

**CITY OF MADEIRA
BOARD OF ZONING APPEALS
AGENDA**

December 7, 2020 at 7:00 P.M.

***Meeting proceedings will be available to the public via Zoom
(Link is on the calendar for this meeting on www.madeiracity.com)***

This regular meeting of the Board of Zoning Appeals is subject to Section 121.22 of the Ohio Revised Code, which is otherwise referred to as Ohio’s Open Meetings Act. Because some applications are “quasi-judicial” in nature, the Board of Zoning Appeals is authorized by Ohio law to adjourn the meeting for the purpose of deliberating the merits of such applications (See, *TBC Westlake v. Hamilton County Bd. of Revision*, 81 Ohio St.3d 58; *State ex rel. Ross v. Crawford County Bd. of Elections*, 125 Ohio St.3d 438; *Pennell v. Brown Twp.*, 2016-Ohio-2652; *Wightman v. Ohio Real Estate Comm’n*, 2017-Ohio-756; *State ex rel. Eaton v. Erie County Bd. of Elections*, 2006-Ohio-966; *Beachland Enters. v. City of Cleveland Bd. of Review*, 2013-Ohio-5585). If the Board of Zoning Appeals elects to do so, it will temporarily adjourn the meeting after all of the Public Hearings have concluded. Then, upon completion of deliberations, the Board of Zoning Appeals will resume the meeting to discuss the application(s), vote on the same, and address any items remaining on the agenda. The Board of Zoning Appeals may delay voting on (or “table”) an applicant’s request if it determines additional information from the applicant or the administrative staff is necessary. While the applicant is not required to be present when the vote is taken, the applicant may stay in the chambers during deliberations and the meeting, once resumed, will remain open to the public. All of the Board of Zoning Appeals decisions will become final as soon as the Board (i) votes to approve the meeting minutes for the subject meeting where an application was orally voted upon, (ii) the Board votes in favor of a resolution related to an applicant’s request, or (iii) administrative staff issues written correspondence indicating whether the application was approved or denied.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. REVIEW OF MEETING PROCESS and PROCEDURE

V. ACCEPTANCE OF AGENDA

VI. CORRESPONDENCE

- None

VII. GUESTS AND REGISTERED VISITORS

- None

VIII. SWEARING-IN OF WITNESSES

IX. HEARINGS ON APPLICATIONS

Public Hearing No. 1, Case BZA-20-050 – Continued from November meeting
Address: 6248 Coachlite Way
Applicant: Kim Manning
Property Owner: Same
Zone: Residence AA (Single Family)
Request: Side yard setback variance to construct a deck

Public Hearing No. 2, Case BZA-20-053

Address: 6895 Meadowdale Circle – Continued from November meeting
Applicant: Chris Maloney of Deck Master
Property Owner: Andras and Orsolya Farrago
Zone: Residence A (Single Family)
Request: Rear yard setback variance to extend an existing deck

Public Hearing No. 3, Case BZA-20-054

Address: 6942 Juniperview Lane
Applicant: Tabb Harrison
Property Owner: Same
Zone: Residence A (Single Family)
Request: Request for a variance extend a 5 foot privacy fence in the side yard

Public Hearing No. 4, Case BZA-20-056

Address: 6807 Springcrest Circle
Applicant: Tom Larocque
Property Owner: Brad Meeks
Zone: Residence A (Single Family)
Request: Request for a side yard setback variance to construct a covered patio

Public Hearing No. 5, Case BZA-20-057

Address: 5992 Kenwood Road
Applicant: Clay Slusher
Property Owner: Same
Zone: Residence AA (Single Family)
Request: Request for a side yard setback variance to construct an addition and attached garage

Public Hearing No. 6, Case BZA-20-058

Address: 6601 Kenwood Road
Applicant: Trent Coletti, TJC Realty, LLC
Property Owner: Same
Zone: Residence A (Single Family)
Request: Request for approval of construction of a second story addition to the house

X. ADJOURN FOR DELIBERATION OF CASES

XI. RECONVENE FOR DECISION ON CASES

XII. NEW BUSINESS

- None

XIII. OLD BUSINESS

- Policy and procedure update

XIV. ACCEPTANCE OF MINUTES

- November 2, 2020

XV. ADJOURNMENT

UPDATED FOR 12/7/20 MEETING

BOARD OF ZONING APPEALS STAFF REPORT

Public Hearing Number: 1

Case Number: BZA-20-050

Address: 6248 Coachlite Way

Applicant: Kim Manning

Property Owner: Same

Zone: Residence AA (Single Family)

Request: Side yard setback variance to construct a deck

Code Section: Section 150.29 – LOT REQUIREMENTS

Legal Notice: City of Madeira website – October 23, 2020

Meeting Date: November 2, 2020, tabled to December 7, 2020



Overview: This case was tabled for more information from the November 2, 2020 meeting. The Applicant supplied further drawings of the proposed deck on November 20, 2020. The proposed location of the deck remains in the same location as the original request. The deck will be in line with the existing house, both of which sit in the required setback. The house and proposed deck are 8' from the property line, as field measured by the City's Building Inspector.

The Applicant has a deck under construction that will encroach into the required side yard setback. The required side yard setback in Residence AA is 12'; the house and the deck are at an 8' setback; a variance of 4' is required. The measurements provided were field measured by the City's Building Inspector.

Property History: A curb cut variance was approved by the Board of Zoning Appeals on August 3, 2020 (Case BZA #20-033). This case was approved to permit the property at 5698 Kenwood to change access to their property to Coachlite, instead of Kenwood Road.

Abutting Property Uses: The surrounding properties are all in the Residence AA (Single Family) District

Public Comment: None to date.



City of Madeira
 Board of Zoning Appeals
 7141 Miami Avenue
 Madeira, OH 45243
 513-561-7228

RECEIVED: 10/6/2020
 Date
 Fee Paid: \$6500
 Date Paid: 10/6/2020
 Case No: 20-050

DISCLAIMER: ALL INFORMATION ON THIS FORM WILL BECOME PUBLIC RECORD
Variance Application

TYPE OF VARIANCE REQUESTED:

Please check appropriate box

TYPE	FEE CHARGED
<input checked="" type="checkbox"/> Residential	Variance fee of \$50.00 + \$1.50 per \$1000.00 of total cost for additions; \$0.75 per \$1000.00 for a new house
<input type="checkbox"/> Commercial	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/> Panhandle Lot	Variance fee of \$50.00 + \$1.50 per \$1000.00 of total cost for additions; \$0.75 per \$1000.00 for a new house
<input type="checkbox"/> Conditional Use	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/> Non-Conforming Use	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/> Other	See City Staff to determine

Please indicate the Madeira Zoning Code Section that pertains to the variance request (circle one):

Chapter 150: Zoning Code

Chapter 153: Excavating, Filling, and Grading of Land

Chapter 151: Subdivision Regulations

Other: _____

Estimated project cost: \$19,000 Please describe requested variance: Side property set back variance of 4' to accommodate deck replacing existing patio structure.

PROPERTY INFORMATION:

Address:	<u>6248 Coachlight way</u>
Book, Page & Parcel number:	<u>525-0024-0547-00</u>
Current Zoning Designation:	<u>Residential S10 Single Family</u>
Adjacent Property Zoning Designation:	North: <u>AA</u> South: <u>AA</u> East: <u>AA</u> West: <u>AA</u>

APPLICANT:

Name:	<u>Kim Monning</u>	Daytime Telephone #:	<u>513-293-1357</u>
Address:	<u>6248 Coachlight way</u>	Evening Telephone #:	<u>"</u>
	<u>45243</u>	Email Address:	<u>monning, kim @ gmail.com</u>

OWNER (if different from applicant):

Name:	<u>Same</u>	Daytime Telephone #:	
Address:		Evening Telephone #:	
		Email Address:	

PAST VARIANCES:

Have any variances been requested, granted or denied on the subject property?

Yes No

If yes, please provide date(s) and details (attach separate page if necessary):

Curb cut variance for neighbor's driveway was approved last spring.

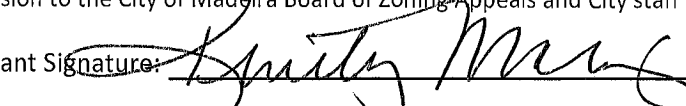
SUBMISSION REQUIREMENTS:

Fourteen (14) copies of this application, the variance request worksheet and all the materials listed in the applicable table attached must be submitted **at least 28 days prior** to the Board of Zoning Appeals meeting in order for the application to be placed on the agenda. **All materials must be assembled in separate packets – please FOLD rolled drawings.**

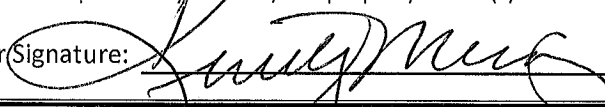
Stamped surveys will be required for any dimensional variance, including: a) New Dwellings; b) Additions with setback and/or lot coverage percentage requests; c) Commercial building projects; d) Sign Location variance requests closer than 10' from the right-of-way and e) Accessory Structures that exceed the allowable square footage by zoning district or are closer than 10 feet to the property line.

Any blanks or incorrect information on this application will be considered an incomplete application which may result in your request being delayed until the next meeting.

I certify that the information contained in this application and supplements is true and correct. Applicant hereby grants permission to the City of Madeira Board of Zoning Appeals and City staff to visit the subject property to review variance requests.

Applicant Signature:  Date: 6/6/2020

I/we authorize to file and proceed with this application for a variance concerning my property as stated in this application. It is the applicant's responsibility to notify the property owner(s) of the Board of Zoning Appeals decision.

Owner Signature:  Date: 6/6/2020

THIS SECTION TO BE COMPLETED BY STAFF		
		Initials
BZA Meeting Date:	Date: <u>11/2/2020</u>	<u>bg</u>
Legal Notice Published:	Date:	
ARO Review (if applicable):	Date:	
BZA Decision (circle one):	Approved Approved w/ Conditions Denied	
Property owner at BZA Meeting:		
Applicant at BZA Meeting:		

Fill in the table below to verify that this information was submitted. Write "submitted" where it is not asking for number of feet. Please use decimals.

	Applicant Reply/Checklist	Staff
List of property owners within 200 ft of the subject property		
SITE PLAN REQUIREMENTS		
Site plan, BASED ON A REGISTERED SURVEY , including the following:	Surveyor Name:	
a) Complete property line, showing dimensions and metes and bounds.		
b) Street names		
c) Title, scale and north arrow. Scale should be 1"=20'		
d) Existing and proposed structures on the subject site		
e) Setback lines shown as dashed line on plan (See Section 150.24 of the Zoning Code)	Front: _____ Rear: _____ Side: _____ Side: _____	
f) Distance from existing structures on subject property to property line in feet. Include all projections outside foundation walls	Front: _____ Rear: _____ Side: _____ Side: _____	
g) Distance from proposed structures on subject property to property line in feet. Include all projections outside foundation walls	Front: _____ Rear: _____ Side: _____ Side: _____	
h) Existing structures on adjacent property		
i) Distance from existing structures on adjacent property to property line nearest subject property. How was this measured?	North: _____ East: _____ South: _____ West: _____	
ELEVATION REQUIREMENTS		
Elevations of all sides, including the following:		
a) Label and describe all relevant proposed materials (siding, paving, etc) and colors		
b) Proposed distance from finished grade to finished floors and top of structure	_____ Feet	
c) Proposed distance from finished grade to top of highest point of the structure	_____ Feet	
MISCELLANEOUS REQUIREMENTS		
Proposed Lot Coverage % (footprint of proposed compared to lot size within r-o-w)		
Topography, at 2' increments, drawn to scale depicting existing and proposed changes		
Will proposed variance result in any change in surface water drainage in either direction or volume from subject site? Explain how determined and mitigated.		
Completed variance request worksheet.		
UPON REQUEST		
Landscape Plan		
Rendering illustrating the proposed project		
OPTIONAL		
Photos of the site		
Letters in support of the project		

MADEIRA CITY PLANNING COMMISSION

VARIANCE REQUEST WORK SHEET

TO BE COMPLETED BY THE APPLICANT

Property Location: 6248 Coacohite way Request Type: Residential

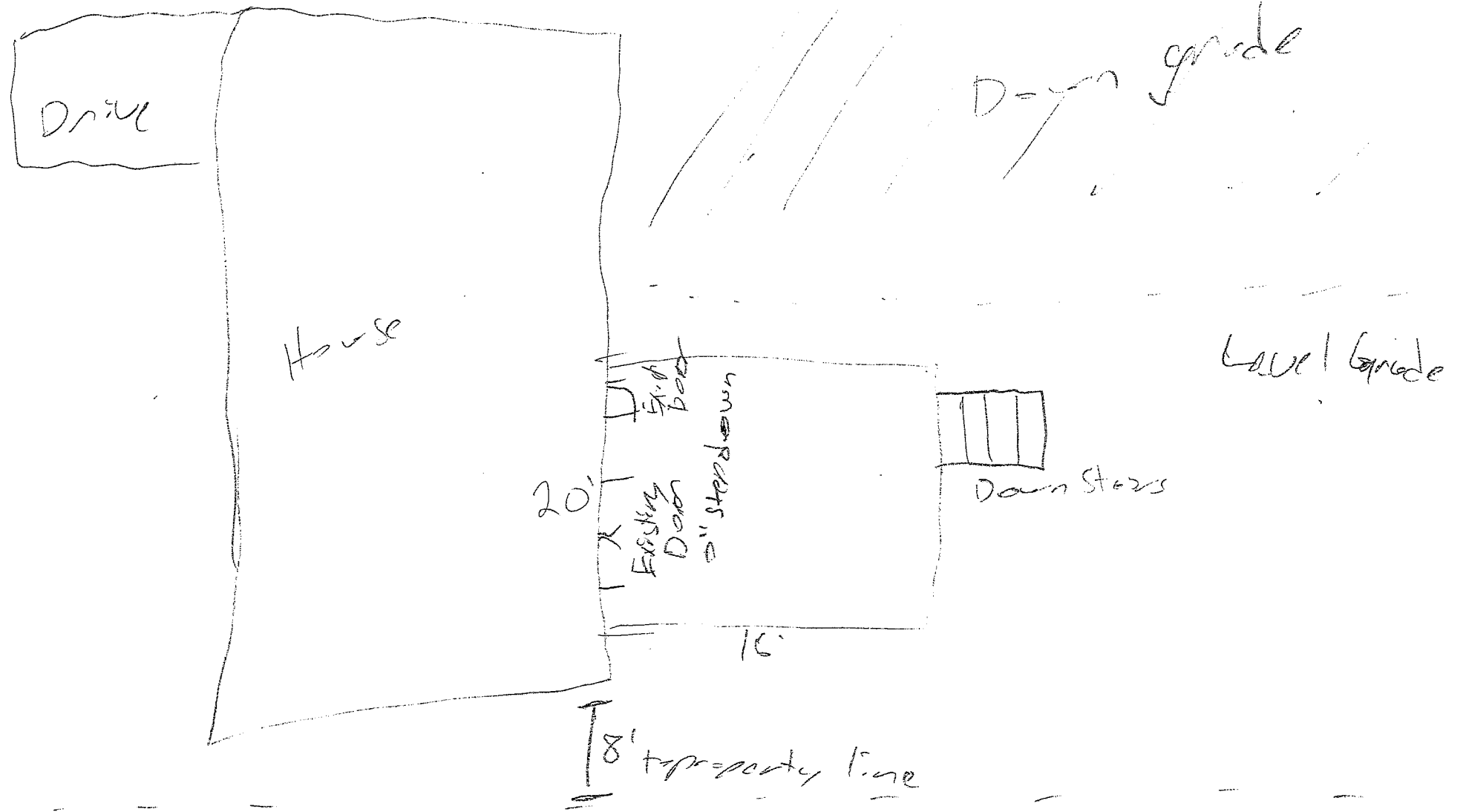
- (1) Will the property in question yield a reasonable return or can there be any beneficial use of the property without the variance? Yes.
- (2) Is the variance necessary to preserve a substantial property right (the reasonable enjoyment and use of the property) which is already possessed by the owners of other properties in the same area? Yes.
- (3) Are there exceptional or extraordinary conditions which apply to the subject property that do not apply generally to other properties in the same area? Existing home was constructed under different set back requirements. The set backs were changed to this has created a hardship.
- (4) ^{There are 2 exit doors existing that open to nothing.} Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? No. Dock is not visible from the street. This will not impact Neighbors view.
- (5) Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? No.
- (6) Were the applicable zoning restrictions in place when the property was purchased or acquired by the applicant? No. Did the applicant have a reasonable means of determining what zoning restrictions were in effect at the time the property was acquired? Yes.
- (7) Can the property owner's predicament feasibly be obviated through some method other than a variance (such as a zoning change or redesign of the proposed plan)? No.
- (8) Can the spirit and intent behind the zoning requirement be observed and substantial justice done if the variance is granted? Yes.

pp 1

6248 Coachlight way

Sept. 23, 2020

16' x 20' Residential Deck w/ Pergola





SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

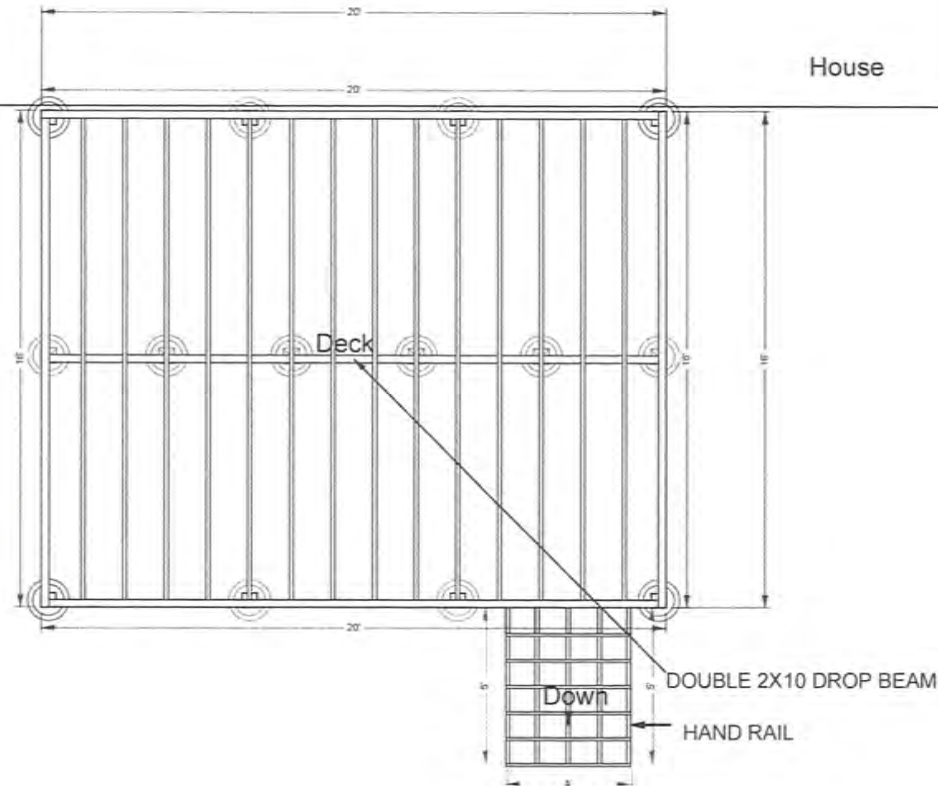
BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIRWAY ILLUMINATION. ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.

House

House



2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)
 Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.
 Beams to be 2x10 pressure treated southern yellow pine nailed.
 Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)
 Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)
 Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)
 All hardware to be corrosion resistant and installed per manufacturers' instructions.

Total Depth: 36"
 Base Diameter: 16"
 Pier Diameter: 12"

Footings to be installed to 36" depth as is required by your local building ordinance.
 Frost footing sizes based on 65 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil).
 See footing detail in deck construction guide.

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.



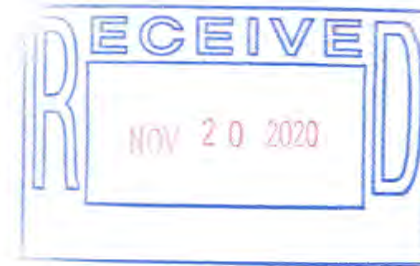
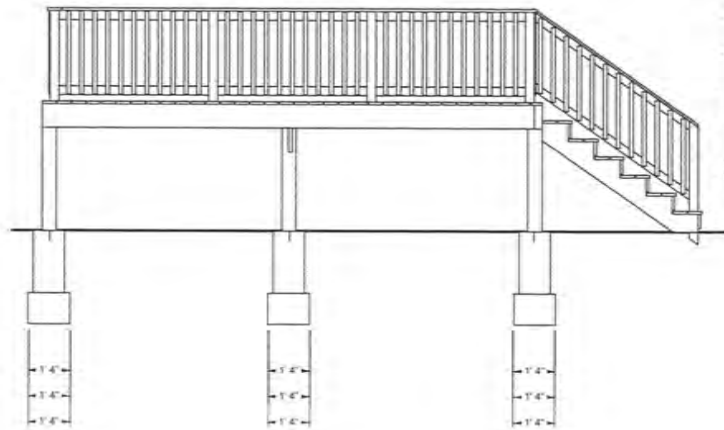
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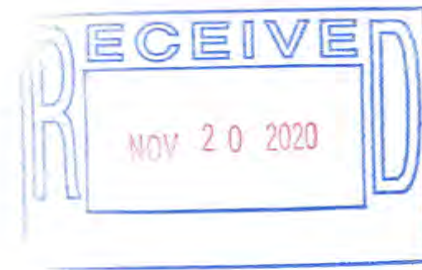
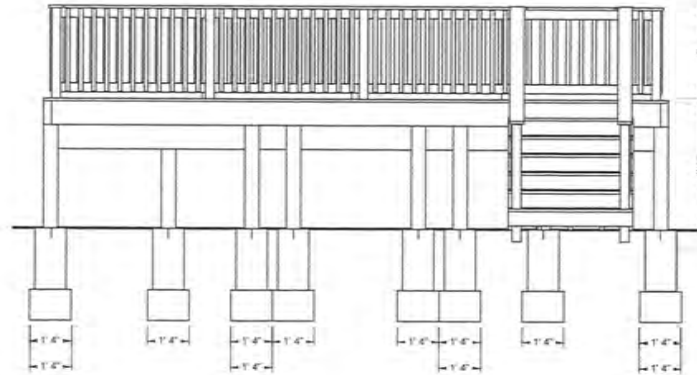
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SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

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2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)

Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.

Beams to be 2-2x10 pressure treated southern yellow pine nailed.

Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)

Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)

Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)

All hardware to be corrosion resistant and installed per manufacturers' instructions.



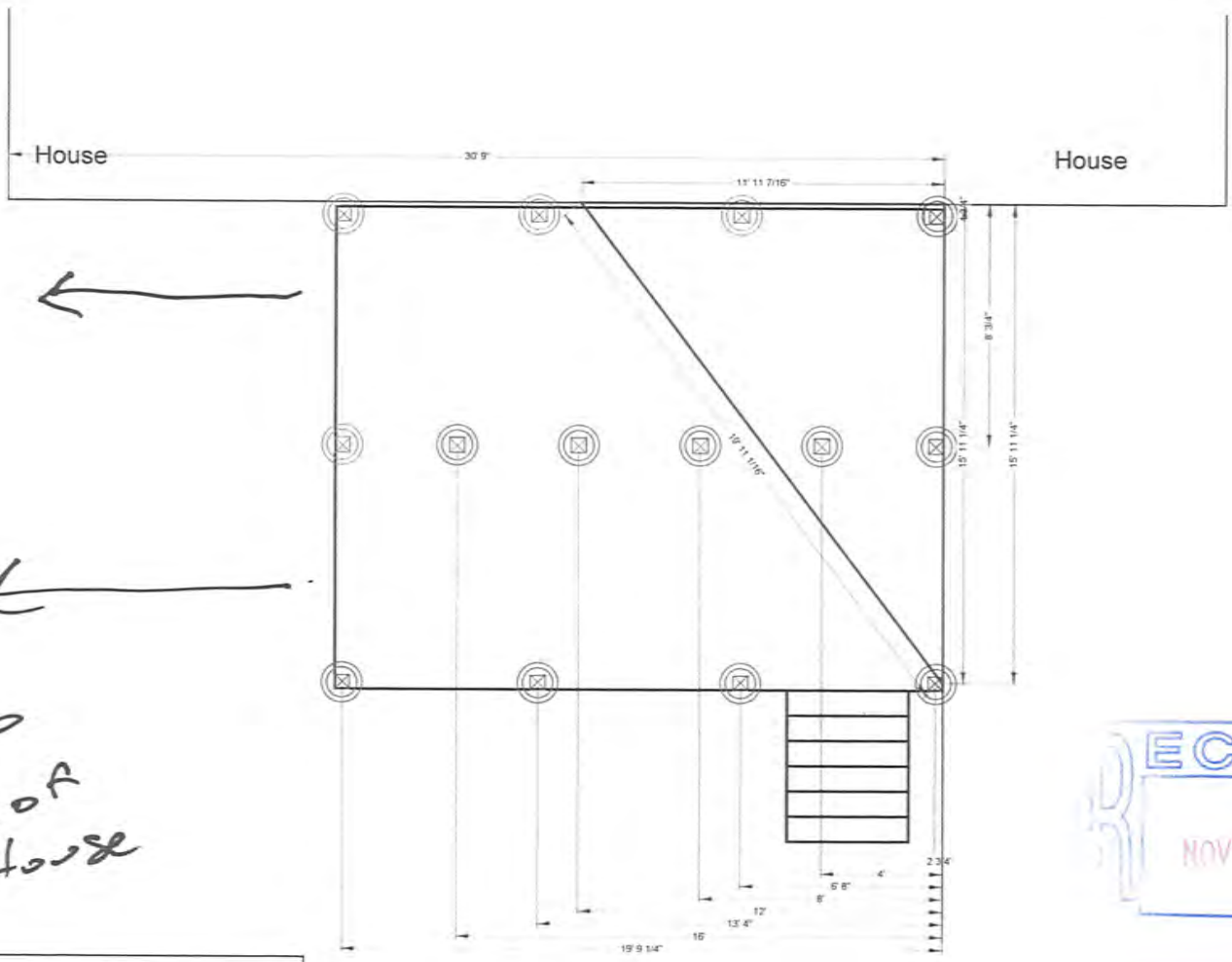
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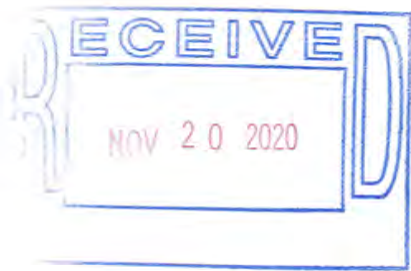
BASED ON THE INTERNATIONAL RESIDENTIAL CODE


STAIR FOOTING REQUIREMENTS
WHERE THE STAIRWAY MEETS GRADE, ATTACH THE STAIR
STRINGERS TO THE STAIR GUARD RAIL POSTS. POSTS SHALL
BEAR ON FOOTINGS.

FINISH



Deck to
Edge of
House




 Total Depth: 36
 Base Diameter: 16
 Pier Diameter: 12

Footings to be installed to 36" depth as is required by your local building ordinance. Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil). See footing detail in deck construction guide.

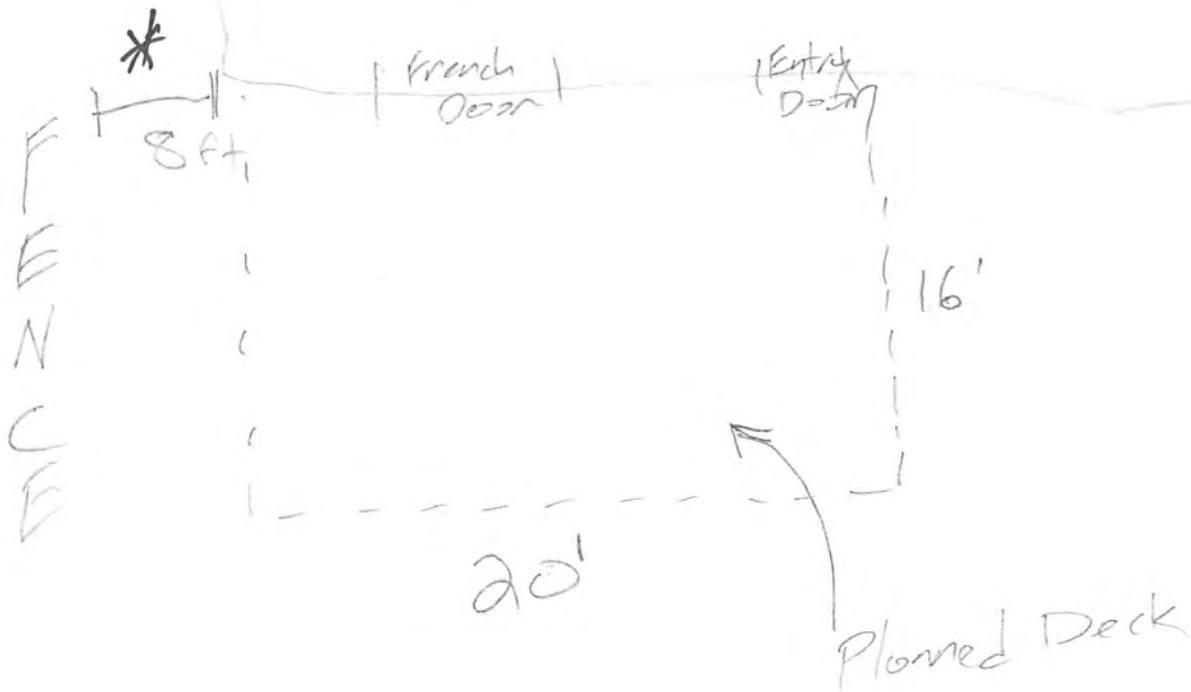
DISCLAIMER: USE ONLY 2,500 PSI CONCRETE FOR FROST FOOTING FOUNDATIONS

Footings to be installed to 36" depth as is required by your local building ordinance. Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil). See footing detail in deck construction guide.

