7/12/10 10310-0-00277

OFFICE USE ONLY

Comments: 3332.21 Building lines; 25' to 4' 3332.26 Min. side yard; 5ft to 3ft.

Application Number: 10310-0-00277

Date Received: 7/12/10

Date of Hearing: 9/23/10

Zoning Fee: ~~$~~ 315 Existing Zoning R-3

Commission/Group: Clintonville

Planning Area:

Acreage:

Address Fee

Accepted by: D. Reiss

BOARD OF ZONING ADJUSTMENT APPLICATION

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☑ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe: 3332.38 (C) 25' Front yard set back requirement to 4' and side yard setback from 5' to 3' sideyard

LOCATION 3332.38 (d)

1. Certified Address Number and Street Name 239 E Torrence Rd
   City Columbus State Ohio Zip 43214
   Parcel Number (only one required.) 010-058488

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Shawn Mabee
3. Address 370 Charleston Ave City Columbus Zip 43214
4. Phone# 614 354 8361 Fax # 614 267 9550
5. Email Address Justgarages@hotmail.com

PROPERTY OWNER(S)

6. Name Luke Wilson Sandra MacPherson
7. Address 239 E Torrence Rd City Columbus Zip 43214
8. Phone# 614 214 5474 Fax #
9. Email Address

☐ Check here if listing additional property owners on a separate page

ATTORNEY/~~AGENT~~ (CIRCLE ONE)

10. Name
11. Address City Zip
12. Phone# Fax #
13. Email Address

SIGNATURES

14. Applicant Signature
15. Property Owner Signature x (See attached sheet)
16. Attorney/Agent Signature

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 7/19/2010 11:32:28 AM

Parcel Report

Parcel ID	Owner	Address
010058488	WILSON LUKE A MACPHERSON SANDRA L	239 E TORRENCE RD COLUMBUS OH 43214

Base Zoning Report

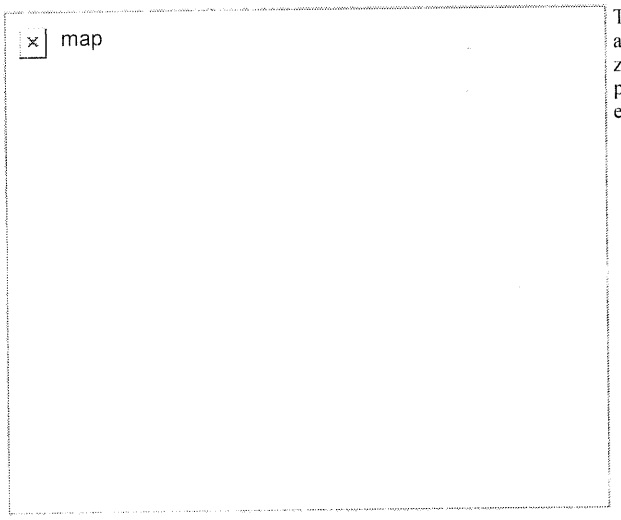
Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ORIG	R3	H-35	20	Residential	*(View Document)*

