



4/9/2025 | 6:00 PM

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

1. Call to Order/Roll Call

2. Unfinished Business

- a. 2248 Club Road (VAR-63-24) - To allow an open breezeway that connects the house with the existing detached garage, but encroaches one-foot into the 32.5-foot rear yard setback and increases building cover from 29.1 percent (per BZ-03-97) to 30.8 percent. [Postponed from November 2024 BZAP; application recently amended.]

3. Informal Review

- a. 2548 W. Lane Avenue - Informal review of a proposed four-car detached garage with a home office that does not meet neighborhood compatibility requirements.

4. Adjournment



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: April 9, 2025

Subject: 2248 Club Road (VAR-63-24) - To allow an open breezeway that connects the house with the existing detached garage, but encroaches one-foot into the 32.5-foot rear yard setback and increases building cover from 29.1 percent (per BZ-03-97) to 30.8 percent. [Postponed from November 2024 BZAP; application recently amended.]

Overview

At the November 20, 2024 BZAP hearing, consideration of this variance application was postponed at the request of the applicant. The Board expressed several concerns about the overall request, use, and function, and wanted the applicant to consider alternatives. The application was recently amended to include a 6' x 16' open breezeway, which was one of the alternatives, that would connect the house to the existing detached garage. [Variances are still needed primarily due to existing site conditions.] A Certificate of Zoning Compliance application was also submitted for a new 100-square-foot storage shed (to be located near the detached garage) which has been included in the proposed building coverage ratio.

Zoning Code Requirements

The revised application results in two variances: a rear yard encroachment and an increase in building cover (to accommodate both the proposed breezeway and the new storage shed). This is a reduction from the six variances required by the application as presented to the Board in November 2024.

1. To allow an open breezeway that connects the house with the existing detached garage, resulting in a one-foot encroachment into the 32.5-foot minimum rear yard setback (Article 5.02); and
2. To allow an open breezeway that connects the house with the existing detached garage and storage shed, resulting in building coverage of 30.8 percent, an increase from 29.1 previously granted via variance (Article 5.02).

Should the Board make a motion on this application, Staff would recommend that Findings #3 (minimum necessary) and #4 (essential character) be considered, along with the following conditions:

- 1- That the open breezeway does not become enclosed unless approved by BZAP; and
- 2- That the existing detached garage or shed not be used for sleeping-quarters or habitation.



Attachments

1.	2248 Club Road - Zoning Variance Supplemental Submission
2.	BZAP Staff Report - 2248 Club Road
3.	BZAP Staff Report Pics - 2248 Club Road
4.	BZAP Variance Application - 2248 Club Road



To: City of Upper Arlington, Board of Zoning Appeals
From: Scott N. Schaeffer, Counsel for Applicant
Date: April 4, 2025
Re: 2248 Club Road (VAR-63-24)

SUPPLEMENTAL SUBMISSION IN SUPPORT OF VARIANCE REQUEST

The above-referenced Variance Request came before the Board of Zoning and Planning (“BZAP”) at the public hearing held on November 20, 2024. Applicant had requested six (6) variances for the construction of an enclosed breezeway connecting the Applicant’s residence structure with the detached garage structure on the property. It was later determined that one of the variances, for development coverage, was not needed, however, the initial proposal would have required five (5) variances. The Applicant was present at the November 20, 2024, BZAP Meeting and the Board also heard from neighboring residents as to their objections to the Applicant’s proposed plan and variance requests.

At the request of the Applicant, the request was tabled in order that the Applicant could meet with the development staff and City counsel. That meeting took place on January 16, 2025.

The Staff Notes for the November 20, 2024, BZAP meeting, the discussion at that meeting and the January 16, 2025 meeting all expressed to the Applicant that the nature of the proposed project, being an enclosed breezeway and the resultant number of variances were unprecedented and problematic in the Board and the Development Staff’s view. Specifically, the enclosure of the breezeway caused the detached garage to be considered “attached” under the City of Upper Arlington Zoning Code and that, therefore, upon completion of such a structure, the garage would need to meet set back requirements which it could not meet and which would require a large variance. The Board and Staff encouraged the Applicant to review the proposal and talk to other professionals to obtain additional direction to review a more feasible project and proposal – one that would require the minimum variance, if any.

It also merits mention that the Board and the Staff showed frustration with the Applicant since work had started on the project prior to obtaining necessary approvals from the City of Upper Arlington. Unfortunately, the Applicant did not adequately address the comments at the November 20, 2024, hearing. Simply, Applicant hired a contractor to design the project and to obtain any required approvals and permits prior to commencing work. When the contractor commenced work, Applicant had not approved the contractor to start. When Applicant was made aware that variances were needed and permits had not been, indeed could not be obtained due to the need for variances, she immediately told the contractor to cease work. The contractor’s services were subsequently terminated. Applicant would

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request that the Board consider the merits of Applicant's request without regard to the contractor's error and the resulting stop-work order.

Clear communication from the Board and Staff has been directed to Applicant to narrow the variance request to the minimum needed to meet the Applicant's necessity, in this case, moving a resident of the home from the residence to the garage structure for hygiene reasons. Due to the medical conditions of the resident, an elderly aunt, movement within the home without extensive restructuring is prohibitive. At the direction of the Board and Staff, Applicant reviewed other alternatives and spoke with professionals regarding the existing proposal and it was determined that due to the condition of the resident, certain aspects of the initial proposal may have been infeasible. Most directly, due to the condition of the resident, she cannot be moved in an upright seated position such as a chair. She is normally moved in a laying or reclined position. The stairways in the residence and the detached garage cannot accommodate a lift to move the resident in that position.

As a result of the many discussions that have been undertaken in the past months, Applicant would request that the Board consider a modified variance request aimed to request the minimum necessary variance to meet Applicant's necessity. Applicant would request that the Board approve only a covered breezeway – in essence a small roof approximately 6' x 16' between the existing house and the detached garage. The roof would provide cover from the elements to allow the resident to be moved from the house to the garage for hygiene purposes as necessary and as requested. The structure would create a covered walkway from the house to the garage that would not be enclosed and the doors of both structures would align under the covered portion. Since the breezeway would not be enclosed, the garage would not be deemed to be "attached" to the residence and therefore would comply with the existing zoning for detached structures. As a result, four (4) of the requested variances would no longer be necessary, being variances 1 through 4 on the Staff Report. Variance number six (6) has previously been deemed to not be necessary.

Applicant would therefore request the minimum variance necessary to meet its needs, being Variance Number five (5) in the Staff Report and in the request, with the noted modification:

“To allow a[n] [un]enclosed breezeway that connects the house with the existing detached garage that would result in a building coverage of 29.6 percent, an increase from 29.1 previously granted via variance (Article 5.02).”

Applicant submits that this modified request is in keeping with the character of the neighborhood, would meet the needs of the resident, albeit to a lesser extent, and would comply with the spirit of the zoning code and the Board's enforcement of the same. It should also be noted that this modified request is also set forth as an Alternative in the Staff Report dated November 20, 2024.

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Applicant believes that this modified request should be approved and meets the standards for approval as set forth in Section 4.09(D) of the City of Upper Arlington Code of Ordinances as follows:

- (1) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning districts. Examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness, or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions;

Applicant's response: The property as purchased by Applicant was in its current layout and has not been modified by Applicant. Had the structure had an attached garage rather than a detached garage a variance would likely not be necessary. The variance requested is the minimum necessary to meet Applicant's necessity.

- (2) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Applicant's response: Applicant's purpose in requesting this variance is related to family necessity and the care of a resident of the home. The return on the home and the property is not a concern in requesting this variance and as such this provision should be inapplicable. Applicant concedes that the property is usable in its current configuration and could be for a subsequent buyer but that does not meet or address the needs of the current resident that needs additional care.

- (3) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

Applicant's response: The variance requested is the minimum necessary in all respects. The number of variances has been reduced from five or six, depending on the initial request, to one, and in keeping with alternatives noted by the City Development Staff. It would make the use necessary for the resident possible to the minimum extent.

- (4) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

Applicant's response: Existing structures within the City have covered, unenclosed breezeways from residences to detached garages. These types of structures are in keeping with the character of the neighborhood. Being an unenclosed structure and a covered means of getting from the residence to the garage there will be minimal, if any, effect on neighboring owners. With respect to the properties adjacent and sight lines, it is difficult to

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determine how the proposed structure would have any effect at all. As a result, there would be no substantial detriment, if there would be any detriment at all.

- (5) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and trash pickup;

Applicant's response: There will be no affect upon the delivery of governmental services to the property.

- (6) Whether special conditions or circumstances exist as a result of actions of the current or a previous owner;

Applicant's response: There are no special conditions or circumstances that exist with respect to this request that were the result of actions of the current or a previous owner. The property was previously constructed with a detached garage. The current owner has not made any changes that affect the development coverage of the property. The development coverage of the property would increase minimally from 29.1% to 29.6%. It should also be noted that the area below the roof is already hardscaped so the development is only in the addition of the roof which will be above ground. The variance would not result in the elimination of grass or other vegetation.