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House



* Variance Request



Dusty Rhodes, Hamilton County Auditor

generated on 11/20/2020 10:08:21 AM EST

Property Report

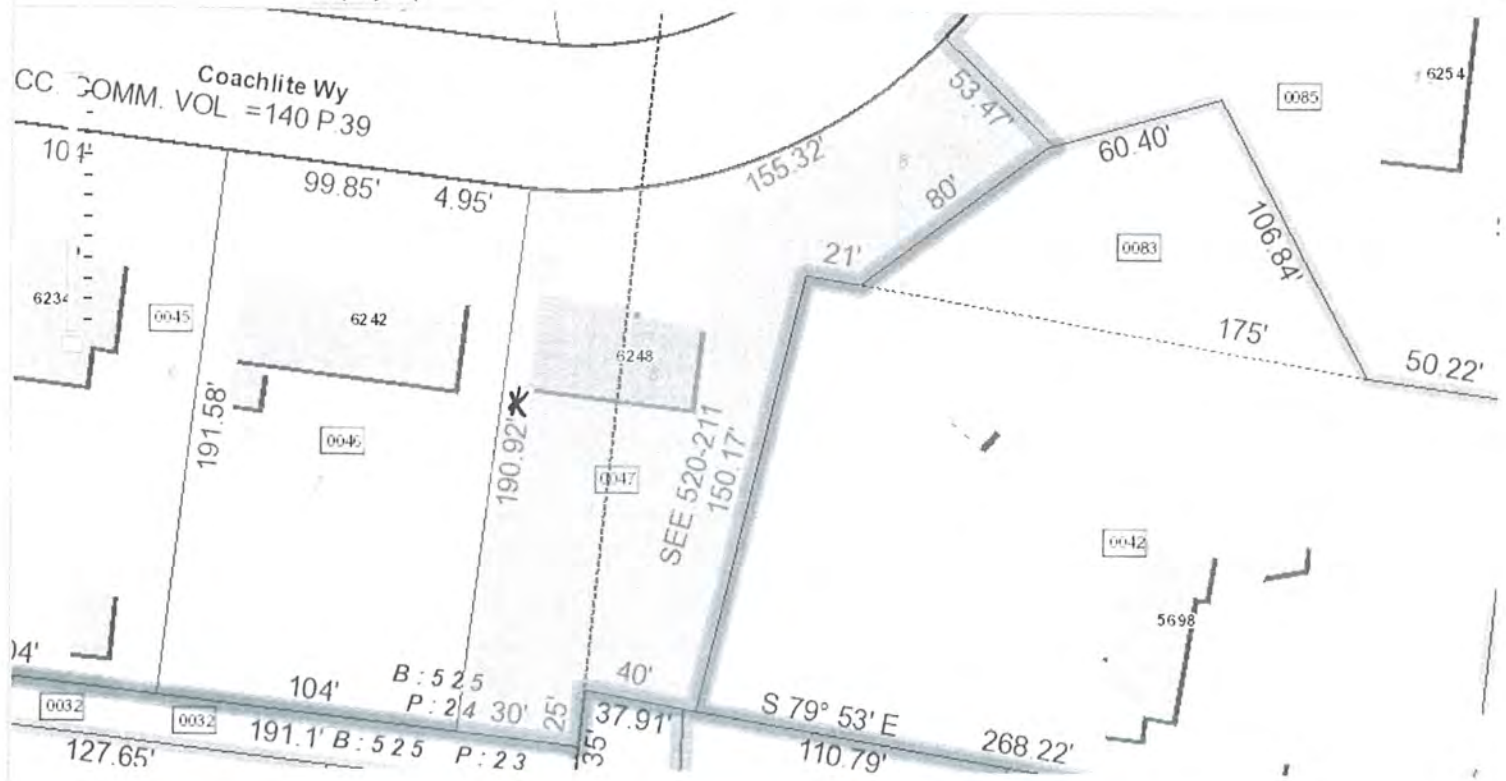
Parcel ID
525-0024-0047-00

Address
6248 COACHLITE WY

Index Order
Parcel Number

Tax Year
2019 Payable 2020

Property Map



* Variance Request



Dusty Rhodes, Hamilton County Auditor

Property Report

generated on 11/20/2020 10:05:21 AM EST

Parcel ID
525-0024-0047-00

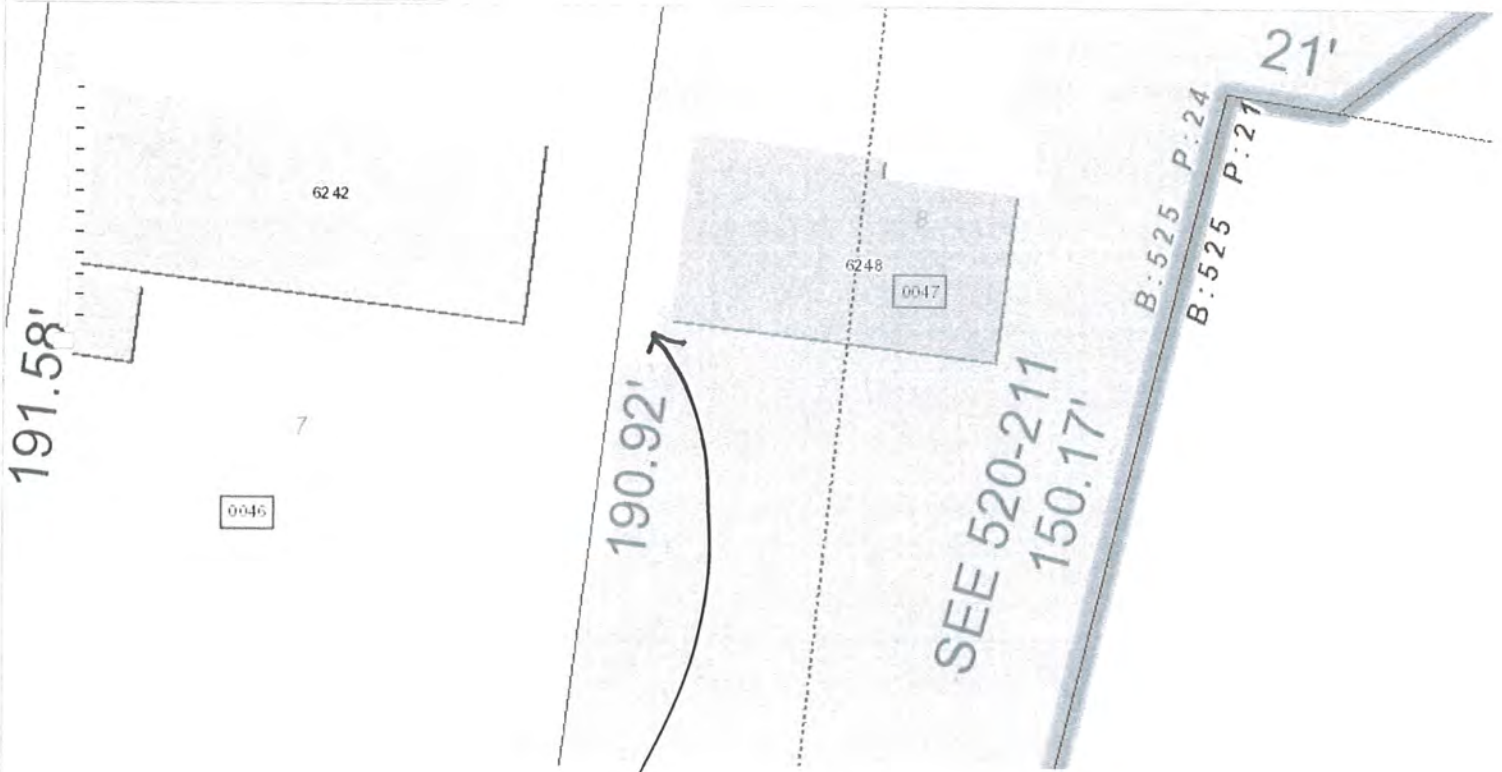
Address
6248 COACHLITE WY

Index Order
Parcel Number

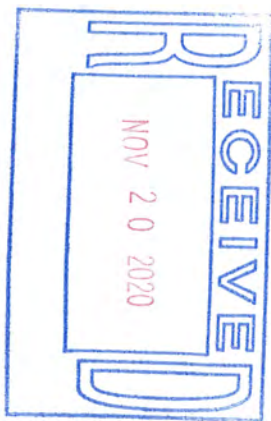
Tax Year
2019 Payable 2020



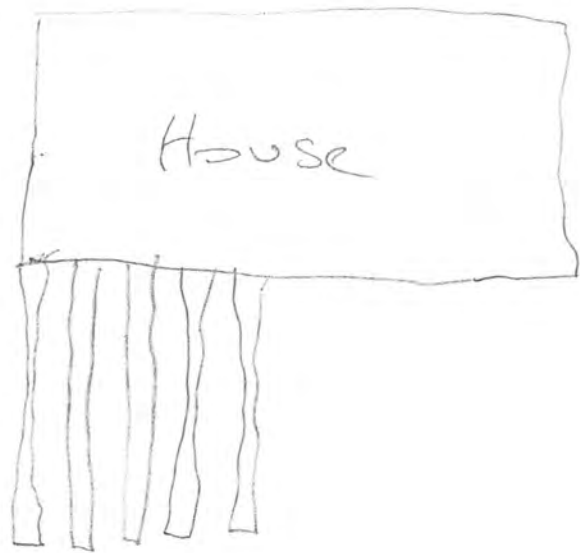
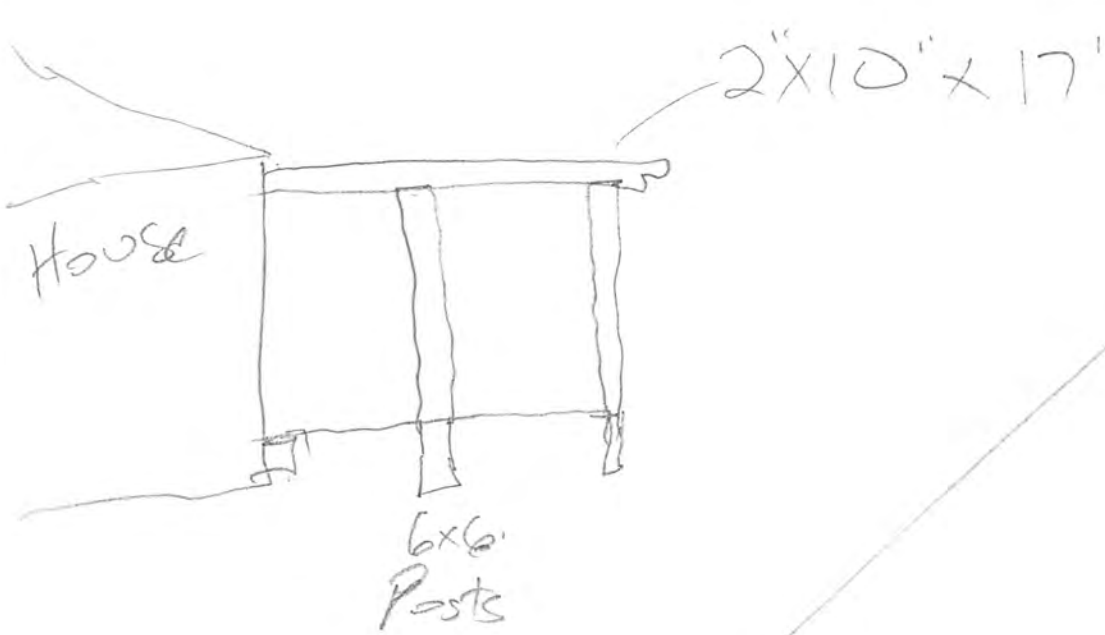
Property Map



8' Variance Request



Pergola Drawing



15 pergola boards
16" on center



UPDATED FOR 12/7/20 MEETING

BOARD OF ZONING APPEALS STAFF REPORT

Public Hearing Number: 2

Case Number: BZA-20-053

Address: 6895 Meadowdale Circle
Applicant: Chris Maloney of Deck Master
Property Owner: Andras and Orsolya Farrago

Zone: Residence A (Single Family)

Request: Rear yard setback variance to extend an existing deck
Code Section: Section 150.29 – LOT REQUIREMENTS

Legal Notice: City of Madeira website – October 23, 2020
Meeting Date: November 2, 2020, tabled to December 7, 2020



Overview: This case was tabled for more information from the November 2, 2020 meeting. As of 11/27/20, a site plan needs to be submitted. However, attached to this staff report are the drawings for the deck that were originally submitted as part of a building permit application. The variance request remains the same for a 3.7' rear yard setback variance.

The Applicant is requesting to extend the existing deck on the property. The deck currently sits at 54.3' from the rear property line. The requested extension is an additional 18'. Combined, the newly proposed deck structure sits at 36.3' from the property line, thus requiring a variance of 3.7'. The side yard setbacks and lot coverage requirements are in compliance.

Property History: On November 20, 2017, the BZA approved a front setback variance for a front porch (under BZA Case #ZA-2017-0042).

Abutting Property Uses: The surrounding properties are all in the Residence A (Single Family) District

Public Comment: None to date.



City of Madeira
 Board of Zoning Appeals
 7141 Miami Avenue
 Madeira, OH 45243
 513-561-7228

RECEIVED: <u>10/6/2020</u>	Date
Fee Paid: <u>\$65</u>	
Date Paid: _____	
Case No: <u>20-053</u>	

DISCLAIMER: ALL INFORMATION ON THIS FORM WILL BECOME PUBLIC RECORD

Variance Application

TYPE OF VARIANCE REQUESTED:

Please check appropriate box

TYPE	FEE CHARGED
Residential	Variance fee of \$50.00 + \$1.50 per \$1000.00 of total cost for additions; \$0.75 per \$1000.00 for a new house
Commercial	\$150 + \$1.50 per \$1000 of total cost
Panhandle Lot	Variance fee of \$50.00 + \$1.50 per \$1000.00 of total cost for additions; \$0.75 per \$1000.00 for a new house
Conditional Use	\$150 + \$1.50 per \$1000 of total cost
Non-Conforming Use	\$150 + \$1.50 per \$1000 of total cost
Other	See City Staff to determine

Please indicate the Madeira Zoning Code Section that pertains to the variance request (circle one):

Chapter 150: Zoning Code

Chapter 153: Excavating, Filling, and Grading of Land

Chapter 151: Subdivision Regulations

Other: _____

Estimated project cost: 10000 Please describe requested variance: Allow deck to extend @ 4' past setback

PROPERTY INFORMATION:

Address:	<u>6895 Meadowdale Circle</u>
Book, Page & Parcel number:	<u>525-0014-0204-00</u>
Current Zoning Designation:	<u>Residential A</u>
Adjacent Property Zoning Designation:	North: <u>A</u> South: <u>A</u> East: <u>A</u> West: <u>A</u>

APPLICANT:

Name:	<u>DUCKMASTON (Chris Mabney)</u>	Daytime Telephone #:	<u>859 261-3325</u>
Address:	<u>229 MAID ST</u>	Evening Telephone #:	
	<u>NEWPORT OH 44071</u>	Email Address:	<u>DUCKMASTON@outmail.com</u>

OWNER (if different from applicant):

Name:	<u>ANNA FARAGO</u>	Daytime Telephone #:	<u>561-576-2358</u>
Address:	<u>6895 MEADOWDALE CIRCLE</u>	Evening Telephone #:	
	<u>45243</u>	Email Address:	

PAST VARIANCES:

Have any variances been requested, granted or denied on the subject property?

Yes No

If yes, please provide date(s) and details (*attach separate page if necessary*):


SUBMISSION REQUIREMENTS:

Fourteen (14) copies of this application, the variance request worksheet and all the materials listed in the applicable table attached must be submitted **at least 28 days prior** to the Board of Zoning Appeals meeting in order for the application to be placed on the agenda. **All materials must be assembled in separate packets – please FOLD rolled drawings.**


Stamped surveys will be required for any dimensional variance, including: a) New Dwellings; b) Additions with setback and/or lot coverage percentage requests; c) Commercial building projects; d) Sign Location variance requests closer than 10' from the right-of-way and e) Accessory Structures that exceed the allowable square footage by zoning district or are closer than 10 feet to the property line.

Any blanks or incorrect information on this application will be considered an incomplete application which may result in your request being delayed until the next meeting.

I certify that the information contained in this application and supplements is true and correct. Applicant hereby grants permission to the City of Madeira Board of Zoning Appeals and City staff to visit the subject property to review variance requests.

Applicant Signature:  Date: 10/2/20

I/we authorize to file and proceed with this application for a variance concerning my property as stated in this application. It is the applicant's responsibility to notify the property owner(s) of the Board of Zoning Appeals decision.

Owner Signature:  Date: 10/23/20

THIS SECTION TO BE COMPLETED BY STAFF			Initials
BZA Meeting Date:	Date: <u>11/2/2020</u>		<u>dld</u>
Legal Notice Published:	Date: <u>10/23/2020</u>		<u>dld</u>
ARO Review (if applicable):	Date:		
BZA Decision (circle one):	Approved Approved w/ Conditions Denied		
Property owner at BZA Meeting:			
Applicant at BZA Meeting:			

Fill in the table below to verify that this information was submitted. Write "submitted" where it is not asking for number of feet. Please use decimals.

	Applicant Reply/Checklist	Staff
List of property owners within 200 ft of the subject property		
SITE PLAN REQUIREMENTS		
Site plan, BASED ON A REGISTERED SURVEY , including the following:	Surveyor Name:	
a) Complete property line, showing dimensions and metes and bounds.		
b) Street names		
c) Title, scale and north arrow. Scale should be 1"=20'		
d) Existing and proposed structures on the subject site		
e) Setback lines shown as dashed line on plan (See Section 150.24 of the Zoning Code)	Front: _____ Rear: _____ Side: _____ Side: _____	
f) Distance from existing structures on subject property to property line in feet. Include all projections outside foundation walls	Front: _____ Rear: <u>0 59'</u> Side: _____ Side: _____	
g) Distance from proposed structures on subject property to property line in feet. Include all projections outside foundation walls	Front: _____ Rear: <u>0 31'</u> Side: _____ Side: _____	
h) Existing structures on adjacent property		
i) Distance from existing structures on adjacent property to property line nearest subject property. How was this measured?	North: _____ East: _____ South: _____ West: _____	
ELEVATION REQUIREMENTS		
Elevations of all sides, including the following:		
a) Label and describe all relevant proposed materials (siding, paving, etc) and colors	<u>WOOD DECK 12' x 18'</u>	
b) Proposed distance from finished grade to finished floors and top of structure	<u>8</u> Feet	
c) Proposed distance from finished grade to top of highest point of the structure	<u>11</u> Feet	
MISCELLANEOUS REQUIREMENTS		
Proposed Lot Coverage % (footprint of proposed compared to lot size within r-o-w)		
Topography, at 2' increments, drawn to scale depicting existing and proposed changes		
Will proposed variance result in any change in surface water drainage in either direction or volume from subject site? Explain how determined and mitigated.		
Completed variance request worksheet.		
UPON REQUEST		
Landscape Plan		
Rendering illustrating the proposed project		
OPTIONAL		
Photos of the site		
Letters in support of the project		

MADEIRA CITY PLANNING COMMISSION

VARIANCE REQUEST WORK SHEET

TO BE COMPLETED BY THE APPLICANT

Property Location: 6295 MCGRAWDALE Request Type: _____

- (1) Will the property in question yield a reasonable return or can there be any beneficial use of the property without the variance? VARIANCE NEEDED TO INSTALL DECK AND STILL ALLOW ACCESS TO GARAGE
- (2) Is the variance necessary to preserve a substantial property right (the reasonable enjoyment and use of the property) which is already possessed by the owners of other properties in the same area? YES
- (3) Are there exceptional or extraordinary conditions which apply to the subject property that do not apply generally to other properties in the same area? NO
- (4) Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? NO
- (5) Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? NO
- (6) Were the applicable zoning restrictions in place when the property was purchased or acquired by the applicant? Did the applicant have a reasonable means of determining what zoning restrictions were in effect at the time the property was acquired? YES
- (7) Can the property owner's predicament feasibly be obviated through some method other than a variance (such as a zoning change or redesign of the proposed plan)? NO
- (8) Can the spirit and intent behind the zoning requirement be observed and substantial justice done if the variance is granted? YES

Measurement

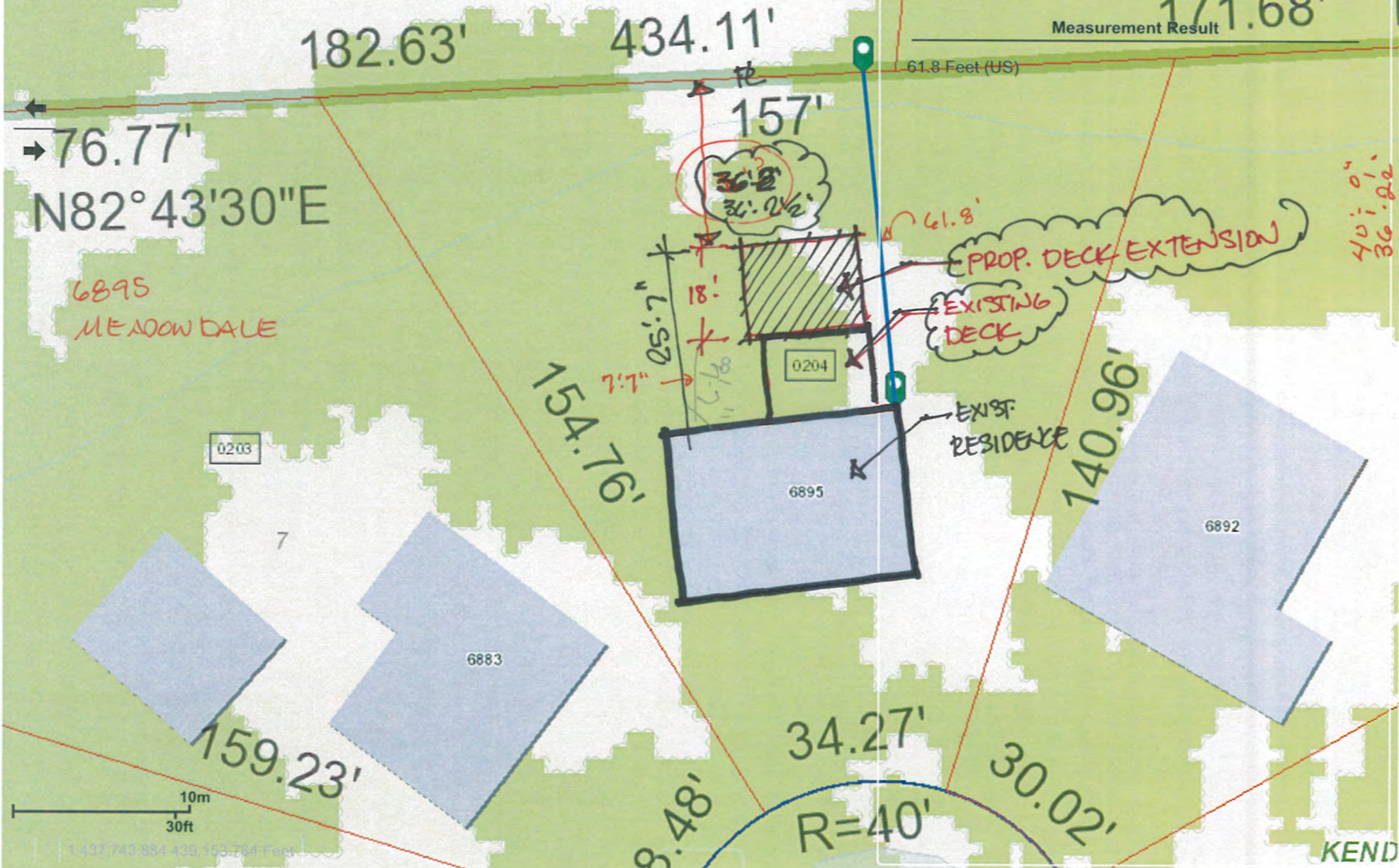
Feet (US)

Measurement Result

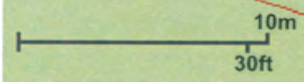
171.68'

61.8 Feet (US)

+
 -



40'-0"
 36'-8"
 3'-9 1/2"
 .4'-0"



Neighbors of 6895 Meadowdale Circle

EDELMANN, DANIEL J & KELLEY B
7015 EUCLID AVE
CINCINNATI OH 45243

REDLINGER, JENNIFER ELIZABETH & DANIEL PATRICK
7025 EUCLID AVE
CINCINNATI OH 45243

NACHTRAB, CHRISTOPHER B TR & PEGGY J TR
6883 MEADOWDALE CIR
CINCINNATI OH 45243

DOWLING, MELISSA & MICHAEL
6892 MEADOWDALE CIR
CINCINNATI OH 45243

Go gle Maps 6895 Meadowdale Cir

PROPERTY LINE



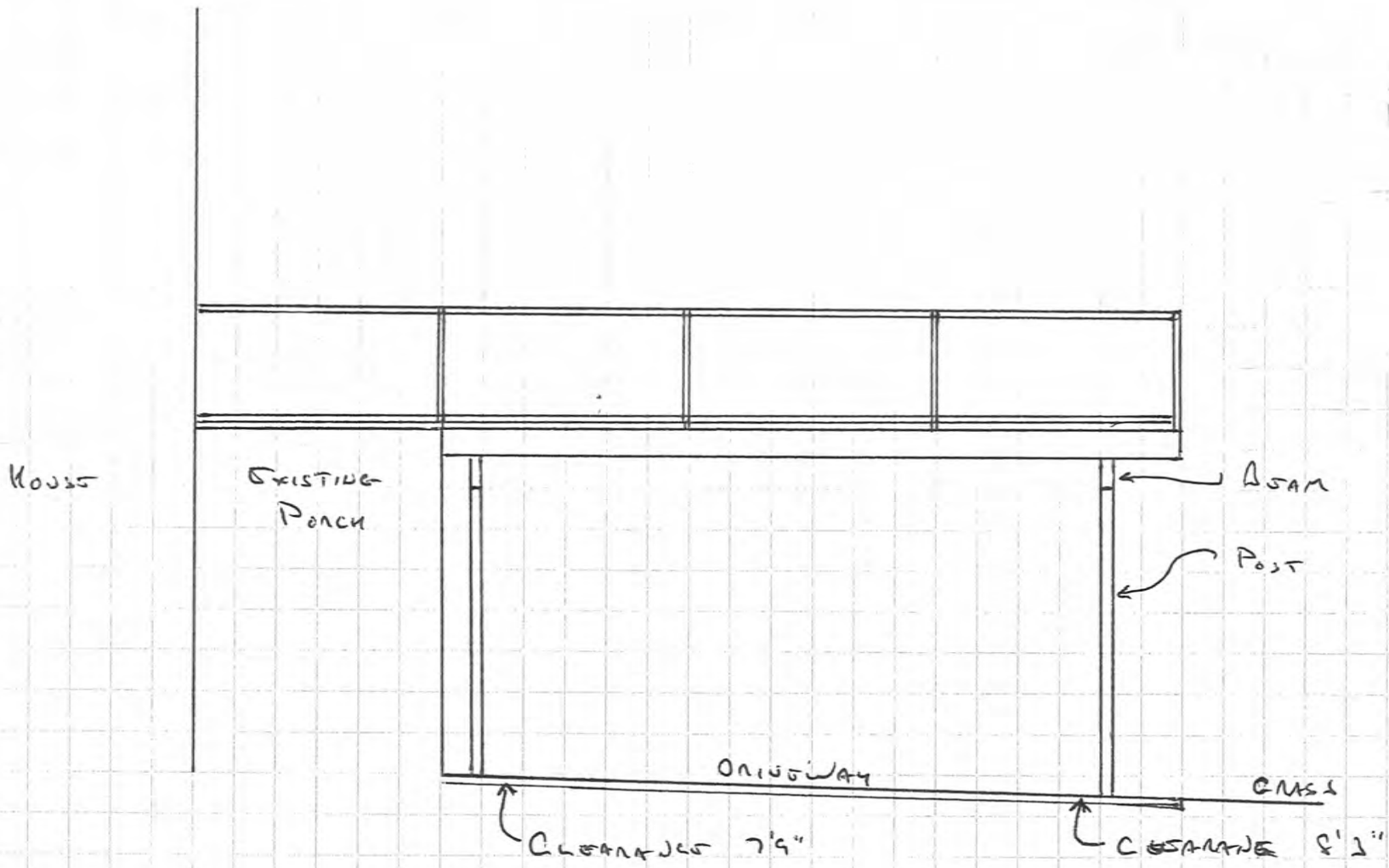
Imagery ©2020 Maxar Technologies, Map data ©2020 20 ft

GARAGE

DECK



NOV 3 2007



DECKMASTERS, INC.

