

10/15/2025 | 6:00 PM

Municipal Services Center, Council Chamber
3600 Tremont Road

1. Call to Order/Roll Call

2. Consent Agenda

- a. Review of the September 17, 2025 and October 1, 2025 BZAP meeting minutes.
- b. 2206 Northam Road (VAR-40-25) - To allow a 42-inch tall fence to project up to 19 feet into the 40-foot Northam Road front yard and up to 28 30-feet into the 40-foot Redding Road front yard, in lieu of the 15-foot projection permitted.
- c. 1824 Suffolk Road (VAR-41-25) - To allow a 48-inch tall fence to project up to 18 feet into the 30-foot Northwest Boulevard front yard, in lieu of the 42-inch maximum height and 15-foot maximum projection permitted.
- d. 2350 Nayland Road (VAR-46-25) - To allow a one-story addition to encroach 1'-10" into the 10-foot minimum side yard setback (existing) and up to 2'-1" into the side yard longwall setback. A permanent fire pit will then be located less than 15 feet from the home, which is prohibited (existing).
- e. 3924 Lyon Drive (VAR-48-25) - To allow a covered porch with an outdoor kitchen to project up to 6'-7" into the 100-foot rear yard setback, where only a six-foot projection is permitted. [A ~~nine-foot~~ 8'-10" projection was previously reviewed by BZAP at the November 3, 2021 Work Session as a potential plat amendment.]
- f. 2014 Beverly Road (VAR-50-25) - To allow an existing porch to be replaced with a sunroom that will encroach up to 2.4 feet into the eight-foot minimum side yard setback, as well as a new detached garage that is 19'-6" tall (for a second floor home office), in lieu of the 17-foot height maximum limit.

3. Variance/Conditional Uses

- a. **Postponed to November 5, 2025 Work Session by applicant** - 2747 Coventry Road (VAR-45-25) - To allow a two-story garage addition that encroaches 19.33 feet into the 24.33-foot (average) rear yard setback and five feet into the eight-foot minimum side yard setback. The addition will also project into the rear yard profile.

- b. 2721 Kent Road (VAR-47-25) - To allow a front porch which results in 34.6 percent building coverage and 57.6 percent development coverage, in lieu of the 29 percent and 50 percent maximum limits.
- c. 2367 Zollinger Road (VAR-49-25) - To allow a lot line adjustment which would transfer a 60' x 55' portion of 2367 Zollinger Road to 3151 Asbury Drive (for a potential swimming pool), resulting a 6,900-square foot interior lot, in lieu of the 9,000-square foot minimum.

4. Adjournment

September 17, 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 6:05 p.m.

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

Staff Present: Senior Planner Justin Milam, Planner Taylor Mullinax, Assistant City Attorney Darlene Pettit, Deputy City Clerk Brooke Bowman, City Manager Steve Schoeny, Economic Analyst James Russell, and Community Development Director Chad Gibson

Consent Agenda

- a. **Review of August 20, 2025, and September 3, 2025, BZAP meeting minutes.**
- b. **2208 Dorset Rd (VAR-42-25)- To allow a detached garage that is 20'-8" tall, in lieu of the 17-foot maximum height limit.**

With findings #8 and #4 noted.

- c. **2486 Cranford Rd (VAR-43-25)- To allow an addition that encroaches 3.3 feet into the eight-foot minimum side yard setback (existing).**

With findings #4 noted.

- d. **2313 Bristol Rd (VAR-44-25)- To allow a one-story garage addition to encroach four feet into the eight-foot minimum side yard setback, 1'-11" into the 31'-3" minimum rear yard setback (existing), and increase permitted building coverage from 29 percent to 30.2 percent.**

With findings #1 and #4 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: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook

VOTING NAY: None

ABSTAIN: None

The motion carried (7-0).

Variances/Conditional Uses

Ms. Bowman 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) Postponed- 2548 W. Lane Avenue (VAR-29-25)- To allow the construction of a 2,016-square-foot detached garage that does not meet neighborhood compatibility requirements. [Postponed from August 20,2025, BZAP Hearing.]**

Prior to the meeting, this item was postponed by the applicant.

Assistant City Attorney Darlene Pettit noted that item 2548 West Lane Avenue, which was previously postponed, would require new notice before returning to the board as the applicant was working on a new design with a new architect.

- b) 2381 Onandaga Drive (VAR-30-25) - To allow an increase in the front yard development coverage from 25 percent to 31.7 percent, to allow for a circular driveway. [Postponed from August 20,2025, BZAP Hearing.]**

Senior Planner Justin Milam reported that since the last variance hearing, the applicant had presented two revised site plans. The original request was at 35.2 percent front yard development coverage. A revised plan came in at 31.7 percent, which was included in the BZAP packet. On Monday, they received another revised plan that reduced coverage to 29.8 percent. Mr. Milam noted that the applicant had narrowed the width of the driveway on the west side and provided a greater taper on the east side, bringing the coverage below the 30 percent figure typically considered for front yard coverage variances with circular driveways. Mr. Milam explained that the 30 percent threshold is



typically applied to existing parcels with existing driveways, not on "clean slate" properties. The applicant proposed landscaping in the center of the circular driveway.

Chair Tolliver asked the applicant to come forward. The applicant's architect, Tim Carr, explained the changes made since the last meeting. He stated that he used a neighbor's driveway as an example to taper and reduce coverage. They revised the original 10-foot-wide sections to 11 feet initially, which resulted in coverage just under 32 percent. The current proposal brought it down to 29.8 percent, with reductions to the overall length from each driveway curb cut.

Board members expressed appreciation for the changes the applicant made to bring the coverage under 30 percent. Chair Tolliver noted that the tapering approach helps reduce coverage and might serve as a model for future applications.

Chair Tolliver called for a motion to approve VAR-30-25, to allow an increase in the front yard development coverage from 25 percent to 29.86 percent to allow for a circular driveway with findings #4. Moved by Mr. Carpenter, seconded by Ms. Mitchell to approve VAR-30-25.

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

VOTING NAY: None

ABSTAIN: None

The motion carried (7-0).

c) 2723 Brandon Rd (CU-02-25)- Review of a Conditional Use and variance application to permit the replacement of an existing Columbia Gas of Ohio utility station.

Planner Taylor Mullinax presented an overview of the request for a conditional use to allow a Columbia Gas utility station and two variances at 2723 Brandon Road. The property is located northwest of Northam Road and Brandon Road in an R1C one-family residence district. The site contains an existing Columbia Gas Utility Station built in 1950 and a single-family residence recently purchased by Columbia Gas earlier this year.

Ms. Mullinax explained that at the September 3rd BZAP work session, the board provided feedback, including working on the placement of the primary building to avoid a variance



to the side yard lawn wall setback and making the secondary building's appearance more residential since it is highly visible from the street. Since the work session, the applicant revised their proposal to include setback and coverage information, reduced the primary building size and height, changed material colors, and provided landscape screening around the secondary building.

The applicant agreed to carry over the primary building materials to the secondary building, improving its appearance despite voiding the warranty for that building. Most development standards were met, including coverage, maximum number of permitted buildings, building height, and building materials. The applicant looked at reducing the primary building's depth and shifting it further south but was constrained by three existing natural gas lines on the property.

Two variances were needed for the primary building: a 1.25-foot encroachment into the side yard long wall setback and a 2.19-foot encroachment into the rear yard setback. Ms. Mullinax noted that the building design had been approved by the City's third-party architect and recommended approval of the conditional use and variances with six conditions related to material maintenance, exterior lighting, fencing, testing cycles, and continued work with staff on the landscape plan.

No one from the audience spoke on the matter. Chair Tolliver expressed appreciation for the applicant working with the board and incorporating feedback from the work session into the plan.

Chair Tolliver called for a motion to approve CU-02-25, review of a Conditional Use application to permit the replacement of an existing Columbia Gas of Ohio utility station. Moved by Mr. Carpenter, seconded by Ms. Mitchell to approve CU-02-25.

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

VOTING NAY: None

ABSTAIN: None

The motion carried (7-0).

Chair Tolliver called for a motion to approve CU-02-25, variances to allow a utility station to encroach 1.25 feet into the 11 foot 8 inch side yard long wall setback, to allow a utility station to encroach 2.19 feet into the 31.27 feet required rear yard setback with six conditions: 1) that the primary building is finished with a faux brick veneer and standing seam metal roof to align with the primary building; 2) that the faux brick material is



continuously observed for routine maintenance to ensure the longevity of the product; 3) that shielding is provided on all light fixtures to direct light down and avoid light spilling into adjacent properties if an issue is discovered during inspection; 4) that the replacement and retention of the existing perimeter fence is coordinated with adjacent property owners and a fence permit is obtained; 5) that all testing cycles occur at noon on Wednesdays, with no constant hums, vibrations, odors or off-gassing permitted; and 6) the applicant continues to work with staff on a landscape plan, including but not limited to modifying the landscape layout, alternative species selection, and adding perennials before the removal or installation of any trees subject to review of the approval of the City Forester. Moved by Mr. Carpenter, seconded by Ms. Mitchell to approve CU-02-25 variances.

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

VOTING NAY: None

ABSTAIN: None

Development/Site Plans

- a) 2233-2335 (DEV-01-25) - Review of a Major Site Plan application for National Church Residences (NCR), to allow for a campus redevelopment to include a new headquarters office building and two senior housing buildings. A recommendation to City Council of a plat amendment is also requested.**

Mr. Milam provided an overview of the proposed redevelopment at the site located on the south side of North Bank Drive just west of Arlington Center Boulevard. The area currently has three buildings and a lake to the south, with Northwest Park to the west and Henderson Road to the north. The area is zoned PMOD (Planned Mixed Office District), which was proactively rezoned in 2022.

The proposed campus redevelopment included three buildings: an NCR office headquarters (4-story building with 2 stories of parking and 2 stories of office, approximately 57,000 square feet to accommodate 250-300 employees), a senior housing building (4-story building with 3 stories of residential units over one deck of parking for 80 units), and a future building that would come back for BZAP review.

The headquarters building would be 53 feet tall overall, stepping down to about 22.5 feet toward the lake, with construction potentially starting soon, if approved, and opening in



late 2027. The senior building would be 47.5 feet tall and 55 feet from the lake's edge, opening around mid-2028. The plan included a recreational path on the north side of the lake to be designed in coordination with the parks and recreation department.

One variance was needed for the front yard setback due to a utility easement with several active utilities that could not be feasibly relocated due to cost prohibitions. Mr. Milam noted that the building was as close to the street as possible given these constraints.

Chair Tolliver asked the applicant to come forward. Kevin Brown, Director of Senior Housing Development with National Church Residences and Susan Hines of MA Designs came forward. Mr. Brown explained that NCR had been headquartered on this campus for more than 40 years and their vision was to co-locate senior housing with their corporate headquarters to allow for organized and organic interactions between employees and residents. Mr. Brown noted that NCR had held three public community meetings, one dedicated meeting for the Concord Village Homeowners Association, and multiple conversations with neighbors.

Mr. Brown addressed the variance request, explaining that the subject property has existing underground utilities and associated easements that extend beyond the maximum allowable setback. These existed prior to NCR purchasing the property and before the 2022 zoning changes that created the maximum setback requirements. He explained that the variance would allow the buildings to be placed as close as possible to North Bank Drive and Arlington Center Boulevard while accommodating pedestrian movements and existing utility easements.

Following Chair Tolliver's invitation to speak the following speakers came forward:

- Marge Blount expressed concerns about not being heard despite supporting senior housing, worried about traffic impacts, questioned path safety, and felt the project was moving too quickly without adequate consideration of resident concerns.
- Karyl Witherspoon requested utility relocation to allow greater building setback, opposed City taking lake ownership due to liability concerns, and suggested resources be used for sidewalks along Henderson Road instead of the lakefront path.
- Sally Young supports NCR but strongly objects to the 4-story office building at the narrowest part of the lake, describing it as "overbearing" and requesting the building be made smaller or pushed back further.
- Edwina Thrush suggested moving headquarters to the western building location, expressed concerns about lake maintenance during 5-year construction period, worried about pathway liability and crime, and requested better traffic solutions, including possible road connections, to avoid 10 years of construction impacts.



- Andres Almeyda supported the redevelopment spirit but not at residents' expense. Focused on three key issues: headquarters placement (suggesting sanitary line relocation), lake ownership clarity, and opposing the shared path as creating nuisance when sidewalks already exist.
- Alayne Brenneman supporting neighbors' concerns, cited NCR's extensive collaboration in Worthington (100 meetings, 51 revisions), requested similar consideration for Upper Arlington residents, and opposed the path based on personal experience with diminished privacy.
- Victoria Jaffe emphasized the proximity issue inadequately shown in drawings, noted homes valued at \$750,000-\$1.1M due to location, stated all resident requests met with "too expensive" responses, and urged board members to remember why they chose their own neighborhoods.
- Jill Sandbo opposed the public cement boardwalk as infringing on privacy, suggested private sidewalk instead, recommended Henderson Road improvements as alternative, and questioned sanitary sewer relocation obstacles that could provide 28 feet of additional setback.
- Nick Davis owns significant lake frontage, cited deed restrictions prohibiting development impairing neighbor enjoyment, questioned property value impacts, calculated underground parking costs as 1.5 months of NCR revenue, and urged denial of current design.
- Jim Fisher criticized lack of listening despite consistent citizen concerns, disputed underground parking costs relative to project size, questioned compliance with office space per acre requirements, suggested process feels like "2 against 1" with City and NCR aligned against residents, and requested vote deferral for more collaboration.
- Carey Baier questioning building height/density appropriateness for high-end residential area, concerned about 5-year construction impacts on nearby medical tenants, puzzled why NCR doesn't use their vacant western building, and warned of property value decreases affecting tax revenue.

Mr. Carpenter, who identified himself as a Civil Engineer, questioned the claim that the sanitary sewer couldn't be relocated, noting that this appeared to be the main utility preventing the building from moving further north. Mr. Carpenter suggested that relocating the sewer line could potentially allow the building to move 20 feet further north, gaining more green space between the building and the lake. He expressed concern that moving a gravity sewer line would be relatively inexpensive compared to the \$50 million project cost.

City Manager Schoeny and other staff explained that the issue was more complex than just the sanitary sewer, involving AEP electric easements, fiber optics, and other utilities. Staff had previously analyzed the option and found it to be cost-prohibitive and



impractical. Additionally, there were architectural constraints with the parking garage design. However, Mr. Carpenter pressed that based on the plans shown, only the sanitary line appeared to be impeding northward movement of the building.

After extensive discussion, the board decided that more information was needed about the utility constraints and potential alternatives before making a decision.

City Manager Schoeny clarified they would provide a consolidated explanation addressing: what could realistically be gained by adjusting city-controlled easements, design implications for the building, and architectural constraints related to the parking garage and lobby configuration.

Chair Tolliver called for a motion to postpone DEV-01-25, review of a Major Site Plan application for National Church Residences (NCR), to allow for a campus redevelopment to include a new headquarters office building and two senior housing buildings. As well as a recommendation to City Council of a plat amendment. Moved by Mr. Carpenter, seconded by Ms. Mitchell to postpone DEV-01-25 to the October 1, 2025 BZAP meeting.

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

VOTING NAY: None

ABSTAIN: None

The motion carried (7-0).

* * *

There being no further business, Chair Tolliver called for a motion to adjourn. Mr. Westbrook moved, seconded by Ms. Mitchell to adjourn. The motion carried unanimously, and the meeting was adjourned at 8:37 p.m.

ATTEST:

CHAIR:



City of Upper Arlington

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10/1/2025 | 6:00 PM

**MUNICIPAL SERVICES CENTER, 3600 TREMONT ROAD
CITY COUNCIL CHAMBERS**

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

Members Absent: Marianne Mitchell

Staff Present: Planner Taylor Mullinax, Community Development Director Chad Gibson, City Manager Steve Schoeny, Economic Development Analyst James Russell, Assistant City Attorney Darlene Pettit, City Engineer Aaron Scott, Assistant City Manager Jackie Thiel, and Deputy City Clerk Brooke Bowman

1. Call to Order

Chair Tolliver called the meeting to order at 6:00 pm.

Chair Tolliver called for a motion to excuse the absence of Ms. Mitchell. Mr. Westbrook moved, seconded by Mr. Barringer to excuse the absence of Ms. Mitchell from the October 1, 2025, BZAP meeting. The motion carried unanimously.

2. Unfinished Business

Ms. Bowman 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. **2233-2335 North Bank Drive (DEV-01-25)- Review of a Major Site Plan application for National Church Residences (NCR), to allow for a campus redevelopment to include a new headquarters office building and two senior housing buildings. A recommendation to City Council of a plat amendment is also requested.**



Chair Toliver asked staff to provide a summary from the previous meeting. Community Development Director Chad Gibson, filling in for Senior Planner Mr. Milam, noted that at the September 17th BZAP hearing, the application was postponed primarily to further investigate the location of an easement along Northbank Drive and utilities that might allow the building to be shifted north. He emphasized that this was an important project for the City and stated the City Engineering team was present tonight to address these issues.

Jackie Thiel, Assistant City Manager, presented a memo regarding the utility easement on the south side of Northbank Drive. Ms. Thiel explained that there is a City sanitary sewer easement within the 15-foot easement, along with private utilities, including underground fiber, electric, and gas. The easement widens to 40 feet at an angle as it approaches Arlington Center, with the City sanitary sewer running diagonally through that corner, likely due to the need for proper slope during installation.

Ms. Thiel confirmed it was technically feasible to straighten the sanitary sewer, but this would also require relocating private utilities at an estimated total cost of approximately \$290,000. She identified the main conflict point as the proposed lobby of the new office building, which sits right against the City's 15-foot easement. Even with relocation of utilities, the building could only be moved about 5 feet closer to Northbank Drive, which staff felt wasn't significant enough to justify the substantial cost.

Board Member Kevin Carpenter asked for clarification about compensable expenses for relocating utilities in an easement, which Ms. Thiel confirmed would be required. He also asked about maintenance access for the sanitary sewer line given the building's proximity. Ms. Thiel explained there was a manhole at the angle point providing access, and though the maintenance situation wasn't ideal, the City felt comfortable with the building's current proposed location.

Chair Tolliver asked the applicant to come forward. Kevin Brown from National Church Residences presented the major site plan application with one variance request for the maximum setback from North Bank Drive. He agreed with the staff-recommended conditions of approval, which included: returning to BZAP for approval of the Western Senior Housing building in the future, using halo-lit illumination for building-mounted signage where appropriate, following the City Forester's approval for the final landscape plan, and designing the shared-use path along the lake in consultation with the City's Parks and Recreation Department.

Mr. Brown reviewed the variance factors from the UDO, noting that special conditions exist with underground utilities and easements that predate current zoning requirements, the requested variance is minimal and necessary for reasonable use, the neighborhood character would not be substantially altered, and governmental services would not be adversely affected.

Susan Hines, with MA Design, explained the importance of the lobby location for visibility, functionality, and the drop-off area. She noted that the office building was positioned as far north as possible while maintaining critical program elements. Ms. Hines emphasized that moving the lobby would compromise conference space above it and reduce parking spaces on lower decks, while also affecting the walkability and accessibility of the site.



Following Chair Tolliver's invitation to speak the following speakers came forward:

- Karyl Witherspoon asked for postponement, expressing concerns about the building location and public path. She stated they want the building moved back, even if it includes changing the lobby. She also expressed concern about the public path being too close to their village.
- Joe Tribble not an impacted resident, a retired civil engineer, presented an analysis showing the sewer could be realigned to create 23 feet of open space north of the building corner. His proposal would involve 89 feet of new pipe at an estimated construction cost of \$30,000-35,000, significantly less than the City's estimate. He emphasized this would not touch private utilities.
- Marge Blount requested postponement for more consideration.
- Victoria Jaffe highlighted that NCR has been a good neighbor for 40 years but criticized the lack of meaningful changes despite multiple meetings. She stated the people in the neighborhoods are going to be looking at a big five story building, which would be close and personal. She urged the Board to take time to address residents' concerns, suggesting NCR could afford the \$300,000 for utility relocation.
- Jim Fisher thanked Mr. Carpenter for raising the sewer line questions and expressed frustration with changing information about relocation feasibility and costs. He suggested using part of the \$1 million incentive NCR would receive for moving back into the building to pay for sewer relocation. Fisher stated NCR does not want to change their design but its a big building for that property and its too big for that property. He proposed either postponing the vote or approving with a contingency requiring the building to move 15-20 feet north.
- Nick Davis raised concerns about property values, noting his home's current valuation at \$1.1 million could face a 5-10% reduction. He criticized the process integrity, highlighting that 11 support emails came in during a 3-hour window on September 3rd using identical language from people who don't live in the neighborhood. Davis stated this represented "manufactured consent" and that his letter questioning this was accidentally excluded from the public packet. He requested conditions including tearing down the unused third building during construction and formal inclusion in decisions about the lake edge public realm plan.
- Diane Cotrim expressed appreciation for the Board listening at the last meeting but frustration that "there was actually no intention to do anything with our feedback." She questioned the varying cost estimates for utility relocation and noted NCR had assumed such costs in previous projects like one in Worthington. She raised concerns about unnecessary language changes in the plat amendment regarding the lake easement and questioned how residents would co-own and maintain the retention pond with the City.



Board discussion focused on whether the building could be moved north. Mr. Barringer stated he felt an 8–15-foot movement of the south wall was possible through various means including reducing the lobby or relocating utilities. Mr. Carpenter concurred, stating he thinks there are other options available here and expressed he couldn't approve the plan as presented because residents weren't being heard. He emphasized he only advocated for eliminating the angular piece of sanitary sewer, not disturbing private utilities.

City Engineer Aaron Scott clarified a technical issue - the elevations shown on NCR's survey differ from City records verified in 2017. Using City data, Mr. Tribble's proposed 75-foot partial angle alignment would not function as it wouldn't meet minimum slope requirements. Mr. Scott stated they would need 270 feet of replacement to maintain proper slopes.

Mr. McGrath noted the project meets all five standards for major site plan approval and questioned setting a precedent requiring developers to change plans simply because they've appeared multiple times. Mr. Westbrook suggested if postponing, the Board should provide specific guidance such as a 10-foot minimum movement rather than continuing serial conversations.

Amy Rosenthal, NCR Vice President, stated they had eliminated balconies, reduced balcony lines, and added landscaping in response to feedback. She emphasized the building needs the drop off space because they serve seniors and stated they were not prepared to change the lobby design as it's intentionally designed for senior accessibility.

After extensive deliberation about the technical feasibility of moving utilities and the building, Chair Toliver called for a vote.

Chair Tolliver called for a motion to approve DEV-01-25, review of a Major Site Plan application for National Church Residences (NCR), to allow for a campus redevelopment to include a new headquarters and office buildings with the following variance, to allow a reduction in the maximum building setback for the office building from 10 feet to 15'-5" on North Bank Drive and 21'-2" on Arlington Centre Boulevard, for the middle senior living building from 10 feet to 20'-4" on North Bank Drive, and for the western senior living building from 10 feet to 16'-8" (all due to an existing easement)(Article 5.03). With the following four conditions: 1) That the final building design and footprint of the western Senior Housing building be approved by BZAP at a future Work Session, where public notice of property owners within 100 feet will be required. Any changes to the primary use (senior living) would require an amendment to this Major Site Plan application; 2) That all future building-mounted signs utilize halo-lit illumination where appropriate; 3) That a final landscape plan be reviewed and approved by the City Forester before the removal of any on-site trees. Extensive efforts must be made to retain all existing healthy trees located along the northern edge of the lake. Any tree planted on City property, which includes the western parking lot and northern lake edge, must be pre-approved by City Forester before installation, and may include alternate species and/or sizes; and 4) That the final design and location of the proposed recreational path, as well as the final design and use of the nodes terminating at the northern edge of the lake, be in consultation and approved by



the City's Parks and Recreation Department. Moved by Mr. Carpenter, seconded by Mr. Boyer to approve DEV-01-25.

VOTING AYE: Matt McGrath, Shannon Tolliver, Bill Westbrook

VOTING NAY: Daniel Barringer, Todd Boyer, Kevin Carpenter

ABSTAIN: None

The motion failed (3-3).

Chair Tolliver called for a motion to approve a positive recommendation of a plat amendment to City Council for DEV-01-25. Moved by Mr. Barringer, seconded by Mr. Carpenter.

VOTING AYE: Daniel Barringer, Todd Boyer, Matt McGrath, Shannon Tolliver, Bill Westbrook

VOTING NAY: Kevin Carpenter

ABSTAIN: None

The motion carried (5-1).

3. Adjournment

There being no further business, Chair Tolliver called for a motion to adjourn. Mr. Carpenter moved, seconded by Mr. Barringer to adjourn. The motion carried unanimously, and the meeting was adjourned at 8:24 p.m.

ATTEST:

CHAIR:





Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: October 15, 2025

Subject: 2206 Northam Road (VAR-40-25) - To allow a 42-inch tall fence to project up to 19 feet into the 40-foot Northam Road front yard and up to ~~28~~ 30 feet into the 40-foot Redding Road front yard, in lieu of the 15-foot projection permitted.

Site Description/History

The subject property, 2206 Northam Road, is located at the northwest corner of Northam and Redding Roads, and is zoned R-1c, One-Family Residence District. It measures 127 feet wide and 95 feet deep, and is identified as Lot #1 in Block 209 of the 1935 Village of Upper Arlington Plat. The plat includes 40-foot building setback lines along each frontage, and a five-foot-wide utility easement along the west property line. The property includes a two-story stone-frame residence with a two-car detached garage west of the residence, accessed via Northam Road, and was built in 1951. On the Redding Road side of the property, there is an enclosed covered porch surrounded by mature trees and vegetation — several of which are located near the right-of-way line. An existing six-foot wood privacy fence encloses the rear of the property. The property was purchased by the applicant in 2024.

Proposal

The application proposes a 42-inch-tall black aluminum fence in both the Northam Road and Redding Road front yards. The code permits 42-inch-tall fences to be located up to 15 feet forward of the 40-foot building line along each street. The applicant is requesting a 19-foot projection into the 40-foot Northam Road front yard and a 28-foot projection into the 40-foot Redding Road front yard. The new fencing would connect at the inside corner of the existing screened porch near the front of the residence and tie into the existing wood fence at the rear side of the porch. The proposed location is surrounded by mature trees and vegetation, particularly along Redding Road, which would screen the majority of the fence. The homeowner would like to install the proposed fence to provide a safe and secure play area, which is near the adjacent streets.

Zoning Code Requirements

- To allow a 42-inch tall fence to project up to 19 feet into the 40-foot Northam Road front yard and up to 28 feet into the 40-foot Redding Road front yard, in lieu of the 15-foot projection permitted (Article 6.09).



Alternatives

The applicant could construct the fence in the approved areas, but it would restrict the amount of front yard play space and not meet the homeowners' needs. This would require the fence along Northam Road to be moved back four feet and 13 feet along Redding Road, which would create an awkward gap between the existing landscaping and new fencing.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposed fence will connect to the existing fencing, will not be imposing or "stick out" in relation to neighboring properties, and will be screened with existing mature landscaping (Finding #4). Adding a fence to increase security and safety on the property makes sense, while moving the fence back, creating a gap between existing landscaping and the new fence, does not (Finding #8). For these reasons, Staff recommends that this application be approved.

Attachments

1.	2206 Northam Rd_ Staff Presentation
2.	2206 Northam Rd_ BZAP Application
3.	2206 Northam Rd_ Notices
4.	2206 Northam Rd_ Plans



2206 Northam Road

BZAP Staff Report Pictures | Variance Application 40-25
October 15, 2025



Google Maps ® Aerial – Looking North

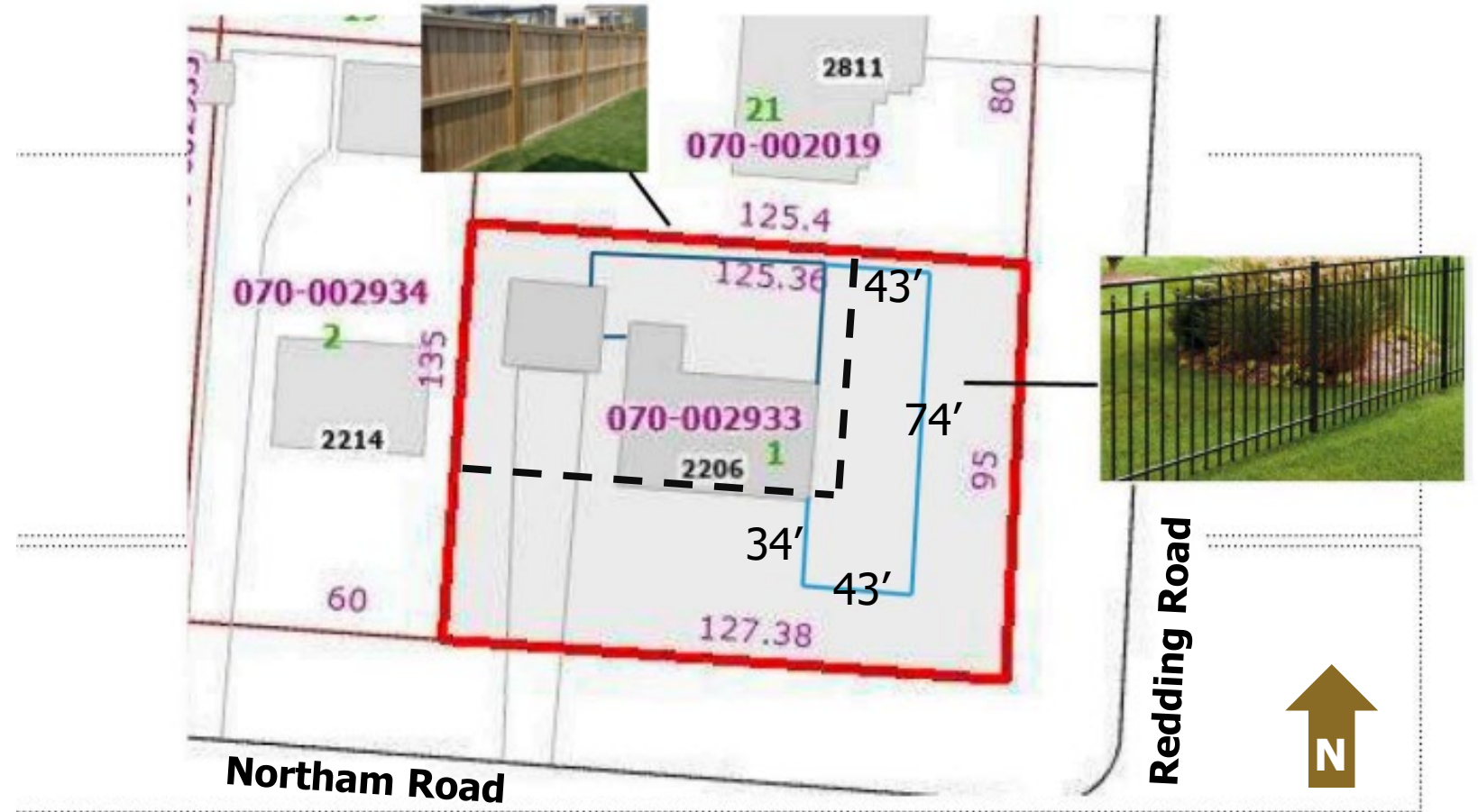


Existing Conditions



Proposed Site Plan

- 42" black aluminum fence
- Variance:
 - 19-foot projection into the 40 ft Northam Rd front yard
 - 28-foot projection into the 40 ft Redding Rd front yard



Requested Variance

Staff recommends **approval** of the application with the requested Variance:

- To allow a 48-inch tall fence to project up to 19 feet into the 40-foot Northam Road front yard and up to 28 feet into the 40-foot Redding Road front yard, in lieu of the 15-foot projection Permitted.





25-3771

Variance Application

Status: Active

Submitted On: 8/8/2025

Primary Location

2206 NORTHAM RD
UPPER ARLINGTON, OH
43221

Owner

ZORNIGER ALEXANDER I
ZORNIGER ABIGAIL
Notrtham rd 2206
COLUMBUS OH 43221

Applicant

ELEVATED FENCE
 614-347-9555
 info@elevatedfence.com
 1900 BRITAINS LN
COLUMBUS, OH 43224-
3669

BZAP Information

BZAP Case #

VAR-40-25

Status

Pending

BZAP Determination Date

10/15/2025

Vote Tally

Primary Variance

Fence

Findings of Fact for Approval/Denial

Variance Request

To allow a 42-inch-tall fence to project up to 19 feet into the 40-foot Northam Road front yard and up to 28 feet into the 40-foot Redding Road front yard, in lieu of the 15-foot projection permitted.

BZAP conditions

Variance Information

Describe Variance Request

Customer wants to install a black aluminum 42" fence in the front yard. She lives on a very busy corner where people run the stop sign frequently she also wants added security for her children who play in the front yard. She wants the fence to come off right corner of house approx 34' South towards northam then turn west towards redding approx 43' then turn again north along redding approx 74 ' then turn east 43' back towards her house where the aluminum fence would stop at her wood privacy fence.

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?

Customer wants to go further then what's allowed from UA front yard fences guidelines.

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

No

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 the fence will be inside of the tree line that is already there.

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

yes

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

Yes however the bulk of her yard is the front and side yard so her children like to play in the front and side yard.

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



Alex, Abby, Zoe, and Margot Zorniger

2206 Northam Road
Columbus, Oh, 43221
08/01/2025

Dear [Neighbor's Name],

We hope this note finds you well. We're writing to let you know about a small project we're planning and to ask for your support as part of the process.

As you know, we live on a corner lot on Northam and Redding and while we love the neighborhood and our home, one of the challenges we face is the limited amount of usable space in our backyard—especially with small kids and a dog who love to be outside. Right now, our backyard is fenced in, but it's quite small and doesn't give them much room to run or play safely.

We would like to expand our fenced-in area to include part of our side yard. Specifically, we're planning to install a 40" high black aluminum fence, which would be set back from the sidewalk and built in a style that's open and aesthetically clean. Because we're on a corner lot, this requires a variance from the city, and as part of that process, we're seeking approval from nearby neighbors.

Safety is a big driver for us—unfortunately, many drivers don't fully stop at the stop sign near our corner, and it's made us especially cautious about giving our kids and dog room to play within a secure area.

We want to be good neighbors and are happy to answer any questions or concerns you might have. If you're comfortable supporting our request, there will be a form from the city you can sign indicating your approval.

Thanks so much for your time and consideration!

Warm regards,

Alex, Abby, Zoe, and Margot
Alex's Cell – 937-657-9308

Alex, Abby, Zoe, and Margot Zorniger

2206 Northam Road
Columbus, Oh, 43221
09/10/2025

We hope this note finds you well. We are writing to let you know that more information was requested from the city for our fence variance application. The city meeting to discuss the variance application will now be held on October 15th at 6PM at 3600 Tremont Road, Upper Arlington, OH, 43221. Please let us know if you have any questions and congrats on the new sidewalk!

Sincerely,

Alex, Abby, Zoe, and Margot
Alex's Cell – 937-657-9308

Name: Betsy Mavish
Address: 2180 Northam Rd

Alex, Abby, Zoe and Margot
2206 Northam Road
Columbus, OH 43221
08/01/2012

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

THANKS FOR YOUR HELP!

Alex, Abby, Zoe and Margot
Alex's Cell - 614-837-9308

Alex, Abby, Zoe, and Margot Zorniger

2206 Northam Road

Columbus, Oh, 43221

08/14/2025

We hope this note finds you well. We're writing to let you know about a small project we're planning and to ask for your support as part of the process.

We live on the corner lot on Northam and Redding and while we love the neighborhood and our home, one of the challenges we face is the limited amount of usable space in our backyard—especially with small kids and a dog who love to be outside. Right now, our backyard is fenced in, but it's quite small and doesn't give them much room to run or play safely.

We would like to expand our fenced-in area to include part of our side yard. Specifically, we're planning to install a 40" high black aluminum fence, which would be set back from the new sidewalk going in on Redding and built in a style that's open and aesthetically clean. Because we're on a corner lot, this requires a variance from the city, and as part of that process, we're seeking approval from nearby neighbors.



Safety is a big driver for us—unfortunately, many drivers don't fully stop at the stop sign near our corner, and it's made us especially cautious about giving our kids and dog room to play within a secure area.

We want to be good neighbors and are happy to answer any questions or concerns you might have. **If you're comfortable supporting our request, please sign this letter below and drop it off in our mailbox at 2206 Northam Road.**

Thanks so much for your time and consideration!

Warm regards,

Alex, Abby, Zoe, and Margot

Alex's Cell – 937-657-9308

Neighbor Name Theresa & Bob Kobena

Neighbor Address 2222 Northam Rd.

Neighbor Signature Theresa Kobena

8-14-2025
Hello:

There are several families
on Redding Road that have nice
enclosed yards that I believe
would support your petition
Good luck and all the best.

Petey and Migi

Alex, Abby, Zoe, and Margot Zorniger
2206 Northam Road
Columbus, Oh, 43221
08/01/2025

Dear Neighbor,

We hope this note finds you well. We're writing to let you know about a small project we're planning and to ask for your support as part of the process.

As you know, we live on a corner lot on Northam and Redding and while we love the neighborhood and our home, one of the challenges we face is the limited amount of usable space in our backyard—especially with small kids and a dog who love to be outside. Right now, our backyard is fenced in, but it's quite small and doesn't give them much room to run or play safely.

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We want to be good neighbors and are happy to answer any questions or concerns you might have. If you're comfortable supporting our request, please sign this document with your name and address. This request will be heard before a council mid September if you would like to be present for the hearing.

Thanks so much for your time and consideration!

Warm regards,

A. Zorniger
Alex, Abby, Zoe, and Margot
Alex's Cell - 937-657-9308

Name: Judith E. Mazzoni
Address: 2806 Redding Rd.

Name: Michael A. Sig
Address: 2806 Redding Rd.

Alex, Abby, Zoe and Margot Kortiger
2200 Northam Road
Columbus, OH 43221
08/01/2022

Name: _____

Address: _____
We hope this note finds you well. We're writing to let you know about a small project we're planning and to ask for your support as part of the process.

Name: _____
Address: _____
As you know, we live on a corner lot on Northam and Redding and while we love the neighborhood and our home, one of the challenges we face is the limited amount of usable space in our backyard—especially with small kids and a dog who love to be outside. Right now, the backyard is fenced in, but it's quite small and doesn't give them much room to run or play safely.

Name: _____
Address: _____
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Name: _____
Address: _____
Safety is a big driver for us—unfortunately, many drivers don't fully stop at the stop sign at our corner, and it's made us especially cautious about giving our kids and dog room to play within a secure area.

We want to be good neighbors and are happy to answer any questions or concerns you might have. If you're comfortable supporting our request, please sign this document with your name and address. This request will be heard before a council mid-September if you would like to be present for the hearing.

Thanks so much for your time and consideration!

Warm regards,

Alex, Abby, Zoe and Margot
Alex's Cell - 937-657-9308

Name: _____
Address: _____

Alex, Abby, Zoe, and Margot Zorniger
2206 Northam Road
Columbus, Oh, 43221
08/01/2025

Dear Neighbor,

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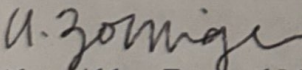
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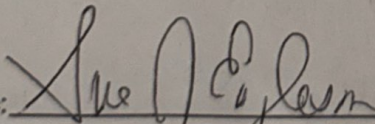
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Thanks so much for your time and consideration!

Warm regards,


Alex, Abby, Zoe, and Margot
Alex's Cell - 937-657-9308

Name: 
Address: 2214 Northam Rd 43221

Name: Jimmie S. Hill
Address: 2722 Redding Rd

Alex, Abby, Zoe, and Margot Koeniger
2200 Northern Road
Columbus, OH 43221
08/01/2022

Name: _____

Dear Neighbor,

We hope this note finds you well. We're writing to let you know about a small project we're planning and to ask for your support as part of the process.

As you know, we live on a corner lot on Northern and Redding and while we love the neighborhood and our home, one of the challenges we face is the limited amount of usable space in our backyard—especially with small kids and a dog who love to be outside. Right now, the backyard is fenced in, but it's quite small and doesn't give them much room to run or play safely.

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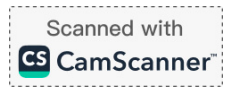
We want to be good neighbors and are happy to answer any questions or concerns you might have. If you're comfortable supporting our request, please sign this document with your name and address. This request will be heard before a council mid-September if you would like to be present for the hearing.

Thanks so much for your time and consideration!

Warm regards,

Alex, Abby, Zoe, and Margot
Alex's Cell - 937-657-9308

Name: _____
Address: _____



Alex, Abby, Zoe, and Margot Zorniger

2206 Northam Road
Columbus, Oh, 43221
08/01/2025

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Thanks so much for your time and consideration!

Warm regards,

A. Zorniger

Alex, Abby, Zoe, and Margot
Alex's Cell - 937-657-9308

Name: Deepak Gulati
Address: 2776 Redding Rd
Columbus OH 43221

Alex, Abby, Zoe, and Margot Zorniger

2206 Northam Road
Columbus, Oh, 43221
08/14/2025

We hope this note finds you well. We're writing to let you know about a small project we're planning and to ask for your support as part of the process.

We live on the corner lot on Northam and Redding and while we love the neighborhood and our home, one of the challenges we face is the limited amount of usable space in our backyard—especially with small kids and a dog who love to be outside. Right now, our backyard is fenced in, but it's quite small and doesn't give them much room to run or play safely.

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Thanks so much for your time and consideration!

Warm regards,

Alex, Abby, Zoe, and Margot
Alex's Cell – 937-657-9308

Neighbor Name Dan Ciolli

Neighbor Address 2201 Dorset Rd.

Neighbor Signature [Handwritten Signature]

Name: J. M. S. Full
Address: 2726 Redding Rd

Name: Abby Zorniger
Address: 2206 Northam

Name: _____
Address: 2211 Dorset

Name: Megan Kuebler
Address: 2225 Dorset

Name: Vicki D. Zorniger
Address: 2151 Dorset (church)

We want to be good neighbors and are happy to answer any questions or concerns you might have. If you're comfortable supporting our request, please sign this document with your name and address. This request will be heard before a council mid September if you would like to be present for the hearing.

Thanks so much for your time and consideration!
Warm regards,

Alex's Cell - 937-657-9308
Alex, Abby, Zoe, and Margot

[Faint signature]
[Faint address]

9589 0710 5270 3119 7025 89

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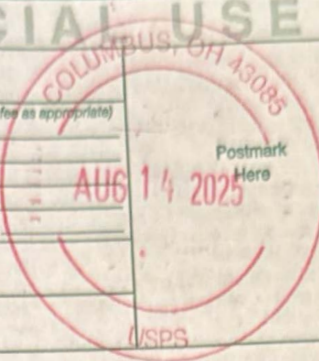
Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total Postage and Fees \$ _____

Sent To 2201 Darsert

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

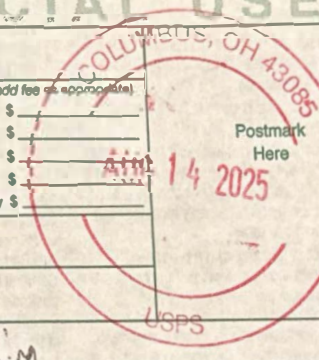
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Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total Postage and Fees \$ _____

Sent To 2811 Redd.m

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)

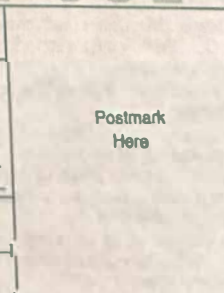
Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

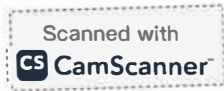
Total Postage and Fees \$ _____

Sent To 2814 Redd.m

Street and Apt. No., or PO Box No.

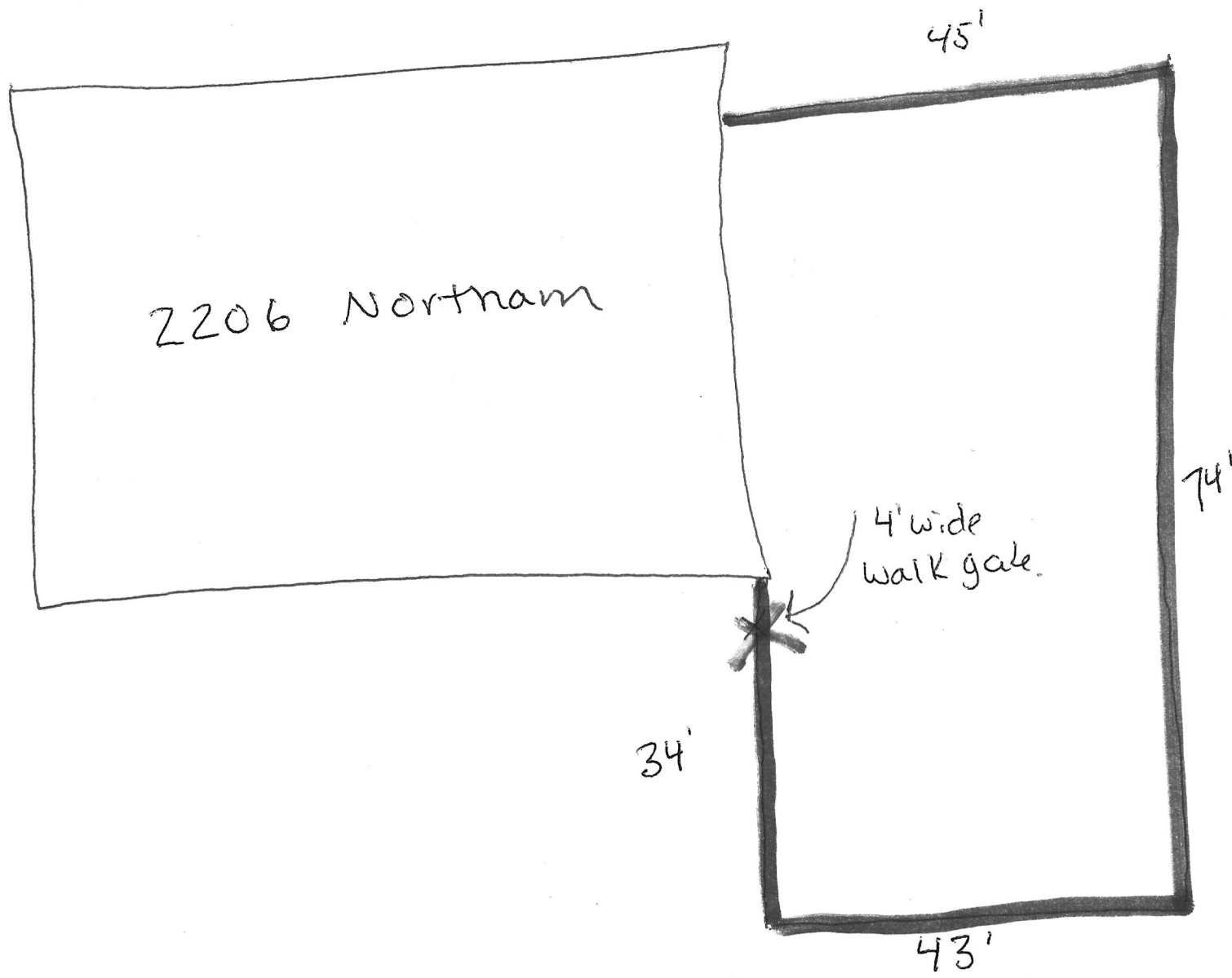
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions





- Property Line
- Proposed new 40" high aluminum fence
- Existing wood privacy fence



2206 Northam

45'

74'

4' wide
walk gate.

34'

43'

Northam









Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: October 15, 2025

Subject: 1824 Suffolk Road (VAR-41-25) - To allow a 48-inch tall fence to project up to 18 feet into the 30-foot Northwest Boulevard front yard, in lieu of the 42-inch maximum height and 15-foot maximum projection permitted.

Site Description/History

The subject property, 1824 Suffolk Road, is located at the northwest corner of Northwest Boulevard and Suffolk Road, and is zoned R-1c, One-Family Residence District. It measures 101 feet along Northwest Boulevard and 96 feet along Suffolk Road; it is identified as Lot #10 in Block 145 of the 1925 Village of Upper Arlington Plat. The plat includes a 30-foot building line setback along Northwest Boulevard and a 40-foot building line setback along Suffolk Road. There are five-foot-wide utility easements along the northwest (rear) property line and the southwest (side) property line. The property includes a two-story frame home with a detached two-car garage west of the residence, accessed via a driveway on Suffolk Road, built in 1953. The east side of the residence (facing Northwest Boulevard) contains multiple red bud trees, which are to be preserved. An existing wood privacy fence runs along the rear of the property. The property was purchased by the applicant in 2023.

Proposal

The application proposes a 48-inch-tall black wrought iron fence in the Northwest Boulevard front yard. The code permits a 42-inch-tall fence to be located up to 15 feet forward of the 30-foot building line along Northwest Boulevard, which the proposal exceeds. The new fencing would connect at the side of the house (facing Northwest Boulevard) and project up to 18 feet into the 30-foot Northwest Boulevard front yard. The fence would then head north and wrap along the rear property line to connect to the neighbor's wood fence. Per Staff's recommendation, the applicant has agreed to add landscaping along the fence's perimeter for screening purposes.

Zoning Code Requirements

- To allow a fence to project up to 18 feet into the 30-foot Northwest Boulevard front yard, in lieu of the 15-foot projection permitted (Article 6.09); and
- To allow a fence that is 48 inches tall in the front yard, in lieu of the 42-inch height maximum (Article 6.09)



Alternatives

The applicant could reduce the proposed height of the fence by six inches and move it back three feet in order to avoid the variance request. However, this would conflict with the existing red bud trees, and not meet their desired safety concerns due to the traffic of Northwest Boulevard.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposed fencing is the minimum necessary to avoid removing existing trees and make reasonable use of the property (Finding #3). The proposed fencing aligns with other fence locations in the surrounding area which are visible from the street and screened by landscaping, per a recommended condition of approval (Finding #4). Adding a fence to increase security and safety on the property makes sense given traffic volume and speeds along this stretch of Northwest Boulevard (Finding #8). For these reasons, Staff recommends that this application be approved with one (1) condition:

- That a landscape plan be submitted for review and approval by Staff, which includes plantings located in front of the proposed fence, prior to issuance of the Fence Permit.

Attachments

1.	1824 Suffolk Rd Staff Presentation
2.	1824 Suffolk Rd BZAP Application
3.	1824 Suffolk Rd Notices
4.	1824 Suffolk Rd Plans



1824 Suffolk Road

BZAP Staff Report Pictures | Variance Application 41-25

October 15, 2025



Google Maps ® Aerial – Looking Northwest

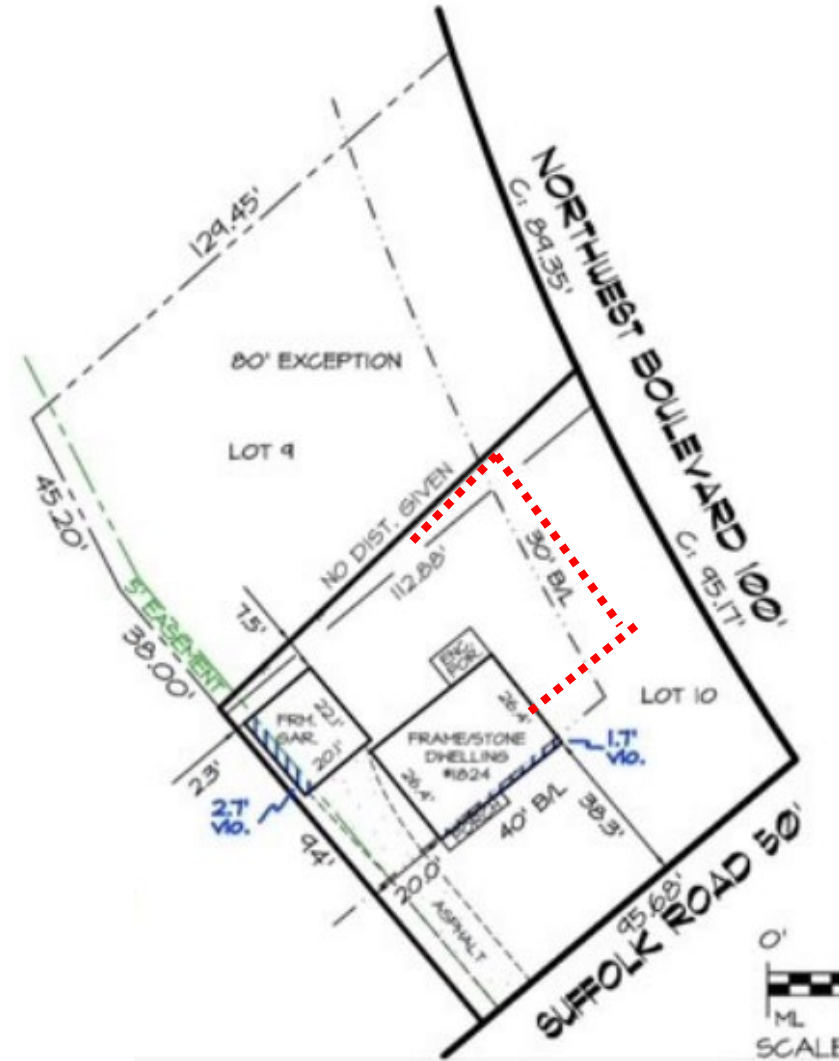


Existing Conditions



Proposed Site Plan

- 48" black wrought iron fence
- Variances:
 - A 48-inch tall fence in lieu of the maximum 42-inch tall fence
 - 18-foot projection into the 30-foot Northwest Boulevard front yard



Requested Variances

Staff recommend **approval** of the Variance application with condition:

- 1) That a landscape plan be submitted for review and approval by Staff, which includes plantings located in front of the proposed fence, prior to issuance of the Fence Permit.

