



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, AUGUST 21, 2023, 4:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:
<https://us02web.zoom.us/j/85419145658?pwd=VWxYYlFIRXBMcXU3dzU0VU0xQlNKdz09>

Or call in by phone: +1 312 626 6799

Meeting ID: 854 1914 5658

Passcode: 735080

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

- I. Members: Noel Halvorsen - Chair, Barb Dorff - Vice Chair, Steven Schuchart, Corey Bogenschutz, Joshua Koch, Benjamin Andrews

C. Approval of the Agenda.

- I. Approval of the agenda for the August 21, 2023, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the July 17, 2023, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

- I. (Appeal 23-22) Consideration with possible action on a variance request submitted by Bob Koury, property owner and applicant, to permit a parking stall within the front yard setback of a single-family home at 1835 Shawano Avenue, (Ald. M. Eck, District 11).

The Board may convene in closed session pursuant to Section 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any quasi-judicial or quasi-judicial trial or hearing before that governmental body. The Committee will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

2. (Appeal 23-23) Consideration with possible action a variance request submitted by Eric and Anne Turppa, applicants and property owners at 1010 Christina Street who seek to build a new detached garage which is not subordinate in area to the principal structure of a parcel within a Low Density Residential District (R1). (Ald. B. Johnson, District 9).

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F. Informational.

1. The date of the next meeting: September 18, 2023.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Zoning & Planning Board of Appeals meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the Zoning & Planning Board of Appeals of the City of Green Bay

MEETING DATE

August 21, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(Appeal 23-22) Consideration with possible action on a variance request submitted by Bob Koury, property owner and applicant, to permit a parking stall within the front yard setback of a single-family home at 1835 Shawano Avenue, (Ald. M. Eck, District 11).

The Board may convene in closed session pursuant to Section 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any quasi-judicial or quasi-judicial trial or hearing before that governmental body. The Committee will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

BACKGROUND

Bob Koury is seeking a variance to allow for a parking space within the front yard setback at 1835 Shawano Avenue.

The applicant is seeking to deviate from one section of the Green Bay Zoning Code: Sec. 44-1747 (3) (C) Uncovered parking spaces (not located in driveways).

One uncovered parking space is permitted in the sideyard alongside a garage provided said space is not located between the building and the street and is setback from the side and rear lot lines by no fewer than 2.5 feet.

The applicant is seeking to reconstruct an existing driveway which leads to a two-stall detached garage in the rear of the property. The driveway itself is approximately 12 feet wide and comes south off Shawano Avenue along the eastern edge of the property. The driveway then turns to the west to garage stalls. The distance between the garage stalls and the edge of pavement is approximately 22 feet when the driveway curves around the southeast corner of the house and leads to the detached garage.

The applicant currently has a separate parking stall which extends off the driveway in front of the house. It is a non-conforming stall which extends past the front doorway of the house. The stall extends approximately 29 feet past the edge of the driveway and is between 9 and 16 feet wide. The pavement does not lead to a legal parking stall.

Any full reconstruction of a driveway (exposing the base material) must be in compliance with existing code. Sec. 44-1747.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 23-22 Application
2. 23-22 Aerial Image
3. 23-22 Neighborhood Aerial View
4. 23-22 Street View



ZONING BOARD OF APPEALS VARIANCE APPLICATION

Application Deadline: First Tuesday of the Month at 12:00 Noon.

DATE: 8/1/23	PROJECT #:	APPEAL #: 23-22
APPLICANT INFORMATION:		
Name: Bob Koury		
Business Name:		
Address: 3636 SHAWANO AV		
City, State, Zip: GREEN Bay Wis 54313		
Phone: 920-6215546		
Email: Bob.Koury@yahoo.com		
PROPERTY OWNER INFORMATION (if different from above):		
Name: Bob Koury		
Business Name:		
Address: 1835 SHAWANO AV		
City, State, Zip: GREEN Bay Wis		
Phone: 920-621-5546		
Email: Same		
HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF? ☒ YES ☐ NO		
If you checked "NO", do not proceed. You must contact a member of the Planning staff to review your site, identify issues with the Zoning Code, and seek potential alternatives. Upon denial of a site plan, a formal variance submission may proceed.		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 1835 SHAWANO AV GREEN Bay Wis-54303		
Tax Parcel Number(s): 6-258-E		
Describe the Variance Request: I Am Requesting to Keep the Apron that is in the Front of the Front Porch used for Turning around so we as well as Tenants + Delivery people can Drive out of the Driveway AND NOT BACK OUT ON to Hwy-29-Shawano Av		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).