859 261-3325

Fax 261-4731

deckmasters@hotmail.com

JOB

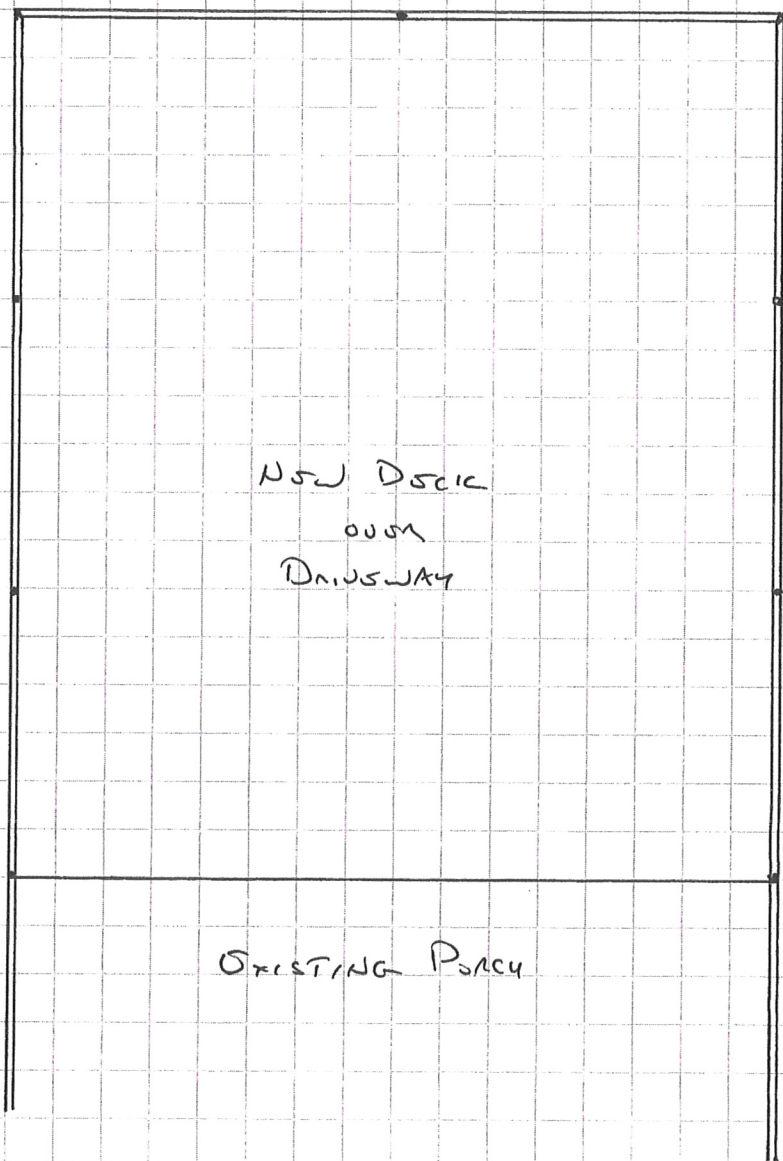
FANAGO

DATE

SCALE

1/4" = 1'0"

RECEIVED
AUG 12 2020
By _____



BUILDING CONSTRUCTION SHALL CONFORM IN ALL RESPECTS TO ALL EFFECTIVE REGULATIONS. Plumbing permits must be obtained from Ham. Co. Certificate of approval required from Inspection Bureau Inc. for electrical work. Separate permits are required for buildings and structures and for heating, air conditioning, moving, wrecking and all other items regulated by the code. Request for final inspection and Certificate of occupancy must be made.

These plans and application have been examined and are approved in general for code compliance; any part which may be in violation is not approved and shall be corrected to comply with the code before occupancy or at any time such violation is discovered.

Approved As Noted Not Approved

By W. Fiedler Building Inspector Date _____

PERMIT No 2020-383 ISSUED BY _____

INSPECTOR'S
COPY

DECKMASTERS, INC.

859 261-3325

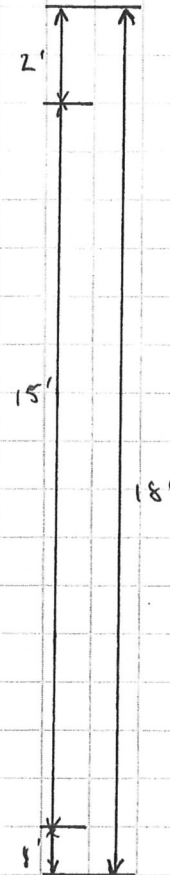
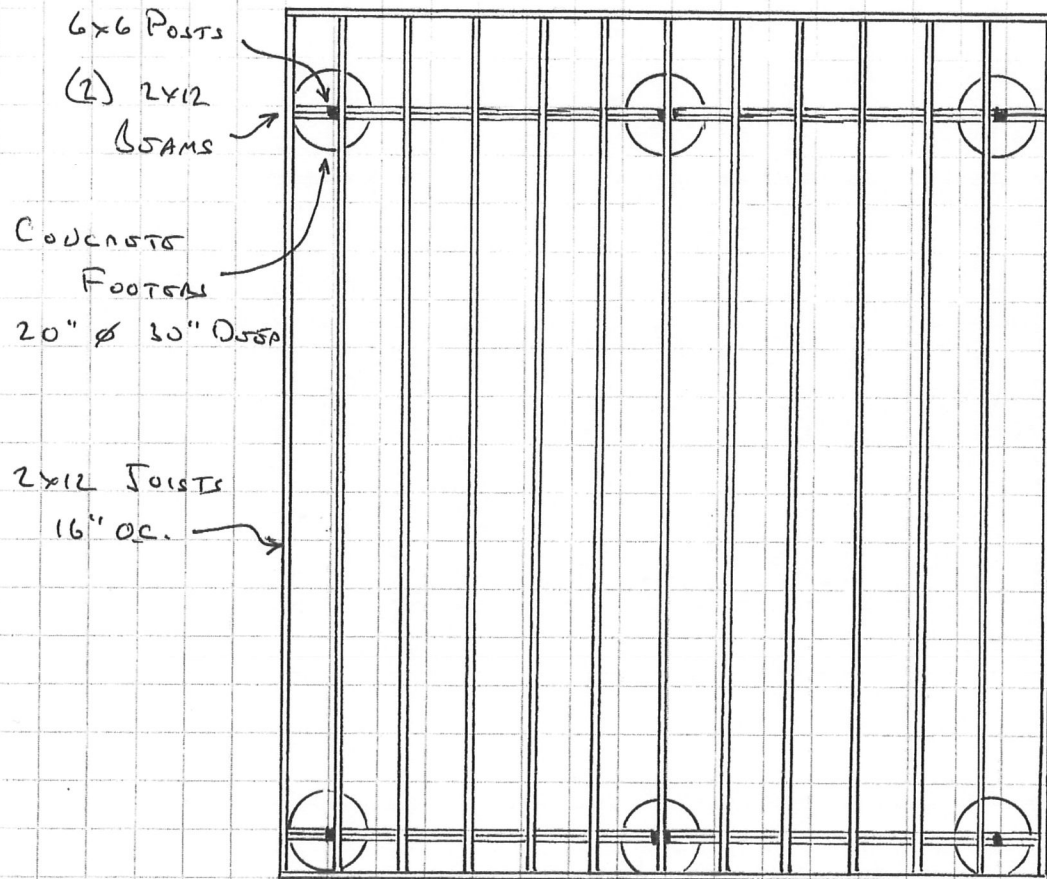
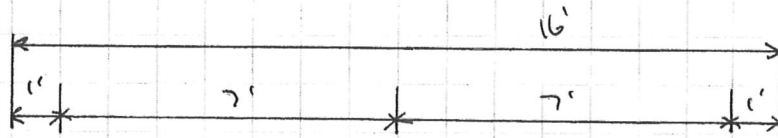
Fax 261-4731

deckmasters@hotmail.com

JOB FARGO

DATE 7/22/20

SCALE 1/4" = 1'0"



DECKMASTERS, INC.

859 261-3325

Fax 261-4731

deckmasters@hotmail.com

JOB

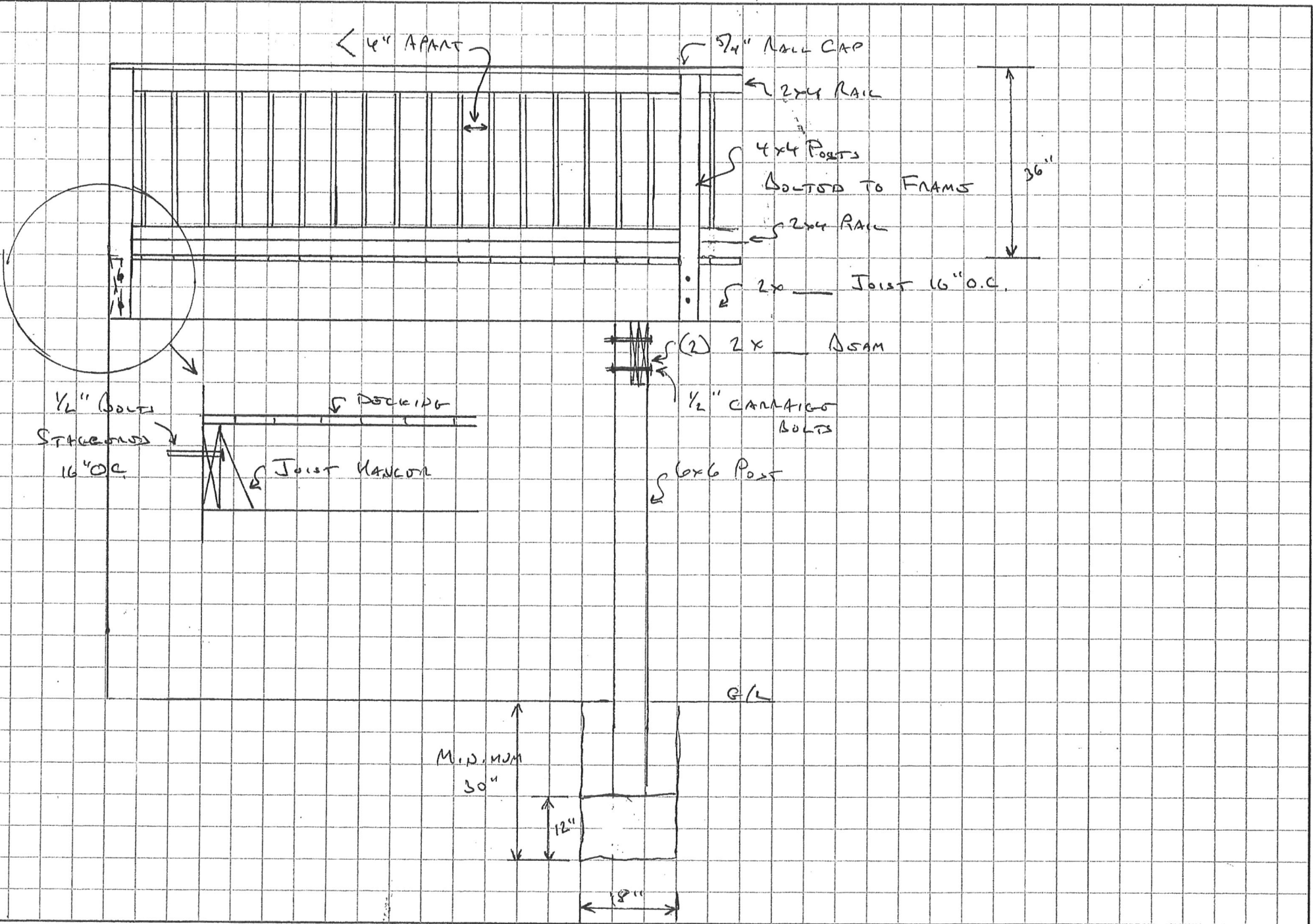
FARAGO

DATE

7/31/20

SCALE

1/4" = 1'0"



DECKMASTERS, INC.

859 261-3325

Fax 261-4731

deckmasters@hotmail.com

JOB _____

DATE _____

SCALE _____

NONE

BOARD OF ZONING APPEALS STAFF REPORT

Public Hearing Number: 3

Case Number: BZA-20-054

Address: 6942 Juniperview Lane

Applicant: Tabb Harrison

Property Owner: Same as above

Zone: Residence A (Single Family)

Request: Variance to extend 5' privacy fence in the side yard

Code Section: Section 150.23 – RESIDENCE ZONE FENCING

Legal Notice: City of Madeira website – October 23, 2020

Meeting Date: November 2, 2020



Overview: The Applicant is requesting a variance to install a privacy fence in the side yard that exceeds the permitted 4' in height and density requirement. The proposed fence is a privacy fence in nature and is 5' in height. An example of the fence design is included in the materials submitted for the variance.

The variance request is not a dimensional request and therefore does not require a survey to be submitted.

Property History: A request for a front yard setback variance (Case 2004-0032) was denied by the PC at its 8/16/2004 meeting.

Abutting Property Uses: The surrounding properties are all in the Residence A (Single Family) District

Public Comment: None to date.



City of Madeira
 Board of Zoning Appeals
 7141 Miami Avenue
 Madeira, OH 45243
 513-561-7228

RECEIVED: _____

Date

Fee Paid: _____

Date Paid: _____

Case No: _____

DISCLAIMER: ALL INFORMATION ON THIS FORM WILL BECOME PUBLIC RECORD

Variance Application

TYPE OF VARIANCE REQUESTED:

Please check appropriate box

TYPE		FEE CHARGED
<input checked="" type="checkbox"/>	Residential	Variance fee of \$50.00 + \$1.50 per \$1000.00 of total cost for additions; \$0.75 per \$1000.00 for a new house
<input type="checkbox"/>	Commercial	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/>	Panhandle Lot	Variance fee of \$50.00 + \$1.50 per \$1000.00 of total cost for additions; \$0.75 per \$1000.00 for a new house
<input type="checkbox"/>	Conditional Use	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/>	Non-Conforming Use	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/>	Other	See City Staff to determine

Please indicate the Madeira Zoning Code Section that pertains to the variance request (*circle one*):

Chapter 150: Zoning Code

Chapter 151: Subdivision Regulations

Chapter 153: Excavating, Filling, and Grading of Land

Other: _____

Estimated project cost: \$6,000 Please describe requested variance: _____

Want to build a 5' fence that is more than 25% in density along side of house to match rest of fence & match height of neighbors fences.

PROPERTY INFORMATION:

Address:	6942 Juniperview Ln
Book, Page & Parcel number:	
Current Zoning Designation:	150.23
Adjacent Property Zoning Designation:	North: _____ South: _____ East: <u>X</u> West: <u>X</u>

APPLICANT:

Name:	Tabb Harrison	Daytime Telephone #:	(513) 702-4258
Address:	6942 Juniperview Ln.	Evening Telephone #:	
		Email Address:	tabbharrison@gmail.com

OWNER (if different from applicant):

Name:		Daytime Telephone #:	
Address:		Evening Telephone #:	
		Email Address:	

PAST VARIANCES:

Have any variances been requested, granted or denied on the subject property?

Yes No


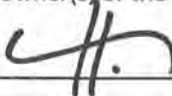
If yes, please provide date(s) and details (*attach separate page if necessary*):

SUBMISSION REQUIREMENTS:

Fourteen (14) copies of this application, the variance request worksheet and all the materials listed in the applicable table attached must be submitted **at least 28 days prior** to the Board of Zoning Appeals meeting in order for the application to be placed on the agenda. **All materials must be assembled in separate packets – please FOLD rolled drawings.**

Stamped surveys will be required for any dimensional variance, including: a) New Dwellings; b) Additions with setback and/or lot coverage percentage requests; c) Commercial building projects; d) Sign Location variance requests closer than 10' from the right-of-way and e) Accessory Structures that exceed the allowable square footage by zoning district or are closer than 10 feet to the property line.

Any blanks or incorrect information on this application will be considered an incomplete application which may result in your request being delayed until the next meeting.

I certify that the information contained in this application and supplements is true and correct. Applicant hereby grants permission to the City of Madeira Board of Zoning Appeals and City staff to visit the subject property to review variance requests.	
Applicant Signature: 	Date: <u>10/8/20</u>
I/we authorize to file and proceed with this application for a variance concerning my property as stated in this application. It is the applicant's responsibility to notify the property owner(s) of the Board of Zoning Appeals decision.	
Owner Signature: 	Date: <u>10/8/20</u>

THIS SECTION TO BE COMPLETED BY STAFF		
		Initials
BZA Meeting Date:	Date:	
Legal Notice Published:	Date:	
ARO Review (<i>if applicable</i>):	Date:	
BZA Decision (<i>circle one</i>):	Approved Approved w/ Conditions Denied	
Property owner at BZA Meeting:		
Applicant at BZA Meeting:		

Fill in the table below to verify that this information was submitted. Write "submitted" where it is not asking for number of feet. Please use decimals.

	Applicant Reply/Checklist	Staff
List of property owners within 200 ft of the subject property		
SITE PLAN REQUIREMENTS		
Site plan, BASED ON A REGISTERED SURVEY , including the following:	Surveyor Name:	
a) Complete property line, showing dimensions and metes and bounds.		
b) Street names		
c) Title, scale and north arrow. Scale should be 1"=20'		
d) Existing and proposed structures on the subject site		
e) Setback lines shown as dashed line on plan (See Section 150.24 of the Zoning Code)	Front: _____ Rear: _____ Side: _____ Side: _____	
f) Distance from existing structures on subject property to property line in feet. Include all projections outside foundation walls	Front: _____ Rear: _____ Side: _____ Side: _____	
g) Distance from proposed structures on subject property to property line in feet. Include all projections outside foundation walls	Front: _____ Rear: _____ Side: _____ Side: _____	
h) Existing structures on adjacent property		
i) Distance from existing structures on adjacent property to property line nearest subject property. How was this measured?	North: _____ East: _____ South: _____ West: _____	
ELEVATION REQUIREMENTS		
Elevations of all sides, including the following:		
a) Label and describe all relevant proposed materials (siding, paving, etc) and colors		
b) Proposed distance from finished grade to finished floors and top of structure	_____ Feet	
c) Proposed distance from finished grade to top of highest point of the structure	_____ Feet	
MISCELLANEOUS REQUIREMENTS		
Proposed Lot Coverage % (footprint of proposed compared to lot size within r-o-w)		
Topography, at 2' increments, drawn to scale depicting existing and proposed changes		
Will proposed variance result in any change in surface water drainage in either direction or volume from subject site? Explain how determined and mitigated.		
Completed variance request worksheet.		
UPON REQUEST		
Landscape Plan		
Rendering illustrating the proposed project		
OPTIONAL		
Photos of the site		
Letters in support of the project		

MADEIRA CITY PLANNING COMMISSION

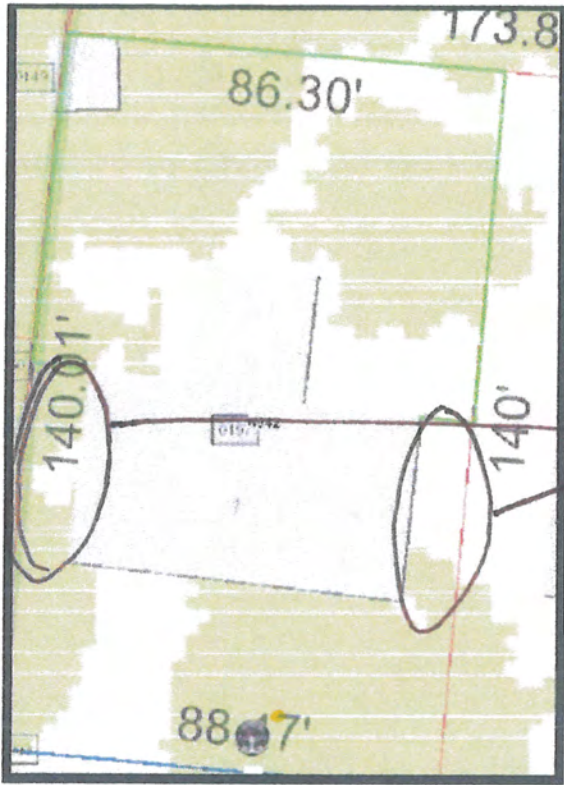
VARIANCE REQUEST WORK SHEET

TO BE COMPLETED BY THE APPLICANT

Property Location: _____ Request Type: _____

- (1) Will the property in question yield a reasonable return or can there be any beneficial use of the property without the variance? _____
Yes, the fence would yield a good r.o.i. as the fence we wish to build is of high design & very period specific.
- (2) Is the variance necessary to preserve a substantial property right (the reasonable enjoyment and use of the property) which is already possessed by the owners of other properties in the same area? _____
Yes.
- (3) Are there exceptional or extraordinary conditions which apply to the subject property that do not apply generally to other properties in the same area? The side yard sections in question are flanked by back yards of 2 neighbors who currently both have 5' fences of lesser design aesthetics
- (4) Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Not at all.
- (5) Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)?
No.
- (6) Were the applicable zoning restrictions in place when the property was purchased or acquired by the applicant? Did the applicant have a reasonable means of determining what zoning restrictions were in effect at the time the property was acquired? yes
- (7) Can the property owner's predicament feasibly be obviated through some method other than a variance (such as a zoning change or redesign of the proposed plan)? _____
A redesign could work but wouldn't look right nor would it match up with adjacent fence heights so a redesign would actually look worse than allowing this variance.
- (8) Can the spirit and intent behind the zoning requirement be observed and substantial justice done if the variance is granted? yes.

**6942 JUNIPERVIEW LN.
FENCE PROJECT**



Side yard areas seeking variance.

Fence Design



BOARD OF ZONING APPEALS STAFF REPORT

Public Hearing Number: 4

Case Number: BZA-20-056

Address: 6807 Springcrest Circle

Applicant: Tom Larocque

Property Owner: Brad Meeks

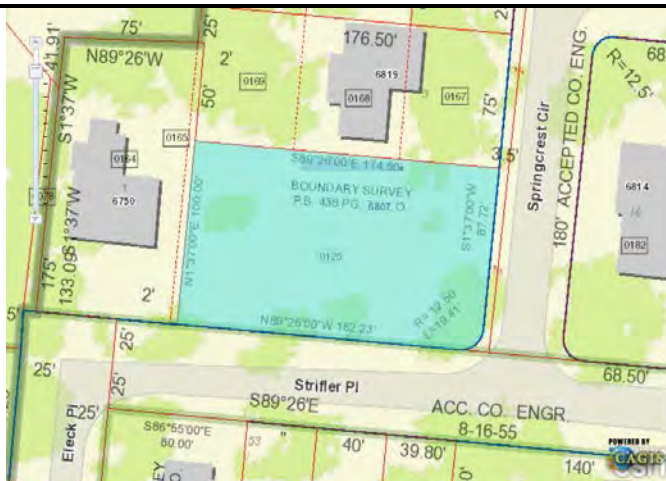
Zone: Residence A (Single Family)

Request: Side yard setback variance to construct a covered patio

Code Section: Section 150.29 – Lot Requirement (Table E.1)

Legal Notice: City of Madeira website – November 25, 2020

Meeting Date: December 7, 2020



Overview: The Applicant is requesting to extend the covered portion of the rear patio. The expansion will be consistent with the current side yard setback of the house and existing patio. The current setback, however is 40.24 feet which was approved in a 2013 variance request. The house sits on a corner lot and the side yard, along Strifler Place, is required to have a setback equal to that of a front yard setback, which in this case is 50 feet.

Property History: Planning Commission approved the consolidation of 3 lots and a 9.76' front yard setback variance from Strifler (Case 2013-0049; approved at Aug. 19, 2013 PC meeting).

Abutting Property Uses: The surrounding properties are all in the Residence A (Single Family) District

Public Comment: None to date.



City of Madeira
 Board of Zoning Appeals
 7141 Miami Avenue
 Madeira, OH 45243
 513-561-7228

RECEIVED: _____
 Date _____
 Fee Paid: _____
 Date Paid: _____
 Case No: BZA 20-056

DISCLAIMER: ALL INFORMATION ON THIS FORM WILL BECOME PUBLIC RECORD
Variance Application

TYPE OF VARIANCE REQUESTED:

Please check appropriate box

TYPE	FEE CHARGED
<input checked="" type="checkbox"/> Residential	Variance fee of \$50.00 + \$1.50 per \$1000.00 of total cost for additions; \$0.75 per \$1000.00 for a new house
<input type="checkbox"/> Commercial	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/> Panhandle Lot	Variance fee of \$50.00 + \$1.50 per \$1000.00 of total cost for additions; \$0.75 per \$1000.00 for a new house
<input type="checkbox"/> Conditional Use	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/> Non-Conforming Use	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/> Other	See City Staff to determine

Please indicate the Madeira Zoning Code Section that pertains to the variance request (circle one):

Chapter 150: Zoning Code

Chapter 153: Excavating, Filling, and Grading of Land

Chapter 151: Subdivision Regulations

Other: _____

Estimated project cost: 20,000 Please describe requested variance: HOUSE HAS EXISTING SIDEYARD VARIANCE, LOOKING TO EXTEND REAR PORCH @ THE GIVEN VARIANCE

PROPERTY INFORMATION:

Address: <u>6807</u>	<u>SPRINGCREST CIRCLE</u>
Book, Page & Parcel number:	<u>525-0014-0125-00</u>
Current Zoning Designation:	<u>A</u>
Adjacent Property Zoning Designation:	North: <u>A</u> South: <u>A</u> East: <u>A</u> West: <u>A</u>

APPLICANT:

Name: <u>TOM LAROQUE</u>	Daytime Telephone #: <u>513-309-3324</u>
Address: <u>6955 PANTHER DR</u>	Evening Telephone #: _____
<u>MIDDLETOWN, OH</u>	Email Address: <u>LAROQUE6094@ROADRUNNER.COM</u>

OWNER (if different from applicant):

Name: <u>BRAD MEEKS</u>	Daytime Telephone #: _____
Address: <u>6807 SPRINGCREST</u>	Evening Telephone #: _____
<u>CIRCLE</u>	Email Address: _____

PAST VARIANCES:

Have any variances been requested, granted or denied on the subject property?

Yes No

If yes, please provide date(s) and details (attach separate page if necessary):

HOUSE WAS GRANTED SIDE YARD SET BACK VARIANCE @
TIME OF CONSTRUCTION

SUBMISSION REQUIREMENTS:

Fourteen (14) copies of this application, the variance request worksheet and all the materials listed in the applicable table attached must be submitted **at least 28 days prior** to the Board of Zoning Appeals meeting in order for the application to be placed on the agenda. **All materials must be assembled in separate packets – please FOLD rolled drawings.**

Stamped surveys will be required for any dimensional variance, including: a) New Dwellings; b) Additions with setback and/or lot coverage percentage requests; c) Commercial building projects; d) Sign Location variance requests closer than 10' from the right-of-way and e) Accessory Structures that exceed the allowable square footage by zoning district or are closer than 10 feet to the property line.

Any blanks or incorrect information on this application will be considered an incomplete application which may result in your request being delayed until the next meeting.

I certify that the information contained in this application and supplements is true and correct. Applicant hereby grants permission to the City of Madeira Board of Zoning Appeals and City staff to visit the subject property to review variance requests.

Applicant Signature: Tom Larocque Date: 9/15/20

I/we authorize to file and proceed with this application for a variance concerning my property as stated in this application. It is the applicant's responsibility to notify the property owner(s) of the Board of Zoning Appeals decision.

Owner Signature: Brad Lu Date: 9/15/20

THIS SECTION TO BE COMPLETED BY STAFF			Initials
BZA Meeting Date:	Date: <u>12/7/2020</u>		<u>add</u>
Legal Notice Published:	Date: <u>11/27/2020</u>		
ARO Review (if applicable):	Date:		
BZA Decision (circle one):	Approved Approved w/ Conditions Denied		
Property owner at BZA Meeting:			
Applicant at BZA Meeting:			

Fill in the table below to verify that this information was submitted. Write "submitted" where it is not asking for number of feet. Please use decimals.

	Applicant Reply/Checklist	Staff
List of property owners within 200 ft of the subject property		
SITE PLAN REQUIREMENTS		
Site plan, BASED ON A REGISTERED SURVEY , including the following:	Surveyor Name:	
a) Complete property line, showing dimensions and metes and bounds.		
b) Street names		
c) Title, scale and north arrow. Scale should be 1"=20'		
d) Existing and proposed structures on the subject site		
e) Setback lines shown as dashed line on plan (See Section 150.24 of the Zoning Code)	Front: _____ Rear: _____ Side: _____ Side: _____	
f) Distance from existing structures on subject property to property line in feet. Include all projections outside foundation walls	Front: _____ Rear: _____ Side: _____ Side: _____	
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h) Existing structures on adjacent property		
i) Distance from existing structures on adjacent property to property line nearest subject property. How was this measured?	North: _____ East: _____ South: _____ West: _____	
ELEVATION REQUIREMENTS		
Elevations of all sides, including the following:		
a) Label and describe all relevant proposed materials (siding, paving, etc) and colors		
b) Proposed distance from finished grade to finished floors and top of structure	_____ Feet	
c) Proposed distance from finished grade to top of highest point of the structure	_____ Feet	
MISCELLANEOUS REQUIREMENTS		
Proposed Lot Coverage % (footprint of proposed compared to lot size within r-o-w)		
Topography, at 2' increments, drawn to scale depicting existing and proposed changes		
Will proposed variance result in any change in surface water drainage in either direction or volume from subject site? Explain how determined and mitigated.		
Completed variance request worksheet.		
UPON REQUEST		
Landscape Plan		
Rendering illustrating the proposed project		
OPTIONAL		
Photos of the site		
Letters in support of the project		

MADEIRA CITY PLANNING COMMISSION

VARIANCE REQUEST WORK SHEET

TO BE COMPLETED BY THE APPLICANT

Property Location: 6907 SPRINGCREST Request Type: SIDE YARD VARIANCE
CIRCLE

- (1) Will the property in question yield a reasonable return or can there be any beneficial use of the property without the variance? _____

- (2) Is the variance necessary to preserve a substantial property right (the reasonable enjoyment and use of the property) which is already possessed by the owners of other properties in the same area? YES
- (3) Are there exceptional or extraordinary conditions which apply to the subject property that do not apply generally to other properties in the same area? NO.
- (4) Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? NO.
- (5) Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)?
NO
- (6) Were the applicable zoning restrictions in place when the property was purchased or acquired by the applicant? Did the applicant have a reasonable means of determining what zoning restrictions were in effect at the time the property was acquired? PREVIOUS VARIANCE FOR HOUSE
- (7) Can the property owner's predicament feasibly be obviated through some method other than a variance (such as a zoning change or redesign of the proposed plan)? NO
- (8) Can the spirit and intent behind the zoning requirement be observed and substantial justice done if the variance is granted? _____

Proposed Covered Patio
Brad & Jaclyn Meeks
 6807 Springcrest Circle
 Cincinnati, Ohio 45243

Site Photo



Project Notes

THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS
 PRIOR TO START OF WORK.
 AFFECTED STRUCTURAL ELEMENTS MUST BE SHORED PRIOR
 TO DEMOLITION.