- (7) Whether the property owner's predicament feasibly can be resolved through some method other than a variance;

Applicant's response: Applicant's revised proposal and variance request have been specifically tailored to resolve the issues faced by Applicant and the residents of the property in a manner different than that initially proposed. Applicant is seeking a means for allowing a family member to live in the residence and property with loved ones to receive appropriate care. Applicant believes that it is appropriate under the zoning code and to promote the health, safety and welfare of residents to provide for a minimum variance for the care of the residents of the home. Applicant believes that this minimum request does just that and requests approval.

- (8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and/or

Applicant's response: Applicant believes that permitting the productive and appropriate use of this residential property in the manner requested – the care of a resident – furthers the requirements under the zoning code. There is no detriment to other property owners that

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would counsel against the approval of the request from a function, use or value standpoint, instead it would promote the appropriate use of the subject property.

(9) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Applicant's response: As noted above, breezeways between residences and garages are seen in other residential districts in the City of Upper Arlington. Permitting a minimum variance that meets the needs of the property owner and residents for their personal care would not confer any special privilege upon the property owner that is or has been denied to other residential owners.

For the reasons set forth above, Applicant would request that the amended variance request be considered and approved as being the minimum necessary to meet Applicant's needs with respect to the property.

Applicant and the undersigned appreciate the time and attention of the Board and the City Development Staff to this request.

Sincerely,

Kemp, Schaeffer & Rowe Co., L.P.A.



Scott N. Schaeffer, Counsel for
Niki Bavelis Callanan, Applicant

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Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 20, 2024

Subject: 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 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.

Site Description/History

The subject property, 2248 Club Road, is located on the east side of the street, across from the Scioto Country Club and just south of Yorkshire Road. The property has 100 feet of frontage with a 40-foot building setback line and narrows to 76 feet along the rear property line; its depth is 130 feet. It is zoned R-1c, One-Family Residence District, and platted as Lot #2 in the Upper Arlington subdivision from 1922. The 2.5-story, Tudor-style home was built in 1929 and is a Contributing Structure in the Historic District. A three-car detached garage with living space was built in 1998 (nonconforming today- past real estate listings identify this as an apartment). The applicant purchased the property in February 2023.

In 1993, a variance request for a similar application was submitted but ultimately withdrawn by the applicant after discussions with the Board. That plan proposed an attached garage that would have encroached 27.6 feet into the 32.5-foot rear yard setback. In 1997, the Board approved a front porch conversion into an enclosed porch renovation/expansion that increased building and development coverage limits; house and detached garage improvements were also part of this project. No variances were granted for the use or height of the detached garage, which is around 20 feet.

A neighbor filed a complaint in early September concerning construction that may have started at the subject property without a permit. This was confirmed by a Building Inspector and a violation notice was sent. Building Permit #24-4425 was submitted shortly after and denied by Staff due to coverage and setback issues. [It has also been brought to Staff's attention that an area above the garage is currently being used as living space (in-law suite); the City has no records of this area being finished for such use, which is concerning.]



Proposal

The proposal includes the construction of a one-story enclosed breezeway that would connect the existing house to the existing detached garage. It would be installed mostly atop an existing concrete patio/walkway between the two structures. It measures 6' x 11'-6" and includes a stucco exterior with a standing seam metal roof. This connection would result in several variances (see below). A mudroom would be installed inside the existing detached garage, near the stairs to the second level where a family member is residing for care. [Again, Staff could not locate City approval for this use.]

When an enclosed space is proposed between the principal residence and a detached garage, the code considers the detached garage to now be "attached" and must meet all setback and coverage requirements for principal structures.

Zoning Code Requirements

1. To allow an enclosed breezeway that connects the house with the existing detached garage resulting in a seven-foot encroachment into the 10-foot minimum side yard setback (Article 5.02);
2. To allow an enclosed breezeway that connects the house with the existing detached garage resulting in a 27.5-foot encroachment into the 32.5-foot minimum rear yard setback (Article 5.02);
3. To allow an enclosed breezeway that connects the house with the existing detached garage resulting in a rear yard profile violation (Article 5.02);
4. To allow an enclosed breezeway that connects the house with the existing detached garage resulting in a side yard longwall violation (Article 5.02);
5. To allow an enclosed breezeway that connects the house with the existing detached garage that would result in building coverage of 29.6 percent, an increase from 29.1 previously granted via variance (Article 5.02); and
6. To allow an enclosed breezeway that connects the house with the existing detached garage that would result in development coverage of 49 percent, an increase from 48.4 percent previously granted via variance (Article 5.02).

The setback variances are a result of existing site conditions, but the coverage variances are not. If approved by the Board, a variance would not be needed for the existing (nonconforming) sleeping quarters space in the detached garage.

Attached: means (1) a use, room or space that has at least one (1) wall (or part of one (1) wall) in common with the remainder of a building; (2) a use, room or space that can be entered from and/or through other rooms and spaces within a building. An unenclosed roof connection shall not be considered attached.

Alternatives

The applicant could make the breezeway open on all sides, which would eliminate four variances, because the garage would still then be considered "detached" by the code. The variances that could be eliminated are: side yard, side yard longwall, rear yard, and rear yard



profile. However, a variance would be added for the existing sleeping quarters in the detached garage if the use were to continue.

The development coverage variance could also be eliminated if the breezeway were to be installed atop the existing hardscape or if the existing hardscape elsewhere on the property were removed.

Staff would note that they have received phone calls from adjacent neighbors, who have all expressed concerns about the variances requested and the use of the existing detached garage.

Requested Action and Findings

Staff has reviewed the application and plans, met with the applicant, and visited the site. In this case, Staff's analysis revealed that the site is already "maxed out" with development. While the lot narrows toward the rear, the existing building and development cover ratios already exceed permissible limits. The proposal results in six (6) variances, which is unprecedented; there are other options available that would reduce the number and severity of these. Based on these facts, Staff does not support the request.

Furthermore, the use of the detached garage as sleeping quarters without City approval, likely done by a previous owner, as well as the start of construction without City approval are both very concerning. These issues should be completely resolved with full code compliance achieved prior to moving forward with any additional requests, including variances.

Should the Board choose to support this application, Staff would recommend that the development coverage variance be eliminated, and plans for the existing sleeping quarters located on the second floor of the rear garage be submitted for review to ensure safety/code compliance. Should the breezeway be open and not "attached", variances would still be needed for: building cover, development cover (which could be eliminated), as well as for the potentially noncompliant sleeping quarters.

Attachments

1.	BZAP Variance Application - 2248 Club Road
2.	2248 Club Road history
3.	BZAP Staff Report Pics - 2248 Club Road



2248 Club Road

BZAP Staff Report Pictures | Variance



Google Maps ® Aerial – Looking North



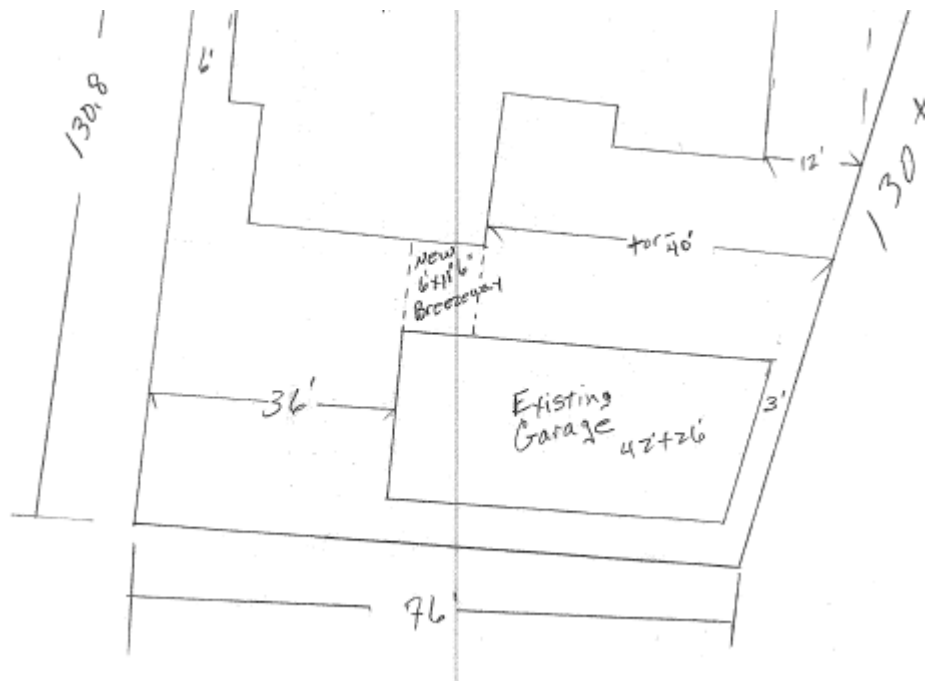
Site Photos



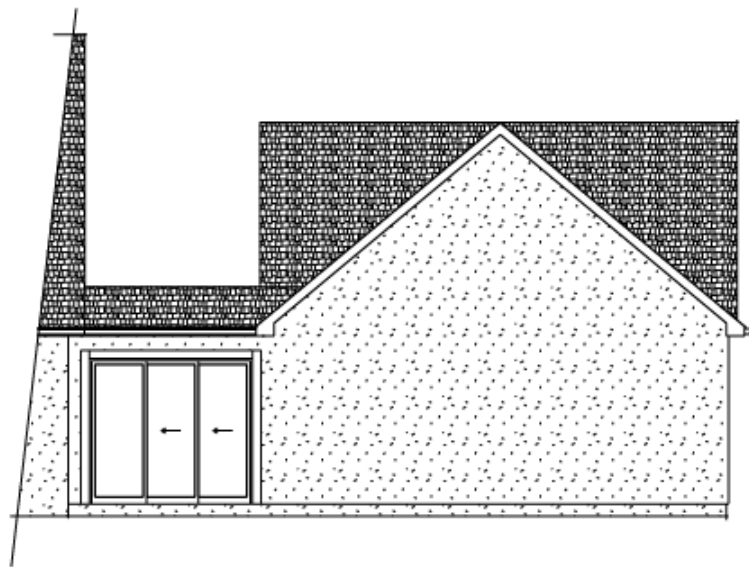
Site Photos (from past real estate photos)