CH 44 ARTICLE XVIII

DIVISION 3

Section 44-1747

B (2)

THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:

Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain

The Property only HAS A single driveway + NO place to turn around + Drive on to SHAWANO AV. NO place to make it A 16 or 18' Driveway. THAT I CAN see. ALSO the Hospital-Clinic Driveway is Directly Across from our Driveway. There IS A place we could turn-around BACK By the garage But that is if ONLY ONE car is in the Driveway Not 2 or 3 cars. The Neighbor 1824 East of our Driveway we only Have maybe 3' From Driveway to the Lot Line At the most maybe Less. AND we Have traffic very Busy Plus - Fleet Fran - K-TRIP - Myers's Hwy traffic + Non Stop Round About Traffic

Would granting the variance be contrary to the public interest? Explain.

No. It would only MAKE it Very Safe for People in the property Renting + visitors There + Future Renters Also any one who visiting + on Delivery people. They could Drive out of the Driveway instead of Backing out ON to The Road. + seeing what they can't see Backing ON to the speed way Road. ALSO. Winter time the SNOW is AS High as the top of the MailBox - Almost every year MAIL MAN Leaves note clean SNOW By MailBox or NO MAIL Delivery. The City will come By to clear SNOW only Late in winter or if we complain to them

Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?

IT'S Very DANGEROUS For ANY one to BACK out of the Driveway. ALSO in the winter our Driveway + ~~the~~ Neighbor to the East. Driveways are 5' APART also + snow Piles up Fast. AS NO where to go with it AND sometimes we HAVE to use 1/2 LANES of SHAWANO AV. to make a wide turn to get into our House

And Backing out on to the Road you a Taking a
chance on + putting your Life in someone Else Hands
its 35 mph. + you know or I know they are not going
35. more like 45. The clinic is right across from
my House + the Drive ways are matched up so you
Have to watch them on coming traffic from West
and East + K-TRIP Traffic. Plain + simple its
A Nightmare trying to get out of the Driveway
at Times. Just For Fact Today I was Backing in
A Trailer to do some work + I was Barely out of the
Lane - (middle) + They were going Right in front of my
Car. If I would ~~have~~ Have stopped A Few seconds
Early They would Have probly Hit me. They come
off the Round-about or out of K-TRIP And they
are off + you don't dare get in their way esp.
Backing out of the Driveway. Aug 3 at 9:30 AM

I HEREBY CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE VARIANCE PROCEDURE AND FAILURE TO COMPLY WITH CITY REQUIREMENTS WILL RESULT IN THIS APPLICATION BEING WITHHELD FROM CONSIDERATION BY THE ZONING BOARD OF APPEALS.



Signature of the Property Owner

Bob Koarog

Print Name

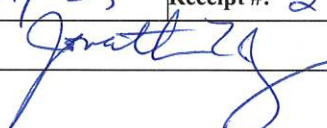
Aug 3 2023

Date

Signature of Applicant (working as "Agent" for owner)

Print Name

Date

OFFICE USE ONLY:	Parcel #: 6-258-E	Residential \$125 ☒ Commercial \$250 ☐
District: Zoning: OR	Meeting Date: 8/21/23	Receipt #: 276 3918 - 0004
Submittal Date: 8/13/23	Staff Signature: 	

1837

81.84'

1835

60'

3
878
5 SF

106.40'

6-258-E

J22931-01
6,385 SF

ROBERT D
PAULAM
KOURY

6-258-A-5
106.40'

871D357
7,993 SF

AHARON L
GOODLETSON



Shawano Ave

Shawano Ave

S Taylor St

S Taylor St

E FUEL

KWIK TRIP #700
Convenience Store

Shawano Ave

World War I Veterans Mem Hwy

29

World War I Veterans Mem Hwy

29

Shawano Ave

Fellows Dr

Fellows Dr

Sundale Dr

World War I Veterans Mem Hwy

Gary Ln

Gary Ln





Report to the Zoning & Planning Board of Appeals of the City of Green Bay

MEETING DATE

August 21, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(Appeal 23-23) Consideration with possible action a variance request submitted by Eric and Anne Turppa, applicants and property owners at 1010 Christina Street who seek to build a new detached garage which is not subordinate in area to the principal structure of a parcel within a Low Density Residential District (R1). (Ald. B. Johnson, District 9).

The Board may convene in closed session pursuant to Section 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any quasi-judicial or quasi-judicial trial or hearing before that governmental body. The Committee will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

BACKGROUND

Eric and Anne Turppa, applicants, are seeking a variance to allow for a new detached garage building which is not subordinate in area to the principal structure of a parcel within a Low Density Residential District (R1).

The applicant is seeking to deviate from one section of the Green Bay Zoning Code. Sec. 44-588(3).
The accessory use or structure shall be subordinate in area, extent, and purpose to the principal use or structure served.