Variances:

- To allow a 48-inch tall fence to project up to 18 feet into the 30-foot Northwest Boulevard front yard, in lieu of the 15-foot projection permitted.
- To allow a 48-inch tall fence in lieu of the 42-inch height maximum.





25-3922

Variance Application

Status: Active

Submitted On: 8/18/2025

Primary Location

1824 SUFFOLK RD

UPPER ARLINGTON, OH 43221

Owner

JORDAN JAMES DAX | JORDAN TERESA LYNN

Suffolk Road 1824 Columbus , OHIO 43221

BZAP Information

BZAP Case

VAR-41-25

Status

Pending

BZAP Determination Date

10/15/2025

Vote Tally

Primary Variance

Fence

Findings of Fact for Approval/Denial

Variance Request

To allow a 48-inch tall fence to project up to 18 feet into the 30-foot Northwest Boulevard front yard, in lieu of the 42-inch maximum height and 15-foot maximum projection permitted.

BZAP conditions

Variance Information

Describe Variance Request

Request to increase the fence height from 42" to 48" and allow the fence to be located 18 feet into the 30-foot Northwest Boulevard front yard to create clearance for our tree and its roots.

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?

creating just enough space to avoid the red bud tree

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

this should not create a new precedence and with a transparent, wrought iron fence, this should go unnoticed

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 fence style is identical to three neighboring fences within view of our property. Our adjoining neighbor, the Fields, are enthusiastically for the new fence.

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 avoid the tree on the other side, the fence would be too close to the house or at an awkward angle. Also branches would have to be removed that my daughters sit on.

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

The property has a bus stop and enough regular foot traffic the warrents a fence height that cannot be easily stepped over by an unwanted intruder.

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



Certification of Notice

Applicant Name: James and Teresa Jordan

Location of property subject to BZAP request: 1824 Suffolk Rd.

October 15, 2025

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

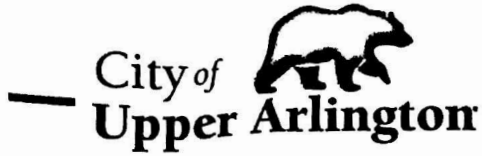
Describe activity which requires Board of Zoning and Planning review:

Raise potential fence from 42" to 48".
Decrease the fence distance from 60 feet to 54 feet from the street to avoid tree.

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:
2321 Northwest Blvd.	Jason Fields	<i>Jason Fields</i>	9/11/2025
1832 Suffolk Rd.	Laura Mulhall	<i>Laura Mulhall</i>	8/8/25
1821 Suffolk Rd.	Frank LaRose	<i>Frank LaRose</i>	11 August 2025
1853 Tewksbury Rd.	Marlow	<i>M</i>	
1845 Tewksbury Rd.	Ginn	<i>A. Ginn</i>	9/6/25
1840 Suffolk Rd.	Chris Rengsdorf	<i>Chris Rengsdorf</i>	9/6/25
1835 Suffolk Rd.	Jason Johnson	<i>JJ</i>	9/6/25
1835 Tewksbury	Karl	<i>Karl</i>	9/6/25
Applicant Signature:			Date:



COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: James and Teresa Jordan

Location of property subject to BZAP request: 1824 Suffolk Rd.

October 15, 2025

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

Describe activity which requires Board of Zoning and Planning review:

Raise potential fence from 42" to 48".
Decrease the fence distance from 60 feet to 54 feet from the street to avoid tree.

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:
2321 Northwest Blvd.	Jason Fields	<i>Jason Fields</i>	9/11/2025
1832 Suffolk Rd.	Laura Mulhall	<i>Laura Mulhall</i>	8/8/25
1821 Suffolk Rd.	Frank LaRose	<i>Frank LaRose</i>	11 August 2025
1853 Tewksbury Rd.	Marlow	<i>M</i>	
1845 Tewksbury Rd.	Ginn	<i>A. Ginn</i>	9/6/25
1840 Suffolk Rd.	Chris Rengsdorf	<i>Chris Rengsdorf</i>	9/6/25
1835 Suffolk Rd.	Jason Johnson	<i>JJ</i>	9/6/25
1835 Tewksbury	Karl	<i>Karl</i>	9/6/25
Applicant Signature: _____			Date: _____

Revised: May 2023

Certification of Notice

Applicant Name: _____

Location of property subject to BZAP request: _____

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

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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.

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
Applicant Signature:			Date:



Pictures 1 & 2 Show my daughters sitting in the tree we wish to maintain. This is an important spot for my daughters. It's where they go to talk about "heavy things on their mind" (their words).

Picture 3 (upper right) Shows the proposed fence in red. The yellow poles are golf guides stuck in the ground. I put a yellow graphic over the far one because it was hard to see in the picture. The white line is where the fence would go if it were 60' from Northwest Blvd.

Picture 4 (bottom left) shows the tape measure from the street along our property line, looking toward both houses.

Picture 5 (bottom middle) shows the view from the opposite direction, viewing the street which is Northwest Blvd.

Picture 6 (bottom right) shows the measurement from the street of the proposed fence corner.

We hope this serves as enough information to help you make an informed decision on if we should proceed or not. Thank you for all your help and communication with us.

Dax Jordan

Terri Jordan

Mollie Jordan

Macy Jordan

plot line



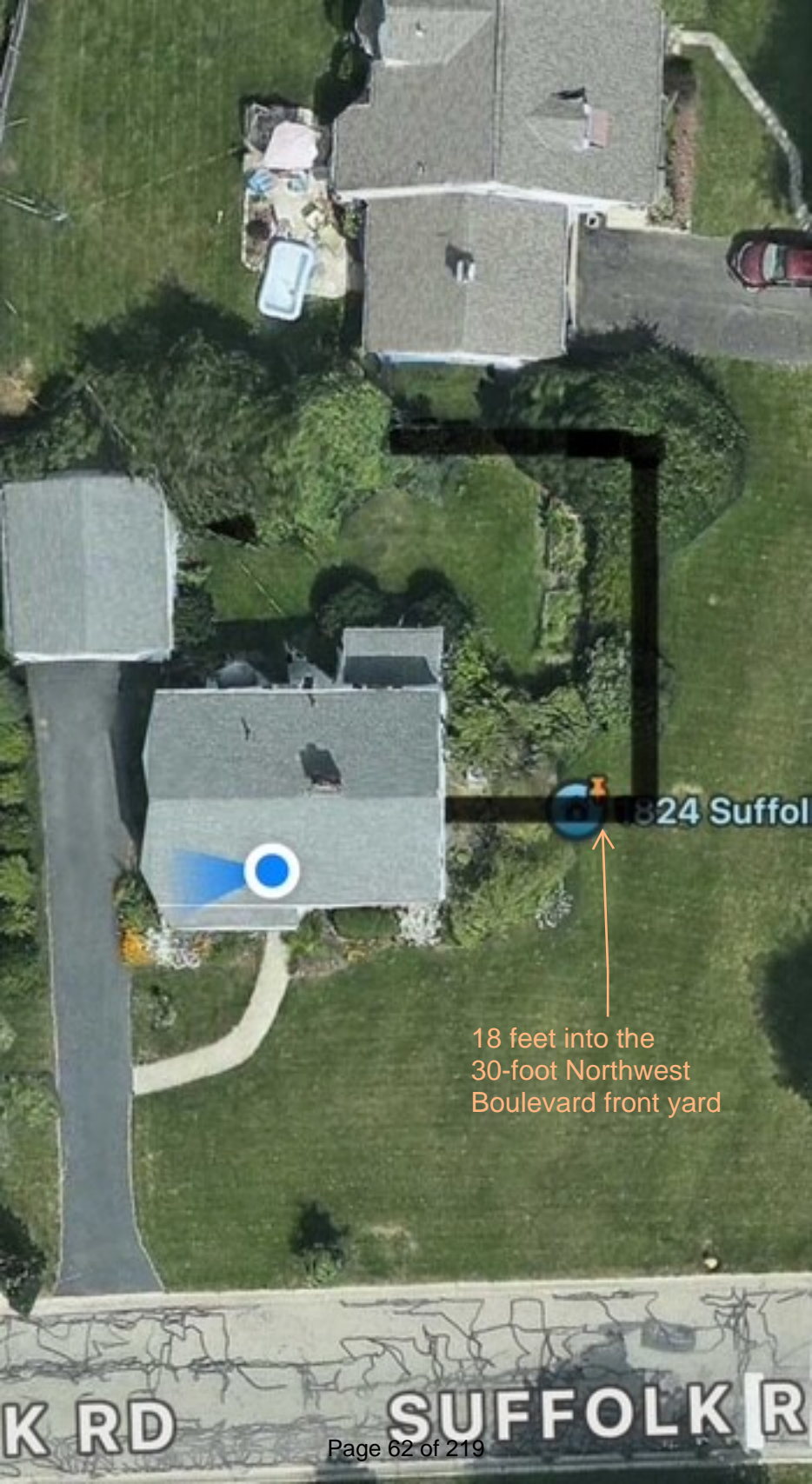
VIOLATION:
SUBJECT'S GARAGE VIOLATES
EASEMENT 2.7' AS SHOWN.

VIOLATION:
SUBJECT'S DWELLING VIOLATES
BUILDING SETBACK 1.7' AS SHOWN.

WE HAVE RECEIVED A COPY OF THIS
SURVEY AND FIND THE CONDITIONS
ACCEPTABLE TO HEARS.

BUYER/OWNER



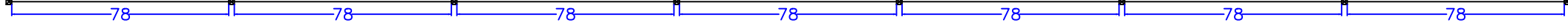
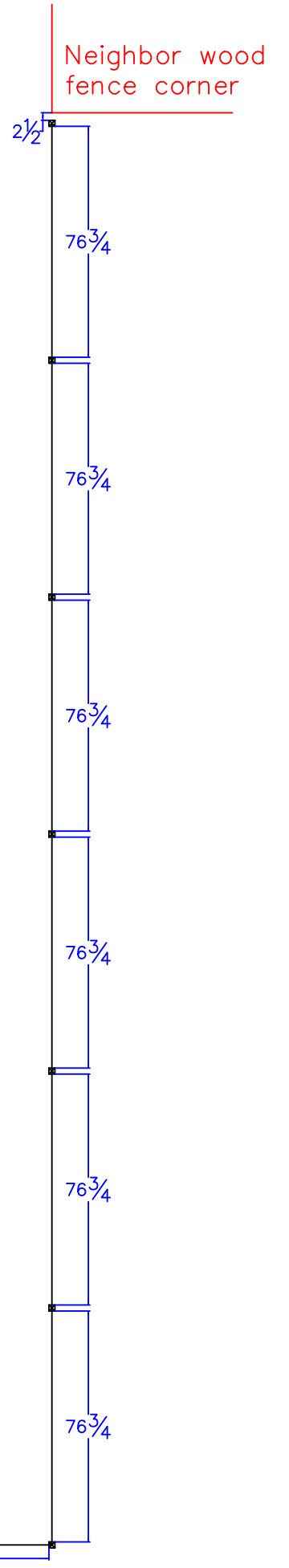
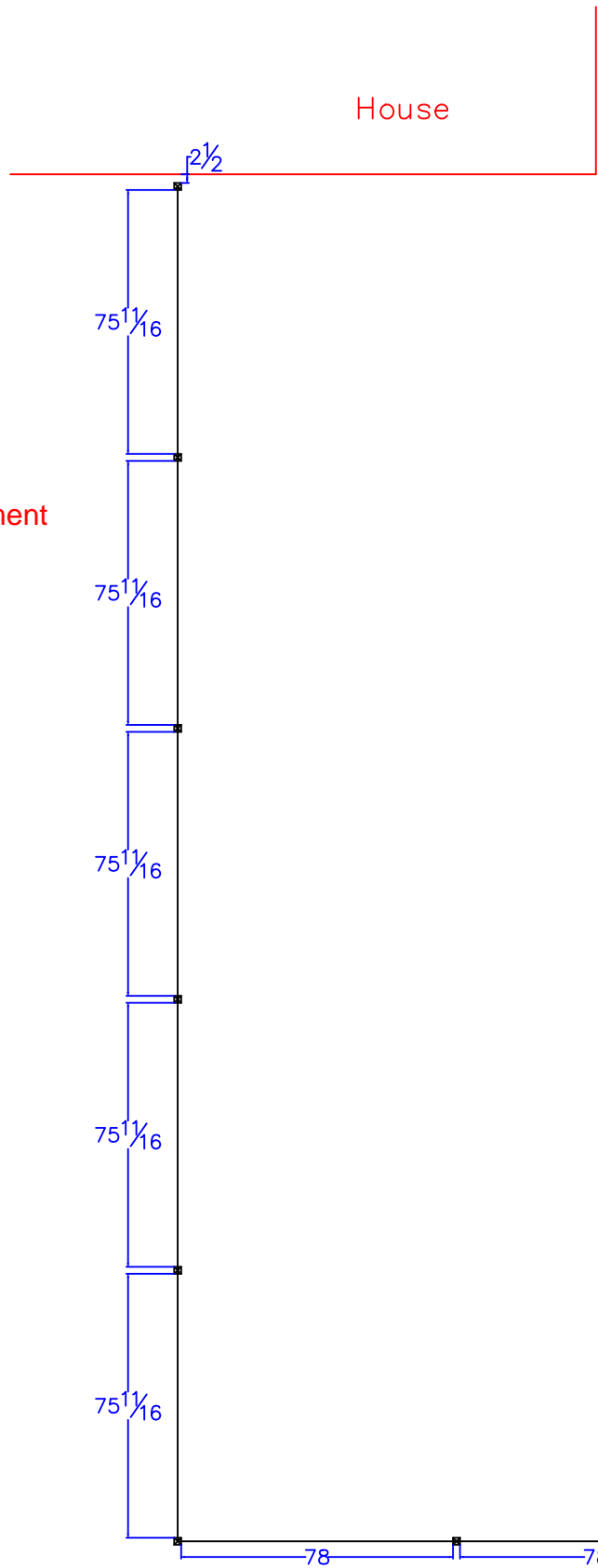


824 Suffol

18 feet into the
30-foot Northwest
Boulevard front yard

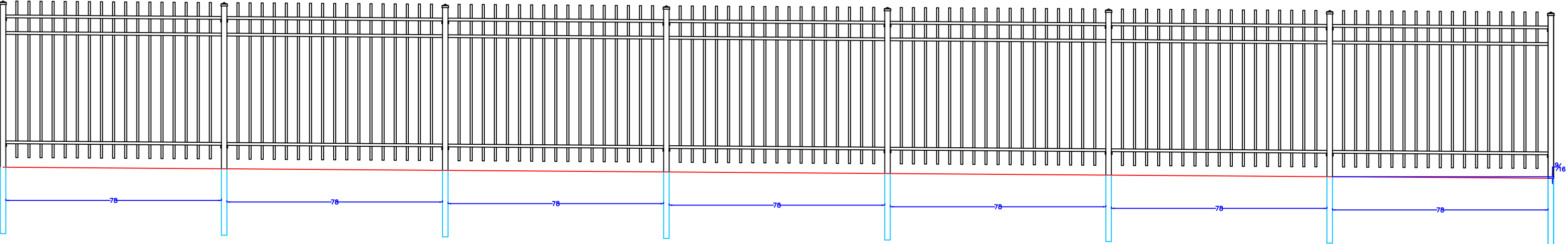
K RD

SUFFOLK R

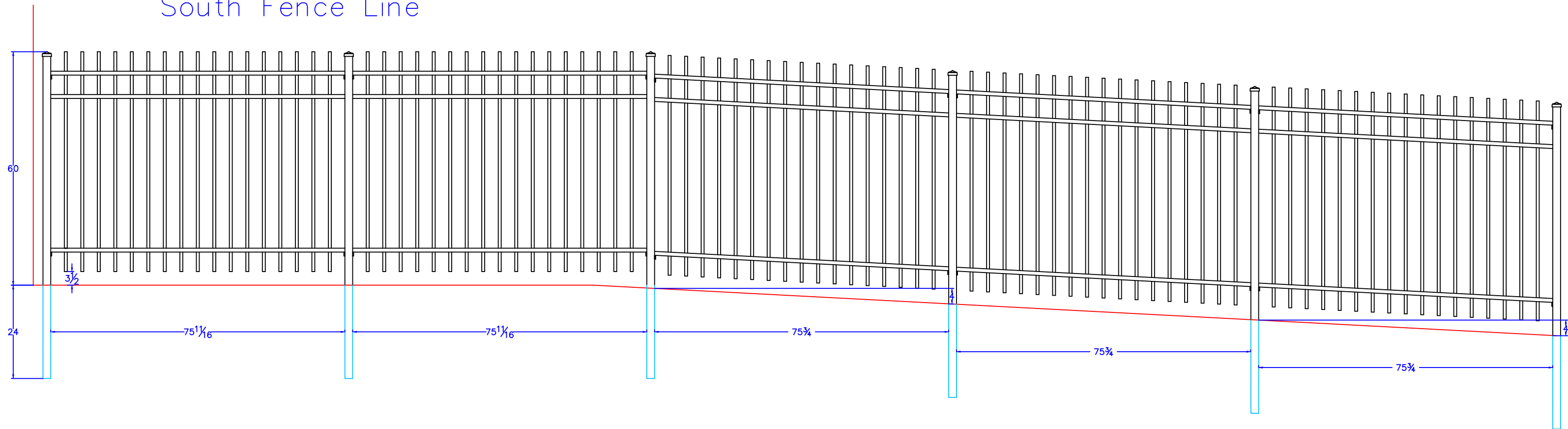


Northwest Boulevard

East Fence Line

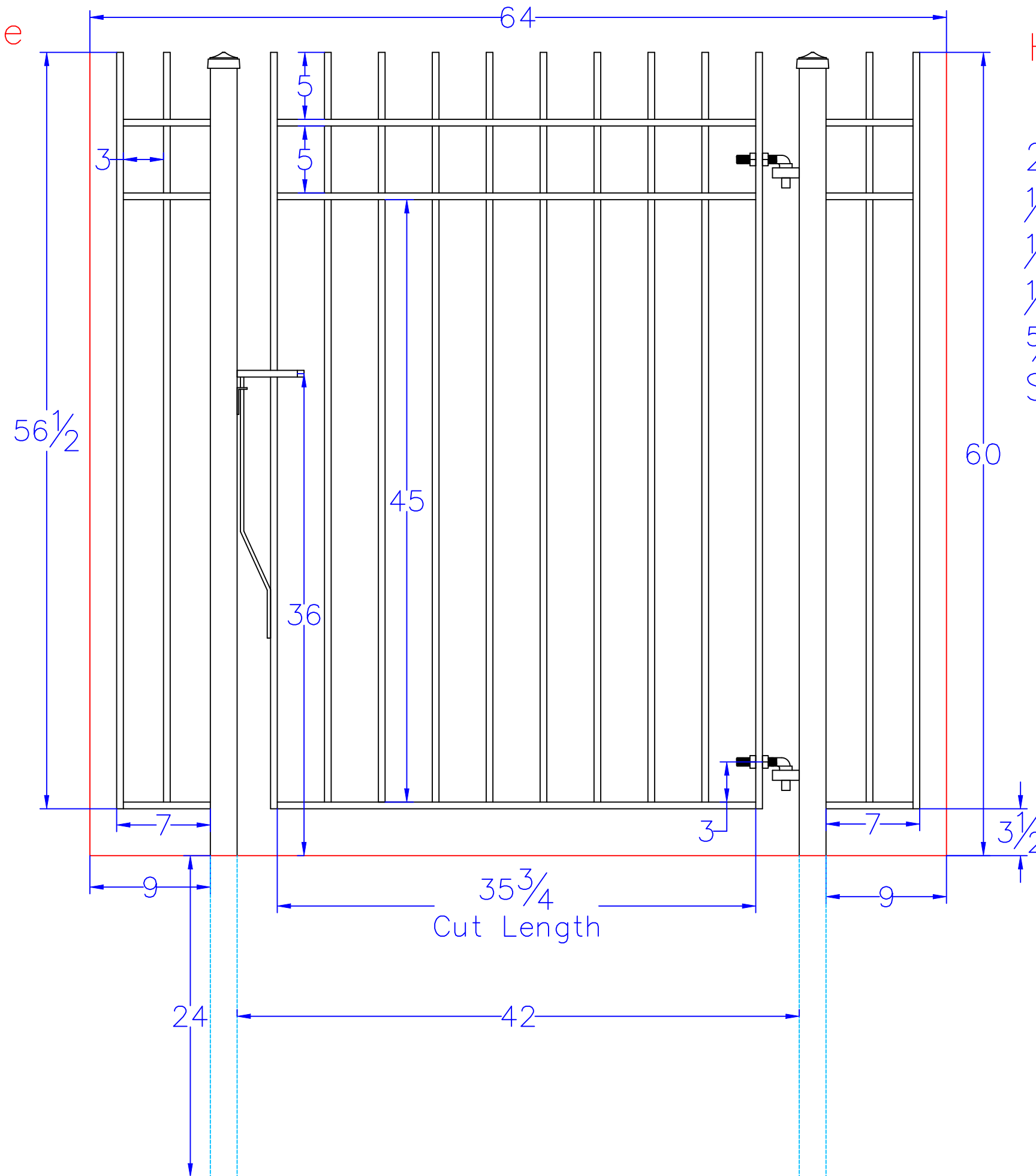


South Fence Line



Garage

House



- 2" Sq. Posts
- 1/2" x 1 1/2" Channel
- 1/2" Sq. Pickets
- 1/2" x 1 1/2" End bars
- 5/8" Adj. Hinges
- Spring latch



Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: October 15, 2025

Subject: 2350 Nayland Road (VAR-46-25) - To allow a one-story addition to encroach 1'-10" into the 10-foot minimum side yard setback (existing) and up to 2'-1" into the side yard longwall setback. A permanent fire pit will then be located less than 15 feet from the home, which is prohibited (existing).

Site Description/History

The subject property, 2350 Nayland Road, is located at the northeast corner of Windermere and Nayland Roads, and is zoned R-1b, One-Family Residence District. It measures 138 feet wide and 95 feet deep, similar to other nearby lots. It is identified as Lot #3 in Block 2 of the Middlesex Place subdivision from 1957. The subdivision plat includes 40-foot building setbacks from Windermere Road and Nayland Road, as well as a five-foot utility easement along the east property line. The property includes a one-story brick, siding, and stucco-framed residence with a two-car attached garage built in 1960. A driveway on the west side of the lot off of Windermere Road leads to the attached garage. The rear yard includes an enclosed sunroom, paver patio, and a large gas fireplace enclosed by a wooden fence. The property was purchased by the applicant in 2019.

Proposal

This application proposes demolition of an existing enclosed sunroom and construction of a one-story, 336-square-foot (approximately 19' x 17') living room addition at the rear of the existing garage and home. The addition will be approximately 11 feet tall, below the existing home height of 14 feet. Exterior materials will include board-and-batten siding and an asphalt shingle roof to match the existing house. A new man door will provide access to a 260-square-foot covered patio structure built over the existing pavers, behind the sunroom. Additional improvements include a 250-square-foot concrete walkway on the north side of the garage, replacement of a fence gate, and interior renovations to the kitchen and basement. If variances are approved, fence details will be required at the time of Building Permit review for the gate replacement.

The project complies with development, building, and front yard coverage requirements; front and rear setbacks; and maximum permitted building height. However, the existing garage encroaches the required 10-foot side yard setback by up to 2'-3". The proposed addition and patio structure, while set in 5.5-inches from the garage, also encroaches into the side yard setback by 1'-10" and requires a variance. In addition, the total building depth with the proposed improvements will be 41'-6", requiring compliance with the side yard longwall



setback. This requires the remainder of the addition (1'-6") to be set back an additional three inches to comply. The applicant is requesting variances to the side yard and side yard longwall setback requirements.

An existing built-in gas fireplace is located 12 feet from the home and would be 1'-6" from the proposed covered patio structure. The UDO requires fireplaces to be at least 15 feet from the home and any structures. The current location does not meet this requirement; however, the applicant has agreed to relocate it further away from the home, the proposed addition, and patio structure so that it is not closer than eight feet to any building or structure. Although the fireplace is farther away, a location variance is still required and requested below.

Zoning Code Requirements

The proposal results in three variances to the Unified Development Ordinance (UDO):

- To allow a one-story addition to encroach 1'-10" into the 10-foot minimum side yard setback (existing)(Article 5.02);
- To allow a one-story addition to encroach 2'-1" into the side yard longwall setback (Article 5.02); and
- To allow a permanent fireplace to be located less than 15 feet from the home, which is prohibited (existing)(Article 6.09).

Alternatives

The applicant notes in the application that they have worked with their architect and contractors to investigate potential alternatives. The application further states that the existing garage encroaches into the side yard setback and that the proposed addition will be flush with the garage, largely concealed by the existing home. [There is actually a five-inch inset.] Existing wood fencing along the side and rear property lines will provide additional screening. The applicant believes the request is appropriate and that the proposed improvements will not alter the character of the surrounding context. Staff and the applicant have coordinated to relocate the fireplace to be a minimum of at least eight feet away from the existing home and proposed structures to avoid safety hazards. The City's Fire Marshall is supportive of the relocation and variance request.

Requested Action and Findings

Staff reviewed the application and plans, discussed it with the applicant, and visited the site. All zoning requirements are met except for the requested variances for the side yard setback (existing), side yard longwall setback, and the distance of the fireplace from all structures on the lot (existing). The design of the proposed living room addition is compatible with the existing home and consistent with the existing garage side yard encroachment. Staff worked with the homeowner to explore ways to reduce the additional building length (1'-6") that triggers the side yard longwall setback; however, the reduction would have resulted in a design that did not meet the homeowner's needs. The proposed improvements will be screened from adjacent properties by existing wood fencing, and the impact on the surrounding neighborhood is expected to be minimal. Staff find that the majority of issues are existing nonconforming conditions that warrant variances to allow for modernization of the



home (Finding #1).

The existing fireplace was constructed between 2021 and 2023, without required approvals or permits (Findings #6 and #7). Its current location does not meet the 15-foot separation requirement. After talking with the City's Fire Marshall and sharing our concerns with the homeowner, they have agreed to relocate the existing fireplace to be a minimum of eight feet from all buildings and structures with the proposed variance request.

For these reasons, Staff recommends approval of the requested side yard, side yard longwall setback, and fireplace location variances with the condition:

- The applicant shall submit a revised site plan showing the fireplace at least eight feet from all buildings and structures.

Attachments

1.	2350 Nayland Rd_ Staff Presentation
2.	2350 Nayland Rd_ BZAP Application
3.	2350 Nayland Rd_ Notices
4.	2350 Nayland Rd_ Plans

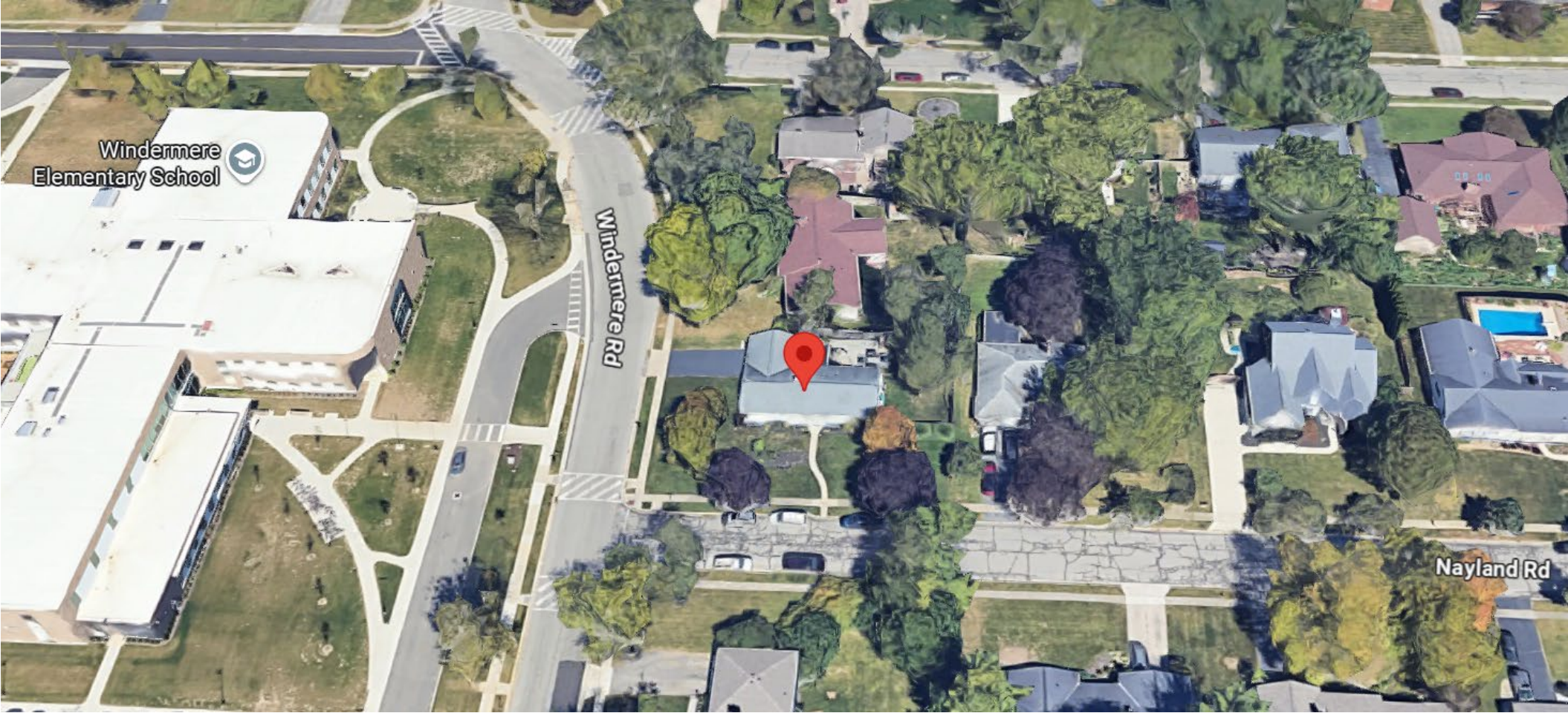


2350 Nayland Road

BZAP Staff Report Pictures | Variance Application 46-25
October 15, 2025



Google Maps ® Aerial – Looking North



Existing Conditions

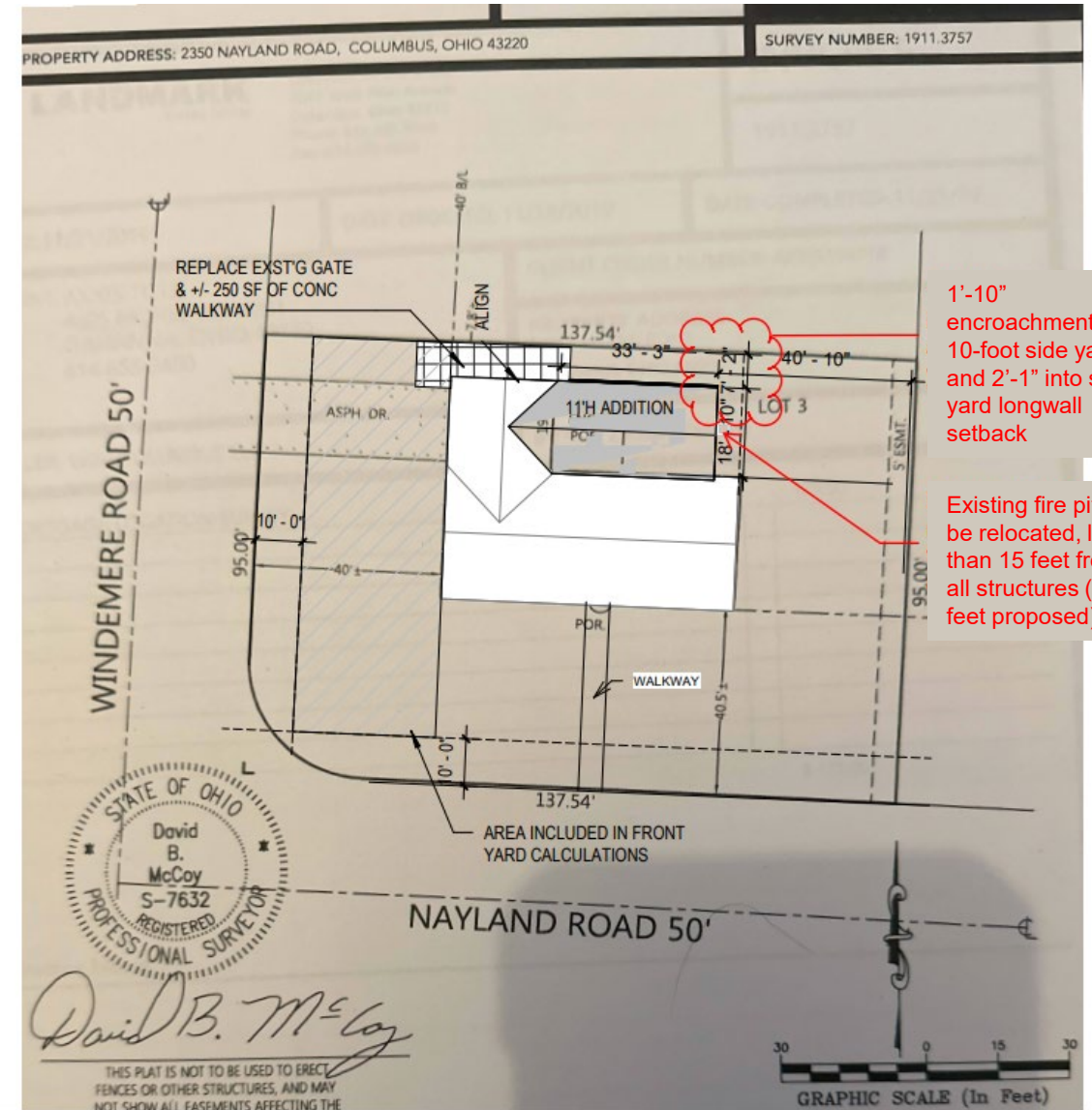


Existing Conditions

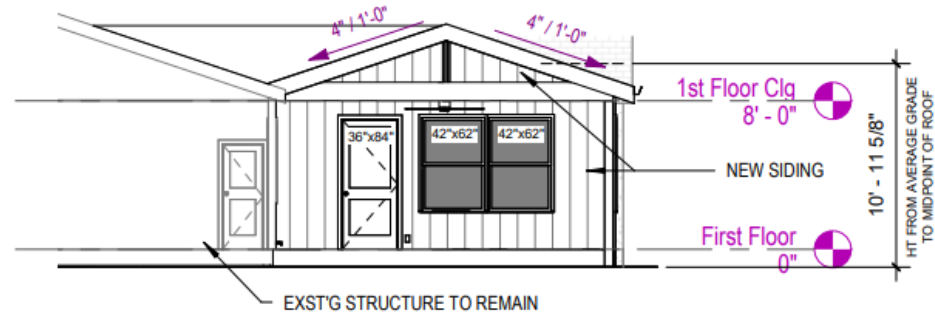
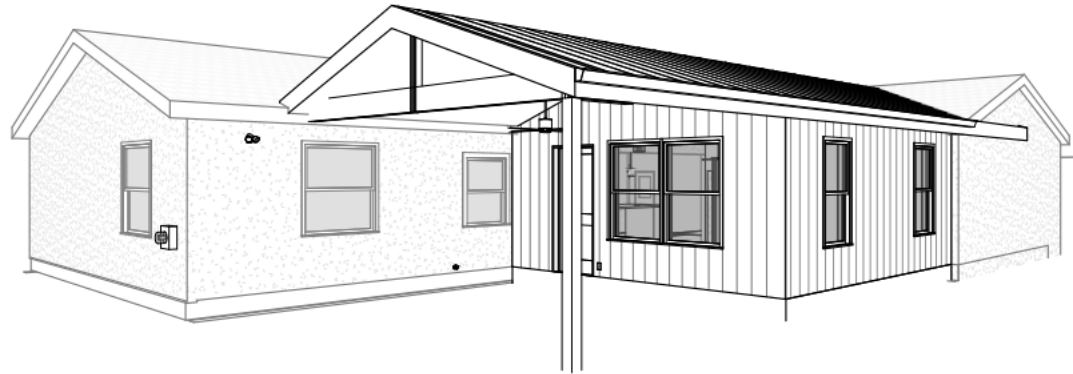


Proposed Site Plan

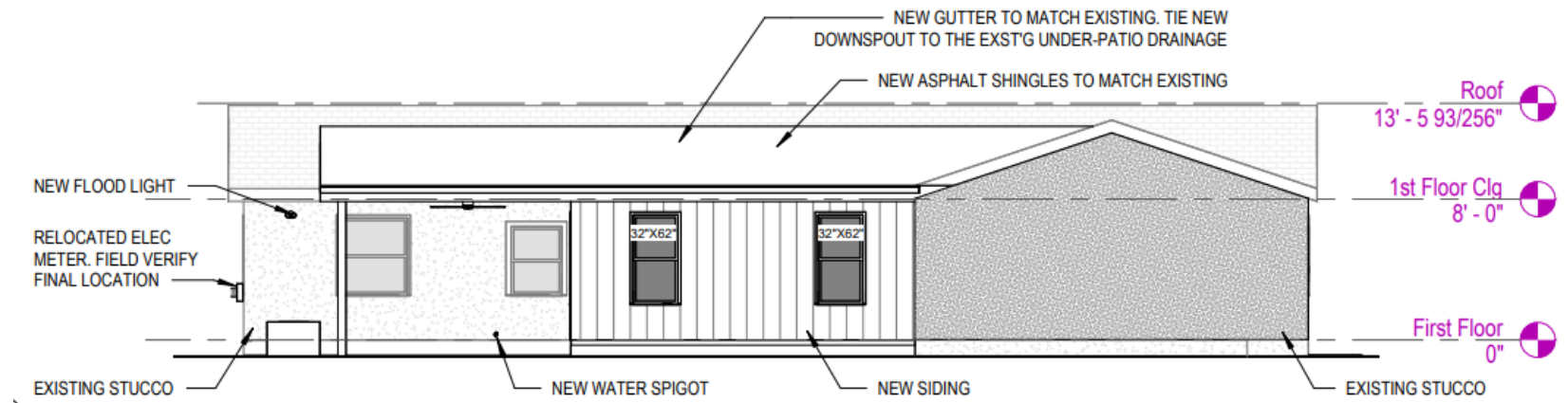
- Proposed improvements:
 - 336 SF living room addition
 - 260 SF covered patio structure
 - Additional misc. improvements (walkway, fence gate, interior work)
- Variances:
 - To allow a one-story addition to encroach 1'-10" into the 10-foot minimum side yard setback (existing) and up to 2'-1" into the side yard longwall setback.
 - To allow a permanent fireplace to be located less than 15 feet from the home, which is prohibited (existing).



Elevations



6 New East Elevation
1/8" = 1'-0"



7 New North Elevation



Requested Variances

Staff recommends **approval** of the Variance application with condition:

- 1) That the applicant shall submit a revised site plan showing the fireplace at least eight feet from all buildings and structures.

Variances:

- To allow a one-story addition to encroach 1'-10" into the 10-foot minimum side yard setback (existing) and up to 2'-1" into the side yard longwall setback; and
- To allow a permanent fireplace to be located less than 15 feet from the home, which is prohibited (existing).





25-4112

Variance Application

Status: Active

Submitted On: 9/1/2025

Primary Location

2350 NAYLAND RD

UPPER ARLINGTON, OH 43220

Owner

JASINSKI ZACHARY J | JASINSKI BROOKE T

COLUMBUS OH 43220

BZAP Information

BZAP Case

VAR-46-25

Status

Pending

BZAP Determination Date

10/15/2025

Vote Tally

Primary Variance

Side Yard

Findings of Fact for Approval/Denial

Variance Request

To allow a one-story addition to encroach 1'-10" into the 10-foot minimum side yard setback (existing) and up to 2'-2" into the side yard longwall setback. An existing, permanent fire pit located less than 15 feet from the home is to be retained.

BZAP conditions

Variance Information

Describe Variance Request

The proposed project involves constructing an addition on the north side of the property, set 7'2" from the side yard setback. This will align closely with the existing garage, which is 7'8" from the setback, creating a consistent building line. The addition will replace the existing enclosed porch while modestly increasing the overall square footage.

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?

We are a corner lot and the existing garage is already 7'8" from the property line.

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

No as existing garage is already 7'8" from setback.

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, this is in my backyard and the addition will be practically flush with the garage line.

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

Yes, I have worked with an architect and contractors.

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

Yes, however, addition will increase use.

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



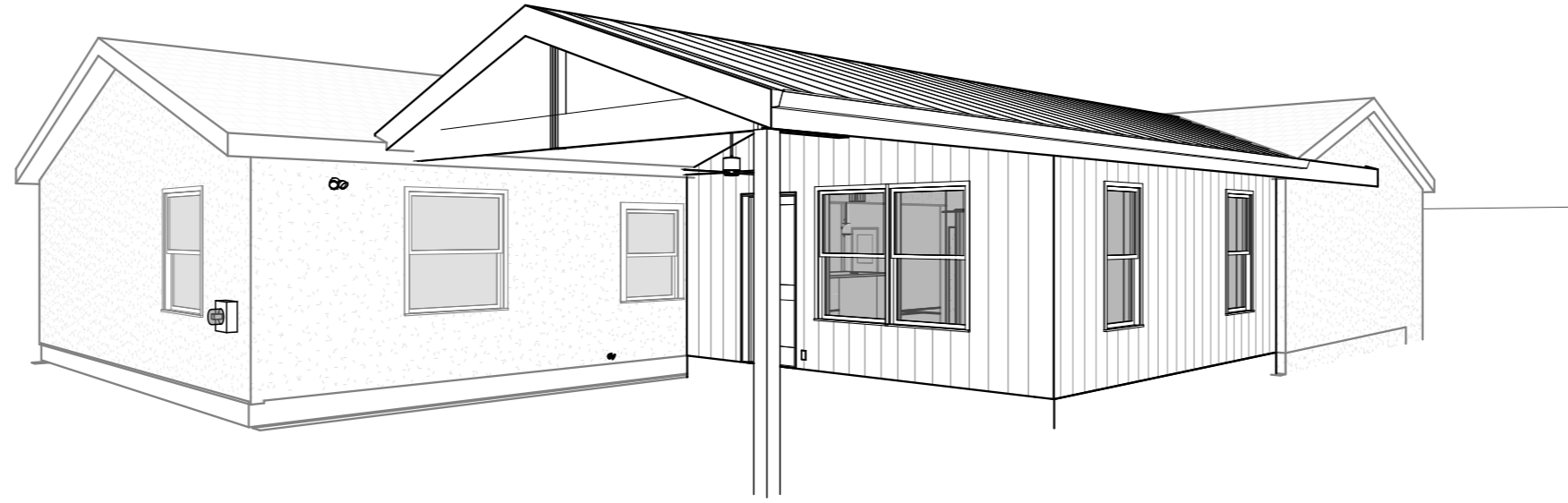
LIGHTING FIXTURE LEGEND		
		EXTERIOR RATED WALL SCONCE
		6" CEILING MOUNTED RECESSED LED LIGHT FIXTURE, DIMMABLE
		CEILING FAN W/ LIGHT
		CHANDELIER
		SECURITY FLOOD LIGHT
		BATHROOM ABOVE-VANITY MIRROR SCONCE LIGHT
		PENDANT LIGHT FIXTURE
		BATHROOM LIGHT/ EXHAUST CEILING FAN COMBO VENTED TO THE OUTSIDE W/ BACKDRAFT PREVENTER
		CEILING MOUNTED SMOKE DETECTOR
		AIR SUPPLY REGISTER
		AIR RETURN REGISTER

ELECTRICAL SYMBOL LEGEND	
	DUPLEX OUTLET INSTALLED AT STANDARD HEIGHT (12" A.F.F.) UNLESS OTHERWISE NOTED
	GFI DUPLEX OUTLET INSTALLED AT STANDARD HEIGHT (12" A.F.F.) UNLESS OTHERWISE NOTED. PROVIDE WEATHER TIGHT ENCLOSURE FOR EXTERIOR INSTALLATIONS
	KITCHEN IN-COUNTERPOP UP GFI DUPLEX OUTLET
	ELECTRIC LIGHT SWITCH
	FOUR-WAY ELECTRIC LIGHT SWITCH, DIMMABLE

*NOTE: ALL LED CAN LIGHTS TO BE DIMMABLE TYPE

Nayland Rd. Addition & Remodel

2350 Nayland Rd.
Columbus, Ohio 43220



MANS ARCHITECTURE 350 Canyon Drive South, Columbus, Ohio 43214
architecture@annamans.com 614.301.9827

GENERAL NOTES

- ADHERING TO THE PROCEDURES ESTABLISHED IN THE NOTES BELOW SHALL BE THE GENERAL CONTRACTOR'S (G.C.) RESPONSIBILITY.
- G.C. TO BE LICENSED TO WORK IN THE STATE OF OHIO.
- THE ARCHITECTURAL DRAWINGS ARE ONLY A DIMENSIONAL GRAPHIC REPRESENTATION OF THE CONCRETE AND/OR STUDS WITH RESPECT TO THE SURROUNDING FINISHES. G.C. SHALL NOT DEVIATE FROM THE ARCHITECT'S CONTRACT DOCUMENTS UNLESS APPROVED BY THE ARCHITECT'S OFFICE.
- G.C. SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
- THE GENERAL CONTRACTOR SHALL NOT PERMIT HIS REPRESENTATIVES TO MEASURE BY SCALE THE ARCHITECT'S CONTRACT DOCUMENTS. UNCLEAR DIMENSIONS SHALL BE CLARIFIED BY THE ARCHITECT'S OFFICE.
- THE GENERAL CONTRACTOR SHALL NOT SUBSTITUTE SPECIFIED ITEMS OR A DETAILED ASSEMBLY WITHOUT NOTIFYING ARCHITECT.
- THE GENERAL CONTRACTOR SHALL REVISE, COORDINATE, AND APPROVE SHOP DRAWINGS WITH THE PARTIES AND TRADES CONCERNED PRIOR TO SUBMITTAL FOR FINAL REVIEW.
- THE SHOP DRAWINGS SUBMITTED BY THE GENERAL CONTRACTOR TO THE ARCHITECT'S OFFICE FOR FINAL REVIEW SHALL BE CONSIDERED AS GENERAL PROCEDURE TO CLARIFY THE REMARKS FROM THE GENERAL CONTRACTOR'S REPRESENTATIVE. NEVERTHELESS THEY SHALL NEVER INFER A DEVIATION FROM THE ARCHITECT'S CONTRACT DOCUMENTS AND/OR A CHANGE IN THE SCOPE OF WORK. THESE CLARIFICATIONS SHALL BE ACCOMPLISHED THROUGH INSTRUCTIONS TO THE GENERAL CONTRACTOR (I.T.C.), REQUESTING A CHANGE ORDER (R.C.O.).
- ALL MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDED INSTRUCTIONS.

STRUCTURAL CODES AND SPECIFICATIONS:

- THE STRUCTURAL PLANS, TO THE BEST OF OUR KNOWLEDGE, COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC) AND 2015 OHIO RESIDENTIAL BUILDING CODE.
- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, AND ALL APPLICABLE FEDERAL AND STATE CODES, STANDARDS, AND LAWS.
- STRUCTURAL CONCRETE: LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE'S "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-02)".
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES WERE BASED ON RECOMMENDATION OF ASCE 7.

CONSTRUCTION NOTES

- ALL WORK TO CONFORM WITH THE PREVAILING CODES, INCLUDING THE OHIO BUILDING CODE, AND THE NATIONAL ELECTRIC CODE.
- PLUMBING, H.V.A.C., AND ELECTRICAL CONTRACTORS SHALL BE LICENSED AND SHALL FILE SEPARATE APPLICATIONS FOR PERMITS, AS REQUIRED.
- INTERIOR WALLS TO BE 1/2" SCREW-APPLIED SHEETROCK, TRIP.
- CEILINGS & WALLS AT MECHANICAL ROOM AND GARAGE SHALL HAVE 5/8" FIREPROOF SHEETROCK.
- SHEETROCK TO BE TRIPLE-TAPED EXCEPT CLOSETS TO BE DOUBLE TAPED AND GARAGE TO BE SINGLE TAPED.
- WONDER BOARD TILE BACKER TO BE INSTALLED ALONG ALL TUB AND SHOWER AREAS. WATER-RESISTANT GYPSUM BOARD TO BE USED IN ALL DAMP ROOMS.
- HVAC CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND DUCT LOCATIONS PRIOR TO INSTALLATION WHICH SHALL BE APPROVED BY THE ARCHITECT AND OWNER.
- WINDOW MANUFACTURER SHALL PROVIDE SHOP DRAWINGS AND SPECIFICATIONS WHICH SHALL BE APPROVED BY THE ARCHITECT.
- BUILDING AND SURROUNDING SITE SHALL BE KEPT CLEAN AND NEAT AT ALL TIMES.
- EXTERIOR MOLDING SHALL BE PRIMED ON ALL SIDES, INCLUDING CUT ENDS AND BACK PRIOR TO INSTALLATION AND PAINTING.

DESIGN LOADS & CRITERIA

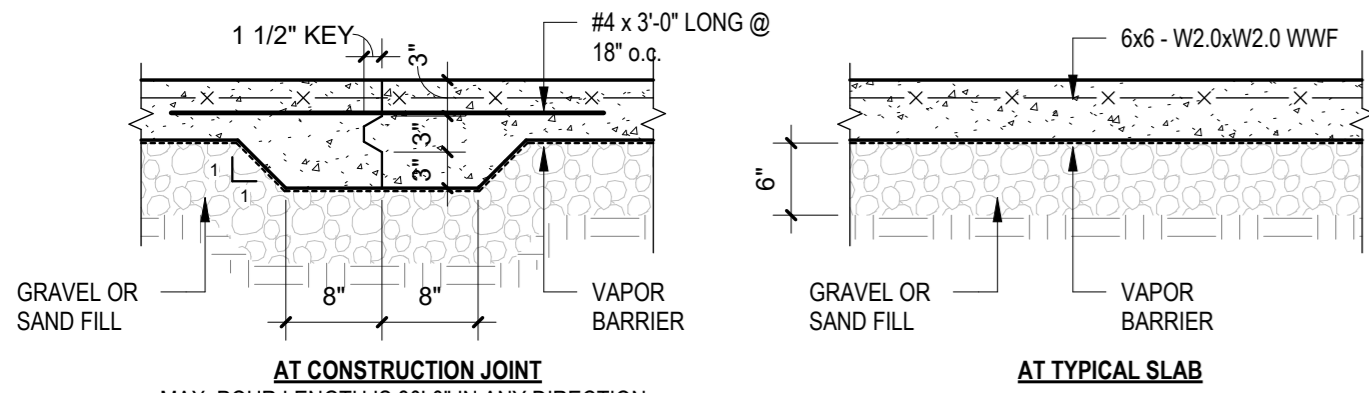
- THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING LOADS:

A. LIVE LOAD:

a) FIRST FLOOR AND CORRIDORS	40 PSF
b) SLEEPING ROOMS	30 PSF
c) GARAGE	50 PSF
d) EXTERIOR DECKS	60 PSF
e) STAIRS	100 PSF

B. BASIC GROUND SNOW LOAD:
WITH APPLICABLE SNOW SHADOWING FACTORS 30 PSF

C. DESIGNED WIND SPEED:
EXPOSURE "B" 110 MPH



NOTES:

- SLAB ON GRADE SHALL BE PLACED IN A CHECKER BOARD PATTERN WHERE EACH SINGLE POUR AREA DOES NOT EXCEED 900 SQUARE FEET AND 15'-0" IN THE LONGEST DIMENSION. EACH PANEL SHALL BE BOUNDED WITH CONSTRUCTION JOINTS.
- SAWED CONTROL JOINTS ARE AN ALTERNATE AND ARE TO BE LOCATED IN A RECTANGULAR PATTERN WITH A MAXIMUM SPACING OF 15'-0". JOINTS SHALL BE SAWED NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. MAXIMUM POUR LENGTH SHALL NOT EXCEED 90'-0".
- GRAVEL OR SAND FILL SHALL BE PLACED ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT (ASTM D1557).

