDL: 4.00	Mean Height: 15.00 ft	CAT: II	FT/RT: 20(0)/10(0)	HORZ(LL): 0.094 H HORZ(TL): 0.125 H	Creep Factor: 2.0	Wind reactions based on MWFRS
Des Ld: 33.00	MWFRS Parallel Dist: 0 to h/2	Lu: - Cs: 1.00	Plate Type:	Mfg Specified Camber:		B Brg Width = 7.0 Min Req = 1.7
NCBCLL: 0.00 Soffit: 2.00	C&C Dist a: 3.00 ft	Snow Duration: 1.15	WAVE, HS	Mig Specified Camber:		F Brg Width = 7.0 Min Req = 1.7
Load Duration: 1.15	I: 1.0 GCpi: 0.55			VIEW Ver: 19.02.02B.0122.15		Bearings B & F are a rigid surface.
Spacing: 48.0 "	Wind Duration: 1.33			VIEW Ver. 13.02.020.0122.10		Maximum Top Chord Forces Per Ply (lbs)
Lumber	Wind					Chords Tens.Comp. Chords Tens. Comp.
Tap abord: 2x6 SP #1		on MWFRS with additiona	I C&C member			A-B 35 0 D-E 2214 - 3971
Bot chord: 2x4 SP 2400f-2.0E;	design.					B-C 2434 - 4568 E-F 2434 - 4568
Webs: 2x4 SP #2;						C-D 2214 - 3971 F-G 35 (
Purlins						Sect. Analysis includes and
In lieu of structural panels or rigid ceiling	g use purlins					Maximum Bot Chord Forces Per Ply (Ibs)
to laterally brace chords as follows:	End(ft)					Chords Tens.Comp. Chords Tens. Comp
TC 24 -0.88	15.00					B-J 4208-2150 I-H 2924 -137
TC 24 15.00	30.88 29.85					J-I 2924 - 1374 H - F 4208 - 215
Apply purlins to any chords above or be	elow fillers					
at 24" OC unless shown otherwise abo	ove.					Maximum Web Forces Per Ply (lbs)
Loading						Webs Tens.Comp. Webs Tens. Comp
Truss designed for unbalanced snow lo	oads.					C-J 638 - 863 D-H 1079 - 51
						_ C_J 638 -863 D-H 10/9 -51 J-D 1079 -517 H-E 638 -86
WARN	ING READ AND FOLLOW ALL NOTES O RNISH THIS DRAWING TO ALL CONTRACT	N THIS DRAWING!	= INSTALLERS			
IMPORTANT FU	RNISH THIS DRAWING TO ALL CONTRACT	racing. Refer to and fo	llow the latest edition of BCSI	(Building		
Trusses require extreme care in f	v TPI and WTCA) for safety practices prior to	performing these funct	ions. Installers shall provide to and bottom chord shall have a	properly	Y	
bracing per BCSI. Unless noted of	otherwise, top chord shall have properly attach	shall have bracing_inst	alled per BCSI sections B3, B7	Cor B10,		
lattached rigid ceiling. Locations	ach face of truss and position as shown above	e and on the Joint Deta	ilis, unless noted otherwise.			
drawings 160A-Z for standard pla	ING** READ AND FOLLOW ALL NOTES O RNISH THIS DRAWING TO ALL CONTRACT fabricating, handling, shipping, installing and b wy TPI and WTCA) for safety practices prior to therwise top chord shall have properly attach shown for permanent lateral restraint of webs ach face of truss and position as shown abovy ate positions. b Inc. shall not be responsible for any deviation , shipping, installation and bracing of trusses. essional engineering responsibility solely e responsibility of the Building Designer pro	from this drawing.anv	failure to build the truss in cor	formance 📃 🚣 🖡	5	
ITW Building Components Group	shipping, installation and bracing of trusses.	A seal on this drawin	g or cover page listing this of The suitability and use	of this	14th	
indicates acceptance of profe	essional engineering responsibility solely	er ANSI/TPI 1 Sec.2.	. The sumating and dee	BUILDING		
drawing for any structure is the	e responsibility of the Building Designer per ral notes page and these web sites: ITWBCG: www.itwb	cg.com; TPI: www.tpinst.org	; WTCA: www.sbcindustry.com; ICC	www.iccsate.org		
For more information see this job's gener	or notice page and the					

