

## BOARD OF ZONING APPEALS

July 15, 2024

# City of Toledo



## ADMINISTRATIVE BOARD OF ZONING APPEALS (BZA)

MONDAY, JULY 15, 2024 - 10:00 A.M.  
CITY COUNCIL CHAMBERS, FIRST FLOOR  
GOVERNMENT CENTER

### BZA BOARD APPROVAL CASE ORDER

DOCKET #	BZA No	ADDRESS
1	BZA24-0018	3706 BOWEN RD
2	BZA24-0019	4702 SUDER AVE
3	BZA24-0020	3702 WYCKLIFFE PKWY





RECEIVED  
JUN 06 2024

CITY OF TOLEDO

Department of Building and Code Compliance

Division of Building Inspection

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 • www.toledo.oh.gov

CASE # CE24-01255  
BZA24-0018

PAID

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

TMC Chapter 1112.0200

Site Location 3706 Bowen Rd. Zoning District RS6 Date \_\_\_\_\_

Legal Description REPLAT OF HAMPTON PK LOT 217 & 216

Applicant's Name (print) Braden Hebert

Appeal (Dept. of Inspection ruling - Title Nine Sign Code) \_\_\_\_\_ Hardship Variance

Exception \_\_\_\_\_ Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1105.0301 (B) - Having a fence that exceeds 4' in height  
in the required ~~side~~ <sup>SECONDARY FRONTYARD</sup> setback adjacent to the main  
building in a residential district ALONG PENNHURST

Applicant Signature Braden Hebert Phone 419-360-2219

Applicant's Street Address 3706 Bowen Rd Fax \_\_\_\_\_

Applicant's City, State, Zip Toledo, Ohio 43613 E-Mail braden.hebert23@gmail.com

Applications must be accompanied with:

1. 3 photos - showing different views of the site
2. Letter explaining your zoning request with full and accurate information.
3. Complete, clear site plan - recommended scale 1"=20' on 8-1/2" x 11" paper showing dimensions to all lot lines and the size of all structures on the premises.
4. Fee = \$200 Checks may be made payable to "City of Toledo."

Applicant:

You should receive a written notice of the staff recommendation no later than Wednesday preceding the hearing date. Please call (419) 245-1220 if you do not receive this notice.

Return the application documents by mail to: Division of Building Inspection, One Government Center, Suite 1600, Toledo, OH 43604; or in person with the application documents and fee. Applications are due 6 weeks before the Board of Zoning Appeals' meeting to allow proper notification of neighbors. Meetings are typically held the third Monday of every month at 10:00 AM. in City Council Chambers, One Government Center, Toledo, OH 43604. The applicant or the applicant's representative must be present.

+++++ OFFICE USE +++++

Permit Tech Checklist: Application complete  Photos  Letter  Proper Site Plan  SWO

Copy Zoning Map yes <http://local.live.com/> Transportation notified to check site distance hazard \_\_\_\_\_

Code Enforcement notified if orders are being appealed. \_\_\_\_\_ Permit Tech's Initials B Date 6-10-24

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_

P., Inspection, BZA

3/15/2024 kjr

1-1

HEARING DATE: July 15, 2024

BZA NO: BZA24-0018

APPLICANT: Braden Hebert

SITE LOCATION: 3706 Bowen Rd

ZONING DISTRICT: RS6

SWO or NOL Issued: N/A

ANALYSIS: Applicant requests variance from TMC 1105.0301 (B) to maintain a fence that exceeds 4' height within the secondary front yard setback along Pennhurst.

STAFF COMMENTS: N/A

**BOARD ACTION:**

MOTION TO APPROVE/DISAPPROVE:	1 <sup>ST</sup> /2 <sup>ND</sup> MOTIONS	1 <sup>ST</sup> /2 <sup>ND</sup> IF 2 <sup>ND</sup> MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
DeVon Overton	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

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May 16, 2024

To: Administrative Board of Zoning Appeals

Re: Fence at 3706 Bowen Rd, Toledo OH 43613

Dear Administrative Board of Zoning Appeals Members,

Please accept this letter on behalf of Nathan J & Gayle M Harmon- Hebert, supporting the construction of a fence between 3702 and 3706 Bowen Rd. Braden and Jessica Howell who reside at 3706 Bowen Rd received notice from Nathan and Gayle that they are required to address the violation noted by inspector Lewis by submitting an appeal for a variance request of: Having a fence that exceeds 4' in height in the required side setback adjacent to the main building in a residential district. We acknowledge this variance request is being submitted for the resident's west side fence line only, and the remaining sides have been constructed per the requirements set forth by the zoning board. Based on the feedback from neighbors and the existence of other fences within a half mile radius that exceed 4' in height in the side setback adjacent to their main building, the neighborhood not only supports, but prefers the approval of this variance. We can provide supporting photos of nearby fences within these parameters.

Also included is the Certificate of Zoning Compliance application with the \$50 fee paid in check to The City of Toledo Building Inspection, as well as a \$200 check for the appeal filing fee to the Division of Building Inspection and Code Enforcement.

Please feel free to contact me with any questions or concerns. I can be reached via e-mail at [jessdhowell@gmail.com](mailto:jessdhowell@gmail.com) or via mobile phone at 216-333-4259.

Thank you for your careful consideration of this matter.

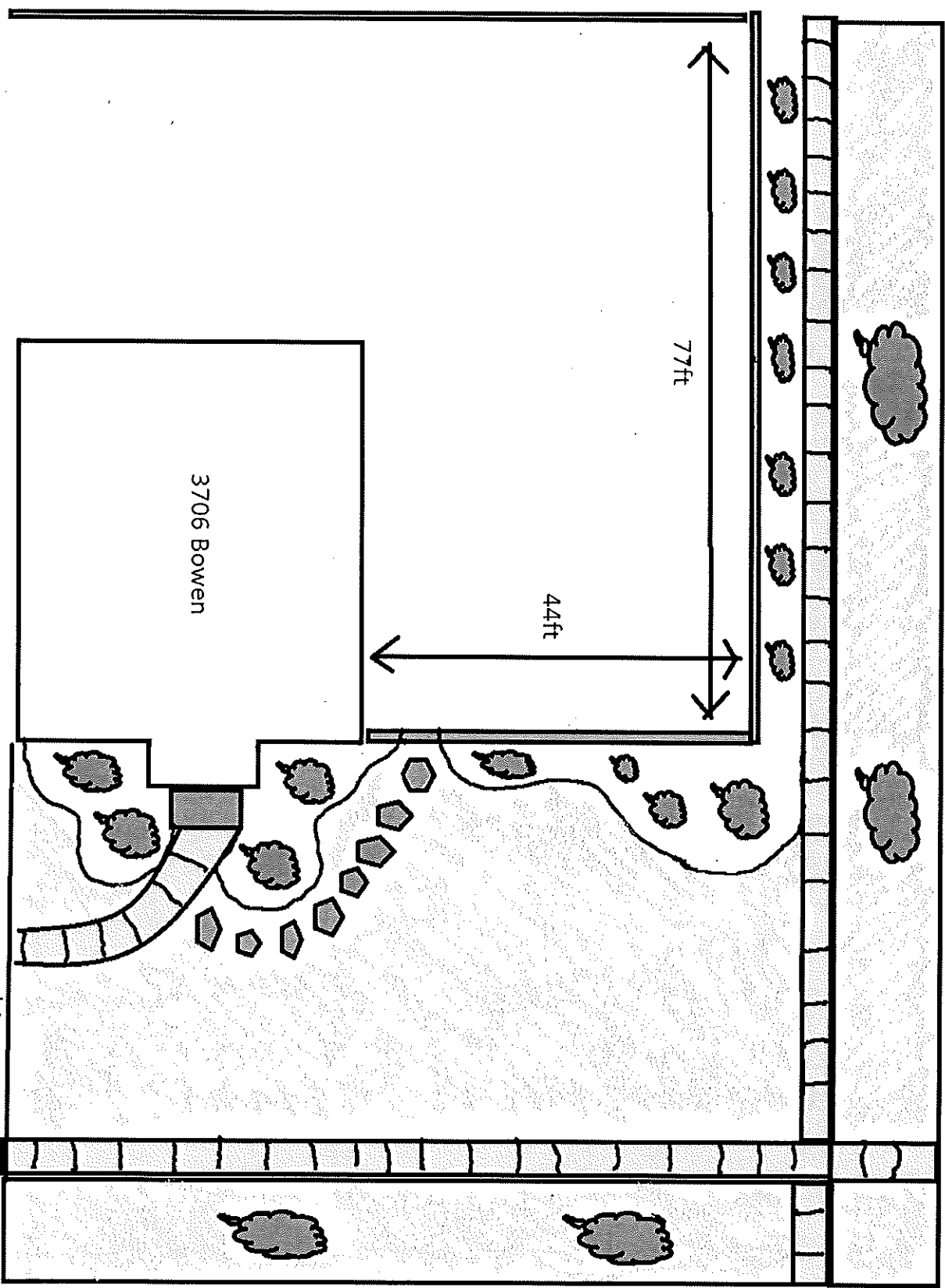
Sincerely,

Jessica Howell

Pennhurst

130ft

52ft



Bowen

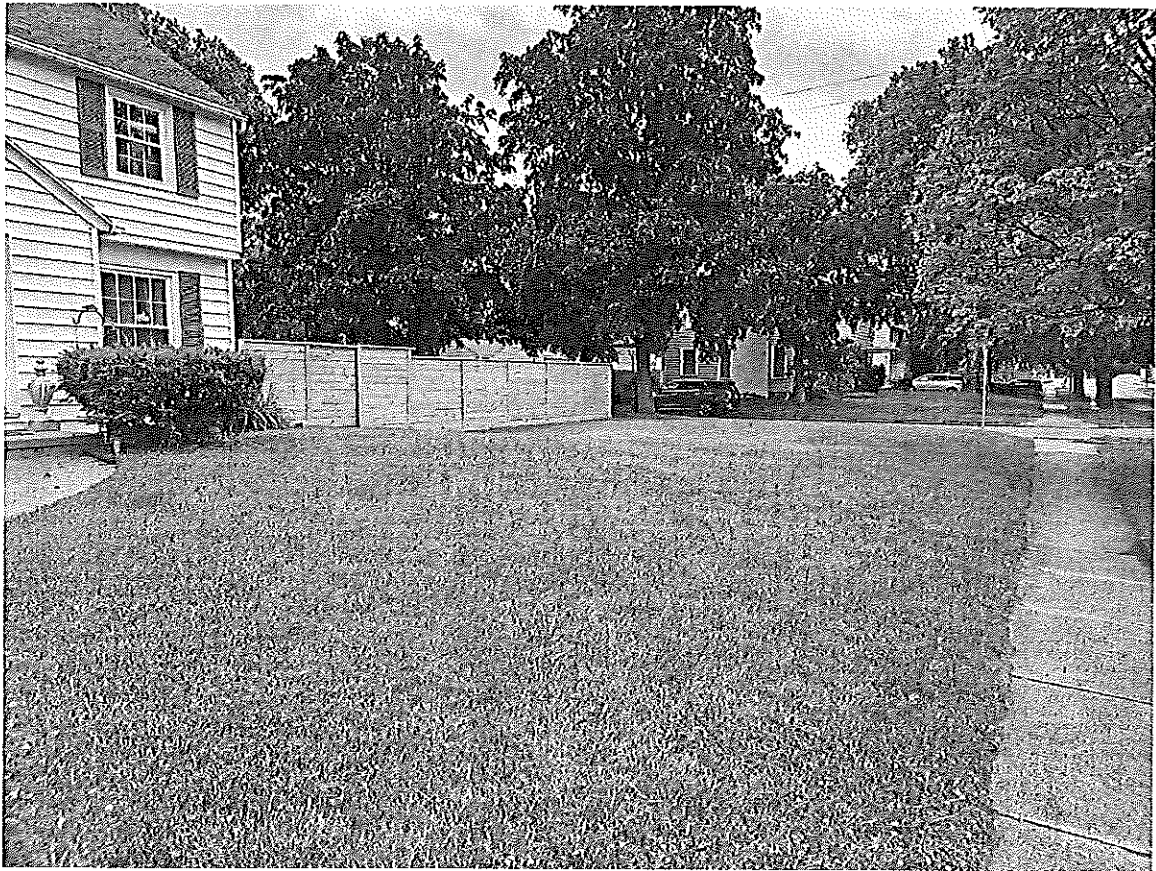
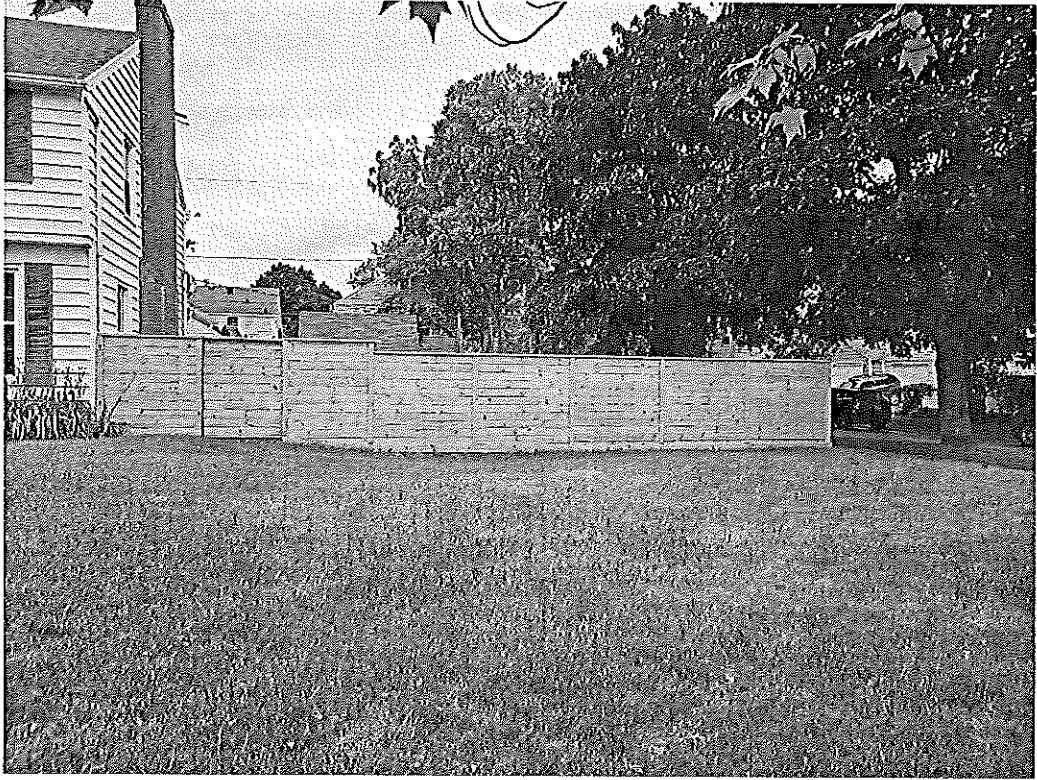
86ft

driveway

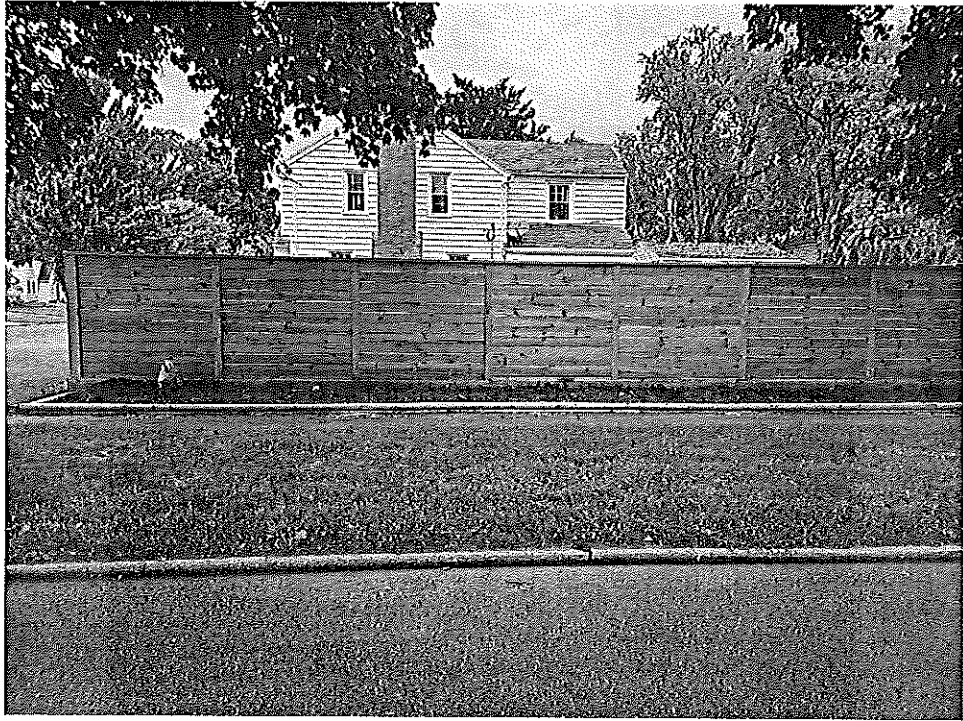
3706 Bowen

77ft

44ft







TOLEDO

3-215

60  
T

550	549	498	497	446	175	226	285	336	395
551	548	499	496	447	176	225	286	335	396
552	547	500	495	448	177	224	287	334	397
553	546	501	494	449	178	223	288	333	398
554	545	502	493	450	179	222	289	332	399
555	544	503	492	451	180	221	290	331	400
556	543	504	491	452	181	220	291	330	401
557	542	505	490	453	182	219	292	329	402
558	541	506	489	454	183	218	293	328	403
559	540	507	488	455	184	217	294	327	404
560	539	508	487	456	185	216	295	326	405

HAMPTON

PARK

REPLAT OF

PENNHURST

ROAD

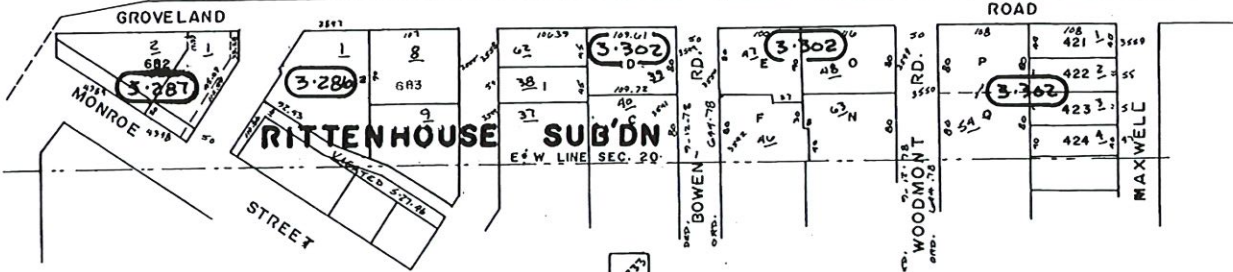
561	538	509	486	457	186	215	296	325	406
562	537	510	485	458	187	214	297	324	407
563	536	511	484	459	188	213	298	323	408
564	535	512	483	460	189	212	299	322	409
565	534	513	482	461	190	211	300	321	410
566	533	514	481	462	191	210	301	320	411
567	532	515	480	463	192	209	302	319	412
568	531	516	479	464	193	208	303	318	413

LANGENDERFER

DRIVE

I

475



# Attached House #1496269

6 ft privacy fence

Attached House · 3706 Bowen Road



## APPLICANT

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Jess Hebert   @ jessdhowell@gmail.com   📞 (216) 333-4259

## ZONING OVERVIEW

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### Address

📍 3706 Bowen Road, Toledo, Ohio 43613

### Zoning Clearance

Potentially Nonconforming

### Land Use

Attached House

### Zoning District

Single-Dwelling Residential - 6,000 Sq. Ft (RS6)

### Zoning Overlays

CRA - West Toledo

LMI - Low to Moderate Income Census Tracts

### Parcel(s)

0702651

1-9

**REQUIRED PERMITS** Follow the instructions for each requirement to proceed with your project.

**1. Before you Start**

For more information on expectations for your project, review the guide(s) below:

TYPE	DEPARTMENT	FEES
Fence Requirements	Building Inspection	-

**2. Zoning Compliance**

Complete required zoning compliance reviews and approvals.

TYPE	DEPARTMENT	FEES
Certificate of Zoning Compliance	Building Inspection	\$50.00

**Total Fees: \$50.00**

**ANSWERS** (Showing only answers that trigger the above requirements or calculate fees)

**What is the scope of work for your project?**

Other work

**Would you like to see incentive programs and certifications you may be eligible for?**

No

**What primary dwelling exists or is proposed?**

Residential > Household Living > Attached House

**Will you be doing any exterior work?**

Yes

**Is your selected dwelling type currently in use in this location?**

Yes

**Are you proposing any of the following non-structural exterior alterations?**

None of the Above

**Are you planning to divide this parcel into multiple lots?**

No

**What exterior work will your project include?**

Fence

**Are you planning to merge multiple lots into one parcel?**

No

**What is the planned height of your fence?**

6 feet or less

**Are you planning to rent this property?**

No

**Which types of work will your project include?**

None of the Above

The information provided in this tool is subject to final approval by staff. Permit requirements, fees, and zoning information may be altered upon subsequent staff review. If you have additional questions about your zoning determination, please contact city staff.