The Turppas are seeking to replace their existing detached garage and place a new garage at the residence. The existing home has an approximate footprint of 600 square feet. It is a two-story home on a parcel which is 5500 square feet. The applicants are seeking to create a 24 by 30 foot detached accessory garage which is approximately 120 square feet larger than the footprint of the primary building. The applicants seek to place the garage in a similar area as the existing garage. The parcel is 110 feet deep and the applicants seek to place the garage approximately 68 feet past the right of way. Besides the requested variance to exceed the footprint of the existing 600 square foot house, the site plan layout meets bulk requirements for the parcel.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 23-23 Application
2. 23-23 Aerial
3. 23-23 Aerial Neighborhood
4. 23-23 Street View 1010 Christiana
5. 23-23 Site Plan Garage Information



ZONING BOARD OF APPEALS VARIANCE APPLICATION

Application Deadline: First Tuesday of the Month at 12:00 Noon.

DATE: 8/9/2023	PROJECT #: 113555	APPEAL #: 23-23
APPLICANT INFORMATION:		
Name: Eric and Anne Turppa		
Business Name:		
Address: 1010 Christiana St.		
City, State, Zip: Green Bay, WI 54303		
Phone: 920-366-4629		
Email: turboeast4@gmail.com		
PROPERTY OWNER INFORMATION (if different from above):		
Name: SAME AS ABOVE		
Business Name:		
Address:		
City, State, Zip:		
Phone:		
Email:		
HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF? ☒ YES ☐ NO		
If you checked "NO", do not proceed. You must contact a member of the Planning staff to review your site, identify issues with the Zoning Code, and seek potential alternatives. Upon denial of a site plan, a formal variance submission may proceed.		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 1010 Christiana St.		
Tax Parcel Number(s): 3-894		
Describe the Variance Request: We are Looking to build a New garage with dimensions of 24'x30'. Our application for a building permit was denied due to the footprint of the garage being larger than the footprint of our home. We are requesting a variance to keep the original request for a 24'x30' due to limited space within our home for storage. The extra 6' would allow for the stairs to be built in the rear of the garage and to still allow adequate room for vehicles and yard equipment. The garage would have a room in Attic for other house hold storage items. The stairs would be more adaptable rather than climbing a latter to		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).

Sec. 44-588(B) the ~~accessory~~ use or structure ~~should~~ ^{shall} be subordinate in area extent and purpose to the principal use or structure served.

THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:

Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain Yes

The Lot is small at 5400 sq ft. home was built in 1936 and has only a 600 sq ft. foot print (1152 2 story) In modern day a single stall garage with ~~not~~ ^{not} afford enough area for vehicles and yard equip. in addition to any other household items.

Would granting the variance be contrary to the public interest? Explain. NO

the request is beyond the regulation of ~~municipal~~ ^{municipal} codes. The building would be in the rear from the main occupied building and would not pose a visual disturbance. My neighbors on both sides 1014 + 1006 are the exact same housing design but have garages that are 26' x 26' that have not been disruptive to the community or myself as a neighbor

Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?

To build a garage with a smaller foot print would not allow for a stairway to be built. Smaller building plans only allow for a Ladder to be provided for the room in Attic storage. The Ladder is (in my opinion) Less safe. The burden would be that the main house with approx. 1176 square feet doesn't allow for much storage. To be allowed the request of building a 24' x 30' garage would allow us to use the room in attic for additional storage

I HEREBY CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE VARIANCE PROCEDURE AND FAILURE TO COMPLY WITH CITY REQUIREMENTS WILL RESULT IN THIS APPLICATION BEING WITHHELD FROM CONSIDERATION BY THE ZONING BOARD OF APPEALS.

Anne M Turppa

Signature of the Property Owner

Signature of Applicant (working as "Agent" for owner)

ANNE M Turppa

Print Name

Print Name

8/9/2023

Date

Date

OFFICE USE ONLY:	Parcel #:	Residential \$125 ☒ Commercial \$250 ☐
District: 1 Zoning: R4	Meeting Date: 8/21/23	Receipt #: 39437187
Submittal Date: 8/9/23	Staff Signature: <i>[Signature]</i>	

KEVIN H
THYRION

TRULE INVESTMENTS 4 LLC

DAVID D
BAUMGART

MICHAEL J
PUFAHL

ERICT
ANNE M
TURPPA

ROGER D
KARENA
PAULSEN

REBECCA M
VANDALEN

50'

56'

50'

125'

50'

50'

3-893

5,470 SF

10

3-895

5,470 SF

50'

