



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeal **MEETING DATE:** November 18, 2025

REGARDING: **40559 Oakwood Drive #50-22-25-380-008 (PZ25-0054)**

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Noah Boehm

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned One-Family Residential (R-3)

Location: north of Nine Mile, east of Brook Forest Road

Parcel #: 50-22-25-380-008

Request

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 4.19.1.E.i to allow construction of a 576 square foot structure. There is an existing 360 square foot garage on the property (allowed aggregate for accessory structures: 850 square feet, variance of 86 square feet); and Section 4.19.1.G to allow the structure to be located 3 feet from the rear property line (6 feet required, variance of 3 feet).

II. STAFF COMMENTS:

The applicant is seeking (2) dimensional variances to locate a new 24' x 24' (576 SF) enclosed accessory structure in the rear yard.

- 1) An 86 SF aggregate sizes variance (360 SF existing garage + 576 SF new accessory structure)*
- 2) A 3-foot side yard setback variance to locate the shed 3-feet from the property line.*

There is currently a wood fence around the property to screen this new structure.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ25-0054**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.

(b) The property is unique because _____.

(c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____.

(e) The relief is consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

- 1. _____.
- 2. _____.
- 3. _____.
- 4. _____.

2. I move that we **deny** the variance in Case No. **PZ25-0054** sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because _____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Alan Hall – Deputy Director Community Development - City of Novi

RECEIVED

SEP 26 2025

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COMMUNITY DEVELOPMENT

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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case) PROJECT NAME / SUBDIVISION: <u>Boehm Workshop / Heatherwyke (Village Gate)</u> ADDRESS: <u>40559 Oakwood Dr</u> LOT/SUBLOT: _____ SIDWELL #: <u>50-22-25-380-008</u> May be obtained from the Assessing Department (248) 347-0485		Application Fee: <u>\$275.00</u> Meeting Date: <u>11/18/25</u> ZBA Case #: <u>P225-0054</u>	
CROSS ROADS OF PROPERTY: <u>9mile & Meadowbrook</u>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? ☒ YES ☐ NO			
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? ☐ YES ☒ NO			
II. APPLICANT INFORMATION			
A. APPLICANT		CELL PHONE NO. _____ TELEPHONE NO. _____ FAX NO. _____ CITY: <u>Novi</u> STATE: <u>MI</u> ZIP CODE: <u>48375</u>	
Identify the person or organization that owns the subject property:		CELL PHONE NO. _____ TELEPHONE NO. _____ FAX NO. _____ CITY: _____ STATE: _____ ZIP CODE: _____	
ORGANIZATION/COMPANY		FAX NO. _____ CITY: _____ STATE: _____ ZIP CODE: _____	
III. ZONING INFORMATION			
A. ZONING DISTRICT ☐ R-A ☐ R-1 ☐ R-2 ☒ R-3 ☐ R-4 ☐ RM-1 ☐ RM-2 ☐ MH ☐ I-1 ☐ I-2 ☐ RC ☐ TC ☐ TC-1 ☐ OTHER _____			
B. VARIANCE REQUESTED INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>4.19E</u> Variance requested: <u>8.59 ft over P.B. of presentation</u>			
2. Section <u>4.19C</u> Variance requested: <u>3 ft from East Fence P.9 of presentation</u>			
3. Section _____ Variance requested: _____			
4. Section _____ Variance requested: _____			
IV. FEES AND DRAWINGS			
A. FEES ☐ Single Family Residential (Existing) \$200 ☐ (With Violation) \$250 ☐ Single Family Residential (New) \$250 ☐ Multiple/Commercial/Industrial \$300 ☐ (With Violation) \$400 ☐ Signs \$300 ☐ (With Violation) \$400 ☐ House Moves \$300 ☐ Special Meetings (At discretion of Board) \$400			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of on-site signs if applicable • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application			

Sundling 102 ZBA Application Revised 06/15

40559 Oakwood Dr Novi MI 48375

38

Noah Boehm



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

☒ DIMENSIONAL ☐ USE ☐ SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten-(10) days** before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be an actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

☐ CONSTRUCT NEW HOME/BUILDING ☐ ADDITION TO EXISTING HOME/BUILDING ☐ SIGNAGE

☒ ACCESSORY BUILDING

☐ USE ☐ OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

☐ GRANTED

☐ DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

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REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

☐ Not Applicable ☐ Applicable If applicable, describe below:

and/or

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

☐ Not Applicable ☐ Applicable If applicable, describe below:

and/or

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

☐ Not Applicable ☐ Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.



P2 – Index

P3 – Project location and identification

P4 – Variance application

P7 – Purpose for variance request

P8 – Variance section 4.19 (E)

P9 - Variance section 4.19 (G)

P10 – Neighbor & Neighborhood approvals

P12 - General Novi Guidelines (Accessory structure)

P14 – Lot Measurements/Layout

P17 – Structure plan & materials (rough)

P33 - Appendix

I. Project Location/Facility Information

Project Name –	Boehm Workshop
Address –	40559 Oakwood Dr
Subdivision/Name -	Heatherwyke Subdivision (Village Oaks)
Sidwell # (Tax ID) -	22-25-380-008
Lot # -	126
Zoning District -	R-3

II. Identification

Owner -	Noah Boehm
Address-	40559 Oakwood Dr Novi MI 48375
Phone -	734-564-2522
Email -	noah_boehm@hotmail.com

Completed document is attached & signed
(P38 & 39)



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ZONING BOARD OF APPEALS VARIANCE APPLICATION CHECKLIST

The following items are required for a complete Variance application. Incomplete applications will be returned.

☒ **Signed Application Form**

Complete the Zoning Board of Appeals application form. Application must be signed by the applicant and the property owner (if different).

☒ **Response to Variance Review Standards – Dimensional, Use, or Sign**

Select the applicable Review Standards for the requested Variance and complete in full. Use additional paper if needed. If you don't know which Review Standards to complete, call the Community Development Department at 248.347.0415 for guidance.

