



City of Huron  
Agenda for the Board of Building and Zoning Appeals  
Regular Meeting  
*Monday February 11th, 2019*

- I. Call to Order**
- II. Roll Call**
- III. Adoption of the Minutes:**  
January 14, 2019
- IV. Swearing in of those testifying before the Board:**  
  
\*When addressing the board, please step to the podium and state your name and address for the record.
- V. New Business:**
  - a. 25 Cincinnati Ave. – Setback variance for home addition
  - b. 313 Bogart Rd. – Lot variance for construction of an accessory building
  - c. 513 Uncas Ct. – Setback variance for construction of a pool
- VI. Old Business:**
- VII. Staff Report:**
- VIII. Adjournment**



TO: Chairman Kath and Board Members  
FROM: Doug Green, City Zoning Inspector  
RE: 25 Cincinnati Ave.  
DATE: Friday February 1st, 2019

---

**Subject Matter/Background:** The applicant is requesting variances to the side and rear setbacks for the purposes of a 3-story home addition to an existing single story home. The existing home is a roughly 600sf and the homeowner would like to increase the size of the home substantially for the purposes of converting the home from a vacation cottage to a retirement home.

**Current Zoning District:** R-1 One Family Residential

**Parcel No.:** 45-00505.000

**Project Description:** The homeowner is requesting variances for the following:

- Construction of a 3-story addition to an existing single story home
  - Variance Request: Reduction of the North Side setback by 1' for a total of 7'-0" of side setback. Per section 1123.01 the minimum side setbacks for a multi-story home are 8' and 12' for a total of 20' of side setbacks. If we designate the North side to be the 8' side this would require a reduction of the minimum setback of 1' to allow for the proposed 7' setback.
  - Variance request: Reduction of the South side setback by 7'-8" for a total of 4'-4" of side setback. The existing single story home footprint is an existing non-conforming structure as the South side of the home has an existing setback of 4'-4", which for a single story home is non-conforming. The proposed addition would maintain this existing 4'-4" setback but would increase the amount by which it is non-conforming as the minimum side setback requirements enlarge from 7'/8' to 8'/12' when changing from single story to multi-story. If we designate the South side to be the 12' side this would require a reduction of the minimum setback of 7'-8" to allow for the proposed 4'-4" setback.
  - Variance Request: Section 1123.01 defines the rear yard setback within an R-1 district to be 30'. The existing home is non-conforming with this code as the existing rear yard setback is 21'-2". The proposed addition will not further reduce this setback, however the portion of the proposed addition that will match this rear wall line will require a rear setback reduction of 8'-10" from the minimum allowable distance of 30'

**Staff Analysis:**

The existing home, while non-conforming, most likely pre-dates the zoning code and is acceptable. The proposed addition, while matching the wall locations of the existing home on both the rear and the South side, is subject to the current zoning regulations and thus would require the above variances.

The proposed addition is allowable in terms of overall height: 34'-9" proposed vs 35' allowable, and front setback: 21'-4" proposed vs 20'-3" allowable. (The R-1 minimum front setback of 30' can be reduced to 20'-3" via section 1137.03 which allows a setback reduction to the average of the two adjoining neighbors.)

**CITY OF HURON, OH**  
**THE BOARD OF BUILDING AND ZONING APPEALS APPLICATION**

We, the undersigned represent that we are the title owners of the following described property situated in the City of Huron, OH:

Property Owners' Name: Jamie M. Lawrence  
Address: 10115 Nanford Road  
City, State, Zip: Cleveland, OH 4410  
Phone Number 216-471-0754  
Location of Project:  
Lot/Parcel #: 45-00505.000  
Address: 25 Cincinnati Huron, OH 44839.

We further request a Hearing before the Board of Building and Zoning Appeals of the City of Huron, Ohio, on the following question: (state the variance being requested)

We are requesting a variance on the minimum setback requirements for the side yard.

Proposed addition to existing structure maintaining current setback on the south side of 4'4", and utilizing a 7'0" setback on the North Side.

We believe the request should be granted due to the following hardship which is created by the property: (explain the hardship that exists pursuant to the code)

We feel that the proposed structure preserves the character of the neighborhood. Homes to the North and South are both 36 wide. Parcel abuts zoning district R-1A and homes to west of parcel are much closer in proximity. We feel a structure designed to current setback requirements would detract from the character of the neighborhood.

Date: 12.14.18

Signed

Jamie M. Lawrence

\*\*\*\*\*

**ZONING DEPT. USE ONLY**

Date received: 1/7/19 Plans attached y \$150 filing fee: y

Comments: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Request:      ☐ Granted      ☐ Emergency Provision      ☐ Denied

Motion made by \_\_\_\_\_; Seconded by \_\_\_\_\_  
Motion \_\_\_\_\_

Approved under Section: \_\_\_\_\_

---

Fwd:

Friday, January 4, 2019 12:07 PM

From: "Jamie Lawrence" &lt;jamie.lawrence1@gmail.com&gt;

To: hcsf1105@sbcglobal.net

---

----- Forwarded message -----

From: Jonah Bok &lt;jonah@streamlinedesigns.us&gt;

Date: Fri, Jan 4, 2019, 12:03 PM

Subject:

To: Jamie Lawrence &lt;jamie.lawrence1@gmail.com&gt;

Request for variance on 25 Cincinnati, Huron, OH 44839

We are requesting a variance to the established setbacks for 25 Cincinnati, Huron, Ohio. The existing building was built before the present established setbacks and does not comply with those setback requirements. The property owner bought the property and the present structure years ago and now plans to incorporate the existing building into her retirement home/family summer home. The present building is too small to be used as a retirement home/family summer home and doesn't fall within the property owner's vision of her retirement home/family summer home. The established setbacks are too confining to the design and practical floor plan of a multi-level home.

We are asking for a variance to the established setbacks while utilizing the existing single-story structure within the new multi-level structure, so that the setbacks would be a 4'4" setback on the South, a 21'2" +/- setback on the West, and a 7'0" setback on the North. Without this variance, the new structure would resemble a mobile-home and would not be able to suite the needs of the client and her family to live functionally. The requested variance would allow the new structure to have a balance appearance on the property as well the existing houses on the street.

**Jonah M. Bok**

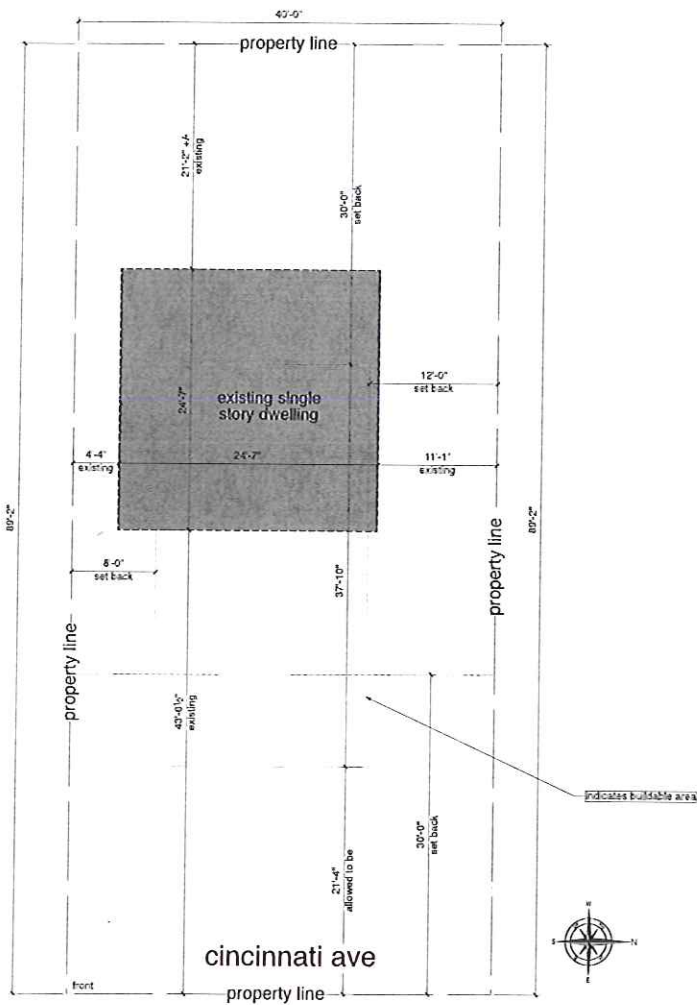
(Owner / Architectural Designer)