1 TYPICAL CONCRETE SLAB INSTALLATION DETAIL

3/4" = 1'-0"

GENERAL CONCRETE NOTES

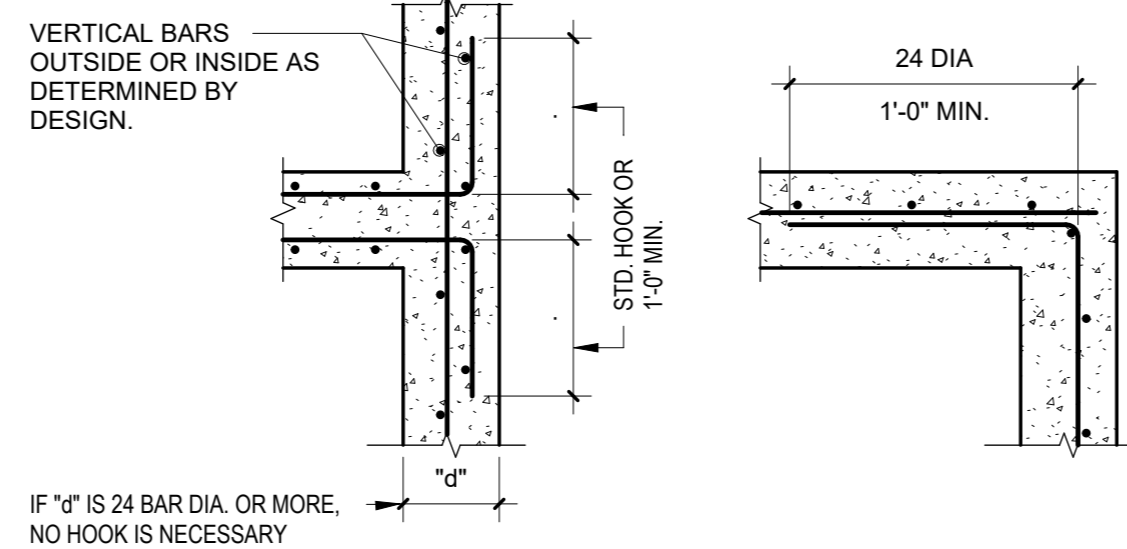
- ANY DISTURBED FOUNDATIONS, WALLS, OR OTHER BEARING STRUCTURES SHALL BE BRACED AND REINFORCED IF MODIFICATION IS NECESSARY. MODIFICATIONS SHALL NOT AFFECT EXISTING BEARING CAPACITY.
- ALL SLABS ON GROUND, FOOTINGS, WALLS, ETC. TO BE STONE CONCRETE 3000 P.S.I. AT 28 DAYS.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATION OF ALL SLOTS, PIPE SLEEVES, ANCHOR BOLTS, DUCTS, ETC. AS REQUIRED FOR OTHER TRADES BEFORE CONCRETE IS POURED.
- ALL SLOTS SHALL BE FILLED WITH CONCRETE TO THE SAME DEPTH AS SLABS AFTER PIPING IS INSTALLED.
- CONTRACTOR SHALL SAFEGUARD AND PROTECT ALL EXCAVATIONS.

FOUNDATION NOTES:

- BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL OR LEDGE HAVING MINIMUM BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT.
- IF AN UNSUITABLE SOIL WILL BE DISCOVERED IN THE AREA UNDERNEATH OF THE NEW FOOTINGS (ORGANICS, LOOSE FILL, AND ETC.), SOIL SHALL BE REPLACED WITH COMPACTED FILL OF GRAVEL OR CRASHED STONE. PLACE BACKFILL IN LIFTS NOT EXCEEDING 9" IN LOOSE LIFT THICKNESS. NOTIFY THE ENGINEER BEFORE PROCEEDING WITH STRUCTURAL BACKFILL TO CONFIRM SUITABILITY OF BEARING STRATUM. FOUNDATION BACKFILL MATERIAL IS TO BE CONTROLLED FILL MATERIAL, A UNIFORMLY GRADED MIXTURE OF SAND AND GRAVEL WEIGHING NO LESS THAN 120 PCF DRY DENSITY AFTER ON-SITE COMPACTION. THE MIXTURE IS TO HAVE NO STONE GREATER THAN 3" ANY ONE DIMENSION AND IS TO HAVE LESS THAN 10 % BY WEIGHT, PASSING A #200 SIEVE. THE FILL SHALL BE PLACED IN MAXIMUM LIFTS OF 8 INCHES BEFORE COMPACTION.

REINFORCED CONCRETE NOTES:

- ALL CONCRETE SHALL BE NORMAL WEIGHT STONE CONCRETE UNLESS NOTED. THE MAXIMUM SIZE OF THE COARSE AGGREGATE SHALL BE 3/4". THE CONCRETE IS TO BE PROPORTIONED TO HAVE +1" SLUMP AND 5% +/- 1% ENTRAINED AIR. LOW RANGE WATER REDUCING AGENTS ARE PERMITTED. CHLORIDE ION CONTAINING ADDITIVES ARE NOT PERMITTED.
- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE IN 28 DAYS SHALL BE AS FOLLOWS:
F_c = 3,000 PSI FOR ALL FOOTINGS, PIERS AND FOUNDATION
F_c = 4,000 PSI FOR INTERIOR AND EXTERIOR SLABS ON GRADE, SIDEWALKS AND SIDEWALLS
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM STANDARD SPECIFICATION FOR DEFORMED NEW BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT A615 GRADE 60. REINFORCEMENT SHALL BE DETAILED ACCORDING TO ACI MANUAL OF STANDARD PRACTICE, ACI 315, LATEST EDITION. ALL REINFORCING BAR SPLICES SHALL BE CLASS "C" TENSION SPLICES, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM SPECIFICATION A185 WITH A MINIMUM ULTIMATE STRENGTH OF 70,000 PSI.
- CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ---- 3"
EXPOSED TO EARTH OR WEATHER (WHERE FORMS ARE USED)
#6 BARS AND LARGER ---- 2"
#5 BARS AND SMALLER ---- 1 1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
SLABS OR WALL ---- 1 1/2"
BEAMS OR PIERS ---- 1 1/2"
- PROVIDE #4 DIAGONAL BARS, 4'-0" LONG AT ALL RE-ENTRANT CORNERS:
2#4 TOP FOR ALL SLABS ON GRADE.
- REINFORCING BARS AND WELDED WIRE FABRIC SHALL NOT BE WELDED, TACK-WELDED OR USED FOR STRIKING AN ARC.
- ALL GROUT SHALL BE NON-SHRINK GROUT WITH A MINIMUM COMPRESSIVE (CUBE) STRENGTH OF 8,000 PSI AT 28 DAYS.
- PROVIDE A MINIMUM OF FOUR (4) COMPRESSIVE STRENGTH TEST CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED, BUT NOT LESS THAN FOUR FOR EACH DAY'S PLACEMENT.



IF "d" IS 24 BAR DIA. OR MORE,
NO HOOK IS NECESSARY

2 TYPICAL REINFORCEMENT OF FND. WALL

3/4" = 1'-0"

PROJECT DATA:

Franklin County
Columbus, Ohio

CODE:

CLIMATE ZONE 5

GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO
2023 NATIONAL ELECTRIC CODE

Existing Construction
USE GROUP CLASSIFICATION: R (RESIDENTIAL)

EXISTING AREA:
LEVEL 1 1,716 SF

NEW AREA:
LEVEL 1 328 SF
BASEMENT 197 SF

ENERGY CODE COMPLIANCE:
NEW WALLS R-VALUE: 20
ROOF R-VALUE, NEW AREAS: 38
NEW FOUNDATION WALL: 10

VENTILATION:
FORCED AIR (HVAC)

SOIL FLUID PRESSURE: 45 PSF
SEISMIC CATEGORY: B
DESIGN WIND SPEED: 120 MPH

Sheet Number

A000 COVER

A001 SITE & DEMO PLANS & PROJECT INFO

A100 NEW WORK DETAILS

A200 SECTIONS AND FRAMING DETAILS

Sheet Name

SCOPE OF WORK:

ARCHITECTURAL & STRUCTURAL:
1. REMODEL OF THE EXISTING UTILITY ROOM IN THE BASEMENT TO CREATE NEW BEDROOM WITH AN EGRESS WINDOW, NEW BATHROOM, NEW HALLWAY, AND A UTILITY ROOM.
2. 19'-6"x17'-8" ADDITION ON THE MAIN LEVEL TO INCLUDE NEW MUD ROOM AND NEW SUN ROOM W/ CRAWLSPACE AND CATHEDRAL CEILING.

PLUMBING:
1. NEW BATHROOM IN THE BASEMENT WITH NEW PLUMBING FIXTURES, TWO NEW EXTERIOR WATER SPOIGOTS.

MECHANICAL:
1. MODIFY EXISTING HVAC SYSTEM. INSTALL NEW SUPPLY AND RETURN DUCTS & REGISTERS.

ELECTRICAL:
1. INSTALL NEW ELECTRICAL OUTLETS, LIGHTING FIXTURES.
2. INSTALL NEW 200 AMP ELECTRIC PANEL.

GERNERAL WOOD NOTES:

- STUD BEARING WALLS, SHEARWALLS, AND ROOF DECKS SHALL BE FRAMED WITH THE MEMBER SIZES AND/OR TYPES AT THE SPACINGS SHOWN ON PLAN. THE CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL PLUMBING PIPING, HVAC DUCTING AND RECESSED LIGHTING FIXTURES, ETC PRIOR TO LAYOUT TO MINIMIZE INTERFERENCE THAT MAY REQUIRE THE ALTERING OR STRENGTHENING OF THE INSTALLED FRAMING.
- WALLS SHALL BE INSTALLED STRAIGHT AND PLUMB. ROOFS SHALL BE INSTALLED AT THE PITCHES INDICATED ON THE ARCHITECTURAL DRAWINGS.
- JOISTS AND RAFTERS SHALL BE INSTALLED DIRECTLY OVER BEARING STUDS UNLESS OTHERWISE DETAILED.
- JOISTS SHALL BE SUPPORTED LATERALLY AT EACH SUPPORT BY FULL DEPTH SOLID BLOCKING 2 INCHES IN THICKNESS, EXCEPT WHERE JOISTS ARE SUPPORTED BY A FLUSH HEADER OR NAILED TO A RIM JOIST.
- PROVIDE A MINIMUM OF TWO STUDS AT EACH END OF ALL FLUSH FRAMED HEADERS OR BEAM, UNLESS MORE ARE INDICATED ON PLAN. PROVIDE ONE JACK STUD AND ONE FULL KING STUD AT EACH END OF ALL DROPPED HEADERS OR BEAMS, UNLESS MORE JACK AND KING STUDS ARE INDICATED ON PLAN.
- FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH PREFABRICATED GALVANIZED STEEL HANGERS MADE BY SIMPSON STRONG-TIE CO., INC. OR KANT-SAG CONNECTORS BY UNITED STEEL PRODUCTS CO. OF WIDTH AND DEPTH APPROPRIATE FOR THE SUPPORTED MEMBER. INSTALL WITH THE TYPE AND QUANTITY OF FASTENERS RECOMMENDED BY THE MANUFACTURER.
- STRUCTURAL WOOD FRAMING USED IN EXTERIOR APPLICATIONS OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER, COA PRESERVATIVE PRESSURE TREATED WOOD. ALL EXTERIOR STAIR FRAMING TO BE CONSTRUCTED USING PRESSURE AND FIRE RETARDANT TREATED WOOD RECOMMENDED BY THE MANUFACTURERS: Algoma Lumber, Inc. <http://www.algoma.com>, B. B. & S. of New England, Inc. <http://www.bbbslumber.com>, Coast Wood Preserving, Inc., Culpeper Wood Preservers <http://www.culpeperwood.com> SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER, COA PRESERVATIVE PRESSURE TREATED WOOD.

8. BUILT-UP MEMBERS OF THREE PLYS OR LESS SHALL HAVE ADJACENT PLYS CONNECTED TOGETHER WITH 3/4" DIAMETER ROWS OF SCREWS AT 16" O.C. STAGGERED UP AND DOWN WITH 2 INCH CLEARANCE AT TOP AND BOTTOM EDGES. BUILT-UP MEMBERS OF MORE THAN 3 PLYS SHALL BE ASSEMBLED WITH (2) TWO ROWS OF 1/2" DIAMETER THRU BOLTS AT 16" O.C. WITH 2 INCH CLEARANCE AT TOP AND BOTTOM EDGES.

9. EACH ROOF TRUSS SHALL BE CONNECTED TO WALL DOUBLE PLATE WITH (2) H8 CONNECTOR BY SIMPSON STRONG-TIE BAND JOIST SHALL BE CONNECTED TO TOP PLATE WITH MSTC S2 STRAP @ 64" O.C CONNECTOR BY SIMPSON STRONG-TIE INSTALL SILL PLATE TIE-DOWNS TO Satisfy MINIMUM REQUIRED 5/8" (2) BOLTS SPACED @ 48" O.C. AND 10" MAXIMUM FROM EACH CORNER. INSTALL ADDITIONAL STRAPS AS SHOWN ON TYPICAL FRAMING DETAILS.

LUMBER NOTES

- DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION MANUAL.
- ALL STRUCTURAL LUMBER TO BE #2 GRADE DOUGLAS FIR OR BETTER, AND SHALL BE FREE OF ANY DEFECTS WHICH MAY AFFECT ITS STRUCTURAL INTEGRITY, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE ALL ACCESSORIES THAT ARE NOT CALLED OUT ON THE PLANS, SUCH AS JOIST ANCHORS, JOIST HANGERS, FRAMING ANCHORS, POST BASES, AND CAPS, METAL BRIDGING, ETC. AS REQUIRED FOR THE COMPLETION OF THE PROJECT.
- ALL JOISTS SHALL HAVE JOIST HANGERS AND HURRICANE STRAPS.
- PROVIDE BRIDGING AT 8'-0" MAXIMUM.
- ALL INTERIOR BEARING STUD WALLS TO BE BRACED AT THIRD POINTS.
- EXTERIOR WALLS TO BE 2" X 6" DOUGLAS FIR WOOD STUD CONSTRUCTION.
- DOUBLE JOISTS REQUIRED AT PARALLEL PARTITIONS.
- ROOF FRAMING TO BE BRACED TO PARTITIONS.
- STRAPS TO BE PROVIDED AT NON-PARALLEL CEILING JOISTS AND RAFTERS.

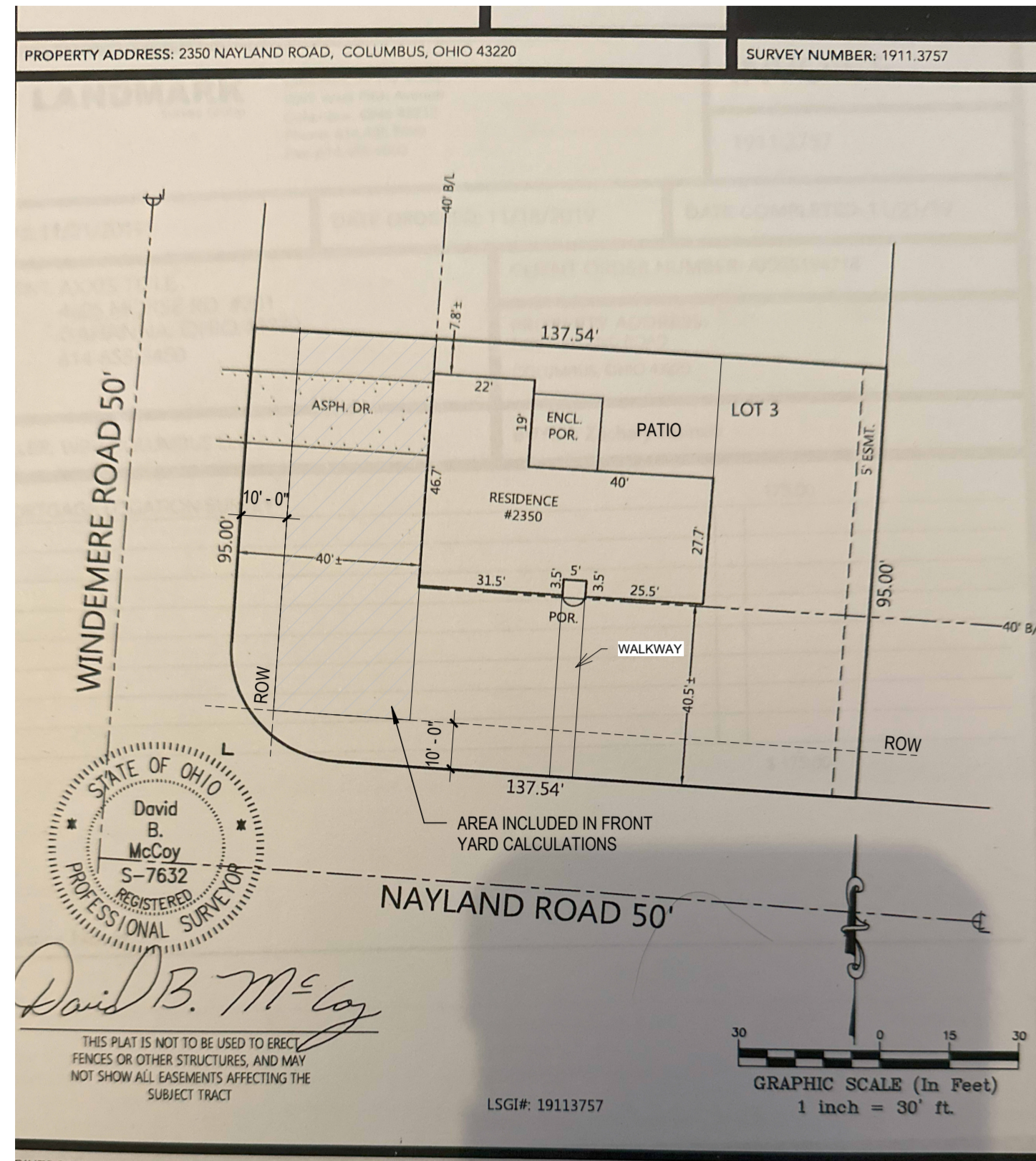
STRUCTURAL WOOD FRAMING NOTES:

- THE STRUCTURAL WOOD STRESS GRADE STAMPED LUMBER SHALL BE GRADED AS FOLLOWS (BETTER GRADES ARE PERMITTED AND ENCOURAGED):
JOISTS AND RAFTERS:
DOUGLAS FIR-LARCH OR DOUGLAS FIR-LARCH (NORTH), NO. 2.
FB (BASE) = 875 PSI,
E = 1,600,000 PSI
STUDS:
DOUGLAS FIR-LARCH OR DOUGLAS FIR-LARCH (NORTH), STUD GRADE.
FB (BASE) = 650 PSI,
E = 1,400,000 PSI
- THE DESIGN OF THE DIMENSIONAL LUMBER MEMBERS AND THEIR CONNECTIONS IS BASED ON THE LUMBER HAVING A MOISTURE CONTENT AT THE TIME OF INSTALLATION OF 19% OR LESS.
- JOISTS OR RAFTERS ARE TO BE INSTALLED WITH "CROWN" UP (I.E. POSITIVE CAMBER) AND WITHIN 1/2 INCH OF STRAIGHT, END-TO-END ALIGNMENT.
- SEVERELY DISTORTED (TWISTED, BOWED, CUPPED, CHECKED, ETC.) LUMBER SHALL NOT BE USED.
- NOTCHES IN THE TOP OR BOTTOM OF DIMENSIONED LUMBER JOISTS OR RAFTERS SHALL NOT EXCEED ONE-SIXTH THE MEMBER DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. END NOTCHES SHALL NOT EXCEED ONE-FOURTH THE MEMBER DEPTH. BORED HOLES SHALL NOT BE WITHIN TWO INCHES OF THE TOP AND BOTTOM OF THE MEMBER AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
- THE NUMBER, TYPE AND SIZE OF FASTENERS FOR FRAMING AND SHEATHING ATTACHMENT SHALL BE IN ACCORDANCE WITH CHAPTER 6 TABLE R602.3(10) OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE UNLESS A STRONGER CONNECTION IS INDICATED.

Nayland Rd. Addition & Remodel

2350 Nayland Rd.
Columbus, Ohio 43220

10/02/2025



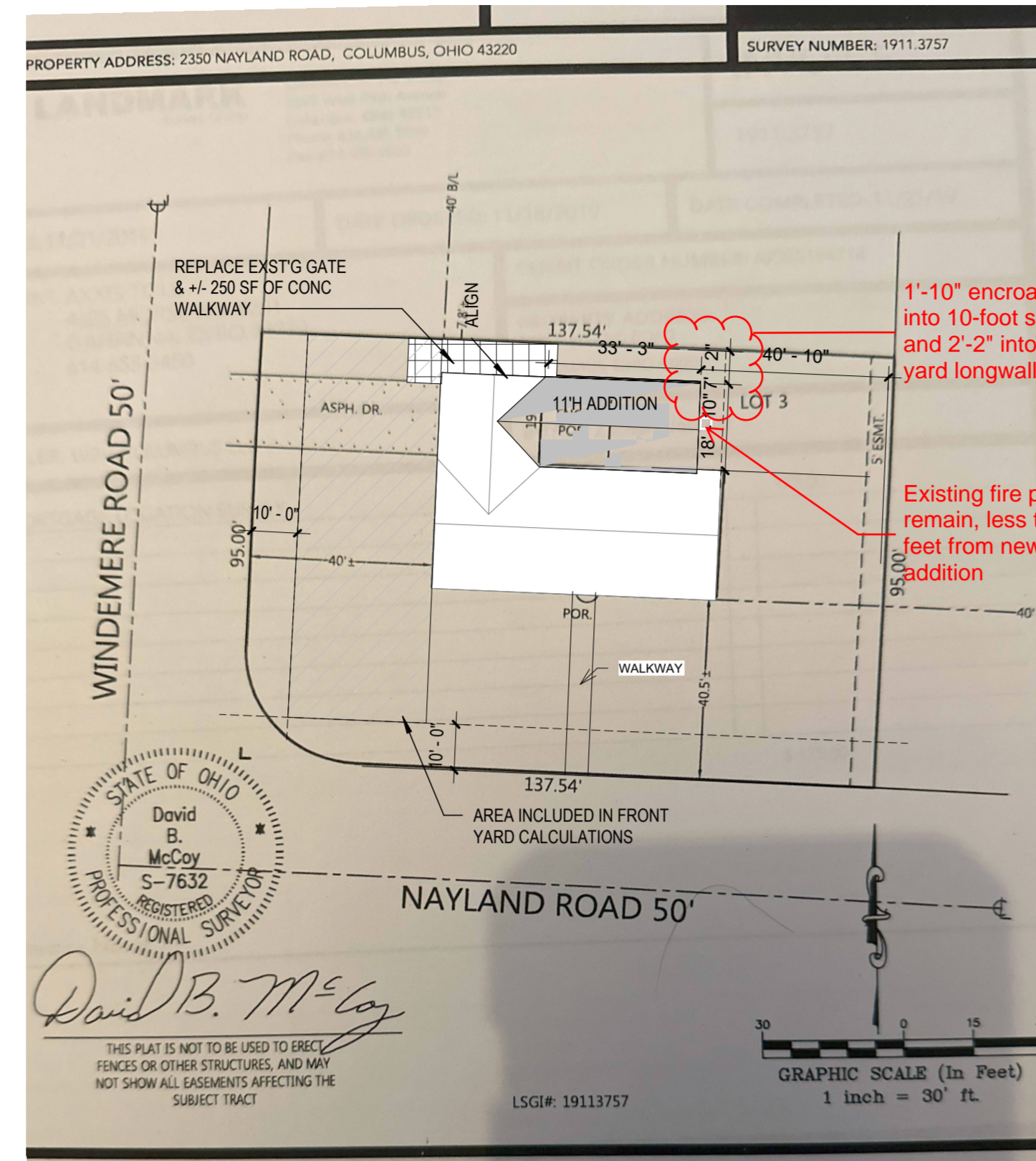
1 Site Plan - Existing
1" = 30'-0"

Site Information:
 Address 2350 Nayland Rd., Columbus, Ohio 43220
 Parcel Number 070-009582-00
 County FRANKLIN

ZONING R-1B
 ZONING DISTRICT One-Family Residence District
 MIN LOT AREA 12,000 S.F.
 MIN LOT FRONT 90'
 FRONT YARD SETBACK 40' or platted
 SIDE YARD SETBACK 10' (1-1.5 story) or 12' (2-2.5 story)
 MIN SIDE YARD SUM 20' (1-1.5 story) or 26' (2-2.5 story)
 REAR YARD SETBACK 1/4 lot depth or 40' whichever is less
 BUILD HEIGHT MAX 35' (2-1/2 stories)
 MAX DEVELOP COVER PERMIT 40% TLA
 MAX BUILD COVER 27% TL

TOTAL PARCEL AREA: 0.3 ACRES (13,068 SF)
EXISTING BUILDING COVERAGE: 2,135.4 SF (house)+240 SF (back porch)= 2,375.4 SF=18.18%
EXISTING DEVELOPMENT COVERAGE (house, driveway, patio): 4,166 SF = 31.88%

FRONT YARD AREA: 2,476.25 SF
 • FRONT LOT DRIVEWAY AREA: 477.30 SF
 • FRONT YARD DEVELOPMENT COVERAGE: 19.27% (25% ALLOWED)

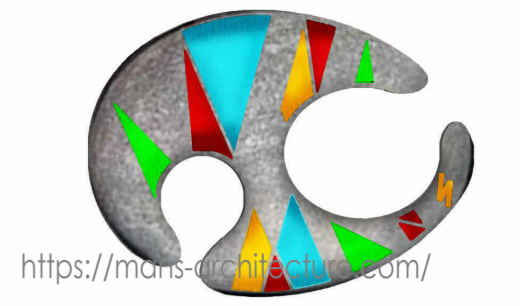
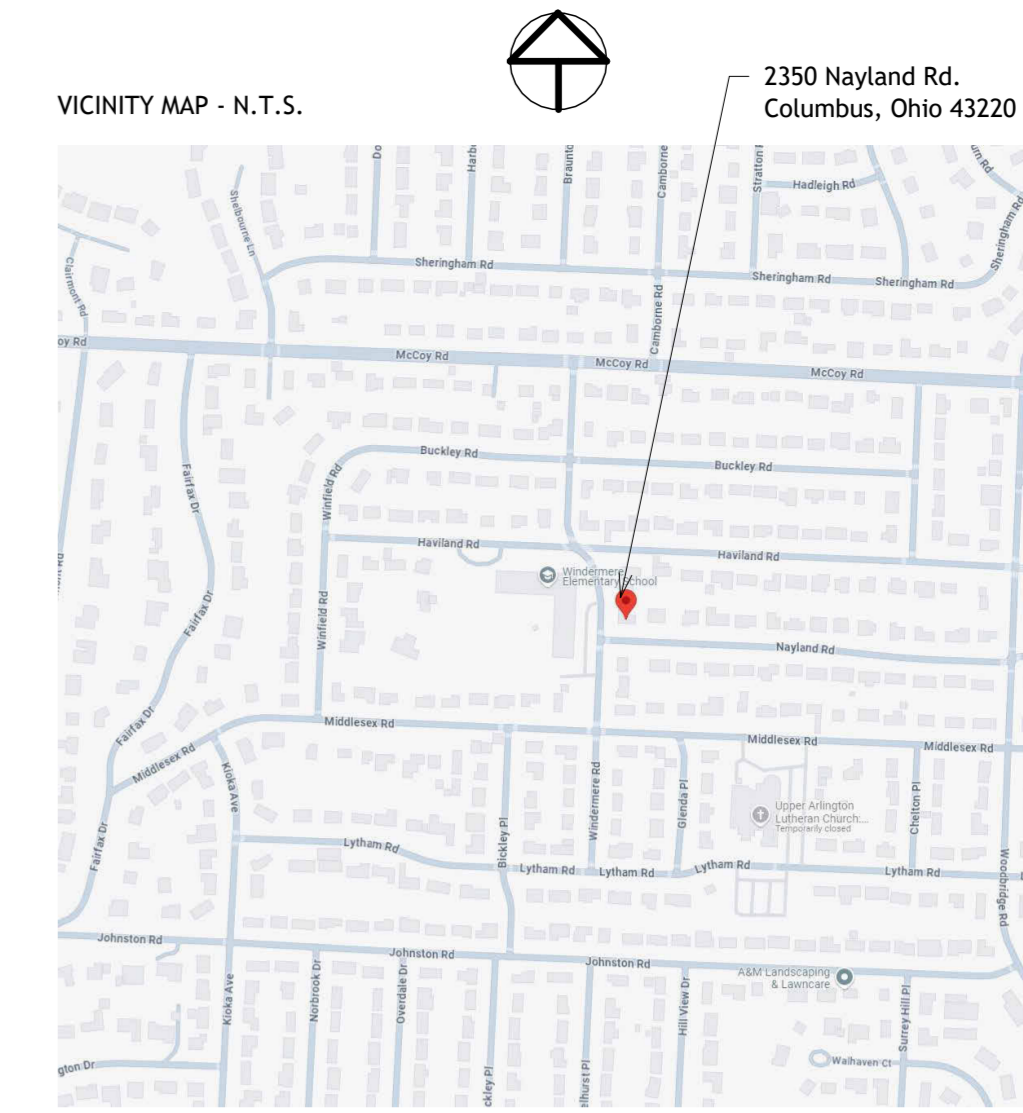
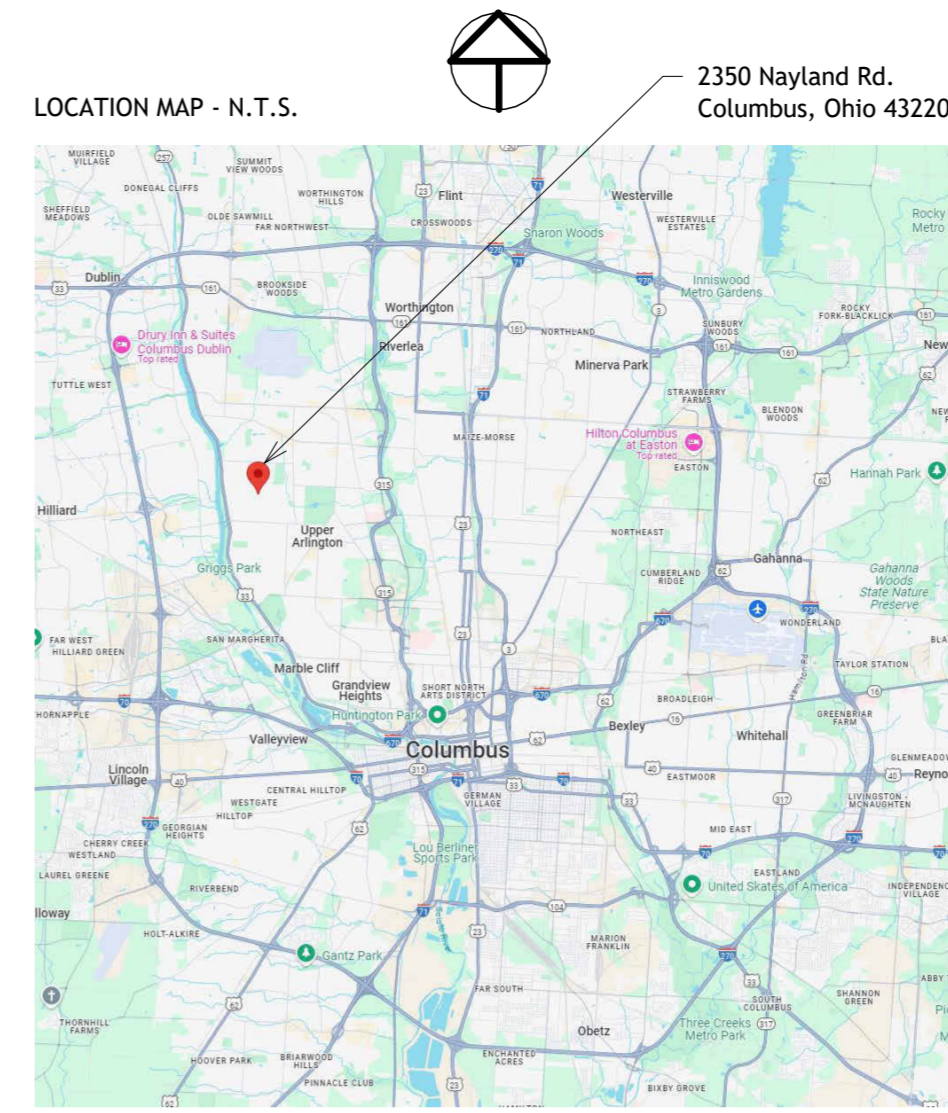


2 Site Plan - New
1" = 30'-0"

PROPOSED LOT COVERAGE:
TOTAL PARCEL AREA: 0.3 ACRES (13,068 SF)
PROPOSED BUILDING COVERAGE: 2,135.4 SF (house)+575.25 SF (addition)= 2,710.65 SF=20.74% (MAX. ALLOWED 27%)
PROPOSED DEVELOPMENT COVERAGE (house, driveway, patio): 4,237SF = 32.42% (MAX. ALLOWED 40%)

EXISTING FRONT YARD SETBACK: +/-40' TO REMAIN
MIN. SIDE YARD WIDTH: 15' TO REMAIN
ADDITION HEIGHT MEASURED FROM AVERAGE GRADE LEVEL TO ROOF MIDPOINT: +/-11' (MAX. ALLOWED 35')

FRONT YARD AREA: 2,476.25 SF
 • FRONT LOT DEVELOPMENT AREA: DRIVEWAY 477.30 SF + 70.55 SF NEW WALKWAY + 10.42 SF WINDOW WELL = 558.27 SF
 • FRONT YARD DEVELOPMENT COVERAGE: 22.54% (25% ALLOWED)



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Seal

Zach and Brooke Jasinski
Nayland Rd. Addition & Remodel
 2350 Nayland Rd.
 Columbus, Ohio 43220

Key Plan

Rev	Description	Date

ARCHITECTURE

SITE & DEMO PLANS & PROJECT INFO

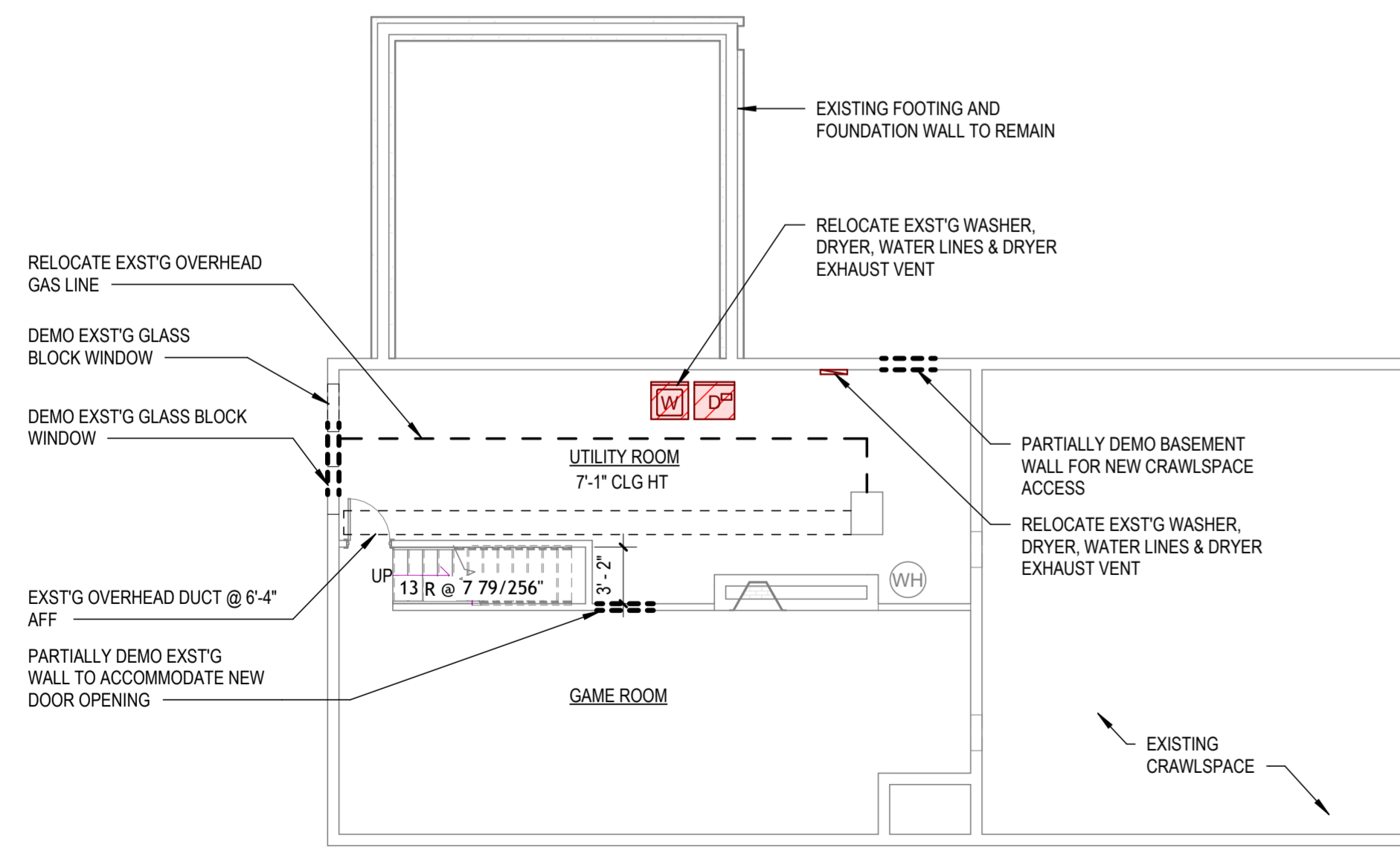
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Checked By: AM

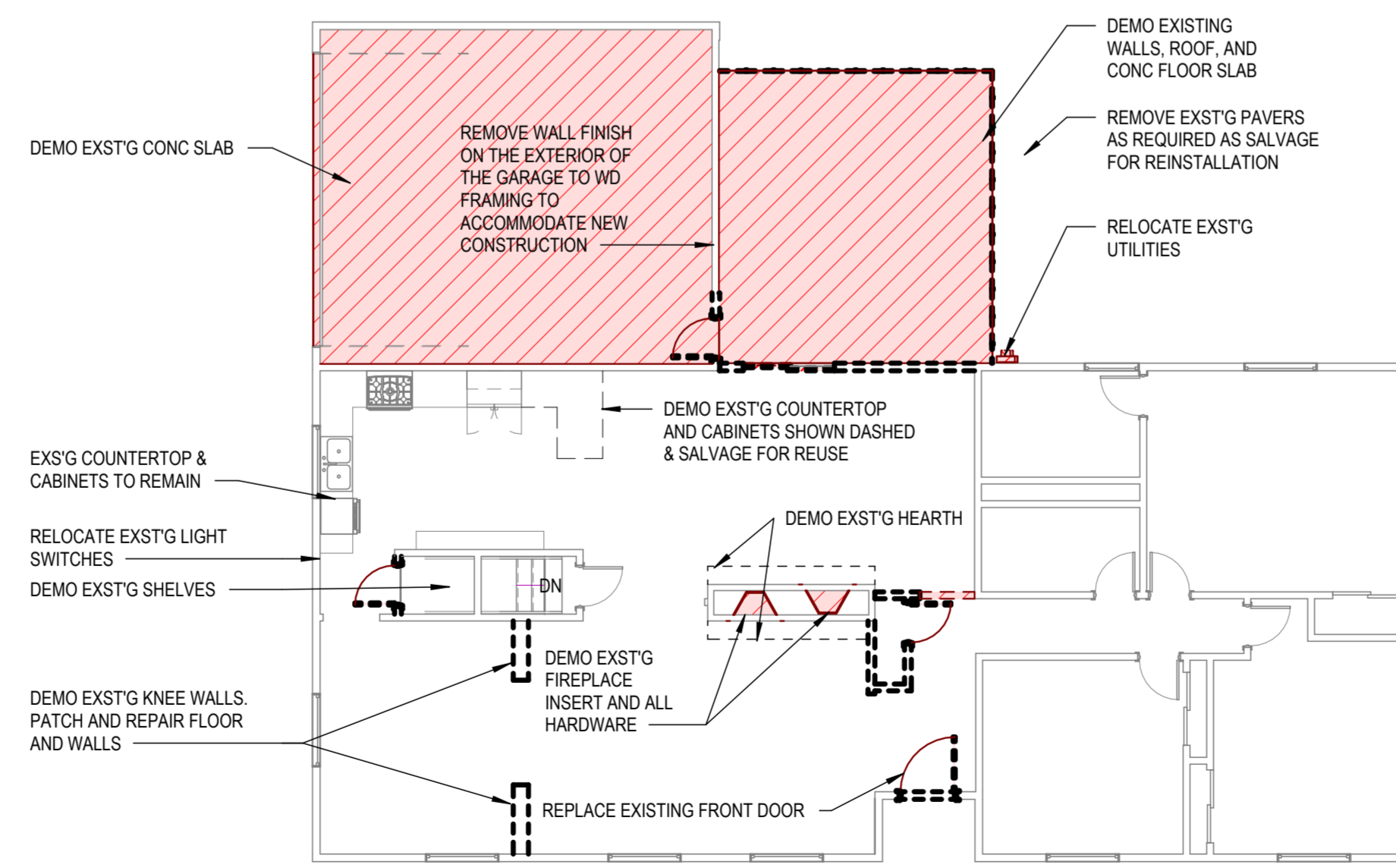
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Project #: 00_17

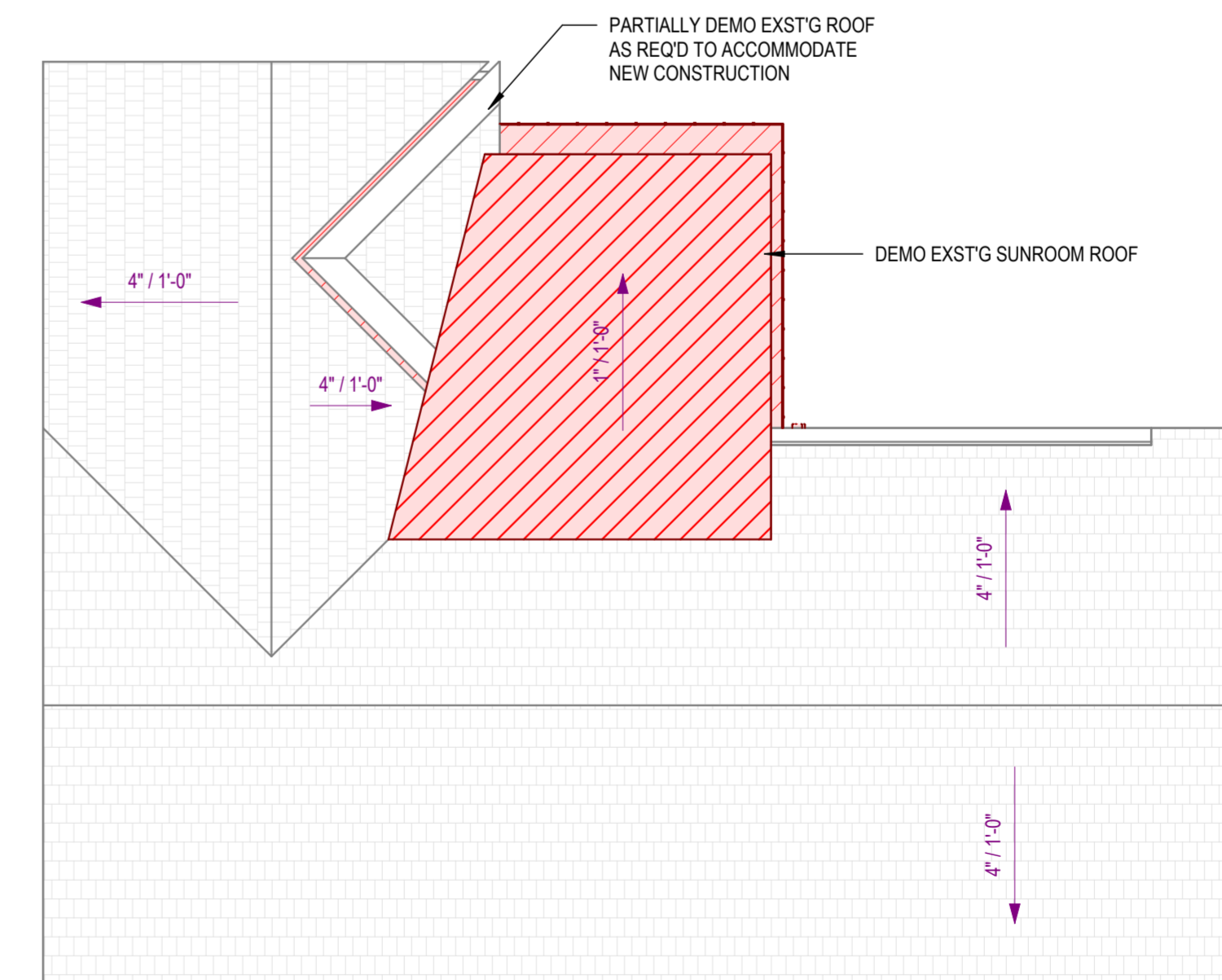
A001



3 D - FP00 - Basement
1/8" = 1'-0"



4 First Floor Demolition Plan
1/8" = 1'-0"



5 Roof Demolition Plan
1/8" = 1'-0"



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Seal

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Nayland Rd. Addition & Remodel
 2350 Nayland Rd.
 Columbus, Ohio 43220

Key Plan

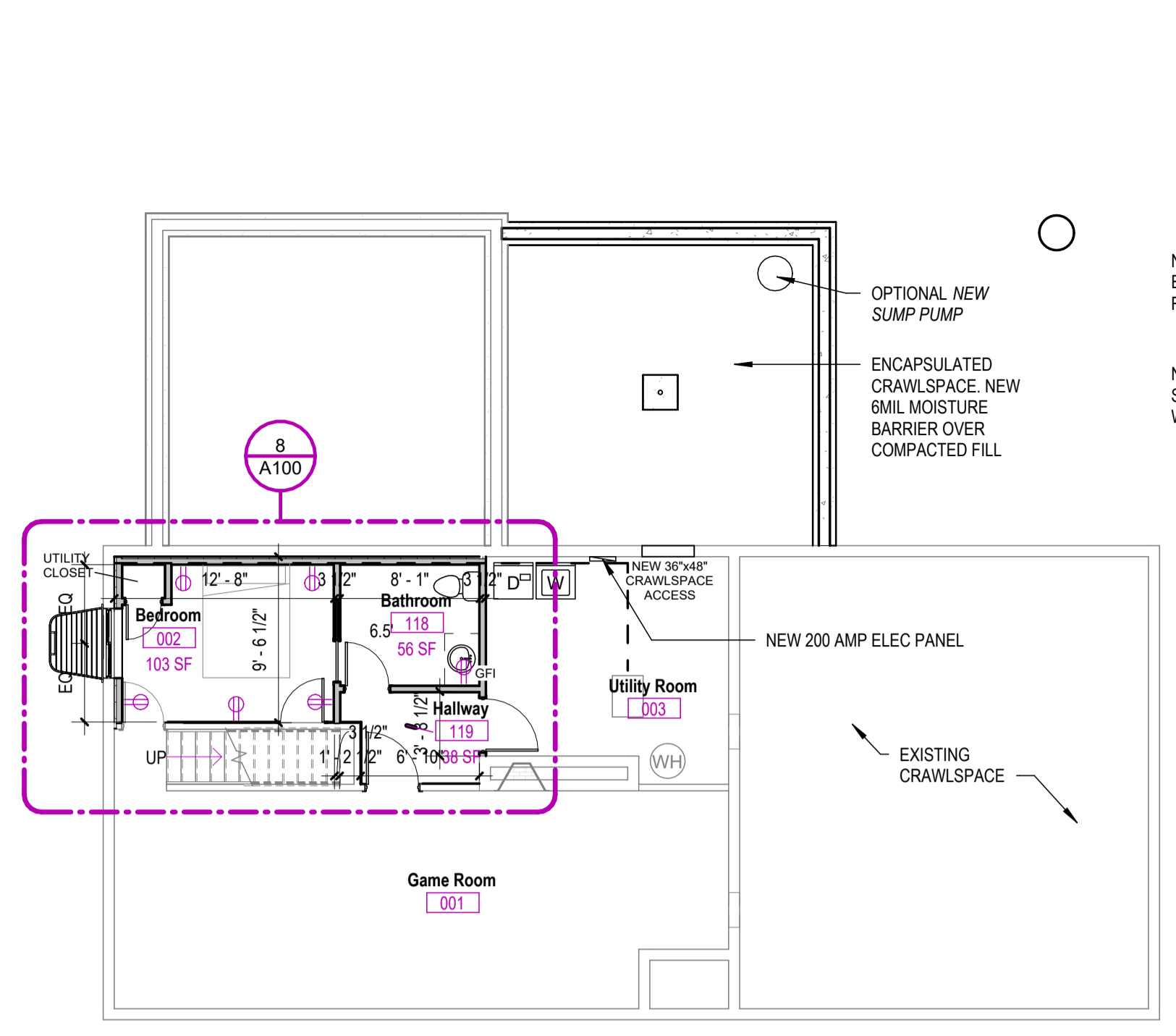
Rev	Description	Date
	PERMIT DOCUMENTS	10/02/2025

