



Board of Zoning Appeals

October 20, 2021

Board Meeting

Minutes

5:30 PM

CALL TO ORDER

Attendee Name	Title	Status	Arrived
Michael Percy	Chairman	Present	
Susie L. Simpson	Member	Present	
Don Carr	Vice-Chairman	Present	
William Smith	Member	Present	
Otho Eyster	Alt. Member	Excused	
Tonya Boucher	Member	Present	
Kate Aryanata	Alt. Member	Excused	

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Bryan Donaldson; Melissa Donaldson; Mike Hillier

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Oct 6, 2021 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	William Smith, Member
SECONDER:	Susie L. Simpson, Member
AYES:	Percy, Simpson, Carr, Smith, Boucher
EXCUSED:	Eyster, Aryanata

BZA FILES

- 2021-BZA-21 : 406 E Gambier ST - Variance for Accessory Structure Height

Bryan and Melissa Donaldson (sworn in) explained their request to build a 22.9' high carriage-style garage behind their home at 406 E Gambier ST. Mr. Donaldson gave a brief synopsis of their acquirement of the property formerly known as 507 E Ohio AVE and the razing of the structures that occupied the lot. The E Ohio Ave and E Gambier ST properties were combined to become one lot as they were originally platted. The Donaldson's Gambier ST property is in one of Mount Vernon's Historical Districts, therefore a Certificate of Appropriateness is required for all exterior changes on a property. Their public hearing with the HRC was last week where they were granted a Certificate of Appropriateness for their proposed garage designs. Through research of their property they found evidence of a carriage-style barn that accompanied the original home. Their current home is not believed to be the original home built on the property. They decided to design a carriage-style garage to compliment their existing home. Their home is approximately 32 feet high and many

of the surrounding structures are two-story at 30-35'. Their home is elevated from street level. To make the proposed garage look like it belongs with the house they reviewed options with multiple contractors who suggested building to 2/3 the height of the house which is around 22'. They researched similar homes in other areas for design ideas. A shorter structure would look out of place. Their ultimate goal is to improve their neighborhood, enhance their home and bring the property back to its original look.

Mr. Percy asked if the height of the cupola is considered in the overall height and variance. Development Service Manager, Lacie Blankenhorn, cited §1173.23 Exceptions to Height Regulations - The height limitations contained in the Schedule of District Regulations do not apply to spires, belfries, cupolas, etc.

Mr. Donaldson said there are existing carriage houses throughout the area that range from 22-28'.

Mrs. Donaldson added that their house has dormers; so that feature has been captured in the design of the garage to match the structures.

Mr. Carr questioned the square footage allowance of the proposed garage based on the square footage of the home listed on the County Auditor's website. Mrs. Blankenhorn shared that the Donaldson's submitted a 2019 appraisal report showing the gross living area above grade is 2,068 square feet.

Mr. Carr asked if the Donaldson's have any intent to use the structure for commercial use. Mr. Donaldson said no. The additional area in the garage above where autos would park will be used for functional storage. The requested height is to capture the carriage-house look.

Mr. Smith asked what the height of the roof of the home is. Mr. Donaldson estimates it at 30' - 32'. He thinks the house that was torn down on Ohio AVE was 30' - 35'.

Mr. Carr asked why the 22.9' feet is needed. Mr. Percy said that was stated earlier; that they want a look that is similar to the home and that a shorter garage may not look appropriate based on the style of the house.

Mrs. Donaldson said she considers the aesthetics first. Her design ideas were shared. They are trying to match the dormers on their home. The dormers have been measured. She wants the garage to have a similar appeal and character of the house. Aesthetically that is why they went up in height. The contractors also noted to them that proportionally the garage will really make a statement as far as the aesthetics of the home.

Mr. Donaldson spoke about the house that was removed being 30' - 35' tall and setting near the intersection, blocking sight of pedestrians and autos. The proposed location of the garage will open up the line of sight at the intersection. The garage design will blend with the other structures along Ohio AVE.

Mrs. Simpson asked if they will have a separate driveway. Mrs. Donaldson said they are going to use the existing driveway.

Mike Hillier (sworn in) spoke of the massive improvement to Ohio AVE that the Donaldson's are making by removing the dilapidated home and designing a structure to gain the approval of the Historical Review Commission. They are trying to make the neighborhood more valuable and improve the value of their house. Mr. Hillier talked to their neighbor, Mr. Gingerich who is supportive of the Donaldson's plan. He thanked the Donaldson's for the work they have done.

Mr. Percy asked if there was any correspondence through the Development Services Manager. Mrs. Blankenhorn read the Staff Report: Mr. and Mrs. Donaldson have applied for a Zoning Permit to construct a garage with an overall height of 22.9'. While the Zoning Code limits the height of an accessory structure to 18' it does not consider the aesthetic value in a neighborhood. The Donaldson's property is in one of Mount Vernon's 3 Historical Districts which requires them to obtain a Certificate of Appropriateness for all exterior changes. Their public hearing with the Historical Review Commission was last week where they received unanimous support of all three of their design options, successfully obtaining the required Certificate of Appropriateness. A 2019 appraisal reported 2,068 square feet of gross living area above grade. This allows an accessory structure at 35% to be up to 723.80 sf. The Donaldson's request is for a 720 square feet carriage-style garage. The proposed garage will complement the approximate 32' height and style of their home by incorporating features such as dormers into its design. Lastly, the proposed siting of the garage is a safety enhancement from the prior structure that sat mere feet from the sidewalk at both Ohio Avenue and S Division ST effectively blocking a safe line of sight for motorists. The Zoning review staff is in support of the Donaldson's request for a height variance.

There was no one else present to speak for or against the request.

Mr. Carr made a motion to approve the request for a 22.9' high accessory structure.

Discussion: Mr. Carr spoke of his struggle with accessory structures that appear out of place on certain properties. He appreciates all of the architectural work the Donaldson's have done. He thinks this structure will be a good improvement for the property.

Mr. Percy thinks this is an excellent complement to the neighborhood. Understanding the historical nature of the area, he thinks this will be a wonderful addition. Mr. Percy thinks it is an important feature for the neighborhood.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	William Smith, Member
AYES:	Percy, Simpson, Carr, Smith, Boucher
EXCUSED:	Eyster, Aryanata

ADJOURN

- Adjourn Motion

Mrs. Simpson made a motion to adjourn the meeting, Ms. Boucher seconded and the meeting was adjourned at 5:51 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susie L. Simpson, Member
SECONDER:	Tonya Boucher, Member
AYES:	Percy, Simpson, Carr, Smith, Boucher
EXCUSED:	Eyster, Aryanata



Board of Zoning Appeals Meeting: 10/20/21 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

ADOPTED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

BZA FILE (ID # 3418)

DOC ID: 3418

2021-BZA-21 : 406 E GAMBIER ST - VARIANCE FOR ACCESSORY STRUCTURE HEIGHT

Item Number	2021-BZA-21
Site Address	406 E Gambier ST
Parcel Number	66-06052.000
Zoning District	R-1 Single Family District
Presented By	Bryan and Melissa Donaldson

Quick Guide to Codified Ordinance Sections (may not be inclusive):

1160.02 Development Standards (R-1 Single Family District)

1173.06 General Requirements (Regulation of Accessory Uses and Buildings)

Request: Bryan and Melissa Donaldson request a variance for height of an accessory structure (garage) to build a 22.9 feet tall garage. See supporting documents for additional details.

COMMENTS - Current Meeting:

Bryan and Melissa Donaldson (sworn in) explained their request to build a 22.9' high carriage-style garage behind their home at 406 E Gambier ST. Mr. Donaldson gave a brief synopsis of their acquirement of the property formerly known as 507 E Ohio AVE and the razing of the structures that occupied the lot. The E Ohio Ave and E Gambier ST properties were combined to become one lot as they were originally platted. The Donaldson's Gambier ST property is in one of Mount Vernon's Historical Districts, therefore a Certificate of Appropriateness is required for all exterior changes on a property. Their public hearing with the HRC was last week where they were granted a Certificate of Appropriateness for their proposed garage designs. Through research of their property they found evidence of a carriage-style barn that accompanied the original home. Their current home is not believed to be the original home built on the property. They decided to design a carriage-style garage to compliment their existing home. Their home is approximately 32 feet high and many of the surrounding structures are two-story at 30-35'. Their home is elevated from street level. To make the proposed garage look like it belongs with the house they reviewed options with multiple contractors who suggested building to 2/3 the height of the house which is around 22'. They researched similar homes in other areas for design ideas. A shorter structure would look out of place. Their ultimate goal is to improve their neighborhood, enhance their home and bring the

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AYES:	Percy, Simpson, Carr, Smith, Boucher
EXCUSED:	Otho Eyster, Kate Aryanata



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Bryan and Melissa Donaldson

Agent's Name, Address and Phone

Site Information

Site Address

406 E. Gambier St.

Legal Description

*Single Family Residence
Eastern Addition*

Parcel Number

*66-06052.000
66-06693.000*

Deed Volume and Page Number

1867-65

Zoning District

R1

Existing use of property

Private Residence

Proposed use of property

Building a detached garage

Hearing Request

Type of Hearing Requested

☒ Variance
Use

☐ Conditional Use

☐ Appeal of Decision

☐ Map Interpretation

☐ Substantially Similar

In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.

Request:

*Requesting to build the garage at 22.9 feet tall instead of
18 feet tall.*

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.

