



Zoning Board of Adjustment Meeting Agenda

Wednesday, December 6, 2023 - 4:30 PM

Newton City Hall - Council Chambers
101 W 4th St S
Newton, IA 50208

View this Meeting: Mediacom Channel 12/85/121.12 or www.newtongov.org/cablecast

- I. Call to Order and Roll Call
- II. Review of Minutes of Previous Meeting:
 - 1. August 9, 2023
- III. Public Hearing
 - 1. CU23-6: 1,000+ sq. ft. accessory building at 1200 East 19th Street South. Joe Hartgers, applicant.
 - 2. CU23-7: 1,000+ sq. ft. accessory building at 800 North 15th Avenue West. Paulette Elscott, applicant.
 - 3. V23-4: Variance allowing the height of a proposed accessory building to exceed 15 feet. Paulette Elscott, applicant.
- IV. Old Business
- V. New Business
- VI. Adjourn

ADA Compliance: *The City of Newton is pleased to provide reasonable accommodations, in compliance with the Americans with Disabilities Act, for those individuals or groups who require assistance in being able to participate in the meeting. Please contact the Community Development Department at least 24 hours in advance of the meeting by calling 641-792-6622 to arrange for accommodations to be provided.*

Chair: Bev Rossow; **Vice Chair:** Noreen Otto; **Members:** Gregg Hanson, Lynette Birkenholz, John Billingsley

Minutes of Meeting Zoning Board of Adjustment Regular Meeting

August 9, 2023

ROLL CALL: Board members present: Birkenholz, Hanson, Otto,
 Board members absent: Billingsley, Rossow

STAFF PRESENT: Brian Dunkelberger, City Planner

A quorum being present, Vice Chair Otto called the meeting to order at 4:30 PM

Minutes

The Board reviewed the minutes of the previous meeting from June 7, 2023. **Motion** by Birkenholz, **seconded** by Hanson to approve the minutes as written. **Voice vote**: approved, 3-0.

Public Hearing

- A. CU23-5: Conditional Use Permit to authorize an accessory structure with a footprint exceeding 1,000 sq. ft. at 522 1st Street South located in an R-2: One- and Two-Family Residential zoning district. Josh Stafford, applicant.

Dunkelberger reviewed the prepared staff report and shared maps and images of the subject property along with the engineer-designed drawings provided by the applicant. Dunkelberger shared that no comments or questions were submitted by neighbors or residents in advance of the meeting.

Josh Stafford, applicant, introduced himself and described how the 3-stall steel garage would be used for vehicle parking and personal storage. Stafford shared that the color of the siding would match the house, and the contractor is ready to begin work pending approval of this application. Otto thanked the applicant for following the appropriate procedures and for working with the city. Birkenholz pointed out how Stafford's property was a large lot, so there was ample space for the large detached structure. Hanson reiterated that no neighbors submitted concerns nor did anyone choose to attend the meeting to voice opposition to the request.

Hearing no additional questions or comments, Vice Chair Otto called for a motion to close the public hearing. **Motion** by Birkenholz, **seconded** by Hanson. **Voice vote**: Approved 3-0.

Otto described how this was a straight forward request, and without neighborhood opposition, the application could be approvable. No further discussion or questions from the Board.

Motion by Birkenholz to approve CU23-5: a conditional use permit application authorizing a 30' x 40' accessory building at 522 1st St. S., **seconded** by Otto. **Roll call vote**: Approved 3-0.

Old Business

None.

New Business

Dunkelberger shared that the Board can expect to receive a copy of the updated by-laws and rules of procedure by the end of the year. Drafting is nearly complete and staff review will occur before anything is sent out for Board review. Discussion about the review timeline ensued.

Motion by Birkenholz to adjourn the meeting, **seconded** by Hanson. **Voice Vote**: approved, 3-0. The meeting was adjourned at 4:44 PM.

Zoning Board of Adjustment – CU23-6 Staff Report

Applicant: Joe Hartgers
 Proposal: Construct a 40' x 48' (1,920 sq. ft.) detached accessory building
 Location: 1200 E. 19th St. S. (Parcel #0835451010)
 Current Use: Single-family residence
 Current Zoning: R-3: Mixed Residential

- 1200 E. 19th St. S. is located within an R-3: Mixed Residential zoning district. Included in this report is an aerial and zoning map for reference. The outlined lot is the subject property.
- Accessory buildings are a permitted use within the R-3 district, but if the building footprint exceeds 1,000 sq. ft., then a conditional use permit approved by the Newton Zoning Board of Adjustment is required - per code language adopted in 2014.
- When reviewing an accessory building proposal as a conditional use, the ZBA should consider:
 - Proposed location & screening, drainage impacts, visual interest & compatibility with the neighborhood.
- **Screening.** The Zoning Board of Adjustment may choose to explore a requirement for screening from adjoining properties. Staff finds that this requirement is not necessary considering the existing trees along the front property line. This requirement should only be reviewed if aesthetic concerns are presented. If concerns are not raised by neighbors about visual impacts, staff would determine that an extra expense for more screening is not necessary.
- **Drainage or Direction of Downspouts.** Storm water run-off from the new building footprint may not be directed onto abutting properties. If this conditional use permit is approved, Staff shall ensure the structure



meets minimum building code requirements. The Board may still choose to explore requiring gutters and downspouts to be installed so that rainwater is discharged away from the building and directed towards a specific area of the property.

- **Visual Interest and Visual Compatibility with Surrounding Neighborhood.** This element is the primary reason why citizens sought the code amendment requiring a conditional use permit for large accessory buildings. The accessory building in design and style should complement the property and surrounding neighborhood. Buildings that look/feel misplaced in nature should be amended with design elements that align with the surroundings. The applicant shared with staff that the building will match the appearance of the home.

Criteria for Granting Conditional Use Permits:

- *Criteria for Granting:* No conditional use shall be granted by the Zoning Board of Adjustment unless such use:
 1. Is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected;
 2. Is so designed, located, and proposed to be operated that it is compatible with its surroundings;
 3. Will not cause substantial injury to the value of the other property in the neighborhood in which it is to be located; and
 4. Shall conform to the applicable regulations of, and be compatible with the essential character of the district in which it is located.

