

AGENDA

October 7, 2024

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of August 5, 2024

Cases

CASE NO. 2024-198

William and Andrea Mulvey, the homeowners at 7900 Rollingknolls Drive, are requesting a variance to Village Code Section 154.14 (A)(2) to permit an 864 square foot garden surrounded by a black wire panel fence, 6-8 feet in height, supported by a wooden frame. The requested garden location would be in the front yard, 8 feet from the west front property lot line.

CASE NO. 2024-199

Roy and Ann Bernard, the homeowners at 3126 North Farmcrest Drive, are requesting a variance to Zoning Code Section 154.12 A (4) to construct a 256 square foot shed in their rear yard. Amberley zoning code only permits sheds to be 200 square feet or smaller.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
MONDAY, AUGUST 5, 2024**

Chairperson Richard Bardach called to order the meeting of the Amberley Village Board of Zoning Appeals/Planning Commission at the Amberley Village Municipal Building in Council Chambers on Monday, August 5, 2024, at 7:00 p.m.

Chairperson Bardach welcomed everyone to the meeting and led those in attendance in the Pledge of Allegiance.

Roll was taken as follows:

PRESENT:

Rich Bardach
Nimet Jeruzalmi
Craig Cappozzo
Scott Rubenstein
Rick Lauer

ALSO PRESENT:

Scot Lahrmer, Village Manager
Chris Fritsch, Zoning Administrator
Andrew Kaake, Village Solicitor
Carolyn Wallis, Acting Clerk

Chairperson Bardach asked if there were any corrections to the minutes of the June 3, 2024, meeting. There being none, the minutes were accepted as submitted.

Before the case was introduced, Mr. Bardach recused himself due to his proximity to the property and prior interactions with the property owner.

CASE NO. 2024-148

Mr. Fritsch introduced the case, explaining that property owner Jim Demetrion of 7411 Willowbrook Lane requested two variances from Zoning Code Section 154.12 and one variance from Section 154.51. The variances would allow the construction of a 1,176 square foot detached garage with a height of 23.4 feet. The garage doors would face Willowbrook Lane. The current Village Code allows detached garages to have a maximum floor area of 800 square feet and a maximum height of 16 feet, with no primary access garage doors facing the street.

Mamoun Bayyari, speaking on behalf of his father-in-law and property owner, Mr. Demetrion, provided additional details for the variance request. He explained that an oversized garage was needed to park large SUVs and provide additional storage. The existing structure used for storage cannot be considered a garage due to extensive ductwork from a previous HVAC fix. The garage doors need to face the street to allow for vehicle turning space. Changing the structure's orientation would require significant excavation, a new driveway, and the removal of several trees, greatly increasing the project's cost.

Mr. Bayyari stated that an existing shed would be removed, and items currently stored there and in the current structure would be moved to the second floor of the new structure if approved. He also mentioned that the new structure would match the residence's design and materials and would improve the property's appearance by reducing the number of vehicles parked in front of the house. He added that another reason for the garage was because of multiple car thefts in 2016 and 2017.

John Mulvey, representing Ms. Mazal Rosenblatt of 2508 Oakridge Drive, opposed the project, citing concerns about the view from Ms. Rosenblatt's home and the size of the structure. Ms. Rosenblatt was also concerned about a potential fire hazard, as a neighbor had experienced a garage fire in the past.

Ms. Rosenblatt expressed discomfort with the proposed structure's proximity to her bedroom window, which, according to Mr. Fritsch, would be 130 feet away.

Susan Rissover of 7417 Willowbrook Lane also opposed the variances, arguing that approving front-facing garage doors would set a difficult precedent. She noted that past variances were granted due to unique lot topography. Ms. Rissover was also concerned about stormwater runoff and felt that recent property modifications should have been managed differently. She emphasized that cost and lack of storage are not considered hardships for variances.

Mr. Lauer inquired about the aesthetics of an oversized garage versus multiple vehicles parked in front of the residence. Ms. Rissover noted that the parked cars were less intrusive as there had been no community objections to them.

The Board discussed the case. Mr. Rubenstein acknowledged that exceptions in similar situations were often due to land topography and corner lots. Ms. Jeruzalmi expressed concern that the project resembled a house behind another house and suggested residents could park behind their home. She also mentioned a past group's efforts to keep Amberley Village a rural area, and worried the variances could change the Village's character. Mr. Fritsch noted that lighting and landscaping were not included in the plans. The discussion continued, focusing on the garage doors facing the street and the large size of the new garage. As the discussion ended, Mr. Lauer offered a compromise and a motion.

Mr. Lauer motioned to approve the variance request for Zoning Code Section 154.12(A)7 (doors facing the street) and to deny the variance request for Section 154.12(A)4 (square footage) and 154.51(A)2 (building height). Mr. Rubenstein seconded the motion. The motion passed with three in favor, one opposed, and one abstention.

NEW BUSINESS

There being no further business, the meeting was adjourned at 7:51 p.m.

Carolyn Wallis, Acting Clerk

Rick Lauer, Acting Chairperson



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: October 7, 2024 at 7:00 PM

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals on Monday, October 7, 2024, at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following items:

William and Andrea Mulvey, the homeowners at 7900 Rollingknolls Drive, are requesting a variance to Village Code Section 154.14 (A)(2) to permit an 864 square foot garden surrounded by a black wire panel fence, 6-8 feet in height, supported by a wooden frame. The requested garden location would be in the front yard, 8 feet from the west front property lot line.

