



**2/5/2025 | 6:00 PM**

**Municipal Services Center, Council Chamber  
3600 Tremont Road**

If you are joining through Zoom, please click the link below to join the meeting:  
<https://us06web.zoom.us/j/87960308160>

**1. Call to Order/Roll Call**

**2. Informal Review**

- a. 2470 Abington Road - Informal review of a proposed front porch that would project 9'-8" into the front yard, in lieu of the six-foot limit.

**3. Unfinished Business**

- a. 2587 Berwyn Road (VAR-05-25) - To allow a one-story addition to attach to an existing detached garage, resulting in five variances: to encroach 3'-4" into the eight-foot minimum side yard setback, 3'-8" into the side yard longwall, 8'-2" into the 40-foot minimum rear yard setback, to reduce the side yard sum from 16 feet to 14 feet, and to increase building coverage from 29 percent to 31 percent. [Postponed from January 22, 2025 BZAP hearing (no prior review).]
- b. **Postponed** - 2248 Club Road (VAR-63-24) - To allow an enclosed breezeway that connects the house with the existing detached garage, making it all one principal structure. It would reduce the minimum side yard setback from 10 feet to three, the minimum rear yard setback from 32.5 feet to five, encroach into the side yard longwall setback, and project into the rear yard profile (all existing). [The detached garage is may presently used for sleeping quarters, which is not permitted.] Building cover would increase from 29.1 percent (per BZ-03-97) to 29.6 percent and ~~development cover would increase from 48.4 percent (per BZ-03-97) to 49 percent.~~

**4. Presentation**

- a. Update on the Envision Henderson Plan.

**5. Adjournment**

**Authors:** Justin Milam, AICP, Senior Planner

**BZAP Meeting Date:** February 5, 2025

**Subject:** 2470 Abington Road - Informal review of a proposed front porch that would project 9'-8" into the front yard, in lieu of the six-foot limit.

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## Overview

Mr. Brett Harper of the Matrka Group will be present to introduce and discuss a potential front porch variance application at 2470 Abington Road. The proposed front porch projects 3'-8" further into the front yard setback than the code allows. Staff recommended a Work Session visit as the Board has generally been more firm on such requests since the ordinance was updated in October 2023.

A video walk-through of the proposal has been produced and can be viewed here:

<https://vimeo.com/1046923081>

## Zoning Code Requirements

In October 2023, City Council amended Article 6 of the Unified Development Ordinance (UDO), which provided allowances for front porches that would project into the front yard. The ordinance modified the previous 5' x 10' projection allowance to a six-foot projection with no width limit. This was done due to the increasing number of front porch requests that were more than just covering the front entry. Also, during the City's neighborhood compatibility focus groups, participants cited a need for wider porches that help break up the massing and scale of homes. Since that time, the Board has largely 'held the line' on these projections.

Staff would note that a recent front porch variance granted at 3070 Oakridge Road kept a majority of the porch at the allowance, but extended slightly further for the steps. The building and property had some unique circumstances that helped justify that request.

## Attachments

|    |                              |
|----|------------------------------|
| 1. | BZAP WS - 2470 Abington Road |
|----|------------------------------|



## Justin Milam

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**From:** Brett Harper <BHarper@matrka.com>  
**Sent:** Wednesday, January 29, 2025 8:20 AM  
**To:** Chad Gibson; Justin Milam  
**Subject:** 2470 Abington Rd - porch  
**Attachments:** 1970780306-66a0456d65bfce8a1cf3b63207ecfb28dd1276b582aece9935ebd90281ba6646-d.png;  
Kridler Residence 12202024.pdf

Chad/Justin,

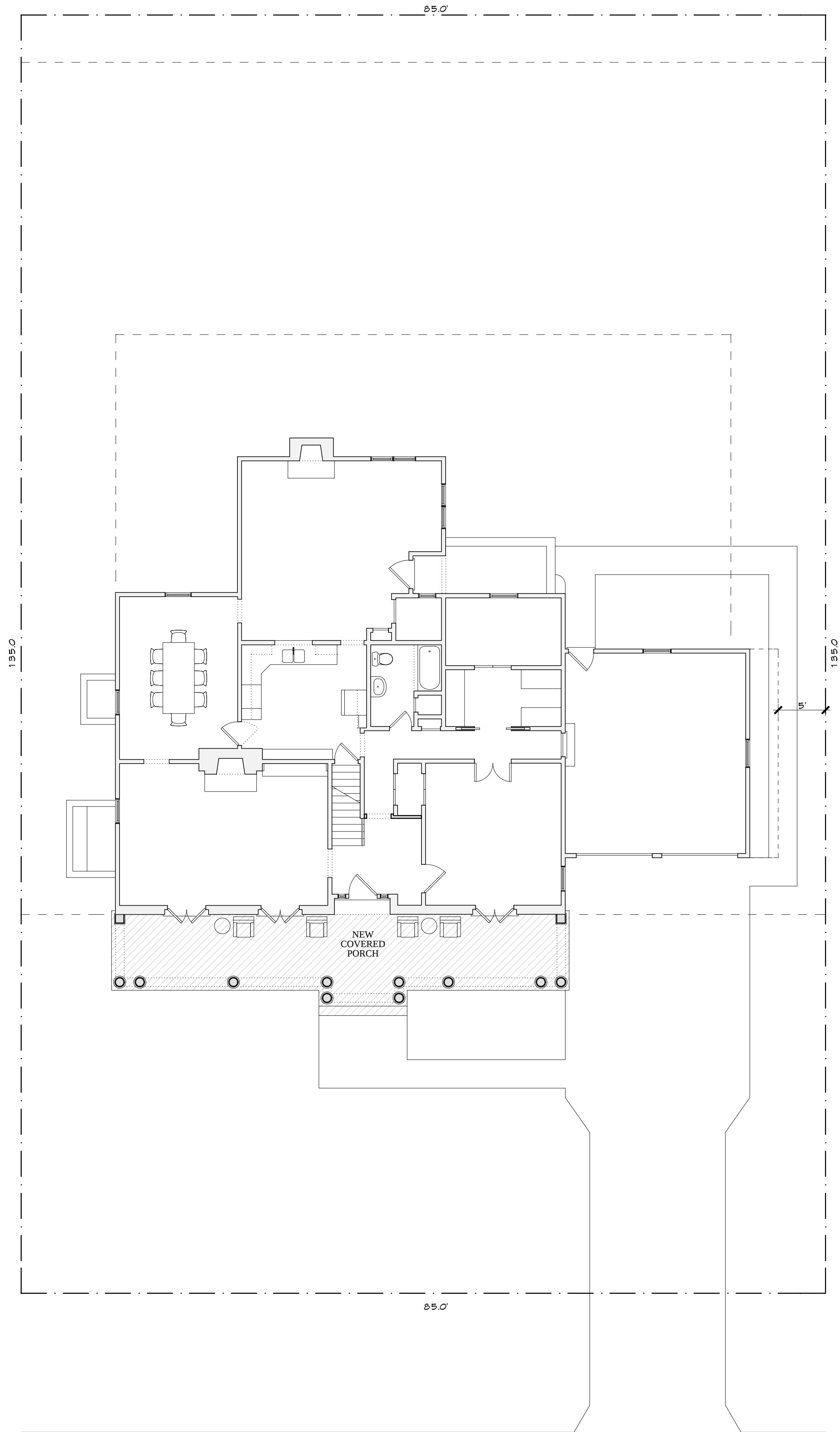
Information below and attached for the presentation of the 2470 Abington front porch work session.

