

# CITY OF BLOOMINGTON



October 28, 2020 @ 2:00 p.m.

Zoom Meeting:

<https://www.google.com/url?q=https://bloomington.zoom.us/j/94625394130?pwd%3DWEk2RIFxbEx5RHBUM2ZpN01tZ0Fidz09&sa=D&source=hangouts&ust=1603559063335000&usg=AFQjCNGxqfGBQr36How2G7SBRaP3kXGBCg>

CITY OF BLOOMINGTON  
HEARING OFFICER  
October 28, 2020 at 2:00 p.m.

❖ **Virtual Meeting:**

<https://bloomington.zoom.us/j/94625394130?pwd=WEk2RlFxbEx5RHBU2ZpN01tZ0Fidz09>

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**PETITIONS:**

V-22-20

**Richard and Karolyn Whaley**

421 S. Wynnedale Dr.

Request: Variance from front yard setback requirements to construct a detached garage.

*Case Manager: Eric Greulich*

Petition Map: <https://arcg.is/19uW99>

**\*\*Next Meeting: November 25, 2020**

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or E-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).*

**BLOOMINGTON HEARING OFFICER  
STAFF REPORT  
Location: 421 S. Wynnedale Drive**

**CASE #: V-22-20  
DATE: October 28, 2020**

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**PETITIONER:** Richard and Karolyn Whaley  
421 S. Wynnedale Drive, Bloomington

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**REQUEST:** The petitioner is requesting a variance from front yard setback requirements to construct a detached carport.

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**REPORT:** This 0.34 acre property is zoned Residential Medium Lot (R2). The property has been developed with a single family residence. Surrounding land uses are all detached single family residences. This property has public roads along the west, south, and east property lines.

The petitioner is proposing to construct a 12' wide by 20' deep detached carport on the east side of the residence. The carport would be immediately adjacent to an attached garage and accessed from the same driveway. The carport would be even with the face of the garage, which is approximately 25' from the property line and 45' from the road.

Section 20.03.030(g)(3)(B) of the Unified Development Ordinance states that "detached garages and carports shall be located a minimum of 10 feet behind the primary structure's front façade and five feet from side and rear property lines". Since this property has three sides that are adjacent to public roads, they are all three counted as a "front" for setback purposes. The petitioner is requesting a variance from the front yard setback requirements to allow for the carport to be even with the front façade rather than the required 10' setback from the front façade.

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**CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE  
Front Yard Setback**

**20.09.130 e) Standards for Granting Variances from Development Standards:**

A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

**PROPOSED FINDING:** The granting of the variance to allow the carport to be within the 10' setback will not be injurious to the public health, safety, morals, or general welfare of the community. The existing garage is at the same location and approximately 45 feet from the road.

- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

**PROPOSED FINDING:** No adverse impacts to the use and value of surrounding properties as a result of the requested variance are found. The carport would not be closer to the street than the existing front loaded garage and would be approximately 45 feet from the road.

- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

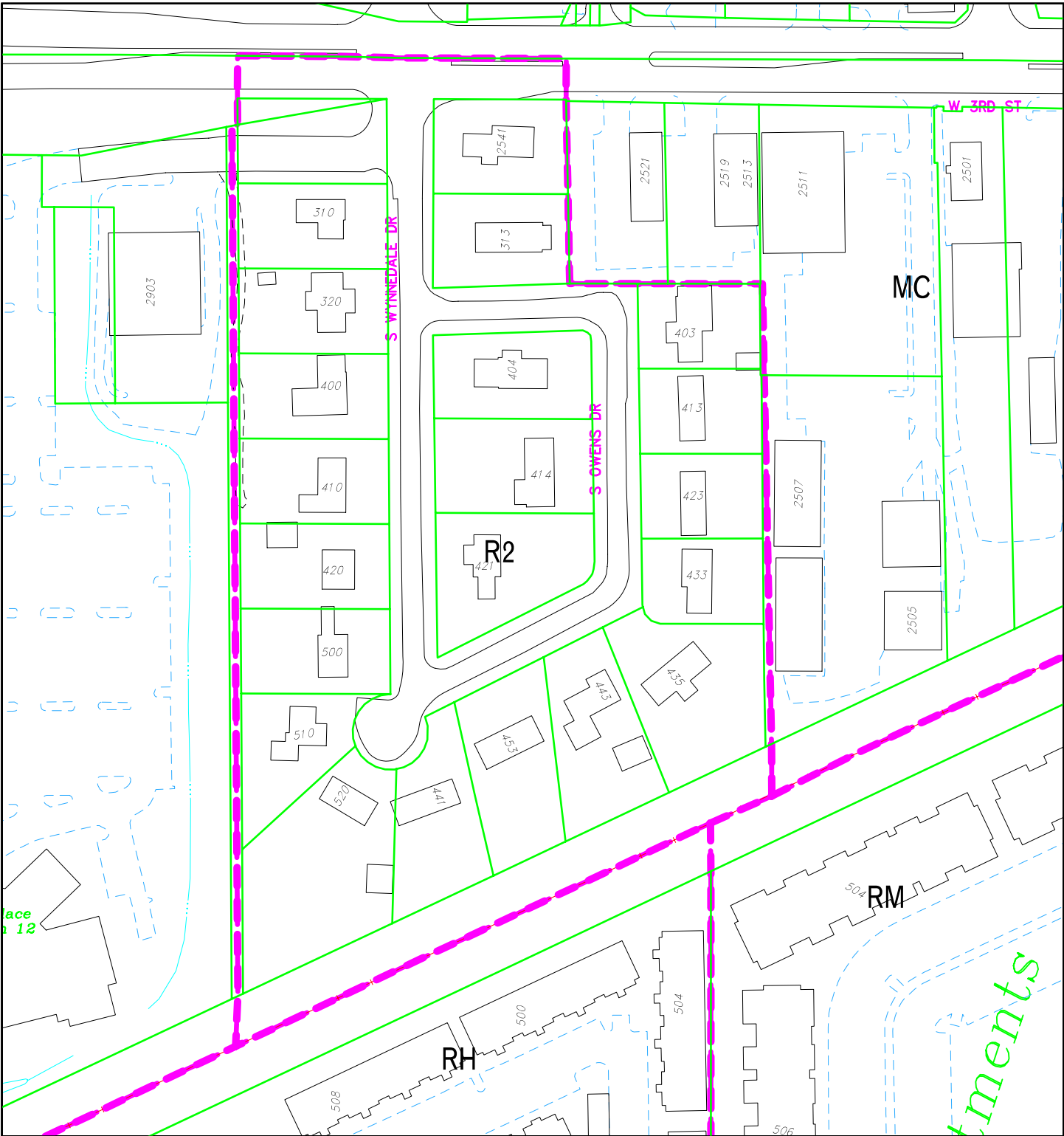
**PROPOSED FINDING:** The Department finds practical difficulties in the use of the property because the strict application of the Unified Development Ordinance would require the carport to be constructed in a very small area behind the home on the property because the property is bordered by three streets and that area would not work with the location of the existing garage and driveway. The practical difficulties are peculiar to the property in question in that the property has road frontage along three property lines and creates a front building wall on three sides where the carport has to be set 10 feet behind. The granting of the variance will relieve the practical difficulties by allowing the carport to be located in an appropriate and typical location while utilizing the existing driveway.