If you are interested in reviewing the applications, you may do so by email request to the Village Clerk at tpreasoner@amberleyvillage.org, or you may attend the Monday, October 7, 2024, Commission/Board of Zoning Appeals public meeting in person. If you have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: *William and Andrea Mulvey, 7900 Rollingknolls Drive*
Edward and Roanete Naamani, 7895 Rollingknolls Drive
Stephanos and Panayiota Marinakis, 7915 Rollingknolls Drive
Marshall and Laura Zanotti, 7920 Rollingknolls Drive
Christine Aronoff, 7895 Willowridge Lane
William and Marie Brinkman, 3135 Legacy Trace
Prashant and Deepa Nayak, 3155 Legacy Trace
Jonas Boymel, 3175 Legacy Trace
Ernesto and Renee Levy, 3195 Legacy Trace



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

Amberley Village Planning Commission Staff Report

October 7, 2024

Subject:

7900 Rollingknolls Drive

Variance:

Size of garden and height of garden fence in the front yard.

Item: Case#2024-198

Variance Request: William and Andrea Mulvey, the homeowners at 7900 Rollingknolls Drive, are requesting a variance to Village Code Section 154.14 (A)(2) to permit an 864 square foot garden surrounded by a black wire panel fence, 6-8 feet in height, supported by a wooden frame. The requested garden location would be in the front yard, 8 feet from the west front property lot line.

Zoning Code Review:

§ 154.14 FENCES, WALLS, AND HEDGES.

(A) Notwithstanding other provisions of this Zoning Code, fences and walls not exceeding four and a half feet in height may be permitted in any required side or rear yard, provided that no fence or wall shall be permitted in any part of a front yard. Hedges along or directly adjacent to a public right of way may be permitted, provided that they are not over two-and-a-half feet in height. Hedges not along or adjacent to a public right-of-way may be permitted and are not subject to the two-and-a-half foot height restriction. All hedges shall be trimmed and maintained to present a neat and orderly appearance consistent with village standards.

(1) Residential fences constructed in Amberley Village may not be constructed with the following material: barbed wire, farm, chain link, razor wire, or non-vinyl coated chain link. Fences constructed with a finished side must have the finished side facing adjacent properties. All fences must be properly aligned so as to make a straight line.

(2) Vegetable and fruit garden fences are permitted in order to protect vegetation from wildlife. The fence may not exceed six feet in height and must be constructed of see-through fencing material green or black in color. The enclosed space may not exceed more than 400 square feet and be used strictly for agricultural purposes.

Variance Review: William and Andrea Mulvey, the homeowners at 7900 Rollingknolls Drive, are requesting a variance to Village Code Section 154.14 (A)(2) to permit an 864 square foot garden surrounded by a black wire panel fence, 6–8 feet in height, supported by a wooden frame. The requested garden location would be in the front yard, 8 feet from the west front property lot line.

Mr. and Mrs. Mulvey's property is zoned Residence A. Village Code Section 154.14 (A)(2) states no fenced-in garden area may exceed 400 square feet, exceed 6 feet tall fence and may not be permitted in the front yard.

The proposed 6-8' tall fence will be constructed from wire and black in color with wooden posts. The letter to the Board states that the Mulvey family desire is to grow as much food of their own as possible. The 864 square-foot garden space must be enclosed to protect the fruit and leafy vegetation from Amberley's abundant wildlife.

Therefore, the variance is required for the enclosed garden to remain in its current location as submitted.

Project Recommendations: This project is to be considered on its merits.

September 16, 2024

**Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237**

BY EMAIL

Attn: cfritsch@amberleyvillage.org

RE: Zoning Project Approval

- ☐ Zoning Approval
- ☒ Zoning Variance
- ☐ Property Zoning Change
- ☐ Other

Dear Mr. Lahrmer:

I hereby request approval for:

- A variance, as applicable or necessary, for our existing garden enclosure, to be modified as proposed in the letter accompanying this application.
- A variance, as applicable or necessary, to install a natural screen (vegetation) adjacent to our front property line, beginning approximately 70-feet from the public right of way, and continuing approximately 100 feet toward the southwest corner of the lot, to provide privacy and visual separation between our lot, and the adjacent lot at 7895 Rollingknolls Drive.

The proposed project is at the following address:

7900 Rollingknolls Drive

I certify the attached plat and measurements are accurate.

Sincerely,

William C. Mulvey
wm.mulvey@gmail.com
917-776-7877

Andrea Dylewski & William Mulvey
7900 Rollingknolls Drive
Amberley Village, OH 45237

September 16, 2024

Amberley Village BZA
7149 Ridge Road
Amberley Village, OH 45237

BY EMAIL

Ladies and Gentlemen:

We are writing this letter to accompany our application for a zoning variance regarding a garden enclosure we installed in April 2023, without a full awareness of the Amberley Code requirements on the placement and construction of fencing to protect vegetation from wildlife.

We have summarized below why we selected the current site for our garden, a description of the current structure, and our proposed modifications in seeking your approval of a variance. Attached to this letter are exhibits indicating the relevant property lines and distances, and photography of the enclosure as currently constructed.

We moved to Amberley village in the summer of 2020, and planted a small garden in the side yard on the north side of our lot. The following summer, we expanded the garden into an adjacent area in the back yard, but were met with limited success given the shading our back yard receives from both our house and surrounding mature trees.

In the summer of 2022, we relocated the garden to the area in the front of our lot that is south of the public right of way and our driveway. When we moved into our house, most of this portion of the lot had been "left to nature" for quite some time and was overgrown to the point of inaccessibility. We had the area cleared, regraded, and planted with grass within a few months of arriving. We noticed subsequently that the direct sunlight, the "off-to-the-side" placement, and the mature Hemlock tree obscuring the area made for an attractive gardening spot that was not conspicuous from the street.