Streamline Designs

Phone: 440.752.4301

Email: [jonah@streamlinedesigns.us](mailto:jonah@streamlinedesigns.us)[www.streamlinedesigns.us](http://www.streamlinedesigns.us)





existing dwelling & site

scale 1/4" = 1'-0"



Lawrence Design, Inc.

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010

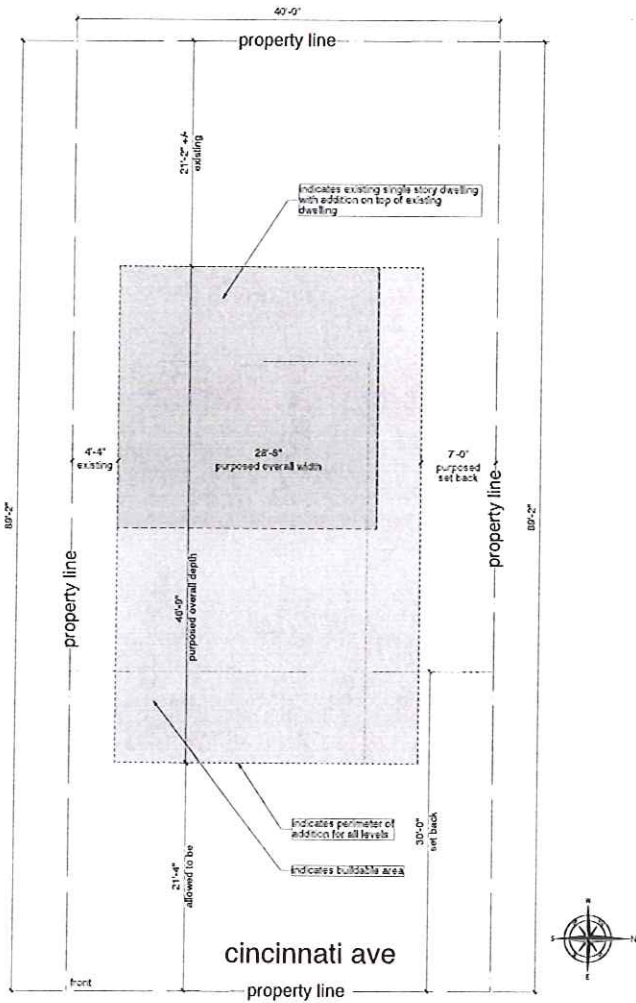
Professional Engineer

State of Ohio

License No. 10000

Expiration Date 12/31/2010





**purposed all levels addition**

Scale 1/4" = 1'-0"



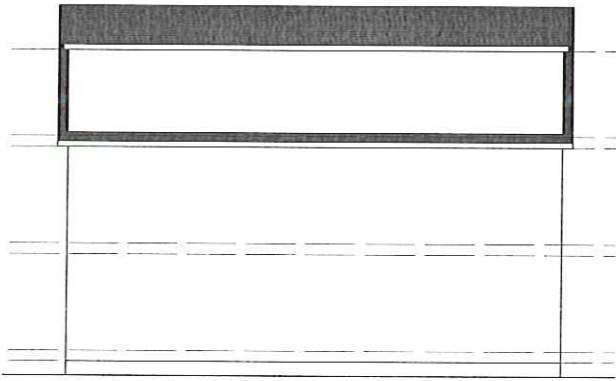
**lawrence residence**  
cincinnati ave. huron, ohio

DATE	2008
BY	Lawrence Residence
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	

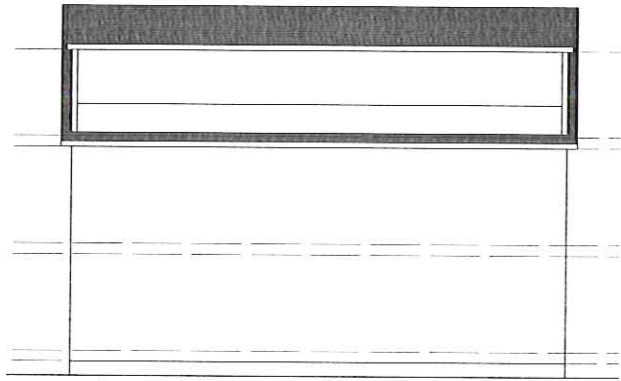
**A-3**



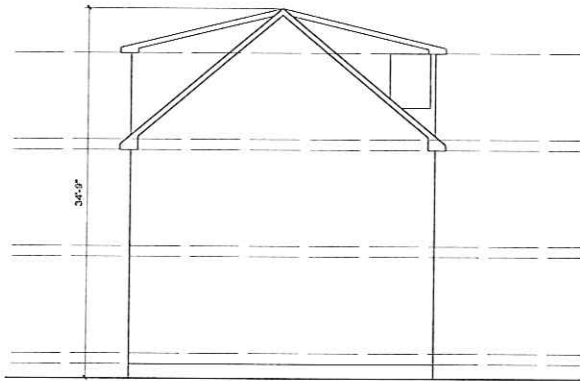




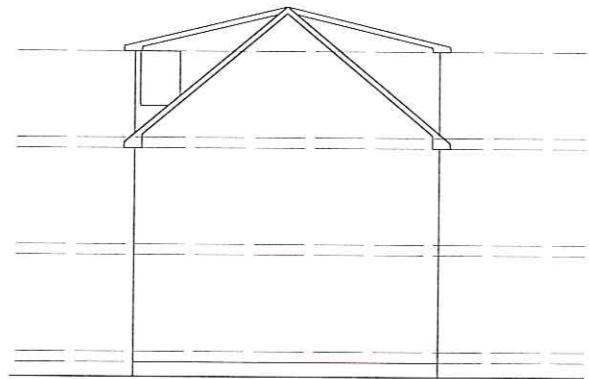
schematic right side elevation



schematic left side elevation



schematic front elevation



schematic rear elevation



1000 N. High St.  
Cincinnati, OH 45203  
616.222.1234  
theohiodesign.com



NOTES:  
1. All work shall be in accordance with the Ohio Building Code.  
2. All work shall be in accordance with the Ohio Electrical Code.  
3. All work shall be in accordance with the Ohio Mechanical Code.  
4. All work shall be in accordance with the Ohio Plumbing Code.  
5. All work shall be in accordance with the Ohio Fire Code.  
6. All work shall be in accordance with the Ohio Health Code.  
7. All work shall be in accordance with the Ohio Safety Code.  
8. All work shall be in accordance with the Ohio Environmental Code.  
9. All work shall be in accordance with the Ohio Cultural Code.  
10. All work shall be in accordance with the Ohio Historical Code.