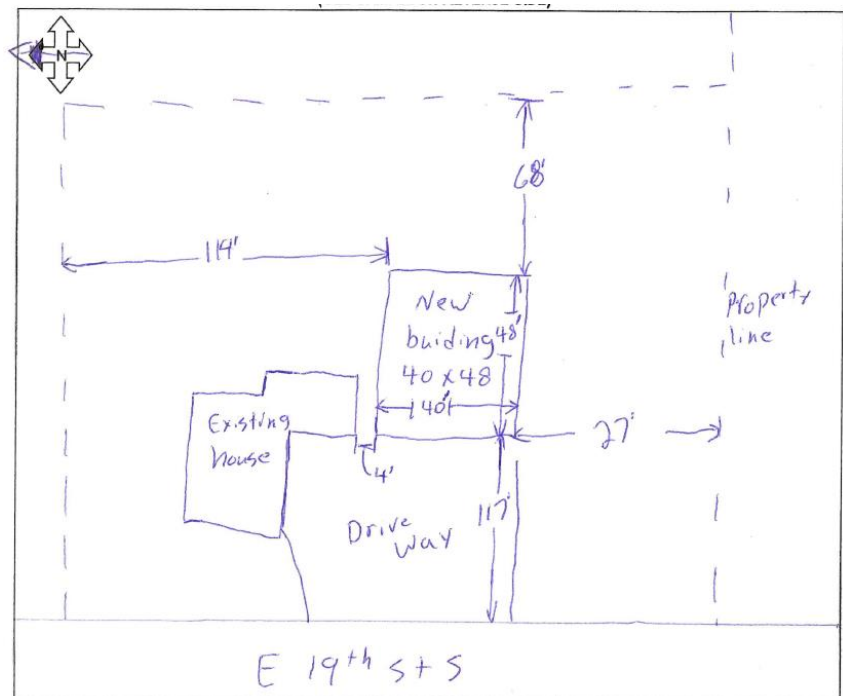
Therefore, the role of the Zoning Board of Adjustment is to determine the appropriateness of a 1,920 sq. ft. detached garage at 1200 E. 19th St. S., and to ensure that it does not unreasonably or negatively interfere with the use and enjoyment of another's property.

Public Notice:

Notice of the public meeting was sent to all property owners within 400 feet of the subject property upon which the proposed conditional use is to be located on Friday, November 17, 2023. Notice of the meeting was also published in the *Newton Daily News* twice, once on Tuesday, November 21, 2023, and again on Tuesday, November 28, 2023. If comments are received before the meeting, staff will share them as part of this report.

Recommendation:

Staff recommends approval of this application, with the understanding that all neighborhood comments and questions are addressed during the public hearing and all feedback is resolved/addressed prior to construction. If approved, a building permit application can then be reviewed and issued to authorize construction.



Zoning Board of Adjustment – CU23-7 Staff Report

Applicant: Paulette Elscott
Proposal: Construct a 48' x 60' (2,880 sq. ft.) detached accessory building
Location: 800 N. 15th Ave. W. (Parcel #0828202007)
Current Use: Single-family residence, agriculture
Current Zoning: R-2: One- and Two-Family Residential and A-1: Agricultural

- 800 N. 15th Ave. W. is located within an R-2: One- and Two-Family Residential zoning district. Included in this report is an aerial and zoning map for reference.
- Accessory buildings are a permitted use within the R-2 district, but if the building footprint exceeds 1,000 sq. ft., then a conditional use permit approved by the Newton Zoning Board of Adjustment is required - per code language adopted in 2014.
- When reviewing an accessory building proposal as a conditional use, the ZBA should consider:
 - Proposed location & screening, drainage impacts, visual interest & compatibility with the neighborhood.
- **Screening.** The Zoning Board of Adjustment may choose to explore a requirement for screening from adjoining properties. Screening may consist of, but is not limited to plantings and landscaping or solid style fencing. Staff finds that this requirement is not necessary considering how this building will utilize the existing driveway for access and considering how the building will actually mostly block the view of an unsightly natural gas pipeline substation directly to the north. If concerns are not raised by neighbors about visual impacts, staff would determine that an extra expense for more screening is not necessary.



- **Drainage or Direction of Downspouts.** Storm water run-off from the new building footprint may not be directed onto abutting properties. If this conditional use permit is approved, Staff shall ensure the structure meets minimum building code requirements. The Board may still choose to explore requiring gutters and downspouts to be installed so that rainwater is discharged away from the building and directed towards a specific area of the property.
- **Visual Interest and Visual Compatibility with Surrounding Neighborhood.** This element is the primary reason why citizens sought the code amendment requiring a conditional use permit for large accessory buildings. The accessory building in design and style should complement the property and surrounding neighborhood. Buildings that look/feel misplaced in nature should be amended with design elements that align with the surroundings.

Criteria for Granting Conditional Use Permits:

- *Criteria for Granting:* No conditional use shall be granted by the Zoning Board of Adjustment unless such use:
 1. Is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected;
 2. Is so designed, located, and proposed to be operated that it is compatible with its surroundings;
 3. Will not cause substantial injury to the value of the other property in the neighborhood in which it is to be located; and
 4. Shall conform to the applicable regulations of, and be compatible with the essential character of the district in which it is located.

Therefore, the role of the Zoning Board of Adjustment is to determine the appropriateness of a 2,880 sq. ft. detached structure at 800 N. 15th Ave. W., and to ensure that it does not unreasonably or negatively interfere with the use and enjoyment of another's property.

Public Notice:

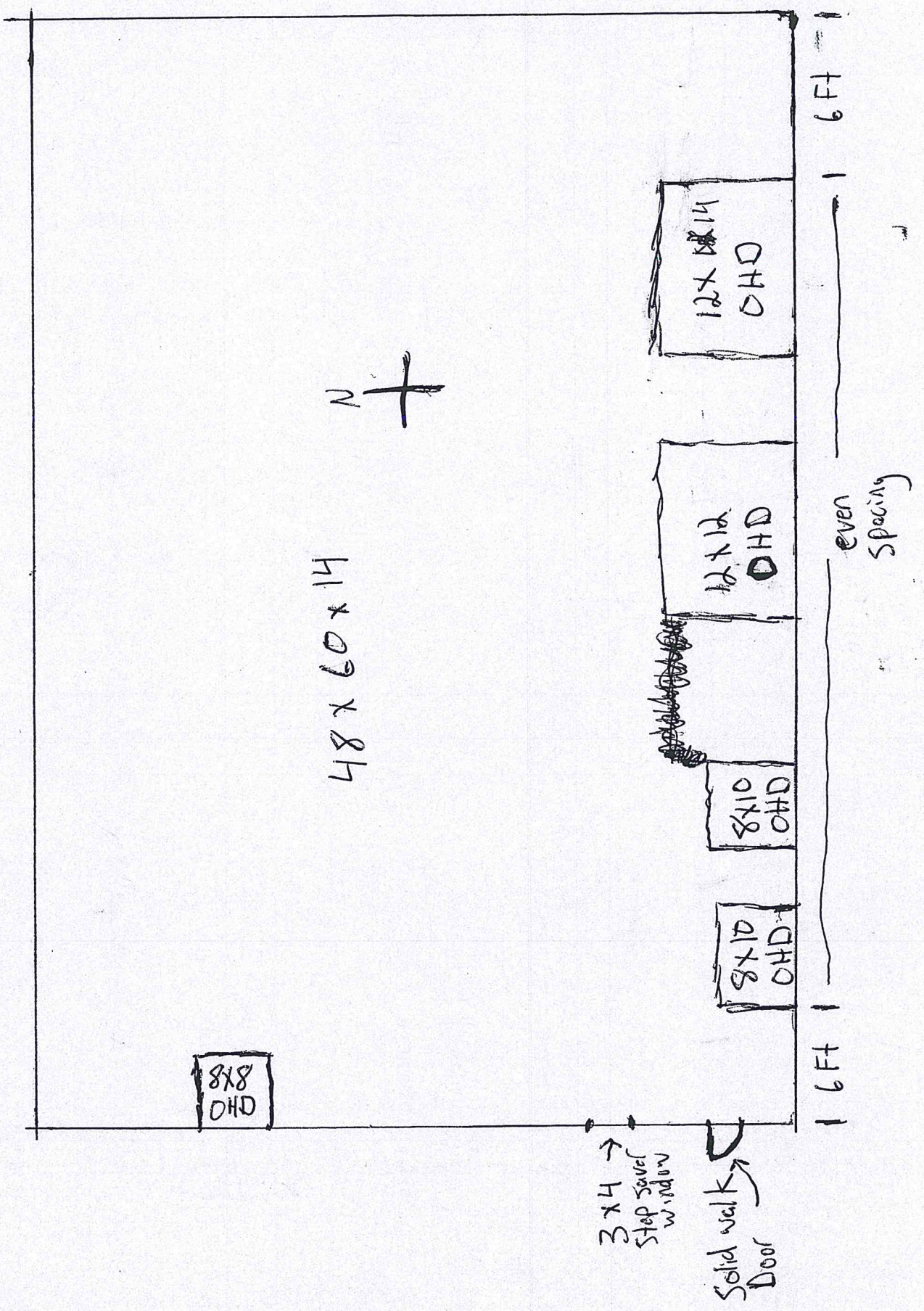
Notice of the public meeting was sent to all neighbors within 400 feet of the subject property upon which the proposed conditional use is to be located on Friday, November 17, 2023. Notice of the meeting was also published in the *Newton Daily News* twice, once on Tuesday, November 21, 2023, and again on Tuesday, November 28, 2023. Several comments were received from neighbors, and staff will share them at this point.

Recommendation:

Staff finds that the use of the building will support a century-old farmstead and related agricultural activities, and such a building would be consistent with other buildings in the area (such as a 7,200 sq. ft. structure just to the northwest). In consideration of the total size of the property, proximity to agricultural zoning, and positive feedback from neighbors, this conditional use permit would allow the property owner to relocate and secure equipment, trailers, horses, and other items indoors. As always, though, this recommendation is contingent upon the 4 criteria being satisfied, all neighborhood comments and questions being addressed before a vote, and any feedback being resolved prior to construction.



515 496-5044



GENERAL STRUCTURAL NOTES

1. Design Basis: International Building Code, 2021 (IBC-2021)
Allowable Stress Design (ASD) Methodology.
2. Design Loads
- Importance Factors based on Occupancy Category II
- Roof:
Ground Snow.....25 psf
(20 psf reduced Sloped Roof Snow Load)
(Plus unbalanced, sliding, and drift loading in accordance with ASCE 7-16)
Dead Load (Truss).....5 psf @ top chord
5 psf @ bottom chord
- Latent:
Wind.....Per (IBC 2021) Requirements
(110 MPH 3-Second gust, Exposure C)

3. Building drainage, insulation, flashing's, vapor/moisture protection, and fireproofing are not shown on the structural plans.
4. All sections, detail and notes shown on the structural drawings are intended to be typical and shall apply to similar situations unless otherwise shown.
5. Structural integrity of the building shown on these plans is dependent upon completion according to the contract documents. It is the contractor's responsibility to finish all temporary bracing &/or support that may be required as a result of construction methods and sequences.

PRE-ENGINEERED ROOF TRUSSES

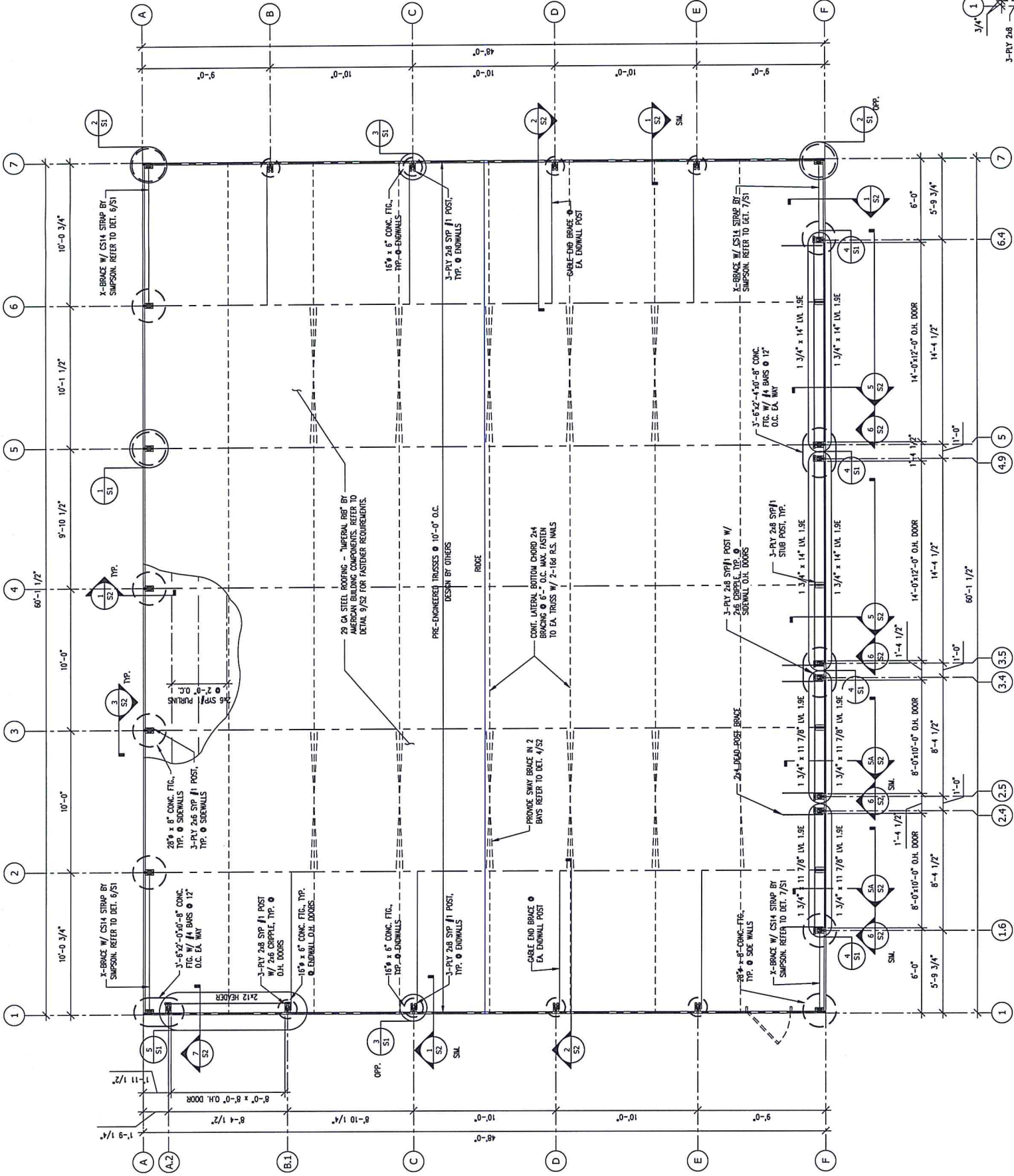
1. Wood roof trusses are to be designed and manufactured to support the design loads indicated under the General Structure Notes on this sheet.
2. Wood roof trusses are to be metal plate connected, wood chord, wood web trusses spaced at as specified on the drawings.
3. Maximum live load deflection shall not exceed L/240. Maximum total load deflection shall not exceed L/180.
4. Proper erection bracing shall be installed to hold the trusses true and plumb and in safe condition until permanent truss bracing and bridging can be safely secured in place to form a structurally sound framing system. Erection and permanent bracing shall be designed by the manufacturer and shall be designed by manufacturer.
5. The truss manufacturer shall provide shop drawings stamped and signed by a professional engineer in the state of Iowa. The deferred substantial item shall be reviewed by the engineer of record for general conformance with the contract documents and the design concept of the project.