BADDIA THE DECK BORN 411008 / TE1 / COMM DMC DMC DMC DMC CGBH W12 L12 ZLTER 30 - GRABER OWL MC								
Descent production Model Model <td>2004078</td> <td></td> <td>Ply: 1</td> <td>SEQN: 411086 / T61 / 0</td> <td></td> <td></td> <td></td> <td></td>	2004078		Ply: 1	SEQN: 411086 / T61 / 0				
OGDE1 Type (L1/L M) Low model Low model 1	2004078	Y LETZELTER 30 GRABER OAK	Qty: 2	FROM: DG				
Image: state of the state			Wgt: 214.	2 lbs Page 1 of 2	/ 11/25/202	20		
Prime Max	300001							
Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of the first sector (br) Advance of			*6 .		14'2"10	9.6		
Image: state in the state		H						
Image: state in the state					15'	- -		
Image: state in the state		F	10					
Image: state in the state								
Image: state in the state								
Image: state in the state					16'80			
Image: specific control of the specific control		-	16'8"13	E II5X12(R)	14-11-14	T		
Image: specific control of the specific control		Ť	1 12	Dan B A	0 m			
Image: service of the service of th			4 3X4 C	5X4 B B N	B E =2.5X4			
Image: spectra direct spectra direc				=3X10 M	■3x10 G=2.5X4	-1.9		
Image: second space of the space o			B			X10(C5)		
Loading Criteria (psf) Wind Sterris Some Criteria Def CSI Criteria Per Part PS 101LET RAKE = 07 OH LET RAKE = 07 OH Richt TAME = 673 OH Richt TAME = 673 OH Richt TAME = 673 101LET RAKE = 07 OH Richt TAME = 673 101LET RAKE = 07 OH Richt TAME = 673 101LET RAKE = 07 OH Richt TAME = 673 OH Richt TAME = 673 OH Richt TAME = 673 AMaar To CS1, 0.435 OL R 7, 18, 78, 78, 78, 78, 78, 78, 78, 78, 78, 7		=4×4	14X10(C3)			H=4A4(C3)		
					J			
Understand Ord Lier FARE = 63 Ord Lier FARE = 63 Snow Criteria (pri) Snow Criteria (pri) Def (CSI Criteria (pri) Def (CSI Criteria (pri) Maximum Reactions (fbs) Non-Gravity CDLL: 24,00 Enclosure Part. Enclostegory: II: EXP: B Fig. 25.0 Ct. 1.1 TP Sit: 2014 PP Factors Used: No PP Factors Used: No PF F		6	3.M3	=4X6 =H0308	≡ 4X6			
Understand Ord Lier FARE = 63 Ord Lier FARE = 63 Snow Criteria (pri) Snow Criteria (pri) Def (CSI Criteria (pri) Def (CSI Criteria (pri) Maximum Reactions (fbs) Non-Gravity CDLL: 24,00 Enclosure Part. Enclostegory: II: EXP: B Fig. 25.0 Ct. 1.1 TP Sit: 2014 PP Factors Used: No PP Factors Used: No PF F				201				
Understand Ord Lier FARE = 63 Ord Lier FARE = 63 Snow Criteria (pri) Snow Criteria (pri) Def (CSI Criteria (pri) Def (CSI Criteria (pri) Maximum Reactions (fbs) Non-Gravity CDLL: 24,00 Enclosure Part. Enclostegory: II: EXP: B Fig. 25.0 Ct. 1.1 TP Sit: 2014 PP Factors Used: No PP Factors Used: No PF F					The second research of the first second			
Understand Ord Lier FARE = 63 Ord Lier FARE = 63 Snow Criteria (pri) Snow Criteria (pri) Def (CSI Criteria (pri) Def (CSI Criteria (pri) Maximum Reactions (fbs) Non-Gravity CDLL: 24,00 Enclosure Part. Enclostegory: II: EXP: B Fig. 25.0 Ct. 1.1 TP Sit: 2014 PP Factors Used: No PP Factors Used: No PF F		10"8			171070	10"8		
Understand Ord Lier FARE = 63 Ord Lier FARE = 63 Snow Criteria (pri) Snow Criteria (pri) Def (CSI Criteria (pri) Def (CSI Criteria (pri) Maximum Reactions (fbs) Non-Gravity CDLL: 24,00 Enclosure Part. Enclostegory: II: EXP: B Fig. 25.0 Ct. 1.1 TP Sit: 2014 PP Factors Used: No PP Factors Used: No PF F		-	15'10"8		15'10'8			
Understand Ord List 24 pt Since Criteria (Partin psp) Def(CSI Criteria (Partin psp) Def(CSI Criteria (Partin psp) Def(CSI Criteria (Partin psp) Additional (Partin psp) Additional (Partin psp) Cold (CI): 24 pt Enclosure Part Enclostegory: II EXP: Bl Enclosure Part Enclostegory: II Exp: Bl Enclostegore					OH RIGHT RAKE =	6"3		
Lasding Criteria (psf) Wind Criteria (psf) Wind St: ASCE 7-10 Specifie (String PS) Code / His Criteria Derived Criteria Operation Non-Gravity Non-Gravity TOLL: 25:00 TOL: 24 pef BOL1: 24 pef BOL1: 24 pef BOL1: 24 pef Max TC CSI: 0.048 Q 2103 / ////////////////////////////////////		0	H LEFT RAKE = 6"3					
Loading Criteria (Jsc) Wind Str. AGCE 7-10 Speed: 115 mpl (Pp.Prin SP) TOL: 2,400 Wind Str. AGCE 7-10 Speed: 115 mpl (Pp.Prin SP) TP 153 Co Ct. 1.1 Pr 193 Co Ct. 1.0 Ca Ct. 100 C		Min d Criterio	Snow Criteria	Code / Misc Criteria				Non-Gravity
Discl. Discl. Discl. Parallel portion Paralle portion Paralle portion <th< td=""><td>-</td><td></td><td>and the second second</td><td>Bldg Code: IBC 2015</td><td></td><td></td><td>Las DI /B /Ph /P</td><td></td></th<>	-		and the second	Bldg Code: IBC 2015			Las DI /B /Ph /P	
CDL: COD CCL: 24 pef CP: 19.3 C Ce: 1.0 PF: 19.3 C		Enclosure: Part. EncCategory: II EX	1 1 3	TPI Std: 2014				09 /501 /1
GCU::: 4.00 Des Ld: 33.00 NVFRS Parallel Dist: to to h/2 Des Ld: 33.00 NVFRS Parallel Dist: to to h/2 CAC Dist a: 3.00 ft Lad Duration: 1.15 Maximum Gable Forces Per Py (Ibs) Wind Duration: 1.15 Wind reactions based on MVFRS WAVE, HS Wind reactions based on MVFRS WAVE, HS Wind reactions based on MVFRS WAVE, HS Darb Ld: 33.00 Now Duration: 1.15 Purins In lev of structural panels or rigid celling use purins to laterab phace distance for works and be table to and design of these spacing: 48.0 * Now Duration: 1.15 Min Reg = 1.7 Now Duration: 1.15 Purins Top dord: 2x4 SP #2: Sol chori:		TCDL: 2.4 psf BCDL: 2.4 psf	Pf: 19.3 Ce: 1.0				u	
Des L3:33.00 NCBCLL: 0.00 Soffit: 2.00 Lad Duration: 1.15 Spacing: 48.0° MWFRS Parallel Dist: 0 to h2 CAC Dist 3: 0.0 ft 1: 0 GCp: 0.55 Wind Duration: 1.35 Lu: - Cs: 1.00 Now Duration: 1.15 WAVE, HS MMS Specified Camber: MSVE, HS O Brg Witht = 7.0 MIn Req = 1.7 Bearings Q & R are a rigid sufface. Ms Specified Camber: MSVE, HS Duration: 1.15 Spacing: 48.0° Purins In lew of structural parts or rigid celling use purins to laterally brace chords as follow: Core 24 more of the chords as follow: Core 24 more of the structural parts or rigid celling use purins to laterally brace chords as follow: Core 24 more of the structural parts or rigid celling use purins to laterally brace chords as follow: Core 24 more of the structural parts or rigid celling use purins to laterally brace chords as follow: Core 24 more of the structural parts or rigid celling use purins to laterally brace chords as follow: Core 24 more of the structural parts or rigid celling use purins to laterally brace chords as follow: Core 24 more of the structural parts	1		CAT: II					
NCBCLL: 0.00 Softw Duration: 1.15 Snow Duration: 1.15 Snow Duration: 1.15 Network in the statement of						Creep racion. 2.0	Q Brg Width = 7.0 Min	Req = 1.7
Load Duration: 1.15 I: 1.0 CCpi: 0.55 VIEW Ver: 19.02.028.0122.15 Bearings 0.8 K are a fings summer Dop. Chords Forces Per Ply (bs) Spacing: 48.0" VIEW Ver: 19.02.028.0122.15 Additional Notes Additional Notes Top chord: 2x4 SP #2: In life of structural panels or rigid celling use purints to laterally brace chords as (blick:: Chords Structural panels or rigid celling use purints Additional Notes N = E 1955 - 3273 D < C. D.		C&C Dist a: 3.00 ft	Snow Duration: 1.15	WAVE, HS	Mig Specified Camber.			
