City of Upper Arlington

AGENDA

BOARD OF ZONING & PLANNING

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5030 | upperarlingtonoh.gov

6/25/2025 | 6:00 PM

Municipal Services Center, Council Chamber
3600 Tremont Road

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

2. **Consent Agenda**

   a. Review of January 22, 2025, April 23, 2025 and May 21, 2025 BZAP meeting minutes.

3. **Variance/Conditional Uses**

   a. 1618 Grenoble Road (VAR-25-25) - To allow a two-story addition to encroach 8'-6" into the 34'-6" rear yard setback and increase the maximum building coverage from 29 percent to 29.2.

   b. 2434 Dorset Road (VAR-26-25) - To allow a detached garage that is 21'-4" tall, in lieu of the 17-foot height limit.

   c. 4130 Randmore Court (VAR-27-25) - To allow a covered porch to encroach up to 16'-6" into the 26'-10" average minimum rear yard setback, in lieu of the six-foot maximum projection.

   d. 2667 Kent Road (VAR-28-25) - To allow a hot tub to be located 13 feet into the 20-foot Wilshire Drive front yard, which is prohibited.

4. **Adjournment**

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5030 | upperarlingtonoh.gov

January 22, 2025

The Board of Zoning and Planning met in regular session in the Council Chamber of the Municipal Services Center, 3600 Tremont Road, and was called to order by Chair Tolliver at 6:00 p.m.

Members Present: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook

Members Absent: None

Staff Present: Senior Planner Justin Milam and Assistant City Attorney Darlene Pettit

Consent Agenda

a. Review of November 20, 2024 and January 8, 2025 BZAP minutes.

b. 2515 Dorset Road (VAR-01-25) - To allow a one-story garage addition to encroach 4'-1" into the 10-foot minimum side yard setback.

   With finding #4 noted. No conditions.

c. 1988 Cambridge Boulevard (VAR-03-25) - To allow the installation of a circular driveway that increases front yard coverage from 25 percent to 29.7 percent.

   With findings #1 and #4 noted. No conditions.

Chair Tolliver called for a motion to approve the Consent Agenda. Ms. Mitchell moved, seconded by Mr. Boyer, to approve the Consent Agenda.

VOTING AYE: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook
VOTING NAY: None
ABSENT: None

ABSTAIN: None

The motion carried (7-0).

Variances/Conditional Uses

Ms. Pettit administered an oath to those persons wishing to present testimony this evening, including applicants, representatives of applicants, and anyone speaking as a proponent or opponent of an application.

a. 2600 Slate Run Road (VAR-02-25) - To allow a 100-square foot treehouse that is 12'-9" tall and installed up to 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.

Mr. Milam provided an overview of the application and noted the Staff's concern for health and safety of the selected trees, and structural engineering for viability. Architect Marc Duff from Hidden Creek noted that there will not be heavy use, mainly for grandchildren. The design includes no stain for the wood so that it naturally ages; they will work with arborists for recommendations to preserve existing trees. He also suggested the possibility of adding additional screening and reducing the height of the lower platform from 9'-10" to 7'-6" above grade.

Mr. McGrath confirmed that no trees were to be removed and the wood area was preserved in its current state. He confirmed the location with Staff and that an aerial tree survey was performed by Hidden Creek, not an actual on-the-ground tree survey.

Mr. Barringer requested a more open style, but also struggled with the idea of need and hardship for the request.

Mr. Westbrook liked the idea of the reduced lower platform height, but also suggested flattening of the roof some, and adding evergreen screening. Mr. Duff said the roof plan aligns with the residence and ties into the overall rustic home style, so they don't necessarily want to get away from it.

Chair Tolliver noted that this was an interesting case, as this looks great, but is more than what code would allow. She was troubled by the tallness, the lack of hardship, and potential precedent-setting nature. She suggested postponing the plan to the next Work Session. Ms. Mitchell agreed, noting that she also found lack of hardship in approval at this time, but that it was a great plan.

Mr. Milam confirmed for Mr. Carpenter that if this were a detached garage, it would be permitted by code. He also confirmed for Ms. Tolliver that this could be approved if the

treehouse were at-grade, but is not the intent of the property owner. Mr. Milam recommended that perhaps trees could be added in selective locations with input from the adjacent property owners.

Mr. Boyer encouraged the applicant to work to reduce the visual impacts of the structure, including the amount of stairs and the square footage of the platforms. Hiding the stairs would be ideal so that neighbors do not see it.

Chair Tolliver called for a motion to postpone VAR-02-25 to next Work Session. Ms. Mitchell moved, seconded by Mr. Carpenter, to postpone VAR-02-25.

VOTING AYE:	Danial Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook
VOTING NAY:	None
ABSENT:	None
ABSTAIN:	None

The motion carried (7-0).

b. 2630 Chester Road (VAR-04-25) - To allow a two-story garage addition to encroach five feet into the 10-foot minimum side yard setback.

Mr. Milam provided an overview of the variance application, mainly noting that the garage already encroaches the side yard, and the proposed plan would extend that by an additional 3'-6". He stated that the plan would add value and utility to the home, but Staff is more concerned about the proposed second floor proximity to the side property. He felt a different design without extension of the side wall might be more palatable for the City.

Architect Mr. Gary Alexander stated that it is a better elevation facing the street and that it feels lower because it is stepped back.

Mr. Barringer agreed and that the scale was kept down of the addition by not adding the proposed corridor above.

Chair Tolliver suggested stepping in the side and turning the gable to the street, but it would likely overwhelm the house.

Chair Tolliver called for a motion to approve VAR-04-25, with findings #4. Ms. Mitchell moved, seconded by Mr. Carpenter, to approve VAR-04-25.

VOTING AYE:	Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook

VOTING NAY: None
ABSENT: None
ABSTAIN: None

The motion carried (7-0).

c. 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.

The item was postponed to the February Work Session prior to the meeting at the request of the homeowner.

Adjournment

A motion was made by Mr. Westbrook to adjourn, seconded by Mr. Carpenter. The meeting was adjourned at 6:45 p.m.

ATTEST: Justin A. McCann

CHAIR: Shannon Sollner

April 23, 2025

The Board of Zoning and Planning met in regular session in the Council Chamber of the Municipal Services Center, 3600 Tremont Road, and was called to order by Chair Tolliver at 6:00 p.m.

Members Present: Todd Boyer, Kevin Carpenter, Matt McGrath, Shannon Tolliver, and Bill Westbrook

Members Absent: Daniel Barringer and Marianne Mitchell

Staff Present: Senior Planner Justin Milam, Assistant City Attorney Darlene Pettit

Consent Agenda

a. Review of March 26, 2025 and April 9, 2025 BZAP minutes.

b. 3910 Lyon Drive (VAR-15-25) – To grant an extension of Variance 19-23, granted May 17, 2023, which permitted a hot tub and retractable awning to encroach up to 15'-8" into the 100-foot rear yard setback.

   With findings #4 noted. No conditions.

c. 2020 Beverly Road (VAR-17-25) – To allow a detached garage to encroach two feet into the three-foot minimum side yard setback (existing) and to increase the maximum height from 17 feet to 19'-4" to allow for second-floor home office.

   With finding #4 and #8 noted. A condition that the detached garage not be used for sleeping quarters.

Chair Tolliver called for a motion to approve the Consent Agenda. Mr. Boyer moved, seconded by Mr. McGrath, to approve the Consent Agenda.

VOTING AYE:	Todd Boyer, Kevin Carpenter, Matt McGrath, Shannon Tolliver, and Bill Westbrook
VOTING NAY:	None
ABSENT:	Daniel Barringer, Marianne Mitchell
ABSTAIN:	None

The motion carried (5-0).

Variances/Conditional Uses

Ms. Pettit administered an oath to those persons wishing to present testimony this evening, including applicants, representatives of applicants, and anyone speaking as a proponent or opponent of an application.

a. 1771 Tremont Road (VAR-17-25) - To request a renewal of expired Variance 43-21, granted September 15, 2021, which permitted a two-story garage addition that encroaches up to 5'-3" into the 15'-11" side yard longwall setback and up to 8'-6" into the rear yard profile.

Mr. Milam provided a brief overview of the application, which included an update to the rear elevation and noted the Staff's overall support. Architect Mr. John Patterson noted that the owner postponed the project and now wants to revive it. He noted their intention to appease a neighbor who expressed concerns, so windows that faced their house were removed. The existing fence will remain.

Attorney Ms. Beth Seadorf noted opposition to the plan on behalf of neighbors due to the proposed windows, lack of privacy, and the need for tall vegetation. The neighbors are still concerned with the blank wall after window removal, requested vegetation screening in the range of 20-25 feet at installation, and to keep the existing fence. If the fence is to be moved, they request that a survey be done for the fence location, as they are always hitting the fence with their vehicles when accessing their garage.

Mr. Boyer and Mr. Milam confirmed a fence permit from 2018 for the existing fence.

Mr. Berkley Ellis, 1801 Wyandotte Road, stated that he does not wish to see the addition as it is tall and an eyesore. Adding more screening will help soften the view.

Chair Tolliver suggested adding landscaping. The Board agreed that the applicant could add a mix of evergreen landscaping and deciduous trees for the length of the second-story addition. Mr. Patterson said they cannot plant trees that are 20 feet tall at installation, but will select fast-growing arborvitae.

Chair Tolliver called for a motion to approve VAR-17-25, with findings #4 and #8, and a condition that the landscape plan be submitted for review and approval by the City Forester, which includes evergreen and deciduous trees along the south property line of the width of the second-floor addition. Mr. Boyer moved, seconded by Mr. Westbrook, to approve VAR-17-25.

VOTING AYE:	Todd Boyer, Kevin Carpenter, Matt McGrath, Shannon Tolliver, and Bill Westbrook
VOTING NAY:	None
ABSENT:	Daniel Barringer, Marianne Mitchell
ABSTAIN:	None

The motion carried (5-0).

Adjournment

A motion was made by Mr. Boyer to adjourn, seconded by Mr. McGrath. The meeting was adjourned at 6:40 p.m.

ATTEST: Justin A. Milam

CHAIR: Shannon Tolliver

May 21, 2025

The Board of Zoning and Planning met in regular session in the Council Chamber of the Municipal Services Center, 3600 Tremont Road, and was called to order by Chair Tolliver at 6:02 p.m.

Members Present: Todd Boyer, Kevin Carpenter, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook

Members Absent: Daniel Barringer, Matt McGrath

Staff Present: Senior Planner Justin Milam, Assistant City Attorney Darlene Pettit, and Deputy City Clerk Brooke Bowman

Chair Tolliver called for a motion to excuse the absence of Mr. Barringer and Mr. McGrath. Ms. Mitchell moved, seconded by Mr. Carpenter, to excuse Mr. Barringer and Mr. McGrath.

VOTING AYE:	Todd Boyer, Kevin Carpenter, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook
VOTING NAY:	None
ABSENT:	Daniel Barringer, Matt McGrath
ABSTAIN:	None

The motion carried (5-0).

Consent Agenda

a. **1740 Essex Road (VAR-22-25) - To allow a two-story addition to replace an existing sunroom, maintaining the current encroachment of up to 1.45 feet into the eight-foot minimum side yard setback.**

   With findings #4 and #6 noted.

b. **2224 Tremont Road (VAR-23-25) - To allow a second story addition to be located atop an existing office that encroaches eight inches into the eight-foot minimum side yard setback.**

With finding #4 noted.

c. **2614 Tremont Road (VAR-24-25) - To allow an open breezeway to encroach up to 8'-5" into 34'-6" rear yard setback.**

With findings #4 and #3 noted.

Chair Tolliver called for a motion to approve the Consent Agenda moved by Ms. Mitchell, seconded by Mr. Carpenter to approve the Consent Agenda.

VOTING AYE:	Todd Boyer, Kevin Carpenter, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook
VOTING NAY:	None
ABSENT:	Daniel Barringer, Matt McGrath
ABSTAIN:	None

The motion carried (5-0).

Justin Milam, Senior Planner, confirmed that follow-up emails regarding next steps for permit requirements would be sent to the applicants later that evening.

Variances/Conditional Uses

Ms. Pettit administered an oath to those persons wishing to present testimony this evening, including applicants, representatives of applicants, and anyone speaking as a proponent or opponent of an application.

a) **2020 Wyandotte Road (VAR-18-25)- To allow a second story addition to encroach up to eight feet into the 25'-6" rear yard setback.**

Mr. Milam described the property as pie-shaped and irregular, with 80 feet of frontage and varying lot depths. The existing house was noted as nonconforming due to a one-story sunroom addition and an attached garage encroaching into setbacks. The applicant proposed constructing a second-story addition above the existing sunroom, maintaining the current 8-foot encroachment into the rear yard setback.

Mr. Milam noted that the addition would not increase coverage and would meet rear yard profile requirements. He mentioned that variances had been granted for properties to the north and south of the subject property. Two calls from neighbors were received, expressing concern about impacts on the rear yard.

The applicant, Brent Bird, stated that the addition was intended to provide more bathroom facilities and space for his children as they grow.

Ms. Mitchell agreed with the staff assessment that the addition complemented the home and had limited impact on adjacent properties.

Chair Tolliver called for comments from the public. A neighbor, Elizabeth Farrell from 2011 North Edgemont Road, spoke against the variance. She expressed concerns about encroachment, reduced light, increased overshadowing, loss of privacy, potential impacts on air circulation, and negative aesthetic impact. Farrell stated that granting the variance could set a precedent and erode the effectiveness of setback requirements.

The board discussed the location of Ms. Farrell's property in relation to the proposed addition and clarified that the new windows would be bathroom windows with obscuring film. Mr. Milam confirmed that the addition would be 5 feet shorter than the existing house.

Chair Tolliver called for a motion to approve VAR-18-25, to allow a second story addition to encroach up to eight feet into the 25'-6" rear yard setback. Ms. Mitchell moved, seconded by Mr. Carpenter, to approve VAR-18-25.

VOTING AYE:	Todd Boyer, Kevin Carpenter, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook
VOTING NAY:	None
ABSENT:	Daniel Barringer, Matt McGrath
ABSTAIN:	None

The motion carried (5-0).

b) 2681 Montcalm Road (VAR-19-25) - To allow a one-story addition that encroaches up to two feet into the 12-foot minimum side yard longwall setback and reduces the side yard setback sum from 20 feet to 19'-6".

Mr. Milam presented the variance application for 2681 Montcalm Road, which proposed a one-story addition for a master suite, bathroom, and laundry. The addition would encroach 2 feet into the side yard setback and reduce the side yard setback sum.

Brenda Parker, the architect, explained that the homeowners were planning for wheelchair accessibility, which necessitated the size and layout of the addition.

The board discussed the need for the additional space for wheelchair maneuverability. No correspondence from neighbors was received regarding this application.

Chair Tolliver called for a motion to approve Variance VAR-19-25, to allow a one-story addition up to two feet into the 12-foot minimum side yard longwall setback and reduces the side yard setback sum from 20 feet to 19'-6", with findings #4 noted. Ms. Mitchell moved, seconded by Mr. Westbrook, to approve VAR-19-25.

VOTING AYE:	Todd Boyer, Kevin Carpenter, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook
VOTING NAY:	None
ABSENT:	Daniel Barringer, Matt McGrath
ABSTAIN:	None

The motion carried (5-0).

c) **2017 Hythe Road (VAR-20-25) - 2017 Hythe Road (VAR-20-25) - To allow a one-story addition that encroaches 2'-11" into 12-foot minimum side yard setback, 4'-9" into the 13'-10" side yard longwall and decreases the side yard setback sum from 26 feet to 22'-11".**

Mr. Milam presented the variance application for 2017 Hythe Road, which proposed a one-story family room addition. The addition required three variances due to encroachments into side yard setbacks and the long wall setback. Mr. Milam felt it could be reduced a little bit to lessen the impact on the side yard setback and still be functional so as not to generate three variances.

Brenda Parker, the architect, stated the current family room is too small for the family's needs and constrains the kitchen space. The proposed new family room would improve functionality and connect to the patio. The proposed design exceeds the standard side yard setback, triggering multiple variance requests. Reducing the expansion by 12 inches may still provide basic functionality, but any further reduction could render the project unviable for the homeowners.

Chair Tolliver called for a motion to approve Variance VAR-20-25 with a one-foot reduction to allow a one-story addition that encroaches 1'-11'' into 12-foot minimum side yard setback, 3'-9" into the 13'-10" side yard longwall and decreases the side yard setback sum from 26 feet to 23'-11" with findings #4 noted. Mr. Carpenter moved, seconded by Ms. Mitchell, to approve VAR-20-25.

VOTING AYE:	Todd Boyer, Kevin Carpenter, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook
VOTING NAY:	None
ABSENT:	Daniel Barringer, Matt McGrath
ABSTAIN:	None

The motion carried (5-0).

d) **2090 Riverside Drive (VAR-21-25)- To allow the retention of a partially built fireplace/oven that encroaches 2'-2" into a 10-foot minimum side yard**

setback and a patio which increases the maximum development coverage from 45 percent to 49.7.

Mr. Milam presented the variance application for 2090 Riverside Drive, which sought to retain a partially built fireplace/oven that encroached into the side yard setback and a patio that increased the maximum development coverage. The Code Compliance team found work happening without any permits. Mr. Milam noted that work done without a permit results in a double fee.

The applicant, Walt Betley, and architect Juliet Bullock explained that the structure was intended for cooking rather than as a traditional fireplace. It was noted that the footer was installed during the house construction and thought this all fell under the same permit and therefore work was unintentionally done without a permit. Mr. Betley stated that he will use high-grade insulation for safety, going above and beyond the minimum standards

The board discussed the distinction between ovens and fireplaces in the code and the applicability of setback requirements. The applicant agreed to add evergreen screening as recommended by the City Forester.

Chair Tolliver called for a motion to approve Variance VAR-21-25 to allow the retention of a partially built fireplace/oven that encroaches 2'-2" into a 10-foot minimum side yard setback and a patio which increases the maximum development coverage from 45 percent to 49.7. With findings #6 and #8 noted and the condition that they add evergreen screening per City Forester recommendation and approval. Mr. Carpenter moved, seconded by Ms. Mitchell, to approve VAR-21-25.

VOTING AYE:	Todd Boyer, Kevin Carpenter, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook
VOTING NAY:	None
ABSENT:	Daniel Barringer, Matt McGrath
ABSTAIN:	None

The motion carried (5-0).

* * *

There being no further business, Chair Tolliver called for a motion to adjourn. Mr. Westbrook moved, seconded by Mr. Carpenter, to adjourn. The motion carried unanimously, and the meeting was adjourned at 6:54 p.m.

ATTEST:

CHAIR:

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: June 25, 2025

Subject: 1618 Grenoble Road (VAR-25-25) - To allow a two-story addition to encroach 8'-6" into the 34'-6" rear yard setback and increase the maximum building coverage from 29 percent to 29.2.

Site Description/History

The subject property, 1618 Grenoble Road, is located on the north side of the street, one parcel west of Beaumont Road, and is zoned R-1c, One-Family Residence District. The property is rectangular with 60 feet of frontage and 138.5 feet of depth, similar to others in the University District subdivision. A two-story stone and siding home sits along the 40-foot building setback line, with an attached two-car garage and driveway on the west side. Behind the garage are patios and walkways that lead to a large storage building, deck, and patio/seating area behind the house. Mature trees are located throughout the property and it is enclosed with six-foot tall wood fencing in varying styles. The home was built in 1960 and purchased by the applicant in April 2023.

The Board previously approved two rear yard setback variances for this property, in 1966 and 1993. The most recent request included a five-foot encroachment into the rear yard and a two-foot encroachment into the west side yard (for the garage). [*Permit records do not show how an extra 3'-6" of depth was added to the rear addition despite the granted variance.*]

Proposal

The application proposes the construction of a two-story addition in the location of an existing deck, aligning with an existing 14' x 16' addition previously granted by the Board. The 10' x 14' addition allows for an expanded kitchen on the first floor and master bedroom on the second. The total amount of encroachment into the rear yard would increase from 119 square feet to 204 square feet (+71 percent). The addition includes siding to match the house, is 26'-4" tall, below the 32'-1" height of the home. Building coverage would increase 16 square feet over the 29 percent limit; there are no changes to development coverage. The rear yard profile and side yard longwall provisions are both compliant. No changes are proposed to existing fencing or landscaping.

Zoning Code Requirements

- To allow a two-story addition to encroach 8'-6" into the 34'-6" rear yard setback (Article 5.02); and
- To allow an increase in the maximum building coverage from 29 percent to 29.2 (Article 5.02).

Alternatives

The depth of the proposed addition could be reduced so that variances would not be needed. This would, however, limit the expansion potential of the kitchen and master bedroom, and likely make it not worthwhile to pursue. The applicant wishes to go no further back than what the Board has previously approved.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The applicant wishes to replace an existing deck with a two-story addition in the same general location, aligning with the rear of the existing home. This location was subject to a variance, but somehow went further than approved by the Board. The proposed addition is one-quarter of the rear yard setback and is a 70%+ increase of the existing encroachment. Existing mature landscaping and fencing will be maintained, which limits views of the home from adjacent property. The proposed design of the addition blends well with the home. Should the Board choose to support this application, Staff would offer Finding #1 (special conditions of the property), #4 (character of the area), #6 (special conditions by a previous owner) or #8 (spirit and intent behind the ordinance) be considered.

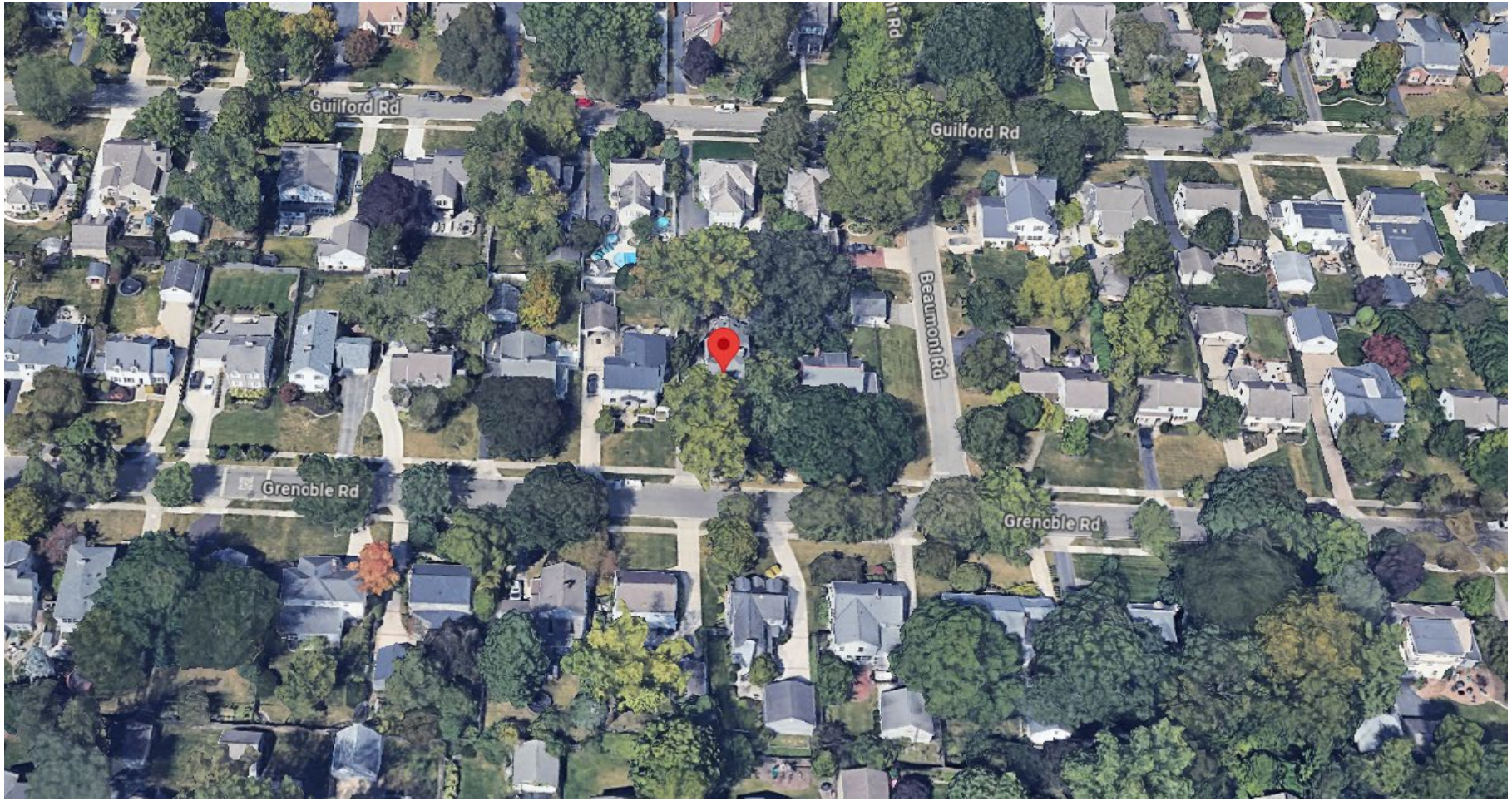
Attachments

1.	BZAP Staff Report Pics - 1618 Grenoble Road
2.	Variance Application - 1618 Grenoble Road
3.	Board of Zoning and Planning - Minutes - 08-16-1993
4.	Building Card 070-001670

1618 Grenoble Road

BZAP Staff Report Pictures | Variance

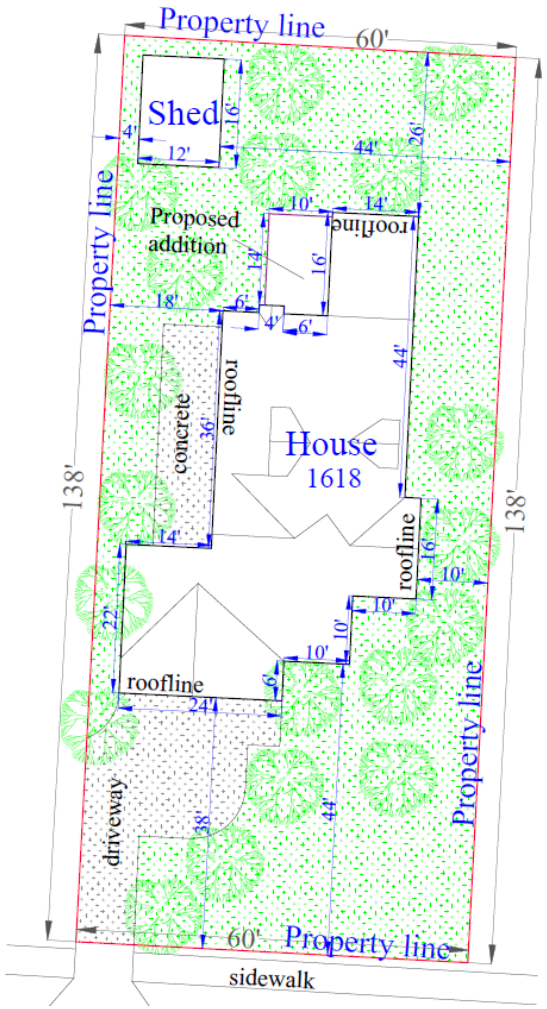
Google Maps ® Aerial – Looking North



Site Photos

Site Photos

Proposed Plan



25-2242
Variance Application
Status: Active
Submitted On: 5/16/2025

Primary Location
1618 GRENOBLE RD
UPPER ARLINGTON, OH 43221

Owner
Scott & Jackie Langenecker
GRENOBLE 1618 COLUMBUS, OH 43221

Applicant
Joseph Yoder
330-763-0089
permitting@diamondintheroughoh.com
1399 Ragersville Road SW
Sugarcreek, OH 44681

BZAP Information

BZAP Case #
VAR-25-25

Status
Pending

BZAP Determination Date
06/25/2025

Vote Tally

Primary Variance
Rear Yard

Findings of Fact for Approval/Denial

Variance Request

To allow a two-story addition to encroach 8'-6" into the 34'-6" rear yard setback.

BZAP conditions

Variance Information

Describe Variance Request

Requesting a variance for a 10' x 14' addition on the back side of the house that will encroach on the 34' 6" required rear yard.

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 addition does not extend beyond an existing section of the house already encroaching the 34' 6" rear yard.

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

There is no reasonable effect on any other properties and structures within the same district.