STRUCTURAL WOOD FRAMING NOTES

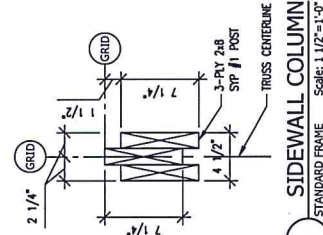
1. All structural framing lumber shall be clearly marked and of a quality to meet the following minimum grade requirements:
Columns, Girts, Purins, and Headers: Southern Yellow Pine No. 1 grade under NLEA Grading requirements, UNO.
2. All wood in contact with concrete or masonry shall be pressure treated preservative lumber. All steel fasteners shall be galvanized with pressure treated lumber shall be galvanized to G185 thickness specifications or stainless steel.
3. All nailing of lumber shall conform to IBC table 2304.3.1 Fastening Schedule, except as otherwise noted.
4. Exterior wall sheathing shall be 7/16 inch thick APA rated 32/16 sheathing fastened with 8d common nails at 6 inches on-center at all panel (individual sheet) edges and 12 inches on-center at all intermediate supports, except as otherwise indicated.

METAL ROOF AND WALL PANELS

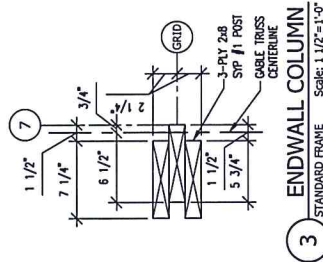
1. Panels shall be minimum 29 Gauge steel panels "Imperial 80" by American Building Components or approved equivalent.
2. Structural Strength ASTM-A653 Grade 80 (Full Hard Steel), 80000 psi minimum tensile strength.
3. Panel Fasteners shall be 1/4"-14 x 1 1/2" long screws.



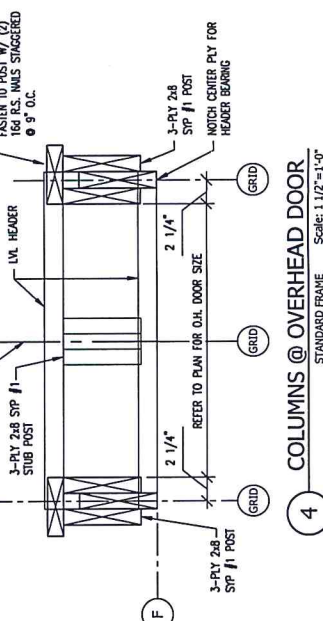
FOUNDATION/ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



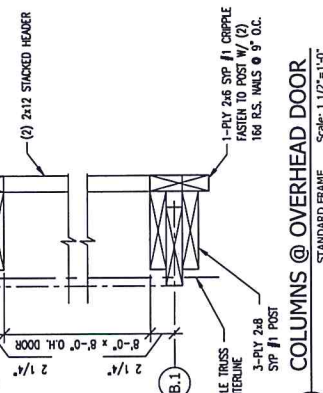
1 SIDEWALL COLUMN
STANDARD FRAME Scale: 1 1/2"=1'-0"



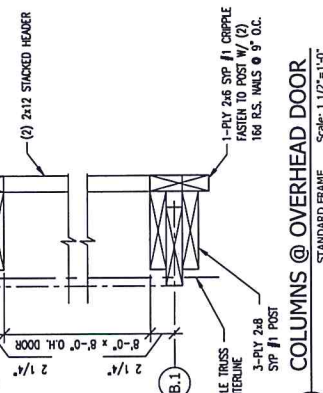
2 CORNER COLUMN
STANDARD FRAME Scale: 1 1/2"=1'-0"



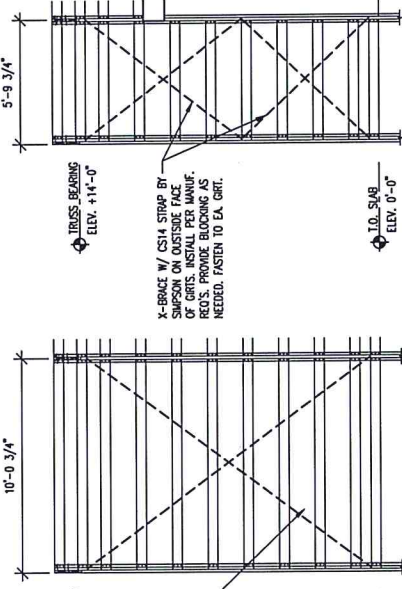
3 ENDWALL COLUMN
STANDARD FRAME Scale: 1 1/2"=1'-0"