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

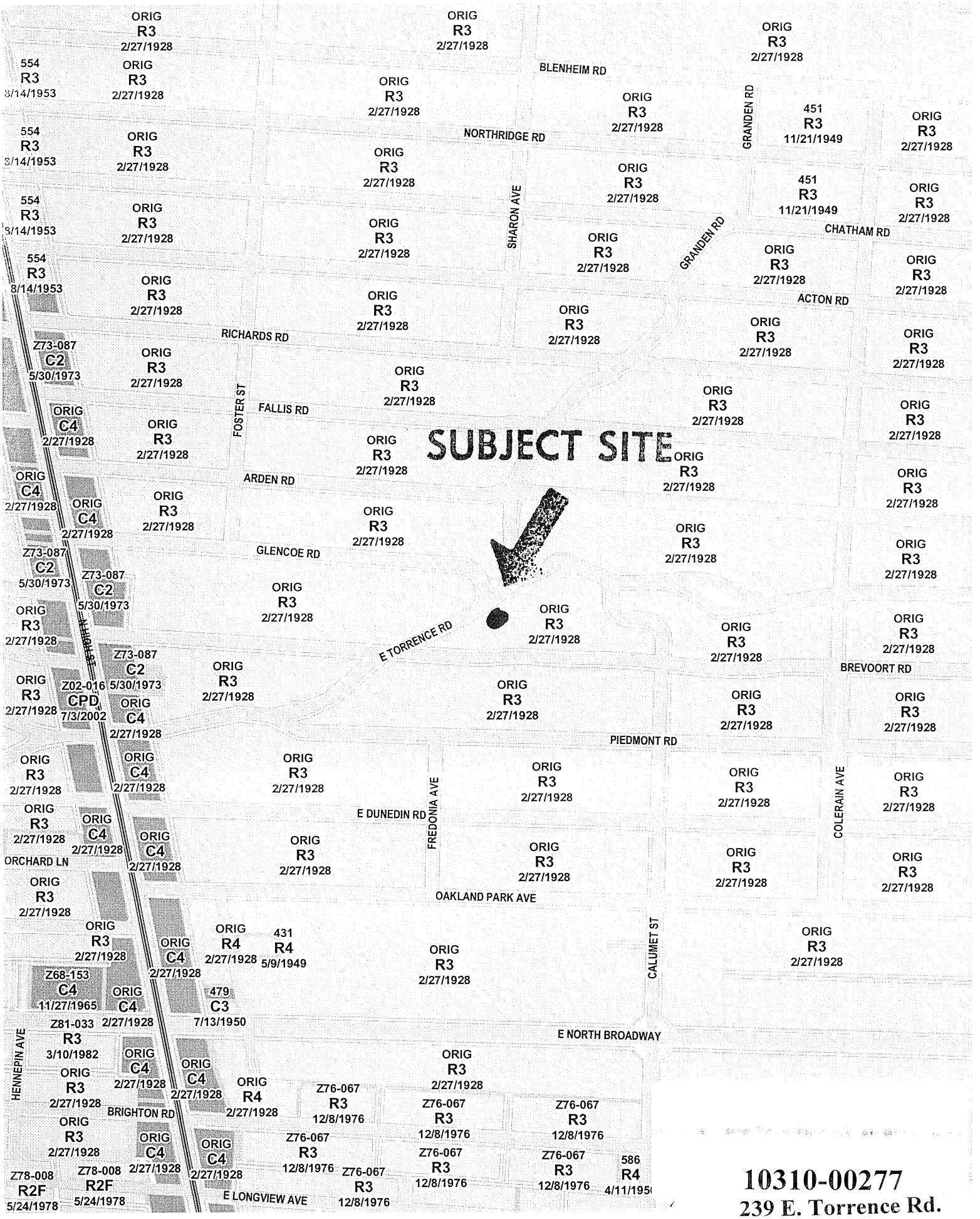
Area Commissions

Area Name	INFObase URL
Clintonville Area Commission	INFObase Page



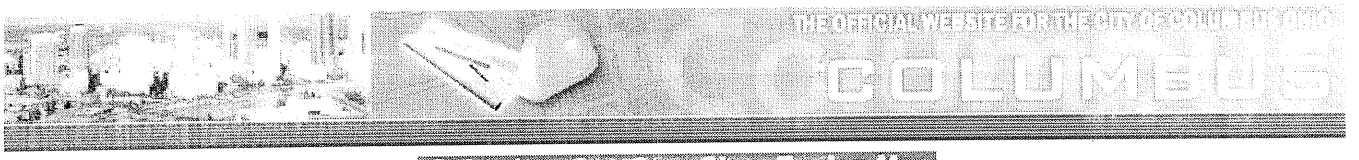
This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

10310-00277
239 E. Torrence Rd.



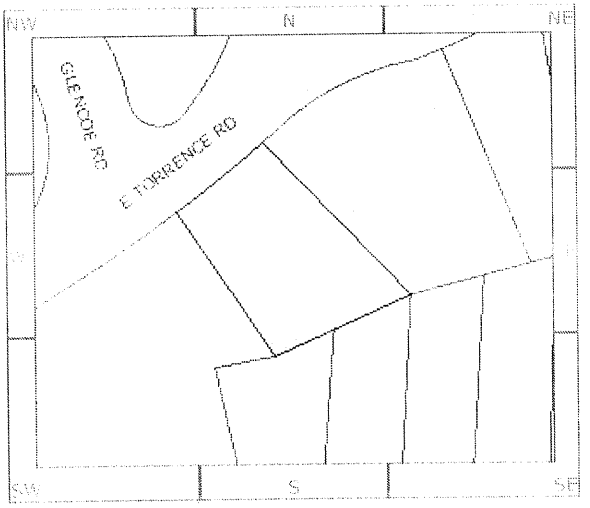
10310-00277

239 E. Torrence Rd.



Columbus One Stop Shop Zoning Map

ACTIVE TOOL: ZOOM IN | ZOOM OUT | SELECT PARCEL



SELECT ZOOM LEVEL

FINE | MEDIUM | COARSE

PARCEL ID: 010058488
OWNER NAME: WILSON LUKE A MACPHERSON SANDRA L
ADDRESS: 239 E TORRENCE RD COLUMBUS OH 43214
CERTIFIED PLAT NOT AVAILABLE

CLEAR SELECTION

GET REPORT | GET PARCEL | NEW SEARCH | SHOW HELP

DEPARTMENT OF TECHNOLOGY CITYWIDE GIS SERVICES
EMAIL COMMENTS TO ONE STOP SHOP

10310-00277
239 E. Torrence Rd.

