



Application # _____

Variance Application

Property Location: 16 Salo Drive

Tax/Parcel I.D. #: 7-7-2

Applicant's Name: Stephan & Angelyn Nicholson

Address: 16 Salo Drive City: Trumansburg

State: NY Zip: 14886 Phone #: 806-281-7082

If Applicant is not the owner of record, list the owner of record's name and address below.

**Please provide a letter of authorization from the owner of record if applicant is not owner. **

Please fully describe the proposed improvements and reason for variance(s):

Proposed construction of a 24' x 32' pole barn accessory building with a walk-up attic storage space in the rear (north side) of 16 Salo Drive. The total square footage of the building is. 1,152.

There is one request for a variance. The height of the proposed building is 21'2" which exceeds the allowed height of an accessory building.

We are requesting consideration and approval of this variance request to meet our building schedule.



FOR OFFICE USE ONLY

Date Submitted: 5/4/26
Fee Amount: \$50.00
Fee Paid on: 5/4/26
Date of Public Hearing: _____

Variance(s) being requested:

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Current Zoning Classification of Property: _____

Zoning Permit denied by: _____ on: _____

Staff Review and recommendation to Board: _____

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Board's Decision: APPROVED or REJECTED on: _____

VARIANCE GRANTED or VARIANCE DENIED

Specific Conditions of Approval:

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From: 146angelyn angelyn146@gmail.com
Subject: Fwd: Truss Drawings - - 0000
Date: Apr 15, 2026 at 8:44:24 AM
To: Steve lakerat9@gmail.com

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

From: **Kevin Zimmerman** <kevinzimmerman1870@gmail.com>

Date: Sat, Apr 11, 2026 at 6:31PM

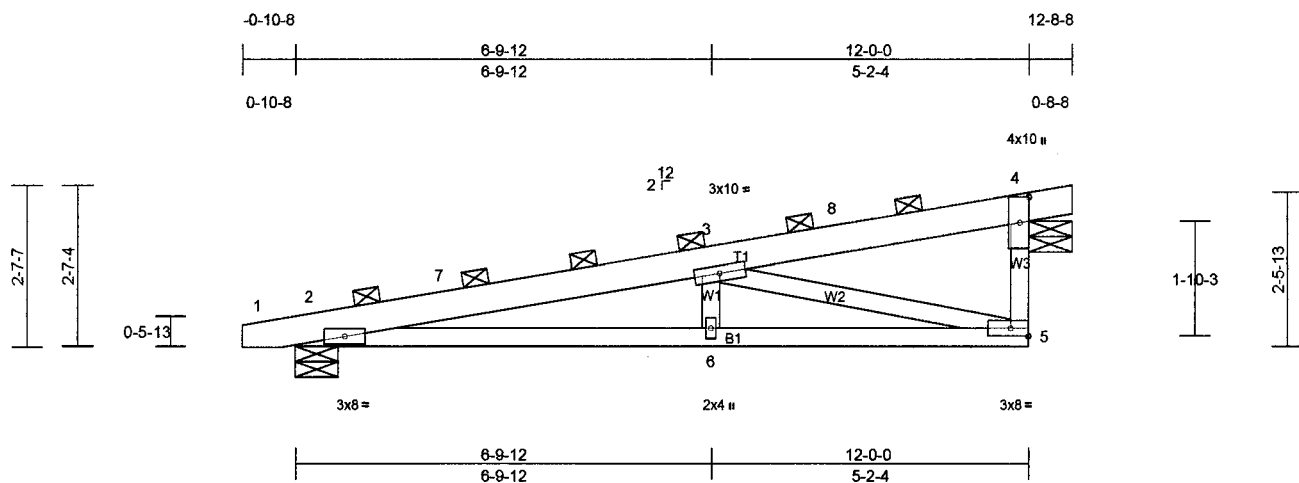
Subject: Truss Drawings - - 0000

To: Angelyn146@gmail.com <Angelyn146@gmail.com>

Lean too truss drawings

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
N2507546A	M1	MONO TRUSS	9	1	

Benton Ridge Trusses, Penn Yan, ahorning Run: 25.20 S May 29 2025 Print: 25.20 S May 29 2025 MITek Industries, Inc. Fri Jul 18 13:31:10 Page: 1
ID:Gv3CTrB8Nn_xoKYJrP1QSSywwaE-23jnZT_6Tark?EySHW7Cv2Wj9G3g3SbEEVH_jywqYW



Scale = 1:32

Plate Offsets (X, Y): [4:0-5-0,0-1-12]