Spacing: 48.0 " Wind Duration: 1.33 Purins Additional Notes Lumber Deprints In lise of structural panets or rigid ceiling use purins Additional Notes Top chord: 2x4 SP #2: In lise of structural panets or rigid ceiling use purins In lise of str		I: 1.0 GCpi: 0.55			VIEW Ver: 19.02.02B 0122 15			
Lumber Purifies Purifies Description Control Purifies Control Control Purifies Control Contro Contro Control </td <td> Construction of the second seco</td> <td>Wind Duration: 1.33</td> <td></td> <td>5.0.0</td> <td></td> <td></td> <td></td> <td></td>	 Construction of the second seco	Wind Duration: 1.33		5.0.0				
Top chord: 2x4 SP #2: Top chord: 2x4 SP #2: Webs: 2x4 SP #2: Wind Wind loads based on MWFRS with additional C&C member design. Webs: 2x4 SP #2: Wind Wind loads based on MWFRS with additional C&C member design. Webs: 2x4 SP #2: Wind Wind loads based on MWFRS with additional C&C member design. Webs: 2x4 SP #2: Wind Wind loads based on MWFRS with additional C&C member design. Webs: Tens. Comp. Chords: Tens. Comp. B - L 4274 - 2197 K - J 3267 - 160 L - K 3267 - 1601 J - H 4274 - 219 Maximum Web Forces Per Ply (lbs) Webs: Tens. Comp. Webs: Tens. Comp. C-L 508 - 726 E- O 396 - 32 L - M 917 - 373 P - J 917 - 33 N - E 938 - 334 J - G 508 - 7 Maximum Gable Forces Per Ply (lbs) Webs: Tens. Comp. Gables: Tens. Comp. Gables: Tens. Comp. Gables: Tens. Comp. Gables: Tens. Comp. Gables	Lumber			Taua	has been designed for vertical in-plane los	ads only. Any	Chords Tens.Comp. Chords	Tens. Com
Bid chord: 24 SP 2400-20E. Webs: 24 SP 24: Plating Notes: All plates are 2.5X4(") except as noted. TC 24 0.88 15.00 30.88 All plates are 2.5X4(") except as noted. TC 24 0.88 15.00 30.88 All plates are 2.5X4(") except as noted. TC 24 0.88 15.00 30.88 Apply purins to any chords above or below fillers to 29,71 A - B 35 0 G - F 909 -133 B - Q 2495 -4651 H - I 35 C - D 1159 -1742 Maximum Bot Chord Forces Per Ply (lbs) Chord S Tens. Comp. Chord S analysis of the Building Designer in accordance with ANSI/TP1. A - B 35 0 G - F 909 -133 B - Q 2495 -4651 H - I 35 C - D 1159 -1742 Maximum Bot Chord Forces Per Ply (lbs) Chords Tens.Comp. Chords Tens. Comp. B - L 4274 -2197 K - J 3267 -160 L - K 3287 -1601 J - H 4274 -219 Maximum Bot Chord Forces Per Ply (lbs) Chords Tens.Comp. Webs Tens. Comp. Webs Tens. Comp. Component Safety Information, by TP1 and WTCAN DI THE INSTALLERS Trusses require externe care in fabricating, handling, shipping, installing and to performing these functions, installers shall provide therporerly tradached noted of plates, bandling, shipping, installing and to be formation the solution performing these functions, installers shall provide therporerly tradached prior by Sing 160A2 for shandard plate positions, shipping, installing and to be form this drawing any failure to build the true appendix that acting the provide interporer the states to the provide therporerly tradached notion, by TP1 and WTCAN DI Sing ALL CONTRACTORS INCLUDING THE INSTALLERS Trusses require externe care in fabricating, handling, shipping, installing and bottom as shown above and on the Joint Desting and solution shown above and on the Joint Desting and solution shown above and on the Joint Desting and solution shown above and on the Joint Desting installed performing these tunctions, installers shall prove the prove the sing drawing or cover page listing this drawing or cover page 150A2 for shandard plate positions. The sing the proten sto of the state atheresto the sing drawing or cover p	Top chord: 2x4 SP #2;	In lieu of	structural panels or rigid ceiling use where chords as follows:	lator	al/borizontal wind loads shall be transferred	into the root		
Plating Notes 1500 30.88 accordance with ANS//TPI 1. All plates are 2.5X4(**) except as noted. All plates are 2.5X4(Chord	Spacing(in oc) Start(ft) E		ceiling diaphragms. Connection and design	gner in		
Plating Notes BC 94 0.29 29.71 Mail Allakes are 2.5X4(") except as noted. BC 94 0.29 29.71 Mail Allakes are 2.5X4(") except as noted. BC 94 0.29 29.71 Mail Allakes are 2.5X4(") except as noted. BC 94 0.29 29.71 Mail Allakes are 2.5X4(") except as noted. BC 0.2495 -4651 H - 1.05 35 (") 11 plate(s) require special positioning requirements. Wind Wind loads based on MWFRS with additional C&C member BC 0.2495 -4651 H - 1.05 35 Loading Wind loads based on MWFRS with additional C&C member Wind loads based on MWFRS with additional C&C member B - L 4274 -2197 K - J 3267 -166 Loading "IMPORTANT" FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS Maximum Web Forces Per Ply (lbs) Maximum Web Forces Per Ply (lbs) Component Safety Informating hording hording shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building per Ed celling Locations shown for permanent lateral restraint of web shall have bracing installed per BCSI section of Sall bave or DB of the shall have bracing of trusses. Maximum Web Forces Per Ply (lbs) Component Safety Informating hording Locations shown for permanent lateral restraint of webs shall have bracing install					rdance with ANSI/TPI 1.			
All plates are 2.3An () fexception toxic. (*) 11 plate(a) positioning, Refer to scaled plate plot details for special positioning requires exected positioning requires send positioning requires exected for plates. Handling stresses not considered for plates, Handling of this truss requires special care by truss manufacturer and installation contractor to prevent plate damage. Loading Truss designed for unbalanced snow loads. **WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING! **WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING! **WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING! ***MPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS Component Safety Information, by TPI and WTCA) for safety practices prior to performing these thing and bracing. Refer to and follow the latest edition of BCSI (Building stappliciple). Apply plates to each face of truss and position as shown and there is and position as shown and base and or this drawing any failure to build therwise. Refer to as appliciple. Apply plates to each face of truss and position as shown and base and or this drawing any failure to build therwise. Refer to as applicable. Apply plates to each face of truss and position as shown and base and position as shown and base and position as shown and base and position as thown and base and position as shown and base and position as thown above and on the Joint Details, unless noted otherwise. Refer to as applicable. Apply plates to each face of truss and position as shown and base and position as shown and base and position as shown and base and position as thown above and on the Joint Details, unless noted otherwise. Refer to as applicable. Apply plates to each face of trusses, as age on this drawing or cover page listing this drawing. N - E 936 - 334 J - G 508 - 7 Maximum Gable Forces Per Ply (lbs) Gables Tens.Comp. Gables Tens.Comp. Gables Tens.Comp. Gables Tens.Comp. Gables Tens.Comp. Gables Tens.Comp. Maximum Gable Forces Per Ply (lbs) Gables Tens.Comp. Gab		BC						