ARCHITECTURE

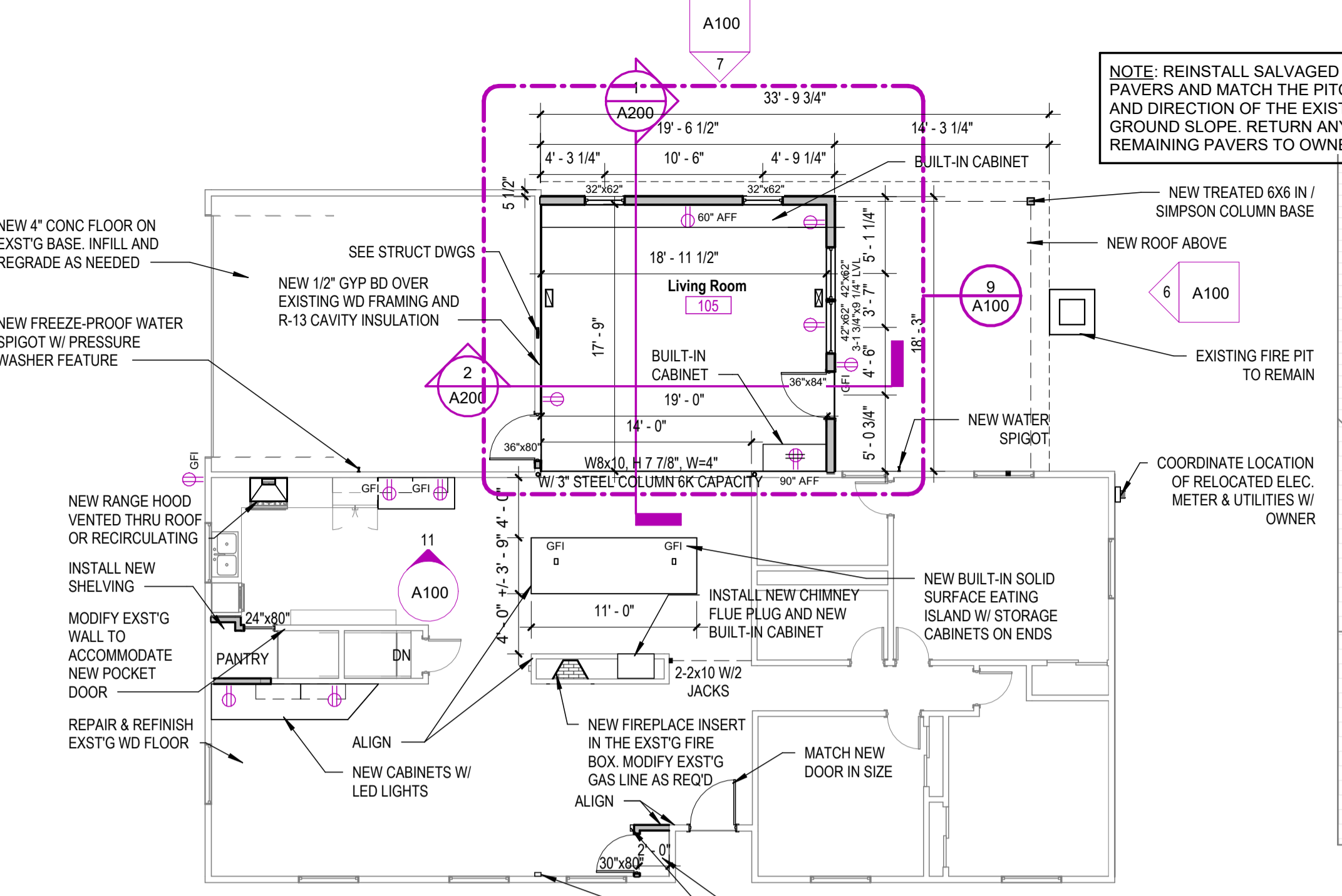
NEW WORK DETAILS

Drawn By: Author
 Checked By: Checker
 Scale: As indicated
 Project #: 00_17

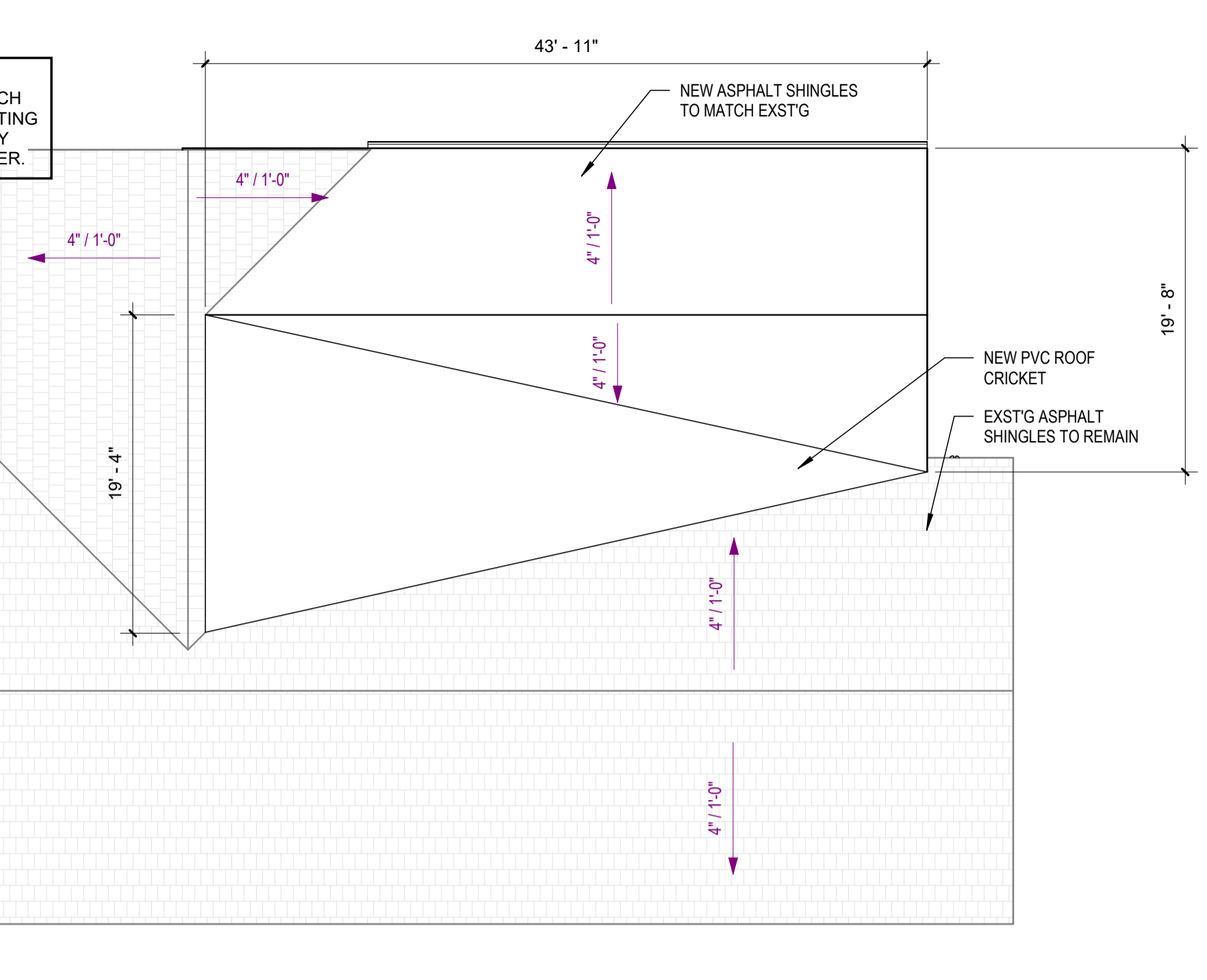
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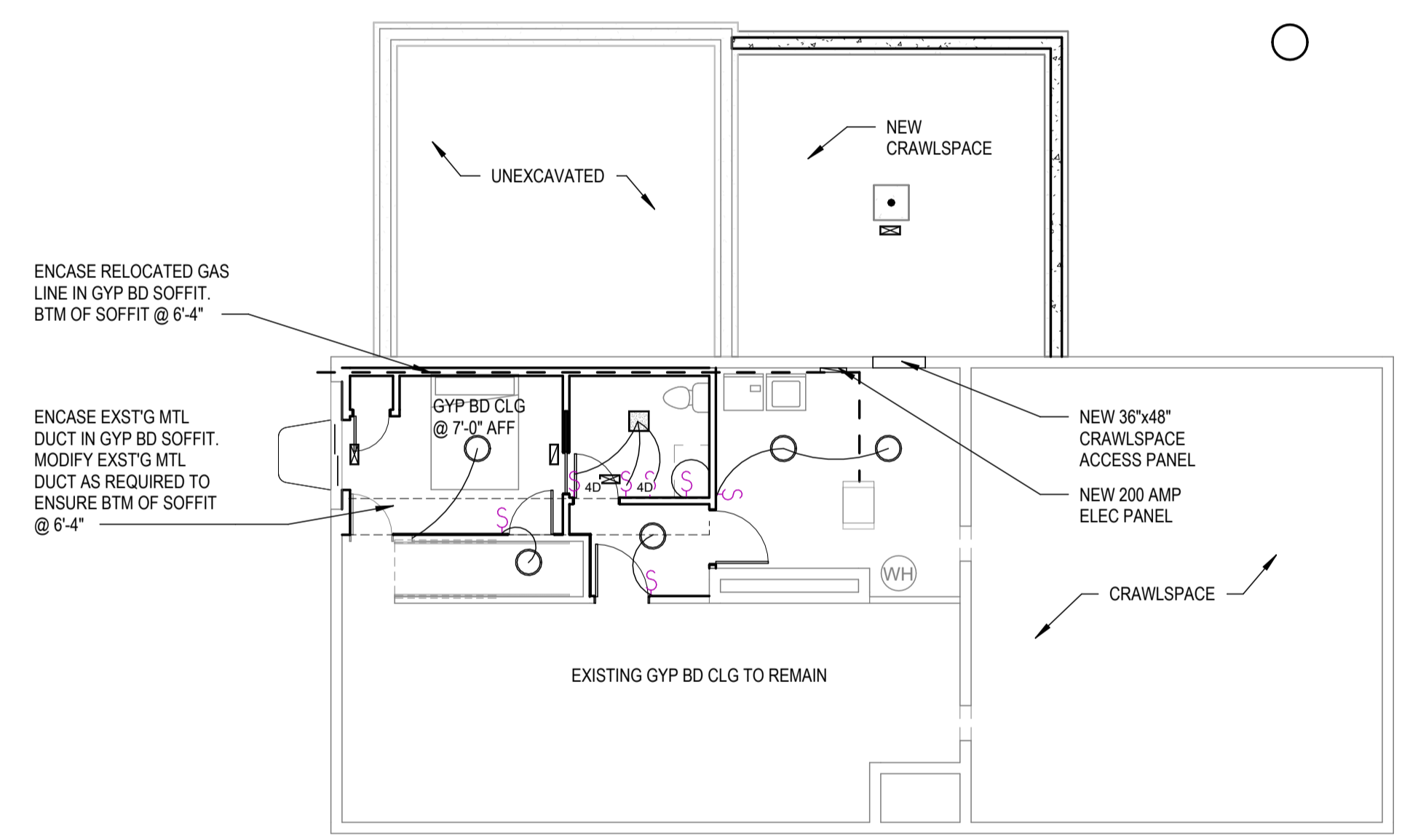
1 New Basement Plan
 1/8" = 1'-0"



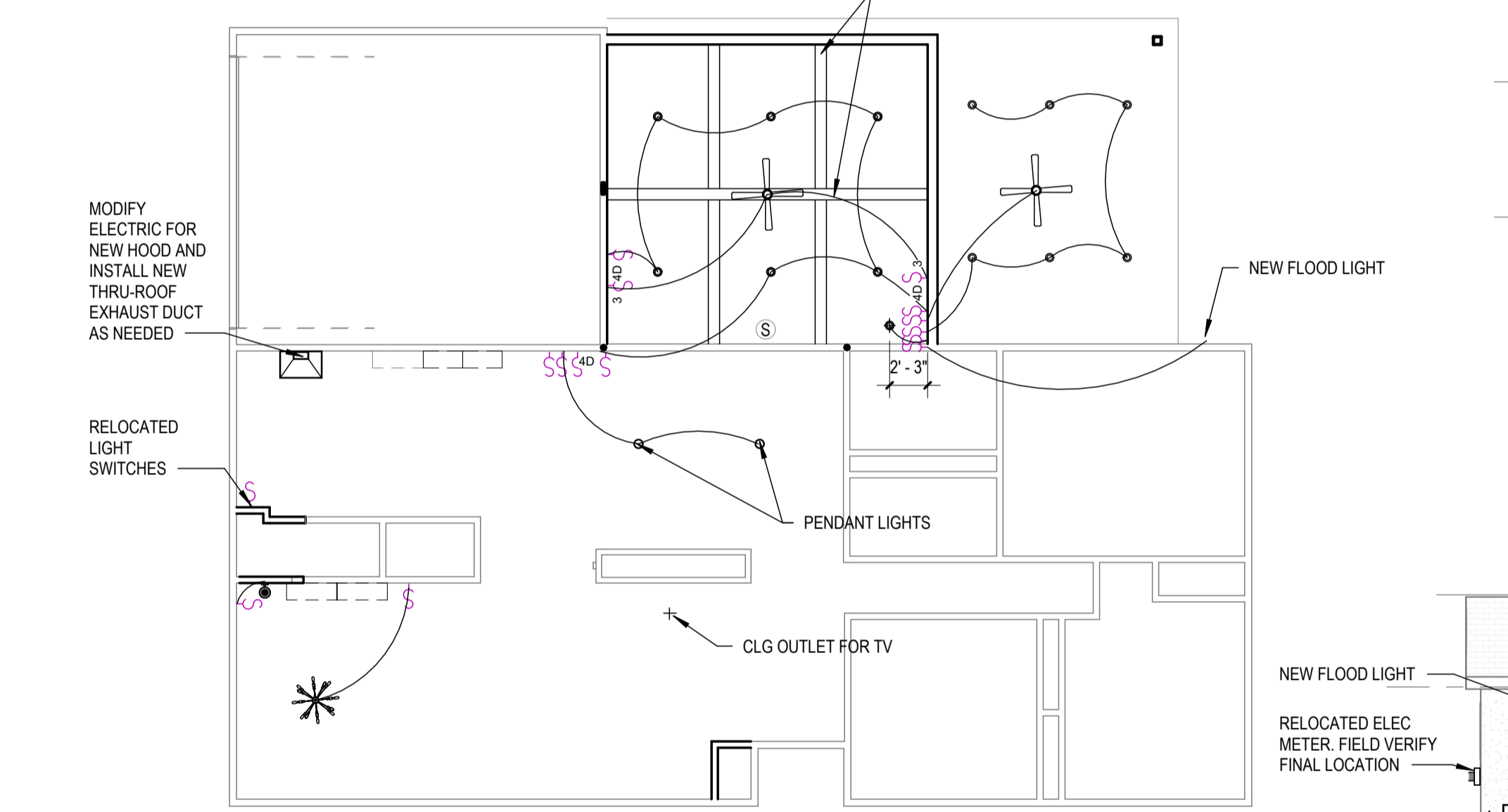
2 New First Floor Plan
 1/8" = 1'-0"



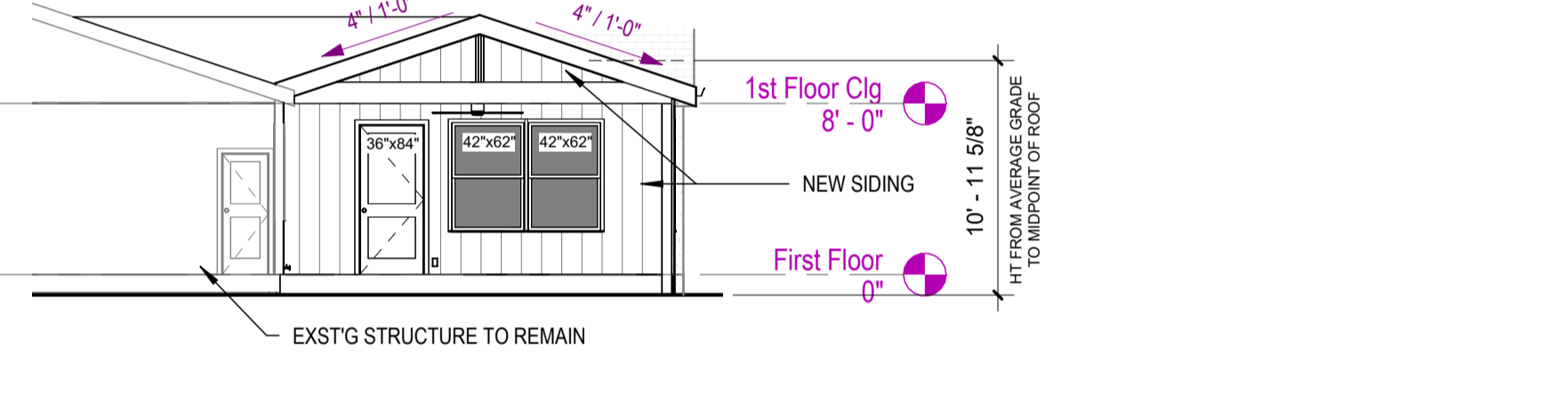
3 New Roof Plan
 1/8" = 1'-0"



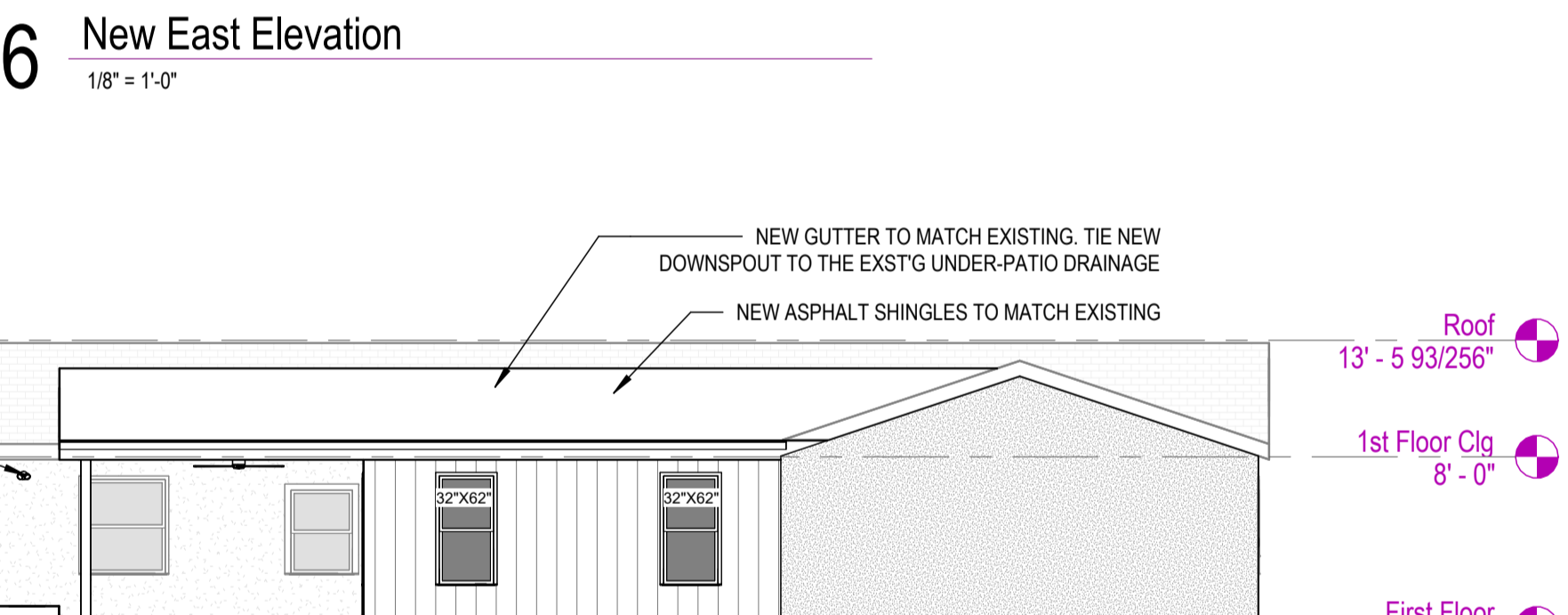
4 Basement New Ceiling Plan
 1/8" = 1'-0"



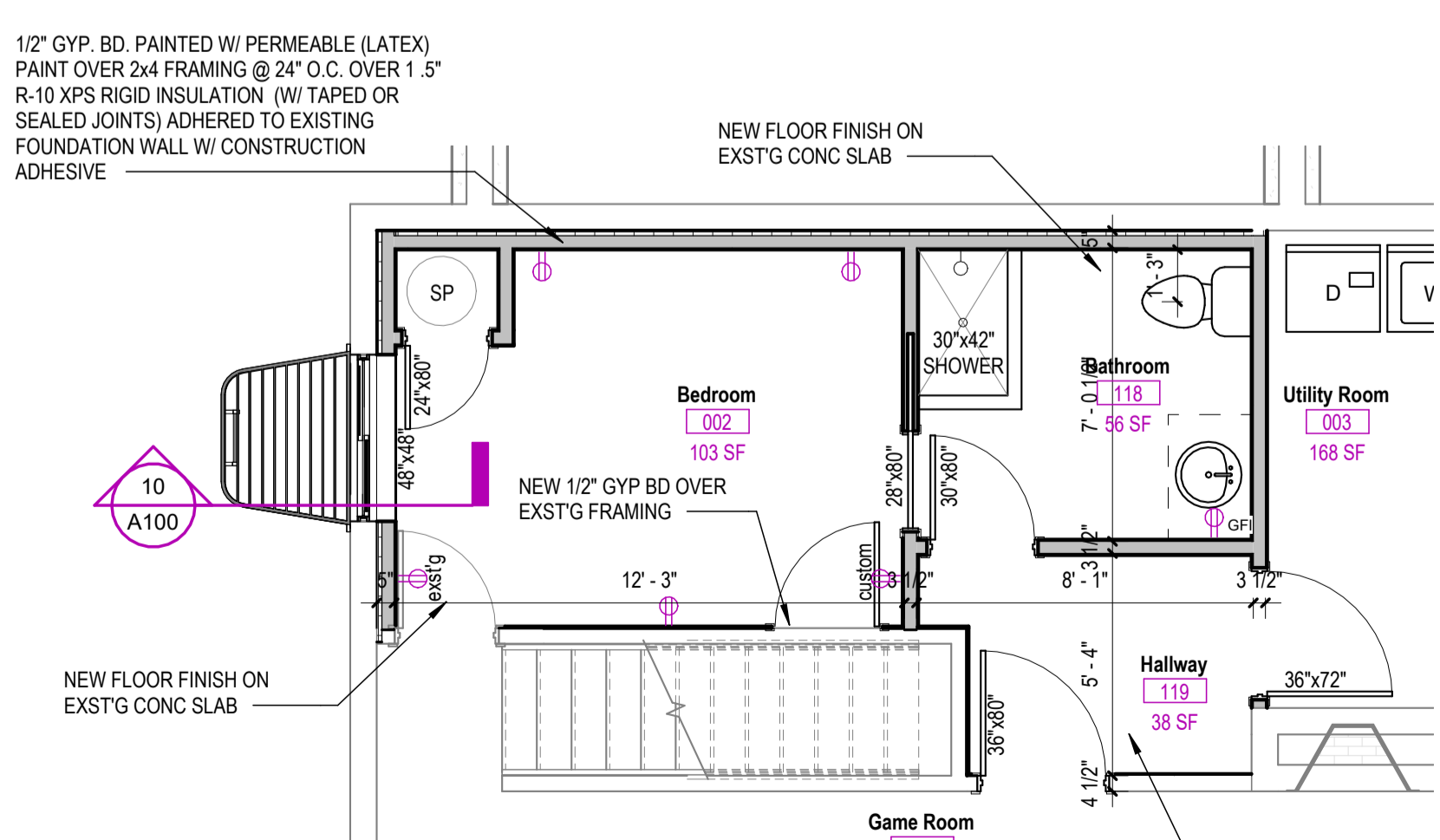
5 First Floor New Ceiling Plan
 1/8" = 1'-0"



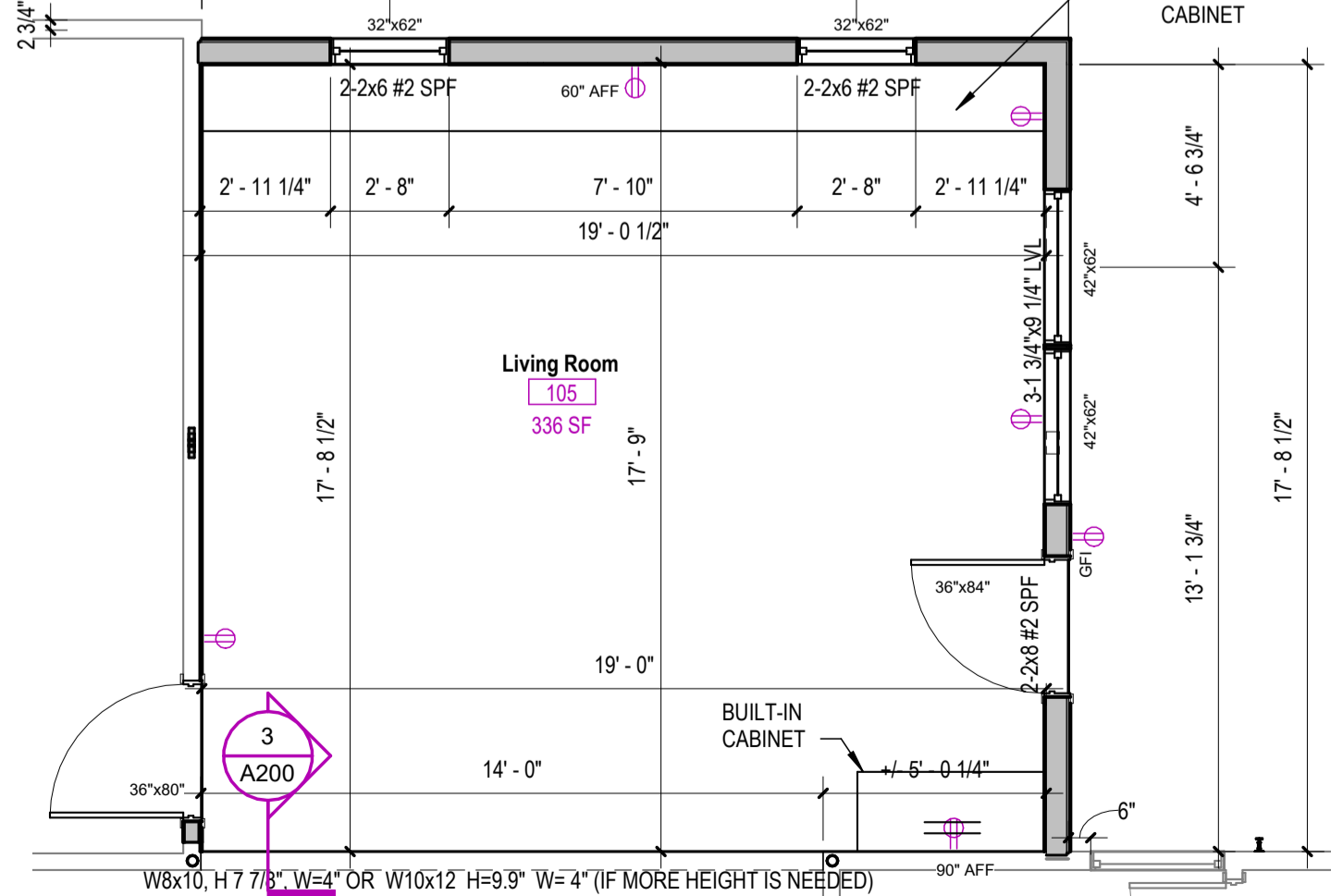
6 New East Elevation
 1/8" = 1'-0"



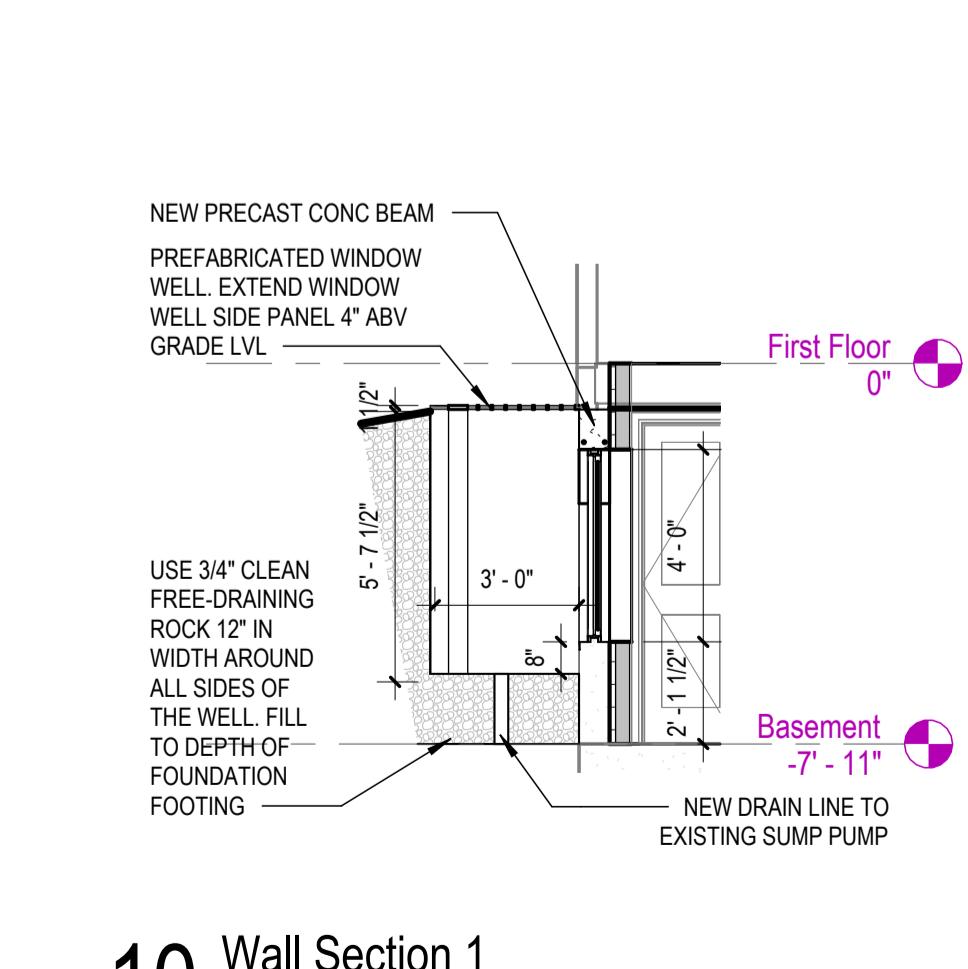
7 New North Elevation
 1/8" = 1'-0"



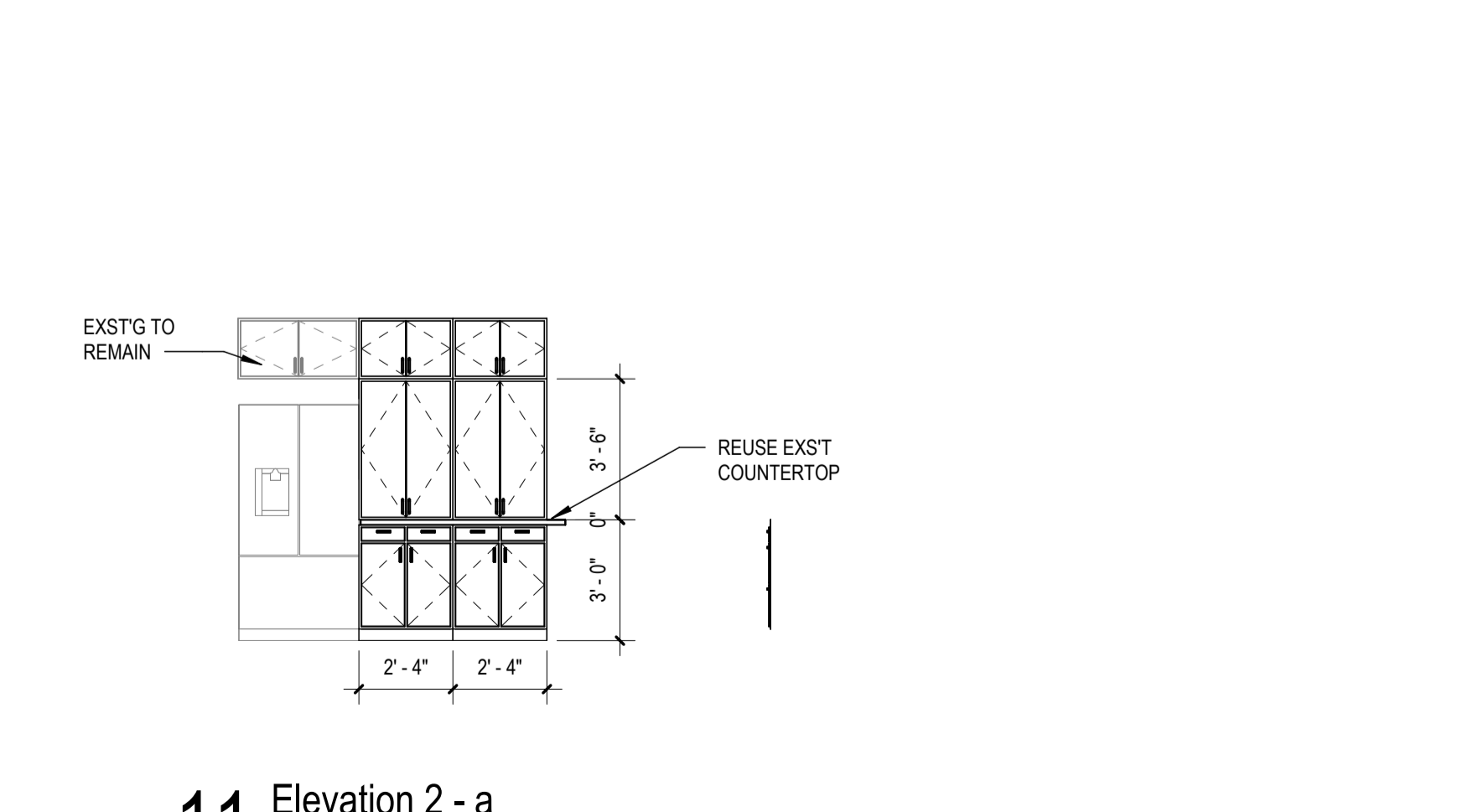
8 New Basement Plan - Callout 1
 1/4" = 1'-0"



9 New First Floor Plan - Callout 1
 1/4" = 1'-0"



10 Wall Section 1
 1/4" = 1'-0"



11 Elevation 2-a
 1/4" = 1'-0"

Roof Material Takeoff	
Material: Name	Area
Asphalt Shingle	655 SF

Stucco Material Takeoff	
Material: Name	Material: Area
Siding	133 SF
Siding	114 SF
Grand total: 2	247 SF

Gypsum Wallboard	
Material: Name	Material: Area

Gypsum Wall Board	136 SF
Gypsum Wall Board	131 SF
Gypsum Wall Board	139 SF
Gypsum Wall Board	16 SF
Gypsum Wall Board	31 SF
Gypsum Wall Board	111 SF
Gypsum Wall Board	91 SF
Gypsum Wall Board	8 SF
Gypsum Wall Board	61 SF
Gypsum Wall Board	60 SF
Gypsum Wall Board	163 SF
Gypsum Wall Board	64 SF
Gypsum Wall Board	33 SF
Gypsum Wall Board	10 SF
Gypsum Wall Board	28 SF
Gypsum Wall Board	25 SF
Gypsum Wall Board	15 SF
Gypsum Wall Board	10 SF
Gypsum Wall Board	23 SF
Gypsum Wall Board	121 SF
	1274 SF

2x6 @ 16" O.C., 8'-0" H	
Material: Name	Material: Area
5 1/2" Softwood, Lumber	136 SF
5 1/2" Softwood, Lumber	131 SF
Grand total: 2	267 SF 26 studs

2x4 @ 16" O.C., 8'-0" H	
Material: Name	Material: Area

3 1/2" Softwood, Lumber	69 SF
3 1/2" Softwood, Lumber	8 SF
3 1/2" Softwood, Lumber	15 SF
3 1/2" Softwood, Lumber	56 SF
3 1/2" Softwood, Lumber	45 SF
3 1/2" Softwood, Lumber	4 SF
3 1/2" Softwood, Lumber	30 SF
3 1/2" Softwood, Lumber	60 SF
3 1/2" Softwood, Lumber	163 SF
3 1/2" Softwood, Lumber	13 SF
3 1/2" Softwood, Lumber	8 SF
3 1/2" Softwood, Lumber	5 SF
3 1/2" Softwood, Lumber	12 SF
Grand total: 13	487 SF 46 studs

DOOR AND WINDOW HEADERS:

- 3-1 3/4"x9 1/4" LVL
- 9x 2-2x6 #2 SPF FOR INTERIOR AND EXTERIOR DOORS
- W8x10, H 7 7/8", W=4", W/ 2x 3" STEEL COLUMN 6K CAPACITY

BEAMS:

- RIDGE BEAM 2-1 3/4"x11 7/8 LVL, 29'-4" SPAN
- RIDGE BEAM 2-1 3/4"x11 7/8 LVL, 13'-5" SPAN, TREATED
- BEAM 2-1 3/4" x9 1/4" LVL, 13'-5" SPAN, TREATED

COLUMNS:

- 2x 3 1/2X3 1/2 LVL COLUMN, 5'H
- 3-2x4, 5'H TREATED

New Floor Framing	
Material: Name	Material: Area

Structure, Wood Joist/Rafter Layer	345 SF
Grand total: 1	345 SF

TOTAL OF 15 FLOOR JOISTS

Framing Area	
Framing Area	Material: Area

Structure, Wood Joist/Rafter Layer, Batt Insulation	938 SF
Grand total: 1	938 SF

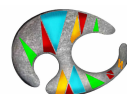
TOTAL OF 32 RAFTERS

NOTE:

- QUANTITIES ARE BASED ON THE AREAS AND DO NOT INCLUDE NAILERS, LEDGERS, CORNERS ETC. OR WASTE
- ROOF OVERLAY NOT INCLUDED IN CALCULATIONS

Zach and Brooke Jasinski

2350 Nayland Rd.
Columbus, Ohio 43220



Material Quantities

Date 9/24/2025
MANS ARCHITECTURE
614.301.9827
architecture@annamans.com

SK-1

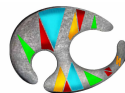
Scale

Window Material Takeoff

Family	Head Height	Height	Operation	Phase Created	Sill Height	Width	Total Number
Double Hung with Trim	7' - 2"	5' - 2"	double hung	New Construction	2' - 0"	2' - 8"	2
Double Hung with Trim	7' - 2"	5' - 2"	double hung	New Construction	2' - 0"	3' - 6"	2
Basement_Egress_Window_Well_1576	6' - 9 1/2"	4' - 0"	sliding	New Construction	2' - 9 1/2"	4' - 0"	1

Zach and Brooke Jasinski

2350 Nayland Rd.
Columbus, Ohio 43220



Material Quantities

Date 9/24/2025
MANS ARCHITECTURE
614.301.9827
architecture@annamans.com

SK-2

Scale



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: October 15, 2025

Subject: 3924 Lyon Drive (VAR-48-25) - To allow a covered porch with an outdoor kitchen to project up to 6'-7" into the 100-foot rear yard setback, where only a six-foot projection is permitted. [A ~~nine-foot~~ 8'-10" projection was previously reviewed by BZAP at the November 3, 2021 Work Session as a potential plat amendment.]

Site Description/History

The subject property, 3924 Lyon Drive, is located on the east side of the street, just north of Hartsook Lane. It has 120 feet of frontage, with 210 feet of depth, similar to others in the neighborhood, and is zoned R-1b, One-Family Residence District. It was platted as Lot #3 of the Hartsook Golf Course subdivision from 1955, and includes a 40-foot front building line and 100-foot rear building line, which preserves vistas of The Ohio State University Golf Course. The existing brick and siding 1.5-story residence, built in 1958, sits 10'-4" behind the front building line and 1'-9" over the rear building line. A driveway on the north side of the property leads to a two-car attached garage. Landscaping with split-rail wood fencing is located along the rear property line. The applicant purchased the property in May 2016.

Proposal

The proposal includes the construction of a 483-square foot covered porch at the northeast rear corner of the home, adjacent to an existing patio. The porch roof is 21'-3" tall, with 12 wood-cased columns to support it and match the 10/12 roof pitch of the house. The north side includes an extension for an outdoor kitchen. The porch features a large ceiling fan, radiant heating, and automated drop-down screens. New landscaping will be added on the north and southeast sides of the porch. The plan also includes a one-story, 323-square foot addition on the north side of the home. Building, development, and front yard development coverages are below the permissible limits.

Zoning Code Requirements

- To allow a covered porch with an outdoor kitchen to project up to 6'-7" into the 100-foot rear yard setback, where only a six-foot projection is permitted (Article 6.01); and
- To allow an outdoor kitchen that is located within a covered porch, but encroaches 1'-5" into the 100-foot rear yard setback (Article 6.09).



Alternatives

In 2021, the applicant explored a potential plat amendment to allow a covered porch, with a solid north wall and large outdoor kitchen, to project up to 8'-10" into the platted rear yard setback. The Board recommended that the applicant work to avoid the plat amendment by redesigning the outdoor kitchen and eliminating the solid north wall. The applicant has also reduced the proposed projection by 3'-3" — they have explored a further reduction to avoid the variance, but felt any further reduction would make the space disproportionately small.

Requested Action and Findings

Staff reviewed the application and plans, discussed it with the applicant, and visited the site. The proposed covered porch projects just seven inches beyond code requirements (Finding #3) and is designed to blend well with the home, while not impacting adjacent views, including toward the golf course (Finding #4). The applicant previously explored a plat amendment for a larger covered porch, which included a solid north wall and a large outdoor kitchen — the porch and kitchen have both been scaled back in size. Because the outdoor kitchen is located within the covered porch, Staff believes that this will not be precedent-setting. For these reasons, Staff recommends that this application be approved.

Attachments

1.	3924 Lyon Dr_ Staff Presentation
2.	3924 Lyon Dr_ BZAP Application
3.	3924 Lyon Dr_ Notices
4.	3924 Lyon Dr_ Plans

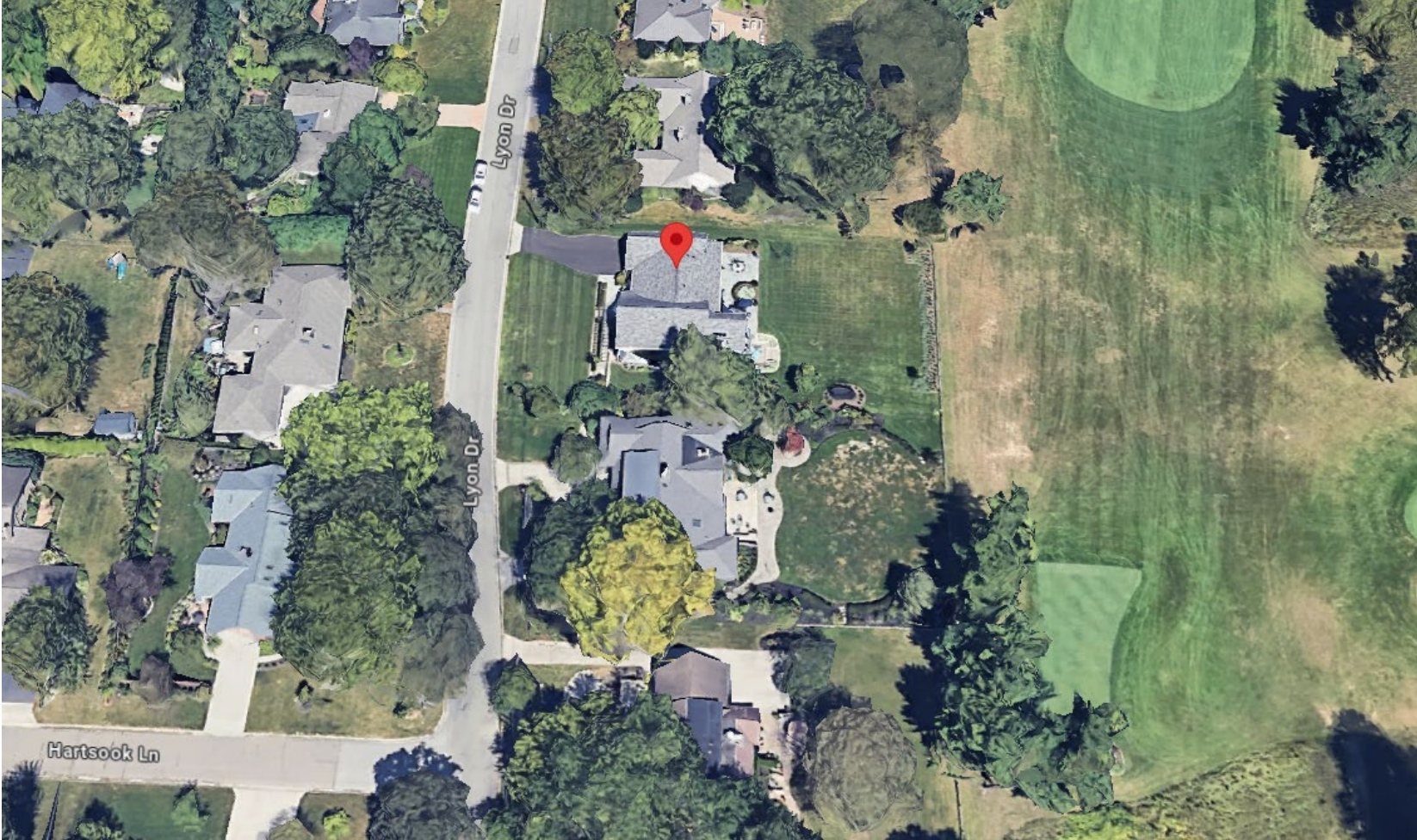


3924 Lyon Drive

BZAP Staff Report Pictures | Variance Application 48-25



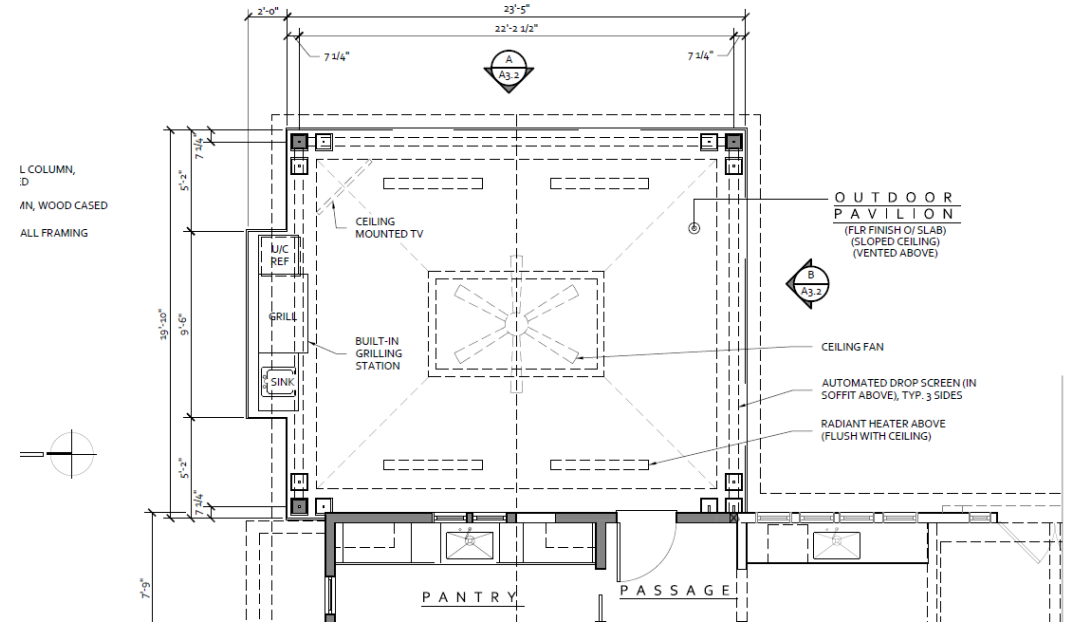
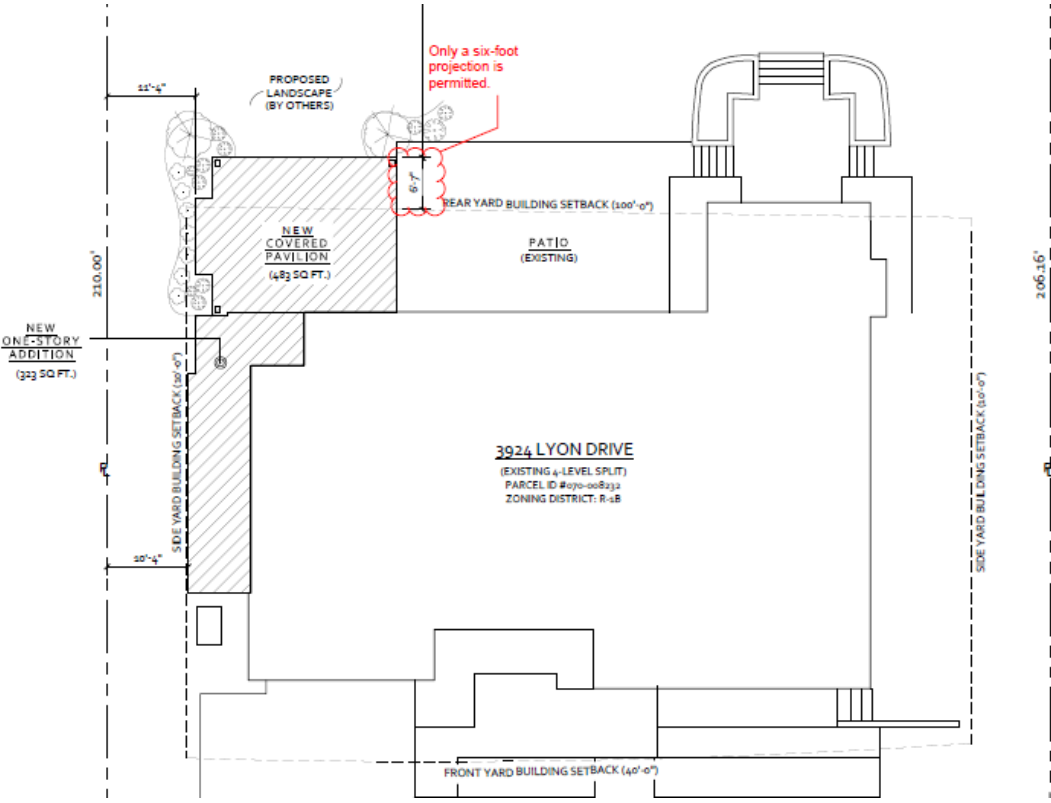
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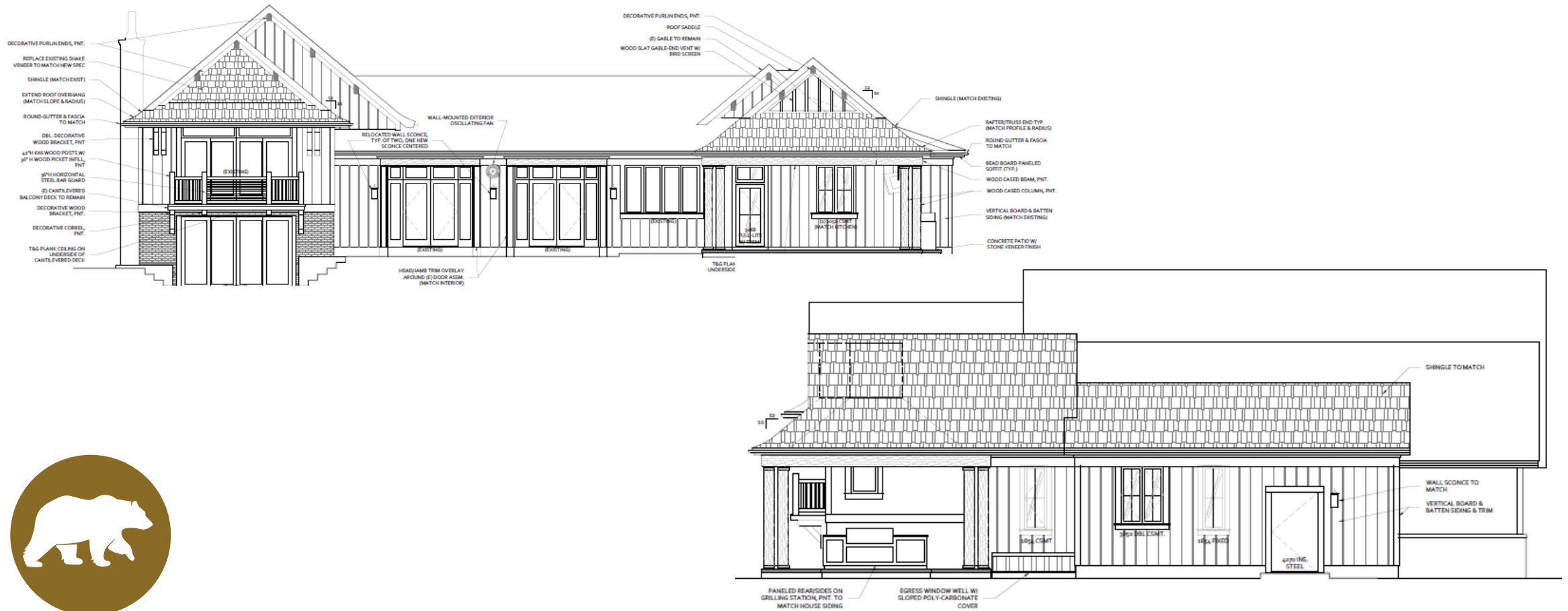
Existing Site Conditions



Proposed Site and Floor Plans



Proposed Side and Rear Elevations



Requested Variances

- To allow a covered porch with an outdoor kitchen to project up to 6'-7" into the 100-foot rear yard setback, where only a six-foot projection is permitted (Article 6.01); and
- To allow an outdoor kitchen that is located within a covered porch, but encroaches 1'-5" into the 100-foot rear yard setback (Article 6.09).