Our Division's web-site can be accessed 24/7 at [www.toledo.oh.gov](http://www.toledo.oh.gov)

05/07/2024 VIOLATION LETTER

Case #CE24-01255

HEBERT NATHAN J & GAYLE MHARMON-  
3706 BOWEN RD

ZONING VIOLATION ORDER

TOLEDO , OH 43613 4827

Property location: 3706 BOWEN RD, TOLEDO OH 43613

An inspection of the above listed property was conducted on or about 05/07/2024.

It was determined that the property is not in compliance with the Toledo Municipal Zoning Code per inspection findings listed on the following page.

You are hereby notified to correct said violation within thirty (30) business days of your receipt of this order. Failure to correct the violation(s) may result in civil penalties and/or criminal charges being filed against you. The Commissioner of Building Inspection and Code Enforcement may impose a civil penalty of up to \$300 per violation. A Toledo Municipal Court Judge may impose fines up to \$250.00 and 30 days in jail for the first offense.

You have the right to appeal this order to the Administrative Board of Zoning Appeals. Appeals must be submitted in writing within twenty (20) days of the date on this notice along with a filing fee of \$200.00 to the Division of Building Inspection and Code Enforcement, One Stop Shop (419-245-1220), One Government Center, 16th Floor.

**For Inspection details please refer to the following pages of this letter. All questions and/or correspondences are to be directed to city inspector LEWIS at 419-936-3609.**

**Please call for an appointment prior to visiting Code Enforcement to avoid unnecessary delays.**

1-10

Case # CE24-01255

During the inspection of referenced structure and premises the City of Toledo Code Enforcement inspector found the following violations of the Toledo Municipal Code:

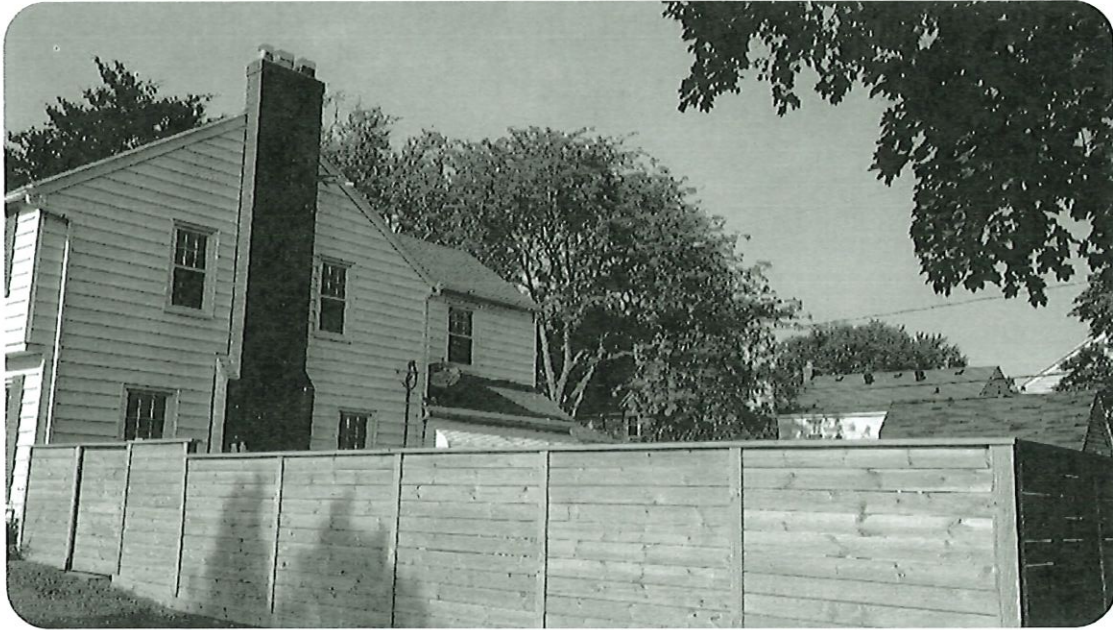
Occupancy Occupied

Inspection Type Residential

1105.0301 (B) - Having a fence that exceeds 4' in height in the required side setback adjacent to the main building in a residential district. Yes



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**APPROVE ZONING APPEAL**

**FOR FENCE AT 3706 BOWEN**

**RD**



1-12  
change.org

Congratulations on starting your petition!  
Take steps to strengthen it.

**Petition Strength**

**7** Good

**Write a longer description**

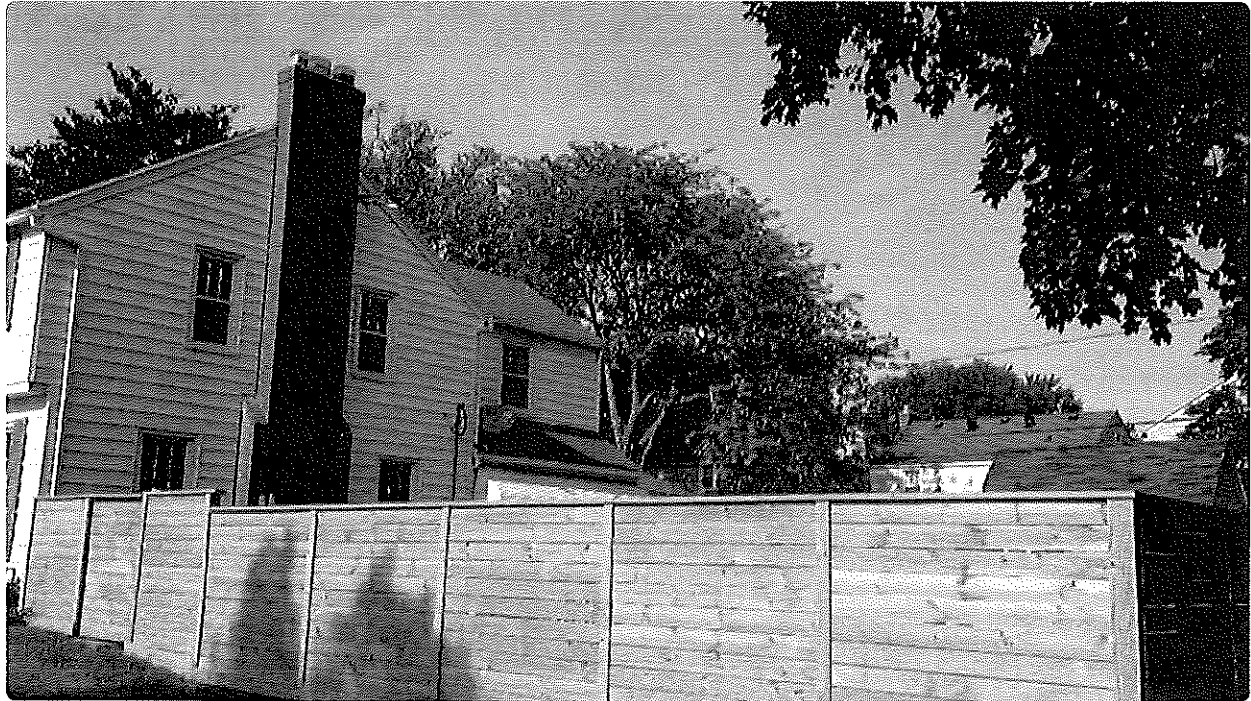
Add a personal story, as well as relevant facts and statistics.

[Edit description](#)

**Start an image test**

Upload a few images and we'll find the one driving the most signatures.

[Start Smart Image test](#)



## Approve Zoning Appeal for Fence at 3706 Bowen Rd

Started  
Petition to

June 3, 2024  
Toledo Department of Neighborhoods and [2 others](#)

**215**  
Signatures

**500**  
Next Goal

215 people signed this week

Share this petition

### Why this petition matters

Started by [Jessica Howell](#)

**Media Inquiries**

As a member of this community, I believe the fence at 3706 Bowen Rd is a good addition to the neighborhood. This installation adds beauty to the area and enhances our neighborhood's aesthetic appeal. The fence not only provides beauty but also contributes positively to property values in DeVeaux, Toledo, OH. Please support our request for zoning appeal to keep the fence by signing this petition.

1-13



Feel free to contact Brady or Jessica with any questions or suggestions by texting, calling, or emailing.

Brady: (419) 360-2219/ Braden.hebert23@gmail.com

Jessica: (216) 333-4259/ jessdhowell@gmail.com

We look forward to getting to know our neighbors and improving our property for years to come! Thank you for your support!



Share this petition in person or use the QR code for your own material.

[Download QR Code](#)

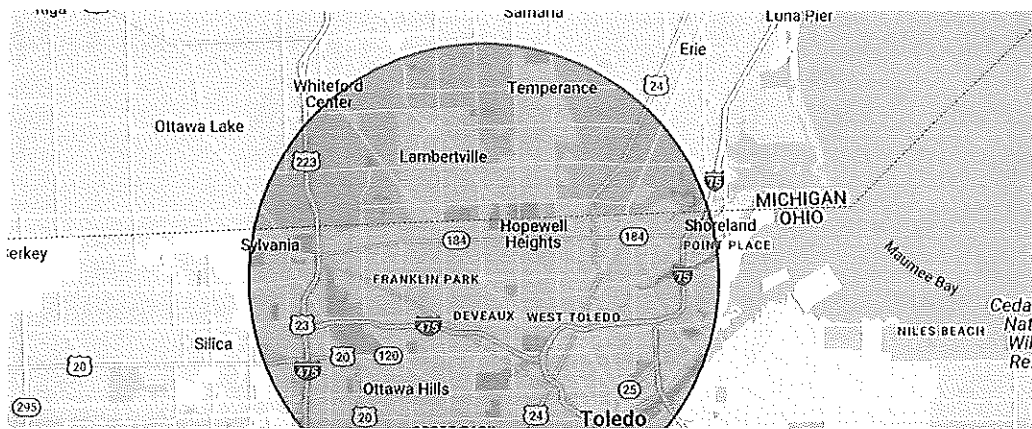
[Report a policy violation](#)

## Media Resources

Are you a member of the media looking to cover this petition?

[Reach out for available actions.](#)

## Supporter Map



215 people signed this week

[Share this petition](#)

How useful do you find this map for the petition?

[Give feedback](#)

75% of supporters come from this area.

Top zip code(s) with the most supporters: 43613, 43623, 43615

### Decision Makers



[Toledo City Council](#)



[Toledo Department of Neighborhoods](#)



[Toledo City Government](#)

1-14

## Reasons for signing

**Evan Neighbour**

·3 days ago

I'm a resident in the neighborhood, living on Woodmont. I daily use the intersection next to the fence and I have never found it to be disruptive to seeing cross traffic. My wife and I also walk around the neighborhood every evening and have regularly commented to each other about how much we like the fence and how much nicer it looks than the previous fence, or even other fences in the area. I have seen the hard work being put into this fence and the restoration of this property over the past several months. It is a nice change of pace for our neighborhood and a benefit to our community at large.

**Linda Morris**

·2 days ago

This fence seems nicely constructed and has an attractive appearance to our neighborhood.

**Brittini Riggs**

·2 days ago

The fence looks great and they deserve their privacy! It's not disrupting anything, only the city is being petty. How about you cite my neighbor for their giant ass hole in their roof that is causing several racoons and wildlife everywhere in my yard and property damage to my house first!

**Jami Recker**

·3 days ago

I live in the neighborhood and it looks fabulous!

**Hayley Milne**

·3 days ago

It is a beautiful fence and there is no need for removal.

In fact I wish I saw more fenced like this. Maybe the city can instead focus its efforts on policing the short, broken chainlink fences that house aggressive dogs that could easily jump over... 🙄

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**Amber Fólger**

·3 days ago

I'm a neighbor and this fence looks great. No reason to restrict them on a job well done.

**Star Foos**

·3 days ago

We live in this neighborhood and think that this fence easily brings beauty to our area and is very well built. It doesn't impede sight to the road or traffic. Keep the fence!!

**Viviana Neighbour**

·3 days ago

The fence is well done and you can tell Jessica & Brady are working hard to improve their yard while simultaneously improving the aesthetic of the neighborhood. We are for the fence as is!

184

Name	City	State	Postal Code	Country	Signed On
Jessica Howell	Cleveland	OH		US	6/3/2024
Eric Sattler	Toledo	OH	43613	US	6/3/2024
Jessica Letner	Columbus	OH	43229	US	6/3/2024
Stacy Schulze	Cincinnati	OH	45215	US	6/3/2024
Sharon Bailey	Dayton	OH	45420	US	6/3/2024
Lauren Schulze	Cincinnati	OH	45215	US	6/3/2024
Evan Neighbour	Detroit	MI	48210	US	6/3/2024
Viviana Neighbour	Detroit	MI	48210	US	6/3/2024
Aili Neidert	Toledo	OH	43613	US	6/3/2024
Zack Newland	Toledo	OH	43613	US	6/3/2024
Kristyn Mason	Toledo	OH	43606	US	6/3/2024
Angie Katafasz	Detroit	MI	48210	US	6/3/2024
Susan Tincher	Toledo	OH	43613	US	6/3/2024
Lauren McPherson	Toledo	OH	43613	US	6/3/2024
Kelsey Szydowski	Toledo	OH	43613	US	6/3/2024
Lea Rosenberg	Toledo	OH	43613	US	6/3/2024
Kellif Michael	Plainfield	IN	46168	US	6/3/2024
Lindsey Saloije	Toledo	OH	43613	US	6/3/2024
Alicia Ancel	Cincinnati	OH	45237	US	6/3/2024
Lisa Reeder	Toledo	OH	43613	US	6/3/2024
Eric Jeziorowski	Toledo	OH	43613	US	6/3/2024
Patrick Best	Toledo	OH	43613	US	6/4/2024
Jessica Koch	toledo	OH	43613	US	6/4/2024
Cade Ratliff	Toledo	OH	43613	US	6/4/2024
River McCoy	Perrysburg	OH	43551	US	6/4/2024
Corrie Kregger	Toledo	OH	43613	US	6/4/2024
Ann Sheidler	Detroit	MI	48234	US	6/4/2024
Carrie Meagher	Toledo	OH	43613	US	6/4/2024
Keith Facey	Toledo	OH	43613	US	6/4/2024
Joel Appelhans	Toledo	OH	43613	US	6/4/2024
Haley Rodriguez	Toledo	OH	43623	US	6/4/2024
Steve Reuther	Northwood	OH	43619	US	6/4/2024
Alissa Hunt	Toledo	OH	43613	US	6/4/2024

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Emily Mick	Perrysburg	OH	43551 US	6/4/2024
Michelle Newland	Toledo	OH	43613 US	6/4/2024
Autumn Fritz	Toledo	OH	43613 US	6/4/2024
Crystal Foos	Toledo	OH	43623 US	6/4/2024
Star Foos	Toledo	OH	43613 US	6/4/2024
Paula Olds	Cincinnati	OH	45241 US	6/4/2024
Lori Brunsman	Toledo	OH	43613 US	6/4/2024
Jeanne Goetz	Toledo	OH	43613 US	6/4/2024
Melissa Lanzinger	Toledo	OH	43613 US	6/4/2024
Patricia Hoover	Toledo	OH	43613 US	6/4/2024
Jule Stine	Toledo	OH	43613 US	6/4/2024
Shelby Mallory	Toledo	OH	43613 US	6/4/2024
Amber Folger	Toledo	OH	43613-336 US	6/4/2024
Mark McPherson	Toledo	OH	43613 US	6/4/2024
Eric Duncan	Toledo	OH	43623 US	6/4/2024
Rachael White	Toledo	OH	43613 US	6/4/2024
Scott Hartman	Detroit	MI	48234 US	6/4/2024
John Murphy	Toledo	OH	43613 US	6/4/2024
Neil Kruczkowski	Cincinnati	OH	45249 US	6/4/2024
Angela Gerber	Toledo	OH	43613 US	6/4/2024
Hayley Milne	Toledo	OH	43613 US	6/4/2024
Lori Maier	Toledo	OH	43613 US	6/4/2024
Sarah Modene	Toledo	OH	43613 US	6/4/2024
Danielle Grosscup	Toledo	OH	43613 US	6/4/2024
Kelsey Saddoris	Toledo	OH	43613 US	6/4/2024
Laura Skebba	Toledo	OH	43613 US	6/4/2024
Shannon Czerniawski	Toledo	OH	43613 US	6/4/2024
Ashley Yoakam	Toledo	OH	43613 US	6/4/2024
Todd Marok	Toledo	OH	43613 US	6/4/2024
Amy Kobold	Toledo	OH	43613 US	6/4/2024
Jennifer Lutz	Toledo	OH	43613 US	6/4/2024
Jami Recker	Toledo	OH	43613 US	6/4/2024
Ron Miller	Toledo	OH	43623 US	6/4/2024
Timothy Navarre	Toledo	OH	43613 US	6/4/2024

Kaitlyn Graff	Toledo	OH	43613 US	6/4/2024
brittany kipplen	Toledo	OH	43613 US	6/4/2024
Anna Zofchak	Toledo	OH	43613 US	6/4/2024
Anna Hamann	Toledo	OH	43613 US	6/4/2024
Martin Exteit	Temperance	MI	48182 US	6/4/2024
Cindy Baxter	Toledo	OH	43613 US	6/4/2024
Lauren Hess	Toledo	OH	43613 US	6/4/2024
Emily Scheuer	Toledo	OH	43613 US	6/4/2024
Carrie Johnson	Toledo	OH	43613 US	6/4/2024
Jeffrey Goetz	Toledo	OH	43613 US	6/4/2024
Cassidy Sellers	Toledo	OH	43613 US	6/4/2024
Sue Williamson	Toledo	OH	43614 US	6/4/2024
Jeff kobold	Toledo	OH	43613 US	6/4/2024
Lori i Byczynski	Toledo	OH	43606 US	6/4/2024
Tina Swartz	Toledo	OH	43613 US	6/4/2024
Yousif Hamdi	Toledo	OH	43613 US	6/4/2024
Maria Amaral	Toledo	OH	43623 US	6/4/2024
David Fearer	Toledo	OH	43613 US	6/4/2024
Tina Leach	Toledo	OH	43613 US	6/4/2024
Britni Riggs	Toledo	OH	43613 US	6/4/2024
Bernadine Butler	Toledo	OH	43613 US	6/4/2024
Alla Lopez	Toledo	OH	43613 US	6/4/2024
Leslie Gora	Atlanta	GA	30301 US	6/4/2024
Rebecca VanDyke	Toledo	OH	43613 US	6/4/2024
Olivia Reed	Toledo	OH	43613 US	6/4/2024
Sue Wozniak	Toledo	OH	43613 US	6/4/2024
AJ Brown	Toledo	OH	43623 US	6/4/2024
Hannah Withrow	Toledo	OH	43614 US	6/4/2024
Victoria Cappuccilli	Southgate	MI	48195 US	6/4/2024
LeVasseur Kylee	Toledo	OH	43613 US	6/4/2024
Julie Estvanik	Cincinnati	OH	45215 US	6/4/2024
Jon Inwood	Brooklyn	NY	11226 US	6/4/2024
Kristie Ellison	Toledo	OH	43613 US	6/4/2024
Dawn Duncan	Toledo	OH	43613 US	6/4/2024

Tamra Young	Toledo	OH	43613 US	6/4/2024
Liz Coleman	Toledo	OH	43611 US	6/4/2024
Brandi Hager	Toledo	OH	43613 US	6/4/2024
Amy tomaszewski	Toledo	OH	43613 US	6/4/2024
Felicity Marshall	Toledo	OH	43612 US	6/4/2024
Molly Mitchell	Toledo	OH	43614 US	6/4/2024
Raymond Ransom	Toledo	OH	43606 US	6/4/2024
Angela Broyles	Toledo	OH	43613 US	6/4/2024
Angela Jeziorowski	Toledo	OH	43613 US	6/4/2024
Troy Miller	Toledo	OH	43613 US	6/4/2024
Sean Eblin	Toledo	OH	43613 US	6/4/2024
Nona h pawlowicz	Toledo	OH	43613 US	6/4/2024
Donna Ramirez	Sylvania	OH	43560 US	6/4/2024
Joshua Manders	Toledo	OH	43615 US	6/4/2024
Jenna Taylor	Toledo	OH	43613 US	6/4/2024
terry traczyk	Toledo	OH	43613 US	6/4/2024
Rebecca Williams	Toledo	OH	43613 US	6/4/2024
Morgan Conway	Toledo	OH	43615 US	6/4/2024
Chelsey Johnson	Toledo	OH	45211 US	6/4/2024
Linda Morris	Toledo	OH	43613 US	6/4/2024
Janet Pope	Toledo	OH	43613 US	6/4/2024
Rebecca Buck	Toledo	OH	43613 US	6/4/2024
Alaina Hall	Toledo	OH	43614 US	6/4/2024
Amanda Zeunen	Sylvania	OH	43560 US	6/4/2024
Alberts Ian	Toledo	OH	43613 US	6/4/2024
Andrea Davies	Cincinnati	OH	45236 US	6/4/2024
Nancy Lockard	Toledo	OH	43613 US	6/4/2024
Ty sparks	Toled	OH	43561 US	6/4/2024
Sara Fischer	Toledo	OH	43623 US	6/4/2024
Nancy Dailide	Canton	MI	48188 US	6/4/2024
Kim Toth	Toledo	OH	43606 US	6/4/2024
Angela McRitchie	Toledo	OH	43613 US	6/4/2024
Sarah Greenlese	Maumee	OH	43537 US	6/4/2024
Caitlyn Gustafson	Toledo	OH	43620 US	6/4/2024