Wind Wind Handling stresses not considered for plates. Handling of this russ requires special care by truss manufacturer and installation contractor to prevent plate damage. Wind loads based on MWFRS with additional C&C member design. Loading B - L 4274 - 2197 K - J 3267 - 160 Truss designed for unbalanced snow loads. Wind loads based on MWFRS with additional C&C member design. B - L 4274 - 2197 K - J 3267 - 160 Loading Truss designed for unbalanced snow loads. Maximum Web Forces Per Ply (lbs) Maximum Web Forces Per Ply (lbs) "**MARNING"* READ AND FOLLOW ALL NOTES ON THIS DRAWING! Maximum Web Forces Per Ply (lbs) Webs Tens. Comp. Trusses require extreme care in fabricating, handling, shipping, installeng and bracing. Refer to and follow the latest edial on of BCSI (Building to ebrown for permanent lateral restrain to web shall have properly attached structural sheathing and bottom chord shall have a properly attached structural sheathing and bottom chord shall have a properly attached of the web acing in stalled or BCSI sections 80, B or B10, attached rigid ceiling. Locations shown above and on the Joint Details, unless noted otherwise. Refer to and follow the latest edial barwing or cover page listing this drawing or cov	All plates are 2.5X4() except as noted	ing Refer to scaled plate at 24" O	unless shown otherwise above.	lillers				1000
Handling stresses not considered for plates. Handling of this trues requires special care by trues manufacturer and installation of trues special care by trues manufacturer and installation of the design. Maximum Bot Chord Forces Per Ply (lbs) Loading Wind Wind Wind Wind Construction of prevent plate damage. B - L 4274 - 2197 K - J 3267 - 160 Trues designed for unbalanced snow loads. "WARNING" READ AND FOLLOW ALL NOTES ON THIS DRAWING! Maximum Web Forces Per Ply (lbs) "'IMPORTANT"* FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS Maximum Web Forces Per Ply (lbs) Trusses require extreme care in fabricating handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Informance) installed and bracing. Refer to and on the Joint Details, unless noted otherwise, hore three of trues and position as shown above and on the Joint Details, unless noted otherwise. Refer to and shall have properly attached structural sheating and bottom chord shall have a properly attached structural sheating and bottom chord shall have a properly attached structural sheating and bottom chord shall have a properly attached structural sheating and bottom chord shall have a properly attached structural sheating and bottom chord shall have a properly attached structure as the shale of trues and position. Webs Tens. Comp. N - E 936 - 334 J - G 508 - 308 - 408 - 408 - 408 - 408 - 408 - 408 - 408 - 408 - 408 - 408 - 408 - 4	plot details for special positioning requi	irements.						
tables design. Loading Truss designed for unbalanced snow loads. B - L 4274 - 2197 K - J 3267 - 160 Maximum Web Forces Per Ply (lbs) **WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING! Truss designed for unbalanced snow loads. Maximum Web Forces Per Ply (lbs) **UMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and WTCA) for safety practices prior to performing these functions. Installers shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chord shall have a properly attached functural sheathing and bottom chore	I have all a stranger not considered for n	lates Handling of this Wind	ds based on MWERS with addition	al C&C member			Maximum Bot Chord Forces F	Per Ply (lbs)
Loading Truss designed for unbalanced snow loads. B - L 4274 - 2197 K - J 3267 - 160 4274 - 21 **WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING! **IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS Component Safety Information, by TPI and WTCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI, Unless noted otherwise, top chord shall have property bracing per BCSI, Unless noted otherwise, top chord shall have property attached structural sheating and bottom chord shall have a property bracing per BCSI, Unless noted otherwise. Tens. Comp. Webs Tens. Comp. Uebs N - E 936 - 334 J - G 508 - 72 508 - 72 508 - 72 ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing or cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this Tens. Comp. Maximum Gable Forces Per Ply (lbs) Gables Tens.Comp. Gables Tens.Comp. Tens. Comp. Gables Tens.Comp. Gables Tens.Comp. Tens. Comp. Gables Tens.Comp. Gables Tens.Comp.	truss requires special care by truss ma	anutacturer and installation wind loa					Chords Tens.Comp. Chords	Tens. Com
Loading Truss designed for unbalanced snow loads. **WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING! ***IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS ***IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS Component Safety Information, by TPI and WTCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached structural sheathing installed per BCSI sections B3, B7, or B10, araying its sole provide temporary bracing installed per BCSI sections B3, B7, or B10, araying its shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance drawings. The suitability and use of this drawing, any failure to build the truss in conformance drawing, shipping, installation and bracing of trusses. A seel on this drawing or cover page listing this drawing, with ANSI/TP1 1, or for handing, shipping, installation and bracing of trusses. A seel on this drawing or cover page listing this drawing, with ANSI/TP1 1, or for handing, shipping, installation and bracing of trusses. A seel on this drawing or cover page listing this drawing, with ANSI/TP1 1, or for handing, shipping, installation and bracing of trusses. A seel on the design shown. The suitability and use of this Waximum Gable Forces Per Ply (lbs) Gables Tens. Comp. Gables Tens. Comp. Gables Tens. Comp. Gables IT will indicate a core trus and position and bracing of trusses. A seel on this drawing or cover page listing this drawing, with ANSI/							B-L 4274 - 2197 K - J	3267 - 16
