BZA-26-20
Sipley
3229 Squire

BATH TOWNSHIP AREA VARIANCE SUPPLEMENTAL FORM

PROJECT OVERVIEW

Provide an overview of the project:

A 2½ car garage for storage of maintenance equipment before building the house. House is being designed now.

PRACTICAL DIFFICULTIES

The following factors shall be considered and weighed by the BZA to determine practical difficulty. If a factor is not applicable, please note that factor as "Not Applicable":

A. Explain special conditions or circumstances that exist which are peculiar to your land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District. (Examples of this are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions):

None

B. Explain how the property in question would not yield a reasonable return on investment or there could not be any beneficial use of the property without the variance.

None

C. Explain whether the variance is substantial or not:

No

D. Explain whether the essential character of the neighborhood would be substantially altered or if adjoining properties would suffer a substantial detriment as a result of the variance.

No, not at all.

E. Explain whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, street services,).

No, not at all.

F. Did the applicant purchase the property with or without knowledge of the applicable zoning restriction?

Without - I did not know.

G. Explain whether the special conditions or circumstances (listed in response to question A above) were a result of actions of the applicant or prior owners.

No.

H. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-conforming but unworkable example, or by minimizing the variance).

No.

l. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.

Yes. Property maintenance and care of equipment benefits neighbors as well as the owner.

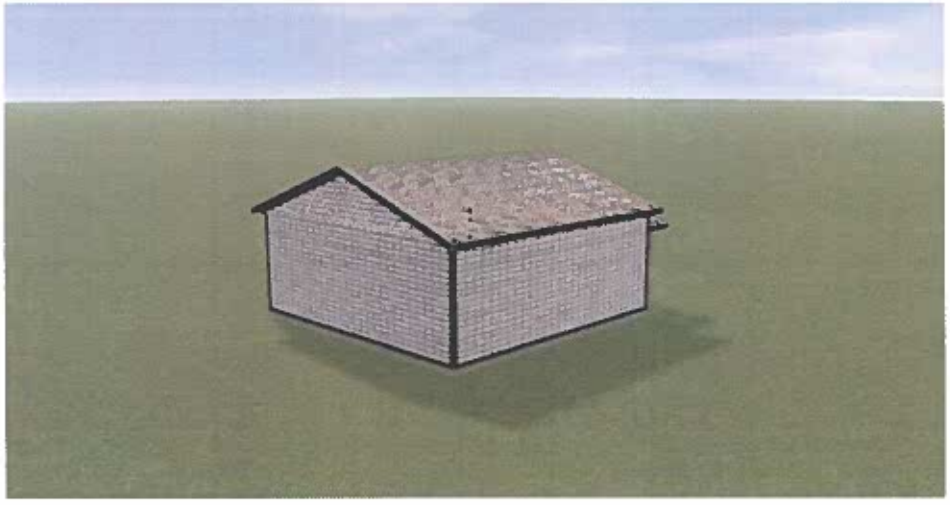
No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Keim

4465 SR 557 · PO Box 6
Charm, Ohio 44617
800·362·6682

Salesman: Charles Miller
Customer Name:
Larry Sipley





POST FRAME BUILDNG SPECIFICATIONS:

28'W X 28'L X 10'H

28' Pre-engineered Wood Trusses 4' Over Standard Bottom Chord
1' Overhang With 12" Perf Soffit Alum
Post Hole 3'D X 1' 4"W With 13"x5" Regular Concrete Pad
3ply 2x6 Laminated Column (Eaves 8' O.C.) (Gables 8' O.C.)
Double Truss Carrier
Flat 2x4 SPF 2' O.C. Roof Purlins And 2x4 SPF 2' O.C. Wall Girts
Skirtboard (2 Rows)

SIDING AND ROOF:

Black Roof 28 Ga. With 40 Yr. Paint Warranty
Light Gray Vinyl Walls 28 Ga. With 40 Yr. Paint Warranty
Black Siding Trim

ATTACHED BUILDING DETAIL:

A - Porch - Gable - 4/12 - 5'x5' - 8' Ceiling - 0' 6" deep slab - 1' OH - Front of Main Building
2

DOOR, WINDOW, AND CUPOLA DETAIL:

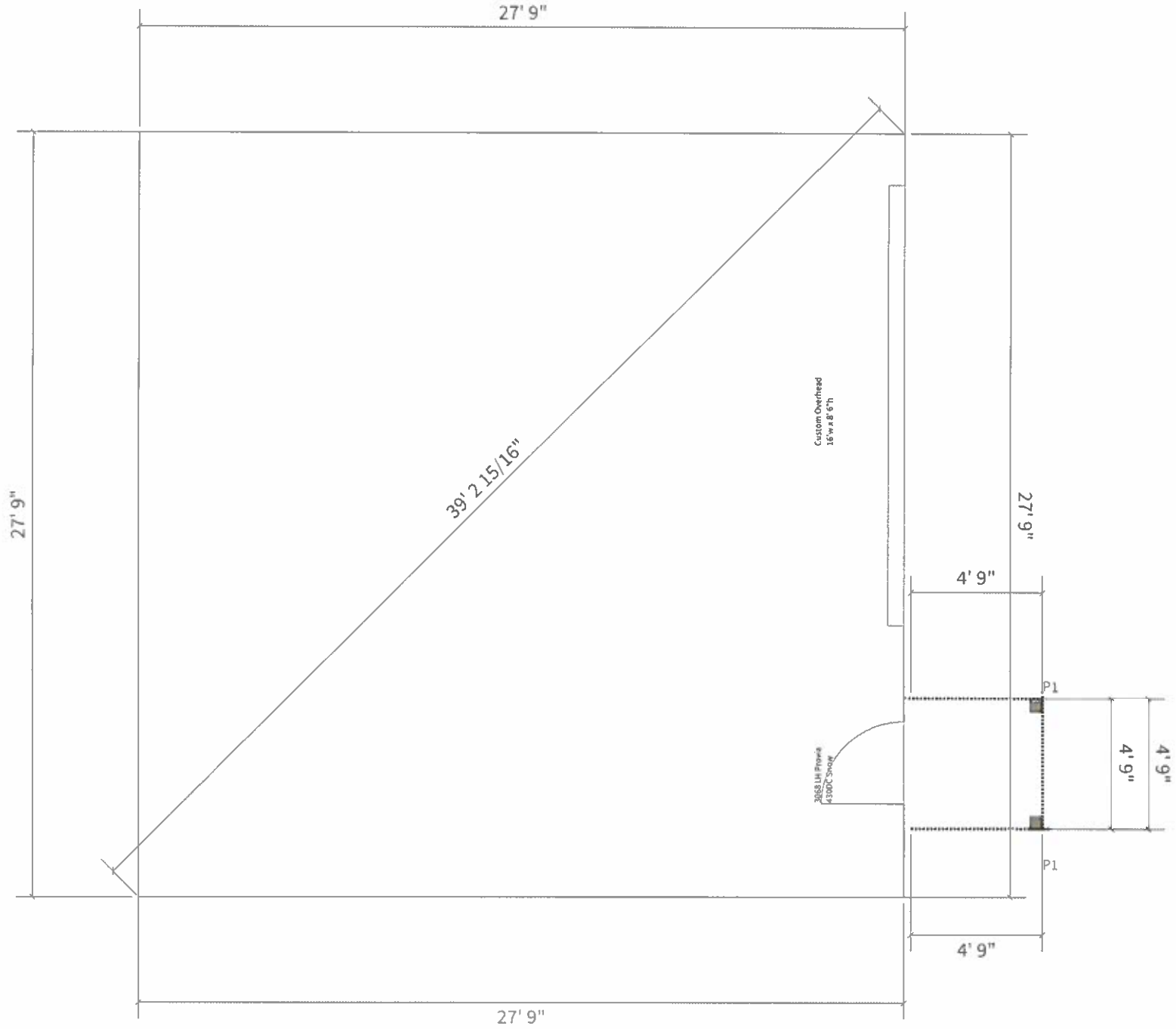
1 - 16' x 8' Opening - Front of Main Building
1 - 3068 LH Provia 430DC Snow - Front of Main Building

Options:

GRAND TOTAL: **$8,983.87** **Quote # {QuoteNumber}** **Quote Date: 10/21/2025**

Post Layout

Job: Larry Sipley
Date: 10/21/2025
Time: 8:38 AM



P1	6x6 #2 Trtd
	HOLE:3' x 1' 4"
	13"x5" Regular Concrete
	Pad

Cross Section - EXT-1

Job: Larry Sipley
Date: 10/21/2025
Time: 8:38 AM

ROOF MATERIAL: (none)

PURLINS: 2x4 SPF Flat
SUBFASCIA: 2x6 SPF
FASCIA: FC6 Fascia Alum 12'
SOFFIT: 12" Perf Soffit Alum

TOP PLATE: 2x6 SPF
VERY TOP PLATE: 2x6 SPF

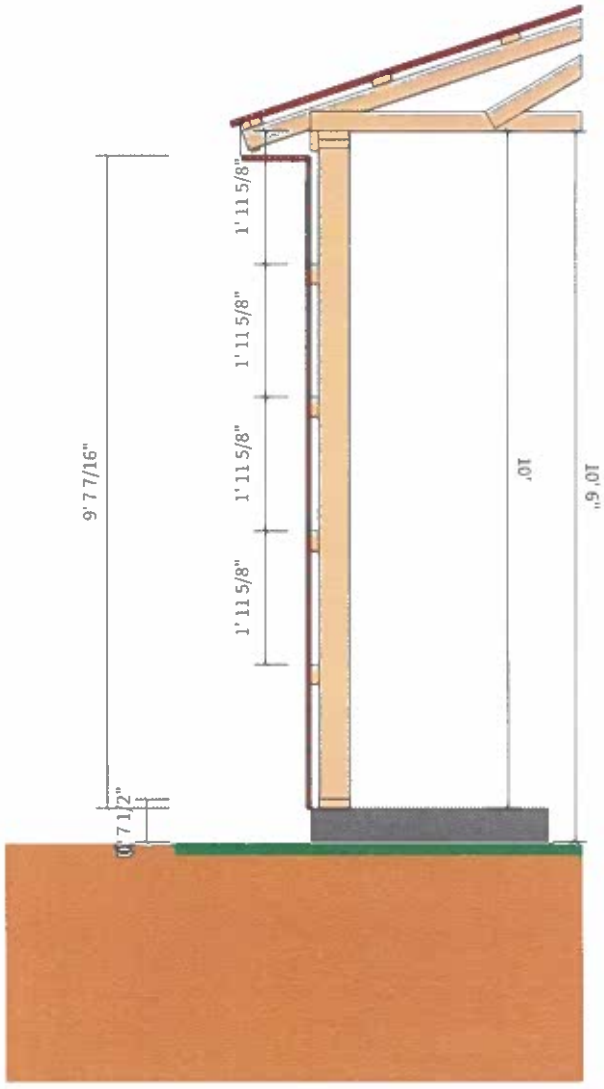
WALL MATERIAL: Light Gray Vinyl

TOP OF WALL: 10' 2" JF Trim 7/8x5/8 XL

EXTERIOR WALL GIRTS: 2x4 SPF

STUDS: 2x6 SPF 16 IN. O. C.

BOTTOM PLATE: 2x6 SPF



4/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 4"
TRUSS SPACING: 48 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
TRUSS LOADING: (none)

SLAB DEPTH 0' 6"

FOUNDATION NOTES:
POST HOLE: 3' X 1' 4" DIAMETER
UPLIFT: (none)
POST TO FOUNDATION: (none)
POST BASE: 13"x5" Regular Concrete Pad

Cross Section - EXT-3

Job: Larry Sipley
Date: 10/21/2025
Time: 8:38 AM

ROOF MATERIAL: (none)

PURLINS: 2x4 SPF Flat
SUBFASCIA: 2x6 SPF
FASCIA: FC6 Fascia Alum 12'
SOFFIT: 12" Perf Soffit Alum

