

# CITY OF ROCKY RIVER



## NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS  
ON  
December 12, 2024

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A PUBLIC HEARING ON December 12, 2024, AT 7:00 PM FOR A VARIANCE TO CONSTRUCT AN ACCESSORY STORAGE BUILDING WITH A FLOOR AREA OF 160 SQ. FT. VS. A FLOOR AREA OF 120 SQ.FT. PERMITTED AS REQUIRED PER SECTION: 1153.15(c) AND A VARIANCE TO CONSTRUCT AN ACCESSORY STORAGE BUILDING WITH A HEIGHT OF 11'6" VS. A 10' PERMITTED HEIGHT PER SECTION: 1153.09(b).  
FOR THEODORE KUHNEN AT 2854 GOLDWOOD AVE.

BEFORE REACHING A DECISION, THE BOARD WILL GIVE THOSE IN ATTENDANCE AN OPPORTUNITY TO BE HEARD.

PLANS SHOWING THE PROPOSED LOCATION ARE ON FILE IN THE BUILDING DIVISION OFFICE AND ARE AVAILABLE FOR REVIEW VIA E-MAIL OR IN-PERSON AT ROCKY RIVER CITY HALL, 21012 HILLIARD BOULEVARD. PLEASE CONTACT KATHRYN KERBER AT [KKERBER@RRCITY.COM](mailto:KKERBER@RRCITY.COM) OR BY CALLING 440-331-0600 EXT. 2598.

Notices sent to:  
See attached list

Per section: 1153.09(B).

**CITY OF ROCKY RIVER**  
**21012 HILLIARD BOULEVARD**  
**ROCKY RIVER, OH 44116**  
**PHONE: (440) 331-0600 FAX: (440) 895-2628**

**Accessory Structure  
 Permit Application**

Permit Fee: \$ \_\_\_\_\_

Date: 1/21/24

ADDRESS OF STRUCTURE: 2854 GOLDWOOD DRIVE

OWNERSHIP: THEODORE KUMMEN (OWNER) 216-225-1820

Name Address Phone

CONTRACTOR: PARKVIEW LAND SCAPING 440-937-4468

Name Address Phone

TYPE OF STRUCTURE: ////////////////////////////////////

PERMANENT:  SHED  DECK  PLAY STRUCTURE  POOL  OTHER

SIZE OF STRUCTURE: 10 X 16 CORNER LOT?: Yes  No

TEMPORARY:  POD (15 day)  OTHER

VARIANCE NEEDED: Yes  No  ESTIMATED COST: \$ 15,000.

BOARD OF APPEALS MEETING DATE: 12/12/

TYPE OF VARIANCE: SHED SIZE

OWNER/APPLICANT SIGNATURE: Theodore Kummen

- Attach site drawing showing location of proposed structure and its proximity to the house, garage and/or other existing structures. Provide dimensions of structures.
- Submit application and drawings to the Building Department. The applicant will be required to display an "Intent to Build" sign for 10 days. After 10 days a permit can be obtained.
- It is the responsibility of the property owner/contractor who is issued the permit to verify the location structure.

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 For office use only:

NOTICES SENT TO ABUTTING NEIGHBORS \_\_\_\_\_ Permanent Parcel # \_\_\_\_\_  
 \_\_\_\_\_ 10 Day Posting Card Issued: \_\_\_\_\_  
 \_\_\_\_\_ Permit #: \_\_\_\_\_  
 \_\_\_\_\_ Permit Issued: \_\_\_\_\_  
 \_\_\_\_\_ Fee Paid Date: \_\_\_\_\_

DATE NOTICES SENT: \_\_\_\_\_

**ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS**

**INSTRUCTIONS TO APPLICANTS**

Dec 12

Nov 27 papers due \$100

**MEETINGS:** 2nd Thursday of each month at 7:00 P.M. in Council Chambers of Rocky River City Hall.

**DUE DATE FOR SUBMITTALS:** 2 weeks (14 days) prior to the scheduled BZA meeting. Late or incomplete submittals will not be forwarded to the Board for inclusion on the upcoming agenda.

**WHO MUST ATTEND:** A representative, including the property owner, must be present at the BZA meeting for all variance requests.

**APPLICATION FEE:** Residential Variance - \$100.00 first variance + \$35.00 each additional variance  
Commercial Variance - \$150.00 first variance + \$35.00 each additional variance request.

**SUBMISSION REQUIREMENTS:** Please provide **11 stapled sets** of the following:

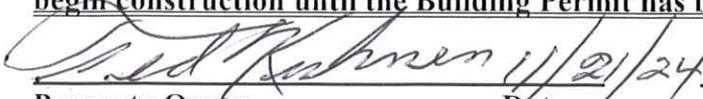
- 1) **Appropriate Building Permit Application** for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.); **Check representing Application Fee.**
- 2) **Fully completed Variance Application.** Begin with a written narrative describing exactly what project you would like to do and why it is necessary to do so. Please refer to the Typical Variance Sheet for guidance on which standard (Practical Difficulty **OR** Unnecessary Hardship) applies to your request – only complete questions under the appropriate heading.
- 3) **Detailed site drawing** – see attached example, showing all existing structures on the subject property, as well as structures on properties directly adjacent to the location of the subject of your variance request (i.e., line of neighbor’s house, driveway and garage closest to the addition you are proposing). Proposed structures must also be shown on the site drawing, with dimensions and distances from property lines clearly labeled. PLEASE STAKE THE PROPERTY TO SHOW FOOTPRINT OF ADDITIONS, SHEDS OR LOCATIONS OF A/C CONDENSERS, etc. Site plan should show lot coverage by building calculation (existing and proposed).
- 4) **Elevation drawings** (for pergola, garage, addition or any exterior alteration). Show what all sides of the finished project will look like. Submit a photo example of proposed fences and sheds. Show height of structure on the elevations. Additions will require existing and proposed interior floor plans for the floors that are affected.
- 5) **Photographs** of your property and adjacent properties. Label each photo for clarity.
- 6) **Support letters** from surrounding property owners, if available.
- 7) **Any other information as may be requested** by the Building Department or Board Members.

All documentation or other information shall be delivered to:

**Rocky River Board of Zoning & Building Appeals, City of Rocky River Building Department, 21012 Hilliard Blvd., Rocky River, Ohio 44116. Call 440-331-0600 ext. 2037 with questions.**

*(Applicants may not communicate with or present information relating to their variance request to any Board member directly. Communications must be submitted to the Building Department for delivery to the Board.)*

**I, (the owner/applicant) understand that upon the granting of my variance request from the BZA, a separate Permit Application fee will be due prior to the issuance of the Building Permit. I will not begin construction until the Building Permit has been issued.**

	
Property Owner	Applicant/Representative
Date 11/21/24	Date 11/24/24

**PRACTICAL DIFFICULTIES**

**ALL QUESTIONS REQUIRE A COMPLETE RESPONSE**

**R.R.C.O. 1133.17(c)(1).** In order to grant an area variance, the following factors shall be considered and weighted by the Board of Appeals to determine practical difficulty:

A.) Describe what special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other land or structures in the same zoning district (i.e., exceptional irregularity, narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions).

