



2/19/2025 | 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. Consent Agenda

- a. Review of January 22, 2025 and February 5, 2025 BZAP minutes.
- b. 2510 Abington Road (VAR-06-25) - To allow a one-story addition to project up to 2'-8" into the side yard longwall setback.
- c. 2259 Canterbury Road (VAR-09-25) - To allow a two-story addition that would encroach up to 3'-8" into the 10-foot minimum side yard setback and reduce the minimum side yard setback sum from 20 feet to 14'-4".
- d. 2201 Glenmere Road (VAR-10-25) - To allow a one-story addition to project up to 3'-2" into the side yard longwall setback.

3. Variance/Conditional Uses

- a. 2600 Slate Run Road (VAR-02-25) - To allow a 100-square foot treehouse that is 12'-9" 11'-11 1/4" tall and installed up to 9'-10" 7'-4" above grade with 460 square feet of elevated decking that is installed up to 13'-9" above grade, where 12 feet above grade is the limit for recreational structures. [Postponed from January 22, 2025 BZAP meeting.]
- b. 4320 Harborough (VAR-08-25) - To allow a second story addition, located atop the existing first floor, that encroaches 7'-2" into the 36'-3" rear yard setback.
- c. 1960 Hillside Drive (VAR-07-25) - To permit the construction of a new single-family residence that does not meet neighborhood compatibility standards and includes a swimming pool with decking that would encroach eight feet into the 10-foot minimum setback.

4. Council Recommendation

- a. Review and recommendation to City Council of the Envision Henderson Plan.

5. Adjournment

Authors: Madison Strauss, Intern

BZAP Meeting Date: February 19, 2025

Subject: 2510 Abington Road (VAR-06-25) - To allow a one-story addition to project up to 2'-8" into the side yard longwall setback.

Site Description/History

The subject property, 2510 Abington Road, is located on the north side of the street, mid-block between Leeds Road and Asbury Drive, and is zoned R-1c, One-Family Residence District. It has 100 feet of frontage with 135 feet of depth, similar to others in the neighborhood, and is platted as Lot #8 of the Upper Arlington subdivision from 1940. A 15'-9" tall stone and stucco ranch home sits along the 40-foot front yard setback and is accessed via a driveway on the west side of the property that leads to a two-car, attached garage. Several mature trees/bushes are located throughout the property, and the property is enclosed with a new four and six-foot tall wood privacy fencing. The home was built in 1954, remodeled in 2019, and purchased by the applicant in July 2014.

Proposal

The proposal includes the construction of a master bathroom and closet addition on the east side of the home. It measures 13'-8" x 17'-7.5" (240 square feet) and would continue the eastern plane of the home, 10'-2" from the side yard setback for a length of 57 feet. An existing bedroom would be reduced in size to provide for the addition. It is 14'-2" tall and includes stucco to match the home. The total encroachment into the side yard longwall setback is 20 square feet at a maximum width of 2'-8". Building, development, and front yard coverages comply with City standards, as does the rear yard profile.

The application states, *"The home is a courtyard ranch with no existing owner's suite. The existing architecture would like to be preserved. The existing historic character of the neighborhood and home would be preserved with this addition of a modest Owners' suite. The essential character of the neighborhood area will be enhanced as a result of the variance."*

Zoning Code Requirements

- To allow a one-story addition to project up to 2'-8" into the side yard longwall setback (Article 5.02).



Alternatives

Due to the existing footprint of the home, the proposed addition cannot be stepped in any further without significantly impacting the proposed floor plan. The applicant has investigated other plans, but stepping in the addition would likely increase the depth of the addition and would encroach into the rear yard.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. The side yard longwall ordinance was established to prohibit long, blank side elevations that could potentially create a "bowling alley" effect within the side yard. The use of fencing, landscaping, exterior material changes, windows, and roof design are all elements typically used to mitigate these concerns. In this instance, the side wall is continuing along the existing plane and cannot be stepped in any further. The height matches the back section of the house, a new fence has been installed, and there are numerous windows on the elevations (Finding #4). For these reasons, Staff recommends that this application be approved.

Attachments

1.	Variance Application - 2510 Abington Rd
2.	BZAP Staff Report Pics - 2510 Abington Rd



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: February 19, 2025

Subject: 2259 Canterbury Road (VAR-09-25) - To allow a two-story addition that would encroach up to 3'-8" into the 10-foot minimum side yard setback and reduce the minimum side yard setback sum from 20 feet to 14'-4".