**lawrene residence**  
cincinnati ave. huron, ohio

NOTES:  
1. All work shall be in accordance with the Ohio Building Code.  
2. All work shall be in accordance with the Ohio Electrical Code.  
3. All work shall be in accordance with the Ohio Mechanical Code.  
4. All work shall be in accordance with the Ohio Plumbing Code.  
5. All work shall be in accordance with the Ohio Fire Code.  
6. All work shall be in accordance with the Ohio Health Code.  
7. All work shall be in accordance with the Ohio Safety Code.  
8. All work shall be in accordance with the Ohio Environmental Code.  
9. All work shall be in accordance with the Ohio Cultural Code.  
10. All work shall be in accordance with the Ohio Historical Code.

DATE: 10/1/2010  
BY: [Signature]  
PROJECT: [Signature]  
SHEET: 1 OF 1

Jamie M. Lawrence

**Owners of parcels within 100' of exterior boundaries of  
25 Cincinnati, Huron OH 44839**

<b>Parcel No.</b>	<b>Name</b>	<b>Address</b>
45-00373.000	EBS Respite, LLC	16 Cincinnati
45-00192.000	Rekart Thomas & Vickie	20 Cincinnati
45-00192.002	Jefferis Jon M & Mary Ann	24 Cincinnati
45-00449.000	Allen Douglas P & Kathy A	26 Cincinnati
45-00441.000	Jones Barbara J	23 Cincinnati
45-00217.000	Jenkins James D & Lena May	27 Cincinnati
45-00019.000	Moose Lisa M	33 Cincinnati
44-00018.000	Harwood Jeffrey A & David W	102 Woodside
44-00033.000	Brown Ann Byrd	104 Woodside
44-00043.000	Schaefer Patricia A	110 Woodside



TO: Chairman Kath and Board Members  
FROM: Doug Green, City Zoning Inspector  
RE: 313 Bogart Rd.  
DATE: Friday February 1st, 2019

---

**Subject Matter/Background:** The applicant is requesting variances to the general zoning regulations within a residential district to allow for the placement of a 24'x34' accessory building (storage building) on a lot that does not contain a principal structure (residence).

The City received a complaint from a neighboring property owner regarding the poor condition of an existing storage building and sent a property maintenance notice to the applicant in 2018. Subsequently, the City's building official made an inspection of the existing storage building and determined that the condition of the existing building warranted demolition and advised the applicant with a letter on 12/26/18 that he was required to demolish the existing structure within 30 days. The applicant agreed that the existing structure was in a state of severe disrepair and has complied with the requirements from the building official.

The applicant has maintained all other aspects of the parcel in good order since he acquired the lot and wishes to construct a storage building on the parcel for the purposes of enclosed storage of mowers and equipment that he uses to maintain the parcel. The applicant does not reside near the parcel and maintains that without a storage building he would be forced to keep his mower parked on the driveway and exposed to view/elements.

**Current Zoning District:** R-1 One Family Residential

**Parcel No.:** 42-00239.000

**Project Description:** The homeowner is requesting variances for the following:

- Construction of a 24'x34' accessory building
  - Variance Request: Section 1121.06(k) of the general regulations section of the zoning code states that within any residential district no accessory building or structure shall be erected prior to the construction of the principal building. (a residential home). The lot will only contain the proposed accessory building and the applicant has no immediate plans to construct a home.

**Staff Analysis:**

The proposed placement of the accessory structure meets all other zoning requirements in terms of setbacks and height. The only input received by the City from neighboring residents at the time of this report was from the resident who originally made the complaint about the original structure and this resident is in support of this application.



**CITY OF HURON, OH**  
**THE BOARD OF BUILDING AND ZONING APPEALS APPLICATION**

We, the undersigned represent that we are the title owners of the following described property situated in the City of Huron, OH:

Property Owners' Name: Mark A. Myers  
Address: 2811 N. Bayview Ln  
City, State, Zip: Sandusky, OH 44870  
Phone Number: 419 656 4495  
Location of Project:  
Lot/Parcel #: 42-00239, 000  
Address: 313 Bogart Rd Huron, OH 44839.

We further request a Hearing before the Board of Building and Zoning Appeals of the City of Huron, Ohio, on the following question: (state the variance being requested)

We believe the request should be granted due to the following hardship which is created by the property: (explain the hardship that exists pursuant to the code)

Date: 1-30-2019

Signed

Mark A. Myers

\*\*\*\*\*

**ZONING DEPT. USE ONLY**

Date received: 1/30/19 Plans attached y \$150 filing fee: y

Comments \_\_\_\_\_

Hearing Date: 2/11/19

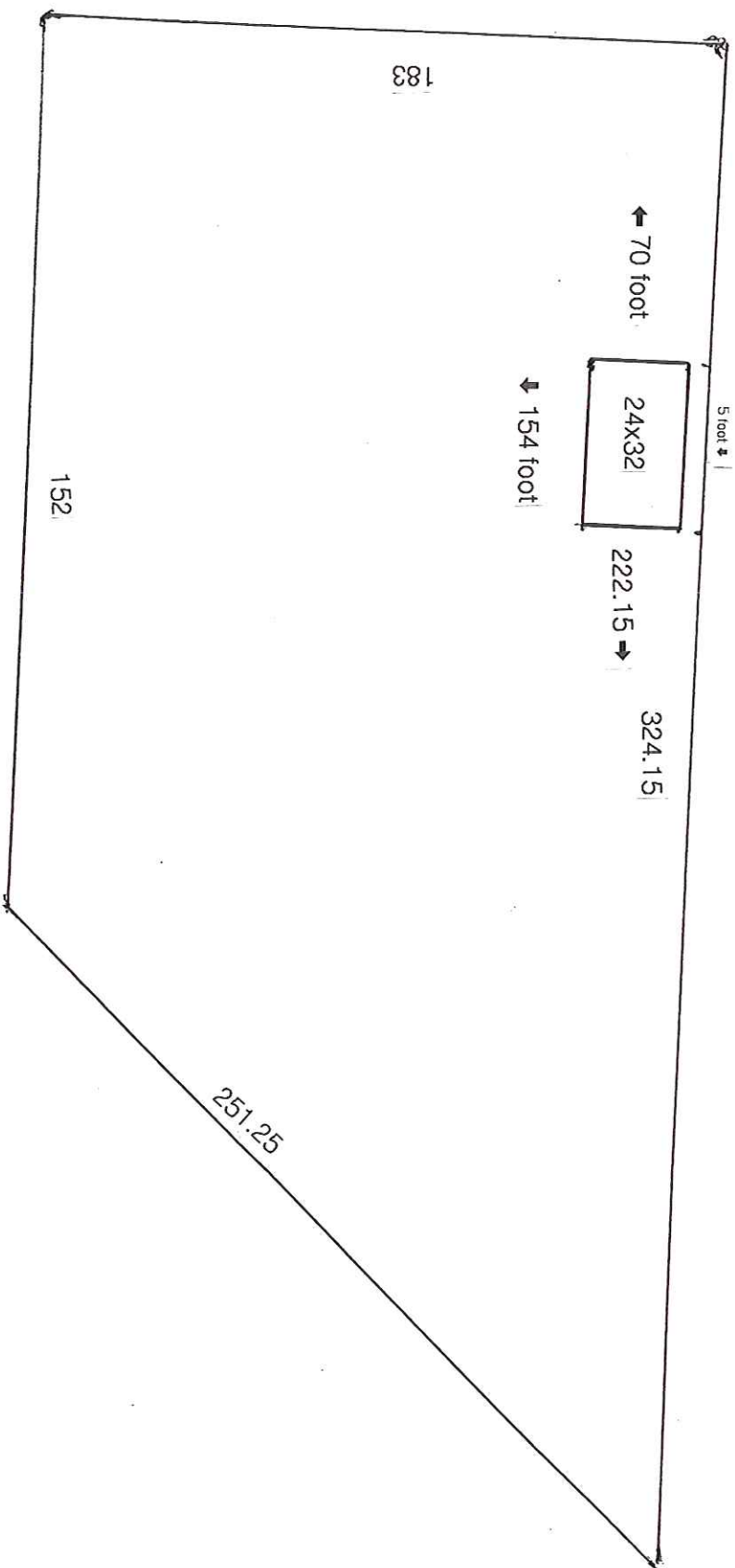
Request:      ☐ Granted      ☐ Emergency Provision      ☐ Denied

