



Danbury Township, Ohio

STAFF REPORT

Board of Zoning Appeals
Meeting Date: August 19, 2026

Case #:	BZA-2026-171	Address:	9680 E. Harbor Road
Appellant:	Thomas & Suzanne Hanselman, Owners	Zoning:	"M-2" Heavy Manufacturing
Request:	Request for a Conditional Use in accordance with Section 3.5 and 4.20 to allow for a Storage Area. Also requesting Area Variances from Section 4.20.2.A.i. to allow for a reduction in the minimum lot size requirement for Storage Areas (Min. 3ac. required/ 1.4ac. proposed) and to Section 4.20.2.A.ii.a.i. to allow for a storage building to encroach into the front-yard setback (200' min. required/ 167' proposed).		

SUMMARY:

November 13, 2025, new storage regulations became effective after the Zoning Commission and Board of Trustees worked on revamping the regulations for over a year. This is the BZA's first request for storage under these new regulations.

At the end of 2023, beginning of 2024, the Danbury Township Board of Trustees contracted with Miami University of Ohio to conduct a study of commercial storage facilities within the Township to better understand our existing conditions, capacity, demand and to estimate potential future storage needs. It was found that the Township had a surplus of 50 acres of land being used for storage purposes. Of the 75-79 storage properties in the Township, 2.33 million s.f. of storage building space existed or was proposed. If these properties maxed out their allowable 60% lot coverage, we could have potentially seen 4.6 million additional square feet of storage space built. The question became, "How do we responsibly manage this?"

In September 2024, the Danbury Township Trustees tasked the Zoning Commission to begin reviewing the storage regulations. During the joint work session of the Trustees and Zoning Commission, they looked at many options, such as total prohibition of new storage, enacting a moratorium, creating a special zoning district just for storage or making storage a Conditional Use. Ultimately it was decided to move forward with storage as a Conditional Use. The Board of Trustees directed the Zoning Commission to amend the zoning code language so that future storage developments within the Township are located farther back off, or away, from our roadways. The vision and goal of the Trustees was to have the frontage of commercial & industrial properties be used for commercial purposes other than storage buildings or storage lots. The Trustees also requested that additional language be included to address buffering and landscaping.

The Zoning Commission held monthly work sessions for over a year to prepare and discuss potential new requirements that not only made sense but were also fair for our existing developments and future storage uses. By making storage areas a Conditional Use, it automatically triggered a Board of Zoning Appeals (BZA) review and hearing process. Storage was no longer a permitted, by-right use.

In addition to requiring Storage to be a Conditional Use, other changes to the storage language included setting a minimum lot size requirement of 3 acres. The average lot size of current storage properties is 3.54 acres. The front-yard setback increased from 100' in the "M-2" Heavy Manufacturing zoning district (and whatever the base front requirement is of the other commercial zoning districts) to 25% of the lot depth or 200' minimum, whichever is greater, from the roadway. This is just for the storage use on the property. This includes any outdoor storage areas and security fencing for said storage areas. Side and rear-yard setbacks increased when adjoining a residential property. Side and rear-yard setbacks remained the same when adjoining another commercial/industrial development. Any other permitted commercial-type enterprise use in front of the storage use follows the current underlying zoning district requirements. The lot coverage requirement applies to the net acreage of property to be used for storage purposes, not the gross acreage of the entire property. Landscaping & buffering plans also need to be submitted in accordance with Section 5.8 of the zoning resolution in order to receive a permit and installed within 9 months of receiving certificates of occupancy for buildings.

In an attempt to be fair to our existing developments, the new language was set up to differentiate between pre- and post-adoption date properties. Property owners were encouraged to register a “Master Development Plan” for their property with the Zoning Office **prior to** the estimated adoption date of these new regulations. If they submitted a “Master Development Plan”, they were given a 2 year (from November 13, 2025) grace period to begin implementing that plan without having to go to the Board of Zoning Appeals as a Conditional Use. Before November 13, 2027, they need to receive a zoning permit for a partial building, one full building, or more than one building (whatever their budget allows), shown on their plan. Once that zoning permit is issued, it will be valid for one (1) calendar year (i.e. November 12, 2028). The building needs to be substantially started and underway before that permit expires. Also, before that permit expires (i.e. November 12, 2028), they will need to receive another zoning permit for their next building(s). The key is that they must always have an open and active permit in order to continue to be protected by the registered “Master Development Plan”. If they fail to pull a permit by November 13, 2027, or let a permit expire before getting the next permit, then they will be subject to the new regulations and have to go before the Board of Zoning Appeals to receive approval to continue development of the property for storage purposes. If a registered “Master Development Plan” was not filed with us prior to the adoption date of the new language, it was explained in open houses and the public hearings that a property would be subject to the new regulations after the effective or adoption date.

We only received 27 “Master Plans” ahead of the effective date of the storage regulation changes. This property did not submit a master plan; thus, they are subject to the new requirements. In addition to the Conditional Use request, the applicant is requesting 2 Area Variances. The applicant is proposing a 34’ x 36’ (1,224s.f.) Commercial Storage Building on a 1.4ac. parcel (3ac. min. required) that will be 167’ from the north, front property line where 200’ is the setback requirement for storage uses. The property owner does own a 3ac. parcel to the east of this 1.4ac. parcel and has explained in their narrative statement that they prefer to use the smaller parcel in order to keep the building further away from the neighboring residential home. There are some discrepancies in the building drawings they submitted. Some of the drawings indicate a 34’ x 40’ building but according to the applicants statement and the application, if this request is approved all of the drawings will need to match the 34’ x 36’ size.

ANALYSIS:

Per Section 7.11 of the Zoning Resolution, the primary criteria that needs to be decided upon for the Conditional Use, is whether the applicant has proven that the use will not be detrimental to the public health, safety, or general welfare of the Township or the neighborhood in which it is proposed and that all potential negative impacts of elements such as location, size and extent of facilities and operations, site design, traffic generation, site access, and potential impact upon public facilities will be adequately addressed. Variances are based on hardship or practical difficulty of being able to meet the requirement.

Both the Conditional Use and Duncan Standards need to be taken into consideration when deciding this request.

Staff provides the following analysis of the decision standards the Board utilizes in their deliberations for deciding whether the request should be approved or denied. The Board is not obligated to agree in whole or in part with any of Staff’s review:

The Conditional Use for a Storage use may be harmonious with and in accordance with the general objectives of the Danbury Township Land Use Plan because the plan calls for this area to be “Industrial”. This area consists primarily of quarry land with other miscellaneous light and heavy manufacturing business operations near the quarry. Uses include civic uses, large scale commercial and industrial/ manufacturing uses.

The Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area. The proposed building is pretty simple in size and not overly large and is proposed to be used for basic personal storage. As long as the heavy vegetation that is on the property is not clear-cut, the building likely will not be visible from SR 163/ E. Harbor Road. A landscaping plan depicting what vegetation is to remain will be required to be submitted. Furthermore, the property abuts quarry property on 2 sides and is across the street from the Lakeside Campground.

The Conditional Use should not be hazardous or disturbing to existing or future neighboring uses or be detrimental to property in the immediate vicinity or to the community as a whole for the same reasons aforementioned.