☒ **Dimensioned Site Plan (1 copy & 1 digital copy submitted as a PDF)**

- Existing or proposed buildings or additions on the property.
- Number and location of all on-site parking spaces.
- Existing and proposed distances to adjacent property lines.
- Location of existing and proposed signs, if applicable.
- Any other information relevant to the Variance application.

☒ **Dimensioned Drawings and Plans (1 copy & 1 digital copy submitted as a PDF)**

- Floor plans and elevations with all proposed buildings and additions.
- All existing and proposed signs on the property (photographs may be used).
- For use variances, include floor plan showing the existing and proposed layout and functions of each area.
- For multi-family residential structures or projects, a summary showing the existing and proposed number of dwelling units by type (efficiency, one-bedroom, two-bedroom, etc.)

☒ **Other Helpful Information – Optional (1 copy & 1 digital copy submitted as a PDF)**

- Photographs of the lot or structure that shows the special conditions or circumstances described in the application.
- Photographs or maps that show how other properties in the area enjoy the same type of property rights related to the Variance.
- Letters of support from the neighbors who would be most affected by your request.

☐ **Fee** (make check payable to the City of Novi)

Single Family Residential (Existing) \$200 (With Violation) \$250
Single Family Residential (New) \$250
Multiple/Commercial/Industrial \$300 (With Violation) \$400
Signs \$300 (With Violation) \$400
House Moves \$300
Special Meetings (At discretion of Board) \$600

Additional Information

In the course of reviewing the application, the Planning Department staff may request additional information from the applicant.

Building 112 ZBA Application Checklist Revised 06/15

Completed document is attached & signed
(P38 & 39)



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- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
☐ Not Applicable ☒ Applicable If applicable, describe below:

Page - 7

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
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and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
☒ Not Applicable ☐ Applicable If applicable, describe below:

Completed document is attached & signed
(P38 & 39)

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Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

Due to location of utilities through yard, ideal location is chosen which does not have any negative impact on neighbors, neighborhood, utilities, etc.

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

The chosen location provides significant distance from homes, walkways, viewing from neighbors while allowing me to build what I would like to have. Neighborhood and neighbors agree with proposal. Neighbors will also be helping with build.

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

The request is for the smallest amount of variance to allow the largest gain.

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Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

The goal is to be discrete as possible. No trees will need to be cut down. Privacy fence has been installed around the perimeter of rear yard in 2023. Materials chosen for the structure will match the home to make it appear as it has been here since the home was built. As mentioned above, neighborhood and neighbors agree with proposal. Neighbors will also be helping with build.

Based on the layout of the yard, I feel that I have chosen the best suited location in the yard for the structure (south east corner).

This location would provide the best access for use and lowest impact to the surroundings since no trees would need to be removed, no interference with utilities.

The south west corner of the yard has tree and utilities, natural gas, electrical, water cable, phone lines are all location in this area. I have shared my plans with the neighborhood home owners association and they have provided their approval. (page 10) I have shared these same plans as well as had discussions with both neighboring property owners, they are ok with everything as well. (page 8)

With the current plan, I am asking to allow for two variance:

1 – To allow 3 feet from fence line inside of property rather than 6 feet. There are no structures within 25 feet or more of where I would like to place the new structure. I have learned from discussion with city of Novi inspectors, part of the reason for the distance is to keep fire from spreading, it was suggested and will be part of my plan to use fire retardant drywall to help ensure that there are no issues. If there other things that can be done as well to help with this, I would be interested to learn and incorporate these into my plan in hopes to allow a 3 feet distance instead of the standard 6 feet.

The reason for this request is, while it is only 3 feet, it makes a significant difference of placement for the structure within the yard design continuity. Allowing the structure to be more visually appealing/fitting. The changes do not impact the neighbors or the lot in any negative aspects. There is also ample space to maintain lawn, do any work, move through with ease.

I have not seen all of Novi, however; in the neighborhood there are other accessory structures which are within 3 feet or less of the fence/property line. [\(p33\)](#)

2 – To allow the structure to be built with the 86 sq ft overage.

In researching to build the structure, the most common size is 24 foot length by 24 foot width. This equates to 576 sq ft. The current zoning district for Village Oaks subdivision is R-3, which allocates 850 sq ft of accessory building. The home has a 360 sq ft attached garage.

$$850 - 360 = 490$$

$$576 - 490 = 86 \text{ overage}$$

The home was built with an attached garage which is 18x18 in 1972, before I was born. There was a shed at the house for keeping yard equipment and other small items, this allows little room for doing other activities. If able to build the structure, the shed would go away lawn equipment/maintenance items would be included in the accessory structure.

While this is not necessarily a self created issue, it is one that I was dealt.

I would like to retain the space the shed provides to keep lawn equipment/maintenance items stored inside and keep the property clean and maintain the integrity of the city

This also considers future growth, building now and not having to try and make modification later in time.

Noah D. Boehm

From: noah_boehm@hotmail.com
Subject: Variance - Boehm Workshop

8/22/2025

To Whom It May Concern,

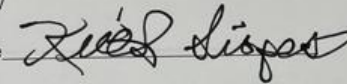
I am writing in regards to the variance application associated with Boehm – Workshop.
Please see below for comment from neighboring property approval or deny of placing structure at 3 feet from inside of fence.

Thank you,
Noah Boehm
734.564.2522

Keith Siopes
40543 Oakwood Dr
Novi MI
48375

☒ Approve
☐ Deny

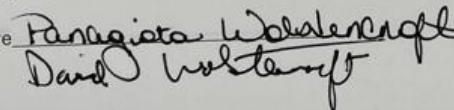
Signature



Pauline & David Wolstencraft
40611 Oakwood Dr
Novi MI
48375

☒ Approve
☐ Deny

Signature



- Neighborhood Home-Owners Association letter of approval.
- East and west neighbors are **ok** with these plans.