Site Description/History

The subject property, 2259 Canterbury Road, is located on the south side of the street, near Fountain Park; it is zoned R-1c, One-Family Residence District. It is irregular in shape with 86 feet of frontage but narrows to 76 feet along the rear property line. Its depths are 122 feet on the west side and 128 feet on the east, and was platted as Lot #11 of the [Upper Arlington subdivision](#) from 1934. Due to this section of Canterbury Road being curvilinear, lots on this block are irregular in shape, before becoming narrower and more rectangular in the remainder of the subdivision. A stone and stucco Cape Cod-style home sits largely along the building line, but is two feet into the eastern side yard setback (nonconforming). A driveway with a parking space on the west side of the property leads to a narrow two-car attached garage. The property is enclosed with six-foot tall wood privacy fencing with mature trees located along the rear property line. The home was built in 1941 and purchased by the applicant in January 2019.

Proposal

This application proposes a two-story addition that would encroach into the side yard setback and reduce the side yard setback sum. A new first floor office, attached shed and expanded kitchen with a bedroom and bathroom on the second floor is proposed and would be as close as 6'-4" to the side property line. The footprint of the proposed addition is 540 square feet, roughly 21'-10" wide and 17'-4" deep with a new 16-foot wide garage door. Of that square footage, 78 square feet are located within the side yard. The addition is 22 feet tall, matching the existing garage, and below the 25'-3" height of the home. Stucco would be utilized on the exterior to match the home; numerous windows are shown on each elevation. A 276-square foot paver patio is also proposed. The proposal is compliant with all coverage ratios, as well as the side yard longwall setback and rear yard profile. No changes are proposed to existing fencing or landscaping.



Zoning Code Requirements

- To allow a two-story addition that would encroach up to 3'-8" into the 10-foot minimum side yard setback; and
- To allow a two-story addition that reduces the minimum side yard setback sum from 20 feet to 14'-4".

Alternatives

The applicant has explored several options, but noted that any option would result in a variance request due to deficient existing side yard setbacks. Adding a fourth bedroom, along with expanded garage, are priorities that would be solved with the plan.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. The proposal adds a fourth bedroom, expands an existing two-car garage so that it is more functional, and improves other spaces within the home. The plan blends well with the existing home, is generally modest in size, and will not negatively impact views from the street or to/from adjacent property (Finding #4). The home is built both along and over each side yard setback, and the property is irregular in shape, meaning a variance would be needed for any improvement (Finding #1). For these reasons, Staff recommends that this application be approved.

Attachments

1.	Variance Application - 2259 Canterbury Road
2.	BZAP Staff Report Pics - 2259 Canterbury Rd



Authors: Madison Strauss, Intern

BZAP Meeting Date: February 19, 2025

Subject: 2201 Glenmere Road (VAR-10-25) - To allow a one-story addition to project up to 3'-2" into the side yard longwall setback.

Site Description/History

The subject property, 2201 Glenmere Road, is located on the south side of the street, near the terminus of Woodbridge Road. The property is rectangular in shape with 100 feet of frontage and 161.5 feet of depth; it is zoned R-1b, One-Family Residence District. It is platted as [Lot #1](#) of the Manchester Place Addition subdivision from 1955 and has a 40-foot building setback line. A 10-foot tall, one-story stucco and wood siding Mid-Century Modern ranch home sits along the front setback and is accessed via a driveway on the east side of the property that leads through an attached carport. At the southeast corner of the property is a detached garage that was previously approved via variance (BZ-38-17). A large mature tree is located in the front yard; there are multiple mature and landscaped trees on the east and south property lines. The home was built in 1955 and purchased by the applicant in June 2010.

Building Permit #24-5646 was submitted in December 2024 but disapproved by Staff. The applicant has made several revisions to the plan, including reducing its depth.

Proposal

The proposal includes the construction of an primary suite addition that measures 27'-6" x 32'-6" (892 square feet) on the west side of the house. The plan would slightly enlarge an existing bedroom and add a primary suite/bathroom, den, and basement extension. It is 10'-6" tall, same as the house, and includes a stucco exterior to match as well. The addition includes dark gray trim that would be added to match the existing windows with the addition of a bedroom egress window. Building, development and front yard coverage ratios are compliant with City standards, as is the rear yard profile.

The application states, *"The existing home is a custom-designed, mid-century modern, single-family residence. The roof lines are an essential part of the design to honor the existing architecture. This is one of just a few mid-century modern homes in the Manchester Place area. The overhand roof on the addition reflects the original home's style and design. The essential character of the neighborhood area will not be altered as a result of the variance."*



Zoning Code Requirements

- To allow a one-story addition to project up to 3'-2" into the side yard longwall setback (Article 5.02).