Clara and Slater at 2470 Abington Rd, Upper Arlington, OH 43221 are seeking a variance to build an 8' deep front porch as a way to maximize the enjoyment of the recently donated Edwards Green Park. In the donating family's remarks, they shared, "...We hope Edwards Green inspires neighbors to unplug, go outside, and play as we did as children". The variance would allow us to come together as a family and with neighbors in a way that honors the donor's objective. Without the variance, there is insufficient space to congregate on the porch as a group. While we could build a porch on the back of our house without the need for a variance, we feel it is in the best interest of the neighborhood to bring our gatherings to the front as a way to contribute to the activation of the park setting. Our vision is that our front yard and porch serve as an extension of the fabulous Edwards Green Park.

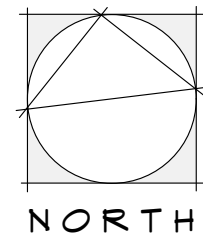
Model link

Porch 8ft  
vimeo.com





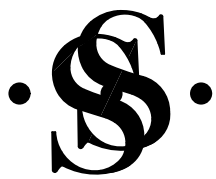
PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



# THE KRIDLER RESIDENCE

2470 ABINGTON ROAD

UPPER ARLINGTON, OHIO



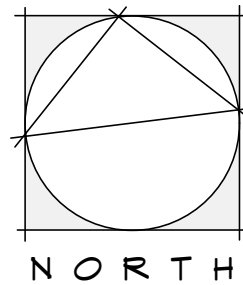
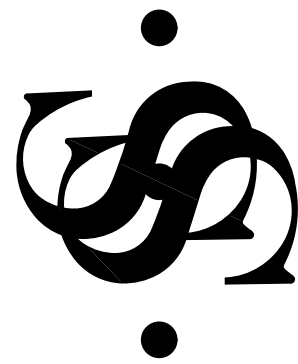
## STOCK & STONE

ARCHITECTS • LLC

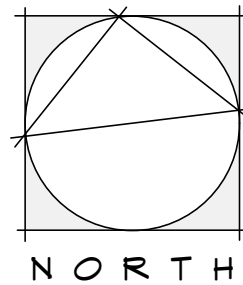
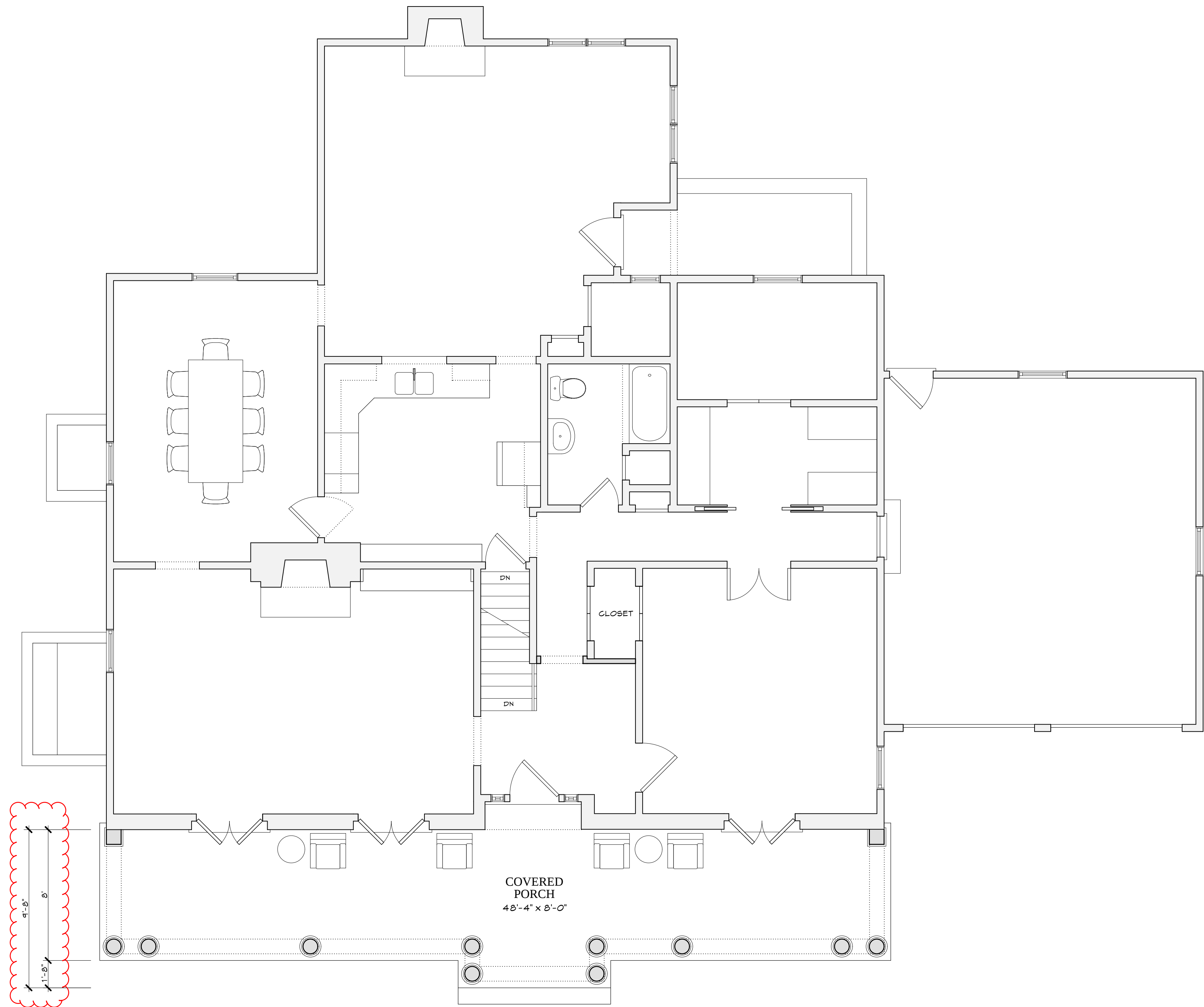
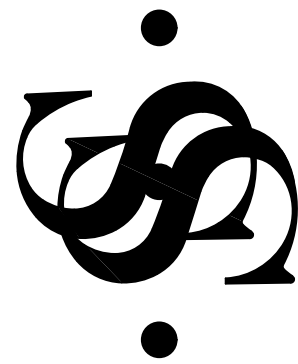
3686 North High Street Columbus, Ohio 43214 614-261-5810

LOT AREA = 11,415.0 SQ. FT.

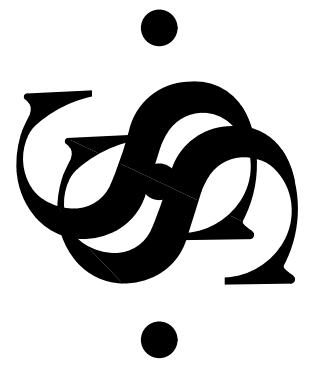
| PRINCIPLE BUILDING REQUIREMENTS | PERMITTED                  | EXISTING                   | PROPOSED                   |
|---------------------------------|----------------------------|----------------------------|----------------------------|
| DEVELOPMENT COVER PERMITTED     | 5,163.7 SQ. FT.<br>(45.0%) | 3,564.7 SQ. FT.<br>(31.0%) | 3,947.5 SQ. FT.<br>(34.4%) |
| BUILDING COVER PERMITTED        | 3,327.7 SQ. FT.<br>(29.0%) | 2,369.5 SQ. FT.<br>(20.6%) | 2,745.2 SQ. FT.<br>(23.9%) |
| PERMITTED HEIGHT                | 35.0 FT.                   | 23.5 FT.                   | 23.5 FT.                   |
| MAX. NUMBER OF STORIES          | 2.5                        | 1.5                        | 1.5                        |
| FRONT YARD DEPTH                | 40.0 FT.                   | 40.0 FT.                   | 30.3 FT.                   |
| MIN. REAR YARD                  | 33.75 FT.                  | 44.7 FT.                   | 44.7 FT.                   |
| MIN. SIDE YARD                  | 10.0 FT.                   | 8.0 FT.                    | 8.0 FT.                    |
| MIN. SIDE YARD SUM              | 20.0 FT.                   | 18.0 FT.                   | 18.0 FT.                   |



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



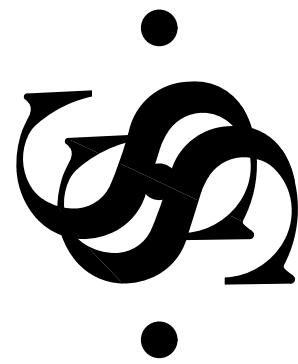
PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NEW COVERED PORCH 290: SQ. FT.