Proposed Plan



AUTO COURTYARD VIEW



REAR YARD VIEW



24-4807

Variance Application

Status: Active

Submitted On: 10/22/2024

Primary Location

2248 CLUB RD
UPPER ARLINGTON, OH 43221

Owner

Niki Bavelis Callanan
CLUB 2248 COLUMBUS, OH 43221

Applicant

 Niki Callanan
 614-306-2211
 nikicallanan@yahoo.com
 2248 Club Rd
Columbus, OH 43221

BZAP Information

BZAP Case

VAR-63-24

Status

Pending

BZAP Determination Date

11/20/2024

Vote Tally

Primary Variance

Rear Yard

Findings of Fact for Approval/Denial

Variance Request

To permit an enclosed breezeway that connects the house with the existing detached garage (and adds an interior mudroom), 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 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.

BZAP conditions

Variance Information

Describe Variance Request

We would like to attach the garage to the main house so that we can have a hallway that leads to the carriage house.

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?

Our family member living in the house is bedbound and has 24/7 care. There is not a shower on our first floor and our nurses have only been able to sponge bathe my aunt. We need access to the stairway that leads up to our carriage house so we can install a lift to bring my aunt up the stairs.

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

I don't believe so.

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

No, it is in our backyard

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?

Yes, this is the only way we can bathe my aunt in a shower.

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

We need shower access for hygiene reasons.

10-18-24

Dear Neighbor,

This is Niki Callanan from 2248 Club Rd. We are doing a small addition to our house located at 2248 Club. The addition proposal is not in adherence with UA code and we will need a variance. Upper Arlington is requiring us to notify all neighbors within 100 feet and your house makes the cut! This letter is your official certification of notice. If you are interested in attending a BZAP meeting, they are held at the municipal center every Wednesday at 6pm. Thank you for your time.

Sincerely,
Niki Callanan



Revised: May 2023

Certification of Notice

Applicant Name: Niki Bavelis Callanan

Location of property subject to BZAP request: 2248 Club Rd

This application will be heard by the Board of Zoning and Planning on: Nov. 20, 2024 @ 6pm

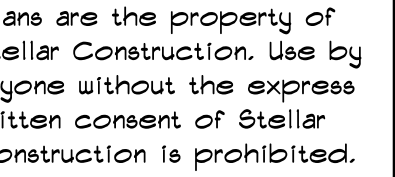
Describe activity which requires Board of Zoning and Planning review:

We need to add a connector/breezeway from the back of our home to the detached garage. This is necessary so that we can bathe a bed bound family member residing in our house.

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. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. 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:
2196 Riverside Dr.	Scioto Country Club	Kari G...	10.23.24
2285 Yorkshire Rd	George A Bavelis	George A. Bavelis	10.18.24
2252 Club Rd	Niki Bavelis	Niki Bavelis	10.18.24
2249 Yorkshire	Ryan + Belinda Smith		10.23.24
2238 Club Rd	Sara Rau		10.23.24
2231 Oxford	Mac + Jessica Joseph		10.23.24
2235 Oxford	Allison McDonald		10.23.24
2266 Club Rd	Gaul Marsh		10-23-24
Applicant Signature:			Date:



Plan Revisions

[illegible]

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Δ-2
SHEET



AREA SCHEDULE	
Area	SF
1st Flr Living Area	181



Note: Bearing Partitions:

Pursuant to R502.6 provide solid blocking at all point loads from roof to foundation.

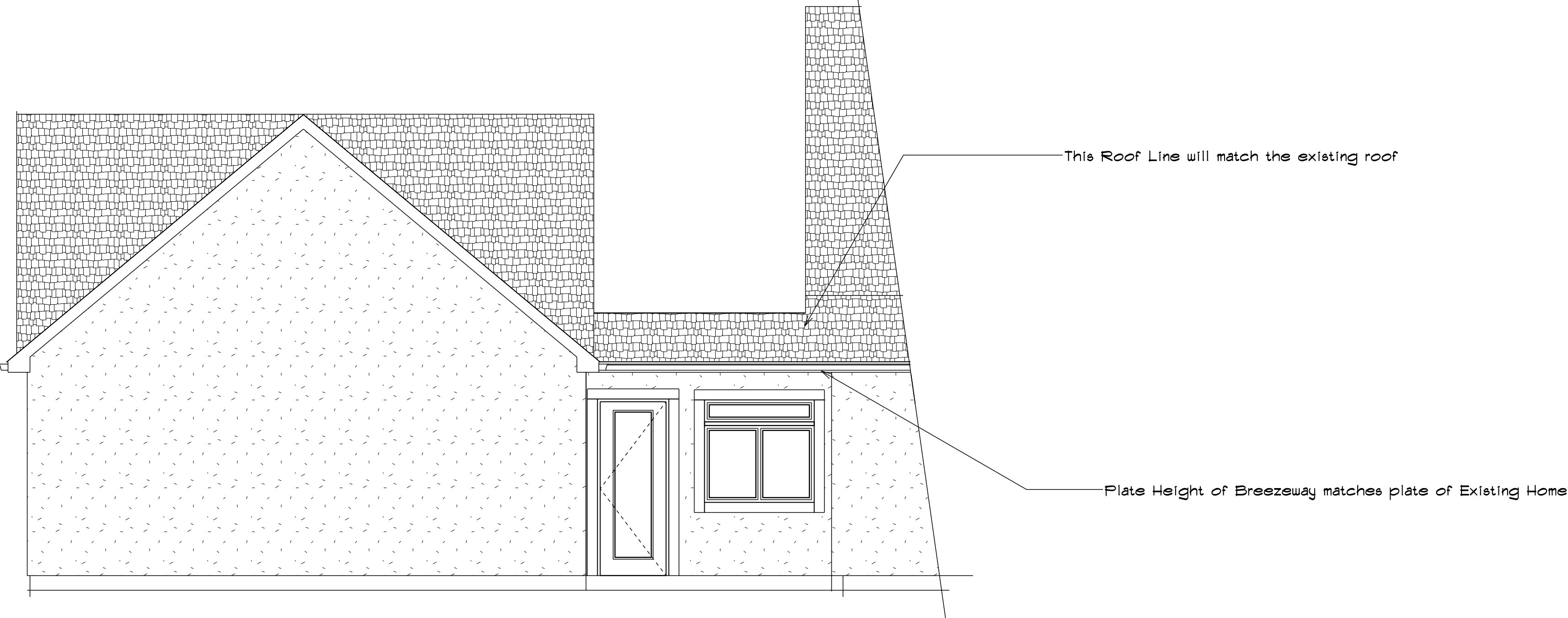
Note: Beam Bearing:

Pursuant to R502.6 Ends of Joists, beams, or shall bear 1-1/2" or greater on wood or metal or greater on masonry