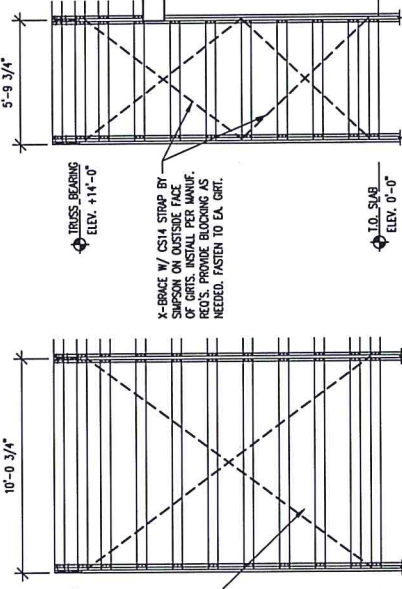
4 COLUMNS @ OVERHEAD DOOR
STANDARD FRAME Scale: 1 1/2"=1'-0"



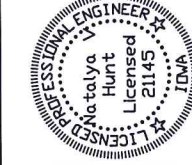
5 COLUMNS @ OVERHEAD DOOR
STANDARD FRAME Scale: 1 1/2"=1'-0"



6 STRAP BRACE DETAIL
Scale: NOT TO SCALE



7 STRAP BRACE DETAIL
Scale: NOT TO SCALE



I hereby certify that this engineering document was prepared and the related engineering work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

NATALYA V. HUNT
License number 21145
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 51 & 52

10/17/23
DATE

Sheet No.

S1

PROLINE BUILDING COMPANY
JAMES NELSON - 48'x60'x14'
135 MAIN STREET
CARLISLE, IA 50047
FRAMING PLAN

Drawn By: KS
Checked By: NH/AM
Project No.: 22-289
Date: 10/17/23

373 COLLINS ROAD NE
CEDAR RAPIDS, IA 52402
PH: (319) 294-2739
WWW.APEX-SE.COM
ENGINEERS & DESIGNERS
APEX STRUCTURAL

Key Plan

Drawn By:	KLS
Checked By:	NH, AM
Project No.:	23-289
Date:	10/17/2

Sheet No. S2



BACKFILL NOTE:
TYPICAL MATERIALS FOR BACKFILL INCLUDE
CONCRETE, WELL-GRADED GRANULAR AGGREGATE,
SAND, OR SOIL INITIALLY EXCAVATED FROM POST
HOLE. IF EXCAVATED SOIL USED AS BACKFILL, IT
SHALL BE FREE OF TOPSOIL & ORGANIC MATTER.
BACKFILL MATERIALS SHOULD BE TAMPED OR
VIBRATED UPON BACKFILL IN MAX. LAYERS OF 8 IN.

FOOTING NOTE:
SACKXUX CONCRETE WITH MINIMUM
COMPRESSIVE STRENGTH OF 3000 PSI AT 28
DAYS CAN BE USED IN LIEU OF PRECAST
FOOTING COOKES. SACKXUX CONCRETE SHALL
BE PREPARED PER MANUFACTURES
SPECIFICATIONS.



Scale: 1 1/2"=1'-0"



The truss designs referenced below have been prepared by me or under my direct supervision based on the truss design criteria and requirements ("design criteria") provided by County Line Truss.

These truss designs are intended for the fabrication of individual building components that will perform to the design criteria provided. Any variance from the design criteria will render the affected truss designs inapplicable.

Listed below are the truss designs included in this package and covered by this seal.

Job: AYT1013JS-48' - 1196650
T1-1, T1GE-1

Any location identification is for file reference only. No determination of the appropriateness of design criteria for any specific project has been made in preparing the truss designs.

Please refer to individual truss designs for specific design criteria.

10/16/2023



Arturo A. Hernandez (OH, 70961)

My license expiration date for the state of OH is 12/31/2023.

IMPORTANT NOTE: The responsibility of the engineer sealing this package, as a Truss Engineer, is solely for design of individual trusses as individual building components based upon design criteria provided by others and set forth in the referenced truss drawings. The truss design criteria for the components have not been verified as appropriate for any particular building, project or use. Adequacy and suitability of design criteria and requirements for the truss designs for any specific project are the responsibility of the building designer, not the Truss Engineer, per ANSI/TPI-1, Chapter 2.

Empowering great component manufacturers.

DESIGN NOTES

1. The Truss Design Drawing(s) provided with these Design Notes have been prepared under and are subject to ANSI / TPI 1 published by the Truss Plate Institute, www.tpinst.org. Capitalized terms have the meanings provided in ANSI / TPI 1.
 2. Copies of each Truss Design Drawing shall be furnished to the installation contractor, Building Designer, Owner and all persons fabricating, handling, installing, bracing, or erecting the trusses.
- ### DESIGN LIMITATIONS
3. The Truss Design Drawing is based upon specifications provided by the Building Designer in accordance with ANSI / TPI 1. Neither the Truss Designer, Eagle, nor an engineer who seals this design (if any) assumes any responsibility for the adequacy or accuracy of specifications provided by the Building Designer.
 4. The Building Designer is solely responsible for the suitability based upon the Truss Design Drawing and shall be responsible for reviewing and verifying that the information shown is in general conformance with the design of the Building.
 5. Each Truss Design Drawing is for the individual building component (a truss). A seal on the Truss Design Drawing indicates acceptance of professional engineering responsibility solely for the individual truss.
 6. Each Truss Design Drawing assumes trusses will be suitably protected from the environment.

HANDLING, INSTALLING, & BRACING

7. Refer to Building Component Safety Information (BCSI) for handling, installing, restraining and bracing trusses. Copies can be obtained from the Structural Building Components Association, www.sbcindustry.com.
8. Bracing shown on each Truss Design Drawing is for lateral support of individual truss components only to reduce buckling lengths. All temporary and permanent bracing, including lateral load and diagonal or cross bracing, are the responsibility, respectively, of the erector and Building Designer.
9. Eagle is not responsible for improper truss fabrication, handling, erection or bracing.
10. Compression chords shall be laterally braced by the roof or floor sheathing, directly attached, or have purlins provided at spacing shown, unless noted otherwise.

11. Bottom chord required bracing shall be at 10ft spacing or less, if no structural rated ceiling is installed, unless noted otherwise.
12. Strongbacking shall be installed on all parallel chord trusses, including flooring systems, to limit deflection and reduce vibration. Refer to BCSI-B7.
13. Never exceed the design loading shown. Never stack building or other materials on inadequately braced truss; refer to BCSI.
14. Concentration of construction loads greater than the design loads shall not be applied to the trusses at any time; refer to BCSI.
15. Trusses shall be handled with care prior to erection to avoid damage. Refer to BCSI for recommended truss handling and erection.