7/12/2010

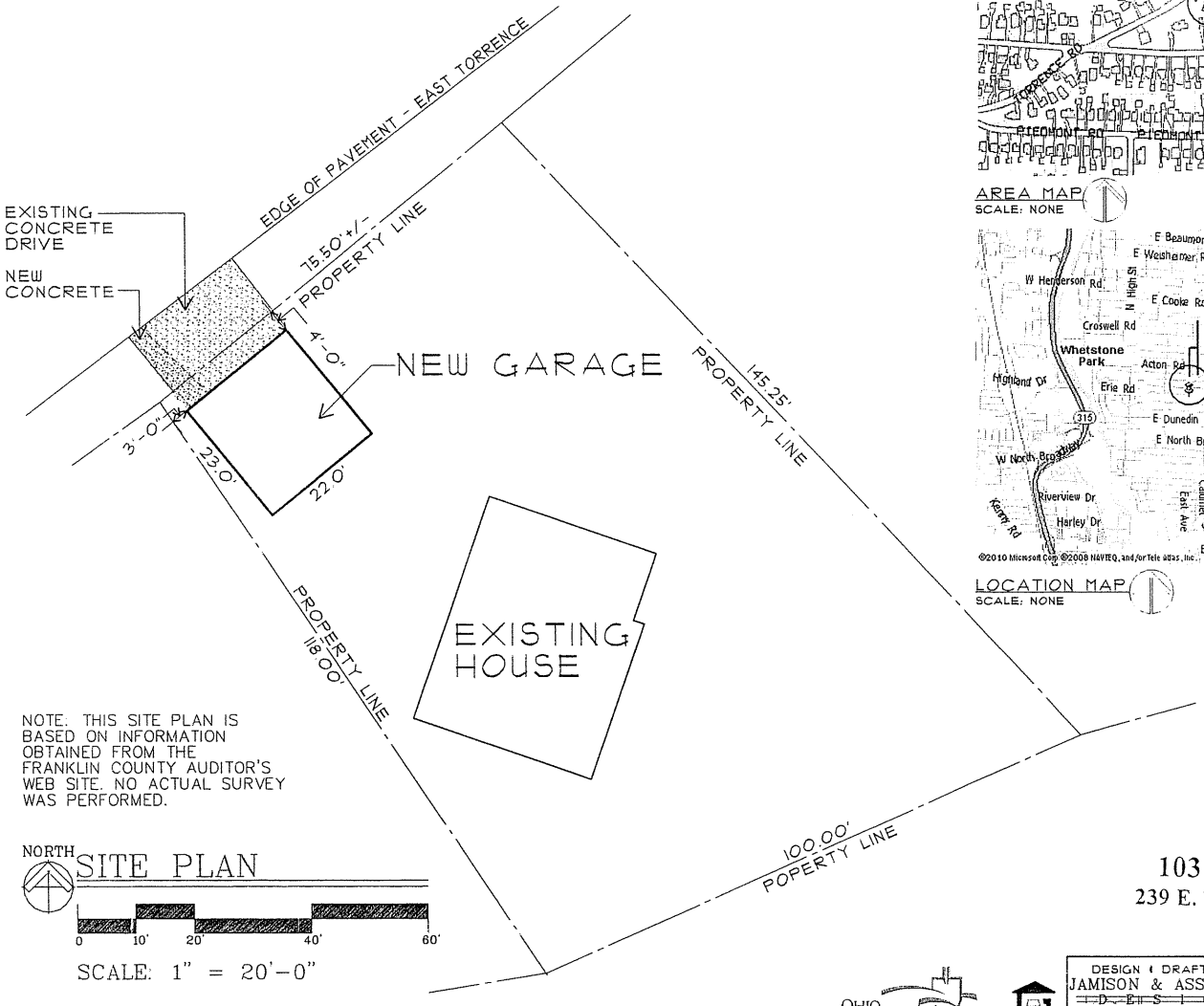
Statement of Hardship

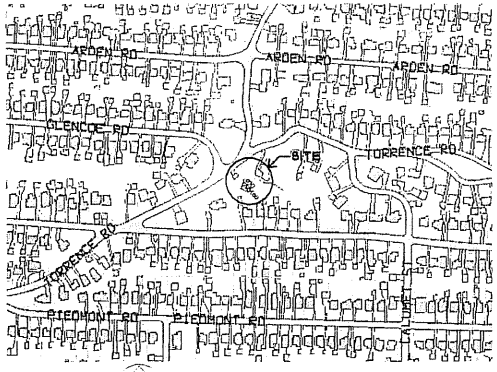
239 E Torrence rd.

This request is to allow for the construction of a garage within the required front and side yard setback requirements.

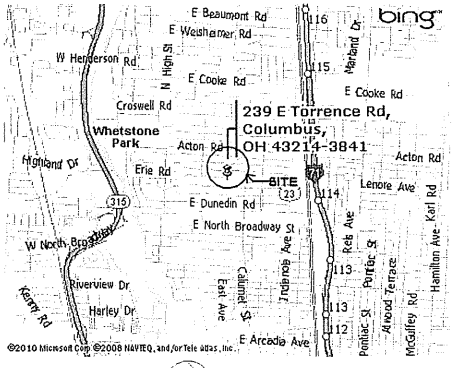
As the Wilson/Macphereson family grows, so does their need for useable garage space. They currently have a garage, but its' condition is beyond repair. We propose to build a new garage, same style and in the same location, just better construction. Due to the topography of the lot, the only location for a garage is close to the street in its' current location. We request a variance from these codes.

10310-00277
239 E. Torrence Rd.





AREA MAP
SCALE: NONE



LOCATION MAP
SCALE: NONE

WILSON RESIDENCE GARAGE

239 EAST TORRENCE ROAD
COLUMBUS, OHIO 43214

SCOPE OF WORK: NEW 22'X23' GARAGE

CODE: OHIO RESIDENTIAL CODE (ORC)

BUILDING AREA:

GARAGE = 506 SQ. FT.

DESIGN CRITERIA

1. EXTERIOR DIMENSIONS ARE FROM OUT TO OUT OF BLOCK.
2. INTERIOR DIMENSIONS ARE FROM FACE TO FACE OF FRAMING.
3. ALL INTERIOR PARTITIONS ARE 2x4 (3 1/2") UNLESS OTHERWISE NOTED.
4. DESIGN LOADS
   FOOTINGS: 2000 PSF SOIL BEARING (ASSUMED)
   GARAGE FLOOR: 3,000# PER 4.5"X4.5"
   SECOND FLOOR: N/A
   ROOF SNOW LOAD: 25 PSF
   WIND LOAD: 90 PSF
   FROST DEPTH: 36"
   SEISMIC ZONE: 1
5. LUMBER GRADES
   UNLESS OTHERWISE SPECIFIED ALL WOOD FRAMING SHALL HAVE THE FOLLOWING MINIMUM VALUES:

   SPF #2 E = 1.4
   UP TO 2x4 Fb = 1509 (REPETITIVE)

   SPF #2 E = 1.4
   2x6 Fb = 1308 (REPETITIVE)
   2X8 Fb = 1208 (REPETITIVE)
   2x10 Fb = 1107 (REPETITIVE)
   2x12 Fb = 1006 (REPETITIVE)