**N Jeffrey
 Watterson**
 ARCHITECT ASSOCIATES design
 Building Design Visual Solutions
 1171 Monmouth Drive
 Cincinnati, Ohio 45228
 (513) 433-4333

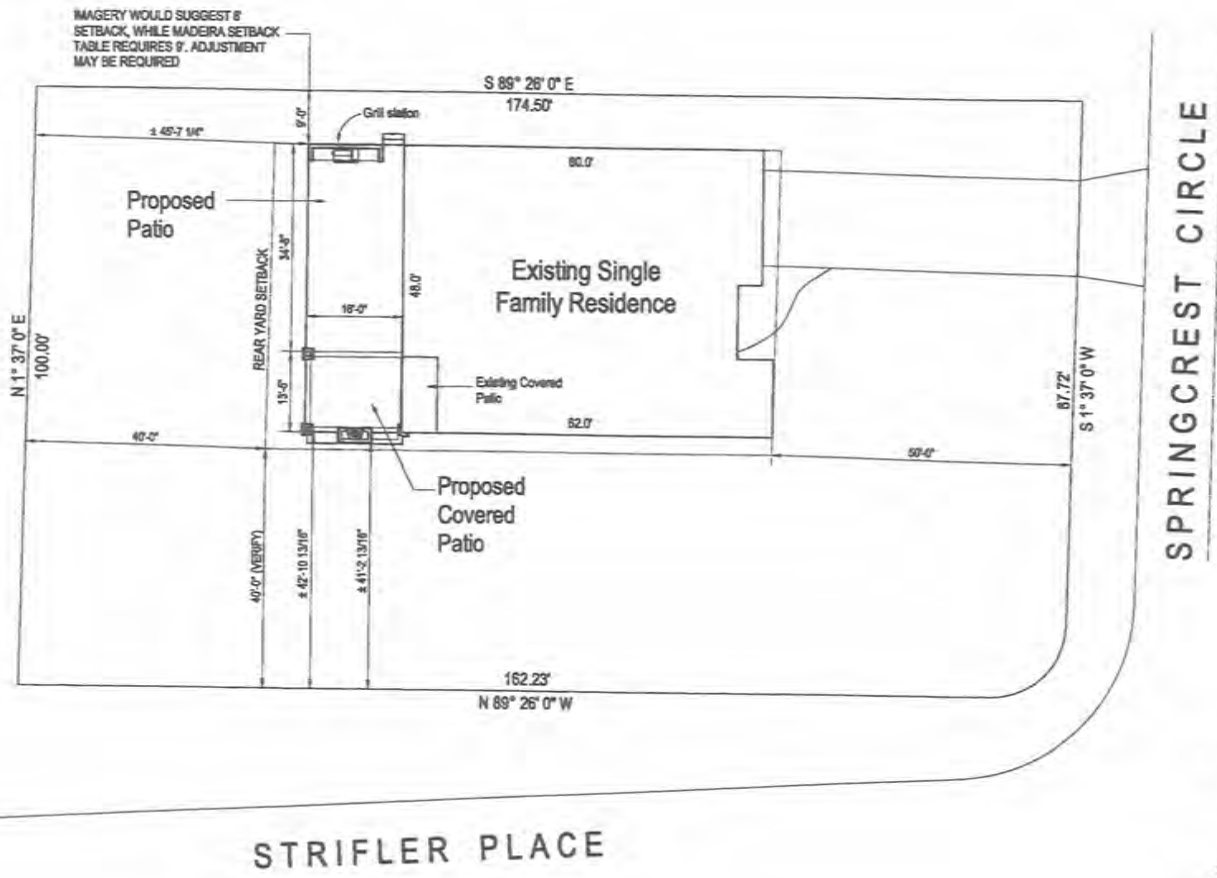
Proposed Covered Patio
Brad & Jaclyn Meeks
 6807 Springcrest Circle
 Cincinnati, Ohio 45243

Sheet Index

Sheet	Description
CS-0	Cover Sheet
CS-1	General Notes
A-0	Base Site Plan
A-1	Foundation Plan
A-2	Floor Plan
A-3	Roof Plan
A-4	Exterior Elevations
A-5	Exterior Elevations
A-6	Section
A-7	Section
A-8	Section

BRAD & JACLYN
Meeks
CS-0
 Cover Sheet
 PROJECT NO. 20230001
 DATE 08/20/2023
 11/15/2023

THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.



1 Base Site Plan
SCALE 1" = 20'-0"



THIS DEPICTION IS TRACED FROM IMAGERY COURTESY OF HAMILTON COUNTY CAGS AND IS NOT INTENDED TO REPLACE A LOCATION AND SITE SURVEY CONDUCTED BY AN OHIO PROFESSIONAL LAND SURVEYOR. EXISTING SETBACKS AND PRECISE LOCATION MAY BE REQUIRED TO BE VERIFIED BY SAID P.L.S.

N Jeffrey Watterson & Associates, Inc.
 Building Design, Visual Solutions
 107 Northway Drive
 Grafton, Ohio 43024
 (614) 653-7878

Proposed Porch & Detached Garage
Shawna and Tim Drake
 25911 K Boy Drive
 Grafton, Ohio 43022



Media
A-0
 Sheet Size: Plan

THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

General Notes

APPLICABLE CODES
2018 I.C.C.

FOUNDATIONS AND CONCRETE

ALL POURED CONCRETE FOUNDATION WALLS AND SLABS NOT EXPOSED TO WEATHER SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI. CONCRETE WALLS EXPOSED TO WEATHER SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AND ALL EXPOSED EXTERIOR GARAGE SLABS SHALL BE 3000 PSI MIN.

ALL EXTERIOR CONCRETE OR CONCRETE IN AREAS SUBJECT TO FREEZING AND THAWING SHALL HAVE 5% TO 7% AIR ENTRAINMENT. (FOUNDATION WALLS, GARAGE FLOORS, EXT. CONCRETE)

ALL FOOTINGS SHALL REST NO LESS THAN 3" BELOW FINISHED GRADE AND ON UNDISTURBED SOIL OR ON ENGINEERED FILL HAVING ASSUMED BEARING CAPACITY OF 1500 PSF MIN.

THE SILL PLATE OR FLOOR SYSTEM SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER BOLTS PLACED 72" ON CENTER AND NOT MORE THAN 12" FROM CORNERS. BOLTS SHALL EXTEND A MINIMUM OF 12" INTO MASONRY OR 7" INTO CONCRETE. SILL PLATES SHALL BE PROTECTED FROM DECAY AS REQUIRED. A CONTINUOUS SILL SEAL SHALL BE PROVIDED UNDER ALL SILL PLATES SURROUNDING HEATED AREAS OF THE BUILDING.

FOUNDATION WALLS SHALL EXTEND A MINIMUM OF 2" ABOVE FINISHED GRADE ALL AROUND.

ANY FOUNDATIONS ENCLOSING HABITABLE SPACE BELOW GRADE WHICH SHALL BE FINISHED MUST HAVE AN APPROVED WATERPROOFING SYSTEM APPLIED FROM FOOTING TO FINISH GRADE. THOSE SPACES BELOW GRADE WHICH SHALL NOT BE FINISHED NEED 2 COATS HOT APPLIED ASPHALTIC DAMPROOFING FROM FOOTING TO FINISH GRADE.

FIRESTOPPING

FIRESTOPPING SHALL BE PROVIDED IN THE FOLLOWING AREAS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FLURRED SPACES AT THE CEILING AND FLOOR LEVEL.
2. AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING, ETC.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
4. AT OPENINGS AROUND VENTS, PIPER, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NON-COMBUSTIBLE MATERIALS.

WEATHER RESISTANT COVER

A WEATHER RESISTIVE COVER, TYVEK OR 15# FELT PAPER SHALL BE APPLIED OVER ANY WOOD SHEATHING UNDER BRICK, STONE OR SHAVE VENEERING. ALL JOINTS SHALL BE TAPED.

MANUFACTURED FIREPLACES

Per RCO 1004.1, Factory-built fireplaces shall be UL 127 listed at time of inspection.

MAX DEFLECTION

INTERIOR WALLS AND PARTITIONS	L/180
FLOORS AND PLASTERED CEILINGS	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH BRITTLE FINISHES	L/240
EXTERIOR WALLS WITH FLEXIBLE FINISHES	L/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/800

DESIGN LOADS

ROOF LL	20	P.S.F.	
FLOOR LL	40	P.S.F.	
WIND	115 MPH (WITH 3 SECOND GUST)	25.0	P.S.F.
GARAGE FLOOR	50	P.S.F.	
GROUND SNOW LOAD	20	P.S.F.	
SOIL BEARING CAPACITY	1500	P.S.F.	

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

BALCONIES (EXTERIOR)	40	P.S.F.
DECKS	40	
GARAGES	50	
ATTICS (LOW SLOPE)	16	
ATTICS (HIGH SLOPE W/STORAGE)	20	
DWELLING UNITS (EXCEPT SLEEPING AREAS)	40	
SLEEPING ROOMS	30	
STAIRS	40*	

GUARDRAILS AND HANDRAILS

* INDIVIDUAL STAIR DESIGNED FOR UNIFORM LOAD OR 300 LB CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES.

ROOF & FLOOR TRUSSES

ROOF TRUSS DESIGN CRITERIA INCLUDING ENGINEERED CUT SHEETS AND TRUSS LAYOUTS SHALL BE AVAILABLE TO THE INSPECTOR AT THE ROUGH FRAMING INSPECTION.

ALL TRUSSES SHALL BE FASTENED TO RESIST THE UPLIFT FORCES ON THE TRUSS DRAWINGS, BUT NEVER LESS THAN 175 LBS. USE STRONGTIE 1" SCREWS AS REQUIRED.

LUMBER SPECIES

ALL WOOD FLOOR JOISTS SHALL BE #1 SYP
ALL COMMON NON-LOAD BEARING STUDS SHALL BE UTILITY GRADE SYP
ALL STRUCTURAL STUDS SHALL BE #2 SYP OR BETTER.
ALL TRUSS MEMBERS SHALL BE #2 SYP OR GREATER
ALL RAFTERS/RIDGE BOARDS SHALL BE #1 SYP OR GREATER

PROTECTION AGAINST DECAY

THE FOLLOWING AREAS ARE CONSIDERED SUBJECT TO DECAY AND REQUIRE THE USE OF PRESSURE TREATED MATERIALS:

WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GRIDDERS WHEN CLOSER THAN 12" TO EXPOSED GROUND OR UNEXCAVATED AREAS.
ALL SILLS OR PLATES WHICH REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 6" FROM EXPOSED GROUND.

SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB WHICH IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

THE ENDS OF WOOD GRIDDERS ENTERING MASONRY OR CONCRETE WALLS HAVING CLEARANCES LESS THAN 12" WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND.

WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOOR OR ROOFS WHICH ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.

WOOD FLOORING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FLOORING STRIPS OR FRAMING MEMBERS.

ALL WOOD IN CONTACT WITH THE GROUND OR MOISTURE WHICH SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY.

ALL POSTS/COLUMNS WHICH ARE EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EXPOSED TO THE WEATHER.

WALL PANEL BRACING

WALL PANEL BRACING SHALL BE PER RIBL 10.3, CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING NOT LESS THAN 1/2" FOR STUDS 16" OC. INSTALLED IN ACCORDANCE WITH RIBL 8.3.

ROOF VENTILATION

THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/200 OF

THE VENTED SPACE PROVIDED THE FOLLOWING CONDITIONS MET:

1. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF THE UPPER VENTS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE IS PERMITTED.

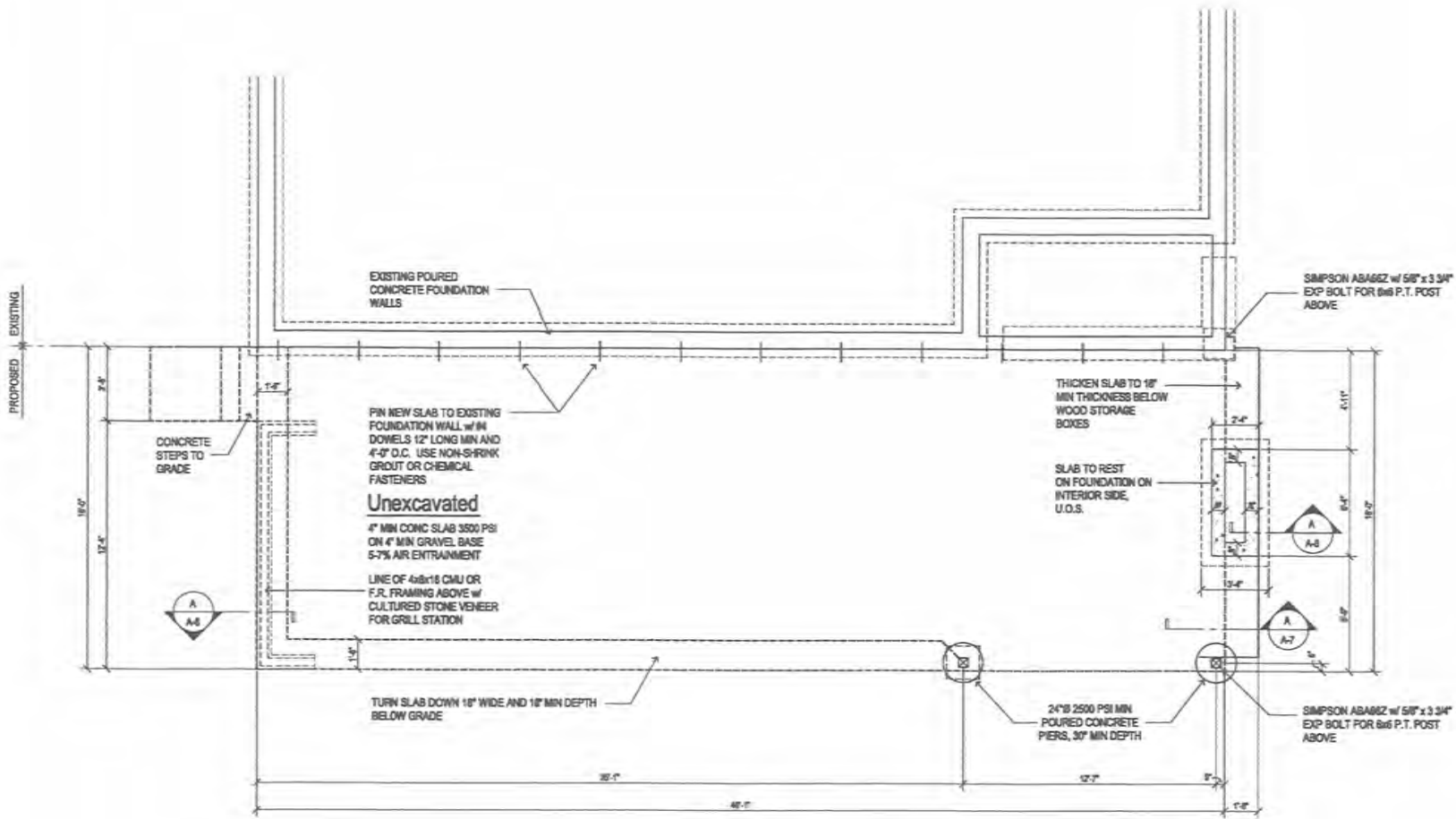
N Jeffrey Watterson
AN ASSOCIATES DESIGN
Building Design, Visual Education
117 Newburg Drive
Cincinnati, Ohio 45244
(513) 533-1111

Proposed Covered Patio
Brad & Jaclyn Meeks
6807 Springcrest Circle
Cincinnati, Ohio 45243



Meeks
CS-1
Crested Homes

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.



1 Foundation Plan
SCALE 3/16" = 1'-0"

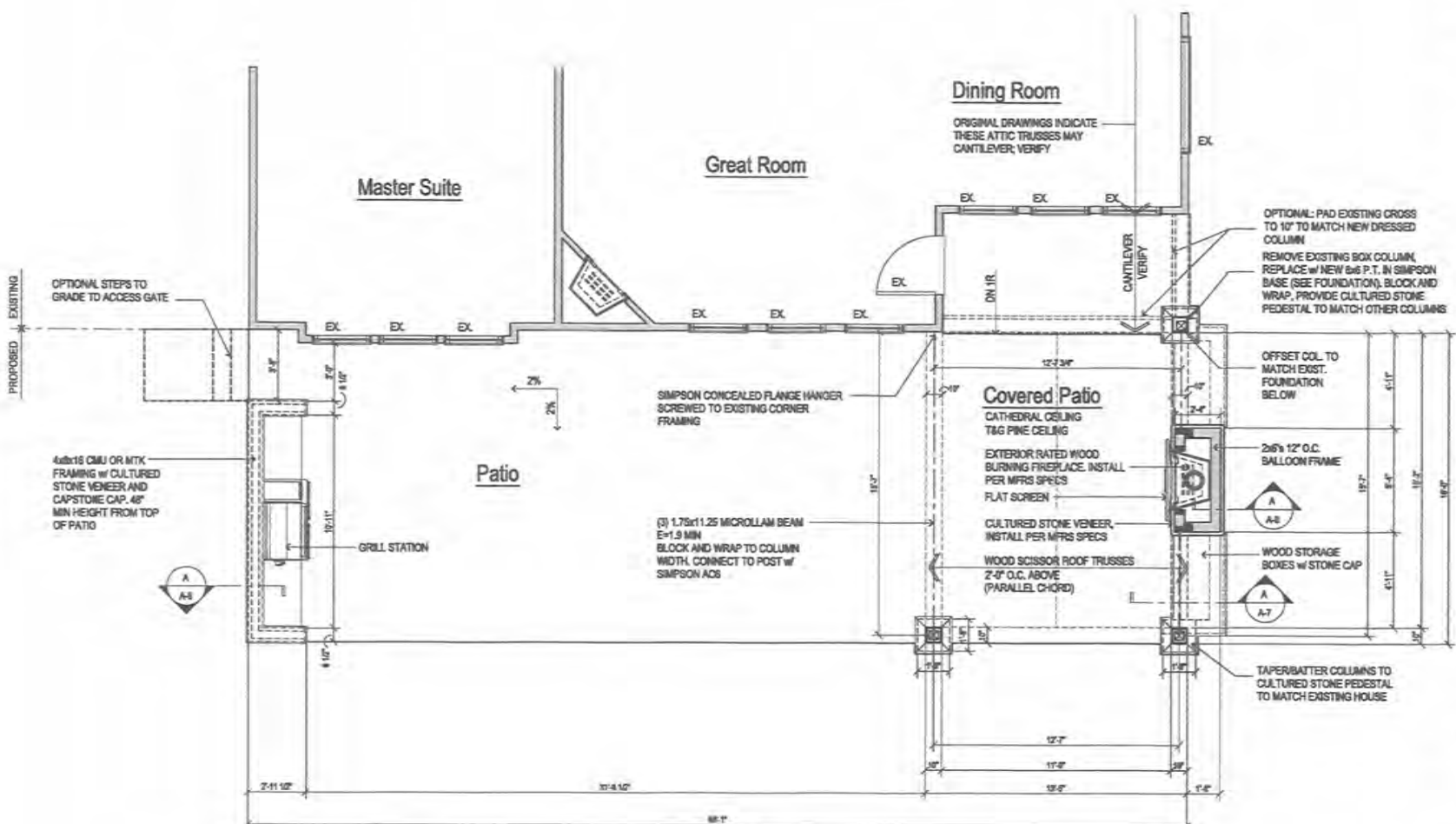
**N Jeffrey
Watterson**
AN ASSOCIATES DESIGN
Building Design Visual Solutions
1970 Northway Drive
Cincinnati, Ohio 45241
(513) 533-1100

Proposed Covered Patio
Brad & Jaclyn Meeks
6807 Springcrest Circle
Cincinnati, Ohio 45243

NO.	REVISION	DATE

Meeks
A-1
Foundation Plan

NOT TO SCALE
ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED
CONCRETE SHALL BE 3000 PSI
UNLESS OTHERWISE SPECIFIED
ALL FINISHES SHALL BE AS SHOWN
ON THE ARCHITECTURAL DRAWINGS



PROPOSED | EXISTING

OPTIONAL STEPS TO GRADE TO ACCESS GATE

4"x16" CMU OR MTK FRAMING w/ CULTURED STONE VENEER AND CAPSTONE CAP. 48" MIN HEIGHT FROM TOP OF PATIO

Master Suite

Great Room

Dining Room

ORIGINAL DRAWINGS INDICATE THESE ATTIC TRUSSES MAY CANTILEVER, VERIFY

Patio

GRILL STATION

SIMPSON CONCEALED FLANGE HANGER SCREWED TO EXISTING CORNER FRAMING

(3) 1.75x1.25 MICROLLAM BEAM E=1.8 MIN BLOCK AND WRAP TO COLUMN WIDTH, CONNECT TO POST w/ SIMPSON ACS

Covered Patio

- CATHEDRAL CEILING
- T&G PINE CEILING
- EXTERIOR RATED WOOD BURNING FIREPLACE, INSTALL PER MFRS SPECS
- FLAT SCREEN
- CULTURED STONE VENEER, INSTALL PER MFRS SPECS
- WOOD SCISSOR ROOF TRUSSES 2'-0" O.C. ABOVE (PARALLEL CHORD)

OPTIONAL: PAD EXISTING CROSS TO 10' TO MATCH NEW DRESSED COLUMN
REMOVE EXISTING BOX COLUMN, REPLACE w/ NEW 6"x6" P.T. IN SIMPSON BASE (SEE FOUNDATION). BLOCK AND WRAP, PROVIDE CULTURED STONE PEDESTAL TO MATCH OTHER COLUMNS

- OFFSET COL. TO MATCH EXIST. FOUNDATION BELOW
- 2x6" 12" O.C. BALLOON FRAME
- WOOD STORAGE BOXES w/ STONE CAP
- TAPER/BATTER COLUMNS TO CULTURED STONE PEDESTAL TO MATCH EXISTING HOUSE

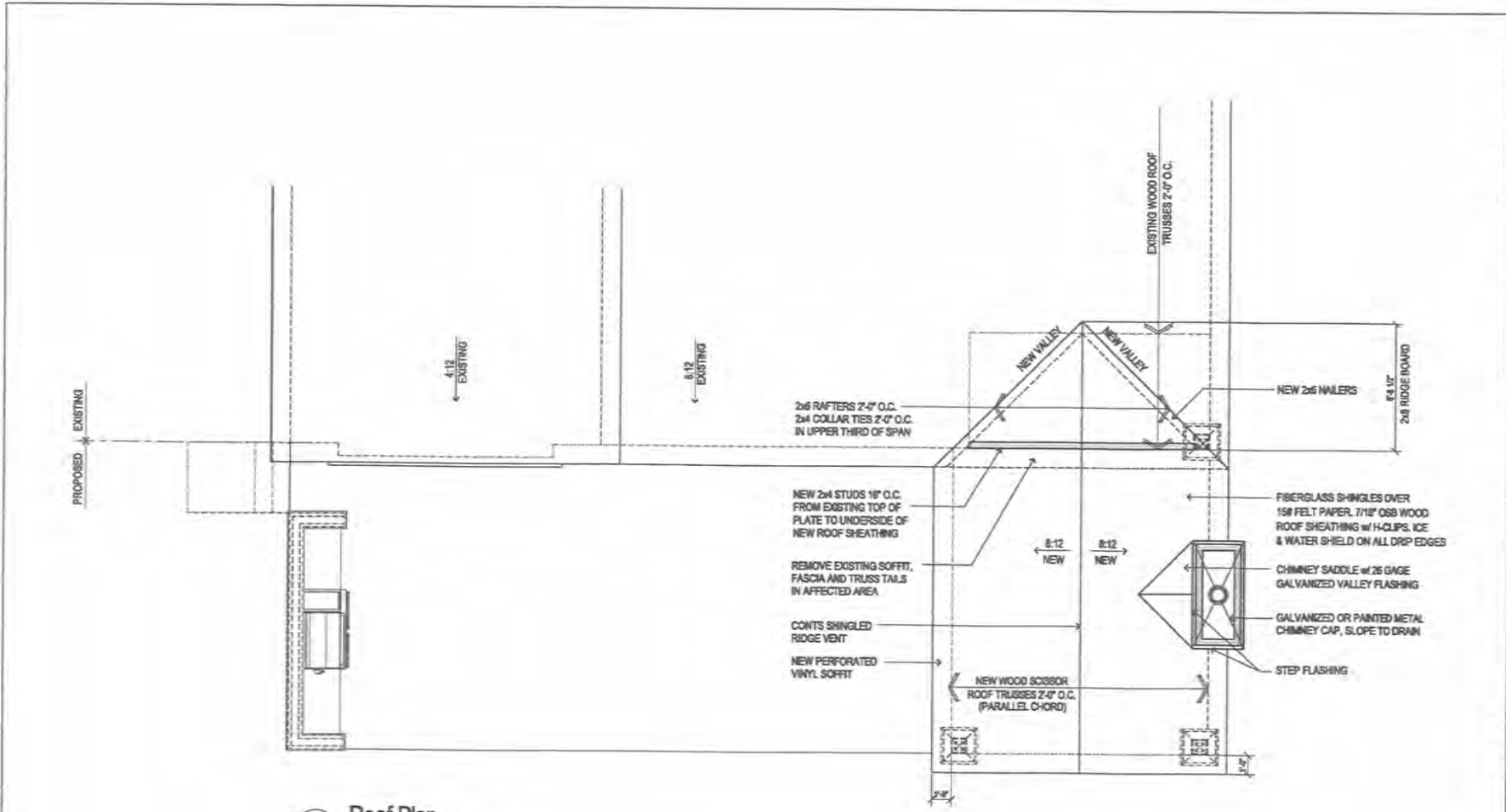
1 First Floor Plan
SCALE 3/16" = 1'-0"

N Jeffrey Watterson
Watterson Associates, Inc.
Architectural Design
1777 Marston Ave. Ste. 100
Cincinnati, Ohio 45241
(513) 233-9338

Proposed Covered Patio
Brad & Jaclyn Meeks
6807 Springcrest Circle
Cincinnati, Ohio 45243

NO.	REVISIONS

Meeks
A-2
Floor Plan
DATE: 07/11/2017
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 3/16" = 1'-0"



1 Roof Plan
SCALE 3/16" = 1'-0"

**N Jeffrey
Watterson**
AN ASSOCIATES DESIGN
Building Design, Visual Solution
197 University Village
(513) 633-8888

Proposed Covered Patio
Brad & Jaclyn Meeks
6807 Springcrest Circle
Cincinnati, Ohio 45243

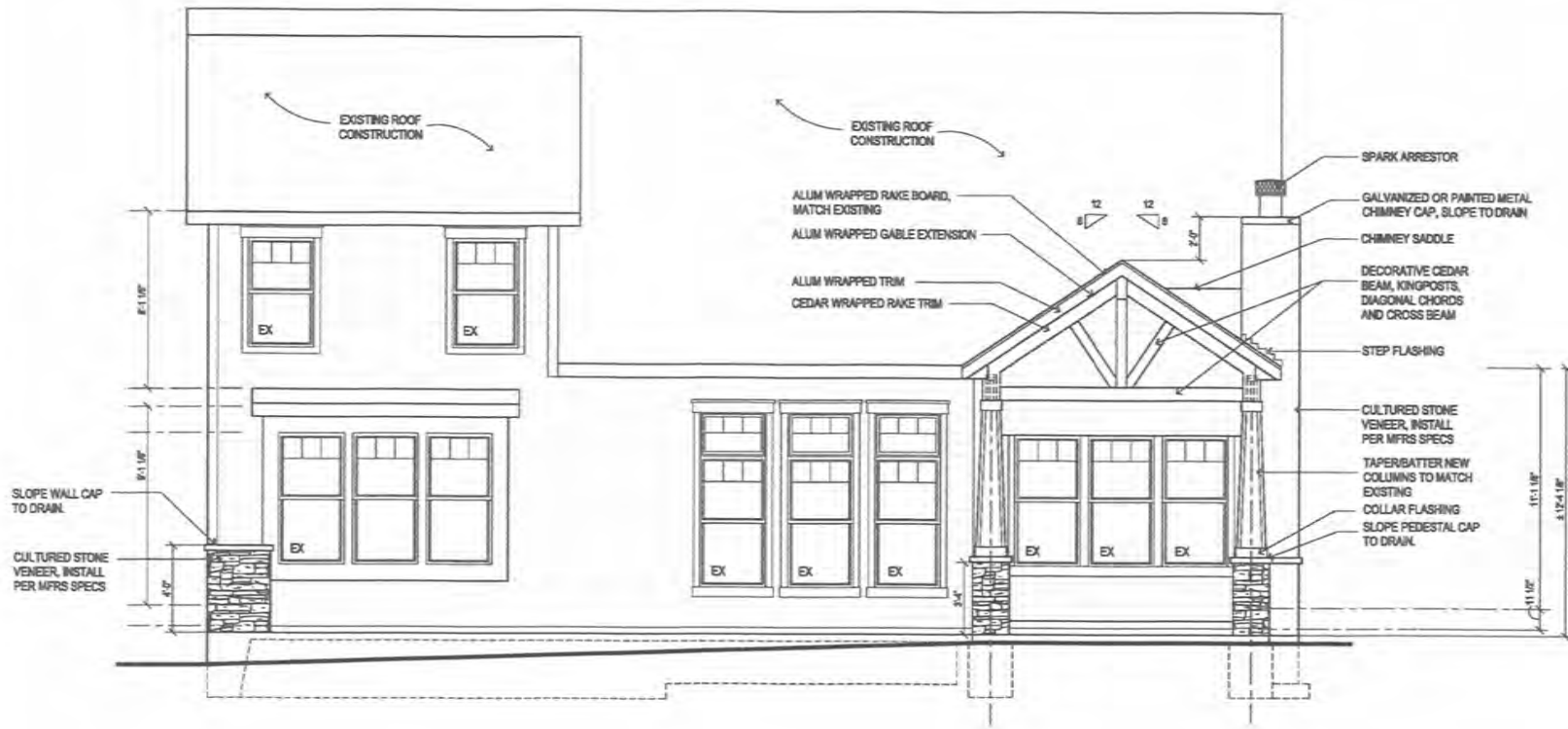


REVISIONS

MECKS
A-3
Roof Plan

DATE: 10/20/2012
DRAWN BY: JAW
CHECKED BY: JAW

THE INFORMATION ON THIS SET OF DRAWINGS IS THE PROPERTY OF MECKS & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MECKS & ASSOCIATES, INC.