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**RECOMMENDATION:** The Department recommends that the Hearing Officer adopt the proposed findings and approve V-22-20 with the following conditions:

1. A building permit is required prior to installation.
2. This variance is for this structure at this location only as shown on the submitted site plan.

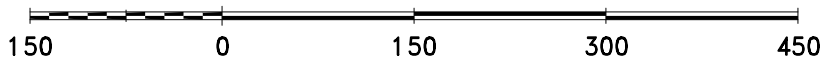




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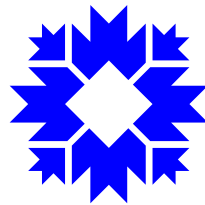
By: greulice  
23 Oct 20



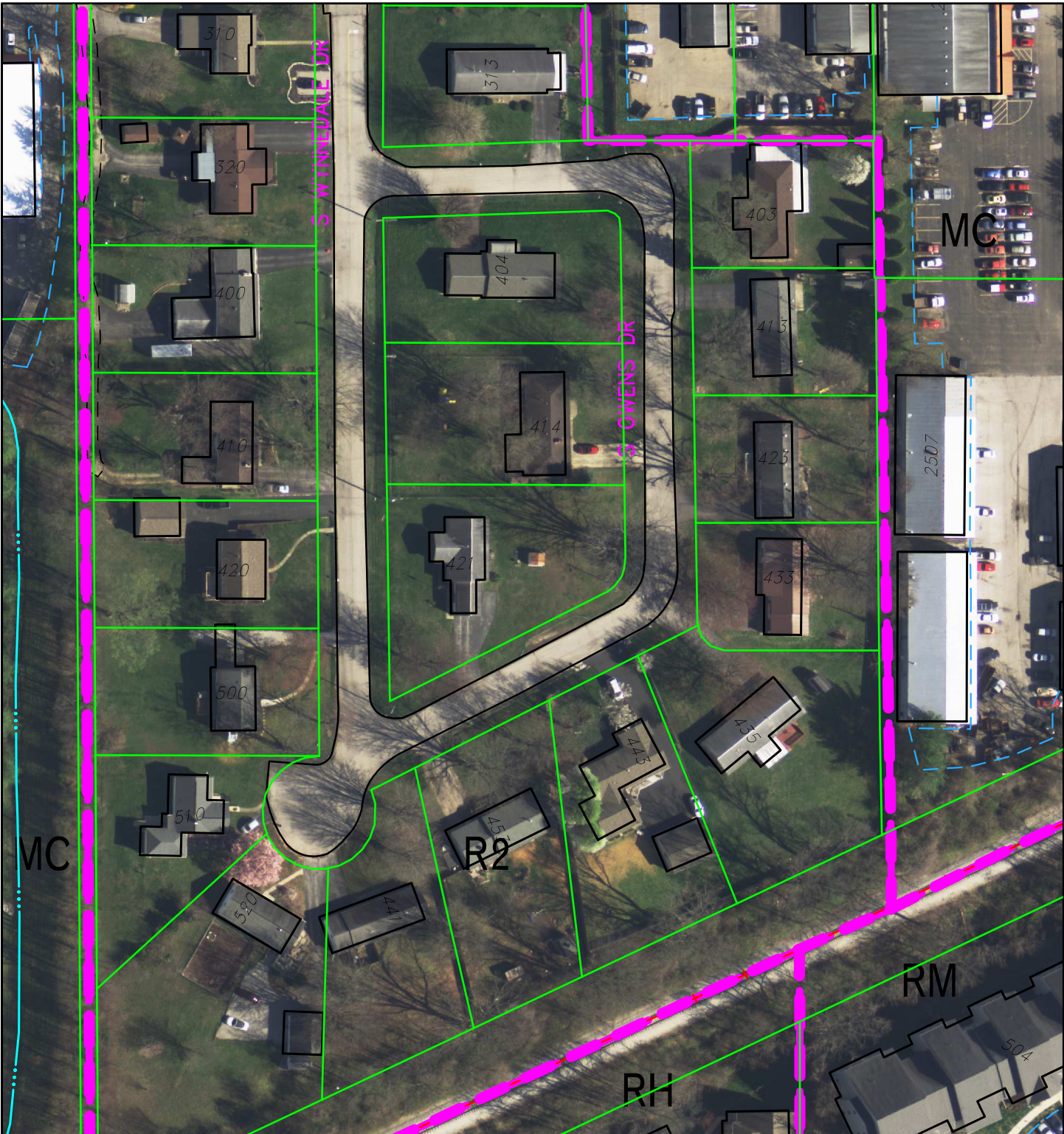
For reference only; map information NOT warranted.



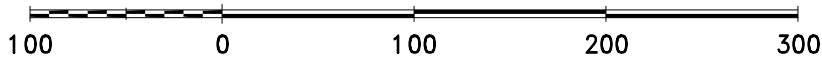
City of Bloomington  
Planning & Transportation



Scale: 1" = 150'



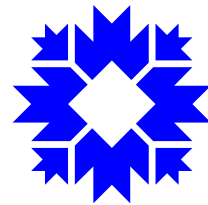
By: greulice  
23 Oct 20



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 100'

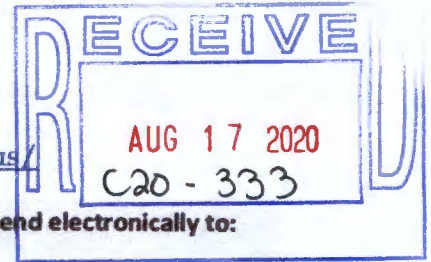




BL # 68967

# Monroe County Government Building Permit Application

County Website: <https://www.co.monroe.in.us/>



Please fill out the application COMPLETELY. Please fill out electronically or print and send electronically to: [wwilson@co.monroe.in.us](mailto:wwilson@co.monroe.in.us) and [mdeckard@co.monroe.in.us](mailto:mdeckard@co.monroe.in.us).

### PROPERTY INFORMATION 53-08-06-202-007.000-009

Parcel Number: Plat Cabinet B, envelope 92 being part of E half part of Whelby NW quarter of Sec 6 Subdivision Fair Meadows Off # 13

Project Address: 421 S. Wynnendale Drive, Bloomington, In. 47403-1917

Township and Section Number: Township 8, Section 6

### PROPERTY OWNER INFORMATION

Property Owner's Name: Richard C. Whelby, Karolyn & Richard D. Whelby Phone Number: 469-480-0048

Property Owner's Address: 421 S. Wynnendale Dr, Bloomington, IN 47403-1917

### APPLICANT INFORMATION

Applicant's Name: Karolyn R. Whelby Phone Number: 469-480-0048

Applicant's Address: 421 S. Wynnendale Dr. General Contractor: Self

### PROJECT DESCRIPTION

Describe your proposed project: Add carport over existing driveway next to garage

Type of Work (Check one): Commercial  or Residential

Proposed Work (Check one): New Construction  or Addition  or Remodel

Total Number of Bedrooms: Current \_\_\_\_\_ Proposed \_\_\_\_\_

Total Square Footage of Proposed Structure: \_\_\_\_\_ First Floor (sq ft) \_\_\_\_\_ Second floor (sq ft) \_\_\_\_\_

Basement (sq ft) \_\_\_\_\_ Garage/Carport (sq ft) 240 12x10' Elevated Deck (>30") (sq ft) \_\_\_\_\_

Covered Deck/Porch (sq ft) \_\_\_\_\_ Grading area (sq ft) \_\_\_\_\_

Garage: Detached  Attached  N/A

Driveway Permit Number: \_\_\_\_\_

Septic Permit Number: \_\_\_\_\_ or \_\_\_\_\_

Wastewater Provider (Check one): Bloomington Sewer  or Eastern Richland Sewer  or Private Sewer \_\_\_\_\_

The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.