EXISTING FRONT ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"



**Authors:** Justin Milam, AICP, Senior Planner

**BZAP Meeting Date:** February 5, 2025

**Subject:** 2587 Berwyn Road (VAR-05-25) - To allow a one-story addition to attach to an existing detached garage, resulting in five variances: to encroach 3'-4" into the eight-foot minimum side yard setback, 3'-8" into the side yard longwall, 8'-2" into the 40-foot minimum rear yard setback, to reduce the side yard sum from 16 feet to 14 feet, and to increase building coverage from 29 percent to 31 percent. [Postponed from January 22, 2025 BZAP hearing (no prior review).]

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### Overview

Before the January 22, 2025, BZAP meeting, the applicant postponed consideration of the request so they could explore other options. Staff requested this pause due to the number and severity of variances requested, and felt better options might be available. Since that time, the applicant has continued to meet with their architect and explore alternatives. The original plan included in the variance application is still the preferred option, but a second option has been submitted. Option #2 essentially turns the garage-connector section into a covered porch and adjusts the addition for a lesser side yard longwall setback variance. The applicant is seeking direction as to which option might be supported by the Board.

Staff would note that Option #3 could be a combination of the two, where the rear of the addition is notched and the covered porch is utilized.

### Zoning Code Requirements

When a connection from the home to an existing detached garage is proposed, the detached garage now becomes an "attached garage" and must meet the minimum setbacks of the principal residence. Variances for minimum side yard setback, side yard sum, and rear yard setback would be a result of existing site conditions. Noted below would be the required variances for each option, all to Unified Development Ordinance (UDO) Article 5.

#### Option #1 (Original):

- To allow a one-story addition to attach to an existing detached garage that will encroach 3'-4" into the eight-foot minimum side yard setback;
- To allow a one-story addition to attach to an existing detached garage that will encroach 3'-8" into the side yard longwall setback;
- To allow a one-story addition to attach to an existing detached garage that will encroach 8'-2" into the 40-foot minimum rear yard setback;



- To allow a one-story addition to attach to an existing detached garage that will reduce the side yard setback sum from 16 feet to 14 feet; and
- To allow a one-story addition to attach to an existing detached garage that will increase building coverage from 29 percent to 31 percent.

Option #2 (dated January 31, 2025):

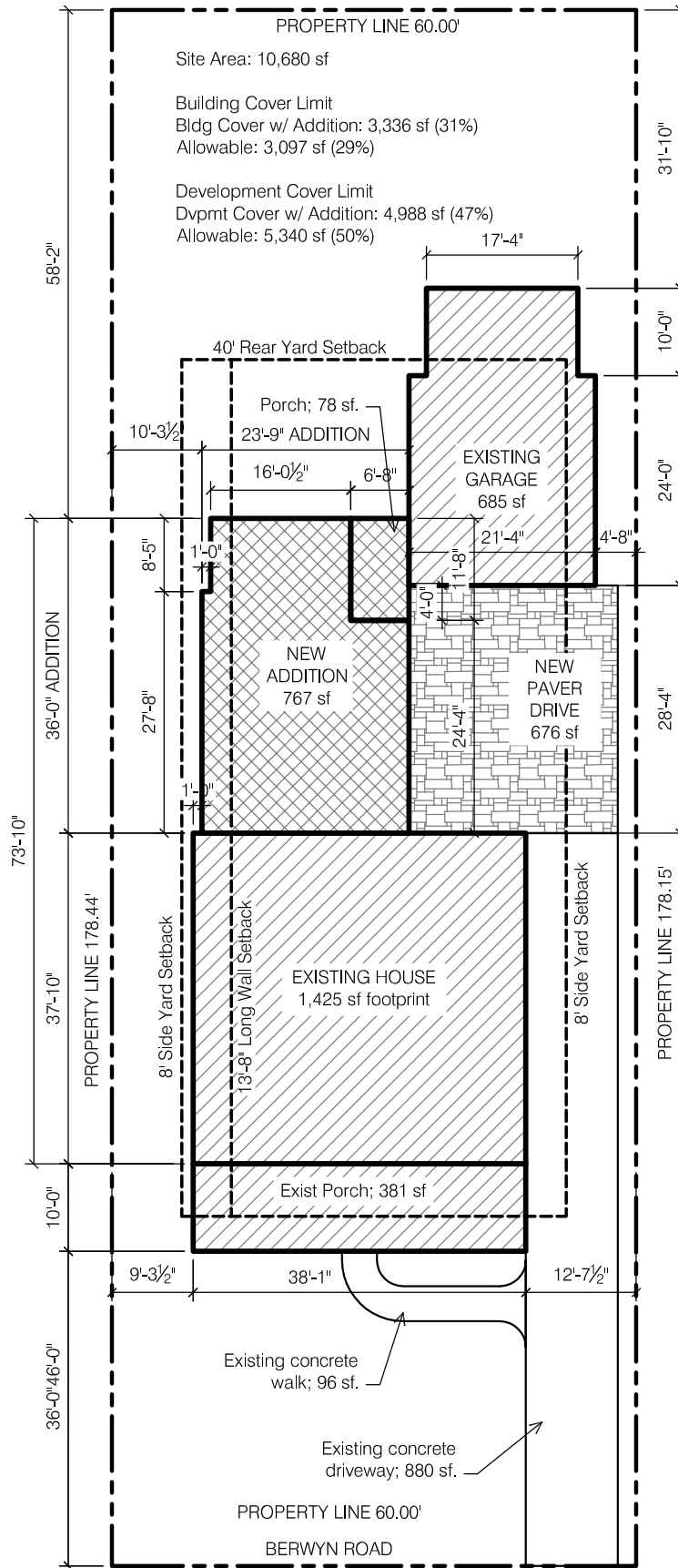
- ~~To allow a one-story addition to attach to an existing detached garage that will encroach 3'-4" into the eight-foot minimum side yard setback;~~
- To allow a one-story addition to attach to an existing detached garage that will encroach 2'-5" into the side yard longwall setback;
- ~~To allow a one-story addition to attach to an existing detached garage that will encroach 8'-2" into the 40-foot minimum rear yard setback;~~
- ~~To allow a one-story addition to attach to an existing detached garage that will reduce the side yard setback sum from 16 feet to 14 feet; and~~
- To allow a one-story addition to attach to an existing detached garage that will increase building coverage from 29 percent to 31 percent.

Should the Board offer a motion, Staff would recommend that Findings #3 (minimum necessary) and #4 (essential character of the neighborhood) be considered.

