

**BOARD OF TRUSTEES**

Allen M. Freeman  
Nicholas J. Kelly  
Peter J. Kambelos

**Fiscal Officer**

Debbie S. Schwey

**Administrator**

Loretta E. Rokey



950 Locust Corner Road  
Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8981

[www.piercetownship.org](http://www.piercetownship.org)

Pierce Township Board of Zoning Appeals Hearing  
950 Locust Corner Road  
Tuesday November 16, 2021  
5:30 pm.

**Agenda**

- I. Call to Order: Gregg Gentile, BZA Chair
- II. Roll Call: Mr. Sander\_\_\_\_ Mr. Holte\_\_\_\_ Mr. Lembke\_\_\_\_ Mrs. Holman\_\_\_\_ Mr. Gentile\_\_\_\_ Mr. Heyse\_\_\_\_ Mr. Buhr\_\_\_\_
- III. Pledge of Allegiance
- IV. Review and Approval of: Hearing Minutes from October 7, 2021.
- V. **Oath taken by all attendees and staff wishing to speak during these hearings**
  - a. Staff presentation
  - b. Applicant presentation
  - c. Discussion by the Board
  - d. Open public comment
  - e. Motion to close public comment
  - f. Additional discussion by the Board
  - g. Motion to approve/deny/approve with modification(s)
- VI. New Business (Public Hearings):
  - 1) Case CUP2021-001: An application for one (1) Conditional Use Permit, per the Pierce Township Zoning Resolution, which requires Automotive Body Repair uses in the Amelia Suburban Business District (AS) to obtain a Conditional Use Permit (CUP) in accordance with Article 3.09. The applicant is proposing to construct a 45' X 56' pole building in the rear yard for use as a body shop, an expansion of the existing body shop use for property located at 100 E Main St, Pierce Township, Ohio, submitted by Valley Collision, Inc.
- VII. Other business:
- VIII. Adjournment

Next Meeting: as needed

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Board of Zoning Appeals  
Meeting Minutes  
Case #VC2021-008 & VC2021-009  
October 7, 2021

The Board of Zoning Appeals of Pierce Township, Clermont County, Ohio met at 6:00pm, on Thursday October 7, 2021, at the Pierce Township Administration Building, 950 Locust Corner Road.

**CALL TO ORDER/ROLL CALL**

Chairman Gregg Gentile called the meeting to order. Board members answering roll call Mr. Ray Lembke, Mr. Fred Heyse, Mr. Bob Sander, Ms. Lynn Holman, Mr. Ryan Holte. Township personnel who were also present: Mr. Eddie McCarthy, Planning & Zoning Administrator.

**PLEDGE OF ALLEGIANCE**

Chairman Gregg Gentile led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES FROM AUGUST 10, 2021 MEETING**

Mr. Lembke made a motion, seconded by Mr. Holte to approve the minutes of the August 10, 2021 hearing as presented. Roll call on motion: Mr. Sander, yea; Ms. Holman, yea; Mr. Holte, yea; Mr. Lembke, yea; Mr. Gregg Gentile, present.

**OATH TAKEN BY ATTENDEES**

Chairman Gregg Gentile administered the oath to attendees.

**NEW BUSINESS**

**CASE #VC2021-008 11 LOCUST HILL**

Chairman Gregg Gentile opened the hearing on case #VC2021-008 Locust Hill.

**STAFF REPORT FOR CASE #VC2021-008 LOCUST HILL**

Mr. McCarthy presented his staff report for BZA case #VC2021-008. An application for one (1) dimensional variance(s), from Pierce Township Zoning Resolution, Article 4.05 F) 13) (d) (fencing), to install a swimming pool without a fence enclosure. The applicant intends on utilizing an auto cover instead of a fence.

**PRESENTATION FROM APPLICANT**

Mr. Wolf gave his testimony about why he is requesting the dimensional variance to install a swimming pool without a fence enclosure but he intends to utilize an auto cover instead of a fence. He talked about five out of seven of his neighbors having inground pools without fences, how the auto cover will provide safety, and the pool will be covered unless they are using it.

The Board talked about the State of Ohio laws, neighbors without fences, location of property, and the zoning resolution language.

Staff indicated a concern about an auto cover being unable to serve the same purpose as a fence in keeping external users from entering the premises.

### **MOTION**

Mr. Lembke made a motion, seconded by Mr. Holte to open the public hearing on case VC2021-008.

Roll call on motion: Mr. Sander, yea; Mr. Holte, yea; and Mr. Lembke, yea; Ms. Holman, yea; Mr. Gentile, yea. Motion passes.

### **PUBLIC COMMENT**

Chairman Gregg Gentile opened public comments on case #VC2021-008 Locust Hill.

None

### **MOTION**

Mr. Lembke made a motion, seconded by Mr. Holte to close the public hearing on case VC2021-008.

Roll call on motion: Mr. Sander, yea; Mr. Holte, yea; and Mr. Lembke, yea; Ms. Holman, yea; Mr. Gentile, yea. Motion passes.

Mr. Holte made a motion, no seconded, to approve variance requested for case VC2021-008 with the required fence around the pool and comply with federal, state, and local regulations. Motion failed.

Mr. Lembke made a motion, seconded by Mr. Sander to deny the variance requested for case VC2021-008.

Roll call on motion: Mr. Sander, yea; Mr. Holte, nay; and Mr. Lembke, yea; Ms. Holman, yea; Mr. Gentile, nay. Motion passes.

### **CASE #VC2021-009 18 W MAIN STREET**

Chairman Gregg Gentile opened the hearing on case #VC2021-009 18 W Main Street.

### **STAFF REPORT FOR CASE #VC2021-009 18 W MAIN STREET**

Mr. McCarthy presented his staff report for BZA case #VC2021-009. An application for two (2) dimensional variance(s), from Pierce Township Zoning Resolution, Article 12.10 (D) (3), to install two wall signs at 9' (+/-), above the 8' maximum height permitted.

### **PRESENTATION FROM APPLICANT**

Mr. Meyer from Ray Meyer Sign Company gave his testimony about why they are requesting two dimensional variances for 18 W Main Street.

The Board talked about the size of sign on the variance request(s), current sign size, and changing the zoning resolution.

**PUBLIC COMMENT**

Chairman Gregg Gentile opened public comments on case #VC2021-009 18 W Main Street.

None

**MOTION**

Mr. Gentile made a motion, seconded by Mr. Lembke to close the public hearing on case VC2021-009.

Roll call on motion: Mr. Sander, yea; Mr. Holte, yea; and Mr. Lembke, yea; Ms. Holman, yea; Mr. Gentile, yea. Motion passes.

Mr. Sander made a motion, seconded by Mr. Holte to approve variance as listed.

Roll call on motion: Mr. Sander, yea; Mr. Holte, yea; and Mr. Lembke, yea; Ms. Holman, yea; Mr. Gentile, yea. Motion passes.

**OTHER BUSINESS**

Mr. McCarthy explained three members terms are expiring, how to apply and the Board of Trustees will make a decision at their next meeting.

**ADJOURNMENT**

At 7:22 PM, Mr. made a motion to adjourn seconded by Mr. Roll call on Motion: Roll call on motion: All yeas.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Board of Zoning Appeals on November 16, 2021.

\_\_\_\_\_  
Gregg Gentile, Chairman

\_\_\_\_\_  
Date

**Pierce Township  
Board of Zoning Appeals  
November 16, 2021  
Case Number: CUP2021-010**

## **Conditional Use Permit: 100 E Main St (290105.014.)**

**Summary:** An application for one (1) Conditional Use Permit, per the Pierce Township Zoning Resolution, which requires Automotive Body Repair uses in the Amelia Suburban Business District (AS) to obtain a Conditional Use Permit (CUP) in accordance with Article 3.09. The applicant is proposing to construct a 45' X 56' pole building in the rear yard for use as a body shop, an expansion of the existing body shop use.