25-4366

Variance Application

Status: Active

Submitted On: 9/16/2025

Primary Location

3924 LYON DR

UPPER ARLINGTON, OH 43220

Owner

FERRELL BRADLEY | FERRELL STEPHANIE

UPPER ARLINGTON OH 43220

BZAP Information

BZAP Case

VAR-48-25

Status

Pending

BZAP Determination Date

10/15/2025

Vote Tally

Primary Variance

Rear Yard Projection

Findings of Fact for Approval/Denial

Variance Request

To allow a covered porch to project up to 6'-7" into the 100-foot rear yard setback, where only a six-foot projection is permitted. [A nine-foot projection was previously reviewed by BZAP at the November 3, 2021 Work Session.]

BZAP conditions

Variance Information

Describe Variance Request

Variance request for 100'-0" rear yard setback reduction to 93'-5" to permit attached open-air covered pavilion at rear of existing house.

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

Property abuts golf course to the east. Golf course maintains an extended building setback designated at 100'-0" prohibiting building area to extend almost half of subject property's overall depth. This setback is unique to residences located on the east side of this stretch of Lyon Drive.

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 of this particular variance will not bestow special privilege that can not be extended in a similar capacity to adjacent Lyon Drive residential properties abutting the golf course.

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 variance will not deteriorate the essential character of the neighborhood, nor will there be a realized detriment to surrounding residential properties, including golf course. The positioning of the proposed addition, located at the rear of the existing house, maintains a subordinate role to the primary structure and will mostly be shielded from (street) view.

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 Proposed Addition tucks nicely into the permitted buildable area with minimal encroachment eastwardly beyond permitted setback (rear of property). The Pavilion was sized to accommodate only desirable amenities for modest outdoor living & entertainment.

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

The property maintains inherent value without the variance, however, the Proposed Addition will further improve the experiential connectivity to the golf course while enhancing usability to the rear yard, otherwise not deemed suitable.

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



Revised: May 2023

Certification of Notice

Applicant Name: Steven Schwope, AIA

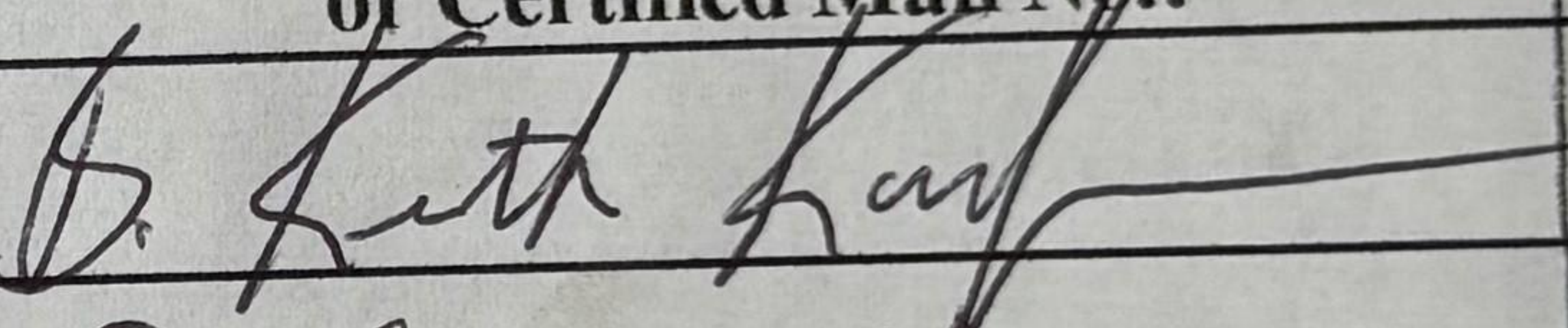
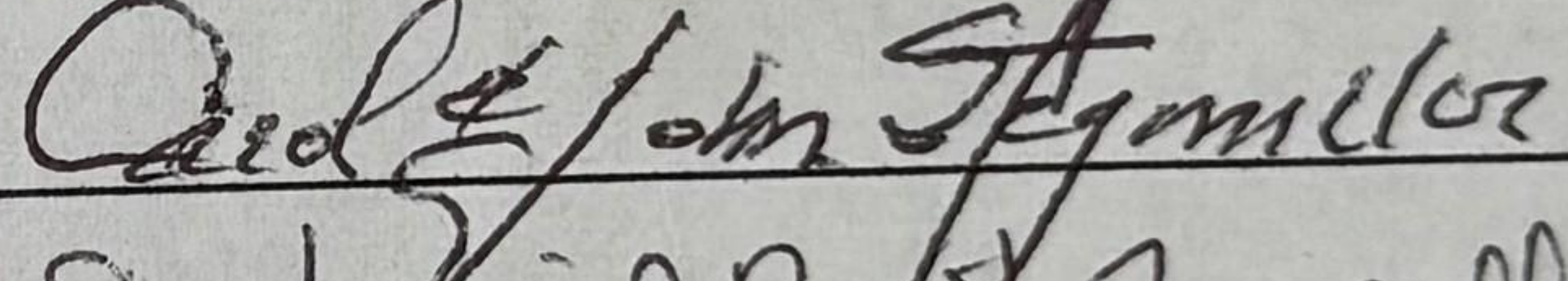
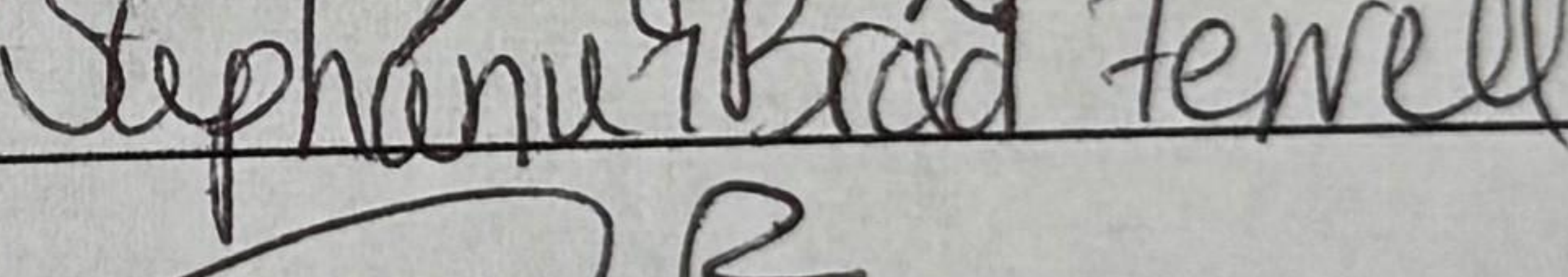
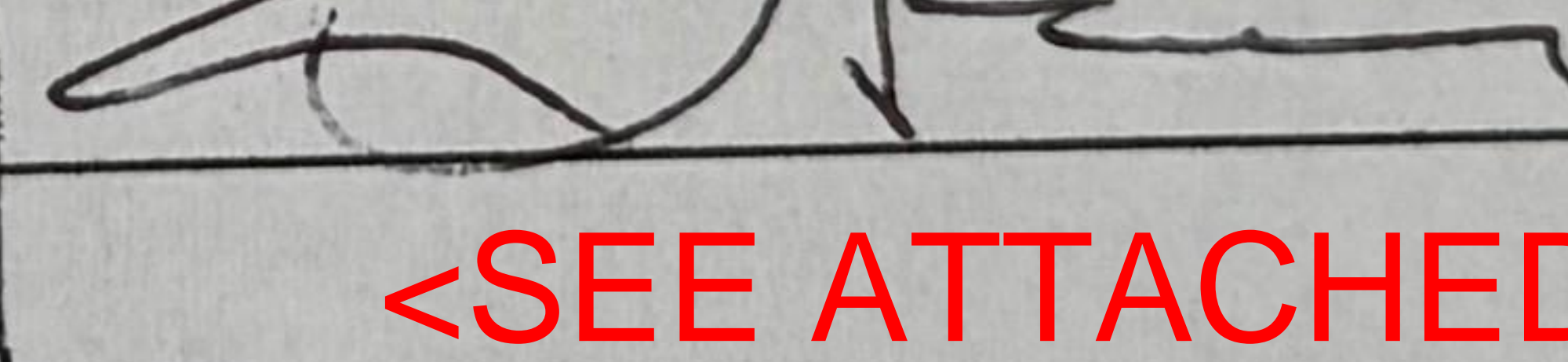
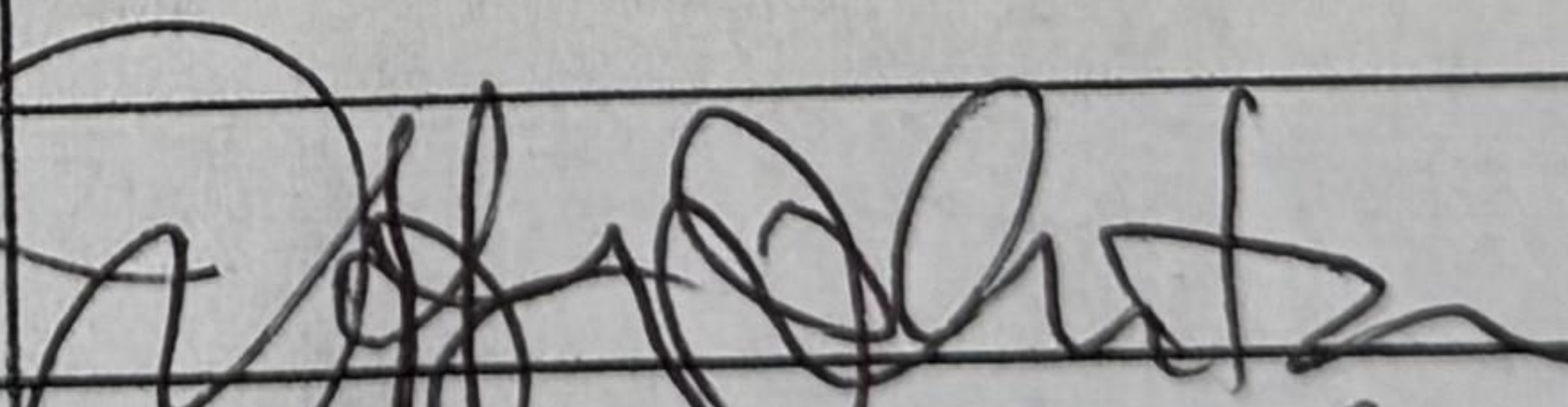
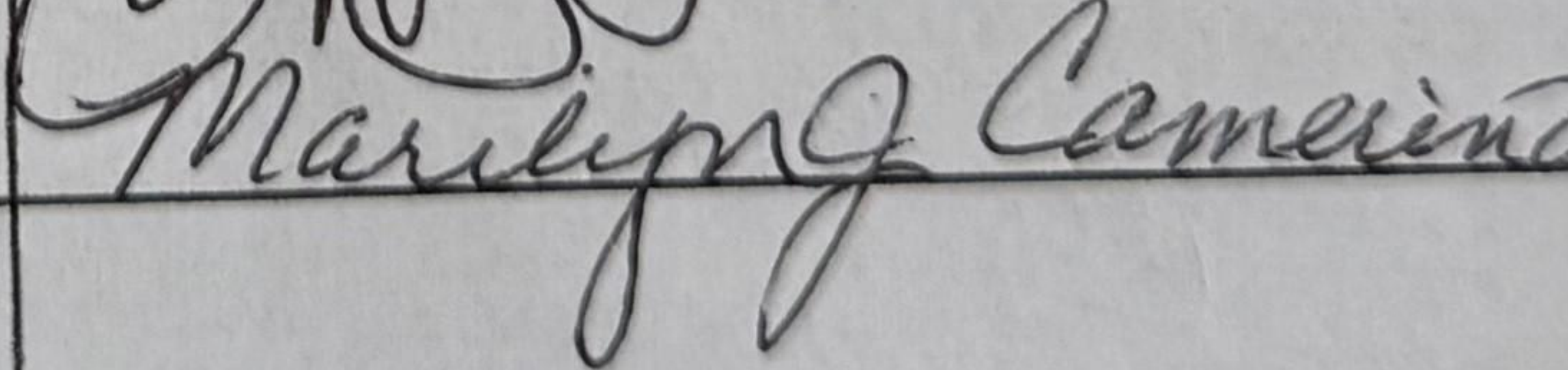
Location of property subject to BZAP request: 3924 Lyon Drive, Upper Arlington, Ohio

This application will be heard by the Board of Zoning and Planning on: 10/15/2025

Describe activity which requires Board of Zoning and Planning review:
Reduction of rear building setback for proposed attached outdoor covered pavilion.

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:
OSU Golf Club, 3605 Tremont Rd. Cols., OH 43221	State of Ohio		9/15/25
3950 Lyon Drive, Columbus, OH, 43220	Stegmiller, John R		9/15/25
3924 Lyon Drive, Columbus, OH, 43220	Ferrell, Brad & Stephanie		9/15/25
3910 Lyon Drive, Columbus, OH, 43220	Rowan, Daniel		9/15/25
3905 Lyon Drive, Columbus, OH, 43220	Owens, Gary S	<SEE ATTACHED>	09/15/2025
3925 Lyon Drive, Columbus, OH, 43220	Johnston, Jeffrey		9/15/25
3951 Lyon Drive, Columbus, OH, 43220	Camerino, Marilyn		9/15/25
Applicant Signature: Steven Schwope, AIA			Date: 09/17/25

From: Stephanie Ferrell <saucey52@yahoo.com>
Sent: Monday, September 15, 2025 8:13 PM
To: Steven Schwope
Subject: Fw: Bzap notice

See below

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Monday, September 15, 2025, 8:13 PM, Stephanie Ferrell <saucey52@yahoo.com> wrote:

Thanks much!

[Sent from Yahoo Mail for iPhone](#)

On Monday, September 15, 2025, 7:10 PM, Gary Owens
<gary.owens07661@gmail.com> wrote:

Stephanie,

As you are aware I am traveling and will not be home until Friday, September 19th so I am unable to sign the attached document. I have, however, reviewed the Certificate of Notice regarding the proposed covered outdoor structure you are proposing to build on your property and I accept this a sufficient notice of your plans.

Gary Owens

On Mon, Sep 15, 2025 at 7:01 PM Stephanie Ferrell
<saucey52@yahoo.com> wrote:

Dear Gary,

I hope you're enjoying your Michigan vacation!

We are writing to inform you of an upcoming project at our property, located at [3924 Lyon drive](#). We are seeking permission from the Upper Arlington Community Development Department to construct a covered outdoor structure. As per local regulations, we're required to notify all neighbors within 100 feet of our property. This notification is

to formally inform you of our application; your acknowledgment simply confirms receipt of this notice and does not constitute approval or disapproval of our plans.

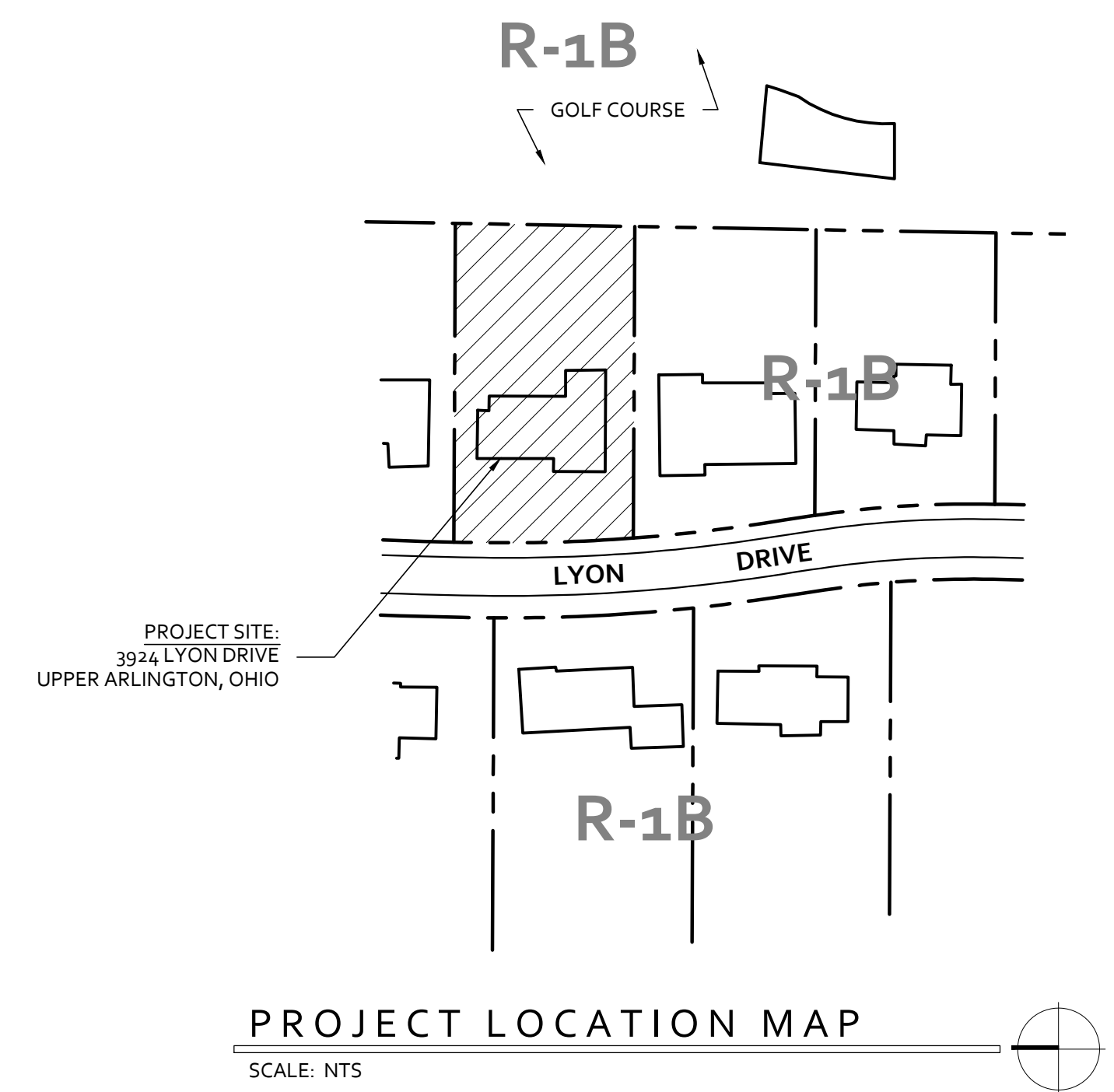
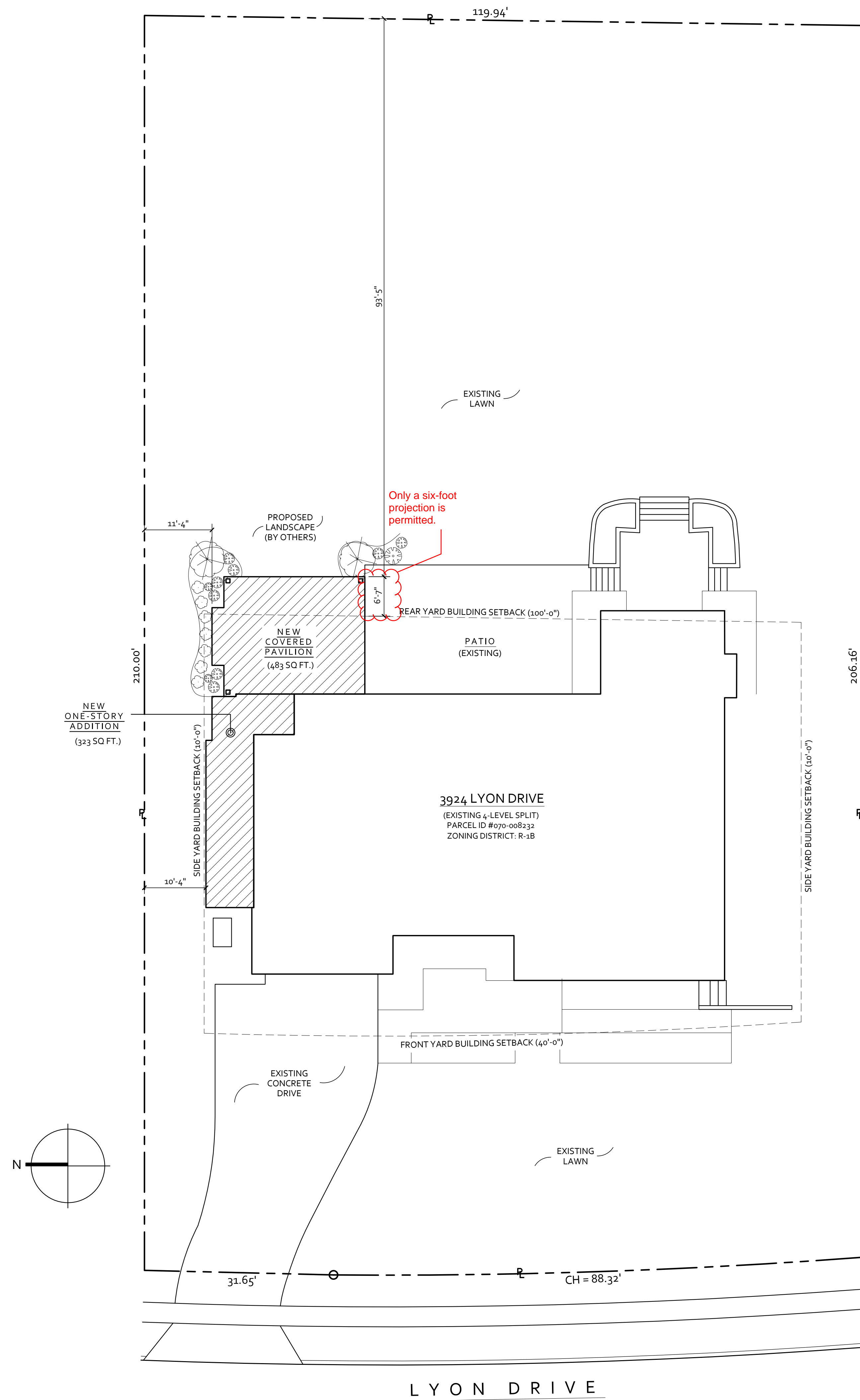
Attached you'll find a photo of the official notification form from the Upper Arlington Community Development Department. This document summarizes the proposed project.

Should you have any questions or concerns regarding this project, please don't hesitate to contact us. We are happy to discuss this further upon your return from vacation.

Thank you for your time and understanding.

Warm regards,

Stephanie and Brad Ferrell



**FERRELL RESIDENCE -
REMODEL & EXPANSION -
PHASE 2- FIRST FLOOR ADDITION**

3924 LYON DRIVE
UPPER ARLINGTON, OHIO 43220

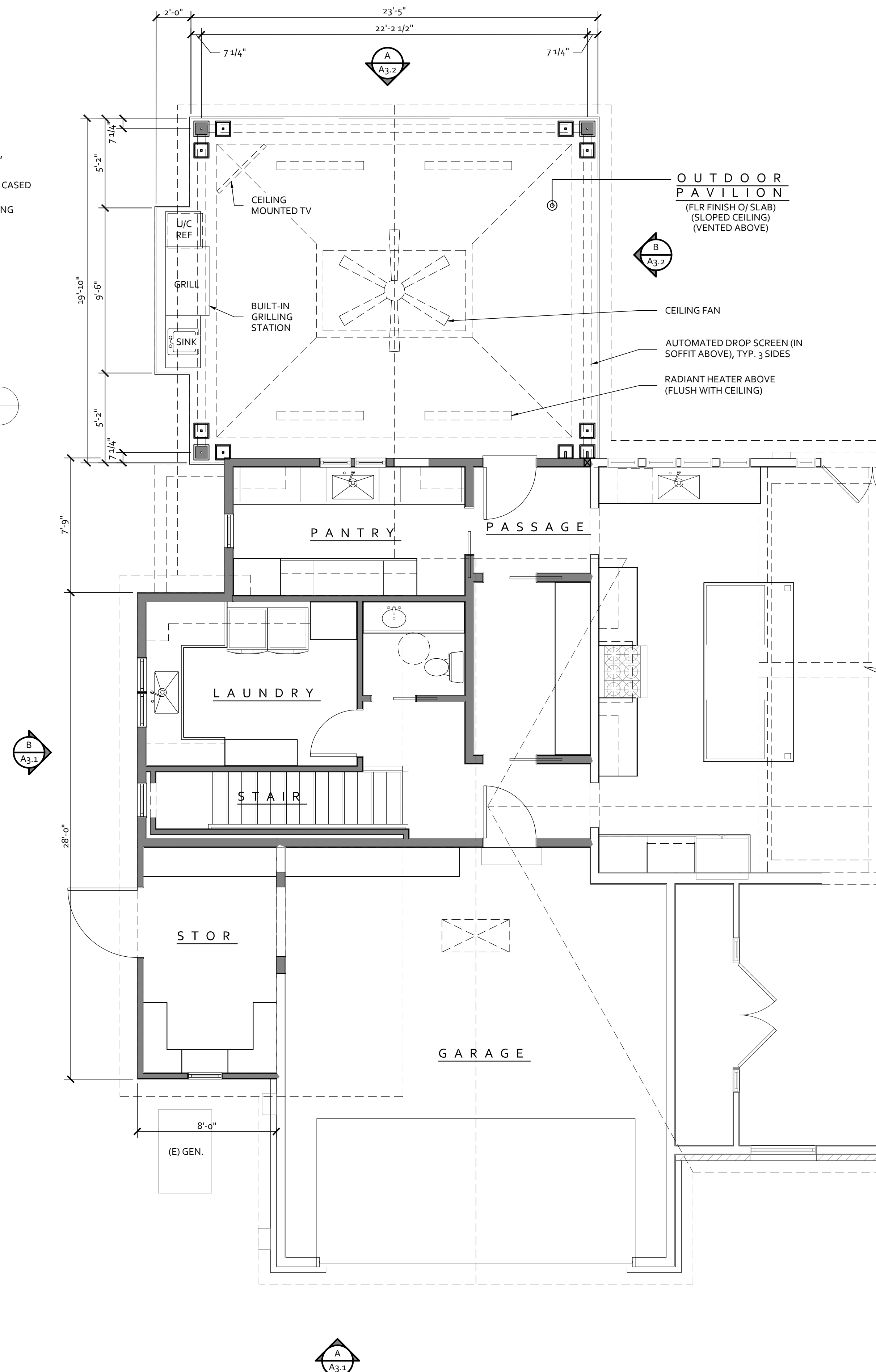
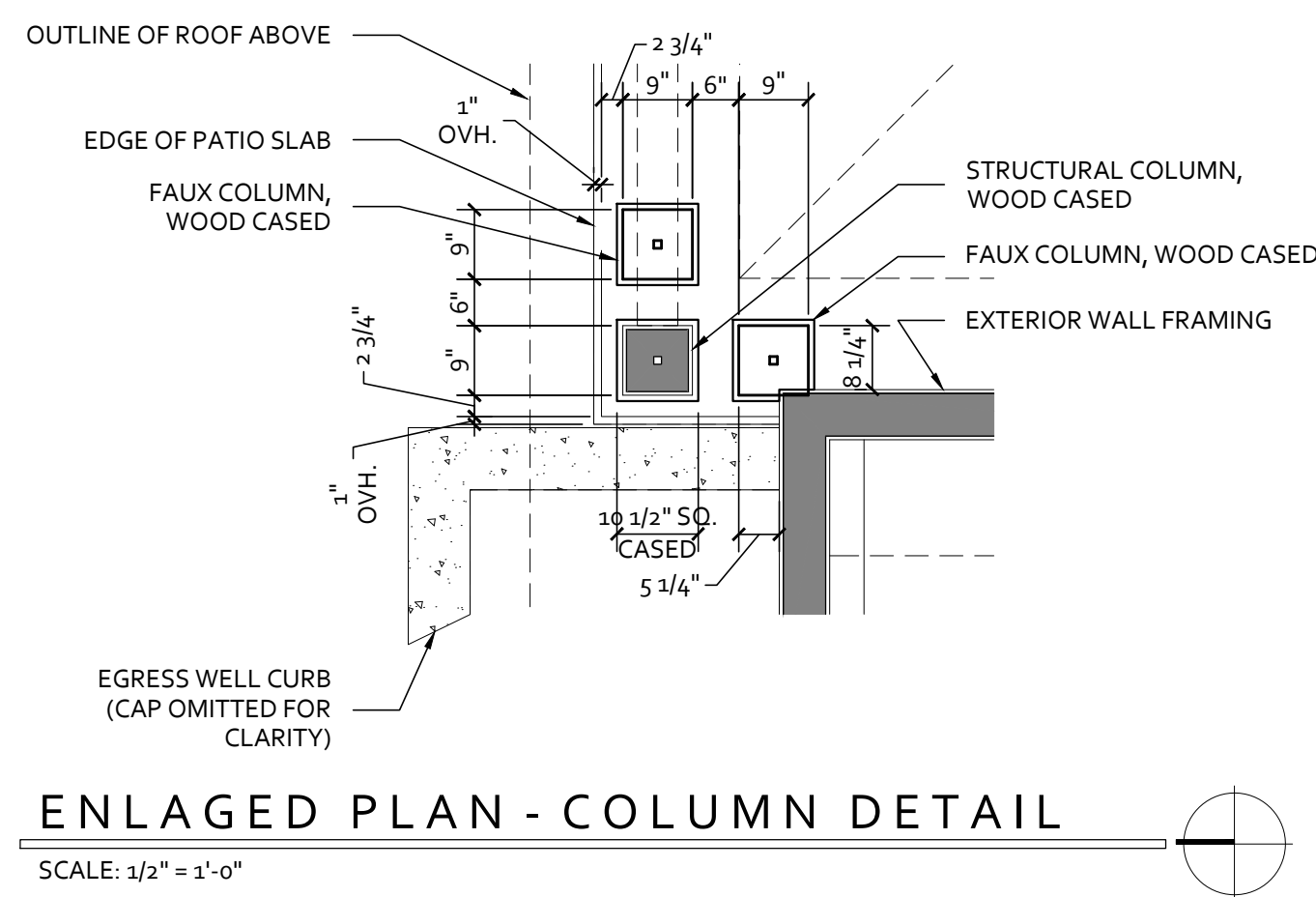
PROJECT NUMBER: 25-0006
DRAWN BY: SPS
DATE: 09/17/2025

DESIGN DEVELOPMENT

DD - ZONING REVIEW ISSUE	09/17/2025
DD - BID DOCUMENTS	07/22/2025
DD - BID DOCUMENTS	06/13/2025
DD - OWNER REVIEW	06/13/2025

ARCHITECTURAL
SITE PLAN

SP1.1



FIRST FLOOR PLAN - PROPOSED NEW WORK

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

**FERRELL RESIDENCE -
REMODEL & EXPANSION -
PHASE 2 - FIRST FLOOR ADDITION**

3924 LYON DRIVE
UPPER ARLINGTON, OHIO 43220

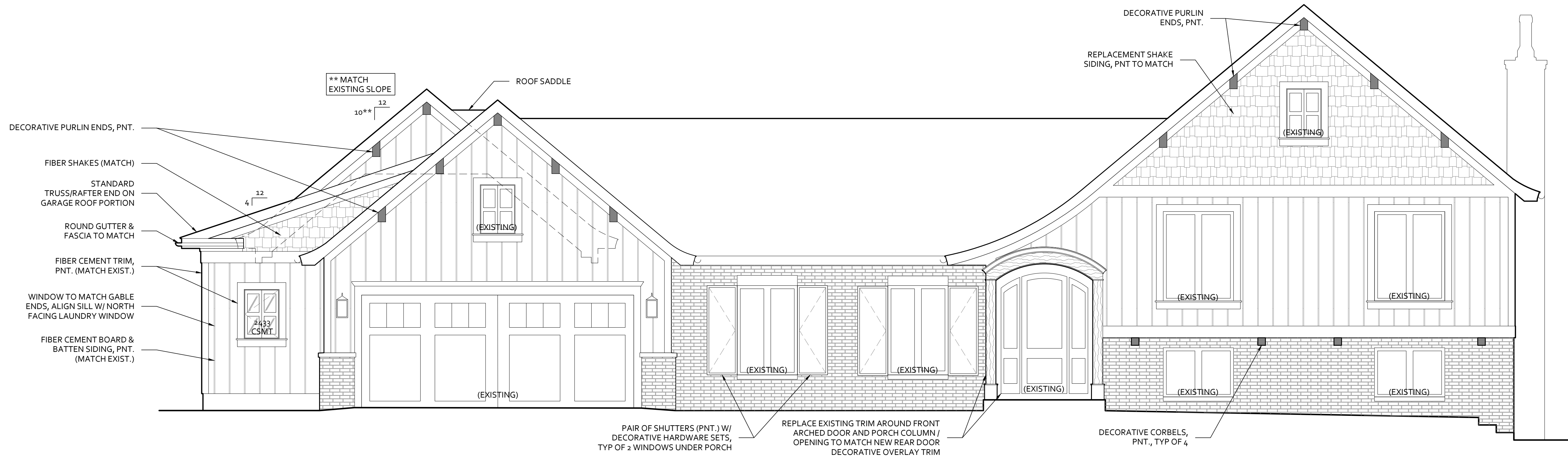
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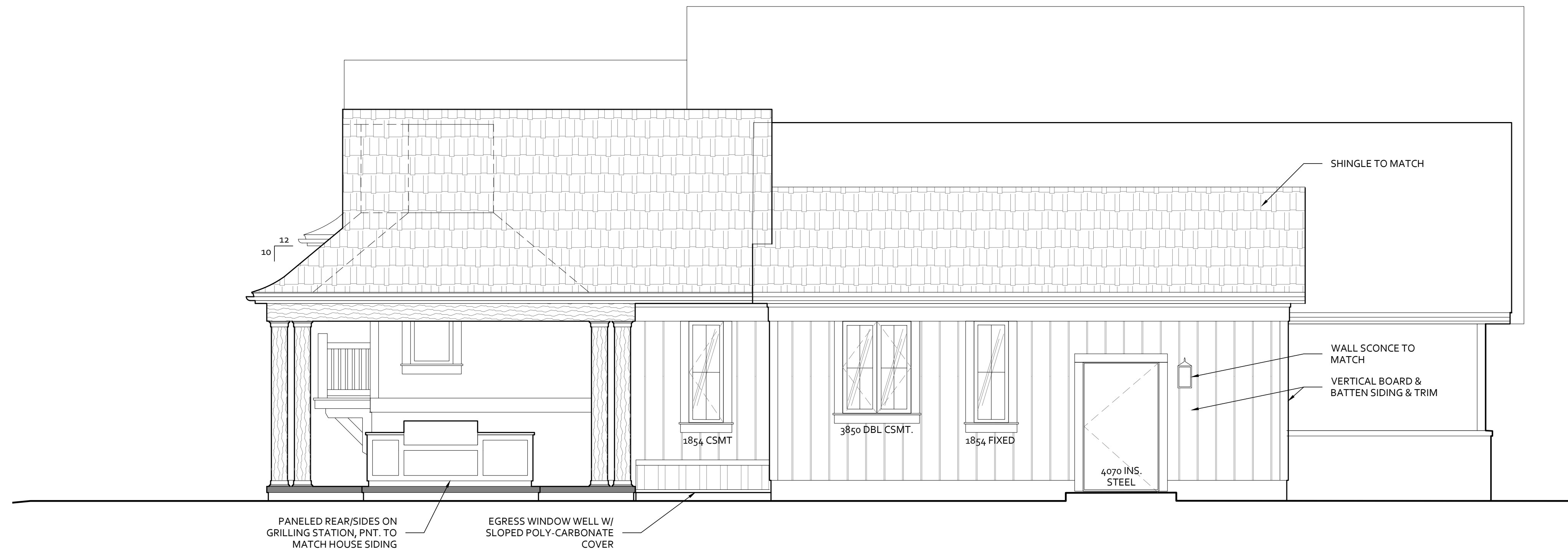
DD - ZONING REVIEW ISSUE	09/17/2025
DD - BID DOCUMENTS	07/22/2025
DD - BID DOCUMENTS	06/13/2025
DD - OWNER REVIEW	06/13/2025

**FIRST FLOOR PLAN
& NOTES**

A1.1



A EXTERIOR ELEVATION - FRONT (WEST)
SCALE: 3/4" = 1'-0"



B EXTERIOR ELEVATION - SIDE (NORTH)
SCALE: 3/4" = 1'-0"

GENERAL WINDOW / DOOR NOTES

1. ALL WINDOW / DOOR FRAMED OPENINGS SHALL RECEIVE CONTINUOUS FLASHING TAPE (INSTALLED IN A WATER SHED FASHION) ON ALL HEAD/JAMB/SILL LOCATIONS. THESE OPENINGS SHALL BE INCORPORATED INTO THE WEATHER RESISTANT BARRIER PROTECTION.
2. PROVIDE SLOPED SILL W/ INTEGRAL BACK DAM AND TWO PERIMETER SEALS (INTERIOR AND EXTERIOR) AT EACH WINDOW / DOOR LOCATION. DO NOT SEAL WINDOW / DOOR SILL FLANGE TO WEATHER RESISTANT BARRIER TO PERMIT REQUIRED DRAINAGE.
3. PROVIDE EXPANDED FOAM INSULATION AT FULL PERIMETER OF ALL DOOR AND WINDOW OPENINGS.
4. PROVIDE SHIMS, AS REQUIRED. (DEDUCTIONS NOT SHOWN)
5. WINDOW / DOOR SIZES SHOWN ARE NOMINAL. REFER TO MANUFACTURER'S SIZING GUIDE FOR ACTUAL UNIT SIZE AND ROUGH OPENING DIMENSIONS.
6. REFER TO MANUFACTURER'S INSTALLATION SPECIFICATIONS FOR ADDITIONAL DETAILS

**FERRELL RESIDENCE -
REMODEL & EXPANSION -
PHASE 2- FIRST FLOOR ADDITION**

3924 LYON DRIVE
UPPER ARLINGTON, OHIO 43220

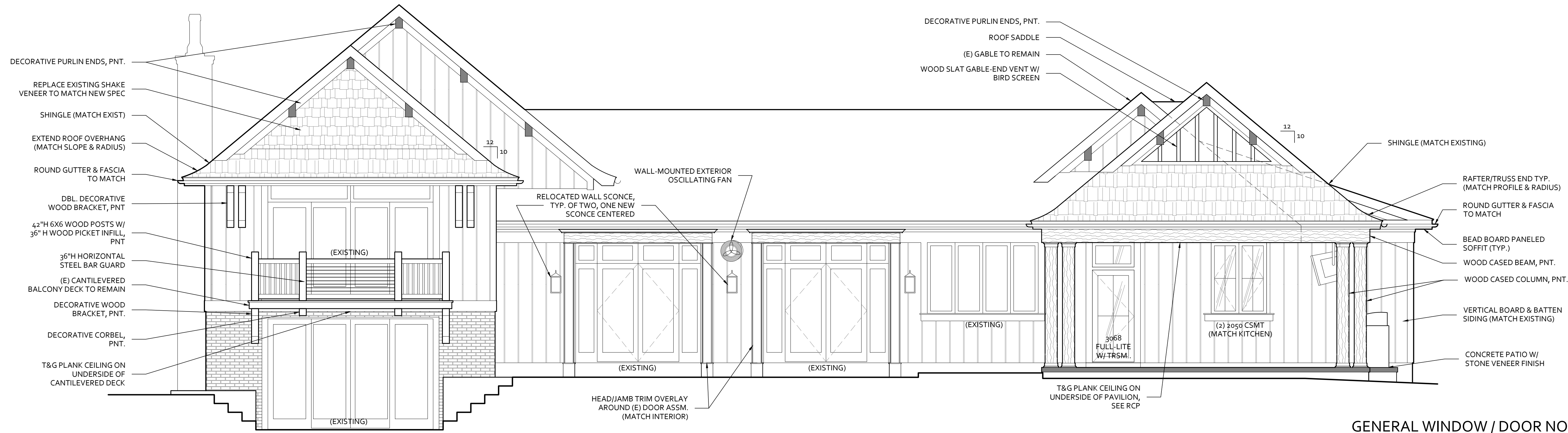
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DRAWN BY: SPS
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DESIGN DEVELOPMENT

DD - ZONING REVIEW ISSUE	09/17/2025
DD - BID DOCUMENTS	07/22/2025
DD - BID DOCUMENTS	06/13/2025
DD - OWNER REVIEW	06/13/2025

EXTERIOR
ELEVATIONS

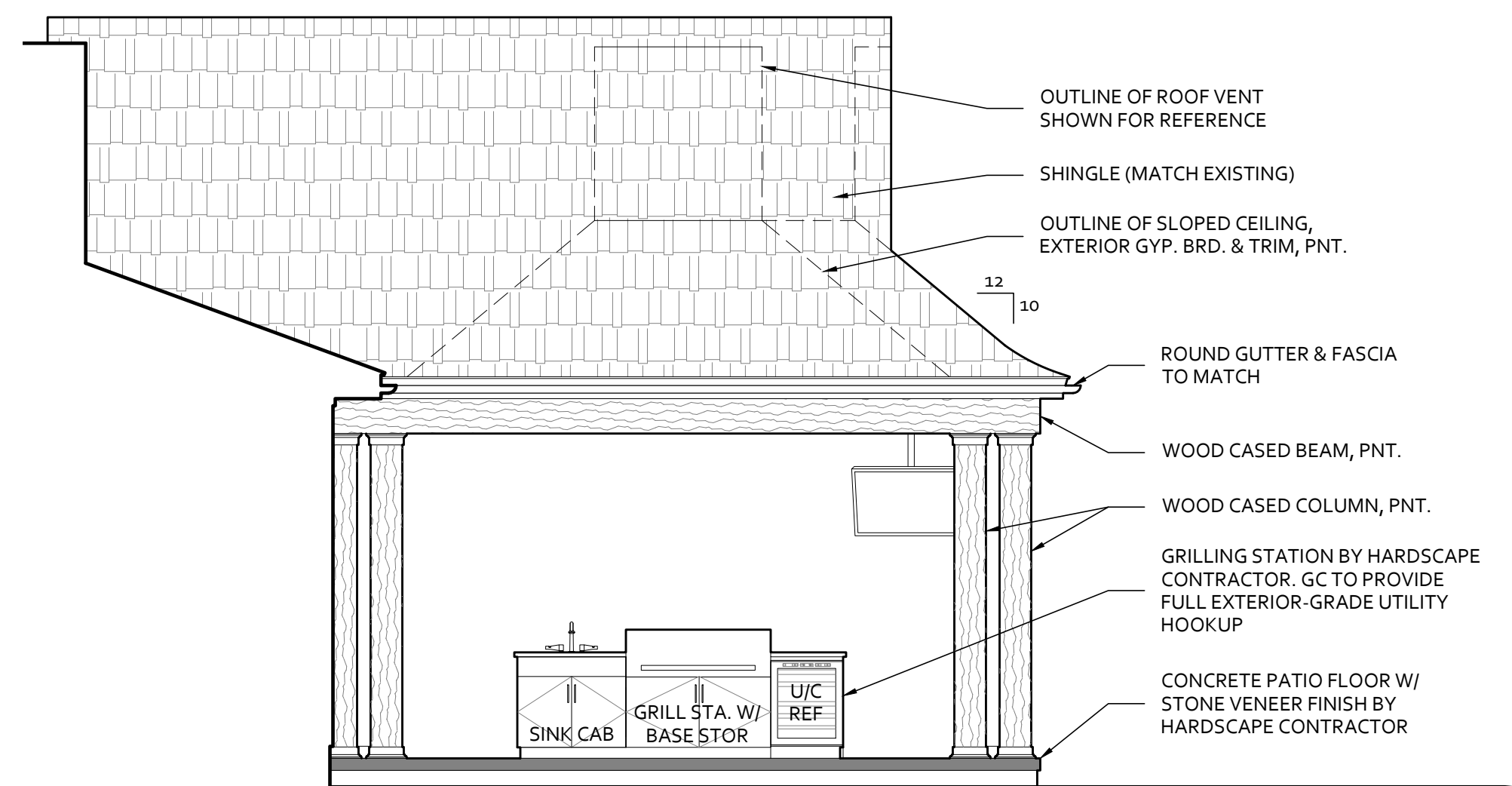
A3.1



A EXTERIOR ELEVATION - REAR (EAST)
SCALE: 3/4" = 1'-0"

GENERAL WINDOW / DOOR NOTES

1. ALL WINDOW / DOOR FRAMED OPENINGS SHALL RECEIVE CONTINUOUS FLASHING TAPE (INSTALLED IN A WATER SHED FASHION) ON ALL HEAD/JAMB/SILL LOCATIONS. THESE OPENINGS SHALL BE INCORPORATED INTO THE WEATHER RESISTANT BARRIER PROTECTION.
2. PROVIDE SLOPED SILL W/ INTEGRAL BACK DAM AND TWO PERIMETER SEALS (INTERIOR AND EXTERIOR) AT EACH WINDOW / DOOR LOCATION. DO NOT SEAL WINDOW / DOOR SILL FLANGE TO WEATHER RESISTANT BARRIER TO PERMIT REQUIRED DRAINAGE.
3. PROVIDE EXPANDED FOAM INSULATION AT FULL PERIMETER OF ALL DOOR AND WINDOW OPENINGS.
4. PROVIDE SHIMS, AS REQUIRED. (DEDUCTIONS NOT SHOWN)
5. WINDOW / DOOR SIZES SHOWN ARE NOMINAL. REFER TO MANUFACTURER'S SIZING GUIDE FOR ACTUAL UNIT SIZE AND ROUGH OPENING DIMENSIONS.
6. REFER TO MANUFACTURER'S INSTALLATION SPECIFICATIONS FOR ADDITIONAL DETAILS



B EXTERIOR ELEVATION - PAVILION SIDE (SOUTH)
SCALE: 3/4" = 1'-0"

**FERRELL RESIDENCE -
REMODEL & EXPANSION -
PHASE 2- FIRST FLOOR ADDITION**

3924 LYON DRIVE
UPPER ARLINGTON, OHIO 43220

PROJECT NUMBER: 25-0006
DRAWN BY: SPS
DATE: 09/17/2025

DESIGN DEVELOPMENT

DD - ZONING REVIEW ISSUE	09/17/2025
DD - BID DOCUMENTS	07/22/2025
DD - BID DOCUMENTS	06/13/2025
DD - OWNER REVIEW	06/13/2025

EXTERIOR
ELEVATIONS

A3.2



Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: October 15, 2025

Subject: 2014 Beverly Road (VAR-50-25) - To allow an existing porch to be replaced with a sunroom that will encroach up to 2.4 feet into the eight-foot minimum side yard setback, as well as a new detached garage that is 19'-6" tall (for a second floor home office), in lieu of the 17-foot height maximum limit.

Site Description/History

The subject property, 2014 Beverly Road, is located mid-block on the north side of the street, and is zoned R-1c, One-Family Residence District. It measures 60 feet wide and 132 feet deep, which is similar to other nearby lots. It is identified as Lot #14 in Block 77 on the Upper Arlington Plat from 1921. The subdivision plat includes a 40-foot building setback line and a five-foot wide utility easement along the rear (north) property line. The home is located within the Historic District and is identified as a Contributing Structure built in 1923. The property includes a two-story, stucco and shingle, Tudor revival residence. A driveway on the east side of the lot leads to a 570-square foot detached three-car garage, which encroaches on a rear yard easement and exceeds the maximum permitted detached garage building cover limit. The front yard includes a paver patio leading to the front door and a screened porch, and the rear yard includes additional patio space. Wood and black metal fencing enclose the perimeter of the property and cross the driveway. The property was purchased by the applicant in 2002.

Proposal

The proposal includes the construction of a new two-story, 552-square-foot garage with an office and bathroom on the second floor, located at the northeast corner of the property (replaces the existing garage). The garage will be 19'-6" tall, exceeding the 17-foot maximum height and requires a variance. Materials include painted wood shingles, stucco, and dimensional roof shingles to match the existing home. The south elevation (facing Beverly Road) features carriage-style garage doors, a man door, and a dormer with three divided-light windows. The east and west elevations each contain a gable-end divided-light window, and the west elevation also includes a man door providing access to the rear yard. Additionally, the screened porch at the front of the home will be replaced with a sunroom clad in panel molding and fiber cement panels. A wrought iron guardrail will be installed on top of the sunroom and extended to the front door, detailed with a wrought iron medallion by Fortin Ironworks, new posts, and brackets.

The proposal complies with building coverage, maximum building height for the residence, and detached garage requirements. However, the detached garage exceeds the 17-foot maximum



height by 2'-6", and the proposed sunroom encroaches 2.4 feet into the required eight-foot minimum side yard setback. The existing development coverage (55 percent) exceeds the 50 percent maximum allowed; however, the proposed plan reduces overall coverage to 52 percent, though it will remain nonconforming by 257 square feet. Since the coverage is being reduced from the existing conditions, a variance is not required.

Zoning Code Requirements

- To allow an existing porch to be replaced with a sunroom that will encroach up to 2.4 feet into the eight-foot minimum side yard setback (Article 5.02); and
- To allow a new detached garage that is 19'-6" tall (for a second floor home office), in lieu of the 17-foot height maximum limit (Article 6.09).

Alternatives

The proposal reduces the overall development coverage from an existing nonconforming condition, the detached garage meets area limits which the existing garage exceeds, and removes the garage from the rear yard easement. These are positive changes and bring the overall site closer to compliance with the UDO. The proposed sunroom enhances the home's value, maintains alignment with the house, and provides functional indoor seating that the screened porch lacked. The applicant has agreed to remove the front patio and steps that previously led to the screened porch, further reducing the overall lot coverage and improving compliance. The applicant is implementing ideal improvements, which do not warrant alternative considerations.

Requested Action and Findings

Staff reviewed the application and plans, discussed the project with the applicant, and conducted a site visit. The proposed detached garage and sunroom conversion are compatible with the design of the historic home. The variance requests are minimal and address existing nonconformities related to the detached garage's easement encroachment and area (Finding #1). The requested variance to the maximum permitted garage height provides adequate headroom for the second-story office and eliminates larger issues on the lot. Similar variances for detached garage height to allow finished spaces above the garage have been approved nearby and will not grant the applicant any special privilege (Finding #9). The existing home and screened porch already encroach on the side yard setback. While a variance is required to allow the sunroom conversion to continue to encroach the side yard setback, the project remains behind the front building setback line, and aligns with the surrounding character (Finding #4). For these reasons, Staff recommends approval of the application.