Motion made by \_\_\_\_\_; Seconded by \_\_\_\_\_  
Motion \_\_\_\_\_

Approved under Section: \_\_\_\_\_



Mark A Myers 419.656.4495



Parcel 42-00239.000

313 Bogart Road

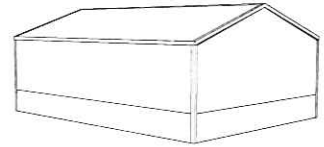
## Items Selected:

Gable roof w/ 4/12 pitch, Standard Trusses 2' O.C.  
Truss Design Location Zip Code: 44870  
2x4 Wall Framing Material  
24' Wide X 34' Deep X 10' High  
Light Stone 40 Year Steel Panel Siding  
Brown Steel Wall Trim  
7/16" OSB Wall Sheathing  
Block-It Housewrap  
0" gable/0" eave overhangs  
7/16" OSB Roof Sheathing  
40 Year Exposed Fastener Panel Roofing  
- Brown  
Brown Steel Roof Trim  
Colored roof screws installed in flat  
Economy Vented Closure Strip  
Colored wall screws installed in flat

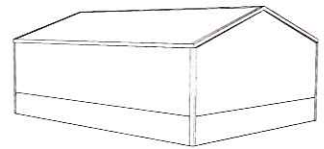
## Options Selected:

The options you have selected are:  
- 36" Wainscot  
=> Eave: 40 Year Steel Panel, Brown  
=> Eave: 40 Year Steel Panel, Brown  
=> Gable: 40 Year Steel Panel, Brown  
=> Gable: 40 Year Steel Panel, Brown

Front View



Back View



**Estimated price: \$6,167.60\***

\*Today's estimated price, future pricing may go up or down.

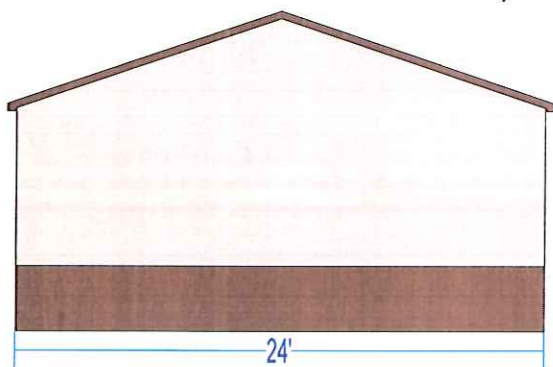
\*Tax, labor, and delivery not included.

\*\*\* Take this sheet to the Building Materials counter to purchase your materials. \*\*\*

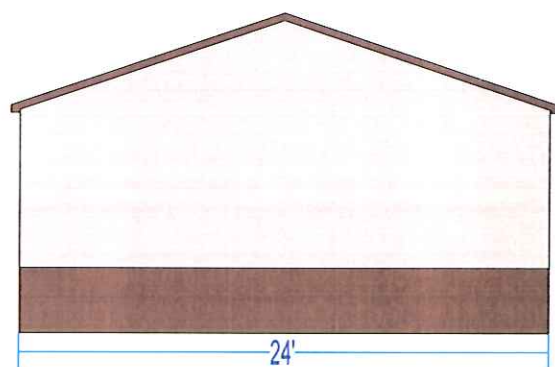
Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

\*\*\* Here are the wall configurations for your design.

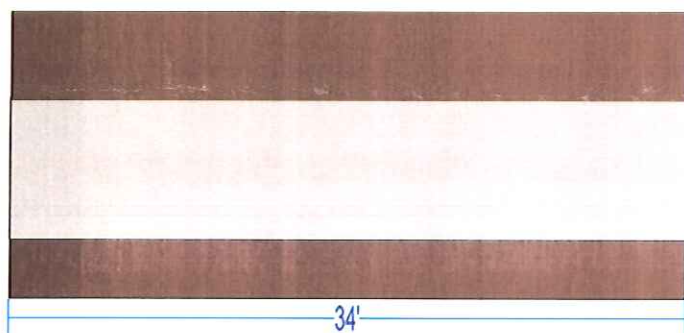
Illustration May Not Depict All Options Selected



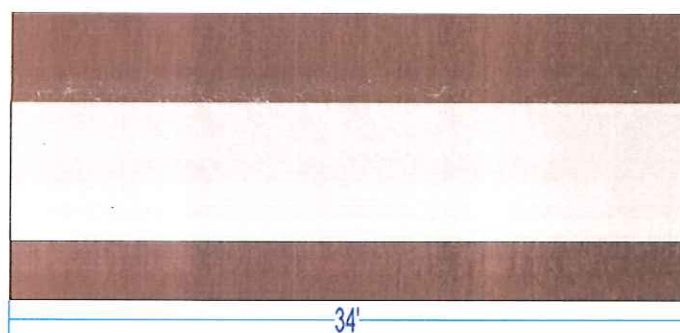
Gable Front View



Gable Back View



Eave Front View



Eave Back View

Building Size: 24 feet wide X 34 feet long X 10 feet high

Approximate Peak Height: 14 feet 4 inches (172 inches)