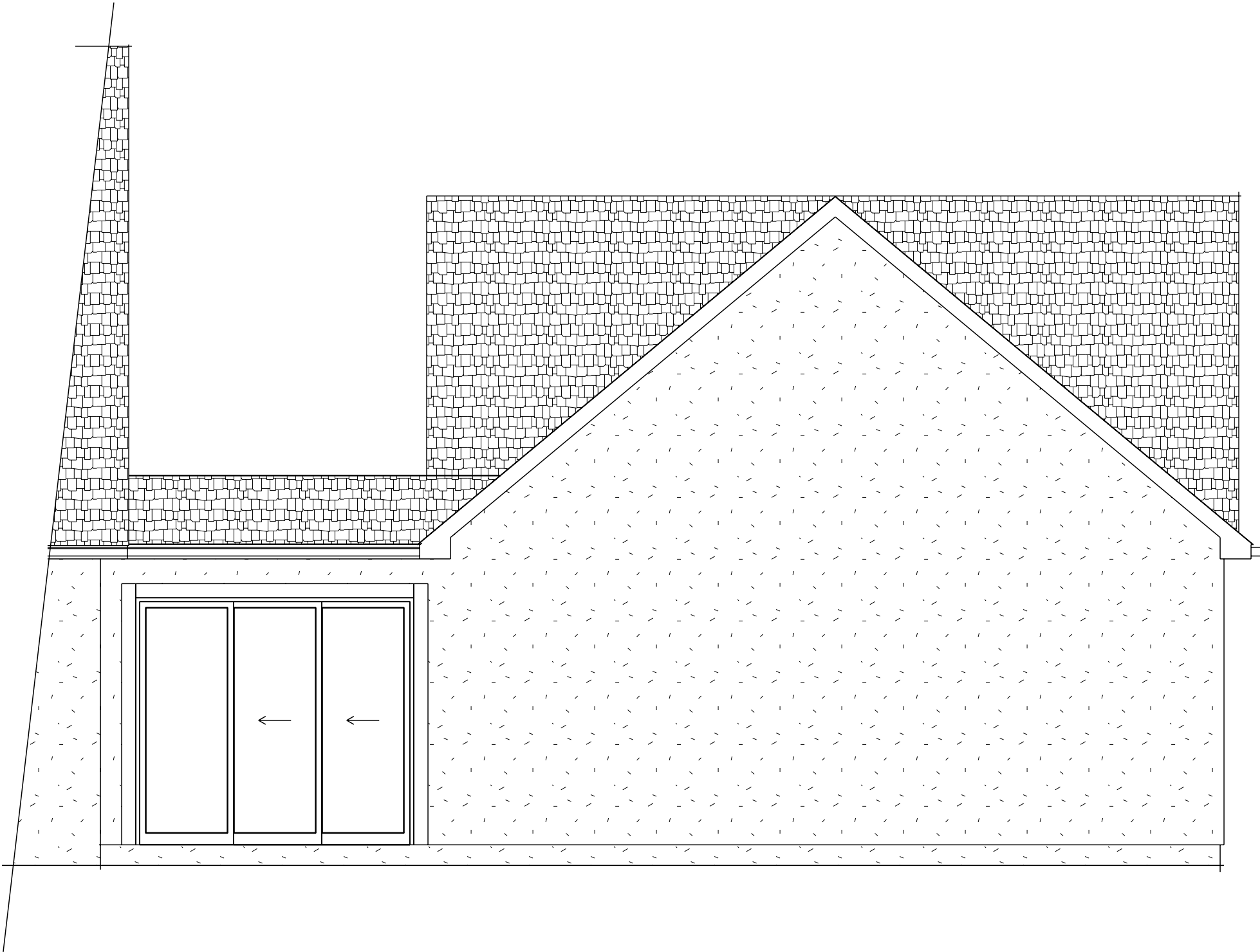
Truss Design and Layout by Truss Manufacturer

Note: All Trusses shall be installed utilizing Simpson H-2.5A Truss Clip or approved alternate.





AUTO COURTYARD VIEW



REAR YARD VIEW



STELLAR
CONSTRUCTION

Plans are the property of Stellar Construction. Use by anyone without the express written consent of Stellar Construction is prohibited.

Plan Date
8/1/2024

Plan Revisions

#	Date	Description

Callanan Residence

Elevation Plan

Address

1/4" = 1'-0"

A-4
SHEET

Callanan Residence

2248 Club Rd

Breezeway Drawings

September 24 2024

Attachments (5-P)

2-Elevation Drawings

Foundation Plan

Site Plan

Structure drawings

Electrical Plans

Floor Plan

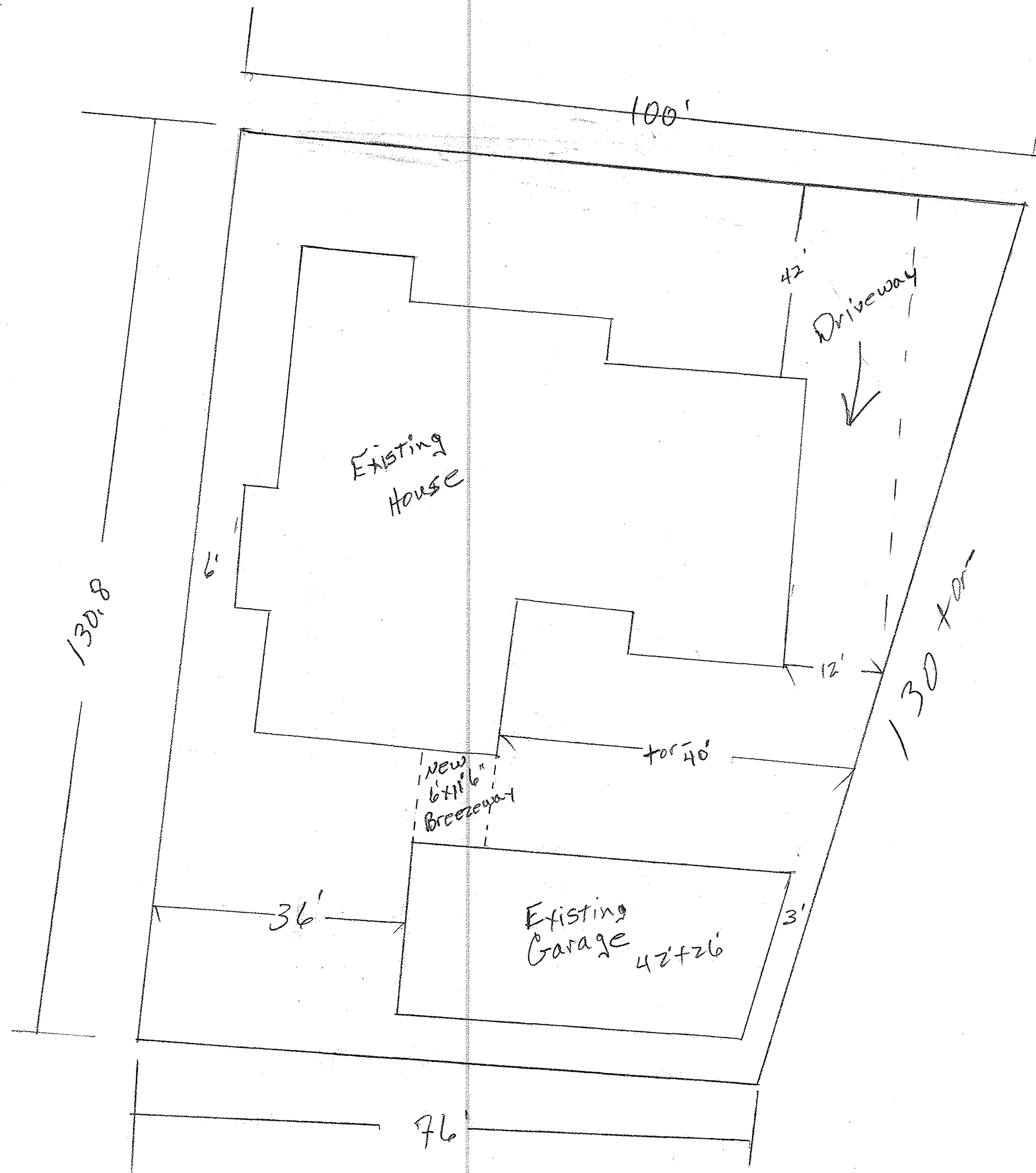
Contractor contact Information

SCALE: 1/4"	APPROVED BY:	DRAWN BY: DW
DATE: 9/24/24		REVISED:

Brandon Wetzel

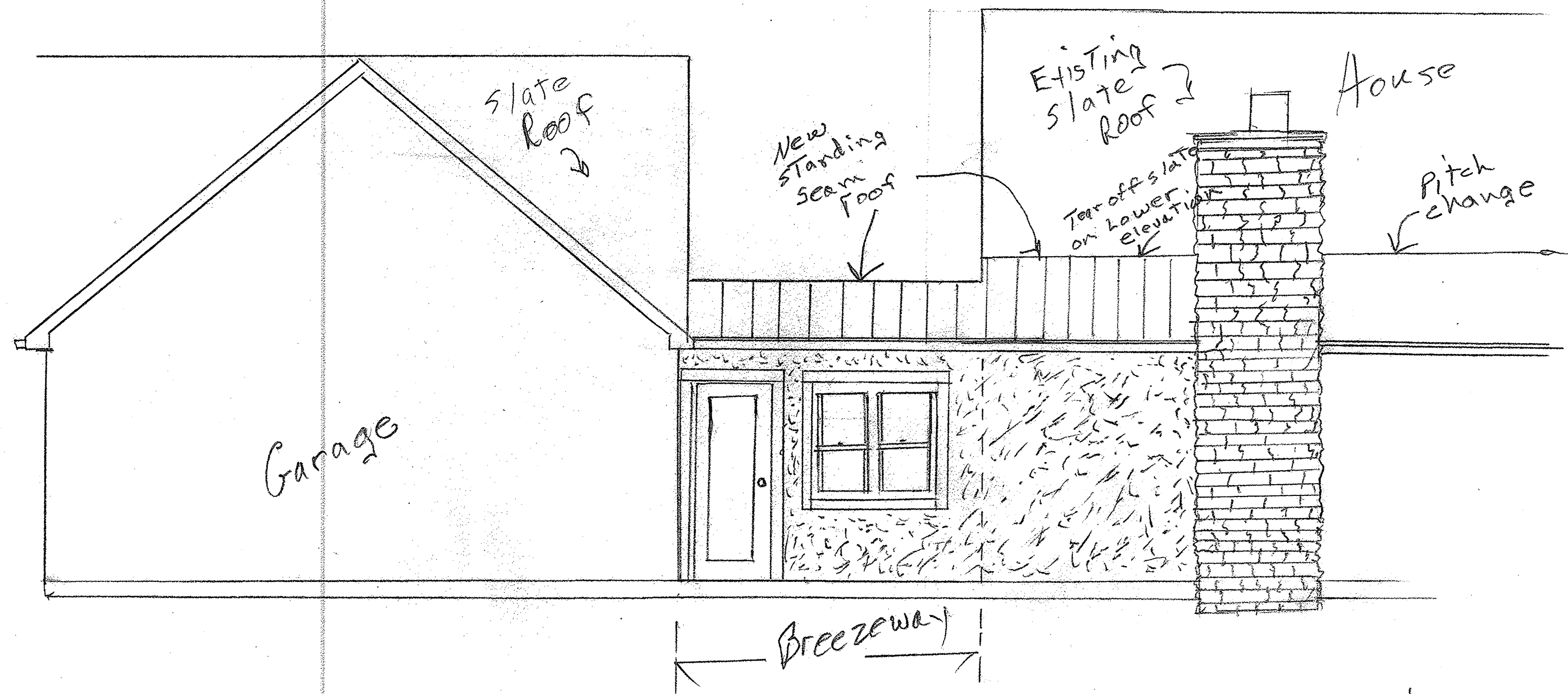
740-817-0670

DRAWING NUMBER
0-0



Total Lot Area 11,277 sq. ft.

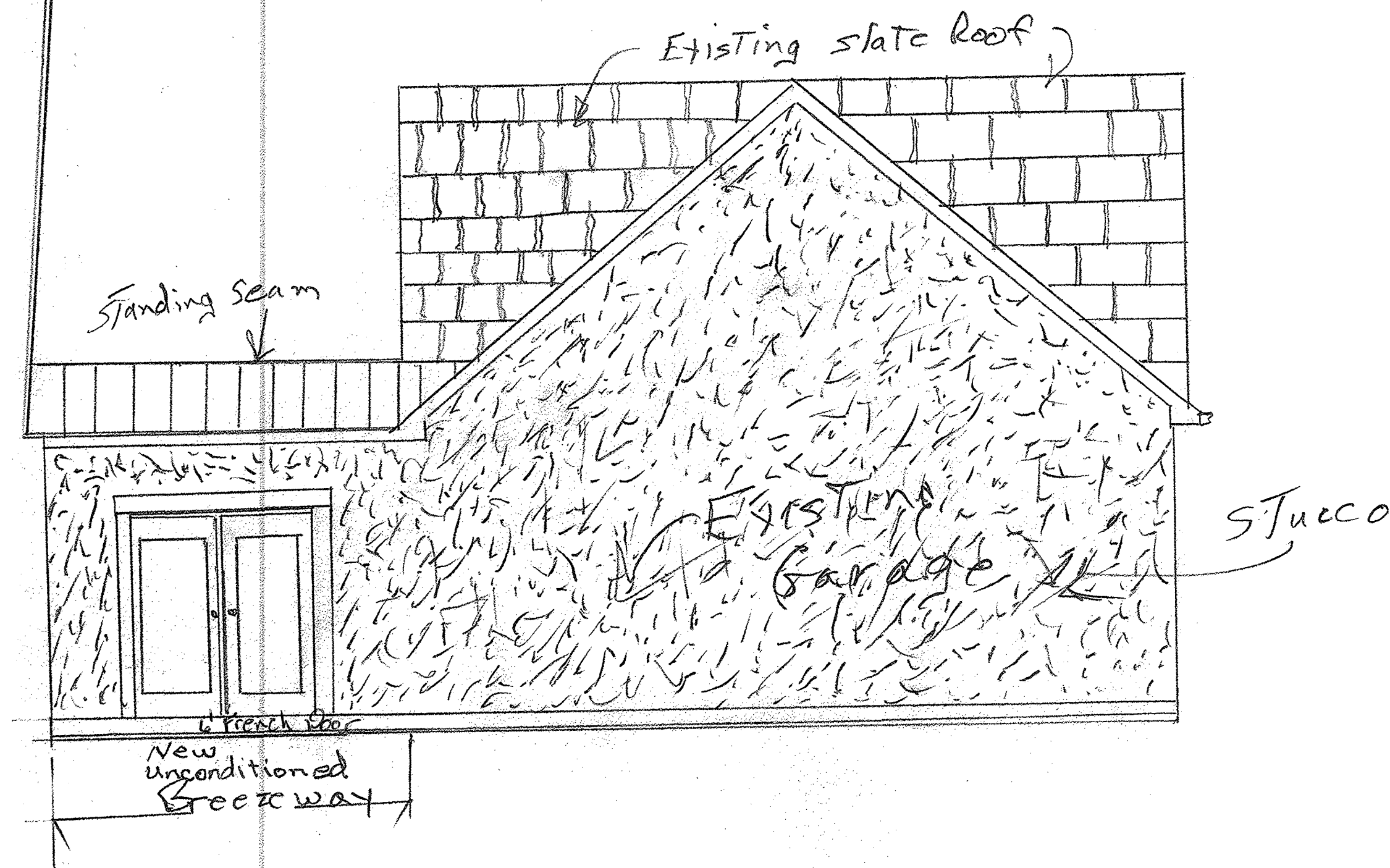
Callanan Residence		
SCALE: <i>N/A</i>	APPROVED BY:	DRAWN BY: <i>DW</i>
DATE:		REVISED
Site Plan - New Breezeway		
Zoning <i>R-1C</i>	DRAWING NUMBER <i>0-1</i>	



Auto Court side view

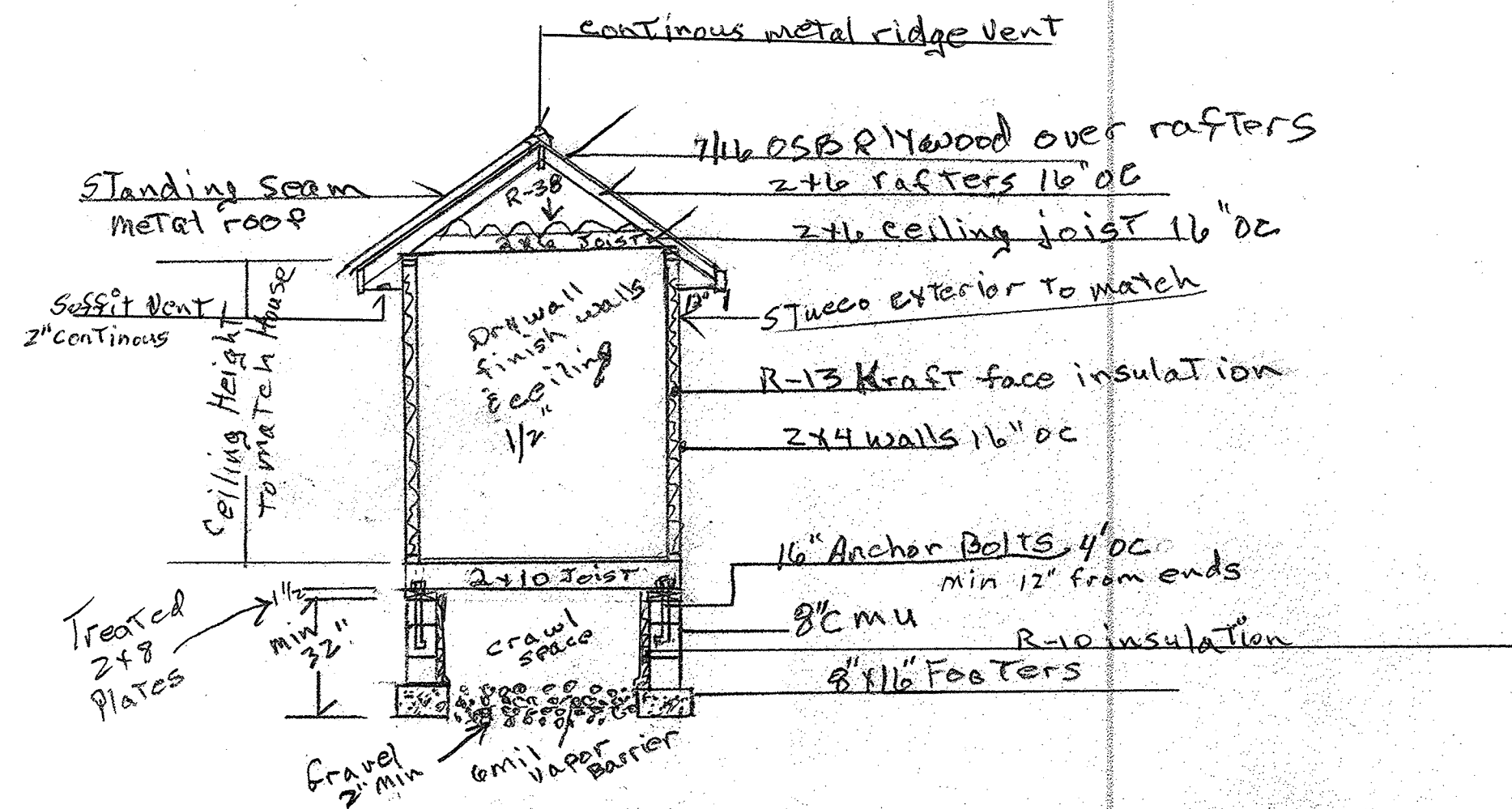
Elevation Plan			
SCALE:	APPROVED BY:	DRAWN BY DW	
DATE: 9/20/24		REVISED	
Callanan Residence			
2248 Club Rd.			DRAWING NUMBER 1