Attachments

1.	2014 Beverly Rd_ Staff Presentation
2.	2014 Beverly Rd_ BZAP Application
3.	2014 Beverly Rd_ Notices

4.	2014 Beverly Rd_Plans
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2014 Beverly Road

BZAP Staff Report Pictures | Variance Application 50-25
October 15, 2025



Google Maps ® Aerial – Looking North



Existing Conditions

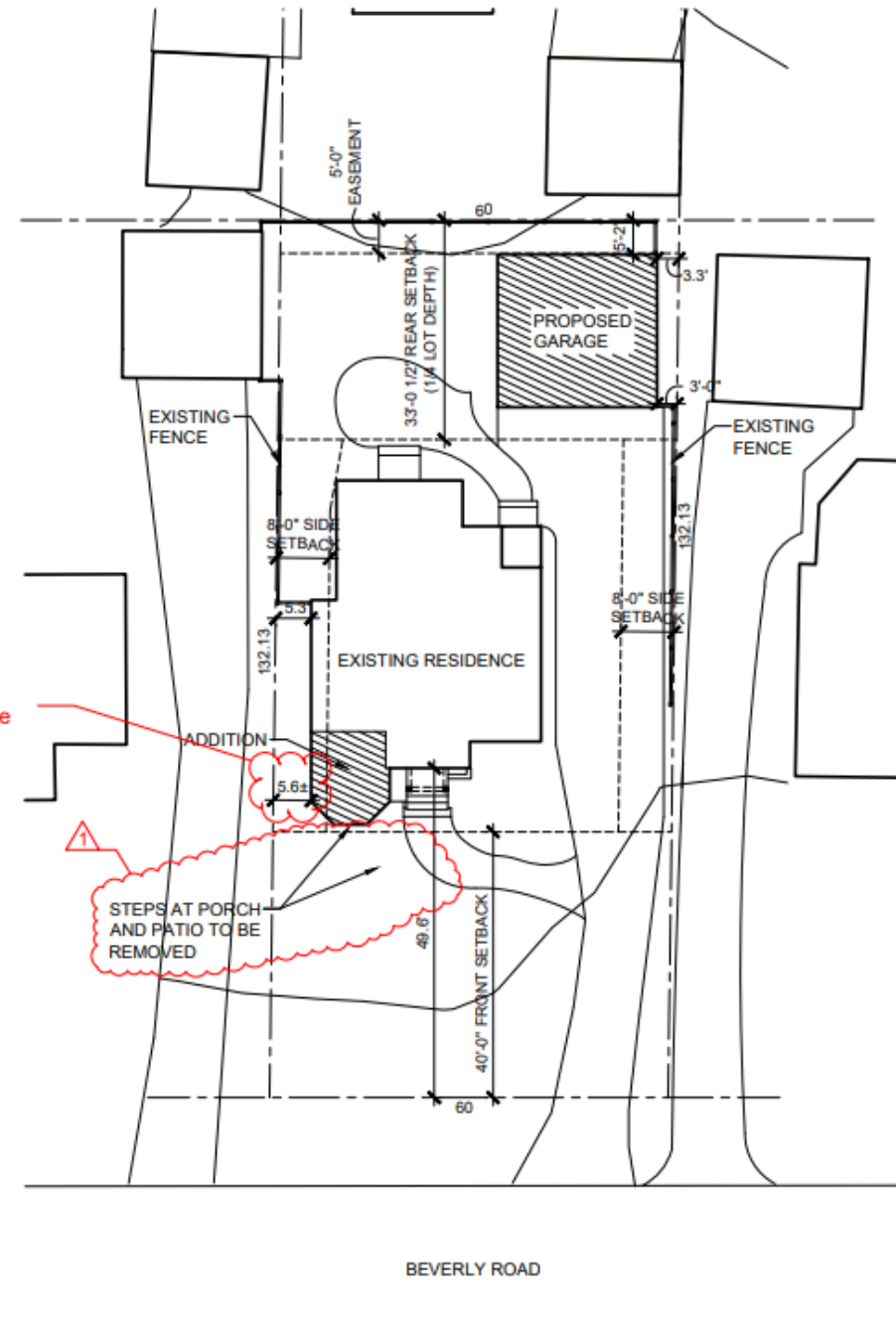


Existing Conditions



Proposed Site Plan

- Proposed improvements:
 - 552 SF, two-story, detached garage (replace existing)
 - Sunroom conversion from existing screened porch
- Variances:
 - To allow an existing porch to be replaced with a sunroom that will encroach 2.4 feet into the 8-foot minimum side yard setback
 - To allow a new detached garage that is 19'-6" tall in lieu of the 17-foot maximum height limit



Elevations

- Proposed improvement:
 - Sunroom conversion from existing screened porch
- Variance:
 - To allow an existing porch to be replaced with a sunroom that will encroach 2.4 feet into the 8-foot minimum side yard setback



SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

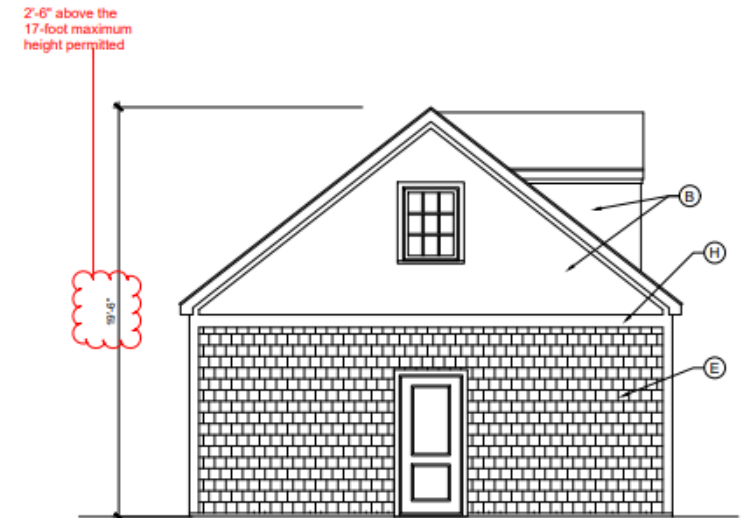


Elevations

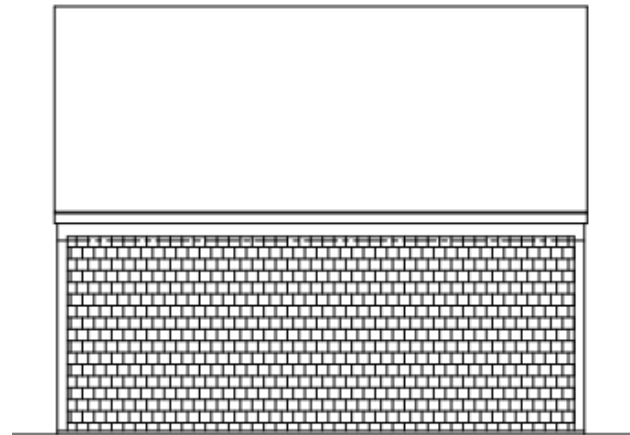
- Proposed improvement:
 - 552 SF, two-story, detached garage (replace existing)
- Variance:
 - To allow a new detached garage that is 19'-6" tall in lieu of the 17-foot maximum height limit



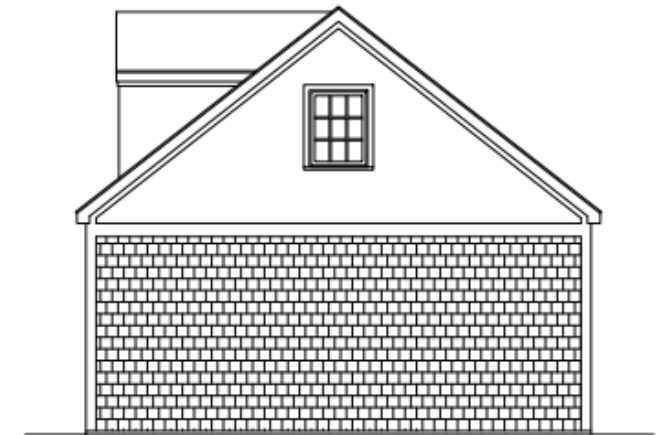
GARAGE FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



Requested Variances

Staff recommend **approval** of the Variance application:

- To allow an existing porch to be replaced with a sunroom that will encroach up to 2.4 feet into the eight-foot minimum side yard setback; and
- To allow a new detached garage that is 19'-6" tall (for a second floor home office), in lieu of the 17-foot height maximum limit.





25-4410

Variance Application

Status: Active

Submitted On: 9/17/2025

Primary Location

2014 BEVERLY RD

UPPER ARLINGTON, OH 43221

Owner

KEETHLER KATHRYN O

Beverly Road 2014 COLUMBUS , Ohio 43221

BZAP Information

BZAP Case

VAR-50-25

Status

—

BZAP Determination Date

10/15/2025

Vote Tally

Primary Variance

Side Yard, Garage Height

Findings of Fact for Approval/Denial

Variance Request

To allow an existing porch to be replaced with a sunroom that will encroach up to 2.4 feet into the eight-foot minimum side yard setback, as well as a new detached garage that is 19'-6" tall (for a second floor home office), in lieu of the 17-foot height maximum limit.

BZAP conditions

Variance Information

Describe Variance Request

We are requesting a variance to build a new detached garage that exceeds the 17'-0" height limit by 2'-6", and a second variance to permit the construction of a sunroom that extend 2.4' into the side yard setback.

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 owners want to locate a home office over the garage. In order to have the needed headroom for the space the variance is needed. The garage is replacing an existing garage that projects into the rear easement and exceeds the permitted area for a detached garage. The sunroom is replacing an existing porch that projects the same distance into the side setback. In order to align the sunroom with the side of the house, and retain adequate width for this interior space, the variance is needed.

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

No. The house to the west received a similar variance for the garage height. The garage to the east of the proposed garage also has finished space above the garage. Other homes have received variances to maintain wall alignments.

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. This garage will be very similar to the adjacent garages. The sunroom addition maintains the current distance from the property line. The new sunroom is adjacent to the neighboring driveway so it will have little impact on the neighbors.

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

Yes. Unlike the current garage, the proposed garage is in compliance with area limits and is located outside of the existing easement. The height of the garage door is 7'-0" and the ceiling height is 8'-0". These less than optimal dimensions aid in limiting the overall height of the structure. The existing screened porch at the front of the house is very small and cannot comfortably accommodate more than two people. Additional space is needed to accommodate four. The flat roof and the transparency of the structure minimize its impact on the adjacent property.

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

The house needs a new garage that is deep enough to accommodate larger cars. The existing garage is shallow making it difficult to park a large SUV. While the house will have a reasonable return without the room above the garage, home offices, with some separation from the living spaces are becoming more common in similar homes. The dimensions of the current screened porch are limiting and could adversely impact the value of the house. The new sunroom addresses this shortcoming.

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



Certification of Notice

Applicant Name: Bill and Kim Keethler

Location of property subject to BZAP request: 2014 Beverly Road

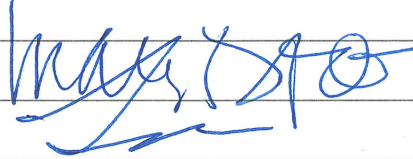
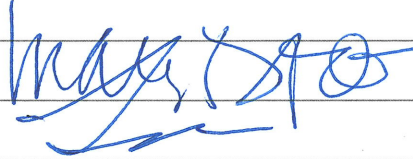
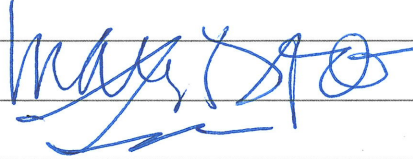
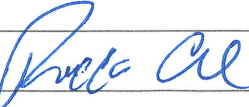

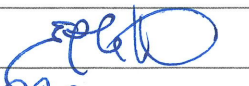


This application will be heard by the Board of Zoning and Planning on: October 15, 2025

Describe activity which requires Board of Zoning and Planning review:

We are seeking zoning variances that will permit the construction of a new detached garage and allow for the remodeling of our current front porch.

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.

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2025 BEVERLY ROAD	JOHN DE LIBERA		9/15/25
2019 BEVERLY ROAD	MARY PERKINS & TIMOTHY McNEMAR		9/14/25
2011 BEVERLY ROAD	BRANSON & MARISA NYE		9/14/25
1431 TOWNSQUARE DRIVE	CHARLES PALMER & AMANDA MARTZ		
1995 BEVERLY ROAD	JASON & CAROLINE DOMBROWSKI		
2045 WICKFORD ROAD	ROBERT & DONNA TAIT		
2035 WICKFORD ROAD	CAROL FERGUS		
2029 WICKFORD ROAD	RICHARD COIL		9/14/25
2023 WICKFORD ROAD	LEWIS & PHYLLIS HANES		
2017 WICKFORD ROAD	DAVID & BARBARA HYRE		9/14/25
2000 BEVERLY ROAD	TERRENCE HOLTON		
2008 BEVERLY ROAD	RICHARD & ERIN TROTT		9-15-25
2020 BEVERLY ROAD	NATALIE & TODD SPENCER		9-14-25
Applicant Signature: 			Date: 9-17-25

Page 2

Revised: May 2023

Certification of Notice

Applicant Name: Bill and Kim Keethler

Location of property subject to BZAP request: 2014 Beverly Road



This application will be heard by the Board of Zoning and Planning on: Oct. 15, 2025

Describe activity which requires Board of Zoning and Planning review:

see p. 1

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2026 BEVERLY ROAD	ANDREW & CASANDRA IAMS		9/14/25
Applicant Signature: 			Date: 9-17-25

September 17, 2025

John De Libera
2025 Beverly Drive
Columbus, OH 43221

Re: Zoning variance request for 2014 Beverly Road, Upper Arlington


Dear Mr. De Libera:


We are writing to inform you that we are requesting a zoning variance to build a new detached garage and sunroom. This request will be heard at 6:00 p.m. Wednesday, October 15, 2025 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.


If you have any questions regarding this matter, please feel free to contact us at 614.565.0487.


Sincerely,


Bill and Kim Keethler


SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
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1. Article Addressed to: ROBERT & DONNA TAIT 2045 WICKFORD ROAD COLUMBUS, OH 43221  9590 9402 3585 7305 4665 29	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
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1. Article Addressed to: CAROL FERGUS 2035 WICKFORD ROAD COLUMBUS, OH 43221  9590 9402 3585 7305 4664 99	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
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1. Article Addressed to: LEWIS & PHYLLIS HANES 2023 WICKFORD ROAD COLUMBUS, OH 43221  9590 9402 3585 7305 4664 82	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (<i>Transfer from service label</i>) 7015 3010 0001 7051 1046	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TERRENCE HOLTON
2000 BEVERLY ROAD
COLUMBUS, OH 43221



9590 9402 3585 7305 4664 75

2. Article Number (Transfer from service label)

7015 3010 0001 7051 1053

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
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- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

page 3

Revised: May 2023

Certification of Notice

Applicant Name: Bill and Kim Keethler

Location of property subject to BZAP request: 2014 Beverly Rd.


This application will be heard by the Board of Zoning and Planning on: Oct. 15, 2025

Describe activity which requires Board of Zoning and Planning review:

see p. 1

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2011 Beverly Rd.	Branson+Marise Nye	7017 3040 0000 3531 8994	9/22/25
2011 Beverly Rd.	Branson+Marise Nye	7017 3040 0000 3531 9007	9/22/25
Applicant Signature:			Date: 9/22/25

September 22, 2025

Branson & Marisa Nye
2104 Jervis Road
Columbus, OH 43221

Re: Zoning variance request for 2014 Beverly Road, Upper Arlington

Dear Mr. & Mrs. Nye:

We are writing to inform you that we are requesting a zoning variance to build a new detached garage and sunroom. This request will be heard at 6:00 p.m. Wednesday, October 15, 2025 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact us at 614.565.0487.

Sincerely,

Bill and Kim Keethler

September 22, 2025

Branson & Marisa Nye
901 Corporate Center Drive
Pomona, CA 91768

Re: Zoning variance request for 2014 Beverly Road, Upper Arlington

Dear Mr. & Mrs. Nye:

We are writing to inform you that we are requesting a zoning variance to build a new detached garage and sunroom. This request will be heard at 6:00 p.m. Wednesday, October 15, 2025 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact us at 614.565.0487.

Sincerely,

Bill and Kim Keethler

Certification of Notice

Applicant Name: Bill and Kim Keethler

Location of property subject to BZAP request: 2014 Beverly Road

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2000 BEVERLY ROAD	TERRENCE HOLTON	7015 3010 0001 7051 1053	9/17/25
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2020 BEVERLY ROAD	NATALIE & TODD SPENCER	<i>[Signature]</i>	9-14-25
Applicant Signature: <i>[Signature]</i>			Date: 9-17-25

page 2

Revised: May 2023

Certification of Notice

Applicant Name: Bill and Kim Keethler

Location of property subject to BZAP request: 2014 Beverly Road

This application will be heard by the Board of Zoning and Planning on: Oct. 15, 2025

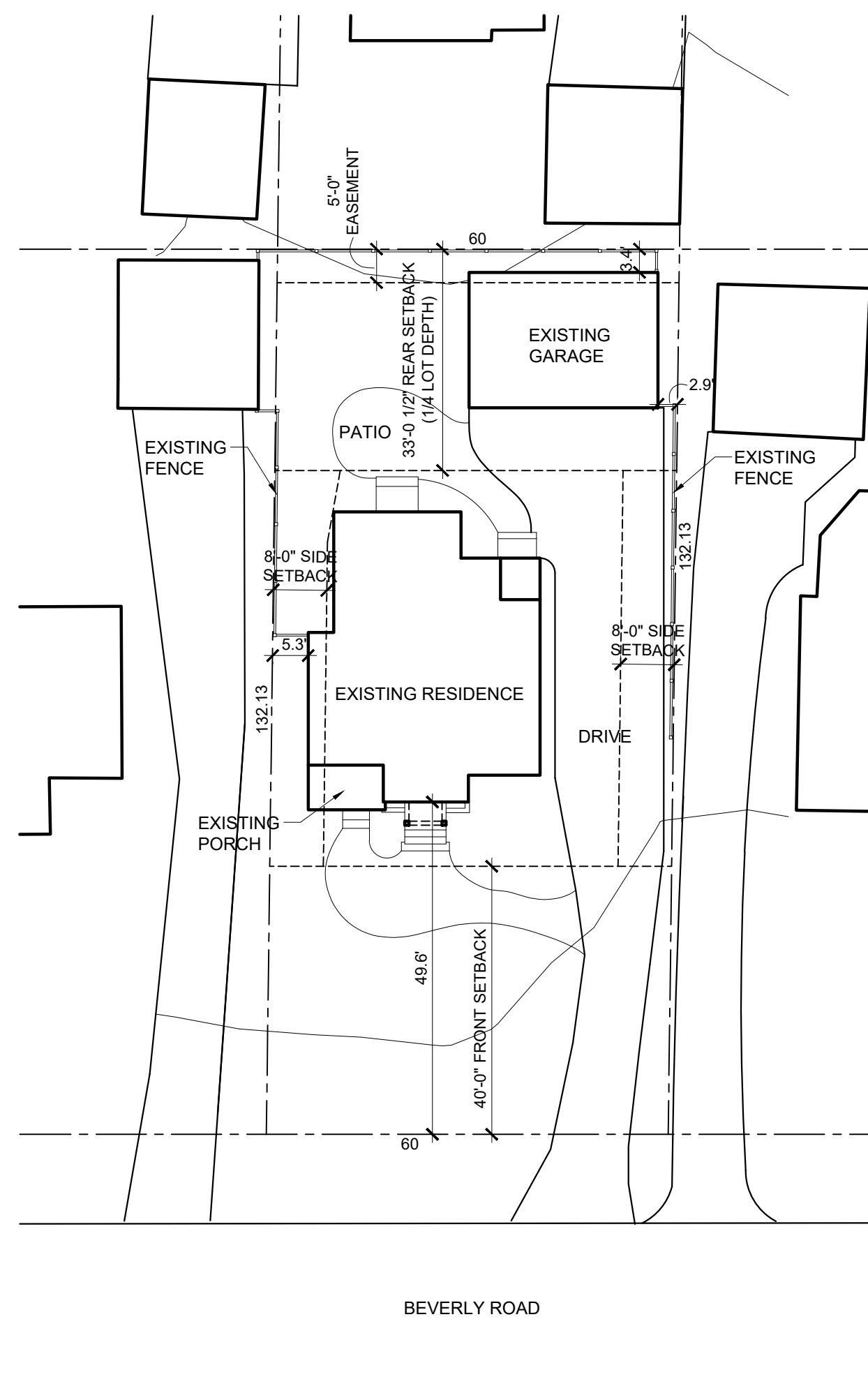
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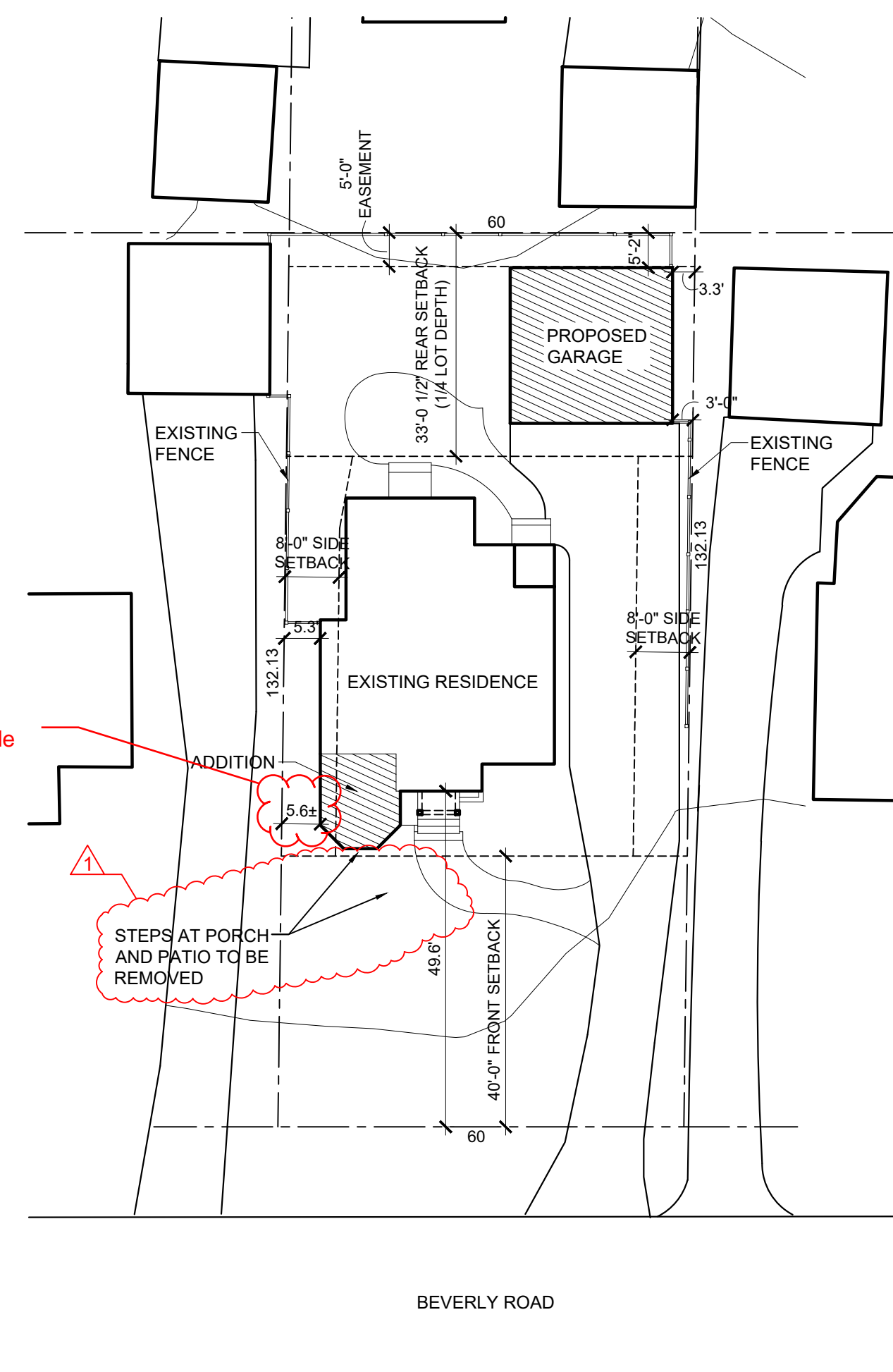
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2026 BEVERLY ROAD	ANDREW & CASANDRA IAMS		9/14/25
Applicant Signature: 			Date: 9-17-25



 **SITE PLAN**
EXISTING
SCALE: 1" = 20'-0"



2.4-foot encroachment into 8-foot minimum side yard setback

 **SITE PLAN**
SCALE: 1" = 20'-0"

ZONING INFORMATION

PARCEL ID	070-000871-00	
ZONING DISTRICT	R-1C	
LOT AREA	7,928 SQ. FT.	
EXISTING BUILDING COVER	- 1,910 SQ. FT.	24% OF LOT AREA
PERMITTED BUILDING COVER	- 2,299 SQ. FT.	29% OF LOT AREA
PROPOSED BUILDING COVER	- 1,981 SQ. FT.	25% OF LOT AREA
EXISTING DEVELOPMENT COVER	- 4,352 SQ. FT.	55% OF LOT AREA
PERMITTED DEVELOPMENT COVER	- 3,969 SQ. FT.	50% OF LOT AREA
PROPOSED DEVELOPMENT COVER	- 4,084 SQ. FT.	52% OF LOT AREA
EXISTING DETACHED GARAGE	- 570 SQ. FT.	7.2% OF LOT AREA
PERMITTED DETACHED GARAGE	- 554 SQ. FT.	7% OF LOT AREA
PROPOSED DETACHED GARAGE	- 552 SQ. FT.	7% OF LOT AREA



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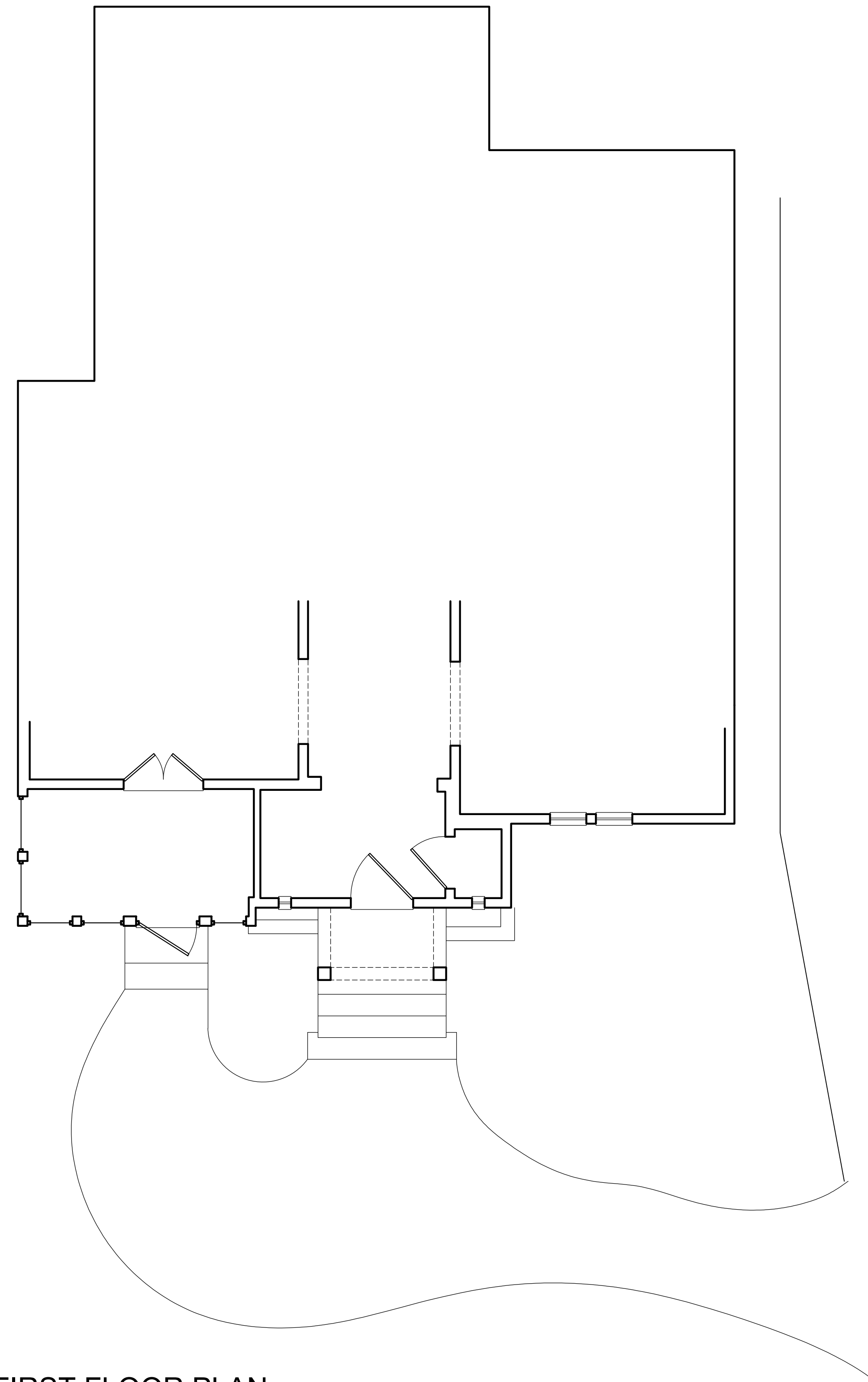
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**ADDITION & REMODELING
THE KEETHLER RESIDENCE
2014 BEVERLY ROAD**

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZONING VAR.: 09-17-2025
REVISED: 10-03-2025

A-1



FIRST FLOOR PLAN

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



FRONT (SOUTH) ELEVATION

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



SIDE (WEST) ELEVATION

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

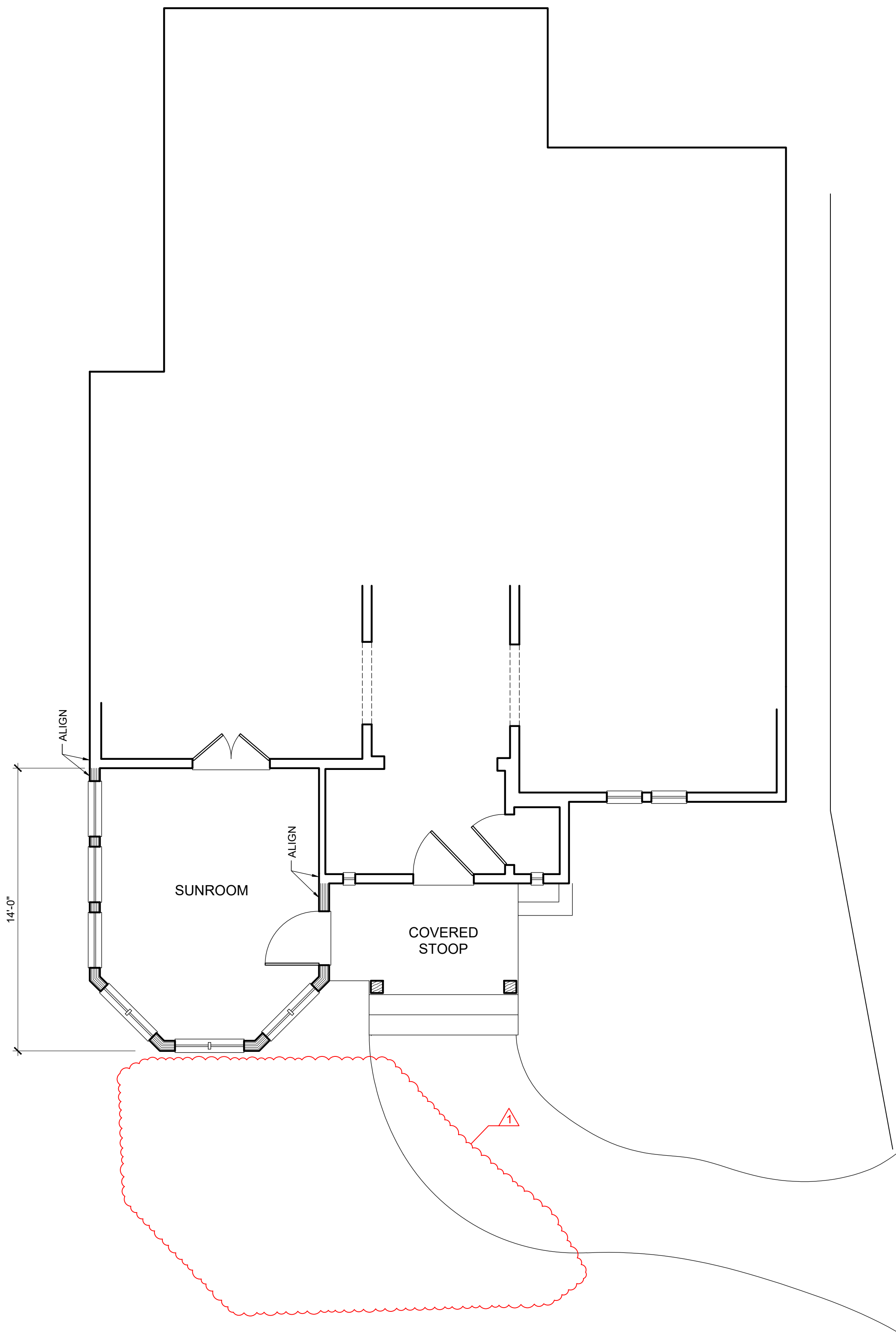
**ADDITION & REMODELING
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A-2 EXISTING

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



SIDE (EAST) ELEVATION
 SCALE: 1/4" = 1'-0"



FRONT (SOUTH) ELEVATION
 SCALE: 1/4" = 1'-0"



SIDE (WEST) ELEVATION
 SCALE: 1/4" = 1'-0"

- ELEVATION NOTES**
- A. DIMENSIONAL ROOF SHINGLES MATCHING EXISTING
 - B. STUCCO, 3 COAT PROCESS OVER METAL LATH AND BUILDING PAPER. COLOR AND TEXTURE TO MATCH EXISTING
 - C. 1X8 FASCIA
 - D. 5/4 X 8 TRIM
 - E. PAINTED WOOD SHINGLES TO MATCH EXISTING
 - F. 5/4 X 6 TRIM
 - G. CARRIAGE HOUSE TYPE GARAGE DOOR
 - H. 5/4 X 8 TRIM WITH HEAD FLASHING
 - I. WROUGHT IRON GUARDRAIL
 - J. WROUGHT IRON MEDALLION BY FORTIN
 - K. PROFILED 8X8 POST
 - L. PROFILED 6X10 BRACKET
 - M. 5/4 TRIM
 - N. PANEL MOLDING
 - O. FIBER CEMENT PANEL, SMOOTH FINISH, BLIND NAILED

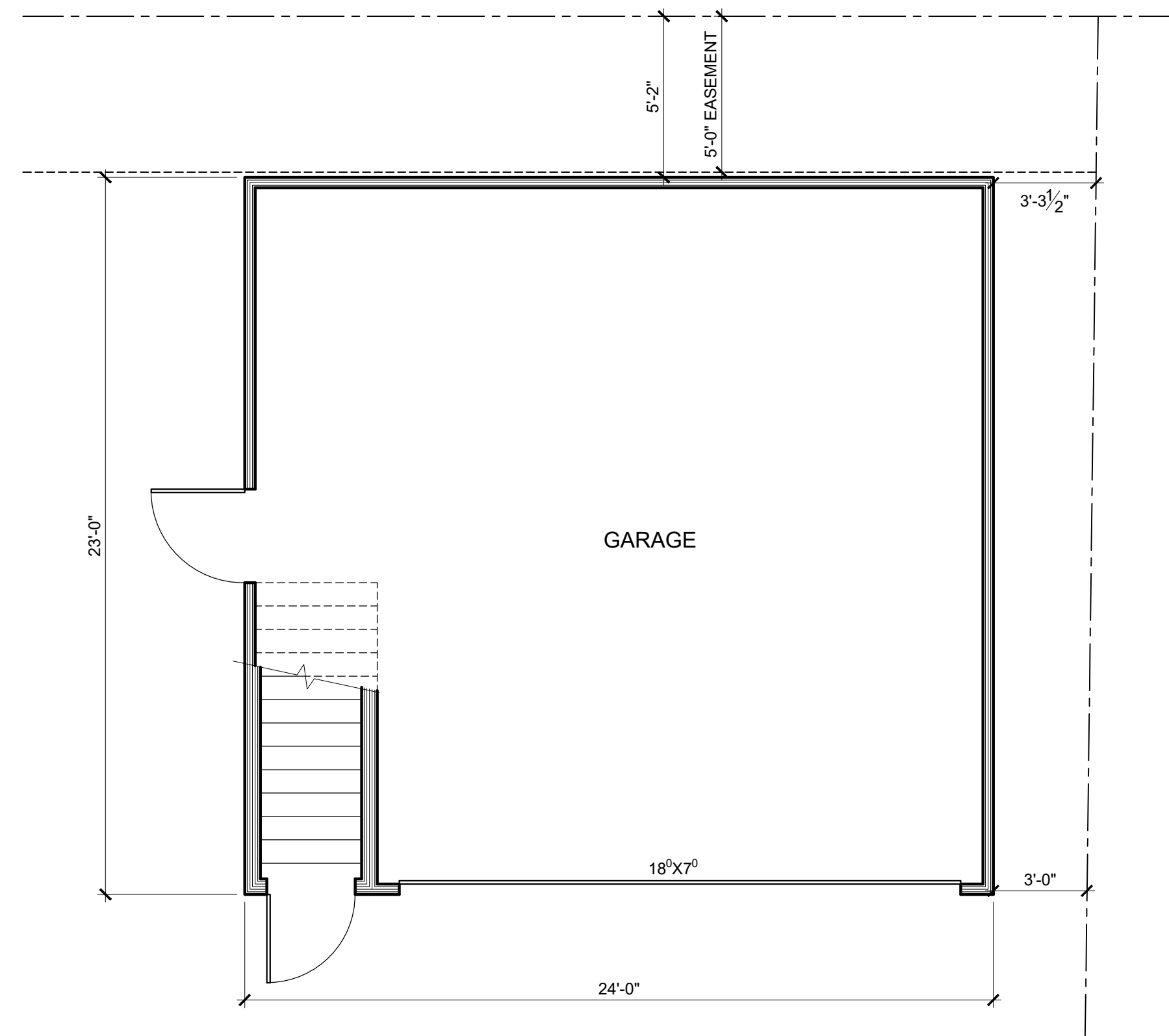
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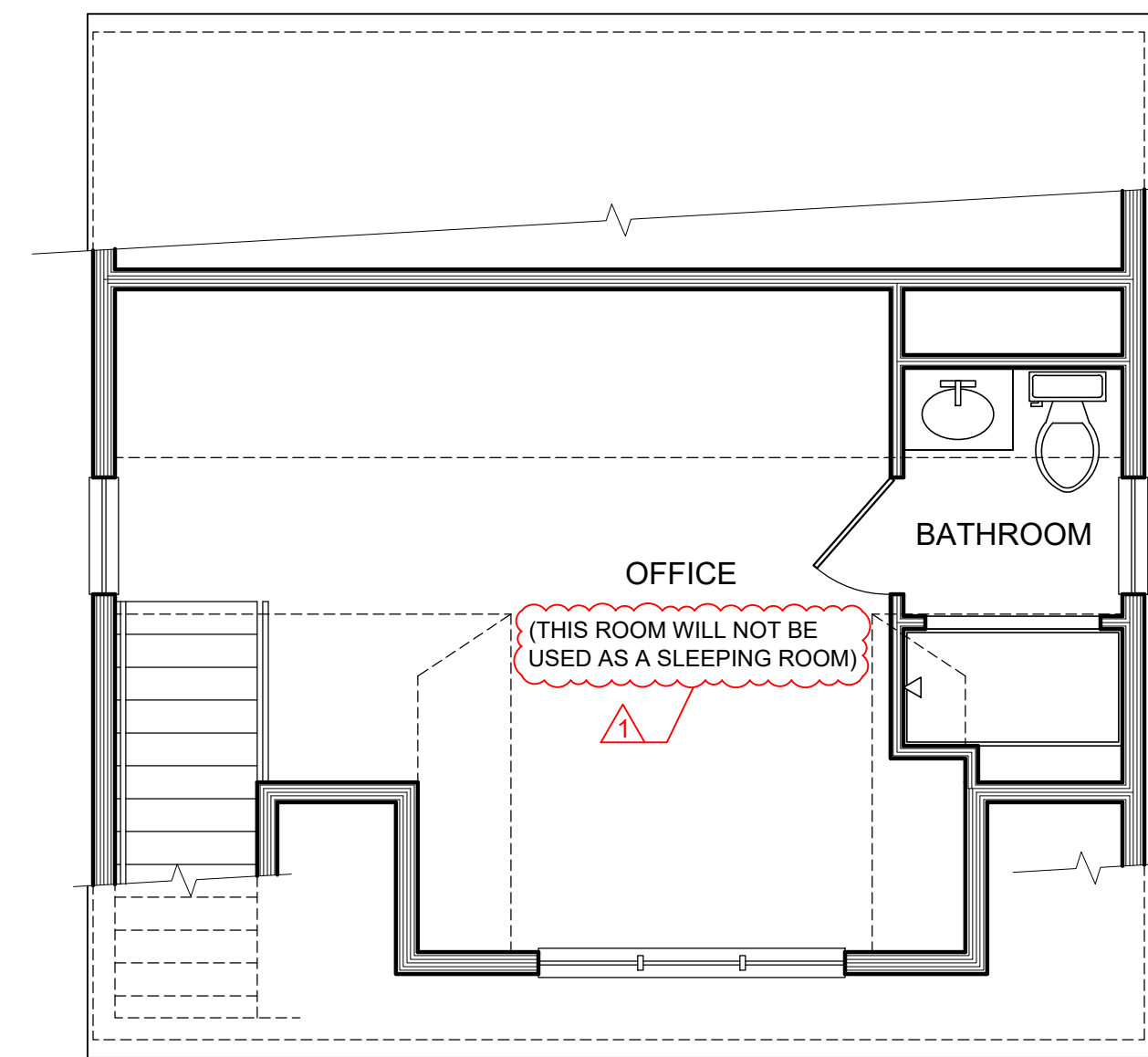
ZONING VAR.: 09-17-2025
 REVISED: 10-03-2025

A-2

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GARAGE FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



GARAGE SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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**ADDITION & REMODELING
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2014 BEVERLY ROAD**

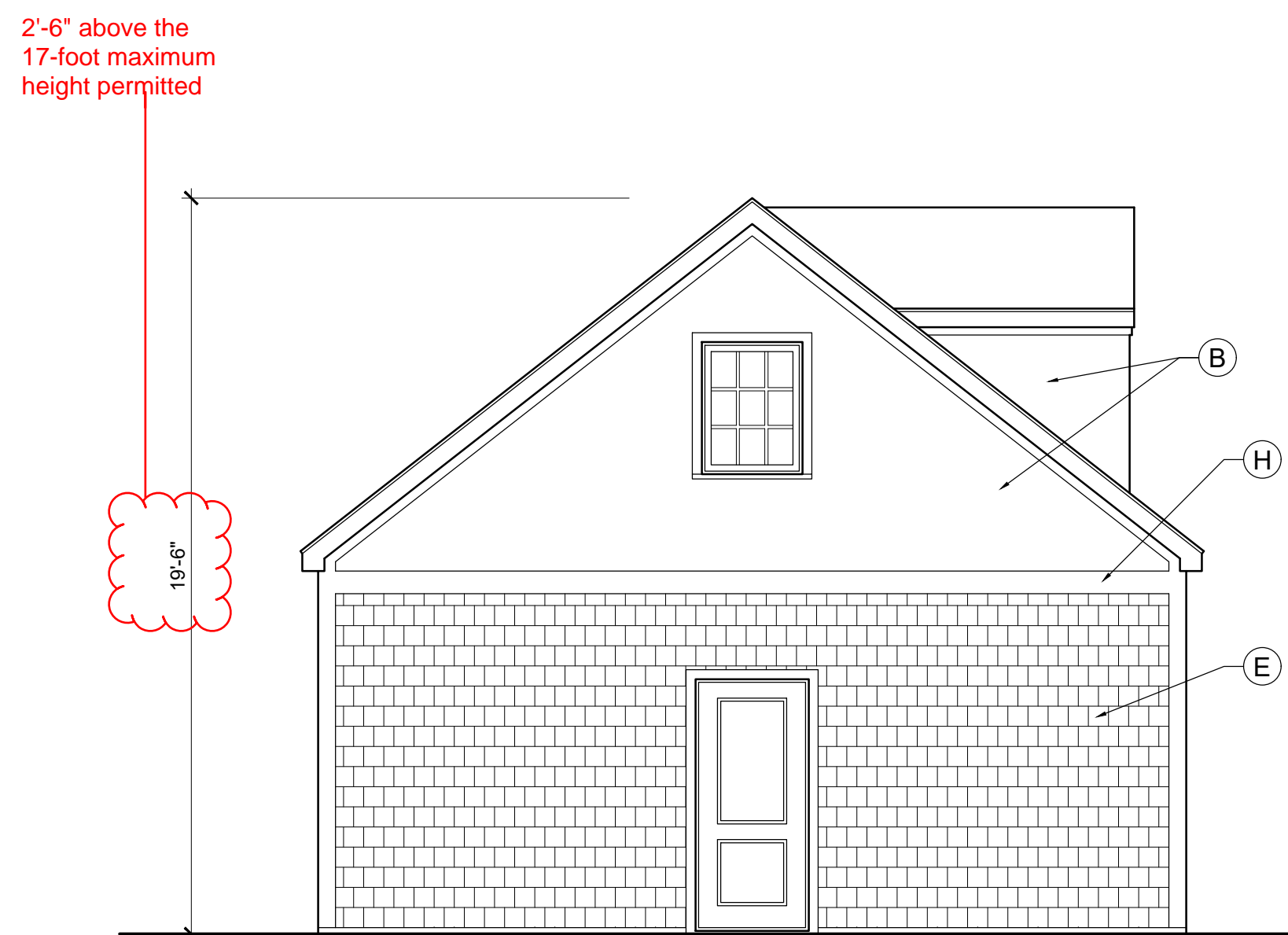
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ZONING VAR.: 09-17-2025
REVISED: 10-03-2025

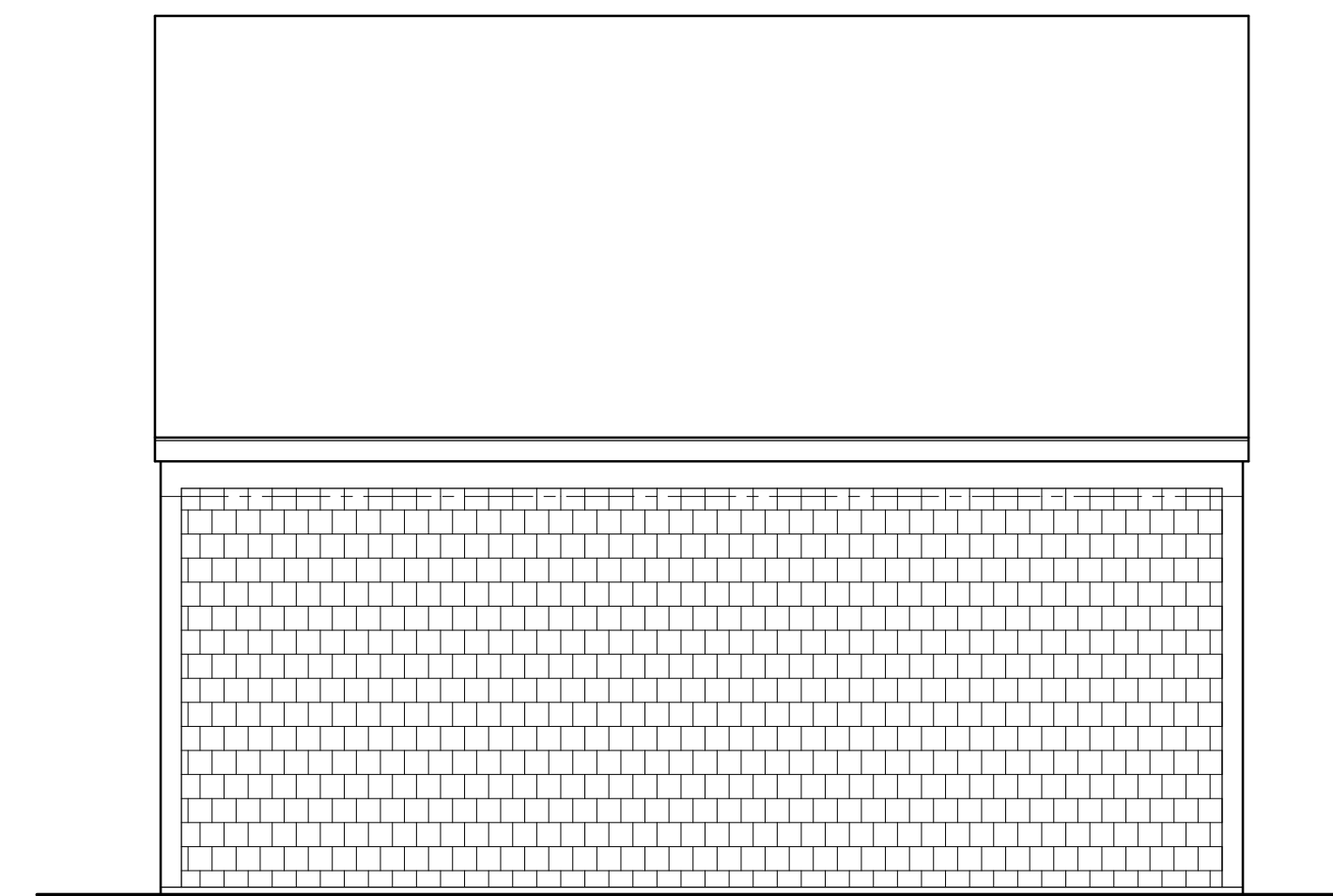
A-3



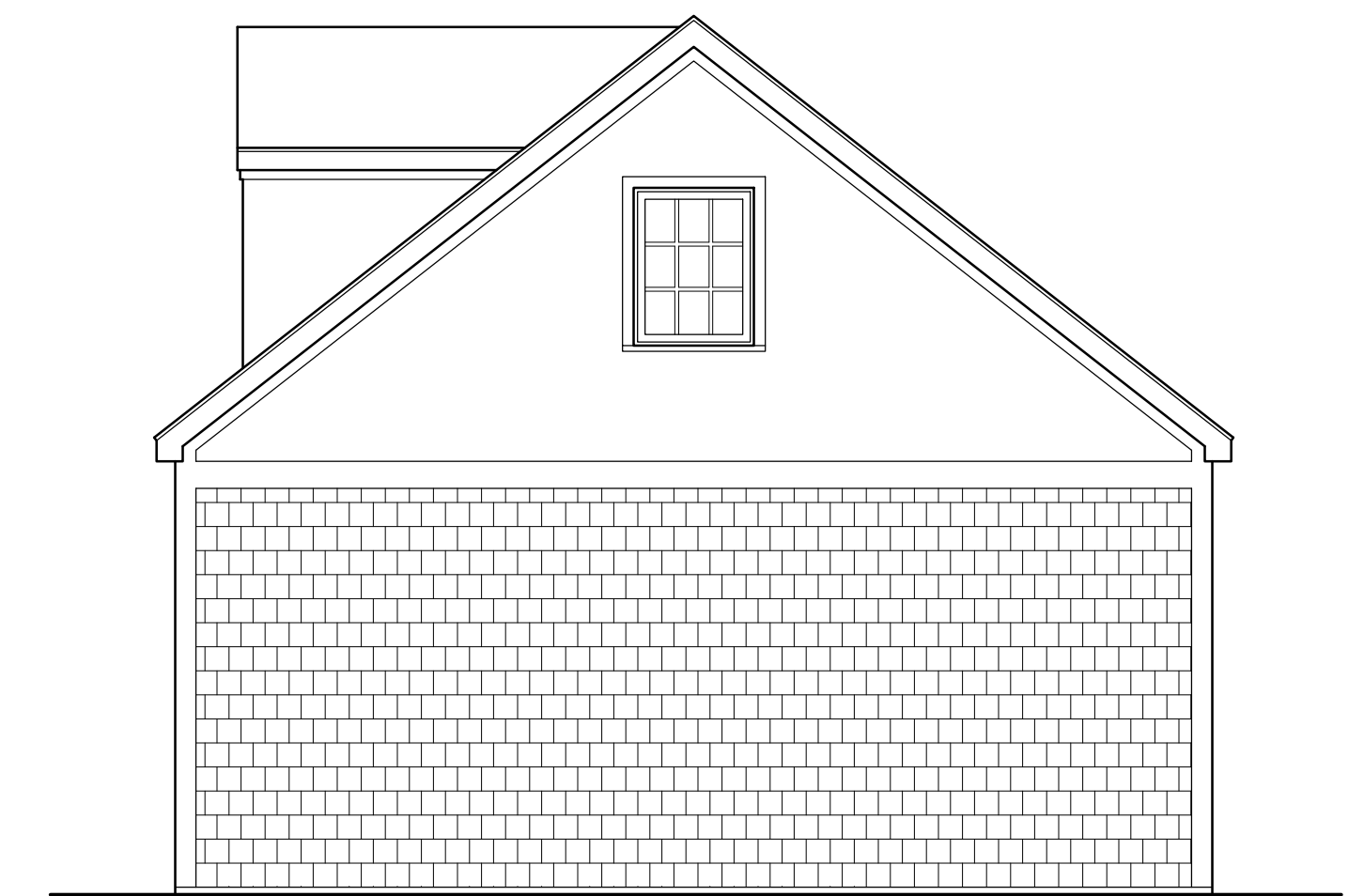
GARAGE FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