Sheri Mroz	Toledo	OH	43605 US	6/4/2024
Mike Pawlowicz	Toledo	OH	43613 US	6/4/2024
Cara Briggs	Toledo	OH	43613 US	6/4/2024
Wendy Cramer	Toledo	OH	43613 US	6/4/2024
Jennifer Pletcher	Cincinnati	OH	45236 US	6/4/2024
Kelly Merryman	Toledo	OH	43613 US	6/4/2024
Julie Daunhauer	Toledo	OH	43613 US	6/4/2024
Rachel Ferguson	Toledo	OH	43613 US	6/4/2024
Kim Woody	Toledo	OH	43613 US	6/4/2024
Brittany Linstrom	Toledo	OH	43623 US	6/4/2024
Andria Sharp	Toledo	OH	43614 US	6/4/2024
JustinJustin Kruczkowski	Toledo	OH	43613 US	6/4/2024
Linda Low	South Holland	IL	60473 US	6/4/2024
Dale Black	Toledo	OH	43613 US	6/4/2024
Elizabeth Hupp	Toledo	OH	43613 US	6/4/2024
Lynn Brossia Owczarzak		US		6/4/2024
Nicklas Norvell	Toledo	OH	43613 US	6/4/2024
Erin Hilliard	Toledo	OH	43613 US	6/4/2024
Julie Letizia	Toledo	OH	43613 US	6/4/2024
Kristen Gartland	Dayton	OH	45424 US	6/4/2024
Leah Ellis	Toledo	OH	43613 US	6/4/2024
Mark Losh	Toledo	OH	43623 US	6/4/2024
Demetrius Ingram	Toledo	OH	43612 US	6/4/2024
Tracey White	Toledo	OH	43612 US	6/4/2024
Meredith Revard	Sylvania	OH	43560 US	6/4/2024
Lea Herrmann	Cincinnati	OH	45248 US	6/4/2024
Abby Chelstowski	Toledo	OH	43613 US	6/4/2024
Jacob Randolph	Toledo	OH	43613 US	6/4/2024
Thompson Desiree	Toledo	OH	43613 US	6/4/2024
Ian Gustafson	Toledo	OH	43613 US	6/4/2024
madison Butler	Toledo	OH	43612 US	6/4/2024
Jessica Zablocki	Toledo	OH	43613 US	6/4/2024
Christina Tomminello	Toledo	OH	43613 US	6/4/2024
Kylie Mann	Toledo	OH	43613 US	6/4/2024



Jason Whittaker	Holland	OH	43528	US	6/4/2024
Andrew Sieving	Toledo	OH	43613	US	6/4/2024
Melissa Sullivan	Toledo	OH	43613	US	6/4/2024
Malachi Kennedy	Toledo	OH	43613	US	6/4/2024
Fuat Riza	Maumee	OH	43537	US	6/4/2024
Dani Saunders	Toledo	OH	43613	US	6/4/2024
Sandi Houk	Toledo	OH	43613	US	6/4/2024
Chelsea Bauder	Toledo	OH	72032	US	6/4/2024
Yolanda Ingle	Fremont	OH	43420	US	6/4/2024
Delaney Rutledge	Rutlec	OH	43613	US	6/4/2024
Amanda Judkins	Toledo	OH	43613	US	6/4/2024
Ingrid Broze	Toledo	OH	43623	US	6/4/2024
Jeanette Eckert	Toledo	OH	43613	US	6/4/2024
Linda Adjei	Toledo	OH	43615	US	6/4/2024



RECEIVED JUN 07 2024 BY: JP

CASE # BZA 24-0019

CITY OF TOLEDO

Department of Economic and Business Development

Division of Building Inspection

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 • www.toledo.oh.gov

6/24/24

APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)

TMC Chapter 1112.0200

Site Location 4702 Snder Zoning District R56 Date 6-7-24

Legal Description Auxillary building

Applicant's Name (print) Jacob Perry

Appeal (Dept. of Inspection ruling - Title Nine Sign Code) Hardship Variance

Exception X Appeal decision ADA Accommodation

TMC § 1105.0202 1105.0601

Applicant Signature [Signature] Phone 419 975 5382

Applicant's Street Address 4702 Snder Fax

Applicant's City, State, Zip Toledo, Ohio E-Mail

- Applications must be accompanied with: 1. 3 photos - showing different views of the site 2. Letter explaining your zoning request with full and accurate information. 3. Complete, clear site plan - recommended scale 1"=20' on 8-1/2" x 11" paper showing dimensions to all lot lines and the size of all structures on the premises. 4. Fee = \$200 Checks may be made payable to "City of Toledo."

Applicant: You should receive a written notice of the staff recommendation no later than Wednesday preceding the hearing date. Please call (419) 245-1220 if you do not receive this notice.

Return the application documents by mail to: Division of Building Inspection, One Government Center, Suite 1600, Toledo, OH 43604; or in person with the application documents and fee. Applications are due 6 weeks before the Board of Zoning Appeals' meeting to allow proper notification of neighbors. Meetings are typically held the third Monday of every month at 1:30 p.m. in City Council Chambers, One Government Center, Toledo, OH 43604. The applicant or the applicant's representative must be present.

+++++ OFFICE USE +++++

Permit Tech Checklist: Application complete [check] Photos [check] Letter [check] Proper Site Plan [check] SWO [check]

Copy Zoning Map 62 [check] http://local.live.com/ Transportation notified to check site distance hazard

Code Enforcement notified if orders are being appealed. Permit Tech's Initials JH Date 6/11/24

Reviewed by Date Staff Recommendation

Board Decision Date

HEARING DATE: July 15, 2024  
 BZA NO: BZA24-0019  
 APPLICANT: Jacob Perry  
 SITE LOCATION: 4702 Suder Ave  
 ZONING DISTRICT: RS6  
 SWO or NOL Issued: Stop Work Order issued on 2/14/2024. 2nd SWO issued on 2/28/2024. This structure is also being used for commercial purposes.  
 ANALYSIS: Applicant requests variance from TMC 1105.0202 & 1105.0601 to maintain over-height and over-sized garage limited to 20' high and 4 cars maximum.  
 STAFF COMMENTS: N/A

**BOARD ACTION:**

MOTION TO APPROVE/DISAPPROVE:	1 <sup>ST</sup> /2 <sup>ND</sup> MOTIONS	1 <sup>ST</sup> /2 <sup>ND</sup> IF 2 <sup>ND</sup> MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
DeVon Overton	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

CONDITIONS OF APPROVAL:

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**Jacob Perry**

4702 Suder  
Toledo, Ohio 43611  
(419)9755382  
[perrysprofessions@yahoo.com](mailto:perrysprofessions@yahoo.com)  
June 6th, 2024

**City of Toledo**

Board of Zoning Directors  
1 Government Center  
Toledo, Ohio

To whom it may concern,

My name is Jacob Perry and I am writing this letter to appeal the denial of a permit for my garage build, and humbly ask for exemption regarding its size. I was unaware of the zoning requirements at the time, and realize now I should have been more diligent with such matters.

However, given the opportunity, I believe the garage will pass all building codes in regards to a structure of its size. It also sits at LEAST 50 yards from any adjacent property lines or the city street.

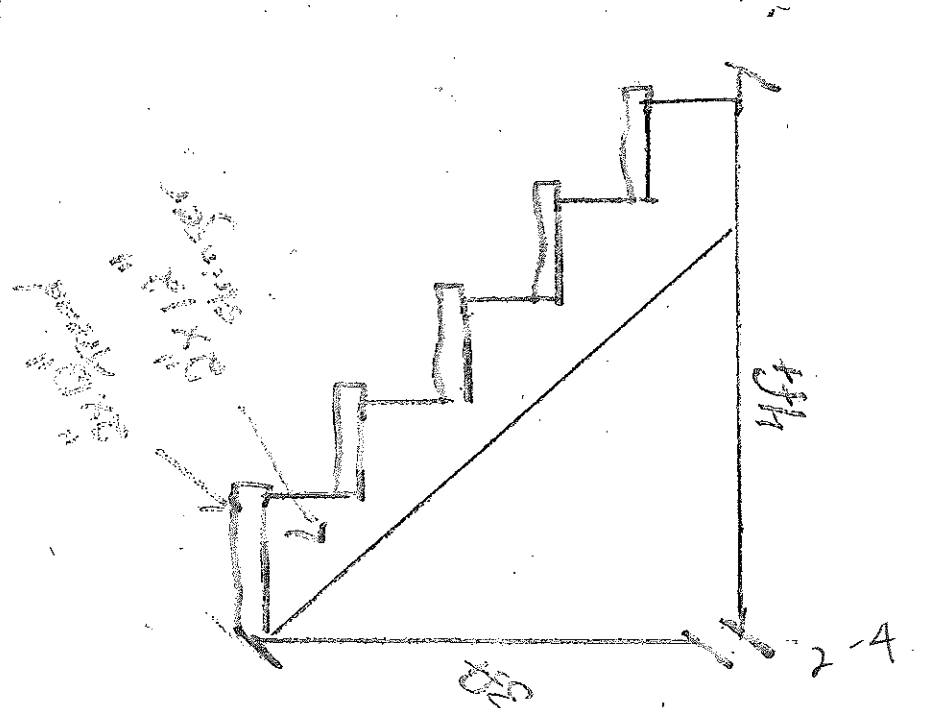
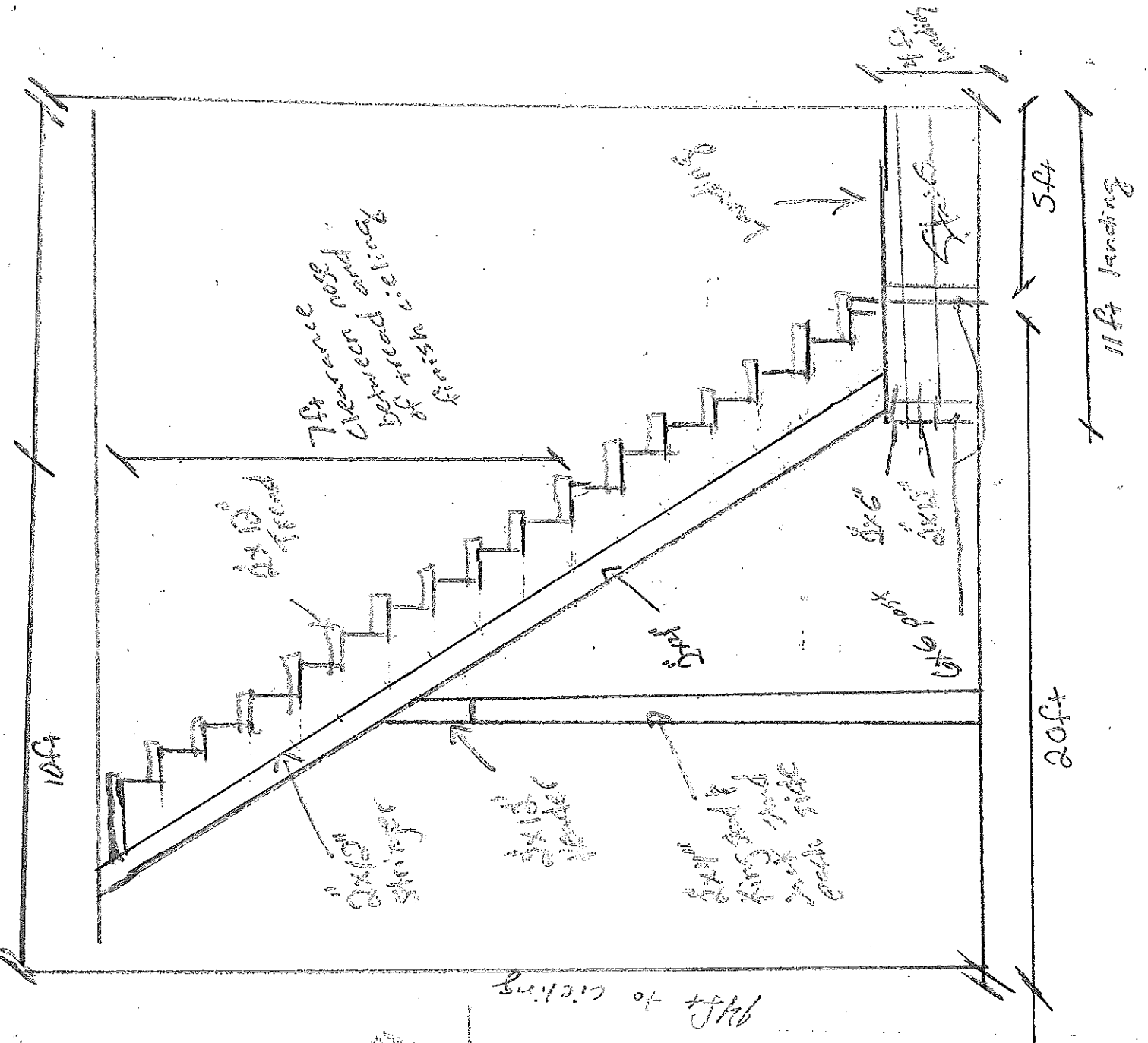
Next, I would like to talk about why I built it as I did. I have a large family. Myself, my wife, and our 6 kids. We have multiple vehicles, trailers, our boat, jet skis, atvs, as well as a plethora of other kids toys and bikes. I don't say this to sound boastful, these are merely things that we have acquired in past years through our hard work and would preferably not part with. I do not want my beautiful property to become a blight for the city and my community. I do not want to have vehicles parked in the grass or sitting in the driveway because they can't fit in the garage. I bought this large property to utilize the space and to do what I can to protect my valuables.

In my final statements, for what it's worth, the community support has been phenomenal. People love it! Neighbors and strangers alike have all had nothing but nice things to say. We take great pride in trying to keep our property nice and tidy. It has been an ongoing battle since June 2023. The tornado wreaked so much devastation. It leveled the old garage. We have done our best to preserve and rebuild to the best of our ability. We have done just that. This is our last step in making this property whole again. So again, I ask for your approval of exemption for this build.

Thank you for your time and consideration.

Sincerely, Jacob Perry

- 7/8" Rise on Stringer Tread
- 9/16" Run on Stringer Tread
- 2x4 Stud Wall Built around
- Stairs and as Railing
- Opening into Upper Loft is
- 10ft x 5ft in dimension
- Both Stairwells exceed 5ft
- in width
- Area of Landing is 5ft x 10ft
- Landing sheeting 3/4" 7x6 OSB





# Customer Invoice

2/08/2024, 2:20 PM EST

Sales Person slc183

Store Phone # (419) 476-4573

Store # 3848

Location 1035 W ALEXIS RD, TOLEDO, OH 43612

Validation Area

## Customer Information

JACOB PERRY

(419) 975-5382

PERRYSPROFESSIONS@YAHOO.COM

PERRYS PROFESSIONS

4213 EASTWAY

TOLEDO, OH 43612

Invoice # H3848-191444

PO / Job Name 4702 suder

### Will Call

Pickup Date  
Thursday, February 8  
3:30 PM EST

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
01 Unbranded 2 in. x 4 in. x 10 ft. Lumber DISCOUNT \$0.24 OFF EACH	N/A	161659	<del>\$4.24 / each</del> \$4.00 / each	4	\$16.00
02 Unbranded 2 in. x 4 in. x 16 ft. Dimensional Lumber	N/A	161683	\$7.32 / each	75	\$549.00
03 WeatherShield 2 in. x 4 in. x 16 ft. 2 Prime Ground Contact Pressure-Treated Southern Yellow Pine Lumber	N/A	1001753869	\$11.38 / each	4	\$45.52
04 Unbranded OSB 7/16 Application as 4ft. X 8 ft. Sheathing Panel DISCOUNT \$1.37 OFF EACH	N/A	386081	<del>\$13.70 / each</del> \$12.33 / each	136	\$1,676.88
05 Unbranded 1/2 4 ft. x 8 ft. Oriented Strand Board DISCOUNT \$1.50 OFF EACH	N/A	787792	<del>\$14.08 / each</del> \$13.48 / each	116	\$1,563.68
06 Unbranded 2 in. x 12 in. x 16 ft. Prime Lumber	N/A	749877	\$22.72 / each	12	\$272.64
07 Unbranded 2 in. x 12 in. x 8 ft. Prime Lumber	N/A	852570	\$11.25 / each	6	\$67.50
08 WeatherShield 2 in. x 6 in. x 16 ft. 2 Prime Ground Contact Southern Pine Pressure-Treated Southern Yellow Pine Lumber	N/A	1001753935	\$15.08 / each	19	\$286.52
09 Unbranded 2 in. x 6 in. x 14 ft. KD-HT SPF Dimensional Lumber DISCOUNT \$0.98 OFF EACH	N/A	161772	<del>\$9.82 / each</del> \$7.84 / each	<del>250</del> 130	\$1,960.00

90 DAY RETURN POLICY. The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.

For your Annual ProXtra Member Statement: [https://www.homedepot.com/c/Pro\\_Xtra](https://www.homedepot.com/c/Pro_Xtra)



98010100547793

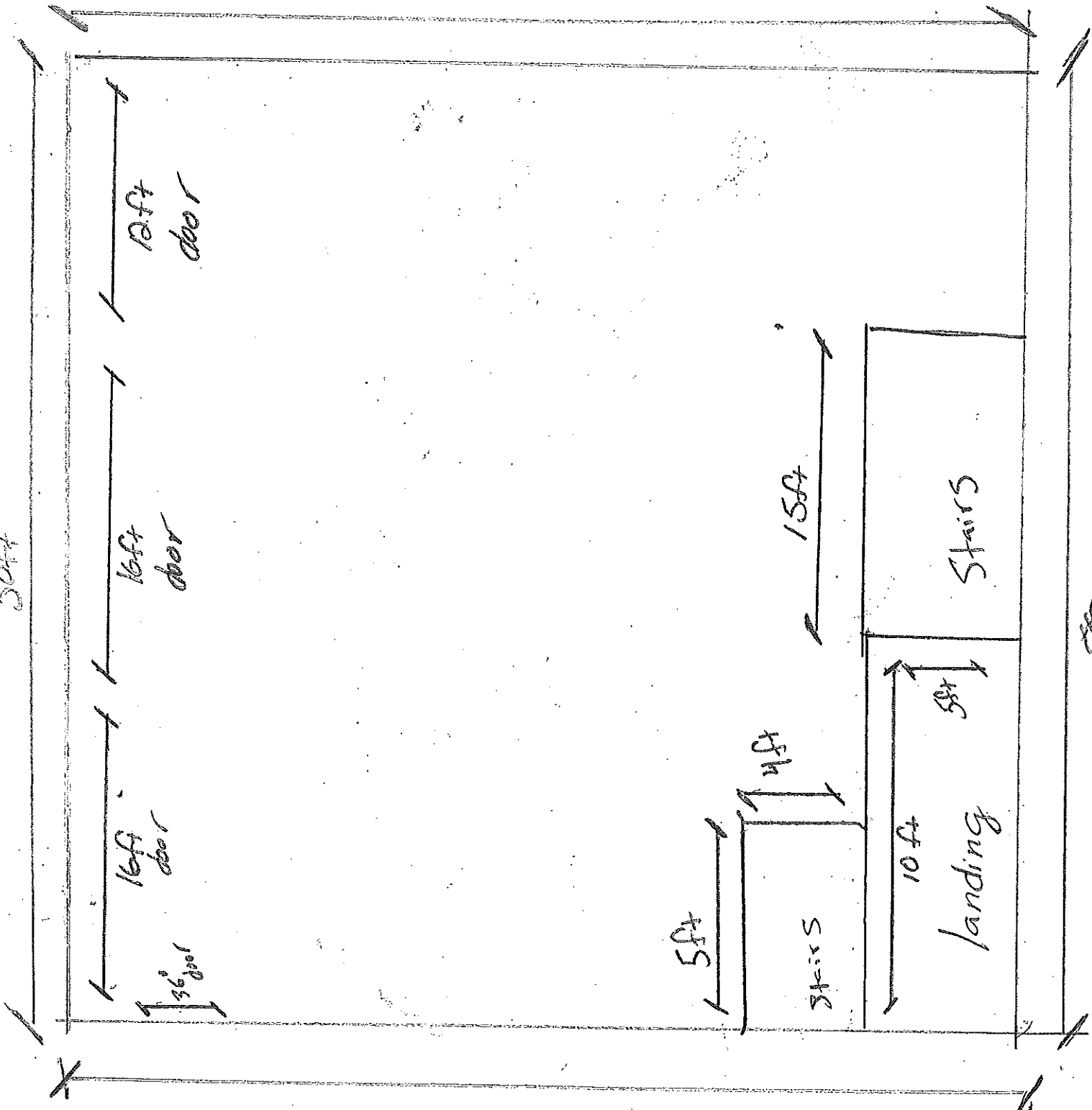
Invoice is only valid for today: Thursday,  
February 8

Subtotal	\$7,044.02
Discounts	-\$606.28
Sales Tax	\$498.92
Invoice Total	\$6,936.66

2-5

30ft

50ft



50ft

The Home Depot Special Services  
Will Call/Direct Ship/Delivery

**Returns:** Except where prohibited by law, all returned Special Order Merchandise is subject to a fifteen percent (15%) restocking fee. Custom made goods are not returnable.