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

There is already an existing wooden deck in the area in which the addition would be built. The addition would be in the rear of the property, which will not be visible from the road. The backyard has heavy tree coverage, leaving minimal effect on views from neighboring lots.

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?

In order to create a larger kitchen and living area this is the best option. This allows for the most functional layout for occupants, since there is not enough room allotted on the left side of the house for this addition and we are not extending beyond the farthest point of the existing rear of the house.

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

Without the requested variance, the homeowner is unable to make reasonable and beneficial use of the property in a way that meets modern residential living standards. The existing kitchen is significantly undersized for typical family use, limiting both functionality and safety during meal preparation and family gatherings. Additionally, the proposed second-floor bedroom and closet expansion is necessary to meet the family's space requirements. While the property can technically remain occupied, its use would be significantly constrained. The requested variance only encroaches into the rear easement by a limited amount and is consistent with a prior variance granted on the same property in 1993 for similar reasons. Denial of this variance would prevent the homeowner from fully utilizing their property in a reasonable and beneficial way, as intended under local zoning principles.

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

☑

Dear _____ Date: 5/15/2025

We are writing to inform you of our request to the zoning board for a variance related to the 34’ 6” rear yard setback requirement. We are proposing to add a 10’ x 14’ addition to the back of our house, which would encroach on the rear yard setback.

A section of our house is currently encroached on the setback; this variance was approved for construction back in 1993. The new addition would not exceed any further into the setback than this section of the house. We are seeking to reduce the setback requirement to allow construction of this new addition. There is no other practical area on our lot to add the square footage needed.

This encroachment is minimal, and we believe this setback will not cause undue hardship to you or the other neighbors. This addition will be placed in a way that will have no impact on your property.

The Board of Zoning and Planning will be discussing this case at the public Formal BZAP hearing on Wednesday, June 25th, 2025, at 6:00pm (Municipal Services Center, 3600 Tremont Rd).

If you have any questions regarding our project, you are welcome to reach out to us.

Thank you for your time,

Diamond In The Rough Property Solutions,
330-763-0089
On behalf of,
Scott & Jackie Langenecker
1618 Grenoble Road,
Columbus, OH 43221
734-730-6934

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: Scott & Jackie Langenecker

Location of property subject to BZAP request: 1618 Grenoble Road, Columbus 43221

This application will be heard by the Board of Zoning and Planning on: 6/25/2025

Describe activity which requires Board of Zoning and Planning review:

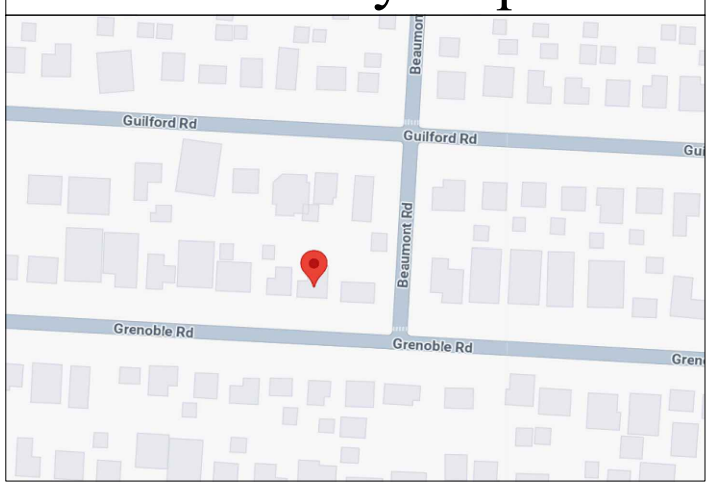
Requesting a variance for a 10' x 14' addition on the back side of the house that will encroach on the 34' 6" required rear yard. Addition does not extend beyond an existing section of the house already encroaching the 34' 6" rear yard.

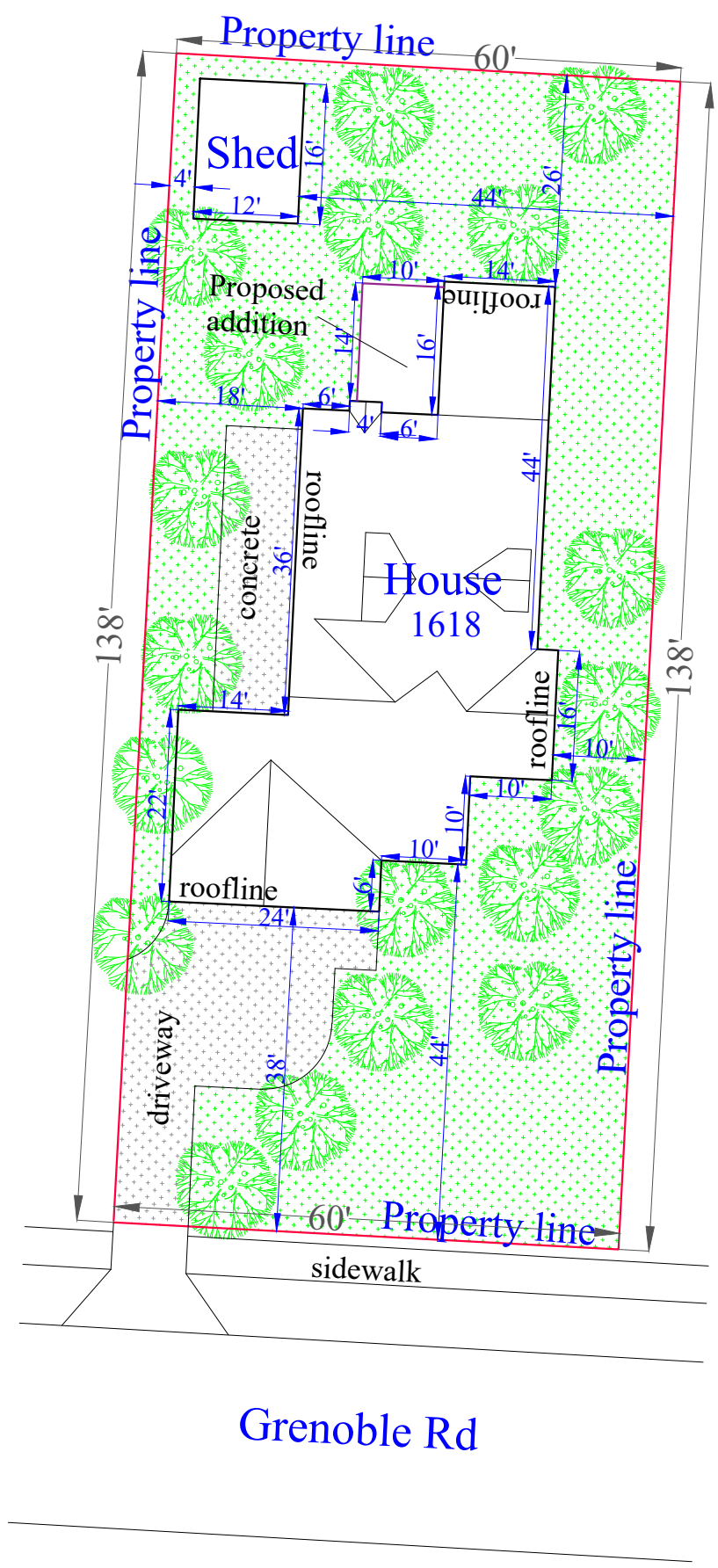
Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website 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:
1633 Grenoble Rd	Andrew & Yavonne McGarry	7021 1970 0002 2184 9494	5/16/2025
1625 Grenoble Rd	Dennis & Keshena Vanek	7021 1970 0002 2184 9487	5/16/2025
1619 Grenoble Rd	Ashley Dudley	7021 1970 0002 2184 9470	5/16/2025
1611 Grenoble Rd	Sajdah Uddin	7021 1970 0002 2184 9463	5/16/2025
1603 Grenoble Rd	Brandon & Stacy McIntire	7021 1970 0002 2184 9456	5/16/2025
1632 Grenoble Rd	William & Kathrine Scala	7021 1970 0002 2184 9449	5/16/2025
1624 Grenoble Rd	Thomas & Krystal Maurer	7021 1970 0002 2184 9432	5/16/2025
1604 Grenoble Rd	Drew & Maria Piersall	7021 1970 0002 2184 9425	5/16/2025
1625 Guilford Rd	Douglas & Danielle Blue	7021 1970 0002 2184 9418	5/16/2025
1619 Guilford Rd	Anthony & Dana Anders	7021 1970 0002 2184 9401	5/16/2025
1611 Guilford Rd	Raymond & Kimberlee Orben	7021 1970 0002 2184 9395	5/16/2025
1603 Guilford Rd	Onno Steger	7021 1970 0002 2184 9500	5/16/2025
Applicant Signature:			**Date:** 5/16/2025

Vicinity map





Parcel No. (APN)	070-001670
Land Use	RESIDENTIAL SINGLE FAMILY RESIDENCE
Lot Area	8,316 SF (0.19 ACRES)

ADDRESS: 1618 GRENOBLE RD
UPPER ARLINGTON, OH 43221
Scale:1"=20'

0' 10' 20' 40'
Graphic Scale

Jackie Langenecker
PHONE:
FAX:
MOBILE:

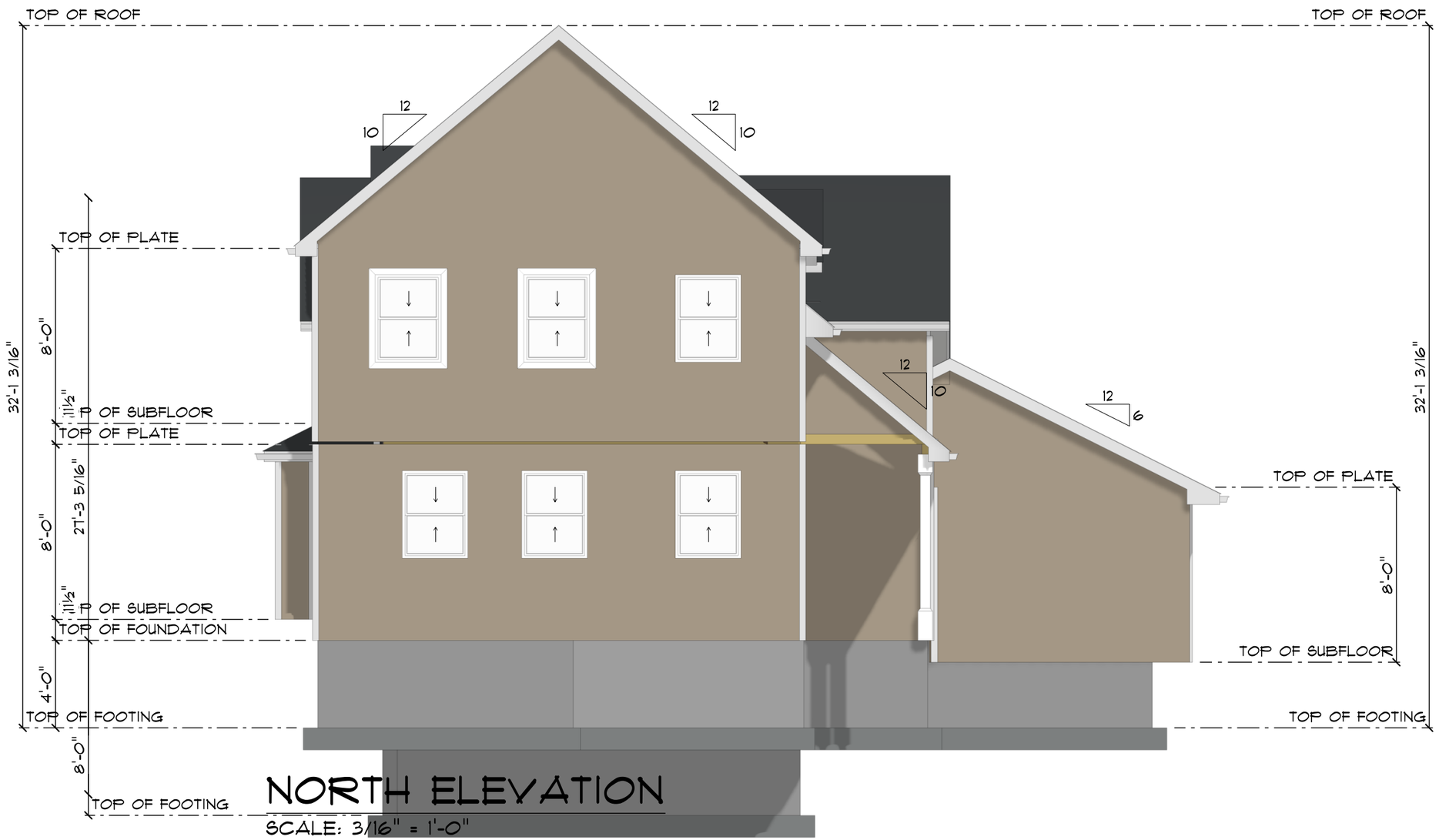
PAGE: 1/18 Site Plan

DRAWN BY:
SCALE: As Noted
DATE: Monday, May 5, 2025

SECTION LETTER
PAGE NUMBERS
A
1 1

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

Jackie Langenecker
PHONE:
FAX:
MOBILE:

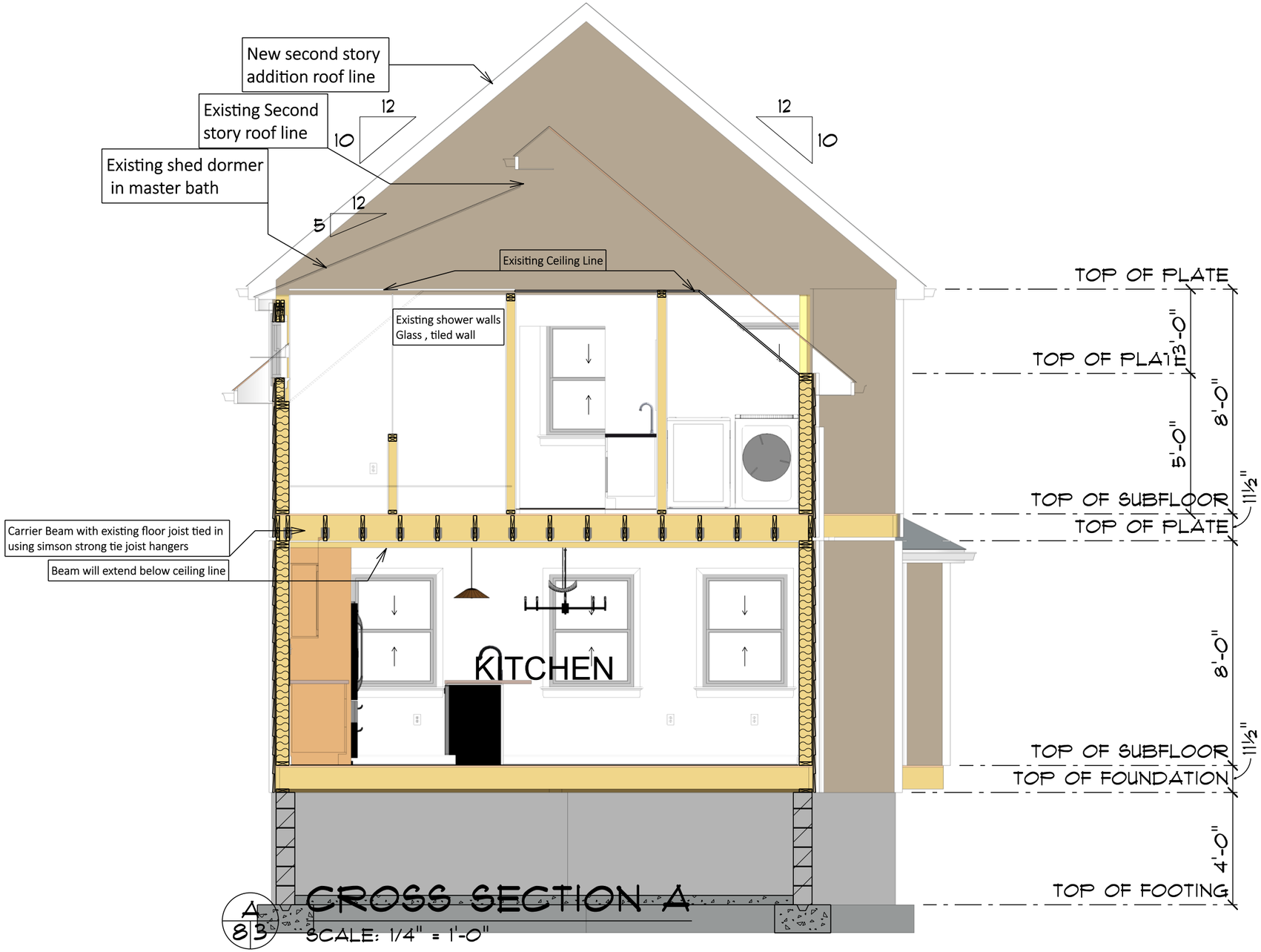
PAGE: 2/18
North Elevation

DRAWN BY:
SCALE: 3/16" = 1'-0"
DATE: Monday, May 5, 2025

SECTION LETTER
PAGE NUMBERS
A
1 1

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:



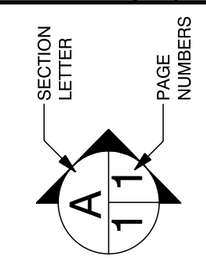
Jackie Langenecker
PHONE:
FAX:
MOBILE:

PAGE: 3/18 South Elevation

DRAWN BY:

SCALE: 1/4" = 1'-0"

DATE: Monday, May 5, 2025



SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:

EAST ELEVATION

SCALE: 1/4" = 1'-0"

Jackie Langenecker
PHONE:
FAX:
MOBILE:

PAGE: 4/18 East Elevation

DRAWN BY:

SCALE: 1/4" = 1'-0"

DATE: Monday, May 5, 2025

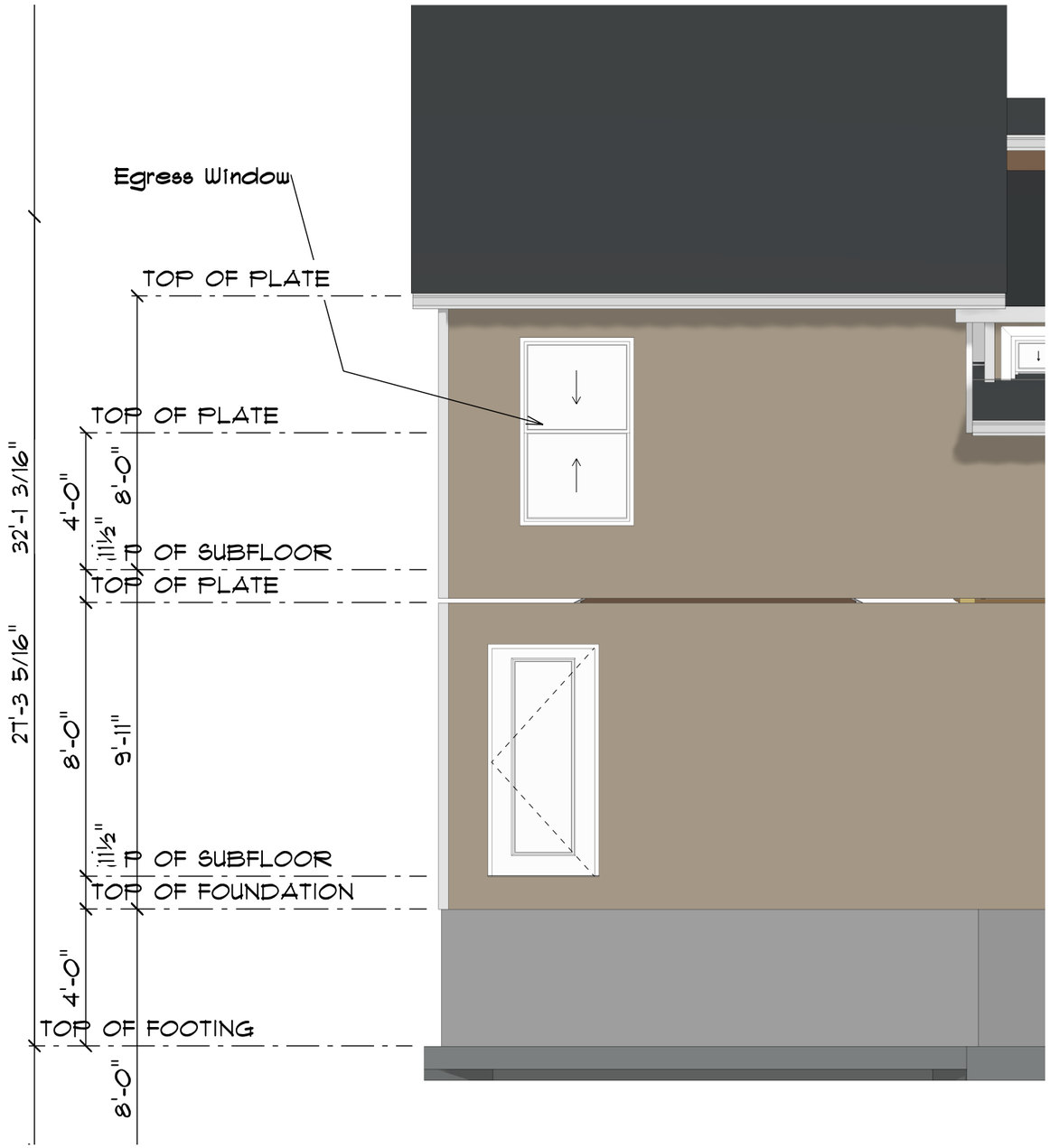
SECTION LETTER

PAGE NUMBERS

A 1 1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:



WEST ELEVATION

SCALE: 1/4" = 1'-0"

Jackie Langenecker
PHONE:
FAX:
MOBILE:

PAGE: 5/18 West Elevation

DRAWN BY:

SCALE: 1/4" = 1'-0"

DATE: Monday, May 5, 2025

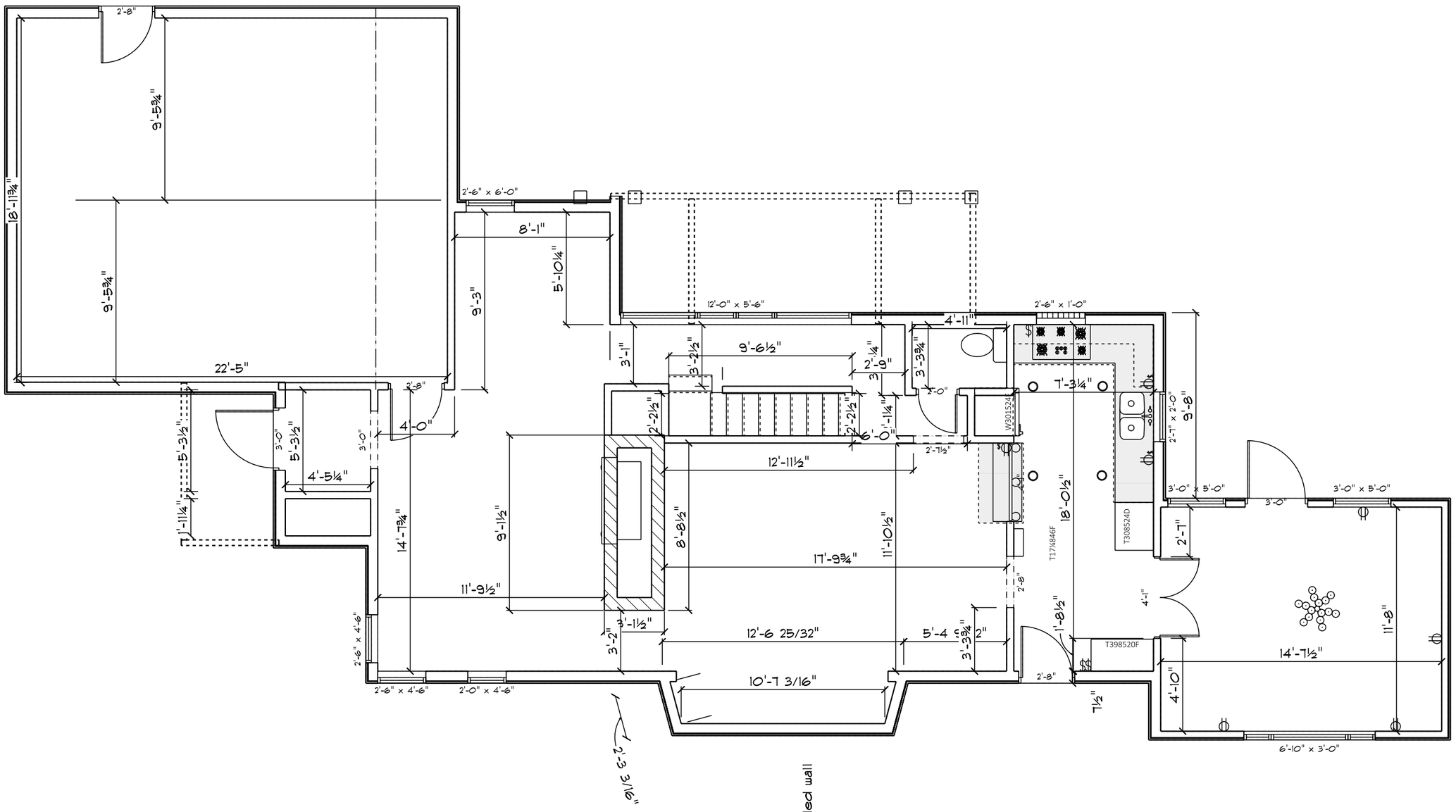
SECTION LETTER

PAGE NUMBERS

A 1 1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:



EXISTING MAIN FLOOR LAYOUT

SCALE: 0.18" = 1'-0"

Jackie Langenecker
PHONE:
FAX:
MOBILE:

PAGE: 6/18
Existing First Floor Layout

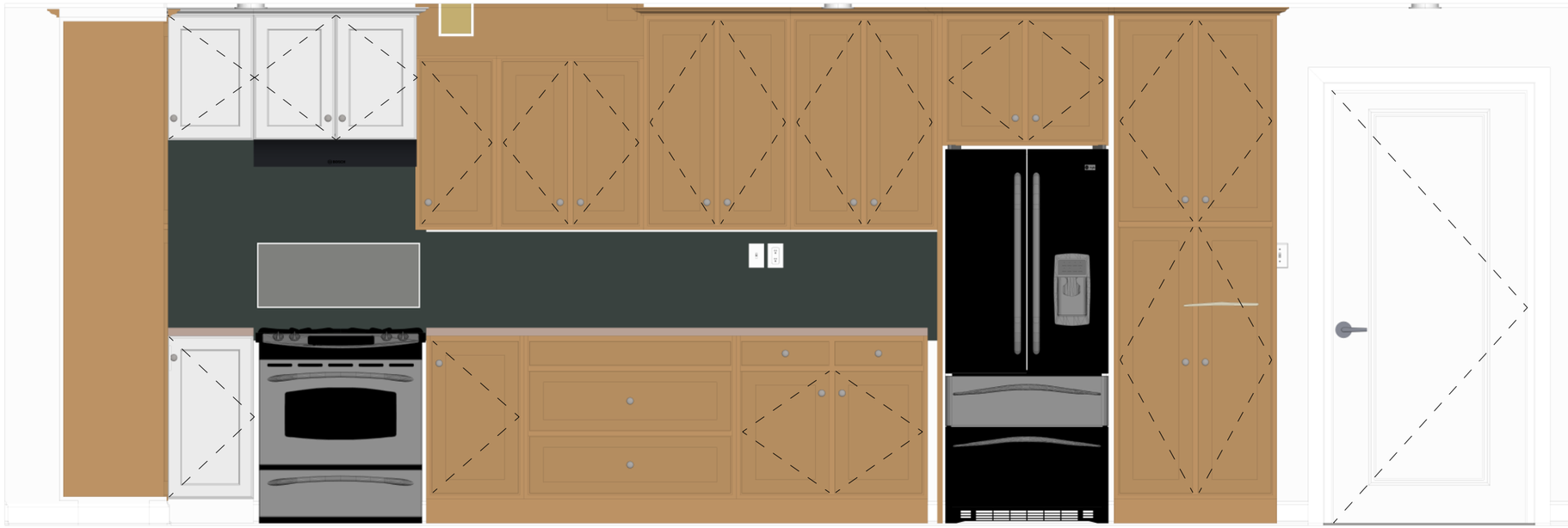
DRAWN BY:
SCALE: 0.18" = 1'-0"
DATE: Monday, May 5, 2025