The Conditional Use has public water available to it from the north side of SR 163/E. Harbor Road. Any other essential public facilities and services, such as septic or wells, will be under the directive of the regulating County agencies.

The property does not have its own vehicular approach and installation of one will need to be coordinated with ODOT. Per Section 4.20.3.C., the main entry drive onto the property is required to be 50' wide for the first 40'. After the first 40', the access lane may transition down to a 20' wide drive. The applicant is not requesting a variance from this requirement, so it is assumed this will be met. If the intent is to utilize the existing 40' approach from the 3ac. parcel to the east, then an ingress/egress easement will be required to be recorded and established prior to the release of a zoning permit.

The property in question will yield a reasonable return and can be used beneficially without the variance because the property can be used for any permitted use listed in the "M-2" Heavy Manufacturing zoning district.

Whether or not the variance requests are substantial can be debated. On one hand, due to the smaller size of the building being proposed, it adequately fits on a 1.4ac. parcel. But in regard to the reduction request for the front-yard setback, that could be viewed as substantial considering the recent changes and thought process that went into updating the storage regulations. Encroaching into the setback goes against the goal of the Township to have storage further off the major thoroughfares.

The essential character would not be substantially or detrimentally affected for the same reasons aforementioned. There is no known adverse effect on delivery of governmental services as a result of the variance requests and any utility installations will have to be done to the specifications of the regulating County agencies.

The applicant states in their narrative statement that they were not aware of the storage regulation changes made in 2025 and they purchased the property in 2020.

The applicant's predicament can feasibly be obviated through some method other than a variance because the property is ample in size to be able to meet the setback requirement, or the applicant could consolidate the two properties into 4.4ac. or place this building on the 3ac. parcel since it is new construction.

The spirit and intent may be met in regard to the reduction in lot size due to the small size of the proposed structure, but the spirit and intent regarding the setback would not be met because the goal of changing the storage regulations was to get storage buildings as far of the main roads as reasonably possible.

Per the Danbury Zoning Resolution, an approved conditional use will be for a period of one year provided substantial progress and completion is made, unless an extension has been granted by the Board. As with any Conditional Use, failure to complete or make substantial progress on the use, should it be approved, shall result in revocation upon expiration of its authorization and require a new application.

STAFF RECOMMENDATION:

None.

SUBMITTED BY:



Kathryn A. Dale, AICP
Danbury Township Zoning Inspector

Date Prepared: July 17, 2026

List of Exhibits Enclosed:

Exhibit 1:	BZA Application
	Site Plan
	Appellants Response to Decision Standards
	Adjacent property owners' notification list
	Property Deed
	Submitted Plans



Danbury Township, Ohio



BOARD OF ZONING APPEALS APPLICATION

5972 E. Port Clinton Rd.
Marblehead, Ohio 43440
☎: (419) 734-6120 F: (419) 734-3137
🌐: www.danburytownship.com

Date Filed: 07/30/2026 Application #: 2026-171

Action: _____

Rejected Permit: _____ Approved Permit: _____

1. **Property Location:** 9680 E. Harbor Road Parcel ID# 0140214231062002
Subdivision _____ Lot # _____ Zoning District: "M-2"

Attach Deed For Complete Property Legal Description

Existing Use Vacant Lot Proposed Use 34' x 36' Storage Building

2. **Agent** _____ Address _____
City _____ State _____ Zip _____ Phone _____
Email: _____

3. **Appellant/ Owner** Thomas & Suzanne Hansleman Address 60 Amberwood Drive
City Amherst State NY Zip 14228 Phone _____
Email: _____

Use an additional application if there is more than one owner making the request.

4. **Specific Request:**
☒ Area Variance ☐ Use Variance ☐ Special Exception ☒ Conditional Use ☐ Appeal
Chapter / Section Request for a Conditional Use in accordance with Section 3.4. and Section 4.20 to allow for storage. Also requesting Area Variances from Section 4.20.2.A.i to allow said storage use on 1.4ac. instead of the required 3ac. minimum and Section 4.20.2.A.ii.a.i. to allow said storage building to encroach into the front-yard setback (200' min. required/ 167' proposed).

Practical Difficulty _____

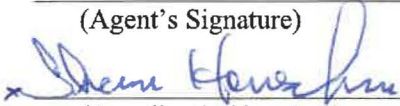
Attach Separate Narrative Statement describing the request if additional space is needed.

5. Attach a Narrative Statement with a response to each Decision Standard listed in **Attachment "A"** hereto, as is relates to the specific request.

Next Page →

6. Maximum 11" x 17" sized drawings. Attach a scaled site plan/ plot plan showing the dimensions of the property, location of roads, size and location of existing and proposed structures, including but not limited to driveways, patios, sidewalks and decks, as well as the setback distances from the property lines to each of these aforementioned items on the property. Elevations shall also be submitted when applicable. Applications for signs shall include all drawings depicting the size, height and location of the proposed sign.
7. A typewritten list of the names & addresses of the property owners contiguous to and directly across the street from the property involved.
8. Photographs or any other information and documentation as it relates to the request being made.

An application is hereby made for an appeal before the Danbury Township Board of Zoning Appeals (BZA). It is understood and agreed to by the appellant(s) and agent(s) that the Board of Zoning Appeals is a quasi-judicial Board. The BZA's primary function is to hear testimony and issue a decision. The BZA only hears relevant, sworn testimony from the Appellant, his/her duly appointed agent or attorney, and any other person with standing to testify in a particular matter. The Appellant has the right to cross-examine any testimony given. Hearings are open to public attendance. Unless appealed to the judicial system, the subject property shall comply with the decision rendered and the laws of the State of Ohio, and; should an application be granted, a permit shall be applied for and issued 30 days after such decision is rendered. The Appellant and Agent hereby certify that the information and statements given on this application, drawings and specification are to the best of their knowledge, true and correct.

(Agent's Signature) _____

 (Appellant's Signature) _____

(Date) _____
 7/30/26
 (Date)

PLEASE REFER TO THE BZA DOCKET CALENDAR FOR SUBMISSION DATES.
INCOMPLETE OR LATE APPLICATIONS WILL NOT BE ACCEPTED.