In 2022, our garden was planted in six raised beds. Temporary fencing was installed around the perimeter for wildlife protection, constructed of seven-foot garden stakes and plastic netting. Given the success we had in this location, we planned to expand the garden the following year, including building a more permanent and, we hoped, attractive installation with room to grow in subsequent years.

With the initial construction in 2023 and modifications earlier this year, the garden currently has eight raised beds totaling about 200 square feet, with an installed drip irrigation system. The enclosure is approximately 36-feet by 24-feet, with the fencing approximately 6.5-feet high on the side adjacent to the front lot line, and 8-feet high on the opposite side, as we graded only the

enclosed garden area and maintained a level topline for the fencing. The enclosure is constructed of pressure-treated lumber stained green-gray to diminish visibility, with bottom, middle, and top rails supporting black wire panels of 4" x 2" mesh.

At the time we installed the enclosure, we intended to also plant a natural screen between the enclosure and our front property line, extending to the southwestern corner of our lot, to provide more privacy and visual separation from the driveway and garage of our neighbors at 7895 Rollingknolls. We paused doing so, however, upon the suggestion from our neighbors that the boundary between our two lots was significantly different from our understanding and public map data. We were also unaware that a variance from Amberley Code limitations may be required to plant such a visual screen, and, accordingly, are seeking such a variance in our application.

In early Spring 2024, as we planned our gardening for the summer, we intended to make several modifications and, from our perspective, aesthetic improvements to the structure:

1. Removal of the top rail of the enclosure, reducing its overall visibility.
2. Replacement of the top foot of the black wire mesh with black, plastic-coated steel cable, further reducing the contrast of the fencing at eye level.
3. Replacement of the enclosure's two doors with less visually conspicuous alternatives.

With notice that the size, height, and placement of our garden was out of compliance with Code provisions, we paused further modifications pending this process. With approval from the BZA, however, we would proceed with those modifications, or such other modifications or conditions that the Board believes are needed to provide for a variance.