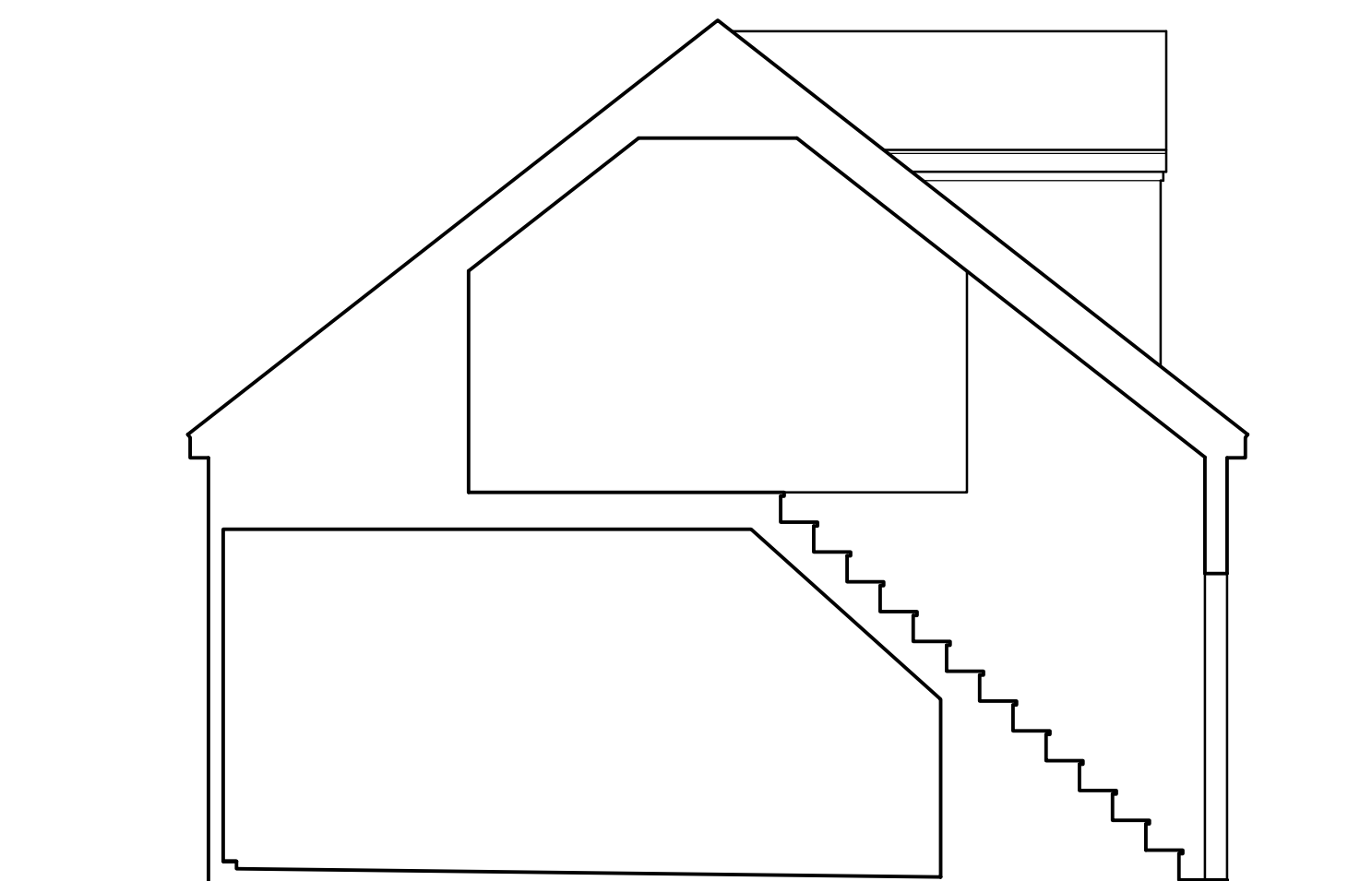
GARAGE SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



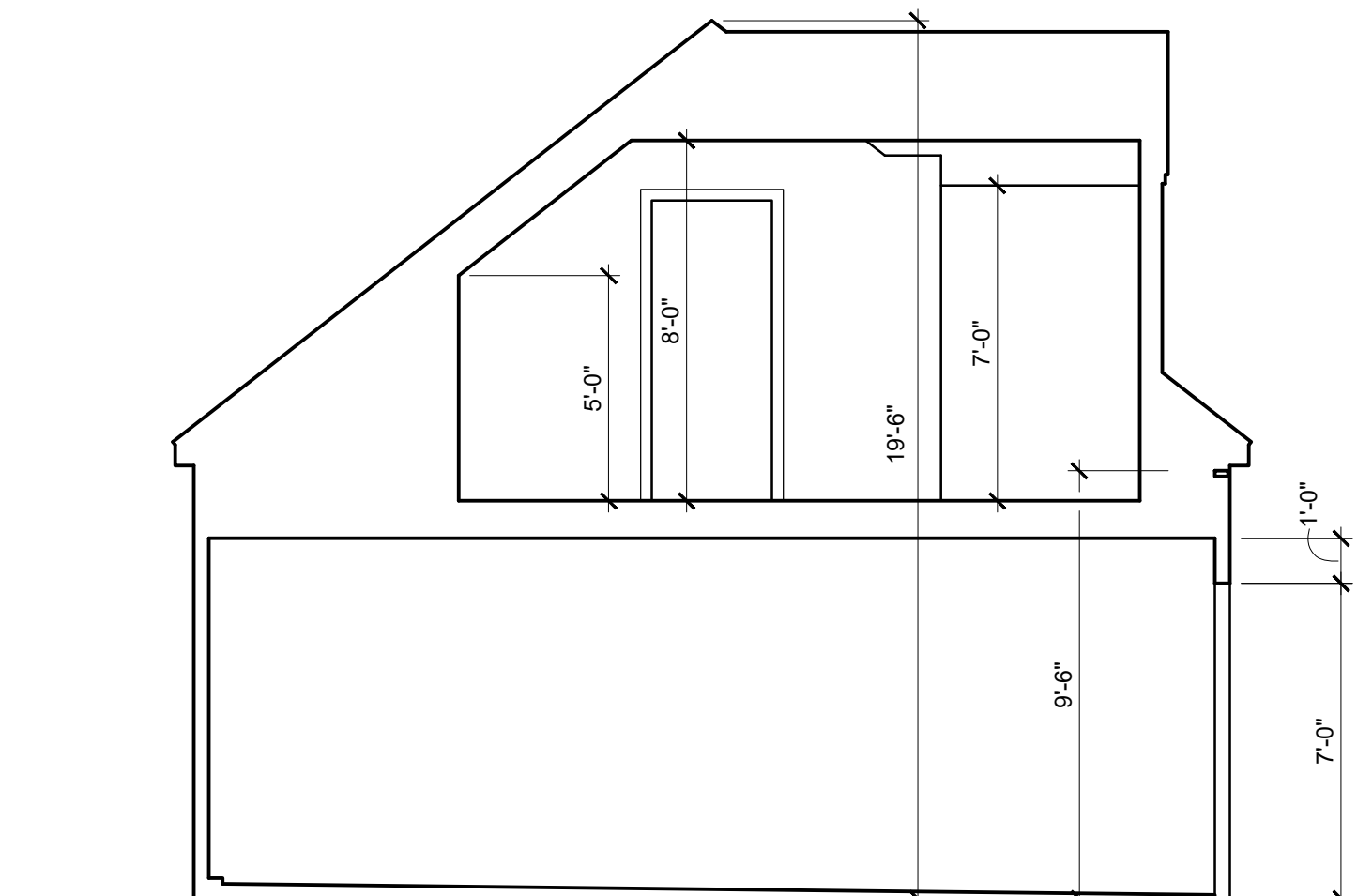
GARAGE REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



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



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

- ELEVATION NOTES**
- A. DIMENSIONAL ROOF SHINGLES MATCHING EXISTING
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**ADDITION & REMODELING
THE KEETHLER RESIDENCE
2014 BEVERLY ROAD**

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(614) 487-0637

ZONING VAR.: 09-17-2025

A-4

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25-4380

Variance Application

Status: Active

Submitted On: 9/17/2025

Primary Location

2747 COVENTRY RD

UPPER ARLINGTON, OH 43221

Owner

FERRIS MOLLY A

COVENTRY RD 2747 COLUMBUS OH 43221,
OH 43221

BZAP Information

BZAP Case

VAR-45-25

Status

Pending

BZAP Determination Date

10/15/2025

Vote Tally

Primary Variance

Side and Rear Yard

Findings of Fact for Approval/Denial

Variance Request

To allow a two-story garage addition that encroaches 19.33 feet into the 24.33-foot (average) rear yard setback and five feet into the eight-foot minimum side yard setback. The addition will also project into the rear yard profile.

BZAP conditions

Variance Information

Describe Variance Request

Requesting permission to build an addition with a hybrid 2-car attached garage, to add needed space and functionality to care for my aging mother and age-in-place myself. The proposed addition is:

1. Overwhelmingly and enthusiastically supported by all neighbors within 100 feet.
2. It is within building and coverage limits.
3. It is within rear utility easement and side setback requirements for a detached garage.
4. It is within the side setback requirements for an attached garage allowing finished space on the 2nd floor of the garage (that does not have windows and would only be used for closet/attic space).
5. The rear of the garage roof profile has been changed to a hip style.

In addition, the UA Development Department provided welcomed feedback during a requested and informal meeting on August 15, 2025. The changes that were discussed along with additional requested information have been completed and are reflected in the variance application and attached documents.

The specific request is for variance approvals to:

1. Build, within the previously approved variance, on an existing 11'x14' patio.
2. Approve the required variances to build an addition that includes a hybrid attached 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?

The 2747 Coventry lot is in an area of known hardships due to the shallow depth/size which was also stated by the UA development department. As an example, the lot directly across the street is 30' deeper. In addition, the 2747 Coventry house design has a non-functional rear-load single-car garage which creates additional challenges and hardship as well. Due to the shallow depth of the 2747 Coventry lot, it is not possible to have a free-standing detached garage without overlapping with the back of the house footprint. A careful design has been created to stay within: 1. Building and development coverage limits. 2. Detached garage footprint standard side setback requirements. 3. Attached garage side yard setback requirements for second floor finished space - by only finishing part of the second floor attached garage space to be used for closet/storage/attic purposes only. Additionally, there are not any windows in second floor of the garage closet/storage area so there will not be any chance of invading/looming into neighboring properties. 4. 5' utility easement requirements.

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

The City has acknowledged and advised that there have been other properties, in this immediate district, with previously approved, and unique, variance requests due to their unusually shallow/small lot sizes. In addition to an unusually shallow lot depth, 2747 Coventry has a rear 5' utility easement which limits another 3-5'. The City has also referenced that there have been other unique "hybrid" garage variance approvals previously.

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, the neighborhood character and adjoining properties will not be negatively affected. Careful design considerations have been made to keep within the original house design and character as well as the neighborhood aesthetics. Additionally, improved privacy will be provided to the rear and north side adjoining properties which will be a positive change. During the Certificate of Notice process, support was unanimously and overwhelmingly positive from all (11) neighbors within 100 ft. During the discussions, there were many compliments about the proposed aesthetics, addition design, and fitting into the neighborhood character. In addition, all of the directly "affected" adjoining neighbors on the north, rear/west, and northwest corner are genuinely and extremely pleased with the overall design and scope of the project.

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

Yes. All reasonable alternative designs have been investigated, and exhausted, including a: side-turn rear load garage, fully detached garage and a front-load garage - none of which are possible for a variety of reasons and would also cause detriment to rear and north adjoining properties. Additional details are provided in the attached follow-up Powerpoint presentation. Some of the barriers include:

1. Side-turn rear garage: there is not sufficient width to turn a car 90 degrees into/out-of a side-turn rear garage without risking damage to the north-side adjoining property; there is not enough backyard depth for a 2-car garage; and the building and development coverage would significantly exceed limits making the backyard non-existent.
2. Fully detached garage: there is not sufficient width or depth without touching and/or overlapping with the current or proposed house footprint.
3. Front load garage: there is not enough width on the property for a 2-car garage; even if the property was wider, it would not be feasible due to the placement of the main staircase along the entire north wall of the house making it extremely difficult or impossible to maneuver in/out of a car or the house. The exterior design and characteristics of the house would be dramatically changed and risk not fitting into the neighborhood style.

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

The property value is significantly compromised currently without having a functional garage and due to overall limited functionality. The current rear load garage is not functional as a garage - a mid-size car does not fit into the garage, and it is extremely difficult to get into the garage with any type of car, in general. By allowing the proposed addition, with a functional hybrid 2-car attached garage and added living space, the improved accessibility and overall house functionality will allow me to care for my elderly mother, age-in-place myself, and create increased value for the property.

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



Certification of Notice

Applicant Name: Molly Ferris

Location of property subject to BZAP request: 2747 Coventry Road, Upper Arlington, OH 43221

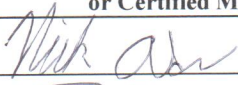



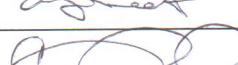






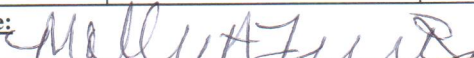
This application will be heard by the Board of Zoning and Planning on: 10-15-2025

Describe activity which requires Board of Zoning and Planning review:

Addition variance.

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:
2755 Coventry Rd	Nick Asmo		9-12-25
2750 Kent Rd	David/Kelly Riehl		9-13-25
2737 Coventry Rd	Michael/Yanitza Bronge		9/16/25
2752 Coventry Rd	Catherine Spath		9/15/25
2744 Coventry Rd	Austin/Eleftheria Meek		9/12/25
2727 Coventry Rd	James/Cookie Rogers		9/12/25
2728 Coventry Rd	Kyleene/Brian Chillinsky		9/16/25
2736 Coventry Rd	Jennifer/Neil Mastruseri		9/13/25
2758 Kent Rd	Benjamin/Melissa Nines		9/13/2025
2734 Kent Rd	Christopher Brooks		9/13/2025
2742 Kent Rd	Mark/Raeanna Obrien		9/13/25
Applicant Signature: 			Date: 9/15/25



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: October 15, 2025

Subject: 2721 Kent Road (VAR-47-25) - To allow a front porch which results in 34.6 percent building coverage and 57.6 percent development coverage, in lieu of the 29 percent and 50 percent maximum limits.

Site Description/History

The subject property, located at 2721 Kent Road, is situated on the west side of the street, mid-block between Northam Road and Wilshire Drive. It has 60 feet of frontage and depths of 107 feet on the north side and 110 feet on the south; it is zoned R-1c, One-Family Residence District. It is identified as Lot #89 of the Guilford Place subdivision from 1924, and is similar in size and shape to others in the neighborhood. A two-story brick and siding Colonial is located 41 feet from the City right-of-way, in line with other homes on the street, despite a 20-foot building setback line. A driveway on the north side of the property leads to a two-car detached garage. The rear yard is enclosed with six-foot-tall wood fencing; mature landscaping is both on- and off-site. The home was built in 1952 and purchased by the applicant in 2020.

In June 2021, the Board granted a side yard setback variance for a second-floor addition atop an existing, nonconforming one-story section of the home.

Proposal

The proposal includes the construction of a covered porch that results in building and development coverage beyond limits of the code. The proposed 12'-2" tall shed roof consists of a gable above the front door and wraps around the east (side) elevation; it would be below two existing second floor windows. It is 11 feet deep on the front elevation and up to 7'-6" on the side elevation, which includes an existing chimney. [The proposed depth of the porch is driven by a future furniture plan, while the wrap-around design helps solve interior floor plan challenges.] The new porch would exceed maximum building cover limits by 372 square feet and maximum development cover limits by 501 square feet. Three new rain barrels would be added to help offset any additional stormwater resulting from the excess coverage.

Zoning Code Requirements

Building and development coverage limits are in place to ensure properties are not overdeveloped, which could produce excess and damaging stormwater runoff, increased heat island effects, and negative visual impacts of too much roofscape and hardscape. The proposal results in two variances to Unified Development Ordinance (UDO) Article 5.02:



- To increase the maximum building coverage limit from 29 percent to 34.6 percent (+372 SF); and
- To increase the development coverage limit from 50 percent to 57.6 percent (+501 SF).

These two variance requests are historically difficult for Staff to support, and have been strongly policed by the Board for the above reasons. In instances where these requests have been approved, the minimum necessary has been proposed, a new landscape plan is (or will be) provided, and rain barrels or permeable pavements are utilized.

Alternatives

In order to avoid a variance, the proposed covered porch would have to be reduced in size from 606 square feet to 234 square feet. To achieve this, the side porch would have to be removed and the depth of the front porch reduced from 11 feet to 5'-6".

The City's third-party architect reviewed the proposal and felt the wrap-around porch fit the home well. They offered that a few feet could be removed from the front side of the porch without impacting the design or furniture placement.

Requested Action and Findings

Staff has reviewed the application and plans and visited the site. The proposed covered porch improves the elevation of the home by reducing its scale and massing, and creating a more welcoming appearance and entry. However, the resulting variances are substantial and well-above what is traditionally the Board's comfort level for such requests. The proposed porch also brings the roofing closer to Kent Road than every other home on the street. Staff understands and appreciates the challenges associated with shallow lots like this one, but the proposal is too great for Staff to support at this time due to the resulting overdevelopment and how much it "sticks out". Staff would recommend that the applicant look to reduce the depth of the porch along both elevations, so that both building and development coverage are reduced, as well as the amount in the front yard. The November Work Session may be an option for the applicant to consider if an alternate is not present in advance of (or at) the hearing.

Attachments

1.	2721 Kent Rd_ Staff Presentation
2.	2721 Kent Rd_ BZAP Application
3.	2721 Kent Rd_ Notices
4.	2721 Kent Rd_ Plans





2721 Kent Road

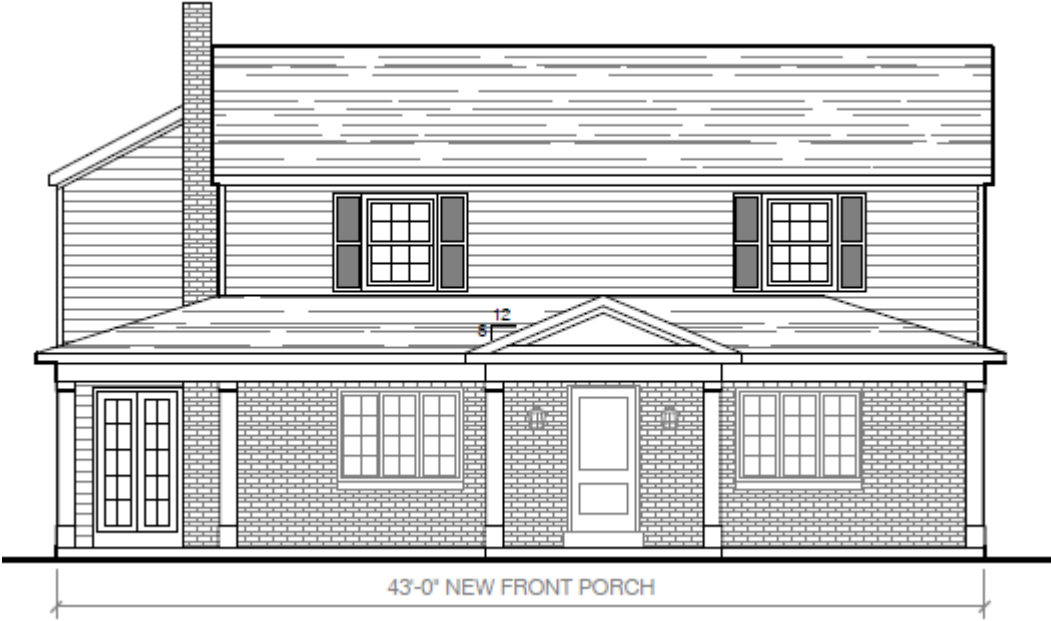
BZAP Staff Report Pictures | Variance Application 47-25



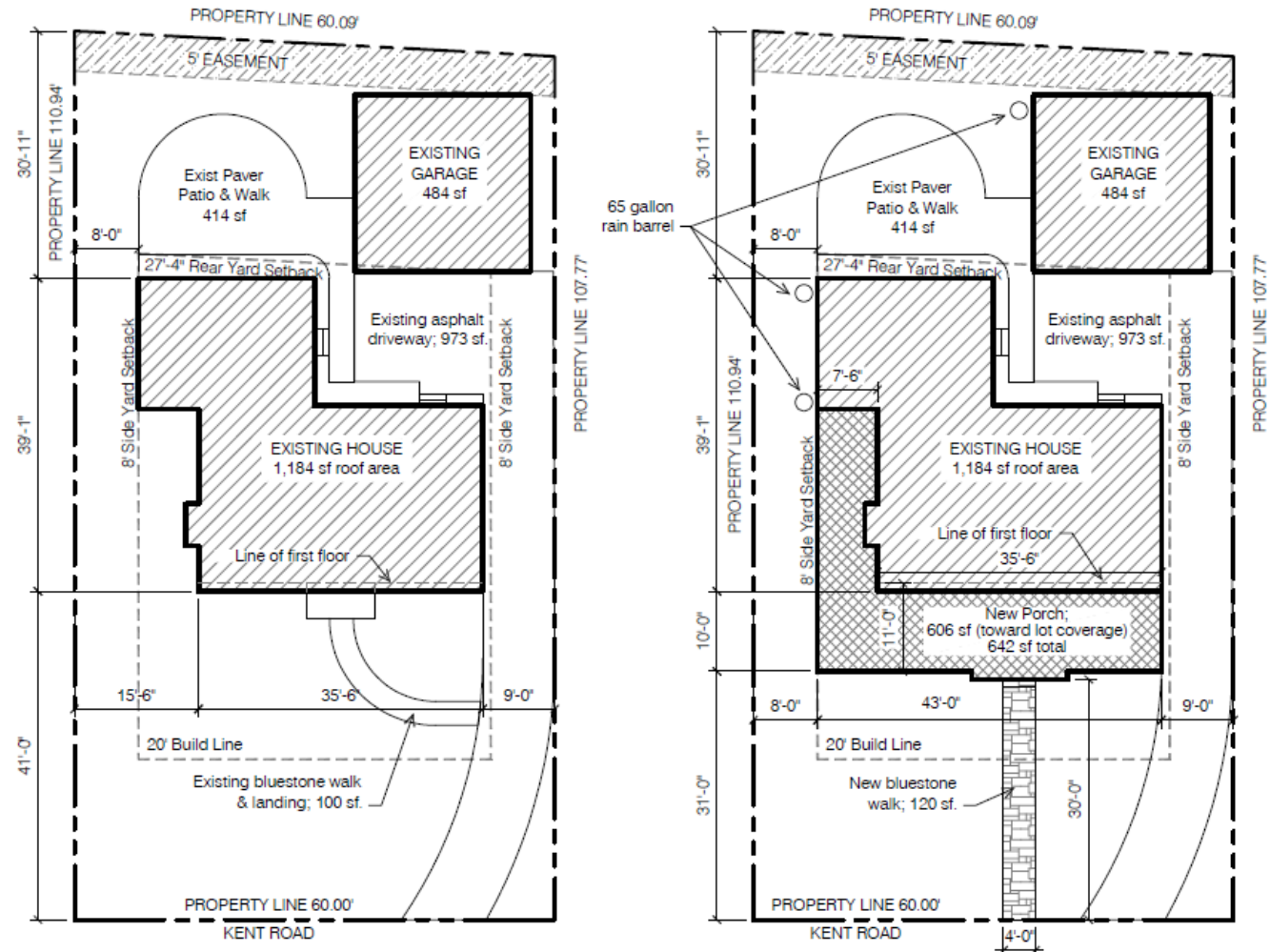
Google Maps ® Aerial – Looking West



Existing and Proposed Front Elevation



Existing and Proposed Site Plan



Requested Variances

- To increase the maximum building coverage limit from 29 percent to 34.6 percent (+372 SF); and
- To increase the development coverage limit from 50 percent to 57.6 percent (+501 SF).





25-4304

Variance Application

Status: Active

Submitted On: 9/11/2025

Primary Location

2721 KENT RD

UPPER ARLINGTON, OH 43221

Owner

YOKO ZACHARY | GROZA YOKO EMILY

COLUMBUS OH 43221

BZAP Information

BZAP Case

VAR-47-25

Status

Pending

BZAP Determination Date

10/15/2025

Vote Tally

Primary Variance

Building & Development Coverage

Findings of Fact for Approval/Denial

Variance Request

To allow a front porch which results in 34.6 percent building coverage and 57.6 percent development coverage, in lieu of the 29 percent and 50 percent maximum limits.

BZAP conditions

Variance Information

Describe Variance Request

Request variance to increase the building coverage from 1,902 sf (29%) to 2,274 sf (34.6%).

Request variance to increase the development coverage from 3,280 sf (50%) to 3,781 sf (57.6%).

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 existing property at 2721 Kent Road consists of a lot 60' wide x ~110' depth. This equates to a lot area of 6,561 sf. This is in the section of Upper Arlington just south of Northam Road where the streets radiate north/south and start to flare out. Due to the angles, the properties closer to Northam Road are shallower than the lots further south. The property at 2721 Kent is in the middle but farther north which results in a smaller lot size than other lots to the south. The existing house is 35' wide x 22' deep. A 22' wide x 16' deep addition was constructed at the back. And a detached garage was constructed that is 22' x 22'. These are all modest sizes of living space. Due to the detached garage at the back of the property, a driveway is located along the north side. An existing paver patio was also constructed in the rear yard to allow for a small entertainment space. With the existing structures & pavement, the lot coverage is barely under the existing limit.

The owners would like to construct a front porch to add to the neighborhood camaraderie. The front porch is proposed to be 11' deep and wrap around to the south side. The wrap around will allow for a circular flow connecting the rear addition family room with the front of the house. The 11' depth is to accommodate furniture arrangements that function as outdoor rooms. The interior living spaces are modest in size so this will allow the owners to have additional living area for three seasons of the year.

The front porch addition results in two variances. The first is an increase to the building coverage (increase 372 sf). The second is an increase to the development coverage (increase 501 sf). In order to mitigate the increased storm water runoff, three rain barrel locations have been identified. The rain barrel at the garage will divert 242 sf of storm water. The rain barrel at the existing addition will divert 180 sf of storm water. The rain barrel at the new porch will divert 200 sf of storm water. Also to note is the patio at the rear of the house is a paver patio which does allow water to percolate between pavers.

The front porch addition will add great curb appeal to the house softening the

flat façade. It will also be a community gathering space lending a space for connectivity between neighbors. The front porch will be compliant with the front yard setback, the front yard coverage, and the side yard setbacks.

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

The variance will not confer a special privilege that is denied to other properties in the same district. This property is very small. The streets just to the east have 127' depths; whereas this property is only 110' in depth. If this property was 127' in depth, the porch would fall within the allowable building coverage and development limitations.

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 area will not be substantially altered due to the variance request. The new front porch will enhance the house providing depth and interest across the front and soften the flat façade.

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?

Several front porch configurations were considered during the design phase including just a porch across the front without the wrap around component. The wrap around solves some functional problems related to how the interior spaces are configured. The wrap around provides connectivity from the back to the front which will allow for an entertainment flow.

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

Allowing the increase in building coverage and development coverage provides this property the opportunity to construct a front porch that would otherwise be zoning compliant on a property a couple streets over.

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



NOTICE:

Date: September 11, 2025

To:

Please be advised that Emily & Zach Yoko have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 2721 Kent Road, Upper Arlington, Ohio 43221.

The zoning variance request is as follows:

Request variance to increase the building coverage from 1,902 sf (29%) to 2,274 sf (34.6%) for a new front porch.

Request variance to increase the development coverage from 3,280 sf (50%) to 3,781 sf (57.6%) for a new front porch.

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, October 15, 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,

A handwritten signature in black ink, appearing to read 'B.Parker'.

Brenda Parker (Architect)
On behalf of Emily & Zach Yoko

Revised: Jan 2021

Certification of Notice

Applicant Name: _____

Location of property subject to BZAP request: _____

Describe activity which requires Board of Zoning and Planning review:

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

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
Applicant Signature: _____			Date: _____

GENERAL INFORMATION

Address: 2721 Kent Road
 Upper Arlington, Ohio 43221
 Franklin County Parcel: 070-001220-00

Scope of Project:
 The project consists of a new front porch.

Front Porch Area: 642 sf

SHEET INDEX

- A1.0 Site Plan & General Info
- A2.0 Overall Plans
- A3.0 Exterior Elevations

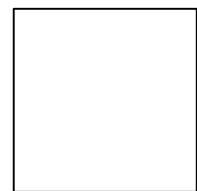
ZONING: R-1C

Number of Floors	Actual	Zoning Req't
Existing:	2	1 to 2.5 flr (35')
Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	6,561 sf	n/a
Lot Width:	60'	n/a
Porch Setbacks	Actual	Zoning Req't
Front Yard East:	30'-0"	20'-0"
Side Yard North:	9'-0"	8'-0"
Side Yard South:	8'-0"	8'-0"
Building Cover Limit	Actual	Zoning Req't
Building Cover Existing:	1,668 sf (25%)	1,902 sf (29%)
Building Cover w/ Porch:	2,274 sf (34.6%)	1,902 sf (29%)
Development Cover Limit	Actual	Zoning Req't
Devpmt Cover Existing:	3,175 sf (48%)	3,280 sf (50%)
Devpmt Cover w/ Porch:	3,781 sf (57.6%)	3,280 sf (50%)
Front Yard Cover Limit	Actual	Zoning Req't
Front Yard Area:	1,200 sf	300 sf (25%)
Driveway in front yard:	195 sf	
New walk in front yard:	80 sf	
Total Front Yard Cover:	275 sf (23%)	

DESIGN CRITERIA

2019 Residential Code of Ohio
 Design Criteria:
 Wind Speed = 115 mph
 Seismic Category = A
 Weathering = Severe
 Frost Line Depth = 36"
 Termite = Moderate to Heavy
 Ice Barrier Underlayment = Yes.
 Floor Live Load = 40 psf
 Snow Load Roof = 20 psf
 Foundation Concrete Compressive Strength = 2,500
 Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

Architect:
 Brenda Parker
 The Columbus Architectural Studio
 614-586-5514
 brenda.parker@cbusarch.com



NEW FRONT PORCH
 2721 KENT ROAD
 UPPER ARLINGTON, OHIO 43221

Zoning Variance

SCALE:
 As Noted

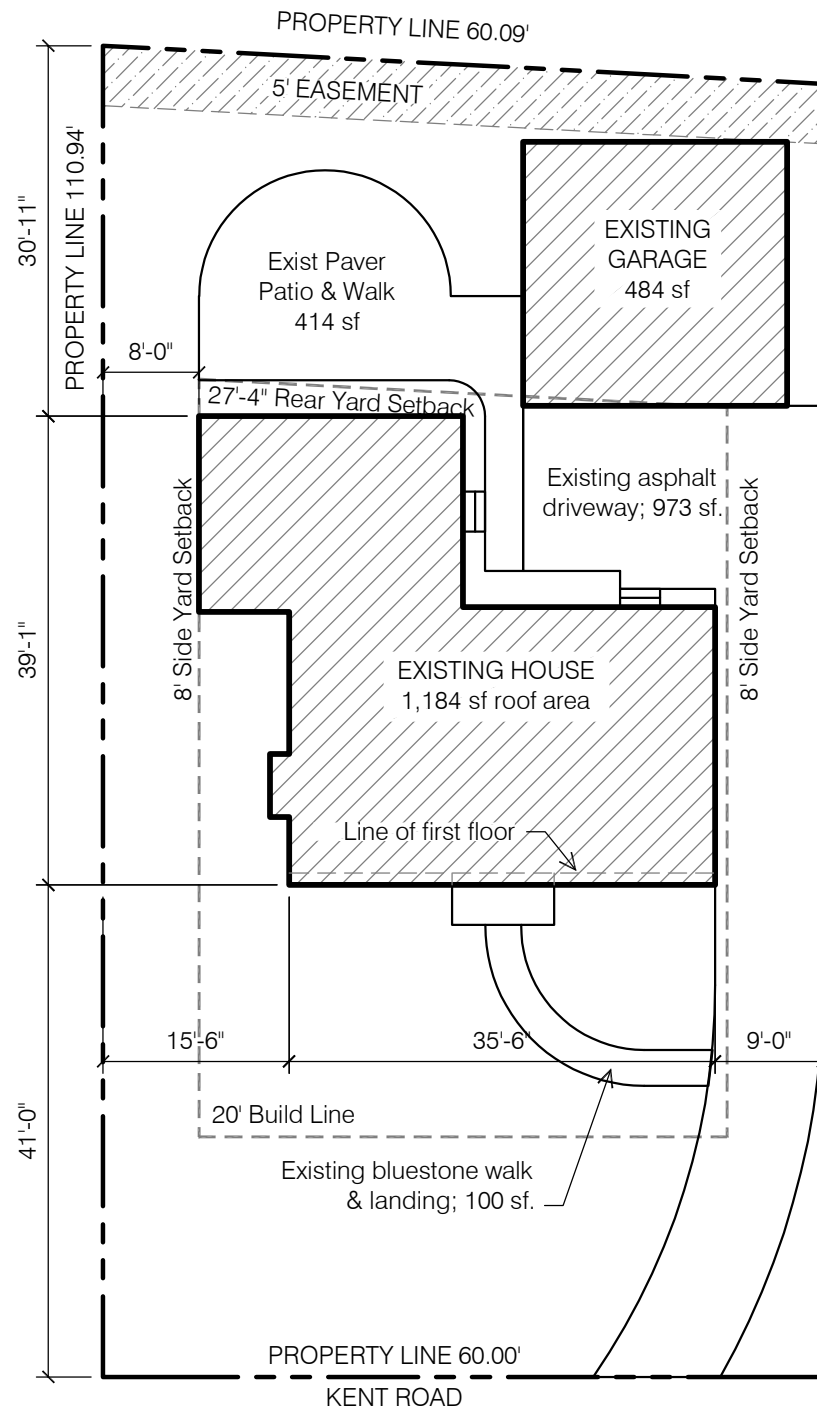
PROJECT NO.:

DATE:
 Sept 11, 2025

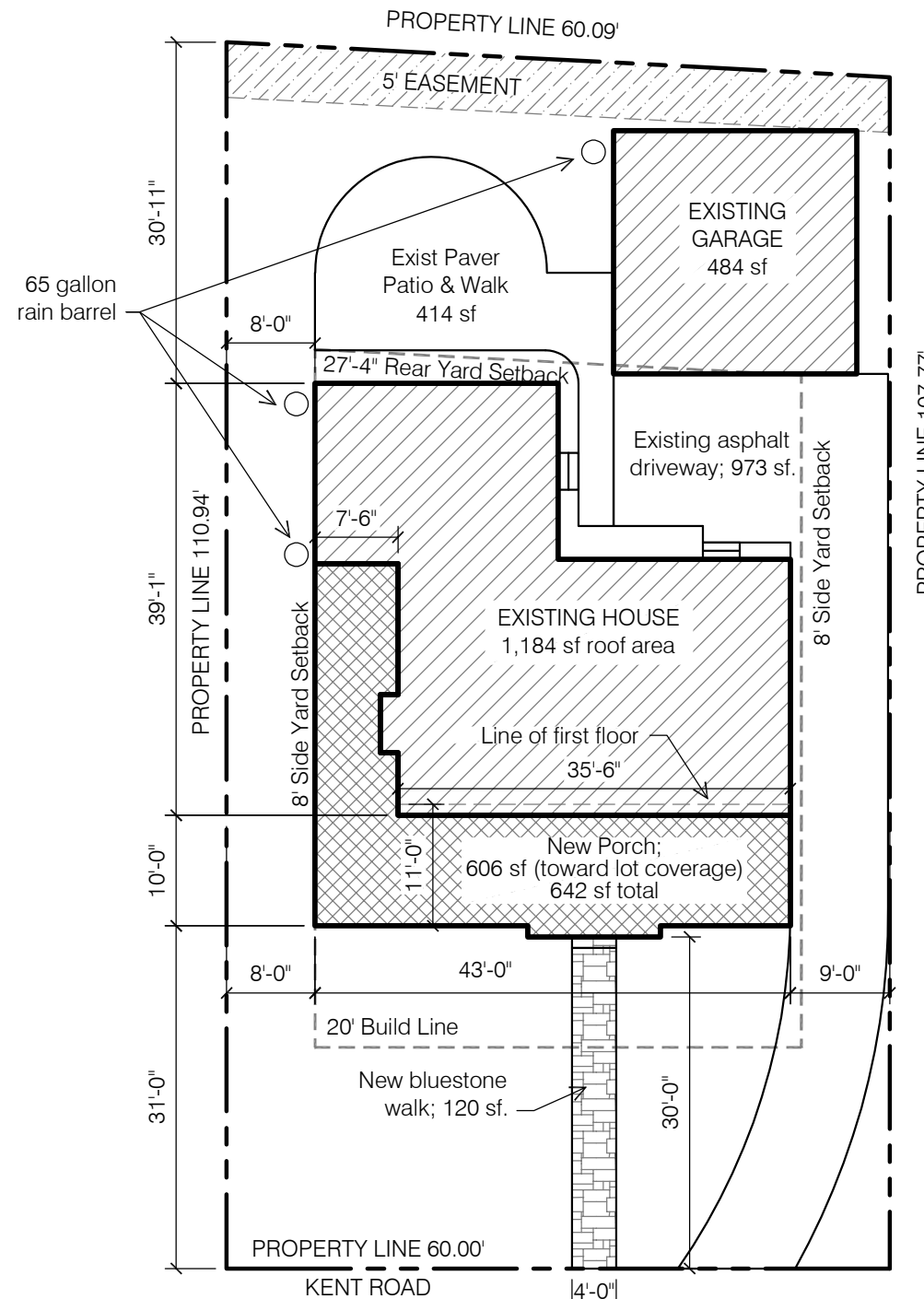
SHEET NO.

A1.0

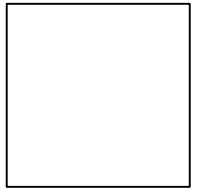
SITE PLAN & GENERAL INFO



1 SITE PLAN - EXISTING
 SCALE: 1" = 20'-0"



2 SITE PLAN - NEW WORK
 SCALE: 1" = 20'-0"



NEW FRONT PORCH
 2721 KENT ROAD
 UPPER ARLINGTON, OHIO 43221

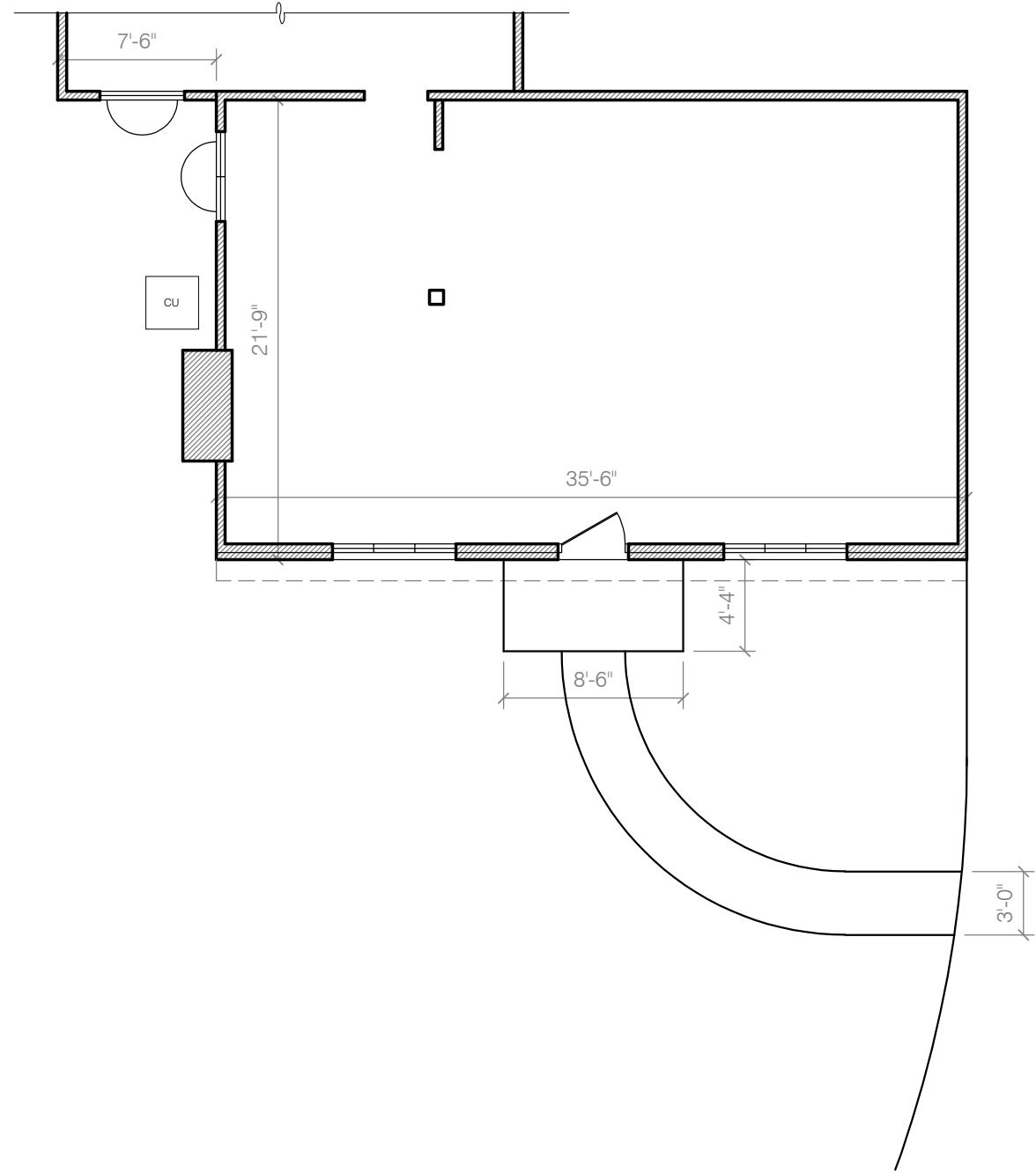
Zoning Variance

SCALE:
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 PROJECT NO.:

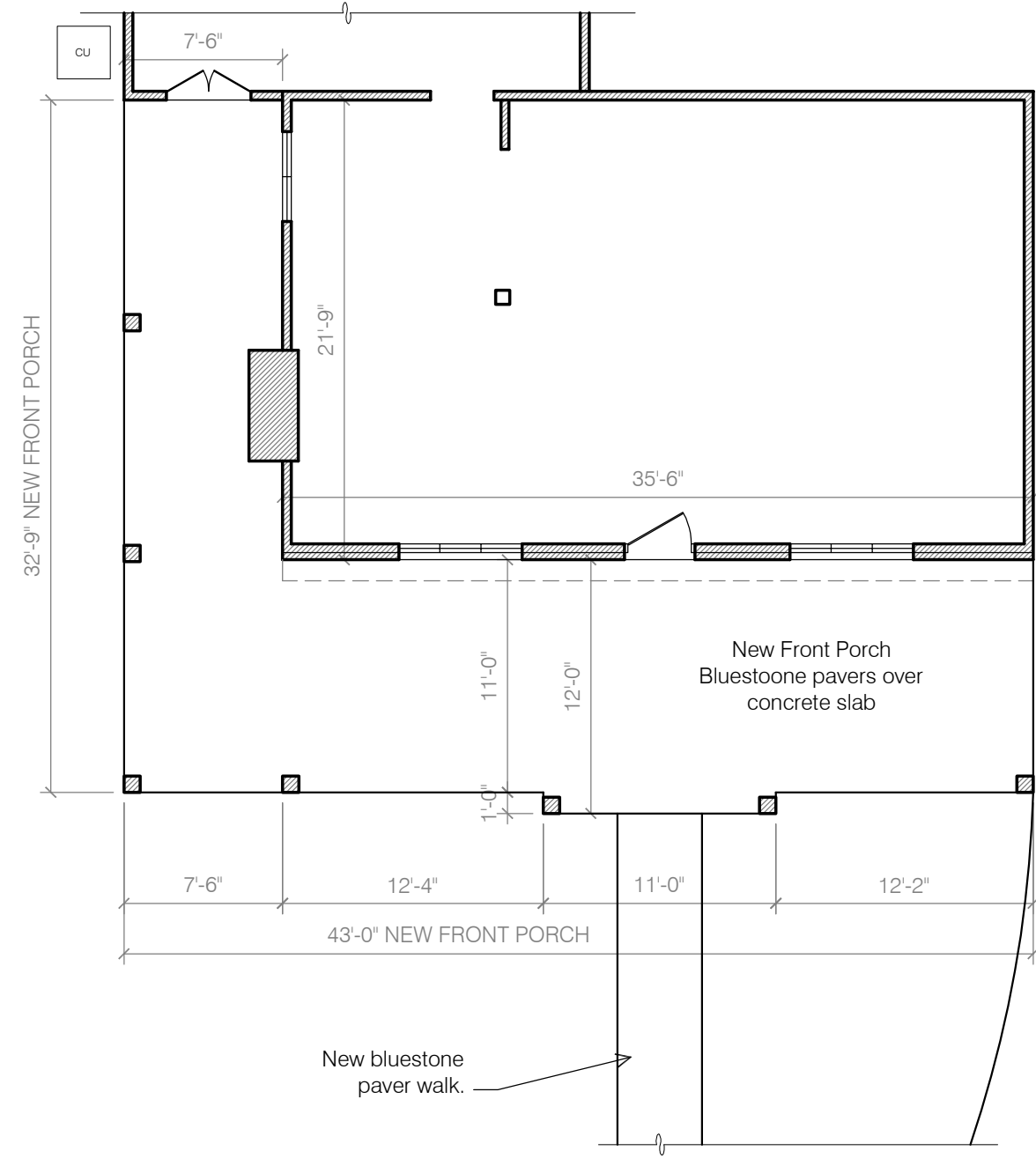
DATE:
 Sept 11, 2025
 SHEET NO.

A2.0

OVERALL PLANS



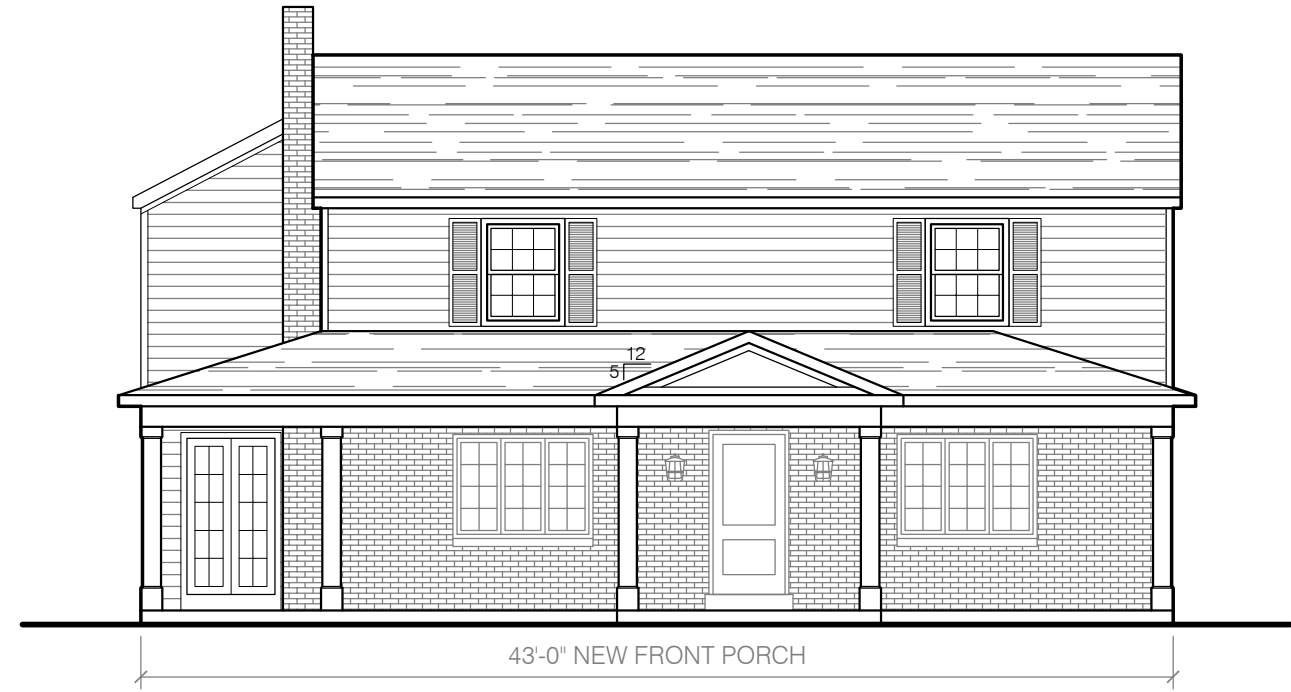
1 PARTIAL PLAN - EXISTING
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16



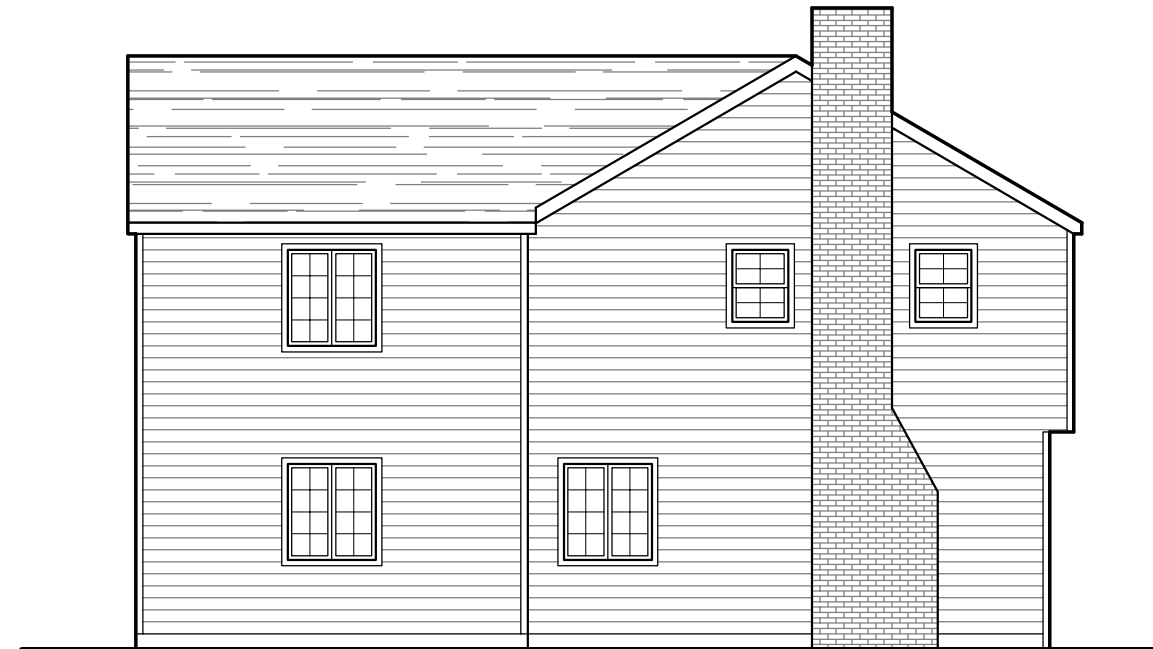
2 PARTIAL PLAN - W/ PORCH
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16



1 EAST ELEVATION- EXISTING
 SCALE: 1/8" = 1'-0"



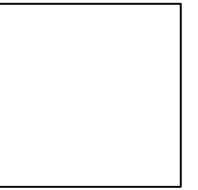
2 EAST ELEVATION - W/ PORCH
 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION- EXISTING
 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION - W/ PORCH
 SCALE: 1/8" = 1'-0"



NEW FRONT PORCH
 2721 KENT ROAD
 UPPER ARLINGTON, OHIO 43221

Zoning Variance

SCALE:
 As Noted
 PROJECT NO.:

DATE:
 Sept 11, 2025
 SHEET NO.

A3.0

EXTERIOR ELEVATIONS



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: October 15, 2025

Subject: 2367 Zollinger Road (VAR-49-25) - To allow a lot line adjustment which would transfer a 60' x 55' portion of 2367 Zollinger Road to 3151 Asbury Drive (for a potential swimming pool), resulting a 6,900-square foot interior lot, in lieu of the 9,000-square foot minimum.