VILLAGE OAKS

VILLAGE OAKS COMMON AREAS ASSOCIATION
22859 Brook Forest
Novi, MI 48375
248-349-0510



VILLAGE OAKS

VILLAGE OAKS COMMON AREAS ASSOCIATION
22859 Brook Forest
Novi, MI 48375
248-349-0510

Noah Boehm
40559 Oakood Dr.
Novi, MI 48375
noah_boehm@hotmail.com
734.564.2522

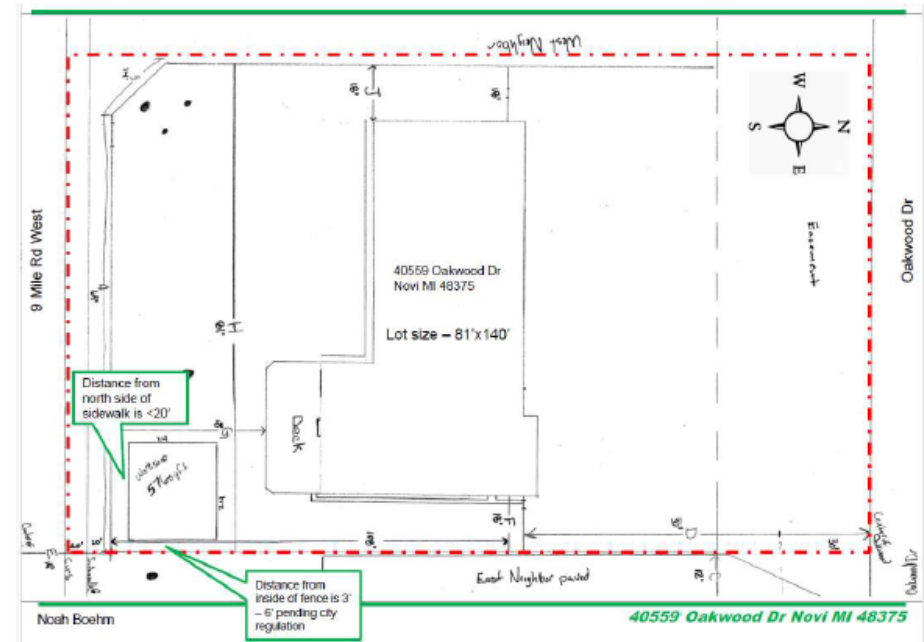
8/18/2025

Permission Letter for Shed

Dear Noah,

Based on your sketch below, the Architectural Committee of the Village Oaks Common Areas Association approved the building of a shed on your lot at 40559 Oakwood Dr. Please also contact the City of Novi to check for their requirements.

We appreciate your attention to maintaining the quality and harmony of our neighborhood.



- Neighborhood Home-Owners Association letter of approval.
- East and west neighbors are **ok** with these plans.

Sincerely,

Holger Lettmann
Architectural Committee Chair
Village Oaks Common Areas Association
248 790 9034



SHED & DETACHED GARAGE REQUIREMENTS

CITY OF NOVI
Community Development Department
(248) 347-0415

I. Submittal

1. Building Permit Application for sheds and detached garages over 200 sq.ft
(Buildings less than 200 square feet - Zoning permit only)
2. Site Plans - 2 copies (for zoning permit)
 - Indicate proposed location of new structure
 - Location of all other structures on lot
 - Distance from proposed structure to property lines
 - Location of easements
 - Location of existing overhead wires (if applicable)
3. Construction drawings or brochure for common shed or garage - 2 copies
Drawings shall include:
 1. Floor Plan
 2. Roof Plan
 3. Cross Section
4. Homeowner Association approval
5. Woodland and Wetland Affidavits

II. Requirements

- Shed or detached garage must be in rear yard, no closer than six (6) feet to rear or side property line.
- Shed or detached garage cannot be located in the front or side yard
- Shed or garage must be no closer than 10 feet to the main structure (house).
- Shed or garage is limited to one story and 14 feet in height, measured to the mean height of the roof.
- Shed or garage is not to be located in any easements.
- There is not to be more than one detached accessory building for any lot less than 21,780 sq. ft. in area.
- There is not to be more than two accessory structures for any lot 21,780 sq. ft. or more in area.
- The proposed lot coverage for all accessory structures cannot exceed 25% of the required rear yard area.
- Accessory structures cannot be constructed under overhead power lines. The service will need to be moved prior to construction and a new service location permit applied for.

- The maximum square footage for all accessory structures:

	R-A	R-1	R-2	R-3	R-4
Square footage	1500	1500	1000	850	850

- Code requirements:
 - Footings and Foundations- Table R403.1
 - Foundation Anchorage – per figure 403.1(6)
 - Standard Framing Requirements-R602&R802

II. Requirements

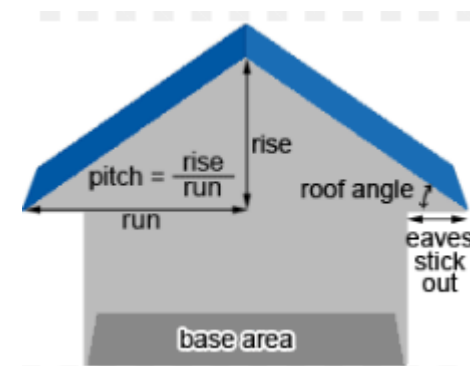
- Shed or detached garage must be in rear yard, no closer than six (6) feet to rear or side property line.
- Shed or detached garage cannot be located in the front or side yard
- Shed or garage must be no closer than 10 feet to the main structure (house).
- Shed or garage is limited to one story and 14 feet in height, measured to the mean height of the roof.
- Shed or garage is not to be located in any easements.
- There is not to be more than one detached accessory building for any lot less than 21,780 sq. ft. in area.
- There is not to be more than two accessory structures for any lot 21,780 sq. ft. or more in area.
- The proposed lot coverage for all accessory structures cannot exceed 25% of the required rear yard area.
- Accessory structures cannot be constructed under overhead power lines. The service will need to be moved prior to construction and a new service location permit applied for.