Very truly yours,

Bill Mulvey & Andrea Dylewski

7900 Rollingknolls
Garden Enclosure Variance Application
Exhibits

2020



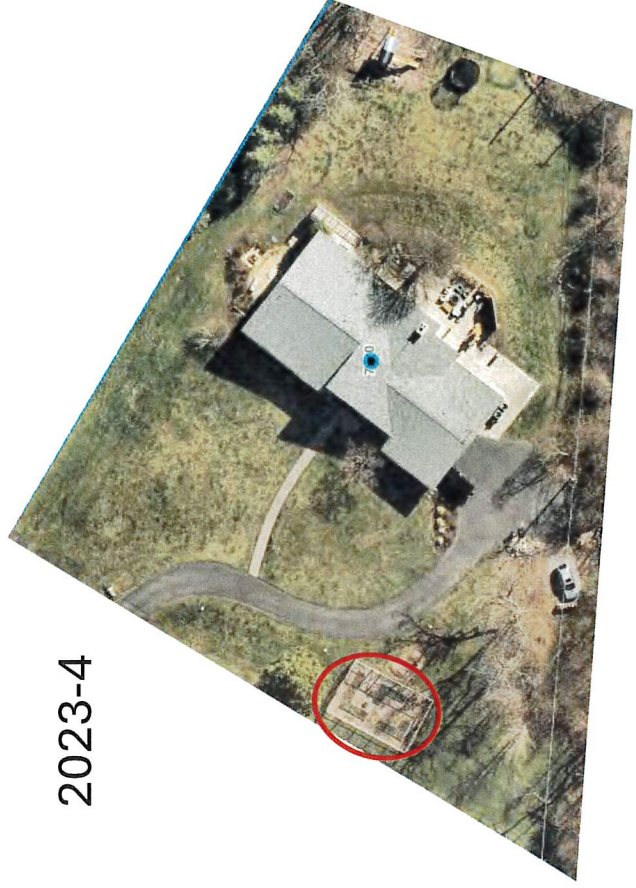
2021



2022



2023-4



7900 Rollingknolls Garden Placement



Approximately 70 feet from
right-of-way to enclosure

7900 Rollingknolls Garden Enclosure – Placement with lot line overlay



7900 Rollingknolls Garden Enclosure detail



7900 Rollingknolls Garden Enclosure – View from Street



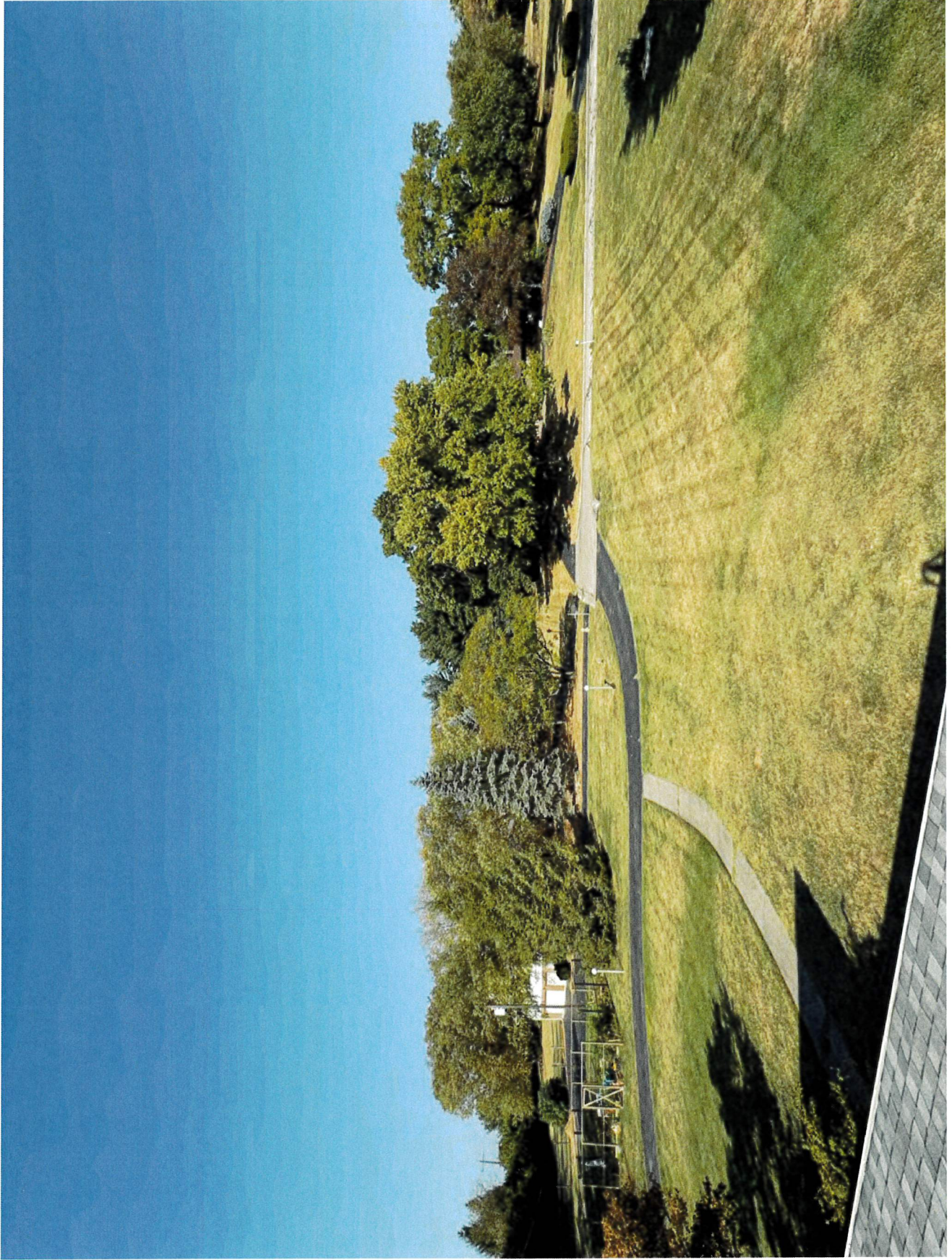
7900 Rollingknolls Garden Enclosure – View from across Street



7900 Rollingknolls Garden Enclosure – View from side yard



7900 Rollingknolls Garden Enclosure – View from front patio



7900 Rollingknolls Garden Enclosure – Birds Eye

Mr. Schreuer,

Attached is the
printed copy of the
email we sent to you
on August 29th. We
have included four
photographs of the
"garden" adjacent to
our property. As you
can see, it looks more
like a working farm
backyard with
equipment, bags of
fertilizer, and empty
pots. This is our
daily view and the reason

we ask for the
variance to be
denied.

Please confirm receipt.

Thank you,

Edward Goldworts +
Rosette Adamo

An issue before the Amberley Village Zoning Board of Appeals

1 message

Edward Goldman <edwgold@gmail.com>

Thu, Aug 29, 2024 at 10:22 PM

To: rbardach@amberleyvillage.org, slahrmer@amberleyvillage.org

Bcc: Edward Goldman <edwgold@gmail.com>

Dear Mr. Bardach,

We have met before at the previous Gerson home in the Village, but today we are writing to you in your capacity as Chair of the Zoning Board of Appeals. The issue we are addressing by means of this letter is scheduled to come before the Board at your October 7th meeting. Initially, we had been told that it would be addressed in August and then in September, when we could be in town. For whatever reason, which was not explained to us, neither month was possible. On Friday, August 23rd, we found a voice mail message from Chris Fritsch informing us that the issue would be presented at the October meeting of the Zoning Board of Appeals. Mr. Fritsch already knew that we could not be present in October. In his voice mail, he offered us the options of phoning in during the meeting or hiring an attorney to represent our interests. Scott Lahrmer, with whom Edward spoke on August 26, added the option of writing a letter to present our concerns. Hence, this email letter.

We cannot be present on October 7th. This date is between Rosh Hashanah and Yom Kippur. Edward is a rabbi and will be serving a congregation outside of the United States. We both will be away until the following week. The date is also the one year anniversary of the still raging attack on Israel and the war in Gaza and Lebanon. Even if we were in town, likely we would need to be in attendance at a memorial service. In November, we will be giving respite care for family members in another state but could phone in to the meeting.

The concerns we have are as follows: We returned to Cincinnati from a trip in late April of 2023 to find a large wooden frame with chicken wire walls built to surround a rather large vegetable garden which had been constructed, according to the owners, on their property, but actually has one long wall which is directly on our property line (according to the site map given to us by the previous owners and builders of our home). We were stunned and dismayed that we had not even been given a courtesy call to inform us of the plans to build this structure. The problems with it are fourfold:

---A wall of this garden structure sits right on our property line whereas we are told that Amberley specifies that there should be a set back of 5 feet. Certainly, there is no setback.

---The walls of this structure are higher than what Amberley permits.

---It is an eyesore to us and not particularly well maintained. For the owners of this garden, it is in their sideyard, on the other side of their driveway. It is a far distance from their house and not easily visible from their home. For us, this walled garden structure sits directly in our sightline from every bedroom window. When Edward approached one of the owners in 2023, she acknowledged how problematic the structure could be for us and told us of plans to put greenery around our side of the long chicken wire wall that, over time, would grow in order to help conceal it. Our concern with this idea is that because this structure is on the property line, the neighbors would actually be planting this proposed shield of greenery on our property. To date, there has been no further offer nor attempt to initiate that plan.