SECTION LETTER
PAGE NUMBERS
A
1 1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:

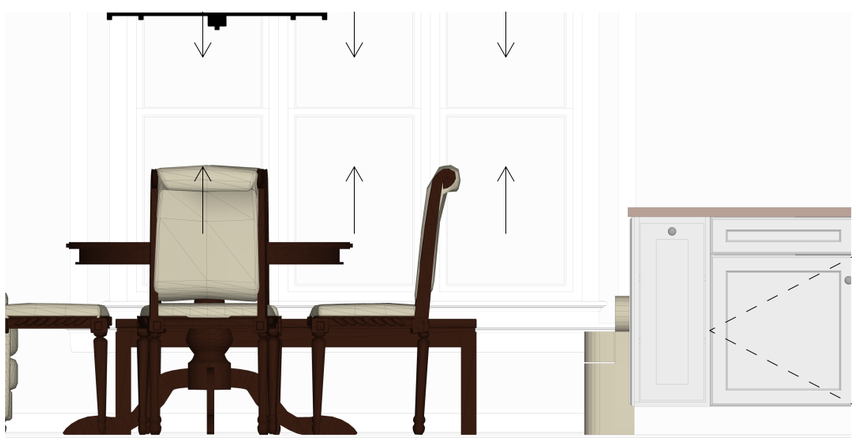
3/4opening 24" windows 45 deg. angled wall



1 / 8|7

KITCHEN WEST

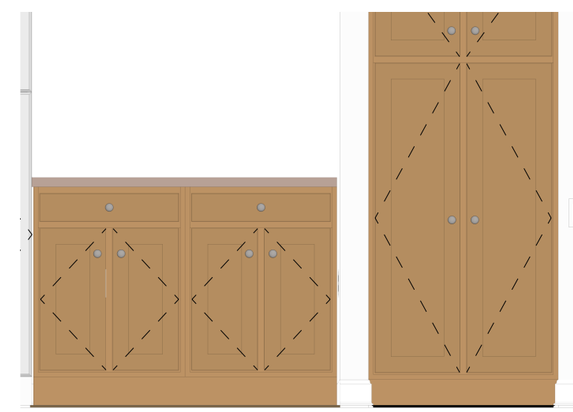
SCALE: 1/2" = 1'-0"



2 / 8|7

KITCHEN EAST

SCALE: 1/2" = 1'-0"



3 / 8|7

KITCHEN SOUTH

SCALE: 1/2" = 1'-0"

Jackie Langenecker
PHONE:
FAX:
MOBILE:

PAGE: 7/18

DRAWN BY:

SCALE: 1/2" = 1'-0"

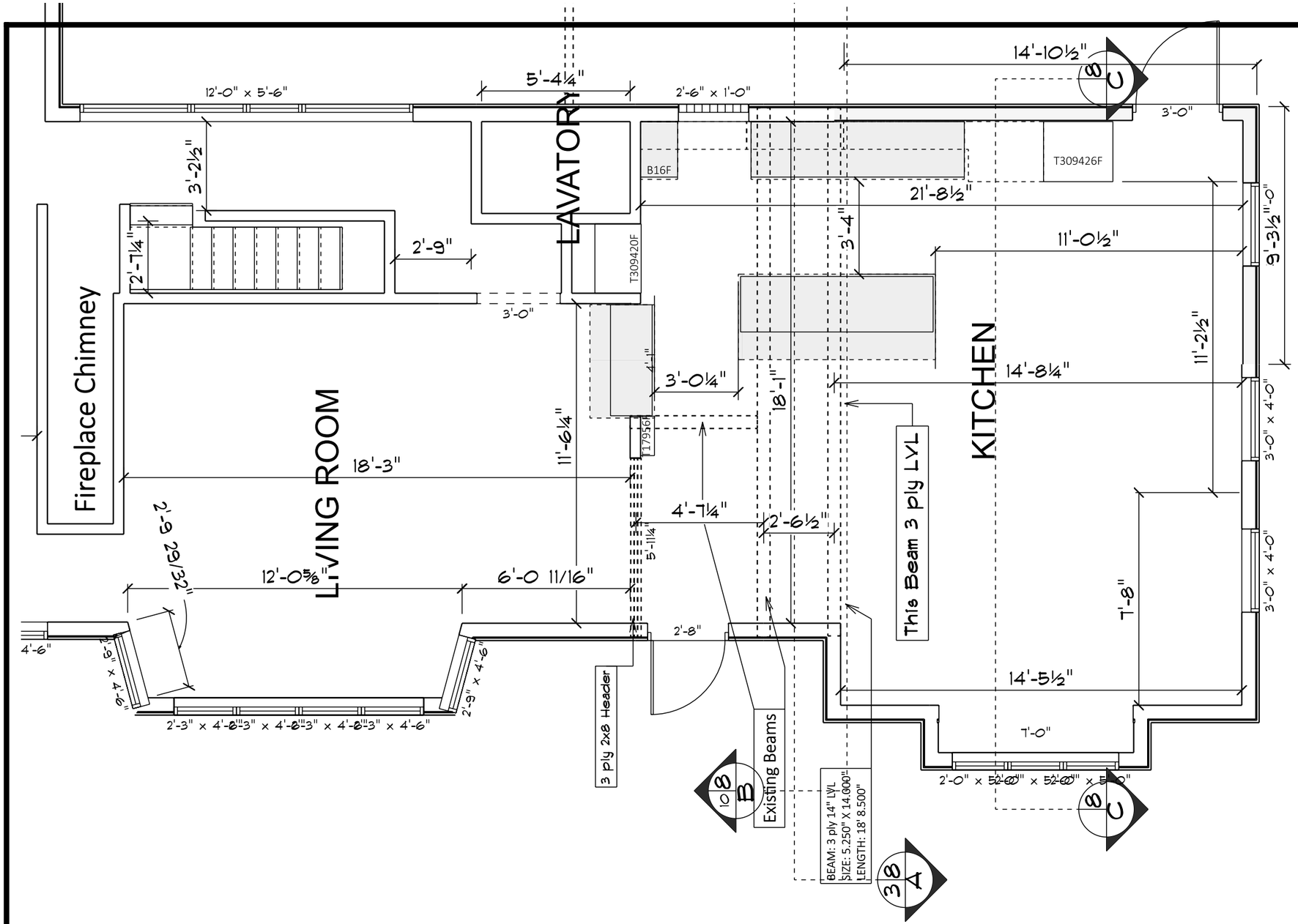
DATE: Monday, May 5, 2025 Kitchen Cabinets Layout

SECTION LETTER — A

PAGE NUMBERS — 1 / 1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:



NEW MAIN FLOOR LAYOUT

SCALE: 1/4" = 1'-0"

Jackie Langenecker
PHONE:
FAX:
MOBILE:

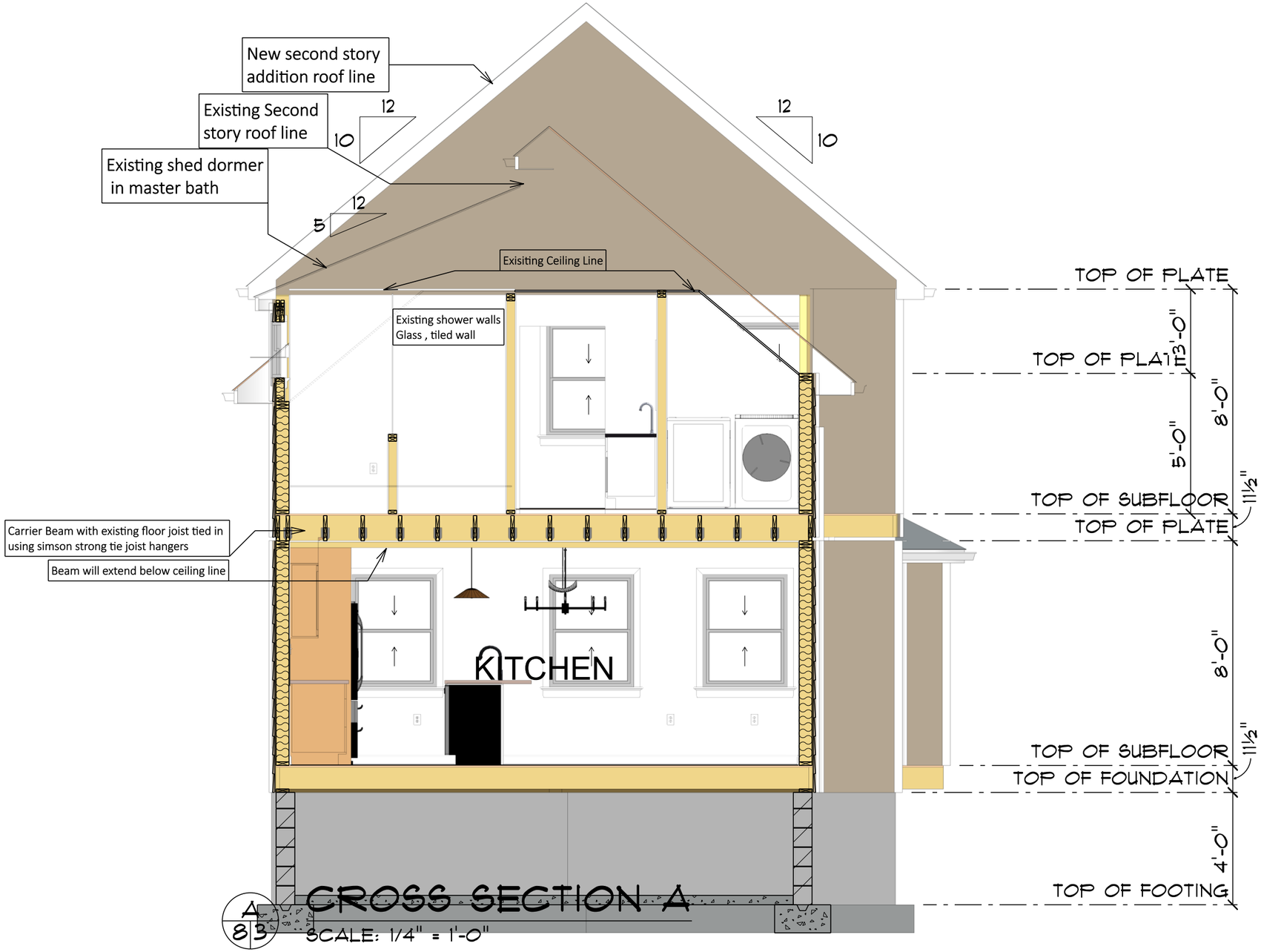
PAGE: 8/18
New Layout Fisrt Floor

DRAWN BY:
SCALE: 1/4" = 1'-0"
DATE: Monday, May 5, 2025

SECTION LETTER
PAGE NUMBERS

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:



Jackie Langenecker
PHONE:
FAX:
MOBILE:

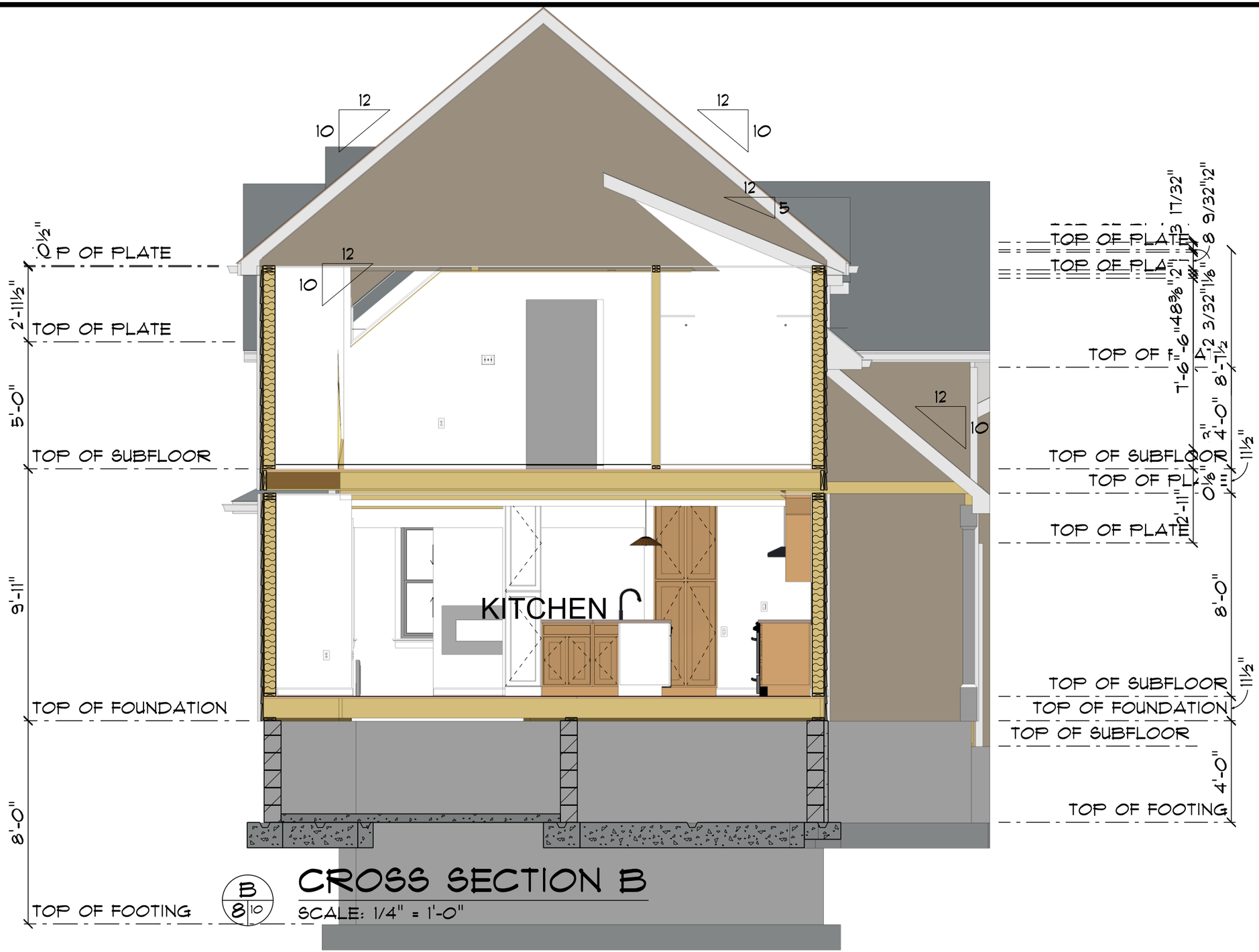
PAGE: 9/18
Cross Section A

DRAWN BY:
SCALE: 1/4" = 1'-0"
DATE: Monday, May 5, 2025

SECTION LETTER
PAGE NUMBERS
A
1 1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:



CROSS SECTION B

SCALE: 1/4" = 1'-0"

Jackie Langenecker
PHONE:
FAX:
MOBILE:

PAGE: 10/18 Cross Section B

DRAWN BY:

SCALE: 1/4" = 1'-0"

DATE: Monday, May 5, 2025

SECTION LETTER — A

PAGE NUMBERS — 1 / 1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:

Project:

Location: FLB0
Uniformly Loaded Floor Beam
Uniformly Loaded Floor Beam [2021 International Building Code(2018 NDS)
(3) 1.75 IN x 14.0 IN x 18.0 FT
2.1E-3100F - APA EWS LVL Stress Classes
Section Adequate By: 45.6%
Controlling Factor: Deflection

The Vitruvius Project, Inc.

page
of

StruCalc Version 11.1.8.0 4/14/2025 2:30:29 PM

CAUTIONS
* Laminations are to be fully connected to provide uniform transfer of loads to all members

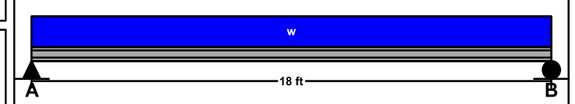
DEFLECTIONS	Center	
Live Load	0.41	IN L/524
Dead Load	0.17	in
Total Load	0.59	IN L/368

Live Load Deflection Criteria: L/360 Total Load Deflection Criteria: L/240

REACTIONS	A		B	
Live Load	3960	lb	3960	lb
Dead Load	1678	lb	1678	lb
Total Load	5638	lb	5638	lb
Bearing Length	1.26	in	1.26	in

BEAM DATA	Center	
Span Length	18	ft
Unbraced Length-Top	0	ft
Floor Duration Factor	1.00	
Notch Depth	0.00	

LOADING DIAGRAM



MATERIAL PROPERTIES
2.1E-3100F - APA EWS LVL Stress Classes

	Base Values		Adjusted	
Bending Stress:	Fb =	3100 psi	Fb' =	3041 psi
	Cd=1.00 CF=0.98			
Shear Stress:	Fv =	285 psi	Fv' =	285 psi
	Cd=1.00			
Modulus of Elasticity:	E =	2100 ksi	E' =	2100 ksi
Comp. ⊥ to Grain:	Fc - ⊥ =	850 psi	Fc - ⊥' =	850 psi

Controlling Moment: 25371 ft-lb
9.0 ft from left support
Created by combining all dead and live loads.
Controlling Shear: -5638 lb
At support.
Created by combining all dead and live loads.

Comparisons with required sections:	Req'd	Provided
Section Modulus:	100.12 in3	171.5 in3
Area (Shear):	29.67 in2	73.5 in2
Moment of Inertia (deflection):	824.68 in4	1200.5 in4
Moment:	25371 ft-lb	43459 ft-lb
Shear:	-5638 lb	13965 lb

FLOOR LOADING

		Side 1		Side 2	
Floor Live Load	FLL =	40	psf	40	psf
Floor Dead Load	FDL =	15	psf	15	psf
Floor Tributary Width	FTW =	7	ft	4	ft
Wall Load	WALL =	0	plf		

BEAM LOADING

Beam Total Live Load:	wL =	440	plf
Beam Total Dead Load:	wD =	165	plf
Beam Self Weight:	BSW =	21	plf
Total Maximum Load:	wT =	626	plf

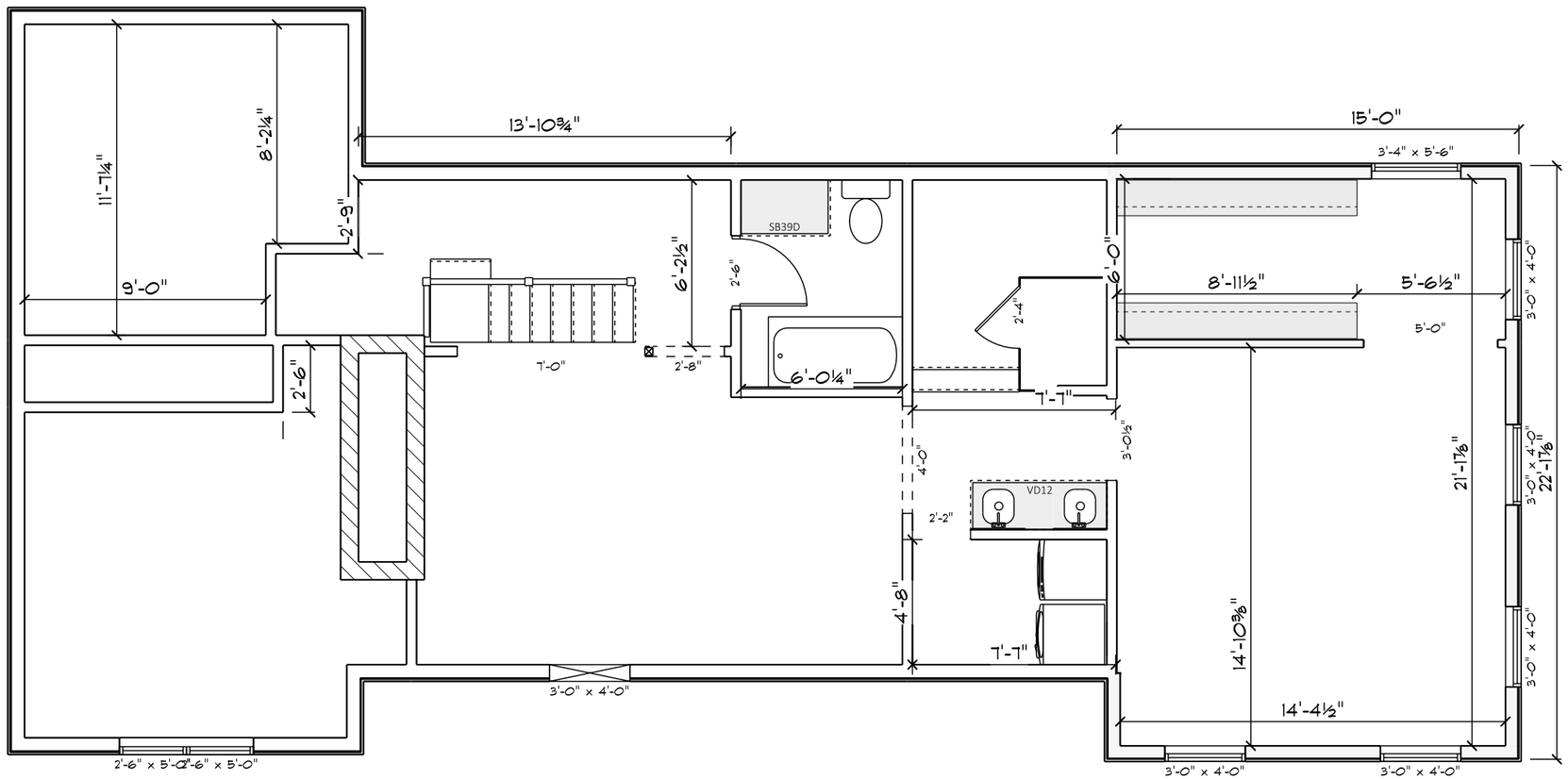
Jackie Langenecker
PHONE:
FAX:
MOBILE:

PAGE: 11/18
DRAWN BY:
SCALE: As Noted
DATE: Monday, May 5, 2025
LVL Beam Spec Sheet

SECTION LETTER
PAGE NUMBERS
A
1 1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:



NEW SECOND FLOOR LAYOUT

SCALE: 3/16" = 1'-0"

Jackie Langenecker
PHONE:
FAX:
MOBILE:

PAGE: 12/18

DRAWN BY:

SCALE: 3/16" = 1'-0"

DATE: Monday, May 5, 2025

New Second Story Framing

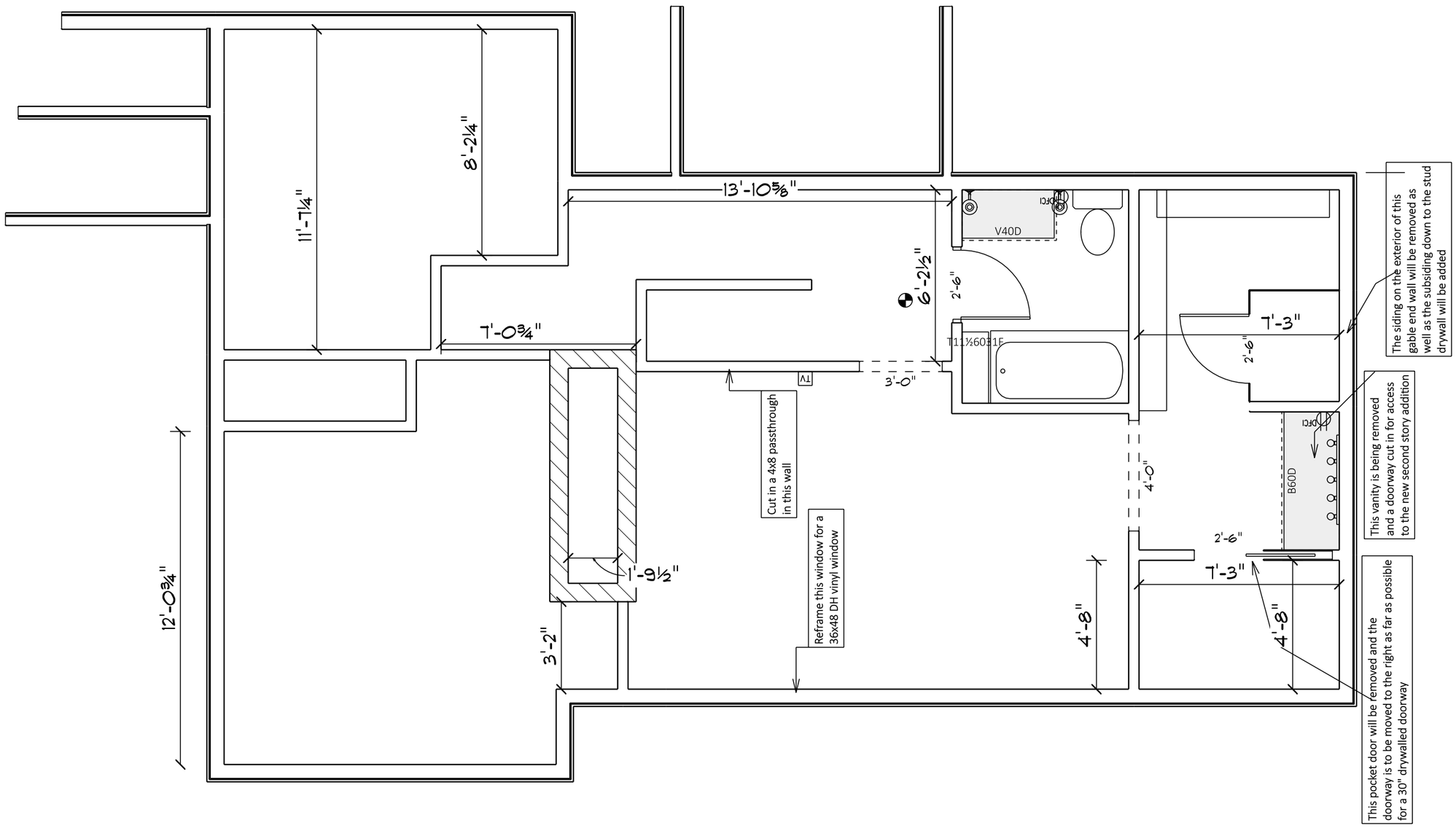
SECTION LETTER

PAGE NUMBERS

A 1 1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:



EXISTING SECOND FLOOR LAYOUT

SCALE: 1/4" = 1'-0"

Jackie Langenecker
PHONE:
FAX:
MOBILE:

PAGE: 13/18

DRAWN BY:

SCALE: 1/4" = 1'-0"