**Owner:** Valley Collision Center, Inc

**Applicant:** Tim and Kelli Back

**Property Location:** 100 E Main St Pierce Township, Ohio 45102, Parcel #290105.014.

### **Property Profile:**

**Acreage:** 1.80 acres

**Current Use:** Commercial (Automobile Body Shop and Repair)

**Zoning:** Amelia Suburban Business District (AS)

**Land Use:** General Commercial

**Proposed Structure Use:** Automobile Body Shop and Repair

**Prepared By:** Eddie F. McCarthy, Planning and Zoning Administrator

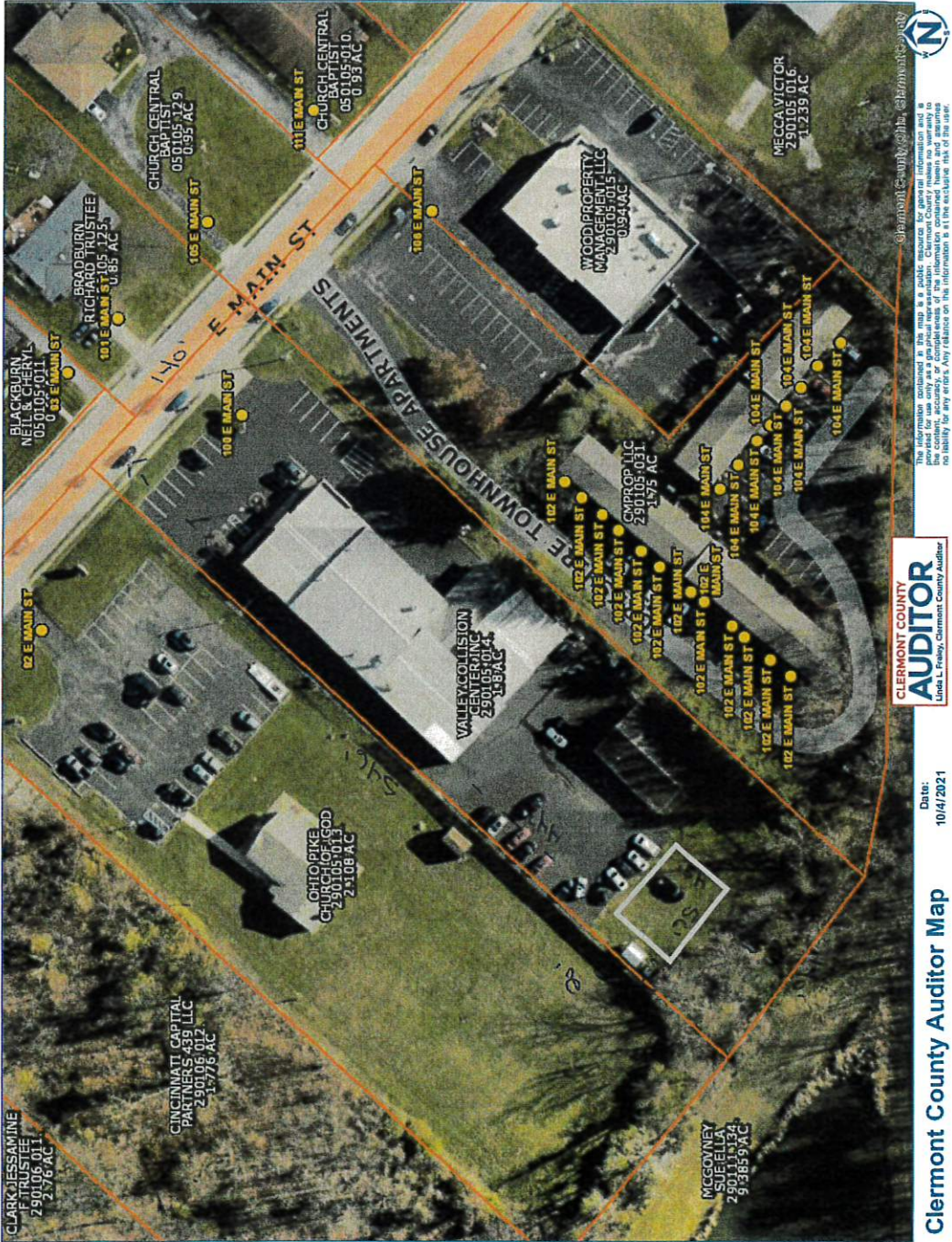
**Action Required:** The BZA shall make a decision on the variance application in accordance with 3.09: Conditional Use Permits

Pierce Township  
Board of Zoning Appeals  
November 16, 2021  
Case Number: CUP2021-010

# Aerial



Site Plan



  
 © Johnson County, OH, @Harmaline, 2020

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**CLERMONT COUNTY**  
**AUDITOR**  
 Linda L. Reedy, Clermont County Auditor

Date: 10/4/2021  
**Clermont County Auditor Map**

**Pierce Township  
Board of Zoning Appeals  
November 16, 2021  
Case Number: CUP2021-010**

**Staff has reviewed the proposal in accordance with 3.09 D).**

- 1) The proposed use is a conditional use as established under the provisions of district use regulations as set forth in the land use tables herein.  
*Staff Comment: Compliant*
- 2) The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of the township land use plan or this zoning resolution.  
*Staff Comment: Buffering along the Eastern and Western yards will ensure compliance.*
- 3) The proposed use will be designed, constructed, operated, and maintained in a manner harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the same area.  
*Staff Comment: Compliant*
- 4) The proposed use will not be hazardous or disturbing to existing or future neighborhood uses.  
*Staff Comment: Compliant. The present use of the property does not appear to cause any hazard or disturbances to adjoining uses. However, the presence of damaged vehicles and potential noise make buffering a priority from staff's perspective.*
- 5) The proposed use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any of those services.  
*Staff Comment: Compliant*
- 6) The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.  
*Staff Comment: Compliant*
- 7) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the



**Pierce Township  
Board of Zoning Appeals  
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general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

*Staff Comment: According to the applicant's submitted materials, no additional odors or noise will be produced that is greater than what is already on site. The work is proposed to be exclusively performed inside the proposed structure.*

- 8) The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

*Staff Comment: Compliant. The applicant is not proposing a new entrance.*

- 9) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

*Staff Comment: Compliant*

- 10) When applicable, minimum standards for parking and loading shall be as required in the Vehicle Parking, Stacking and Loading Article of this zoning resolution as required under Article 11.

*Staff Comment: The applicant is required to comply with the minimum parking requirements. Parking will be reviewed during the site plan stage.*

- 11) Adequate Landscaping and screening is provided, as required under Article 10.

*Staff Comment: See the recommended conditions of approval. If outdoor storage is proposed, the applicant must enclose the area with a 6' buffer.*

- 12) When applicable, minimum standards for architectural or exterior material requirements and site design guidelines provided for in the zoning district for which the proposed conditional use may be located shall apply.

*Staff Comment: Compliant. The applicant is proposing to utilize a similar building material and painting scheme as the existing structure on site.*

- 13) Any other supplementary requirements as prescribed by the board.

### **Adjacent Uses and Impact**

**South:** Undeveloped and heavily wooded property with a pond

*Impact Analysis: The subject property appears to be a minimum of 200' from the nearest residential structure to the south. The property has an approximately 50' wide buffer along the southern property line. The impact to the southern property appears minimal, as the storm pond appears to limit future potential development.*

**East:** Yorkshire Townhomes

*Impact Analysis: The subject property is within 75' of the Townhomes. Further, the fence and buffering as indicated below does not provide a sufficient buffer. Evergreen plantings (Eastern Red Cedar or Arborvitae) should be placed in the gap areas circled below to provide a consistent and opaque vegetative buffer unless outdoor storage is proposed, in which case a 6' tall opaque fence is required.*

(Looking West from Yorkshire Townhomes toward Valley Collision)



**Pierce Township  
Board of Zoning Appeals  
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Case Number: CUP2021-010**

**North:** Single Family residential uses and a dental office

*Impact Analysis: The proposed structure will not adversely impact the properties to the North.*

**West:** Ohio Pike Church of God

*Impact Analysis: The proposed structure is to be located approximately 20' from the lot line in this location. Per the photo below, the buffering in place is insufficient in staff's opinion. A 6' tall opaque fence is required in areas where outdoor storage is proposed. In the absence of a 6' opaque fence, an evergreen buffer from the fence opening to the parking area is recommended. See delineated areas, below.*



**General:**

- The applicant has stated that there will be no painting in the proposed structure.
- Hours of Operation: Monday-Friday 8:00 am-5:00 pm. Closed Saturday and Sunday.

**Pierce Township  
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- **Legal Nonconforming:** There are no auto sales or rentals on site; as such, this site is nonconforming per 5.04 A) *Automotive Body Repair Automotive body repair facilities shall only be permitted when operated in conjunction with an automotive sales or rental establishment.*

However, the BZA may approve the expansion of the use in accordance with the following:

**13.04 E) Expansion of a Nonconforming Use**

1) Notwithstanding the foregoing provisions to the contrary, the usable area of a nonconforming use may be increased or improved where the owner of such use can demonstrate through application to the BZA that the manner in which the useable area of the nonconforming use will be increased or improved will have minimal adverse impact upon adjacent properties and other permitted land uses in the surrounding neighborhood or can be made compatible with the adjacent properties and the uses in the surrounding neighborhood upon compliance with specified conditions.