---We have been residents of Amberley Village for nearly 50 years and have lived in this house for nearly 40 years, always with good relations with our neighbors. We highly value living here. Nonetheless, we know that eventually we will have to move from our home as we are aging. We have consulted with real estate agents who are concerned that this could devalue our home because this garden is so large and so close to our property. It is not a decorative flower garden which could enhance the beauty of the neighborhood.

We are petitioning the Amberley Village Board of Appeals that variances to allow this structure to remain in this location not be granted. The homeowners have a very large property and they could have positioned this vegetable garden elsewhere on their acreage, not adjacent to our home. Had they informed us of their plans ahead of time, we might together have arrived at a more suitable site for their vegetable garden.

Thank you for your consideration,

Roanete Naamani and Edward Goldman











7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: October 7, 2024 at 7:00 PM

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals on Monday, October 7, 2024, at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road.

The public meeting will be held to review the following items: Roy and Ann Bernard, the homeowners at 3126 North Farmcrest Drive, are requesting a variance to Zoning Code Section 154.12 A (4) to construct a 256 square foot shed in their rear yard. Amberley zoning code only permits sheds to be 200 square feet or smaller.

If you are interested in reviewing the applications, you may do so by email request to the Village Clerk at tpreisoner@amberleyvillage.org, or you may attend the Monday, October 7, 2024, Commission/Board of Zoning Appeals public meeting in person. If you have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: *Margo Heydt 3135 North Farmcrest Drive, 45213*
Sarah Steenblock 3119 North Farmcrest Drive, 45213
Shai and Claire Birmaher 3127 North Farmcrest Drive
Scott and Sarah Gurney 3132 North Farmcrest Drive, 45213
James and Gail Zimmer 3118 North Farmcrest Drive, 45213



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

Amberley Village Planning Commission Staff Report

October 7, 2024

Subject:

Roy and Ann Bernard, the homeowners at 3126 North Farmcrest Drive, are requesting a variance to Zoning Code Section 154.12 A (4) to construct a 256 square foot shed in their rear yard. Amberley zoning code only permits sheds to be 200 square feet or smaller.

Variance:

The construction of a shed over 200 square feet.

Item: Case#2024-199

Variance Request: Roy and Ann Bernard, the homeowners at 3126 North Farmcrest Drive, are requesting a variance to Zoning Code Section 154.12 A (4) to construct a 256 square foot shed in their rear yard. Amberley zoning code only permits sheds to be 200 square feet or smaller.

Zoning Code Review:

§ 154.12 ACCESSORY STRUCTURES.

(A) An accessory structure is permitted in a residential district if it meets the following restrictions:

- (1) No accessory structure shall be erected in a front yard.
- (2) No accessory structure shall be erected in any side yard within a distance from the near side lot line less than the least width of the side yard required for the principal building.
- (3) Accessory structures may be built in a rear yard not nearer to a rear or side lot than the side yard requirement for the principal structure.
- (4) Except as otherwise provided in the zoning code, individual enclosed accessory structures that are not open to the sky, either wholly or partially, such as sheds, garages, garden buildings, and pool houses, shall not cover a total of more than 200 square feet of floor area. Floor area means the area of the ground floor of the structure that creates a footprint of the structure on the property. A detached garage shall not cover more than 800 square feet, or more than 50% of the floor area of the principal structure, whichever is less. A detached garage is an enclosed accessory structure used for storage, including but not limited to the parking or storage of vehicles, that is not connected to the principal structure by means of an above ground structure, material, or equipment. No combination of accessory structures, whether enclosed or open to the sky, shall have an aggregate floor area greater than 50% of the principal structure, or greater than 50% of the required rear yard, whichever is less.

Variance Review: Roy and Ann Bernard, the homeowners at 3126 North Farmcrest Drive, are requesting a variance to Zoning Code Section 154.12 A (4) to construct a 256 square foot shed in their rear yard. Amberley zoning code only permits sheds to be 200 square feet or smaller.

Mr. and Mrs. Bernard's property is zoned Residence A. Village Code Section 154.12 (A) (4) states no accessory structure shall not cover more than 200 square feet. The proposed shed would be 16'x16" and constructed of wood with a Golden Cedar 3 tab shingle. The shed will be painted a brick dust color with

white trim and located in the rear yard, 20' from the rear property line and 20' from the east property line.

The resident states that the shed is needed for additional storage of garage and lawn care items. The homeowners' garage will then be available for the property owners' vehicles to park inside.

Therefore, the variance is required for the shed to be constructed in the rear yard.

Project Recommendations: This project is to be considered upon its merits.

September 10, 2024

Amberley Village
Zoning Administrator
Chris Fritsch
7149 Ridge Road
Cincinnati, Ohio 45237

Mr. Fritsch:

We are residents of Amberley Village residing at 3126 North Farmcrest Drive. We are requesting permission from the zoning committee to build a Shed in the rear of our property. The Shed will not be visible from the street and will be located in the North East corner at the bottom rear of our yard. The Shed will be 16' x 16' in dimension. The aforementioned data and building information will be forwarded to you in the next few days.

Property Owners:


Roy Bernard


Ann C. James

The proposed project is at the following address:

I certify the attached plat and measurements are accurate.