**Will Call:** The Home Depot Store will call the number provided on the invoice when your order is available. A Will Call held at the store for over thirty (30) days shall be subject to the abandoned property laws in your state.

**Direct Ship:** Direct Ship merchandise will be sent by the vendor and/or manufacturer to the address on the invoice.

**Delivery:** The Home Depot shall arrange for its delivery agent to deliver the merchandise to the address identified on the invoice pursuant to the following terms and conditions:

**Roads Notice:** The delivery address must be accessible by vehicle over roads and bridges rated to handle up to and including (40) forty ton loads. If any portion of delivery agent's route must traverse a section of road that is not rated to handle a forty ton load or heavier, Customer will be responsible for seeking a waiver, at Customer's expense, from the appropriate governmental authority. If Customer is unable to obtain a waiver, delivery service will not be available to the delivery address.

**Unattended Drop:** If Customer will not be present to accept the delivery, and the delivery can be left unattended, please initial below:

\_\_\_\_\_ By initialing here, I authorize The Home Depot and its delivery agent to leave the merchandise unattended following delivery, and I accept full responsibility for any resulting loss of, or damage to, the merchandise.

**Outside Deliveries Only:** If you are purchasing merchandise designated by The Home Depot for *outside delivery* only, your purchase **does not** include delivery of the merchandise beyond curbside; however, additional services may be available to deliver the merchandise to a location that you designate. In that event, you will be presented with the following waiver at the time of delivery, which you must sign as a condition of receiving any additional delivery services:

In consideration of the delivery of the merchandise that I purchased from The Home Depot ("Merchandise") to a location designated by me at my request, I, \_\_\_\_\_, on behalf of myself and my agents, successors, and assigns, hereby **RELEASE AND FOREVER DISCHARGE, WITHOUT CONDITIONS**, Home Depot U.S.A., Inc. and its affiliates, employees, officers, directors, managers, agents, contractors and any other person working through or under it (hereinafter collectively "The Home Depot"), from any and all claims, causes of action, demands, liabilities, damages, costs and expenses, of every kind and nature, whether known or unknown, suspected or unsuspected, which exist now or in the future (hereinafter "Claims"), relating and/or arising out of the delivery of the Merchandise. **I FURTHER EXPRESSLY, FULLY, AND UNCONDITIONALLY ASSUME ANY AND ALL RISKS AND FULL LIABILITY FOR ANY RESULTING PERSONAL INJURY, DAMAGE TO PROPERTY OR DAMAGE TO MERCHANDISE WHICH MAY GIVE RISE TO CLAIMS AGAINST ME AND/OR THE HOME DEPOT. I HAVE FULLY INFORMED MYSELF OF THE NATURE OF THE RISKS INHERENT IN THE DELIVERY OF THE MERCHANDISE AND VOLUNTARILY AGREE TO ALLOW DELIVERY OF THE MERCHANDISE ONTO MY PREMISES. I HAVE CAREFULLY READ AND COMPLETELY UNDERSTAND THIS RELEASE AND ASSUMPTION OF RISK FORM BEFORE SIGNING IT.** This agreement shall become effective upon my signature and shall be governed by the laws of the State of Georgia.

If you choose not to utilize additional delivery services beyond curbside delivery, you will not be required to sign the above waiver.

Accepted by:

X  
Customer's Signature

02/08/2024  
Date





2-8

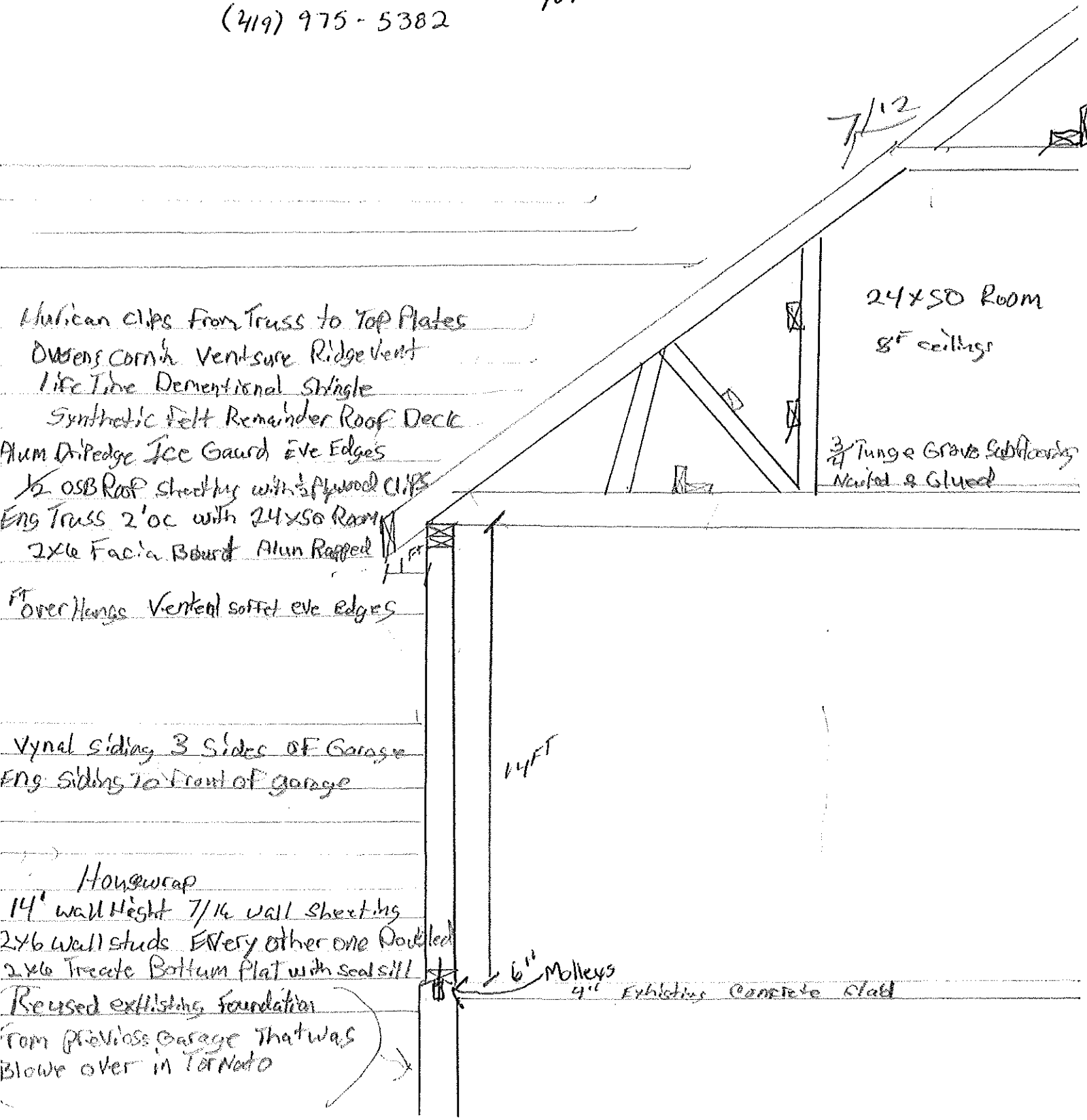


2-9



2-10

Jacob Perry  
 4702 Sander Ave Toledo, Ohio 43611  
 (419) 975-5382



Muligan clips from Truss to Top Plates  
 Owens Corning Ventisure Ridge Vent  
 Life Time Dimensional Shingle  
 Synthetic Felt Remainder Roof Deck  
 Alum Dr Edge Ice Guard Eave Edges  
 1/2 OSB Roof Sheeting with 1/2 Plywood Clips  
 Eng Truss 2' oc with 24x50 Room  
 2x6 Facia Board Alum Rapped  
 1 FT  
 1 FT  
 Overhangs Vented soffit eave edges

24x50 Room  
 8' ceiling

3/4 Tunge Groove Subflooring  
 Nailed & Glued

Vynal Siding 3 Sides of Garage  
 Eng Siding to front of garage

Housewrap  
 14' wall height 7/16 wall sheeting  
 2x6 wall studs Every other one Double  
 2x6 Trecate Bottom flat with seal sill

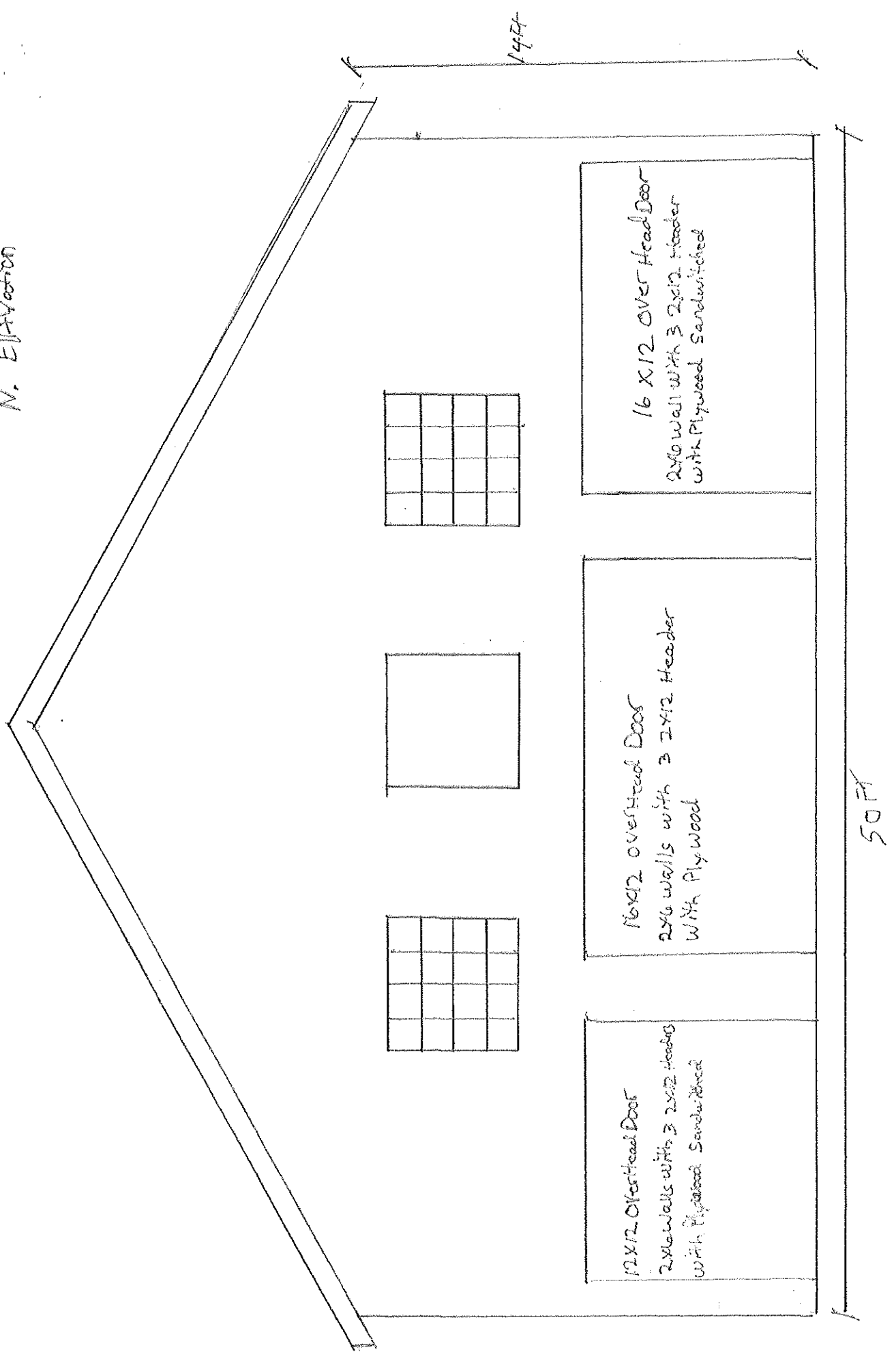
Reused existing foundation  
 from previous Garage that was  
 Blown over in Tornado