Signature of Applicant: Karolyn Whelby Date: 8-14-2020

Email Address: \_\_\_\_\_

**SUBMIT**



VersaTube® 12' W x 20' L x 7' H Storage Shelter Material List

Model Number: 121910070ShelterWhite | Menards® SKU: 1901399



EVERYDAY LOW PRICE \$1,084.77  
 11% MAIL-IN REBATE Good Through 8/15/20 \$117.12  
**FINAL PRICE** **\$947.65** each

You Save \$117.12 After Mail-In Rebate

Variation: White Pro Rib Steel

\* Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

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 Check out our Buying Guides!  
[VIEW NOW](#)



**Pick Up At Store**  
 Available at BLOOMINGTON  
[Check Another Store for Availability](#)



**Shipping & Delivery**  
 Available

Description & Documents

Protect your car, boat, SUV or other valuable equipment from the elements with this storage shelter. The galvanized steel frame assembles easily with the patented "Slip Fit" connections and the steel roof panels are attached with self-drilling hex head screws making this a true Do-It-Yourself project. The shelter also includes ground anchors to hold it securely in place.

Dimensions: 12'W x 18' L x 7'H Frame Size



Features

- Approximate price per material list
- Actual length of frame is 18'. 20' length includes 1' overhang of metal sheathing on both ends.
- Side Wall Height 7', Peak Height 8' 6"
- Frame engineered for 65# ground/45# roof snow load and 90 MPH wind load when anchored per instructions. Please consult your building department for local codes before purchasing.
- Galvanized 2" x 2" 15 gauge steel frame offers durability and superior rust protection
- 2" x 2" galvanized steel frame
- 3:12 Roof Pitch
- Roof sheeting will come down the sides approximately 19 inches
- 24 steel color choices available
- Includes steel, fasteners, ground anchors, and detailed instructions
- Attached assembly video represents just one size and is intended as a general outline of how to assemble versa tube frames

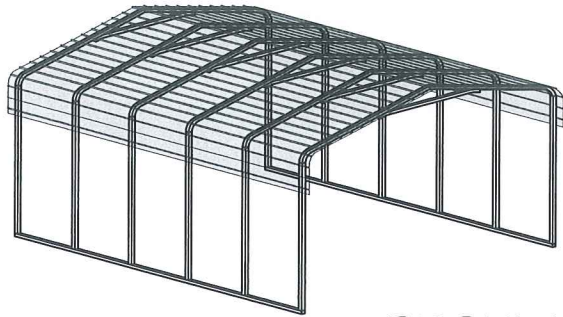
Specifications

Product Type	Metal Carports	Overall Width	12 foot
Overall Length	20 foot	Sidewall Height	7 foot
<a href="#">View Return Policy</a>			









## REGULAR / A-FRAME 12'-0" WIDE CARPORT STYLE BUILDINGS

### DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2012, OSHA, AISC 360, AISI 100, ASCE 7-10, AWS D 1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
5. ALL FIELD CONNECTIONS SHALL BE #12x1" SDS (ESR-2196 OR EQ).
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
8. STRUCTURAL TUBE T52 1/2"x2 1/2" - 14GA. IS EQUIVALENT TO T52 1/4"x2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
9. ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

### DESIGN CRITERIA

PREVAILING CODE:	INBC 2014 (IBC 2012)
USE GROUP:	U (CARPORTS, BARN)
RISK CATEGORY:	I
1. DEAD LOAD (D)	D = 4 PSF
2. ROOF LIVE/SNOW LOAD (Lr)	Lr = 20 - 61 PSF (AS PER SNOW LOAD SEE TABLE 4)
3. SNOW LOAD (S)	
GROUND SNOW LOAD	$P_g = 20 - 90$ PSF
IMPORTANCE FACTOR	$I_s = 0.8$
THERMAL FACTOR	$C_t = 1.2$
EXPOSURE FACTOR	$C_e = 1.0$
ROOF SLOPE FACTOR	$C_s = 1.0$
4. WIND LOAD (W)	
BASIC WIND SPEED	$V_{ULT} = 105 - 130$ MPH
EXPOSURE	C
5. SEISMIC LOAD (E)	
DESIGN CATEGORY	D
IMPORTANCE FACTOR	$I_e = 1.00$

### LOAD COMBINATIONS:

1.  $D + (Lr \text{ OR } S)$
2.  $D + (0.6W \text{ OR } \pm 0.7E)$
3.  $D + 0.75 (0.6W \text{ OR } \pm 0.7E) + 0.75 (Lr \text{ OR } S)$
4.  $0.6D + (0.6W \text{ OR } \pm 0.7E)$

### DRAWING INDEX

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& ENCLOSURE NOTES	-----	4
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SIDE WALL FRAMING		
& OPENINGS	-----	7
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& OPENINGS	-----	8-A, 8-B
CORNER BRACING DETAILS	-----	9
OPTIONAL LEAN-TO ADDITION	-----	10
FOUNDATION OPTIONS	-----	11-A TO 11-D

MANUFACTURED BY:



457 N. Broadway,  
Joshua, TX 76058  
1-866-730-9865

ENGINEERED BY:



**A&A ENGINEERING**  
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6036 Renaissance Place, Toledo, OH 43623  
Tel. 419-292-1983 • Fax. 419-292-0955  
www.aa-engineers.com

### DRAWING INFORMATION

PROJECT: 12'-0" WIDE BUILDINGS

LOCATION: STATE OF INDIANA

PROJECT NO.: 033-20-0011

SHEET TITLE:

COVER SHEET

SHEET NO.: 1 / 11

DRAWN BY: AW DATE: 2/29/20

CHECKED BY: OAA DATE: 2/29/20

### LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.  
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



STAMP EXPIRY: **07/31/2022**  
DATE SIGNED: **FEB 12 2020**

### CUSTOMER INFORMATION

OWNER:  
ADDRESS:

### DESIGN LOADS

GROUND SNOW:

ROOF LIVE LOAD:

BASIC WIND SPEED:

### BUILDING INFORMATION

WIDTH:

LENGTH:

HEIGHT:

FRAME TYPE:

ENCLOSURE  
TYPE:

- A-FRAME  
 REGULAR  
 FULL  
 PARTIAL  
 OPEN

### CERTIFICATION VALIDITY NOTICE

DATE OF PLANS  
EXPIRATION: **FEB 12 2021**

CERTIFICATION ON THESE DRAWINGS IS  
VALID FOR ONE YEAR FROM DATE OF ISSUE

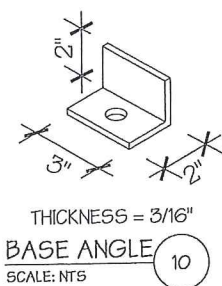
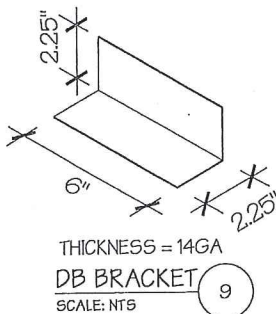
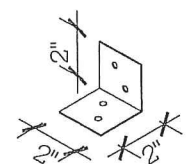
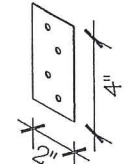
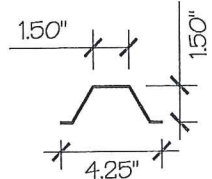
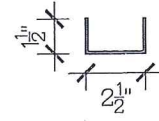
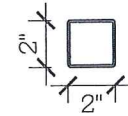
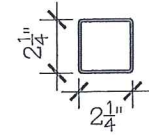
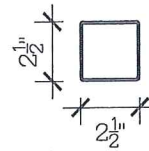
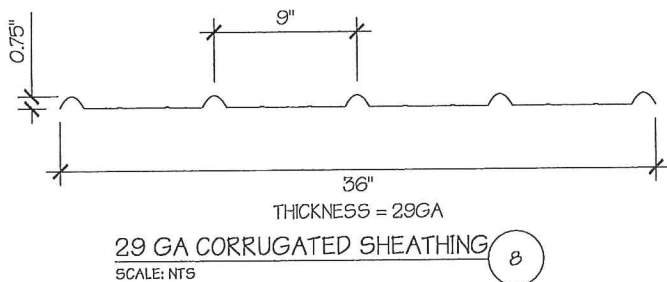
TABLE 2.1: MEMBER PROPERTIES

NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE	1
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" 14GA CHANNEL	4
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE	10
8	PURLIN	4.25" X 1.5" X 14GA / 18GA HAT CHANNEL	5
9	GIRT	4.25" X 1.5" X 14GA / 18GA HAT CHANNEL	5
9A	OPT. END WALL GIRT	2.5" X 1.5" 14GA CHANNEL	1
10	SHEATHING	29 GA CORRUGATED SHEET	8
11	END WALL POST	2.5" X 2.5" X 14GA TUBE	1
12	DOOR POST	2.5" X 2.5" X 14GA TUBE	1
13	SINGLE HEADER	2.5" X 2.5" X 14GA TUBE	1
14	DOUBLE HEADER	DBL. 2.5" X 2.5" X 14GA TUBE	1
15	SERVICE DOOR / WINDOW FRAMING	2.5" X 2.5" X 14GA TUBE	1
16	ANGLE BRACKET	2" X 2" X 2" LG. 14GA ANGLE	7
17	STRAIGHT BRACKET	2" X 2" X 4" LG. 14GA PLATE	6
18	PB SUPPORT	2.5" X 2.5" X 14GA TUBE	1
19	DIAGONAL BRACE	2" X 2" X 14 GA TUBE	3
20	GABLE BRACE	2" X 2" X 14 GA TUBE	3
21	DB BRACKET	2.25" X 2.25" X 6" LG. 14GA ANGLE	9
22	TRUSS SPACER	2.5" X 2.5" X 14GA TUBE	1
23	ALL FASTENERS	#12 X 1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER	

TABLE 2.2: SHEATHING FASTENER SCHEDULE

LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" C/C	MIN. 1	4 1/2" C/C	9" C/C

FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER  
 \*SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.



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 www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 12'-0" WIDE BUILDINGS

LOCATION: STATE OF INDIANA

PROJECT NO.: 033-20-0011

SHEET TITLE:

SCHEDULES &  
 MEMBER SECTIONS

SHEET NO.: 2 / 11

DRAWN BY: AW DATE: 2/29/20

CHECKED BY: OAA DATE: 2/29/20

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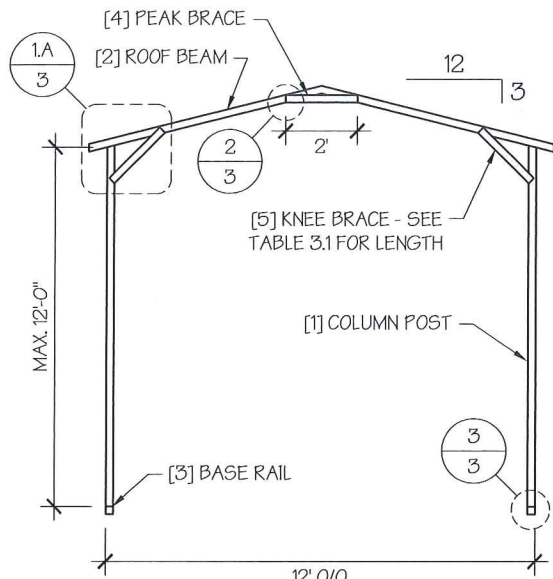
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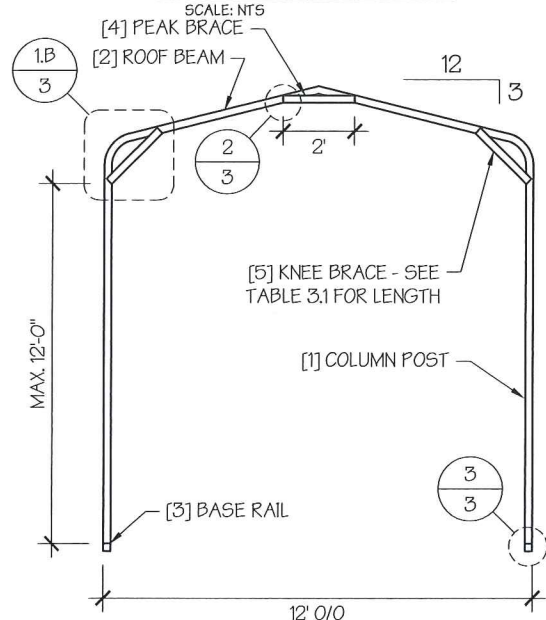
DATE SIGNED: FEB 12 2020