Loading	(psf)	Spacing	4-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	37.8	Plate Grip DOL	1.15	TC	0.58					MT20	197/144
(Ground Snow = 50.0)		Lumber DOL	1.15	BC	0.61						
TCDL	5.0	Rep Stress Incr	NO	WB	0.97						
BCLL	0.0*	Code	IBC2018/TPI2014	Matrix-S							
BCDL	5.0										
										Weight: 54 lb	FT = 15%

LUMBER

TOP CHORD 2x6 SP 2400F 2.0E
BOT CHORD 2x4 SPF 2100F 1.8E
WEBS 2x4 SPF 2100F 1.8E

REACTIONS

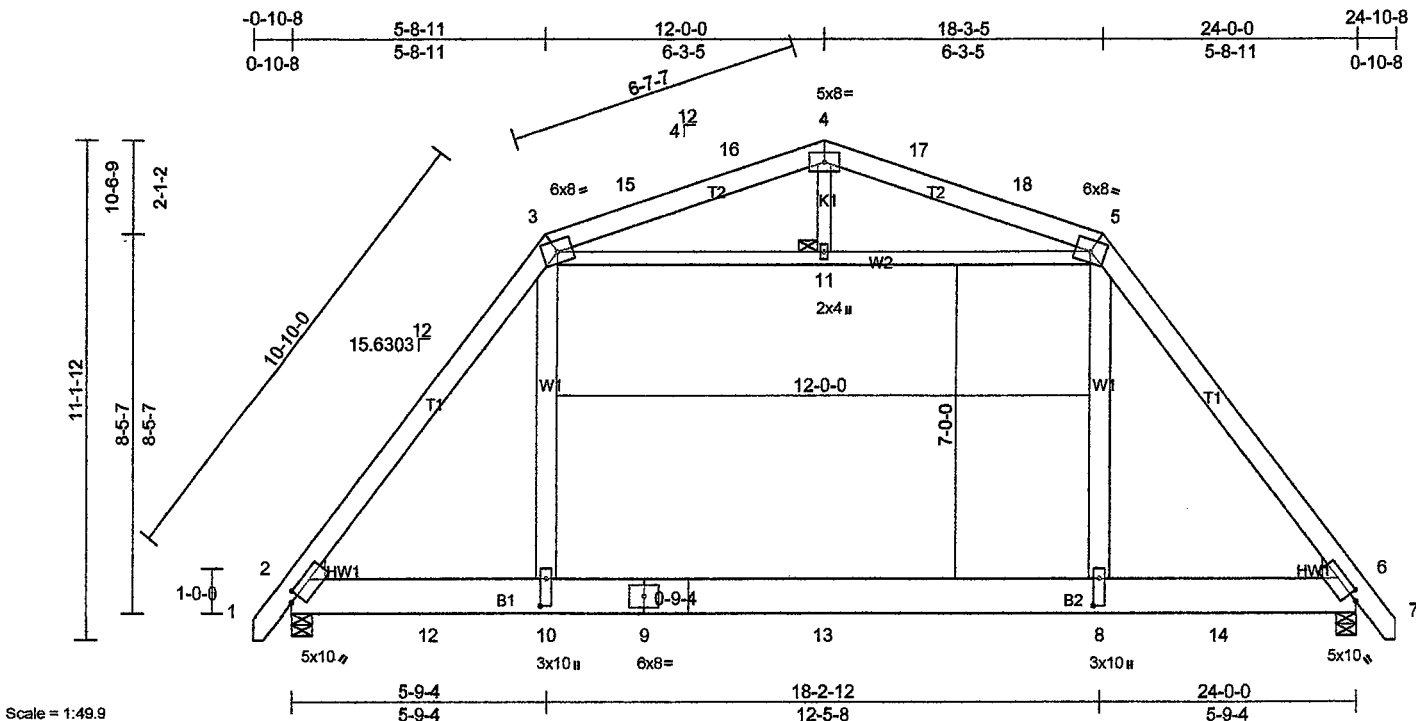
(lb/size) 2=1257/0-8-8, (min. 0-2-0), 4=1096/0-8-8, (min. 0-1-8)
Max Horiz 2=170 (LC 11)
Max Uplift 2=260 (LC 10), 4=216 (LC 11)
Max Grav 2=1594 (LC 19), 4=1433 (LC 19)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-7=3778/574, 3-7=3676/583, 4-5=135/932
BOT CHORD 2-6=670/3610 5-6=670/3610

BRACING

TOP CHORD 2-0-0 oc purlins (4-5-7 max.), except end verticals
(Switched from sheeted: Spacing > 2-0-0).
BOT CHORD Rigid ceiling directly applied or 9-7-1 oc bracing.



Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	I/defl	L/d	PLATES	GRIP
TCLL	68.6	Plate Grip DOL	1.15	TC	0.54	Vert(LL)	-0.14	8-10	>999	240	203/168
(Ground Snow = 99.0)		Lumber DOL	1.15	BC	0.30	Vert(CT)	-0.19	8-10	>999	180	
TCDL	10.0	Rep Stress Incr	YES	WB	0.13	Horz(CT)	0.02	6	n/a	n/a	
BCLL	0.0*	Code	IRC2024/TPI2022	Matrix-S		Attic	-0.13	8-10	>999	360	
BCDL	10.0										
Weight: 202 lb FT = 15%											

LUMBER

TOP CHORD 2x6 SPF 1650F 1.5E

BOT CHORD 2x10 SP 2400F 1.8E

WEBS 2x6 SPF 1650F 1.5E *Except* W2:2x4 SPF 2100F 1.8E

OTHERS 2x4 SPF 2100F 1.8E

WEDGE Left: 2x6 SPF 1650F 1.5E

Right: 2x6 SPF 1650F 1.5E

BRACING

TOP CHORD

BOT CHORD

JOINTS

Structural wood sheathing directly applied or 4-11-11 oc purlins.

Rigid ceiling directly applied or 10-0-0 oc bracing.

1 Brace at Jt(s): 11

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

REACTIONS (lb/size) 2=1902/0-5-8, (min. 0-2-15), 6=1902/0-5-8, (min. 0-2-15)

Max Horiz 2=191 (LC 13)

Max Uplift 2=37 (LC 14), 6=37 (LC 14)

Max Grav 2=2494 (LC 29), 6=2494 (LC 32)

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

TOP CHORD 2-3=2835/42, 5-6=2835/42, 3-15=1613/150, 15-16=1402/152, 4-16=1361/158, 4-17=1361/158, 17-18=1402/152, 5-18=1613/150

BOT CHORD 2-12=0/1395, 10-12=0/1395, 9-10=0/1383, 9-13=0/1383, 8-13=0/1383, 8-14=0/1395, 6-14=0/1395

WEBS 3-11=554/296, 5-11=554/296, 3-10=0/1235, 5-8=0/1163

NOTES

- Wind: ASCE 7-22; Vult=115mph (3-second gust) Vasd=91mph; TCDL=3.0psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp B; Enclosed; MWFRS (directional) and C-C Zone1 -0-9-2 to 5-10-5, Zone2 5-10-5 to 10-1-4, Zone1 10-1-4 to 12-0-0, Zone2 12-0-0 to 16-2-15, Zone1 16-2-15 to 24-9-2 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-22; Pg=99.0 psf; Pf=68.6 psf (Lum DOL = 1.15 Plate DOL = 1.15); Rough Cat B; Fully Exp.; Ce=0.9; Cs=1.00; Ct=1.10; W2=0.55
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 16.0 psf or 2.00 times flat roof load of 68.6 psf on overhangs non-concurrent with other live loads.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
- Ceiling dead load (5.0 psf) on member(s). 3-11, 5-11
- Bottom chord live load (40.0 psf) and additional bottom chord dead load (10.0 psf) applied only to room. 8-10
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 37 lb uplift at joint 2 and 37 lb uplift at joint 6.
- Attic room checked for L/360 deflection.
- Install all permanent bracing per project-specific bracing requirements, designed by others, or per industry standard details.