DATE: Monday, May 5, 2025

Existing Second Story Layout

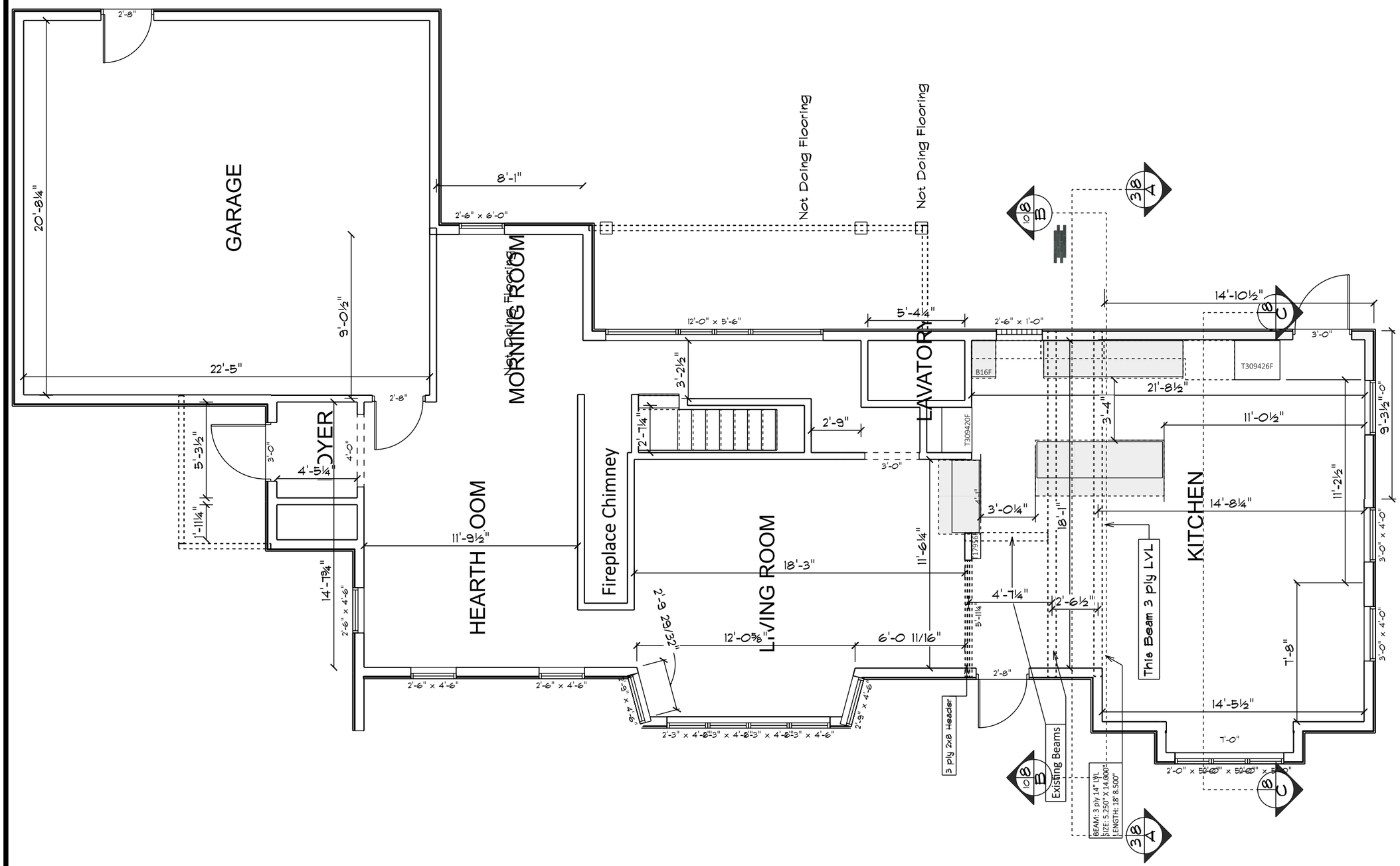
SECTION LETTER

PAGE NUMBERS

A 1 1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:



NEW MAIN FLOOR LAYOUT

SCALE: 0.18" = 1'-0"

Jackie Langenecker
PHONE:
FAX:
MOBILE:

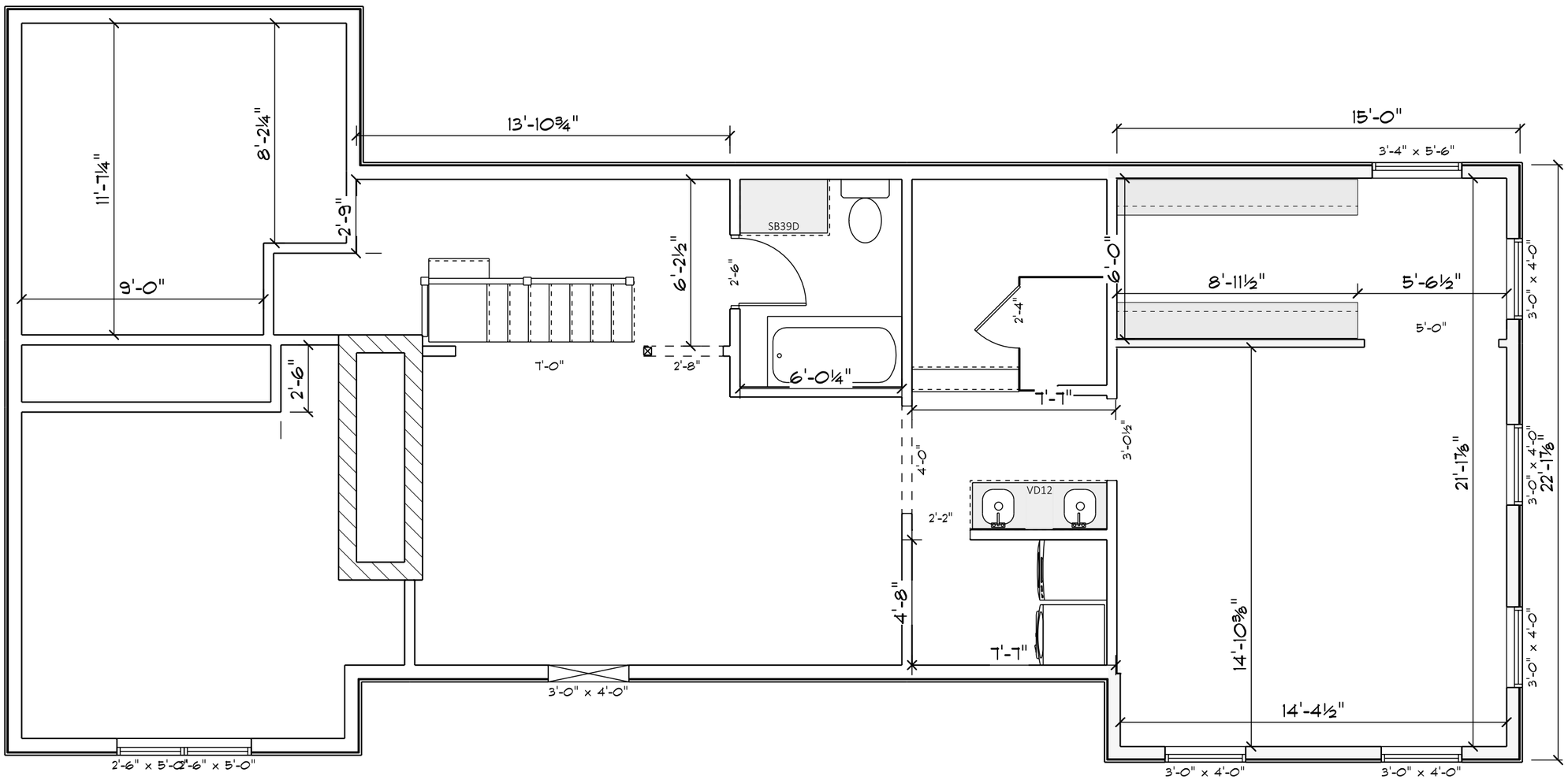
PAGE: 14/18
New First Floor Layout

DRAWN BY:
SCALE: 0.18" = 1'-0"
DATE: Monday, May 5, 2025

SECTION LETTER
PAGE NUMBERS

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:



NEW SECOND FLOOR LAYOUT

SCALE: 0.225" = 1'-0"

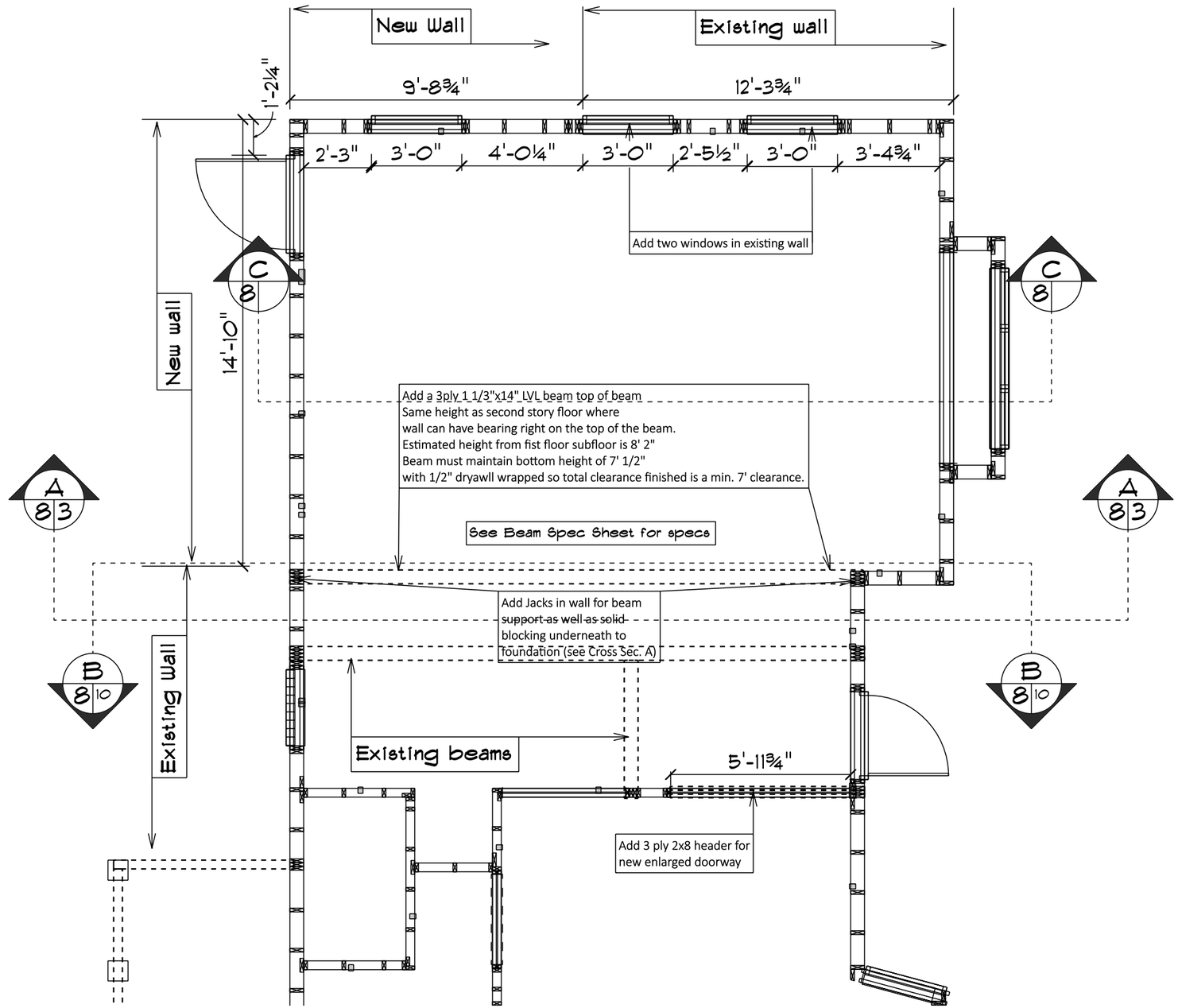
Jackie Langenecker
PHONE:
FAX:
MOBILE:

PAGE: 15/18
DRAWN BY:
SCALE: 0.225" = 1'-0"
DATE: Monday, May 5, 2025
New Second Story Layout

SECTION LETTER
PAGE NUMBERS
A
1 1

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:



NEW MAIN FLOOR LAYOUT - FRAMING

SCALE: 1/4" = 1'-0"

Jackie Langenecker
PHONE:
FAX:
MOBILE:

PAGE: 16/18
First Floor Framing

DRAWN BY:
SCALE: 1/4" = 1'-0"
DATE: Monday, May 5, 2025

SECTION LETTER
PAGE NUMBERS
A
1 1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:

NEW MAIN FLOOR LAYOUT - FLOOR SYSTEM

SCALE: 3/8" = 1'-0"

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

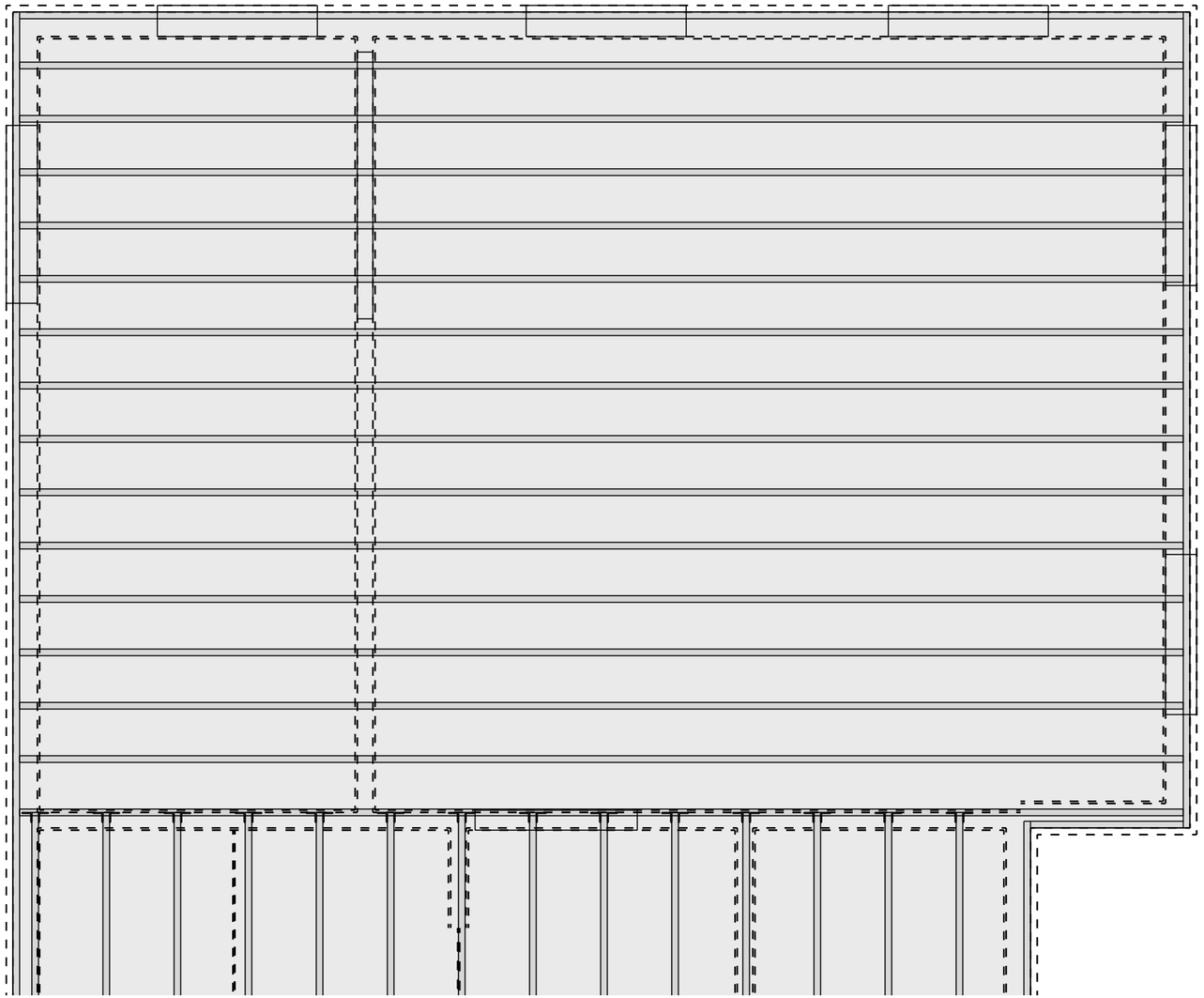
PHONE:
FAX:
MOBILE:

A
1 1
SECTION LETTER
PAGE NUMBERS

Jackie Langenecker
PHONE:
FAX:
MOBILE:

DRAWN BY:
SCALE: 3/8" = 1'-0"
DATE: Monday, May 5, 2025

PAGE: 17/18
New First Floor Subfloor Layout



NEW SECOND FLOOR LAYOUT - FLOOR SYSTEM

SCALE: 3/8" = 1'-0"

Jackie Langenecker
PHONE:
FAX:
MOBILE:

PAGE: 18/18

DRAWN BY:

SCALE: 3/8" = 1'-0"

DATE: Monday, May 5, 2025

New Second floor subfloor system

SECTION LETTER

PAGE NUMBERS

A 1 1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:

AUGUST 16, 1993
BOARD OF ZONING AND PLANNING
MINUTES

AGENDA NO.	OWNER OR APPLICANT/ STR. NO./ STR. NAME	CASE NO./ CASE TYPE/ CODE SECTION	DESCRIPTION	BZAP ACTION	BZAP STIPULATIONS	S/ LZ	REC NO.
			REQUEST.)	(6-0) WITH MRS. PORTERFIELD ABSTAINING. DISCUSSION: MR. BOB FRY, CONTRACTOR, WAS PRESENT ON BEHALF OF MR. FINN. ALSO PRESENT WERE THE NEIGHBORS TO THE REAR, MR. AND MRS. SCOTT GRIMES. ALL WERE DULY SWORN. THE BOARD FELT THAT THE PROPOSAL REPRESENTED OVERDEVELOPMENT OF THE LOT AND TABLED IT SO THAT THE APPLICANTS COULD EXPLORE ALTERNATE DESIGNS. MR. AND MRS. GRIMES EXPRESSED CONCERN ABOUT THE LOCATION AND ENCROACHMENT OF THE PROPOSED ADDITION. THEY STATED THAT THEY VALUE THEIR PRIVACY AND OPPOSE THE CLOSE PROXIMITY OF THE PROPOSED ADDITION.			
13.02. 08	MR. MICHAEL L. FINN 2120 CHESHIRE	BZ-55-93 SIDE YARD/LONG WALL 1175.03(1)	REQUEST OF PROPERTY OWNER LINDA BAAS TO PERMIT THE CONSTRUCTION OF A ROOM ADDITION, PORTIONS OF WHICH WILL ENCROACH VARYING AMOUNTS, UP TO A MAXIMUM OF 2'-4", INTO THE 14'-4" SIDE YARD REQUIRED WHERE THE LENGTH OF THE SIDE WALL EXCEEDS 40'. (SEE COMPANION REAR YARD REQUEST.)	TABLED TO SEPTEMBER DRC AND BZAP MEETINGS. SEE RECORD NO. 647 FOR EXPLANATION.		C Y	648
14.01. 08	MR. RICHARD J. SLUBOWSKI 1618 GRENOBLE	BZ-56-93 SIDE YARD 1123.05(3)	REQUEST OF ARCHITECT STEVE COPELAND, ON BEHALF OF THE PROPERTY OWNER, TO PERMIT THE CONSTRUCTION OF AN ATTACHED GARAGE WHICH WILL ENCROACH 2' INTO THE 8' REQUIRED WEST SIDE YARD. (SEE COMPANION REAR YARD REQUEST.)	APPROVED. MOTION BY MR. TULLETT, SECONDED BY MR. FEHER, TO APPROVE REQUEST CARRIED UNANIMOUSLY (7-0). VARIANCES GRANTED: TO 1123.05(3) TO PERMIT THE CONSTRUCTION OF AN ATTACHED GARAGE WHICH WILL ENCROACH 2'		C N	649

AUGUST 16, 1993
BOARD OF ZONING AND PLANNING
MINUTES

AGENDA NO.	OWNER OR APPLICANT/ STR. NO./ STR. NAME	CASE NO./ CASE TYPE/ CODE SECTION	DESCRIPTION	BZAP ACTION	BZAP STIPULATIONS	S/ LZ	REC NO.
				INTO THE 8' REQUIRED WEST SIDE YARD, AND TO 1123.05(3) TO PERMIT THE CONSTRUCTION OF A GABLED ROOF OVER AN EXISTING FLAT-ROOFED ROOM WHICH ENCROACHES 5' INTO THE 34.6' REQUIRED REAR YARD. DISCUSSION: MR. STEVE COPELAND WAS PRESENT ALONG WITH HIS CLIENT MR. RICHARD SLUBOWSKI. THEY WERE DULY SWORN. MR. COPELAND REMINDED THE BOARD OF THE DRC RECOMMENDATION IN MAY ADVISING THIS APPLICANT THAT A MINOR SIDE YARD VARIANCE WOULD BE MORE FAVORABLE THAN A FRONT YARD PLAT AMENDMENT. RATIONALE: THE BOARD AGREED THAT THIS WAS A MINOR ENCROACHMENT AND THE DESIGN WOULD IMPROVE THE APPEARANCE OF THE RESIDENCE. THERE WAS NO OTHER LOCATION POSSIBILITY FOR A GARAGE SINCE THE REAR YARD IS HEAVILY LANDSCAPED. FURTHER, AN HISTORICAL BUILDING PURPORTED TO BE THE SUMMER KITCHEN TO THE ORIGINAL FARMHOUSE IS LOCATED IN THE APPLICANT'S REAR YARD FURTHER DIMINISHING AVAILABLE SPACE.			
14.02. 08	MR. RICHARD SLUBOWSKI 1618 GRENOBLE	BZ-56-93 REAR YARD 1123.05(3)	REQUEST OF ARCHITECT STEVE COPELAND, ON BEHALF OF PROPERTY OWNER, TO PERMIT THE CONSTRUCTION OF A GABLED ROOF OVER AN EXISTING FLAT-ROOFED ROOM WHICH ENCROACHES 5' INTO THE 34.6' REQUIRED REAR YARD. (SEE COMPANION SIDE YARD REQUEST.)	APPROVED. SEE RECORD NO. 649 FOR EXPLANATION.		C N	650

ORIGINAL CONSTRUCTION 070-001670

Street Address	Lot Number	Bl. No.	Subdivision Name
1618 GRENOBLE ROAD	2	9	University Add.

Zoning Category	Lot Size	Building Setback	Parcel No.	SSAF Permit & Date Issued
R-1c	60' x 138.5'	40'		

BUILDING PERMIT NO. 321 Issued: 9-11-61 Fee: Valuation: $18,300.00

Owner/Address/Phone: Geo. Igel

Contractor/Address/Phone: Owner, 2139 Ridgeview Rd. 486-5185

Description of Work: 2 Story Brick/Frame Res. 1 Car Attached Garage

Building Square Footage: OBBC Use Grp: OBBC Type Const:

BUILDING PERMIT INSPECTIONS:

		REJECTED	APPROVED
Level I	Sewer Tap: Permit No. 228-61 Issued: Contractor: Geo. Igel		9-26-61
Level II	Footer:		9-28-61
Level III	Grade & Damproof:		10-4-61
Level IV	Foundation Tile:		12-11-61
Level V	Temporary Electrical Service: Permit No. Issued: Contractor:		
Level VI	Framing: & Chimney		12-1-61 ~~3-7-62~~

		ROUGH	FINAL
	Heating: Permit No. 332-61 Issued: Contractor: E. M. Custer	10-19-61	3-7-62
	Electric: Permit No. 553-61 Issued: Contractor: F. J. Armstrong	9-27-61	3-7-62

		UNDERGRD.	ROUGH	FINAL
	Plumbing: Permit No. 258-61 Issued: Contractor: R. H. Davidson		11-29-61	3-7-62

		REJECTED	APPROVED
Level VII	Insulation:		
Level VIII	Driveway: Permit No. Issued: Contractor:		10-3-61
Level IX	FINAL FOR OCCUPANCY Roof Drains: 10-18-61		

● ADDITIONAL CONSTRUCTION ●

BUILDING PERMIT NO.: 26-66 ISSUED: 4-8-66 FEE: _____ VALUATION: $12,000.00

Owner/Address/Phone: F. S. Furbee, 1618 Grenoble Rd.

Contractor/Address/Phone: Owner, 488-6353

Description of Work: 1 Story Frame Room Add. to exist residence Square Ftg. _____

BUILDING PERMIT INSPECTIONS: (Levels I & V Note in Misc. if Needed)	REJECTED	APPROVED
Level II Footer:		4-15-66
Level III Grade & Damproof:		
Level IV Foundation Tile:		
Level VI Framing:		4-26-66

	ROUGH	FINAL
Electric: Permit No.: _____ Issued: _____ Contractor:	4-22-66	
Electric: Permit No.: _____ Issued: _____ Contractor:		
HVAC: Permit No.: 133-66 Issued: _____ Contractor: D. W. Nielsen	4-22-66	6-15-66
HVAC: Permit No.: _____ Issued: _____ Contractor:		

	UNDERGRD	ROUGH	FINAL
Plumbing: Permit No.: _____ Issued: _____ Contractor:			
Plumbing: Permit No.: _____ Issued: _____ Contractor:			

	REJECTED	APPROVED
Level VII Insulation:		
Level VIII Driveway: Permit No.: _____ Issued: _____ Contractor:		
Level IX FINAL FOR OCCUPANCY		

MISC. PERMITS AND NOTES:

SUPPLEMENTARY PAGE

Address of Work: 1618 GRENOBLE ROAD

BUILDING PERMIT NO.: 319-78 ISSUED: 11-21-78 FEE: _____ VALUATION: $4,400.00

Owner/Address/Phone: F. S. Furbee, 1618 Grenoble Road

Contractor/Address/Phone: Joe M. Kuhns, 8060 Price Hilliard Rd., Plain City, 873-4479

Description of Work: Bay window addition Square Ftg. _____

BUILDING PERMIT INSPECTIONS: (Levels I & V Note in Misc. if Needed)	REJECTED	APPROVED
Level II Footer:		
Level III Grade & Damproof:		
Level IV Foundation Tile:		
Level VI Framing:		

	ROUGH	FINAL
Electric: Permit No.: _____ Issued: _____ Contractor:		
Electric: Permit No.: _____ Issued: _____ Contractor:		
HVAC: Permit No.: _____ Issued: _____ Contractor:		
HVAC: Permit No.: _____ Issued: _____ Contractor:		

	UNDERGRD	ROUGH	FINAL
Plumbing: Permit No.: _____ Issued: _____ Contractor:			
Plumbing: Permit No.: _____ Issued: _____ Contractor:			

	REJECTED	APPROVED
Level VII Insulation:		
Level VIII Driveway: Permit No.: _____ Issued: _____ Contractor:		
Level IX FINAL FOR OCCUPANCY		

MISC. PERMITS AND NOTES: Rear yard encroach - ok -1-17-66

BUILDING PERMIT NO.: 7305-87 ISSUED: 8-12-87 FEE: $20.00 VALUATION: $2,500.00

Owner/Address/Phone: Teressa De Angelo, 1618 Grenoble

Contractor/Address/Phone: Green King Landscaping Co., Inc., 9562 Taylor Rd. S.W., Rey., Oh 43068 861-4132

Description of Work: New Construction, Deck Square Ftg.

BUILDING PERMIT INSPECTIONS: (Levels I & V Note in Misc. if Needed)	REJECTED	APPROVED
Level II Footer:		9-2-87
Level III Grade & Damproof:		
Level IV Foundation Tile:		
Level VI Framing:		

	ROUGH	FINAL
Electric: Permit No.: _____ Issued: _____ Contractor:		
Electric: Permit No.: _____ Issued: _____ Contractor:		
HVAC: Permit No.: 4571-87 Issued: 11-23-87 Contractor: Fagnes Co. : 1 Heat pump		
HVAC: Permit No.: _____ Issued: _____ Contractor:		

	UNDERGRD	ROUGH	FINAL
Plumbing: Permit No.: _____ Issued: _____ Contractor:			
Plumbing: Permit No.: _____ Issued: _____ Contractor:			

	REJECTED	APPROVED
Level VII Insulation:		
Level VIII Driveway: Permit No.: 9960(91) Issued: 7-25-91 Contractor: Rossetti Replacement		
Level IX FINAL FOR OCCUPANCY		

MISC. PERMITS AND NOTES: Fence Permit # 3050-93 4/22/93 "Richard Slubowski"
8-16-93 BZAP approved 2' West side yard encroachment & 5' rear yard encroachment. BZ-56-93

SUPPLEMENTARY PAGE

Address of Work: 1618 GRENOBLE

BUILDING PERMIT NO.: 7487-93 ISSUED: 1/13/94 FEE: 420.00 VALUATION: $ 70,000

Owner/Address/Phone: Richard Slubowski, 1618 Grenoble Ua/Oh 43221 488-4173

Contractor/Address/Phone: Hedges Johnson, 5053 Hibbs Drive, 488-9186

Description of Work: Addition, 2 car garage, new roof on dining rom Square Ftg.