Do not write below this line

ZONING SUMMARY

BZA Hearing Date: 8/19/26 BZA Application #: 2026-171

Notice Published to Website/Social Media: 8/3/26

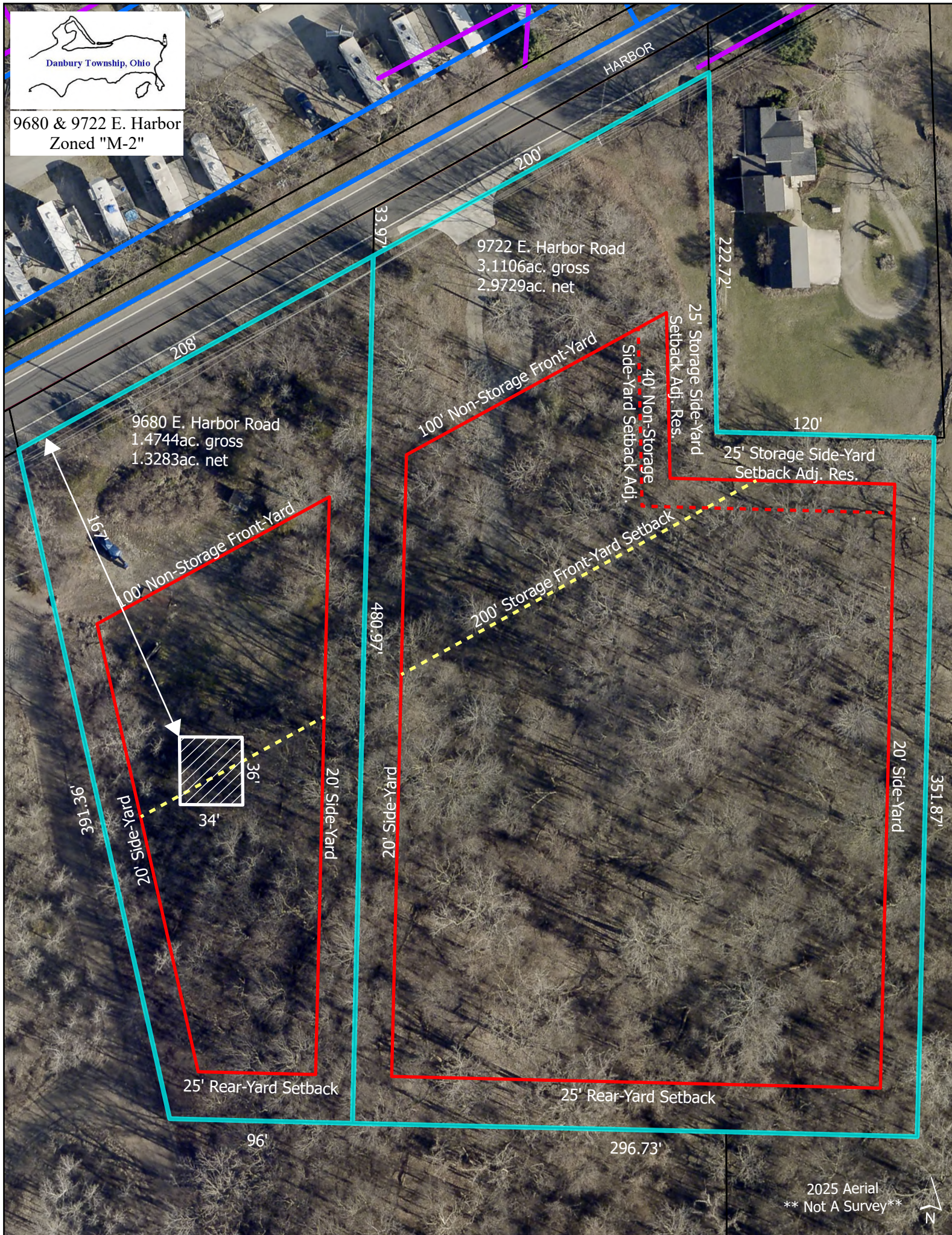
Notice Sent to Neighboring Property Owners: 8/3/26

Filing Fee = \$250.00 Postage Fee \$ 1.30 Cash/Credit/Check # Check + cash

List of neighboring property owners provided? ☒ Yes No Copy of Deed? ☒ Yes No Narrative Statement? ☒ Yes No



9680 & 9722 E. Harbor
Zoned "M-2"



2025 Aerial
** Not A Survey**



I would like to add that we be able to have the pole barn (with revised measurements of 34' X 36' rather than the original 34' X 48' proposed earlier) located differently. Our request would be to have the north side of the pole barn (which would enter the 100' set back area at an angle) occupy 33' of the 100' set back area and the more southern part of the angle occupy 31' in that same 100' set back area.

Tom Hauselman

Applicant's Narrative Statement & Response to Decision Standards
9680 E. Harbor Road
Hanselman

Scope of Work:

Construct a 34-foot by 36-foot storage building to be built by Attica Lumber. The building will be used for the storage of a boat, golf cart, lawn and property maintenance equipment, tools, and other items customarily stored in a storage building. The building is intended for storage purposes.

Decision Standards for Conditional Use

1. The Conditional Use will be harmonious with and in accordance with the general objectives of the Danbury Township Land Use Plan because:

The proposed building will be used for storage. It is a common type of building that fits well with the surrounding area and will not change the overall character of the neighborhood.

2. The Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing character of the area, and such use will not change the essential character of the neighborhood because:

The building will be professionally constructed by Attica Lumber and maintained as an attractive storage building. It will be located on the 1.4-acre parcel, which is the part of our property farthest from neighboring homes. We chose this location because it provides the greatest distance from our neighbors and will have the least impact on surrounding properties. In addition, there is an **existing mature natural vegetation buffer approximately 10 to 20 feet wide** between the parcel and East Harbor Road, which will help minimize the building's visibility from the roadway and preserve the existing appearance of the area.

3. The Conditional Use will not be hazardous or disturbing to existing or future neighboring uses because:

The building will be used for storage and will not create excessive traffic, noise, lighting, or odors. We have always had a good relationship with our neighbors and selected this location to minimize any impact on nearby properties.

4. The Conditional Use will not be detrimental to property in the immediate vicinity or to the community as a whole because:

The building will provide enclosed storage for equipment and other items, helping keep the property organized and well maintained. It will be professionally built and consistent with the appearance of the surrounding area.

5. The Conditional Use will be served adequately by essential public facilities and services because:

The property is already served by an existing driveway and does not require any additional public infrastructure or services.

6. The Conditional Use will have vehicular approaches that will not create interference with traffic on surrounding public or private roads because:

The existing driveway, constructed in August 2020, will continue to provide access to the property. No additional driveway or road access is proposed, and the storage building will not create additional traffic beyond normal use.

Decision Standards for Area Variance

1. The property in question will yield a reasonable return but cannot be used beneficially without the variance because:

A storage building is a reasonable and common improvement for a property like ours. Without the requested variance, we would not be able to build a storage building on the parcel even though it is the best location. The current zoning requirement was adopted after we purchased the property, creating a situation that did not exist when we acquired it.

2. The variance is not substantial because:

The request involves an existing 1.4-acre parcel that was legally created before the current three-acre minimum requirement. The proposed building is a reasonable use of the property.

3. The essential character of the neighborhood would not be substantially altered by the variance, and adjoining properties would not suffer a substantial detriment because:

The proposed building is a typical storage building. It will be located on the part of the property farthest from neighboring homes, reducing its visibility and minimizing any impact on adjoining properties. **The existing mature natural vegetation buffer approximately 10 to 20 feet wide** between the parcel and East Harbor Road will further screen the building from public view and help preserve the existing character of the area.

4. The variance would not adversely affect the delivery of governmental services because:

The project will not require any additional public services or infrastructure. Existing road access and emergency access will remain the same, and there will be no impact on public services.