14 FT

6" Mollers

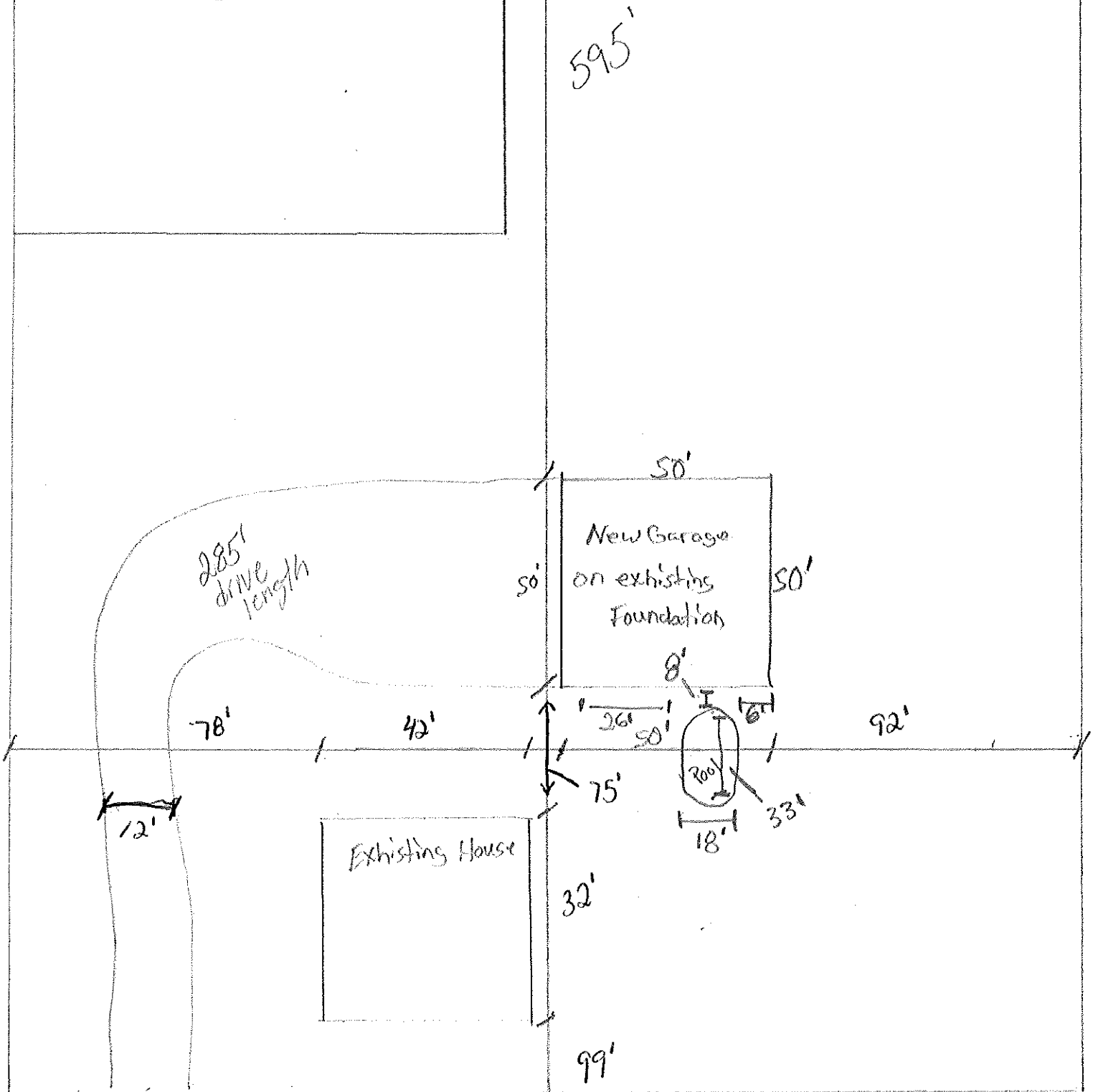
9" Existing Concrete Slab

N. Elevation

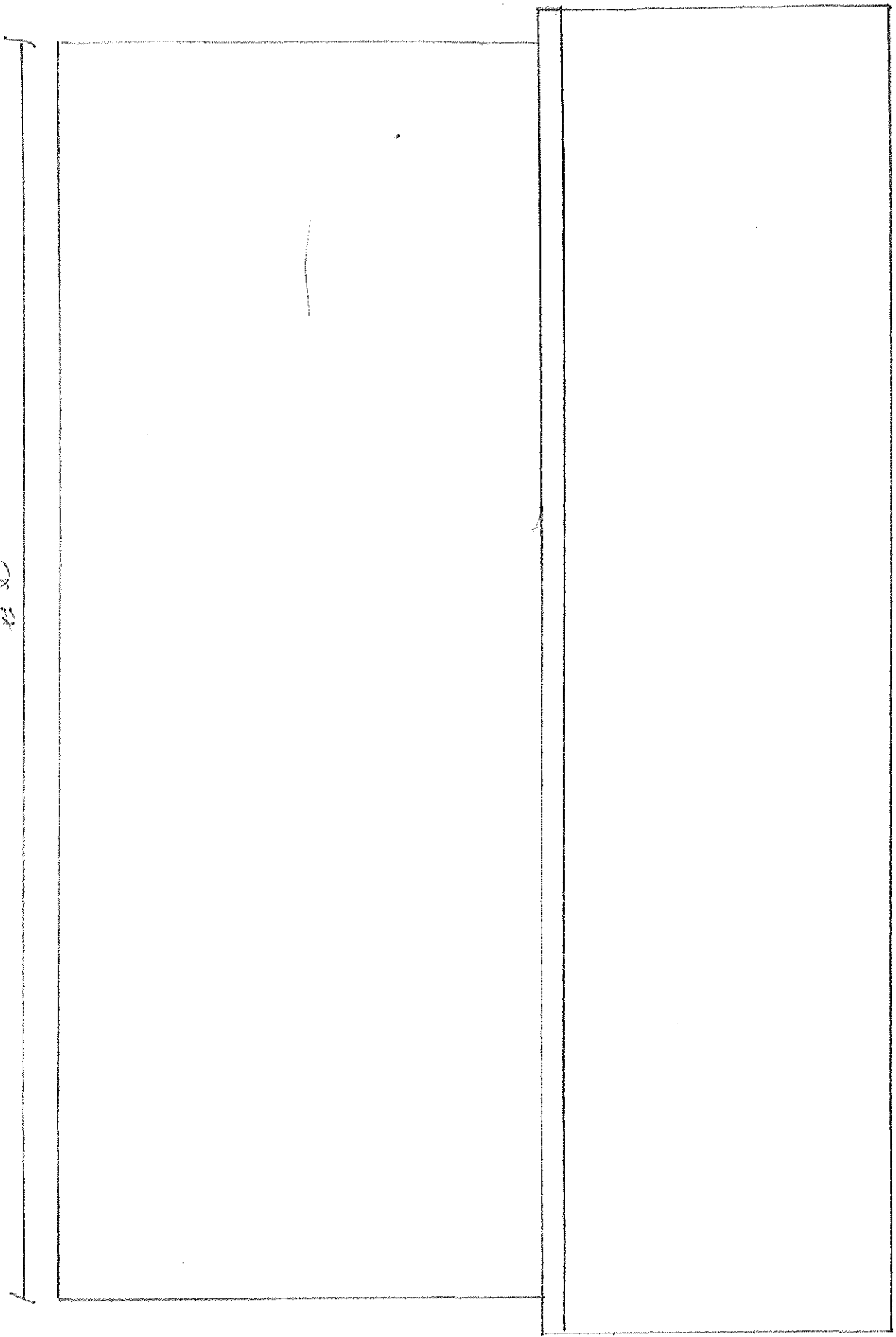


Jacob Perry  
4702 Suder Ave  
Toledo Ohio 43611

# Plot Plan



58 ft



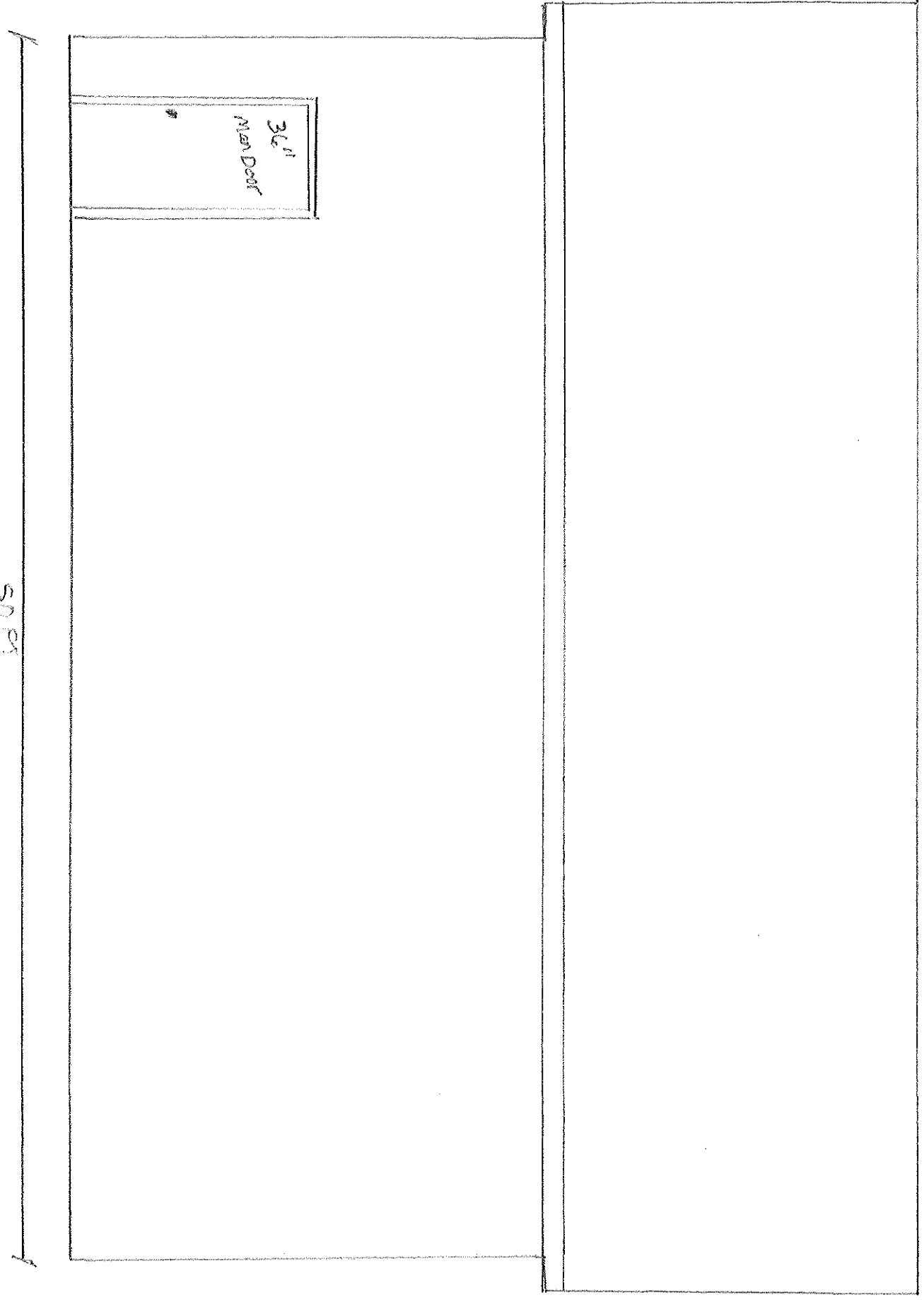
14 ft

EAST Elevation

2-14

West Elevator

2-15

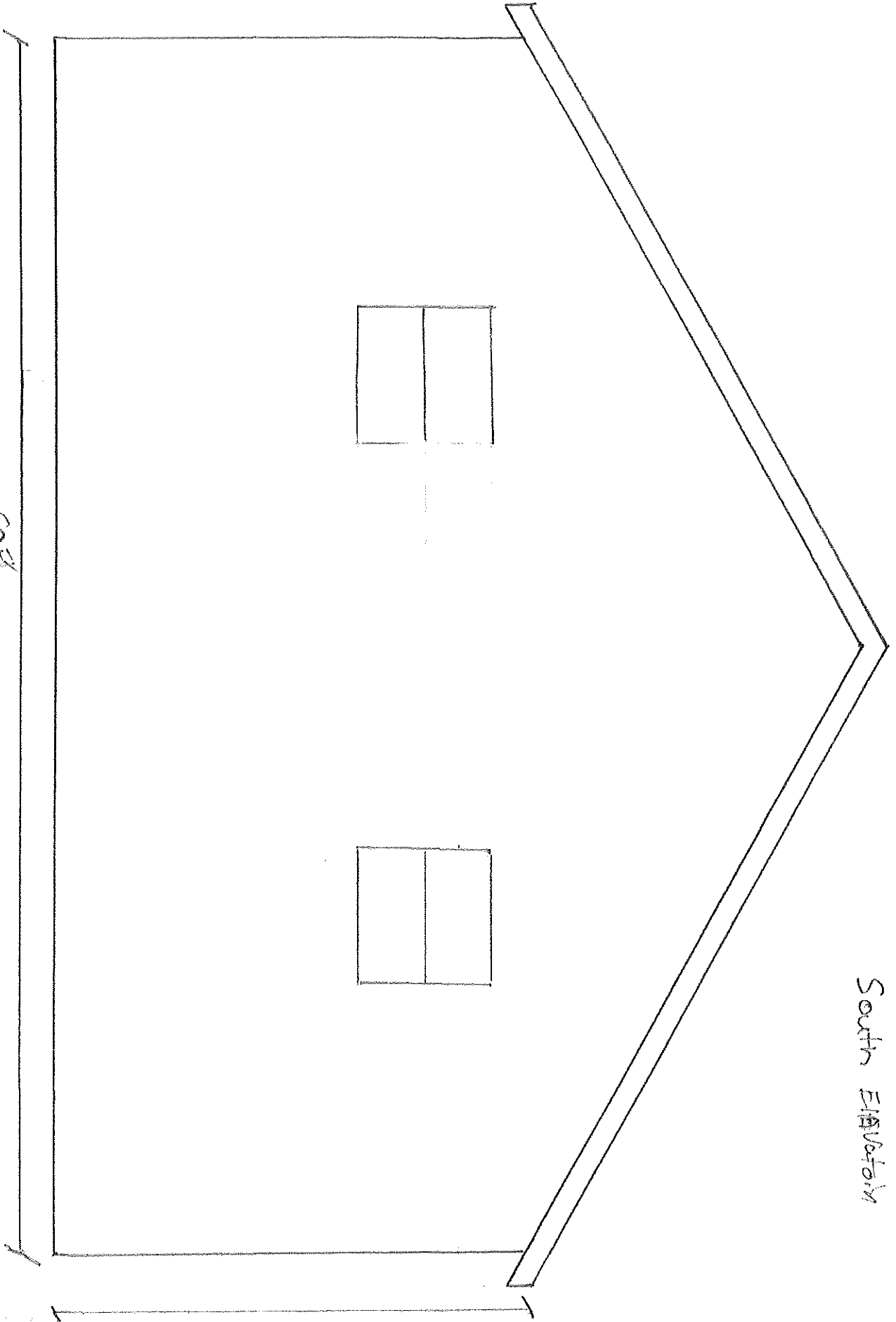


14 FT

50 FT



SOH



South Elevation

2-16



## COMPONENT DESIGN DRAWINGS & DETAILS

Simpson Strong-Tie  
Company, Inc.

5956 W. Las Positas Blvd.  
Pleasanton, CA 94588  
(800) 999-5099  
www.strongtie.com

**Prepared for:** Precision Truss - Shiloh  
**Job:** 2401-J2950 - Rodney 24 room 7/12 Pitch Attics  
**Date:** 2/8/2024 9:46 AM  
**Ref. Number:** 221021

### Notes:

1. The component design drawings referenced below have been prepared based on design criteria and requirements set forth in the Construction Documents, as communicated by the Component Manufacturer.
2. The engineer's signature on these drawings indicates professional engineering responsibility solely for the individual components to be able to resist the design loads indicated, utilizing all the design parameter and materials indicated or referenced on each individual design.
3. It is the Building Designer's responsibility to review the component design drawings to insure compatibility with the Building design, Refer to all notes on the individual component design drawings.

### 3 Component Design Drawing(s):

1-A1: SID 2722455

2-A1GE: SID 2722456

3-PB: SID 2722457

2-17

**General Notes**

1. Each Truss Design Drawing (TDD) provided with this sheet has been prepared in conformance with ANSI/TPI 1. Refer to ANSI/TPI 1 Chapter 2 for the responsibilities of all parties involved, which include but are not limited to the responsibilities listed on this sheet, and for the definitions of all capitalized terms referenced in this document.
2. TDDs should not be assumed to be to scale.
3. The Contractor and Building Designer shall review and approve the Truss Submittal Package.
4. The suitability and use of the component depicted on the TDD for any particular building design is the responsibility of the Building Designer.
5. The Building Designer is responsible for the anchorage of the truss at all bearing locations as required to resist uplift, gravity and lateral loads, and for all Truss-to-Structural Element connections except Truss-to-Truss connections.
6. The Building Designer shall ensure that the supporting structure can accommodate the vertical and/or horizontal truss deflections.
7. Unless specifically stated otherwise, each Design assumes trusses will be adequately protected from the environment and will not be used in corrosive environments unless protected using an approved method. This includes not being used in locations where the sustained temperature is greater than 150°F.
8. Trusses are designed to carry loads within their plane. Any out-of-plane loads must be resisted by the Permanent Building Stability Bracing.
9. Design dead loads must account for all materials, including self-weight. The TDD notes will indicate the min. pitch above which the dead loads are automatically increased for pitch effects.
10. Trusses installed with roof slopes less than 0.25/12 may experience (but are not designed for) ponding. The Building Designer must ensure that adequate drainage is provided to prevent ponding.
11. Camber is a non-structural consideration and is the responsibility of truss fabricator.

**Handling, Installing, Restraint & Bracing**




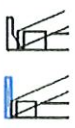
1. The Contractor is responsible for the proper handling, erection, restraint and bracing of the Trusses. In lieu of job-specific details, refer to BCSI.
2. ANSI/TPI 1 stipulates that for trusses spanning 60' or greater, the Owner shall contract with any Registered Design Professional for the design and inspection of the temporary and permanent truss restraint and bracing. Simpson Strong-Tie is not responsible for providing these services.
3. Trusses require permanent lateral restraint to be applied to chords and certain web members (when indicated) at the locations or intervals indicated on the TDD. Web restraints are to be located at mid points, or third points of the member and chord purlins are not to exceed the spacing specified by the TDD. Chords shown without bracing indicated are assumed to be continuously braced by sheathing or drywall. Permanent lateral restraint shall be accomplished in accordance with: standard industry lateral restraint/bracing details in BCSI-B3 or BCSI-B7, supplemental bracing details referenced on the TDD, or as specified in a project-specific truss permanent bracing plan provided by the Building Designer.
4. Additional building stability permanent bracing shall be installed as specified in the Construction Documents.
5. Special end wall bracing design considerations may be required if a flat gable end frame is used with adjacent trusses that have sloped bottom chords (see BCSI-B3).
6. Do not cut, drill, trim, or otherwise alter truss members or plates without prior written approval of an engineer, unless specifically noted on the TDD.
7. Piggyback assemblies shall be braced as per BCSI-B3 unless otherwise specified in the Construction Documents.
8. For floor trusses, when specified, Strongbacking shall be installed per BCSI-B7 unless otherwise specified in the Construction Documents.
9. For IBC 2021 and newer, truss chords without a diaphragm require a project specific bracing design prepared by a registered design professional.

**Referenced Standards**

**ANSI/TPI 1:** National Design Standard for Metal Plate Connected Wood Truss Construction, a Truss Plate Institute publication ([www.tpinst.org](http://www.tpinst.org)).

**BCSI:** Guide to Good Practice for Handling, Installing, Restraining & Bracing Metal Plate Connected Wood Trusses, a joint publication of the Truss Plate Institute ([www.tpinst.org](http://www.tpinst.org)) and the Structural Building Components Association ([www.sbcindustry.com](http://www.sbcindustry.com)).

**Symbols and Nomenclature**

- 5x7** Plate size; the first digit is the plate width (perp. to the slots) and the second digit is the plate length (parallel to the slots).
- 5x7-18** -18, -18S5, or -18S6 following the plate size indicates different 18 gauge plate types.
- || = <math>\sphericalangle</math>** These symbols following the plate size indicate the direction of the plate length (and tooth slots) for square and nearly square plates.
- 10-3-14** Dimensions are shown in feet-inches-sixteenths (for this example, the dimension is 10'-3 14/16").
-  Joints are numbered left to right, first along the top chord and then along the bottom chord. Mid-panel splice joint numbers are not shown on the drawing. Members are identified using their end joint numbers (e.g., TC 2-3).
-  When this symbol is shown, permanent lateral restraint is required. Lateral restraint may be applied to either edge of the member. See Note 3 under Handling, Installing, Restraint & Bracing for more information.
-  Bearing supports (wall, beam, etc.), locations at which the truss is required to have full bearing. Minimum required bearing width for the given reactions are reported on the TDD. Required bearing widths are based on the truss material and indicated PSI of the support material. The Building Designer is responsible for verifying that the capacity of the support material exceeds the indicated PSI, and for all other bearing design considerations.
-  Truss-to-Truss or Truss-to-Structural Element connection, which require a hanger or other structural connection (e.g., toe-nail) that has adequate capacity to resist the maximum reactions specified in the Reaction Summary. Structural connection type is not limited by type shown on TDD. Toe-nails may be used where hanger type shown where allowed by detail or other connection design information. Design of the Structural Element and the connection of the Truss to a Structural Element is by others.

Note: These symbols are for graphical interpretation only; they are not intended to give any indication of the geometry requirements of the actual item that is represented.

**Materials and Fabrication**

1. Design assumes truss is manufactured in accordance with the TDD and the quality criteria in ANSI/TPI 1 Chapter 3, unless more restrictive criteria are part of the contract specifications.
2. Unless specifically stated, lumber shall not exceed 19% moisture content at time of fabrication or in service.
3. Design is not applicable for use with fire retardant, preservative treated or green lumber unless specifically stated on the TDD.
4. Plate type, size, orientation and location indicated are based on the specified design parameters. Larger plate sizes may be substituted in accordance with ANSI/TPI, Section 3.6.3. Plates shall be embedded within ANSI/TPI 1 tolerances on both faces of the truss at each joint, unless noted otherwise.
5. Truss plates shall be centered on the joint unless otherwise specified.

**DSB-89** Recommended Design Specification for Temporary Bracing of Metal Plate Connected Wood Trusses, a Truss Plate Institute publication ([www.tpinst.org](http://www.tpinst.org)).

**NDS:** National Design Specification for Wood Construction published by American Forest & Paper Association and American Wood Council.

**ESR-2762** Simpson Strong-Tie® AS Truss Plates are covered under ESR-2762 published by the International Code Council Evaluation Service ([www.icc-es.org](http://www.icc-es.org)).

Customer: Ron Metal Shop

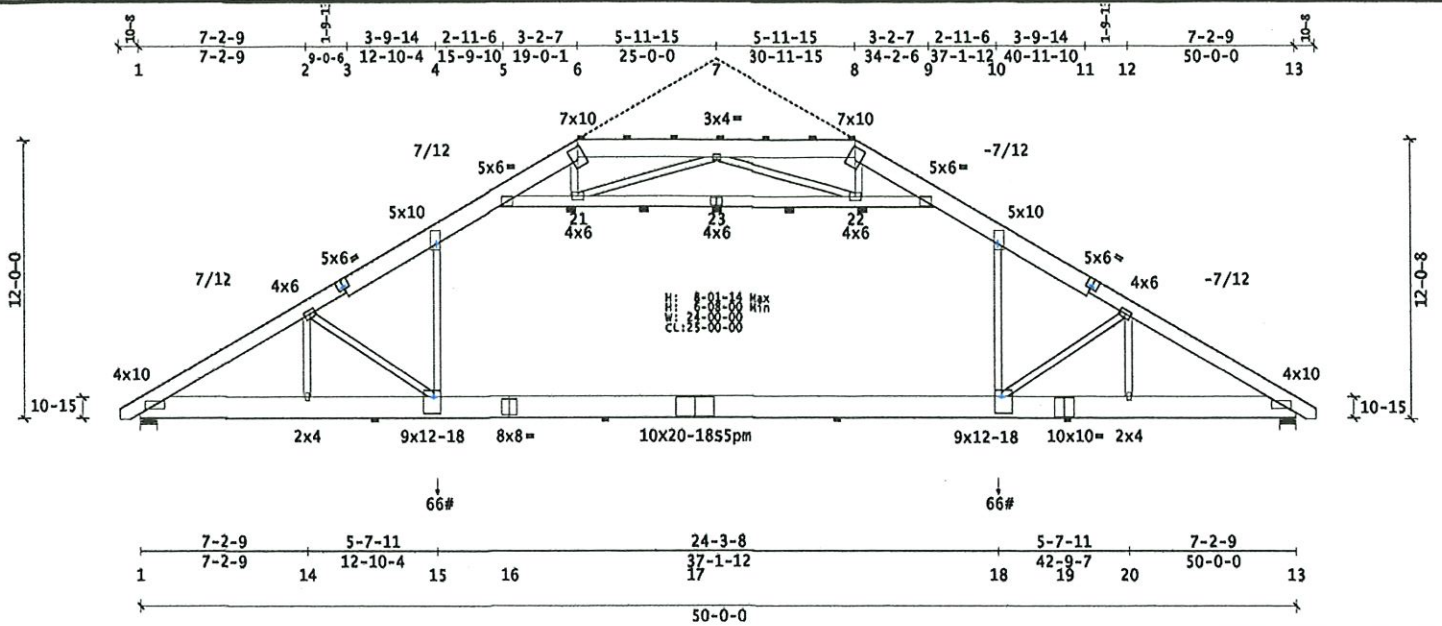
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TID: 221021

Date: 02/09/24

Page: 1 of 1

Truss Mfr. Contact: Jason Robinson



Truss Weight = 605.7 lb

Code/Design: IRC-2018/TPI-2014  
 PSF Live Dead Dur Factors  
 TC 25.0 10.0 Live Wind Snow  
 BC 0.0 10.0 Lum 1.15 1.60 1.15  
 Total 45.0 Plt 1.15 1.60 1.15  
 Spacing: 2-00-00 o.c. Plies: 1  
 Repetitive Member Increase: Yes  
 Green Lumber: No Wet Service: No  
 Fab Tolerance: 20% Creep (Kcr) = 2.0  
 OH Soffit Load: 2.0 psf

-----Snow Load Specs-----  
 ASCE7-16 Ground Snow(Pg) = 25.0 psf  
 Risk Cat: II Terrain Cat: B  
 Roof Exposure: Partially Exposed  
 Thermal Condition: All Others(1.0)  
 Unobstructed Slippery Roof: No  
 Low-Slope Minimums(Pfmin): No  
 Unbalanced Snow Loads: Yes  
 Rain Surcharge: No Ice Dam Chk: No  
 Lu(max) = 25-10-08

-----Wind Load Specs-----  
 ASCE7-16 Wind Speed(V) = 115 mph  
 Risk Cat: II Exposure Cat: B  
 Bldg Dims: L = 0.0 ft B = 0.0 ft  
 M.R.H(h) = 15.0 ft Kzt = 1.0  
 Bldg Enclosure: Enclosed  
 Wind DL(psf): TC = 6.0 BC = 6.0  
 End Vertical Exposed: L = Yes R = Yes  
 Wind Uplift Reporting: ASCE7 MWFRS  
 C&C End Zone: 4-00-00

-----Additional Design Checks-----  
 10 psf Non-Concurrent BCLL: Yes  
 20 psf BC Limited Storage: Yes  
 200 lb BC Accessible Ceiling: No  
 300 lb TC Maintenance Load: No  
 2000 lb TC Safe Load: No  
 Unbalanced TCELL: Yes

Material Summary

TC	2x10	SP	2400/2.0		
	2x8	SP	2400/2.0	1-3	11-13
BC	2x12	SP	2400/2.0		
Webs	2x4	SPFS	#2		
TB	2x6	SP	(ALSC6-2013)	#1	

Member Forces Summary

Max CSI in TC PANEL	4 - 5	0.48
Max CSI in BC PANEL	15 - 16	0.76
Max CSI in Web	5 - 21	0.96

...	Ten	Comp	CSI
TC OH- 1	33	0	0.01
1- 2	0	5140	0.34
2- 3	0	5565	0.35
3- 4	0	5514	0.46
4- 5	0	4330	0.48
5- 6	375	860	0.48
6- 7	588	573	0.13
7- 8	588	573	0.13
8- 9	375	860	0.48
9-10	0	4330	0.48
10-11	0	5514	0.46
11-12	0	5565	0.35
12-13	0	5140	0.34
13-OH	33	0	0.01
BC 1-14	4428	0	0.26
13-20	4428	0	0.26
14-15	4428	0	0.75
15-16	4535	0	0.76
16-17	4535	0	0.71
17-18	4535	0	0.76
18-19	4428	0	0.75
19-20	4428	0	0.33
Web 2-14	0	1197	0.41
2-15	420	650	0.66
4-15	2329	0	0.84
5-21	0	4459	0.96
6-21	443	0	0.14
7-21	72	921	0.87
7-22	114	921	0.87
8-22	443	0	0.14
9-22	0	4459	0.96
10-18	2329	0	0.84
12-18	420	650	0.66
12-20	0	1197	0.41
21-23	0	4044	0.81
22-23	0	4044	0.81

Reaction Summary

Jnt	--X-Loc-	React	-Up-	--Width-	-Reqd	-Mat	PSI
1	04-04	3150	0	08-08	04-15	SPF	425
13	49-07-12	3150	0	08-08	04-15	SPF	425
Max Horiz		-112		+124			

Loads Summary

This truss has been designed for the effects of an unbalanced top chord live load occurring at [25-00-00] using a 1.00 Full and 0.00 Reduced load factor.  
 Attic space centered at 25-00-00 is loaded with 40.0 psf Live & 10.0 psf Dead Floor, 5.0 psf Dead Wall, 5.0 psf Dead Ceiling loads, and meets deflection criteria L/360.