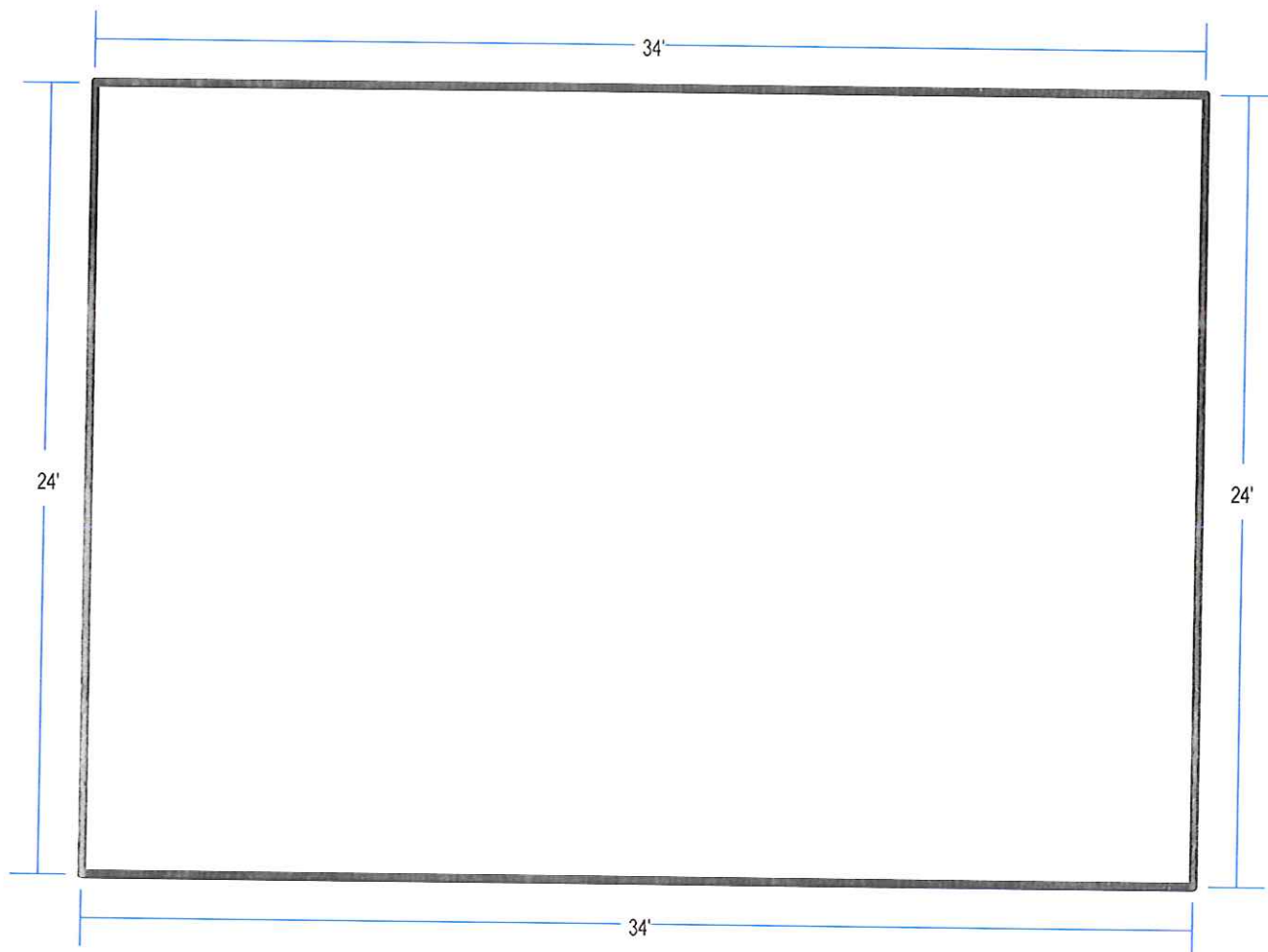
NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

\*\*\* Floor Plan.

Illustration May Not Depict All Options Selected



Building Size: 24 feet wide X 34 feet long X 10 feet high

Note: Wall construction is 2x4 @ 16" on center





TO: Chairman Kath and Board Members  
FROM: Doug Green, City Zoning Inspector  
RE: 513 Uncas Ct.  
DATE: Friday February 1st, 2019

---

**Subject Matter/Background:** The applicant is requesting a front setback variance for the construction of an in-ground swimming pool. This application was previously before the board on the meeting of 5-11-18 in conjunction with an application for a rear patio. The application for the pool was tabled at this meeting for the reason that the applicant did not have finalized plans and wished to return once he had final plans and a survey completed.

**Current Zoning District:** R-1 One Family Residential

**Parcel No.:** 48-00303.000

**Project Description:** The homeowner is requesting variances for the following:

- Construction of a 16'x32' in-ground swimming pool.
  - Variance Request: Section 1121.06(i) states that in the case of a corner lot, an accessory structure (in this case a pool) must have a minimum front setback of 60' from the front lot line of the shorter of the two front lot lines. (in this case the lot line adjacent to Uncas Ct.) The proposed pool is placed a distance of 45' from the lot line adjacent to Uncas Ct which would require a front setback variance of 15' as proposed.

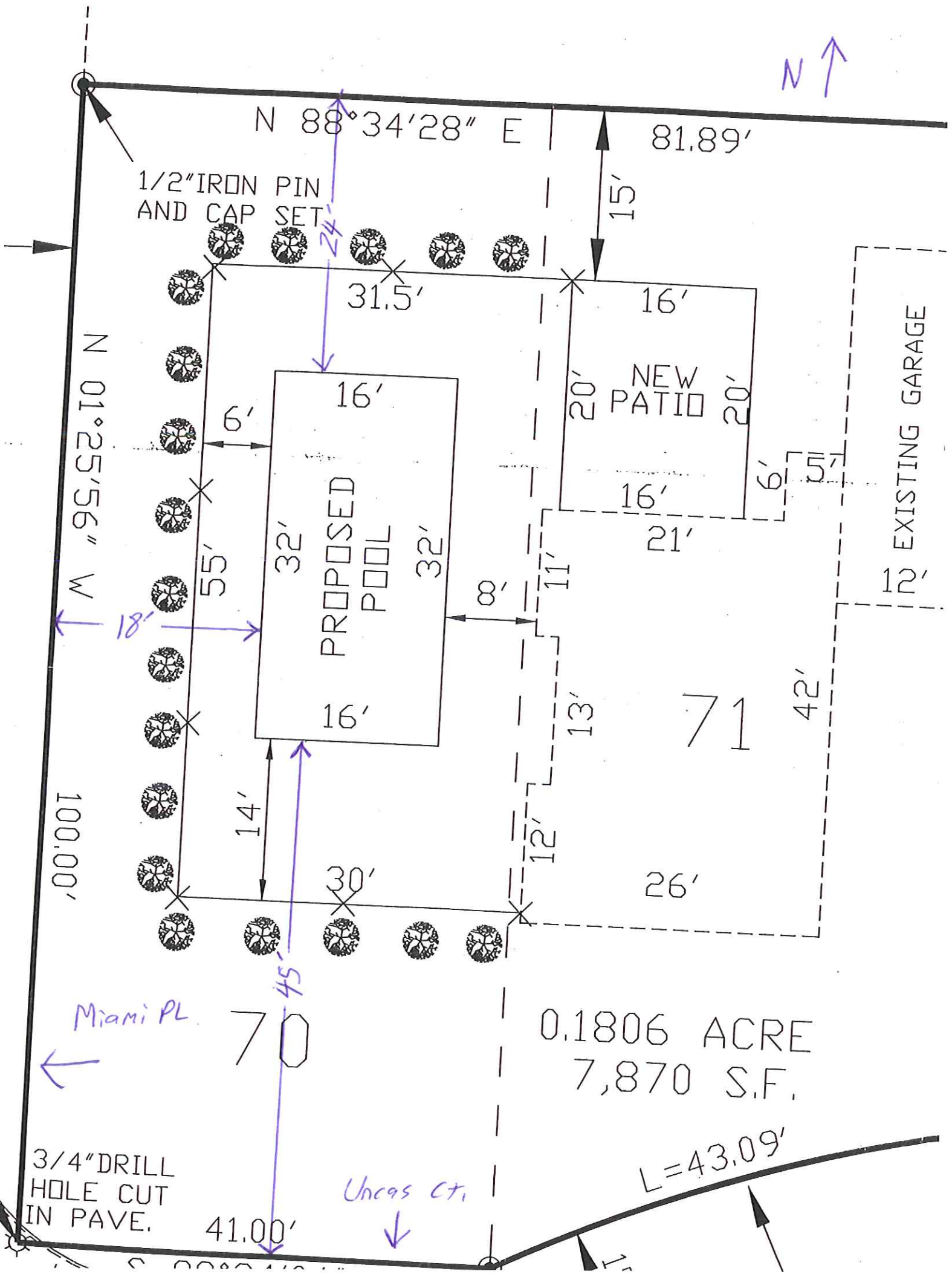
**Staff Analysis:**

The proposed pool meets all other setbacks from lot lines and existing structures. The proposed 4' aluminum fencing and landscaping screening is also acceptable per code.