WARNING READ AND FOLLOW ALL NOTES ON THIS DRAWING! **IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and WTCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI, Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached structural sheathing and bottom chord shall have a properly attached structural sheathing and bottom chord shall have a properly attached otherwise. Refer to as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to aray staplicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to making, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on the design shown. The suitability and use of this Maximum Gable Forces Per Ply (lbs) Gables Tens.Comp. Gables Tens.Comp. Gables Tens.Comp. Gables Tens.Comp. Gables ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing or cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing or trusses. A seal on this drawing or cover page listing th		oads.					L-K 3267-1601 J-H	4274 - 21
WARNING READ AND FOLLOW ALL NOTES ON THIS DRAWING! **IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Components Safety Information, by TPI and WTCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI, Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly bracing installed per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise, top chord shall have bracing of trusses. A seal on this drawing, any failure to build the truss in conformance drawing. The suitability and use of this and use of this statement of professional engineering responsibility solely for the design shown. The suitability and use of this drawing. Webs Tens.Comp. Webs Tens.Com UNW BUILDING TO ALL CONTRACTORS INCLUDING THE INSTALLERS Use the properly attached structural sheathing and bottom chord shall have a properly attached structural sheathing and bottom chord shall have a properly. Use the properly attached structural sheathing and bottom chord shall have a properly. Use the properly attached structural sheathing and bottom chord shall have a properly. Itached rigid celling. Locations shown for permanent lateral restraint of webs shall have barge of truss and position. The suitability and use of this drawing. N - E 936 - 394 J - G 508 - 7 ITW BUILDI	Thuss designed for difference enter							
Trusses require extreme care in fabricating, handling, shipping, installing and bading. Shipping, installed and uncertained and uncertained and uncertained and uncertained and bading and bottom chord shall have a property of the design shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, attached rigid ceiling. Locations shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions. ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing or cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on the design shown. The suitability and use of this drawing are provident of the design shown. The suitability and use of this drawing are provident of the design shown. The suitability and use of this drawing are provident of the design shown. The suitability and use of this drawing are provident of the design shown. The suitability and use of this drawing are provident of the design shown. The suitability and use of this drawing are provident of the design shown. The su			TES ON THIS DRAWING					
Trusses require extreme care in fabricating, handling, shipping, installing and bading. Shipping, installed and uncertained and uncertained and uncertained and uncertained and bading and bottom chord shall have a property of the design shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, attached rigid ceiling. Locations shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions. ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing or cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on the design shown. The suitability and use of this drawing are provident of the design shown. The suitability and use of this drawing are provident of the design shown. The suitability and use of this drawing are provident of the design shown. The suitability and use of this drawing are provident of the design shown. The suitability and use of this drawing are provident of the design shown. The suitability and use of this drawing are provident of the design shown. The su	**WARN	ING** READ AND FOLLOW ALL NO	TRACTORS INCLUDING TH	E INSTALLERS			vebs rens.Comp. webs	
IT W Building Components Global into sharing installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, and the second	Trusses require extreme care in t	fabricating, handling, shipping, installin	g and bracing. Refer to and f	ollow the latest edition of BCSI tions Installers shall provide to	(Building emporary	S.P.		
IT W Building Components Global into sharing installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, and the second	Component Safety Information, b	Somponent Safety Information, by LPT and WI CA) to safety provide provide the transmission and bottom chord shall have a property L - M 917 - 373 P - J 917 - 3						
IT W Building Components Global hits drawing, installation and bracing of trusses. A seal on this drawing of cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing of cover page listing this drawing, and the second	attached rigid ceiling. Locations	shown for permanent lateral restraint of	t webs shall have bracing ins n above and on the Joint Det	ails, unless noted otherwise.	Refer to		N-E 930 - 394 J-G	500 -7
IT W Building Components Global hits diation and bracing of trusses. A seal on this drawing of cover page listing this drawing, with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing of cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this	as applicable. Apply plates to e drawings 160A-Z for standard pla	ate positions.		foilure to build the truce in cou	oformance	2	Maximum Gable Forces Per	Ply (lbs)
with ANSI/TPI 1, or for handling, snipping, installation and bracking of the design shown. The suitability and use of this indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.	ITW Building Components Group	o Inc. shall not be responsible for any d	eviation from this drawing,an	ng or cover page listing this of	Irawing,	2		
drawing for any structure is the responsibility of the Building Designer per Artsur FT Geo.2.	with ANSI/TPI 1, or for handling	essional engineering responsibility	solely for the design show	n. The suitability and use	OT THIS OF BUILDING	S IF		
the second diversities in the second diversities of the second diversities and the	drawing for any structure is th	e responsibility of the Building Desi	mer per ANGI/IFI I Sec.2.	g; WTCA: www.sbcindustry.com; ICC	: www.iccsafe.org		D-M 531 -804 P-F	537 -8
For more information see this job's general notes page and these web sites. If the oot and the second s	For more information see this job's gener	ral notes page and these web sites. Triviboo.						