See Loadcase Report for loading combinations and additional details.  
 Loads based on maximum and minimum reactions from tie-in spans.  

Mbr	Max	Min	Location	Dir	Description
Web	66	39	12-10-04	Vert	SidewallDL
Web	66	39	37-01-12	Vert	SidewallDL

Notes

Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees.  
 Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.  
 A "pm" next to the plate size indicates that the plate has been user modified; see Plate Offsets for any special positioning requirements.  
 Continuous Lateral Restraint (CLR) rows require diagonal bracing per D-WEBCLRBRACE. Alternatively, see D-WEBREINFORCE.  
 Live, snow, and wind loads are based on a Load Profile that differs from the physical truss shown.  
 Dashed line shown indicates Load Profile, based on span = 50-00-00, offset from the Span Center by X = 0, Y = 0, Cant Left = 0, Cant Right = 0.  
 This truss is not symmetric - proper orientation is critical.

Deflection Summary

TrussSpan	Limit	Actual(in)	Location
Vert LL	L/240	L/623(-0.95)	15-18
Vert DL	L/120	L/982(-0.60)	15-18
Vert CR	L/180	L/381(-1.55)	15-18
Horz LL	0.75in	(0.04)	@Jt13
Horz CR	1.25in	(0.08)	@Jt13
Ohng CR	2L/180	2L/999(-0.00)	1-1
Ohng CR	2L/180	2L/999(-0.00)	13-13

Bracing Data Summary

-----Bracing Data-----  
 Chords; continuous except where shown  
 Attic tie beam (TB) & walls; bracing indicated or rigid sheathing.  
 -----Purlins-----  

---oc---	--From--	---To---	#Bays
TC	2-00-00	19-00-01	30-11-15 6
BC	10-00-00	0	50-00-00 5
TB	3-02-00	15-06-10	34-05-06 6

 Continuous Restraint Bracing Req'd  
 See BCIS-B3 3.0

Plate offsets (X, Y):

(None unless indicated below)  
 Jnt3(-00-09,01-00), Jnt4(-00-12,01-13),  
 Jnt10(00-12,01-13), Jnt11(00-09,01-00),  
 Jnt15(-01-00,-02-15), Jnt18(01-00,-02-15)



COA#04144

2/9/2024

NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S# 18", which indicates a high tension 18 gauge plate.



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Customer: Ron Metal Shop

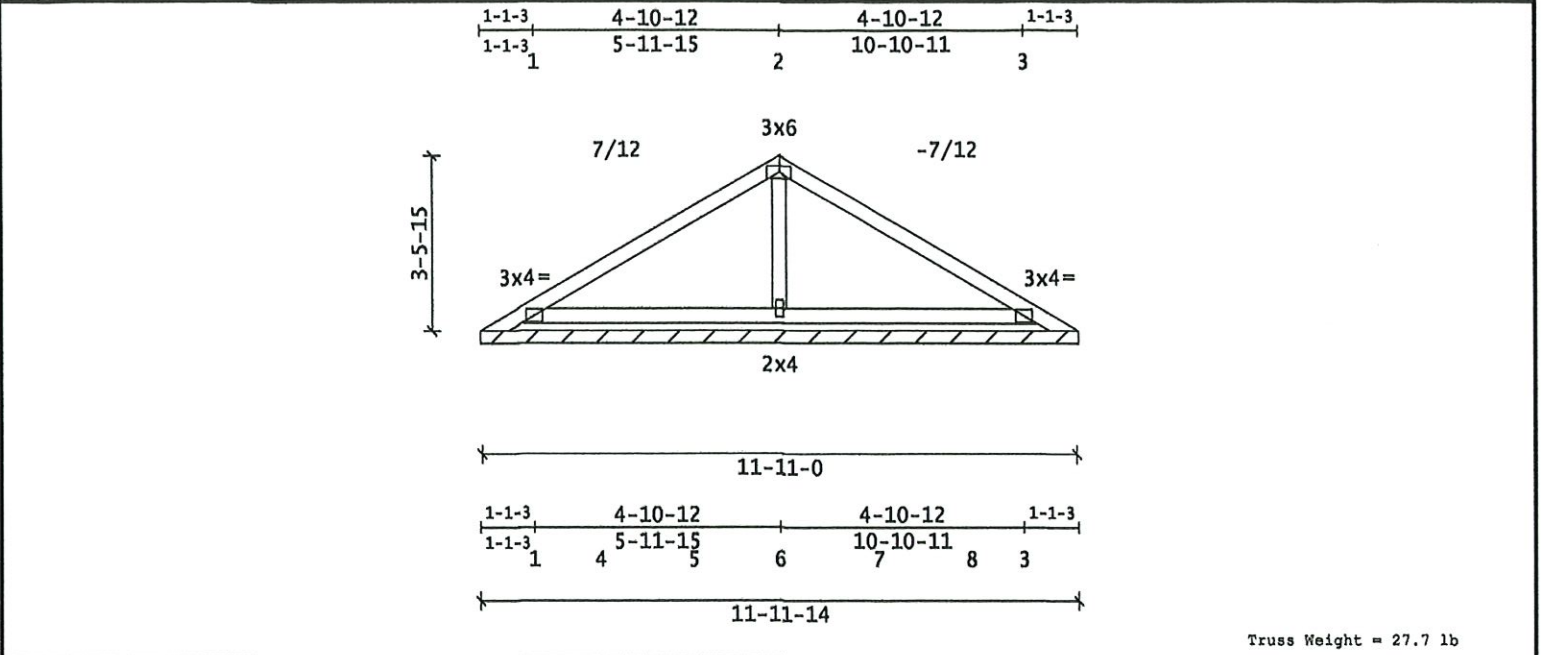
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TID: 221021

Date: 02/08/24

Page: 1 of 1

Truss Mfr. Contact: Jason Robinson



Truss Weight = 27.7 lb

Code/Design: IRC-2018/TPI-2014  
 PSF Live Dead Dur Factors  
 TC 25.0 10.0 Live Wind Snow  
 BC 0.0 1.0 Lum 1.15 1.60 1.15  
 Total 36.0 Plt 1.15 1.60 1.15  
 Spacing: 2-00-00 o.c. Plies: 1  
 Repetitive Member Increase: Yes  
 Green Lumber: No Wet Service: No  
 Fab Tolerance: 20% Creep (Kcr) = 2.0  
 OH Soffit Load: 2.0 psf

-----Snow Load Specs-----  
 ASCE7-16 Ground Snow(Pg) = 25.0 psf  
 Risk Cat: II Terrain Cat: B  
 Roof Exposure: Partially Exposed  
 Thermal Condition: All Others(1.0)  
 Unobstructed Slippery Roof: No  
 Low-Slope Minimums(Pfmin): No  
 Unbalanced Snow Loads: Yes  
 Rain Surcharge: No Ice Dam Chk: No  
 Lu(max) = 20-00-00

-----Wind Load Specs-----  
 ASCE7-16 Wind Speed(V) = 115 mph  
 Risk Cat: II Exposure Cat: B  
 Bldg Dims: L = 0.0 ft B = 0.0 ft  
 M,R,H(h) = 15.0 ft Kzt = 1.0  
 Bldg Enclosure: Enclosed  
 Wind DL(psf): TC = 6.0 BC = 0.6  
 End Vertical Exposed: L = Yes R = Yes  
 Wind Uplift Reporting: ASCE7 MWFRS  
 C&C End Zone: 4-00-00

-----Additional Design Checks-----  
 10 psf Non-Concurrent BCLL: Yes  
 20 psf BC Limited Storage: Yes  
 200 lb BC Accessible Ceiling: No  
 300 lb TC Maintenance Load: No  
 2000 lb TC Safe Load: No  
 Unbalanced TCLL: Yes

**Material Summary**

TC	2x4	SPFS	#2
BC	2x4	SPFS	#2
Webs	2x4	SPFS	#2

**Member Forces Summary**

Max CSI in TC PANEL	1 - 2	0.37
Max CSI in BC PANEL	1 - 4	0.30
Max CSI in Web	6 - 2	0.08

Mem	Ten	Comp	CSI
TC 1-2	122	84	0.37
TC 2-3	122	84	0.37
BC 1-4	80	43	0.30
3-8	80	43	0.30
4-5	80	43	0.12
5-6	80	43	0.02
6-7	80	43	0.02
7-8	80	43	0.12
Web 2-6	152	370	0.08

**Reaction Summary**

Reactions not shown: down < 400 and up < 150  
 --- Reaction Summary (plf) ---  
 Jnt-Jnt React -Up- --Width-  
 1- 3 71 12 11-11-14  
 Max Horiz = -37 / +37 at Joint 6

**Loads Summary**

This truss has been designed for the effects of an unbalanced top chord live load occurring at [5-11-15] using a 1.00 Full and 0.00 Reduced load factor.

See Loadcase Report for loading combinations and additional details.

**Notes**

Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees. Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints. Lumber and plating have been applied symmetrically.

**Deflection Summary**

TrussSpan	Limit	Actual(in)	Location
Vert LL	L/240	L/999(-0.01)	1- 4
Vert DL	L/120	L/999(-0.00)	1- 4
Vert CR	L/180	L/999(-0.02)	1- 4
Horz LL	0.75in	( 0.01)	@Jt 1
Horz CR	1.25in	( 0.01)	@Jt 1

**Bracing Data Summary**

-----Bracing Data-----  
 Chords; continuous except where shown  
 Web Bracing -- None

**Plate offsets (X, Y):**

(None unless indicated below)



COA#04144

2/9/2024

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2-20

Customer: Ron Metal Shop

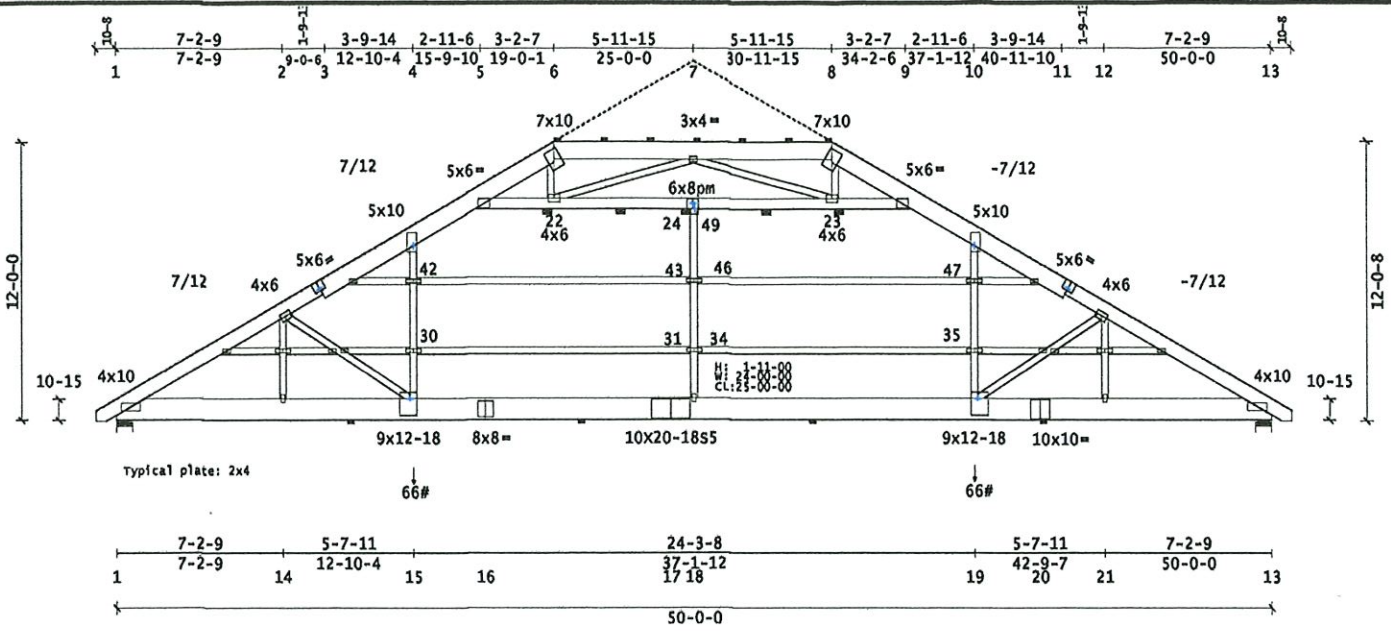
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Truss Mfr. Contact: Jason Robinson

TID: 221021

Date: 02/09/24

Page: 1 of 1



Code/Design: IRC-2018/TPI-2014

PSP	Live	Dead	Dur	Factors
TC	25.0	10.0	Live	Wind Snow
BC	0.0	10.0	Lum	1.15 1.60 1.15
Total	45.0	Plt	1.15 1.60 1.15	
Spacing:	2-00-00 o.c. Plies: 1			
Repetitive Member Increase:	Yes			
Green Lumber:	No Wet Service: No			
Fab Tolerance:	20% Creep (Kcr) = 2.0			
OH Soffit Load:	2.0 psf			

-----Snow Load Specs-----

ASCE7-16 Ground Snow(Pg) = 25.0 psf  
 Risk Cat: II Terrain Cat: B  
 Roof Exposure: Partially Exposed  
 Thermal Condition: All Others(1.0)  
 Unobstructed Slippery Roof: No  
 Low-Slope Minimums(Pfmin): No  
 Unbalanced Snow Loads: Yes  
 Rain Surcharge: No Ice Dam Chk: No  
 Lu(max) = 25-10-08

-----Wind Load Specs-----

ASCE7-16 Wind Speed(V) = 115 mph  
 Risk Cat: II Exposure Cat: B  
 Bldg Dims: L = 0.0 ft B = 0.0 ft  
 M.R.H(h) = 15.0 ft Kzt = 1.0  
 Bldg Enclosure: Enclosed  
 Wind DL(psf): TC = 6.0 BC = 6.0  
 End Vertical Exposed: L = Yes R = Yes  
 Wind Uplift Reporting: ASCE7 MWFRS  
 C&C End Zone: 4-00-00

-----Additional Design Checks-----

10 psf Non-Concurrent BCLL:	Yes
20 psf BC Limited Storage:	Yes
200 lb BC Accessible Ceiling:	No
300 lb TC Maintenance Load:	No
2000 lb TC Safe Load:	No
Unbalanced TCLL:	Yes

**Material Summary**

TC	2x10	SP	2400/2.0
	2x8	SP	2400/2.0 1-3 11-13
BC	2x12	SP	2400/2.0
Webs	2x4	SPFS	#2
TB	2x6	SP	(ALSC6-2013) #1
FC	2x4	SPFS	#2

**Reaction Summary**

-----Reaction Summary(Lbs)-----

Jnt	--X-Loc-	React	-Up-	--Width-	-Reqd	-Mat	PSI
1	04-04	3150	0	08-08	04-15	SPF	425
13	49-07-12	3150	0	08-08	04-15	SPF	425

Max Horiz = -112 / +124 at Joint 1

**Loads Summary**

This truss has been designed for the effects of an unbalanced top chord live load occurring at [25-00-00] using a 1.00 Full and 0.00 Reduced load factor.  
 Attic space centered at 25-00-00 is loaded with 40.0 psf Live & 10.0 psf Dead Floor, 5.0 psf Dead Wall, 5.0 psf Dead Ceiling loads, and meets deflection criteria L/360.

See Loadcase Report for loading combinations and additional details.  
 Loads based on maximum and minimum reactions from tie-in spans.

Mbr	Max	Min	Location	Dir	Description
Web	66	39	12-10-04	Vert	SidewallDL
Web	66	39	37-01-12	Vert	SidewallDL

**Notes**

Gable webs are attached with min. 1x3 20 ga. plates. The max. rake overhang = 1/2 the truss spacing. If this truss is exposed to wind loads perpendicular to the plane of the truss, it must be braced according to a standard detail matching the wind criteria shown, or according to the Construction Documents and/or BCSI - B3.  
 Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees.  
 Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.  
 A "pm" next to the plate size indicates that the plate has been user modified; see Plate Offsets for any special positioning requirements.  
 Continuous Lateral Restraint (CLR) rows require diagonal bracing per D-WEBCLRBRACE. Alternatively, see D-WEBREINFORCE.  
 Live, snow, and wind loads are based on a Load Profile that differs from the physical truss shown.  
 Dashed line shown indicates Load Profile, based on span = 50-00-00, offset from the Span Center by X= 0, Y= 0, Cant Left = 0, Cant Right = 0.  
 This truss is not symmetric - proper orientation is critical.

**Deflection Summary**

TrussSpan	Limit	Actual(in)	Location
Vert LL	L/240	L/623(-0.95)	15-19
Vert DL	L/120	L/982(-0.60)	15-19
Vert CR	L/180	L/381(-1.55)	15-19
Horz LL	0.75in	(0.04)	@Jt13
Horz CR	1.25in	(0.08)	@Jt13
Ohng CR	2L/180	2L/999(-0.00)	1- 1
Ohng CR	2L/180	2L/999(-0.00)	13-13

**Bracing Data Summary**

-----Bracing Data-----

Chords; continuous except where shown  
 Attic tie beam (TB) & walls; bracing indicated or rigid sheathing.

-----Purlins-----

---oc---	---From---	---To---	#Bays
TC	2-00-00	19-00-01	30-11-15 6
BC	10-00-00	0	50-00-00 5
TB	3-02-00	15-06-10	34-05-06 6

Continuous Restraint Bracing Req'd  
 See BCSE-B3 3.0

**Plate offsets (X, Y):**

(None unless indicated below)  
 Jnt3(-00-09,01-00), Jnt4(-00-12,01-13),  
 Jnt10(00-12,01-13), Jnt11(00-09,01-00),  
 Jnt15(-01-00,-02-15),  
 Jnt19(01-00,-02-15), Jnt24(-01-02,01-05),  
 Jnt49(-00-02,-01-07)



NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the 'Important Information & General Notes' page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2782. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S# 18", which indicates a high tension 18 gauge plate.