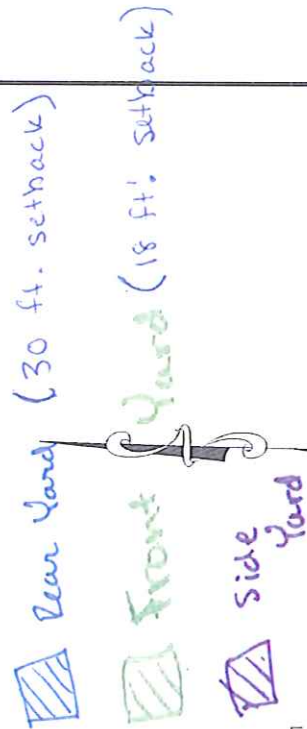
However, it should be noted that the proposed pool can be placed in such a way that no zoning variance would be required for approval. The lot is large enough that the pool placement could be shifted 15' to the North which would result in the minimum front setback of 60' from Uncas Ct and will have an 8' setback remaining on the Northern property line, all of which would be acceptable by code. The 'Duncan Factors' used when determining practical difficulties state that a practical difficulty cannot be established when a situation can be rectified by means other than a variance, which in this case it can by shifting the proposed placement of the pool.

The ability to place the pool without a variance was communicated to the applicant and he is aware of the situation, but would still like to request the variance in the interest of keeping the pool centered on the lot and as far away from his neighbors as possible for their benefit.





East: 11 ft.



GRAPHIC SCALE

1 IN. = 100 FT.  
1 inch = 100 ft.

MAP OF SURVEY  
FOR  
KEN RUSH

SUBLOTS 70 & 71 OLD HOMESTEAD SUB.  
P.V. 3 PG 11  
CITY OF HURON  
STATE OF OHIO  
ERIC COUNTRY  
APRIL 2018  
SCALE 1"=10'  
REV MAY 2, 2018 ADDED POOL

I HEREBY CERTIFY THE WITHIN TO BE A TRUE REPRESENTATION OF A SURVEY MADE BY ME

DANIEL E. HARTUNG, JR., P.E., P.S.

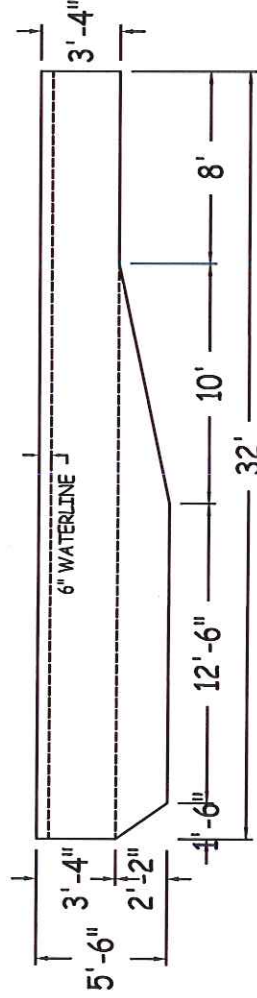
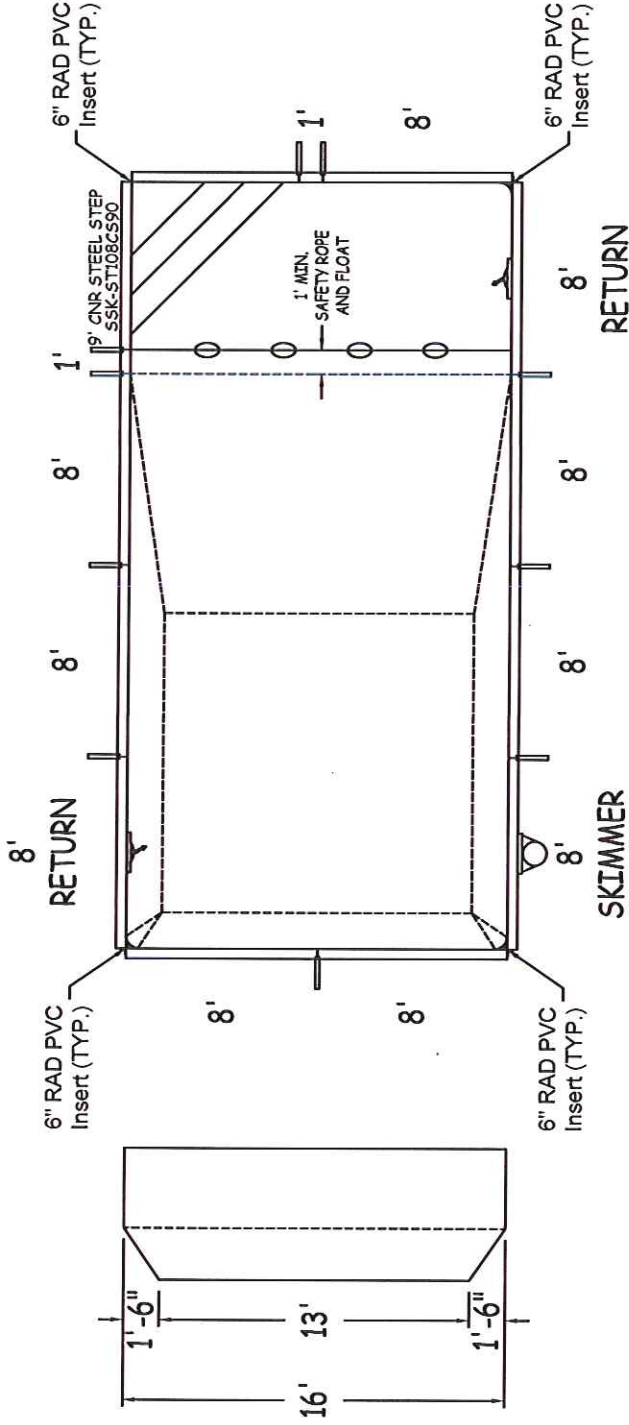


HARTUNG & ASSOCIATES  
ENGINEERS & SURVEYORS

P.O. BOX 426, 346 NORTH MAIN ST., HURON, OH 44839-0426  
(419) 433-4321 FAX (419) 433-7879

DANIEL E. HARTUNG JR., P.E., P.S.

CCORDANCE WITH ANSI/APSP/ICC-5 2011, THE  
 \*ALLER IS RESPONSIBLE FOR PLACING ONE SKIMMER  
 EVERY 800 SQUARE FEET OF SURFACE AREA AND ONE  
 URN FOR EVERY 300 SQUARE FEET OF SURFACE AREA.