TOP PLATE: 2x6 SPF
VERY TOP PLATE: 2x6 SPF

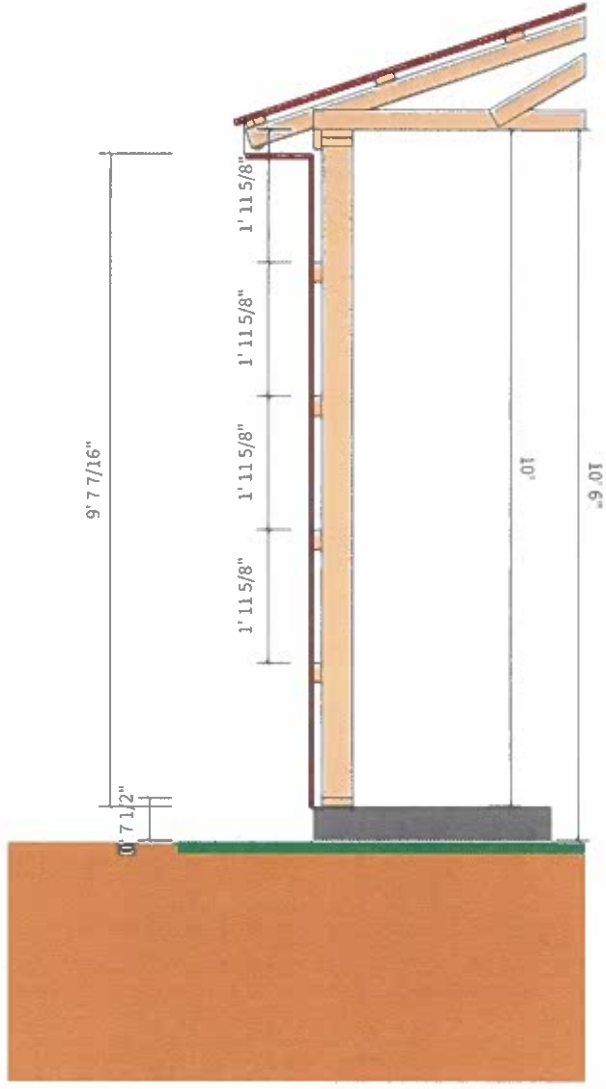
WALL MATERIAL: Light Gray Vinyl

TOP OF WALL: 10' 2" JF Trim 7/8x5/8 XL

EXTERIOR WALL GIRTS: 2x4 SPF

STUDS: 2x6 SPF 16 IN. O. C.

BOTTOM PLATE: 2x6 SPF



4/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 4"
TRUSS SPACING: 48 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
TRUSS LOADING: (none)

SLAB DEPTH 0' 6"

FOUNDATION NOTES:
POST HOLE: 3' X 1' 4" DIAMETER
UPLIFT: (none)
POST TO FOUNDATION: (none)
POST BASE: 13"x5" Regular Concrete Pad

Cross Section - EXT-5

Job: Larry Sipley
Date: 10/21/2025
Time: 8:38 AM

ROOF MATERIAL: (none)

PURLINS: 2x4 SPF Flat
SUBFASCIA: 2x6 SPF
FASCIA: FC6 Fascia Alum 12'
SOFFIT: 12" Perf Soffit Alum

WALL MATERIAL: Light Gray Vinyl

TOP OF WALL: 10' 2" JF Trim 7/8x5/8 XL

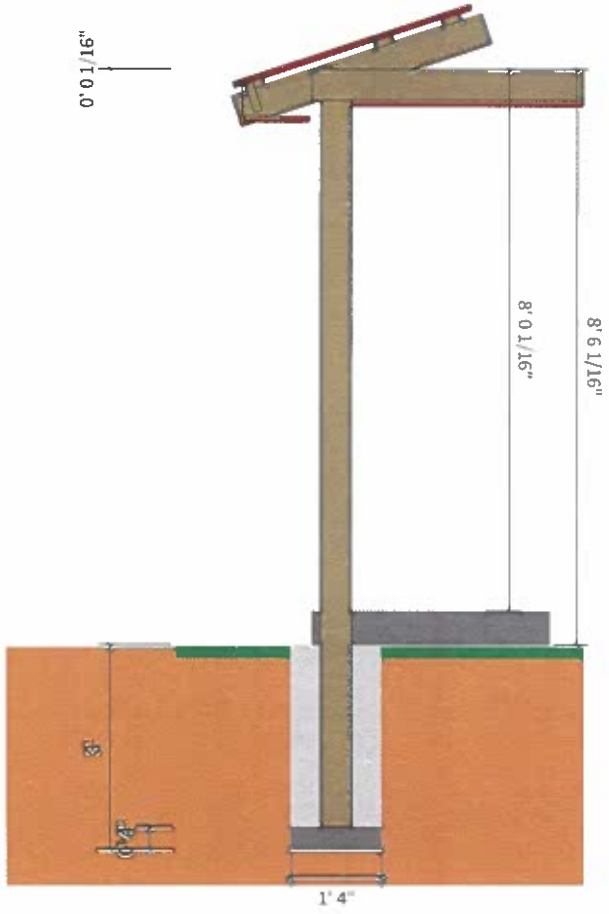
EXTERIOR CARRIER: (none)