1 Rear Elevation
SCALE 3/16" = 1'-0"

N Jeffrey Watterson
ARCHITECTURE DESIGN
11111 Springdale Road
Cincinnati, Ohio 45241
513-533-1111

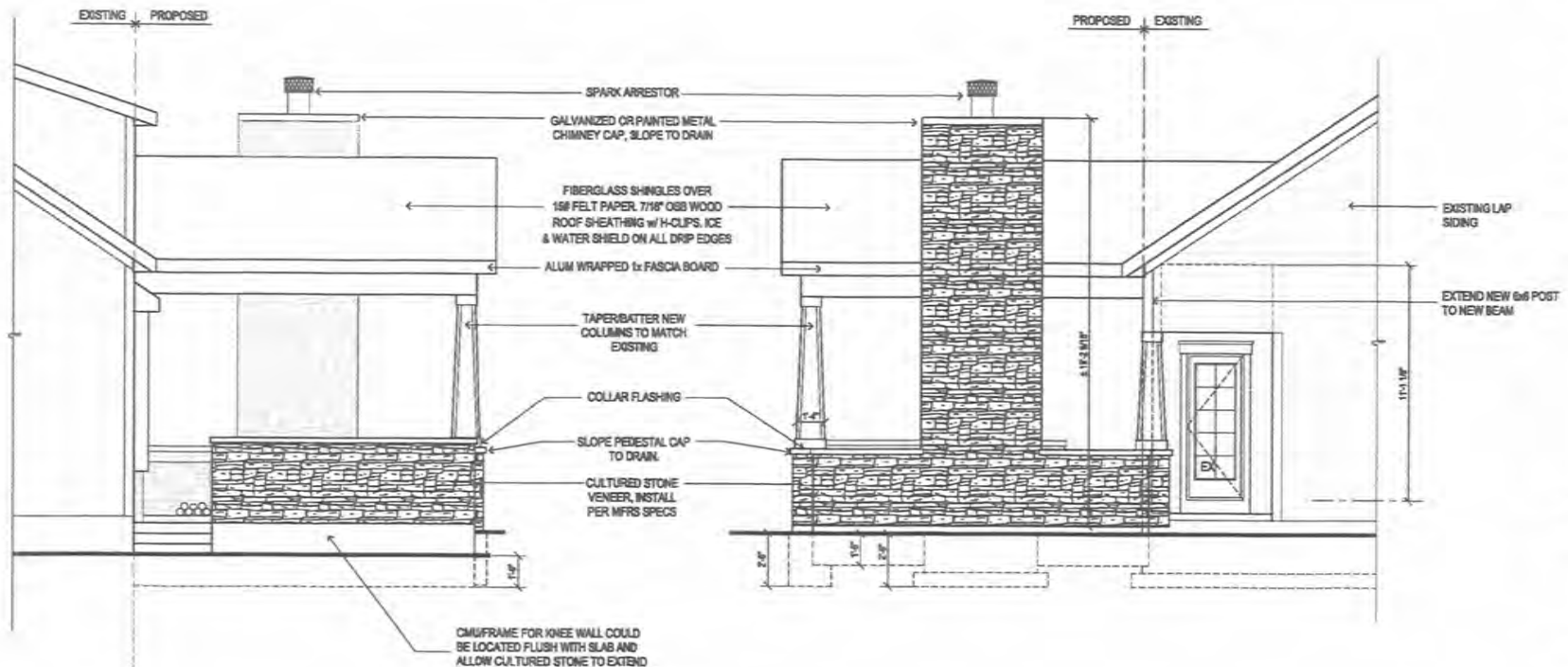
Proposed Covered Patio
Brad & Jaclyn Meeks
6807 Springcrest Circle
Cincinnati, Ohio 45243



REVISIONS

Meeks
A-4
Rear Elevation

DATE: 11/11/11
DRAWN BY: JAW
CHECKED BY: JAW



1 Right Elevation
SCALE 3/16" = 1'-0"

2 Left Elevation
SCALE 3/16" = 1'-0"

CMU FRAME FOR KNEE WALL COULD BE LOCATED FLUSH WITH SLAB AND ALLOW CULTURED STONE TO EXTEND TOWARD GRADE TO CONCEAL EXPOSED CONCRETE, OR ADJUST SLAB EDGE IN APPROXIMATELY 2"

N Jeffrey Watterson
ARCHITECTURE DESIGN
1775 W. 12th Street
Cincinnati, Ohio 45243
513.263.1111

Proposed Covered Patio
Brad & Jaclyn Meeks
6807 Springcrest Circle
Cincinnati, Ohio 45243

REVISIONS

Project
A-5
Residential Construction

DATE: 10/11/2011
DRAWN BY: J. SCHWAB
CHECKED BY: J. SCHWAB

CAPSTONE OR LIMESTONE CAP,
SLOPE TO DRAIN

CULTURED STONE VENEER,
INSTALL PER MFRS SPECS

3 5/8" 20 GAGE METAL STUDS
w/ 1/2" CONCRETE BOARD ON
BOTH SIDES (OR 4x8x16 CMU)
CABINETS, TO BE DETERMINED

CMU/FRAME FOR KNEE WALL COULD
BE LOCATED FLUSH WITH SLAB AND
ALLOW CULTURED STONE TO EXTEND
TOWARD GRADE TO CONCEAL EXPOSED
CONCRETE, OR ADJUST SLAB EDGE IN
APPROXIMATELY 2"

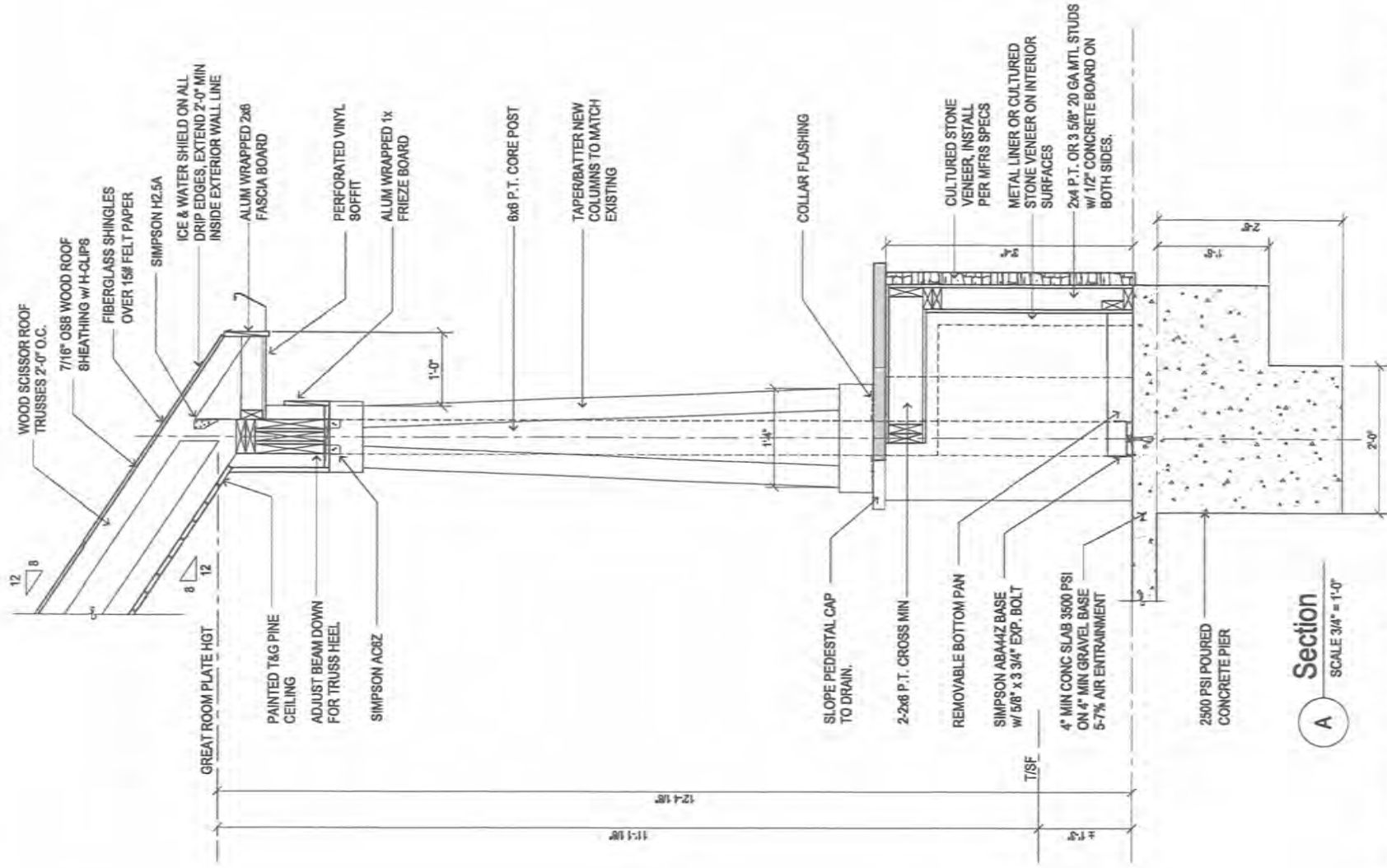
4" MIN CONC SLAB 3500 PSI
ON 4" MIN GRAVEL BASE
5-7% AIR ENTRAINMENT

A Section
SCALE 3/4" = 1'-0"

**N Jeffrey
Watterson**
an architect's design
— interior design — visual planning —
interior architecture —
interior design — architecture

Proposed Covered Patio
Brad & Jaclyn Meeks
6807 Springcrest Circle
Chickadee, Ohio 45943

A-6



Section A
SCALE 3/4" = 1'-0"

N Jeffrey Watterson & ASSOCIATES DESIGN
Building Design, Visual Solutions
1975 Newburg Drive
Cincinnati, Ohio 45244
(513) 533-2279

Proposed Covered Patio
Brad & Jaclyn Meeks
6807 Springcrest Circle
Cincinnati, Ohio 45243

GALVANIZED OR PAINTED
METAL CHIMNEY, SLOPE
TO DRAIN

2x4 CAP JOISTS 16" O.C.

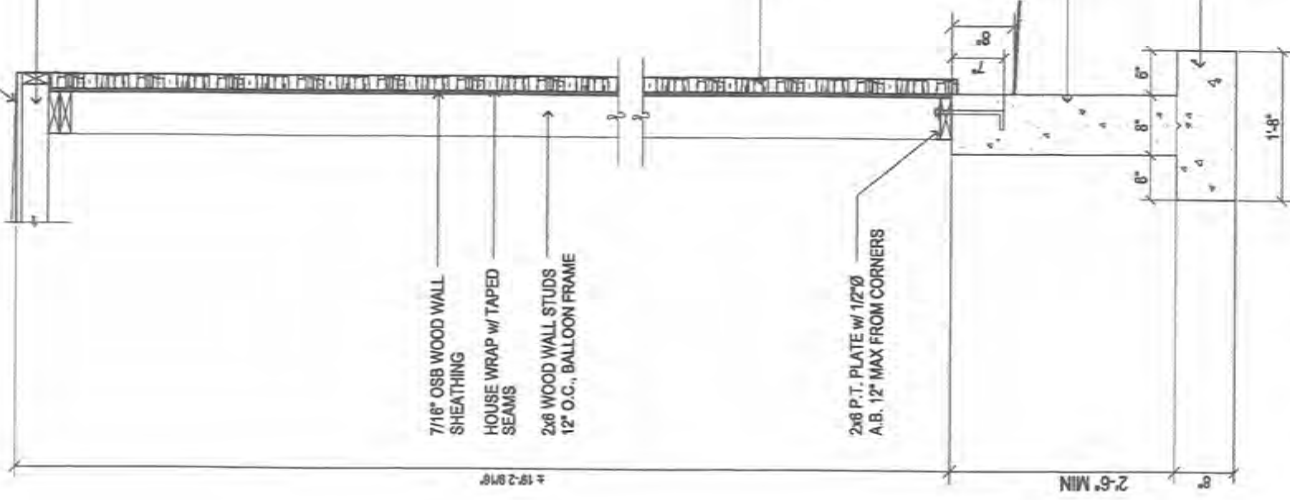
7/16" OSB WOOD WALL
SHEATHING
HOUSE WRAP w/ TAPED
SEAMS
2x6 WOOD WALL STUDS
12" O.C., BALLOON FRAME

CULTURED STONE
VENEER, INSTALL PER
MFRS SPECS

2x6 P.T. PLATE w/ 1/2" Ø
A.B. 12" MAX FROM CORNERS

2500 PSI MIN POURED
CONCRETE FOUND.
WALL

3000 PSI CONTS
SPREAD FOOTING
(30" MIN BELOW
GRADE)



A Wall Section
SCALE 3/4" = 1'-0"

**N Jeffrey
Watterson**
AN ASSOCIATED DESIGN
BUILDING DESIGN - VISUALIZATION
1470 University Ave. Ste. 200
Cincinnati, Ohio 45241
(513) 533-3377

Proposed Covered Patio
Brad & Jaclyn Meeks
6807 Springcrest Circle
Cincinnati, Ohio 45241



Meeks
A-8
Section

DATE: 10/20/2014
DRAWN BY: [illegible]
CHECKED BY: [illegible]

BOARD OF ZONING APPEALS STAFF REPORT

Public Hearing Number: 5

Case Number: BZA-20-057

Address: 5992 Kenwood Road

Applicant: Clay Slusher

Property Owner: Same as above

Zone: Residence AA (Single Family)

Request: Side yard setback variance to construct an addition and attached garage

Code Section: Section 150.29 – Lot Requirement (Table E.1)

Legal Notice: City of Madeira website – November 25, 2020

Meeting Date: December 7, 2020



Overview: The Applicant is requesting a side yard setback variance to construct an addition that will sit 3'8" from the south property line. The proposed addition will sit at the same setback as an existing detached garage.

A 12' side yard setback is required in the Residence AA District; a variance of 8' will be required to allow this addition to proceed. Front and rear yard setbacks are met, as well as lot coverage at 11.8% (including the addition).

Property History: BZA approved a fence density variance at its 1/6/2020 meeting under Case 2019-040.

Abutting Property Uses: The surrounding properties are all in the Residence AA (Single Family) District. Properties to the north, east and west are used as single family residential. The property to the south is in use as a nursing home and rehabilitation center.

Public Comment: None to date.



City of Madeira
Board of Zoning Appeals
7141 Miami Avenue
Madeira, OH 45243
513-561-7228

RECEIVED: 11/10/2020
Date
Fee Paid: _____
Date Paid: _____
Case No: 20-057

DISCLAIMER: ALL INFORMATION ON THIS FORM WILL BECOME PUBLIC RECORD

Variance Application

TYPE OF VARIANCE REQUESTED:

Please check appropriate box

TYPE	FEE CHARGED
<input checked="" type="checkbox"/> Residential	Variance fee of \$50.00 + \$1.50 per \$1000.00 of total cost for additions; \$0.75 per \$1000.00 for a new house
<input type="checkbox"/> Commercial	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/> Panhandle Lot	Variance fee of \$50.00 + \$1.50 per \$1000.00 of total cost for additions; \$0.75 per \$1000.00 for a new house
<input type="checkbox"/> Conditional Use	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/> Non-Conforming Use	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/> Other	See City Staff to determine

Please indicate the Madeira Zoning Code Section that pertains to the variance request (circle one):

Chapter 150: Zoning Code Chapter 153: Excavating, Filling, and Grading of Land
Chapter 151: Subdivision Regulations Other: _____

Estimated project cost: \$190K Please describe requested variance: Side Setback

PROPERTY INFORMATION:

Address:	<u>5992 Kenwood Rd.</u>
Book, Page & Parcel number:	
Current Zoning Designation:	<u>AA</u>
Adjacent Property Zoning Designation:	North: <u>AA</u> South: <u>AA</u> East: <u>AA</u> West: <u>A</u>

APPLICANT:

Name:	<u>Clay Slusher</u>	Daytime Telephone #:	<u>513-200-8501</u>
Address:	<u>5992 Kenwood Rd.</u>	Evening Telephone #:	
	<u>Conti, OH 45243</u>	Email Address:	<u>clayslusher@me.com</u>

OWNER (if different from applicant):

Name:	<u>SAME</u>	Daytime Telephone #:	
Address:	<u>SAME</u>	Evening Telephone #:	
		Email Address:	

PAST VARIANCES:

Have any variances been requested, granted or denied on the subject property?

Yes No

If yes, please provide date(s) and details (attach separate page if necessary):

Front yard fence approved 1-6-20


SUBMISSION REQUIREMENTS:

Fourteen (14) copies of this application, the variance request worksheet and all the materials listed in the applicable table attached must be submitted **at least 28 days prior** to the Board of Zoning Appeals meeting in order for the application to be placed on the agenda. **All materials must be assembled in separate packets – please FOLD rolled drawings.**


Stamped surveys will be required for any dimensional variance, including: a) New Dwellings; b) Additions with setback and/or lot coverage percentage requests; c) Commercial building projects; d) Sign Location variance requests closer than 10' from the right-of-way and e) Accessory Structures that exceed the allowable square footage by zoning district or are closer than 10 feet to the property line.

Any blanks or incorrect information on this application will be considered an incomplete application which may result in your request being delayed until the next meeting.

I certify that the information contained in this application and supplements is true and correct. Applicant hereby grants permission to the City of Madeira Board of Zoning Appeals and City staff to visit the subject property to review variance requests.

Applicant Signature:  Date: 11-5-20

I/we authorize to file and proceed with this application for a variance concerning my property as stated in this application. It is the applicant's responsibility to notify the property owner(s) of the Board of Zoning Appeals decision.

Owner Signature:  Date: 11-5-20

THIS SECTION TO BE COMPLETED BY STAFF			Initials
BZA Meeting Date:	Date:		
Legal Notice Published:	Date:		
ARO Review (if applicable):	Date:		
BZA Decision (circle one):	Approved Approved w/ Conditions Denied		
Property owner at BZA Meeting:			
Applicant at BZA Meeting:			

Fill in the table below to verify that this information was submitted. Write "submitted" where it is not asking for number of feet. Please use decimals.

	Applicant Reply/Checklist	Staff
List of property owners within 200 ft of the subject property		
SITE PLAN REQUIREMENTS		
Site plan, BASED ON A REGISTERED SURVEY , including the following:	Surveyor Name: <i>TBD</i>	
a) Complete property line, showing dimensions and metes and bounds.	<i>✓</i>	
b) Street names	<i>✓</i>	
c) Title, scale and north arrow. Scale should be 1"=20'	<i>✓</i>	
d) Existing and proposed structures on the subject site	<i>✓</i>	
e) Setback lines shown as dashed line on plan (See Section 150.24 of the Zoning Code)	Front: _____ Rear: _____ Side: _____ Side: _____	
f) Distance from existing structures on subject property to property line in feet. Include all projections outside foundation walls	Front: _____ Rear: _____ Side: _____ Side: <i>4'</i>	
g) Distance from proposed structures on subject property to property line in feet. Include all projections outside foundation walls	Front: _____ Rear: _____ Side: _____ Side: <i>4'</i>	
h) Existing structures on adjacent property	<i>See drawing</i>	
i) Distance from existing structures on adjacent property to property line nearest subject property. How was this measured?	North: <i>See drawing</i> East: _____ South: _____ West: _____	
ELEVATION REQUIREMENTS		
Elevations of all sides, including the following:		
a) Label and describe all relevant proposed materials (siding, paving, etc) and colors	<i>See drawing</i>	
b) Proposed distance from finished grade to finished floors and top of structure	<i>28'3"</i> Feet	
c) Proposed distance from finished grade to top of highest point of the structure	<i>28'3"</i> Feet	
MISCELLANEOUS REQUIREMENTS		
Proposed Lot Coverage % (footprint of proposed compared to lot size within r-o-w)	<i>✓</i>	
Topography, at 2' increments, drawn to scale depicting existing and proposed changes	<i>✓</i>	
Will proposed variance result in any change in surface water drainage in either direction or volume from subject site? Explain how determined and mitigated.	<i>No</i>	
Completed variance request worksheet.	<i>✓</i>	
UPON REQUEST		
Landscape Plan	<i>N/A</i>	
Rendering illustrating the proposed project	<i>✓</i>	
OPTIONAL		
Photos of the site		
Letters in support of the project		

MADEIRA CITY PLANNING COMMISSION

VARIANCE REQUEST WORK SHEET

TO BE COMPLETED BY THE APPLICANT

Property Location: 5992 Kenwood Rd. Request Type: _____

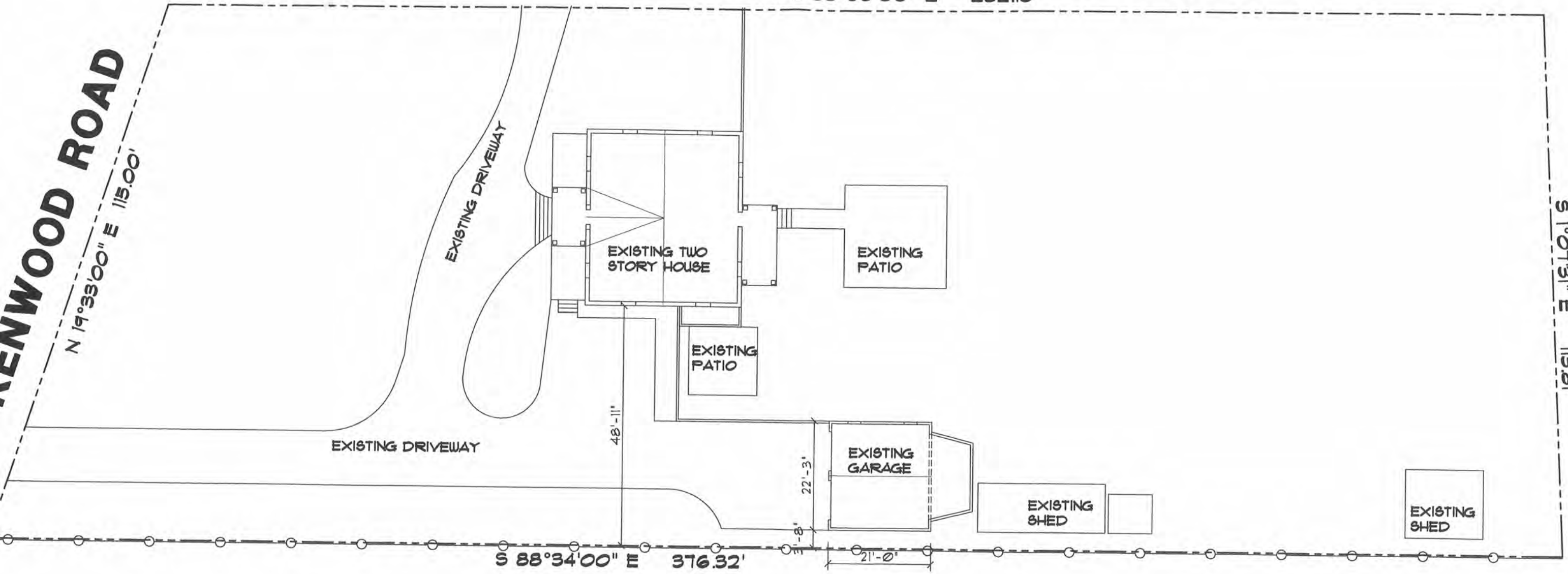
- (1) Will the property in question yield a reasonable return or can there be any beneficial use of the property without the variance? It is the best direction for this structure.
- (2) Is the variance necessary to preserve a substantial property right (the reasonable enjoyment and use of the property) which is already possessed by the owners of other properties in the same area? The location is needed for the best function of the addition.
- (3) Are there exceptional or extraordinary conditions which apply to the subject property that do not apply generally to other properties in the same area? We are up against a commercial property and this addition will help with much needed privacy.
- (4) Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Our design will keep the original architecture of our house and community.
- (5) Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)?
No.
- (6) Were the applicable zoning restrictions in place when the property was purchased or acquired by the applicant? Did the applicant have a reasonable means of determining what zoning restrictions were in effect at the time the property was acquired? I don't believe the set backs have changed.
- (7) Can the property owner's predicament feasibly be obviated through some method other than a variance (such as a zoning change or redesign of the proposed plan)? Many alternatives have been discussed but this current design is the most appealing and functional.
- (8) Can the spirit and intent behind the zoning requirement be observed and substantial justice done if the variance is granted?

WENWOOD ROAD
N 19°33'00" E 115.00'

MAY STREET

S 88°50'00" E 282.10'

S 1°07'31" E 113.81'



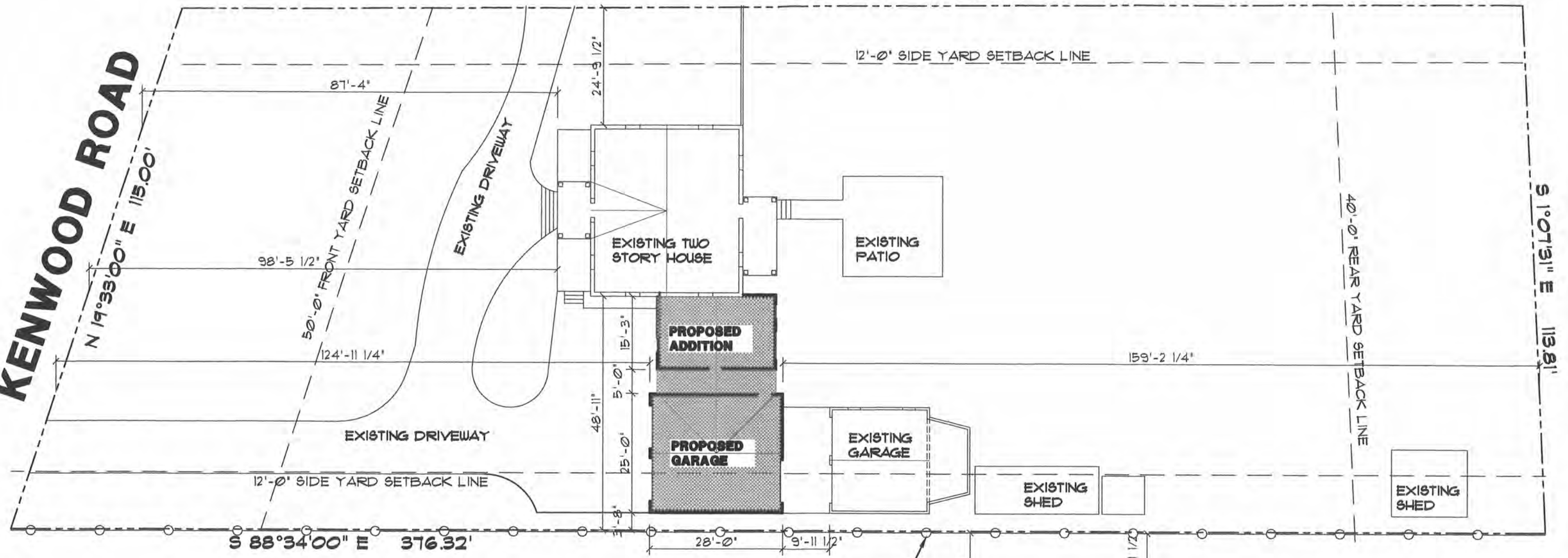
EXISTING PLOT PLAN 1" = 20'-0"

PLAN DEVELOPED USING INFORMATION FROM CAGIS
ONLINE MAPS AND FROM FIELD DIMENSIONS

MAY STREET

S 88°50'00" E 282.10'

KENWOOD ROAD
N 19°33'00" E 115.00'



PROPOSED SITE PLAN 1" = 20'-0"

PLAN DEVELOPED USING INFORMATION FROM CAGIS ONLINE MAPS AND FROM FIELD DIMENSIONS

LOT COVERAGE

TOTAL AREA OF LOT
CODE ALLOWED 35%

33245 SF
11635 SF



BOARD OF ZONING APPEALS STAFF REPORT

Public Hearing Number: 6

Case Number: BZA-20-058

Address: 6601 Kenwood Road
Applicant: Trent Coletti, TJC Realty LLC
Property Owner: Same as above

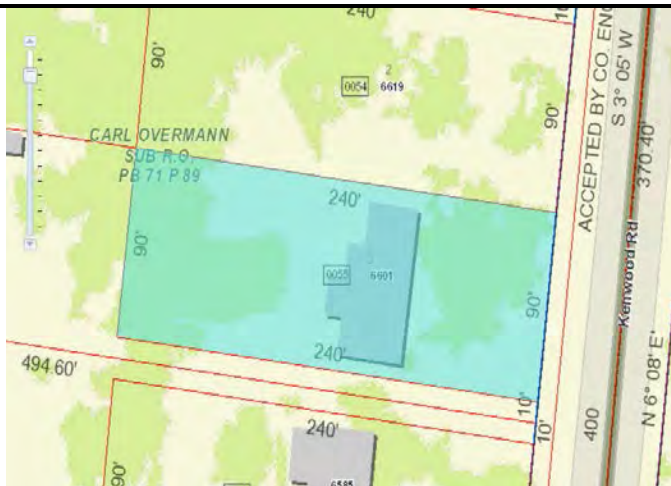
Zone: Residence A (Single Family)

Request: Approval of construction of a 2nd story addition to the house in the required side yard setback

Code Section: Section 150.29 – Lot Requirement (Table E.1)

Legal Notice: City of Madeira website – November 25, 2020

Meeting Date: December 7, 2020



Overview: The Applicant has submitted a request to construct a second story addition onto the existing house. The existing house was constructed in 1956 under different zoning regulations. The existing house does not meet the current side yard setback requirements. The current side yard setbacks are 7.9' to the south property line and 12.4' to the north property line. Under the current Zoning Code, side yard setbacks in the Residence A District are to be a total of 20', with a minimum of 9' on at least one side. The current house meets total 20' setback requirement, but does not meet the minimum of 9' on the south side.

Because the addition will be vertical, the footprint of the structure does not change. Therefore, the lot coverage percentage remains at approximately 13%.

Property History: No previous cases were found for this address.

Abutting Property Uses: The surrounding properties are all in the Residence A (Single Family) District

Public Comment: None to date.



City of Madeira
 Board of Zoning Appeals
 7141 Miami Avenue
 Madeira, OH 45243
 513-561-7228

RECEIVED: 10/8/2020
 Date
 Fee Paid: 110⁻
 Date Paid: 11-18-2020
 Case No: 20-058

DISCLAIMER: ALL INFORMATION ON THIS FORM WILL BECOME PUBLIC RECORD

Variance Application

TYPE OF VARIANCE REQUESTED:

Please check appropriate box

TYPE	FEE CHARGED
<input checked="" type="checkbox"/> Residential	Variance fee of \$50.00 + \$1.50 per \$1000.00 of total cost for additions; \$0.75 per \$1000.00 for a new house
<input type="checkbox"/> Commercial	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/> Panhandle Lot	Variance fee of \$50.00 + \$1.50 per \$1000.00 of total cost for additions; \$0.75 per \$1000.00 for a new house
<input type="checkbox"/> Conditional Use	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/> Non-Conforming Use	\$150 + \$1.50 per \$1000 of total cost
<input type="checkbox"/> Other	See City Staff to determine

Please indicate the Madeira Zoning Code Section that pertains to the variance request (circle one):

- Chapter 150: Zoning Code
- Chapter 151: Subdivision Regulations
- Chapter 153: Excavating, Filling, and Grading of Land
- Other: _____

Estimated project cost: ~~\$200,000~~ \$40,000
 Please describe requested variance: ad a second floor to house.