**Staff Recommendation and Board of Zoning Appeals Decision:**

**Staff recommends that the Board of Zoning Appeals consider approval of the application in accordance with 3.09: Conditional Use Permit and approve the expansion of the non-conforming use in accordance with 13.04 E, contingent upon the following:**

- 1) The southern boundary buffer 50' (+/-) shall remain to provide buffering to the south.
- 2) An evergreen buffer of (Eastern Red Cedar, Arborvitae or similar) along the eastern and western property lines to fill areas delineated in attached photos. Plantings should be placed 6' off center. Plantings must be 4'-5' in height at time of planting.
  - a. In the event that outdoor storage is proposed on site, a 6' tall opaque fence shall be required per 20.22.
- 3) The applicant must comply with all federal, state and local regulations.

**Pierce Township  
Board of Zoning Appeals  
November 16, 2021  
Case Number: CUP2021-010**

**Determination(s):**

**C) Conditional Use Permit Procedure.**

1) Step 1 – Application

(a) The Board of Zoning Appeals shall hold a public hearing within a reasonable time after the receipt of the application.

2) Step 2 – Public Hearing

(a) Before holding the public hearing, notice of such hearing shall be given in one (1) or more newspapers of general circulation within the Township at least ten (10) days before the date of said hearing. The notice shall set forth the time and place of the public hearing, and the nature of the proposed Conditional Use.

(b) Before holding the public hearing, written notice of such hearing shall be mailed by the Chairman of the Board of Zoning Appeals or designee, by first class mail, at least ten (10) days before the day of the hearing to the parties in interest including the owners of property contiguous to and directly across the street from the applicant's property. The applicant shall provide a list of such property owners and one set of pre-addressed, letter size envelopes, provided with sufficient postage, which shall be used by the Board of Zoning Appeals' Secretary to notify property owners. The notice shall contain the same information as required of notices published in newspapers.

3) Step 3 - Decision

(a) Within a reasonable time after the hearing, the Board of Zoning Appeals shall either approve, approve with supplementary conditions, or disapprove the application as presented. If the Board of Zoning Appeals disapproves the application the applicant may seek relief through the Court of Common Pleas.

**D) General Standards Applicable to Consideration of Conditional Use Permit Applications.**

In reviewing the applications for conditional use permits, the Board of Zoning Appeals shall consider whether there is adequate evidence that the proposed conditionally permitted use is consistent with the following standards:

**Pierce Township  
Board of Zoning Appeals  
November 16, 2021  
Case Number: CUP2021-010**

- 14) The proposed use is a conditional use as established under the provisions of district use regulations as set forth in land use Table 19.02-01 and Table 19.04-01 herein.
- 15) The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of the township land use plan or this zoning resolution.
- 16) The proposed use will be designed, constructed, operated, and maintained in a manner harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the same area.
- 17) The proposed use will not be hazardous or disturbing to existing or future neighborhood uses.
- 18) The proposed use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any of those services.
- 19) The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- 20) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- 21) The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- 22) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 23) When applicable, minimum standards for parking and loading shall be as required in the Vehicle Parking, Stacking and Loading Article of this zoning resolution as required under Article 11.
- 24) Adequate Landscaping and screening is provided, as required under Article 10.
- 25) When applicable, minimum standards for architectural or exterior material requirements and site design guidelines provided for in the zoning district for which the proposed conditional use may be located shall apply.
- 26) Any other supplementary requirements as prescribed by the board.

**Pierce Township  
Board of Zoning Appeals  
November 16, 2021  
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**E) Expiration of Conditional Uses.**

1) A Conditional Use Permit shall be deemed to authorize only one particular Conditional Use. The Conditional Use Permit shall automatically expire if, for any reason, the Conditional Use shall cease for more than six (6) continuous months, or construction is not initiated within six (6) months from the date of approval.

2) Once a conditional use expires, the owner or applicant must reapply for a new conditional use permit consistent with the procedure and standards provided for in this Article.

**BOARD OF TRUSTEES**  
Allen M. Freeman  
Nicholas J. Kelly  
Peter J. Kambelos, MD

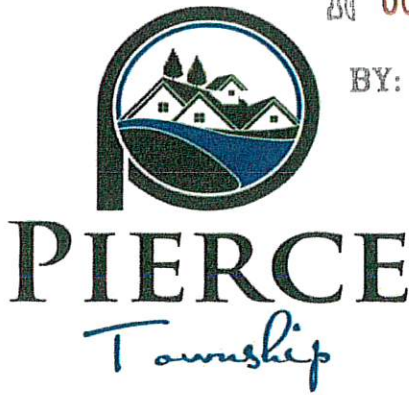
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Loretta E. Rokey

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OCT 08 2021

BY: KC

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Cincinnati, Ohio 45245



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**PIERCE TOWNSHIP ZONING OFFICE**

Conditional  
use application  
Appeal No. CUP-2021-001

Appeal from Decision of Zoning Inspector

Or

Request for Variance

Conditional Use Permit

Appeal and \$400.00 fee filed  
With Zoning Inspector  
On 10/08/21

NOTICE: This appeal must be typewritten or printed and must be filled within thirty (30) day of the date of the decision being appealed.

TO THE PIERCE TOWNSHIP BOARD OF ZONING APPEALS

1. Valley Collision Center Inc.  
Name

100 E. Main St. Amelia, OH 45102 (513) 753-5040  
Address Phone Number

Hereby requests the Board of Zoning Appeals to authorize issuance of a Zoning Certificate for:

45' x 56' pole building for use as a body  
repair shop (no painting) More room is needed  
for vehicles

Or grant a variance on the property described herein.

Attached hereto is a copy of the decision rendered by the Zoning Inspector.



2. Applicant is Tim and Kell: Back (Valley Collision Center)  
Capacity in which you appear

Of the property which is the subject of this appeal. Such property is located on the East  
North, South, East, West

Side of Main and is known as No. 100 E Main st.  
Street or Road

State name of plot and lot number therein or amount of acreage, Section, Town, and Range number thereof:

ID# 290105.014. 100 E Main st. Pierce township  
1.9 acres

3. State the section or sections of the Zoning Resolution under which it is claimed this application or appeal may be granted: Section 3.09

4. State fully the facts on which this application or appeal is based. (Attach additional sheets if necessary.)

On separate sheet\*

5. Give names and addresses of the owners of all abutting lots or property as well as those on the other side of the street, or streets, immediately opposite said property: On separate sheet\*

6. Is there any case pending in court or summons involving the use of the premises or the ownership thereof? Yes \_\_\_\_\_ No  if yes, please explain: \_\_\_\_\_

7. Are there any restrictive covenants, any restrictions of record by deed or otherwise, which would prevent the proposed use of the premises? Yes \_\_\_\_\_ No  if yes, what are they?

\_\_\_\_\_

\_\_\_\_\_

8. Is there any petition pending to change the zoning regulations affecting these premises?

Yes \_\_\_\_\_ No  proposed change. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

9. Has any previous application or appeal been filed in connection with these premises?

Yes \_\_\_\_\_ No  if yes, when? \_\_\_\_\_

10. Attach a plot layout, drawn to scale, showing the actual shape, and dimension of the lot, of the building and accessory building(s) existing and the lines within which the proposal building shall be erected or altered.

11. As owner(s) of the property located at 100 E. Main St., we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Pierce Township to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they are relate to the application filed with the Board of Zoning Appeals.

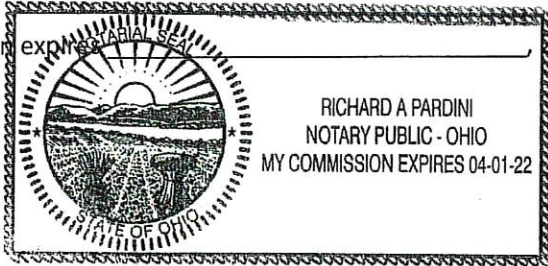
I hereby depose and say that all the above statements and the statements contained in all exhibits transmitted herewith are true.