5. The property owner did not purchase the property with knowledge of the zoning restriction because:

We purchased the original 3.1-acre parcel in April 2020, and the driveway serving the property was completed in August 2020. In September 2020, the neighboring quarry contacted us about purchasing the adjoining 1.4-acre parcel. We gladly accepted.

At the time we purchased these parcels, we were not aware of the later zoning change affecting storage buildings. Had we known the regulation was going to change, we would have submitted our building plans before the amendment took effect. Because we purchased the property before the current regulation was adopted, we respectfully ask the Board to consider the timing and unique history of these parcels when reviewing our application.

6. The property owner's predicament cannot feasibly be solved through some method other than a variance because:

The 1.4-acre parcel is the best location for the storage building. It is farther from neighboring homes than the original parcel, which helps reduce any visual or practical impact on surrounding properties. In addition, the 1.4-acre parcel is already open and ready for construction, requiring very little site preparation. The 3.1-acre parcel would require significant clearing of existing vegetation and additional site preparation, resulting in a greater disturbance to the property than building on the already open 1.4-acre parcel. For these reasons, the 1.4-acre parcel is the most appropriate location.

7. The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance because:

The proposed storage building will fit the character of the surrounding area, and minimize impacts on neighboring properties. It will be used for storage. Granting the variance would recognize the unique history of these parcels while allowing a reasonable use of the property.

8. Other relevant factors include:

- The original 3.1-acre parcel was purchased in April 2020.
- The existing driveway was constructed in August 2020.
- The adjoining 1.4-acre parcel was purchased in September 2020 after the neighboring quarry contacted us about purchasing it. We gladly accepted.
- We selected the 1.4-acre parcel because it is the part of our property farthest from neighboring homes, minimizing the impact on surrounding properties.
- There is an **existing mature natural vegetation buffer approximately 10 to 20 feet wide** between the parcel and East Harbor Road, which helps screen the proposed building from the roadway and preserve the existing appearance of the area.
- The 1.4-acre parcel is already open and ready for construction. The 3.1-acre parcel, on the other hand, would require significant clearing of existing vegetation and, also, additional site preparation. This would result in a greater disturbance to the property than building on the already open 1.4-acre parcel.
- The building will be used for storage.
- We have always had a good relationship with our neighbors and have tried to be thoughtful about where this building would be located.
- We respectfully ask the Board to consider the unique history of these parcels and the fact that they were purchased before the current zoning regulation was adopted when making its decision.

I appreciate the Board's time and consideration of our request. We believe this proposal is a reasonable use of the property, is compatible with the surrounding area, and has been designed to minimize any impact on our neighbors. Thank you for your consideration.

Suzanne W Hanselman and Thomas L Hanselman
60 Amberwood Drive
Amherst, New York 14228

AMRIZE Great Lakes
c/o Tax Department
6211 N Ann Arbor Road
Dundee MI 48131

Lakeside Association
236 Walnut Ave
Lakeside Marblehead Ohio 43440

Instrument Book Volume Page
2021-311210 OR 1863 922

2021-311210
Filed for Record in
OTTAWA COUNTY, OH
NATHAN J. DANIELS, COUNTY RECORDER
09/30/2021 03:15:25 PM
WRNTY DEED \$42.00
Bk OR Vol 1863 Page 922 - 924

This conveyance has been examined and the grantor complied with section 319-202 of the revised code.
FEES \$ _____
EXEMPT ☒ _____
Jennifer J. Wildmer, County Auditor

transfer 9/30/2021
gmcord, dep

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **SUZANNE W. HANSELMAN** and **THOMAS L. HANSELMAN**, wife and husband, for valuable consideration paid, grant with general warranty covenants, except as stated below, to **SUZANNE W. HANSELMAN** and **THOMAS L. HANSELMAN** and **BRIAN P. HANSELMAN**, wife and husband and son, for their joint lives, remainder to the survivor of them, whose tax mailing address is 60 Amberwood Drive, Amherst, New York 14228, the following described real property:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

Subject to and together with restrictions as set for under Deed Volume 1793, Page 380. ✓

Prior instrument reference: Volume 1863, Page 919
Volume 1793, Page 380
Ottawa County Official Records

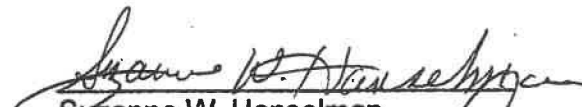
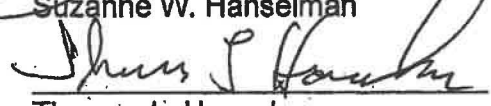
Permanent Parcel No: 014-02142-31062-002

Property Address: 9680 E Harbor Road, Marblehead, Ohio 43440

Subject to: (a) covenants, conditions, easements, and restrictions of record; (b) zoning and building laws and ordinances; (c) encroachments which do not interfere with the Purchaser's use and enjoyment of the Property; and (d) acts done or suffered by Purchaser or claims made by, through or under Purchaser.

HARTUNG TITLE ORDER # 556295R

EXECUTED on this 30th day of September, 2021.

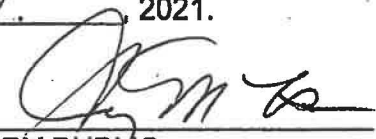

Suzanne W. Hanselman

Thomas L. Hanselman

STATE OF OHIO
COUNTY OF OTTAWA, SS:

This is an acknowledgement. No oath or affirmation was given.

Before me, a Notary Public in and for said County and State, personally appeared the above named, Suzanne W. Hanselman and Thomas L. Hanselman, wife and husband, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Port Clinton, Ohio, this 30th day of Sept., 2021.


NOTARY PUBLIC

This instrument prepared by:
John A. Kocher, Attorney at Law
Port Clinton, Ohio 43452



SUZANNE M. ROBERTS
Notary Public, State of Ohio
My Commission Expires
June 26, 2024

EXHIBIT A

Hartung Order # 55629SR

Situated in the Township of Danbury, County of Ottawa, and State of Ohio, and being part of lot 12, Section 1, Firelands Survey, Danbury Township, Ottawa County, Ohio and being further described as follows;

Commencing at a PK Nail Set marking the intersection of the East line of Said Lot 12 with the centerline of State Route 163 (East Harbor Road, 60' Right of Way), Thence South 62°15'00" West along said State Route 163 centerline, 613.60 feet to a point and the true point of beginning;

Thence South 62°15'00" West, along said State Route 163 centerline, 216.52 feet to a point;