PROPERTY INFORMATION:

Address:	<u>6601 Kemwood Rd 45243</u>
Book, Page & Parcel number:	<u>Book 525 page 0028 parcel 0055</u> <u>525-0028-0055-00</u>
Current Zoning Designation:	<u>Single A</u>
Adjacent Property Zoning Designation:	North: <u>A</u> South: <u>A</u> East: <u>A</u> West: <u>A</u>

APPLICANT:

TJC Realty

Name:	<u>Trent Coletti</u>	Daytime Telephone #:	<u>513-382-2202</u>
Address:	<u>3623 Russell Ave</u>	Evening Telephone #:	
	<u>Cincinnati, OH 45208</u>	Email Address:	<u>Trent.Coletti@gmail.com</u>

OWNER (if different from applicant):

Name:		Daytime Telephone #:	
Address:		Evening Telephone #:	
		Email Address:	

PAST VARIANCES:

Have any variances been requested, granted or denied on the subject property?

 Yes

 No

If yes, please provide date(s) and details (*attach separate page if necessary*):

SUBMISSION REQUIREMENTS:

Fourteen (14) copies of this application, the variance request worksheet and all the materials listed in the applicable table attached must be submitted **at least 28 days prior** to the Board of Zoning Appeals meeting in order for the application to be placed on the agenda. **All materials must be assembled in separate packets – please FOLD rolled drawings.**

Stamped surveys will be required for any dimensional variance, including: a) New Dwellings; b) Additions with setback and/or lot coverage percentage requests; c) Commercial building projects; d) Sign Location variance requests closer than 10' from the right-of-way and e) Accessory Structures that exceed the allowable square footage by zoning district or are closer than 10 feet to the property line.

Any blanks or incorrect information on this application will be considered an incomplete application which may result in your request being delayed until the next meeting.

I certify that the information contained in this application and supplements is true and correct. Applicant hereby grants permission to the City of Madeira Board of Zoning Appeals and City staff to visit the subject property to review variance requests.	
Applicant Signature: <u><i>Kim Salento</i></u>	Date: <u><i>10/7/2020</i></u>
I/we authorize to file and proceed with this application for a variance concerning my property as stated in this application. It is the applicant's responsibility to notify the property owner(s) of the Board of Zoning Appeals decision.	
Owner Signature: <u><i>same as applicant</i></u>	Date: _____

THIS SECTION TO BE COMPLETED BY STAFF		
		Initials
BZA Meeting Date:	Date:	
Legal Notice Published:	Date:	
ARO Review (<i>if applicable</i>):	Date:	
BZA Decision (<i>circle one</i>):	Approved Approved w/ Conditions Denied	
Property owner at BZA Meeting:		
Applicant at BZA Meeting:		

Fill in the table below to verify that this information was submitted. Write "submitted" where it is not asking for number of feet. Please use decimals.

	Applicant Reply/Checklist	Staff
List of property owners within 200 ft of the subject property		
SITE PLAN REQUIREMENTS		
Site plan, BASED ON A REGISTERED SURVEY , including the following:	Surveyor Name: <i>JT King and Co.</i>	
a) Complete property line, showing dimensions and metes and bounds.	<i>Yes</i>	
b) Street names	<i>Yes</i>	
c) Title, scale and north arrow. Scale should be 1"=20'	<i>Yes</i>	
d) Existing and proposed structures on the subject site	<i>Yes</i>	
e) Setback lines shown as dashed line on plan (See Section 150.24 of the Zoning Code)	Front: <i>80.5'</i> Rear: <i>114.6'</i> Side: <i>7.9'</i> Side: <i>12.4'</i>	
f) Distance from existing structures on subject property to property line in feet. Include all projections outside foundation walls	Front: <i>80.5'</i> Rear: <i>114.6'</i> Side: <i>7.9'</i> Side: <i>12.4'</i>	
g) Distance from proposed structures on subject property to property line in feet. Include all projections outside foundation walls	Front: <i>80.5'</i> Rear: <i>114.6'</i> Side: <i>7.9'</i> Side: <i>12.4'</i>	
h) Existing structures on adjacent property		
i) Distance from existing structures on adjacent property to property line nearest subject property. How was this measured? <i>Survey</i>	North: <i>80.5'</i> East: <i>114.6'</i> South: <i>7.9'</i> West: <i>12.4'</i>	
ELEVATION REQUIREMENTS		
Elevations of all sides, including the following:		
a) Label and describe all relevant proposed materials (siding, paving, etc) and colors	<i>Yes</i>	
b) Proposed distance from finished grade to finished floors and top of structure		<i>24</i> Feet
c) Proposed distance from finished grade to top of highest point of the structure		<i>25</i> Feet
MISCELLANEOUS REQUIREMENTS		
Proposed Lot Coverage % (footprint of proposed compared to lot size within r-o-w)	<i>Same Footprint</i>	
Topography, at 2' increments, drawn to scale depicting existing and proposed changes	<i>Yes</i>	
Will proposed variance result in any change in surface water drainage in either direction or volume from subject site? Explain how determined and mitigated.	<i>NO</i>	
Completed variance request worksheet.		
UPON REQUEST		
Landscape Plan		
Rendering illustrating the proposed project		
OPTIONAL		
Photos of the site		
Letters in support of the project		

MADEIRA CITY PLANNING COMMISSION

VARIANCE REQUEST WORK SHEET

TO BE COMPLETED BY THE APPLICANT

Property Location: C 601 Henry Wood Rd Request Type: add second floor

- (1) Will the property in question yield a reasonable return or can there be any beneficial use of the property without the variance? NO
- (2) Is the variance necessary to preserve a substantial property right (the reasonable enjoyment and use of the property) which is already possessed by the owners of other properties in the same area? Yes
- (3) Are there exceptional or extraordinary conditions which apply to the subject property that do not apply generally to other properties in the same area? NO
- (4) Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? NO
- (5) Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? NO
- (6) Were the applicable zoning restrictions in place when the property was purchased or acquired by the applicant? Did the applicant have a reasonable means of determining what zoning restrictions were in effect at the time the property was acquired? at time property was acquired I was not aware property was non conforming
- (7) Can the property owner's predicament feasibly be obviated through some method other than a variance (such as a zoning change or redesign of the proposed plan)? NO
- (8) Can the spirit and intent behind the zoning requirement be observed and substantial justice done if the variance is granted? Yes

BASIS OF BEARINGS:
CARL OVERMANN'S
SUBDIVISION
P.B. 71, PG. 89

DEED OF RECORD
O.R. 14115, PG. 3317



AREA CLOSURE: LOT 3

PI ID	Ang	RI	Bearing	Distance	PI ID	Northing	Easting
507	N	88°00'00"W	240.00	514	4885.901	5239.748	
514	S	03°05'00"E	80.00	515	4885.770	5244.587	
515	S	88°00'00"W	240.00	508	4839.029	5484.022	
508	S	03°05'00"E	80.00	507	4849.158	5479.161	
507	N	88°00'00"W	240.00	514	4885.901	5239.748	

Perimeter: 860.00 Accum.Perimeter: 860.00
 Approx: Sq. Feet: 21587 Acres: 0.4958
 Approx: Accum. - Sq. Feet: 21587 Acres: 0.4958

Current Ending Coordinates, North: 4849.158 East: 5479.161
 Ending Coordinates, North: 4885.159 East: 5479.161
 Error, N: 0.00 E: 0.00 Total: 0.00 Brg: <none>
 Distance Traveled: 860.00 Closure: <perfect>

- LARRY & LORI SCHARFENBERGER
O.R. 10392, PG. 2947 (0.493 ACRES)
AUDITOR'S PARCEL: 525-0028-0054
- NICOLE M. KAMIL
O.R. 12482, PG. 1793 (0.639 ACRES)
AUDITOR'S PARCEL: 525-0028-0058

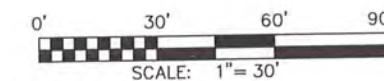
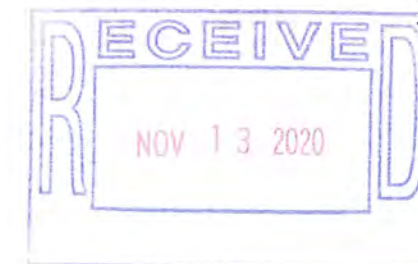
- GAS — GAS — GAS LINE
- v — WATER LINE
- SS — SANITARY SEWER
- X — X — X — FENCE
- OH-E — ELECTRIC UTILITY
- CATCH BASIN (CB)
- CATCH BASIN (CB)
- GAS VALVE (GV)
- WATER METER (WM)
- CLEANOUT (CO)
- FIRE HYDRANT (FH)
- MANHOLE (MH)
- UTILITY POLE (UP)
- DRAIN
- WATER VALVE (WV)

- LEGEND**
STANDARD SYMBOLS THAT MAY APPEAR ON THIS DRAWING:
- IP FOUND
 - IP FOUND-1"
 - IP SET - 5/8"
 - IP SET - 1"
 - * IRON PIPE FOUND
 - PK FOUND
 - MAG NAIL SET
 - RR SPIKE FOUND
 - RR SPIKE SET
 - CONC. MON. FOUND
 - HUB & TACK SET
 - △ STONE FOUND
 - × CROSS NOTCH SET
 - ◆ BENCH MARK
 - ▣ LATH SET ON-LINE

AREA: 0.4958 ACRES
CURRENT OWNER:
TJC REALTY, LLC
O.R. 14115, PG. 3317
AUDITOR'S PARCEL: 525-0028-0055

BOUNDARY, LOCATION & TOPOGRAPHIC SURVEY

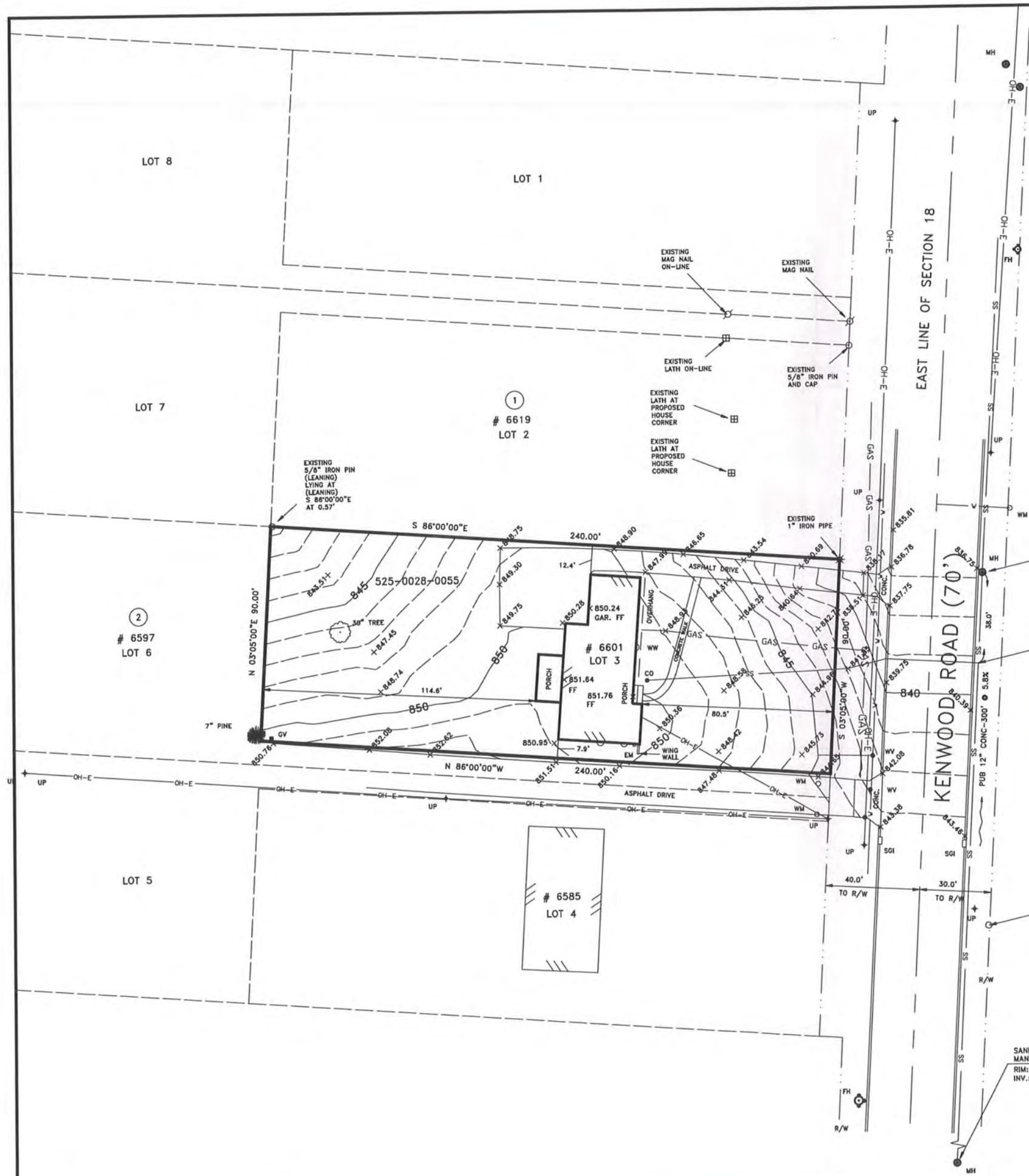
SITUATE IN
SECTION 18, TOWN 4, F.R. 2
MIAMI PURCHASE
COLUMBIA TOWNSHIP
CITY OF MADEIRA
HAMILTON COUNTY, OHIO
ALSO BEING
LOT 3
CARL OVERMANN'S
SUBDIVISION
P.B. 71, PG. 89



J. T. KING & CO., INC.
CIVIL ENGINEERS • LAND SURVEYORS
9200 MONTGOMERY ROAD • SUITE "21b"
CINCINNATI, OHIO 45242
TELEPHONE: (513) 793-7667 FACSIMILE: (513) 793-7667

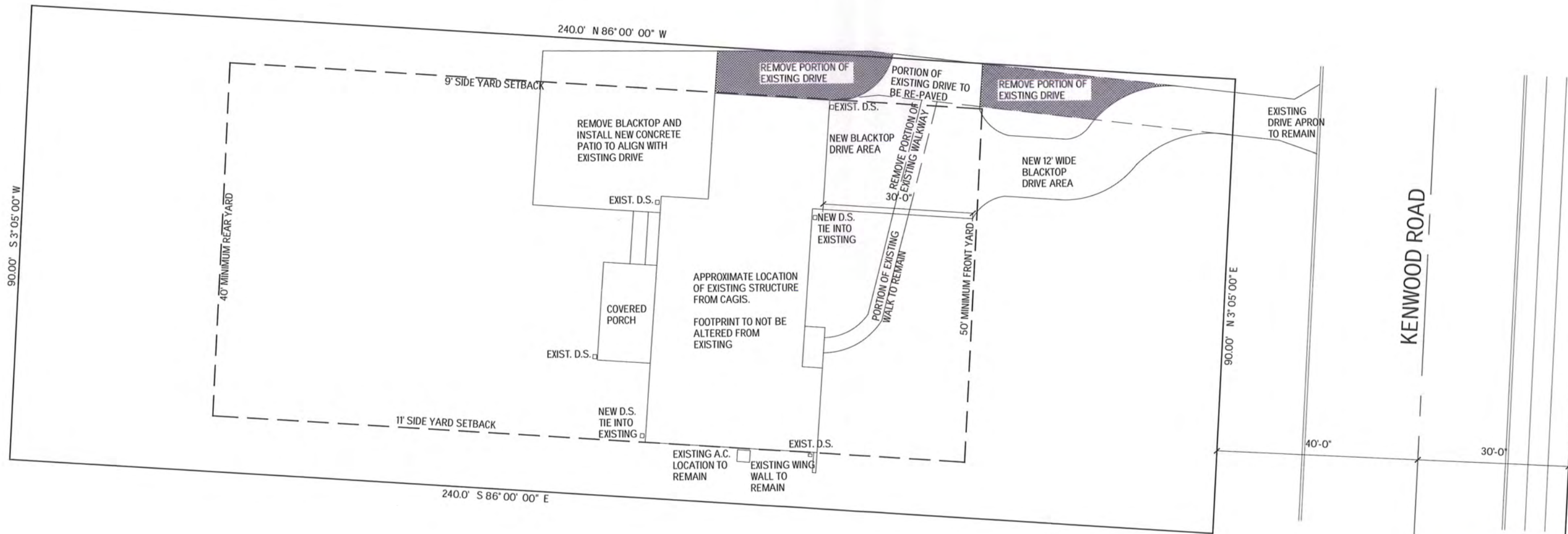
TJC REALTY, LLC
6601 KENWOOD ROAD
CINCINNATI, OHIO 45243

APPROVED BY: J. T. K.	DRAWN BY: NORDLOH	DATE: 11/05/2020	.CRD NAME: COLETTI.CRD
SCALE: 1"=30'	.DWG NAME: COLETTI_BLT		FILE No. 20218-S



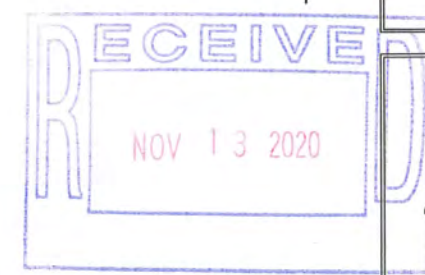


2 AS EXISTING OVERHEAD VIEW NTS



1 AS ARCHITECTURAL SITE PLAN 1" = 10'-0"

MADEIRA ZONED RESIDENCE "A"
 FRONT YARD SETBACK = 50'
 REAR YARD = 40'
 MIN. SIDE YARD = 9'
 TOTAL SIDE YARD MIN. = 20'
 BUILDING HT. = 35'



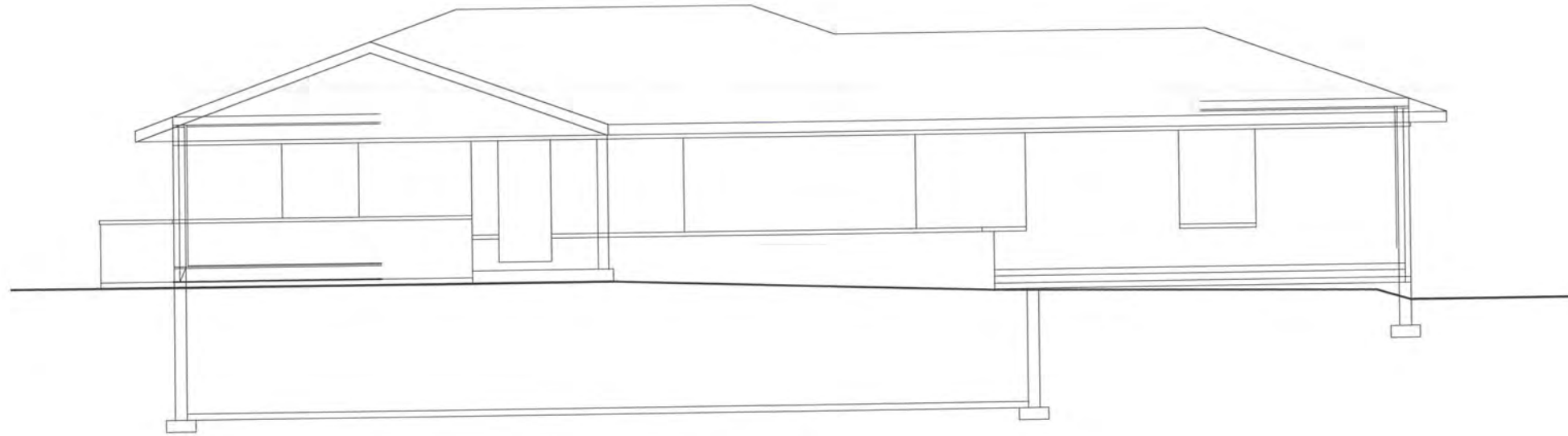
A
 ARCANUM
 ARCHITECTURE
 7711 CAMARGO RD.
 MADEIRA, OH 45243
 (P) 513-271-9070
 (FAX) 513-271-4791
 (CELL) 513-236-1034
 E-MAIL: MATTHEW.EVANS@FLUSE.NET



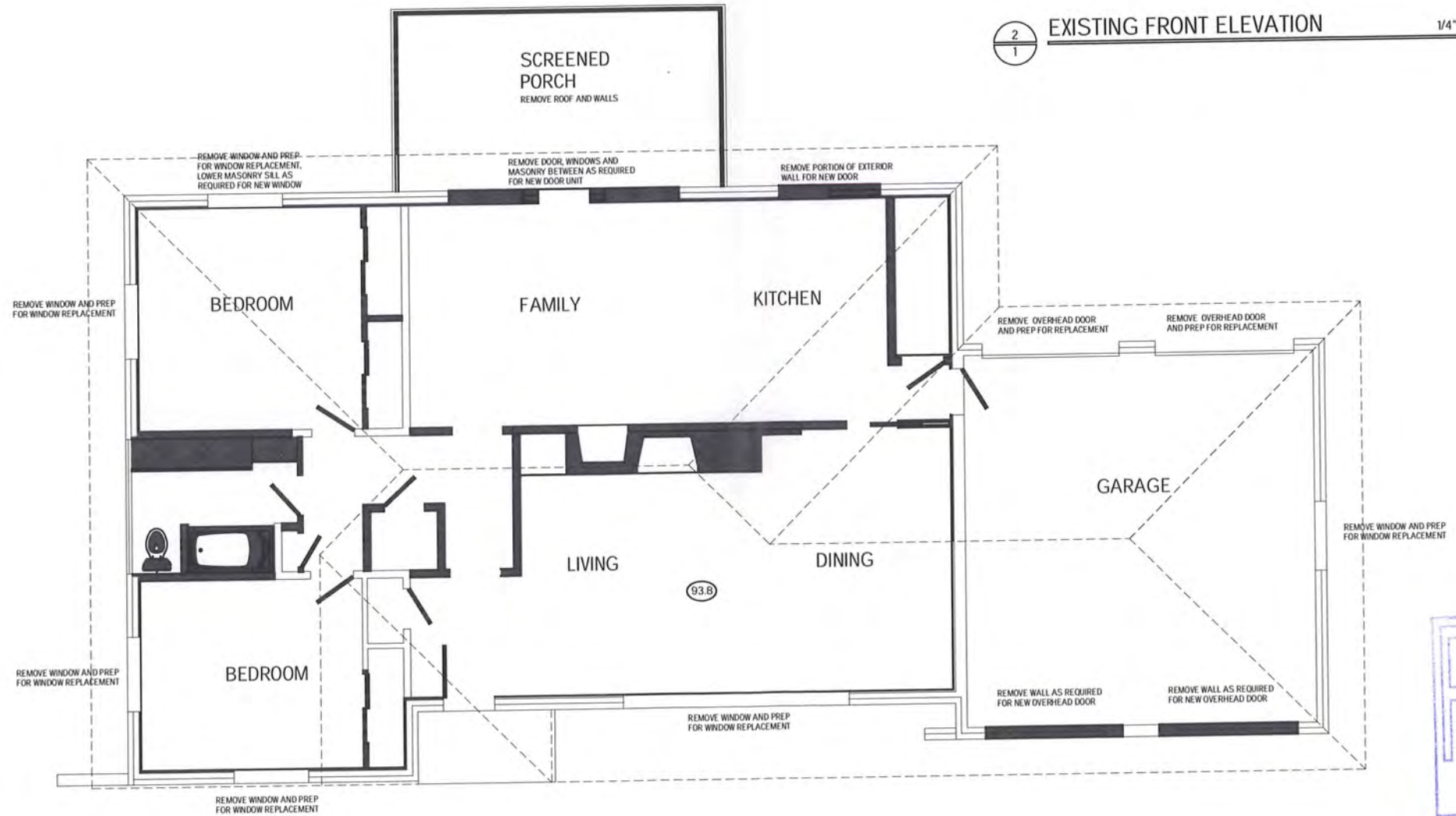
REVISIONS

WHOLE HOUSE RENOVATION & ADDITION
6601 KENWOOD
 6601 KENWOOD RD. MADEIRA, OHIO 45243

SHEET
AS
 OF



2
1
EXISTING FRONT ELEVATION 1/4"=1'-0"

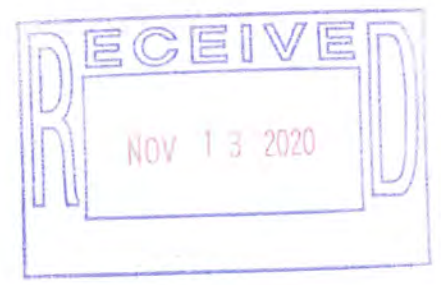


1
1
EXISTING FLOOR PLAN 1/4"=1'-0"

——— EXISTING TO REMAIN
 ——— EXISTING TO BE REMOVED
 93.8 DISTANCE IN INCHES FROM FLOOR FINISH NOTED TO FINISH MATERIAL ABOVE
 (93.8) CARPET

REVISIONS

WHOLE HOUSE RENOVATION & ADDITION
6601 KENWOOD
 6601 KENWOOD RD. MADEIRA, OHIO 45243

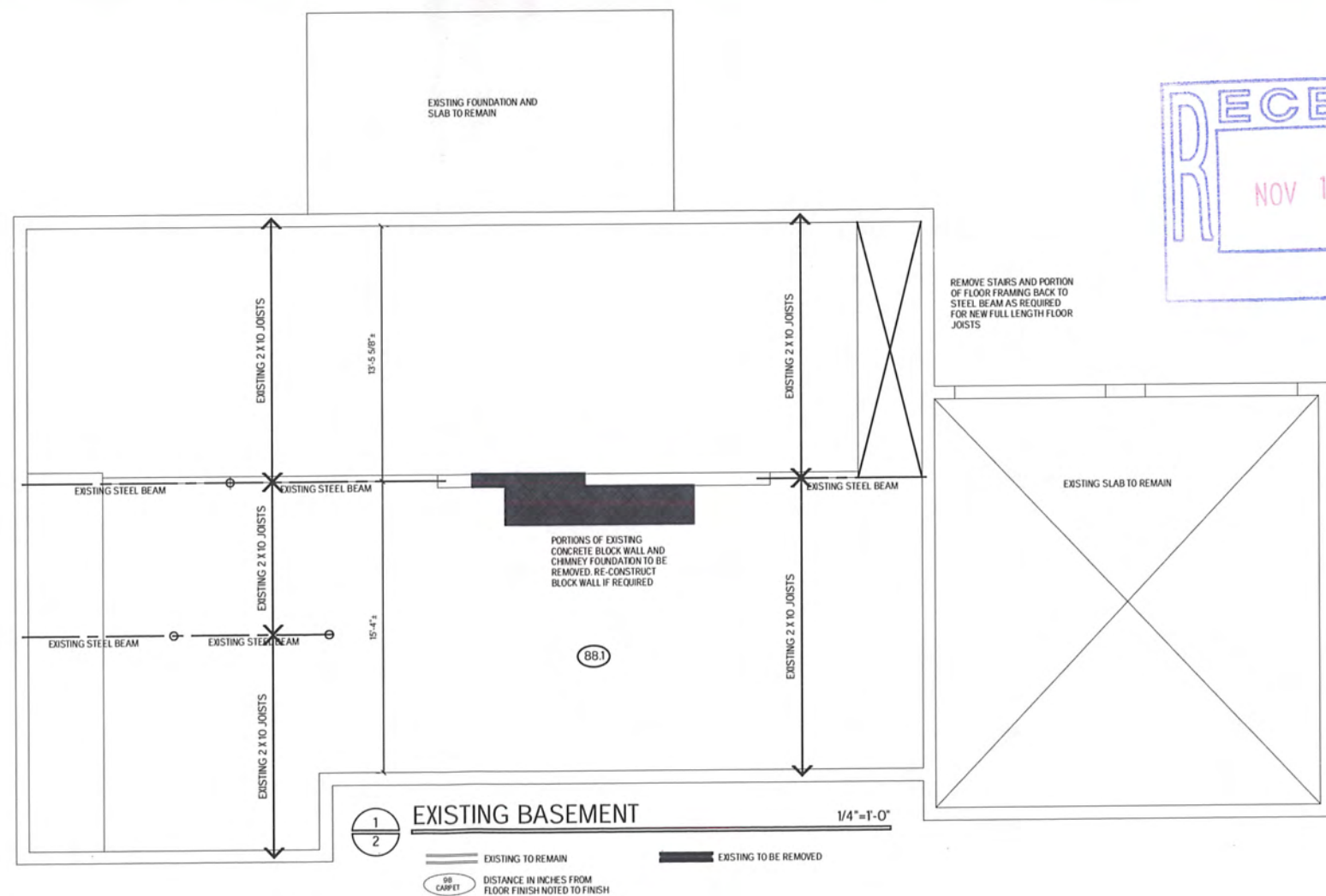




A
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 MADEIRA, OH 45243
 (O) 513-271-9070
 (FAX) 513-271-4791
 (CELL) 513-236-1034
 E-MAIL: MATTHEW.EVANS@AUFUSE.NET

STATE OF OHIO
 MATTHEW K. EVANS
 13086
 REGISTERED ARCHITECT
 MATTHEW K. EVANS, LICENSE #13086
 EXPIRATION DATE 12/31/2021