[Signature]  
Appellant

Subscribed and sworn to be me this 18<sup>th</sup> day of October

2021

My commission expires \_\_\_\_\_ 0 \_\_\_\_\_



[Signature]  
Notary Public

**Owner Addresses near 100 E. Main st. (Valley Collision Center)**

**Ohio Pike Church of God**

**92 E. Main st. Amelia, Ohio 45102**

**CMPROP LLC**

**8050 HOSBROOK RD STE 220 Cincinnati, Ohio 45236**

**SUE ELLA MCGOVNEY**

**4 PARKWOOD PLACE Amelia, Ohio 45102**

**CENTRAL BAPTIST CHURCH**

**P O BOX 453 Amelia, Ohio 45102**

**BRADBURN RICHARD TRUSTEE**

**101 Main st. Amelia, Ohio 45102**

**BLACKBURN NEIL & CHERYL**

**93 E. Main st. Amelia, Ohio 45102**



Clermont County Auditor  
 The information contained in this map is a public resource for general information and is not intended to be used for legal purposes. No warranty is made as to the accuracy, completeness, or timeliness of the information contained herein. No liability for any errors, or reliance on this information is at the exclusive risk of the user.

**CLERMONT COUNTY**  
**AUDITOR**  
 Linda L. Frealey, Clermont County Auditor

Date: 10/4/2021

**Clermont County Auditor Map**

RECEIVED  
OCT 08 2021

Tim Back

BY: .....

100 E. Main st.

Amelia, Ohio 45102

513-753-5040

Pierce Township,

This letter is in reference to the nature of the impact the proposed 45'x56' pole building structure will have on the adjoining properties and the explanation of code section 3.09. The proposal of this structure is to have a pole building constructed to alleviate overflow of damaged vehicles in the open parking areas, and place them in an enclosed structure to perform the body work necessary to repair the damage.

As there are other buildings on the property with bays used for body work, the proposed structure will be contiguous with existing structures on the property. It also conforms with the commercial sites that are within the local area as the aesthetics will be similar to several buildings along Main street. The building will only be used for damage repair, and will not include a paint booth or painting in the building. No additional odors will be emitted in the area with the new structure. With a fully insulated structure and the ability for all bays to be enclosed, the noise will be similar to what is existing on the property and use of buildings now. Also the proposed structure will be farther away from all other buildings on the adjoining properties than the existing buildings that are there now. It is my intent to keep a clean property that not only benefits myself, but the property owners that surround the property. Thank you for your consideration.