Meeting requirements -

- Location will be rear yard
- Not within 25' feet of any main structure
- Mean height of the roof should be ~ 12ft 6 inch
- Not located on any easement
- Not more than one detached accessory building for the lot
- Not more than two accessory structures for the lot over 21,780 sqft, doesn't apply
- Lot coverage for all accessory structures is much less than 25% of the required rear yard area.
- No structure will be under overhead power lines

* Approximate Peak Height is 14'8"

* Approximate Ceiling Height is 10'4"

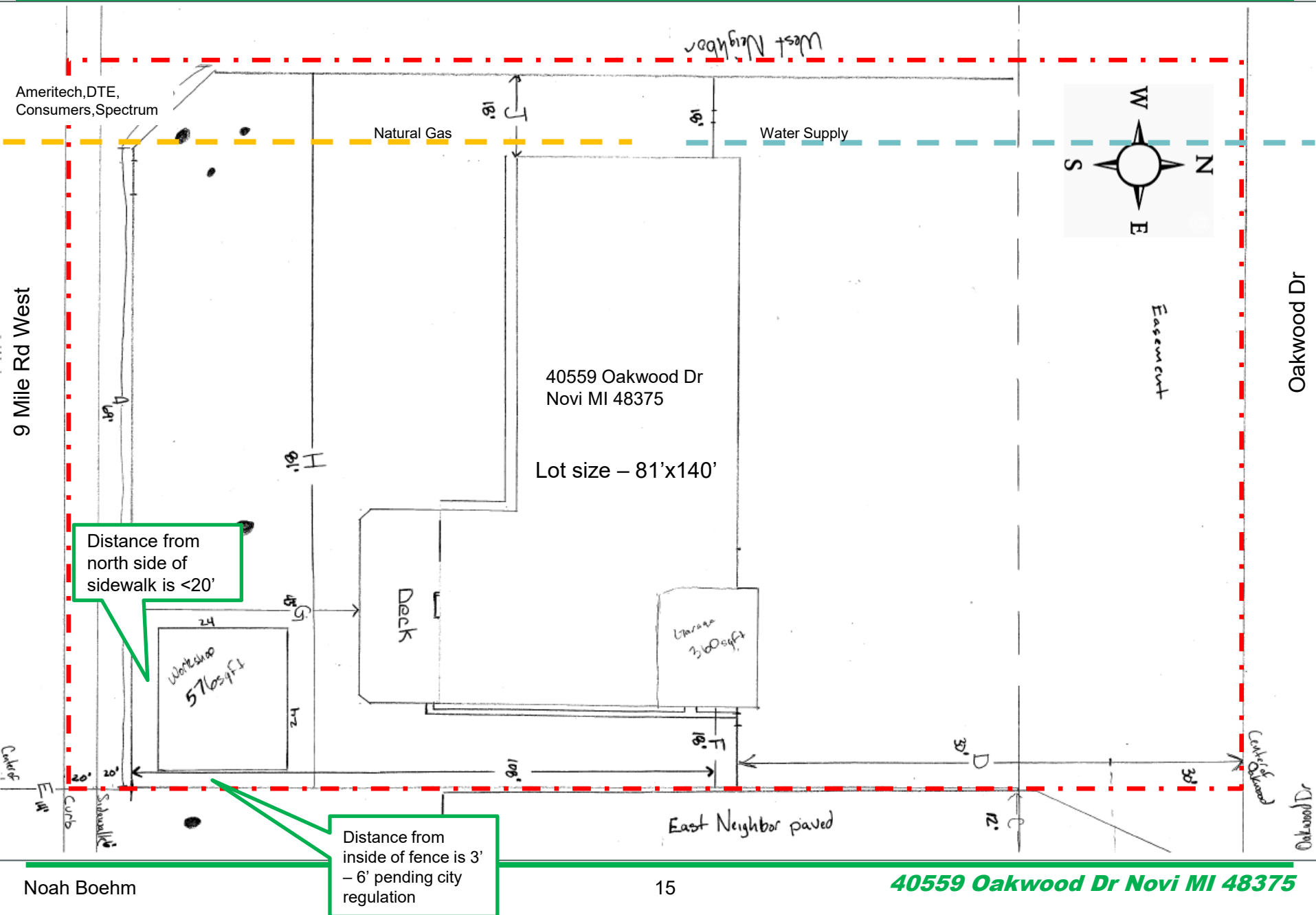


9 Mile Rd West



Oakwood Dr

Lot Measurements

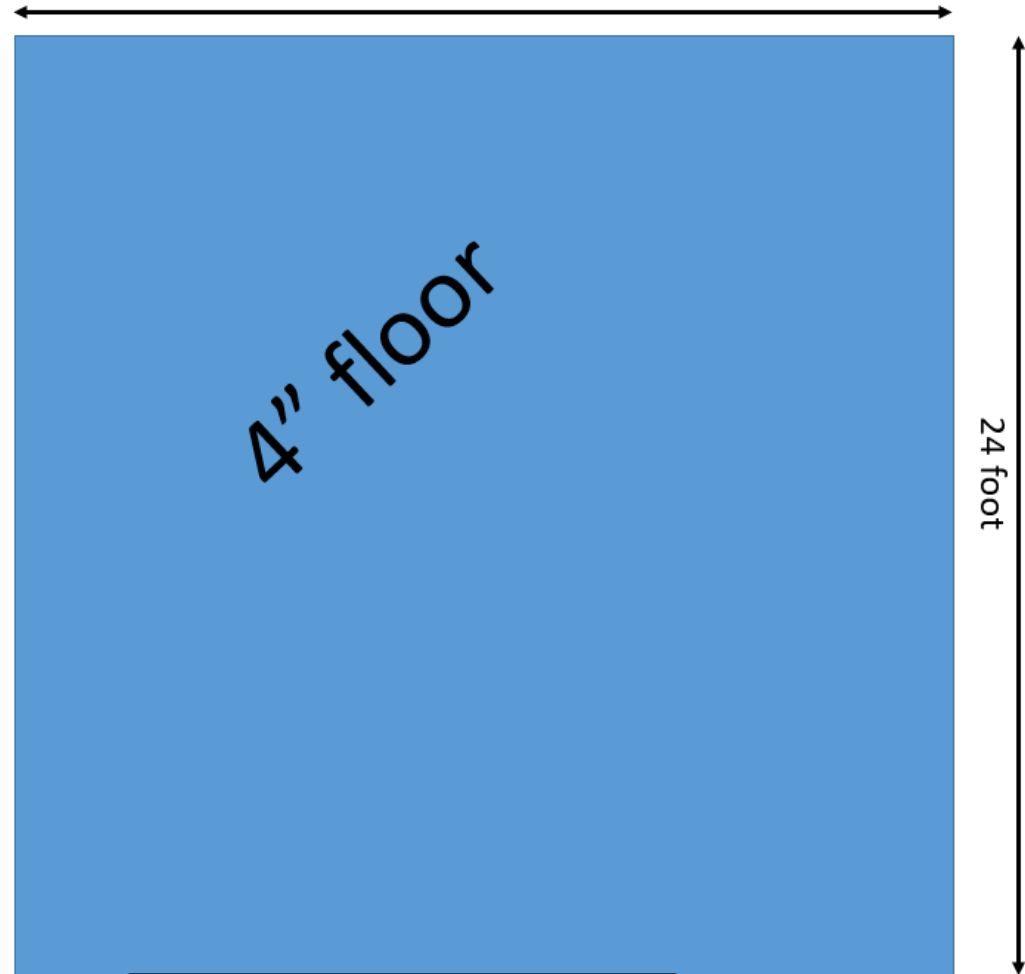


A 6' wooden privacy fence has been installed as of 2023.



↑ Rear fence access to 9 mile rd

24 foot



40559 Oakwood Dr
Novi MI
48375

- 1 - 42" Foundation
- 2 - 2 coarse 8" block
- 3 - Draft toward overhead door

Overhead door



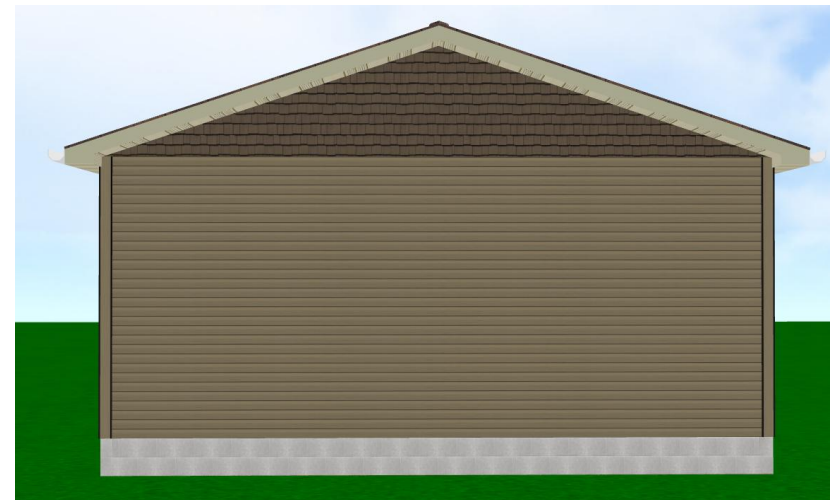
North Wall



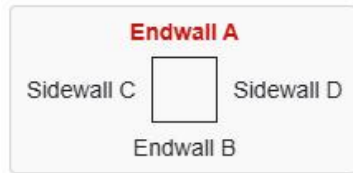
West Wall



South Wall



East Wall

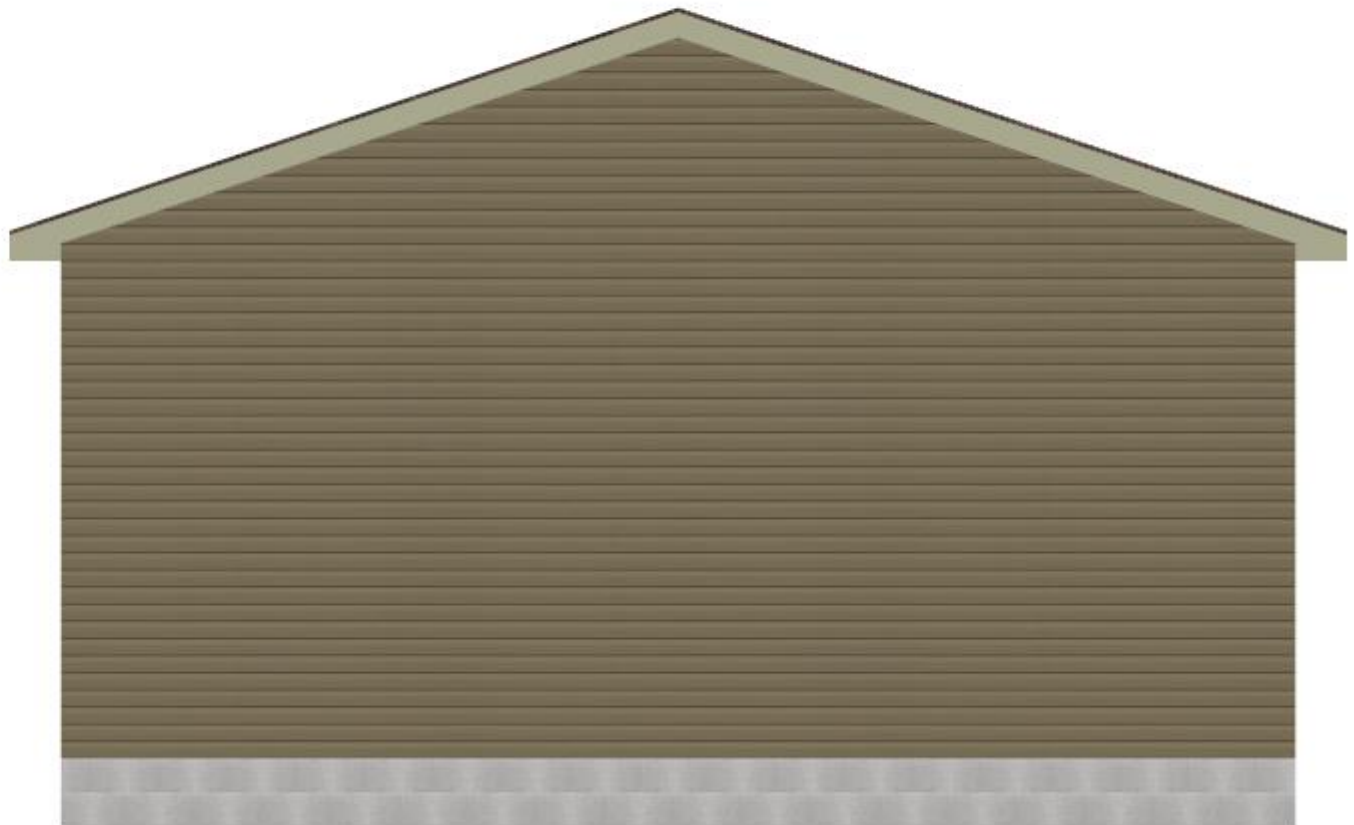


Endwall A





Endwall B



24'