EXTERIOR WALL GIRTS: 2x4 SPF

CORNER POSTS:
6x6 #2 Trtd
INTERMEDIATE POSTS:
6x6 #2 Trtd

4/12 RAFTER SYSTEM
RAFTER SPACING: 48 IN. O. C.
RAFTER MATERIAL: 2x6 SPF

INTERIOR CARRIER: (none)



SLAB DEPTH 0' 6"

FOUNDATION NOTES:
POST HOLE: 3' X 1' 4" DIAMETER
UPLIFT: (none)
POST TO FOUNDATION: (none)
POST BASE: 13"x5" Regular Concrete Pad

Cross Section - EXT-7

Job: Larry Sipley
Date: 10/21/2025
Time: 8:38 AM

ROOF MATERIAL: (none)

PURLINS: 2x4 SPF Flat
SUBFASCIA: 2x6 SPF
FASCIA: FC6 Fascia Alum 12'
SOFFIT: 12" Perf Soffit Alum

WALL MATERIAL: Light Gray Vinyl

TOP OF WALL: 10' 2" JF Trim 7/8x5/8 XL

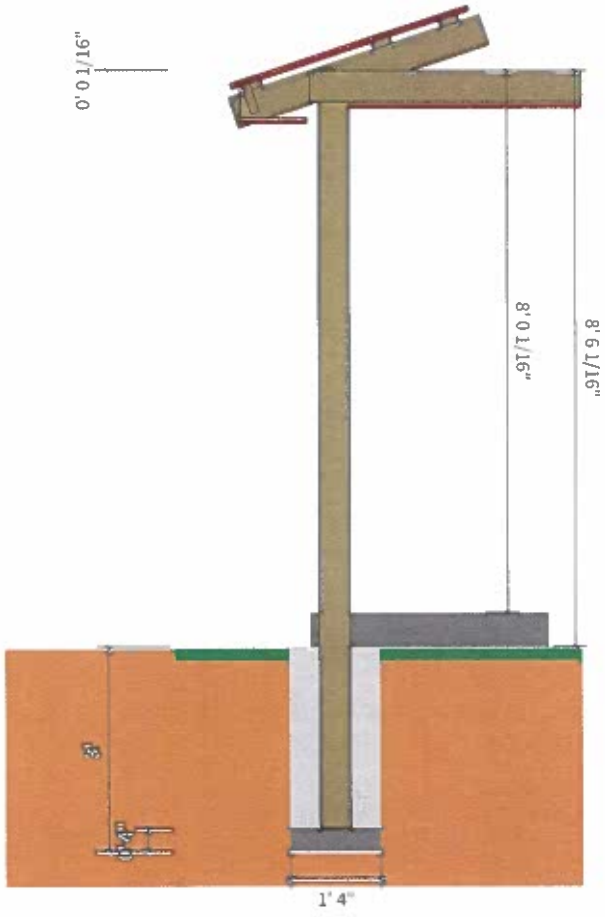
EXTERIOR CARRIER: (none)

EXTERIOR WALL GIRTS: 2x4 SPF

CORNER POSTS:
6x6 #2 Trtd
INTERMEDIATE POSTS:
6x6 #2 Trtd

4/12 RAFTER SYSTEM
RAFTER SPACING: 48 IN. O. C.
RAFTER MATERIAL: 2x6 SPF

INTERIOR CARRIER: (none)



SLAB DEPTH 0' 6"

FOUNDATION NOTES:
POST HOLE: 3' X 1' 4" DIAMETER
UPLIFT: (none)
POST TO FOUNDATION: (none)
POST BASE: 13"x5" Regular Concrete Pad