### Attachments

|    |                                           |
|----|-------------------------------------------|
| 1. | 2025.0126 2587 Berwyn Detached Study (1)  |
| 2. | BZAP Staff Report - 2587 Berwyn Road      |
| 3. | BZAP Staff Report Pics - 2587 Berwyn Road |
| 4. | BZAP Application - 2587 Berwyn Road       |





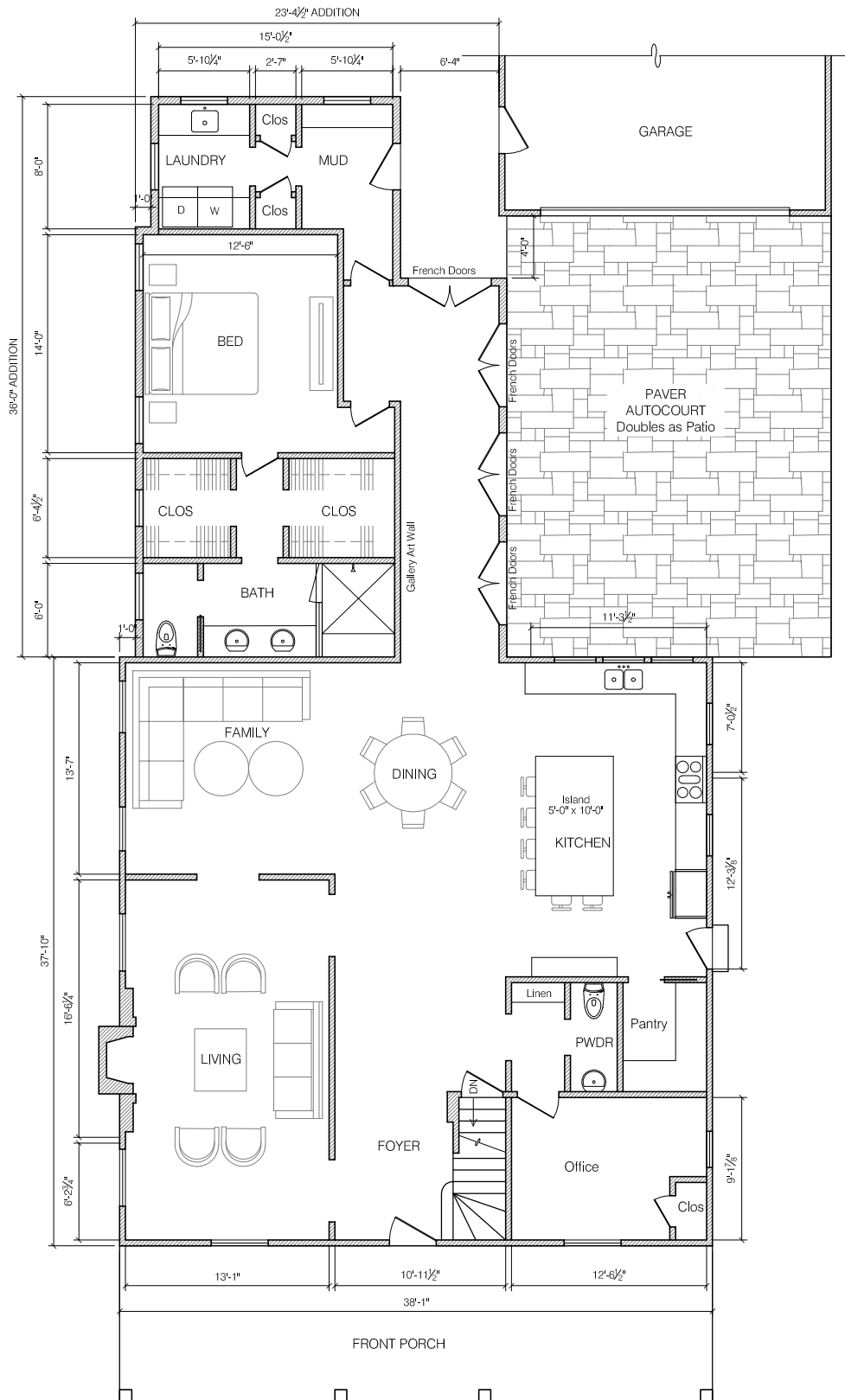
- Variances:
1. Reduce south long wall from 13'-8" to 10'-3".
  2. Increase building coverage from 3,097sf (29%) to 3,345sf (31%).

# SITE PLAN w/ ADDITION

Scale: 1" = 20'

2587 Berwyn Road

January 26, 2025



# FIRST FLOOR - Proposed

Scale: 3/32" = 1'-0"

2587 Berwyn Road

January 26, 2025



EAST ELEVATION



NORTH ELEVATION

## EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"

2587 Berwyn Road

January 26, 2025



WEST ELEVATION



SOUTH ELEVATION

## EXTERIOR ELEVATIONS

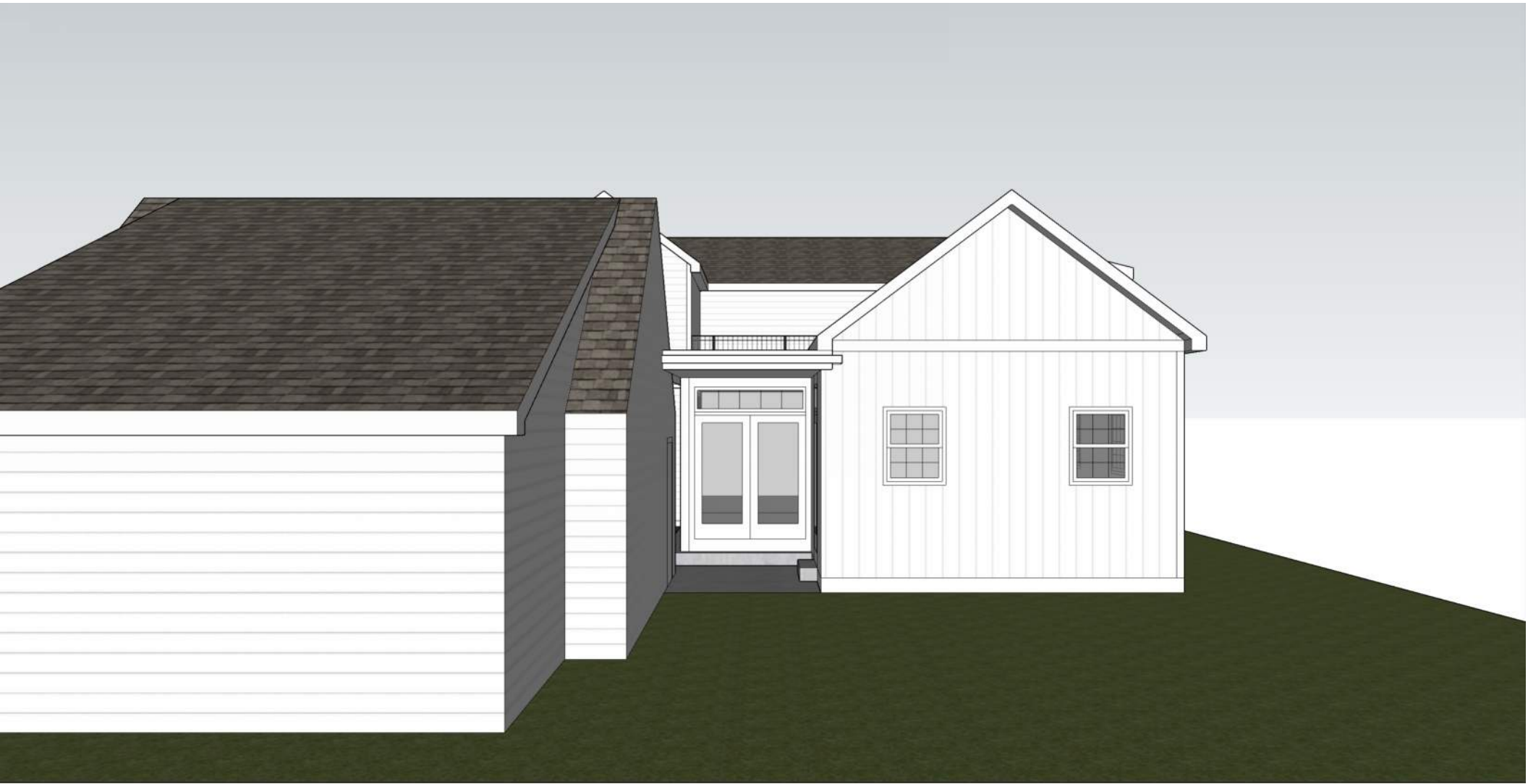
Scale: 3/32" = 1'-0"