Sidewall C

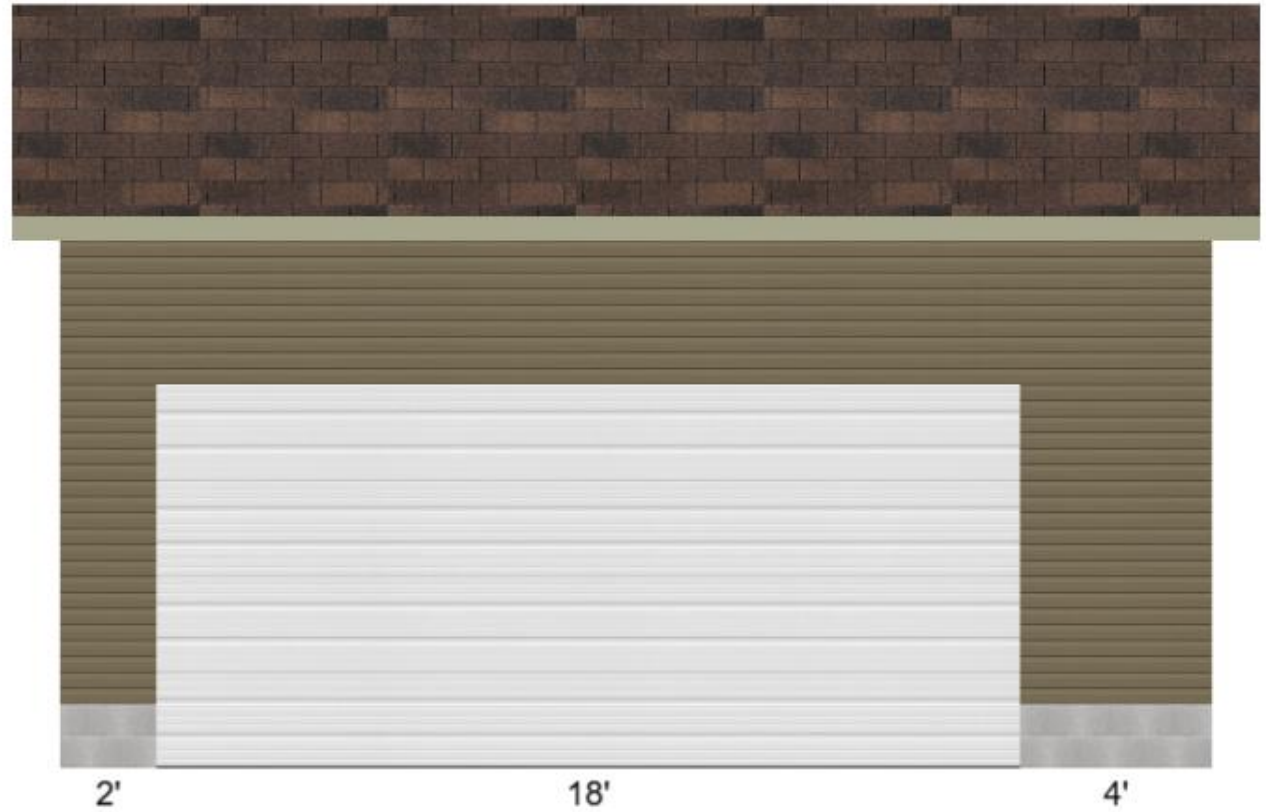


24'