LOAD CASE(S) Standard

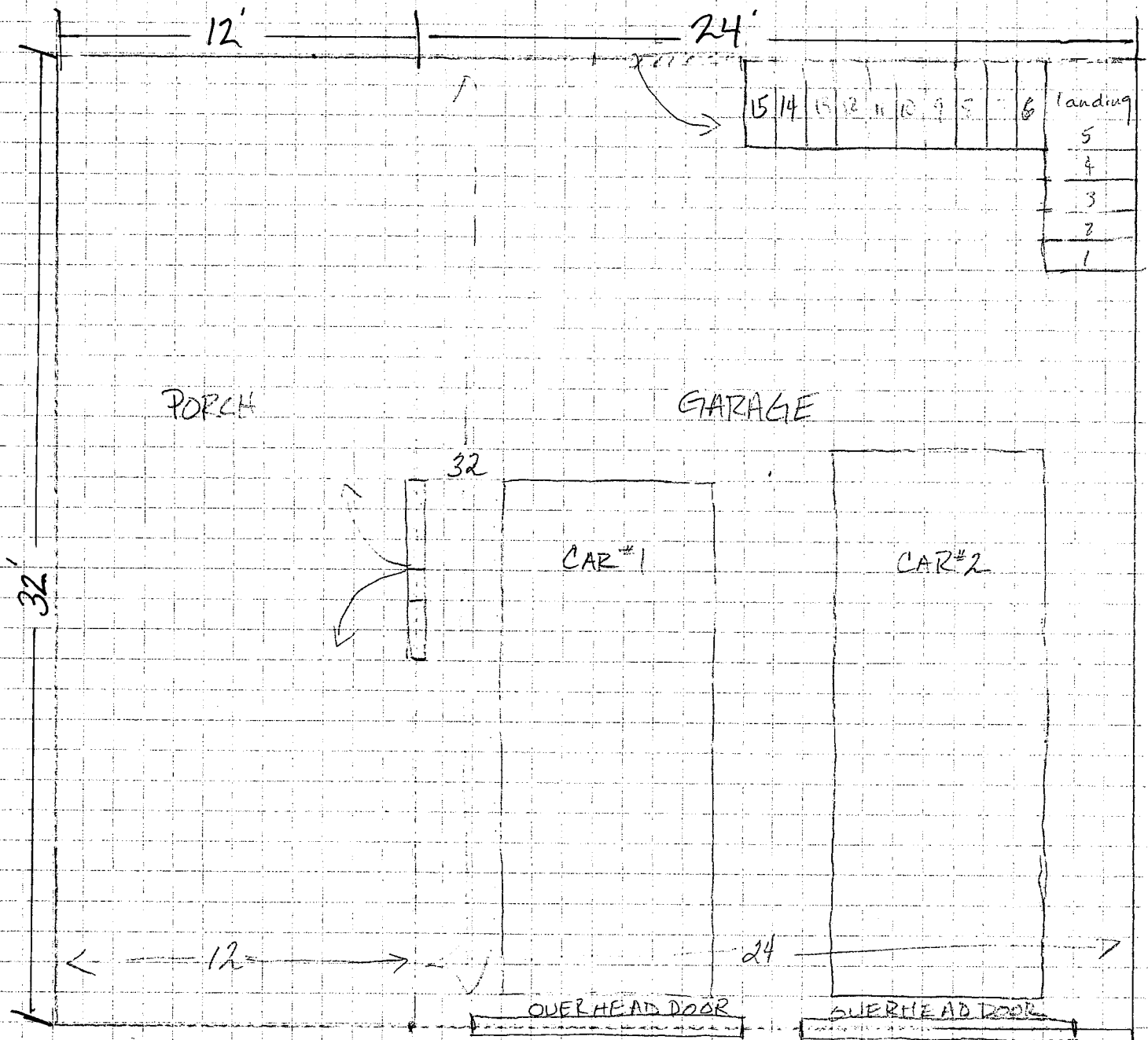
WEBS 3-6=0/387, 3-5=3616/633

NOTES

- 1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TC DL=3.0psf; BCDL=3.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp B; Enclosed; MWFRS (directional) and C-C Exterior(2E) -0-6-8 to 2-5-8, Interior (1) 2-5-8 to 11-10-4 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 2) TCLL: ASCE 7-16; Pg=50.0 psf; Pf=37.8 psf (Lum DOL = 1.15 Plate DOL = 1.15); Is=1.0; Rough Cat B; Fully Exp.; Ce=0.9; Cs=1.00; Ct=1.20; IBC 1607.11.2 minimum roof live load applied where required.
- 3) Unbalanced snow loads have been considered for this design.
- 4) This truss has been designed for greater of min roof live load of 20.0 psf or 2.00 times flat roof load of 37.8 psf on overhangs non-concurrent with other live loads.
- 5) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- 6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 260 lb uplift at joint 2 and 216 lb uplift at joint 4.
- 9) Beveled plate or shim required to provide full bearing surface with truss chord at joint(s) 4.
- 10) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
- 11) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
- 12) Gap between inside of top chord bearing and first diagonal or vertical web shall not exceed 0.500in.