Sincerely,

Roy BERNARD

Homeowner's Printed Name

Roy Bernard

Homeowner's Signature

rbacj9@att.net, r.bernard

Homeowner's Email Address

513 631-4453

Homeowner's Phone Number

TUFF Shed - Kyle Troutman
Sales Consultant

Contractor's Name

11472 Gondola St. - Cincinnati, OH 45247

Contractor's Address

502 541-8684 - direct

513 988-8191

Contractor's Phone Number



TUFF SHED

Quote

Location: Cincinnati | #690 | (513) 988-8191

Scheduled Date:

Factory Location: Cincinnati | #690 | (513) 988-8191

Created Date: 08/19/2024

Prepared by: Kyle Troutman | | ktroutman@tuffshed.com

Customer: Ann James
p. 6464634828 | c.
peachi peach9@icloud.com

Special Instructions:

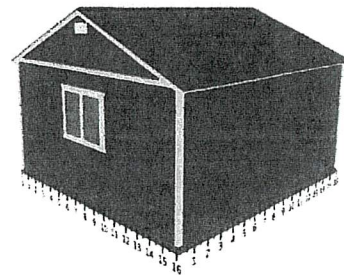
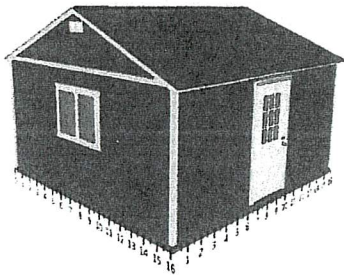
JDE SO
SF Quote Q-2816178

Ship to Address: 3126 North Farmcrest Drive
Cincinnati, OH 45213

Premier Tall Ranch 16 x 16	\$8,444.00	1.00	(\$0.00)	\$0.00	\$8,444.00
Full Service Paint Application	\$845.00	1.00	(\$0.00)	\$0.00	\$845.00
Upgrade - 3068 L-In 9-Lite Residential Door	\$655.00	1.00	(\$0.00)	\$0.00	\$655.00
4'x3' Insulated Horizontal Sliding Window	\$319.00	2.00	(\$106.50)	\$0.00	\$425.00
Shed Anchor to Concrete - A24 & Wedge Anchor	\$30.00	8.00	(\$0.00)	\$0.00	\$240.00
Engineering Fees	\$0.90	256.00	(\$0.00)	\$0.00	\$230.40
Permit Processing Fees	\$0.75	256.00	(\$0.00)	\$0.00	\$192.00
16"x8" Wall Vent - White	\$23.00	2.00	(\$0.00)	\$0.00	\$46.00
Floor Track Vent Screen	\$2.00	16.00	(\$0.00)	\$0.00	\$32.00
Golden Cedar 3 Tab	\$0.00	287.00	(\$0.00)	\$0.00	\$0.00
Door - Drip Cap (3')	\$37.00	1.00	(\$37.00)	\$0.00	\$0.00
Paint - Delicate White	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Paint - Brick Dust	\$0.00	534.00	(\$0.00)	\$0.00	\$0.00
Leveling 0"-4"	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Credit for Removal of Default Door	(\$324.00)	1.00	(\$0.00)	\$0.00	(\$324.00)
Paint discount, customer to apply 2nd coat. Tuff Shed supplies paint, roller & brush	(\$338.00)	1.00	(\$0.00)	\$0.00	(\$338.00)
Delivery Fee	\$99.00	1.00	()	\$0.00	\$99.00

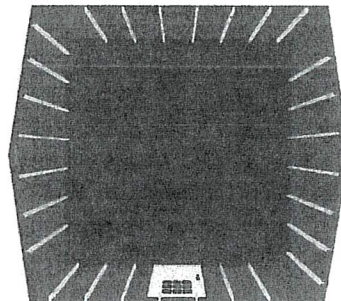


Ann James
3126 North Farmcrest Drive
Cincinnati OH 45213
Q-2816178



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style

Premier Tall Ranch - 16' wide by 16' long

Paint Selection

Base: Brick Dust, Trim: Delicate White
Customer to apply 2nd coat

Roof Selection

Golden Cedar 3 Tab

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Doors

9-Lite Residential Door (Left Hand Inswing), , Drip Cap

Windows

2 4'x3' Insulated Horizontal Sliding Window

Roof

295 Sq Ft Roof - 5/12 Roof Pitch

Upgrade

16 Lin Ft Ridge Vent

Floor and Foundation

256 Sq Ft 16" OC Joist Spacing

8 Ea Shed Anchor to Concrete - A24 &

Wedge Anchor

Vents

2 Ea 16"x8" Wall Vent - White

16 Ea Floor Track Vent Screen

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Anchored to Concrete with Shed Floor

Customer Signature: _____ Date: _____

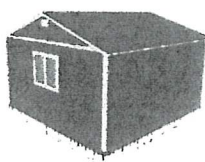
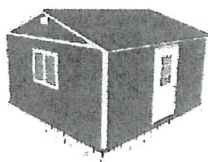


4

Tuff Shed Quote

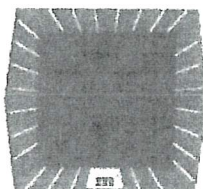
**TUFF SHED**

Ann James
3126 North Farmcrest Drive
Cincinnati OH 45213
Q-2816178



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details**Building Size & Style**

Premier Tall Ranch - 16' wide by 16'

long

Paint SelectionBase: Brick Dust, Trim: Delicate White
Customer to apply 2nd coat**Roof Selection**

Golden Cedar 3 Tab

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details**Doors**5 Lite Residential Door (Left Hand
Inswing), Drip Cap**Windows**2 4'x8' Insulated Horizontal Siding
Windows**Floor and Foundation**8 Ea Shed Anchor to Concrete - A24 &
Wedge Anchor**Vents**2 Ea 16"x8" Wall Vent - White
16 Ea Floor Track Vent Screen**Jobsite/Installer Details**Do you plan to insulate this building after
Tuff Shed installs it?

No

Is there a power outlet within 100 feet of
installation location?