Alternatives

Due to the existing footprint of the home, the proposed addition cannot be stepped in any further without significantly impacting the proposed floor plan. Since the Building Permit submission, the applicant has already reduced the depth of the proposal by more than three feet to help accommodate the side yard longwall.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. The side yard longwall ordinance was established to prohibit long, blank side yard elevations that could potentially create a "bowling alley" effect within the side yard. The use of fencing, landscaping, exterior material changes, windows, and roof design are all elements typically used to mitigate these concerns. In this instance, the side wall is continuing along the existing plane and cannot be stepped in any further. The height matches the overall height of the home, new landscaping is to be installed, and the proposed design blends extremely well with the house (Finding #4). For these reasons, Staff recommends that this application be approved.

Attachments

1.	Revised Plans 02.12.25
2.	Revised Plans 02.04.24
3.	Variance Application - 2201 Glenmere Road
4.	BZAP Staff Report Pics - 2201 Glenmere Rd



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: February 19, 2025

Subject: 2600 Slate Run Road (VAR-02-25) - To allow a 100-square foot treehouse that is 42'-9" 11'-11 1/4" tall and installed up to 9'-10" 7'-4" above grade with 460 square feet of elevated decking that is installed up to 13'-9" above grade, where 12 feet above grade is the limit for recreational structures. [Postponed from January 22, 2025 BZAP meeting.]

Site Description/History

Previously issued Staff Report updated with new information underlined

The subject property, 2600 Slate Run Road, is located at the northwest corner of Slate Run Road and Slate Run Court and is zoned R-Sa, Residential Suburban District. It has around 350 feet of frontage on Slate Run Road and 190 feet on Slate Run Court, where a circular driveway leads from Slate Run Road to Slate Run Court. It is platted as [Lot #16](#) of the Slate Run subdivision from 1971. A 29'-6" tall, two-story stone and siding home sits 40 feet behind each front yard setback and faces the street intersection. The property includes mature trees/bushes along with a large ravine that is 50 feet beneath the first floor of the home and includes Slate Run. Four (4) properties abut this bend in the creek and ravine. The applicant purchased the property in September 2018; the home was built in 2020.

Building Permit 24-5354 was submitted on November 25, 2024, but denied by Staff because the treehouse is too tall above grade. [The applicant was aware of the requirements before submitting a permit.] The plans are sealed by a structural engineer. The application was postponed at the January 22, 2025 BZAP hearing after the applicant offered to reduce the height above grade and add landscaping in select locations.

Proposal

This application proposes the construction of a treehouse with associated deck platforms, staircases, and a bridge in the rear yard area. It would be located 125 feet from the home, 30 feet from the east property line, and 75 feet from Slate Run Creek to the north. Due to the ravine, it would be located 36 feet below the first floor elevation of the home. The proposed treehouse is 10' x 10' (100 square feet) and has an additional 460 square feet of elevated decking, staircase, and rope bridge. The plan includes a main staircase that either leads up another staircase to the main deck platform and treehouse or to two deck platforms connected by a rope bridge. The plan utilizes four existing mature Beech trees that have been cleared for use by a Certified Arborist; additional supports will be used for the staircases. [If any



issues arise from use of these trees, additional supports would be added.] The length of the proposed structure is roughly 50 feet. The treehouse itself is 42'-9" 11'-11 1/4" tall with an open floor plan and windows on all sides. No electrical, heating or cooling are proposed. It will not be used as a short-term or vacation rental - only a child's treehouse. No fire pits are proposed. Regular maintenance will be performed to ensure the safety and stability of the structure. Additional trees will be added after completion in order to better screen the structure from adjacent property.

The application notes that an elevation study concluded that the top of the structure will sit 13 feet below the first floor elevation of the nearest neighbor (115 feet away) and will not obstruct views of the woods or the ravine below. The second closest neighbor is 300 feet away, and the top of the structure is seven feet below their first floor elevation.

Zoning Code Requirements

- To allow a 100-square foot treehouse that is 42'-9" 11'-11 1/4" tall and installed up to 7'-4" 9'-10" above grade with 460 square feet of elevated decking that is installed up to 13'-9" above grade, where 12 feet above grade is the limit for recreational structures (Article 6.09).