   SYP #2 E = 1.6
   UP TO 2x4 Fb = 1725 (REPETITIVE)

   SYP #2 E = 1.6
   2x6 Fb = 1440 (REPETITIVE)
   2x8 Fb = 1380 (REPETITIVE)
   2x10 Fb = 1208 (REPETITIVE)
   2x12 Fb = 1120 (REPETITIVE)

   MICROLAM/GLUELAM – TRUS JOIST OR EQUAL.
   E = 2.0
   Fb = 2800
   Fc = 500
   Fv = 285
6. FASTENING TO FOLLOW CURRENT ORC STANDARDS.
7. PROVIDE 1/2" PLYWOOD BRACING FULL HEIGHT AT INSIDE & OUTSIDE CORNERS 4'=0" MIN. FIRST AND SECOND FLOOR.
8. ALL LUMBER SHALL BE GRADED AND MARKED WITH THE APPROPRIATE GRADE STAMP.
9. ROOF SHEATHING SHALL BE 3/4" SPAN RATED APA W/EDGE STIFFENERS (H CLIPS) SHALL BE USED ON ROOFS FRAMED @ 24" O.C.
10. CONCRETE SLABS SHALL BE AIR ENTRAINED WITH A VAPOR BARRIER AND A MIN. STRENGTH OF 2500 PSI FOR BASEMENT SLABS AND 3500 PSI FOR GARAGE SLABS.

10310-00277
239 E. Torrence Rd.

INDEX TO DRAWINGS

SHEET No.	DESCRIPTION
1.	SITE, MAPS, CODE & PROJECT INFO
2	PLANS
3	ELEVATIONS
4	SECTIONS, DETAILS, SPECS

OHIO Utilities Protection SERVICE

The Garage Gurus

DESIGN & DRAFTING BY
JAMISON & ASSOCIATES
D E S I G N
CUSTOM RESIDENTIAL DESIGN
2814 GRASMERE AVENUE
COLUMBUS, OHIO 43221
TEL: (614) 440-3548
FAX: (614) 343-9167
DEJAMISON@YAHOO.COM