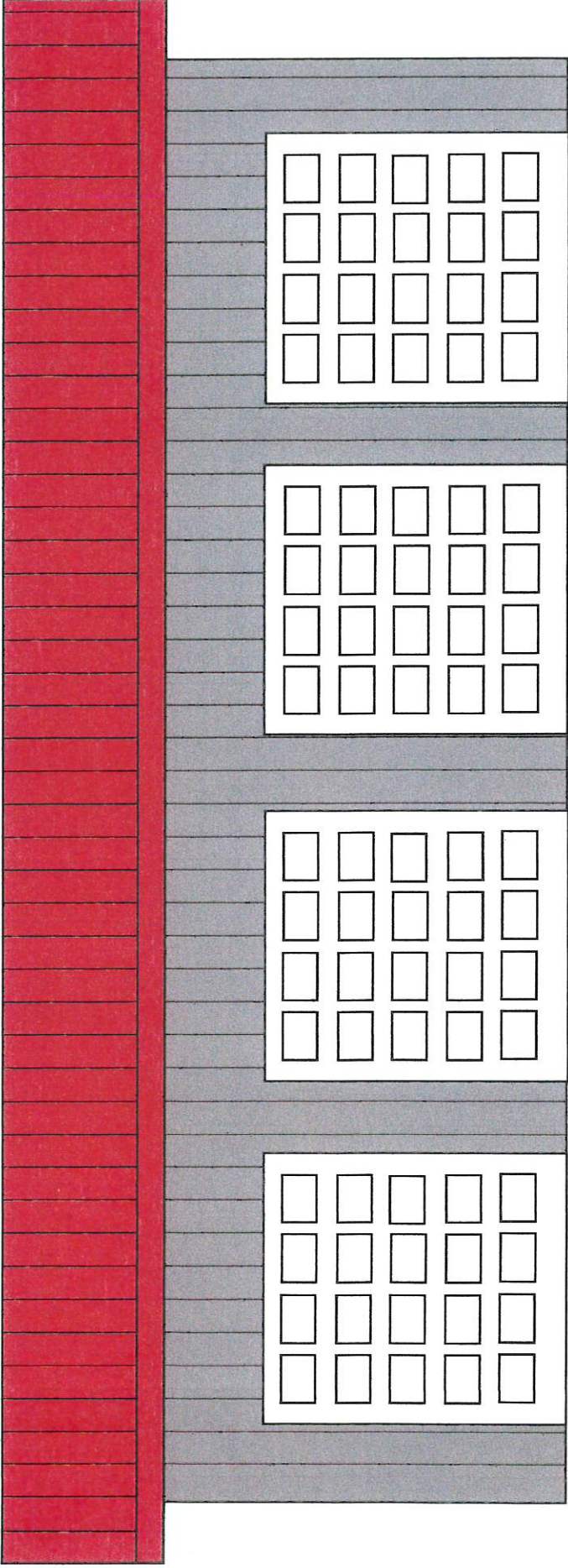


Tim Back

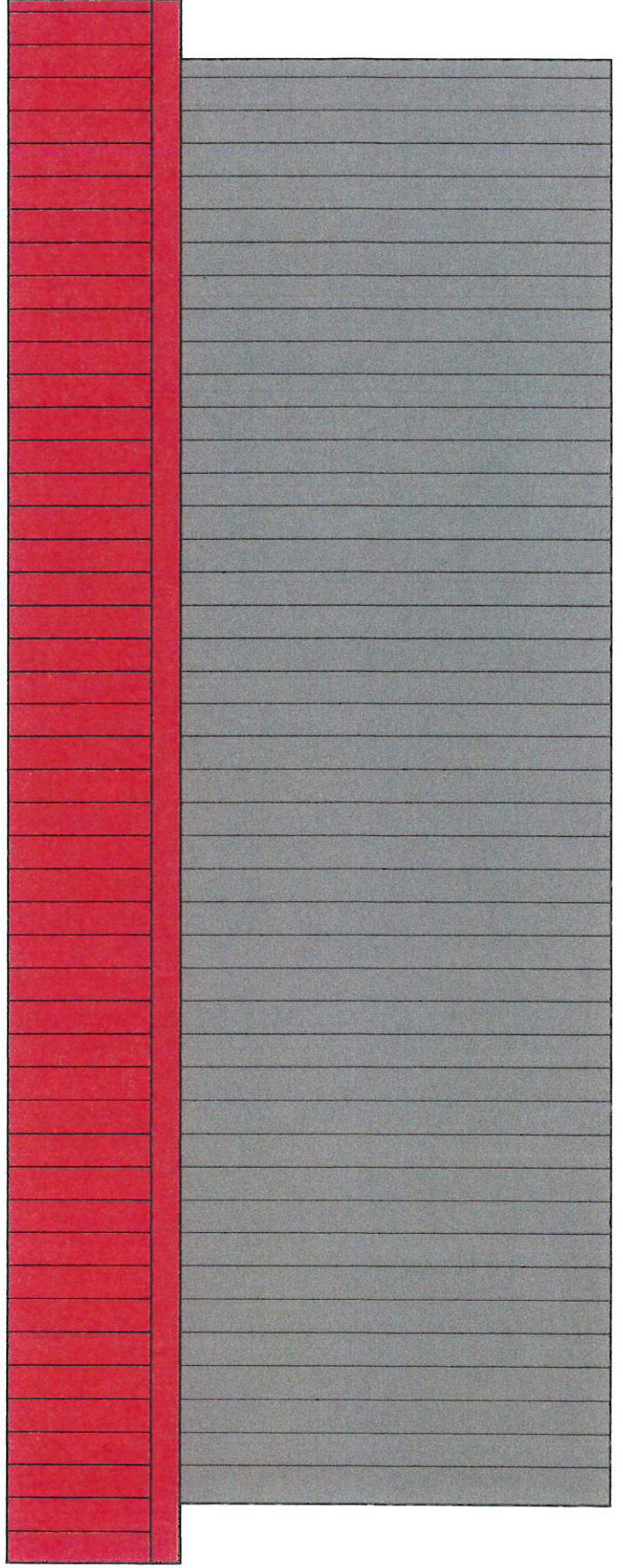
Valley Collision Center

513-753-5040

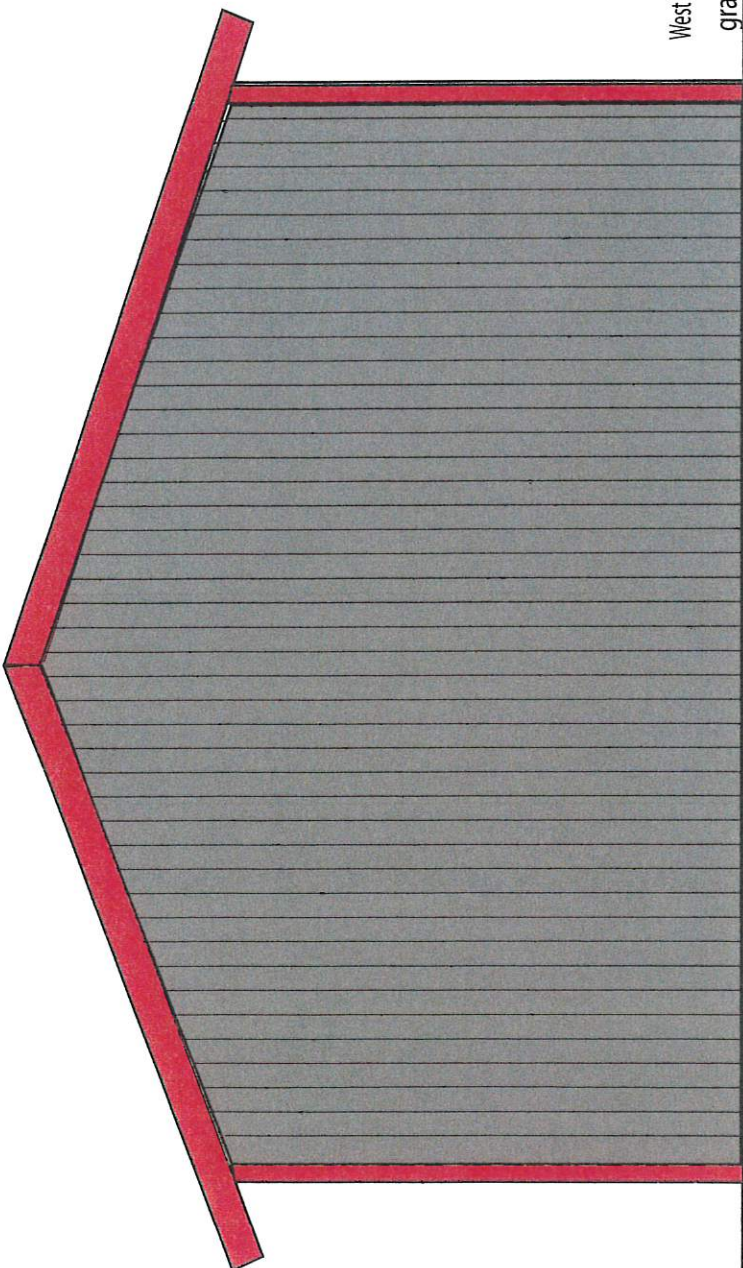
Shop Side elevation



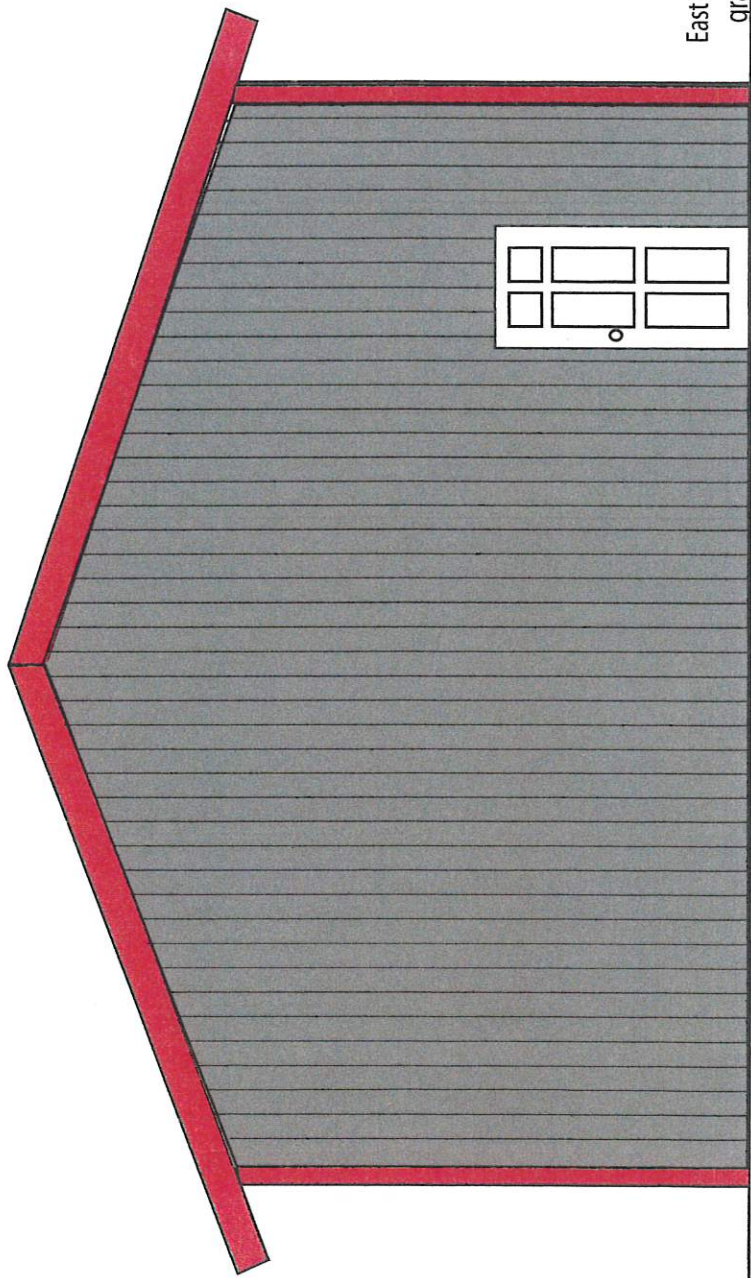
Rear Side elevation



West Gable  
grade



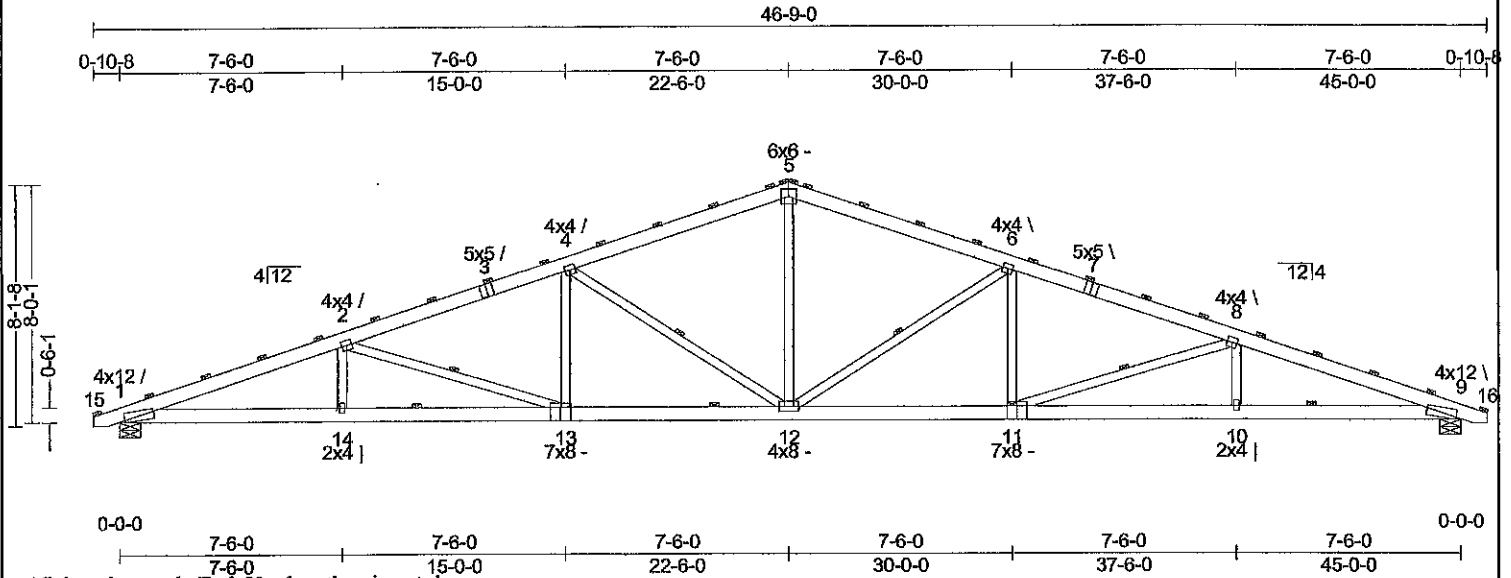
East Gable  
grade



**CMT Components**  
 8319 Ashridge Arnhim  
 Address 2  
 Sardinia, OH 45171

Truss: J18a45cJessie  
 Job: J CM 2021  
 Design: Kyle Keim  
 Date: 10/18/21 09:03:28  
 Page: 1 of 1