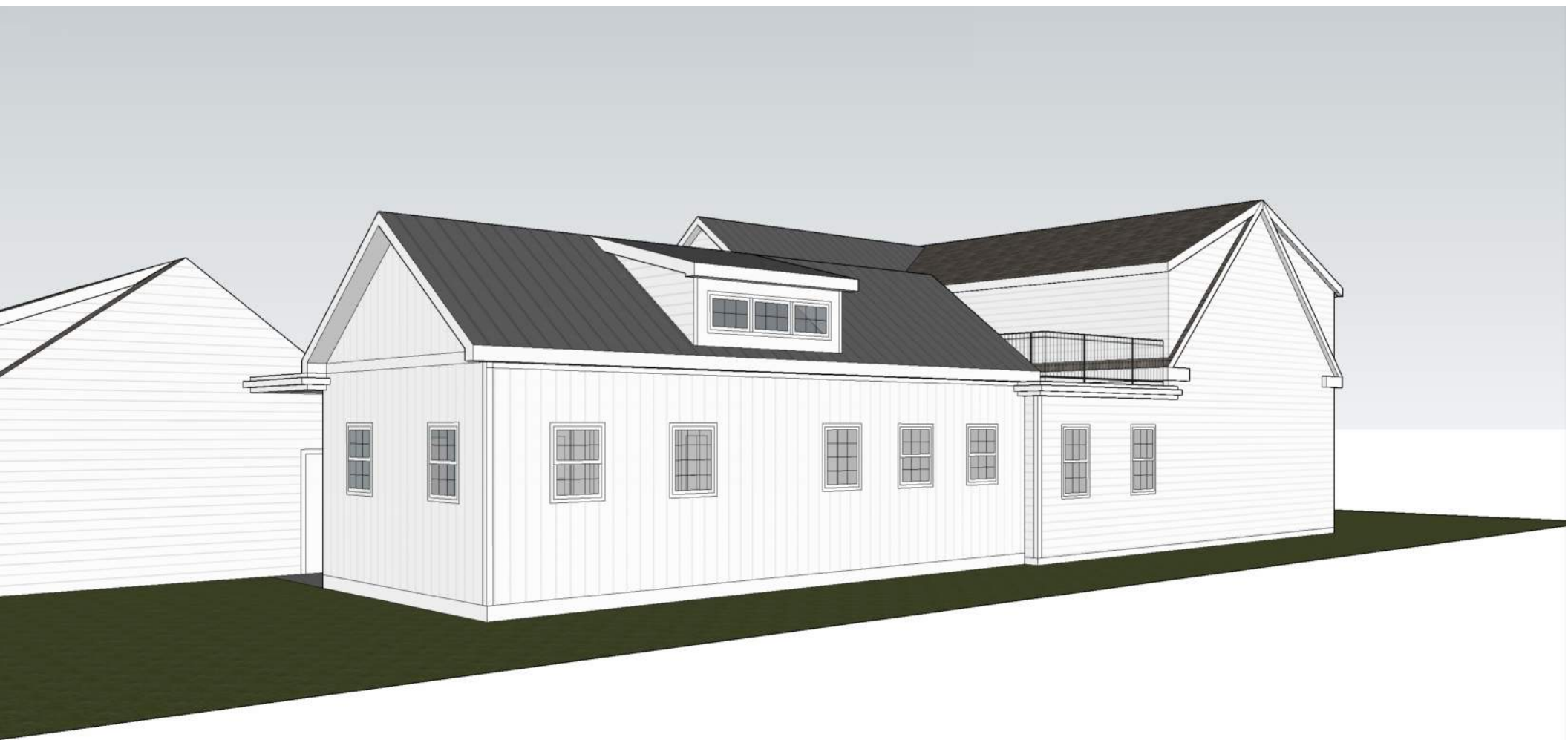
2587 Berwyn Road

January 26, 2025











**Authors:** Justin Milam, AICP, Senior Planner

**BZAP Meeting Date:** January 22, 2025

**Subject:** 2587 Berwyn Road (VAR-05-25) - To allow a one-story addition to attach to an existing detached garage, resulting in five variances: to encroach 3'-4" into the eight-foot minimum side yard setback, 3'-8" into the side yard longwall setback, 8'-2" into the 40-foot minimum rear yard setback, to reduce the side yard sum from 16 feet to 14 feet, and to increase building coverage from 29 percent to 31 percent.

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### Site Description/History

The subject property, 2587 Berwyn Road, is located on the west side of the street, mid-block between Northam Road (to the north) and W. Lane Avenue (to the south), and is zoned R-1c, One-Family Residence District. It has 60 feet of frontage with 178 feet of depth, similar to others in the neighborhood. It is platted as Lot #17 of the North Arlington subdivision from 1922. A 1.5-story Cape Cod with white siding sits just behind the 40-foot front setback; a large front porch that projects into the front yard. A rear balcony overlooks the rear yard. A driveway on the north side of the site leads to a two-car detached garage. The property is enclosed with a variety of fencing with mature trees/bushes located throughout. The home was built in 1938 and purchased by the applicant in June 2019.

### Proposal

The proposal includes the construction of a one-story bedroom and bathroom addition that would connect the house to the existing detached garage. The proposed addition measures 36' x 23'-9" (854 square feet), and is set one foot in from the existing residence. It would extend the existing side yard elevation from 38 feet to 74 feet. The addition is 16 feet tall, below the 23'-8" height of the home, and would have siding to match. A hallway would connect the kitchen to the garage. Windows are shown on all elevations. The plan is compliant with front yard development and overall development coverage, but exceeds building coverage by 248 square feet. The "attached" garage would encroach 138 square feet into the rear yard. Existing fencing and landscaping are to be maintained.

### Zoning Code Requirements

When a connection from the home to an existing detached garage is proposed, the detached garage now becomes an "attached garage" and must meet the setbacks of the principal residence. Variances for side yard setback, side yard sum setback, and rear yard setback are a result of existing site conditions.



- To allow a one-story addition to attach to an existing detached garage that will encroach 3'-4" into the eight-foot minimum side yard setback;
- To allow a one-story addition to attach to an existing detached garage that will encroach 3'-8" into the side yard longwall setback;
- To allow a one-story addition to attach to an existing detached garage that will encroach 8'-2" into the 40-foot minimum rear yard setback;
- To allow a one-story addition to attach to an existing detached garage that will reduce the side yard setback sum from 16 feet to 14 feet; and
- To allow a one-story addition to attach to an existing detached garage that will increase building coverage from 29 percent to 31 percent.

### **Alternatives**

If the proposed addition were not attached to the existing detached garage, variances for the side yard setback, side yard setback sum and rear yard setback. Variances for the side yard longwall and building coverage would still result.

### **Requested Action and Findings**

Staff has reviewed the application and plans, and visited the site. Variance applications for garage connections have a mixed history with the Board, as it is generally on a case-by-case basis given a variety of factors (neighborhood, lot size, architecture, number of variances required, existing garage placement, etc.). Typically, rear and side yard setbacks are needed with these types of applications and are oftentimes not visible from the street or adjacent property. In this instance, not only are the aforementioned variances needed, but also ones for side yard sum, side yard longwall, and building cover. Anytime a variance application generates five or more variances, it gives pause for concern, regardless of existing site conditions and circumstances. Staff would recommend that the applicant explore alternatives that would mitigate the side yard longwall request (which is significant) and eliminate the building coverage request. What is proposed is unfortunately too much for Staff's comfort to support.