LOAD CASE(S) Standard

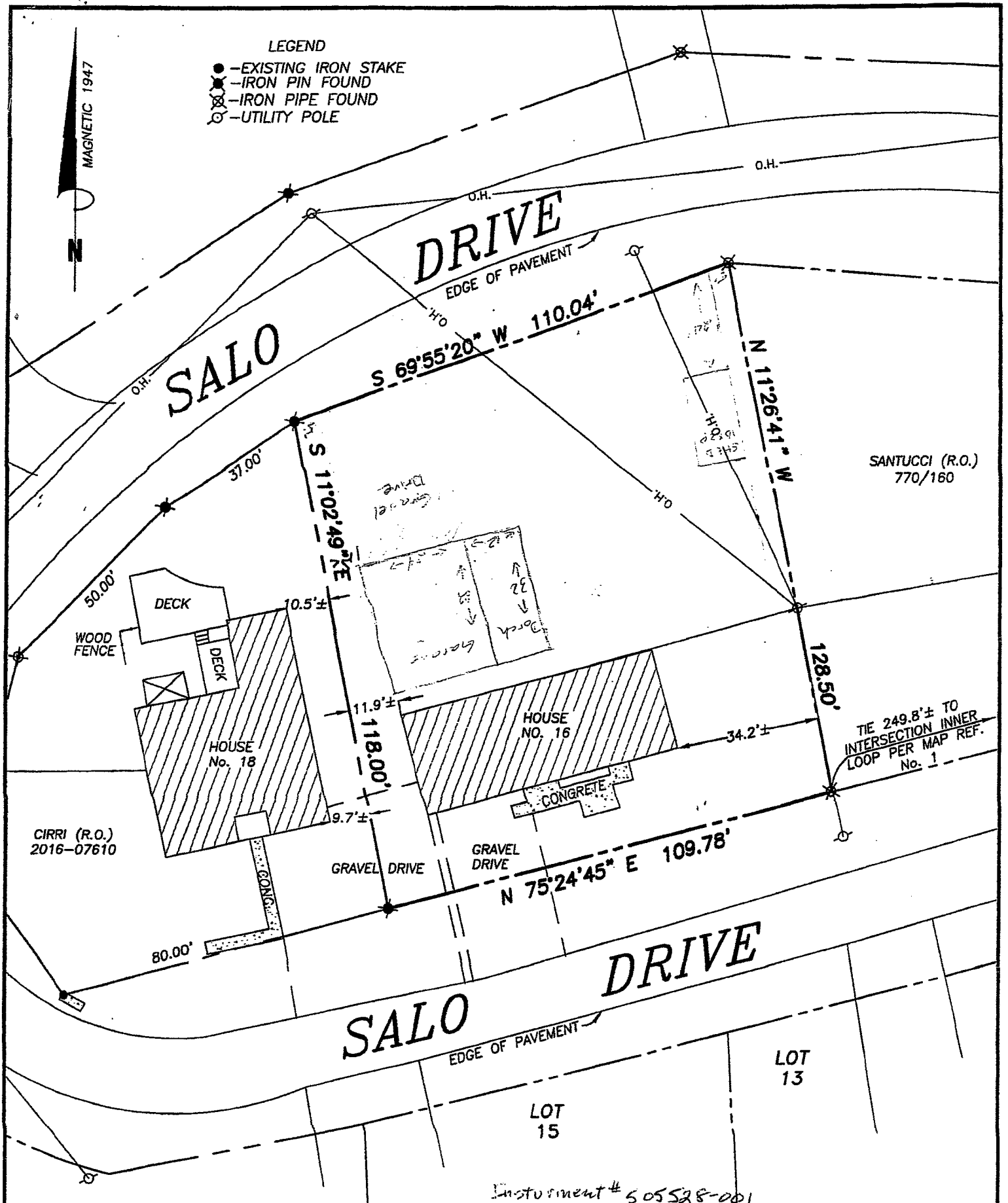
Scale Drawing
Pole Barn Garage 16 Solo DR
Gambrel Roof 24x32x10 with Porch 32x12x8
2nd floor 32x8



MAGNETIC 1947

LEGEND

- - EXISTING IRON STAKE
- ✱ - IRON PIN FOUND
- ⊗ - IRON PIPE FOUND
- - UTILITY POLE



CERTIFICATION

STEPHEN NICHOLSON
ANGELYN NICHOLSON
THALER & THALER, P.C.
STEWART TITLE INSURANCE COMPANY

Instrument # 505528-001
Parcel # 7-7-2
309 acres net to street line
MAP REFERENCES:
1.) "SURVEY MAP LANDS OF GENE R. AND DIXIE L. WAGER..." DATED 6/13/2006 BY MICHAEL JOHN REAGAN
2.) "SURVEY MAP NO.18 SALO DRIVE..." DATED 4/1/2011 BY T.G. MILLER P.C.
3.) "LANDS OF CHAUNCEY RIPLEY..." DATED

WARNING