2004078	Ply: 1	SEQN: 411086 / T61 / COMN		N - O 541 - 817
JEREMY LETZELTER 30 JEREMY LETZELTER 30 GRABER OAK	Qty: 2	FROM: DG	DRW:	
30GBH	Wgt: 214.2 lbs	Page 2 of 2	/ 11/25/2020	4
			RABE	
				_
WARNING READ AND FOLLOW ALL NOTES ON T **IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTOR	HIS DRAWING!	STALLERS		
IMPORTANT FURNISH THIS DRAWING TO ALL CONTRACTOR	ing. Refer to and follow	the latest edition of BCSI (Buildi		
WARNING READ AND FOLLOW ALL NOTES ON T **IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTOF Trusses require extreme care in fabricating, handling, shipping, installing and brac Component Safety Information, by TPI and SBCA) for safety practices prior to perf bracing per BCSI. Unless noted otherwise top chord shall have properly attached a statached rigid ceiling. Locations shown for permanent lateral restraint of webs sha as applicable. Apply plates to each face of truss and position as shown above ar drawings 160A-z for standard plate positions.	forming these functions. structural sheathing and	bottom chord shall have a prope	₩ \ +B	
attached rigid ceiling. Locations shown for permanent lateral restraint of webs sha	all have bracing installed	per BCSI sections B3, B7, or B inless noted otherwise. Refer	to to	
as applicable. Apply plates to each face of truss and position as snown above an drawings 160A-Z for standard plate positions.				
As applications 160A-2 for standard plate positions. Alpine, a division of ITW Building Components Group Inc. shall not be responsible truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and b trusts in this drawing, indicates acceptance of professional engineering res and use of this drawing for any structure is the responsibility of the Buildi and use of this drawing for any structure is the responsibility of the Buildi	for any deviation from the	his drawing, any failure to build th on this drawing or cover page	ne `	
truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and b listing this drawing, indicates acceptance of professional engineering res	ponsibility solely for th	te design shown. The suitat	bility	
and use of this drawing for any structure is the responsibility of the Buildi For more information see this job's general notes page and these web sites: ALPINE: www.alpineitw.	rom: TPI: www.tpinst.org: SB	CA: www.sbcindustry.com; ICC: www.i	ccsafe.org	
For more information see this job's general notes page and these web sites: ALPINE: WWW.alpinettw.	ound it is an			