REVISIONS

WILSON GARAGE
239 EAST TORRENCE AVE
COLUMBUS, OHIO 43214

PRELIMINARY
BIDDING
CONSTRUCTION

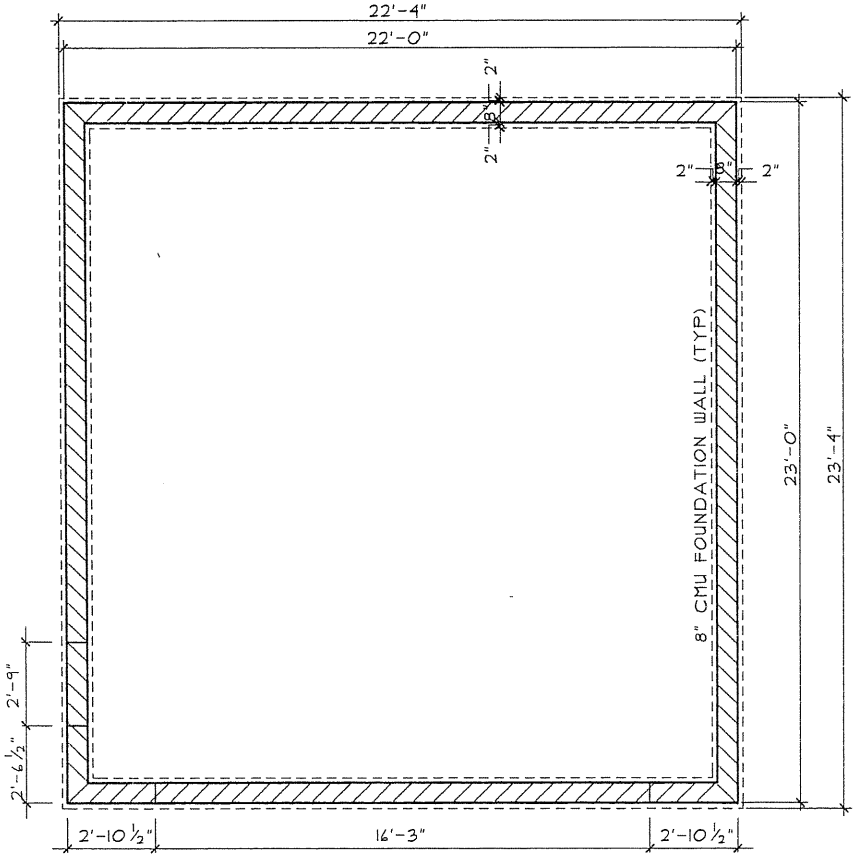
SITE PLAN, MAPS, INFO

SCALE: AS NOTED

SHT # 1 OF 4

DATE 07.12.10

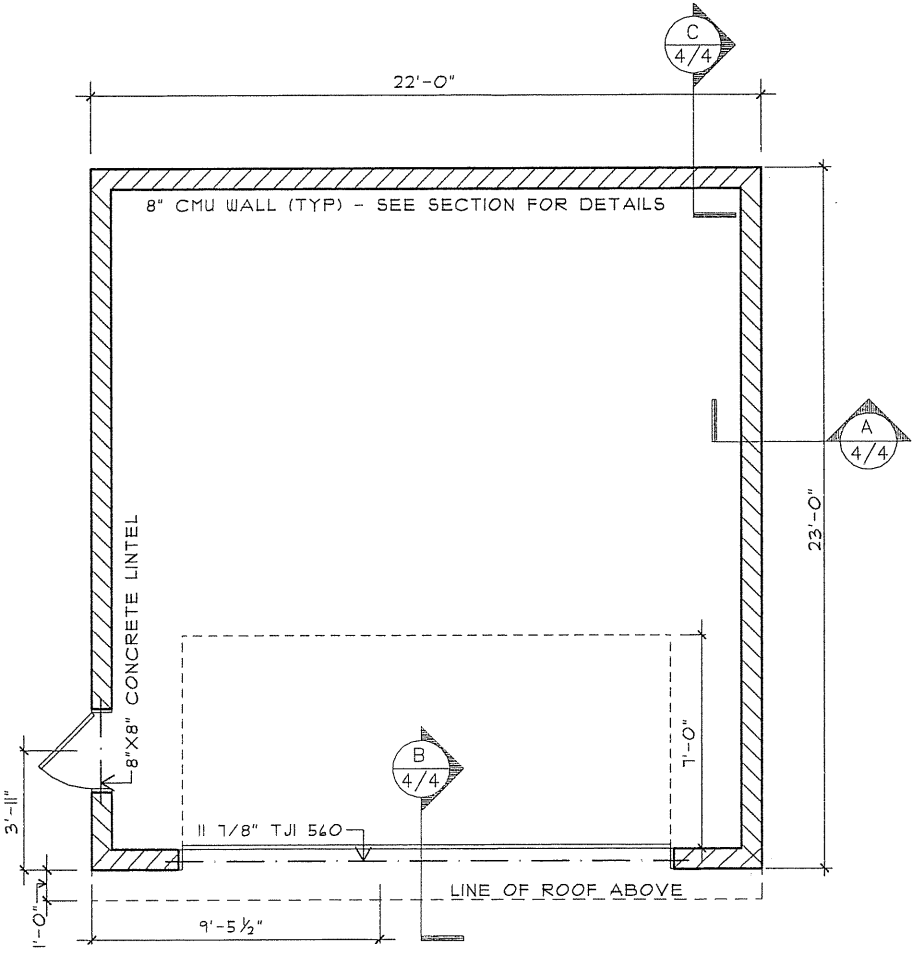
JOB #



FOOTING / FOUNDATION PLAN

0 1' 2' 3' 4' 5' 6' 7' 8'

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



FLOOR PLAN

0 1' 2' 3' 4' 5' 6' 7' 8'

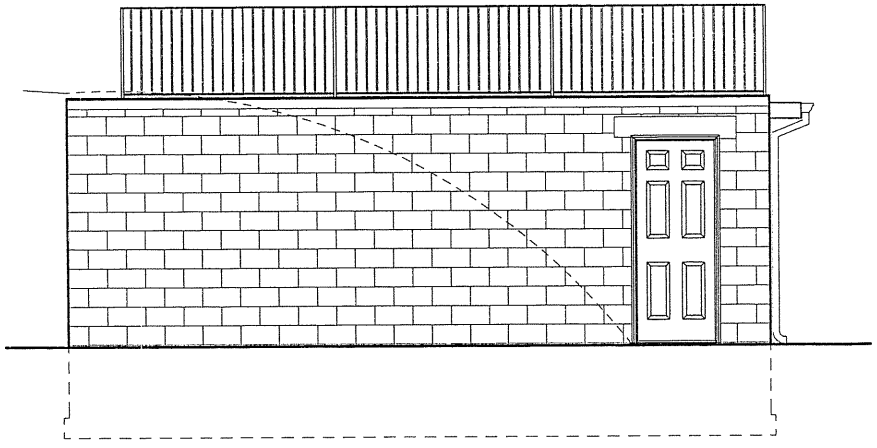
SCALE: 1/4" = 1'-0"

10310-00277
239 E. Torrence Rd.