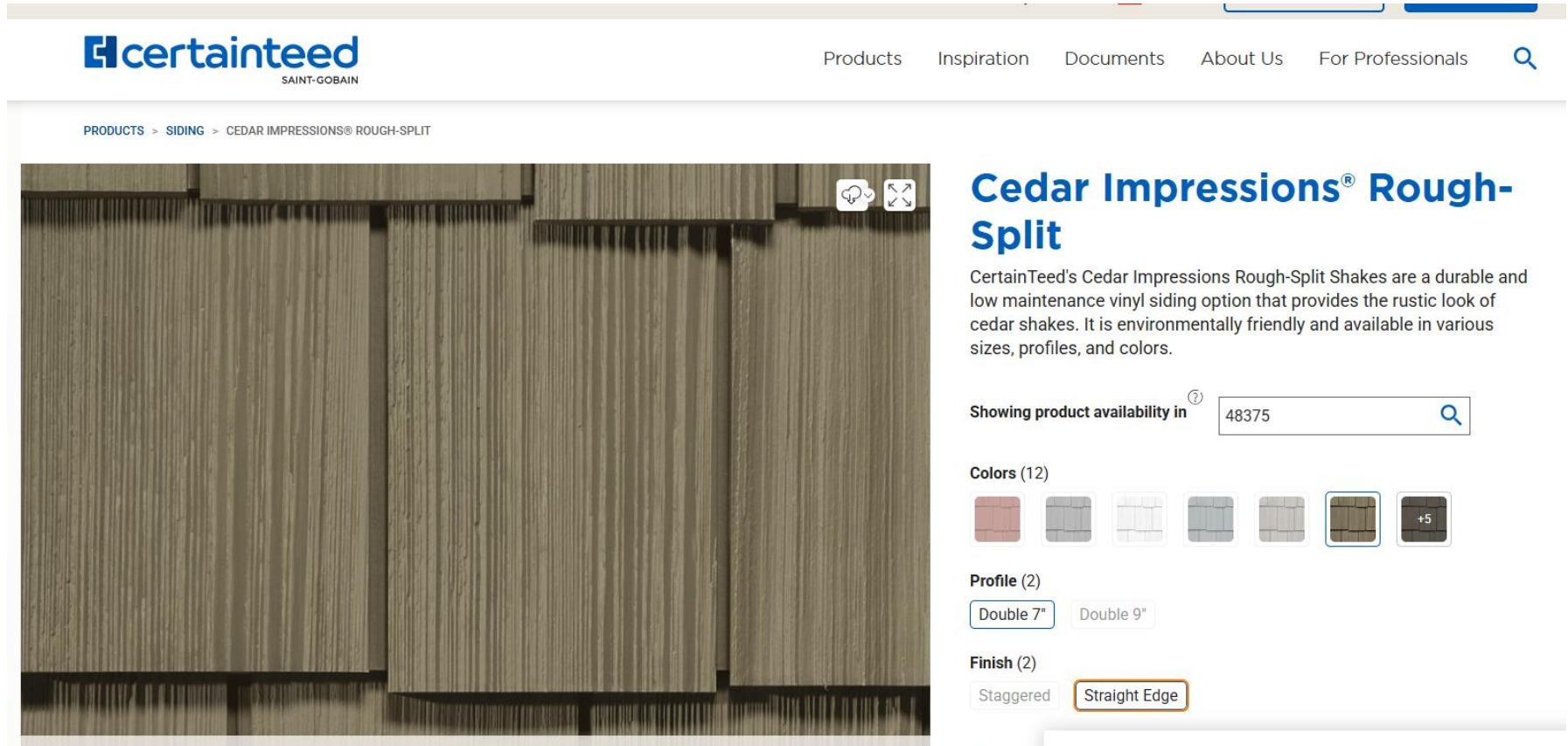
Sidewall D



My goal is to keep the structure as inconspicuous as possible.
Roofing/siding will match siding of the house on the new structure.



My goal is to keep the structure as inconspicuous as possible.
Roofing/siding will match siding of the house on the new structure.



The screenshot displays the CertainTeed website's product page for Cedar Impressions Rough-Split vinyl siding. The page features a large image of the siding material on the left, which has a rough, split-shake texture in a natural wood tone. To the right of the image, the product name "Cedar Impressions® Rough-Split" is prominently displayed in blue. Below the name, a descriptive paragraph states that these are durable, low-maintenance vinyl siding options that mimic the look of cedar shakes, available in various sizes, profiles, and colors. Further down, there is a section for "Showing product availability in" with a search bar containing the ZIP code "48375". Below this, a "Colors (12)" section shows six color swatches, with the selected color being a natural wood tone. A "Profile (2)" section shows two options: "Double 7\"

certainteed
SAINT-GOBAIN

Products Inspiration Documents About Us For Professionals

PRODUCTS > SIDING > CEDAR IMPRESSIONS® ROUGH-SPLIT

Cedar Impressions® Rough-Split

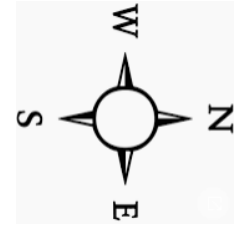
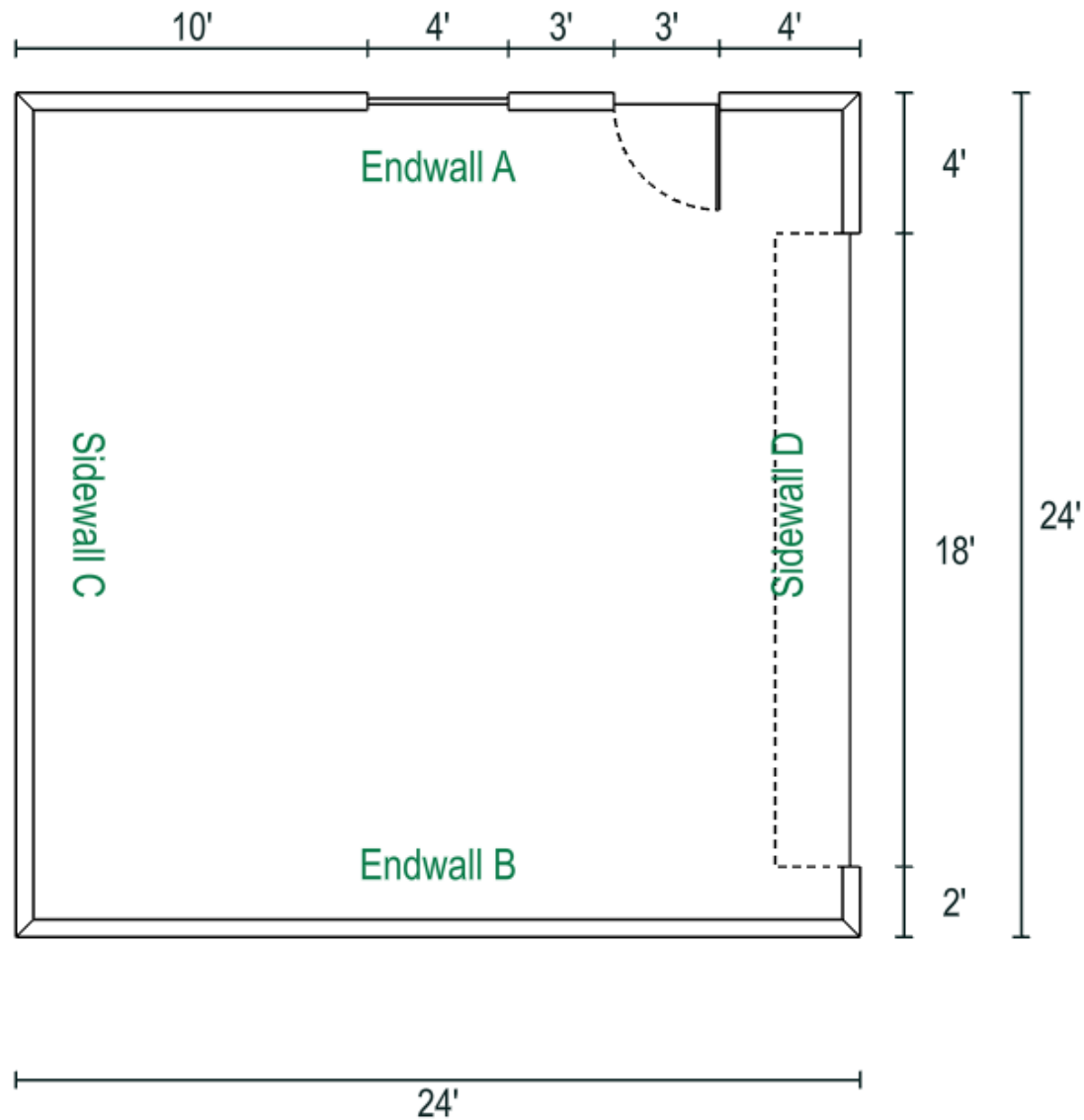
CertainTeed's Cedar Impressions Rough-Split Shakes are a durable and low maintenance vinyl siding option that provides the rustic look of cedar shakes. It is environmentally friendly and available in various sizes, profiles, and colors.