Date:

9/20/21

By:

*Melissa J. Donaldson
Bryan Donaldson*

Status of Application

Filing Date

9/21/2021

Case Number

2021-BZA-21

Hearing Date

Oct 20, 2021

Fee deposit

\$75.00

Date Paid

9/21/21

Receipt Number

612

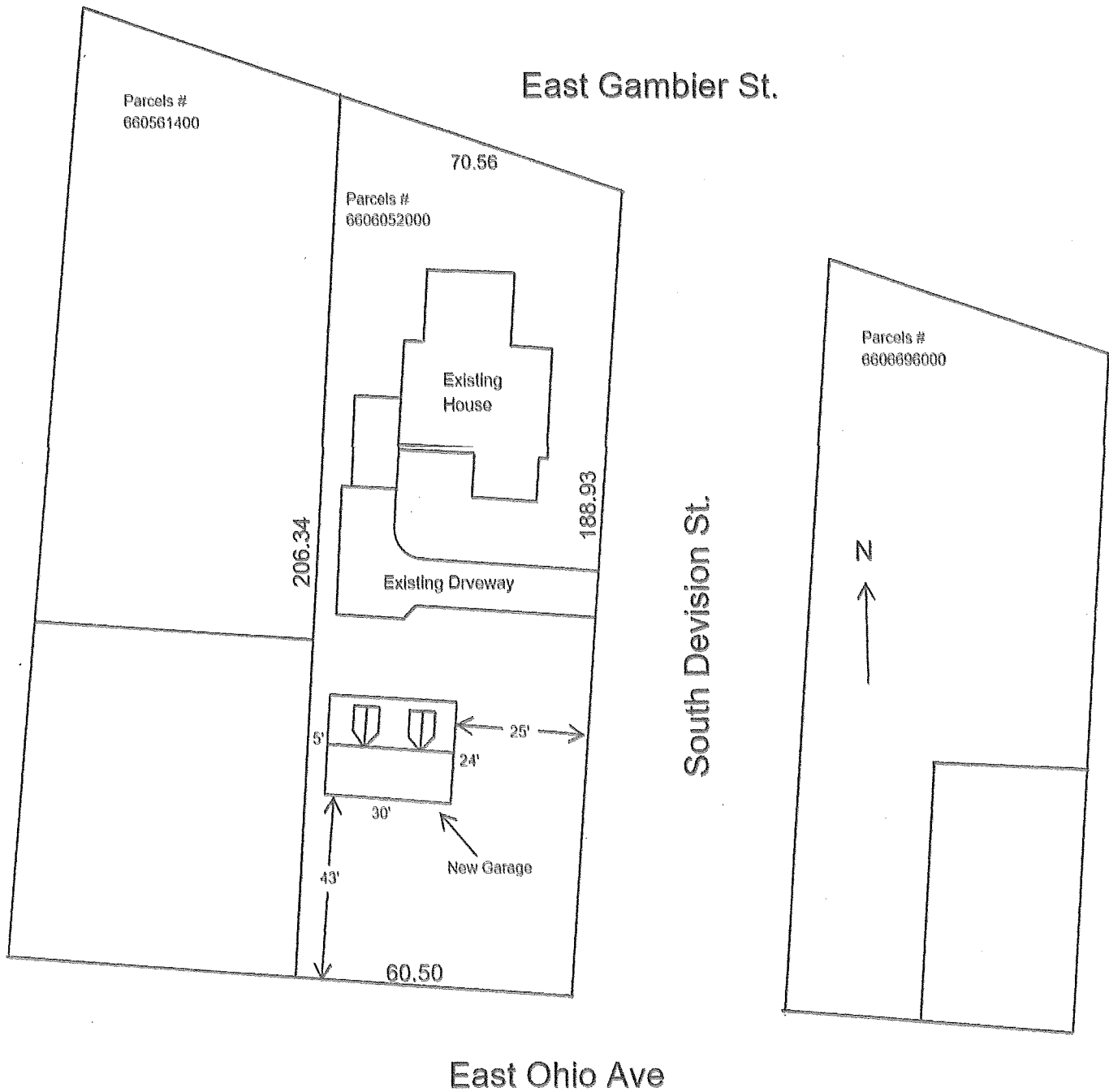
Status of Board's Action

☐ Approved

☐ Denied

Attachment: 2021-BZA-21 Application Packet (3418 : 2021-Bza-21)

Bryan And Melissa Donaldson
406 Gambier St E
Mount Vernon, Ohio 43050



Attachment: 2021-BZA-21 Application Packet (3418 : 2021-Bza-21)

Narrative statements

establishing and substantiating that the variance conforms to the following standards:

_____ 1) The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by this Zoning Ordinance on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

_____ 2) The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

3) Describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Zoning Ordinance would deprive the applicant of the reasonable use of such land or building. There must be deprivation of beneficial use of land.

4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

_____ 5) The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

_____ 6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

_____ 7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

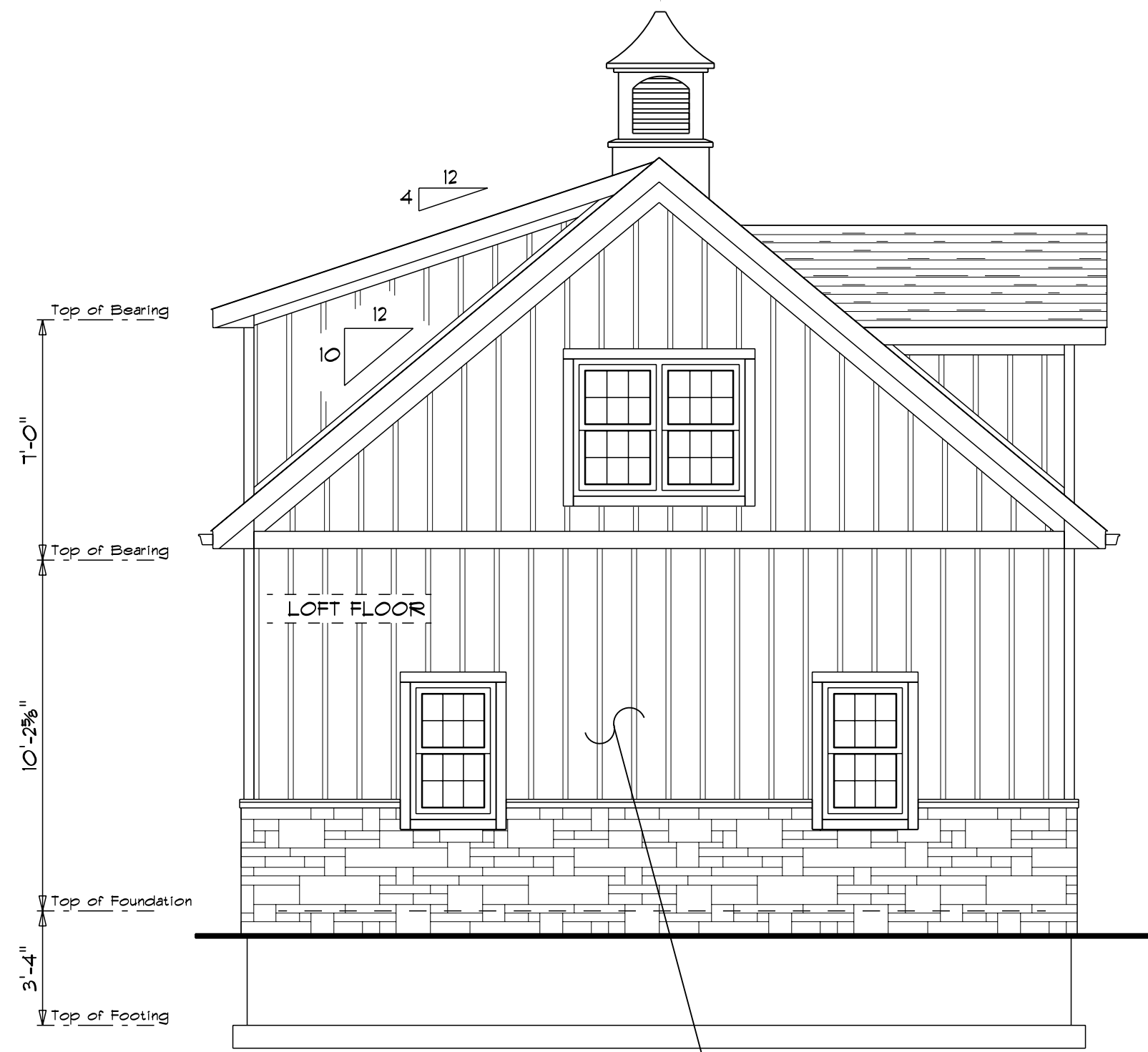
Narrative statements

Establishing and substantiating that the variance conforms to the following standards:

406 E. Gambier St.: Donaldson Residence

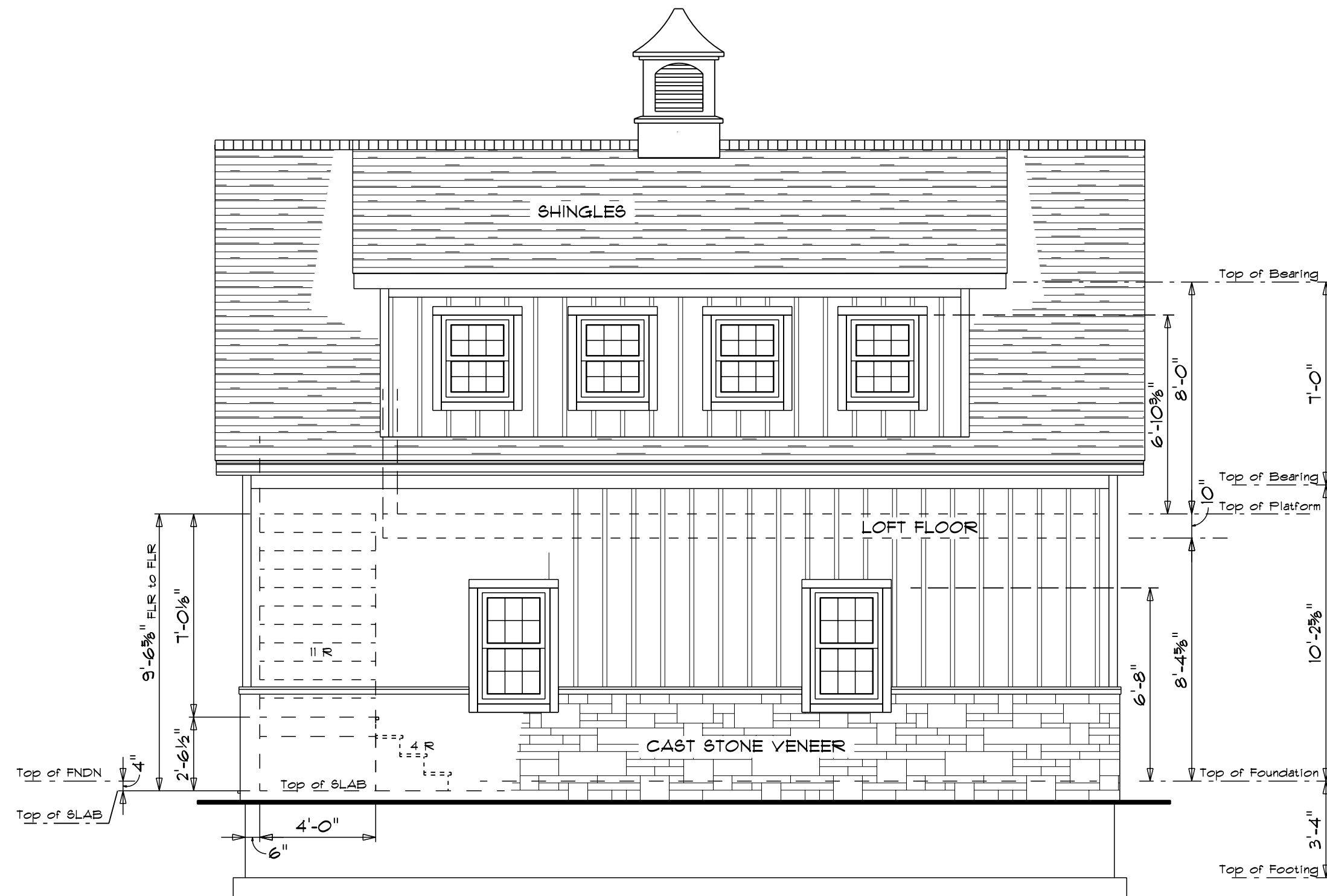
4. We purchased 507 E. Ohio Avenue in a dilapidated condition. After evaluating assessments from contractors, it was in our best interest to tear down the structure because of cost to bring the building to safe conditions. Through research of our property, 406 E. Gambier St. extended all the way back to Ohio Avenue. We found a map that showed the lot, which included a barn or carriage style structure on the backside of the property. In the early 1900s, the lot was divided into sub-par lots and a 2-story house was added as 507 E. Ohio. Our goal is to build a carriage style garage that will match the historical aesthetics of the neighborhood and those buildings of that time. Our contractor suggested this style of garage pitch would proportionally mimic a carriage garage of its kind many years ago versus a smaller pitched roofline and match proportionally to our home. We have invested time and resources into trying to help our neighborhood and restore the lot back to its historical roots. We would like to build this structure at the purposed measurements to optimize the investment into our home and our neighborhood.

5. To get the desired carriage style garage to match our home the cost would have been significantly higher and we would have to have changed the roofline of our home, which was not aesthetically pleasing. Contractors that we had evaluate this option informed us that we would have to have too big of a pitch and it would be detrimental to our house due to drainage and matching the very specific building materials. They felt it would take away from our current architectural design and our view out the back of our home causing a safety issue. We would have to move our electric pole, which would also become costly and may not have been feasible because of the length and shape of the lot.



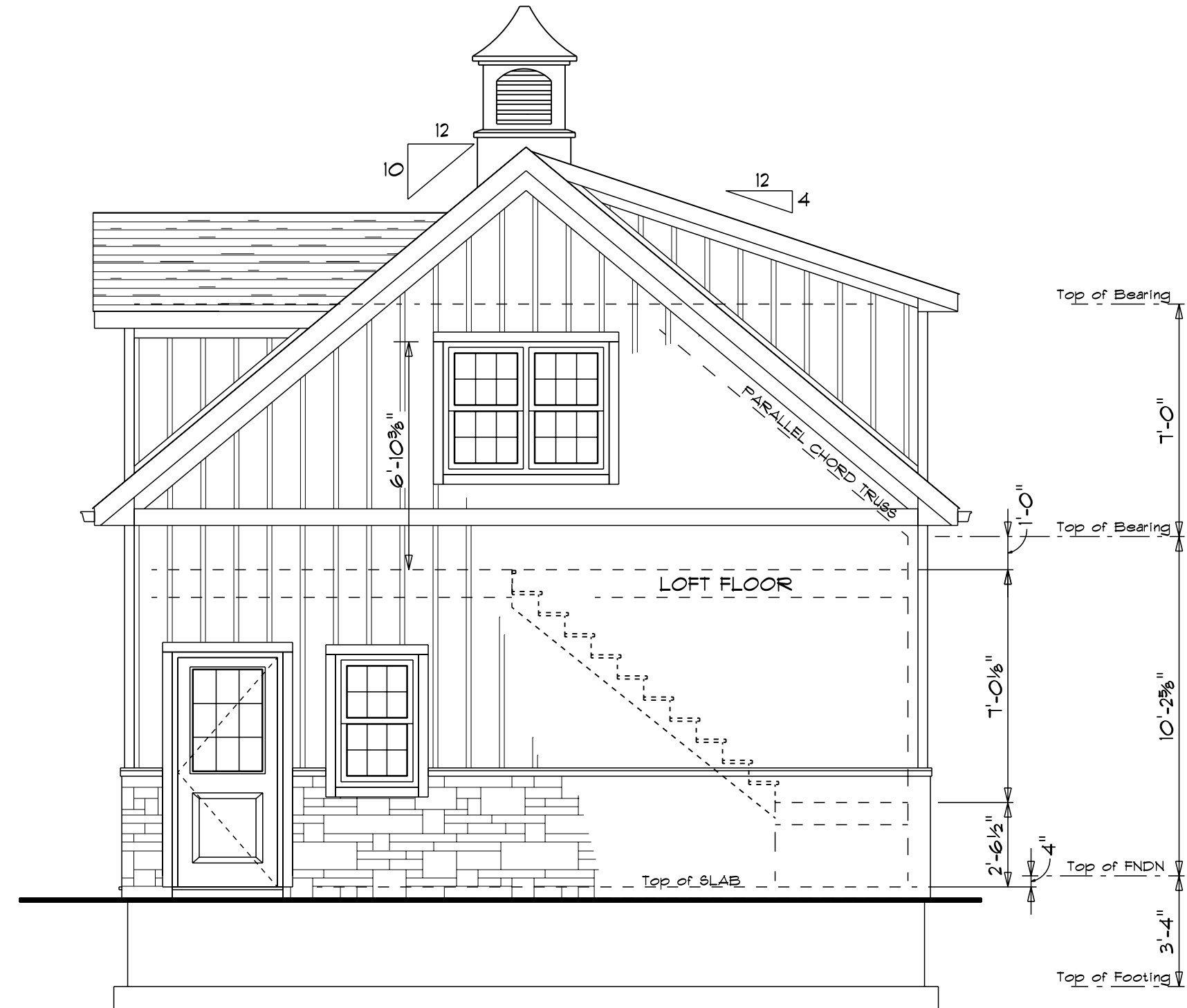
LEFT ELEVATION

SCALE 1/4" = 1'-0"