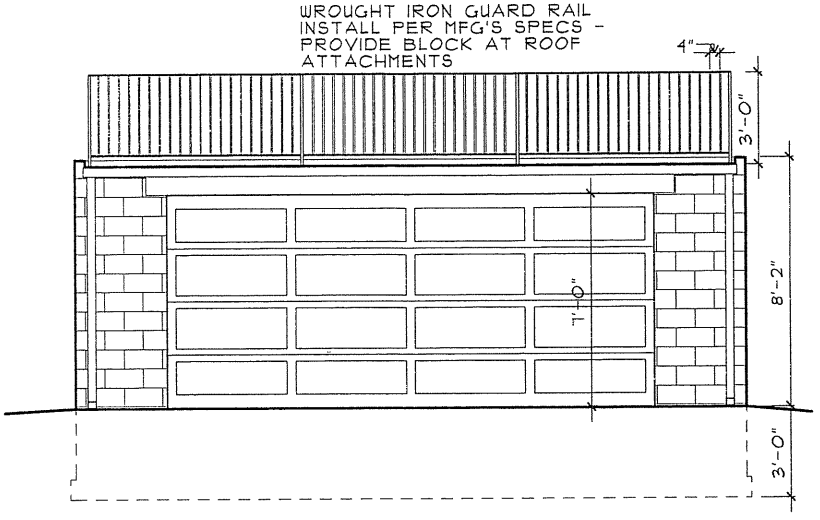
OHIO Utilities Protection SERVICE

The Garage Gurus

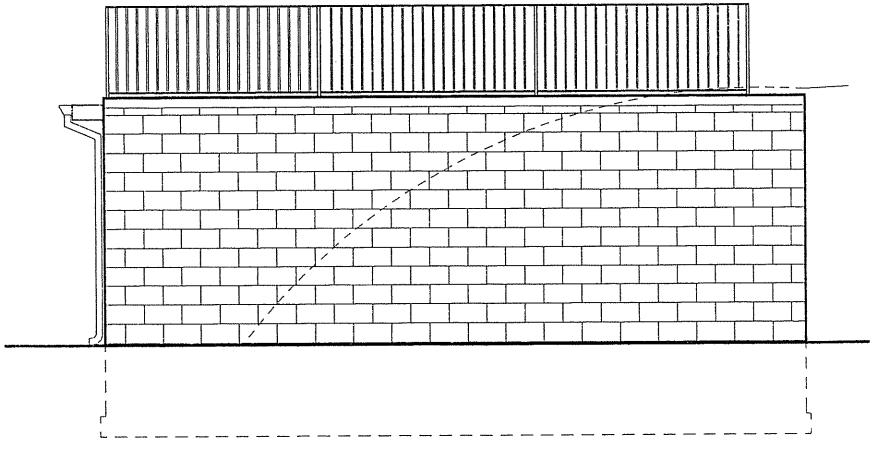
DESIGN (DRAFTING BY JAMISON & ASSOCIATES ~~DESIGN~~ CUSTOM RESIDENTIAL DESIGN 2314 GRASMERE AVENUE COLUMBUS, OHIO 43211 TEL. 614.940.2548 FAX. 614.943.4147 DEJAMISON@YMAIL.COM	REVISIONS	WILSON GARAGE 239 EAST TORRENCE AVE COLUMBUS, OHIO 43214 PRELIMINARY BIDDING CONSTRUCTION	PLANS SCALE: AS NOTED DATE 07.12.10 JOB #	SHT # 2 OF 4



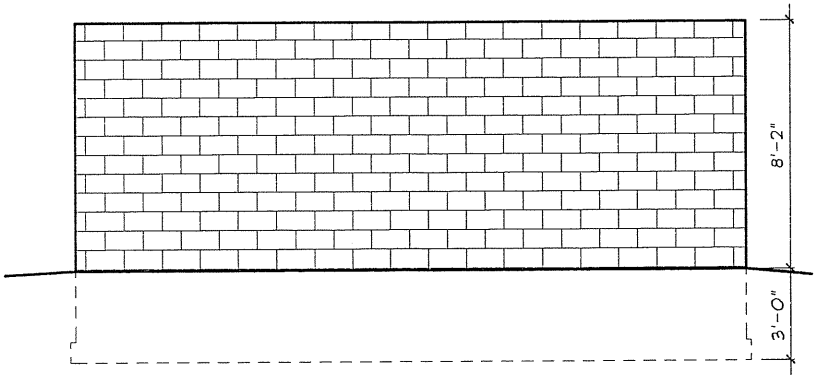
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

10310-00277
239 E. Torrence Rd.

OHIO Utilities Protection SERVICE
Call Before You Dig

The Garage Gurus

DESIGN & DRAFTING BY JAMISON & ASSOCIATES D E S I G N CUSTOM RESIDENTIAL DESIGN 2316 GRASMERE AVENUE COLUMBUS, OHIO 43211 TEL: 614-440-3548 FAX: 614.343.9161 DEJAMISON@TMAIL.COM	REVISIONS	WILSON GARAGE 239 EAST TORRENCE AVE COLUMBUS, OHIO 43214 PRELIMINARY BIDDING CONSTRUCTION	ELEVATIONS SCALE: AS NOTED DATE 07.12.10 JOB #

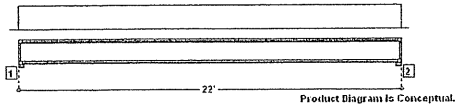
SHT # 3 OF 4

TJ-Beam® 6.35 Serial Number:
User: 1 7/9/2010 1:51:14 PM
Page 1 Engine Version: 6.35.0

ROOF RAFTER

11 7/8" TJI® 560 @ 19.2" o/c

THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



Product Diagram is Conceptual.

LOADS:
Analysis is for a Joist Member.
Primary Load Group - Residential - Living Areas (psf): 40.0 Live at 100 % duration, 15.0 Dead

SUPPORTS:

		Input Width	Bearing Length	Vertical Reactions (lbs) Live/Dead/Uplift/Total	Detail	Other
1	Plate on masonry wall	3.50"	3.50"	704 / 264 / 0 / 968	A1: Blocking	1 Ply 11 7/8" TJI® 560
2	Plate on masonry wall	3.50"	3.50"	704 / 264 / 0 / 968	A1: Blocking	1 Ply 11 7/8" TJI® 560

-See iLevel® Specifier's/Builder's Guide for detail(s): A1: Blocking

DESIGN CONTROLS:

	Maximum	Design	Control	Result	Location
Shear (lbs)	950	-942	2050	Passed (46%)	Rt. end Span 1 under Floor loading
Vertical Reaction (lbs)	950	950	1725	Passed (55%)	Bearing 2 under Floor loading
Moment (Ft-Lbs)	5124	5124	9500	Passed (54%)	MID Span 1 under Floor loading
Live Load Defl (in)		0.484	0.540	Passed (L/535)	MID Span 1 under Floor loading
Total Load Defl (in)		0.666	1.079	Passed (L/369)	MID Span 1 under Floor loading
TJPro		30	Any	Passed	Span 1

-Deflection Criteria: STANDARD(LL:L/480,TL:L/240).
-Deflection analysis is based on composite action with single layer of 19/32" Panels (20" Span Rating) GLUED & NAILED wood decking.
-Bracing(Lu): All compression edges (top and bottom) must be braced at 6' 10" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