Showing product availability in

Colors (12)

Profile (2)

Finish (2)



Materials

Building Type

Building Location Zip Code:	48375
Building Type:	Gable
Framing Type:	Stud Wall Framing

Building Info

Building Width:	24'
Building Length:	24'
Building Height:	9'
Wall Framing Stud:	2 x 4
Roof Framing:	Truss Construction (Sealed truss designs available on request)
Truss Type:	Scissors (24" on center spacing)
Roof Pitch:	4/12 Pitch
Eave Overhang:	12"
Gable Overhang:	12"
Curb:	Concrete Block
Concrete Block Rows:	2 Rows
Concrete Block Type:	4 x 8 x 16 Standard
Foundation Type:	Thickened Slab
Building Plan:	Yes I need a Building Plan

Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	Concord® Double 4 Dutchlap, Color: Dark Drift
Vinyl Corner Trim Color:	Dark Drift
Accent Material Type:	Vinyl
Vinyl Accent:	Cedar Impressions® Double 7 Staggered Perfection Shingles, Color: Sable Brown
Endwall A Accent:	yes add gable accent
Endwall B Accent:	yes add gable accent
Wainscot Material Type:	None
Wall Sheathing:	7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap
Gable Vents:	None

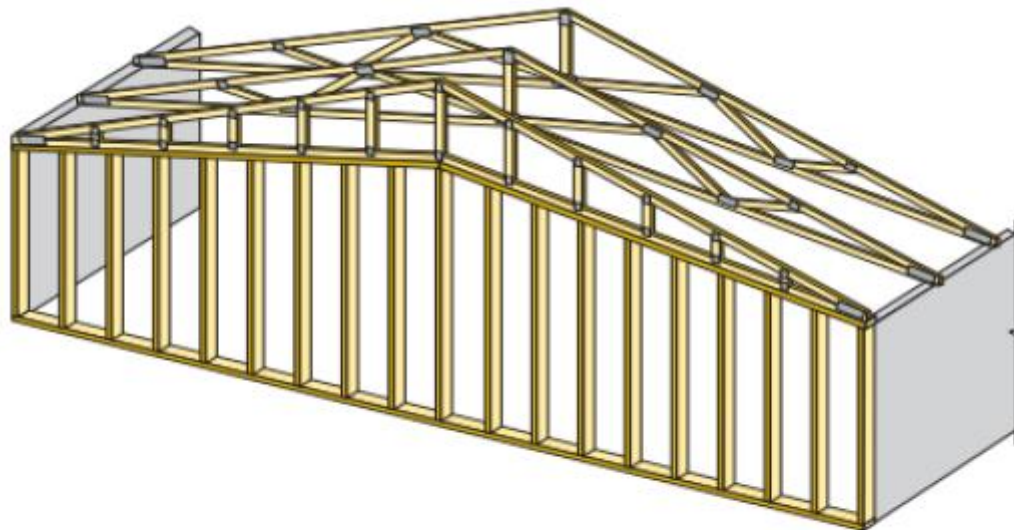
House Wrap:	Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap
Gable Vents:	None
Roof Info	
Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	3-Tab Shingle
3Tab Roofing:	Owens Corning® Supreme® 25 Year Warranty 3-Tab Shingles (33.3 sq. ft.), Color: Brownwood
Roof Underlayment:	VB Shield Synthetic Underlayment 48" x 250' (1000 sq. ft.)
Ice and Water Barrier:	None
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia, Color: Khaki
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: Almond
Gutter Material Type:	Heavy Duty Aluminum
Gutter:	Spectra Metals 5" x 16' K-Style Heavy-Duty Aluminum Gutter, Color: White
Ridge Vent:	Owens Corning® VentSure® 11-1/4" x 20' Shingle Over Ridge Vent
Roof Vents:	None
Openings	
Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	18X8 White Deep Ribbed Torsion Spring (R-Value 6.5)
Additional Information:	C4SS Torsion Spring
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Windows:	24"W x 42"H Performax™ Double Hung Window with Nailing Flange
Windows:	30"W x 42"H Performax™ Double Hung Window with Nailing Flange
Additional Options	
Ceiling Insulation:	None
Wall Insulation:	None

Ceiling Finish:	None
Wall Finish:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Anchor bolt:	None
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count
Overhead Opening Hardware:	No

Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- Scissor Trusses are designed with an inside slope on the bottom of the truss, for design purposes we use the half of the top slope to determine bottom slope. For example, a 6/12 top slope/pitch truss would have a 3/12 bottom slope. Using half of the top slope will assure load factors will be maintained.
- ALL trusses in this estimate, including trusses on the end of the building are estimated as regular scissor trusses. With the sloped bottom chord on the end truss the top plate and end studs are estimated to extend the bottom chord of the truss.
- Additional framing may be required in the truss area on the end of the building to properly support wall sheathing.





Note, the end trusses are designed with a sloped bottom chord to match the regular trusses. End studs must be cut to match the bottom slope of the truss.

Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates are calculated based on approximate plate heights of 97", 109", 121" and 145".
- STEEL LENGTHS if selected should be verified prior to purchase.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

Appendix



Less than 3 feet
Within 10 feet of the
home

Applications

Thank you!

Noah Boehm

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