Kenneth Adkinson 1207 Harrison Pond Dr New Albany, Ohio 43054

Tod & Ruza Popovski 1217 Harrison Pond Dr New Albany, Oh 43054

Nancy Brown 1247 Harrison Pond Dr New Albany, Oh 43054

Justin Harris 1276 Bayboro Dr New Albany, Oh 43054 Jan & James Ross 1282 Bayboro Dr New Albany, Ohio 43054

John Grubb 1227 Harrison Pond Dr New Albany, Ohio 43054

Bryan Flieman 1257 Harrison Pond Dr New Albany, Oh 43054

Amy Harris 4444 Shull Rd Gahanna, Oh 43230 Tapinder Singh 1288 Bayboro dr New Albany, Oh 43054

Steven Black 1237 Harrison Pond Dr New Albany, Oh 43054

Richard Ridgewood 1267 Harrison Pond Dr New Albany, Oh 43054



58160

Kenneth Adkinson 1207 Harrison Pond Dr New Albany, Ohio 43054

Tod & Ruza Popovski 1217 Harrison Pond Dr New Albany, Oh 43054

Nancy Brown 1247 Harrison Pond Dr New Albany, Oh 43054

Justin Harris 1276 Bayboro Dr New Albany, Oh 43054

Pat: avery.com/patents

Repositionable Address Labels Bend along line to expose Pop-up Edge

Jan & James Ross 1282 Bayboro Dr New Albany, Ohio 43054

John Grubb 1227 Harrison Pond Dr New Albany, Ohio 43054

Bryan Flieman 1257 Harrison Pond Dr New Albany, Oh 43054

Amy Harris 4444 Shull Rd Gahanna, Oh 43230 Tapinder Singh 1288 Bayboro dr New Albany, Oh 43054