TYP. A-FRAME SECTION

SCALE: NTS



TYP. REGULAR FRAME SECTION

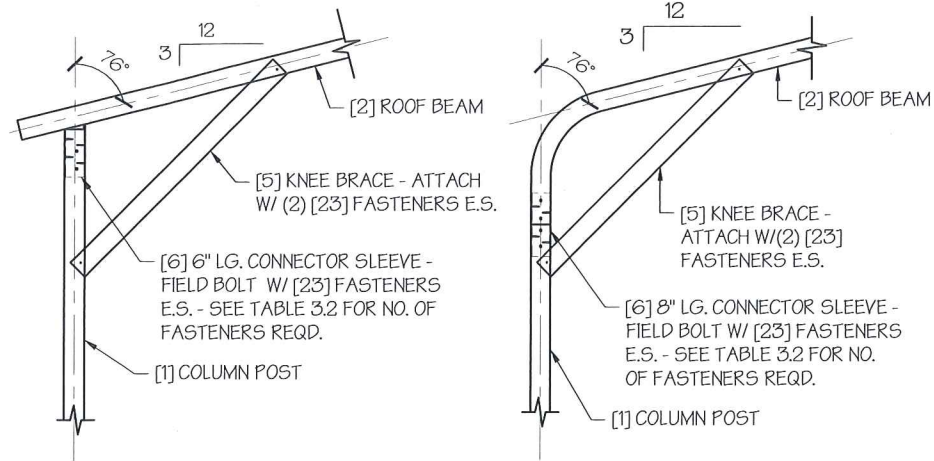
SCALE: NTS

TABLE 3.1: KNEE BRACE SCHEDULE

EAVE HEIGHT	KNEE BRACE LENGTH
<input type="checkbox"/> UP TO 8'	24"
<input type="checkbox"/> 9' TO 12'	36"

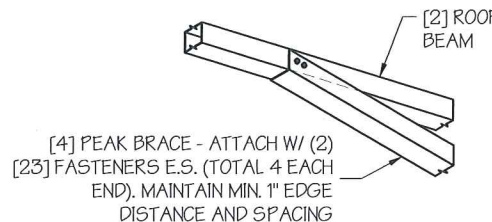
TABLE 3.2 FASTENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
<input type="checkbox"/> 105 TO 125	4
<input type="checkbox"/> 130 TO 155	6
<input type="checkbox"/> 160 TO 180	8



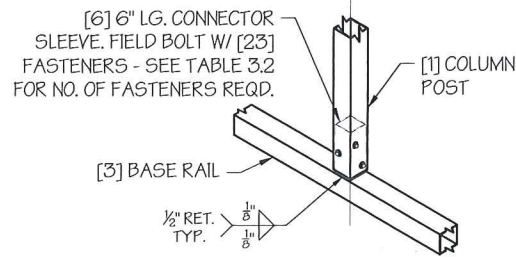
EAVE DETAIL

SCALE: NTS



PEAK BRACE CONNECTION DETAILS

SCALE: NTS



BASE DETAIL

SCALE: NTS



NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING. MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

MANUFACTURED BY:



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Joshua, TX 76058  
1-866-730-9865

ENGINEERED BY:



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LOCATION: STATE OF INDIANA

PROJECT NO.: 033-20-0011

SHEET TITLE:

FRAME SECTIONS &  
DETAILS

SHEET NO.: 3 / 11

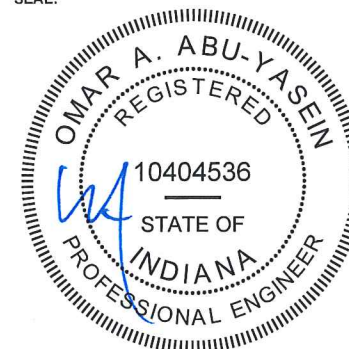
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DATE SIGNED: FEB 12 2020



TABLE 4: FRAME SPACING CHART / SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	■ ENCLOSED BUILDINGS							■ OPEN BUILDINGS						
	WIND SPEED (MPH)							WIND SPEED (MPH)						
	□105	□115	□130	□140	□155	□165	□180	□105	□115	□130	□140	□155	□165	□180
□ 30 / 20	60	60	54/60	54	42	42	36	60	54/60	48/60	42/54	36/42	36/42	36
□ 40 / 27	48/60	48/60	42/60	42/54	42	42	36	48/60	48/60	42/60	42/54	36/42	36/42	36
□ 50 / 34	40/54	40/54	40/54	40/54	40/42	40/42	36	40/54	40/54	40/54	40/54	36/42	36/42	36
□ 60 / 41	36/48	36/48	36/48	36/48	36/42	36/42	36	36/48	36/48	36/48	36/48	36/42	36/42	36
□ 70 / 47	32/42	32/42	32/42	32/42	32/42	32/42	32/36	32/42	32/42	32/42	32/42	32/42	32/42	32/36
□ 80 / 54	30/42	30/42	30/42	30/42	30/36	30/36	30/36	30/42	30/42	30/42	30/42	30/36	30/36	30/36
□ 90 / 61	30/36	30/36	30/36	30/36	30/36	30	30	30/36	30/36	30/36	30/36	30	30	30
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□ 80 / 54	30/42	30/42	30/42	30/42	30/36	30/36	30/36	30/42	30/42	30/42	30/42	30/36	30/36	30/36
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NOTES:

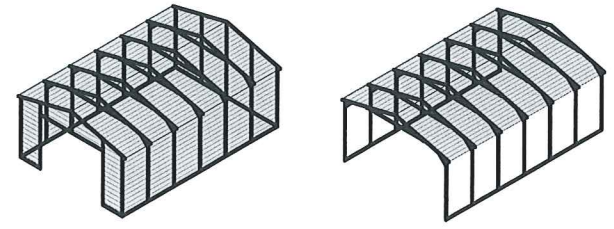
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
4. FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

ENCLOSURE CLASSIFICATION:

1. ENCLOSED BUILDING = ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
2. OPEN BUILDING = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
3. 3FT PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 3FT ENCLOSED = USE OPEN BUILDING SPACING CHART.
4. PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ENCLOSED MORE THAN 3FT = START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
5. 3 SIDED ENCLOSED = ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END-WALL = START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS.
6. FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.

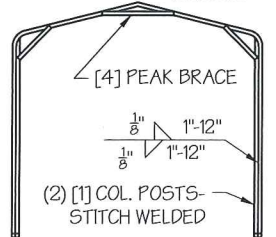
GENERAL NOTES:

1. THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
2. BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET 5).



TYP. ENCLOSED BUILDING  
SCALE: NTS

TYP. OPEN BUILDING  
SCALE: NTS



TYP. OPEN END WALL ON 3  
SIDE ENCLOSED BUILDING  
SCALE: NTS

MANUFACTURED BY:

457 N. Broadway,  
Joshua, TX 76058  
1-866-730-9865

ENGINEERED BY:

**A&A ENGINEERING**  
CIVIL • STRUCTURAL  
6036 Renaissance Place, Toledo, OH 43623  
Tel. 419-292-1983 • Fax. 419-292-0955  
www.a-a-engineers.com

**DRAWING INFORMATION**

PROJECT: 12'-0" WIDE BUILDINGS

LOCATION: STATE OF INDIANA

PROJECT NO.: 033-20-0011

SHEET TITLE:  
SPACING SCHEDULES  
& ENCLOSURE NOTES

SHEET NO.: 4 / 11

DRAWN BY: AW DATE: 7/24/20

CHECKED BY: OAA DATE: 7/24/20

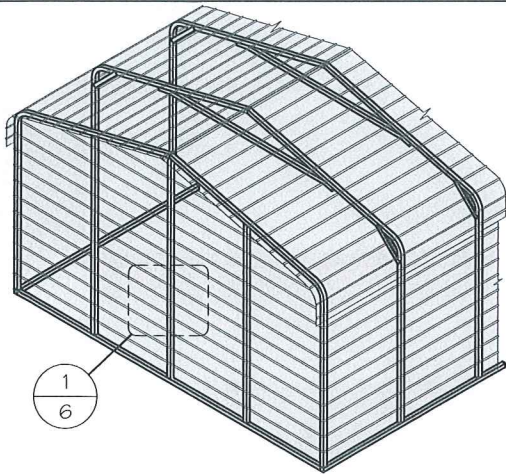
**LEGAL INFORMATION**

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.  
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