REVISIONS



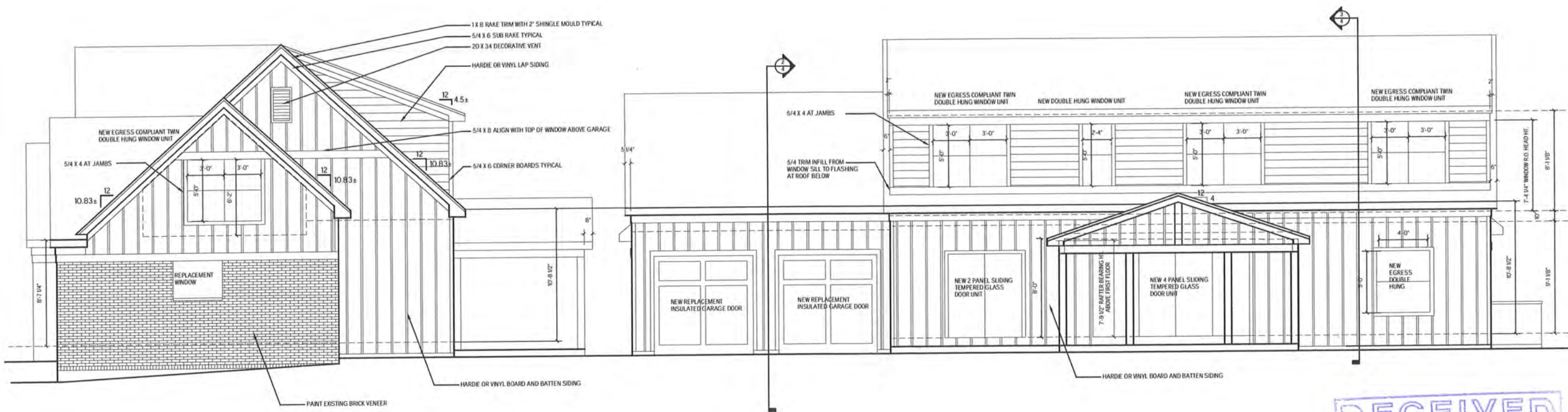
RECEIVED
 NOV 13 2020

WHOLE HOUSE RENOVATION & ADDITION
6601 KENWOOD
 6601 KENWOOD RD. MADEIRA, OHIO 45243

SHEET
2
 OF

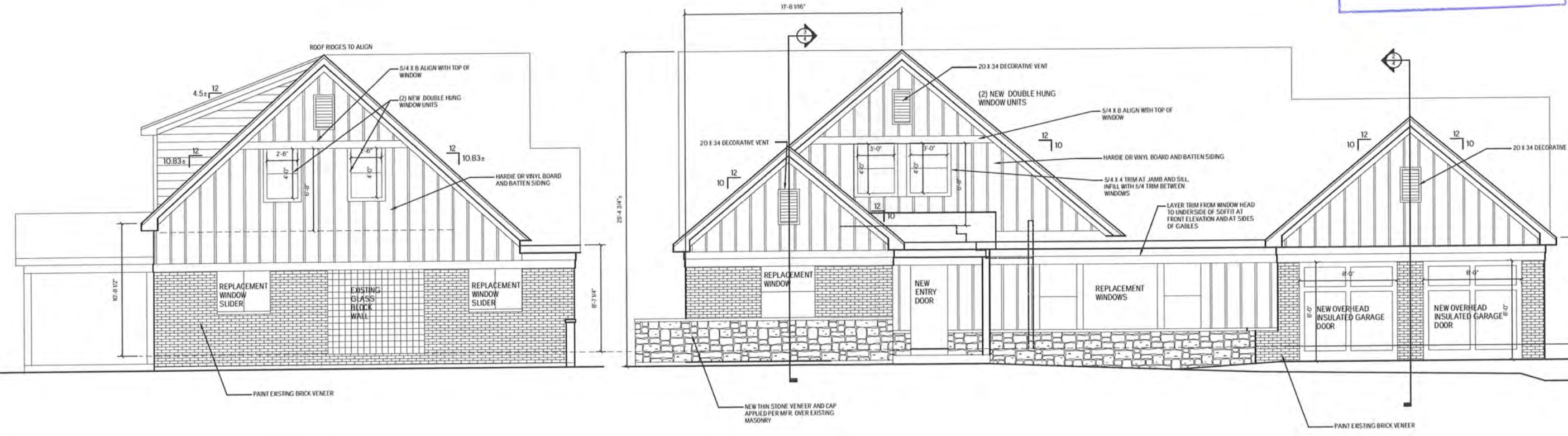
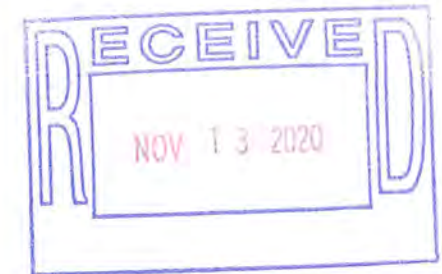
REVISIONS

WHOLE HOUSE RENOVATION & ADDITION
6601 KENWOOD
6601 KENWOOD RD, MADEIRA, OHIO 45243



4/5 RIGHT ELEVATION 1/4"=1'-0"

3/5 REAR ELEVATION 1/4"=1'-0"



2/5 LEFT ELEVATION 1/4"=1'-0"

1/5 FRONT ELEVATION 1/4"=1'-0"

DIVISION 1: GENERAL INFORMATION AND BUILDING PLANNING:

1.1 GENERAL NOTES: THESE GENERAL NOTES ARE TO BE USED IN ASSOCIATION WITH COMPLETE BOOK SPECIFICATIONS WHEN SUCH SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS. IF INCONSISTENCIES EXIST BETWEEN THE DRAWINGS, GENERAL NOTES, AND SPECIFICATIONS, REPORT THEM TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. AT ANY TIME SUCH INCONSISTENCIES EXIST, THE MOST STRINGENT REQUIREMENTS SHALL APPLY UNLESS DETERMINED OTHERWISE BY THE ARCHITECT.

1.2 DRAWING SCALE: DO NOT SCALE DRAWINGS. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THE SCOPE OF THE WORK. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED BEFORE PROCEEDING WITH WORK ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH THE WORK. FAILURE TO REPORT SUCH ABOVE-MENTIONED PROBLEMS TO THE ARCHITECT IF AND WHEN THEY ARE DISCOVERED, RELEASES THE ARCHITECT FROM ALL RESPONSIBILITY. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND UNDER THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.

1.3 ARCHITECT LIABILITY: THE ARCHITECT IS IN NO WAY RESPONSIBLE FOR THE QUALITY OR QUANTITY OF THE WORK, FIELD INSPECTION, REVIEWING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, REVIEWING COPIES OF REQUESTS RECEIVED FROM SUBCONTRACTORS AND MATERIAL SUPPLIERS AND OTHER DATA REQUESTED BY THE OWNER TO SUBSTANTIATE THE CONTRACTOR'S RIGHT OF PAYMENT, OR FOR ASCERTAINING HOW OR FOR WHAT PURPOSE THE CONTRACTOR HAS USED MONEY PREVIOUSLY PAID ON ACCOUNT OF THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND QUALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY. COMPLIANCE TO BE IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL, AND O.S.H.A. REGULATIONS.

1.4 CONTRACTOR RESPONSIBILITIES: CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING WALLS, FLOOR COVERINGS, CARPET, AND HANDRAILS DURING REMODELING. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR COST OF ALL DAMAGES AND REPLACEMENT OF THE SAME.

1.5 CODE COMPLIANCE: ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEELING DAMAGE OR ANY OTHER DEGRADATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNING BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES, SHALL BE REPAIRED OR REPLACED TO SUFFICIENTLY PROVIDE STRUCTURAL INTEGRITY WHILE MAINTAINING THE ORIGINAL CONTINUITY OF THE BUILDING.

1.6 CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES HAVING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY THE RESPECTIVE TRADE.

1.7 DIMENSIONS: EXTERIOR PLAN DIMENSIONS ARE TO FACE OF FOUNDATION WALLS AND/OR TO OUTSIDE FACE OF STUD (NOT TO OUTSIDE FACE OF SHEATHING), EXCEPT FOR AS-BUILT DRAWINGS OF EXISTING CONDITIONS. INTERIOR DIMENSIONS ARE TO FACE OF FRAMED OR CASING. ALL WOOD STUDS ARE 1 1/2" x 4" O.C. UNLESS OTHERWISE NOTED. ALL EXTERIOR WALL STUDS ARE 3 1/2" THICK, UNLESS OTHERWISE NOTED. ALL WALL STUDS WHICH ARE NOT DIMENSIONED ON THE DRAWINGS ARE 3 1/2" THICK.

1.8 DESIGN LOADS:

DEAD LOAD LIVE LOAD USE (LB./ SQUARE FOOT)

10	40	DWELLING UNITS
10	30	SLEEPING ROOMS
10	40	STAIRS, OR A CONCENTRATED LOAD OF 300 LBS. ACTING ON 4 SQUARE INCHES, WHICHEVER IS GREATER
200		GUARDRAILS AND HANDRAILS: A CONCENTRATED LOAD OF 200 LBS. IN ANY DIRECTION AT ANY POINT ALONG THE TOP
10	40	HABITABLE ATTIC SPACE
10	20	ATTICS ACCESSIBLE BY SOUTLE OR MEANS OTHER THAN STAIR CLEAR HEIGHT PERMITS LIMITED STORAGE OF HOUSEHOLD ITEMS
10	10	ALL OTHER ATTIC SPACES, NO STORAGE, ROOF SLOPE 3:12 MAX
10	40	EXTERIOR BALCONIES
10	40	CARPORTS AT ELEVATED GARAGE FLOOR, OR A CONCENTRATED LOAD OF 2000 LBS. ACTING ON A 20 SQUARE INCH AREA, WHICHEVER IS GREATER
16.4		WIND PRESSURE: BUILDINGS UP TO 30 FT. AT 90 MPH
90 MPH		WIND SPEED
1500 PSF		MINIMUM SOIL BEARING PRESSURE (PER CODE)

1.9 ALLOWABLE DEFLECTIONS:

H = HEIGHT IN INCHES L = LENGTH IN INCHES

L/360 ROOF FLOORS, FLOOR JOISTS, BEAMS AND PLASTERED CEILINGS, WOOD STUD WALLS WITH STUCCO

L/240 ROOF TRUSSES W/ CEILING, ROOF BEAMS, EXT. WOOD STUD WALLS WITH BRICK VENEER

L/80 RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS

H/180 INTERIOR WALLS AND PARTITIONS

1.10 STAIRS: ALL STAIRWELLS ARE TO HAVE A MINIMUM WIDTH OF 36", A MAXIMUM RISER HEIGHT OF 8" 1/4" THAT WILL NOT ALLOW A 4" SPHERE TO PASS THROUGH IN AND A MINIMUM TREAD WIDTH OF 9", EXCLUSIVE OF THE NOSING. RISER HEIGHT WITHIN ONE FLIGHT OF STAIRS IS NOT TO VARY MORE THAN 3/8" TREAD RUN WITHIN ONE FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE MINIMUM TREAD DIMENSION FOR A SPIRAL STAIR DIMENSIONED 12" FROM THE NARROW SIDE SHALL BE 7 1/2". MINIMUM WIDTH OF A SPIRAL STAIR SHALL BE 26". THE MINIMUM TREAD DIMENSION FOR ANY WIDER STAIR AT ITS NARROW POINT IS 6" AND AT A POINT 1/2" FROM THE NARROWEST SIDE IS NOT LESS THAN 9". MINIMUM ALLOWABLE CLEAR HEADROOM IS 6' 8"

1.11 HANDRAILS: (TYPE 1) EACH STAIR HAVING FOUR OR MORE RISERS MUST HAVE A HANDRAIL. A ROUND HANDRAIL SHALL HAVE A CROSS-SECTIONAL DIAMETER OF AT LEAST 1 1/4" TO 2" MAX. A NONCIRCULAR HANDRAIL SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4" AND A MAXIMUM CROSS-SECTION DIMENSION OF 2 1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01"

(TYPE 2) THE HANDRAIL MAY HAVE A PERIMETER GREATER THAN 6 1/4" BUT SHALL PROVIDE A GRASPABLE FINGER RESISTIVE AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RESISTIVE SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/8" WITHIN 1/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1 1/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE MIN. WIDTH OF THE HANDRAIL ABOVE THE RESCESS SHALL BE 1 1/4" TO A MAX. OF 2 3/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01" (SEE TEMPLATE PROVIDED ON THIS SHEET FOR TYPE 2 HANDRAILS)

THE HANDRAIL SHALL BE LOCATED ON AT LEAST ONE OF THE STAIRWELL SIDES AND SHALL BE LOCATED BETWEEN 34" AND 38" ABOVE THE TREAD NOSING PROJECTING NOT MORE THAN 4 1/2" INTO THE STAIR WIDTH. THE HANDRAIL SHALL TERMINATE INTO A WALL, NEWEL POSTS, OR SAFETY TERMINAL. THE SPACE BETWEEN THE HANDRAIL AND A WALL SHALL NOT BE LESS THAN 1/2"

HANDRAIL EXCEPTIONS:

- HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
- THE USE OF A VOLUTE, TURNOUT, STARTING, EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.
- TWO OR MORE SEPARATE RAILS SHALL BE CONSIDERED CONTINUOUS IF THE TERMINATION OF THE RAILS OCCUR OVER A SINGLE TREAD WITHIN AND OF 4" EACH OTHER. IF TERMINATING BETWEEN A WALL-MOUNTED HANDRAIL AND A GUARDRAIL/HANDRAIL, THE WALL MOUNTED RAIL MUST RETURN TO THE WALL.

1.12 GUARDRAILS: GUARDRAILS NOT LESS THAN 36" SHALL BE LOCATED AT PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED 30" ABOVE THE FLOOR OR GRADE BELOW. IN OPENINGS OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" STAIRS HAVE A GUARDRAIL. GUARDRAILS SHALL BE LOCATED VERTICALLY FROM THE NOSING OF THE TREADS. PROVIDE A SPACE OF LESS THAN 4" HORIZONTAL AND 4" VERTICAL BETWEEN BALUSTERS AT OPEN STAIR HANDRAILS.

1.13 LANDINGS: PROVIDE A MIN. 3'-0" x 3'-0" LANDING NO MORE THAN 8" HIGH BELOW THE REQUIRED EXTERIOR EXIT DOOR THRESHOLD. PROVIDE A MIN. 3'-0" x 3'-0" LANDING NO MORE THAN 10" BELOW THE THRESHOLDS OF ALL OTHER EXTERIOR DOORS. ALL OTHER LANDINGS SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE DOORS THRESHOLD.

1.14 ATTIC ACCESS: ATTIC ACCESS PANELS SHALL BE A MINIMUM OF 22" x 30" LOCATED IN ANY ATTIC HAVING A CLEAR HEIGHT OVER 30".

1.15 CRAWL SPACE: CRAWL SPACE ACCESS PANELS TO BE 18" x 24" MINIMUM AND LOCATED AS PER PLANS.

1.16 EGRESS: ALL HALLWAYS OR EXIT ACCESS SHALL BE 36" MINIMUM WIDTH WITH CLEAR FINISH.

1.17 FIRE RATING: EXTERIOR WALLS LOCATED LESS THAN 5'-0" FROM PROPERTY LINES SHALL NOT HAVE LESS THAN A 1 HOUR FIRE RESISTIVE RATING FROM BOTH SIDES. NO OPENING SHALL BE PERMITTED PROJECTION BEYOND THE WALL SHALL NOT EXCEED 12".

DIVISION 2: SITWORK:

2.1 SOIL TREATMENT: SOIL TREATMENT TO PASS AS (S) YEAR TEST AS CONDUCTED BY THE U.S. FOREST SERVICE, U.S. DEPT. OF AGRICULTURE.

2.2 EXCAVATION: CONTRACTOR TO EXCAVATE FOR FOUNDATION AND DRIVE. INSPECT SOIL FOR PROPER BEARING CONDITIONS, REPORT UNDERGROUND WATER, DEBRIS, OR OTHER UNSUITABLE CONDITIONS TO BUILDING DEPARTMENT AS REQUIRED. REMOVE ALL LOOSE SOIL AND DEBRIS BEFORE POURING CONCRETE. FOOTINGS TO BE ON UNDISTURBED SOIL. MIN. 200 PSF. BEARING CAPACITY. UNKNOWN UNDERGROUND CONDITIONS WHICH PRESENT INADEQUATE BEARING AND/OR UNEXPECTED, NECESSARY, ROCK EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAKE THE OWNER AND ARCHITECT AWARE OF SUCH CONDITIONS PRIOR TO PROCEEDING WITH SUCH WORK. ANY WORK ON FILL SHALL REQUIRE A GEOTECHNICAL SOILS REPORT.

2.3 DRIVEWAYS: DRIVEWAYS TO SLOPE NO MORE THAN 1% (1/4" PER FOOT). NO SLOPE SHALL START WITHIN PUBLIC RIGHT OF WAY. ALL DRIVEWAYS TO SLOPE TO DRAIN THE DRIVE TO FORMAL

2.4 GRADING: GRADING SHALL BE NO MORE THAN 3:1 SLOPE AND SHALL NOT CHANGE THE EXISTING DRAINAGE PATTERN.

2.5 BACKFILL: BACKFILL ONLY AFTER THE FIRST FLOOR FRAMING AND FLOOR SYSTEM IS INSTALLED. ALL WALLS HAVE GAINED SUFFICIENT STRENGTH TO SUPPORT WEIGHT OF FILL. DO NOT BACKFILL AGAINST EXTERIOR RETAINING WALLS NOT BRACED BY FLOOR SYSTEM AT TOP FOR 28 DAYS.

2.6 SHORING AND BRACING: THE CONTRACTOR SHALL FURNISH ALL SHORING, BRACING AND BRACING NECESSARY AND REQUIRED OR THE PROPER SUPPORT AND SAFETY OF ANY EXISTING CONSTRUCTION AFFECTED BY NEW CONSTRUCTION.

DIVISION 3: CONCRETE:

3.1 CODE COMPLIANCE: ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI)'S MOST RECENT EDITION OF THE FOLLOWING GUIDELINES AND SPECIFICATIONS:

- ACI 308.1 BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE
- ACI 308.3B REQUIREMENTS FOR STRUCTURAL CONCRETE FOR BUILDINGS
- ACI 308.4 PART 3 REINFORCED CONCRETE REQUIREMENTS FOR REINFORCED CONCRETE

3.2 MINIMUM CONCRETE STRENGTHS: CAST-IN-PLACE CONCRETE SHALL BE READY MIX ASTM C64 CONCRETE FOR FOOTINGS TO BE FC = 3,000 PSI. CONCRETE FOR GARAGE SLABS TO BE FC = 3,000 PSI. ALL OTHER CONCRETE TO BE FC = 3,500 PSI EXCEPT EXTERIOR CONCRETE UNDER WINDOW AND DOOR PER ALL STRENGTHS MEASURED AT 28 DAYS. FOR WINDOW REPLACEMENT

3.3 AIR ENTRAINMENT: ALL CONCRETE SHALL BE AIR ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7% TO PROTECT ALL CONCRETE FROM FREEZING.

3.4 REINFORCED STEEL: ALL REINFORCING STEEL TO BE ASTM A616 (GRADE 40) WITH 40,000 PSI MINIMUM YIELD STRENGTH. ALL WELDED WIRE FABRIC (WWF) SHALL BE ASTM A630 CONCRETE COVER: 3" AT EXTERIOR FLOOR, 1 1/2" AT FORMWORK, SLABS - AND DEPTH, UNLESS OTHERWISE NOTED.

3.5 FORMWORK: CONCRETE FORMWORK TO BE ADEQUATELY TIED AND BRACED. FORMS ARE NOT TO BE STRIPPED UNTIL THE WALL HAS SUFFICIENT STRENGTH.

3.6 CAST-IN-PLACE: ALL CAST-IN-PLACE CONCRETE SHALL BE POURED CONTINUOUSLY WITH NO COLD JOINTS, AND VIBRATED ADEQUATELY TO PREVENT AIR POCKETS AND HONEYCOMB EFFECTS. IF A COLD JOINT CANNOT BE AVOIDED, REINFORCING SHALL EXTEND THROUGH THE COLD JOINT UNLESS OTHERWISE NOTED. COLD JOINTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

3.7 WATERPROOFING: IF VERTICAL COLD JOINTS ARE NECESSARY, SUCH AS A NEW WALL ABUTTING AN EXISTING WALL, INSTALL A CONTINUOUS, PREFORMED NEOPRENE GASKET WATERSTOP, OR AN EXPANDING TYPE WATERSTOP.

3.8 FOOTINGS: ALL CONTINUOUS FOOTINGS ARE TO BE 24" x 10" WITH (2) #4 BARS CONTINUOUS UNLESS OTHERWISE NOTED. FOOTING PADS ARE TO BE 30" x 36" x 12" WITH (4) #4 BARS EACH WAY UNLESS OTHERWISE NOTED. FOOTINGS UNDER FIREPLACES SHALL BE AT LEAST 12" THICK AND SHALL EXTEND 6" MINIMUM PAST THE FACE OF THE SUPPORT WALLS ON ALL FOUR SIDES, WITH #4 BARS @ 8" O.C. EACH WAY. ALL FOOTING SHALL BE 30" MIN. BELOW FROM FINISH GRADE, WHEN ADJACENT TO EXTERIOR.

3.9 SLABS: CONCRETE SLABS TO BE 4" THICK, OVER 6 MIL VAPOR BARRIER, OVER 4" MINIMUM WASHED GRAVEL (3/4" MINIMUM DIAMETER) WITH 6" x 6" GRID WELDED WIRE FABRIC (WWF) OR #4 BARS @ 12" O.C. UNLESS OTHERWISE NOTED. CONTROL JOINTS TO BE PROVIDED AT 30'-0" O.C. MAXIMUM. SLOPE BASEMENT SLABS TO FLOOR DRAINS. SLOPE GARAGE SLABS 1/8" PER FOOT MINIMUM AND 1/4" PER FOOT MAXIMUM TOWARDS GARAGE DOORS.

3.10 DRIVEWAYS & WALKWAYS: ALL EXTERIOR CONCRETE DRIVEWAYS AND WALKS SHALL BE A MINIMUM OF 3 1/2" ACTUAL THICKNESS, PLACED ON EARTH SURFACE THAT HAS BEEN EXCAVATED, FILLED, BOLDED, TAMPED AND GRADED. WALKS, STEPS, AND DRIVEWAYS TO RECEIVE A WOOD FLOOR FINISH OR SIMILAR.

3.11 BEAM JOISTS: BEAM JOISTS TO BE SET TO MATCH DEPTH OF STEEL, TO BE 1" WIDER THAN THE BEAM FLANGES, AND TO HAVE A MINIMUM OF 6" BEAM BEARING AREA INTO THE WIDTH OF THE CONCRETE WALL.

3.12 OPENINGS: OPENINGS IN CONCRETE WALLS TO HAVE (2) #4 BARS VERTICAL AT EACH SIDE OF OPENING, FULL HEIGHT OF THE CONCRETE POUR. CONCRETE UNLESS TO HAVE (2) #4 BARS DIRECTLY ABOVE THE OPENINGS AND EXTEND 30" PAST OPENING (UNLESS OTHERWISE NOTED). (2) #4 BARS AT TOP OF WALL TO BE CONTINUOUS ACROSS UNTEL AREA.

DIVISION 4: MASONRY:

4.1 BRICK: BRICK TO BE (MINIMUM) GRADE MK, TYPE FBS, WITH AIR SPACE BETWEEN BRICK AND SHEATHING. SHEATHING TO HAVE WEATHER RESISTIVE COVER APPLIED TO EXTERIOR FACE. BRICK VENEER (WHEN INDICATED ON PLANS) TO BE 2" BELOW CORRUGATED GALVANIZED STEEL WALLS (7/8" W x 1/2" L) AT 24" O.C. VERTICALLY AND 16" O.C. HORIZONTALLY. FOR CONTINUOUS, UNBROKEN HEIGHTS UP TO 35 FEET, FOR BRICK VENEER WITH A MEASURED HEIGHT OF MORE THAN 35 FEET, CONTACT ARCHITECT FOR ATTACHMENT. USE TYPE S MORTAR, NON STAINING.

4.2 MORTAR PROTECTION: PROVIDE CONTINUOUS FLEXIBLE TYPE BASE FLASHING (SEE FLASHING NOTE) STINGER MORTAR BED AND EXTENDED UP WALL BEHIND BRICK PAPER AS PER PERM. MANUFACTURER'S RECOMMENDATIONS. PROVIDE FORMER RISERS AT 33" INSTALLED MORTAR NET IN 1" AIRSPACE AT BASE OF MASONRY TO CATCH WASTE MORTAR AS PER MANUFACTURER'S RECOMMENDATIONS.

4.3 FLASHINGS: OTHER THAN NOTED IN SECTION 4.2, PROVIDE APPROVED CORROSION-RESISTIVE METAL FLASHINGS AT ALL POINTS OF SUPPORT, INCLUDING BUT NOT LIMITED TO STRUCTURAL FLOORS, SHELF ANGLES AND UNBELTS. FLASHING ALSO TO BE INSTALLED UNDER SINKS. PROVIDE WEAPONS WITH A MAXIMUM SPACING OF 33" O.C. IMMEDIATELY ABOVE FLASHING (2 MIN. PER OPENING). ALL FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE BRICK INDUSTRY ASSOCIATION (BIA) TECHNICAL NOTES 286 (AVAILABLE FROM ARCHITECT) AND NO LESS RESTRICTIVE THAN THE LOCAL GOVERNING BUILDING CODE.

4.4 LEVEL DESIGN: STEEL ANGLE UNBELTS IN MASONRY VENEER FRAME CONSTRUCTION OPENINGS UNLESS OTHERWISE NOTED ON PLANS) TO BE 4" MIN. BEARING EACH SIDE. 3 1/2" x 3 1/2" x 3/8" AT SPANS TO 4'-0" 5" x 3 1/2" x 3/8" AT SPANS TO 6'-0" 6" x 3 1/2" x 3/8" AT SPANS TO 8'-0" 8" x 3 1/2" x 3/8" AT SPANS OVER 8'-0" WHICH ARE NOT CALLED OUT ON DRAWINGS. SEE NOTE 5.2 REGARDING STEEL EXPOSED TO WEATHER, AND NOTE 4.3 REGARDING UNBELT FLASHING.

4.5 FIREPLACES: ALL MASONRY SHALL BE HELD 7" AWAY FROM ANY COMBUSTIBLE MATERIAL. ALL FIREPLACES SHALL BE BUILT AS PER DRAWINGS AND DETAILS. ALL DAMPERS TO BE CAST IRON UNLESS OTHERWISE NOTED. THE FOOTING UNDER THE FIREPLACE SHALL EXTEND AT THE SIDES BEYOND THE MASONRY A MINIMUM OF 6" AND SHALL BE A MINIMUM OF 12" IN DEPTH. SEE GENERAL NOTE 3.7.

4.6 ADHERED MASONRY VENEER: ALL ADHERED MASONRY PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ALL INSTALLATIONS, UNLESS OTHERWISE NOTED SHALL BE OVER A WEATHER RESISTIVE BARRIER WITH AN INTEGRAL DRAINAGE PLANE / DRAINSCREEN (SIMILAR OR EQUAL TO DELTA DRY STUCCO AND STONE OR TWO LAYERS OF A W.R.B. OR SIMILAR TYPE) OF PRODUCTS. ALL INSTALLATIONS UNLESS OTHERWISE NOTED SHALL HAVE A WEEPING SCREEN AT THE BASE OF THE WALL.

INSTALLATION SHALL MEET THE INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 5 MARCH 2016 11TH EDITION, 2ND PRINTING. GUIDELINE IS AVAILABLE FROM ARCHITECT UPON REQUEST.

DIVISION 5: STEEL:

5.1 CODE COMPLIANCE: ALL STRUCTURAL STEEL TO CONFORM WITH ASTM SPECIFICATION A36, PIPE COLUMNS AND GUSSET PLATES TO CONFORM WITH ASTM SPECIFICATIONS A501 AND A53.

5.2 EXPOSED: ALL STEEL EXPOSED TO EXTERIOR MUST HAVE AN EPOXY SHOP APPLIED ZINC RICH PRIMER AND 2 COATS FELD APPLIED RUST INHIBITING PAINT. S10 TO RUSTOLEUM.

5.3 WELDING: ALL WELDING TO CONFORM WITH AWS STANDARDS.

5.4 PLATE & BEAM: PROVIDE A PREFORMED, TREATED 2X CONTINUOUS PLATE POWER NAIL TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/40" DIAMETER MITE FASTENERS AT 24" O.C.

5.5 FINISHING: ALL STEEL PRODUCTS TO BE DELIVERED TO SITE WITH SHOP APPLIED ZINC PRIMER, UNLESS OTHERWISE SPECIFIED.

DIVISION 6: WOOD:

6.1 SPECIES/STRENGTH: WALL STUDS TO BE STUD GRADE SPRUCE-PINE-FIR. ALL OTHER LUMBER TO BE SOUTHERN PINE #1 MIN. MICRO-LAM MEMBERS TO HAVE AN FB = 2800 PSI E = 2,000,000 PSI.

6.2 PROTECTION AGAINST ROT AND ASSOCIATED FASISTERS: PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWP U OR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWP U A.

A. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN 18" TO THE EXPOSED MEMBER IN CRACK, SPAKE OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.

B. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM THE EXPOSED GROUND.

C. SINKS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND AND IS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MEMBRANE ATTACHED DIRECTLY TO THE GROUND.

D. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 18" ON TOPS, SIDES AND ENDS.

E. WOOD SINKS, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PAID SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.

F. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.

G. WOOD FURRING STRIPS OR OTHER WOOD OR CONCRETE WALLS OR CONCRETE WALLS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS SHALL BE GRADED EXCEPT WHERE AN APPROVED VAPOR BARRIER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR

CONCRETE STEEL, SILICON BRONZE OR COPPER COATING TYPES AND WEIGHTS FOR CONNECTORS IN WALLS WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MINIMUM OF ASTM A 653 TYPE GB55 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED COATING WEIGHTS OF SUCH COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153.

6.3 PLYWOOD: PLYWOOD TO BE APA PANEL SPECIFICATIONS RATED FOR SPECIES, PANEL GRADE, SPAN RATING, THICKNESS, CLASSIFICATION, AND MILL LUMBER. PLYWOOD SHALL BE GAPPED AS PER APA RECOMMENDATIONS ON WALL, FLOOR AND ROOF SHEATHING.