BUILDING PERMIT INSPECTIONS: (Levels I & V Note in Misc. if Needed)	REJECTED	APPROVED
Level II Footer:		3-1-94
Level III Grade & Damproof:		
Level IV Foundation Tile:		
Level VI Framing: 8-15-94	8-1-94	5-18-94

	ROUGH	FINAL
Electric: Permit No.: Issued: Contractor:		
Electric: Permit No.: 6095-94 Issued: 3-14-94 Contractor: N & N Electric / 1-200 amp svc, 30 circ 40 fixt	4-6-94 7-6-94 5-16-95	
HVAC: Permit No.: 4131-94 Issued: 4-19-94 Contractor: Wolfe & Sons / extensions	7-29-94	
HVAC: Permit No.: Issued: Contractor:		

	UNDERGRD	ROUGH	FINAL
Plumbing: Permit No.: 5172-94 Issued: 8-2-94 Contractor: Owner / 1 wc, 1 shower, 2 LAA		8-9-94 8-11-94 8-15-94	3-11-97 DB 3-11-97 App
Plumbing: Permit No.: Issued: Contractor:			

	REJECTED	APPROVED
Level VII Insulation:		8-17-94
Level VIII Driveway: Permit No.: Issued: Contractor:		
Level IX FINAL FOR OCCUPANCY	3/14/97	

MISC. PERMITS AND NOTES:

CLOSED AS INCOMPLETE: 6095-94 5172-94 4131-94 7487-93

BUILDING PERMIT NO.: _____ ISSUED: _____ FEE: _____ VALUATION: _____

Owner/Address/Phone: _____

Contractor/Address/Phone: _____

Description of Work: _____ Square Ftg. _____

BUILDING PERMIT INSPECTIONS: (Levels I & V Note in Misc. if Needed)

		REJECTED	APPROVED
Level II	Footer:		
Level III	Grade & Damproof:		
Level IV	Foundation Tile:		
Level VI	Framing:		

		ROUGH	FINAL
Electric: Permit No.: _____ Issued: _____ Contractor:			
Electric: Permit No.: _____ Issued: _____ Contractor:			
HVAC: Permit No.: _____ Issued: _____ Contractor:			
HVAC: Permit No.: _____ Issued: _____ Contractor:			

	UNDERGRD	ROUGH	FINAL
Plumbing: Permit No.: _____ Issued: _____ Contractor:			
Plumbing: Permit No.: _____ Issued: _____ Contractor:			

		REJECTED	APPROVED
Level VII	Insulation:		
Level VIII	Driveway: Permit No.: _____ Issued: _____ Contractor:		
Level IX	FINAL FOR OCCUPANCY		

MISC. PERMITS AND NOTES:

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Madison Strauss, Intern

BZAP Meeting Date: June 25, 2025

Subject: 2434 Dorset Road (VAR-26-25) - To allow a detached garage that is 21'-4" tall, in lieu of the 17-foot height limit.

Site Description/History

The subject property, 2434 Dorset Road, is located on the north side of the street, two parcels west of Asbury Drive, and zoned R-1c, One-Family Residence District. The property is rectangular with 90 feet of frontage and 135 feet of depth, and a five-foot wide utility easement on the north side. It was platted as Lot #2 of Block 256 from the 1940 Upper Arlington subdivision. A 1.5-story stone and siding home sits along the 40-foot building setback line and is accessed via a driveway on the west side of the property. Behind the house is an attached, side-load, two-car attached garage. The property is enclosed with six-foot tall fencing and mature trees. The home was built in 1950 and purchased by the applicant in November 2018.

Staff would note that the home immediately to the north has solar panels on the rear exterior of their home, while both adjacent side yard neighbors have swimming pools in their rear yards.

Proposal

This application proposes the construction of a new 667-square-foot (24' x 28') detached garage at the end of the existing driveway on the north side of the property, nearly four feet from the side property line and five feet from the rear (due to the utility easement). The proposed garage would have a second-floor storage loft. It measures 21'-4" tall, which is 4'-4" above the maximum height limit. The elevations note horizontal siding on the exterior with four (4) front-facing dormer windows. One window is proposed on each side (east and west) elevation of the second floor; no window is proposed on the north (back) elevation. The existing driveway will be replaced and expanded to provide access to the new garage; the existing attached garage would be removed. All building and development cover limits are below the codified standards.

Zoning Code Requirements

- To allow a detached garage that is 21'-4" in height, in lieu of the 17-foot maximum limit (Article 6.09).

Alternatives

In order to avoid the variance, the applicant could eliminate the proposed second floor storage area and reduce the height of the garage by 4'-3". However, the height is within the range of those recently approved by the Board for second floor space in detached garages (19 to 22 feet), including one last year at 2225 Dorset Road. The Board has also looked to eliminate windows when there might be privacy concerns when they might loom over rear yards.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. While the proposed detached garage is at the higher end of the heights recently approved by the Board, existing fencing and trees will help limit its views. It is also nearly a foot further than the minimum side yard setback and is located outside the utility easement. The proposed design blends well with the home, including its scale and massing (Finding #4). The proposed garage will not reduce the output of a neighbor's solar panels (due to distance/height), while shading to the west would be limited to early morning hours (before 10 AM per the City's shade software), but is mitigated by the existing fencing and landscaping. For these reasons, Staff recommends that this application be approved, subject to the detached garage not being used for sleeping quarters and the window on the west elevation being removed.

Attachments

1.	BZAP Staff Report Pics - 2434 Dorset Road
2.	Variance Application - 2434 Dorset Road

2434 Dorset Road

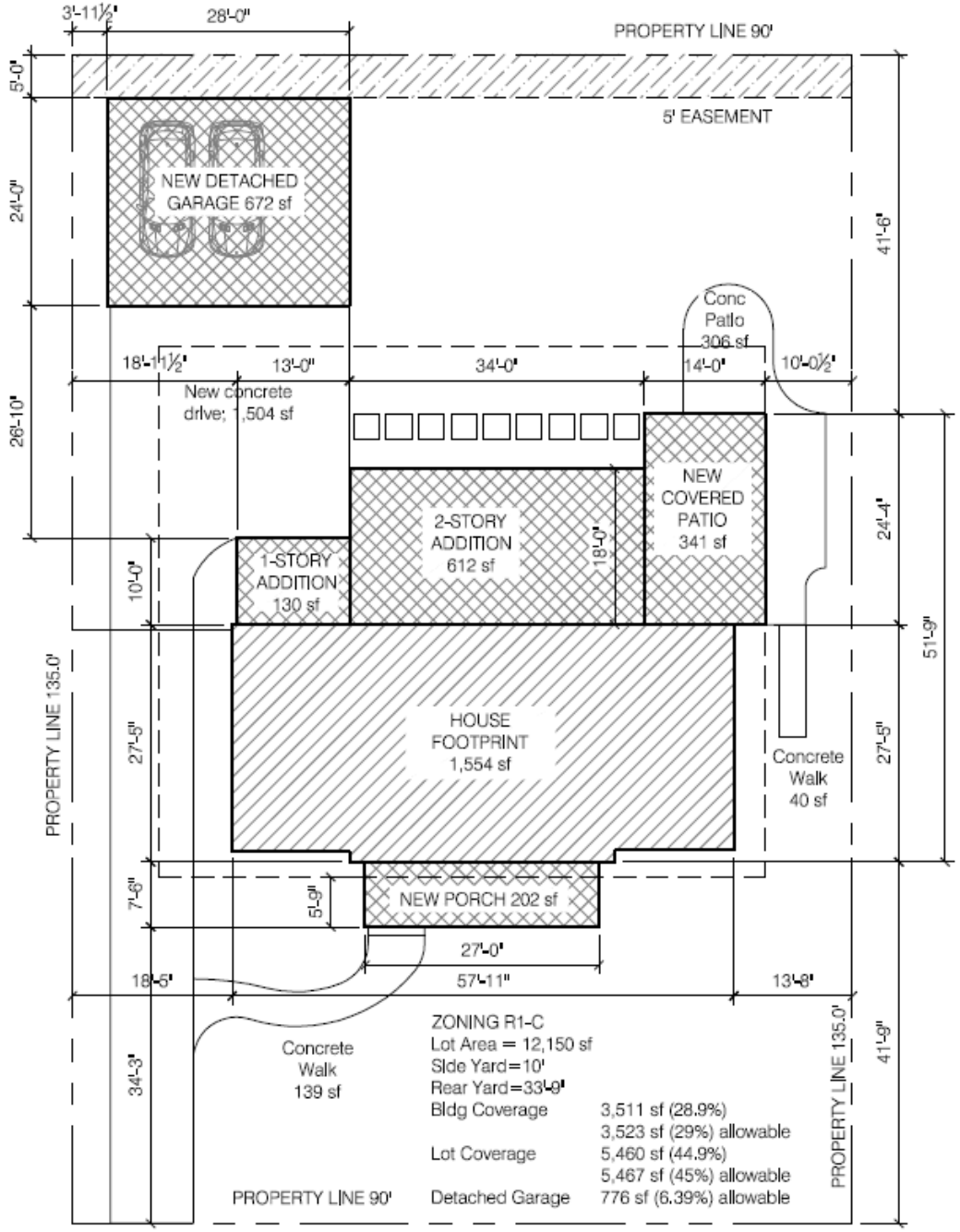
BZAP Staff Report Pictures | Variance

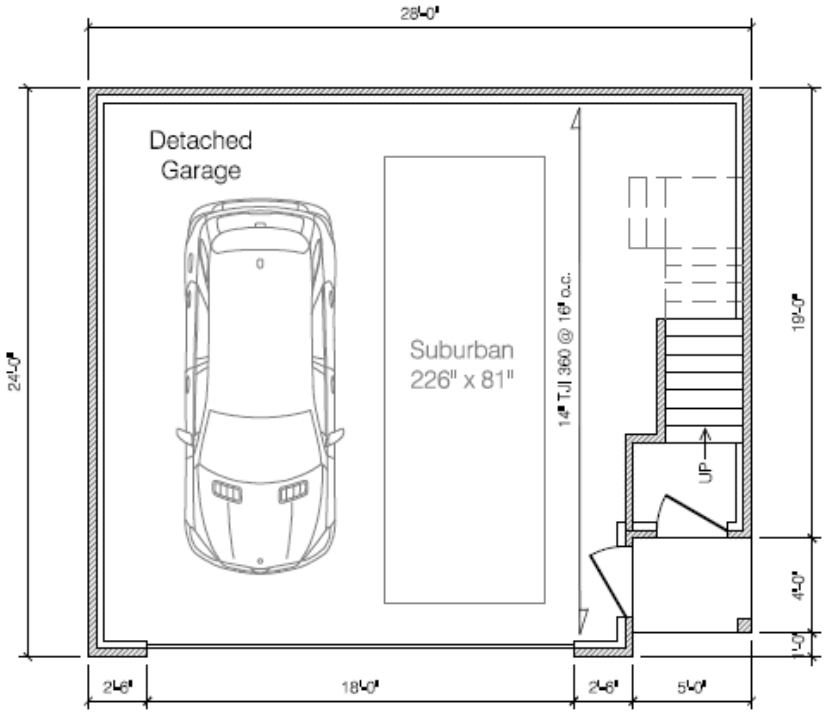
Google Maps ® Aerial – Looking North

Site Photos

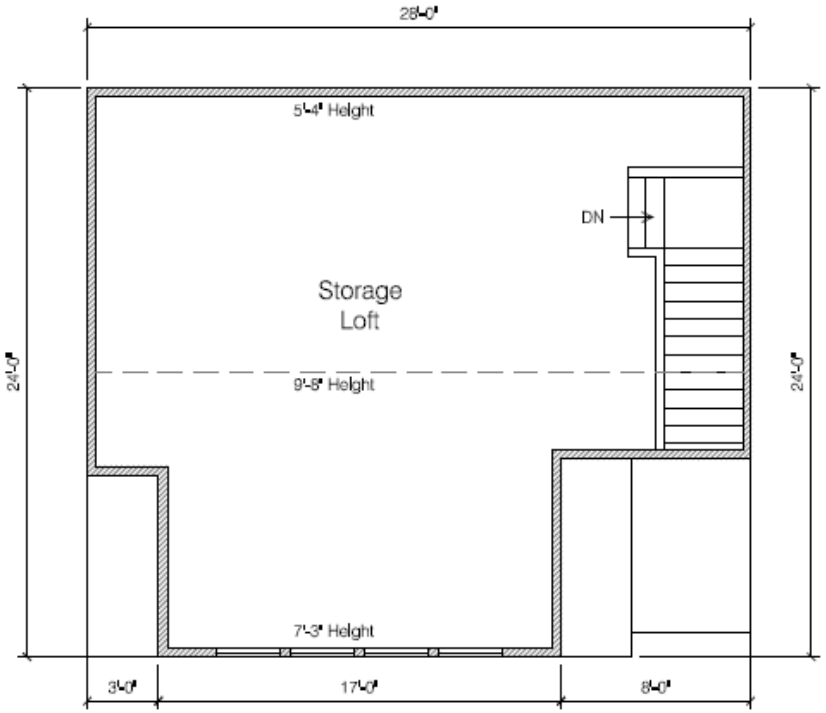
Site Photos

Proposed Plan





DETACHED GARAGE
FIRST FLOOR PLAN



DETACHED GARAGE
SECOND FLOOR PLAN

25-2292
Variance Application
Status: Active
Submitted On: 5/19/2025

Primary Location
2434 DORSET RD
UPPER ARLINGTON, OH 43221

Owner
FABYAN SAXE
DORSET 2434 COLUMBUS, OH 43221

Applicant
Brittany Saxe
614-226-0925
brisaxe@gmail.com
2434 Dorset Road
Columbus, Ohio 43221

BZAP Information

BZAP Case #
VAR-26-25

Status
Pending

BZAP Determination Date
06/25/2025

Vote Tally

Primary Variance
Detached Garage

Findings of Fact for Approval/Denial

Variance Request

To allow a detached garage that is 21'-4" tall, in lieu of the 17-foot height limit.

BZAP conditions

Variance Information

Describe Variance Request

Addition of detached garage

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?

2nd story height of garage similar to existing structure

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

others have detached garages with heights similar to existing home

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

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?

we believe so based on current condition of existing structure

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

possibly however state of existing structure needs to be completely redone

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

☑

e-Receipt

SHIP PRINT eSELL3136 Kingsdale CenterUpper Arlington, OH 43221Phone 614-459-1205Fax 614-459-1713info@shipprintesell.comwww.shipprintesell.com

Shipment---------- USPS First Class Mail Ship To: Jeff Feinberg 2447 DORSET RD C OLUMBUS, OH 43221-3043 Package 7.96 Tracking #: 9407111899560287722626 Actual Wt: 0 lbs 1.0 ozs Rating Wt: 0.06 lbs Pkg Dims: 9.00 x 4.00 x 0.13 Certified [$7.16]Shipment---------- USPS First Class Mail Ship To: Gretchen Anderson 2435 DORSET RD COLUMBUS, OH 43221-3043 Package 7.96 Tracking #: 9407111899560287751831 Actual Wt: 0 lbs 1.0 ozs Rating Wt: 0.06 lbs Pkg Dims: 9.00 x 4.00 x 0.13 Certified [$7.16]Shipment---------- USPS First Class Mail Ship To: Carol Kindler 2425 DORSET RD COLUMBUS, OH 43221-3043 Package 7.96 Tracking #: 9407111899560287160152 Actual Wt: 0 lbs 1.0 ozs Rating Wt: 0.06 lbs Pkg Dims: 9.00 x 4.00 x 0.13 Certified [$7.16]Shipment---------- USPS First Class Mail Ship To: David Bastian 2867 ASBURY DR COLUMBUS, OH 43221-3073 Package 7.96 Tracking #: 9407111899560287100998 Actual Wt: 0 lbs 1.0 ozs Rating Wt: 0.06 lbs Pkg Dims: 9.00 x 4.00 x 0.13 Certified [$7.16]Shipment---------- USPS First Class Mail Ship To: William Schuler 2420 DORSET RD COLUMBUS, OH 43221-3044 Package 7.96 Tracking #: 9407111899560287430217 Actual Wt: 0 lbs 1.0 ozs Rating Wt: 0.06 lbs Pkg Dims: 9.00 x 4.00 x 0.13 Certified [$7.16]Shipment---------- USPS First Class Mail Ship To: Elliott Bonnie 2456 DORSET RD COLUMBUS, OH 43221-3044 Package 7.96 Tracking #: 9407111899560287417621 Actual Wt: 0 lbs 1.0 ozs Rating Wt: 0.06 lbs Pkg Dims: 9.00 x 4.00 x 0.13 Certified [$7.16]Shipment---------- USPS First Class Mail Ship To: Christopher Ko

chanek 2433 EDINGTON RD COLUMBUS, OH 43221 -3047 Package 7.96 Tracking #: 940711189956 0287446836 Actual Wt: 0 lbs 1.0 ozs Rating Wt: 0.06 lbs Pkg Dims: 9.00 x 4.00 x 0.13 Certified [$7.16] Shipme nt---------- USPS First Class Mail Ship To: Rashee Mannava 2909 ASBURY DR COLU MBUS, OH 43221-3074 Package 7.96 Tracking #: 940711189956028749967 2 Actual Wt: 0 lbs 1.0 ozs Rati ng Wt: 0.06 lbs Pkg Dims: 9.00 x 4.00 x 0.13 Certified [$7.16] Shipment---------- USPS First Class Mai l Ship To: John Green 2444 DORSET RD COLUMBUS, OH 43221-3044 Package 7.96 Tracking #: 940711189956028742725 5 Actual Wt: 0 lbs 1.0 ozs Rating Wt: 0.06 lbs Pkg Dims: 9.00 x 4.00 x 0.13 Ce rtified [$7.16] Return:Shipping -71.64 PRE PAI D SUBTOTAL 0.00 TAX 0.00 TOTAL 0.00 TEND Chk: pre paid 0.00 Total shipments: 9 BRITTANY SAXE 05/19/2025 #236716 11:42 AM Work station: 0 - Master Workstation

Shipping dates are estimated and not guarenteed dates. There are no refunds on late deliveires for ground or express shipments. ********** Thank you for your busin ess! **********

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: Fabyan & Brittany Saxe

Location of property subject to BZAP request: 2434 Dorset Road, Columbus Ohio 43221

This application will be heard by the Board of Zoning and Planning on: 6/25/25

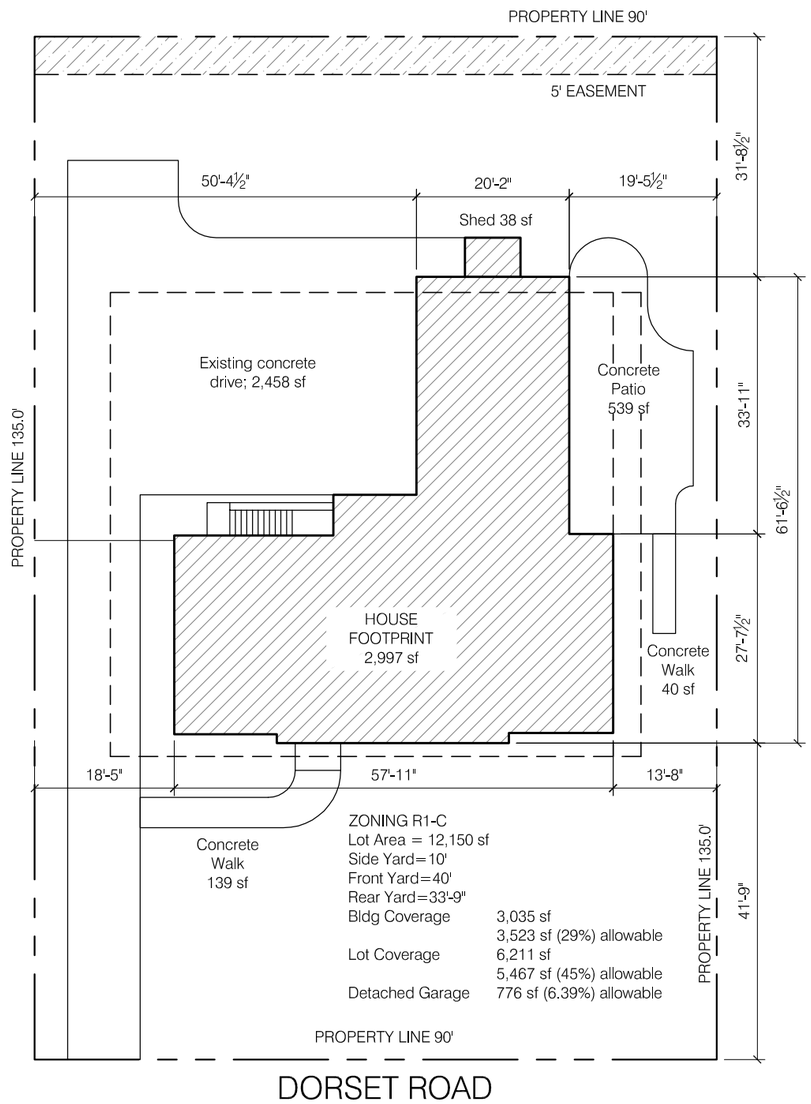
Describe activity which requires Board of Zoning and Planning review:

Addition of detached garage

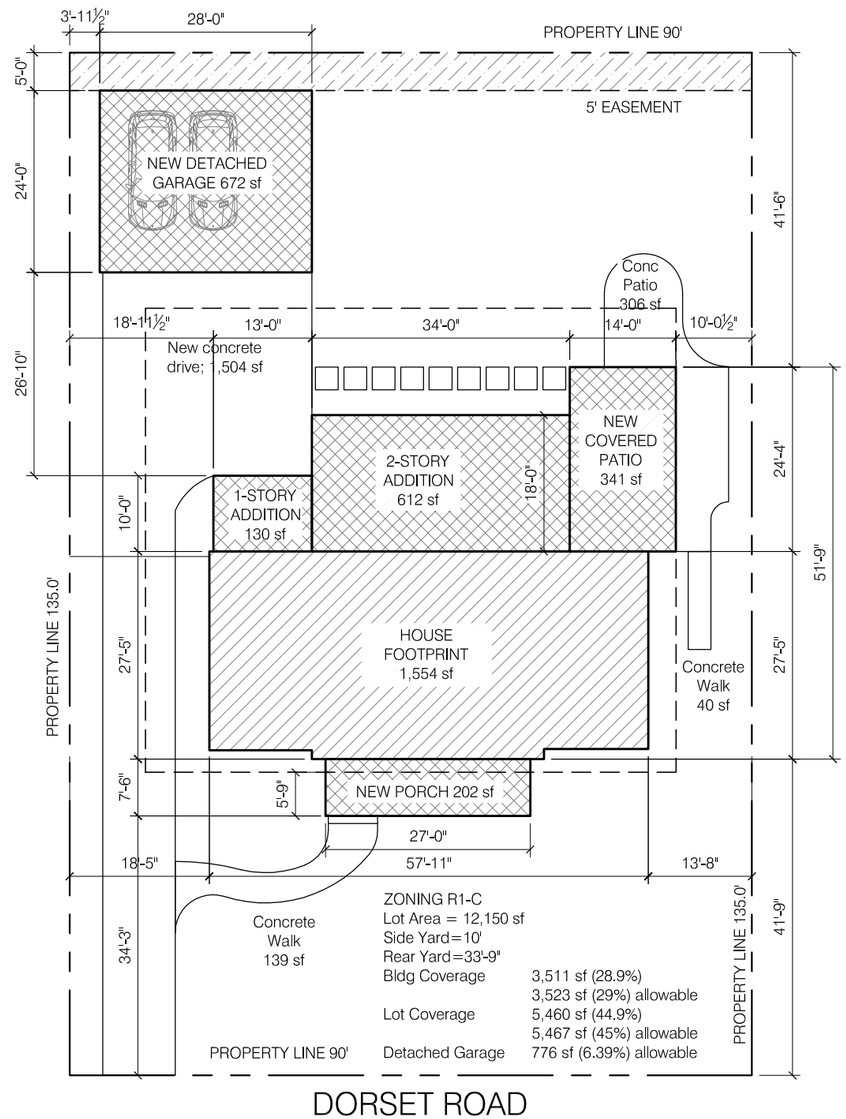
Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website 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:
2447 DORSET RD	Jeff Feinberg	9407111899560287722626	5/19/25
2435 DORSET RD	Gretchen Anderson	9407111899560287751831	5/19/25
2425 DORSET RD	Carol Kindler	9407111899560287160152	5/19/25
2867 ASBURY DR	David Bastian	9407111899560287100998	5/19/25
2420 DORSET RD	William Schuler	9407111899560287430217	5/19/25
2456 DORSET RD	Elliott Bonnie	9407111899560287417621	5/19/25
2433 EDINGTON RD	Christopher Kochanek	9407111899560287446836	5/19/25
2909 ASBURY DR	Rashee Mannava	9407111899560287499672	5/19/25
2444 DORSET RD	John Green	9407111899560287427255	5/19/25
Applicant Signature: FRSIV			**Date:** 5/19/25



SITE PLAN - EXISTING



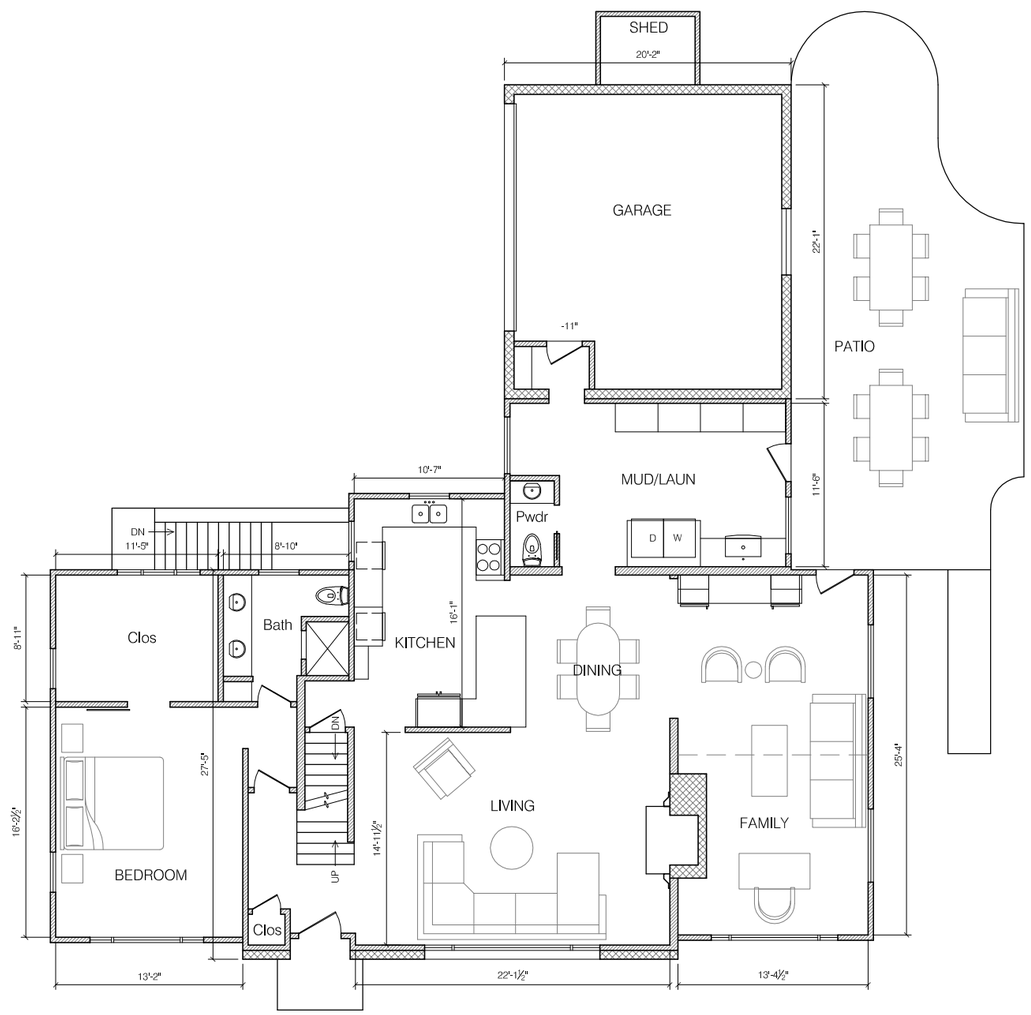
SITE PLAN - NEW WORK

SITE PLANS

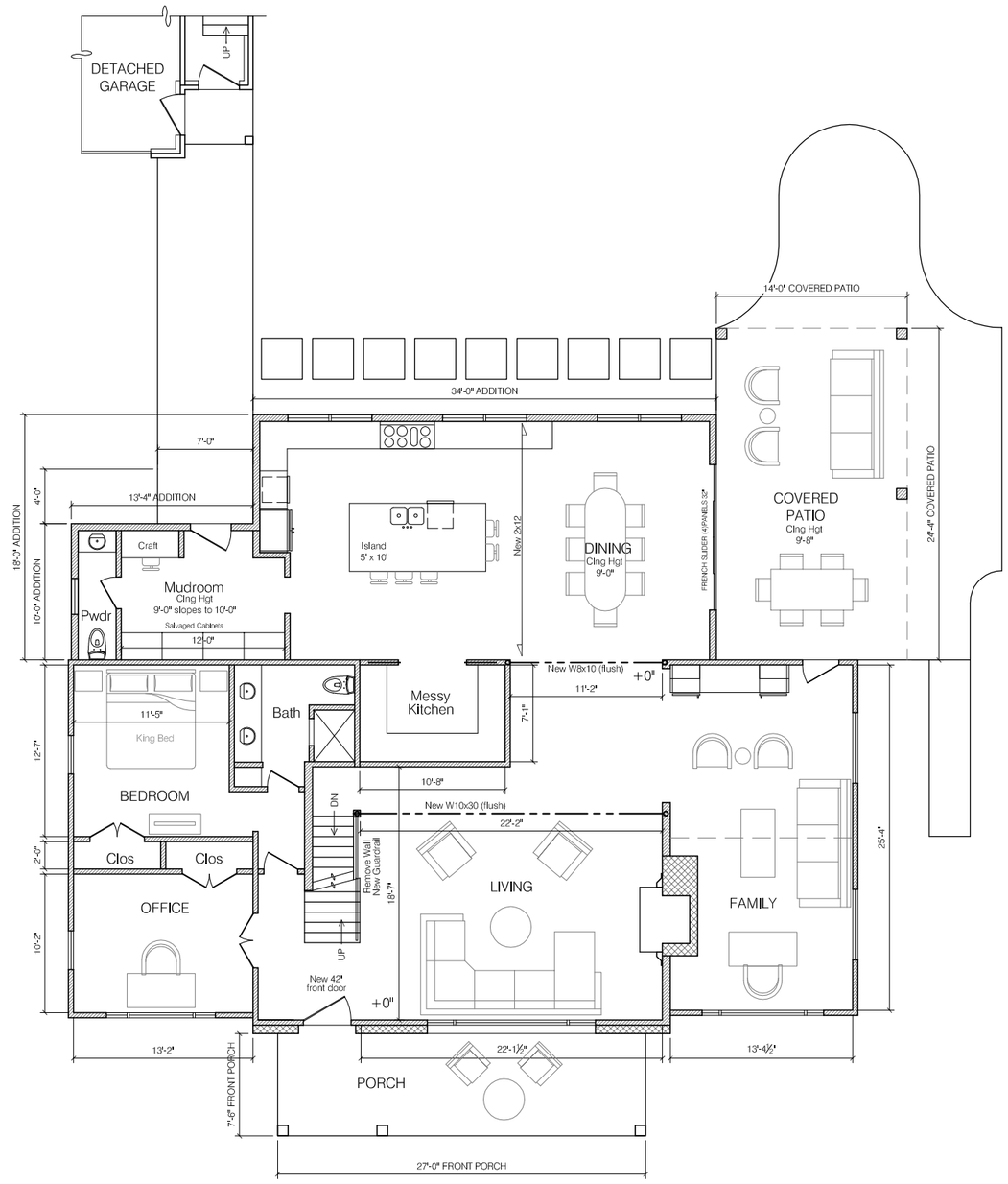
Scale: 1" = 20'-0"