*SEE ATTACHED FOR ALL QUESTIONS*

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B.) Explain whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance (discuss use limitations without the variance).

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C.) Explain whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures (demonstrate how much the variance request deviates from Code requirements, i.e., coverage is 1 or 2% above Code, or setback is 1 or 2 feet less than Code requirement).

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D.) Explain whether the essential character of the neighborhood would be substantially altered and whether adjoining properties would suffer substantial detriment as a result of the variance (discuss the increase of value, use, and aesthetic appeal for both your property and adjoining properties, together with any negative impact to adjoining properties).

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BZA Application Fee: \_\_\_\_\_

Date Paid: \_\_\_\_\_

**CITY OF ROCKY RIVER**  
21012 Hilliard Blvd., Rocky River, Ohio 44116  
Telephone (440) 331-0600 — Fax (440) 895-2628

**APPLICATION FOR BOARD OF ZONING & BUILDING APPEALS**

(Please Print or Type)

Application Filing Date: 11/21/24 Hearing Date: 12/12/24  
Zoning of Property RESIDENTIAL Permanent Parcel No. \_\_\_\_\_

**NOTICE OF REQUEST OF A HEARING BEFORE THE  
BOARD OF ZONING & BUILDING APPEALS**

Address of property seeking variance: 2854 GOLDWOOD DRIVE

THEODORE KUHNEN  
Name of Property Owner Name of Applicant / Representative

2854 GOLDWOOD DR.  
Address Address

216-225-1320  
Telephone No. Cell Phone No. Telephone No. Cell Phone No.

E-MAIL: TKUHNEN@GMAIL.COM E-MAIL:

Description of what is intended to be done:  
CONSTRUCT 10X16 CEDAR SHED, 2 WINDOWS,  
36" DOOR, 60" DOUBLE DOOR

Sections of the Code from which variance is being requested:  
\_\_\_\_\_  
\_\_\_\_\_

List variances requested:  
VARIANCE ON THE LENGTH OF THE SHED TO 16'  
INSTEAD OF 12' 160 SQUARE FEET

Theodore Kuhnén  
Property Owner's Signature Applicant/Representative's Signature

★ Please note that the Board members visit the subject property prior to each BZA meeting. Please indicate whether or not you have a dog(s) that may be outside at the time of their visits.

Yes  No

E.) Explain whether the variance would adversely affect the delivery of governmental services, such as water, sewer, or trash pickup.

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F.) Explain whether the property owner purchased the property with knowledge of the zoning restrictions.

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G.) Explain whether special conditions or circumstances exist as a result of actions of the owner.

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H.) Explain whether the property owner's predicament feasibly can be obviated through some method other than a variance (why other means and methods of property improvements or enhancements would not suffice).

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I.) Explain whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance (discuss the positive impact of your improvement on your property and on the surrounding neighborhood).

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J.) Explain whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

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K.) Explain whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

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**PLEASE NOTE: A separate Permit Application and fee will be due prior to issuance of the Building Permit. NO CONSTRUCTION IS TO BEGIN until the Building Permit has been issued.**

## TYPICAL VARIANCE SHEET

Please check appropriate box and answer questions as directed.

	Check as Applicable	VARIANCE STANDARD
<ul style="list-style-type: none"> <li>• Any functional, land or building <b>USE</b> not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code</li> </ul>	<input type="checkbox"/>	(Use) Unnecessary Hardship
<b>ADDITIONS &amp; BUILDINGS:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>• Rear, side &amp; front setbacks</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Coverage (&gt;28%)</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>DRIVEWAYS:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>• Width</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Distance from property line</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Circular if lot width is &lt;90'</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>SIGNS:</b> <i>(Complete Sign Permit Application)</i>		
<ul style="list-style-type: none"> <li>• Area allowed (maximum sq. ft.)</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Height</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Front setback</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Lot width &lt;100'</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Number of items of information</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• On side of building</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>FENCES:</b> <i>(Complete Fence Permit Application)</i>		
<ul style="list-style-type: none"> <li>• Height or Openness</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Front Yard (in setback)</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>ACCESSORY BUILDINGS (Play Structures, Storage Sheds:</b> <i>(Complete Accessory Structure Permit Application); Detached Garages:</i> <i>(Complete Building Permit Application)</i>		
<b>Note:</b> <i>Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)</i>		
<ul style="list-style-type: none"> <li>• Height</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Setback from property line</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Square footage</li> </ul>	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
<b>Air Conditioners and Generators:</b> <i>(Complete HVAC Permit for A/C or Electrical Permit for Generators)</i>		
<ul style="list-style-type: none"> <li>• In side or rear yard &lt;10' from property line or in front yard</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>Parking:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>• &lt; the number of spaces required</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Setback from property line</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties

**0023069489APPLICATION FOR BOARD OF ZONING AND BUILDING**  
**APPEALS**  
**ADDENDUM**

**A. Describe what special conditions and circumstances which are peculiar to the land or structure involved.**

None.

**B. Explain whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.**

N/A

**C. Explain whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land and structures.**

The variance is 40 square feet larger than the 120 square feet allowed by the code. So, it is substantial. However, the shed will be positioned to reduce visibility to adjacent neighbors and from the street.

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

The shed is a top-of-the-line product from Weaver Barns in Sugarcreek, Ohio. It will be constructed from tongue and groove cedar boards which are very resilient and long lasting. The shed will have a 36" front door with three windows on top. To the left and right there will be a vinyl double hung window. Curtains will be added to them to give the shed the look of a cottage. I believe the shed will add to aesthetics of the property, increasing the value of the home and the adjacent properties. I had a similar shed at my last home and the neighbors absolutely loved it.

**E. Explain whether the variance would adversely affect the delivery of government services.**

Delivery of services would not be affected in any way.

**F. Explain whether the property owner purchased the property with the knowledge of zoning restrictions.**

I had no knowledge of zoning restrictions.

**G. Explain whether special conditions or circumstances exist as a result of actions of the owner.**

No special conditions or circumstances exist.