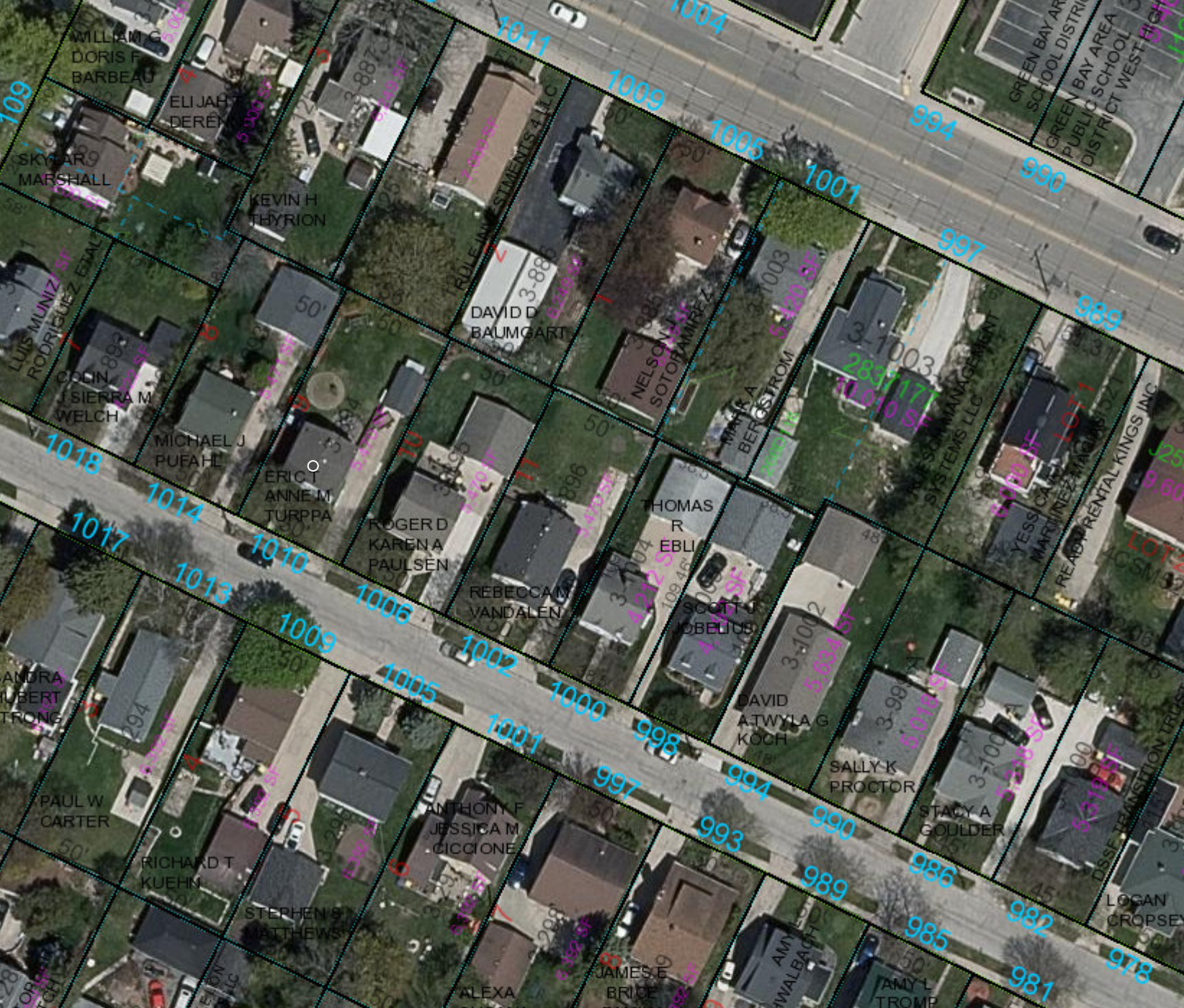
50'