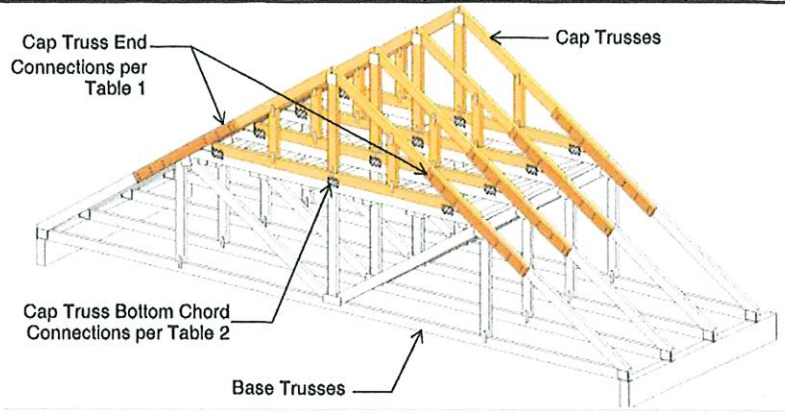
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This detail provides minimum connection requirements between a cap truss and a base truss of a piggyback assembly for assemblies that meet the following conditions and design requirements:

- the cap truss has continuous bearing or bearings at 2' o.c. max.;
- the cap truss contains vertical web members at 4' o.c. max.;
- the cap trusses are spaced no greater than 24" o.c.;
- the pitch does not exceed 12/12;
- the cap truss span does not exceed 36';
- the cap truss is not a mono truss;
- the cap truss supports no point loads or drag loads (see detail TD-CPS-0002 for drag load connection requirements)

**Design Requirements:**

Max. Wind Speed: 140 mph (nominal) Load Duration Factor: 1.6  
 Max. Mean Roof Height: 30' Lumber: SPF or Better  
 Exp. Category: B or C (Min. SG = 0.42)



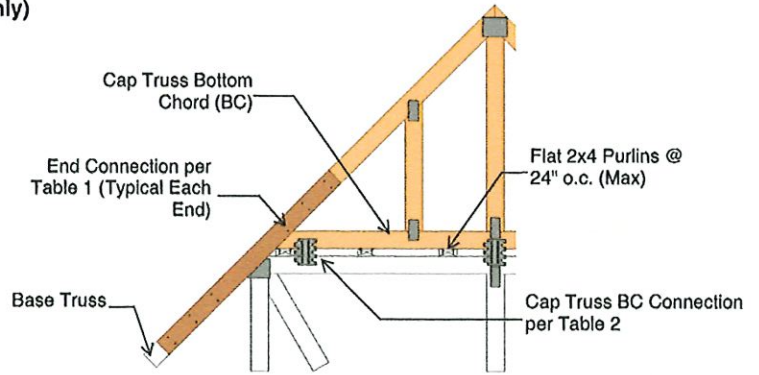
**TABLE 1 - Connection Requirements At Each End of Cap Truss (One Face Only)**

Cap Truss Span	Max. Wind Speed (mph)		End Connection Options	Fasteners <sup>1</sup>
	Nominal	Ultimate		
Up to 18'	100	125	Sheathing - See Note 2	---
	140	180	4' 2x Scab LSTA18 or CS20 Strap	16-10d nails 14-10dx1.5 nails
36' or Less	120	150	4' 2x Scab	16-10d nails
	130	160	LSTA18 or CS20 Strap	14-10dx1.5 nails
	140	180	6' 2x Scab	24-10d nails
			LSTA30 or CS18 Strap	10-SDS 1/4x3 20-10dx1.5

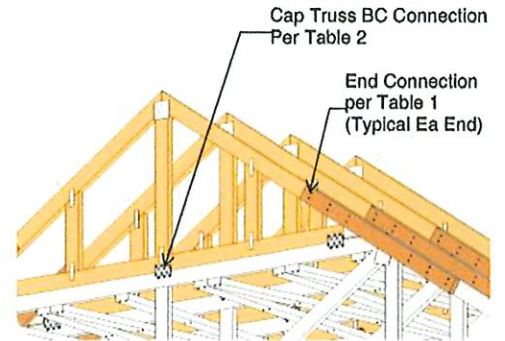
See footnotes below

**TABLE 2 - Connection Requirements Along Cap Truss Bottom Chord**

Condition	Max. Wind Speed (mph)		Connection Options Along BC	Fasteners
	Nominal	Ultimate		
With 1.5" Gap (See Fig 1)	140	180	Nails into purlins installed on base truss at 24" o.c. (max)	Purlin-to-Base: 2-10d nails (ea purlin) Cap-to-purlin: 2-10d toe-nails (ea purlin)
			(3) 7"x7"x7/16" Plywood/OSB Gusssets (each face)	6-6d nails per Gusset (see note 1)
			(3) LTP5 Framing Angles (one face)	8-8dx1.5 nails per LTP5 (see note 1)
No Gap (See Fig 2)	130	160	(2) LTP4 Framing Angles (one face)	12-8dx1.5 nails per LTP4 (see note 1)
			Toe-Nails @ 24" o.c.	2-10d toe-nails along BC @ 24" o.c.
	140	180	(3) 7"x7"x7/16" Plywood/OSB Gusssets (each face)	6-6d nails per Gusset (see note 1)
			(3) LTP4 Framing Angles (one face)	12-8dx1.5 nails per LTP4 (see note 1)



**Figure 1 - Typical Piggyback Assembly with 1 1/2" Gap Between Cap and Base**

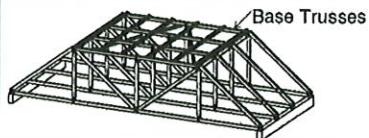


**Figure 2 - Typical Piggyback Assembly with No Gap Between Cap and Base**

1. Where noted, install half of the specified fasteners in each member being connected.
2. An additional end connection is not required for wind speeds up to 100 mph (nominal) and cap truss spans up to 18' if the sheathing is continuous and extends at least 12" beyond the intersection.
3. When using (2) connectors along the cap truss BC, install one at each end of the bottom chord; when using (3) connectors, install one on each end and one in the center of the bottom chord.
4. NAILS: 10d=0.148" dia.x3" long, 10dx1.5=0.148" dia.x1 1/2" long, 8dx1.5=0.131" dia.x1 1/2" long, 6d=0.113" dia.x2" long


**Bracing for the Base Truss Flat Top Chord in a Piggyback Assembly**

The flat top chords of the supporting base trusses must be adequately braced to prevent them from buckling out from under the cap trusses. One option for accomplishing this is with flat 2x4 purlins in combination with diagonal bracing that gets repeated at max. 10' intervals. Other methods may be required as specified in the Construction Documents. See BCSI-B3 for additional information.



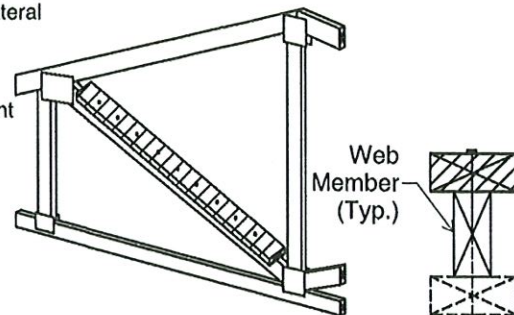
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2-27

- NOTES:**
1. This detail provides web reinforcement options that may be used as an alternative to continuous lateral restraint (CLR) when installing CLR's in combination with diagonal bracing is not practical or desired.
  2. Refer to the truss design drawing for web lateral restraint requirements. A  on the truss design drawing indicates that continuous lateral restraint is required at the locations shown (either at the midpoint or 1/3-points of the web member). Refer to the tables below for acceptable web reinforcement options that may be used in place of one or two rows of CLR.
  3. T-, L-, I- and scab web reinforcements must be the same or better species and grade of the web member as indicated on the truss design drawing.
  4. All reinforcements must extend to within 6" of each end of the web member.
  5. This detail does not apply to single-ply webs that exceed 14' in length.



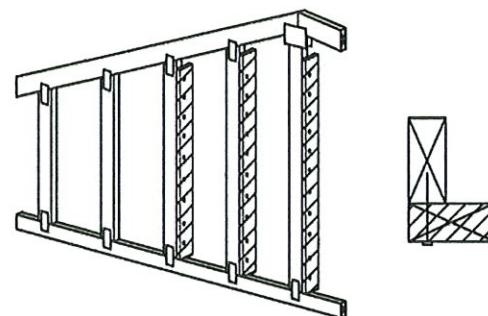
**1 Row of CLR @ Web Mid-point    2 Rows of CLR's @ Web 1/3 points**



Web Member (Typ.)  
Add member to both edges for I-Reinforcement

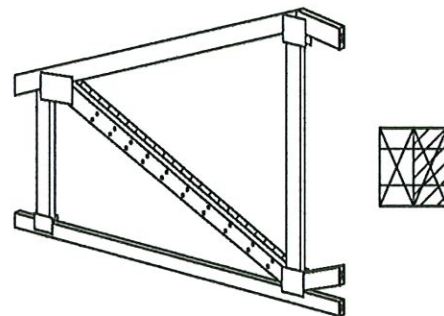
**T- Reinforcement**  
*(I-Reinforcement similar)*

WEB REINFORCEMENT OPTIONS FOR SINGLE-PLY TRUSSES <sup>1</sup>						
Specified Web Member Lateral Restraint (CLR's)	Web Member Size	Acceptable Web Reinforcement Substitutions - Type & Size				Reinforcement-to-Web Connection Requirements
		T-	L-	Scab	I-	
1 Row @ Mid-point	2x4	2x4	2x4	2x4	---	16d gun nails @ 6" on-center
	2x6	2x6	2x6	2x6	---	
	2x8	2x8	2x8	2x8	---	
2 Row @ 1/3-points	2x4	No substitutions allowed			2-2x4	
	2x6	No substitutions allowed			2-2x6	
	2x8	No substitutions allowed			2-2x8	



**L- Reinforcement**

WEB REINFORCEMENT OPTIONS FOR 2-PLY TRUSSES <sup>2</sup>						
Specified Web Member Lateral Restraint (CLR's)	Web Member Size	Acceptable Web Reinforcement Substitutions - Type & Size				Reinforcement-to-Web Connection Requirements
		T-	L-	Scab	I-	
1 Row @ Mid-point	2x4	2x4	2x4	---	---	16d gun nails @ 6" on-center
	2x6	2x6	2x6	---	---	
	2x8	2x8	2x8	---	---	
2 Row @ 1/3-points	2x4	No substitutions allowed			2-2x4	
	2x6	No substitutions allowed			2-2x6	
	2x8	No substitutions allowed			2-2x8	



**Scab Reinforcement**

1. The maximum allowable web length for single-ply trusses is 14'.
2. For 2-ply trusses, the reinforcement must be nailed to both plies of the web with the nailing pattern specified in the table.
3. For the scab reinforcement, 2 rows of 10d gun nails @ 6" o.c may be used in place of 16d gun nails for attaching the reinforcement to the web.
4. For I-reinforcement, attach each 2x\_ member to opposite edges of the web using the nailing pattern specified in the table.

**Nail Dimension**  
16d = 3.5" x 0.131"  
10d = 3" x 0.120"



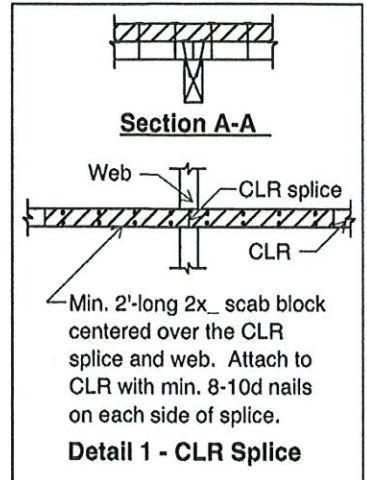
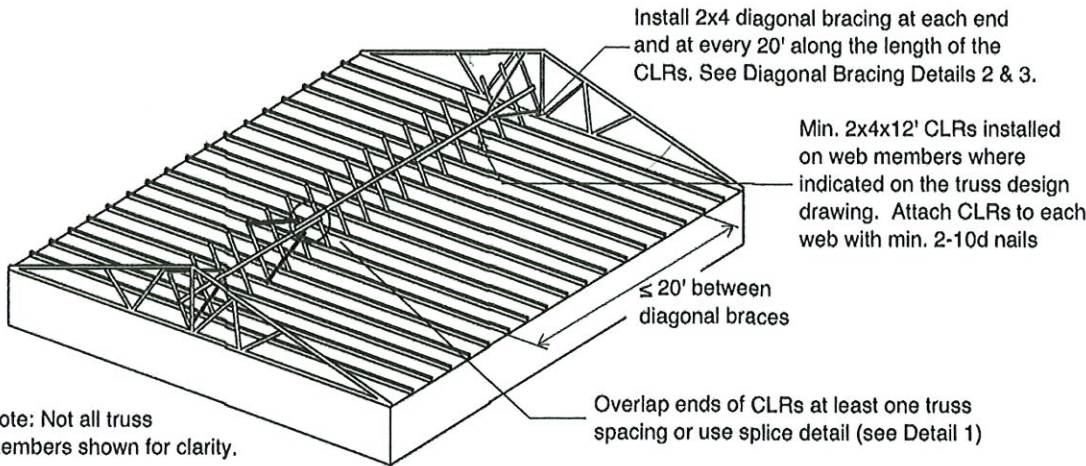
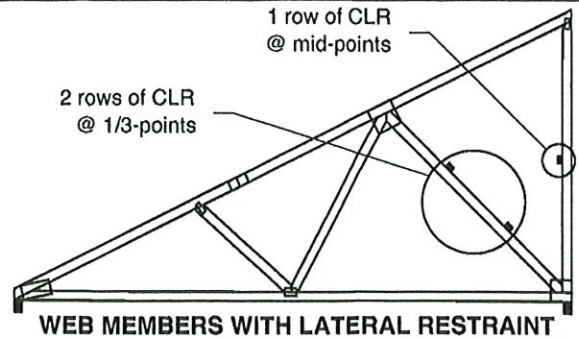
COA#04144

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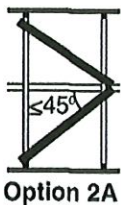
2-23



This detail provides information for laterally restraining and bracing web members to prevent lateral buckling using continuous lateral restraints (CLRs) in combination with diagonal bracing. In addition to the CLRs indicated on the truss design drawing, diagonal bracing must be installed as indicated in this detail and BCSI-B3. See WEBREINFORCE for web reinforcement options that may be used as an alternative to this detail when installing CLRs and diagonal bracing is not practical or desired. Properly attached full-length sheathing satisfies (may replace) any bracing requirements specified for end vertical webs. Refer to the Construction Documents for additional bracing requirements. For trusses with spacing greater than 2' o.c. refer to BCSI-B10



For webs with one row of CLRs, diagonal bracing shall be installed using Option 2A or 2B. Attach diagonal braces to each truss with min. 2-10d nails.



Option 2A



Option 2B

**Detail 2 - Diagonal Bracing for 1 Row of CLRs**

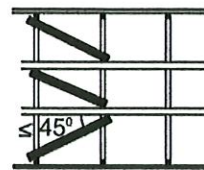
**DETAIL LIMITATIONS:**

1. Restraint and Bracing Material min. 2x4 stress graded lumber.
2. This detail does not address permanent building stability bracing to resist lateral forces acting on the building.
3. This detail shall not supersede any project-specific truss member permanent bracing design for the roof framing structural system.
4. This detail is not applicable for trusses with spacing greater than 2' o.c.

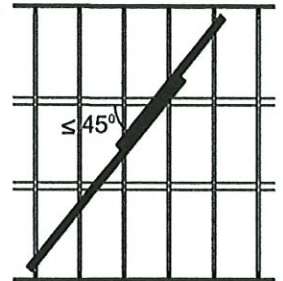
**Nail Dimensions:**

10d = 3" x 0.128"

For webs with 2 rows of CLRs, diagonal bracing shall be installed using Option 3A or 3B. Attach diagonal braces to each truss with min. 2-10d nails.



Option 3A



Option 3B

**Detail 3 - Diagonal Bracing for 2 Rows of CLRs**

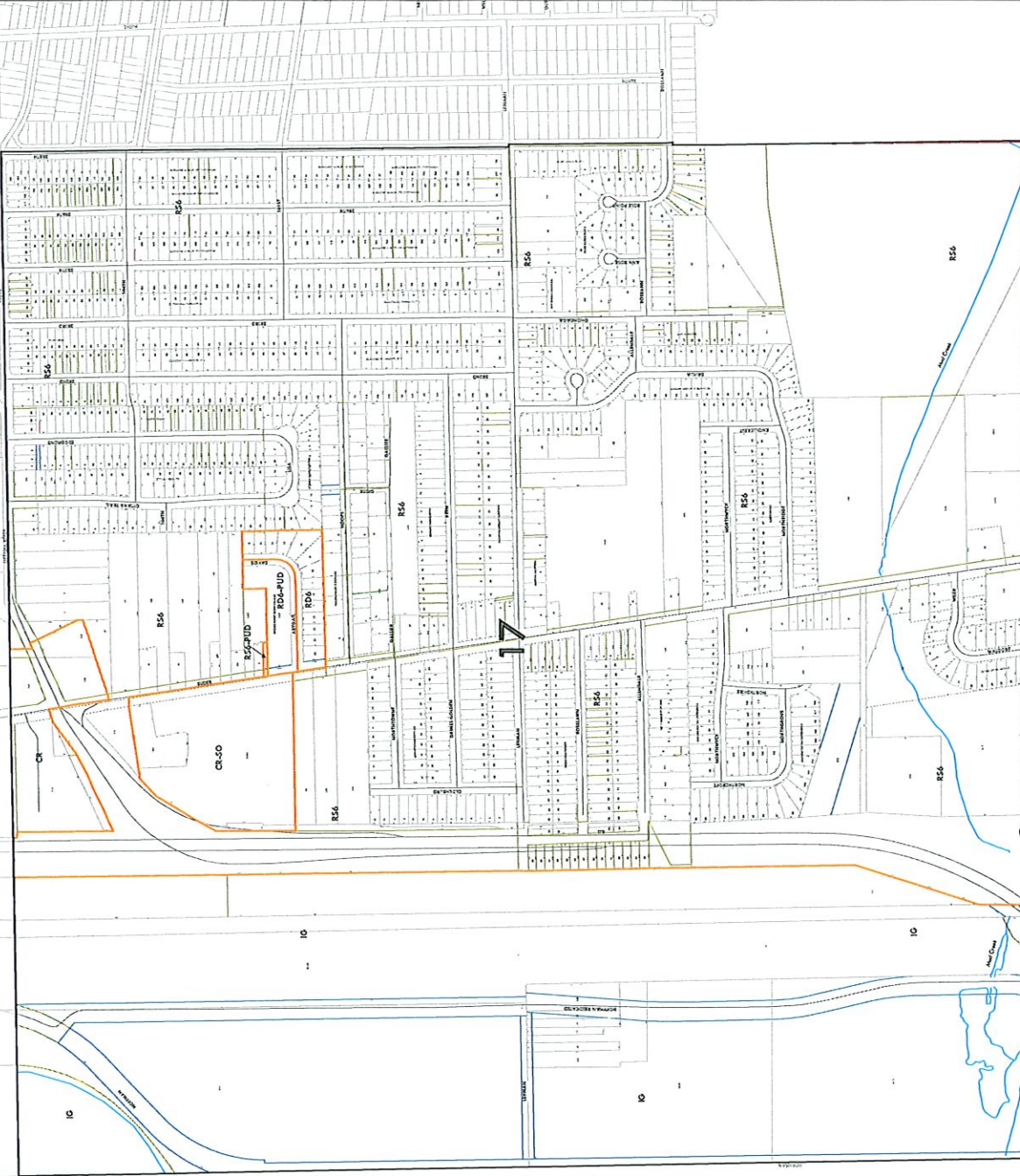


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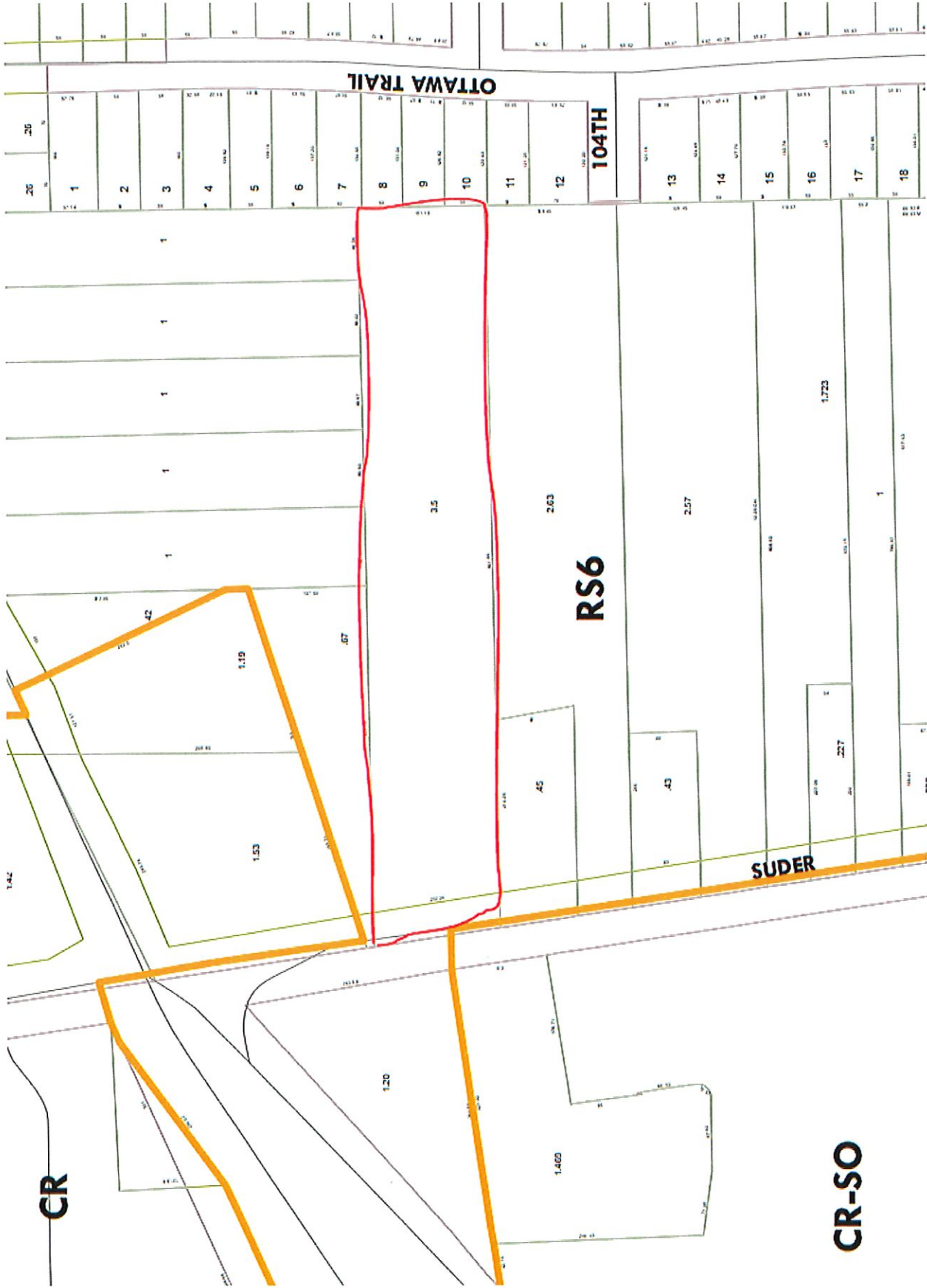


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Zoning information on this map is for general reference purposes only. For official zoning determinations please contact the Toledo-Lucas County Plan Commissions. Note: These maps do not include historical Community Unit Plans (CUPs).