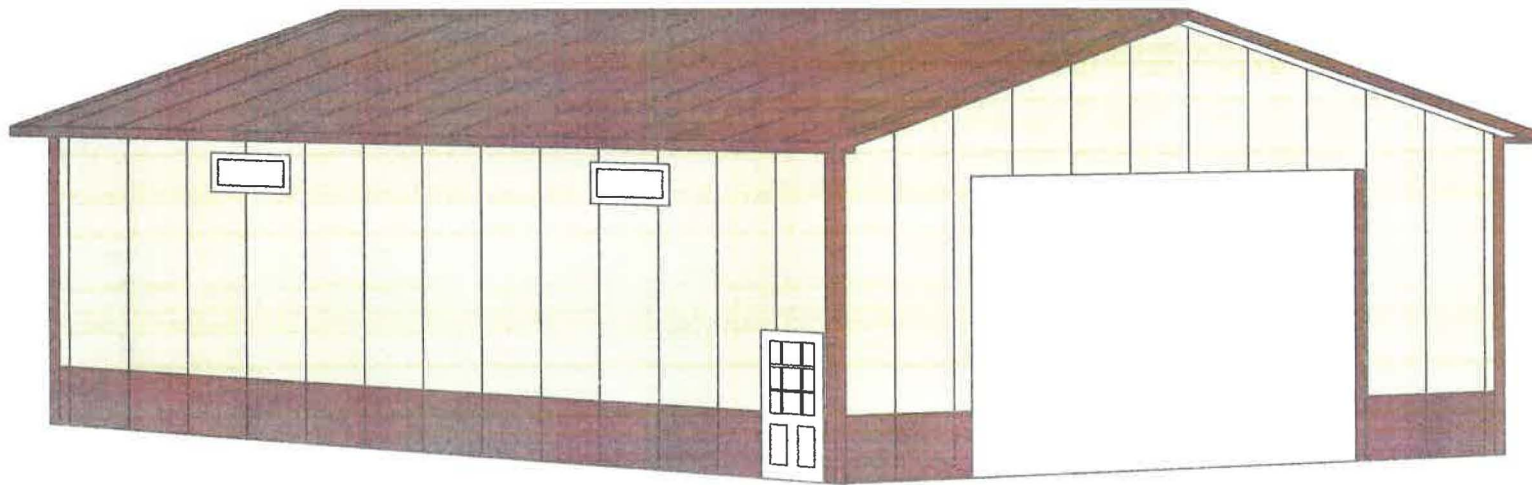
Thence South 13°55'48" East, 391.36 feet to a 5/8" iron pin set passing a 5/8" iron pin set at 30.89 feet;

Thence South 89°50'00" East, 96.00 feet to a 5/8" iron pin found;

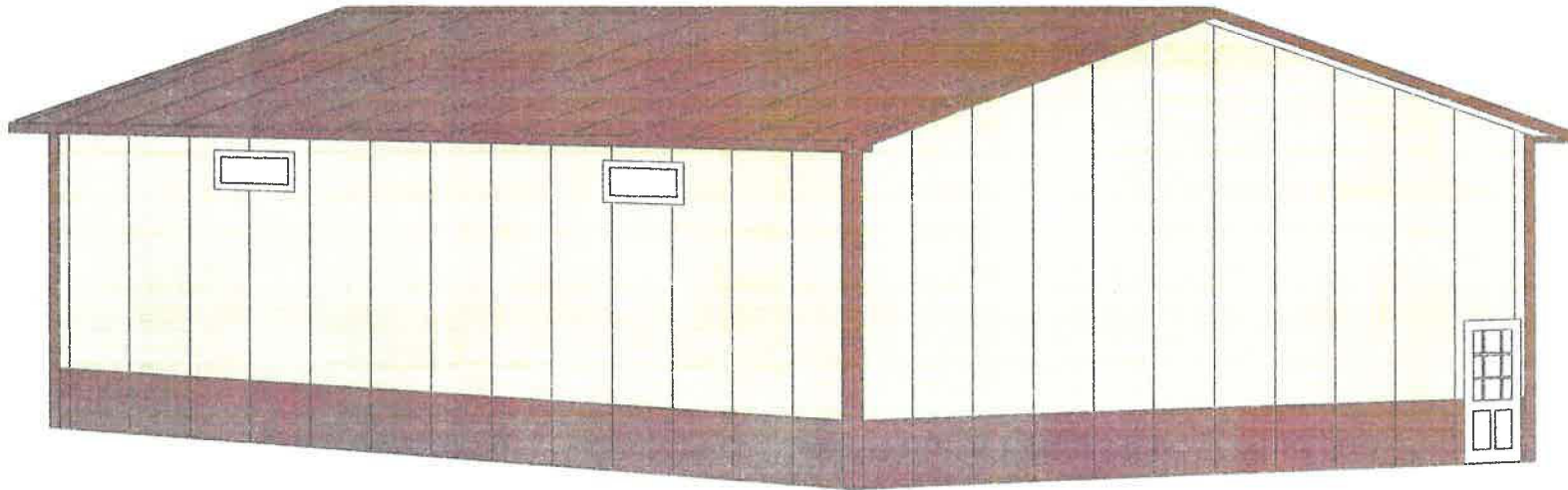
Thence North 00°10'00" East, along the west line of lands in the name of Thomas Hanselman Etal by deed Official Record 1768 page 914 Ottawa County Records, 480.96 feet to the point of beginning, passing a 5/8" iron pin found at 447.00 feet, containing 1.4744 Acres more or less but subject to all legal rights of way and easements of record.

Bearings
are assumed for the purpose of indicating angles only. The above description is based on a survey made by Carl M Feick P.S. 7035 dated July 15, 2020.