*Detached decks that are located in the buildable area have a height limit of two feet. Because the decks and bridges are part of the larger treehouse, Staff considered everything to be one structure and regulated under the recreational structure ordinance.

In response to questions from the City Forester, the applicant noted that the selected trees were strong, healthy, and would be good for the project based on reviews by a Certified Arborist and the proposed treehouse builder (Tree Top Builders). The builder also suggested and recommended regular maintenance for both the trees and the treehouse, which the applicant intends to do. The City Forester did recommend that a Certified Arborist review drilling and anchor attachment techniques with the builder to minimize damage and promote tree wound closure, as well as a layer of wood chips be put down in the work zone to minimize root structure compaction. The City Engineer noted that the existing flagstone patio near the creek will need to follow Stream Corridor Protection Zone standards, which have been shared with the applicant. The Fire Division did not have concerns with the proposal.

Alternatives

The applicant could reduce the height of both the treehouse and deck platforms so that its overall height is no taller than 12 feet above grade. This would eliminate the need for variances, but would no longer provide the elevated treehouse experience desired by the applicant.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. Staff is not aware of any treehouses like these located within a ravine or wooded area in the community. There are, however, a few treehouses located in the rear and side yards before them being regulated by the code or were built without permits. From a City



perspective, our concerns include: the health and safety of the selected trees, structural engineering to ensure the viability of the structure with limited impacts on grading (or the ravine), and the overall precedent of constructing something like this in a wooded ravine area like this. Staff believes that the arborist and engineering issues are generally resolved, with any potential structural issues likely to be caught during routine maintenance. When Staff visited the site, the potential for precedent was contemplated, as other wooded ravine areas could be desirable for a similar type of project. While the treehouse is located well below the first floor elevations of adjacent homes, it will be visible from the immediate neighbor to the north, but not so much by those to the west. If approved, the treehouse and decks would better blend into the ravine area once weathered.

Should the Board provide a motion for this application, Staff would recommend that Finding #4 be considered along with the following conditions:

- That routine maintenance occurs per the recommendation of the builder, with special care for the health of the trees per an arborist and any potential impacts on the ravine and its grading;
- That a minimum two-inch thick layer of wood chips be placed on the ground where construction equipment will be used;
- That the treehouse not include any heating, cooling or electric, and not be used for sleeping quarters; and
- That additional trees be added to mitigate views of the structure from adjacent property.

Attachments

1.	Revised Plans 02.06.25
2.	BZAP Staff Report - 2600 Slate Run Road
3.	BZAP Staff Report Pics - 2600 Slate Run Road



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: February 19, 2025

Subject: 4320 Harborough (VAR-08-25) - To allow a second story addition, located atop the existing first floor, that encroaches 7'-2" into the 36'-3" rear yard setback.

Site Description/History

The subject property, 4320 Harborough Road, is located on the east side of the street, three lots north of Sheringham Road, and is zoned R-1b, One-Family Residence District. It has 100 feet of frontage and 145 feet of depth, similar to others in the neighborhood. It was platted as Reserve D in both the Shelbourne Heights and Kipling Forest subdivisions in 1960, as it was originally meant for a linear neighborhood open space/park. A 23'-7" tall brick and stucco split-level home is 5'-8" behind the platted 40-foot building setback line. A driveway on the south side of the property heads toward a side-load attached garage at the rear of the home, currently located 7'-2" into the rear yard (nonconforming). A swimming pool with a large patio is located adjacent to the garage. The rear yard is roughly two feet higher than the driveway. The home was built in 1963 and purchased by the applicant in January 2021. Existing building and development coverage are compliant.

Proposal

This application proposes a second story addition located atop the existing attached garage that already encroaches into the rear yard. It would add an office, bedroom, closet, and bathroom. The addition is 36' x 28' (1,008 square feet) and is 23'-6" tall with a stucco exterior to match the home. Of that second floor square footage, roughly 196 square feet would be located in the rear yard, in addition to the 196 square feet of first floor space that exists today. The proposal is compliant with all coverages, as well as the side yard longwall setback and rear yard profile as the rear roof was "clipped". No changes are proposed to existing fencing, landscaping or grading.

Zoning Code Requirements

- To allow a second story addition, located atop the existing first floor, that encroaches 7'-2" into the 36'-3" rear yard setback (Article 5.02).



Alternatives

The applicant could reduce the depth of the proposed addition by 7'-2" and a variance would not be necessary. This would, however, alter the proposed floor plan significantly and potentially create issues with the roof framing and overall design.