1010

1006

13

100

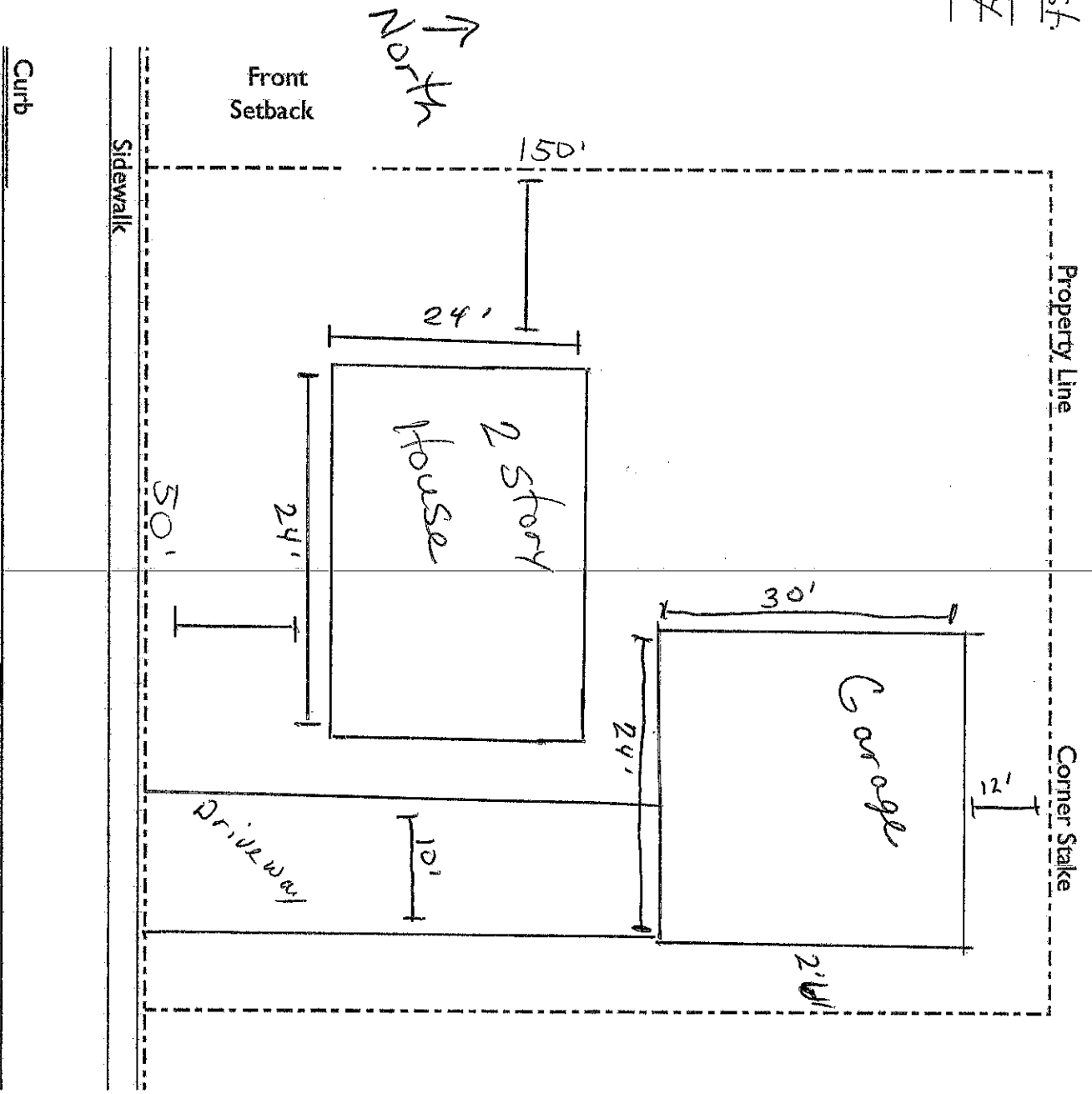




SITE PLAN

Address: 1010 Christiana St.
 Parcel No: 3-894
 Subdivision: Northwest Realty
 Lot No.: 9

- ☐ Lot Size and Dimensions
- ☐ Building(s) Location
- ☐ Size
- ☐ Number of Stories
- ☐ Use
- ☐ Setbacks from Property Lines



Christiana St.



Date: 7/12/2023 - 3:15 PM

Design ID: 329458443112

Estimate ID: 30497

Estimated Price: \$16,322.16

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MEYARDS

Design & Buy™

GARAGE

How to recall and purchase your design at home:



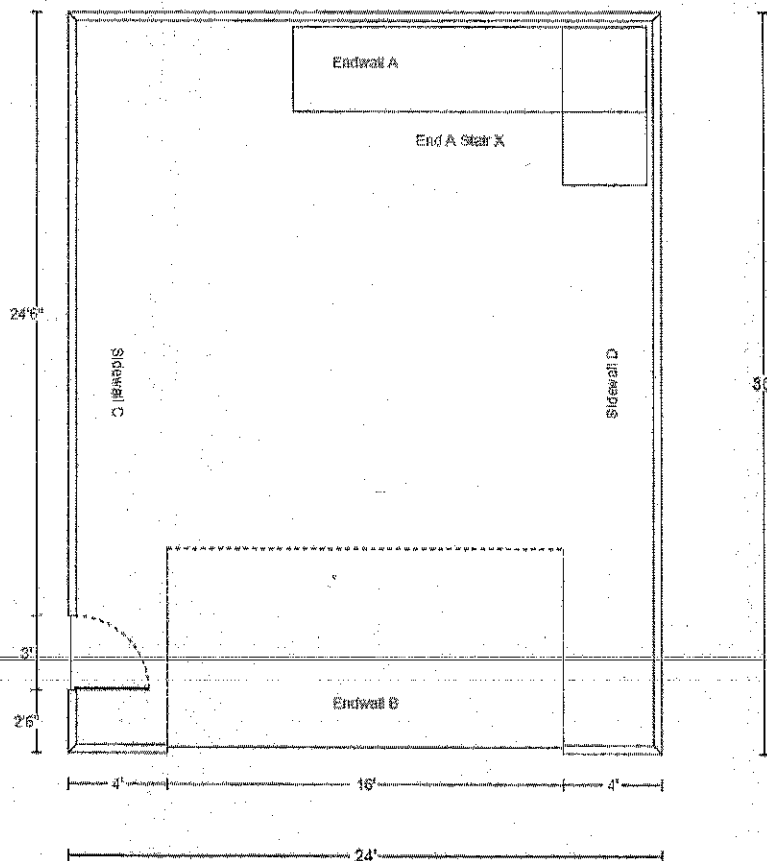
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 329458443112
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 329458443112 at the Design-It Center Kiosk In the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



Date: 7/12/2023 - 3:15 PM

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MENARDS

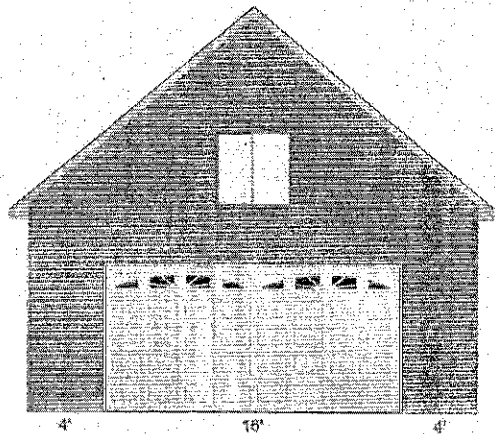
Design & Buy™

GARAGE

Dimensions

Wall Configurations

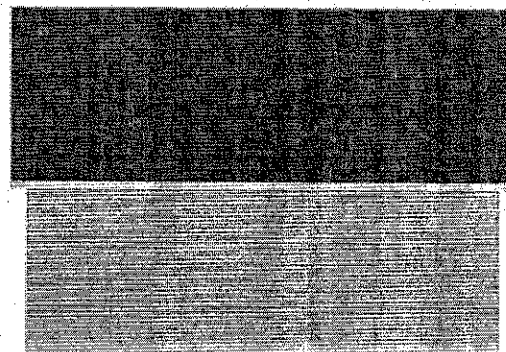
*Some items like wainscot, gutter, gable accents, are not displayed if selected.



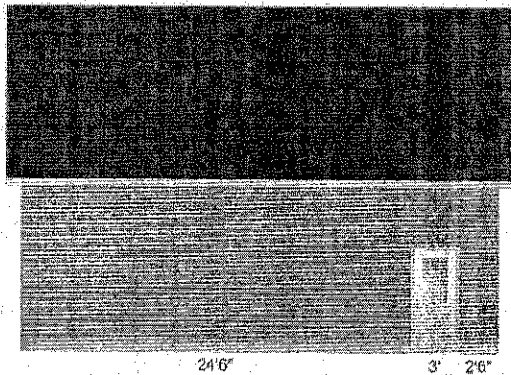
ENDWALL B

Ideal Door®; Traditional 16' x 8' White Insulated with Windows (R-Value 6.5)