TJ-Pro RATING SYSTEM
-The TJ-Pro Rating System value provides additional floor performance information and is based on a GLUED & NAILED 19/32" Panels (20" Span Rating) decking. The controlling span is supported by walls. Additional considerations for this rating include: Ceiling - None, Use Bridging or Blocking (8' o.c. max). A structural analysis of the deck has not been performed by the program. Comparison Value: 1.91

ADDITIONAL NOTES:
-IMPORTANT! The analysis presented is output from software developed by iLevel®. iLevel® warrants the sizing of its products by this software will be accomplished in accordance with iLevel® product design criteria and code accepted design values. The specific product application, input design loads, and stated dimensions have been provided by the software user. This output has not been reviewed by an iLevel® Associate.
-Not all products are readily available. Check with your supplier or iLevel® technical representative for product availability.
-THIS ANALYSIS FOR iLevel® PRODUCTS ONLY! PRODUCT SUBSTITUTION VOIDS THIS ANALYSIS.
-Allowable Stress Design methodology was used for Building Code IBC analyzing the iLevel® Distribution product listed above.

```
Load Group: Primary Load Group

                                    21' 7.00"
Max. Vertical Reaction Total (lbs)  968          968
Max. Vertical Reaction Live (lbs)   704          704
Selected Bearing Length (in)      3.50(R)      3.50(R)
Max. Unbraced Length (in)              82

    Loading on all spans, LDF = 0.90 , 1.0 Dead
Shear at Support (lbs)              257     -257
Max Shear at Support (lbs)          259     -259
Member Reaction (lbs)               259      259
Support Reaction (lbs)              264      264
Moment (Ft-Lbs)                    1398

Loading on all spans, LDF = 1.00 , 1.0 Dead + 1.0 Floor
Shear at Support (lbs)              942     -942
Max Shear at Support (lbs)          950     -950
Member Reaction (lbs)               950      950
Support Reaction (lbs)              968      968
Moment (Ft-Lbs)                    5124
Live Deflection (in)                0.484
Total Deflection (in)               0.666
```

PROJECT INFORMATION:
Wilson Residence
239 East Torrence Avenue
Columbus, Ohio 43214

For:
The Garage Gurus

OPERATOR INFORMATION:

David Jamison
Jamison & Associates
2316 Grasmere Avenue
Columbus, OH 43211
Phone : 614.940.2548
Fax : 614.343.9167
dejamison@ymail.com

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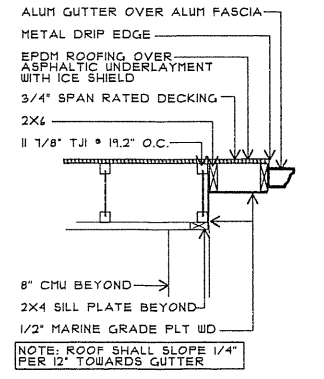
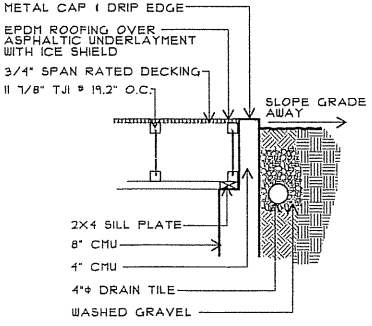
and Joist-Pro™ and TJ-Pro™ are trademarks of iLevel®.

G:\Data\CAD Drawings\Drawing Files\The Garage Gurus\Wilson - 239 E Torrence\Roof Rafter.gmd

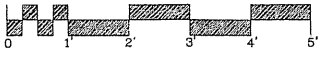


DETAIL B

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



DETAIL C



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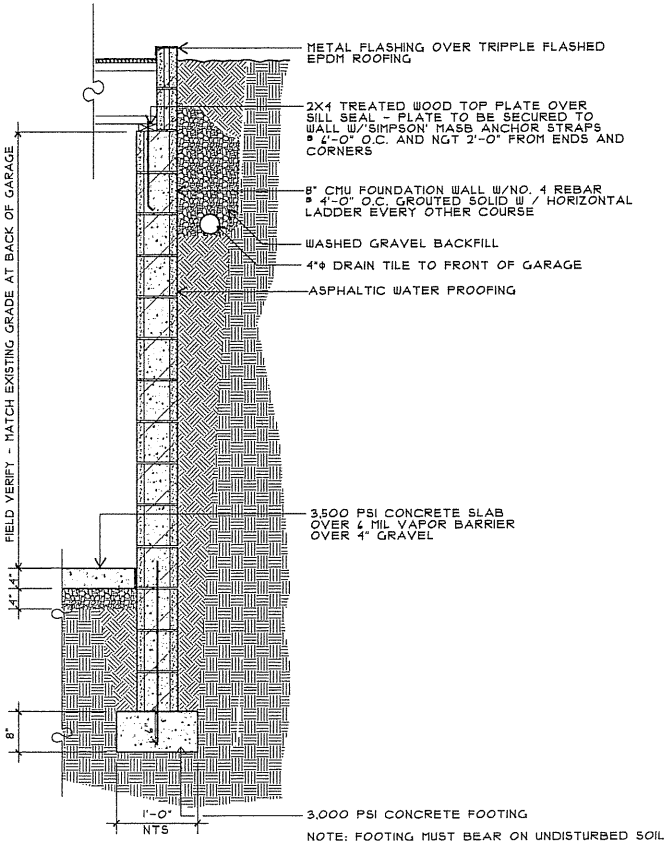

WALL SECTION

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

10310-00277
239 E. Torrence Rd.