Slate Roof

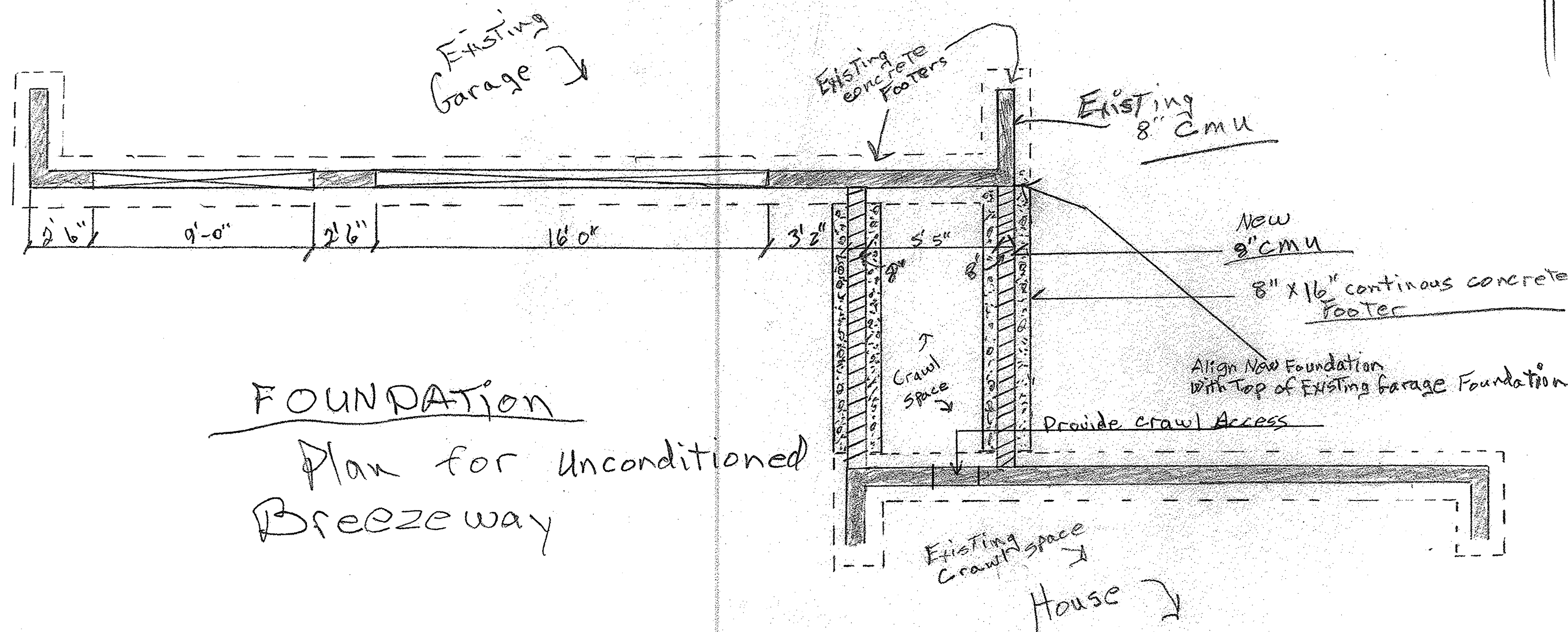
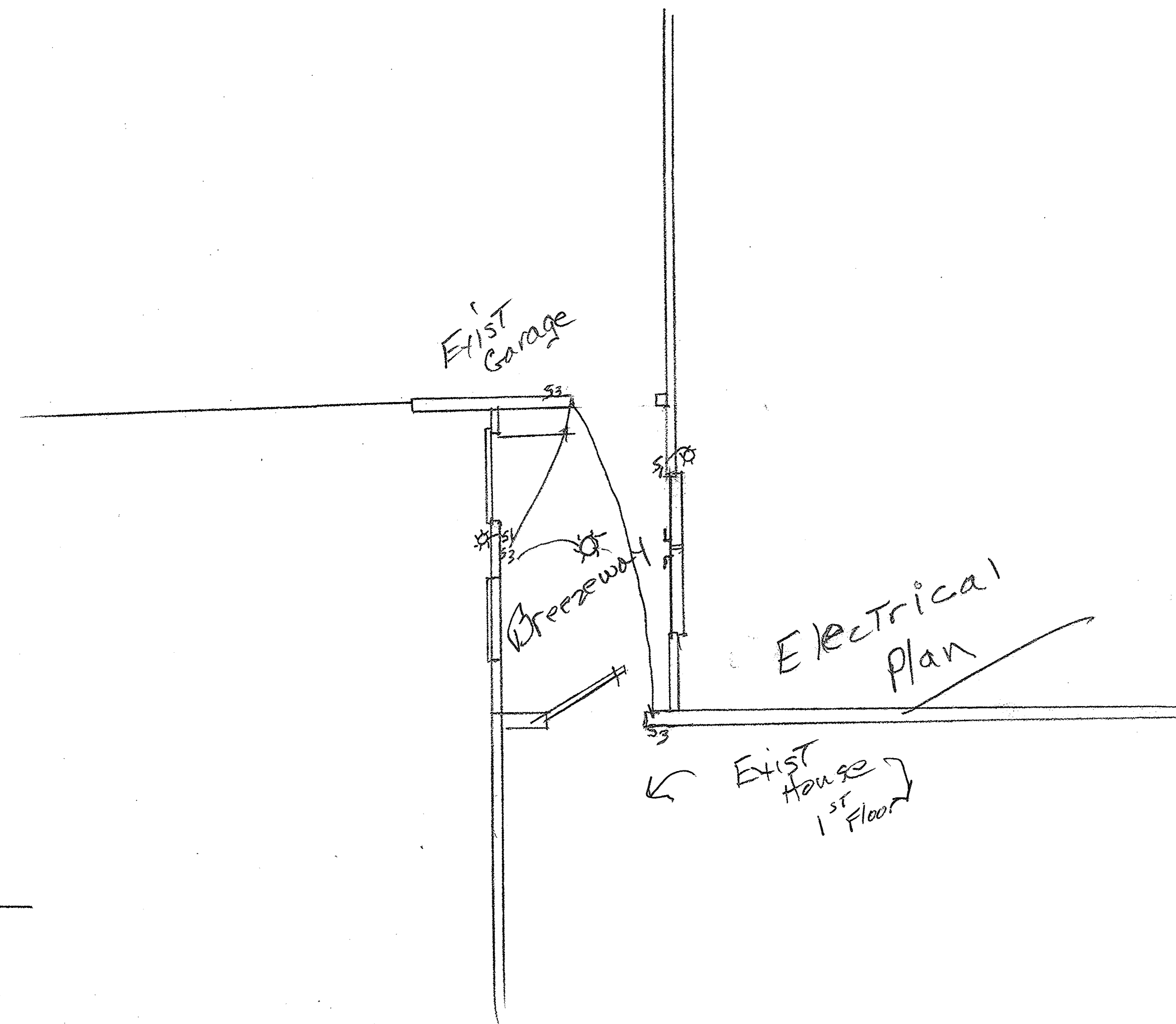


Rear Yard View

Elevation Plan			
SCALE:	APPROVED BY:	DRAWN BY: DW	REVISED
DATE: 9/20/24			
Callanan Residence			
2248 Club Rd			DRAWING NUMBER 2