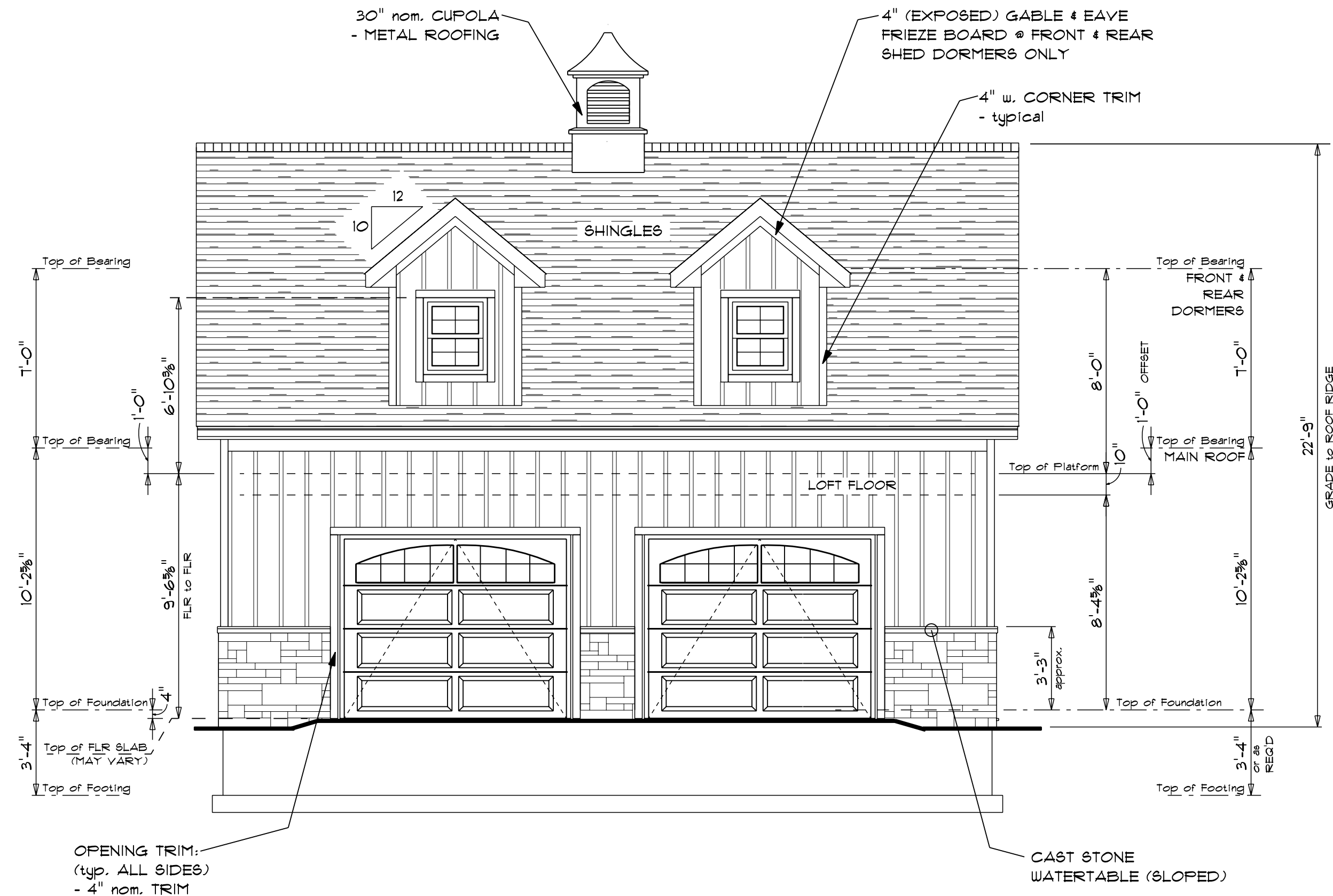
REAR ELEVATION

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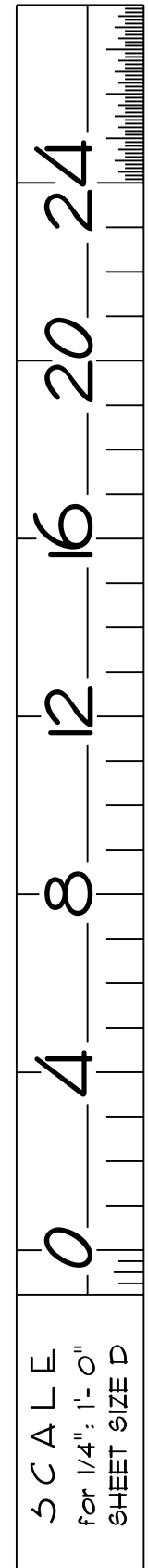
RIGHT ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

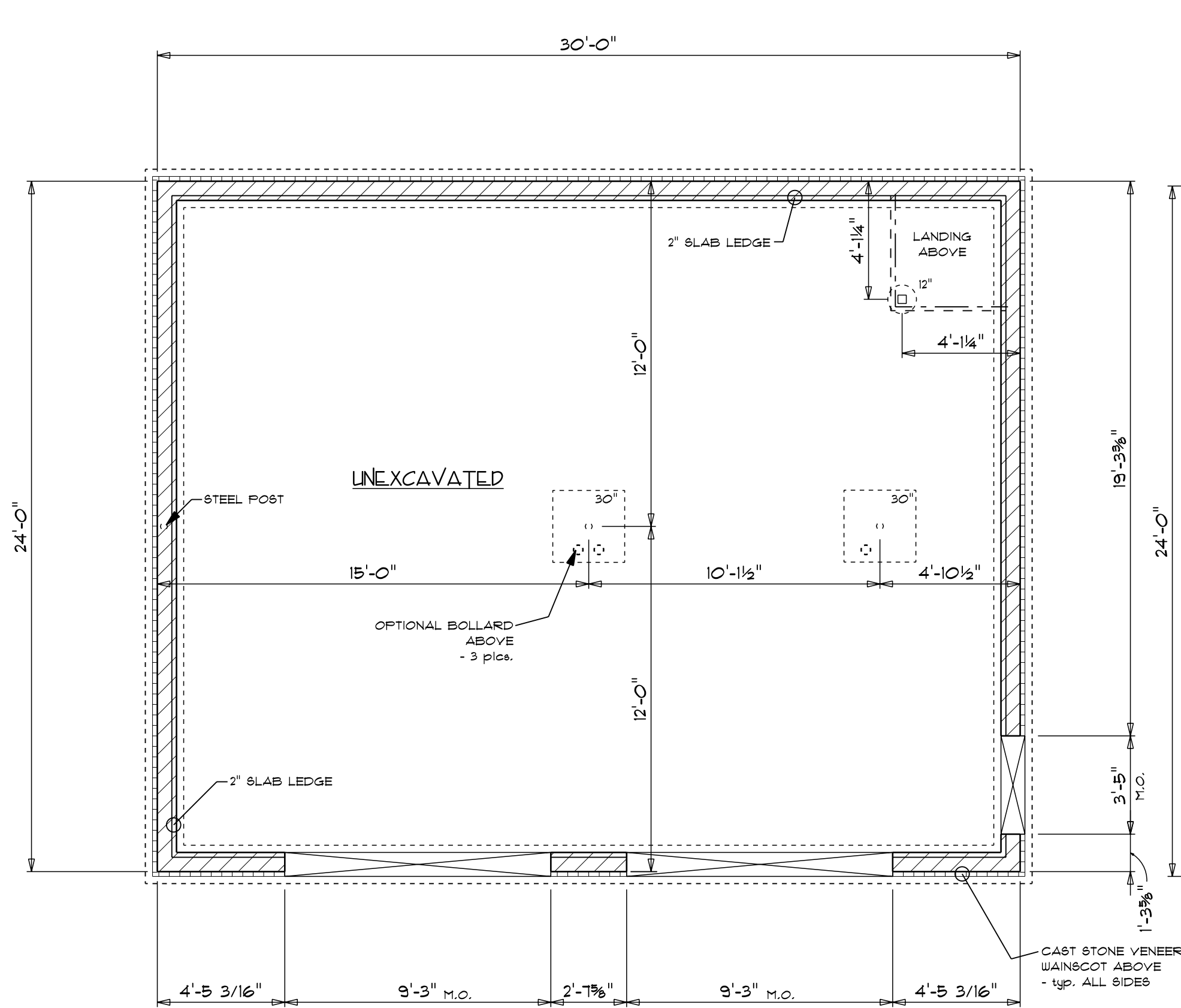


SHEET
A-1
OF 3

DRAWN BY: RNR
DATE: 08 / 21 / 2021
REVISION:
PLOT DATA: 9/21/2021
10:56 AM
DONALDSON GRG

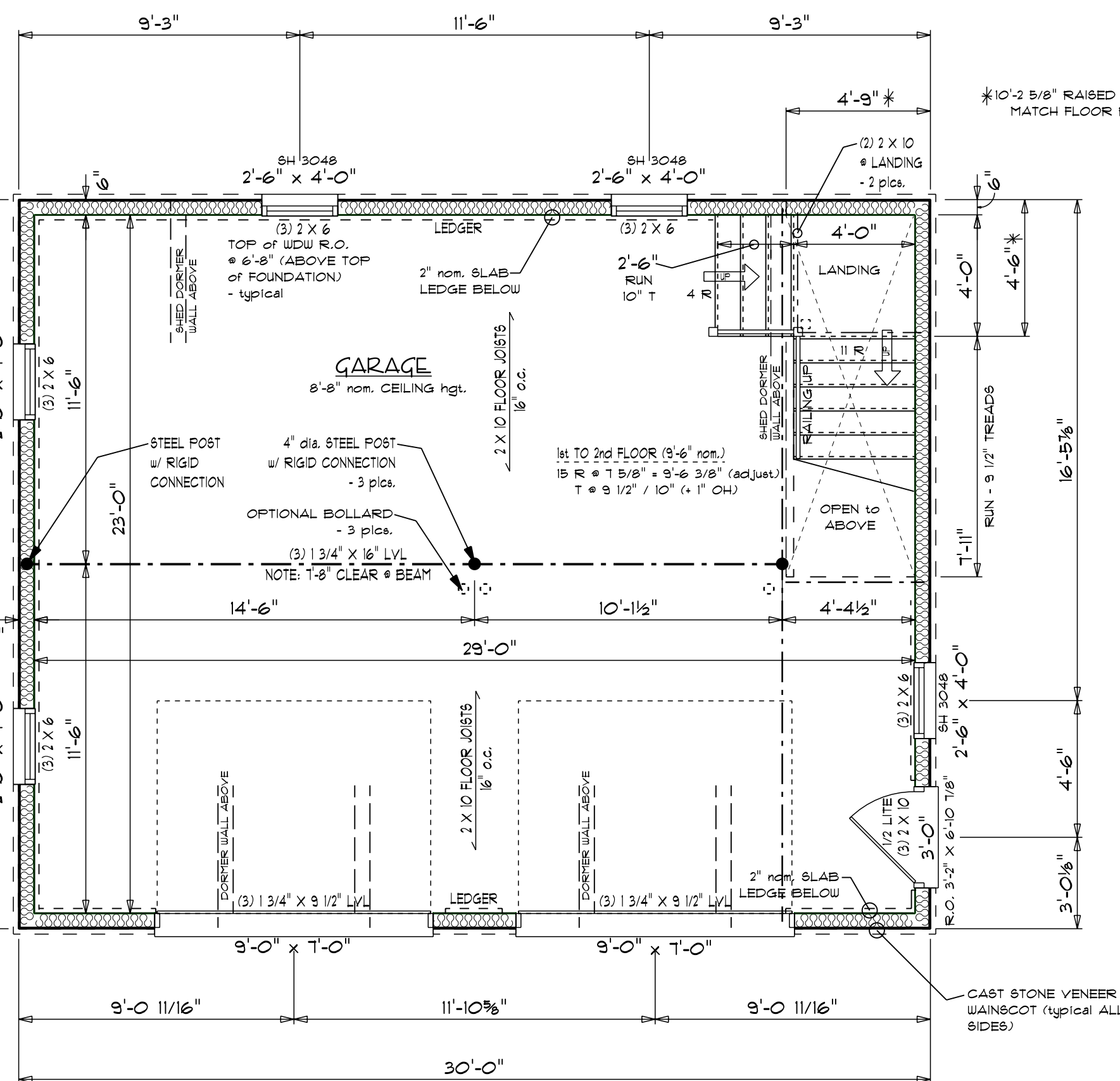
FOR: DONALDSON
PROJECT NAME: GARAGE
TITLE: FRONT & AUXILIARY ELEVATIONS

JDM STRUCTURES
CUSTOM BUILDERS
3840 COUNTY RD. 201, MILLERSBURG, OHIO 44654
www.jdmstructures.com
330.893.3674