**H. Explain whether the property owner's predicament can be obviated through some method other than a variance.**

I am an amateur but accomplished gardener and landscaper. I have a lot of tools and power equipment for that purpose. For example, I have a lawnmower, spreader, edger, weed whacker, aerator, leaf blower, two hedge trimmers and a 24" snow blower. I have about eight different shovels, four sprayers, a

sledgehammer, several crowbars and a vast array of fertilizers, weed killers, soil additives. I have a LOT of garden and patio furniture. And more.

Though I have a three-car garage, one bay contains a commercial spinning bike and a commercial elliptical trainer. I will also be getting a treadmill. Additionally, I am a cyclist and have three bikes and may get a recumbent bike in the spring. Another garage bay will be used for minor woodworking and furniture refinishing. This is for personal use, and I will not be making money on it.

The third bay will be for my car. The basement is finished but it looks like it was last done in the 70s. I will be remodeling it this winter.

**I. Explain whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.**

While the structure will be four feet longer than the zoning requirement permits, it will be very high-quality construction. I believe the cost will be about \$20,000 when all is said and done. It improves not only my property but the neighborhood as well. It keeps Rocky River's high standards while enabling me to continue to improve the yard and gardens. The backyard has been kept up but to a bare minimum. I intend to landscape with flowering shrubs and trees and plant perennial flower gardens. The equipment and gardening products held by the shed will make that possible. In the spring, I will create a plan for the backyard and a sprinkler system will be added. There is an existing one in the front that was not in use. I have already had that repaired and upgraded.

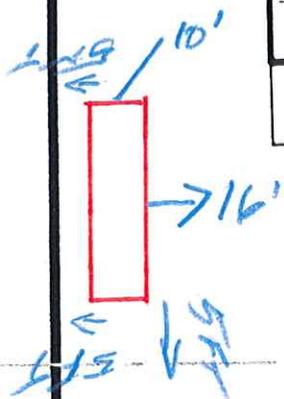
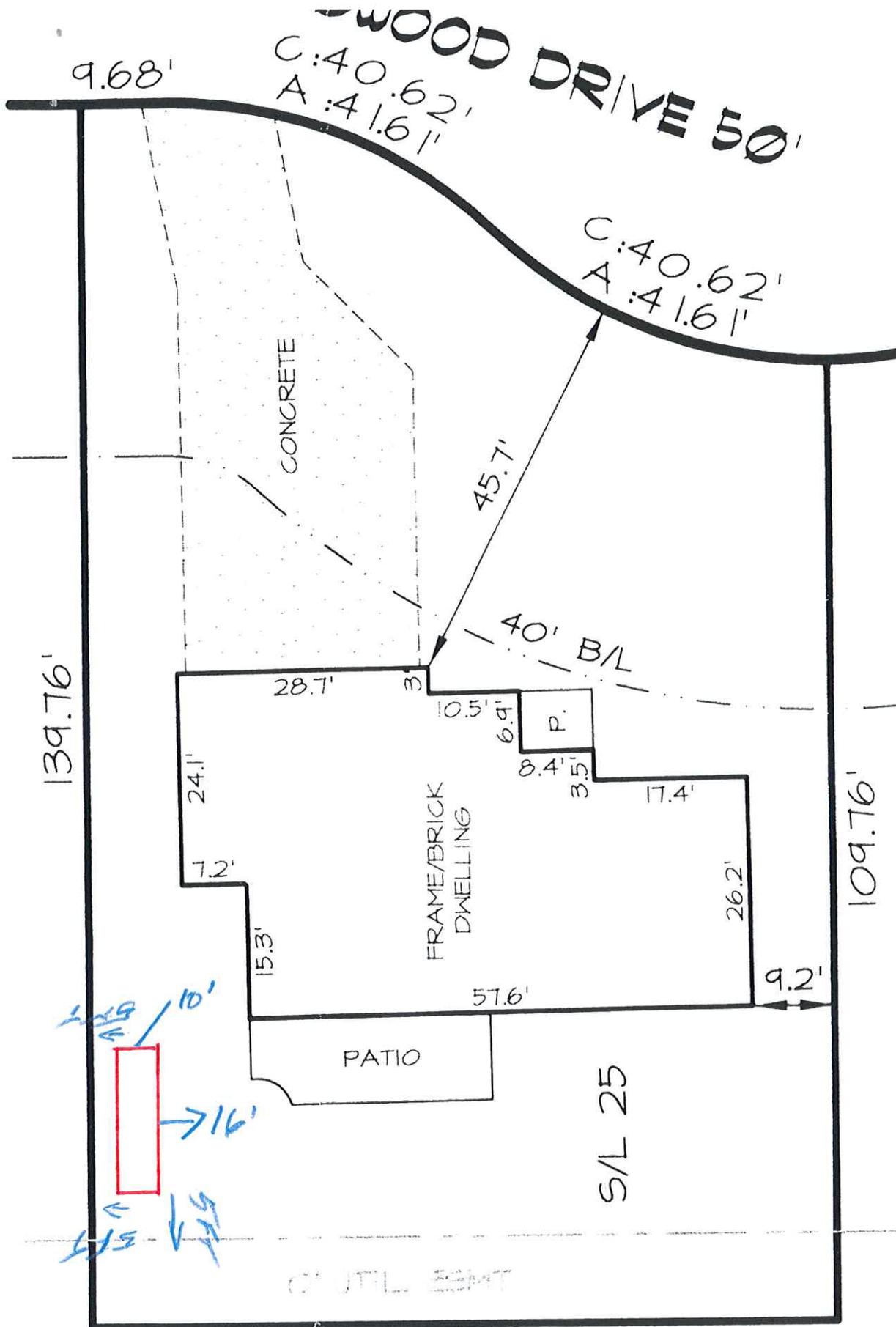
These improvements are definitely in line with the spirit and intent of the zoning requirements.

**J. Explain whether the granting of the variance requested will confer any special privilege that is denied by regulation to other lands, structures or buildings in the same district.**

I do not believe that it would confer any special privilege. It is just a little bit additional than what is currently set in regulations. It facilitates my being able to keep my property level up to a high standard.

**K. Explain whether a literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the code.**

While I can't say that a literal interpretation of the Code would deny me rights, I submit that granting the variance will enable me to continue to do what I have always done; keep my home the best that it can be with the resources available to me.