OHIO Utilities Protection SERVICE
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The Garage Gurus

DESIGN & DRAFTING BY JAMISON & ASSOCIATES D-E-S-I-G-N CUSTOM RESIDENTIAL DESIGN 2316 GRASMERE AVENUE COLUMBUS, OHIO 43211 TEL: 614-940.2548 FAX: 614.343.9167 DEJAMISON@YMAIL.COM	REVISIONS	WILSON GARAGE 239 EAST TORRENCE AVE COLUMBUS, OHIO 43214	SECTION, DETAILS, SPECS
		SCALE: AS NOTED	SHT # 4 OF 4
	PRELIMINARY BIDDING CONSTRUCTION	DATE 07.12.10	JOB #

City of Columbus
Zoning Plat

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

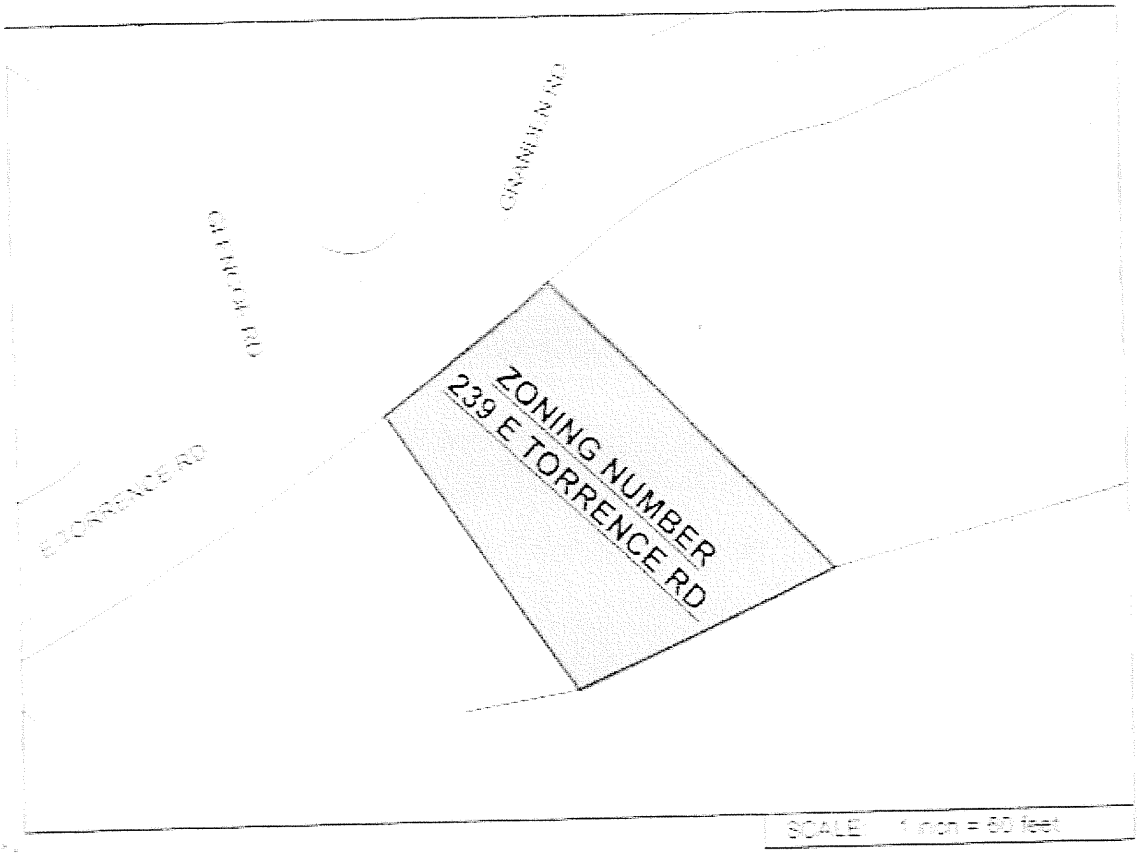
Parcel ID: 010058488

Zoning Number: 239 Street Name: E TORRENCE RD

Lot Number:101-102 Subdivision: WOODLAND CREST

Requested By: GREAT LAKES GARAGES, LLC (SHAWN McNEIL)

Issued By: _____ Date: 7/12/2010



SCALE: 1 inch = 60 feet

PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

ZONING NUMBER 239

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: M **DATE: 7/12/10**

Scale = 78'

Grid North

Disclaimer

This map is prepared for the real property inventory within this county. It is
survey plats, and other public records and data. Users of this map are notifi
information sources should be consulted for verification of the information
county and the mapping companies assume no legal responsibilities for the
Please notify the Franklin County GIS Division of any discrepancies.

10310-00277

239 E. Torrence Rd.

Power Of Attorney

I, (Luke Wilson) _____ and _____ (dra Macpherson) _____,
Owners of 239 East Torrence rd. Columbus, Ohio 43214, Give
Shawn McNeil the power to represent us in the matter of obtaining
a variance for the above mentioned property on 28, September
2010.

10310-00277
239 E. Torrence Rd.

Signature of Applicant _____ Date 6/12/10

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of tl
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indic

10310-00277
239 E. Torrence Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION #

Being first duly cautioned and sworn (NAME) Shawn McNeil
of (COMPLETE ADDRESS) 370 Charleston Ave Columbus Ohio 43214
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Luke Wilson	239 E Torrence Rd Columbus Ohio 43214
Sandra MacPherson	" " " "

SIGNATURE OF AFFIANT _____

Subscribed to me in my presence and before me this 12 day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC Allison Gum

My Commission Expires: July 8, 2014

NOTARY PUBLIC STATE OF OHIO

ALLISON GUM
Notary Public, State of Ohio
My Commission Expires
July 8, 2014

Notary Seal Here