MATERIALS & FABRICATION

16. Lumber moisture content shall be 19% or less at the time of fabrication unless noted otherwise.
17. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
18. Unless expressly noted, the truss designs are not applicable for use with fire retardant or preservative treated lumber.
19. Plates shall be applied on both faces of truss at each joint and embedded fully. Knots and wane at joint locations shall be regulated in accordance with ANSI / TPI 1.
20. For a specified plate gauge and grade, the specified size is a minimum.

Connections not shown are the responsibility of others.

21. Adequate support shall be provided to resist gravity, lateral and uplift loads.
22. For 4X2 truss orientation, locate plates 0 - 1/16" from outside the edge of the truss.

Fabrication of truss shall be in accordance with ANSI / TPI 1.

OTHER NOTES

23. Camber is a non-structural consideration and is the responsibility of truss fabricator.
24. Do not cut or alter any truss member or plate without prior approval from a professional engineer.
25. Lumber design values are in accordance with ANSI / TPI 1; lumber design values are by others.
26. Install specified hangers per manufacturer recommendations.

SYMBOLS

PLATE SIZE

3X4 - The first dimension is the width perpendicular to slots. Second dimension is the length parallel to slots.

- , / , Indicates required direction of slots; Reference "Joint Details" for more information.

20 Ga Gr40 connectors required

3X10-20HS - 20 Ga Gr60 connectors required

8X10-18HS - 18 Ga Gr60 connectors required

LATERAL BRACING

When this symbol shown, continuous lateral bracing is required on the member of the truss.



BEARING

Indicates location where bearings (supports) occur.



PLATE LOCATION & ORIENTATION

The plate shall be centered on joint and/or placed in accordance with the design drawing/QC full scale details.



REFERENCES

- ANSI / TPI 1: National Design Standard for Metal Plate Connected Wood Trusses
- BCSI: Building Component & Safety Information - Guide to Good Practice for Handling, Installing, Restraining, & Bracing of Metal Plate Connected Wood Trusses.
- NDS: National Design Specification for Wood Construction
- ESR: 1082 published by the International Code Council. www.icc-es.org

County Line Truss

3353 Garden Rd
Seymour, IA 52590
PH: (641) 895-7406

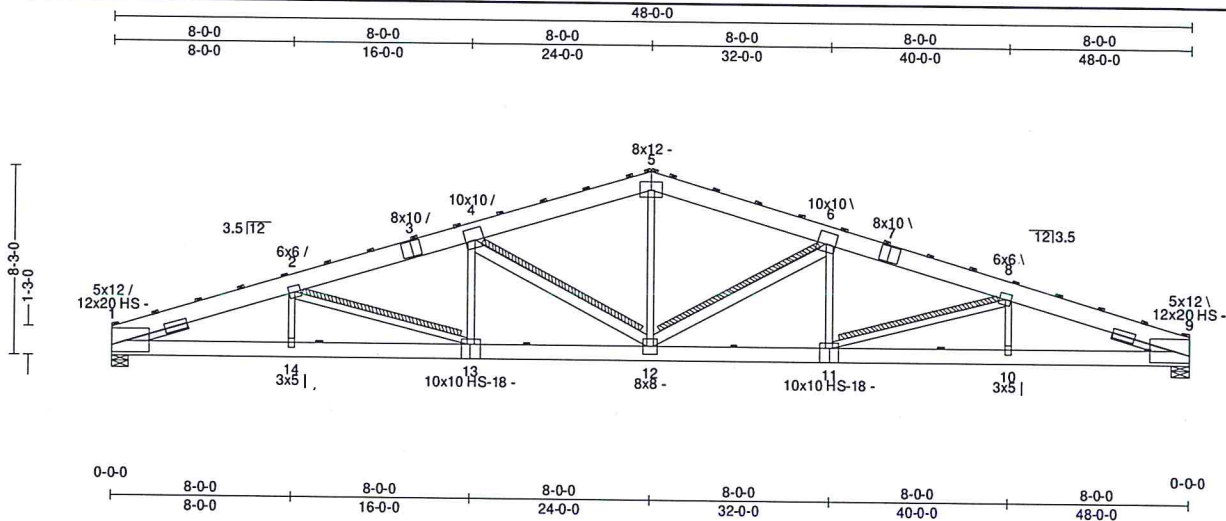
Truss: T1-1

Job: AYT1013JS-48'

Date: 10/16/23 15:33:22

Page: 1 of 2

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
48-0-0	3.5/12	1	0-0-0	0-0-0	0-0-0	0-0-0	1	120 in	437 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: 21	Bldg Code: IBC 2015/	TC: 0.79 (2-4)	Vert TL: 1.31 in	L/427	(11-12)	L/120
TCDL: 4(rake)	TP1 1-2014	BC: 0.91 (9-10)	Vert LL: 0.78 in	L/720	12	L/180
BCLL: 0	Rep Mbr: No	Web: 0.92 (6-12)	Horz TL: 0.47 in		9	
BCDL: 5	Lumber D.O.L.: 125 %					

Reaction

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	8.5 in	6.00 in	7,250 lbs		-775 lbs		-775 lbs	-35 lbs
9	1	8.5 in	6.00 in	7,250 lbs		-775 lbs		-775 lbs	

Material

TC: SP 2400/2.0 2 x 10
BC: SP 2400/2.0 2 x 8
Web: SPF #2 2 x 4 except:
SYP #1 2 x 4: 5-12
SYP #1 2 x 6: 4-12, 6-12

Bracing

TC: Purlins at 24" OC, Purlin design by Others.
BC: Sheathed or Purlins at 9-3-0, Purlin design by Others.
Web: T Brace: 2-13, 4-12, 6-12, 8-11

Loads

- This truss has been designed for the effects of balanced (16.6 psf) and unbalanced sloped roof snow loads in accordance with ASCE7 - 10 with the following user defined input: 30 psf GSL, Terrain C, Exposure (Ce = 1.0), Risk Category I (I = 0.80), Thermal (Ct = 1.10), DOL = 1.15. Ventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h = 20 ft, Not End Zone Truss, Both end webs considered. DOL = 1.60
- Minimum storage attic loading has not been applied in accordance with IBC 1607.1
- In accordance with IBC 1607.1, minimum BCLL's do not apply.
- This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSSI-10 for installation and temporary bracing.