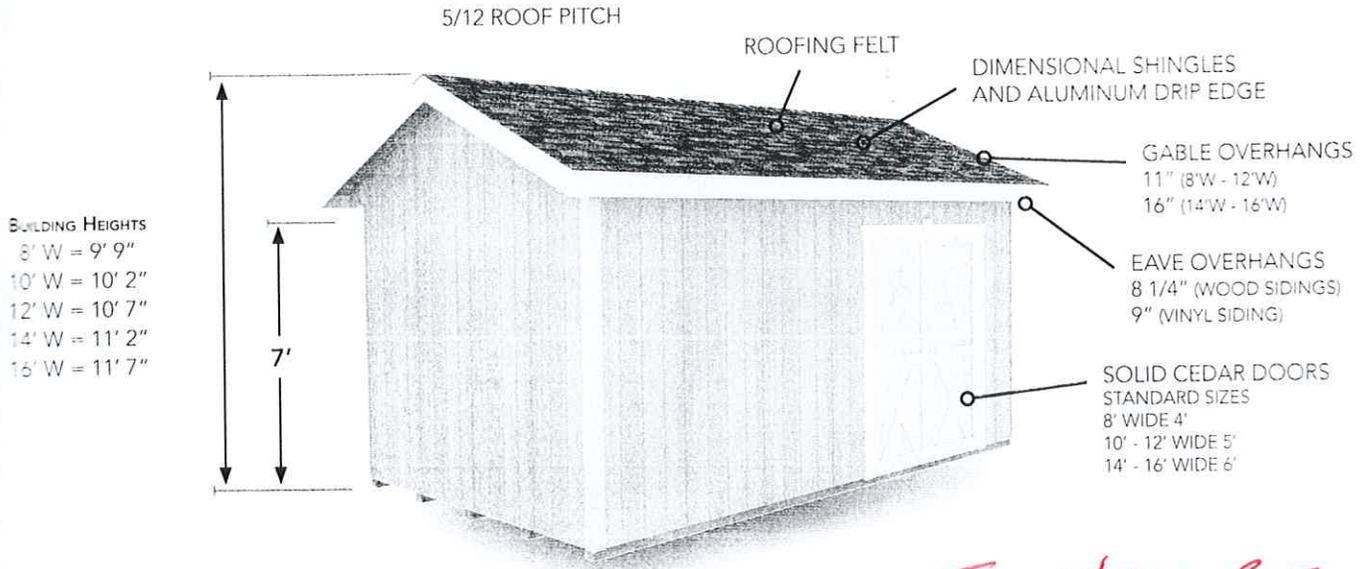
SHED DRAWING  
 IS NOT TO EXACT SCALE  
 BUT IT'S PARTICULAR





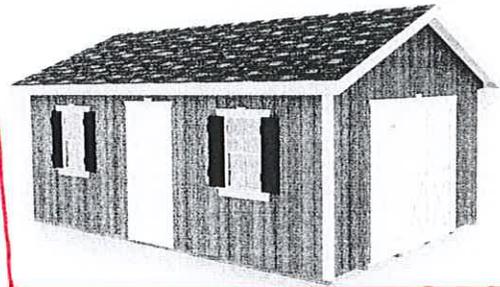
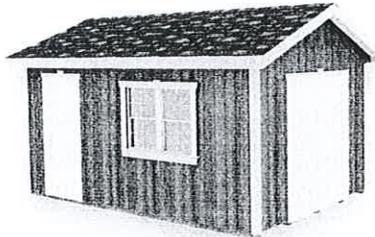
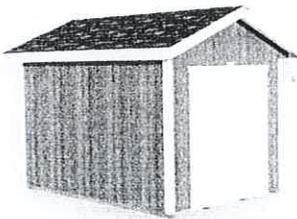
## BASE PRICE UNIT

HOW IT'S BUILT



### CONFIGURATION IDEAS

*IT WILL BE THIS STYLE.*



## SIDING CHOICES View Pricing Guide For Current Pricing

**SMARTSIDE LAP SIDING**

50 YEAR LIMITED WARRANTY

- Natural Wood Grain Texture
- 100% Clear
- Pre-Primed
- 50 Year Limited Warranty

**LP**

**VINYL SIDING**

- Maintenance Free
- 044 Thickness
- Match Your Home
- CDX Plywood Subsidizing

**ProVia**  
HEARTTECH

**PINE SIDING**

- 1 x 8 Premium Grade Pine Siding
- Exclusive Rough Sawn Finish
- Aesthetically Pleasing
- Tongue & Groove

**BOARD & BATTEN**

50 YEAR LIMITED WARRANTY

- Natural Wood Grain Texture
- 100% Clear
- Pre-Primed
- 50 Year Limited Warranty

**LP**

**DURATEMP SIDING**

50 YEAR LIMITED WARRANTY

- Natural Wood Grain Texture
- 100% Clear
- Pre-Primed
- 50 Year Limited Warranty

**DuraTemp**

**SMARTSIDE SIDING**

50 YEAR LIMITED WARRANTY

- Natural Wood Grain Texture
- 100% Clear
- Pre-Primed
- 50 Year Limited Warranty

**LP**

# GABLE

## STANDARD PRODUCT LIST

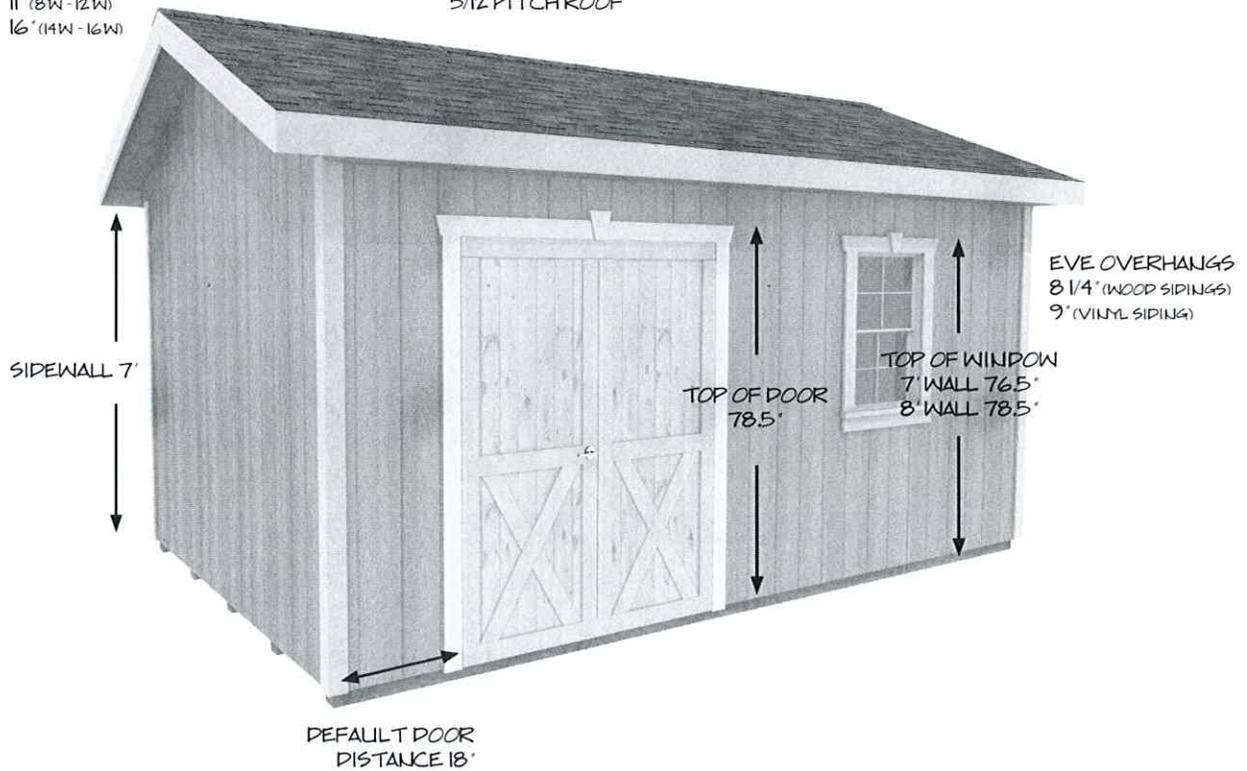
THE INFORMATION CONTAINED IN THIS SECTION IS THE STANDARD CONSTRUCTION PROTOCOLS OF THE WEAVER BARNS GABLE SHED