Steven Black 1237 Harrison Pond Dr New Albany, Oh 43054

Richard Ridgewood 1267 Harrison Pond Dr New Albany, Oh 43054



April 28, 2021

Jeremy and Amy McIlvoy Letzelter 4490 Shull Rd Columbus, OH 43230

RE: Project 4490 Shull Rd Variance Letter

Dear Jeremy and Amy McIlvoy Letzelter:

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

Engineering

1. No Comment

<u>Parks</u>

2. No Comments per Julie Predieri

Community Development

3. Informational Comment - No questions/concerns regarding the request. Please see forthcoming staff report for additional information regarding the request.

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

Sincerely,

Kelly Wicker Administrative Assistant



STAFF REPORT

Request Summary

The applicant is requesting variance approval to permit the construction of an unattached garage. The zoning code limits the size of garages to the greater of 800 square feet or 1/3 the size of the floor area of the home. The limitation on size applies to garages only. Meaning that a similar unattached structure such as a barn does not have a size limitation.

The zoning code also limits the height of unattached accessory structures to 15 feet. The building plans indicate that the garage is 17' in height. Unattached accessory structures are also required to be located in the rear yard (to the rear of the home). The site plan indicates the garage is to the side of the home.

The subject property is zoned Estate Residential (ER-2) and is almost 4 acres in size. The property contains a significant amount of tree cover. It would appear that this or any other accessory structure would have little to no impact on adjacent properties.

<u>Variance</u>

- Chapter 1137.08(b) Accessory structure height limited to 15'
 - o 17' requested
- Chapter 1137.08(b) Accessory structures must be located in rear yard
 - Requested to be in side yard
- Chapter 1137.09 Garages are limited to 800 square feet or 1/3 the size of the main structure
 - The existing garage is approximately 460 square feet; new garage is 1,200 square feet for a total of 1,660 square feet

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.

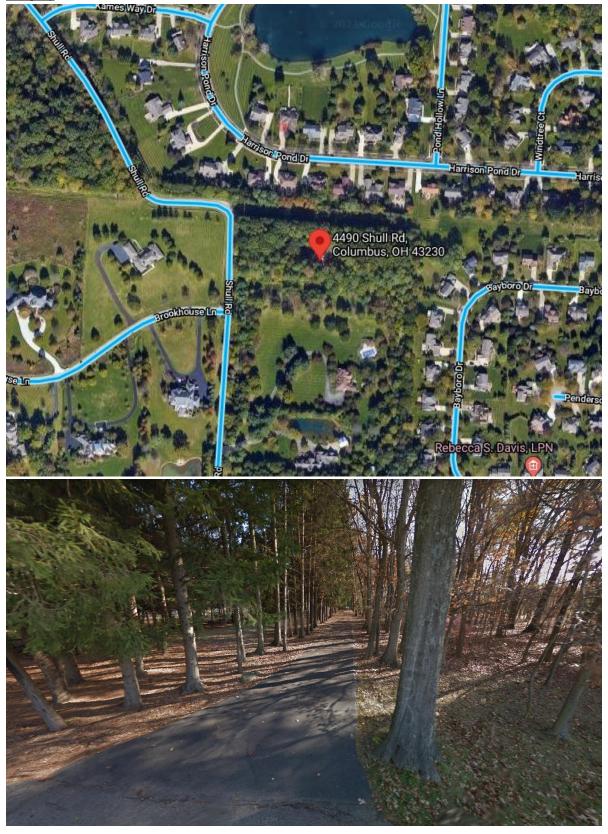
Recommendation

Staff recommends approval of the variances as requested. The property is substantially larger than the majority of property in Gahanna. The large size of the lot would appear to negate any possible negative impacts of the garage.



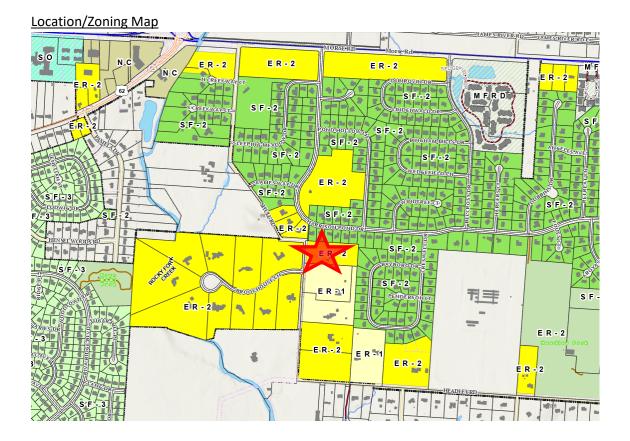
DEPARTMENT OF PLANNING

Imagery





DEPARTMENT OF PLANNING



Respectfully Submitted By: Michael Blackford, AICP Director of Planning