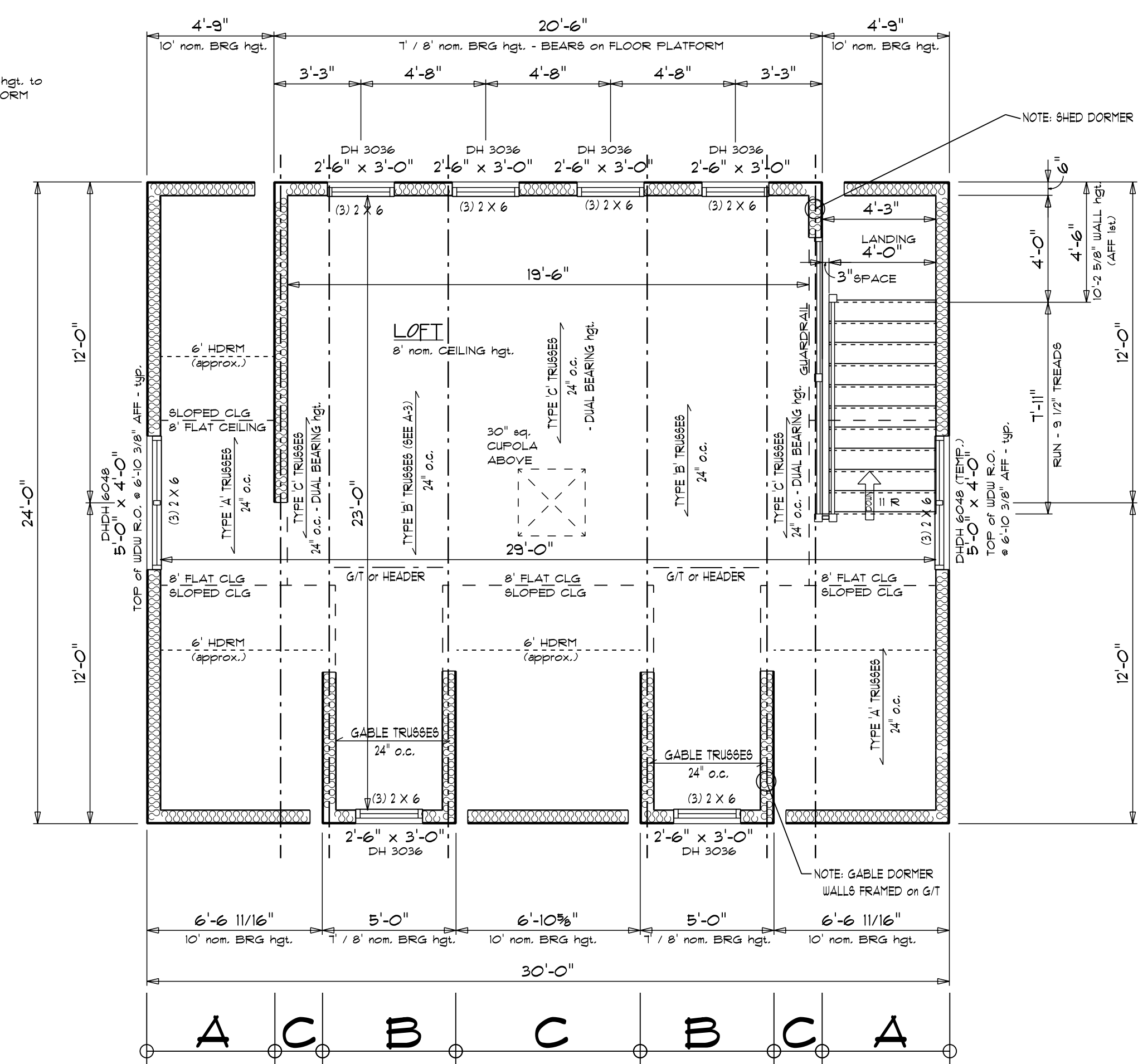
FOUNDATION PLAN
5 COURSE

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
10'-2 5/8" W WALLS

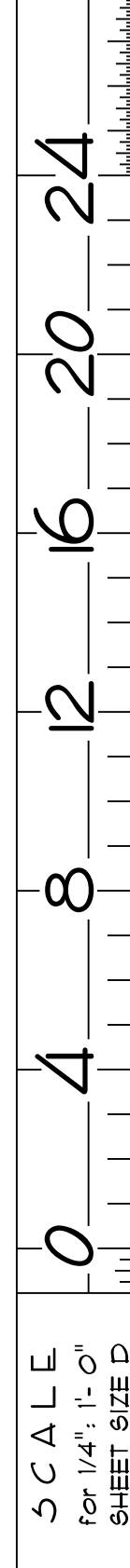
SCALE: 1/4" = 1'-0"



LOFT FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL DIMENSIONS (UNLESS OTHERWISE NOTED)	
* MASONRY WALLS - 8"	
* EXTERIOR STUD WALLS - 6"	