SPAN 45-0-0	PITCH 4/12	QTY 13	OHL 0-10-8	OHR 0-10-8	CANTL 0-0-0	CANTR 0-0-0	PLYS 1	SPACING 48 in	WGT/PLY 283 lbs
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All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: 20	Bldg Code: IBC 2018/	TC: 0.72 (8-9)	Vert TL: 0.66 in	L/795	(11-12)	L/180
GSL: 25	TPI 1-2014	BC: 0.45 (9-10)	Vert LL: 0.46 in	L/999	(11-12)	L/240
TCDL: 4	Rep Mbr: No	Web: 0.57 (6-12)	Horz TL: 0.19 in		9	
BCLL: 0	Lumber D.O.L.: 125 %					
BCDL: 4						

**Reaction**

JT	Big Combo	Big Width	Rqd Big Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	8.5 in	2.16 in	2,604 lbs		-142 lbs	-77 lbs	-142 lbs	-35 lbs
9	1	8.5 in	2.16 in	2,604 lbs		-142 lbs	-77 lbs	-142 lbs	

**Material**

TC: SYP #1 2 x 6  
 BC: SYP 2400/2.0 2 x 6  
 Web: SYP #2 2 x 4

**Bracing**

TC: Purlins at 24" OC, Purlin design by Others.  
 BC: Sheathed or Purlins at 10-0-0, Purlin design by Others.  
 Web: One Midpoint Row: 2-13, 4-12, 6-12, 8-11

**Loads**

- This truss has been designed for the effects of balanced (13.2 psf) and unbalanced sloped roof snow loads in accordance with ASCE7 - 16 with the following user defined input: 25 psf GSL, Terrain B, Exposure (C<sub>e</sub>=1.0), Risk Category I (I=0.80), Thermal (C<sub>t</sub>=1.10), DOL=1.15. Ventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed to account for the effects of wind loads in accordance with ASCE7 - 16 with the following user defined input: 115 mph (Factored), Exposure B, Enclosed, Gable/Hip, Risk Category I, h=15 ft, Not End Zone Truss, Both end webs considered. DOL=1.60
- Minimum storage attic loading has not been applied in accordance with IBC 1607.1
- In accordance with IBC 1607.1, minimum BCLL's do not apply
- This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCS1-10 for installation and temporary bracing.

**Member Forces**

Table indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

TC	1-2	0.723	-6,709 lbs	4-5	0.522	-4,153 lbs	6-8	0.527	-5,489 lbs			
	2-4	0.527	-5,489 lbs	5-6	0.522	-4,153 lbs	8-9	0.723	-6,709 lbs			
BC	9-10	0.447	6,281 lbs	(-255 lbs)	11-12	0.303	5,087 lbs	(-148 lbs)	13-14	0.394	6,281 lbs	(-255 lbs)
	10-11	0.394	6,281 lbs	(-255 lbs)	12-13	0.303	5,087 lbs	(-148 lbs)	14-1	0.447	6,281 lbs	(-255 lbs)
Web	2-13	0.370	-1,268 lbs	5-12	0.410	1,817 lbs	(-27 lbs)	8-11	0.370	-1,268 lbs		
	4-13	0.122	540 lbs	6-12	0.573	-1,559 lbs	4-12	0.573	-1,559 lbs			
	4-12	0.573	-1,559 lbs	6-11	0.122	540 lbs						

**Notes**

- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- The fabrication tolerance for this roof truss is 20% (C<sub>t</sub>=0.80).
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed TC DL 4 psf
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed BC DL 4 psf
- Design assumes minimum #2 (flat orientation, visually graded) purlins attached to the top of the TC at purlin spacing shown with at least 2-10d nails.
- Base bottom chord with approved sheathing or purlins per Bacing Summary
- Lateral bracing shown is for illustration purposes only and may be placed on either edge of truss member
- A creep factor of 1.00 has been applied for this truss analysis.
- The "SYP" label shown in the "Material Summary" above indicates the new SYP design values effective June 1, 2013 were used.
- ⊥ indicates lateral bracing required perpendicular to the plane of the truss at either the midpoint (one shown) or third points (two shown), bracing by others. See BCS1B3 for additional information.
- Listed wind uplift reactions based on MWFRS & C&C loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

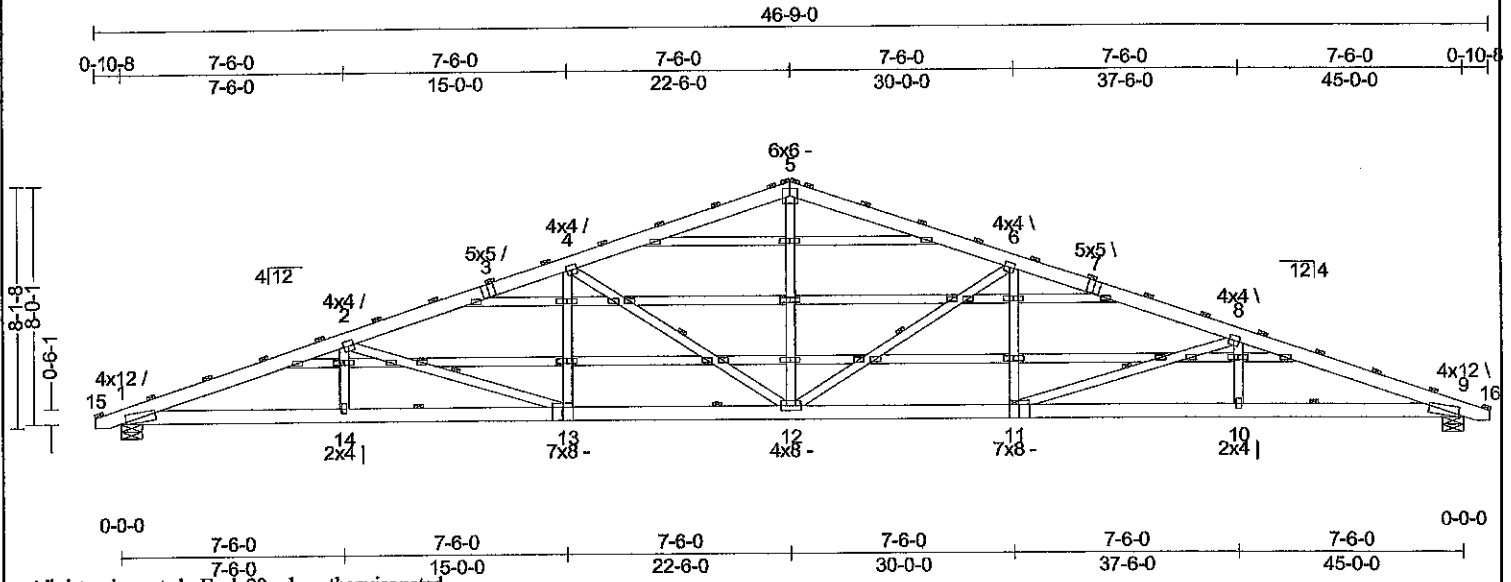
TrueBuild® Truss Software v5.6.376  
 Eagle Metal Products



**CMT Components**  
 8319 Ashridge Arnhem  
 Address 2  
 Sardinia, OH 45171

Truss: J18a45gJessie  
 Job: J\_CM\_2021  
 Design: Kyle Keim  
 Date: 10/18/21 09:03:49  
 Page: 1 of 2

SPAN 45-0-0	PITCH 4/12	QTY 2	OHL 0-10-8	OHR 0-10-8	CANTL 0-0-0	CANTR 0-0-0	PLYS 1	SPACING 48 in	WGT/PLY 375 lbs
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All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: 20	Bldg Code: IBC 2018/	TC: 0.72 (8-9)	Vert TL: 0.66 in	L/795	(11-12)	L/180
GSL: 25	TPI 1-2014	BC: 0.45 (9-10)	Vert LL: 0.46 in	L/999	(11-12)	L/240
TCDL: 4	Rep Mbr: No	Web: 0.57 (6-12)	Horz TL: 0.19 in		9	
BCLL: 0	Lumber D.O.L. :125%					
BCDL: 4						