## GABLE DIMENSION DETAIL

BUILDING HEIGHTS	12' W	= 10' 7" H
8' W	= 9' 9" H	14' W = 11' 0" H
10' W	= 10' 2" H	16' W = 11' 5" H

GABLE OVERHANGS  
11" (8' W - 12' W)  
16" (14' W - 16' W)

5/12 PITCH ROOF





**Daniel Lucas Hart, AIA, Architect**  
 PO Box 1400  
 183 Lake Morton Road  
 Leokoma, NY 2401  
 Phone: (204) 512 7822  
 Fax: (204) 512 7822  
 daniel@dlharchitect.com

# 10'-0" X 16'-0" GABLE

**Weaver Barns**  
 1880 Oak Engstrom, Ch14861  
 (202) 658 2100

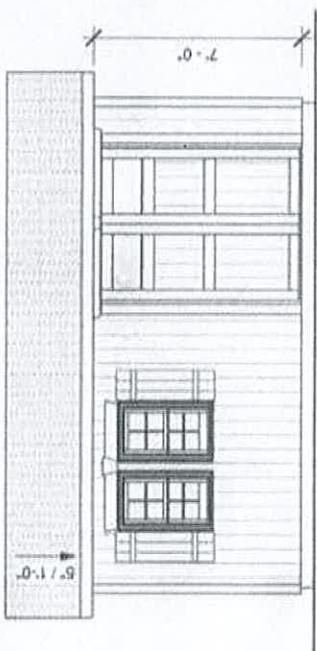
No.	Description	Date
1	REVISION	09.24
2	REVISION	10.25

INTERED DRAWING USE:	
Checked by	DLH
Drawn by	CVM
Project Number	1970
Date	09.03.19

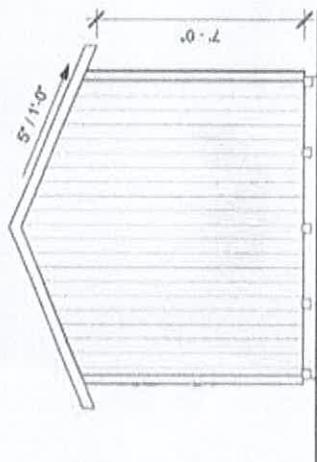
**REVIEW**

**A1**

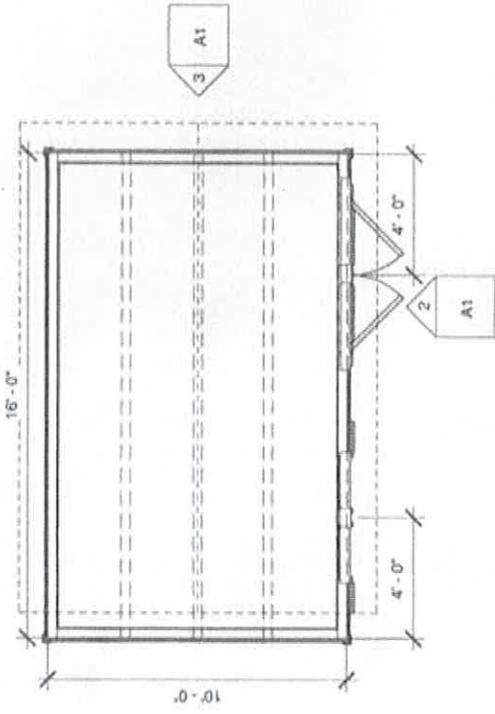
Scale 1/4" = 1'-0"  
 SCALE APPLIES TO 1/4" X 1/4" PAPER SIZE



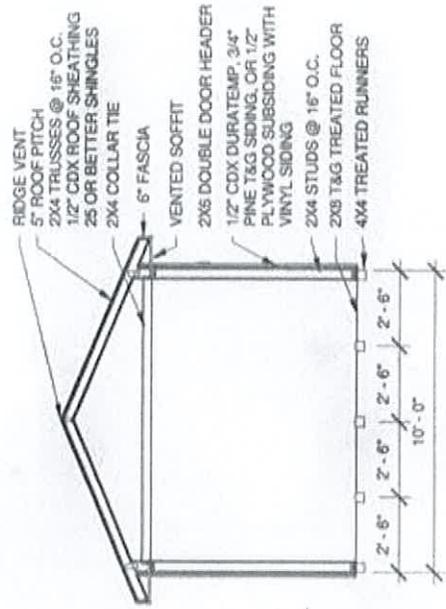
2 FRONT ELEVATION  
 1/4" = 1'-0"