Member Forces

Table indicates: Member ID, max CSI max axial force, (max comp. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

Member	ID	Force (lbs)	ID	Force (lbs)	ID	Force (lbs)	ID	Force (lbs)
TC	1-2	0.763 -17,096	4-5	0.466 -12,520	6-8	0.791 -15,906		
	2-4	0.791 -15,906	5-6	0.466 -12,520	8-9	0.763 -17,096		
BC	9-10	0.908 16,062 (-1,591)	11-12	0.655 15,079 (-1,321)	13-14	0.874 16,062 (-1,591)		
	10-11	0.874 16,062 (-1,591)	12-13	0.655 15,079 (-1,321)	14-1	0.908 16,062 (-1,591)		
Web	2-14	0.075 407 (-58)	4-12	0.922 -4,310	6-11	0.237 1,050		
	2-13	0.529 -1,628	5-12	0.721 4,733 (-268)	8-11	0.529 -1,628		
	4-13	0.237 1,050	6-12	0.922 -4,310	8-10	0.075 407 (-58)		

Notes

- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- The fabrication tolerance for this roof truss is 10 % (Cq = 0.90).
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 4 psf.
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf.
- Design assumes minimum 2x (vertical orientation, visually graded) purlins attached to the TC at purlin spacing shown with at least 2-10d nails.
- Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- Lateral bracing shown is for illustration purposes only and may be placed on either edge of truss member.
- A creep factor of 1.50 has been applied for this truss analysis.
- The "SYP" label shown in the "Material Summary" above indicates the new SPIB design values effective June 1, 2013 were used.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Truss Software v5.6.429.2
Eagle Metal Products

		County Line Truss 3353 Garden Rd Seymour, IA 52590 PH: (641) 895-7406					Truss:T1-1 Job: AYT1013JS-48' Date: 10/16/23 15:33:23 Page: 2 of 2		
SPAN 48-00	PITCH 3.5/12	QTY 1	OHL 0-00	OHR 0-00	CANT L 0-00	CANT R 0-00	PLYS 1	SPACING 120 in	WGT/PLY 437 lbs
10) At least one web is braced with a T-brace. T-braces shall be min. 2x4 stud grade and shall extend to within 3 " of the chord at both ends. Attach T-braces to web using 16d nails at max. 6 " on center spacing. Brace by others. See BCSI-B3 for additional information.									
11) ☐ Indicates non-structural members.									
12) Listed wind uplift reactions based on MWFRS & C&C loading.									

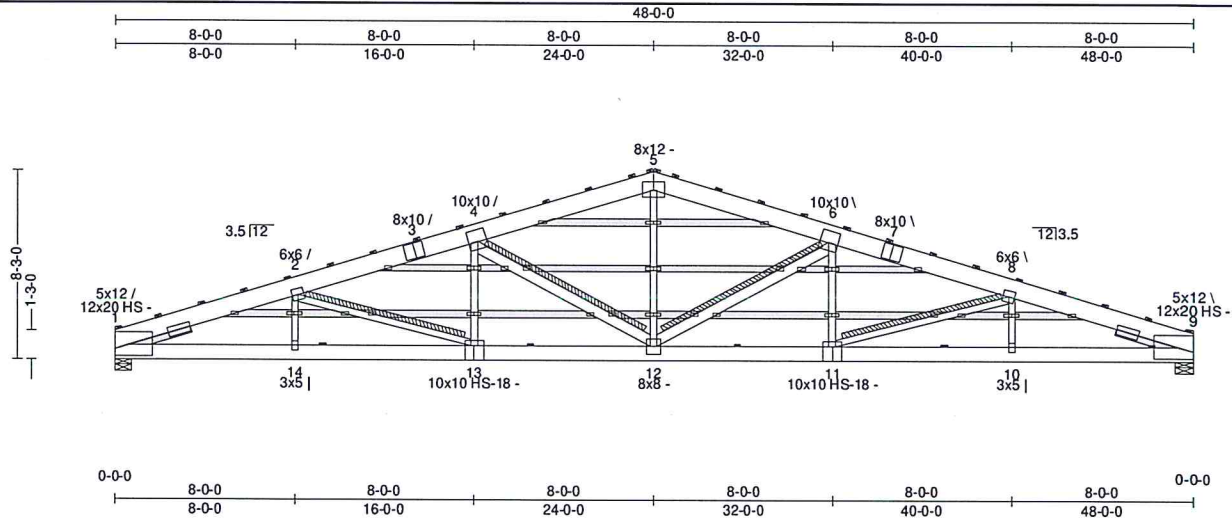
County Line Truss

3353 Garden Rd
Seymour, IA 52590
PH: (641) 895-7406

Truss: T1GE-1

Job: AYT1013JS-48'
Date: 10/16/23 15:33:25
Page: 1 of 2

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
48-0-0	3.5/12	1	0-0-0	0-0-0	0-0-0	0-0-0	1	120 in	517 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: 21	Bldg Code: IBC 2015/	TC: 0.79 (2-4)	Vert TL: 1.31 in	L/ 427	(11-12)	L/ 120
TCDL: 4(rake)	TPI 1-2014	BC: 0.91 (9-10)	Vert LL: 0.78 in	L/ 720	12	L/ 180
BCLL: 0	Rep Mbr: No	Web: 0.92 (6-12)	Horz TL: 0.47 in		9	
BCDL: 5	Lumber D.O.L.: 125 %					

Reaction

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	8.5 in	6.00 in	7,250 lbs		-775 lbs		-775 lbs	-35 lbs
9	1	8.5 in	6.00 in	7,250 lbs		-775 lbs		-775 lbs	

Material

TC: SP2400/2.0 2 x 10
BC: SP2400/2.0 2 x 8
Web: SPF #2 2 x 4 except:
SYP #1 2 x 4: 5-12
SYP #1 2 x 6: 4-12, 6-12

Bracing

TC: Purlins at 24" OC, Purlin design by Others.
BC: Sheathed or Purlins at 9-3-0, Purlin design by Others.
Web: T Brace: 2-13, 4-12, 6-12, 8-11

Loads

- This truss has been designed for the effects of balanced (16.6 psf) and unbalanced sloped roof snow loads in accordance with ASCE7 - 10 with the following user defined input: 30 psf GSL, Terrain C, Exposure (Ce = 1.0), Risk Category I (I = 0.80), Thermal (Ct = 1.10), DOL = 1.15. Ventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h = 20 ft, Not End Zone Truss, Both end webs considered. DOL = 1.60
- Minimum storage attic loading has not been applied in accordance with IBC 1607.1
- In accordance with IBC 1607.1, minimum BCLL's do not apply.
- This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

Member Forces

Table indicates: Member ID, max CSI max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

TC	1-2	0.763	-17,096 lbs	4-5	0.466	-12,520 lbs	6-8	0.791	-15,906 lbs
BC	2-4	0.791	-15,906 lbs	5-6	0.466	-12,520 lbs	8-9	0.763	-17,096 lbs
Web	9-10	0.908	16,062 lbs	11-12	0.655	15,079 lbs	13-14	0.874	16,062 lbs
	10-11	0.874	16,062 lbs	12-13	0.655	15,079 lbs	14-1	0.908	16,062 lbs
	2-14	0.075	407 lbs	4-12	0.922	-4,310 lbs	6-11	0.237	1,050 lbs
	2-13	0.529	-1,628 lbs	5-12	0.721	4,733 lbs	8-11	0.529	-1,628 lbs
	4-13	0.237	1,050 lbs	6-12	0.922	-4,310 lbs	8-10	0.075	407 lbs

Notes

- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- Gable webs placed at 24" OC, U.N.O.
- Attach structural gable blocks with 2x4 20ga plates, U.N.O.
- Bracing shown is for in-plane requirements. For out-of-plane requirements, refer to BCSI-B3 published by the SBCA.
- The fabrication tolerance for this roof truss is 10 % (Cq = 0.90).
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 4 psf.
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf.