2434 DORSET ROAD

April 26, 2025



FIRST FLOOR PLAN - EXISTING



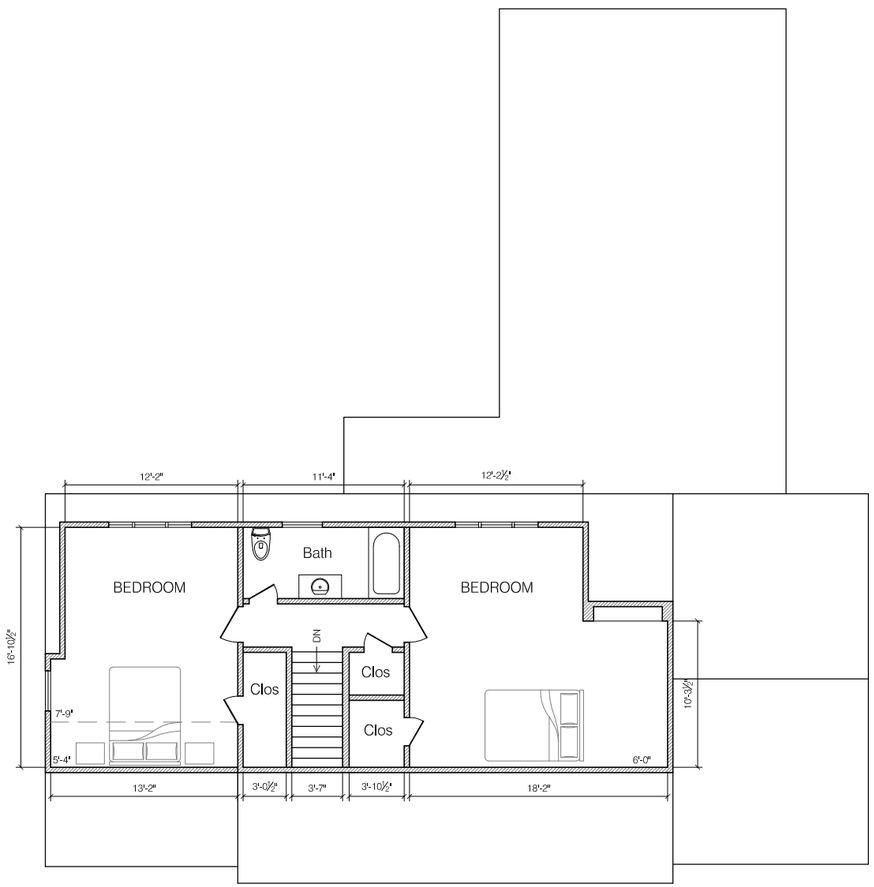
FIRST FLOOR PLAN - NEW WORK

FIRST FLOOR PLANS

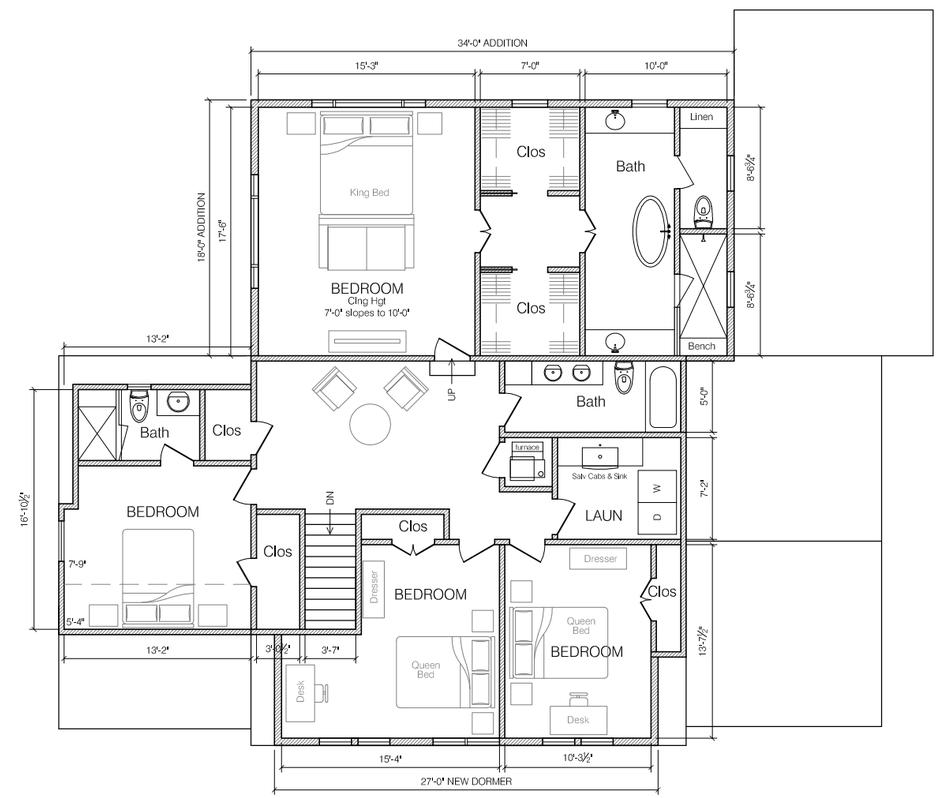
Scale: 3/32" = 1'-0"

2434 DORSET ROAD

April 26, 2025



SECOND FLOOR PLAN - EXISTING



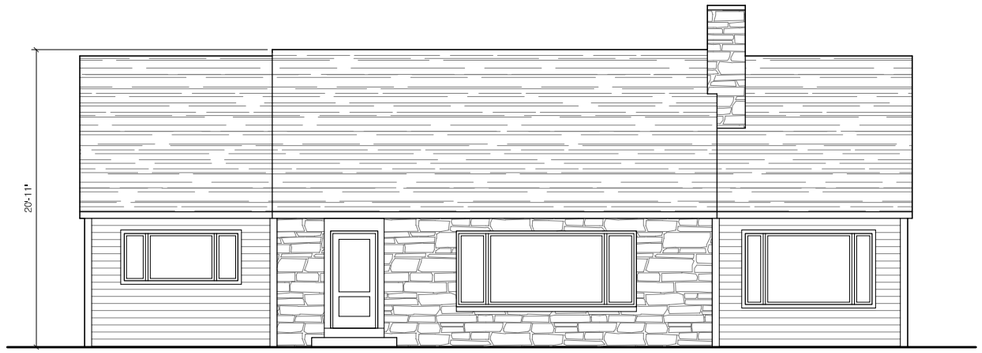
SECOND FLOOR PLAN - NEW WORK

SECOND FLOOR PLANS

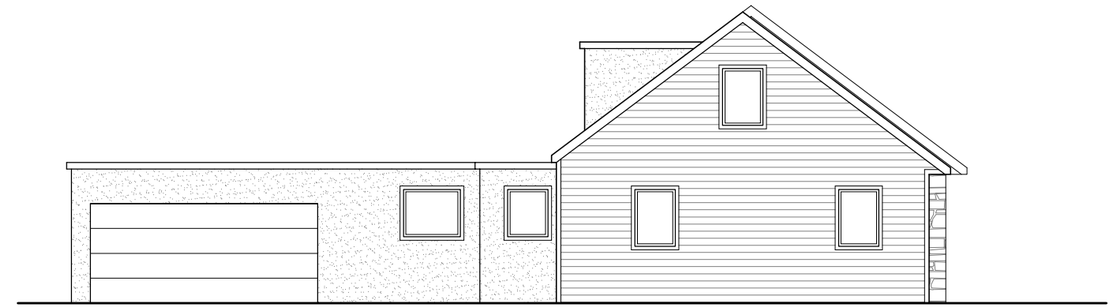
Scale: 3/32" = 1'-0"

2434 DORSET ROAD

April 26, 2025

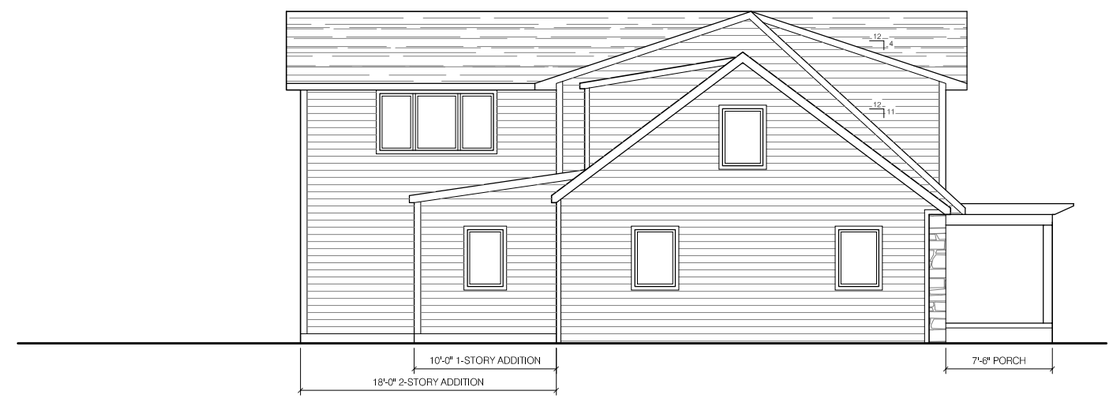


SOUTH ELEVATION - EXISTING



WEST ELEVATION - EXISTING

SOUTH ELEVATION - NEW WORK



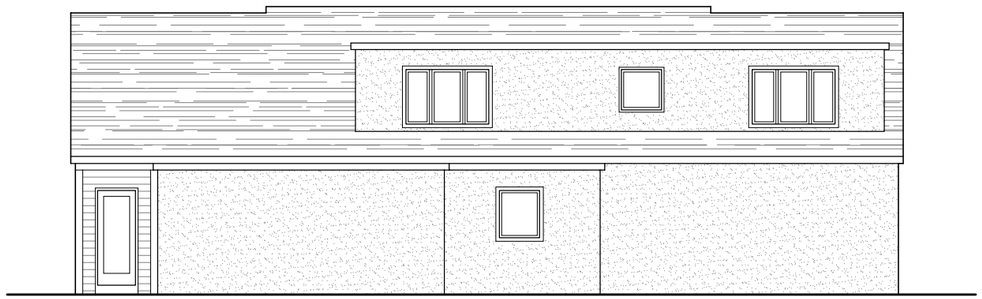
WEST ELEVATION - NEW WORK

EXTERIOR ELEVATIONS

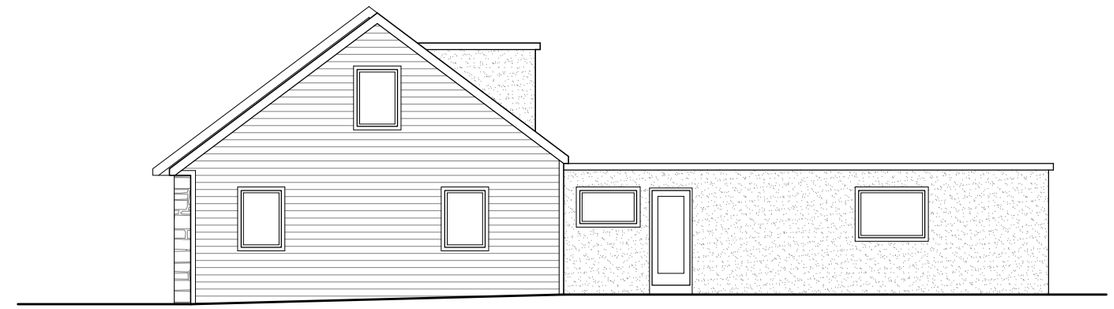
Scale: 3/32" = 1'-0"

2434 DORSET ROAD

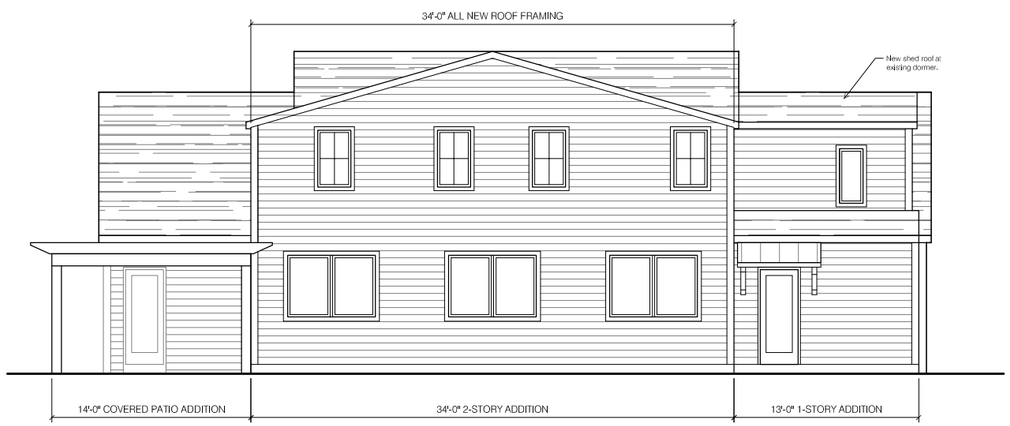
April 26, 2025



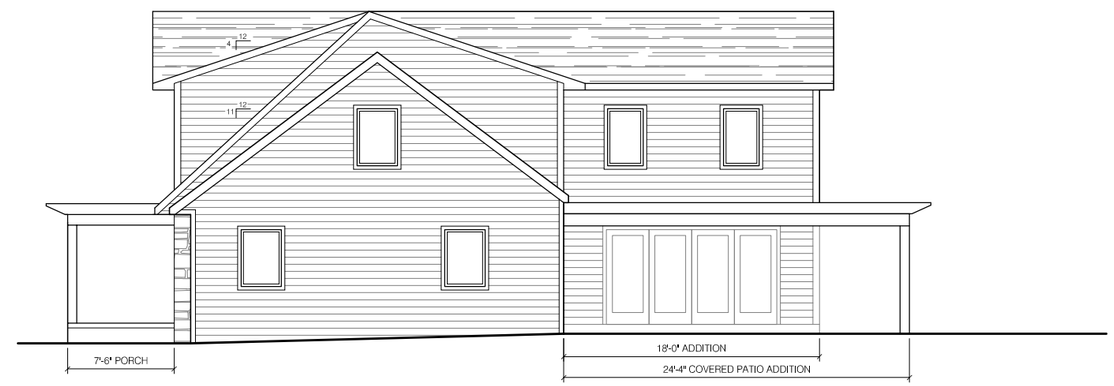
NORTH ELEVATION - EXISTING



EAST ELEVATION - EXISTING



NORTH ELEVATION - NEW WORK



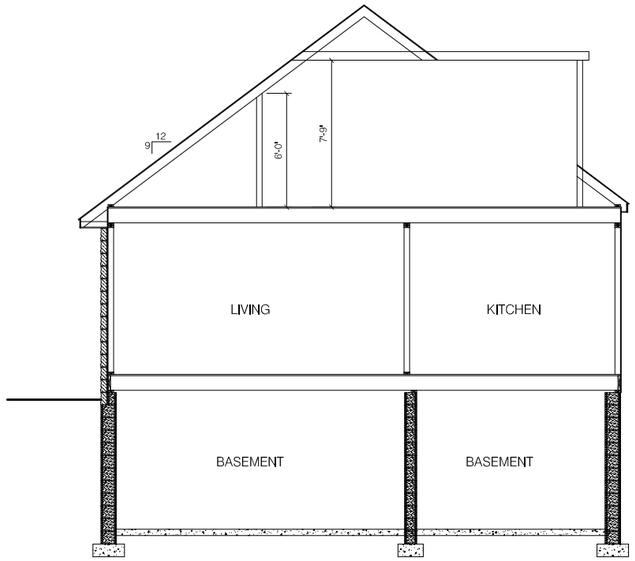
EAST ELEVATION - NEW WORK

EXTERIOR ELEVATIONS

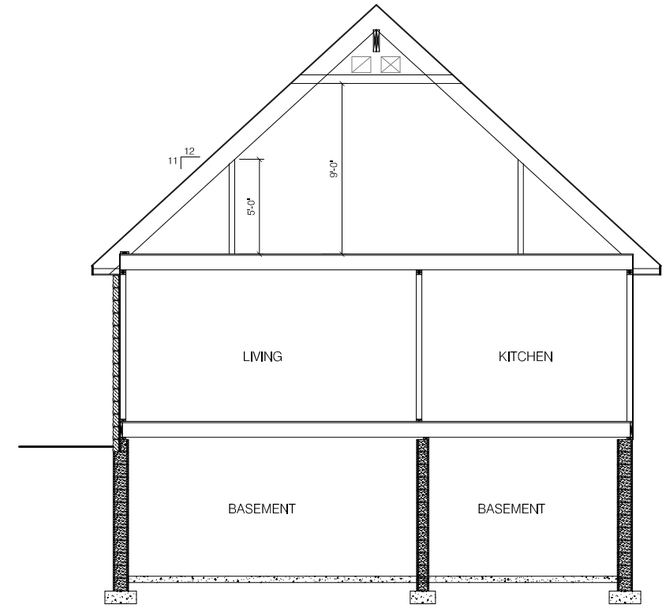
Scale: 3/32" = 1'-0"

2434 DORSET ROAD

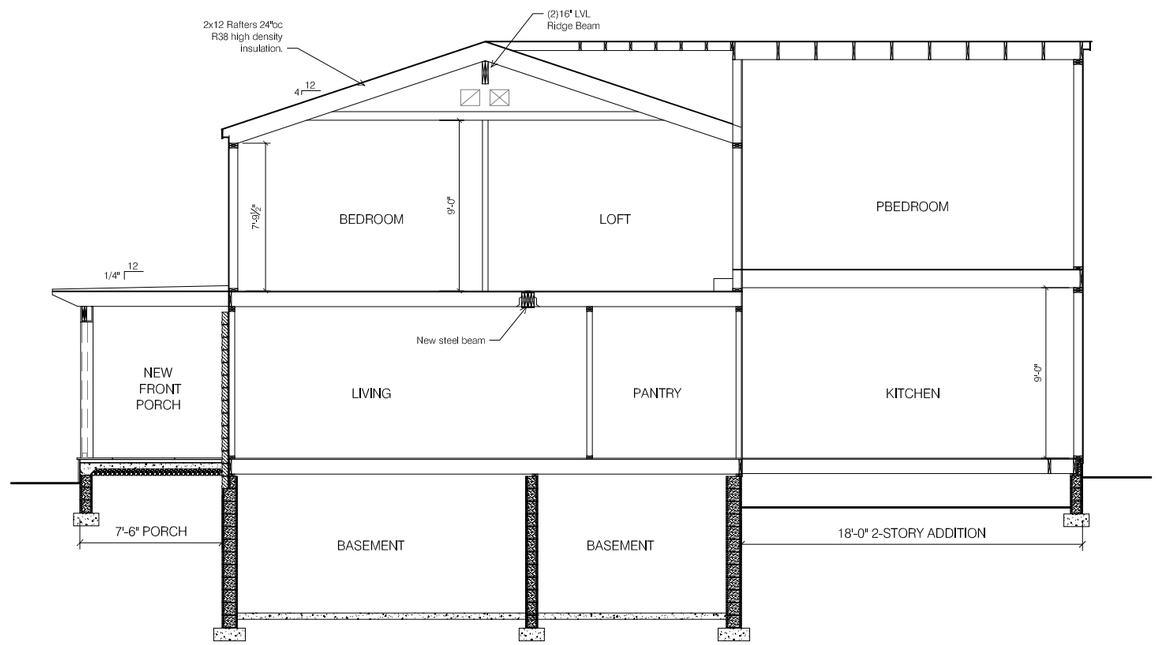
April 26, 2025



CROSS SECTION - EXISTING



CROSS SECTION - W/ DORMER, ADDITION, & PORCH



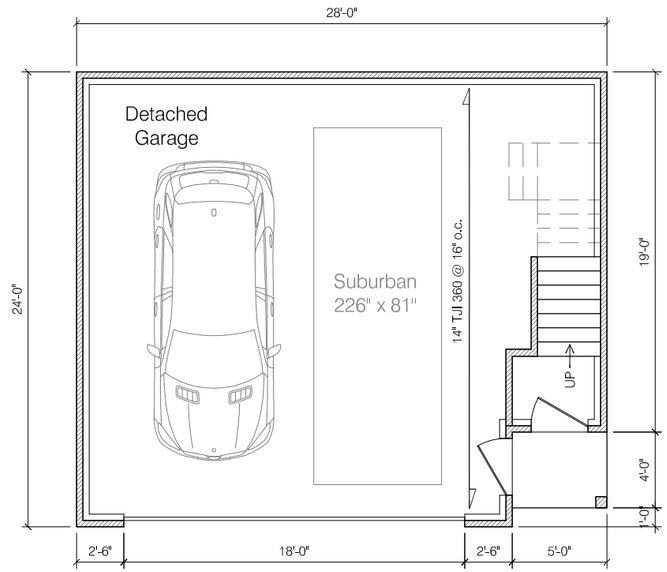
CROSS SECTION - W/ DORMER, ADDITION, & PORCH

OVERALL SECTIONS

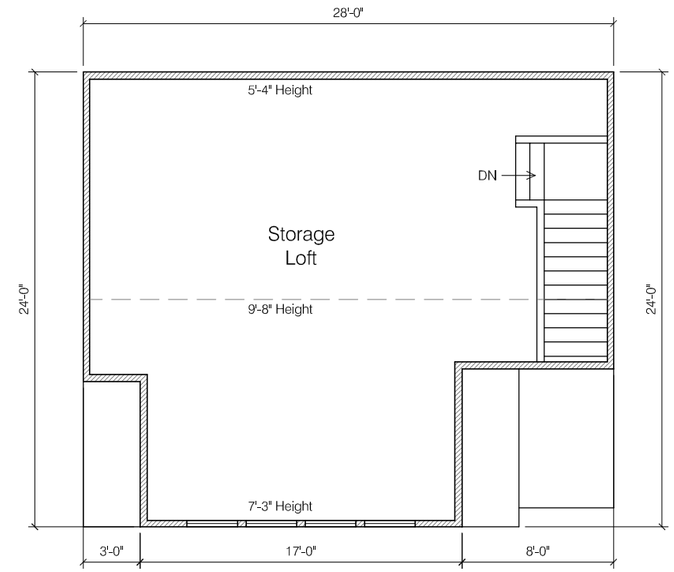
Scale: 1/8" = 1'-0"

2434 DORSET ROAD

April 26, 2025



DETACHED GARAGE
FIRST FLOOR PLAN



DETACHED GARAGE
SECOND FLOOR PLAN

DETACHED GARAGE
EXTERIOR ELEVATIONS

DETACHED GARAGE DRAWINGS

Scale: Varies

2434 DORSET ROAD

April 26, 2025

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: June 25, 2025

Subject: 4130 Randmore Court (VAR-27-25) - To allow a covered porch to encroach up to 16'-6" into the 26'-10" average minimum rear yard setback, in lieu of the six-foot maximum projection.

Site Description/History

The subject property, 4130 Randmore Court, is located at the southern end of the cul-de-sac, south of Ardwick Road; it is zoned R-1b, One-Family Residence District. McCoy Road is located to the south. The 0.30-acre property has 50 feet of frontage with depths of 155 feet and 96 feet; it is 165 feet wide along the rear property line. An existing two-story home sits along the 40-foot setback line and is accessed via a driveway on the east side of the property. A ten-foot wide utility easement is present along the rear of the property. It is enclosed by a six-foot tall fence and mature trees. The home was built in 1975 and purchased by the applicant in 2014.

Proposal

The application includes the construction of 690-square foot covered porch on the rear of the home. It would be open on all sides with a fireplace on the south end, and would replace an existing covered porch and patio. At its closest point, it would be 10 feet from the rear property line. A floor plan was submitted showing proposed dining and seating areas with access from the home. The structure is 15'-2" tall and includes intersecting gable roofs.

Zoning Code Requirements

- To allow a covered porch to encroach up to 16'-6" into the 26'-10" average minimum rear yard setback, in lieu of the six-foot maximum projection (Article 6.01).

Alternatives

Staff has been working with the applicant since 2022 on a variety of designs for the covered porch, which always included a future swimming pool. Some plans did not need a variance, while others did. The submitted plan is probably the most aggressive (in terms of encroachments) of the plans informally reviewed by Staff.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and previously met with the applicant. There is no question that the lot is uniquely shaped, at the end of a cul-de-sac and is screened with existing fencing and mature trees. Adjacent property owners will likely not see the proposed covered porch due to existing site conditions. It is well-designed and blends well with the home. However, Staff believes that the proposal is too much of a departure from code, especially when other options containing either no (or lesser) projections are available. Staff could potentially support a reduced rear yard projection. Should the Board offer a motion on this application, Staff would recommend Findings #1 (special conditions), #3 ('substantialness') and #4 (character of the area) be considered.