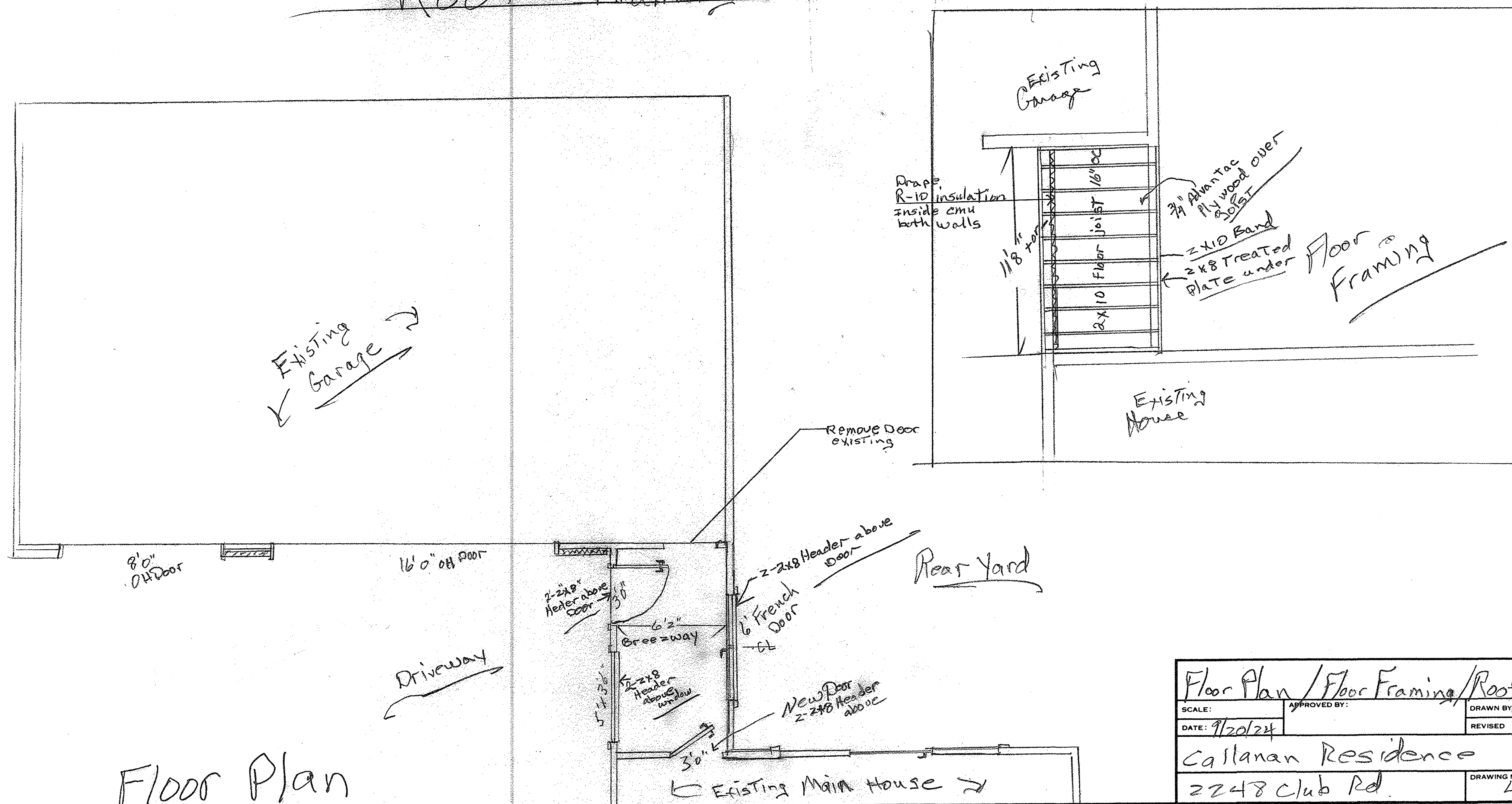
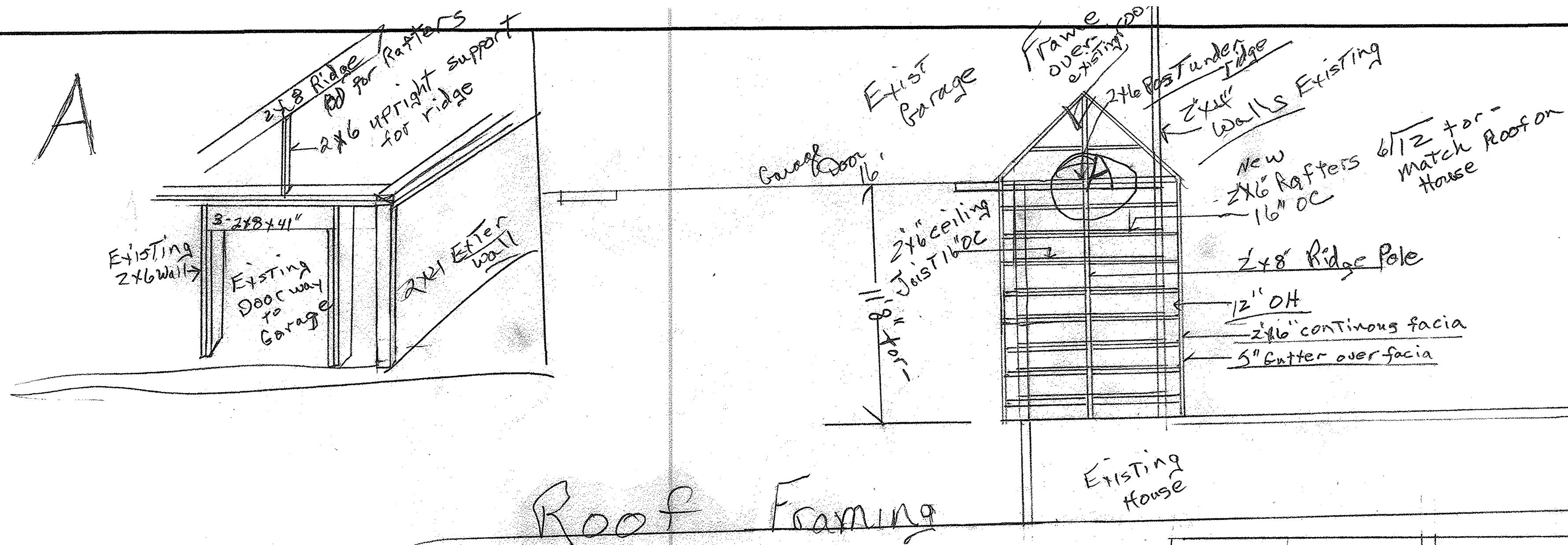
Cross Section



FOUNDATION

Plan for Unconditioned Breezeway

Callanan Residence			
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY DW	
DATE: 9/20/24	2248 Club Rd.	REVISED	
Foundation Plan			DRAWING NUMBER
Electrical Plan			3



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: April 9, 2025

Subject: 2548 W. Lane Avenue - Informal review of a proposed four-car detached garage with a home office that does not meet neighborhood compatibility requirements.

Overview

The property owners of 2548 W. Lane Avenue will be present to seek direction and input from the Board concerning a proposed four-car detached garage with a large home office. Based on the proposed design, a variance to the neighborhood compatibility standards (UDO Article 7.17) would be necessitated. In conversations with the applicant, Staff has encouraged substantive reductions to the footprint, height, and scale of the proposed structure to avoid the need for a variance. While the lot is sizable, the current proposal is out of scale with the existing home and is a major departure from other detached garages along the street segment (between Leeds Road and Asbury Drive); it also interrupts the established open rear yard character of properties located along W. Lane Avenue and adjacent streets.

The plan includes a 56' wide x 36' deep detached garage (2,016 SF), located and centered behind the two-story home. It would be 22 feet from both side property lines and 40 feet from the rear property line. [The side and rear yard are screened with fencing and landscaping, and are to remain.] A home office/gym (720 SF) is provided on the west side of the garage, with the balance (1,296 SF) used for vehicular parking and future vehicle storage. The proposed garage is 23 feet tall (down from an initial 25'-9") with a skewed roof dropping to 16 feet in height at the rear. It includes stone and dark metal vertical siding - a front porch is provided for the home office, while the garage portion would have three bays - two on the front and one on the back.

Zoning Code Requirements

1. [Article 6.09](#) of the Unified Development Ordinance (UDO) states:

- Detached garages or carports located completely within the buildable area of the lot shall not exceed the height limitations specified in Table 5-F for principal buildings.
- Detached garages or carports located outside of the buildable area of the lot shall not exceed the detached garage building cover limit specified in Table 5-F.
- The top plate wall height supporting all roofs for detached garages and carports outside the buildable area of the lot shall not exceed nine (9.5) feet and six inches above the parking floor elevation.



- Habitable space (limited to home gyms, home offices, work studios, bathrooms and finished storage areas) is permitted within a detached garage as long as all requirements of detached garages are met. Separate dwellings, sleeping places, or in-law suites are not permitted within a detached garage.

2. [Article 7.17](#) of the UDO states:

- 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.
- The Policy for Neighborhood Compatibility shall be used to determine compliance.

3. The [Policy for Neighborhood Compatibility](#) states:

- Garages: The location, size and orientation of attached and detached garages should be consistent with those found along the street segment. Front-load garages should be recessed from the front face of the home. The number of garage bays facing the street shall not exceed three.
- Building footprints exceeding 2,000 square feet and/or within 10 percent of the maximum building cover limit for the zoning district shall implement massing-reducing measures, including but not limited to, detailed roof forms, projecting or recessed elements, lower roof eaves, and appropriate material changes.