Yes

The building location must be level to
properly install the building. How level
is the install location?

Within 4" of level

Will there be 18" of unobstructed
workspace around the perimeter of all
four walls?

Yes

Can the installers park their pickup truck &
trailer within approximately 200' of
your installation site?

Yes

Substrate Shed will be installed on?

Anchored to Concrete with Shed Floor

Customer Signature: _____ Date: _____

**TUFF SHED**

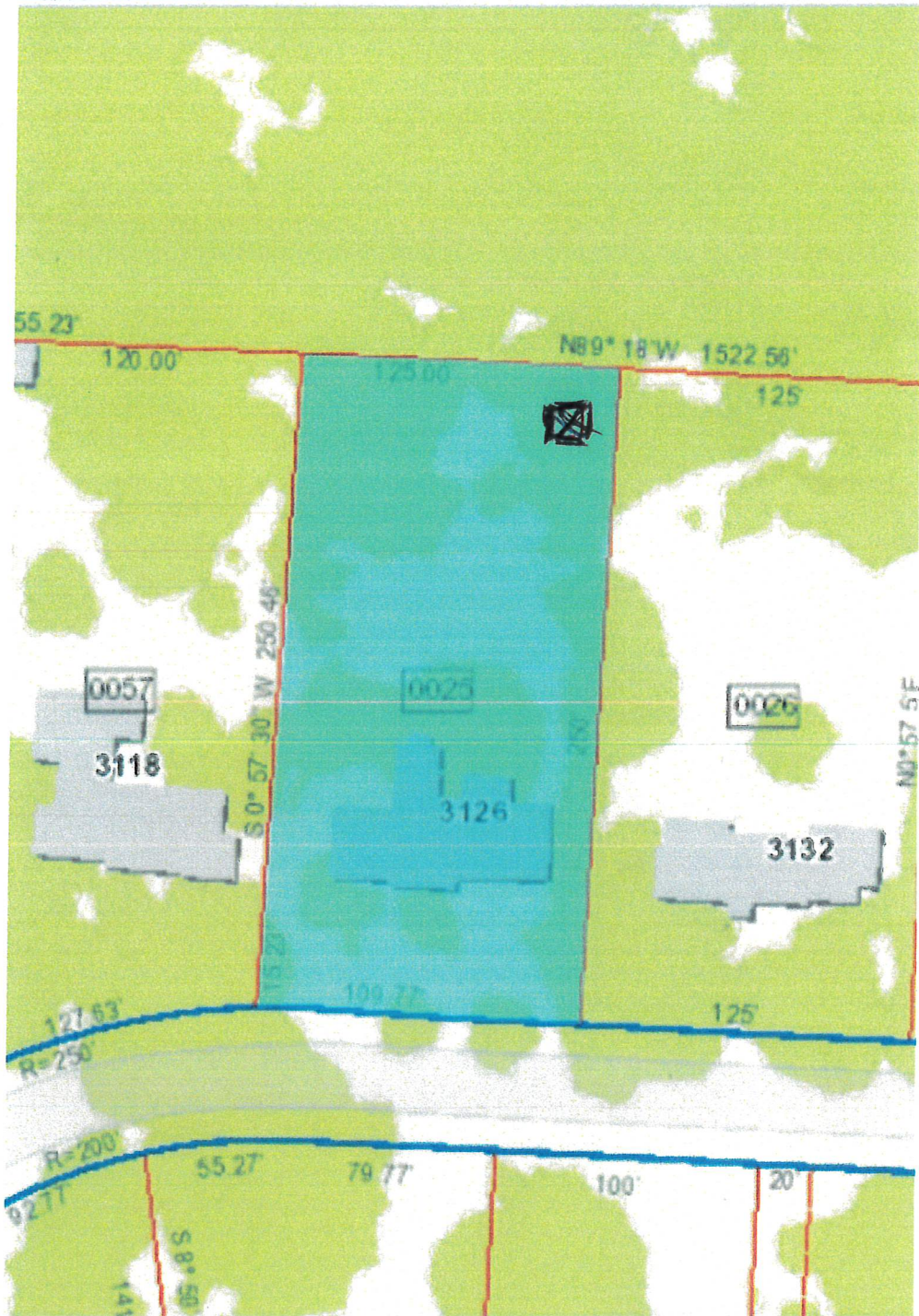
Storage Buildings & Garages

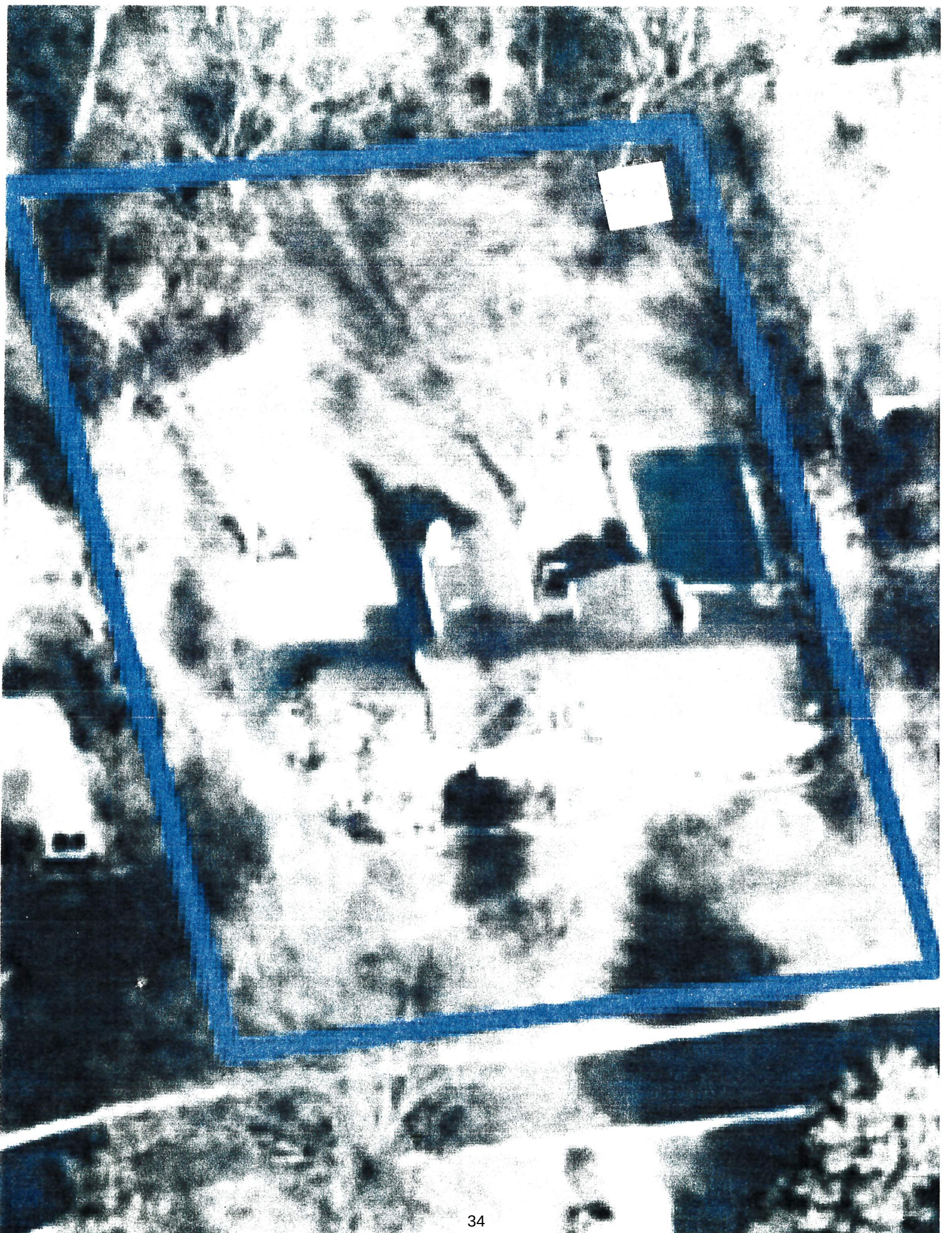
11255 N. Main Street, Suite 100 • Dayton, OH 45424
Tel: 937.474.1000 • Fax: 937.474.1200

www.tuffshed.com



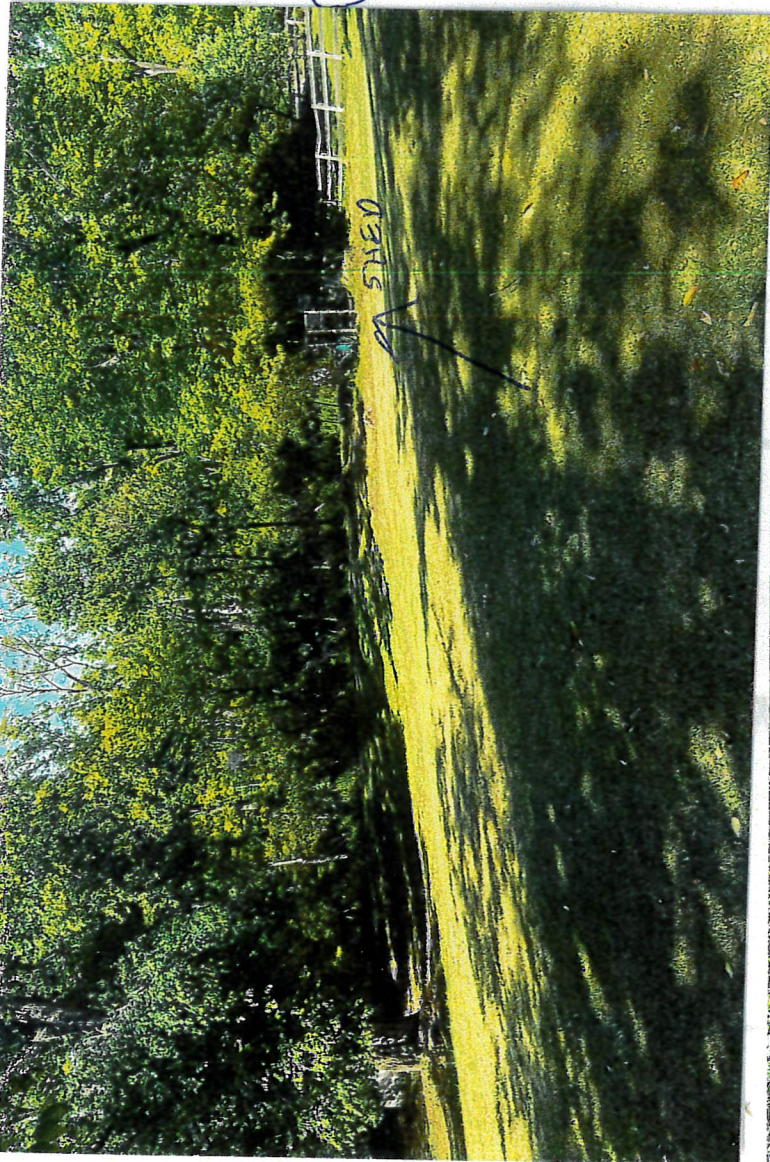
Parcel No. 526-0010-0025-00
 Property is 125 X 250
 Built 1950







②



③