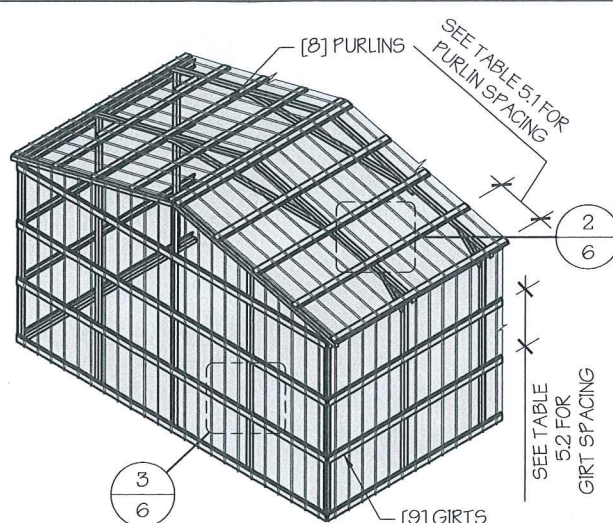
SEAL:

STAMP EXPIRY: 07/31/2022  
DATE SIGNED: FEB 12 2020





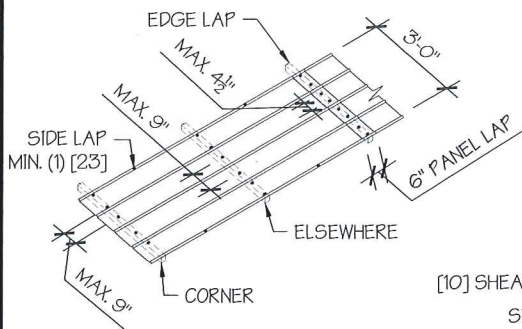
TYP. HORIZONTAL SHEATHING  
SCALE: NTS



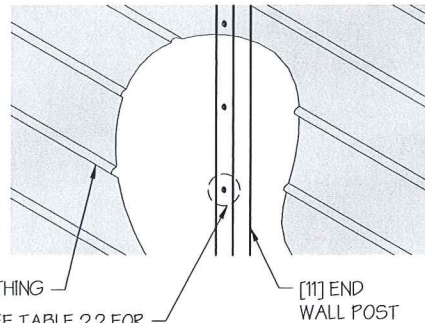
TYP. VERTICAL SHEATHING  
SCALE: NTS

**GENERAL SHEATHING NOTES:**

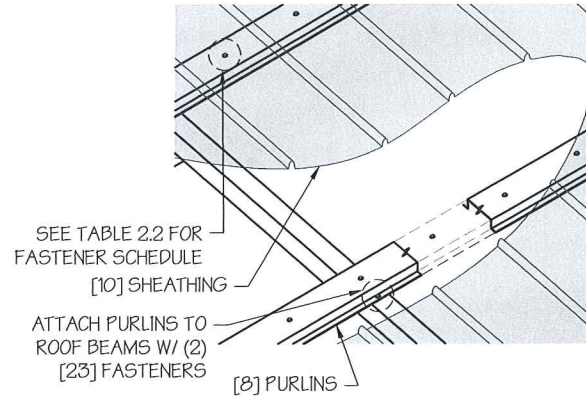
1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.
5. VERTICAL SHEATHING RECOMMENDED FOR BUILDINGS 30' OR LONGER



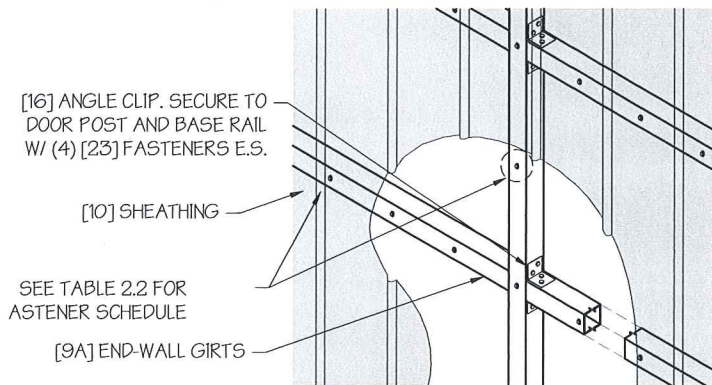
TYP. SHEATHING FASTENER SCHEDULE  
SCALE: NTS



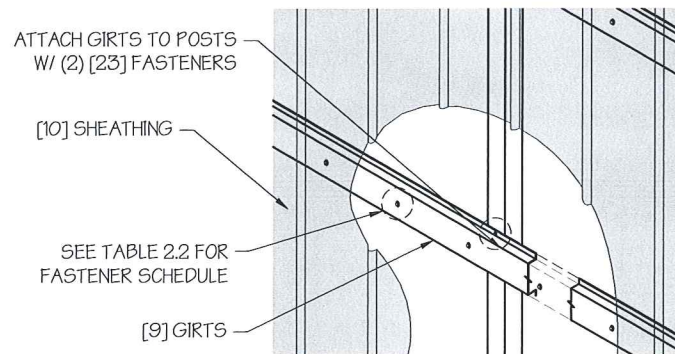
TYP. HORIZONTAL SHEATHING DETAIL 1  
SCALE: NTS



ROOF VERTICAL SHEATHING DETAIL 2  
SCALE: NTS



WALL VERTICAL SHEATHING - TUBE DETAIL 3  
SCALE: NTS



WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL 3  
SCALE: NTS

MANUFACTURED BY:



457 N. Broadway,  
Joshua, TX 76058  
1-866-730-9865

ENGINEERED BY:



**A&A ENGINEERING**  
CIVIL • STRUCTURAL  
6036 Renaissance Place, Toledo, OH 43623  
Tel. 419-292-1983 • Fax. 419-292-0955  
www.aa-engineers.com

**DRAWING INFORMATION**

PROJECT: 12'-0" WIDE BUILDINGS

LOCATION: STATE OF INDIANA

PROJECT NO.: 033-20-0011

SHEET TITLE:

SHEATHING OPTIONS  
& DETAILS

SHEET NO.: 6 / 11

DRAWN BY: AW DATE: 2/29/20

CHECKED BY: OAA DATE: 2/29/20

**LEGAL INFORMATION**

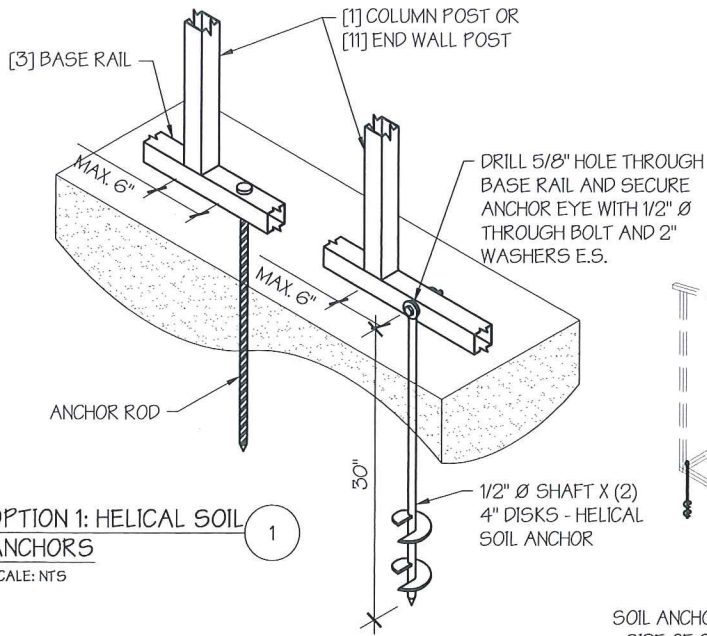
- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.  
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:

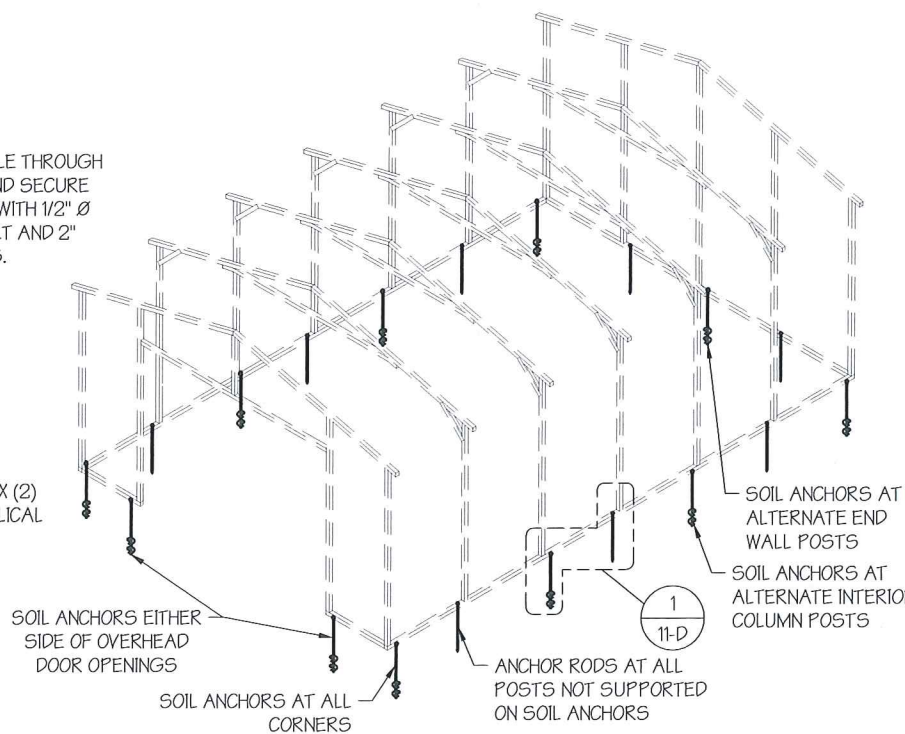


STAMP EXPIRY: 07/31/2022  
DATE SIGNED: FEB 12 2020

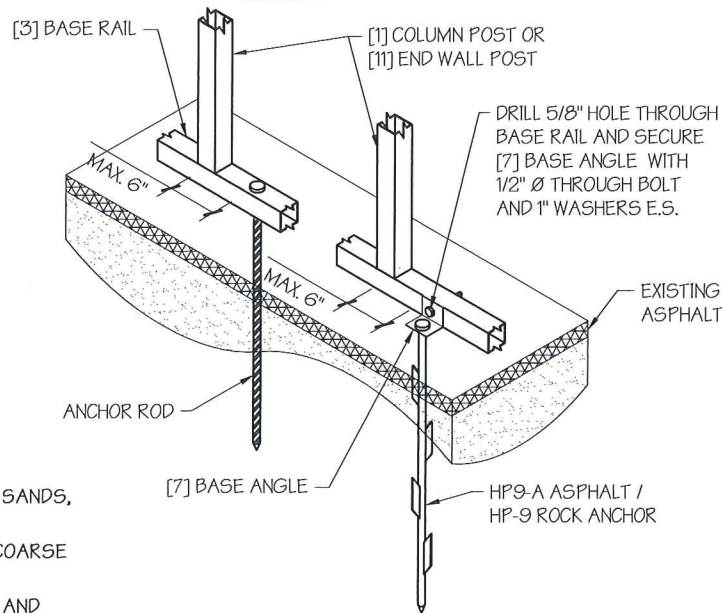




**OPTION 1: HELICAL SOIL ANCHORS**  
SCALE: NTS



**SOIL FOUNDATION**  
SCALE: NTS



**OPTION 2: ROCK / ASPHALT ANCHORS**  
SCALE: NTS

**SOIL FOUNDATION NOTES:**

- DESIGNS SHOWN ON THIS SHEET ARE FOR SOIL ANCHOR FOUNDATION.
- SOIL ANCHORS (HELICAL OR ROCK/ASPHALT) SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS, ON POSTS WITH DIAGONAL BRACING IF REQUIRED, AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
- HELICAL ANCHORS ARE TO BE USED ONLY IF THE DRIVING TORQUE INTO THE GROUND IS 150 FT-LBS OR GREATER. MANUFACTURER IS NOT RESPONSIBLE FOR SOIL QUALITY AT SITE.
- HELICAL ANCHORS CAN ONLY BE USED FOR CLASS 2, 3 & 4 SOILS (SEE SOIL CLASSIFICATIONS THIS PAGE).
- ALL POSTS WITH NO ANCHORS ADJACENT SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. ROD. RODS WILL HAVE A PRE-FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.

**SOIL CLASSIFICATIONS:**

SOIL CLASS	DESCRIPTION
2	SANDY GRAVEL AND GRAVEL, VERY THIN DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL/COBBLES, PRELOADED SILTS, CLAYS AND CORAL.
3	SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, MEDIUM DENSE COARSE SANDS, SANDY GRAVEL, VERY STIFF SILT AND SANDY CLAYS.
4	LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS AND ALLUVIAL FILLS.

\*FROM HUD "MODEL MANUFACTURED HOME INSTALLATION STANDARDS"

MANUFACTURED BY:



457 N. Broadway,  
Joshua, TX 76058  
1-866-730-9865

ENGINEERED BY:



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6036 Renaissance Place, Toledo, OH 43623  
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www.a-a-engineers.com

**DRAWING INFORMATION**

PROJECT: 12'-0" WIDE BUILDINGS

LOCATION: STATE OF INDIANA

PROJECT NO.: 033-20-0011

SHEET TITLE:

FOUNDATION OPTION 4:  
SOIL ANCHORS

SHEET NO.: 11-D / 11

DRAWN BY: AW DATE: 2/29/20

CHECKED BY: OAA DATE: 2/29/20

**LEGAL INFORMATION**

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- DRAWINGS VALID UP TO DATE OF EXPIRATION.