END OF EXHIBIT A

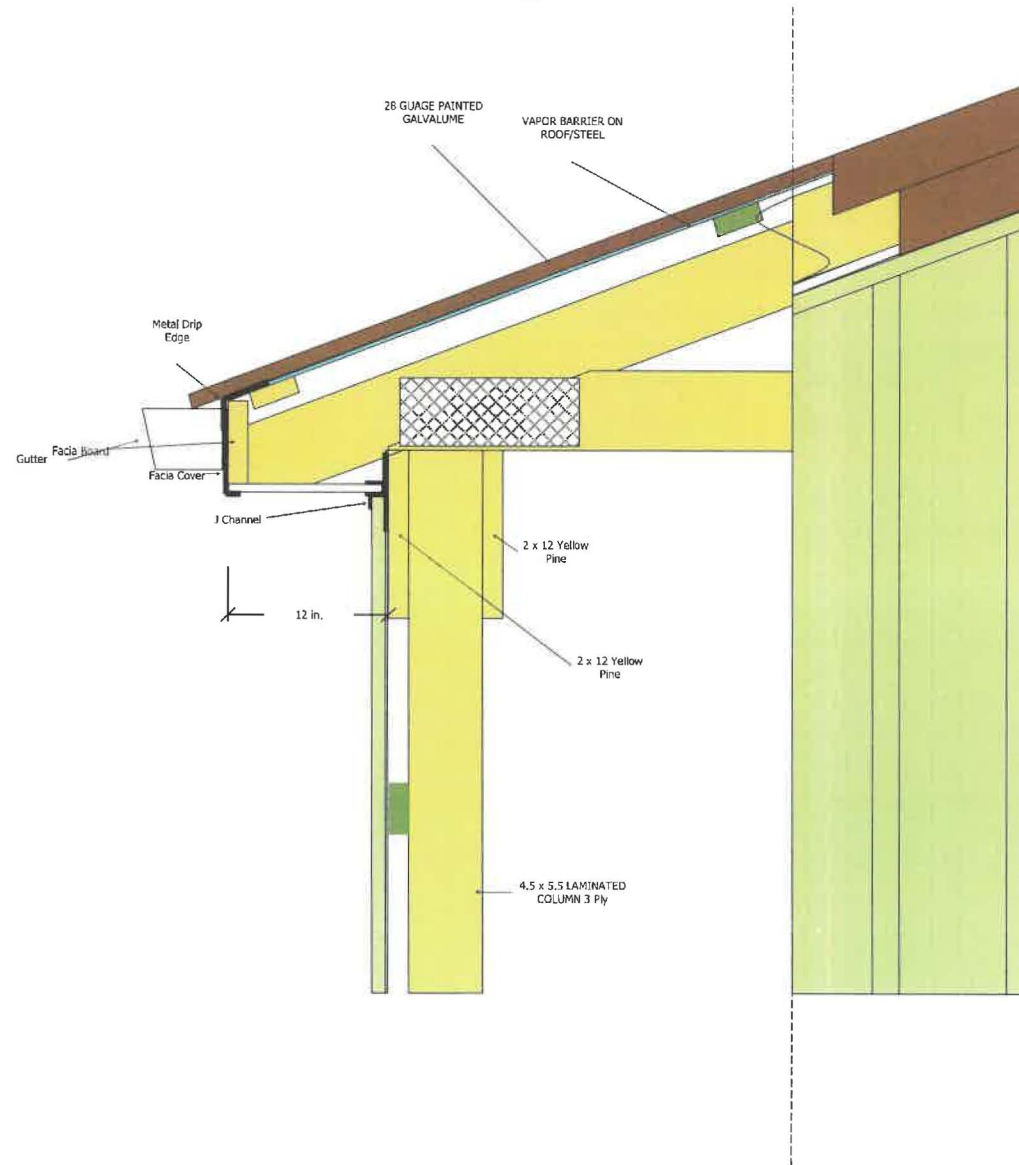


Brian Hanselman
Estimate Number: 19281
7/9/2026



Brian Hanselman
Estimate Number: 19281
7/9/2026

Overhang Detail



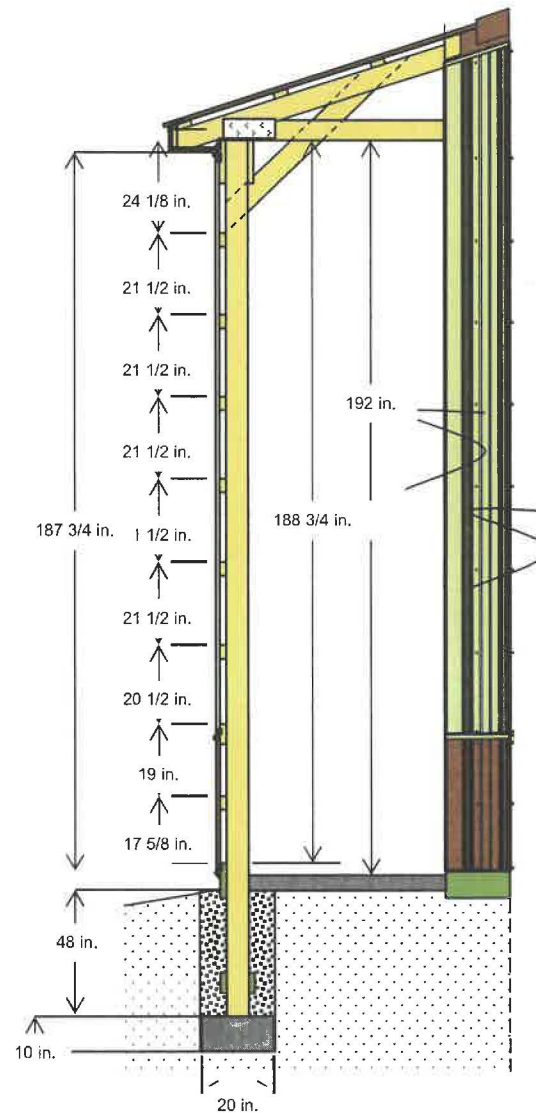


GABLE2 CROSS SECTION

ROOF LAYER 1: VAPOR BARRIER ON ROOF
ROOF LAYER 2: 28 GAUGE PAINTED GALVALUME STEEL

PURLINS: 2 X 4 CONSTRUCTION GRADE FASTENED
LAYING FLAT
SUB FACIA: 2 X 6 CONSTRUCTION GRADE
FACIA COVERING: ALUMINUM FACIA
UNDEREAVE: VENTED SOFFIT

CORNER POSTS: LAMINATED COLUMN 3 PLY 4.5 X 5.5
INTERMEDIATE POSTS: LAMINATED COLUMN 3 PLY 4.5
X 5.5
EXTERIOR CARRIER: YELLOW PINE 2 X 12
INTERIOR CARRIER: YELLOW PINE 2 X 12
EXTERIOR WALL GIRTS: CONSTRUCTION GRADE 2 X 4
KNEE BRACING: CONSTRUCTION GRADE 2 X 6
WALL LAYER 1: HOUSE WRAP
WALL LAYER 2: 28 GAUGE PAINTED GALVALUME STEEL
EXTERIOR SKIRT BOARD: 1 ROW OF 2 X 10 TREATED