48"W x 48"H JELD-WEN®; Vinyl Slider

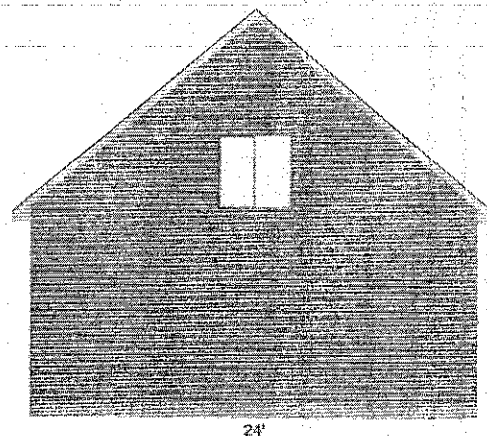


SIDEWALL D



SIDEWALL C

Mastercraft®; 36W x 80H Prlmed Steel Internal 9-Lite



ENDWALL A

48"W x 48"H JELD-WEN®; Vinyl Slider

For other design systems search "Design & Buy" on Menards.com

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MENARDS

Design & Buy™

GARAGE

Materials

Building Info

Building Location Zip Code:	54303
Building Width:	24'
Building Length:	30'
Building Height:	10'
Curb:	Poured Curb
Curb Height:	8"
Foundation Type:	Poured
Wall Framing Stud:	2 x 4
Roof Framing:	Truss Construction
Truss Type:	Gable Room in attic
Roof Pitch:	10/12 Pitch
Room Size:	7'6" x 13'10"
Floor:	3/4 x 4 x 8 Tongue-and-Groove OSB Sturd-I-Floor
Eave Overhang:	12"
Gable Overhang:	12"
Room In Attic Access Option:	Stairs End A
Stair Design Location:	End A Stair X
Stairs:	Dakota™ 1-1/8" x 11-1/4" Ready-to-Finish Particleboard Stair Treads
Custom Garage Plan:	Yes I need a custom building plan

Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	ABTCO® Cedar Creek™ Double 4, Color: Gray
Vinyl Corner Trim Color:	Gray
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT® 9'x75'House Wrap
Gable Vents:	None

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GARAGE

Roof Info

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Driftwood
Roof Underlayment:	#15 Felt Roofing Underlayment 3' x 144' (432 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq.ft)
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia, Color: White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type:	Aluminum
Gutter:	Spectra Metals 5" x 10' K-Style Aluminum Gutter, Color: White
Ridge Vent:	Owens Corning® VentSure® 11-1/4" x 20' Shingle Over Ridge Vent
Roof Vents:	None

Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel Internal 9-Lite
Overhead Door:	Ideal Door® Traditional 16' x 8' White Insulated with Windows (R-Value 6.5)
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Windows:	48"W x 48"H JELD-WEN® Vinyl Slider
Windows:	48"W x 48"H JELD-WEN® Vinyl Slider

Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None
Attic Area Insulation:	None
Attic Area Interior Finishing:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	None
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Roof Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count

For other design systems search "Design & Buy" on Menards.com

Date: 7/12/2023 - 3:15 PM

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Estimate ID: 30497

Estimated Price: \$16,322.16

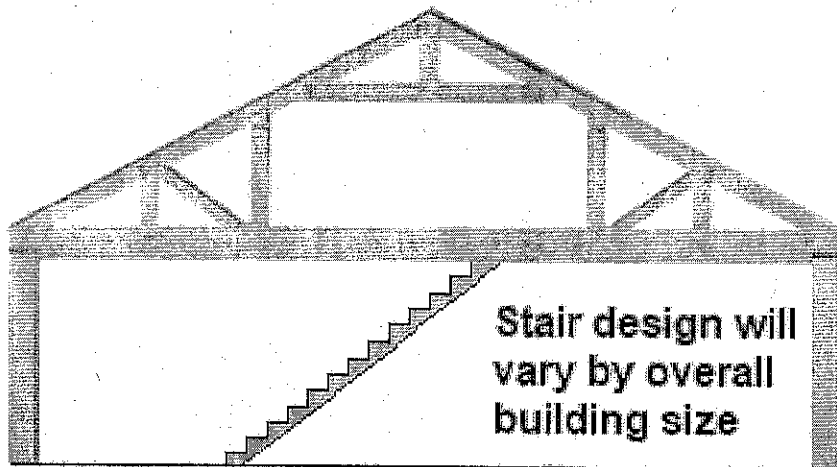
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MENARDS®

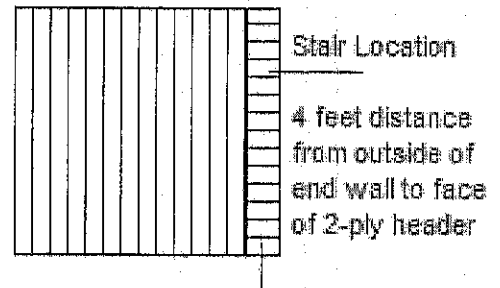
Design & Buy™ GARAGE

Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- **Gable RIA Trusses** are designed with increased loading in the room area only.
- Larger Room-in-Attic trusses may be built in 2 parts and are assembled on site.
- Regular trusses are estimated as end trusses, stud and framing material is included to frame the wall area. This allows for easier framing of openings.