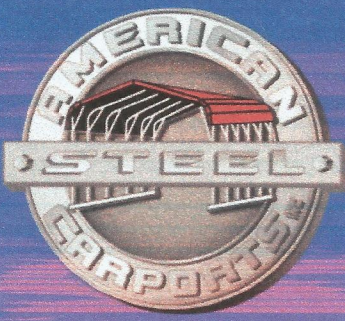
SEAL:



STAMP EXPIRY: 07/31/2022

DATE SIGNED: FEB 12 2020





# ONLY ENGINEER CERTIFIED CARPORTS

Engineer Certified for 130 MPH / 40 PSF Snowload ground  
 (866) 730-9865 | [www.americansteelinc.com](http://www.americansteelinc.com)



Contact your local dealer:

*Robert Storage*  
 4645 IN-45 4737 W. Airport Rd  
 Bloomington, IN 47403  
 812-825-1933

Starting at

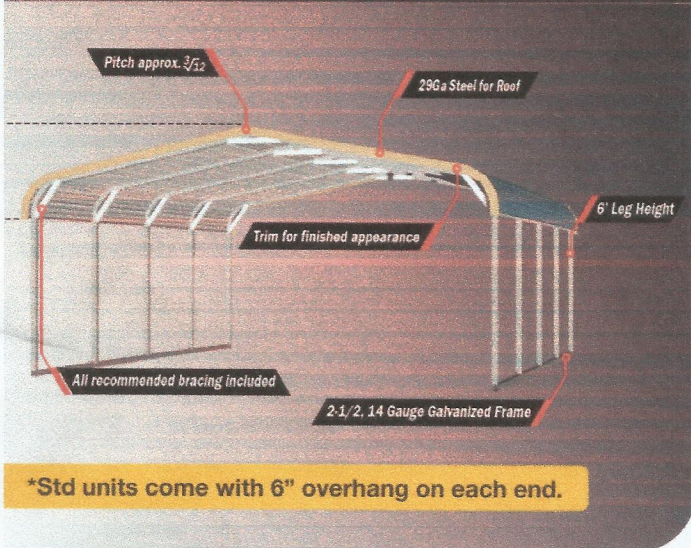
**\$990.00**

(14 Gauge) 12' W x 20' L x 6' H  
 \*Pricing for Standard Roof only

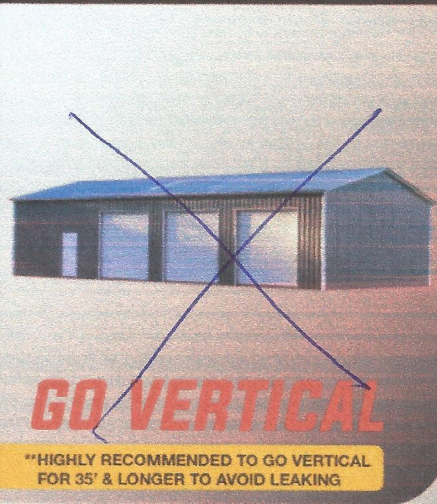
## STANDARD ROOF

## A-FRAME VERTICAL

## A-FRAME HORIZONTAL



\*Std units come with 6" overhang on each end.



**GO VERTICAL**  
 \*\*HIGHLY RECOMMENDED TO GO VERTICAL FOR 35' & LONGER TO AVOID LEAKING



**ALL BRACING INCLUDED!**

Truss quantity/design may vary according to applicable building codes and standards.

### 14 Gauge

12x20	\$990	18x20	\$1,090	20x20	\$1,290	22x20	\$1,590	24x20	\$1,890	26x20	\$2,190	28x20	\$2,490	30x20	\$2,790
12x25	\$1,190	18x25	\$1,390	20x25	\$1,690	22x25	\$1,990	24x25	\$2,390	26x25	\$2,790	28x25	\$3,190	30x25	\$3,490
12x30	\$1,390	18x30	\$1,590	20x30	\$1,990	22x30	\$2,390	24x30	\$2,890	26x30	\$3,290	28x30	\$3,790	30x30	\$4,190
12x35	\$1,690	18x35	\$1,990	20x35	\$2,290	22x35	\$2,790	24x35	\$3,390	26x35	\$3,890	28x35	\$4,390	30x35	\$4,890
12x40	\$1,890	18x40	\$2,290	20x40	\$2,590	22x40	\$3,190	24x40	\$3,790	26x40	\$4,390	28x40	\$4,990	30x40	\$5,590
12x45	\$2,190	18x45	\$2,490	20x45	\$2,990	22x45	\$3,590	24x45	\$4,290	26x45	\$4,990	28x45	\$5,690	30x45	\$6,290
12x50	\$2,390	18x50	\$2,790	20x50	\$3,290	22x50	\$3,990	24x50	\$4,790	26x50	\$5,490	28x50	\$6,290	30x50	\$6,990

Carport will look like picture above with standard roof. American Steel Carports will be mailing me specific plans very soon.....which I will forward as soon as received. It will have an additional 3' panel on the East side.

421 S. Wynnedale Drive, Bloomington, IN 47403-1917  
 Karolyn Whaley



### Petitioner's Statement

ADDRESS OF PROPERTY: 421 S. Wynnedale Drive, Bloomington, IN 47403-1917  
Karolyn Whaley

The carport will be a white 12" X 20" carport (6 feet high and 9 feet high at the roof peak. It will cover the parking area of the existing driveway along the side of our garage. This carport would provide a bit of protection from the weather elements for our older second car.

As far as we are able to see, this will not have any adverse impact on environment, or any injurious consequences to anyone or to property values. However, it might enhance the value of our home, by having the carport. It is actually only a roof over the driveway, which has been there for many years.

Thank you for considering our request to add this carport.

*Karolyn Whaley*      *10/5/2020*

*Herald Jimus - Customer Acct. # 64132*





**City of Bloomington  
Planning and Transportation Department**



CITY OF BLOOMINGTON HEARING OFFICER

**Notice of Public Hearing**

The City of Bloomington Hearing Officer will hold a public hearing at 2:00 p.m., on \_\_\_\_\_ 20\_\_\_\_, in the Kelly Conference Room #155 of the City Hall building at 401 N. Morton to consider the petition of:

\_\_\_\_\_ for the purpose of \_\_\_\_\_

\_\_\_\_\_ for the property located at \_\_\_\_\_ and to which you are an adjacent property owner.

Under the provisions of Indiana Law, you may appear and speak on the merits of this proposal at the public hearing to be held at the time and date as set out herein. The hearing may be continued from time to time as may be found necessary. You may also file written comments with the Hearing Officer in the Planning and Transportation Department office (401 N. Morton Street, Suite #130, Bloomington, IN 47404), where the petition is on file and may be examined by interested persons. If you have any questions concerning this matter, you may telephone the petitioner (at the number listed below) or the City Planning and Transportation Department office at 812-349-3423.

Karolyn Whaley  
Petitioner/Counsel for Petitioner

421 S. Wynnedale Dr.  
Address

Bloomington, IN. 47403-1917  
City/State/Zip

469-480-0048  
Phone

Kay. Whaley@gmail.com  
Email