(5) GRK RSS 4"
Structural Construction
Lag Screws

2x12 YP
Beam

3 ply 2x6
Lam Column
Treated
Bottom

Brian Hanselman

Estimate Number: 19281

7/21/2026

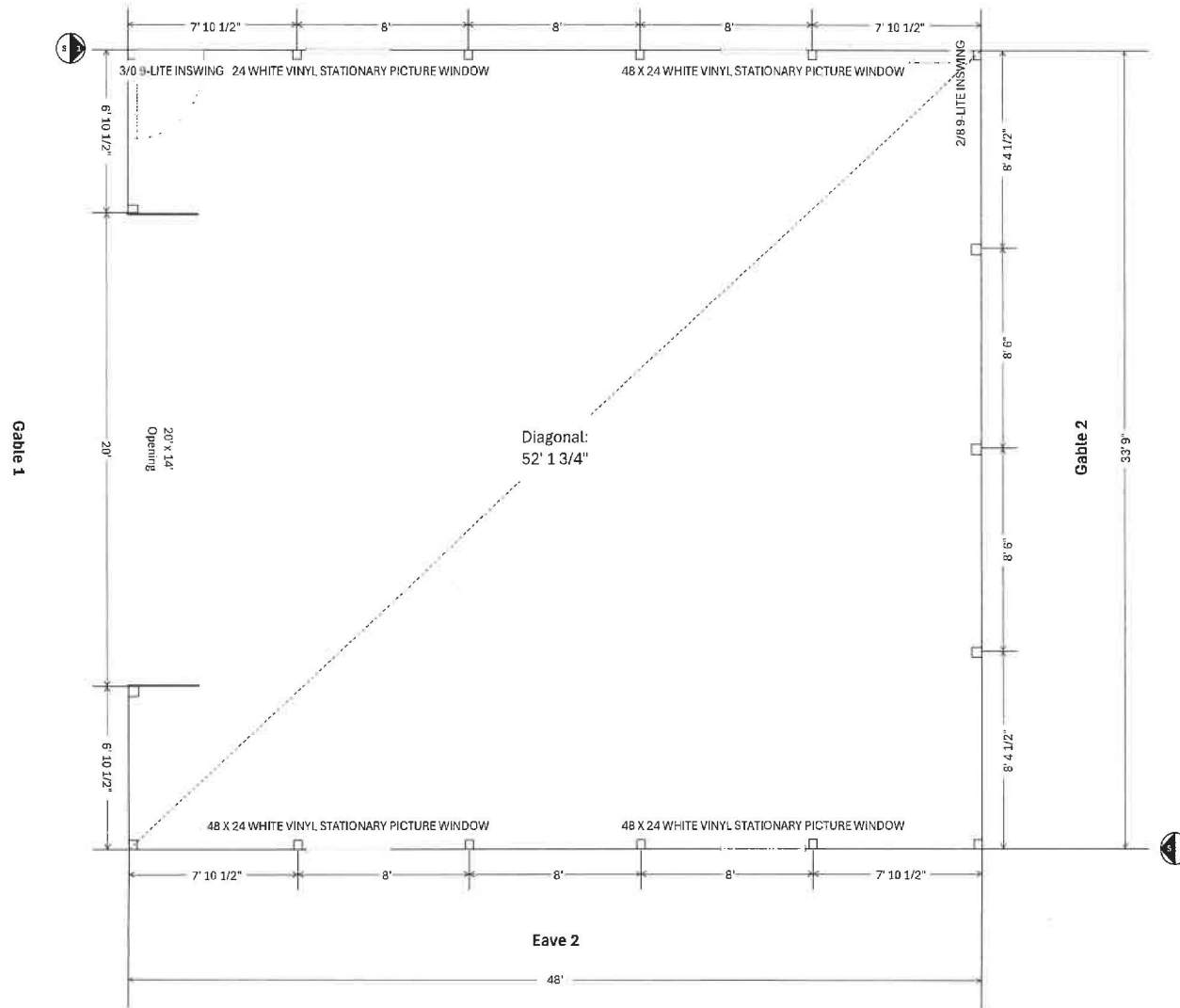


POLE LAYOUT

Residential Use, 1360 sq. ft.