6.4 NOTCHES/SLOTTES: NOTICES IN WALL STUDS ARE NOT TO EXCEED 1/4 OF THE STUD WIDTH, AND NO HOLES ARE TO BE BORED GREATER THAN 40% OF THE STUD WIDTH. NOTICES AT THE END OF THE STUDS ARE NOT TO EXCEED 1/4 OF THE JOIST DEPTH. NOTICES IN THE TOP OR BOTTOM OF THE JOISTS ARE NOT TO EXCEED 1/6 OF THE JOIST DEPTH NOR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. NO HOLES ARE TO BE BORED LARGER THAN 1/3 OF THE JOIST DEPTH WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE JOIST, NOR WITHIN TWO FEET OF THE JOIST BEARING. NO HOLES OR NOTICES ARE ALLOWED IN BEAMS UNLESS APPROVED BY ARCHITECT.

6.5 BEARING POINTS: ALL SOLID BEARING POINTS UNDER POINT LOADS, AT THE SUPPORT POINTS OF BEAMS AND HEADERS, AND IN AREAS INDICATED BY A WALL ON THE DRAWINGS, SHALL BE AT LEAST THE WIDTH OF THE BEARING, STRUCTURAL MEMBER, AND A MINIMUM OF (1) 2X4 STUDS OR (3) 2 X 6 STUDS AT 2 X 6 FRAMED WALLS, NAILED TOGETHER WITH (MINIMUM) 160 NAILS AT 16" O.C., UNLESS OTHERWISE NOTED.

6.6 BEAM DESIGNATION: ALL BEAMS ARE CONSIDERED "DROPPED" BELOW JOISTS BEARING ON THEM UNLESS THEY ARE MARKED "LUSH FRAME" ON THE DRAWINGS. CONTACT ARCHITECT FOR CLARIFICATION WHEN NECESSARY.

6.7 HEADER SIZE: TYPICAL HEADER SIZE AT THE FRAME OPENING TO BE (2) 2X6 UNLESS OTHERWISE NOTED.

6.8 HEADER CONNECTION: ALL DOUBLE 2X6 HEADERS TO BE FASTENED TOGETHER AT THE TOP AND BOTTOM INTO EACH ADJACENT MEMBER WITH (MINIMUM) 2 ROWS OF 16D NAILS AT 12" O.C., UNLESS OTHERWISE NOTED. FOR HEADERS GREATER THAN TWO MEMBERS WIDE, CONTACT ARCHITECT FOR FASTENINGS, UNLESS NOTED ON PLAN.

6.9 MICRO-LAM: MICRO-LAM BEAMS TO BE FASTENED TOGETHER PER MANUFACTURER'S SPECIFICATIONS. ALL 1 1/2" AND MICRO-LAM BEAMS TO BE INSTALLED, BRACED, JOIST HUNG, ETC. ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

6.10 FIRESTOPPING: FIRESTOPPING OF TWO INCH NOMINAL LUMBER SHALL BE PROVIDED TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL.

6.11 DOUBLE JOISTS: PROVIDE DOUBLE JOISTS BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS. PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR, CEILING, AND ROOF OPENINGS, UNLESS OTHERWISE NOTED.

6.12 BRIDGING: BRIDGING IN FLOOR JOISTS TO BE FABRICATED METAL BRIDGING SECURED AT BOTH ENDS, OR SOLID BRIDGING OFFSET AND END NAILED. SOLID BRIDGING TO BE MADE OF 2X MATERIAL OF ONE SIZE SMALLER THAN FLOOR JOIST DEPTH. ALIGN BOTTOM CHORDS OF SOLID BRIDGING AND BOTTOM OF FLOOR JOISTS. BRIDGING SHALL NEVER TOUCH BOTTOM OF FLOOR SHEATHING. SET BRIDGING AT 60" O.C. MAXIMUM UNLESS OTHERWISE NOTED.

6.13 BRACING: BRACE ALL CORNERS WITH 102" WOOD STRUCTURAL PANEL SHEATHING (4'-0" WIDTH MINIMUM) SPACED 60" MAX. @ 90° C. AT PANEL EDGES AND 90° O.C. INFIELD.

6.14 STRUCTURAL PANEL WOOD SHEATHING: STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON THE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER, AND BE FASTENED TO COMMON STUDS AT A MINIMUM BY EACH THICKNESS.

6.15 BLOCKING: PROVIDE ADEQUATE 2X BLOCKING IN CAVITY SPACES AS REQUIRED TO SUPPORT MOLDINGS, CURTAIN RODS, ELECTRICAL SWITCHES AND OUTLETS, ETC.

6.16 TRUSSES: ENGINEERED ROOF/FLOOR TRUSS DRAWINGS WITH A LAYOUT SHEET WILL BE FURNISHED TO THE BUILDING INSPECTOR FOR THE FRAMING INSPECTION. TRUSS MANUFACTURER TO SUBMIT TRUSS DRAWINGS OF ALL TRUSSES AND TRUSS FRAMING PLAN LAYOUT TO ARCHITECT FOR ARCHITECTS REVIEW PRIOR TO TRUSS FABRICATION. ANY ERRORS OR INCONSISTENCIES IN THE TRUSS MANUFACTURER'S DRAWINGS OR DETAILS DISCOVERED BY TRUSS MANUFACTURER TO BE CALLED TO ARCHITECT'S ATTENTION PRIOR TO FABRICATION. FAILURE TO SUBMIT TRUSS DRAWINGS TO ARCHITECT PRIOR TO FABRICATION RELEASES ARCHITECT FROM LIABILITY FOR TRUSS PROFILE ACCURACY.

TRUSS MANUFACTURER TO BE RESPONSIBLE FOR RESOLUTION OF ALL HORIZONTAL FORCES WITHIN THE TRUSS. WALLS ARE DESIGNED FOR APPLICATION OF VERTICAL TRUSS LOADING. IF RESOLUTION OF HORIZONTAL FORCES IS NOT POSSIBLE WITHIN THE TRUSS, TRUSS MANUFACTURER TO CONTACT ARCHITECT PRIOR TO TRUSS FABRICATION AND TO SUBMIT TO ARCHITECT HORIZONTAL LOADING CRITERIA. TRUSS MANUFACTURER TO SUPPLY ALL TRUSS AND BEAM HANGERS FOR TRUSSES AS REQUIRED, AND TO SPECIFY REQUIRED FASTENING AND INSTALLATION.

WOOD TRUSSES ARE TO BE SPACED AT 2'-0" O.C. EXCEPT AT TRUSSES TO BE AT 16" O.C. ALL TRUSS DESIGNS SHALL BE BY THE TRUSS MANUFACTURERS LICENSED PROFESSIONAL ENGINEER AND SHALL BEAR THE MANUFACTURER'S REGISTERED NUMBER AND STATE OF REGISTRY. SECURE TRUSSES TO BEARING POINTS WITH ONE SIMPSON 1/2 S ANCHOR OR EQUAL AT EACH END, UNLESS OTHERWISE NOTED ON PLANS.

WOOD TRUSSES ARE TO CONFORM TO THE MOST CURRENT EDITIONS OF NFWA SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROPER WOOD TRUSS HANDLING, ERECTION, AND BRACING, BOTH TEMPORARY AND PERMANENT. WOOD TRUSS DESIGN LOADS TO BE PER THE FOLLOWING CHART, AND OVER THE SPECIFIED DESIGN CODE LOADS FOR APPLICABLE JURISDICTIONS, WHICHEVER IS GREATER.

TOP CHORD LIVE 25PSF (EQUIVALENT GROUND SNOW)
100 PSF
BOTTOM CHORD DEAD 10PSF

TOTAL DESIGN 45PSF

6.17 ROUGH OPENING HEAD HEIGHTS: ALL WINDOW AND DOOR ROOF HEAD HHS. IN EXTERIOR WALLS TO BE 6'-0" ABOVE SUB-FLOOR UNLESS NOTED OR GRAPHICALLY LOCATED ELSEWHERE ON DRAWINGS.

DIVISION 7: THERMAL AND MOISTURE PROTECTION:

7.1 ALL ONE, TWO AND THREE FAMILY DWELLING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS FOR ENERGY CONSERVATION AND AIR SEALING. IN CONFORMANCE PLEASE REFER TO THE RESCHECK ANALYSIS SET TO THE APPLICABLE IECC REQ. REFER TO THE CONSTRUCTION DRAWING NOTES, DETAILS AND INSULATION SCHEDULE FOR R-VALUES IN WALL, FLOOR, CEILING AND ROOF ASSEMBLIES.

7.2 VAPOR BARRIERS AND VAPOR RETARDERS: IN CLIMATE ZONE 4, THIS INCLUDES HAMILTON AND CLEMONT COUNTIES. WHERE A VAPOR RETARDER OR BARRIER IS REQUIRED IT HAS NO SIGNIFICANT R VALUE. VAPOR BARRIER (PEEM - OR) TYPICALLY OF 6 MIL (MM) POLYETHYLENE FILM SHALL BE PLACED UNDER ALL SLABS PRIOR TO THE EXPOSED EARTH AND GRAVEL PAIL. THE SEAMS IN THE FILM SHALL LAP A MINIMUM OF 6" AND BE TAPED. PENETRATIONS OF THE BARRIER SHALL ALSO BE TAPED AND SEALED.

VAPOR RETARDER (OR PERM - LD) SHALL BE LOCATED ON THE "WARM" SIDE OF WALL AND ROOF CONSTRUCTION. RAFTER PAPER FACING ON INSULATION CERTAINEED "MEMBRANE", VAPOR RETARDER PAINT ADDITIVES AND OTHER MANUF. APPLIED PRODUCTS MEETING THE PERM RATING REQUIREMENTS ARE ACCEPTABLE WHEN INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

7.3 DAMPPROOFING: TWO COATS OF BITUMINOUS ASPHALT DAMPPROOFING TO BE APPLIED ON ALL FOUNDATION WALLS AND FOUNDATION FLOORS.

7.4 WATERPROOFING: FOUNDATION WALLS OF HABITABLE SPACES LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH MEMBRANES EXTENDING FROM THE EDGE OF THE FOOTING TO THE FINISH GRADE LINE. THE MEMBRANE SHALL CONSIST OF 2-PLY HOT-APPLIED FELT, 55 POUND ROOF FLOORING, 6-MIL POLYVINYL CHLORIDE, 6-MIL POLYETHYLENE OR 40-MIL POLYMER-MODIFIED ASPHALT. THE JOINTS IN THE MEMBRANES SHALL BE TAPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE WATERPROOFING MEMBRANE.

SYSTEMS SUCH AS "RUBBER WALL" AND "TUFF-N-DRY" SHALL BE ACCEPTABLE.

7.5 ATTIC VENTING: THE NET FREE VENTING AREA OF ANY ENCLOSED ATTIC SPACE SHALL BE NOT LESS THAN 1 TO 100 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1 TO 300, PROVIDED AT LEAST 70% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATING PROVIDED BY EAVE OR CORNICE VENTS. THE NET FREE CROSS-VENTILATION AREA MAY BE 10% LESS THAN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED.

7.6 ROOF PAPER AND ICE SHIELD: ROOF SLOPES GREATER THAN 4:12 TO HAVE ONE LAYER OF 1/8" FELT PAPER UNDERLAYER MINIMUM. ROOF SLOPES BETWEEN 2:12 AND 4:12 TO HAVE 2 LAYERS MINIMUM 1/8" FELT PAPER OVER WATER AND ICE SHIELD PER MANUFACTURER'S RECOMMENDATION. AT ALL ROOFS, INSTALL AN ICE SHIELD OVER ROOF OR EQUAL TO "GRADE WATER AND ICE SHIELD" STARTING AT THE LOWEST POINT OF THE ROOF AND EXTENDING UP THE ROOF AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

7.7 FLASHING: WRAP ALL WINDOW AND DOOR OPENINGS WITH DUPONT TYPE FLEXPAP FLEXIBLE FLASHING. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. FLASHING AT BASE OF MASONRY COURSE TO BE SELF-ADHERING CARBISIL. 1 1/4" (905-TW) 1/8" WIDE ROOF STOCK, 40 MIL THICK INSTALLED AS PER MANUFACTURER. ALL OTHER FLASHINGS SUCH AS GUTTER Drip BAND BOARD CAP, PARAPET CAP, ETC. TO BE NON-CORROSIIVE METAL WITH DRIP EDGES WHERE REQUIRED TO PROJECT WATER AWAY FROM BUILDING.

7.8 GUTTERS AND DOWNSPOUTS: PROVIDE GUTTERS AND DOWNSPOUTS WITH ALL GUTTER LOCATIONS. DOWNSPOUTS TO DISCHARGE TO SPLASH BLOCKS IF ALLOWED BY MUNICIPALITY OR AN APPROVED EXISTING OR NEW STORM WATER REMOVAL SYSTEM.

7.9 CAULK: ALL CAULK AT INTERIOR AND EXTERIOR TO BE DAP DYNAFLEX 230 OR EQUAL. AT TUBS AND SHOWERS WHERE THE CAULK WILL NOT BE PAINTED USE GE-SIKONCE B.

7.10 MOISTURE BARRIER/HOUSE WRAP: WRAP HOUSE WITH TYPE W HOUSEWRAP. INSTALL AS PER MANUFACTURER'S DETAILS AND TAPE ALL JOINTS AS REQUIRED BY MANUFACTURER. AT STUCCO

DIVISION 8: GLAZING: DOORS, WINDOWS, AND MIRRORS IN HAZARDOUS LOCATIONS SHALL BE BELOW SHALL BE EITHER LAMINATED, LAM. STRENGTHENED OR IMPERED.

A. GLAZING IN ALL FIBED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS:
EXCEPTION 1: GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH DIAMETER SPHERE IS UNABLE TO PASS.
EXCEPTION 2: DECORATIVE GLAZING.

B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE:
EXCEPTION 1: DECORATIVE GLAZING.
EXCEPTION 2: WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
EXCEPTION 3: GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION.
EXCEPTION 4: GLAZING ADJACENT TO A DOOR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH.

C. GLAZING IN A GLAZED PANEL THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS:
EXCEPTION 1: THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQUARE FEET.
EXCEPTION 2: THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
EXCEPTION 3: THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR.
EXCEPTION 4: ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.

EXCEPTION 1: DECORATIVE GLAZING.
EXCEPTION 2: GLAZING IN A RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1 1/8 INCHES IN CROSS SECTIONAL HEIGHT.
EXCEPTION 3: OUTBOARD PANELS IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WITH THE BOTTOM EDGE OF THE GLAZING 34 TO 38 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
EXCEPTION 4: GLAZING ADJACENT TO A DOOR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH.
EXCEPTION 5: GLAZING ADJACENT TO A DOOR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH.
EXCEPTION 6: GLAZING ADJACENT TO A DOOR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH.
EXCEPTION 7: GLAZING ADJACENT TO A DOOR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH.

D. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMP: WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
EXCEPTION 1: WHEN A RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1 1/8 INCHES IN CROSS SECTIONAL HEIGHT.
EXCEPTION 2: THE SIDE OF THE STAIRWAY HAS A GUARDRAIL OR HANDRAIL, INCLUDING BALUSTERS OR IN-FILL PANELS, COMPLYING WITH SECTIONS 301.7 AND 312 OF THE IRC AND THE PLANE OF THE GLAZING IS MORE THAN 18 INCHES FROM THE RAILING.
EXCEPTION 3: WHEN A SOLID WALL OR PANEL EXTENDS FROM THE PLANE OF THE ADJACENT WALKING SURFACE TO 34 INCHES TO 36 INCHES ABOVE THE WALKING SURFACE AND THE CONSTRUCTION AT THE TOP OF THAT WALL OR PANEL IS CAPABLE OF WITHSTANDING THE SAME HORIZONTAL LOAD AS A GUARD.

H. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN AN AREAS WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
EXCEPTION 1: THE SIDE OF THE STAIRWAY HAS A GUARDRAIL OR HANDRAIL, INCLUDING BALUSTERS OR IN-FILL PANELS, COMPLYING WITH SECTIONS 301.7 AND 312 OF THE IRC AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE RAILING.
EXCEPTION 2: WHEN A SOLID WALL OR PANEL EXTENDS FROM THE PLANE OF THE ADJACENT WALKING SURFACE TO 34 INCHES TO 36 INCHES ABOVE THE WALKING SURFACE AND THE CONSTRUCTION AT THE TOP OF THAT WALL OR PANEL IS CAPABLE OF WITHSTANDING THE SAME HORIZONTAL LOAD AS A GUARD.

I. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN AN AREAS WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
EXCEPTION 1: THE SIDE OF THE STAIRWAY HAS A GUARDRAIL OR HANDRAIL, INCLUDING BALUSTERS OR IN-FILL PANELS, COMPLYING WITH SECTIONS 301.7 AND 312 OF THE IRC AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE RAILING.
EXCEPTION 2: WHEN A SOLID WALL OR PANEL EXTENDS FROM THE PLANE OF THE ADJACENT WALKING SURFACE TO 34 INCHES TO 36 INCHES ABOVE THE WALKING SURFACE AND THE CONSTRUCTION AT THE TOP OF THAT WALL

These minutes have not been approved by the City of Madeira Board of Zoning Appeals. Drafts of minutes have not yet been reviewed or corrected. Amendments may be made before a final approved version of the minutes is available. While comments are welcomed, we do not engage in changing or revising drafts of minutes until directed by a majority of the members of the Board of Zoning Appeals at a public meeting. The City of Madeira makes no warranty, expressed or implied, concerning the accuracy, completeness, reliability or suitability of these minutes until they are approved by the Madeira Board of Zoning Appeals.

**MADEIRA BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
NOVEMBER 2, 2020**

I. CALL TO ORDER

Mr. Karoly called the meeting to order at 7:02 p.m.

II. PLEDGE OF ALLEGIANCE

Mr. Karoly led the Pledge of Allegiance.

III. ROLL CALL

A. Members present:

Steve Karoly, Chair
James Curee
Christopher O'Malley
Kent Lutz
Grant Wenstrup

B. Officials/Staff present:

Brian Fox, Law Director
Tom Moeller, City Manager
Lori Thompson, Assistant City Manager
David Ballweg, ARO/Building Department

IV. REVIEW OF MEETING PROCESS AND PROCEDURES

Mr. Karoly reviewed the process for hearings and deciding upon cases.

V. ACCEPTANCE OF AGENDA

VI. CORRESPONDENCE

None

VII. GUESTS AND REGISTERED VISITORS

None

VIII. HEARINGS ON APPLICATIONS

A. Public Hearing No. 1, Case BZA-20-049

Address: 8140 Maxfield Lane

Applicant: Anthony J. Boberschmidt and Anne M. Candido

Property Owner: Same

Zone: Residence A (Single Family)

Request: Rear yard setback variance to extend an existing deck for a house addition

- Mr. Karoly opened the public hearing at 7:07 p.m.
- Mr. Moeller reviewed the staff report and noted the setback request is to enclose and expand an existing deck into a three-season room. The current deck was built with the home in 1978 and has a rear yard setback of 26 feet; the addition would extend no farther into the setback than the existing deck.
- Tony Boberschmidt and Anne Candido, 8140 Maxfield, were administered the oath. Ms. Candido said they are looking to expand the living space for their family. When asked about the skirting around the addition, Mr. Boberschmidt said he would be putting up wooden lattice to match existing skirting.
- When asked, Mr. Boberschmidt said the HVAC system would not be placed in the setback.
- There were no public comments. Mr. Karoly read the variance request worksheet and the applicant's responses. He closed the public hearing at 7:15 p.m.

B. Public Hearing No. 2, Case BZA-20-050

Address: 6248 Coachlite Way

Applicant: Kim Manning

Property Owner: Same

Zone: Residence AA (Single Family)

Request: Side yard setback variance to construct a deck

- Mr. Karoly said the application did not include setback information or a site plan; the provided drawing did not include property lines, dimensions, or elevations. He presented three options to the BZA: table the application for more information; proceed and vote on the application as is; proceed, vote, and ask the ARO to review construction as deck is being built.

**Motion to table Case BZA-20-050 made by Mr. Lutz, second by Mr. Wenstrup.
Motion passed by unanimous roll call vote.**

- Mr. Karoly asked the applicant to meet with Staff about providing the missing information.

C. Public Hearing No. 3, Case BZA-20-051

Address: 6580 Dawson Road

Applicant: Michael W. Noell

Property Owner: Same

Zone: Residence A (Single Family)

Request: Side yard setback variance for installation of air conditioning unit

- Mr. Karoly opened the public hearing at 7:19 p.m.
- Mr. Moeller reviewed the staff report and noted the air conditioning unit is currently in the setback and was placed there during construction. The setback requirement at the time was 7.5 feet. The side yard setback requirement has since increased to 9 feet, but even under the old requirement, the unit would require a 4.5-foot variance. Tom Hilgeman, 6564 Dawson, contacted the City to express concern about the request.
- Mr. Ballweg said the building permit does not require notation of where the A/C unit will be placed. He noticed the unit in the setback during construction of the home and asked the builder to move it; written requests were sent as well. The builder did not move the unit in the required time period. The property was then transferred to the current owner.
- Michael Noell, 6580 Dawson, was administered the oath and said he was not made aware of the problem until after they had moved in. He said he may have been able to find a different place for the unit during construction, but now he doesn't have another spot for it to go. He discussed with the adjacent property owner moving the unit back farther within the setback. He said he contacted a few HVAC companies to make recommendations on where else it could be moved, and they said changes would need to be made to the existing property to move it elsewhere.
- Mr. Lutz suggested changing the permit application process to include notation of where the unit would be placed.
- When asked, Mr. Ballweg confirmed the adjacent homeowner placed their unit in the same setback but moved it when Mr. Ballweg made them aware of the requirements.
- Mr. Karoly noted that the unit is very close to the adjacent home's front porch.
- There were no public comments. Mr. Karoly read the variance request worksheet and the applicant's responses. He closed the public hearing at 7:35 p.m.

D. Public Hearing No. 4, Case BZA-20-052

Address: 7809 Tances Drive

Applicant: Walter and Christin Diller

Property Owner: Same

Zone: Residence B (Single Family)

Request: Side yard setback variance for installation of air conditioning unit

- Mr. Karoly opened the public hearing at 7:36 p.m.
- Mr. Moeller reviewed the staff report and noted the home has a side yard setback of 4.8 feet, as it was constructed before the current setback requirement of 6 feet was in place. The request would put the HVAC unit 1.9 feet from the property line. The

applicant has proposed to screen the unit with landscaping. Keith Millard, 7811 Tances, wrote the City in support of the variance.

- When asked, Mr. Moeller said the zoning code in the past was silent on the placement of air conditioning units, so many homes in Residence B have HVAC units in the side yard and many are set this close to the property line. Mr. Karoly added the code changed when new builds were designed to take up the full available width of the lot and then the HVAC unit would be on the property line.
- Walter Diller, 7809 Tances, was administered the oath and said the existing unit is behind the house near the deck. The existing unit does not efficiently cool the house in part because the coolant line has bends and runs the width of the basement. His HVAC consultant suggested shortening the line and making it straight, which would put the unit in the setback. The adjacent property owner, Mr. Millard, has expressed his support for the variance.
- There were no public comments. Mr. Karoly read the variance request worksheet and the applicant's responses. He closed the public hearing at 7:46 p.m.

E. Public Hearing No. 5, Case BZA-20-053

Address: 6895 Meadowdale Circle

Applicant: Chris Maloney of Deckmasters

Property Owner: Andras and Orsolya Farrago

Zone: Residence A (Single Family)

Request: Rear yard setback variance to extend an existing deck

- Mr. Karoly opened the public hearing at 7:47 p.m.
- Mr. Moeller reviewed the staff report and noted the extended deck would require a 3.7-foot variance. The side yard setbacks and lot coverage requirements would be in compliance.
- Chris Maloney, 229 Main Street, Newport, of Deckmasters, was administered the oath, and said the driveway wraps around the house to the garage. The proposed plan would have the driveway run under the deck, and making the deck shorter would make the turn into the garage too tight.
- There were no public comments. Mr. Karoly read the variance request worksheet and the applicant's responses. He closed the public hearing at 7:53 p.m.

F. Public Hearing No. 6, Case BZA-20-054

Address: 7236 Jethve Lane

Applicant: Marissa and Adam Town

Property Owner: Same

Zone: Residence B (Single Family)

Request: Request for a variance to add an upstairs shed dormer addition to the existing house

- Mr. Karoly opened the public hearing at 7:53 p.m.

- Mr. Moeller reviewed the staff report and noted the property is a legal nonconforming lot at the corner of Homart and Jethve. The home currently sits 6.6 feet from Homart; the required setback is 40 feet. The second story addition would not change the setback. The addition would also cover the existing front porch. The front yard setback is 36 feet; the required setback is 40 feet. The addition would not change the footprint of the home, so the lot coverage would remain at 21.82%.
- Adam Town, 7236 Jethve, was administered the oath and apologized for not combining this request with the September 2020 side yard setback variance request for an attached garage. He said the addition would add a bathroom and make the home more functional for the family.
- There were no public comments. Mr. Karoly read the variance request worksheet and the applicant's responses. He closed the public hearing at 8:03 p.m.

IX. ADJOURN FOR DELIBERATION

Motion to adjourn to deliberate the cases made by Mr. Lutz, second by Mr. Curee. Motion passed by unanimous roll call vote at 8:04 p.m.

X. RECONVENE FOR DECISION OF CASES

Motion to reconvene made by Mr. Karoly, second by Mr. Lutz, at 8:30 p.m. Motion passed by unanimous roll call vote.

A. Public Hearing No. 1, Case BZA-20-049

Address: 8140 Maxfield Lane

Request: Rear yard setback variance to extend an existing deck for a house addition

- Motion to approve Case BZA-20-049 on the condition there is skirting around the addition as designated in some of the drawings made by Mr. O'Malley, second by Mr. Karoly.
- In discussion, Mr. Karoly said he is in favor of granting the variance since it replaces an existing deck and is well outside the side yard setback.

Motion to approve Case BZA-20-049 on the condition there is skirting on the addition passed by unanimous roll call vote.

Steve Karoly	yes
James Curee	yes
Kent Lutz	yes
Christopher O'Malley	yes
Grant Wenstrup	yes

B. Public Hearing No. 2, Case BZA-20-050
Address: 6248 Coachlite Way
Request: Side yard setback variance to construct a deck

- Case BZA-20-050 was tabled earlier in the meeting.

C. Public Hearing No. 3, Case BZA-20-051
Address: 6580 Dawson Road
Request: Side yard setback variance for installation of air conditioning unit

- Motion to approve Case BZA-20-051 contingent upon the unit being pushed toward the rear yard as far as possible at the discretion of the ARO made by Mr. Wenstrup, second by Mr. Karoly.
- In discussion, Mr. Karoly said he understands the hardship of the owner, and pushing the unit toward the back is consistent with other variances that have been granted; however, he added he doesn't see why the unit cannot be placed on the other side of the home.

Motion to approve Case BZA-20-051 contingent upon the unit being pushed toward the rear yard as far as possible at the discretion of the ARO failed by 2-3 roll call vote.

Steve Karoly	no
James Curee	no
Kent Lutz	no
Christopher O'Malley	yes
Grant Wenstrup	yes

D. Public Hearing No. 4, Case BZA-20-052
Address: 7809 Tances Drive
Request: Side yard setback variance for installation of air conditioning unit

- Motion to approve Case BZA-20-052 as submitted made by Mr. O'Malley, second by Mr. Curee.
- In discussion, Mr. O'Malley noted there are logistics and lot conditions that make this case unique. Mr. Karoly added the impacted neighbor expressed support of the variance.

Motion to approve Case BZA-20-052 as submitted passed by unanimous roll call vote.

Steve Karoly	yes
James Curee	yes
Kent Lutz	yes
Christopher O'Malley	yes
Grant Wenstrup	yes

E. Public Hearing No. 5, Case BZA-20-053

Address: 6895 Meadowdale Circle

Request: Rear yard setback variance to extend an existing deck

- Motion to table Case BZA-20-053 for more information made by Mr. Karoly, second by Mr. Lutz. Mr. Karoly said the applicant provided only a CAGIS map and did not include information about how the deck would be constructed or what safety measures would be taken to ensure a car does not hit the supports.

Motion to table Case BZA-20-053 passed by unanimous roll call vote.

Steve Karoly	yes
James Curee	yes
Kent Lutz	yes
Christopher O'Malley	yes
Grant Wenstrup	yes

F. Public Hearing No. 6, Case BZA-20-054

Address: 7236 Jethve Lane

Request: Request for a variance to add an upstairs shed dormer addition to the existing house

- Motion to approve Case BZA-20-054 as submitted made by Mr. Lutz, second by Mr. Karoly.
- In discussion, Mr. Karoly said the variance request is a matter of procedure because any improvements would require a variance, as the lot is legal nonconforming.

Motion to approve Case BZA-20-054 as submitted passed by unanimous roll call vote.

Steve Karoly	yes
James Curee	yes
Kent Lutz	yes
Christopher O'Malley	yes
Grant Wenstrup	yes

XI. NEW BUSINESS

A. December Meeting

- Ms. Thompson said audio/visual equipment to have combination Zoom and in-person meetings is now set up in Council Chambers. Partitions would be placed between the desks, but the number of applicants and residents in attendance at any given time may need to be limited. She said, at a time closer to the December meeting, she would ask the Board how they would like to proceed.

B. Terms

- Ms. Thompson said the terms for Mr. Lutz, Mr. O'Malley, and Mr. Wenstrup expire at the end of the year. She asked that they contact her as to whether they would like to continue on the Board.

XII. OLD BUSINESS

A. Policy and Procedure Update

- Mr. Fox asked the Board members to review the code of regulations in preparation for a vote in December.

XIII. ACCEPTANCE OF MINUTES

Motion to approve the October 5, 2020 minutes made by Mr. Karoly, second by Mr. Wenstrup. Motion approved by unanimous roll call vote.

XIV. ADJOURNMENT

Motion made by Mr. Karoly, second by Mr. Wenstrup, to adjourn the meeting at 8:50 p.m. Motion approved by unanimous roll call vote.

Steve Karoly
Board of Zoning Appeals Chair

Lori Thompson
Assistant City Manager