Requested Action and Findings

Staff has reviewed the application and plans, and visited the site. The existing attached garage already encroaches roughly seven feet into the rear yard, and the home is located nearly the same amount behind the front yard setback. Staff could not identify any previously granted variances, but if the home were originally located along the setback line, it is likely that a variance would not have been needed then or now (Finding #6). Staff understands the applicant's rationale and desire to utilize the existing footprint as a basis of the plan, for both design and structural reasons. However, Staff finds the proposed design to be "flat" and the massing "too dominant," largely a result of utilizing the existing first floor footprint. Typical solutions like stepping back the second floor (either from the side or rear) or reducing the addition's height would likely worsen the proposed design by creating a disjointed appearance and other structural issues (Finding #4). Should the Board choose to support this application, Staff would recommend the noted Findings be considered.

Attachments

1.	BZAP Staff Report Pics - 4320 Harborough Road
2.	Variance Application - 4320 Harborough Road



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: February 19, 2025

Subject: 1960 Hillside Drive (VAR-07-25) - To permit the construction of a new single-family residence that does not meet neighborhood compatibility standards and includes a swimming pool with decking that would encroach eight feet into the 10-foot minimum setback.

Site Description/History

The subject property, 1960 Hillside Drive, is located at the northern corner of Hillside Drive and Hampshire Road and is zoned R-1c, One-Family Residence District- it is not located within the Historic District. The property has roughly 110 feet of frontage along Hillside Drive with a 140-foot building setback line, and 220 feet along Hampshire Road with a more typical 40-foot setback. The deep setbacks along Hillside Drive are a result of its topography which the original planners wanted to protect- the site slopes upwards 20 feet from the street to the proposed home pad. Adjacent homes sit six feet higher as well. It is identified as Lot #19 from the [Upper Arlington Addition](#) from 1932, where Hampshire Road was originally named Exford Road. The current split-level brick and stucco home sits largely along the setback lines, with driveway access from Hampshire Road. There are several mature trees located along the street frontages, which are to remain. The home was built in 1959 and purchased by the applicant in May 2006.

The street segments of Hillside Drive and Hampshire Road, as per the [Policy on Neighborhood Compatibility](#) and a walking survey by Staff, are primarily made of up Cape Cod, Colonial, and Tudor/Craftsman style homes. There are few modern-style homes in the neighborhood, though there is one immediately east. Stone and stucco are the primary exterior materials evident, though brick and siding are also clearly used.

Proposal

The proposal includes the demolition of the existing single-family residence and the construction of a two-story, 3,708-square foot, architecturally modern home with a flat roof and large windows. The house would sit along both setback lines, as well as the 10-foot side and rear yard setbacks, and retain access from Hampshire Road. The two-story portion of the home is 26 feet tall, with the three-car garage only 12 feet tall; all elevations include a stone veneer. A large auto-court would provide access to the 926-square foot attached garage. On the Hillside Drive side of the home is a 988-square foot patio with a seat wall and fireplace. Behind the house, a 12' x 32' swimming pool is proposed, where eight feet of hardscape would encroach into the 10-foot minimum setback. Overall, the plan is compliant



with building, development, and front yard development coverage limits, as well as the side yard setback longwall and rear yard profile.

Zoning Code Requirements

- To permit the construction of a new single-family residence that does not meet neighborhood compatibility standards (Article 7.17);
- To permit a swimming pool with decking that is two feet from the side property line, where a 10-foot minimum setback is required (Article 6.09); and
- To permit a fireplace to be located in the Hillside Drive front yard, which is prohibited (Article 6.09).

[Article 7.17](#) applies to the "design of new single-family homes detached garages" and requires that *"The proposal shall be consistent and compatible with the noticeable and recognizable characteristics of the homes and lots on the street segment. Such characteristics include lot width and size, architectural style and materials, heights and massing, front yard setbacks, roof pitch and shape, garage location, amount of impervious surface, and other defining features of the street segment."* It adds: *"The Policy for Neighborhood Compatibility shall be used to determine compliance."*

Section 4.8 of [The Policy for Neighborhood Compatibility](#) states: *"Architecturally modern-styled homes may be approved by the Community Development Director, only after consultation with the City's third-party architect, when exterior materials are consistent with the street segment and the maximum height of the house is 22 feet or less."* The proposed materials are high quality and largely consistent with the street segment, though it could be argued stucco should be added to the home to better fit. The maximum height noted for a modern house was taken from a survey of constructed homes (2020-24) in the community that were more modern in style but also blended positively into the street segment. When drafting the Policy, Staff determined that anything taller than this should be reviewed by the Board to help determine compatibility, primarily as it relates to height, massing, scale, and exterior materials. The proposed home is four feet above the height limit for modern homes, but is compliant with the street segment median height allowance.