Eave 1





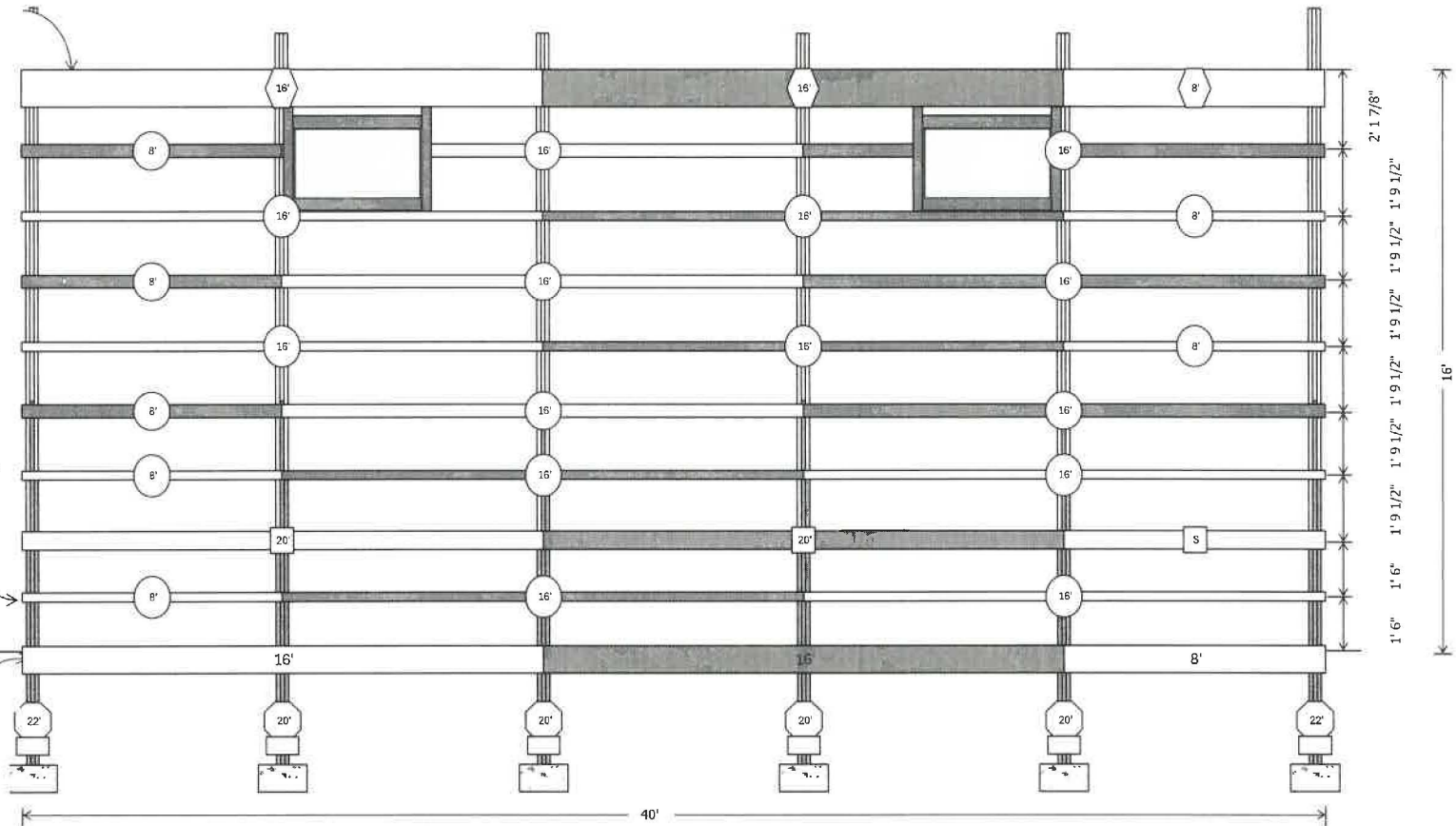
EAVE SIDE 2 WALL GIRT VIEW

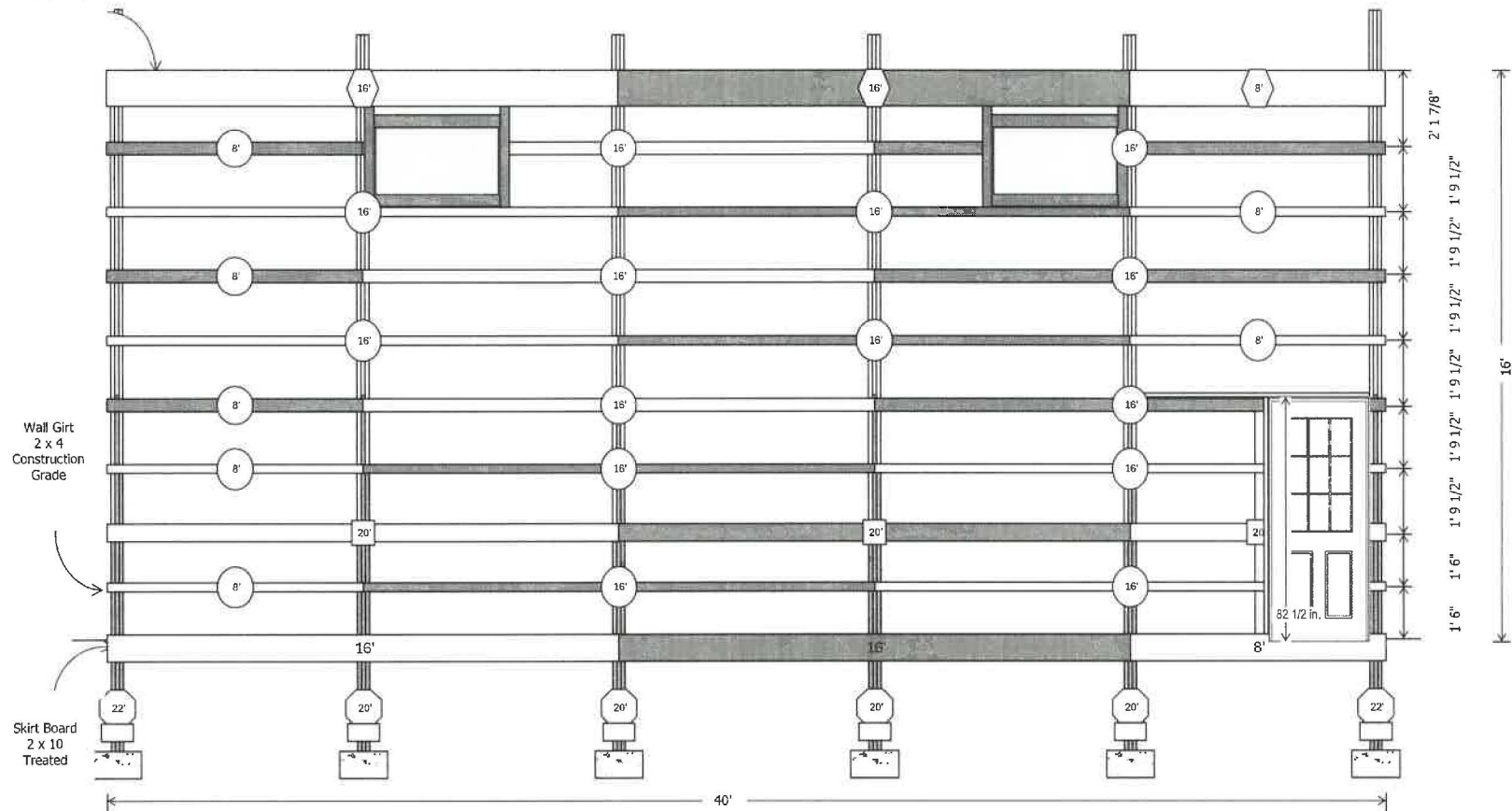


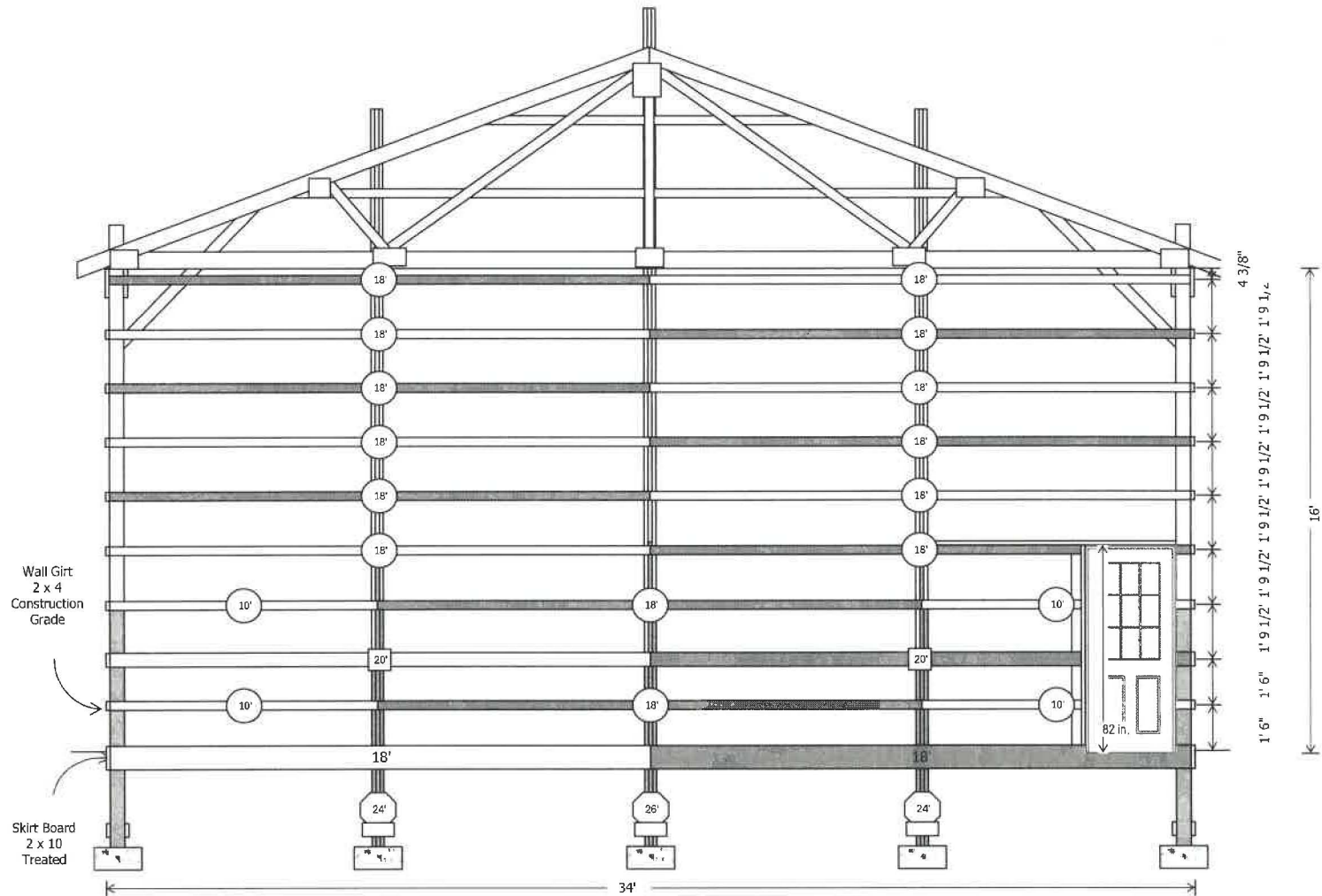
Truss Carrier
2 x 12
Yellow Pine

Wall Girt
2 x 4
Construction
Grade

Skirt Board
2 x 10
Treated







Brian Hanselman
Estimate Number: 19281
7/21/2026

GABLE SIDE 1 WALL GIRT VIEW



CONSTRUCTION MAESTRO®
 Estimating Software
 Pole Barns, Garages & Decks