### **Attachments**

|    |                                           |
|----|-------------------------------------------|
| 1. | BZAP Application - 2587 Berwyn Road       |
| 2. | BZAP Staff Report Pics - 2587 Berwyn Road |



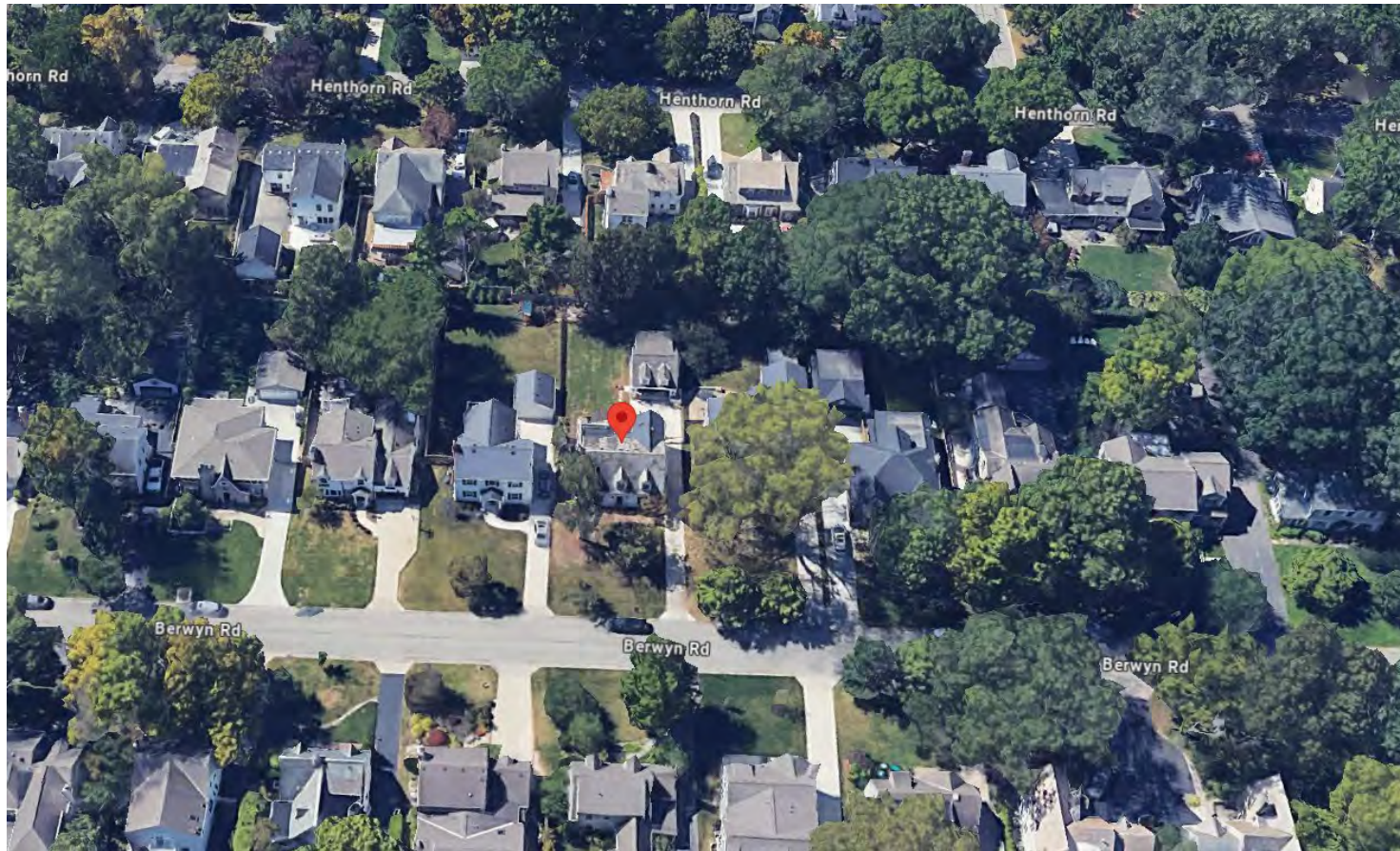
# 2587 Berwyn Road

BZAP Staff Report Pictures | Variance Application



# Google Maps ® Aerial – Looking West

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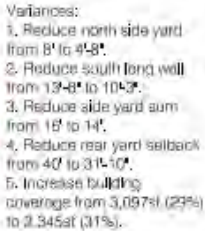


# Site Photos

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# Proposed North Elevation

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# Proposed Side/Rear Elevation

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# Proposed Rear Elevation

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## 24-5714

### Variance Application

Status: Active

Submitted On: 12/18/2024

### Primary Location

2587 BERWYN RD  
UPPER ARLINGTON, OH 43221

### Owner

Ben & Lauren Calhoon  
BERWYN 2587 COLUMBUS, OH  
43221

### Applicant

 Brenda Parker  
 614-586-5514  
 brenda.parker@cbusarch.com  
 930 Northwest Blvd  
Columbus, Ohio 43212

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## BZAP Information

### BZAP Case #

VAR-05-25

### Status

Pending

### BZAP Determination Date

01/22/2025

### Vote Tally

### Primary Variance

Multiple

### Findings of Fact for Approval/Denial

### Variance Request

To allow a one-story addition to attach to an existing detached garage, resulting in five variances: to encroach 3'-4" into the eight-foot minimum side yard setback, 3'-8" into the side yard longwall setback, 8'-2" into the 40-foot minimum rear yard setback, to reduce the side yard sum from 16 feet to 14 feet, and to increase building coverage from 29 percent to 31 percent.

### BZAP conditions

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## Variance Information

### Describe Variance Request ?

Request variance to reduce the north side yard setback from 8'-0" to 4'-8".  
Request variance to reduce the south long wall setback from 13'-8" to 10'-3".  
Request variance to reduce the side yard sum from 16'-0" to 14'-0".  
Request variance to reduce the rear yard setback from 40'-0" to 31'-10".  
Request variance to increase the building coverage from 3,097 sf (29%) to 3,345 sf (31%).

The property at 2587 Berwyn Road consists of a single-family cape cod dwelling with a two-car detached garage. Access to the garage is via a driveway along the north side to the rear yard.

The owners would like to construct a single-story addition at the rear of the house that would connect to the existing detached garage. The addition would be utilized for a new primary suite, mudroom, & laundry room. The new primary suite serves two purposes. It adds an additional bedroom allowing one of the children to move from the basement to the second floor. It also allows for the owners to age in place and stay in the house long term.

The direct connection to the garage is critical to the owners desirability to age in place as they won't have to traverse the auto-court in inclement weather. The connection between living spaces and the rear yard gets compromised with the new addition, so a wide and light-filled hallway is proposed on the north side of the addition.

The new addition is positioned 12" inboard of the existing south side wall to create a transition between the existing house and the new addition. This also assists in meeting the intent of the long wall setback by not having a long continuous wall along the side yard. The south side of the addition runs alongside and faces the neighbor's detached garage, so the long wall is not as critical as if it faced the neighbor's open yard space.

The attachment to the garage is driving several of the variances including the north side yard minimum setback, the side yard sum, and the rear yard setback. Had the detached garage not been existing, the positioning of the garage could have been adjusted to eliminate some of the variances.

The building coverage partly falls to the error of the architect. The first phase of the project consisted of exterior improvements to the front elevation. A variety of portico and porch designs were explored. The owners fell in love with the front porch to allow for a place they could interact with neighbors. The impact of the building coverage related to the second phase addition was not conveyed to the owners until the full design of the addition was explored and the zoning calculations ran.

**What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?**

The practical difficulties related to this property and the zoning variance request is primarily the location of the detached garage and the desire to have a direct connection from the living space to the garage. Connecting the garage to the house is driving several of the zoning variances. The lot size allows for a standard two-story house including addition, but pulling the primary suite down to the first floor takes up a large amount of space which impacts the building coverage.

**Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?**

Side yard setbacks in this part of Upper Arlington seem to be fairly prevalent, so granting the side yard variances will not confer a special privilege. The intent of the long wall is being considered by stepping the side wall of the addition in. Although a building coverage variance is being requested, the total lot coverage is still compliant.

**Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?**

The essential character of the neighborhood will not be substantially altered. The addition is only a single story. The addition and connection to the garage will not be visible from the street. The south long wall runs parallel with and faces the neighbors garage.

**Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?**

An array of other solutions were explored to avoid the variance request. Constructing a covered walkway between the garage and addition was one of the options. Tearing down and relocating the garage was explored but was deemed to be too costly. The most simple solution, and most desirable, is to construct a simple addition that connects the existing house with the garage providing the desired interior spaces, connection to the back yard, and connection to the garage.

**Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?**

The use of the property without the variances will be deemed inadequate by the owners in regards to allowing them to inhabit the property long term and age in place gracefully.

**Acknowledgement: I or a representative will be present  at the BZAP hearing.\***



NOTICE:

Date: December 18, 2024

To:

Please be advised that Ben & Lauren Calhoon have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 2587 Berwyn Road, Upper Arlington, Ohio 43221.

The zoning variance requests are as follows:

Request variance to reduce the north side yard setback from 8'-0" to 4'-8".

Request variance to reduce the south long wall setback from 13'-8" to 10'-3".

Request variance to reduce the side yard sum from 16'-0" to 14'-0".

Request variance to reduce the rear yard setback from 40'-0" to 31'-10".

Request variance to increase the building coverage from 3,097 sf (29%) to 3,345 sf (31%).

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, January 22, 2025 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at [docs.uaoh.net/AgendaOnline](https://docs.uaoh.net/AgendaOnline). For further information, please contact the Planning Division at [planning@uaoh.net](mailto:planning@uaoh.net).

Sincerely,

A handwritten signature in black ink, appearing to read "B. Parker", with a stylized flourish at the end.

Brenda Parker (Architect)  
On behalf of Ben & Lauren Calhoon

Revised: Jan 2021

## Certification of Notice

Applicant Name: \_\_\_\_\_

Location of property subject to BZAP request: \_\_\_\_\_

Describe activity which requires Board of Zoning and Planning review:

This application will be heard by the Board of Zoning and Planning on: \_\_\_\_\_

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Due to the ongoing COVID-19 pandemic, meetings MAY be held remotely via video conference and telephone call-in. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at [docs.uaoh.net/AgendaOnline](http://docs.uaoh.net/AgendaOnline). For further information, please contact the Planning Division at [planning@uaoh.net](mailto:planning@uaoh.net).

*Your signature below **DOES NOT** constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.*

| Address of Property to be notified: | Property Owner Name: | Property Owner Signature or Certified Mail No.: | Date obtained or Mail sent: |
|-------------------------------------|----------------------|-------------------------------------------------|-----------------------------|
|                                     |                      |                                                 |                             |
|                                     |                      |                                                 |                             |
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|                                     |                      |                                                 |                             |
|                                     |                      |                                                 |                             |
| <b><u>Applicant Signature:</u></b>  |                      |                                                 | <b><u>Date:</u></b>         |

Revised: Jan 2021

## Certification of Notice

Applicant Name: \_\_\_\_\_

Location of property subject to BZAP request: \_\_\_\_\_

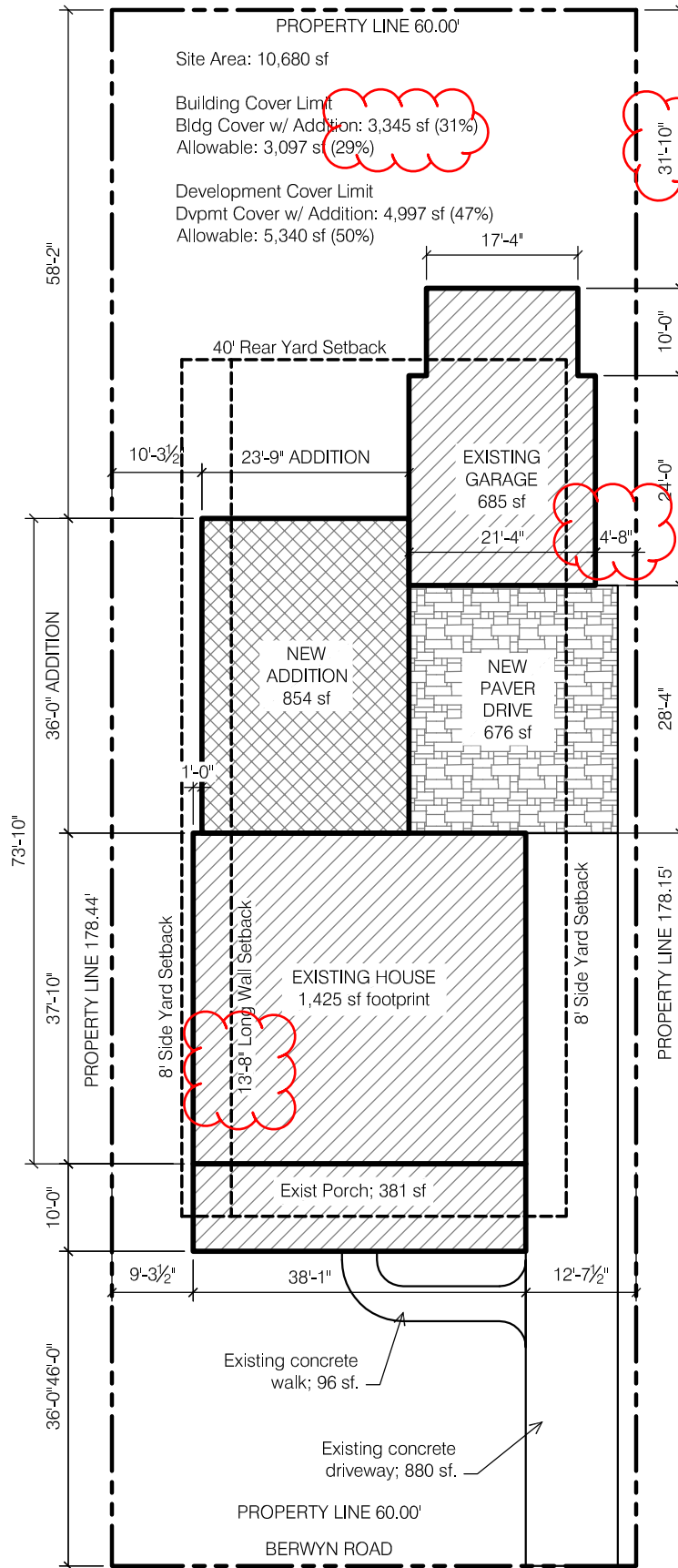
Describe activity which requires Board of Zoning and Planning review:

This application will be heard by the Board of Zoning and Planning on: \_\_\_\_\_

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Due to the ongoing COVID-19 pandemic, meetings MAY be held remotely via video conference and telephone call-in. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

*Your signature below **DOES NOT** constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.*

| Address of Property to be notified: | Property Owner Name: | Property Owner Signature or Certified Mail No.: | Date obtained or Mail sent: |
|-------------------------------------|----------------------|-------------------------------------------------|-----------------------------|
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| <b><u>Applicant Signature:</u></b>  |                      |                                                 | <b><u>Date:</u></b>         |