3 SIDE ELEVATION  
 1/4" = 1'-0"



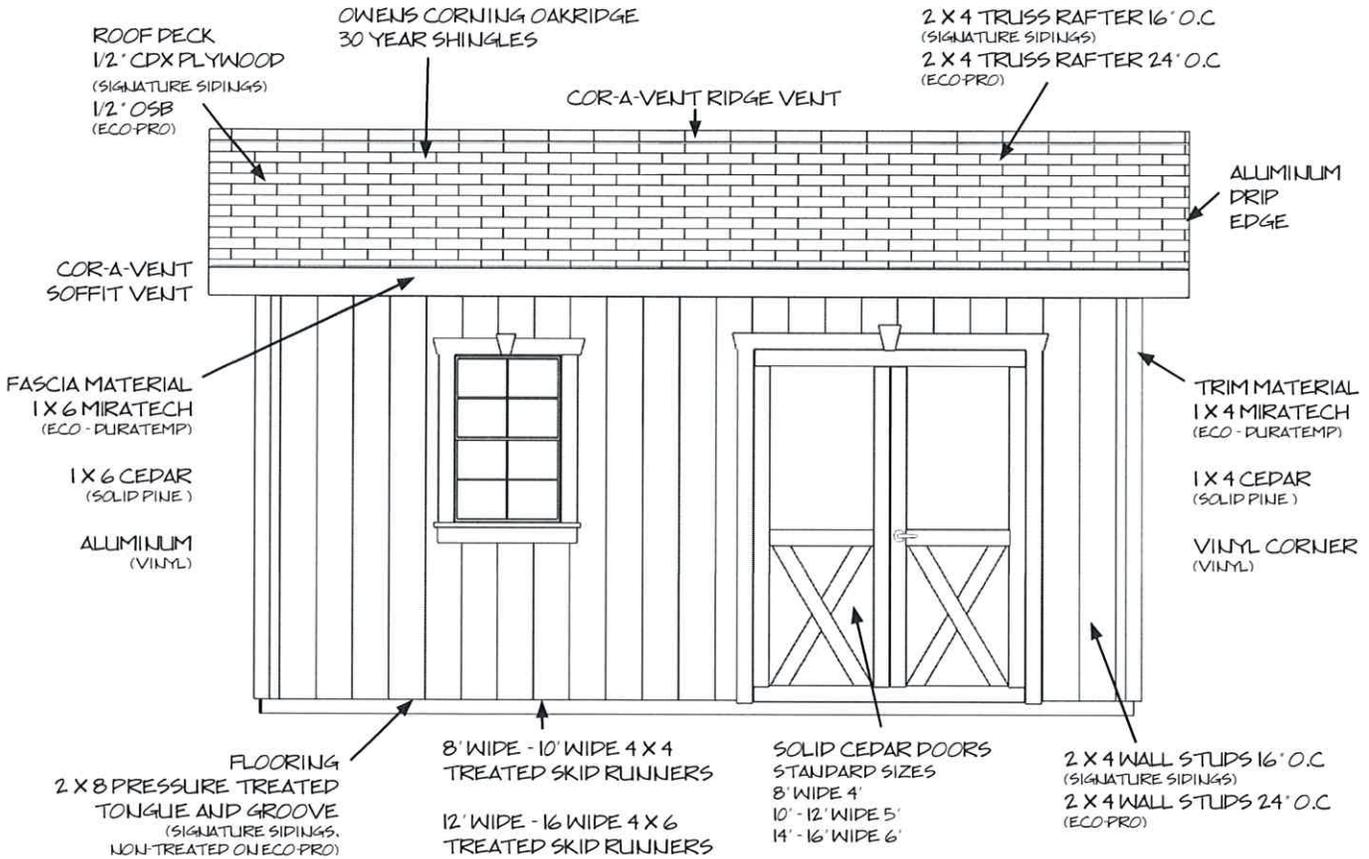
1 PLAN VIEW  
 1/4" = 1'-0"



4 BUILDING SECTION  
 1/4" = 1'-0"

GENERAL NOTE:  
 \*DOOR & WINDOW PLACEMENT MAY VARY

# GABLE MATERIAL DETAIL

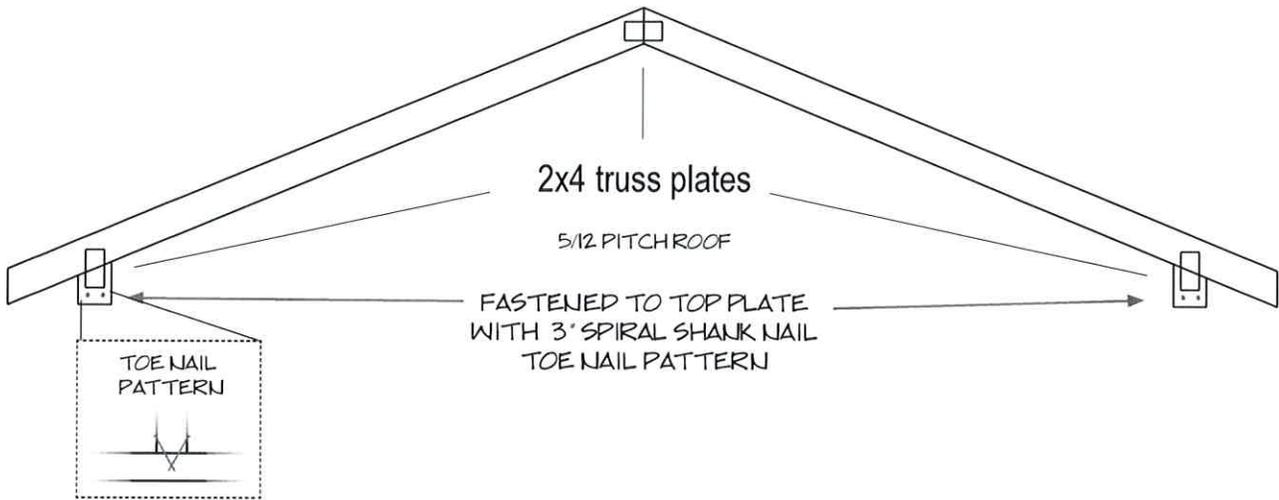


## FASTENER LIST

- |                          |                            |
|--------------------------|----------------------------|
| 1. FLOORING:             | 3" HDG RING SHANK NAILS    |
| 2. WALL STUDS TO PLATES: | 3" HDG RING SHANK NAILS    |
| 3. WOOD SIDINGS:         | 1.75" HDG RING SHANK NAILS |
| 4. TRIMS:                | 1.75" HDG SHANK NAILS      |
| 5. ROOF DECK:            | 1.75" HDG SHANK NAILS      |
| 6. TRUSSES TO PLATE:     | 3" HDG RING SHANK NAILS    |
| 7. DOORS TO TRIM:        | 2" #10 SELF TAPPING SCREWS |
| 8. RIDGE VENT:           | 1.25" CROWN ROOFING STAPLE |
| 9. SOFFIT VENT:          | 1.25" BRAD STAPLE          |
| 10. ROOF SHINGLES:       | .625" CROWN ROOFING STAPLE |
| 11. FASCIA BOARDS:       | 3" HDG RING SHANK NAILS    |