2-26



2-27



**RECEIVED**  
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BY: .....

CASE # BZA24-0020

**CITY OF TOLEDO**

**PAID**  
102424

Department of Economic and Business Development  
Division of Building Inspection

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 • www.toledo.oh.gov

**APPLICATION TO THE ADMINISTRATIVE BOARD OF ZONING APPEAL (BZA)**

TMC Chapter 1112.0200

Site Location 3702 Wyckcliffe Zoning District PS6 Date 6/11/24

Legal Description WINDSOR WOODS LOT 360

Applicant's Name (print) Corina Regalado

Appeal (Dept. of Inspection ruling - Title Nine Sign Code) \_\_\_\_\_ Hardship Variance X

Exception X Appeal decision \_\_\_\_\_ ADA Accommodation \_\_\_\_\_

TMC § 1105.0201 (c) Side setback exception for existing foundation

Applicant Signature Corina Regalado Phone 419-466-8083

Applicant's Street Address 3702 Wyckcliffe Fax \_\_\_\_\_

Applicant's City, State, Zip Toledo, Oh. 43613 E-Mail \_\_\_\_\_

- Applications must be accompanied with:
1. 3 photos - showing different views of the site
  2. Letter explaining your zoning request with full and accurate information.
  3. Complete, clear site plan - recommended scale 1"=20' on 8-1/2" x 11" paper showing dimensions to all lot lines and the size of all structures on the premises.
  4. Fee = \$200 Checks may be made payable to "City of Toledo."

**Applicant:**  
You should receive a written notice of the staff recommendation no later than Wednesday preceding the hearing date. Please call (419) 245-1220 if you do not receive this notice.

Return the application documents by mail to: Division of Building Inspection, One Government Center, Suite 1600, Toledo, OH 43604; or in person with the application documents and fee. Applications are due 6 weeks before the Board of Zoning Appeals' meeting to allow proper notification of neighbors. Meetings are typically held the third Monday of every month at 1:30 p.m. in City Council Chambers, One Government Center, Toledo, OH 43604. The applicant or the applicant's representative must be present.

+++++ OFFICE USE +++++

Permit Tech Checklist: Application complete  Photos  Letter  Proper Site Plan  SWO

Copy Zoning Map 45  <http://local.live.com/> Transportation notified to check site distance hazard

Code Enforcement notified if orders are being appealed.  Permit Tech's Initials SH Date 6/11/24

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Staff Recommendation \_\_\_\_\_

Board Decision \_\_\_\_\_ Date \_\_\_\_\_

P:, Inspection, BZA

3/15/2022 kjr

3-1

HEARING DATE: **July 15, 2024**

BZA NO: **BZA24-0020**

APPLICANT: **Corina Regalado**

SITE LOCATION: **3702 Wyckliffe Pkwy**

ZONING DISTRICT: **RS6**

SWO or NOL Issued: **Walls less than 3' setback would need to be constructed as fire rated separation walls.**

ANALYSIS: **Applicant requests variance from TMC 1105.0201 (C) to reuse existing foundation layout as installed and rebuild in current location.**

STAFF COMMENTS: **N/A**

**BOARD ACTION:**

MOTION TO APPROVE/DISAPPROVE:	1 <sup>ST</sup> /2 <sup>ND</sup> MOTIONS	1 <sup>ST</sup> /2 <sup>ND</sup> IF 2 <sup>ND</sup> MOTION	YEA	NAY	ABSENT	RECUSE	LEFT BEFORE VOTE TAKEN
Eric Craig	_____	_____	_____	_____	_____	_____	_____
Christy Soncrant	_____	_____	_____	_____	_____	_____	_____
Carrie Hartman	_____	_____	_____	_____	_____	_____	_____
DeVon Overton	_____	_____	_____	_____	_____	_____	_____
Robert Pasker	_____	_____	_____	_____	_____	_____	_____
Nathan Knapke	_____	_____	_____	_____	_____	_____	_____
Steve Serchuk	_____	_____	_____	_____	_____	_____	_____

**VOTING RESULTS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

**CONDITIONS OF APPROVAL:**

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June 5, 2024

To whom it may concern,

I would like to rebuild my garage in the same place that it was built originally.

My garage caught on fire.

Three exterior walls and roof system are at a loss and will be removed however the front wall will remain.



Thank you

Corina Regalado

May 1, 2024

Hi

My name is Ryan Osier and I am property owner of 3656 Wyckliffe Avenue, Toledo, OH. My neighbor, Corina Regalado, 3702 Wyckliffe has my approval to rebuild their garage exactly where the existing garage is.

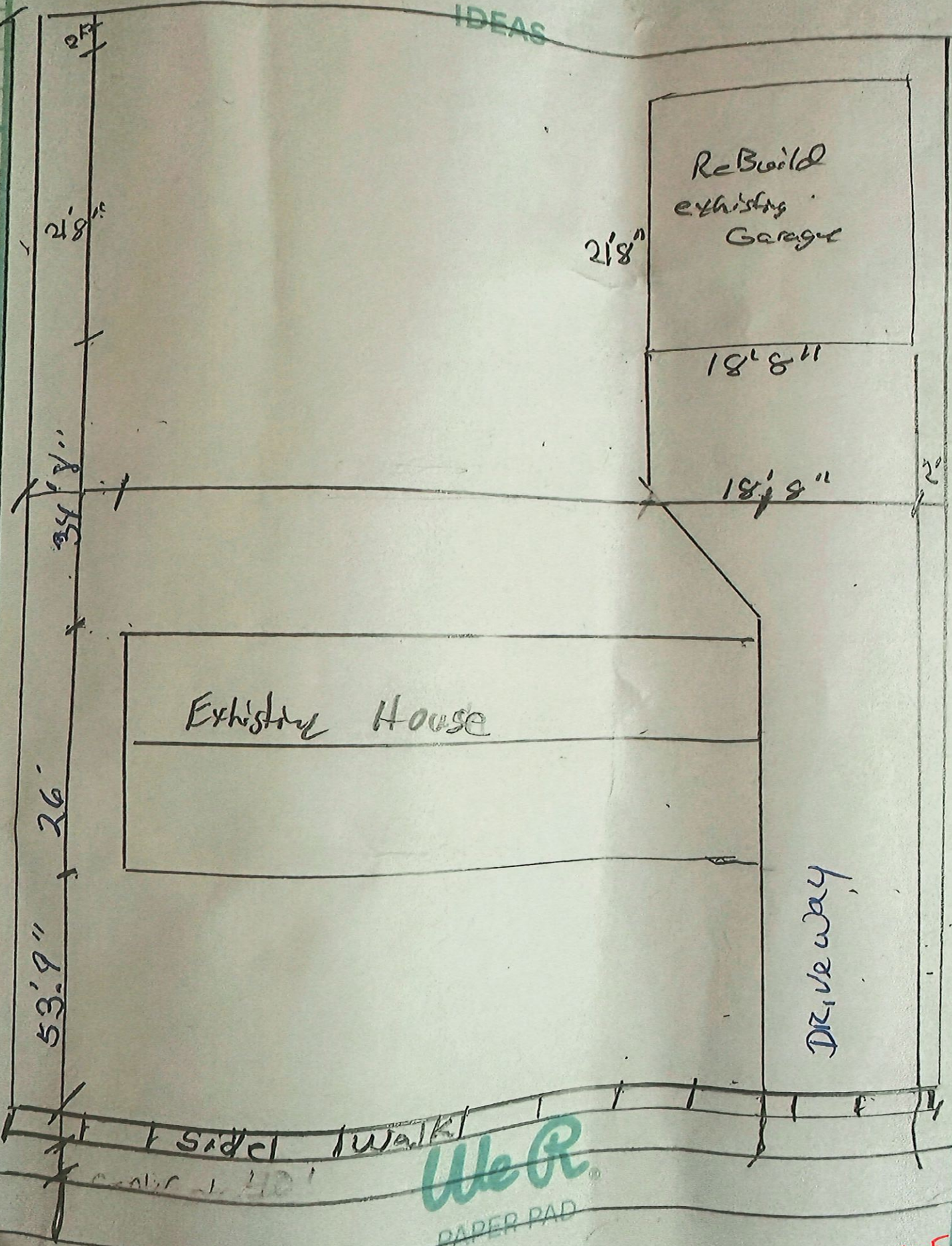
A handwritten signature in black ink, appearing to read "Ryan Osier", with a long horizontal flourish extending to the right.

Ryan Osier



# Site Plan

IDEAS



We R.  
PAPER PAD



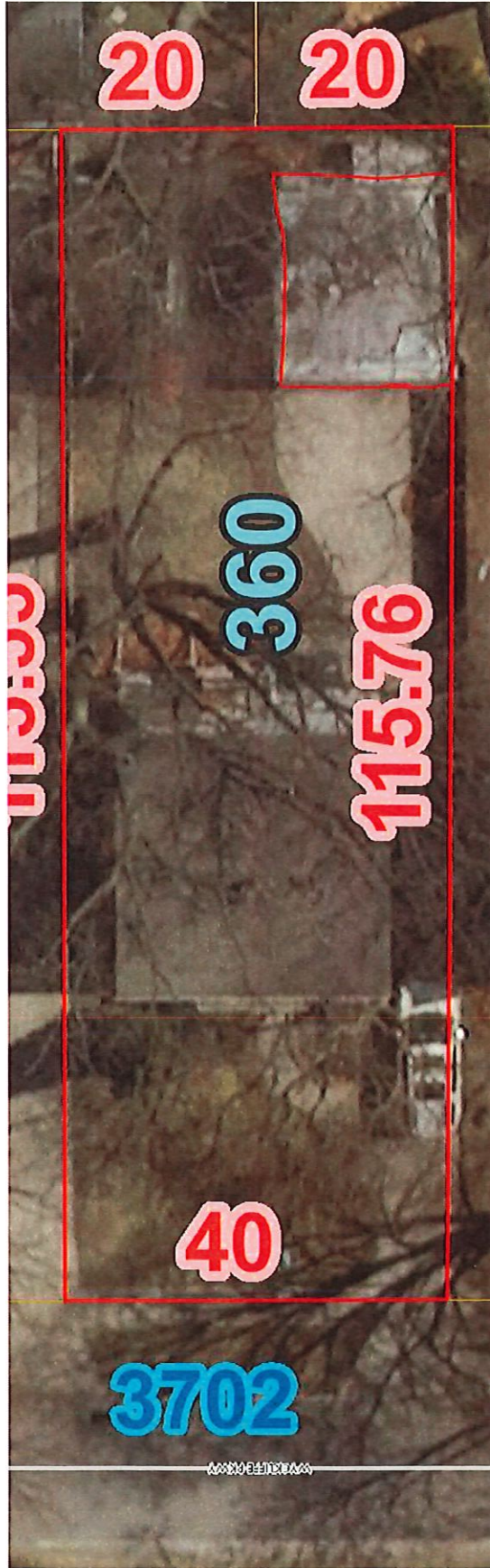
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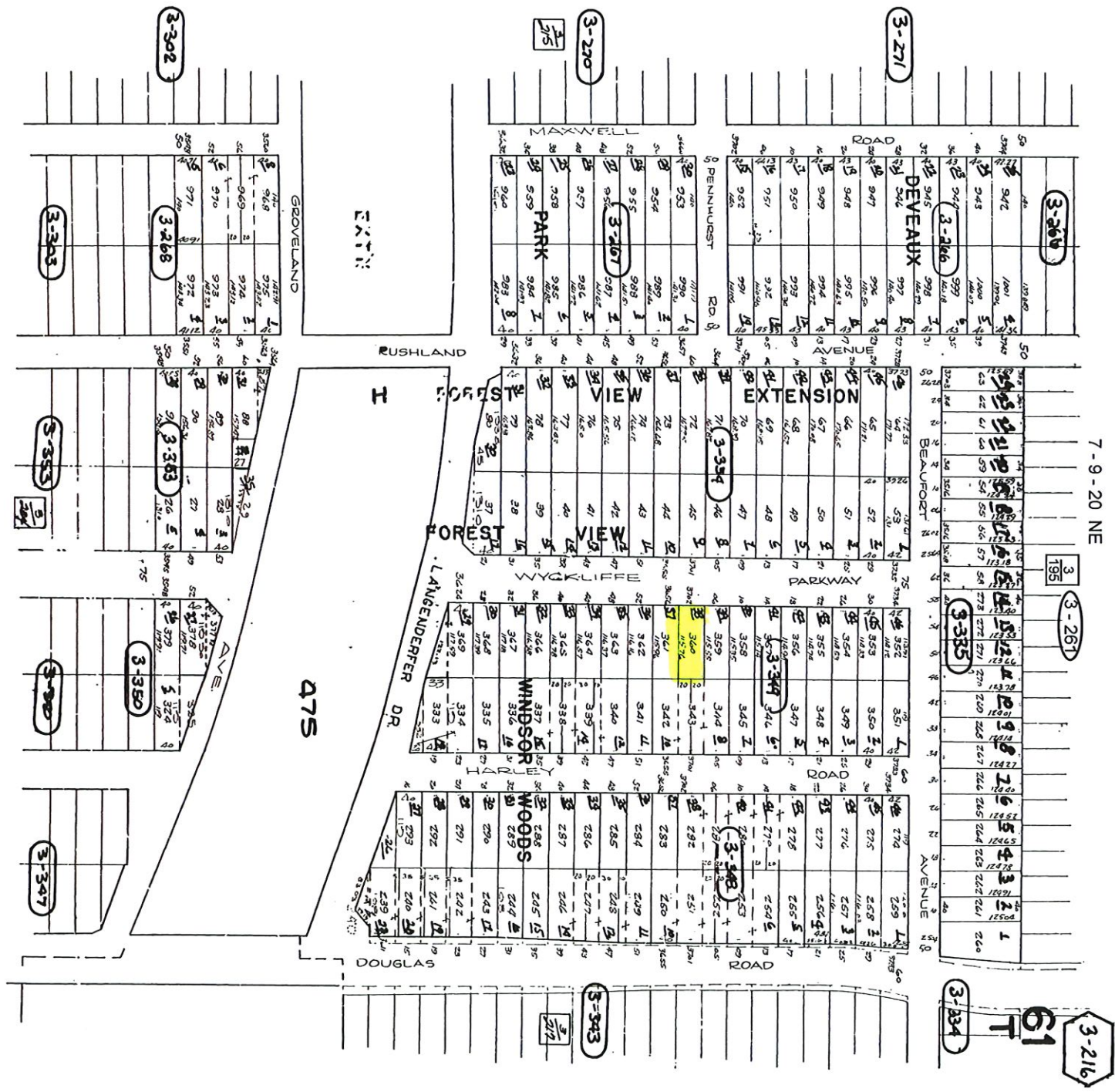
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3-8



36	51	RS6	114.23	354	349	HARLEY	112.52	184	174	ANDERSON
37	50		114.23	355	348		112.52	185	173	
38	49		114.24	356	347		112.52	186	172	
39	48		114.24	357	346		112.52	187	171	
40	47		114.25	358	345		112.52	188	170	
41	46		114.25	359	344		112.52	189	169	
42	45		114.25	360	343		112.52	190	168	
43	44		114.26	361	342		112.52	191	167	
44	43		114.26	362	341		112.52	192	166	
45	42		114.27	363	340		112.52	193	165	
46	41		114.27	364	339		112.52	194	164	
47	40		114.27	365	338		112.52	195	163	
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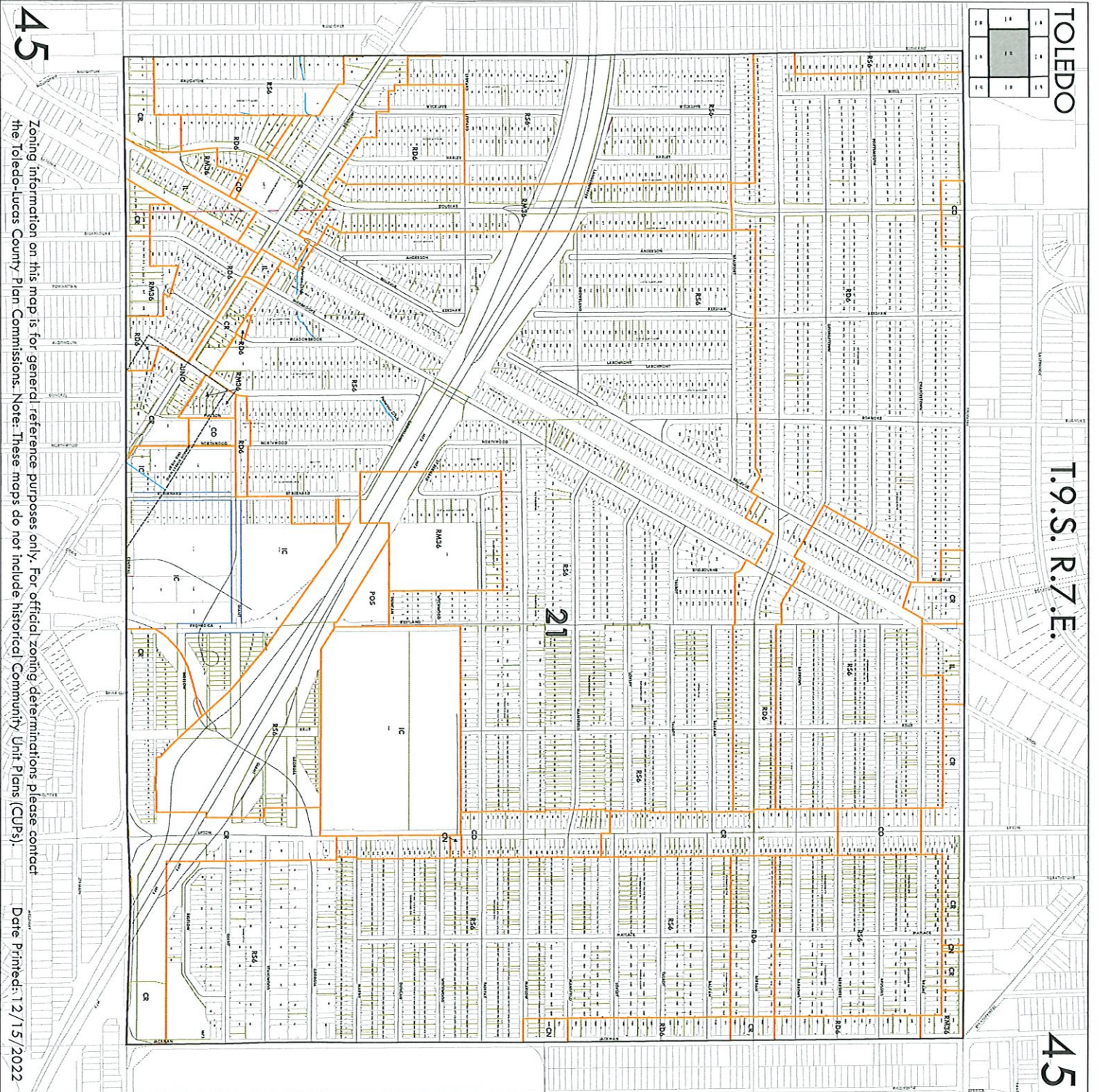


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TOLEDO

T.9.S. R.7.E.

45



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Date Printed: 12/15/2022

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