Top view/Truss layout
trusses 2 feet on center



Handframe at 2 foot on center at stair opening from end to girder truss

Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates provided can be changed to meet your needs.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

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Estimate ID: 30497

Estimated Price: \$16,322.16

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

MEVARCS

Design & Buy™

GARAGE

JOB	TRUSS	TRUSS TYPE	Qty	Ply	STEVE GREENE
QTREC0342880	GA1	ATTIC	8	1	
Job Reference (optional)					
MIDWEST MANUFACTURING, EAU CLAIRE, WI 54703					

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ID:OJT20K_GawfPEuMUhFsKX0yOch0-dtlNRQRb4Y3WL_oG01tzFid3p2B32GWNatFFzRyHba

-1-0-0-0-0-0 3-1-1 5-10-4 9-7-12 12-0-0 14-4-4 18-1-12 20-10-15 24-0-0 25-0-0
 -0-0 3-1-1 2-9-3 3-9-8 2-4-4 2-4-4 3-9-8 2-9-3 3-1-1 1-0-0
 5x10 =

Scale = 1/88.1

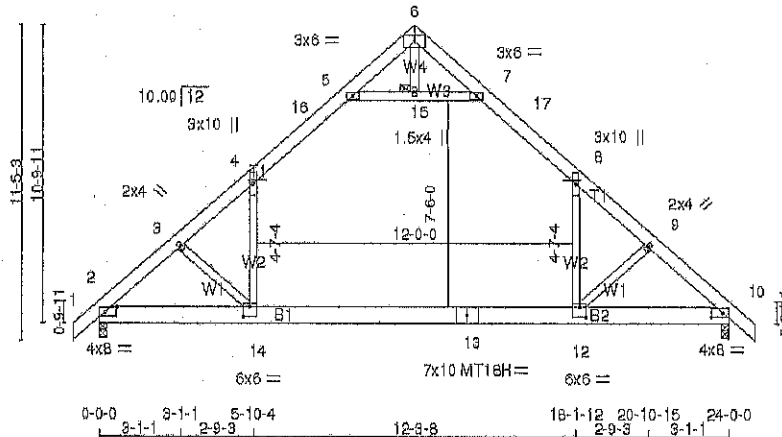


Plate Offsets (X,Y): [2:0-5-3,0-2-0], [10:0-5-3,0-2-0], [12:0-2-12,0-4-8], [14:0-2-12,0-4-8]									
LOADING (psf)	SPACING	CSI	DEFL	In (loc)	I/defl	L/d	PLATES	GRIP	
TCLL (roof) 35.0	Plates Increase 2-0-0	TC 0.79	VerI(LL)	-0.56 12-14	>510	240	MT20	197/144	
Snow (Ps/Pg) 32.2/50.0	Lumber Increase 1.15	BC 0.47	VerI(TL)	-0.84 12-14	>337	180	MT18H	244/190	
TCDL 10.0	Rep Stress Incr YES	WB 0.54	Horz(TL)	0.03 10	n/a	n/a			
BCLL 0.0 *	Code IRC2009/TPI2007	(Matrx)	Attic	-0.28 12-14	526	380			
BCDL 10.0									Weight: 162 lb FT = 0

LUMBER

TOP CHORD 2x6 SPF 2100F 1.8E
 BOT CHORD 2x8 SYP 2400F 2.0E
 WEBS 2x4 SPF Stud

BRACING

TOP CHORD
 BOT CHORD
 JOINTS

Structural wood sheathing directly applied or 3-10-14 oc purlins.
 Rigid ceiling directly applied or 10-0-0 oc bracing.
 1 Brace at Jt(s): 15

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=1938/0-3-8 (min. 0-1-11), 10=1938/0-3-8 (min. 0-1-11)

Max Horz 2=239(LC 8)
 Max Uplift 2=29(LC 9), 10=29(LC 10)
 Max Grav 2=2011(LC 2), 10=2011(LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 2-3=2805/6, 3-4=2550/11, 4-16=1600/103, 5-16=1400/119, 5-6=0/541,
 6-7=0/541, 7-17=1400/119, 8-17=1600/103, 8-9=2550/11, 9-10=2805/8
 BOT CHORD 2-14=0/2025, 13-14=0/1571, 12-13=0/1571, 10-12=0/2025
 WEBS 5-15=2255/135, 7-15=2255/135, 4-14=0/1248, 8-12=0/1248, 3-14=647/116,
 9-12=647/117

JOINT STRESS INDEX

2 = 0.68, 3 = 0.38, 4 = 0.40, 5 = 0.80, 6 = 0.81, 7 = 0.80, 8 = 0.40, 9 = 0.38, 10 = 0.68, 12 = 0.75, 13 = 0.76, 14 = 0.75 and 15 = 0.51

NOTES (14)

1) Unbalanced roof live loads have been considered for this design.
 2) Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; and vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60

Continued on page 2



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

August 21, 2023

PREPARED BY

AGENDA ITEM # F.I

The date of the next meeting: September 18, 2023.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None