Attachments

1.	BZAP Staff Report Pics - 4130 Randmore Court
2.	Variance Application - 4130 Randmore Court

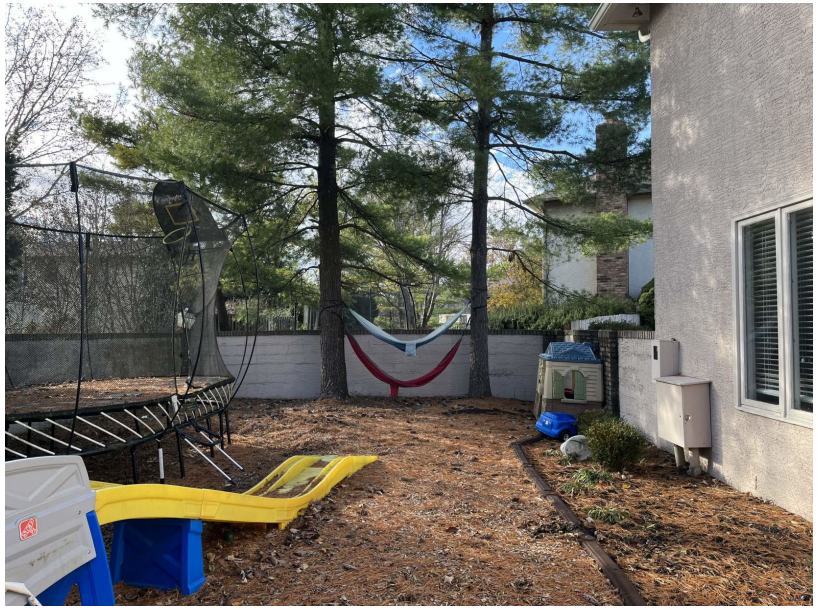
4130 Randmore Court

BZAP Staff Report Pictures | Variance

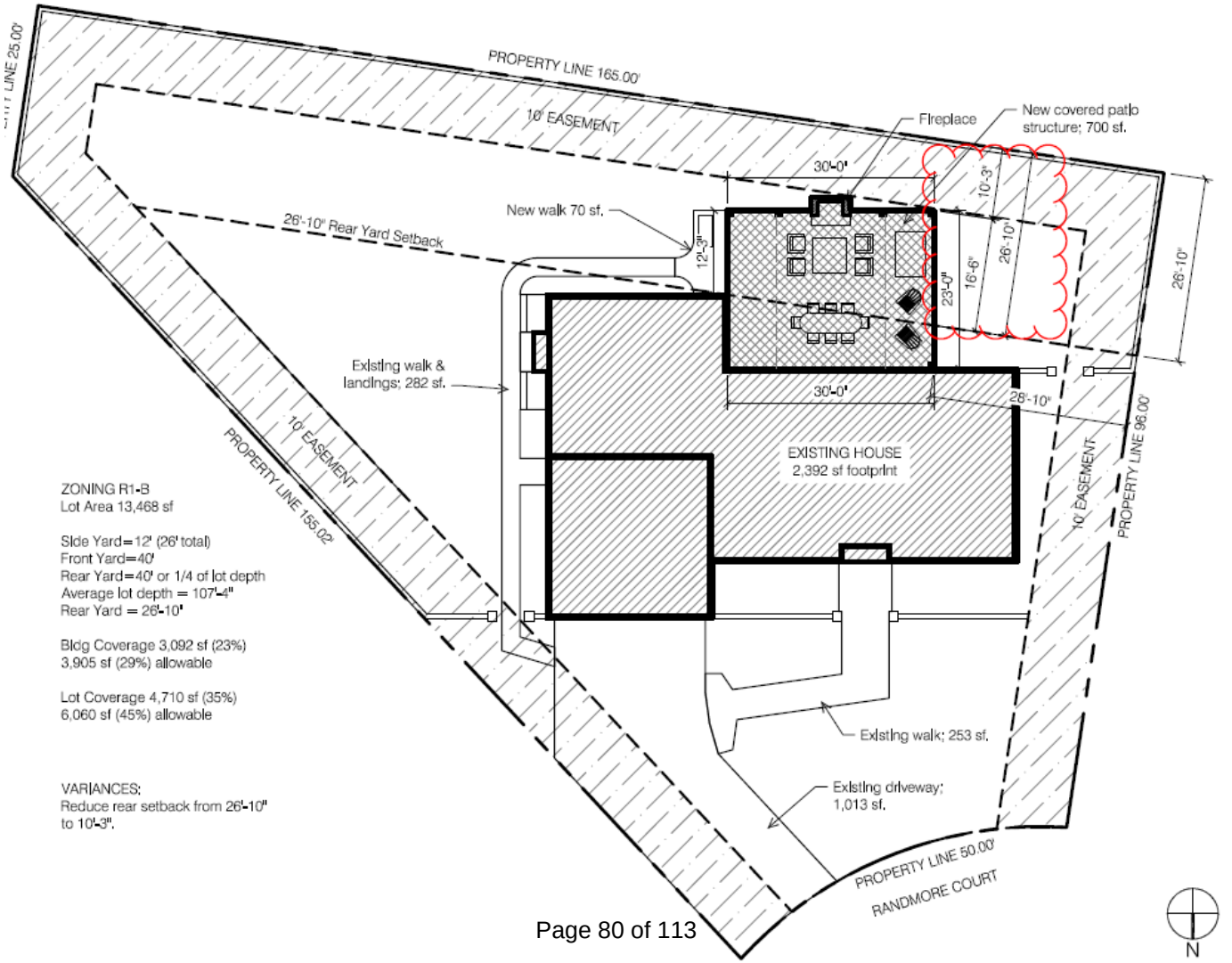
Google Maps ® Aerial – Looking North

Site Photos

Site Photos

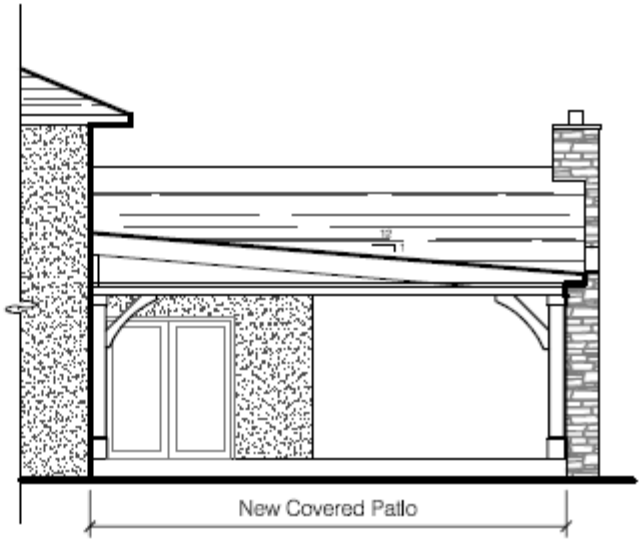


Proposed Plan



Proposed Plan

SOUTH ELEVATION



WEST ELEVATION

25-2282

Variance Application

Status: Active

Submitted On: 5/19/2025

Primary Location

4130 RANDMORE CT
UPPER ARLINGTON, OH 43220

Owner

FROMKES JOHN P
Randmore Court 4130 COLUMBUS, OH 43220

Applicant

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

BZAP Information

BZAP Case #

VAR-27-25

Status

Pending

BZAP Determination Date

06/25/2025

Vote Tally

Primary Variance

Rear Yard

Findings of Fact for Approval/Denial

Variance Request

To allow a covered porch to encroach up to 16'-6" into the 26'-10" average minimum rear yard setback.

BZAP conditions

Variance Information

Describe Variance Request

Request variance to reduce the rear yard setback from 26'-10" to 10'-3" for an attached covered patio structure.

The property at 4130 Randmore consists of a single-family, two-story house with attached garage built in the 1970 era. The house is located in a cul-de-sac and therefore has a trapezoidal shaped lot. The lot is narrow at the street, wide at the back, but shallow in depth. At the rear, there is an existing small covered porch off the kitchen and family room. The covered porch spills out to an open patio to the rear and to the west side. The rear yard is defined by a masonry privacy fence. There are large evergreen trees at the west side and the south side. These large trees make it impossible to grow turf in this portion of the rear yard. And the trees create a mess on the patio and furniture. Therefore, the owners would like to expand the footprint of the covered porch to encapsulate the area of the open patio. The new structure would provide shelter from tree debris while maintaining the same amount of outdoor entertainment space they are used to.

Other locations on the property were considered for the location of the covered patio structure, however, the rear yard on the west side is the ideal location with proximity to both the kitchen and family room.

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 are due to the shape, depth, and vegetation of the lot. There is very limited space between the rear wall of the house and the rear property line. This limits the opportunities for expansion. Due to the location of the kitchen, the west side of the house is the ideal location for the outdoor space.

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

Granting the rear yard setback variance will not confer a special privilege. The property being on a cul-de-sac has unique circumstances. The property is unusual in shape with the house being set far into the yard. The request is only for an open patio structure and not an enclosed space.

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 request is for an open patio structure. The roof of the structure is dynamic with a gabled vault in the middle and nearly flat at the two sides. The property is heavily vegetated so views from the neighboring properties will be unchanged.

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?

The covered patio structure was considered on the east side of the lot where the majority of the yard is located. However, this location didn't function well with the internal spaces of the kitchen and family room. Plus, that location would take away the turf areas. Since this west side space is challenging to determine a use for and is proximate to the kitchen, this is the desired location.

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 variance will be deemed inadequate in regards to allowing the owners to have an outdoor space that is protected from the elements as well as the tree debris.

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

☑

NOTICE:

Date: May 19, 2025

To:

Please be advised that John & Rebecca Fromkes have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 4130 Randmore Court, Upper Arlington, Ohio 43220.

The zoning variance requests are as follows:
Request variance to reduce the rear yard setback from 26'-10" to 10'-3" for a covered patio structure.

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, June 25, 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. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

Brenda Parker (Architect)
On behalf of John & Rebecca Fromkes

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: Jan 2021

Certification of Notice

Applicant Name: John & Rebecca Fromkes

Location of property subject to BZAP request: 4130 Randmore Court

Describe activity which requires Board of Zoning and Planning review:

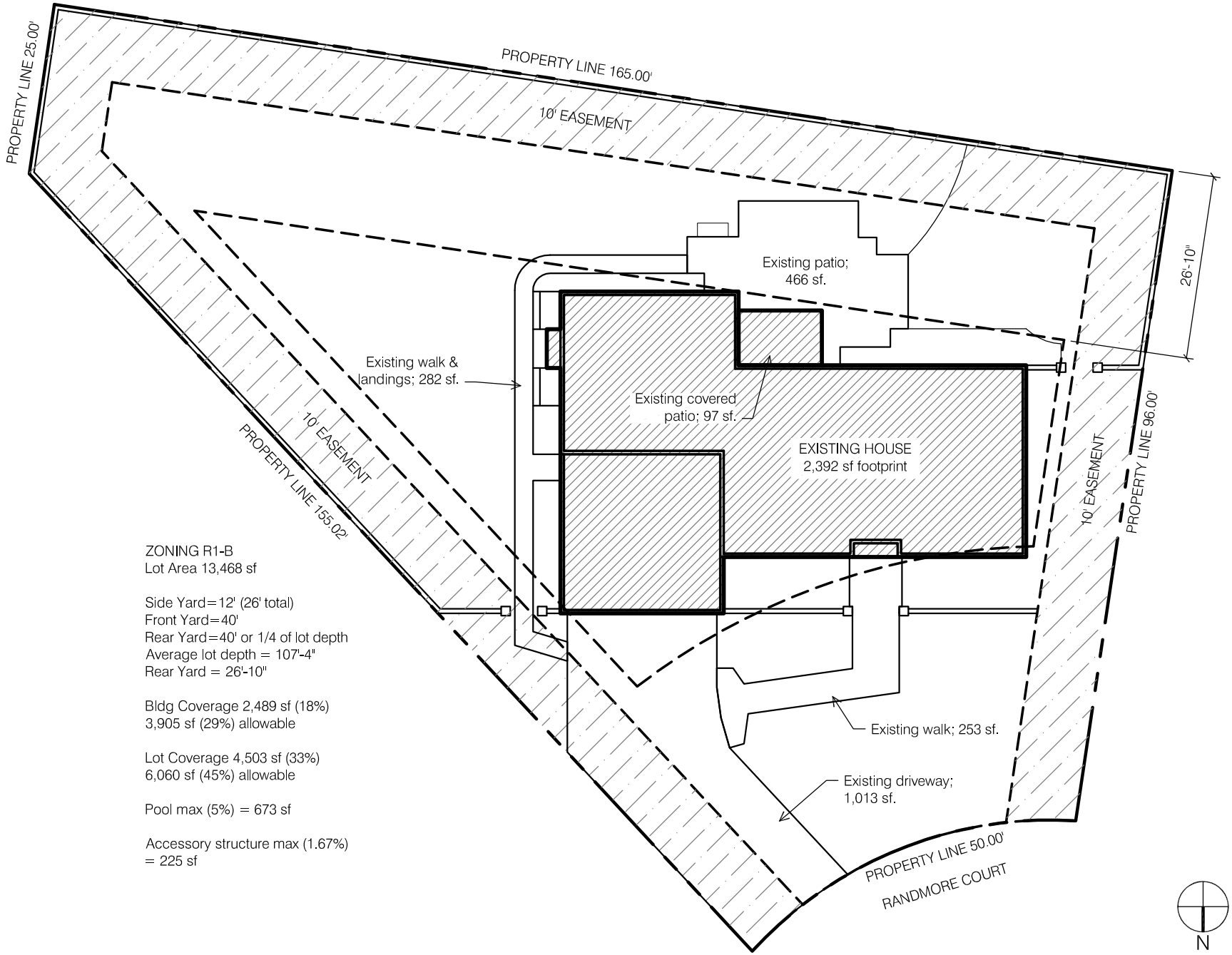
Reduce rear yard setback from 26'-10" to 10'-3" for attached covered patio structure.

This application will be heard by the Board of Zoning and Planning on: June 25, 2025

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:
4151 Randmore Court	James Sauer	9589 0710 5270 1809 9583 46	5-20-25
4141 Randmore Court	Robin Hall	9589 0710 5270 1809 9583 84	5-20-25
4131 Randmore Court	Kim Min Jung & Hong Sung Min	9589 0710 5270 1809 9584 83	5-20-25
4140 Randmore Court	Brian & Rosie Zeno	9589 0710 5270 1809 9583 53	5-20-25
4150 Randmore Court	Alexandra Stauffer & Anthony Zarcone	9589 0710 5270 1809 9583 91	5-20-25
4141 Lyon Drive	John & Paula Levitt	9589 0710 5270 1809 9584 90	5-20-25
4131 Lyon Drive	Duan Jiangtao & Yu Jing	9589 0710 5270 1809 9583 60	5-20-25
1658 McCoy Road	John & Marilyn Fiske	9589 0710 5270 1809 9584 69	5-20-25
1668 McCoy Road	Clare & Matthew Henne	9589 0710 5270 1809 9585 06	5-20-25
1678 McCoy Road	Sandeep & Monalisa Mawalkar	9589 0710 5270 1809 9583 77	5-20-25
PO Box 20126	Nighat & Robeena Aziz	9589 0710 5270 1809 9584 76	5-20-25
Applicant Signature:			**Date:** 5/20/25



ZONING R1-B
Lot Area 13,468 sf

Side Yard=12' (26' total)
Front Yard=40'
Rear Yard=40' or 1/4 of lot depth
Average lot depth = 107'-4"
Rear Yard = 26'-10"

Bldg Coverage 2,489 sf (18%)
3,905 sf (29%) allowable

Lot Coverage 4,503 sf (33%)
6,060 sf (45%) allowable

Pool max (5%) = 673 sf

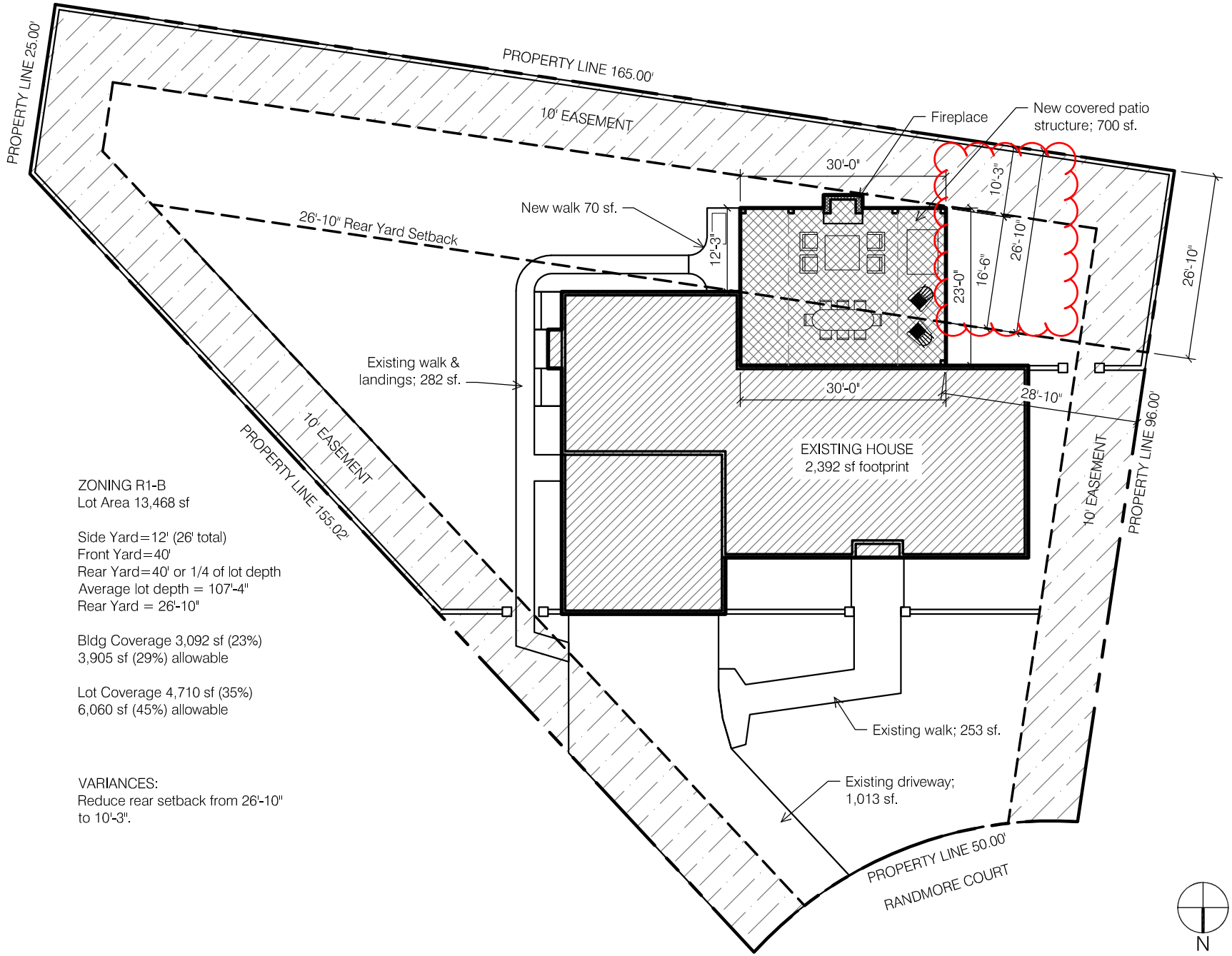
Accessory structure max (1.67%)
= 225 sf

SITE PLAN - EXISTING

Scale: 1" = 20'-0"

4130 Randmore Court

May 3, 2025



ZONING R1-B
Lot Area 13,468 sf

Side Yard=12' (26' total)
Front Yard=40'
Rear Yard=40' or 1/4 of lot depth
Average lot depth = 107'-4"
Rear Yard = 26'-10"

Bldg Coverage 3,092 sf (23%)
3,905 sf (29%) allowable

Lot Coverage 4,710 sf (35%)
6,060 sf (45%) allowable

VARIANCES:
Reduce rear setback from 26'-10" to 10'-3".

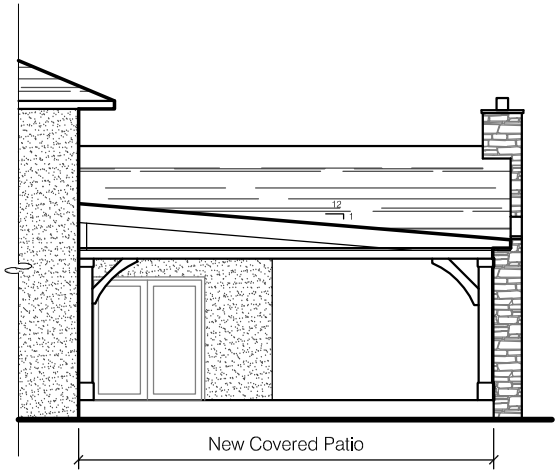
SITE PLAN - COVERED PATIO

Scale: 1" = 20'-0"

4130 Randmore Court

May 3, 2025

SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS - COVERED PATIO

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

4130 Randmore Court

May 6, 2025

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov | planning@uaoh.net

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: June 25, 2025

Subject: 2667 Kent Road (VAR-28-25) - To allow a hot tub to be located 13 feet into the 20-foot Wilshire Drive front yard, which is prohibited.

Site Description/History

The subject property, 2667 Kent Road, is located at the northwest corner of Kent Road and Wilshire Drive, and is zoned R-1c, One-Family Residence District. It is irregular in shape with 60 feet of frontage on Kent Road and 135 feet along Wilshire Drive; it is 74 feet deep along the west property line. It was platted as Lot #96 of the Guilford Place subdivision from 1929. An existing two-story residence, built in 1941, sits 44 feet from Kent Road right-of-way, in line with adjacent homes, and is 15.9 feet from Wilshire Drive (nonconforming). A two-car attached garage and driveway are located on the west side of the property. Mature trees and varying lengths of six-foot tall wood fencing are present along the periphery of the property. In front of an enclosed sunroom facing Wilshire Drive is a patio that is screened with white picket fencing and eight-foot tall evergreens. The property was purchased by the applicant in October 2021.

The Board previously granted a variance for an enclosed breezeway in June 1991, which "converted" the existing garage from detached to attached. Staff could not locate records for the existing patio along Wilshire Drive, but it appears to have been installed in 2011 and expanded afterward (no permits) by a previous owner.

Proposal

The application proposes the installation of an above-grade hot tub with a lockable cover that would be located seven feet from Wilshire Drive right-of-way, 13 feet into the front yard. It would be located in an existing grass area that is in front of an enclosed sunroom and adjacent to the existing patio. The patio is enclosed with a white picket fence and eight-foot tall arborvitae, and was first installed in 2011 and later expanded. The application notes that there are no other locations for the proposed hot tub; it would be screened by existing landscaping and will barely be visible to passers-by.

Zoning Code Requirements

- To allow a hot tub to be located 13 feet into the 20-foot Wilshire Drive front yard, which is prohibited (Article 6.09).

Alternatives

All of the property's outdoor entertaining areas are located in front of the house, facing Wilshire Drive. No patios are located on the west, north, or east sides of the home, which could have been alternate locations for the hot tub. At the patio, the west side is for access to the home, the central part is for outdoor dining and access, and the eastern side is grass, where the hot tub is proposed.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The property is irregular in shape, with shallow depths, and existing site conditions have outdoor entertaining areas along one of two street frontages, in the front yard. In order to create privacy, eight-foot tall arborvitae were installed, working to reduce views and noise of the area. Staff could only identify two somewhat recent hot tub variance requests: 2737 Wexford Road (side yard) and 3910 Lyon Drive (rear yard)- none have been located in the front yard. It will be important for the Board to consider the merits of a hot tub in the front yard and balance them with the potential impacts on the street and adjacent property owners. Should the Board choose to support this application, Staff would offer Finding #1 (special conditions of the property), #4 (character of the area), #6 (special conditions by a previous owner) or #8 (spirit and intent behind the ordinance) be considered.

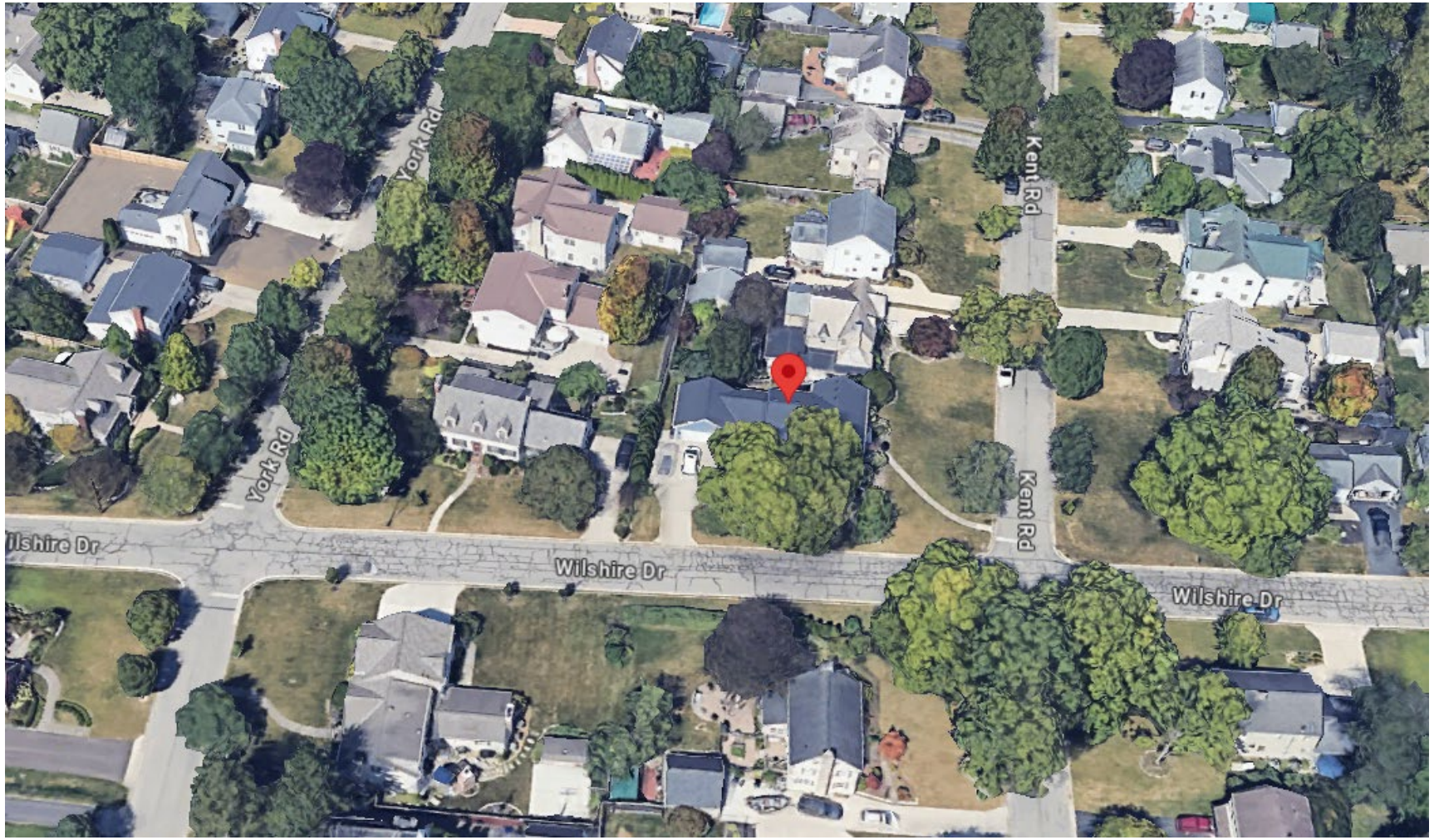
Attachments

1.	BZAP Staff Report Pics - 2667 Kent Road
2.	Variance Application - 2667 Kent Road
3.	Building Card 070-001227
4.	Board of Zoning and Planning - Minutes - 06-17-1991

2667 Kent Road

BZAP Staff Report Pictures | Variance

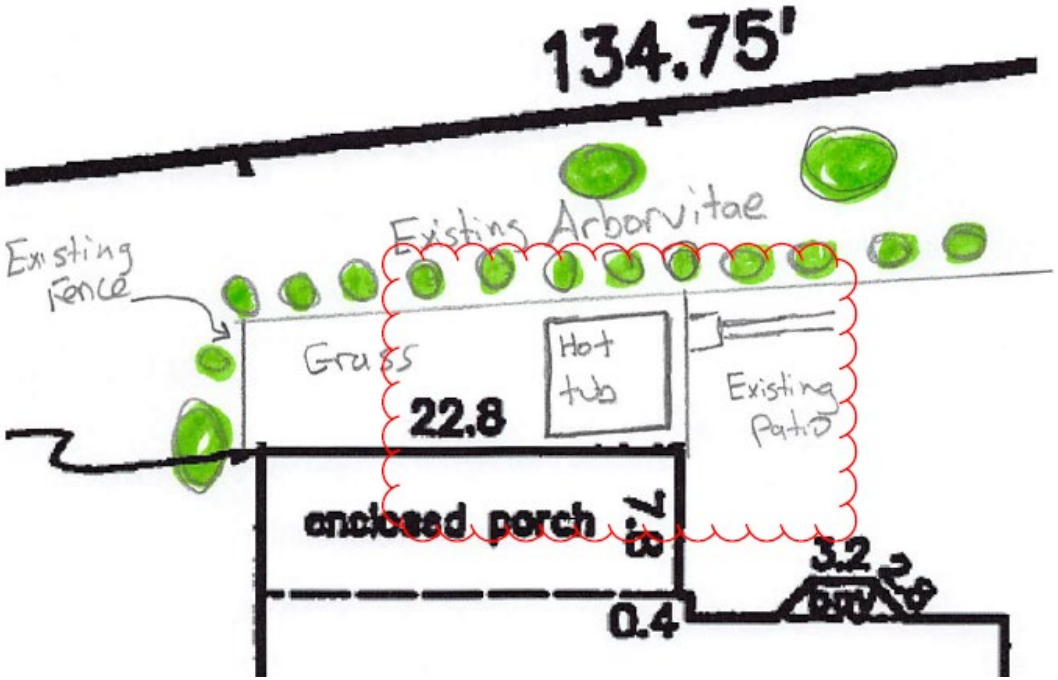
Google Maps ® Aerial – Looking North



Site Photos

Site Photos

Proposed Plan



25-2406
Variance Application
Status: Active
Submitted On: 5/23/2025

Primary Location
2667 KENT RD
UPPER ARLINGTON, OH 43221

Owner
Thomas Clark
KENT 2667 COLUMBUS, OH 43221

Applicant
Thomas Clark
314-704-3896
clarkt8@gmail.com
2667 Kent Road
Upper Arlington, Oh 43221

BZAP Information

BZAP Case #
VAR-28-25

Status
Pending

BZAP Determination Date
06/25/2025

Vote Tally

Primary Variance
Accessory Structure

Findings of Fact for Approval/Denial

Variance Request

To allow a hot tub to be located in the 20-foot Wilshire Drive front yard, which is prohibited.