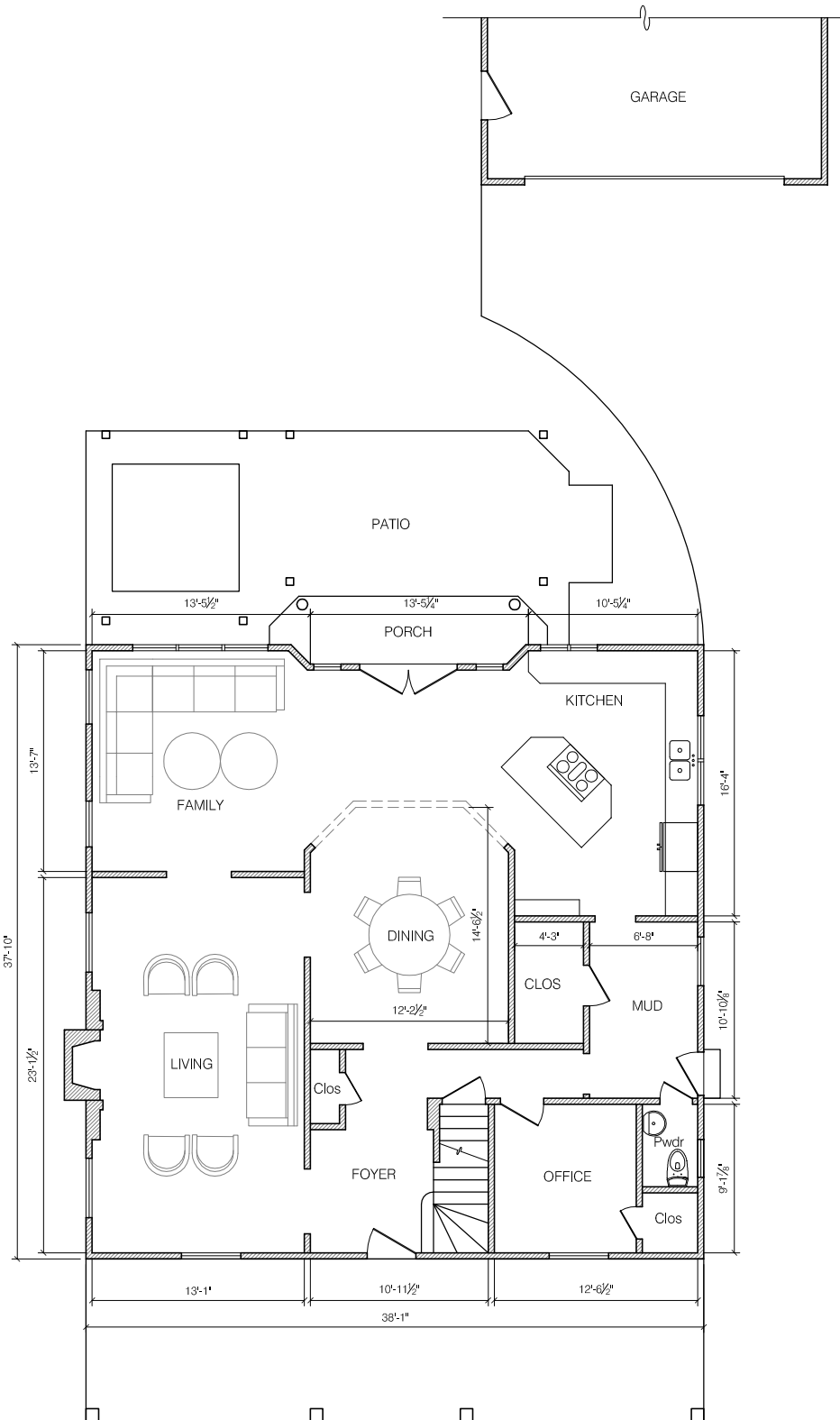
- Variances:
1. Reduce north side yard from 8' to 4'-8".
  2. Reduce south long wall from 13'-8" to 10'-3".
  3. Reduce side yard sum from 16' to 14'.
  4. Reduce rear yard setback from 40' to 31'-10".
  5. Increase building coverage from 3,097sf (29%) to 3,345sf (31%).

# SITE PLAN w/ ADDITION

Scale: 1" = 20'

2587 Berwyn Road

December 11, 2024

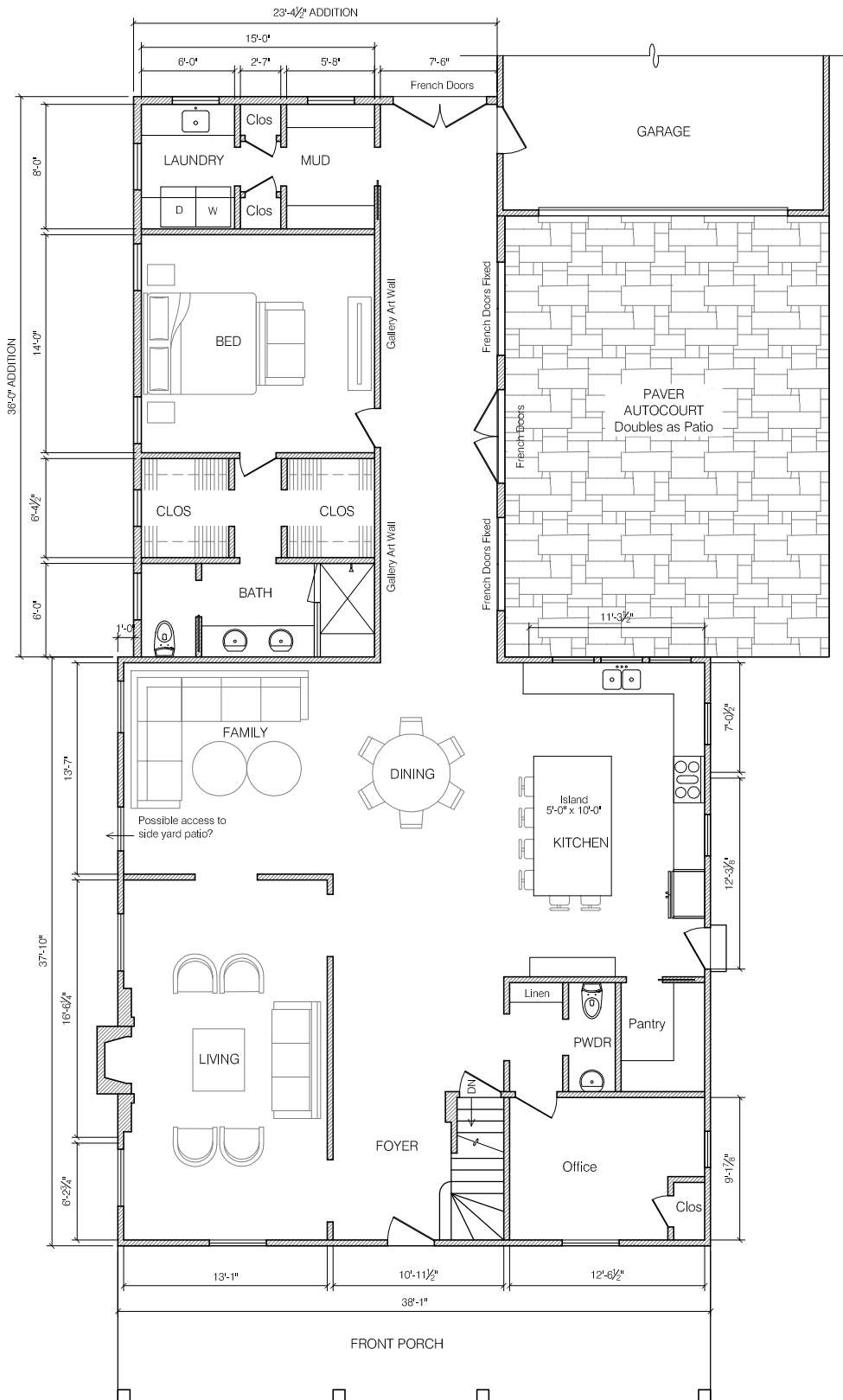


# FIRST FLOOR w ADDITION

Scale: 3/32" = 1'-0"

2587 Berwyn Road

December 11, 2024



# FIRST FLOOR - Proposed

Scale: 3/32" = 1'-0"

2587 Berwyn Road

December 11, 2024



EAST ELEVATION



NORTH ELEVATION

## EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"

2587 Berwyn Road

December 11, 2024



WEST ELEVATION



SOUTH ELEVATION

## EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"

2587 Berwyn Road

December 11, 2024