**Reaction**

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	8.5 in	2.16 in	2,604 lbs		-142 lbs	-77 lbs	-142 lbs	-35 lbs
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**Material**

TC: SYP#1 2 x 6  
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**Bracing**

TC: Purlins at 24" OC, Purlin design by Others.  
 BC: Sheathed or Purlins at 10-0-0, Purlin design by Others.  
 Web: One Midpoint Row: 2-13, 4-12, 6-12, 8-11

**Loads**

- This truss has been designed for the effects of balanced (13.2 psf) and unbalanced sloped roof snow loads in accordance with ASCE7 - 16 with the following user defined input: 25 psf GSL, Terrain B, Exposure (Ce=1.0), Risk Category I (I=0.80), Thermal (Cr=1.10), DOL=1.15. Ventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed to account for the effects of ice dams forming at the eaves.
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 16 with the following user defined input: 115 mph (Factored), Exposure B, Enclosed, Gable/Hip, Risk Category I, h=15 ft, Not End Zone Truss, Both ends and webs considered. DOL=1.60
- Minimum storage static loading has not been applied in accordance with IBC 1607.1
- In accordance with IBC 1607.1, minimum BCLL's do not apply
- This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property See BCSI-10 for installation and temporary bracing.

**Member Forces**

Table indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

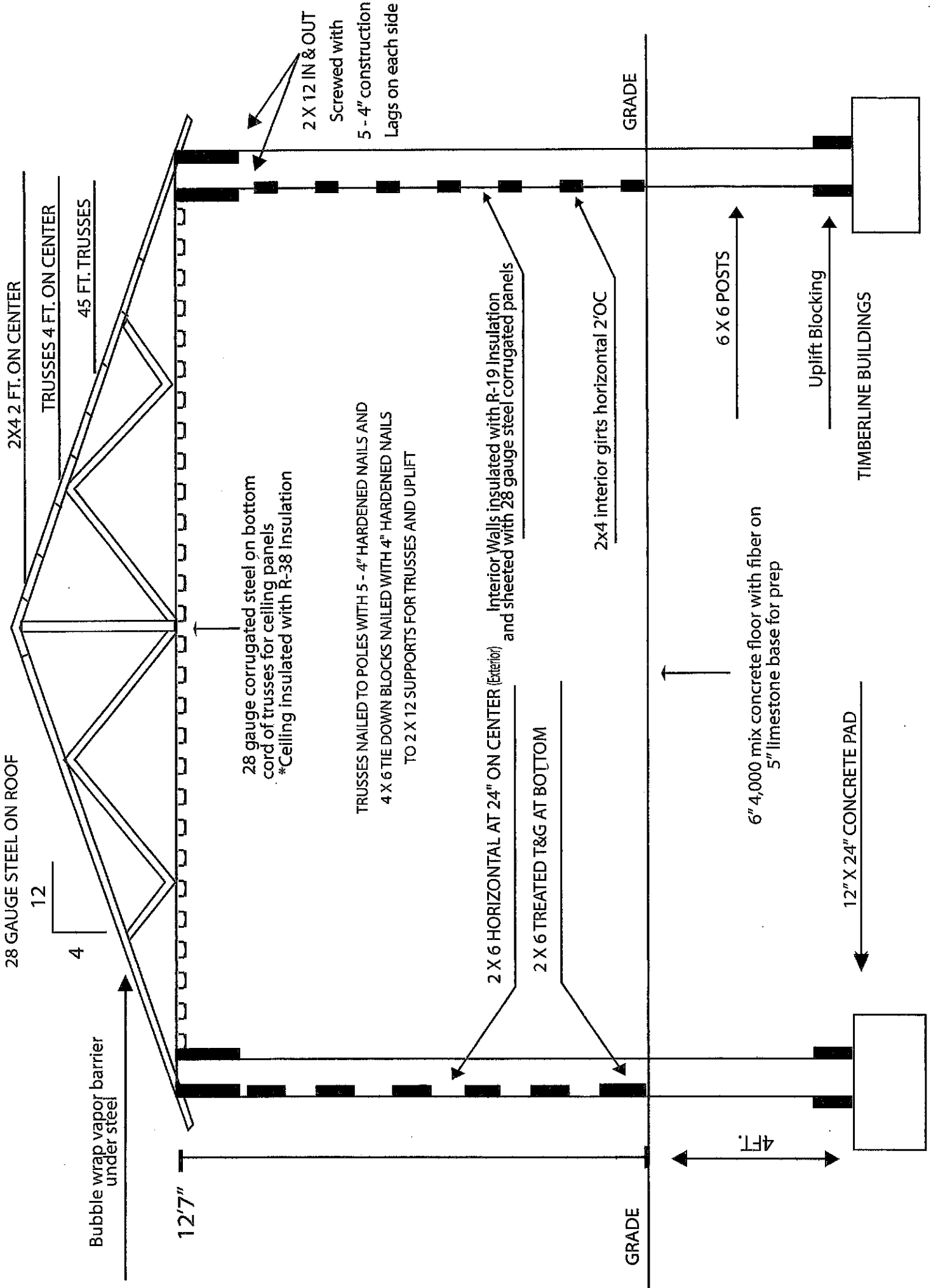
TC	1-2	0.723	-6,709 lbs	4-5	0.522	-4,153 lbs	6-8	0.527	-5,489 lbs
	2-4	0.527	-5,489 lbs	5-6	0.522	-4,153 lbs	8-9	0.723	-6,709 lbs
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	10-11	0.394	6,281 lbs	12-13	0.303	5,087 lbs	14-1	0.447	6,281 lbs
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	4-13	0.122	540 lbs	6-12	0.573	-1,559 lbs			
	4-12	0.573	-1,559 lbs	6-11	0.122	540 lbs			

**Notes**

- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- Gable webs placed at 24" OC, U.N.O.
- Attach structural gable blocks with 2x4 20ga plates, U.N.O.
- Bracing shown is for in-plane requirements. For out-of-plane requirements, refer to BCSI-B3 published by the SBCA.
- The fabrication tolerance for this roof truss is 20% (Cq=0.80).
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed TC DL 4 psf.
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 4 psf.
- Design assumes minimum 2x2 (flat orientation, visually graded) purlins attached to the top of the TC at purlin spacing shown with at least 2-10d nails.
- Gable must be sheathed on one side or lateral bracing applied appropriately.
- Lateral bracing shown is for illustration purposes only and may be placed on either edge of truss member.
- A creep factor of 1.00 has been applied for this truss analysis.
- The "SYP" label shown in the "Material Summary" above indicates the new SPIB design values effective June 1, 2013 were used.
- ☒ Indicates lateral bracing required perpendicular to the plane of the truss at either the midpoint (one shown) or third points (two shown), bracing by others. See BCSI-B3 for additional information.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Truss Software v5.6.376  
 Eagle Metal Products



28 GAUGE STEEL ON ROOF

12

4

Bubble wrap vapor barrier under steel

12'7"

2X4 2 FT. ON CENTER

TRUSSES 4 FT. ON CENTER

45 FT. TRUSSES

28 gauge corrugated steel on bottom cord of trusses for ceiling panels  
\*Ceiling insulated with R-38 Insulation

TRUSSES NAILED TO POLES WITH 5 - 4" HARDENED NAILS AND 4 X 6 TIE DOWN BLOCKS NAILED WITH 4" HARDENED NAILS TO 2 X 12 SUPPORTS FOR TRUSSES AND UPLIFT

2 X 6 HORIZONTAL AT 24" ON CENTER (Exterior)

2 X 6 TREATED T&G AT BOTTOM

Interior Walls insulated with R-19 Insulation and sheathed with 28 gauge steel corrugated panels