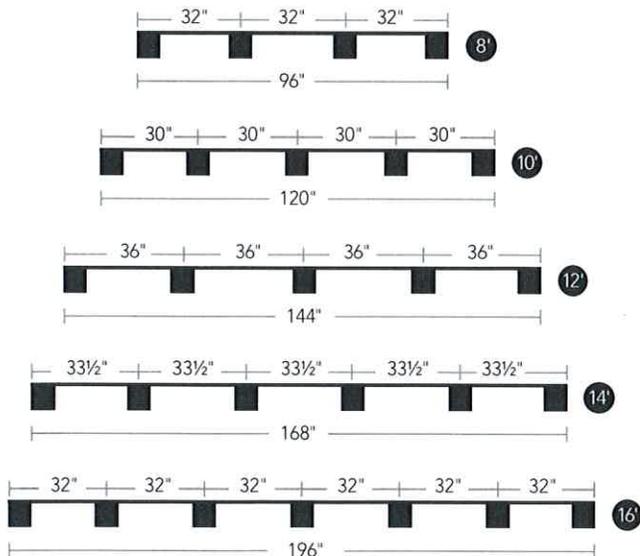
# GABLE TRUSS RAFTER DETAIL

2 X 4 TRUSS RAFTER 16" O.C  
(SIGNATURE SIDINGS)  
2 X 4 TRUSS RAFTER 24" O.C  
(ECO-PRO)

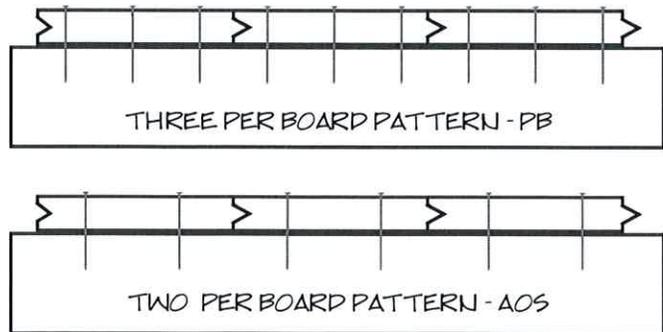


# GABLE FLOORING DETAIL

## SKID PLACEMENT



PLANKS FASTENED TO SKIDS  
WITH 3" HDG RING SHANK NAILS



**FLOORING**  
2 X 8 PRESSURE TREATED  
TONGUE AND GROOVE  
(SIGNATURE SIDINGS)

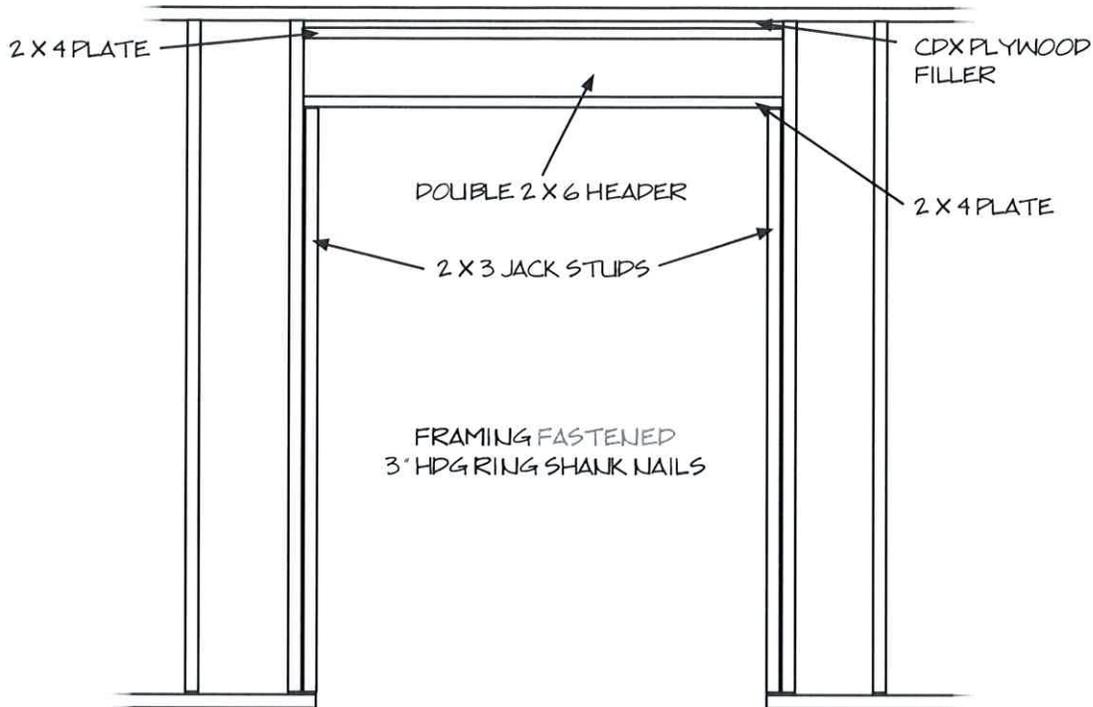
2 X 8 YELLOW PINE  
TONGUE AND GROOVE  
(ECO-PRO)

**SKID RUNNERS**  
8' WIDE - 10' WIDE 4 X 4  
TREATED SKID RUNNERS

12' WIDE - 16' WIDE 4 X 6  
TREATED SKID RUNNERS

# DOOR FRAMING DETAIL

7' WALL EXAMPLE

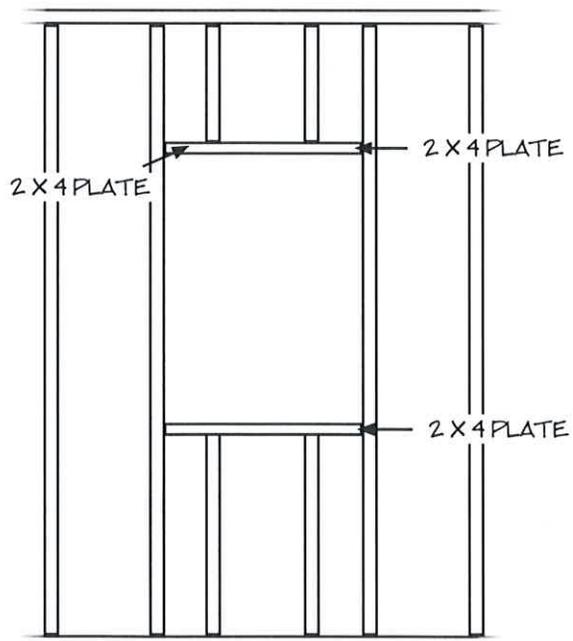
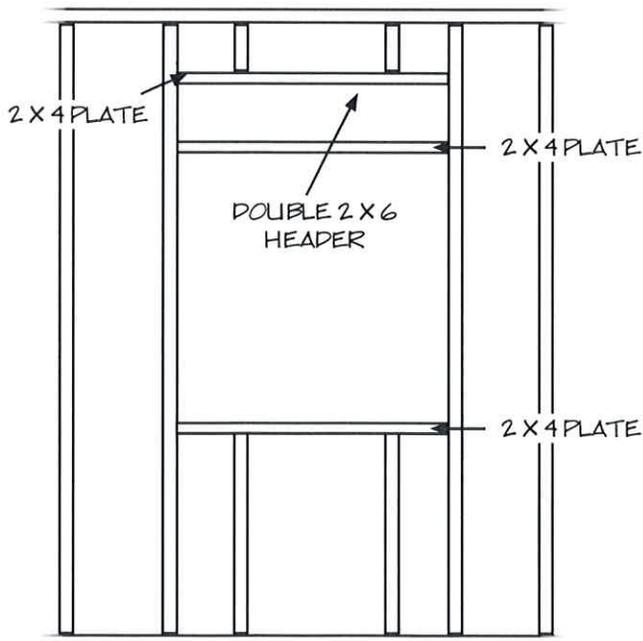