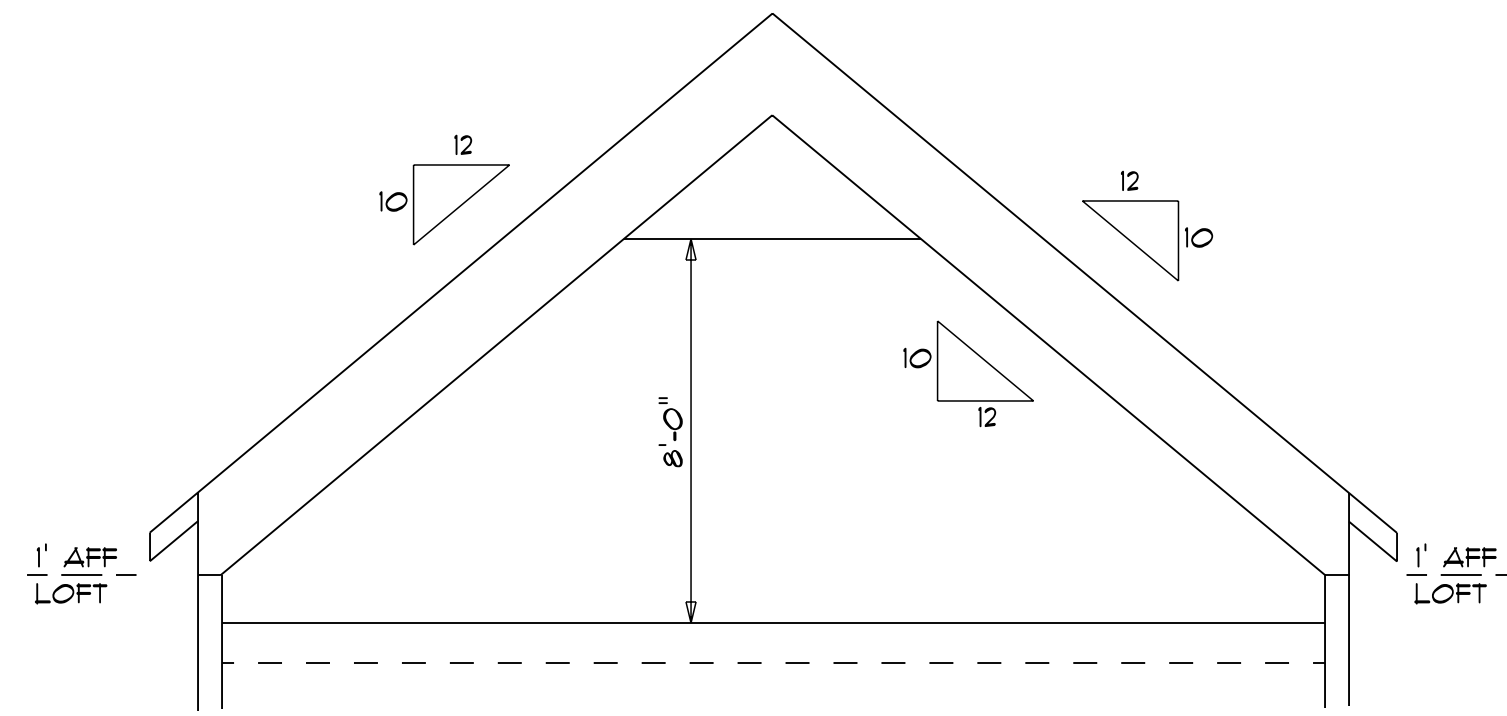
A-2
OF 3

DRAWN BY: RNR
DATE: 08 / 21 / 2021
REVISIONS:
PLOT DATA: 9/21/2021
10:56 AM
DONALDSON GRG

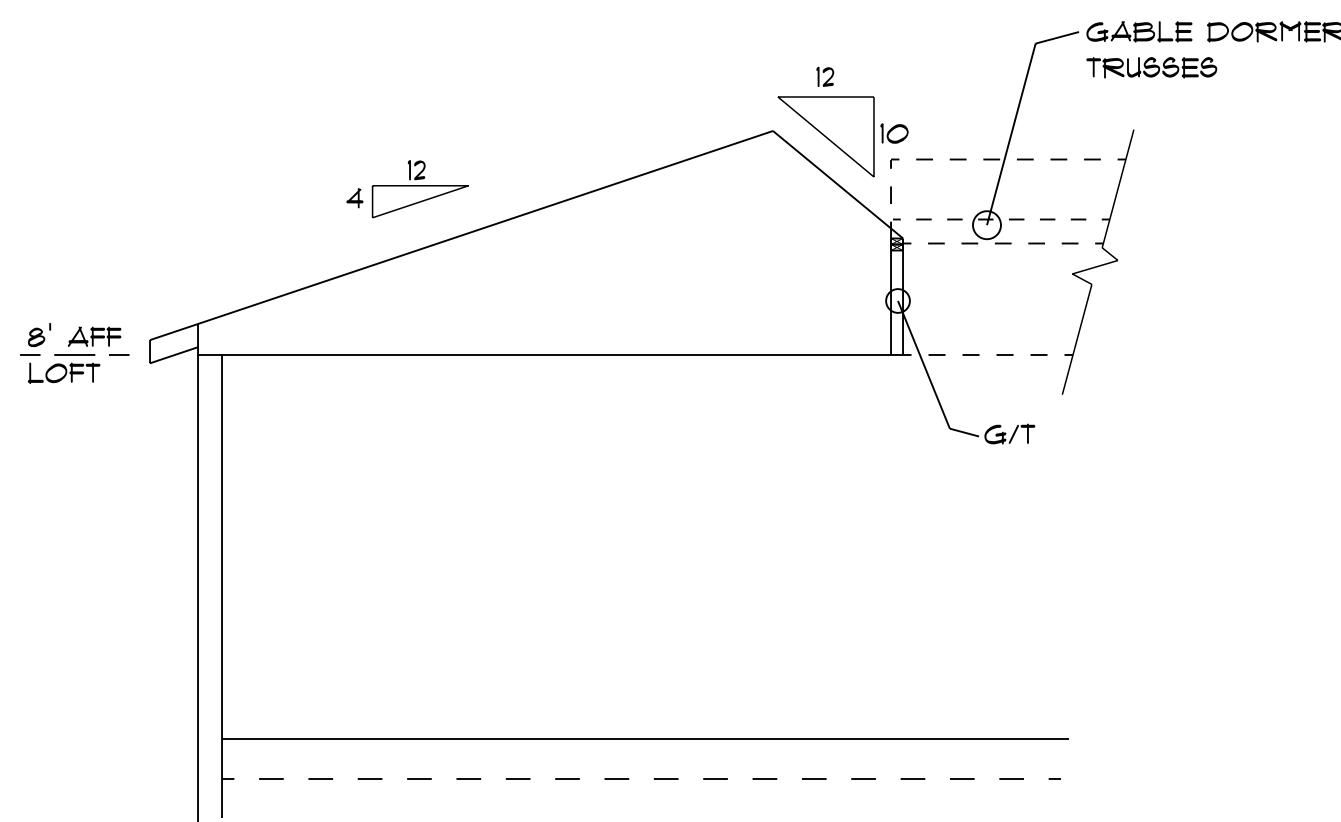
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FOR: DONALDSON
PROJECT NAME: GARAGE
TITLE: FLOOR PLANS

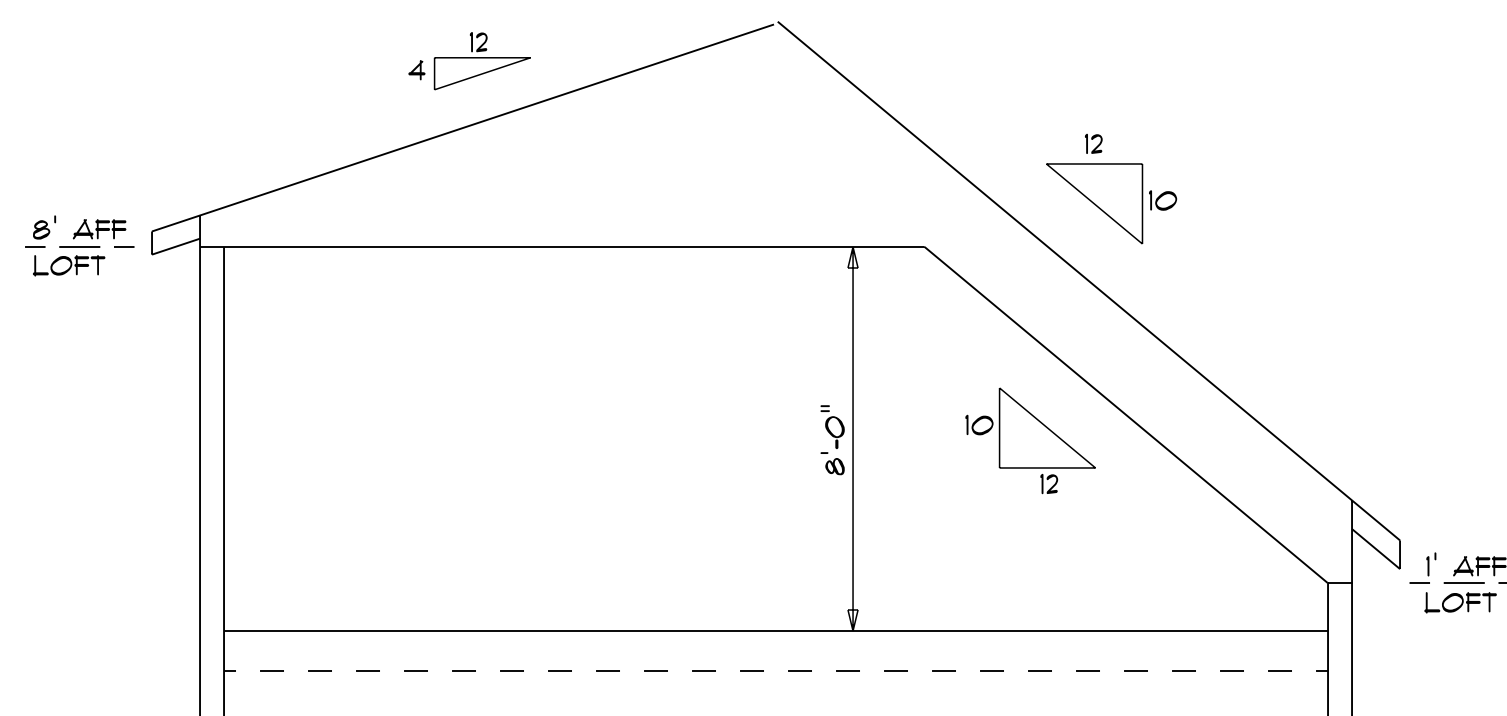
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A PARALLEL CHORD TRUSS
SCALE: 1/4" = 1'-0"