BZAP conditions

Variance Information

Describe Variance Request

Hot Tub on not non buldiable

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?

No other spaace for the hot tub

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

There was another variace hot to permitted on northam very close to us.

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 hot tob is screend by existing trees and will be barely visible.

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?

There is not other place to have a hot tub on the property

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

No other location to have a hot tub.

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

☑

Subject: 2667 Kent Road Hot Tub Variance permit.

May 27, 2025

Tommy & Laura Clark

2776 Kent Road

Upper Arlington, Ohio 43221

Dear neighbor,

We are requesting a variance permit for 2667 Kent Road for a hot tub that will be less than the required 20 foot setback.

The hot tub will be located behind an existing fence and screened by an existing row of arborvitaes trees on the Wilshire side of the house. The hot tub will be very difficult to see from the street on both the Kent side and the Wilshire side. We are on a corner lot with very small back yard and there is not anther place on the property to place the tub.

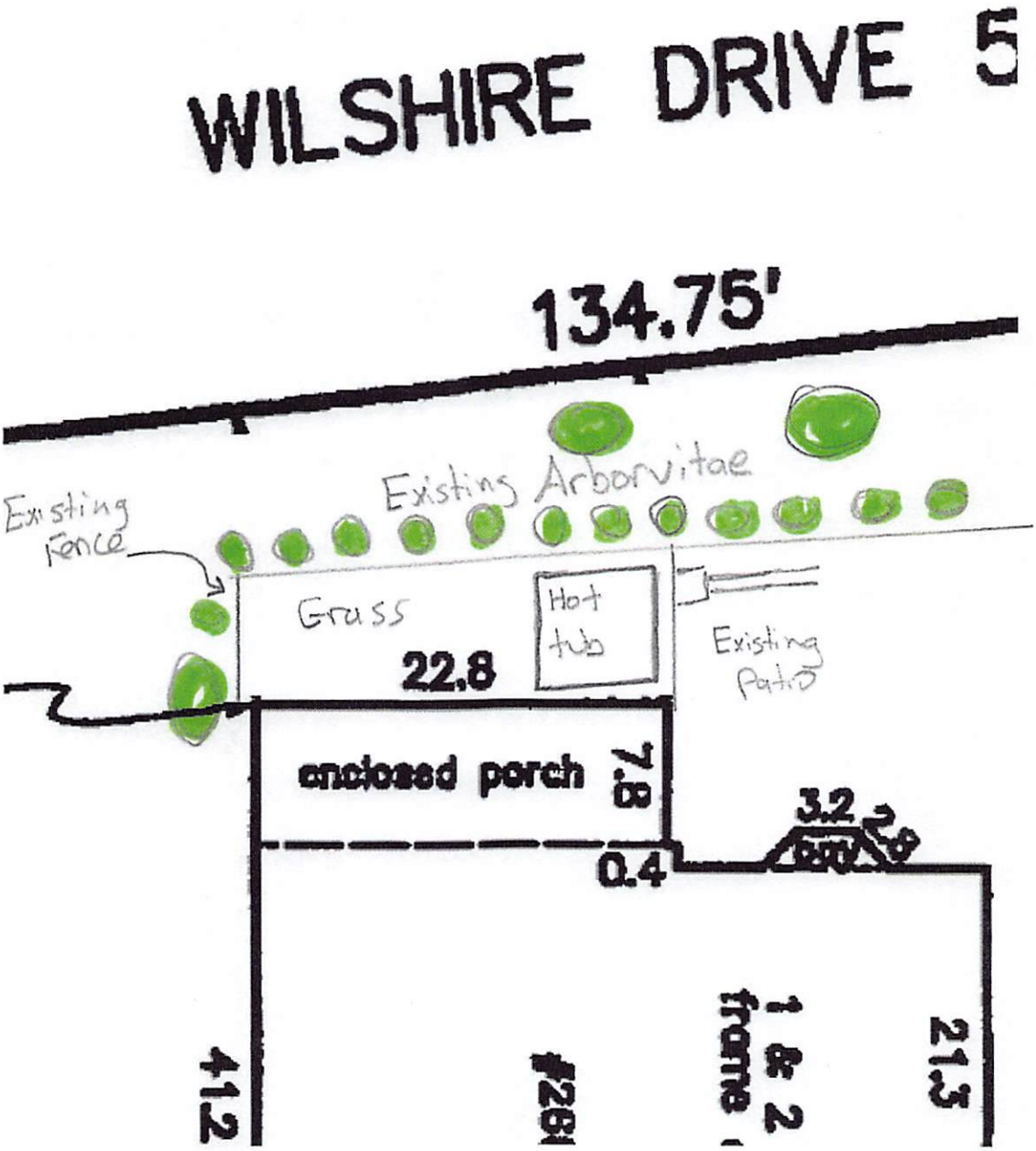
I have included drawing of where the proposed hot tub will go on the property.

There will be a zoning hearing on Jun 25 at 6pm with the board of zoneing and planning.

Please feel free to reach out if you have any questions. 314-704-3896

Thanks,

Tommy and Laura Clark



2667 Kent Road

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: Thomas Clark

Location of property subject to BZAP request: 2667 Kent Rd

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

Describe activity which requires Board of Zoning and Planning review:

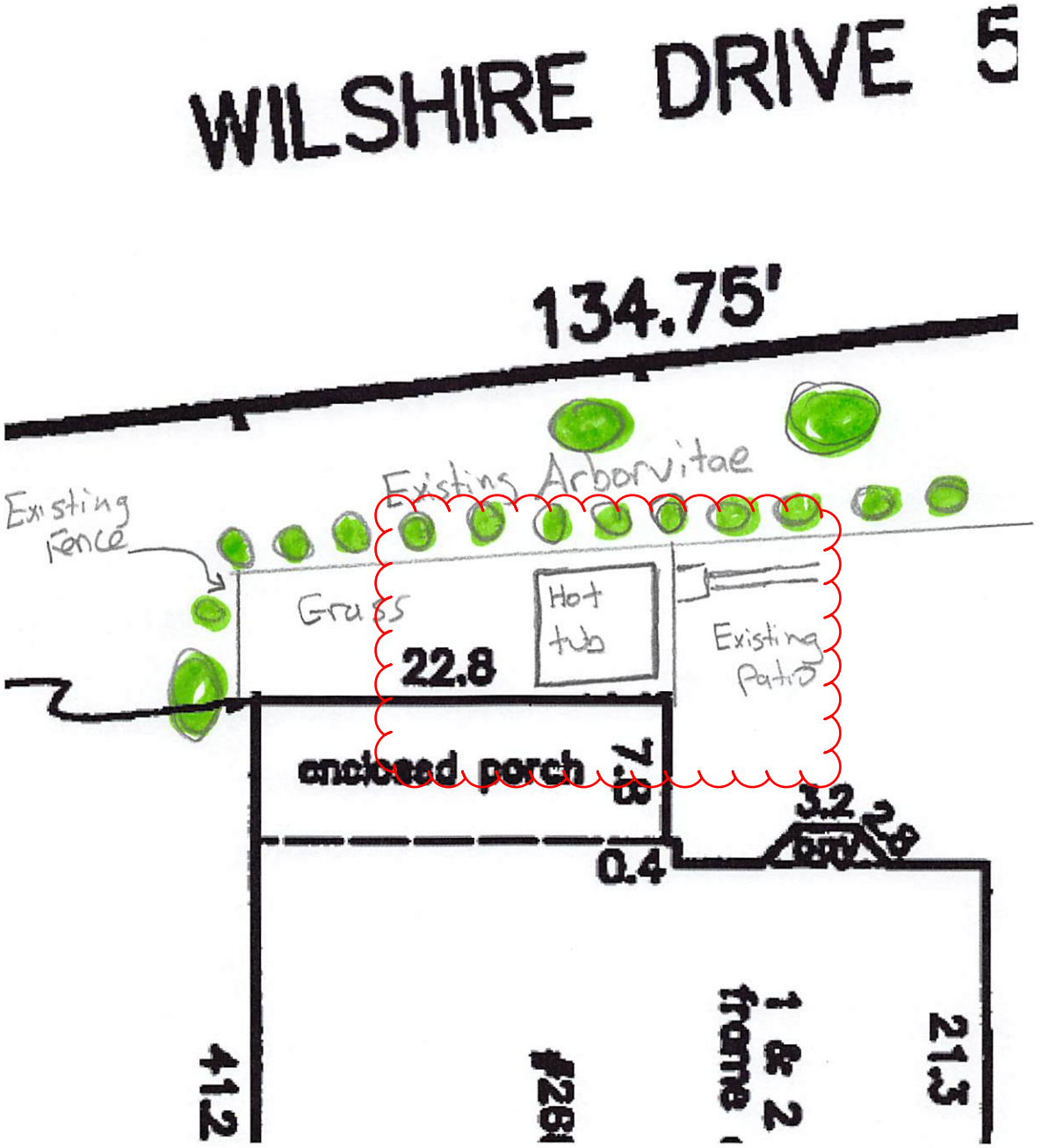
Hot tub within 20 feet of lot line

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:
2692 York Rd	James + Paula Bedford	9407111899560211092357	5/27/25
2683 Kent Rd	Susan Nagy	9407111899560211048556	
2682 Kent Rd	Robert Wheaton + Jenny Baker	9407111899560211037185	
2684 York Rd	Ned + Michelle Neely	9407111899560211016098	
2675 Kent Rd	Elizabeth Cowardin + Gregg Goldenbagen	9407111899560211037185	
2676 York Rd	Walter + Sharmon Rudin	9407111899560216984279	
2674 Kent Rd	Thomas + Jillian McKay	9407111899560216965247	
2666 Kent Rd	Michael + Elizabeth Dodge	9407111899560216924794	
2656 York Rd	Aaron + Lisa Bauer	9407111899560216994377	
2651 Kent Rd	Edward + Beverly Orazen	9407111899560216979619	
2105 Wilshire Rd	Harry + Ronda Shamansky	9407111899560216913187	

Applicant Signature: [signature] **Date:** 5/27/25



2667 Kent Road

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX:614-235-4559

A Mortgage Location Survey prepared for and certified to:

Talon Title Agency, LLC and/or First Federal Savings Bank

Legal Description: Situated in The State of Ohio, County of Franklin, City of Upper Arlington Being Lot 96 Guilford Place Addition, Plat Book 16 Page 31

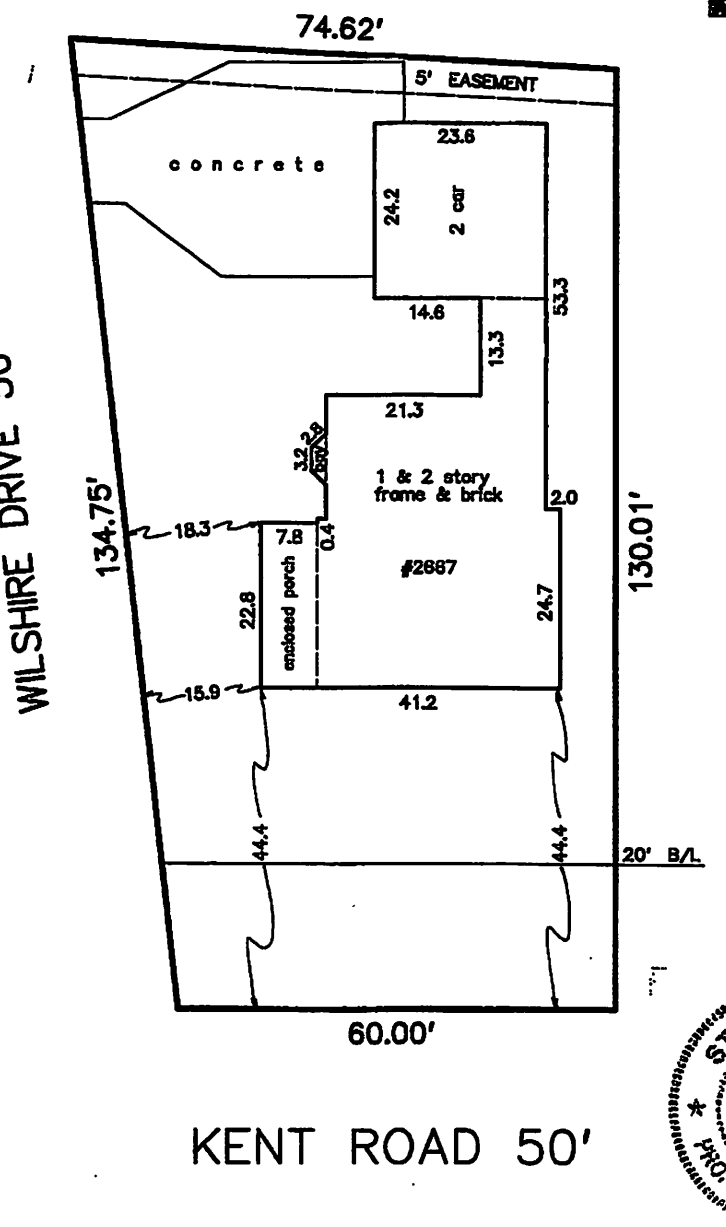
Applicant: Clark 21799790 UAR

Posted Address: 2667 Kent Road, Upper Arlington, Ohio

Apparent Encroachments: 1) None

20' 10' 0' 20'

Scale 1" = 20'
Date: 09/09/2021



STATE OF OHIO
JOSEPH P. MYERS
7351
REGISTERED PROFESSIONAL SURVEYOR

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.
THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By _____

Professional Surveyor

Myers Order No. - 2-09/01/2021 202109012	Rec.	Field	DWG	Ltr.	Ck.
	K	RO	KG		

2667
TOGETHER

ORIGINAL CONSTRUCTION 070-001227

2667 KENT ROAD	96		GUILFORD PLACE ADDITION
Street Address	Lot Number	Bl. No.	Subdivision Name

R-1c	60' frontage			
Zoning Category	Lot Size	Building Setback	Parcel No.	SSAF Permit & Date Issued

BUILDING PERMIT NO. 125 Issued: 6-19-41 Fee: _____ Valuation: 19,100.00

Owner/Address/Phone: W. H. Sorensen

Contractor/Address/Phone: The Larcomb Contr. Co., 1174 W. 5th Ave.

Description of Work: 2 story brick veneer res & frame, 2 car det gar

Building Square Footage: _____ OBBC Use Grp: _____ OBBC Type Const: _____

BUILDING PERMIT INSPECTIONS:

		REJECTED	APPROVED
Level I	Sewer Tap: Permit No. _____ Issued: _____ Contractor:		
Level II	Footer:		
Level III	Grade & Damproof:		
Level IV	Foundation Tile:		
Level V	Temporary Electrical Service: Permit No. _____ Issued: _____ Contractor:		
Level VI	Framing:		

		ROUGH	FINAL
	Heating: Permit No. _____ Issued: _____ Contractor:		
	Electric: Permit No. _____ Issued: _____ Contractor:		

		UNDERGRD.	ROUGH	FINAL
	Plumbing: Permit No. _____ Issued: _____ Contractor:			

		REJECTED	APPROVED
Level VII	Insulation:		
Level VIII	Driveway: Permit No. _____ Issued: _____ Contractor:		
Level IX	FINAL FOR OCCUPANCY		

ADDITIONAL CONSTRUCTION

BUILDING PERMIT NO.: 100-80 ISSUED: 5-23-80 FEE: _____ VALUATION: 5,000.00

Owner/Address/Phone: Richard E. Sands

Contractor/Address/Phone: Rarey-Defenbaugh, 2109 W. 5th Ave., 486-6364

Description of Work: Det gas repairs Square Ftg. _____

BUILDING PERMIT INSPECTIONS: (Levels I & V Note in Misc. if Needed)	REJECTED	APPROVED
Level II Footer:		
Level III Grade & Damproof:		
Level IV Foundation Tile:		
Level VI Framing:		

	ROUGH	FINAL
Electric: Permit No.: _____ Issued: _____ Contractor:		6-18-80
Electric: Permit No.: 6262-86 Issued: 7-17-86 Contractor: Evans & Buck Elect.: 15 amp P.S. A/C		
HVAC: Permit No.: 4235-86 Issued: 7-17-86 Contractor: Atlas Butler: replace furnace, clg htg pumps		
HVAC: Permit No.: _____ Issued: _____ Contractor:		

	UNDERGRD	ROUGH	FINAL
Plumbing: Permit No.: _____ Issued: _____ Contractor:			
Plumbing: Permit No.: _____ Issued: _____ Contractor:			

	REJECTED	APPROVED
Level VII Insulation:		
Level VIII Driveway: Permit No.: _____ Issued: _____ Contractor:		
Level IX FINAL FOR OCCUPANCY		

MISC. PERMITS AND NOTES:

6-17-91 - BZ-25-91 BZAP approved rear yard encroachment.

SUPPLEMENTARY PAGE

Address of Work: 2667 Kent Road

BUILDING PERMIT NO.: 7239-91 ISSUED: 07/24/91 FEE: 300.00 VALUATION: $ 100,000.00

Owner/Address/Phone: Richard E. Sands 2667 Kent Road UA/Oh 43221 486-4665

Contractor/Address/Phone: Owner

Description of Work: 2 story addition to rear of home Square Ftg.

BUILDING PERMIT INSPECTIONS: (Levels I & V Note in Misc. if Needed)	REJECTED	APPROVED
Level II Footer:		7-16-91
Level III Grade & Damproof:		7-26-91
Level IV Foundation Tile:		
Level VI Framing:		9-16-91

	ROUGH	FINAL
Electric: Permit No.: Issued: Contractor:		
Electric: Permit No.: 6393-91 Issued: 8-1-91 Contractor: A.W. Candill / 1200 amps, 41 outl, 10 fix	9-13-91	10-24-91
HVAC: Permit No.: 4456-91 Issued: 9-5-91 Contractor: Airtron / extensions	9-13-91	12-12-91 6-19-92 6-22-92
HVAC: Permit No.: Issued: Contractor:		

	UNDERGRD	ROUGH	FINAL
Plumbing: Permit No.: 5116-91 Issued: 7-16-91 Contractor: CJ Cauley & Sons / 1 wc, 1 Laundry, 1 shower, 2 LAVA, 1 floor Dr 1 washer	7-18-91	7-17-91 9-3-91 9-4-91	12-12-91
Plumbing: Permit No.: Issued: Contractor:			

	REJECTED	APPROVED
Level VII Insulation:		9-20-91
Level VIII Driveway: Permit No.: Issued: Contractor:		
Level IX FINAL FOR OCCUPANCY		12-10-91, 12-16-91, 6-19-92, 6-22-92

MISC. PERMITS AND NOTES: Roof Drains OK 10-14-91

BUILDING PERMIT NO.: _____ ISSUED: _____ FEE: _____ VALUATION: _____

Owner/Address/Phone: Dick Sands 21667 Kent Rd 486-4665

Contractor/Address/Phone: _____

Description of Work: _____ Square Ftg. _____

BUILDING PERMIT INSPECTIONS: (Levels I & V Note in Misc. if Needed)	REJECTED	APPROVED
Level II Footer:		
Level III Grade & Damproof:		
Level IV Foundation Tile:		
Level VI Framing:		

	ROUGH	FINAL
Electric: Permit No.: _____ Issued: _____ Contractor:		
Electric: Permit No.: _____ Issued: _____ Contractor:		
HVAC: Permit No.: _____ Issued: _____ Contractor:		
HVAC: Permit No.: _____ Issued: _____ Contractor:		

	UNDERGRD	ROUGH	FINAL
Plumbing: Permit No.: _____ Issued: _____ Contractor:			
Plumbing: Permit No.: _____ Issued: _____ Contractor:			

	REJECTED	APPROVED
Level VII Insulation:		
Level VIII Driveway: Permit No.: 1145-00 Issued: 9/28/00 Contractor: Angelo Spagnol		9/29/00
Level IX FINAL FOR OCCUPANCY		

MISC. PERMITS AND NOTES:

JUNE 17, 1991
BOARD OF ZONING AND PLANNING
MINUTES

AGENDA NO.	OWNER OR APPLICANT/ STR. NO./ STR. NAME	CASE NO./ CASE TYPE/ CODE SECTION	DESCRIPTION	BZAP ACTION	BZAP STIPULATIONS	S/ LZ	REC NO.
				WAS WARRANTED.			
05.01. 06	MR. AND MRS. THOR W. TRIPLETT 3101 MOUNTVIEW	BZ-23-91 DETACHED GARAGE 1121.03(10)	REQUEST TO PERMIT THE CONSTRUCTION OF A DETACHED GARAGE WHICH WILL ENCROACH 10' INTO A PLATTED 20' STORM SEWER EASEMENT.	MOTION BY MRS. COPENHAVER, SECONDED BY MR. TULLETT, TO APPROVE REQUEST FAILED UNANIMOUSLY (6-0). RATIONALE: APPLICANT WITHDREW REQUEST.		C N	103
06.01. 06	MR. AND MRS. EUGENE GOUBEAUX 1680 STANFORD	BZ-24-91 ACCESSORY STRUCTURE 1121.03(12)	REQUEST TO PERMIT THE PLACEMENT OF AN AIR CONDITIONER NEARER TO THE STREET THAN THE NEAREST WALL OF THE PRINCIPAL BUILDING.	APPROVED. MOTION BY MRS. PORTERFIELD, SECONDED BY MR. FEHER, TO APPROVE REQUEST CARRIED 5-1 WITH MR. PAYNE VOTING IN THE NEGATIVE. DISCUSSION: THE APPLICANT, MR. EUGENE GOUBEAUX, APPEARED BEFORE THE BOARD. HE NOTED THAT HE COULD LOCATE HIS AIR CONDITIONER IN THE FRONT YARD AND COMPLY WITH CODE REQUIREMENTS. HOWEVER, HE NOTED THAT THE PROPOSED LOCATION IS CLOSER TO THE FURNACE AND NOT AS OBTRUSIVE. RATIONALE: THE BOARD FOUND THAT BECAUSE OF CORNER LOT RESTRICTIONS, THIS LOCATION IS NOT AS VISUALLY OBTRUSIVE AS LEGAL LOCATIONS. IN ADDITION, THE UNIT IS SIMILAR IN COLOR AND SIZE TO THE SHRUBS ON EITHER SIDE.		C N	104
07.01. 06	MR. AND MRS. RICHARD SANDS 2667 KENT	BZ-25-91 REAR YARD 1123.05(3)	REQUEST TO PERMIT THE CONSTRUCTION OF AN ATTACHED GARAGE AND ROOM ADDITION WHICH WILL ENCROACH 26.5' INTO THE REQUIRED 32.5' REAR YARD.	APPROVED. MOTION BY MRS. PORTERFIELD, SECONDED BY MR. FEHER, TO APPROVE REQUEST CARRIED		C N	105

77

JUNE 17, 1991
BOARD OF ZONING AND PLANNING
MINUTES

AGENDA NO.	OWNER OR APPLICANT/ STR. NO./ STR. NAME	CASE NO./ CASE TYPE/ CODE SECTION	DESCRIPTION	BZAP ACTION	BZAP STIPULATIONS	S/ LZ	REC NO.
				UNANIMOUSLY (6-0). RATIONALE: THE BOARD FOUND THAT CORNER LOT RESTRICTIONS WARRANTED APPROVAL OF THIS REQUEST.			
08.01. 06	MR. AND MRS. MARK DENZER 2850 CANTERBURY LANE #8	BZ-26-91 DECK 1121.03(11)	REQUEST TO PERMIT THE CONSTRUCTION OF A MULTI-LEVEL DECK WHICH WILL ENCROACH UP TO 12' INTO THE REQUIRED 24.75' REAR YARD.	APPROVED WITH STIPULATIONS. MOTION BY MRS. PORTERFIELD, SECONDED BY MR. FEHER, TO APPROVE REQUEST CARRIED UNANIMOUSLY (6-0). RATIONALE: THE BOARD FOUND THIS TO BE A UNIQUE SITE WITH A STEEP GRADE OVERLOOKING A COMMON AREA. BECAUSE OF THE OPEN SPACE BETWEEN RESIDENCES AND THE GRADE CHANGE, THERE WILL BE LITTLE IMPACT ON NEIGHBORS.	STIPULATIONS: 1) THAT, PRIOR TO A BUILDING PERMIT BEING ISSUED, STAFF RECEIVE A LETTER FROM ADJACENT PROPERTY OWNER CANTERBURY VILLAGE SOCIETY CONFIRMING NOTIFICATION OF THIS REQUEST. THIS LETTER WILL SATISFY THE 100' NOTIFICATION REQUIREMENT. 2) THAT THE APPLICANT MEET WITH THE DESIGN REVIEW COMMITTEE ON JULY 2, 1991 REGARDING THE LANDSCAPE PLAN.	O Y	106
09.01. 06	RANDY WALTERS AND CINDY MUSHRUSH 4127 CLAIRMONT	BZ-27-91 SIDE YARD & SIDE YARD SUM 1123.05(2)	REQUEST OF MR. LARRY HENNESSEY, NITSCHKE/SWD ARCHITECTS, ON BEHALF OF THE PROPERTY OWNERS, TO PERMIT THE ADDITION OF A SECOND STORY WHICH WILL RESULT IN THE PRINCIPAL STRUCTURE ENCROACHING 2' INTO THE REQUIRED 12' MINIMUM SIDE YARD AND AND SIDE YARD SUM OF 20' IN LIEU OF THE 26' REQUIRED.	APPROVED. MOTION BY MR. FEHER, SECONDED BY MR. TULLETT, TO APPROVE THIS REQUEST CARRIED UNANIMOUSLY (6-0). RATIONALE: THE BOARD FOUND THIS TO BE A UNIQUE SITUATION. THE LOT IS VERY NARROW BUT VERY DEEP. THE REAR YARD HAS A STEEP SLOPE WHICH LIMITS EXPANSION IN THAT DIRECTION. THE PROPOSED SECOND STORY ADDITION WILL NOT IMPACT THE SIDE YARDS.		C N	107
10.01. 06	MR. KEVIN CARR 1970 RIVERSIDE	BZ-28-91 DETACHED GARAGE 1121.03(10)	REQUEST TO PERMIT THE CONSTRUCTION OF A DETACHED GARAGE WHICH WILL BE LOCATED 40' FROM THE FRONT LOT LINE IN LIEU	APPROVED WITH STIPULATIONS. MOTION BY MRS. PORTERFIELD, SECONDED BY MR. FEHER, TO	STIPULATIONS: 1) THAT THE WESTERN EDGE OF THE GARAGE WILL NOT ENCROACH INTO THE	C N	108