2x4 interior girts horizontal 2'OC

2 X 12 IN & OUT  
Screwed with  
5 - 4" construction  
Lags on each side

GRADE

GRADE

4 FT.

6 X 6 POSTS

6" 4,000 mix concrete floor with fiber on 5" limestone base for prep

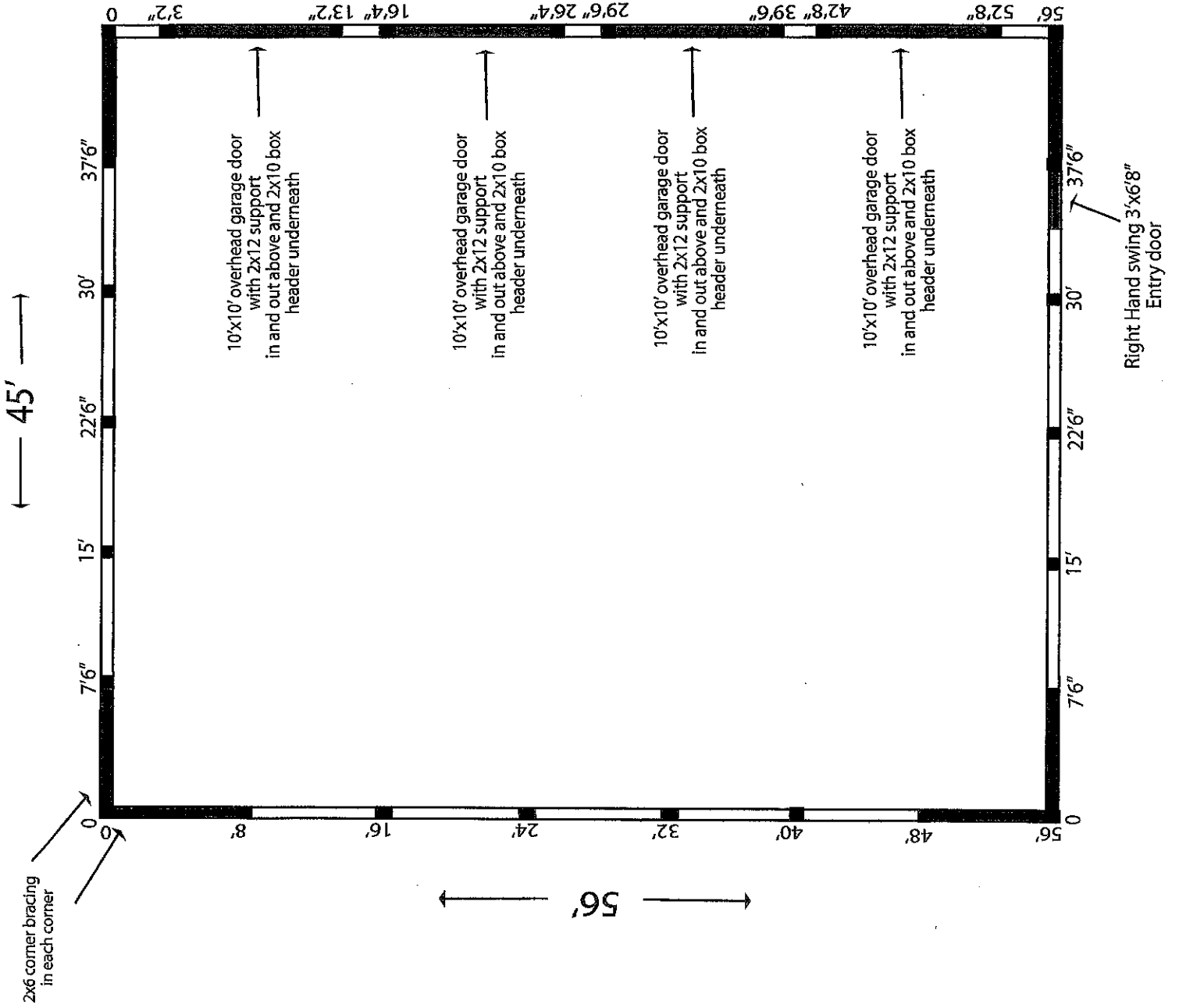
Uplift Blocking

12" X 24" CONCRETE PAD

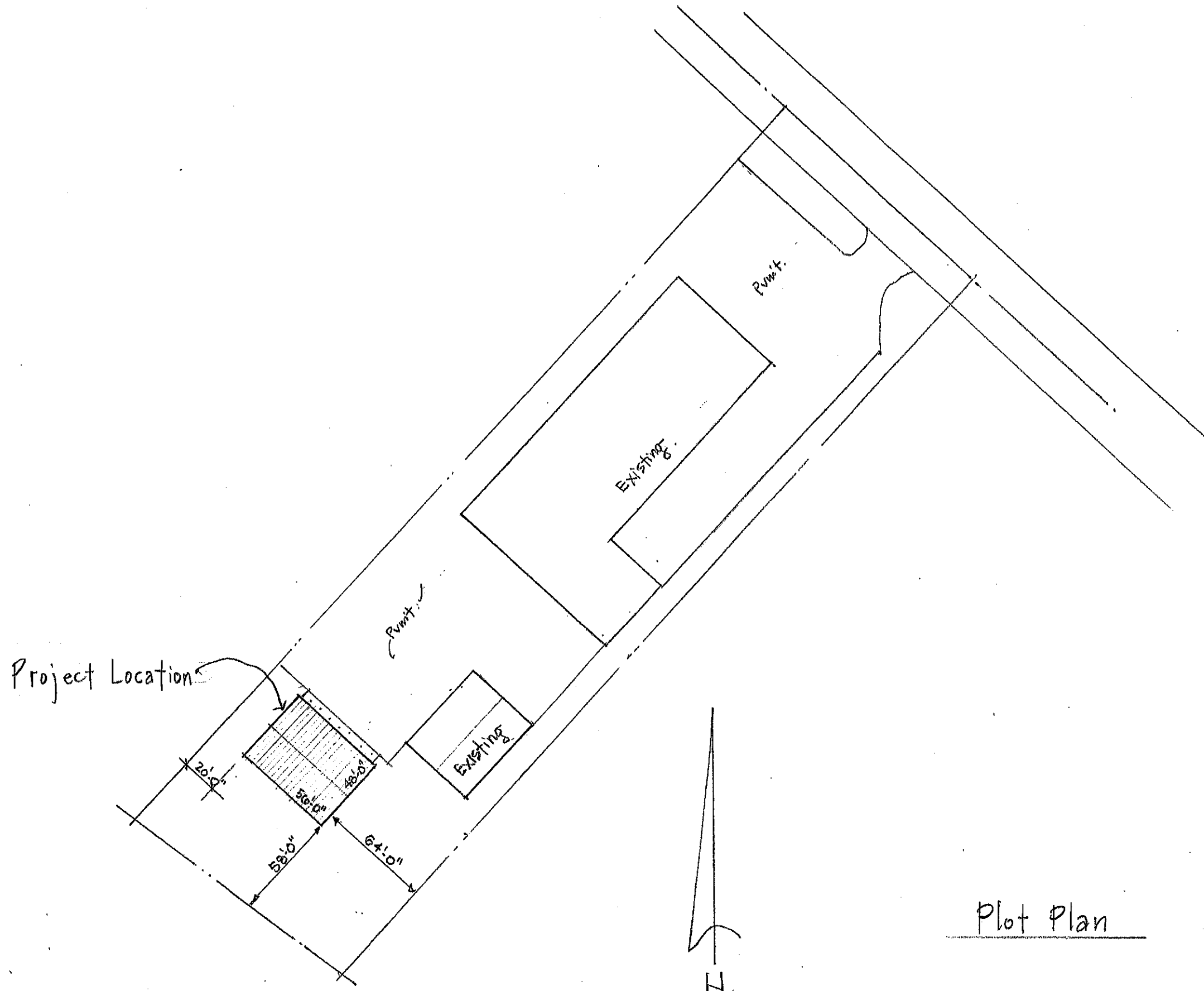
TIMBERLINE BUILDINGS

Tim and Kelli Back  
Valley Collision Center  
100 E. Main st.  
Amelia, Ohio 45102

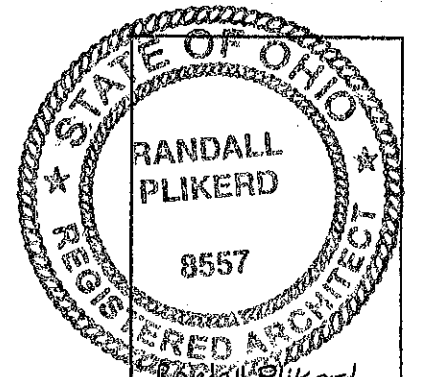
# FLOOR PLAN



TIMBERLINE BUILDINGS  
513-877-2494 / 513-348-5531  
www.timberlinebuildings.net



Plot Plan



Randall Plikerd  
 Lic. # 8557  
 Exp. 12.31.2021

*R. Plikerd*

Randall Plikerd, architect  
 2870 Harris Place  
 Norwood, Ohio 45212  
 513 - 307-3544

Storage Building for  
 Valley Collision Center  
 100 E. Main St.  
 Amelia, Ohio

10.12.2021