Attachments

1.	Garage Proposal v1_2548 W Lane Ave_Rogers Residence
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2548 W Lane Ave, Upper Arlington, OH 43221 – Detached Garage Plans

Rationale Statement for Detached Garage Construction

To Whom It May Concern,

We are requesting approval to construct a detached garage on our property to better accommodate the needs of our growing household. The proposed garage will serve multiple essential functions, including:

1. **Home Office Space** – With the increasing need for dedicated workspace, this structure will provide a quiet and efficient environment for remote work and productivity.
2. **Additional Parking** – Our household currently has three licensed drivers, with a fourth soon to be driving. The extra garage space will help alleviate parking congestion and ensure vehicles are properly stored, improving safety and neighborhood aesthetics.
3. **Storage Solutions** – The garage will provide necessary storage for lawn care equipment, bicycles, tools, and other household items, reducing clutter and enhancing the functionality of our primary residence.

This structure is designed to be in harmony with the existing property and neighborhood aesthetic while addressing our family's practical needs. We appreciate your consideration of our request and are happy to provide any additional details as needed.

Sincerely,

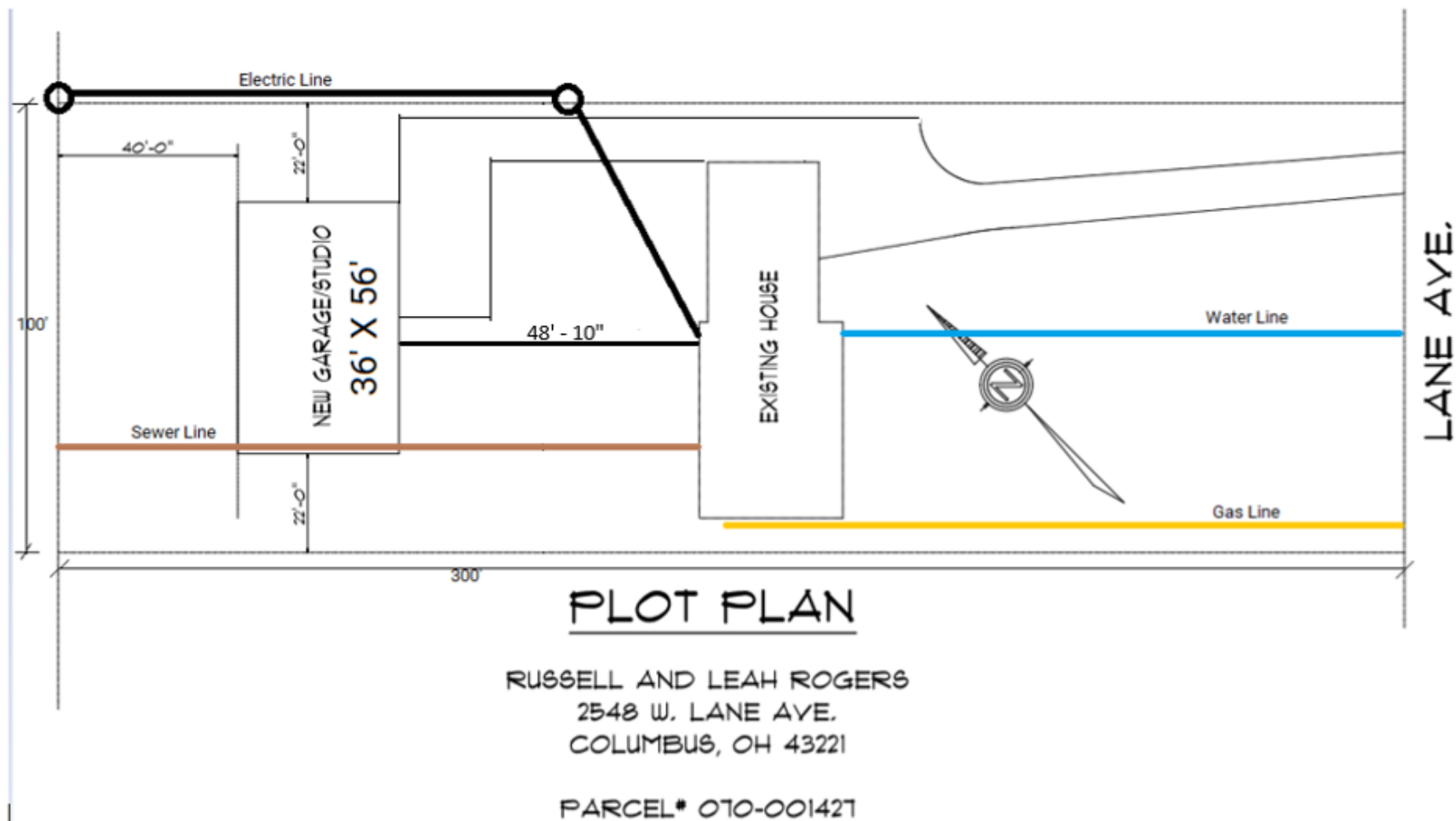
Russell & Leah Rogers

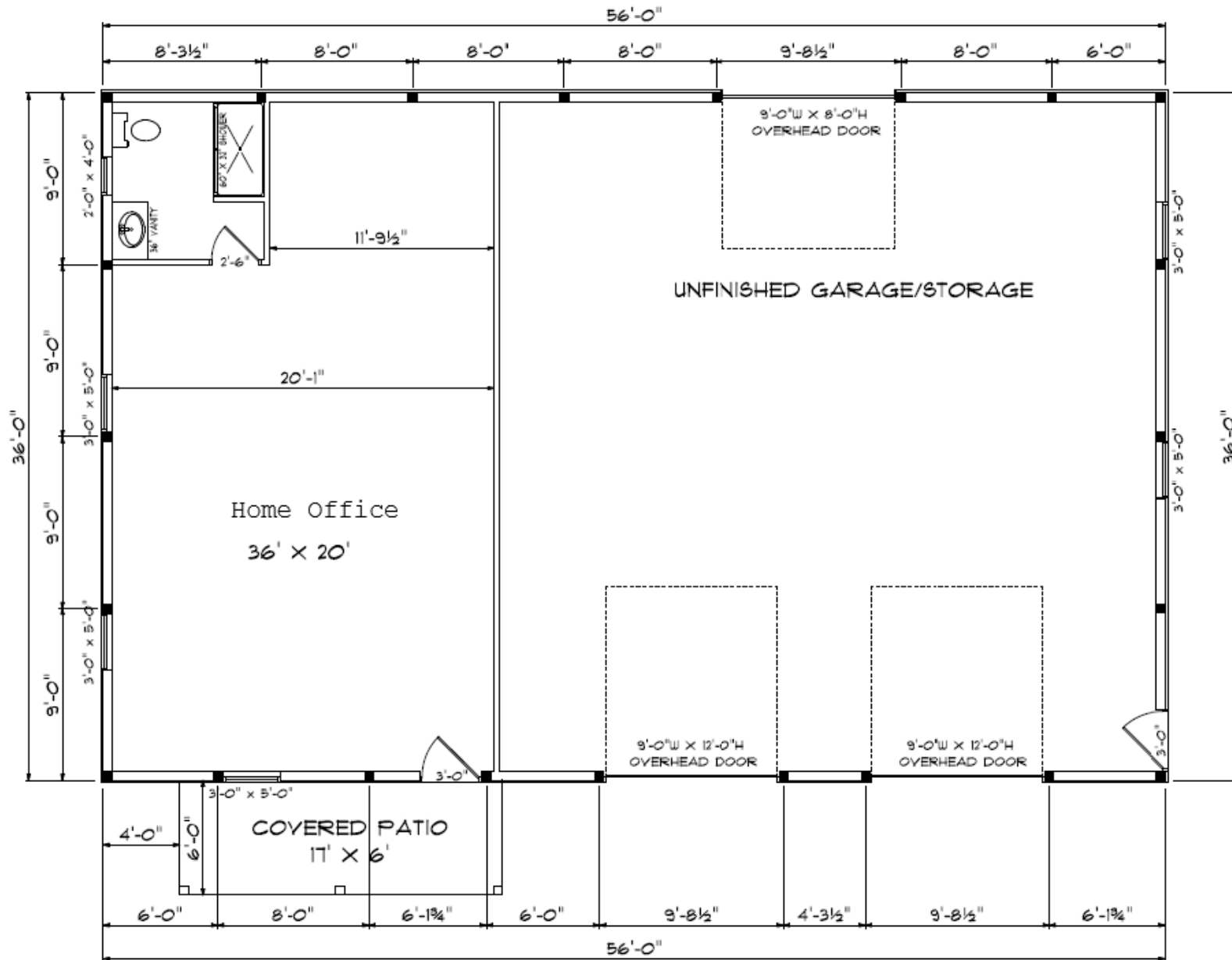












MAIN FLOOR PLAN

120 FINISHED SQUARE FEET