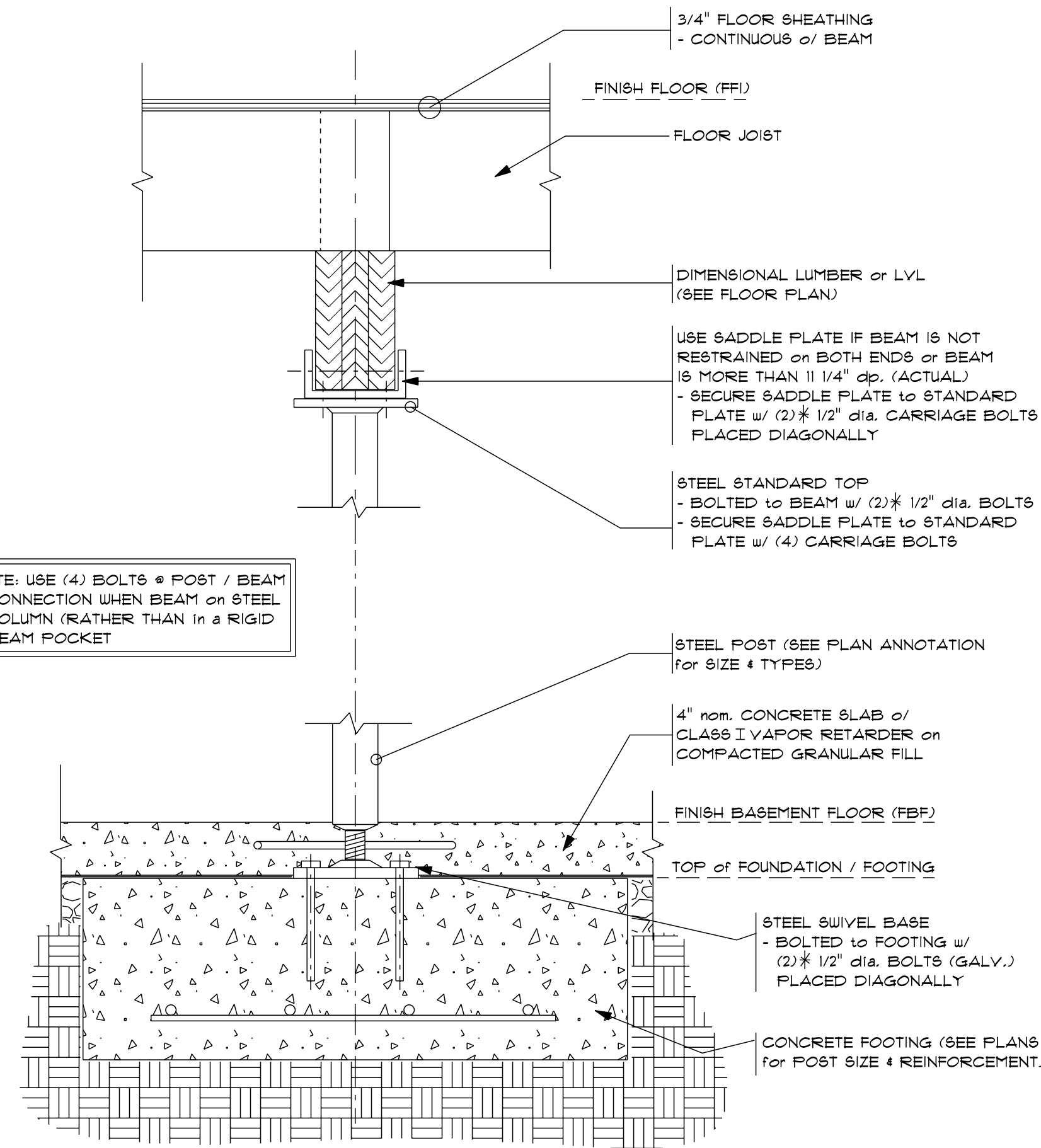
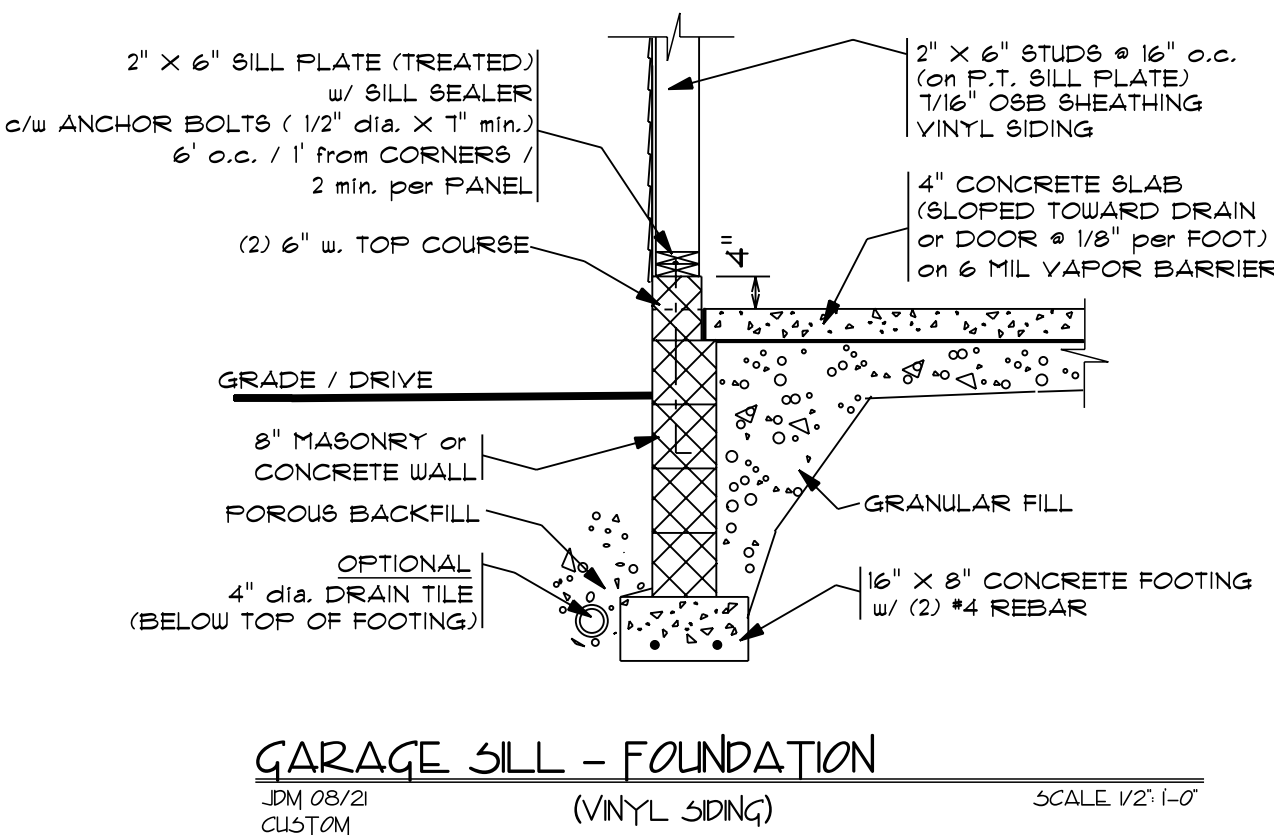
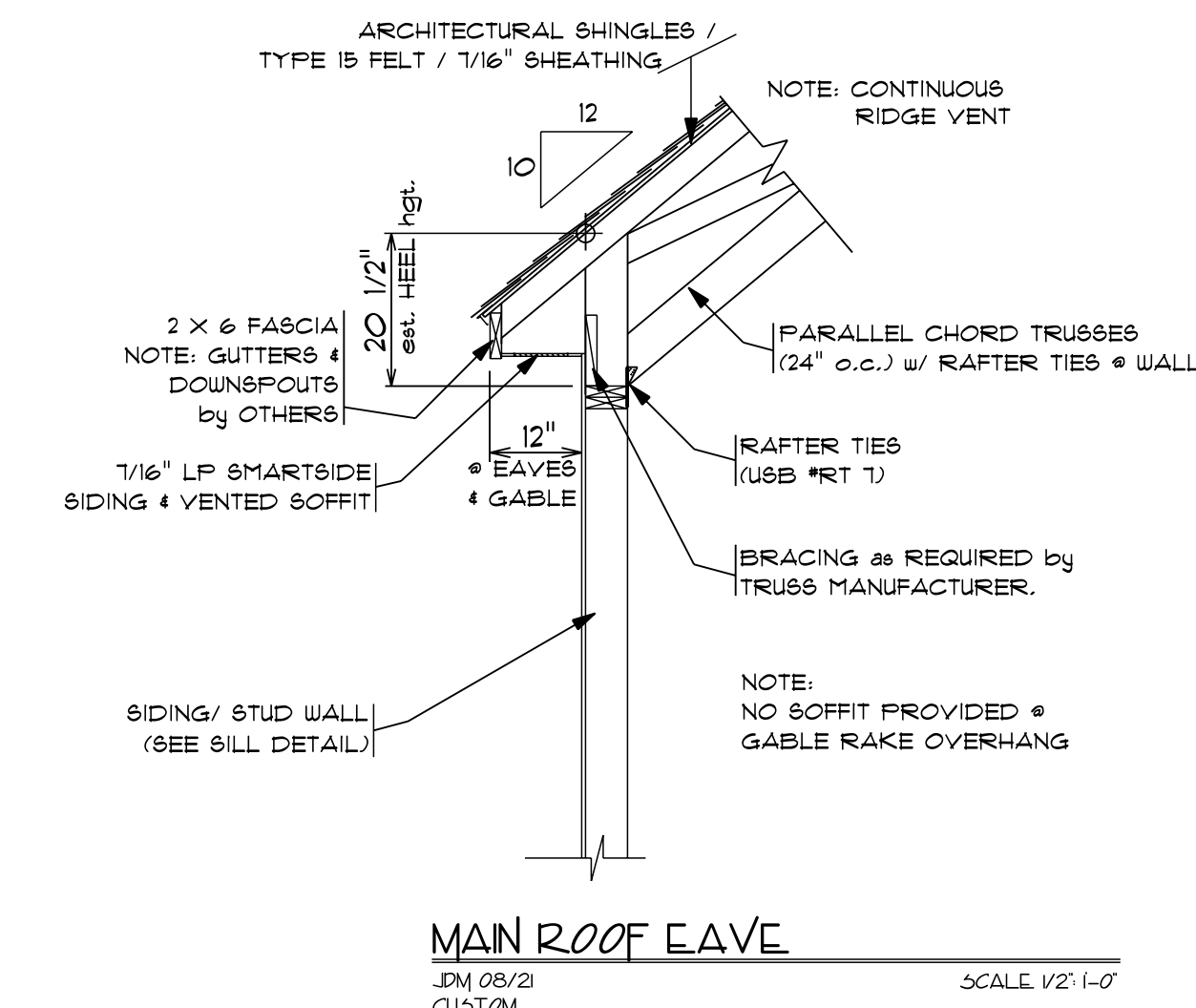
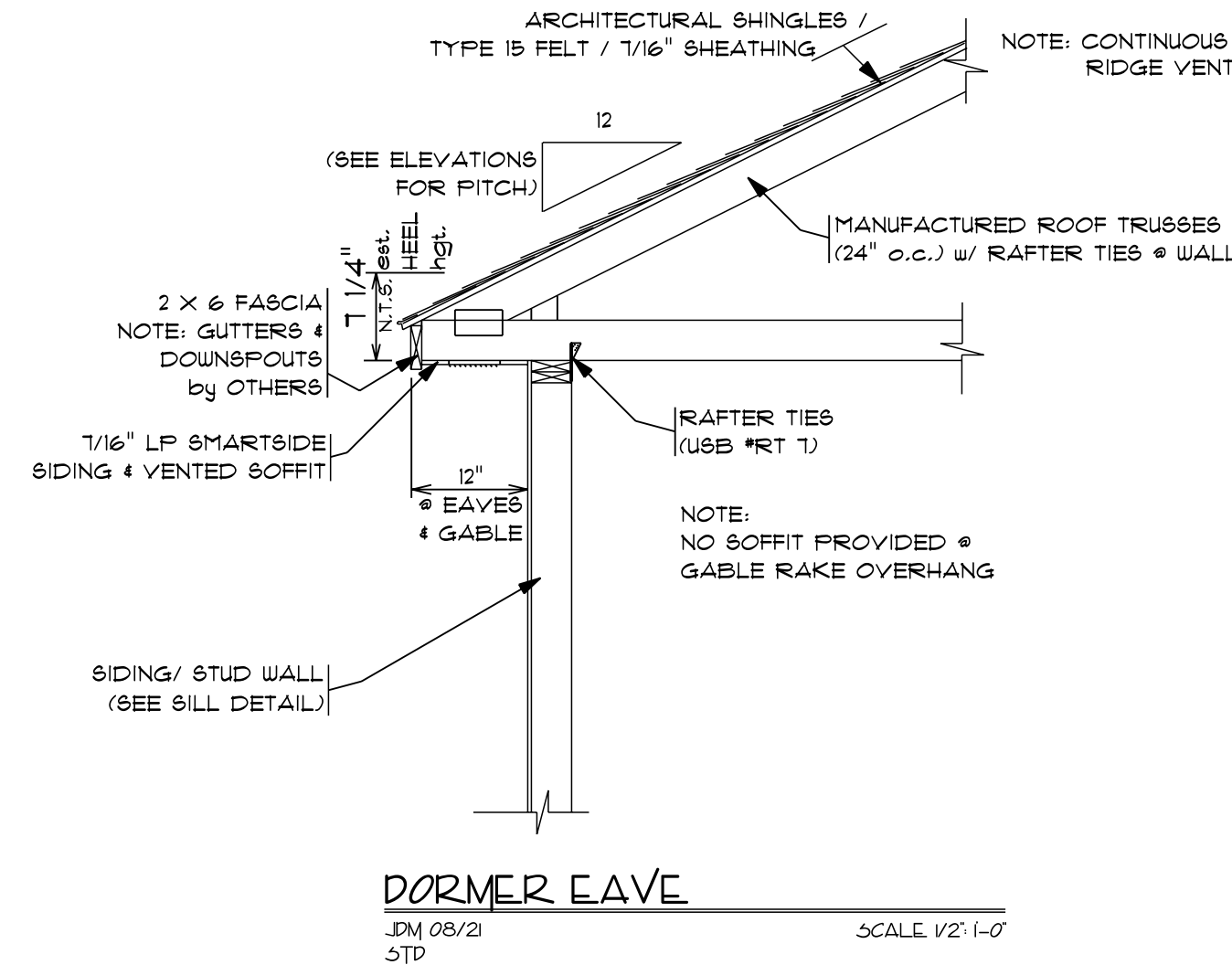
B SHED TO GABLE DORMERS
SCALE: 1/4" = 1'-0"