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TrueBuild® Truss Software v5.6.429.2
Eagle Metal Products

		County Line Truss 3353 Garden Rd Seymour, IA 52590 PH: (641) 895-7406					Truss: T1GE-1 Job: AYT1013JS-48" Date: 10/16/23 15:33:26 Page: 2 of 2		
SPAN 48-0-0	PITCH 3.5/12	QTY 1	OHL 0-0-0	OHR 0-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 120 in	WGT/PLY 517 lbs
8) Design assumes minimum 2x_ (vertical orientation, visually graded) purlins attached to the TC at purlin spacing shown with at least 2-10d nails. 9) Gable must be sheathed on one side or lateral bracing applied appropriately. 10) Lateral bracing shown is for illustration purposes only and may be placed on either edge of truss member. 11) A creep factor of 1.50 has been applied for this truss analysis. 12) The "SYP" label shown in the "Material Summary" above indicates the new SPIB design values effective June 1, 2013 were used. 13) ☐ At least one web is braced with a T-brace. T-braces shall be min. 2x4 stud grade and shall extend to within 3" of the chord at both ends. Attach T-braces to web using 16d nails at max. 6" on center spacing. Brace by others. See BCSI-B3 for additional information. 14) ☐ Indicates non-structural members. 15) Listed wind uplift reactions based on MWFRS & C&C loading.									
ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.								TrueBuild® Truss Software v5.6.429.2 Eagle Metal Products	

Zoning Board of Adjustment - Staff Report: V23-4

Applicant: Paulette Elscott
Proposal: Variance to allow accessory structure to exceed 15' max. height
Location: 800 N. 15th Ave. W. (Parcel #0828202007)
Current Use: Single-family residence, agriculture
Current Zoning: R-2: One- and Two-Family Residential and A-1: Agricultural

This variance application is contingent upon approval of CU23-7, which will be reviewed at the same Zoning Board of Adjustment meeting. After receiving a building permit application and plans from the applicant, the City Planner immediately reached out to clarify that such a large structure was not administratively approvable. After a couple conversations, the applicant decided to pursue the conditional use permit and this variance to allow the already-designed building at her property.

The Newton Zoning Code stipulates the following for the height of accessory buildings or structures on residential lots (158.110): *"No detached accessory building or structure located on a residential lot shall exceed a height of 15 feet, as measured to the midpoint of the roof slope or the average height between the roof edge and the highest portion or ridge of the roof."* With the walls of this proposed building being 15.25' in height, a roof pitch of 3.5/12, and a width of 48 feet, this brings the midpoint height to 18.75 feet. Therefore, this variance application is, in essence, a request to allow for 3.75 extra feet in total height.

800 N. 15th Ave. W. is located within both the R-2: One- and Two-Family Residential and A-1: Agricultural zoning districts. While the approximate west 1/3 of the property is in the A-1 district, the exact location of the proposed building is in the R-2 district. Due to the proposed footprint and height of the accessory structure, the conditional use permit and this variance are necessary to authorize its construction. Answers to the 6 variance questions were provided by the applicant (enclosed). Also, an aerial image and a photo of the property will be presented.

Variance Questions:

The Zoning Ordinance includes specific criteria for granting variances. These are listed below, phrased as questions. For each question, the Board should try to determine what, if anything, distinguishes this case from other projects in the same zoning classification and if the applicant provided sufficient answers (enclosed).

According to the ordinance and in order to grant the variance, the answer must be "yes" to the first three questions and "no" to the last three:

1. Do the physical surroundings, shape, or topographical conditions of the specific property involved result in a particular hardship upon the owner, other than a mere inconvenience or loss of revenue?
2. Is the variance request based on conditions that are not applicable in general to other properties in the same zoning classification?
3. Does the proposed variance comply with the spirit and intent of the restrictions imposed by the zoning ordinance?
4. Did the present owner create the alleged difficulty or hardship?
5. Will granting the variance be materially detrimental to the public welfare or injurious to the neighborhood?
6. Will granting the variance impair an adequate supply of light and air to adjacent property, increase the congestion, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood?

Notice of Proposal: Notice of the public meeting was sent to all neighbors within 400 feet of the subject property upon which the proposed conditional use is to be located on Friday, November 17, 2023. Notice of the meeting was also published in the *Newton Daily News* twice, once on Tuesday, November 21, 2023, and again on Tuesday, November 28, 2023. If comments are received before the meeting, staff will share them at this point in the report.

Recommendation:

Staff recommends that the Zoning Board of Adjustment only grant the variance if the answers provided to the six legal test questions are determined to be sufficient and/or if the Board determines that the request aligns with the spirit and intent of the Zoning Code. Staff finds that the requested variance is not detrimental to the public health or welfare or to the neighborhood considering the circumstances. This is especially the case considering positive feedback from neighbors, proximity to agricultural zoning, and other similar buildings in the area.

This recommendation applies with the understanding that neighborhood concerns and questions are addressed so as to avoid anything that is contrary to the public interest. The findings of the Zoning Board of Adjustment shall be a determination to either approve, conditionally approve, or deny this variance. If granted and the taller building is allowed, the building permit can be approved and issued immediately.

According to the ordinance, in order to grant the variance, the answer must be "yes" to the first three questions, and "no" to the last three:

1. Do the physical surroundings, shape, or topographical conditions of the specific property involved result in a particular hardship upon the owner, other than a mere inconvenience or loss of revenue? *Yes. I need a large building to store my horse trailer and other equipment.*
2. Is the variance request based on conditions that are not applicable in general to other properties in the same zoning classification? *Yes. My building must be tall enough to accommodate the horse trailer. I live in a 100 year old Farm property.*
3. Does the proposed variance comply with the spirit and intent of the restrictions imposed by the zoning ordinance? *Yes. The new building will be really nice for the neighborhood and block the view of the power plant which they have complained about.*
4. Did the present owner create the alleged difficulty or hardship? *No*
5. Will granting the variance be materially detrimental to the public welfare or injurious to the neighborhood? *No. The neighbors have agreed to the building.*
6. Will granting the variance impair an adequate supply of light and air to adjacent property, increase the congestion, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood? *No
It will actually block the view of an ugly gas station.*