ATHAM STEEL		RECTANGLE 6IN RAD 16-0 x 32-0			
" STEEL PANELS	PERIMETER:	96'-0"	VOLUME (US Gal):	13600	
3#:	SURFACE (ft²):	512	VOLUME (Liters):	51500	
19-SPL-00543	LINER (ft²):	512	DATE:	1/8/2019	DSR:
CUSTOMKIT	COVER (ft²):	612	SCALE:	1/8" = 1'-0"	

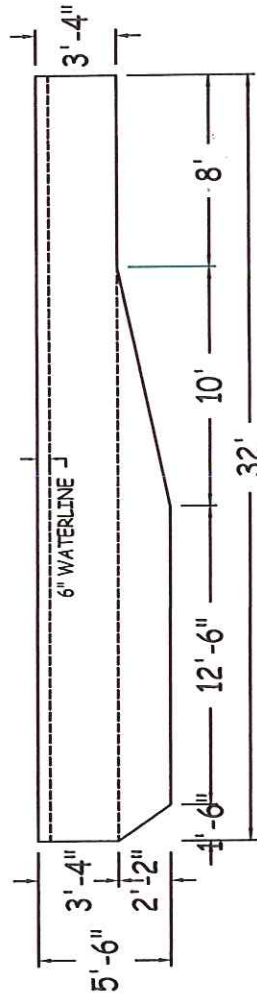
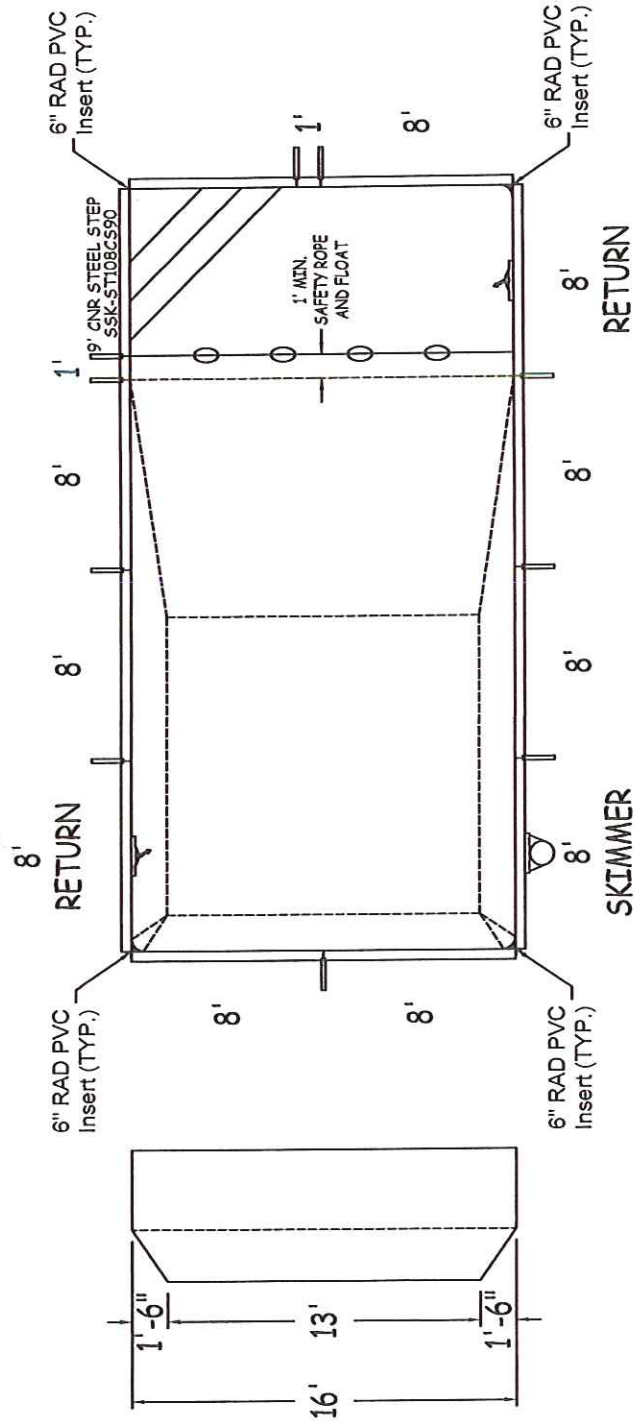
**NON-DIVING POOL**  
 USE OF DIVING EQUIPMENT  
 IS PROHIBITED

ALL ASPECTS OF THIS DRAWING COMPLIES  
 WITH ANSI/APSP/ICC-5 2011 AND 2015 ISPS

CUSTOMER: EMSCO  
 JOB NAME: 16X32  
 RECTANGLE/KIT



CONFORMANCE WITH ANSI/APSP/ICC-5 2011, THE  
 CALLER IS RESPONSIBLE FOR PLACING ONE SKIMMER  
 EVERY 800 SQUARE FEET OF SURFACE AREA AND ONE  
 JRN FOR EVERY 300 SQUARE FEET OF SURFACE AREA.



ERT# ESR-2782

# ATHAM STEEL RECTANGLE 6IN RAD 16-0 x 32-0

STEEL PANELS	PERIMETER:	96'-0"	VOLUME (US Gal):	13600
3#:	SURFACE (ft²):	512	VOLUME (Liters):	51500
19-SPL-00543	LINER (ft²):	512	DATE:	1/8/2019
CUSTOMKIT	COVER (ft²):	612	SCALE:	1/8" = 1'-0"
				DSR:



## NON-DIVING POOL

USE OF DIVING EQUIPMENT  
 IS PROHIBITED

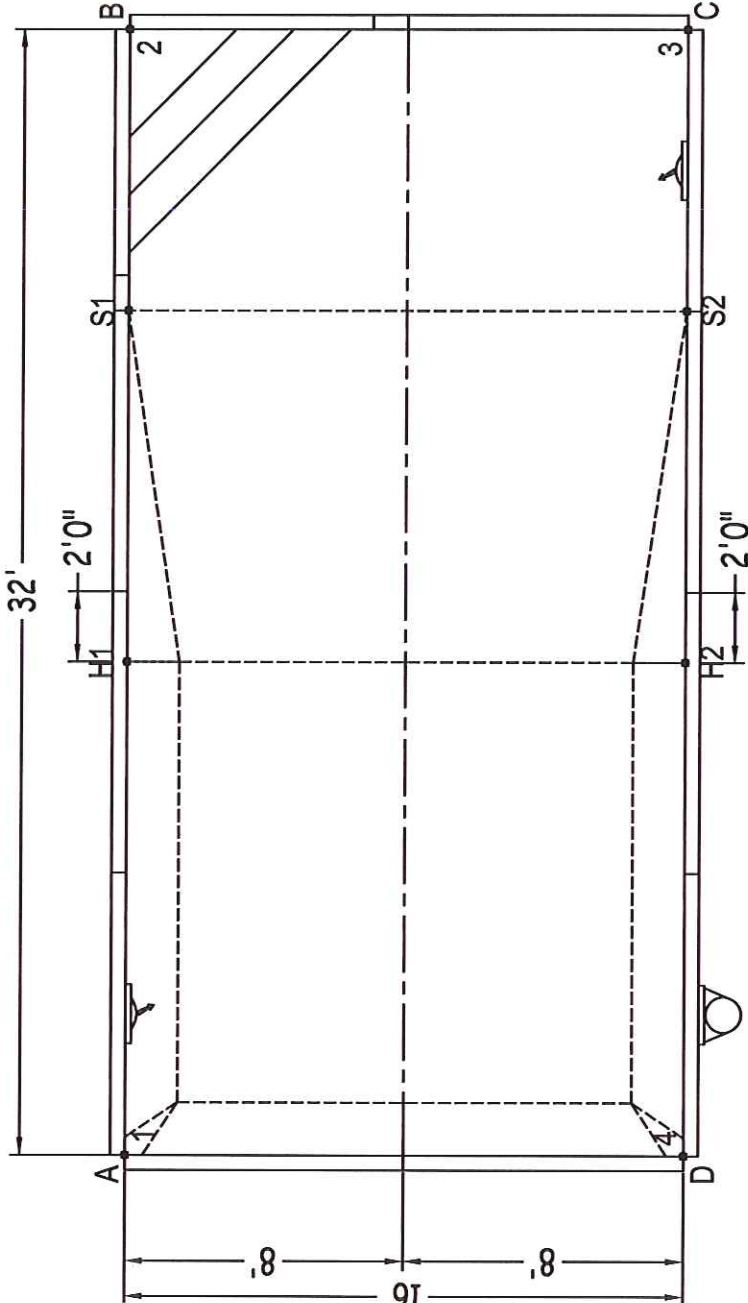
CUSTOMER: EMSCO

JOB NAME: 16X32  
 RECTANGLE/KIT

ALL ASPECTS OF THIS DRAWING COMPLIES  
 WITH ANSI/APSP/ICC-5 2011 AND 2015 ISPS

Diagonals	
S2	16'-0"
H2	16'-0"
H1	10'-0"
H2	10'-0"
H2	18'-10 1/2"
S2	18'-10 1/2"
2	32'-0"
3	35'-9 1/4"
4	16'-0"
3	16'-0"
4	35'-9 1/4"
4	32'-0"

Base	
Part number	Description
ST0960002X	8'
ST0960002*	8' SKIMMER
ST0960002*	8' RETURN
ST0120000X	1'
Brace	Brace
IPC-AB90	CONNECTOR CNR ANGLE 90D 42"
IPC-AB90-INS6R	CORNER INSERT 6" RAD PVC 42"
IPC-STKPK25	REBAR STAKE 18" 25PC
IPC-HDWSTRT150	BOLT STR 3/8-16X1" CW NUT 150PC
SSK-ST108CS90	STEEL STEP CN-90D 3 TRD 9'

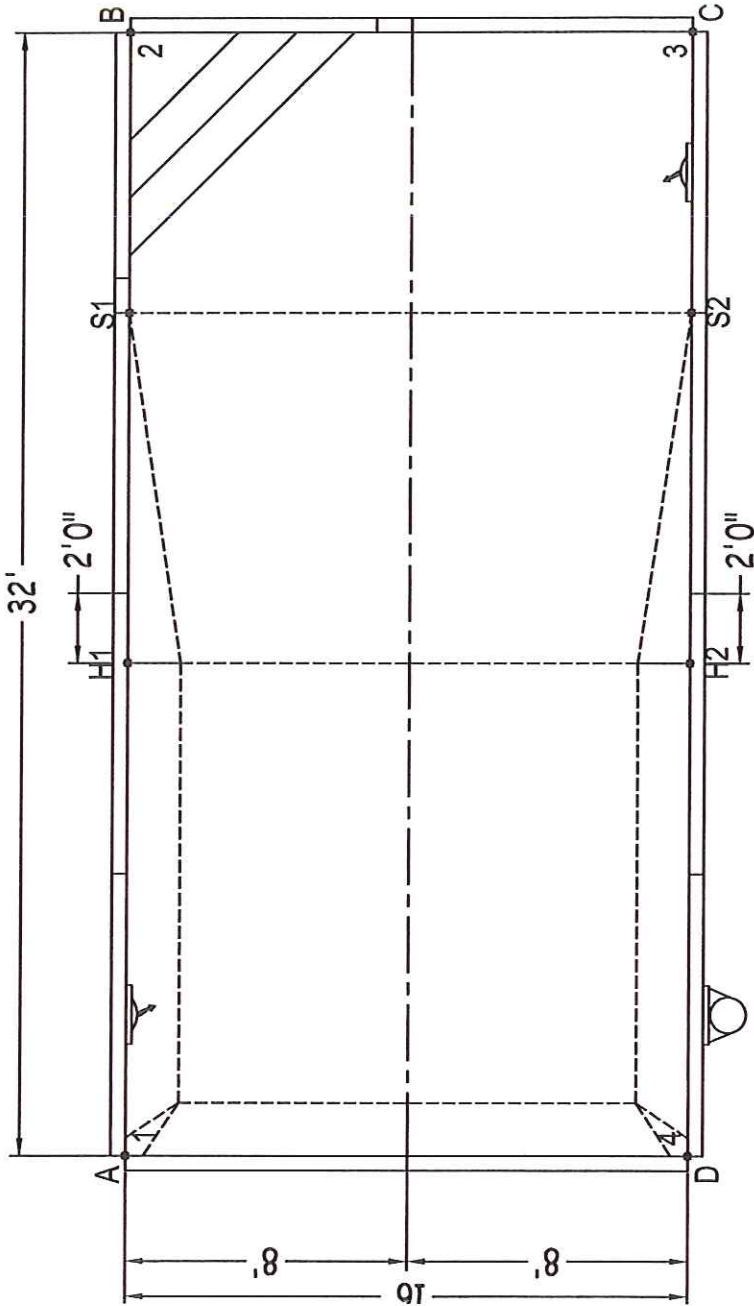


1	A	B	C	D
1	0"	32'-0"	35'-9 1/4"	16'-0"
2	32'-0"	0"	16'-0"	35'-9 1/4"
3	35'-9 1/4"	16'-0"	0"	32'-0"
4	16'-0"	35'-9 1/4"	32'-0"	0"
S2	28'-10 1/4"	17'-10 3/4"	8'-0"	24'-0"
S1	24'-0"	8'-0"	17'-10 3/4"	28'-10 1/4"
H2	21'-3"	24'-1"	18'-0"	14'-0"
H1	14'-0"	18'-0"	24'-1"	21'-3"
A	-	32'-0"	35'-9 1/4"	16'-0"



Diagonals	
S2	16'-0"
H2	16'-0"
H1	10'-0"
H2	10'-0"
H2	18'-10 1/2"
S2	18'-10 1/2"
2	32'-0"
3	35'-9 1/4"
4	16'-0"
3	16'-0"
4	35'-9 1/4"
4	32'-0"

Base	
Part number	Description
ST0960002X	8'
ST0960002*	8' SKIMMER
ST0960002*	8' RETURN
ST0120000X	1'
Brace	Brace
IPC-AB90	CONNECTOR CNR ANGLE 90D 42"
IPC-AB90-INS6R	CORNER INSERT 6" RAD PVC 42"
IPC-STKPK25	REBAR STAKE 18" 25PC
IPC-HDWSTRT150	BOLT STR 3/8-16X1" CW NUT 150PC
SSK-ST108CS90	STEEL STEP CN-90D 3 TRD 9'



A	B	C	D
1	0"	35'-9 1/4"	16'-0"
2	32'-0"	16'-0"	35'-9 1/4"
3	35'-9 1/4"	0"	32'-0"
4	16'-0"	35'-9 1/4"	0"
S2	28'-10 1/4"	17'-10 3/4"	24'-0"
S1	24'-0"	8'-0"	28'-10 1/4"
H2	21'-3"	18'-0"	14'-0"
H1	14'-0"	24'-1"	21'-3"
A	-	35'-9 1/4"	16'-0"