As for the swimming pool, the code prohibits the swimming pool and any associated patio or decking to be within 10 feet of the side and/or rear property lines. The plan originally included hardscape up to the property line but was adjusted to a two-foot setback. Staff and the Board have historically not approved variances for swimming pools (or any patios connected to them) because of potential negative neighbor impacts. A fireplace is also proposed in the Hillside Drive front yard, as part of a large patio and seating area.

The City's third-party architect stated that the proposed style could work in this neighborhood, as the glazing/solid ratio was nice. He felt the stone selection would be critical to its success. After reviewing the selected stone, he felt it was appropriate based on the large openings at the windows.



Alternatives

The applicant has explored reducing the height of the home so that the proposed home could be administratively reviewed by Staff, but felt the design would be too compact and not meet the needs of the property owner. They also explored a different design, closer to what exists today, but would also not meet the needs of the owner (and today's living standards).

Last year, the Board approved a neighborhood compatibility variance for a new home to be constructed at 2490 Wickliffe Road, which was modern in style and 3'-6" above the 22-foot limit. After careful consideration, the Board felt the design would work on the street segment and in the neighborhood. [Construction has not yet started on this home.]

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. As the Board is well aware, variances for new construction are generally not supported since identifying a practical difficulty on a 'clean slate' is problematic. In drafting the Policy for Neighborhood Compatibility, Staff wanted to specifically call out modern homes (although the community has a number of of them) as a way to provide an extra layer of review to ensure they are compatible with the street segment(s) in which they are to be located. The overall style is different, but the design can still be compatible with the street segment(s) when height, scale, massing, and materials are all similar or complementary. The City's third-party architect has indicated their support for the proposed design. The fact that the proposed home would sit lower than adjacent homes also makes the home feel shorter as well.

Staff is not supportive of the proposed swimming pool variance request, due to the significant encroachment into the setback, its potential precedent, and its potential negative impacts on the neighbor so close to the property line. As for the fireplace, Staff is not troubled by this request due to the deep setback along Hillside Drive, it is located close to the home, and is part of a patio and seating area; given the unique factors present, Staff believes this would not set a precedent.

Should the Board choose to support the request, Staff would offer Findings #4 and #8 to justify the variances needed for this application.

Attachments

1.	Variance Application - 1960 Hillside Dr
2.	Rectangle Natural Stone Veneer
3.	BZAP Staff Report Pics - 1960 Hillside Dr
4.	Akins letter 01.31.25



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: February 19, 2025

Subject: Review and recommendation to City Council of the Envision Henderson Plan.

Site Description/History

Staff is pleased to present a draft copy of the Envision Henderson Plan for the Board's review and consideration. The Plan is a result of several months of community engagement, stakeholder interviews, and an examination of what the future of the W. Henderson Road corridor could and should be for the benefit of residents and all users. The timing of the Plan is ideal with new zoning recently implemented on the north side of W. Henderson Road (in the City of Columbus/ZoneIn), COTA bringing bus rapid transit to Bethel Road (to the north) in the next few years, and major job creation announcements throughout the region.

Proposal

For a recap of the Study's history, initiatives, public engagement, and documents:
<https://upperarlingtonoh.gov/community-development/west-henderson-road-visioning-study/>

Zoning Code Requirements

Staff is not recommending any changes to the Unified Development Ordinance (UDO) at this time. The consultant found that existing zoning regulations would not impede development and are in line with market conditions. Further study will be needed for final roundabout locations (Reed Road plus Gettysburg Dierker Road) as well as overall site access and safety clearance on both sides of the street.

Alternatives

At the February 5, 2020 BZAP Work Session, the Board appeared largely supportive of the Plan. There was some discussion about recommending Council to also consider an amendment to the UDO that would better tie the code to the Plan. Article 5.04 was identified as a logical location for text. The consultant is still making grammar changes to the document. If there are other changes for the consultant to consider, the Board may offer those. [An Executive Summary is likely to be created to consolidate the main points.]

Requested Action and Findings

Staff is requesting that the Board supply a positive recommendation for City Council to adopt the Envision Henderson plan. Council is scheduled to review the Plan on March 3.



Attachments

1.	Envision Henderson DRAFT
2.	Envision Henderson Appendix DRAFT