C SALTBOX TRUSS
SCALE: 1/4" = 1'-0"

TRUSS TYPES

VERIFY



WOOD BEAM @ STEEL POST

SECTION # 21.104.00
RNR - 07/25/18

SCALE: 1 1/2" = 1'-0"

GENERAL NOTES

(UNLESS OTHERWISE NOTED) JDM 08-03-2021

THESE WORKING DRAWINGS ARE TO BE USED IN CONJUNCTION WITH AND ACCORDANCE
OF LOCAL BUILDING CODES & ORDINANCES. MEETING THESE REQUIREMENTS IS THE SOLE
RESPONSIBILITY OF THE OWNER OR BUILDER. 2018 RESIDENTIAL CODE OF OHIO WAS USED
AS A REFERENCE FOR THE PREPARATION OF THESE DRAWINGS.

DESIGN LOADS USED (#/S.Q. FT.)

- ASSUMPTIONS USED, MAY NOT REFLECT
ACTUAL CONDITIONS OR REQUIREMENTS
- SOIL BEARING: 2000 - FIELD VERIFY WHERE EXPANSIVE SOILS,
COMPRESSIBLE SOILS, SHIFTING SOILS OR OTHER QUESTIONABLE
CHARACTERISTICS ARE PRESENT, ADDITIONAL GEOTECHNICAL
EVALUATION MAY BE REQUIRED.
- FLOOR LOADS:
 - DWELLING 40 LL / 10 DL (L/360)
 - SLEEPING 30 LL / 10 DL (L/360)
- ROOF LOADS: 25 SL / 10 DL / 10 CL (L/240)
- ROOF LINE DEPTH: 34"
- WIND DESIGN SPEED: 115 mph

BASEMENT/ FOUNDATION

- 3" dia. STEEL POSTS BASED ON "MONOPOST- 200 SERIES" BY
TAPOCO
- BEAM CENTERLINES SHOWN INDICATE E OF WALLS ABOVE
and MAY NEED TO BE OFFSET TO CLEAR STAIRS, WALLS, ETC.
- WHERE EXPANSIVE SOILS, COMPRESSIBLE SOILS, SHIFTING SOILS
or OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE PRESENT,
ADDITIONAL GEOTECHNICAL EVALUATION MAY BE REQUIRED.
- VERIFY ALL DRAIN, EQUIPMENT AND UTILITY LOCATIONS and ENTRIES
and REQUIREMENTS
- ALL FINISHED GRADES MUST BE 6" (min.) BELOW TOP of FOUNDATION
WALLS and SHOULD BE VERIFIED BEFORE START of CONSTRUCTION.
- ALL FOOTINGS SHALL EXTEND BELOW LOCAL FRONT LINE DEPTH.
VERTICAL STEPS IN FOOTINGS TO BE 2'-0" (max.)
w/ CONTINUOUS REINFORCEMENT

CONCRETE

- BASEMENT FLOORS TO BE 4" THK. on 6 MIL VB of 4" COMPACTED
GRANULAR FILL
- SLABS TO BE CUT # 20' (max.) INTERVALS
- EXTERIOR SLABS SLOPED # 1/8" per FOOT (min.)

MASONRY

- ANCHOR BOLTS
 - LOCATION: 6" o.c. and 1' from CORNERS.
 - 3 5/8" in from OUTSIDE EDGE of FOUNDATION
- GROUT AND REINFORCE CORES # ANCHOR BOLT LOCATIONS
and INDICATED POINT LOADS
- FOUNDATION WALLS to BE REINFORCED per SECTION 404 (RCO)

ROUGH FRAMING

- THIS STRUCTURE WILL BE BUILT USING PANELIZED CONSTRUCTION
 - 12" typical WIDTH PANELS (20' max.)
 - ADJACENT PANEL STUDS GLUED & NAILED
 - BOTTOM PLATES GLUED & NAILED to SUBFLOOR
- WOOD MEMBERS TO BE # 8 SFF or BETTER (16" o.c.)
- WOOD JOISTS TO BE 2" X 10" SFF or BETTER (16" o.c.)
- HEADERS TO BE (2) 2" X 10" w/ 7/16" OSB SHEATHING
- LVL SIDING BASED on the FOLLOWING LVL PERFORMANCE DATA:
 - Fc: 2600 / Fv: 285 / E x 10⁶: 1.9 / E_x-L: 150
- ADD SOLID BLOCKING UNDER BEARING LOADS
- ALL WOOD (IN - WALL) POSTS to BE BLOCKED / BRACED # MIDPOINT
- STANDARD HEADERS, VALLEYS, RIDGES, DOUBLES, ETC.
MAY NOT BE SHOWN
- LOADING NOT SPECIFICALLY INDICATED WILL AFFECT
STRUCTURAL SIZES NOTED
- TRUSS HEEL HEIGHT SHOWN # 7 1/2" (minimum - ADJUST
OTHERS as REQUIRED)
- ROOF TRUSS LOADS ASSUMED to BE on EXTERIOR WALLS
w/ NO CONCENTRATED LOADS OVER OPENINGS, HIP GIRDER
TRUSSES ASSUMED to BE 6" in from EXTERIOR WALL SURFACES.
- ROOF TRUSS NOTES on THESE DRAWINGS ARE FOR THE PURPOSE
of GENERAL LAYOUT ONLY. ROOF TRUSS MANUFACTURER to
SUPPLY INSTALLATION DIAGRAMS. VARIATIONS FROM ASSUMPTIONS
SHOWN on THESE DRAWINGS MAY MODIFY FRAMING MEMBER SIZES.
- UPLIFT TIES TO BE USED on ALL TRUSSES to EXTERIOR
WALL CONNECTIONS and EXTERIOR POSTS.

ELEVATIONS

- DECKS, RAILINGS, STAIRS MAY BE SHOWN DASHED on ELEVATIONS
FOR CLARITY
- WINDOW HEADER HEIGHTS SHOWN # 6'-10 3/8" AFF
- EXTERIOR STAIR & RELATED FOOTINGS MAY NOT BE SHOWN.

ROOFING

- ICE & WATER SHIELD SHALL BE INSTALLED # ALL ROOF EAVES
to 24" INSIDE THE EXTERIOR WALL LINE of THE BUILDING
- VALLEYS SHALL BE WOVEN SHINGLES over ICE & WATER SHIELD
- WALLS WHICH INTERSECT ROOF SHALL BE STEP FLASHED
- 7/16" ROOF SHEATHING SHALL USE METAL CLIPS BETWEEN TRUSSES
- RIDGE & EAVE VENTS TO BE INSTALLED per CODE REQUIREMENTS

SHEET
A-3
OF 3

DRAWN BY: ENVS
INITIAL ISSUE: 08 / 21 / 2021
REV/SION:
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DONALDSON GRG

FOR: DONALDSON
PROJECT NAME: GARAGE
TITLE: WALL SECTION DETAILS
& GENERAL NOTES

JDM STRUCTURES
CUSTOM BUILDERS

5840 COUNTY RD. 201, MILLERSBURG, OHIO 44654
www.jdmcustombuilders.com
330.893.3674

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406 E. Gambier
Street
Carriage Style
Detached Garage

- 3 feet high stacked stone along the bottom to match the exterior of our home
- James Hardie White Siding
- Weathered wood 3-dimensional shingles
- 5 foot dormers on the front
- Shed dormer along the backside
- Cupola



Inspiration Pictures



GARAGE DETAILS



SIDING IDEAS:

OPTION 1:BOARD AND BATTEN (VERTICAL)**OPTION 2:**LAP BOARD (HORIZONTAL)**OPTION 3:**

COMBINATION OF BOTH: LAP BOARD ON THE GARAGE DOOR SIDE AND BOARD AND BATTEN ON THE OTHER 3 SIDES