# WINDOW FRAMING DETAIL

FRAMING FASTENED  
3" HDG RING SHANK NAILS

14' WIDE - 16' WIDE

8' WIDE - 12' WIDE



# OFFICIAL STANDARDS LIST

	Eco Pro	Duratemp
	<b>Roofing</b>	<b>Roofing</b>
<b>Pitch</b>	5/12 Pitch	5/12 Pitch
<b>Shingles</b>	30 year Owens Corning	30 year Owens Corning
<b>Hip &amp; Ridge</b>	30 year Owens Corning	30 year Owens Corning
<b>Drip Edge</b>	Aluminum Drip Edge	Aluminum Drip Edge
<b>Sheathing</b>	1/2" OSB	1/2" Plywood
<b>Trusses</b>	2x4 with truss plates - 24" o/c	2x4 with truss plates - 16" o/c
<b>Fly Rafters</b>	2x4 with truss plates	2x4 with truss plates
<b>Fly and Eve Trim</b>	1x6 Miratech	1x6 Miratech
<b>Soffit Eve</b>	1/2" Plywood	1/2" Plywood
<b>Soffit Gable</b>	None	None
<b>Overhang 8-12 Wide</b>	[Eves] 8-1/4" / [Gable] 11"	[Eves] 8-1/4" / [Gable] 11"
<b>Overhang 14-16 Wide</b>	[Eves] 8-1/4" / [Gable] 16"	[Eves] 8-1/4" / [Gable] 16"
	<b>Venting</b>	<b>Venting</b>
<b>Vents</b>	End vents	Soffit and Ridge Venting
	<b>Wall Construction</b>	<b>Wall Construction</b>
<b>Top Plate 8-16 Length</b>	Single	Single
<b>Top Plate 18-32 Length</b>	Double	Double
<b>Framing</b>	2x4 24" o/c	2x4 16" o/c
<b>Siding</b>	Smartside	Duratemp
<b>Height</b>	7'	7'
<b>Headers 8-12 Wide</b>	Double 2x6 on 30" opening or greater	Double 2x6 on 30" opening or greater
<b>Headers 14-16 Wide</b>	Double 2x6 on all openings	Double 2x6 on all openings
<b>Bracing</b>	None	None
	<b>Floor</b>	<b>Floor</b>
<b>Floor</b>	2x8 T&G Pine Non Treated	2x8 T&G Pine Treated
<b>Runners 8-16 Length</b>	4x4 Pine Treated Runners	4x4 Pine Treated Runners
<b>Runners 18-32 Length</b>	4x6 Pine Treated Runners	4x6 Pine Treated Runners
	<b>Doors</b>	<b>Doors</b>
<b>DD Amounts 8 Wide</b>	(1) #100 Double Door Set 4'	(1) #100 Double Door Set 4'
<b>DD Amounts 10-12 Wide</b>	(1) #100 Double Door Set 5'	(1) #100 Double Door Set 5'
<b>DD Amounts 14-16 Wide</b>	(1) #100 Double Door Set 6'	(1) #100 Double Door Set 6'
<b>Door Material</b>	Smartside with Miratech Trim	1x6 Cedar with Cedar Trim
<b>Handle</b>	Black Locking T handle w/ D Closure	Black Locking T handle w/ D Closure
<b>Hinges</b>	Black Heavy Duty Barn Hinge	Black Heavy Duty Barn Hinge
<b>Double Door Drop Rods</b>	(2) 18" Zinc Cane Bolts	(2) 18" Zinc Cane Bolts
<b>Double Door Closure</b>	6" Chain Bolt	6" Chain Bolt

<b>Solid Pine</b>	<b>Vinyl</b>
<b>Roofing</b>	
5/12 Pitch	5/12 Pitch
30 year Owens Corning	30 year Owens Corning
30 year Owens Corning	30 year Owens Corning
Aluminum Drip Edge	Aluminum Drip Edge
1/2" Plywood	1/2" Plywood
2x4 with truss plates - 16" o/c	2x4 with truss plates - 16" o/c
2x4 with truss plates	2x6 with truss plates
1x6 Cedar	6" aluminum Fascia - Eve 2x6 sub
1/2" Plywood	Vinyl on white / aluminum on color
None	Vinyl on white / aluminum on color
[Eves] 8-1/4" / [Gable] 11"	[Eves] 9" / [Gable] 11"
[Eves] 8-1/4" / [Gable] 16"	[Eves] 9" / [Gable] 16"
<b>Venting</b>	
Soffit and Ridge Venting	Soffit and Ridge Venting
<b>Wall Construction</b>	
Single	Single
Double	Double
2x4 16" o/c	2x4 16" o/c
1x8 Solid Pine	1/2" Ply Subsiding w/ 4" Dutch lap Vinyl
7'	7'
Double 2x6 on 30" opening or greater	Double 2x6 on 30" opening or greater
Double 2x6 on all openings	Double 2x6 on all openings
T-Brace	None
<b>Floor</b>	
2x8 T&G Pine Treated	2x8 T&G Pine Treated
4x4 Pine Treated Runners	4x4 Pine Treated Runners
4x6 Pine Treated Runners	4x6 Pine Treated Runners
<b>Doors</b>	
(1) #100 Double Door Set 4'	(1) #200 Double Door Set 4'
(1) #100 Double Door Set 5'	(1) #200 Double Door Set 5'
(1) #100 Double Door Set 6'	(1) #200 Double Door Set 6'
1x6 Cedar with Cedar Trim	1/2 Ply w/ 1x4 Azek and Solid WH Soffit
Black Locking T handle w/ D Closure	Black Locking T handle w/ D Closure
Black Heavy Duty Barn Hinge	Black Heavy Duty Barn Hinge
(2) 18" Zinc Cane Bolts	(2) 18" Zinc Cane Bolts
6" Chain Bolt	6" Chain Bolt