Site Description/History

The subject properties in question are 2367 Zollinger Road (west parcel) and 3151 Asbury Drive (east parcel). 2367 Zollinger Road is an interior lot with 60 feet of frontage on the south side of Zollinger Road and has 170 feet of depth, totaling 10,200 square feet in area. 3151 Asbury Drive is a corner lot with 60 feet of frontage on Zollinger Road and 170 feet of frontage on the west side of Asbury Drive, also totaling 10,200 square feet. Both properties have nonconforming lot widths (75 feet minimum required), but meet lot area requirements (9,000 square feet minimum). Both properties were under common ownership (Zadnik), until the 3151 Asbury Drive parcel was sold in November 2024 to the applicant.

A significant two-story addition and remodel project is currently underway at 3151 Asbury Drive. The approved plan retains the existing home, converting the space to bedrooms, while adding a two-story addition to the south. [This plan was approved after several design iterations were reviewed by the City's third-party architect.]

Per the original plat, all parcels on this block included 60 feet of frontage, with 250 feet of depth. Likely in the 1980s, 80 feet of depth was stripped from the two properties in question to create 3141 Asbury Drive to the south. The same can be said for the three westernmost parcels on the block, but in the 1950s, to create 3144 Derby Road, also to their south. Zooming out, the same occurred for the two parcels to the east, across Asbury Drive, where 70 feet of depth was removed to create 3148 Asbury Drive to their south. In 2017, the City approved for 70 feet of depth to be transferred from 3110 and 3118 Derby Road to 3117 Asbury Drive, as minimum lot sizes were still being met. [The City approves a handful of similar requests each year.]

Proposal

The applicant wishes to expand their site (3151 Asbury Drive) by acquiring a 60' x 55' portion of the property to the west (2367 Zollinger Road). It would be used for a larger yard, potentially for a swimming pool, and not for a new parcel for a new home.



No changes are proposed to the existing frontages of both parcels, but their depths, configuration, and area would change.

	Change in Depth	Change in Area (code minimum is 9,000 SF)
2367 Zollinger Road	170' to 110'	10,200 SF to 6,900 SF (variance required)
3151 Asbury Drive	170' (no change)	10,200 SF to 13,500 SF

Zoning Code Requirements

- To reduce the minimum lot area of 2367 Zollinger Road from 9,000 square feet to 6,900 square feet (Article 5.02).

[Note: The City's Neighborhood Compatibility Policy does not apply to lot splits or lot line adjustments. The requirements for lot splits also do not apply to lot line adjustments — only that they meet all requirements of the Unified Development Ordinance (UDO).]

Alternatives

In lieu of a lot line adjustment, the applicant could work with the adjacent property owner to construct and maintain a swimming pool on their property via easement. This is an option; however, it is highly unusual and not something Staff would recommend.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. The applicant believes that expanding the corner parcel would make his project more valuable and marketable. They also believe that the change in lot lines would be imperceptible to laypersons; the only visual change would be a potential new swimming pool and fencing located behind the building setback line, and not visible from the street. The applicant pointed to properties to the east that would be similar in size to 2367 Zollinger Road, and to the south, for a similar configuration as 3151 Asbury Drive. Staff recognizes these circumstances, but is concerned about the significant reduction in property size (by one-third) of the interior parcel. Should the Board entertain a motion, Staff would recommend the following findings be considered: #4 (Essential character of the area), #8 (Spirit and intent of the zoning), #9 (Special privileges).

Attachments

1.	2367 Zollinger Rd_ Staff Presentation
2.	2367 Zollinger Rd_ BZAP Application
3.	2367 Zollinger Rd_ Notices
4.	2367 Zollinger Rd_ Plans





2367 Zollinger Road

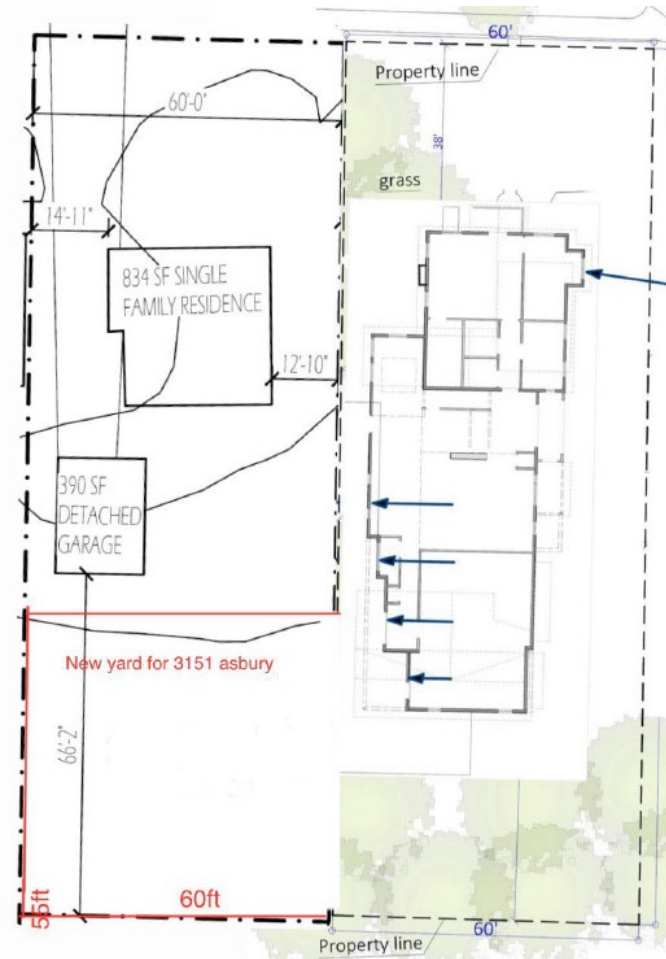
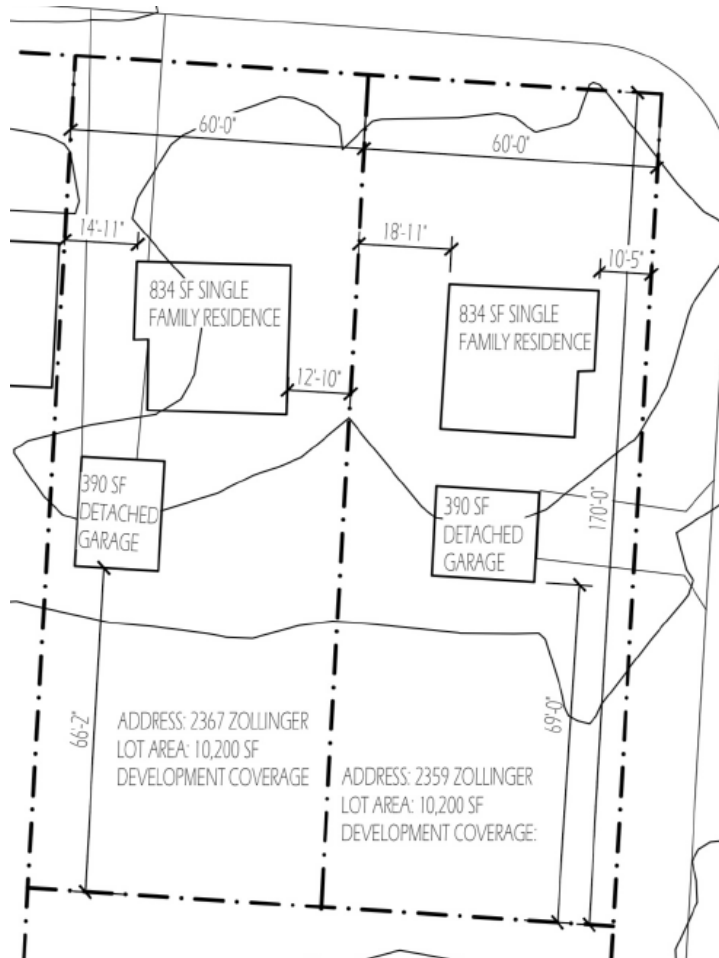
BZAP Staff Report Pictures | Variance Application 49-25



Google Maps ® Aerial – Looking North



Existing and Proposed Lot Lines



Existing and Proposed Home (at 3151 Asbury Drive)



Nearby Lot Configurations



Requested Variance

- To reduce the minimum lot area of 2367 Zollinger Road from 9,000 square feet to 6,900 square feet (Article 5.02).





25-4404

Variance Application

Status: Active

Submitted On: 9/17/2025

Primary Location

2367 ZOLLINGER RD

UPPER ARLINGTON, OH 43221

Owner

ZADNIK CHRISTINA | ZADNIK DAVID

COLUMBUS OH 43221

BZAP Information

BZAP Case

VAR-49-25

Status

Pending

BZAP Determination Date

10/15/2025

Vote Tally

Primary Variance

Lot Line Adjustment

Findings of Fact for Approval/Denial

Variance Request

To allow a lot line adjustment which would transfer a 60'x55' portion of 2367 Zollinger Road to 3151 Asbury Drive (for a potential swimming pool), resulting a 6,900-square foot lot, in lieu of the 9,000-square foot minimum.

BZAP conditions

Variance Information

Describe Variance Request

We are interested in purchasing the rear 60x55 feet lot located at 2367 Zollinger Road to add to 3151 Asbury Dr. This property is undergoing a major addition and would provide ample extra yard space, making it ideal for future additions such as a pool. 3151 really doesn't have much (back yard space) only side yards so would really benefit if approved.

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 usual standard lots I was informed need to be about 9000 sqft. Currently the house is 10,200 sqft if we purchase 60x55 would leave 6900 sqft lot. Asides from that the remainder of the house only has building coverage of 1996 sqft including driveway .

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

Not that we are aware of.

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 because currently it' would still be rear yard where the neighborhood really will not see the difference of the yards current use.

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

Yes, unfortunately, the only thing that might be hindering us is the 9,000 square foot lots. However, multiple houses near us have lots that are 60 by 110, which is smaller than the suggested property size. Two of the closest properties, 2337 Zollinger and 2331 Zollinger, both have that lot size.

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

So, there will be a substantial return for 3151 Asbury if and once the yard is added to it. With the significant addition, the value and taxable value of the home if sold with it will be substantial. Additionally, if a buyer requests us to build a pool for them once the home is completed, even more value will be added. Also 2367 a very well maintained smaller home it's only 60 feet wide so future new build on the property would be tough.

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



Dear David & Christina Zadnik



In accordance with the City of Upper Arlington Board of Zoning and Planning (BZAP) notice requirements, please be advised of the following:

- Date of Hearing: Wednesday, October 15, 2025
- Time: 6:00 p.m.
- Location: Upper Arlington Municipal Services Center
3600 Tremont Road, Upper Arlington, Ohio 43221
- General Nature of the Request:

We, Bernee Sanchez / B&B Builds LLC, are requesting BZAP approval to purchase a 60' x 55' portion of the rear yard at **2367 Zollinger Road** and add it to our property at **3151 Asbury Drive** for use as an extension of our backyard. An easement agreement will be created to formalize access and maintenance.

As the owner of property within 100 feet of the subject site, you are receiving this notice at least 21 days prior to the hearing. Your signature is not required, but you are welcome to attend the hearing and provide comments.

If you have any questions about this notice or the request, please contact me at (614) 940-7234], or the City of Upper Arlington Planning Division at planning@uaoh.net.

Thank you for your attention.

Sincerely,

Bernee Sanchez

B&B Builds LLC

Dear Rene Bonilla & Alicia Morales



In accordance with the City of Upper Arlington Board of Zoning and Planning (BZAP) notice requirements, please be advised of the following:

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- Time: 6:00 p.m.
- Location: Upper Arlington Municipal Services Center
3600 Tremont Road, Upper Arlington, Ohio 43221
- General Nature of the Request:

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Thank you for your attention.

Sincerely,

Bernee Sanchez

B&B Builds LLC

Dear NanaKo Morrison,



In accordance with the City of Upper Arlington Board of Zoning and Planning (BZAP) notice requirements, please be advised of the following:

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- Time: 6:00 p.m.
- Location: Upper Arlington Municipal Services Center
3600 Tremont Road, Upper Arlington, Ohio 43221
- General Nature of the Request:

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Thank you for your attention.

Sincerely,

Berne Sanchez

B&B Builds LLC

Dear Walnut Builders Inc.



In accordance with the City of Upper Arlington Board of Zoning and Planning (BZAP) notice requirements, please be advised of the following:

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- Time: 6:00 p.m.
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- General Nature of the Request:

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Thank you for your attention.

Sincerely,

Berne Sanchez

B&B Builds LLC

Dear Gretchen & Steven Koch



In accordance with the City of Upper Arlington Board of Zoning and Planning (BZAP) notice requirements, please be advised of the following:

- Date of Hearing: Wednesday, October 15, 2025
- Time: 6:00 p.m.
- Location: Upper Arlington Municipal Services Center
3600 Tremont Road, Upper Arlington, Ohio 43221
- General Nature of the Request:

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Thank you for your attention.

Sincerely,

Bernee Sanchez

B&B Builds LLC



Dear Jennifer & David Shaffer



In accordance with the City of Upper Arlington Board of Zoning and Planning (BZAP) notice requirements, please be advised of the following:

- Date of Hearing: Wednesday, October 15, 2025
- Time: 6:00 p.m.
- Location: Upper Arlington Municipal Services Center
3600 Tremont Road, Upper Arlington, Ohio 43221
- General Nature of the Request:

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Thank you for your attention.

Sincerely,

Bernee Sanchez

B&B Builds LLC

Dear Kelly & Michael Cordetti



In accordance with the City of Upper Arlington Board of Zoning and Planning (BZAP) notice requirements, please be advised of the following:

- Date of Hearing: Wednesday, October 15, 2025
- Time: 6:00 p.m.
- Location: Upper Arlington Municipal Services Center
3600 Tremont Road, Upper Arlington, Ohio 43221
- General Nature of the Request:

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Thank you for your attention.

Sincerely,

Bernee Sanchez

B&B Builds LLC



Dear Jennie Ferguson,

In accordance with the City of Upper Arlington Board of Zoning and Planning (BZAP) notice requirements, please be advised of the following:

- Date of Hearing: Wednesday, October 15, 2025
- Time: 6:00 p.m.
- Location: Upper Arlington Municipal Services Center
3600 Tremont Road, Upper Arlington, Ohio 43221
- General Nature of the Request:

We, Bernee Sanchez / B&B Builds LLC, are requesting BZAP approval to purchase a 60' x 55' portion of the rear yard at **2367 Zollinger Road** and add it to our property at **3151 Asbury Drive** for use as an extension of our backyard. An easement agreement will be created to formalize access and maintenance.

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Thank you for your attention.

Sincerely,

Bernee Sanchez

B&B Builds LLC

Dear Phoenix Interest LLC,



In accordance with the City of Upper Arlington Board of Zoning and Planning (BZAP) notice requirements, please be advised of the following:

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- Time: 6:00 p.m.
- Location: Upper Arlington Municipal Services Center
3600 Tremont Road, Upper Arlington, Ohio 43221
- General Nature of the Request:

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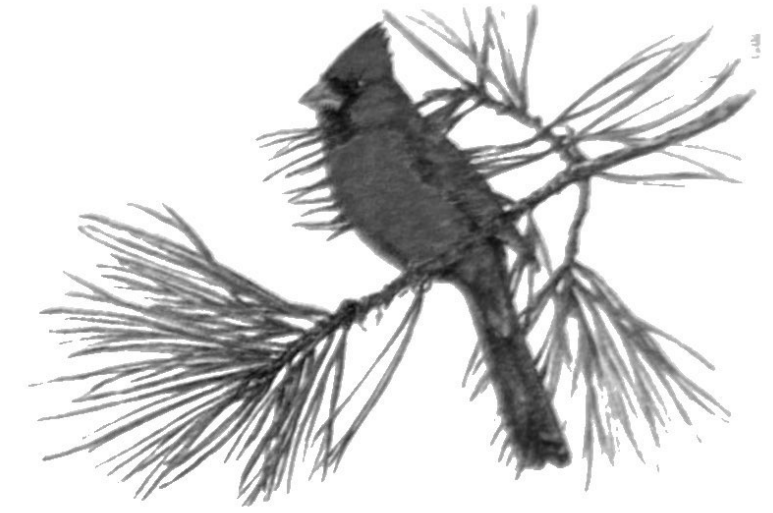
Thank you for your attention.

Sincerely,

Bernee Sanchez

B&B Builds LLC

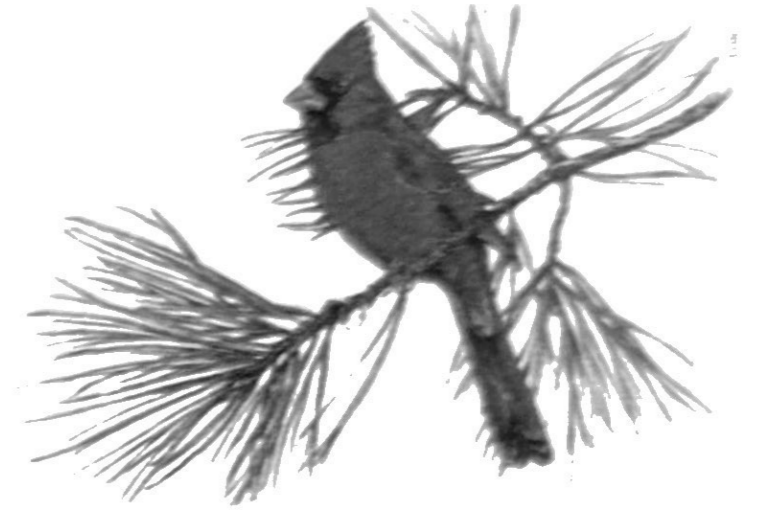
To: PHOENIX INTEREST LLC
2216 TREMONT RD
COLUMBUS OHIO 43221



FOREVER / USA

From: B+B Builds LLC
3151 ASBURY DR 43221

To: Jennie K Ferguson
3137 Asbury Dr 43221
Upper Arlington OH



FOREVER / USA

From: B+B Builds LLC
3151 Asbury Dr 43221
Upper Arlington OH 43221

To: Kelly Cordetti
Michael Cordetti
2380 Zollinger Rd 43221
Columbus Ohio



FOREVER / USA

From: B + B Builds LLC
3151 ASbury Dr
Upper Arlington OH 43221

To: David Shaffer +
Jennifer Shaffer
2370 Zollinger rd
Columbus OH 43221

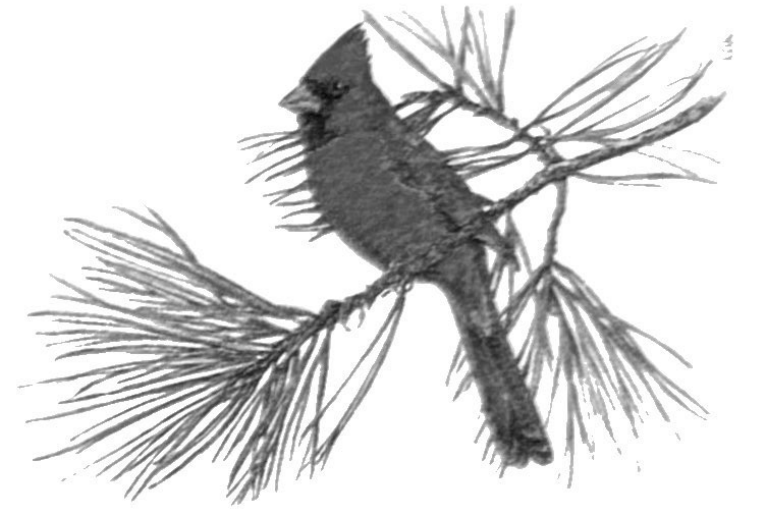


FOREVER / USA

From: B & B Builders LLC

3151 Asbury Dr
Upper Arlington OH 43221

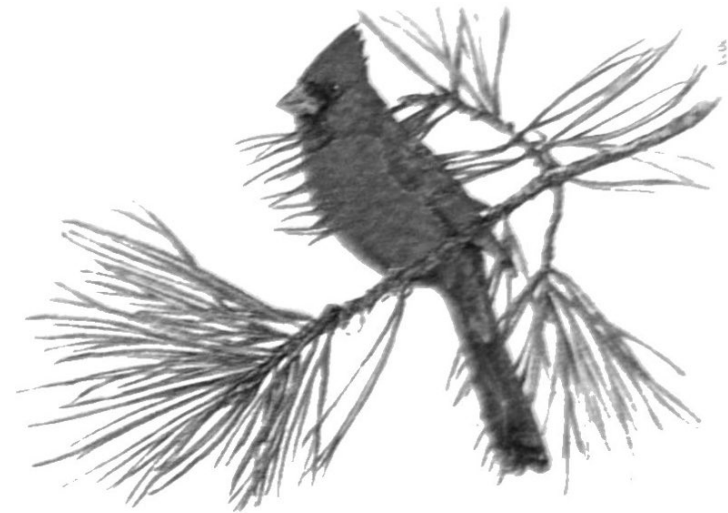
To: Walnut Builders LLC
1585 Bethel Rd STE 200
Columbus OH 43220



FOREVER / USA

From: B+B Builders LLC
3151 Astbury Dr
Upper Arlington OH 43221

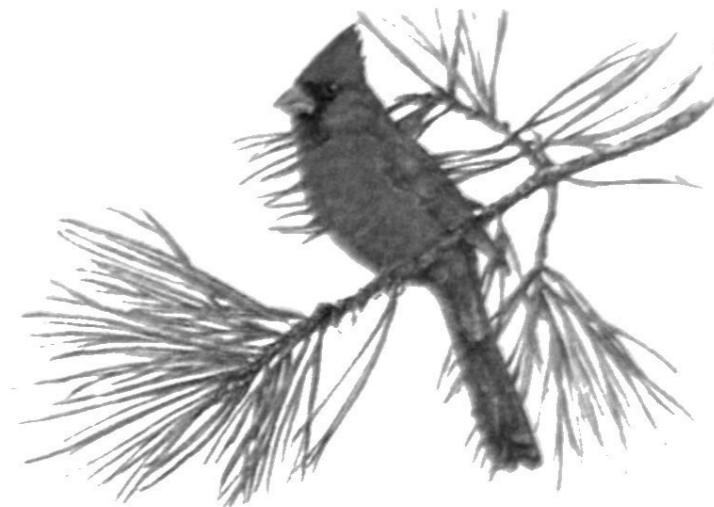
Gretchen KOCH +
Steven KOCH
2383 Zollinger rd
Columbus OH 43221



FOREVER / USA

From: B + B builds LLC
3151 Asbury Dr
Upper Arlington OH 43221

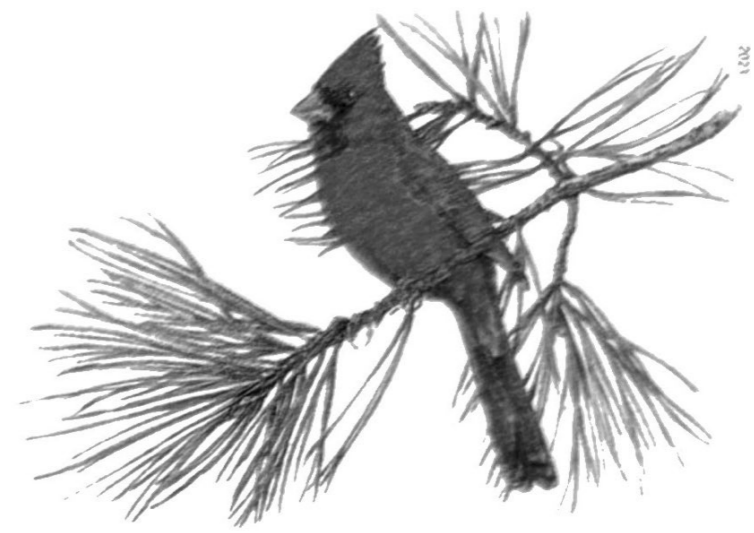
To: Rene Bonilla +
ANCIA Perez Morales
2375 Zollinger rd
CAUMBUS OH 43221



FOREVER / USA

FROM: B+B Builds LLC
3151 Asbury Dr
Upper Arlington OH 43221

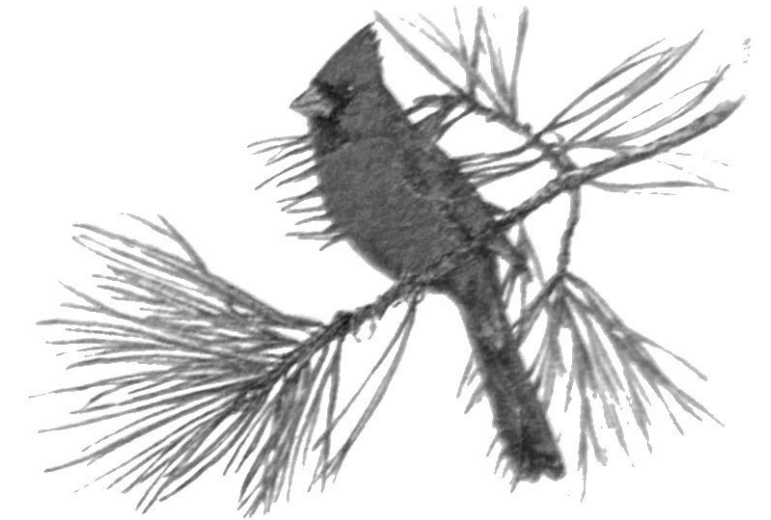
To: NANAKO MORRISON
2350 Zollinger Rd
Columbus OH 43221



FOREVER / USA

From B & B Builders LLC
3151 Asbury Dr
Upper Arlington OH 43221

To David Zadnik &
Christina Zadnik
2367 Zollinger Rd
Columbus OH 43221



FOREVER / USA

From, B + B Builders LLC
3151 Ashbury Dr
Upper Arlington OH 43221



UNITED STATES POSTAL SERVICE.

HILLIARD
4000 LEAP RD
HILLIARD, OH 43026-1278
www.usps.com

09/17/2025

02:04 PM

TRACKING NUMBERS

9589	0710	5270	2650	1105	25
9589	0710	5270	2650	1105	32
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9589	0710	5270	2650	1105	94
9589	0710	5270	2650	1106	00

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE

Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE

Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
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Certification of Notice

Applicant Name: Berneer sanchez - B & B builds llc

Location of property subject to BZAP request: 2367 Zollinger rd and 3151 Asbury drive

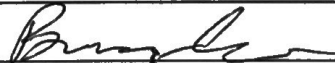
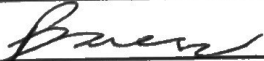
This application will be heard by the Board of Zoning and Planning on: 10-15-25

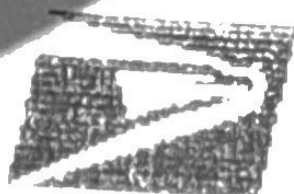
Describe activity which requires Board of Zoning and Planning review:

We are planning to purchase a 60x55-foot section of the backyard at 2367 Zollinger Road to add to our existing backyard at 3151 Asbury Drive. Any neighbor within 100 feet must be

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:
3141 Asbury Dr	Phoenix Intrest llc	9589 0710 5270 2650 110608	09/17/25
2367 zollinger Rd	Christina & David Zadnik	9589 0710 5270 2650 110525	09/17/25
3137 Asbury Dr	Jennie Furguson	9589 0710 5270 2650 110537	09/17/25
2380 Zollinger Rd	Kelly & Michael Cordetti	9589 0710 5270 2650 110549	09/17/25
2370 Zollinger Rd	Jennifer & David Shaffer	9589 0710 5270 2650 110556	09/17/25
2360 Zollinger Rd	Walnut builders Inc	9589 0710 5270 2650 110563	09/17/25
2383 Zollinger Rd	Gretchen & Steven Koch	9589 0710 5270 2650 110570	09/17/25
2350 Zollinger Rd	Nanako Morrison	9589 0710 5270 2650 110594	09/17/25
2375 Zollinger Rd	René Bonilla & Alicia Morales	9589 0710 5270 2650 110587	09/17/25
3151 Asbury Dr	B & B Builds		09/15/25
Applicant Signature: 			Date: 09/15/25



UNITED STATES POSTAL SERVICE.

HILLIARD
4000 LEAP RD
HILLIARD, OH 43026-1278
www.usps.com

09/17/2025

02:04 PM

TRACKING NUMBERS

9589	0710	5270	2650	1105	25
9589	0710	5270	2650	1105	32
9589	0710	5270	2650	1105	49
9589	0710	5270	2650	1105	56
9589	0710	5270	2650	1105	63
9589	0710	5270	2650	1105	70
9589	0710	5270	2650	1105	87
9589	0710	5270	2650	1105	94
9589	0710	5270	2650	1106	00

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE

Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

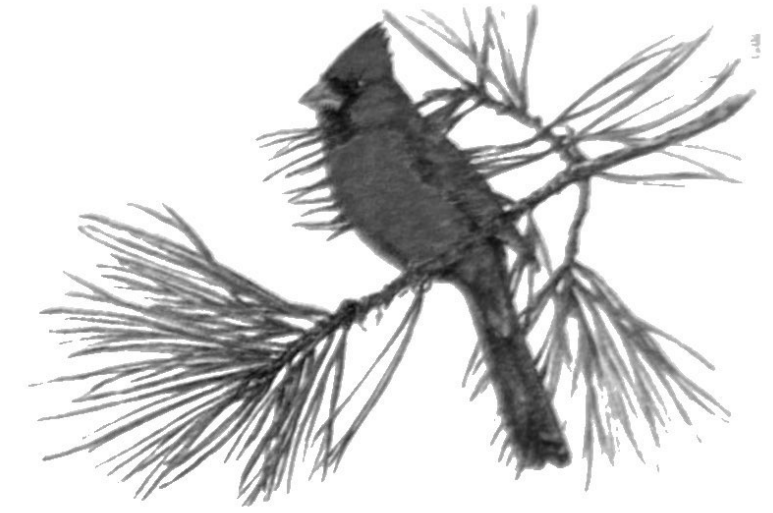
TRACK STATUS ONLINE

Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
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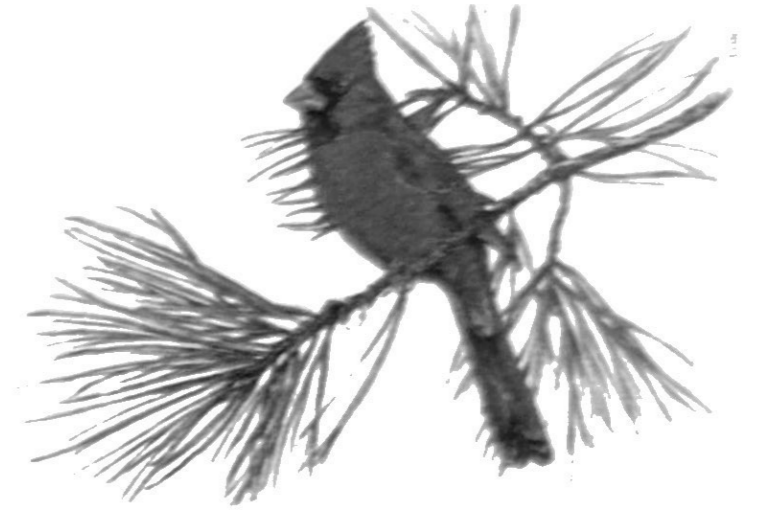
To: PHOENIX INTEREST LLC
2216 TREMONT RD
COLUMBUS OHIO 43221



FOREVER / USA

From: B+B Builds LLC
3151 ASBURY DR 43221

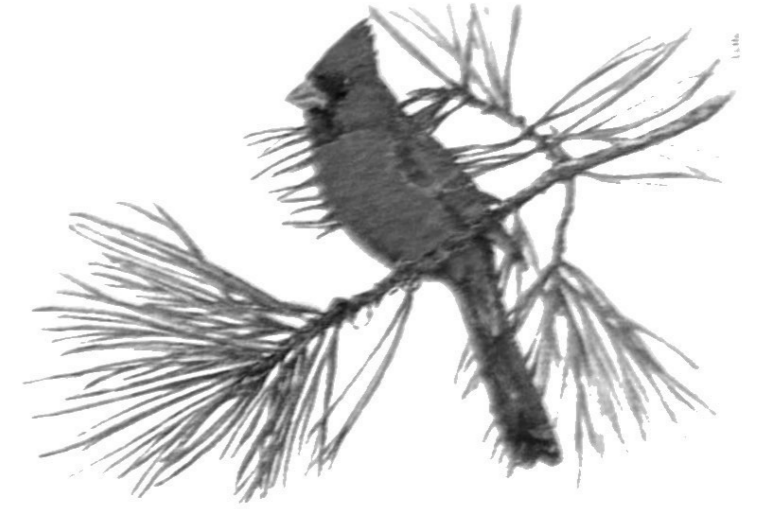
To: Jennie K Ferguson
3137 Asbury Dr 43221
Upper Arlington OH



FOREVER / USA

From: B+B Builds LLC
3151 Asbury Dr 43221
Upper Arlington OH 43221

To: Kelly Cordetti
Michael Cordetti
2380 Zollinger rd 43221
Columbus OHIO



FOREVER / USA

From: B + B Builds LLC
3151 ASbury Dr
Upper Arlington OH 43221

To: David Shaffer +
Jennifer Shaffer
2370 Zollinger rd
Columbus OH 43221

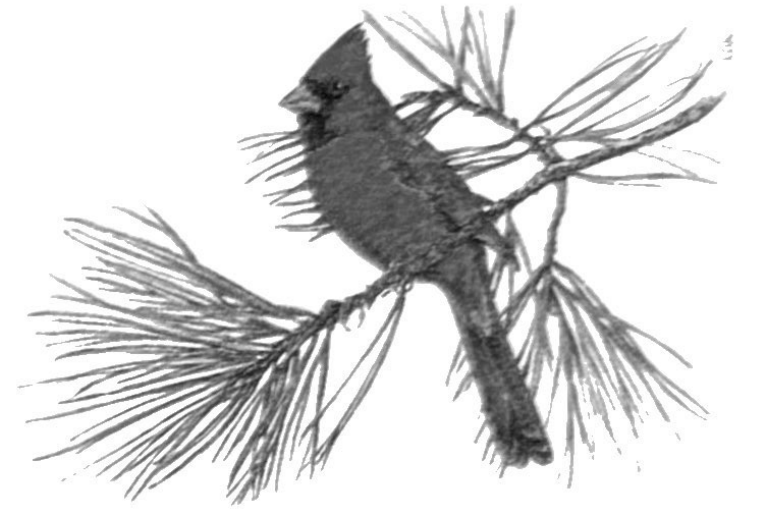


FOREVER / USA

From: B & B Builders LLC

3151 Asbury Dr
Upper Arlington OH 43221

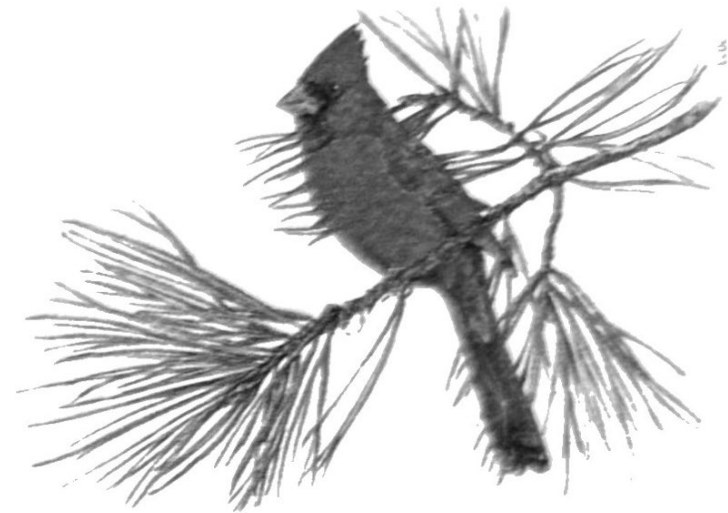
To: Walnut borders LLC
1585 Bethel Rd STE 200
Columbus OH 43220



FOREVER / USA

From: B+B Builders LLC
3151 Astbury Dr
Upper Arlington OH 43221

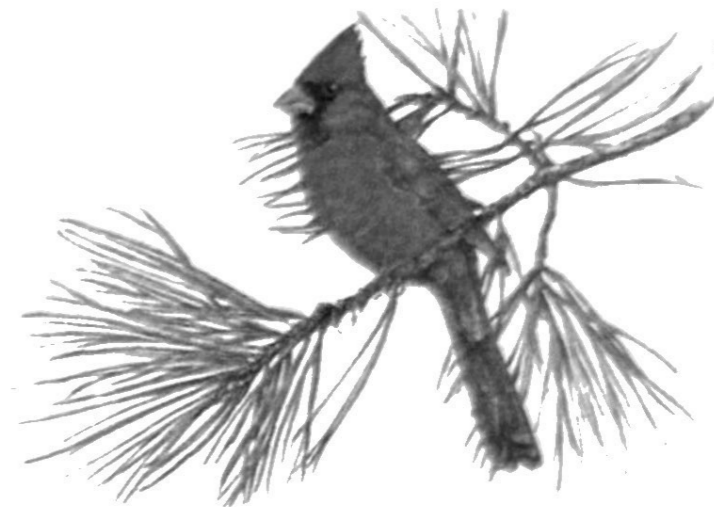
Gretchen Koch +
Steven Koch
2383 Zollinger rd
Columbus OH 43221



FOREVER / USA

From: B + B builds LLC
3151 Asbury Dr
Upper Arlington OH 43221

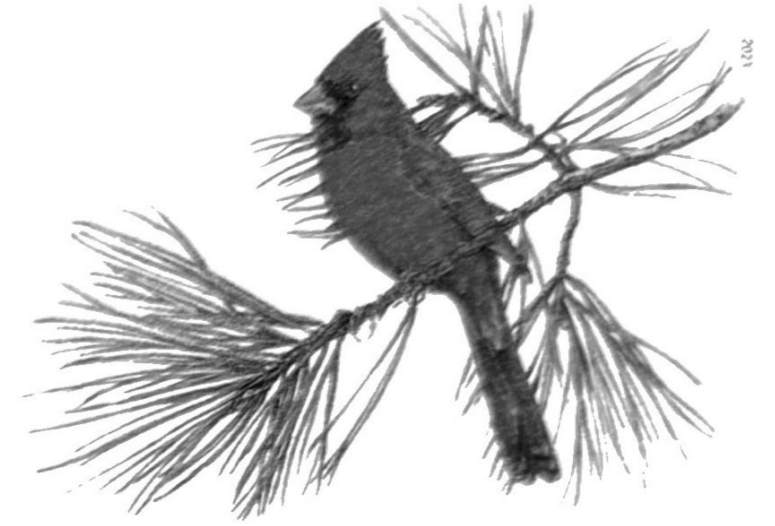
To: Rene Bonilla +
ANCIA Perez Morales
2375 Zollinger rd
CAUMBUS OH 43221



FOREVER / USA

FROM: B+B Builds LLC
3151 Asbury Dr
Upper Arlington OH 43221

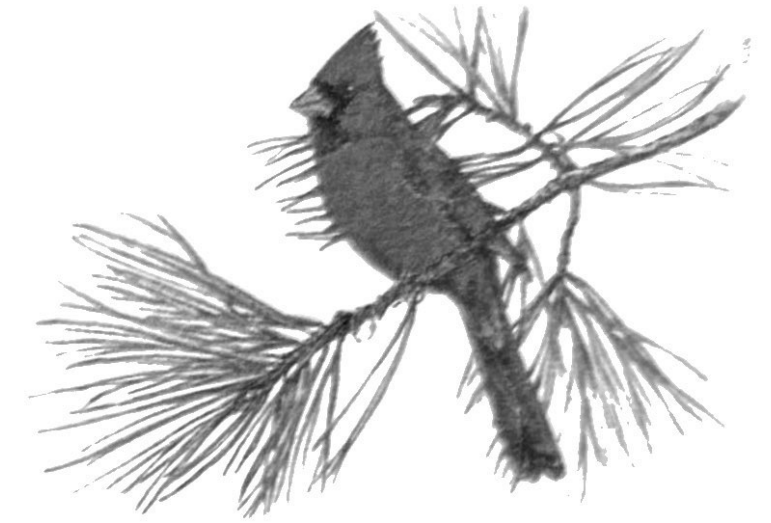
To: NANAKO MORRISON
2350 Zollinger Rd
Columbus OH 43221



FOREVER / USA

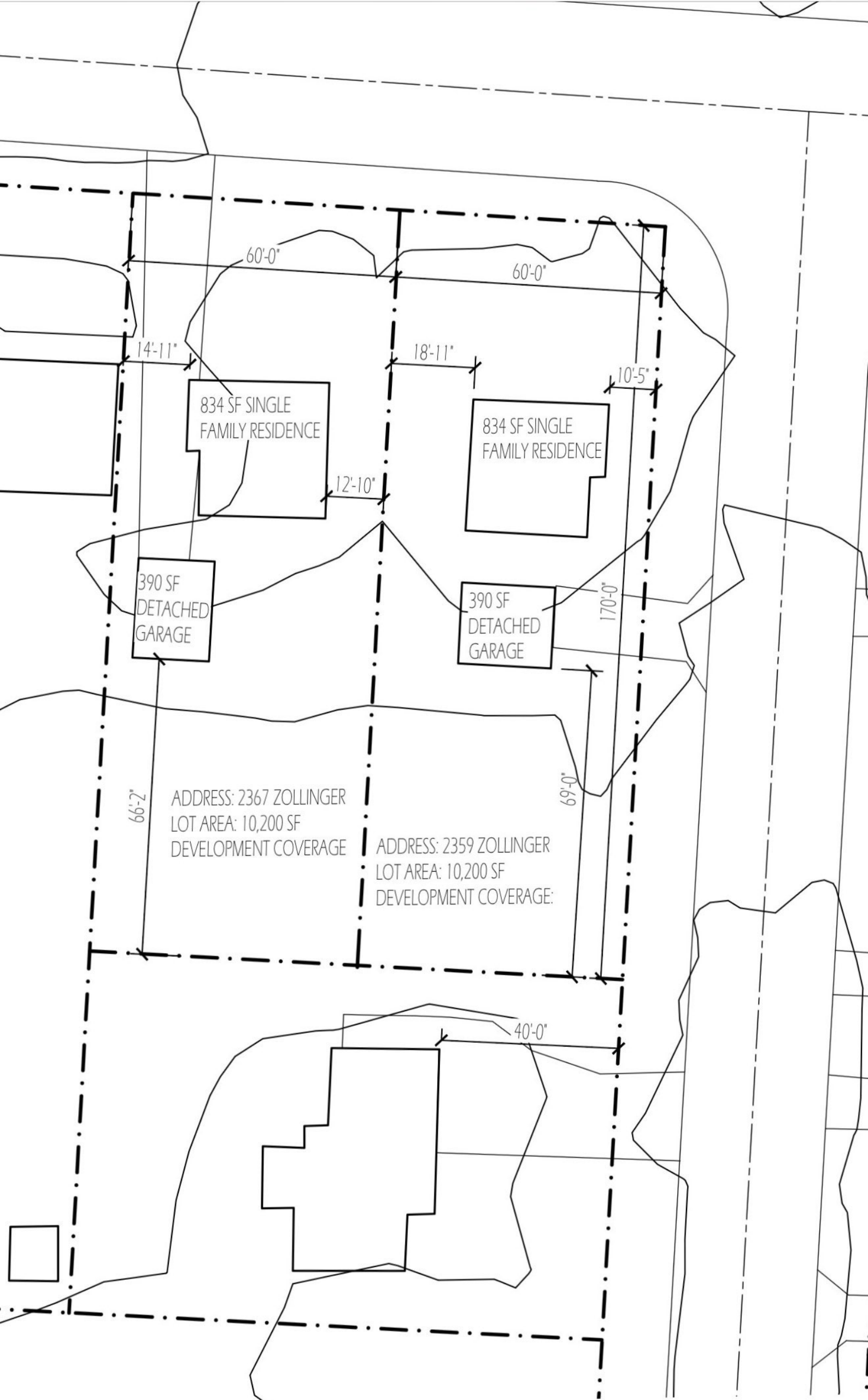
From B & B Builds LLC
3151 Asbury Dr
Upper Arlington OH 43221

To David Zadnik &
Christina Zadnik
2367 Zollinger Rd
Columbus OH 43221



FOREVER / USA

From, B + B Builders LLC
3151 Ashbury Dr
Upper Arlington OH 43221



834 SF SINGLE
FAMILY RESIDENCE

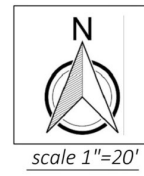
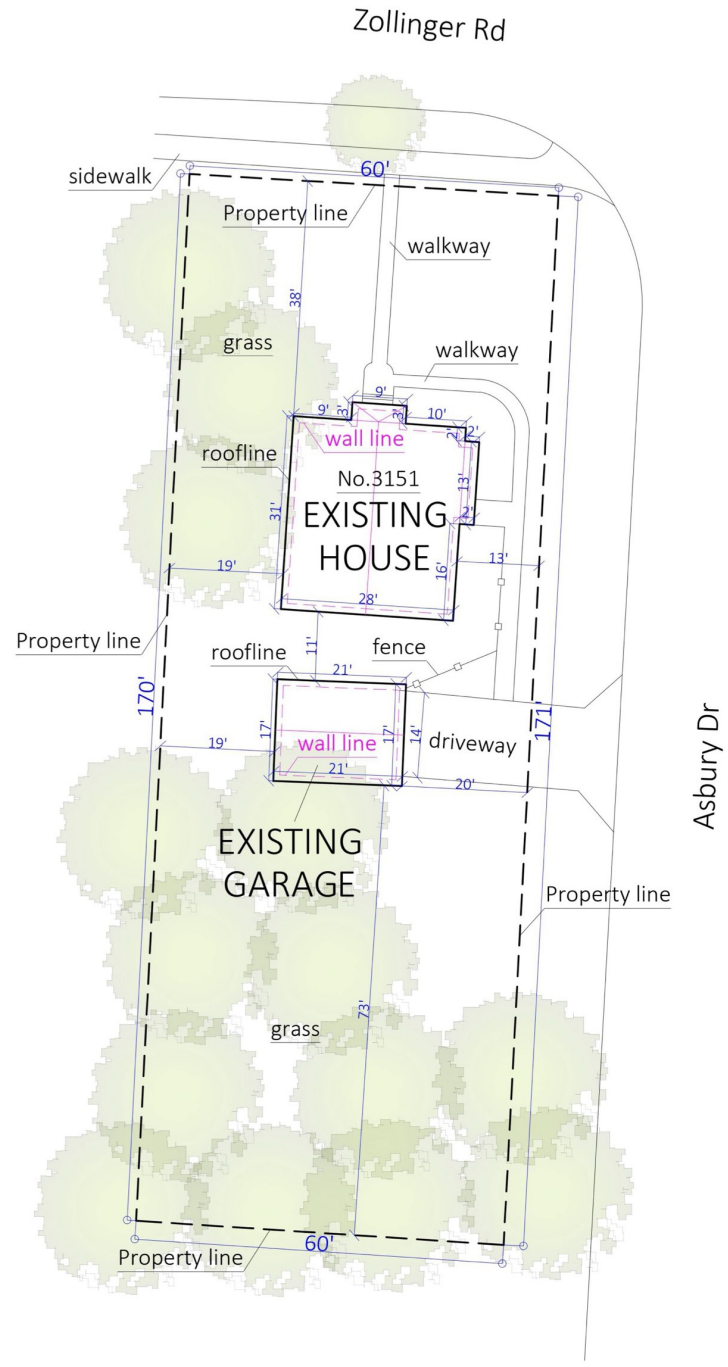
834 SF SINGLE
FAMILY RESIDENCE

390 SF
DETACHED
GARAGE

390 SF
DETACHED
GARAGE

ADDRESS: 2367 ZOLLINGER
LOT AREA: 10,200 SF
DEVELOPMENT COVERAGE

ADDRESS: 2359 ZOLLINGER
LOT AREA: 10,200 SF
DEVELOPMENT COVERAGE:



David G. Vics
signed 06.27.2025

REV	DESCRIPTION	BY	DATE
1	INITIAL RELEASE	CV	04.30.2025
2	ROOF REAR SETBACK	CV	06.08.2025
3	EXTERIOR MATERIALS	CV	06.12.2025
4	FACADE CABLES	CV	09.27.2025



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SANCHEZ DEVELOPMENTS
3151 Asbury Drive
Columbus, Ohio 43221



SITE PLAN

S-1

scale 1/4" = 1 foot

LOT AREA = 10,620 ft²
 Building = 2661 ft²
 Driveway = 787 ft²
 Side Deck = 55 ft²
 Front Porch = 108 ft²
 Rear Patio (Hardscape) = 703 ft²
 Total = 4314 ft² (41%)

REV	DESCRIPTION	BY	DATE
1	INITIAL RELEASE	CV	04.30.2025
A	ROOF REAR SETBACK	CV	06.08.2025
B	EXTERIOR MATERIALS	CV	08.12.2025
C	FACADE CABLES	CV	09.27.2025



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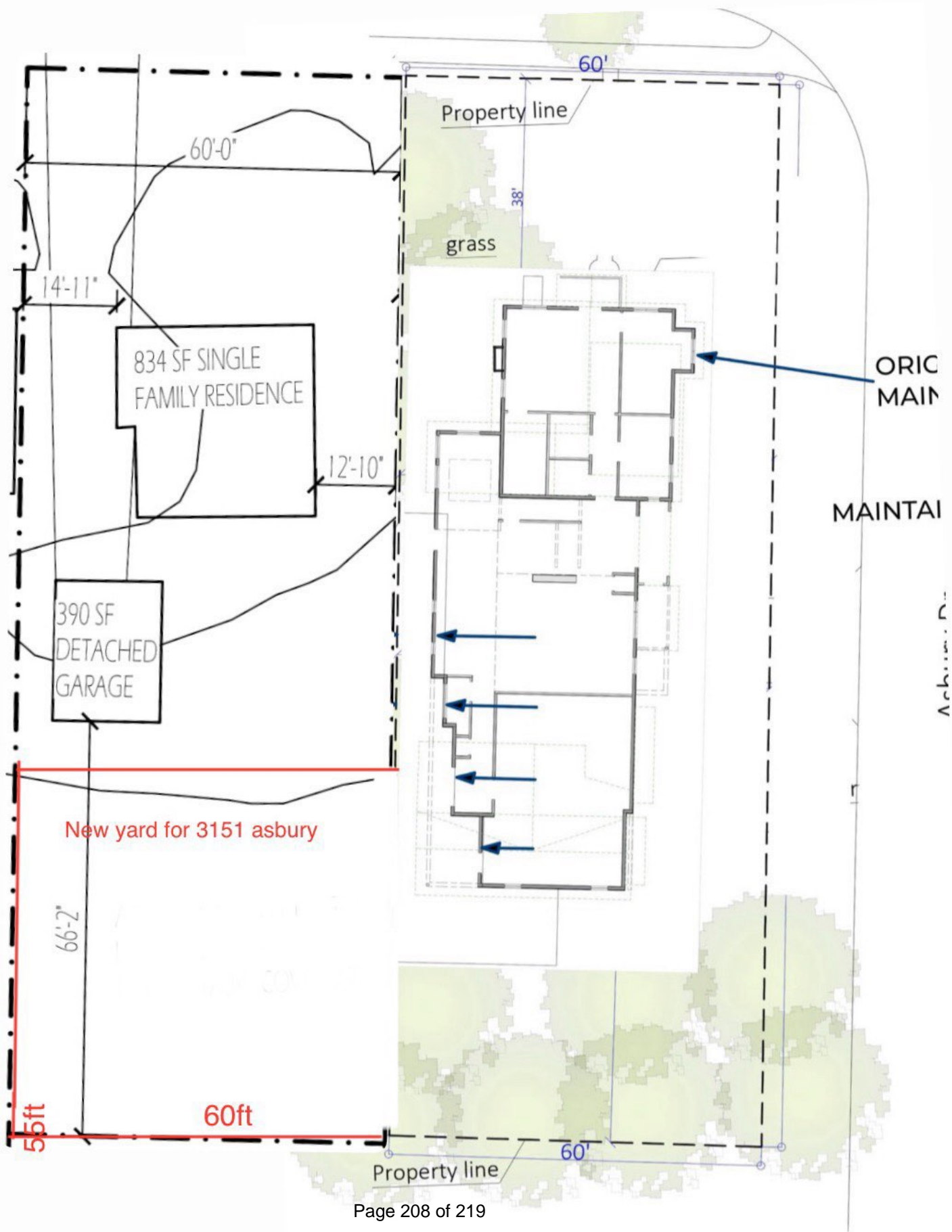
SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221

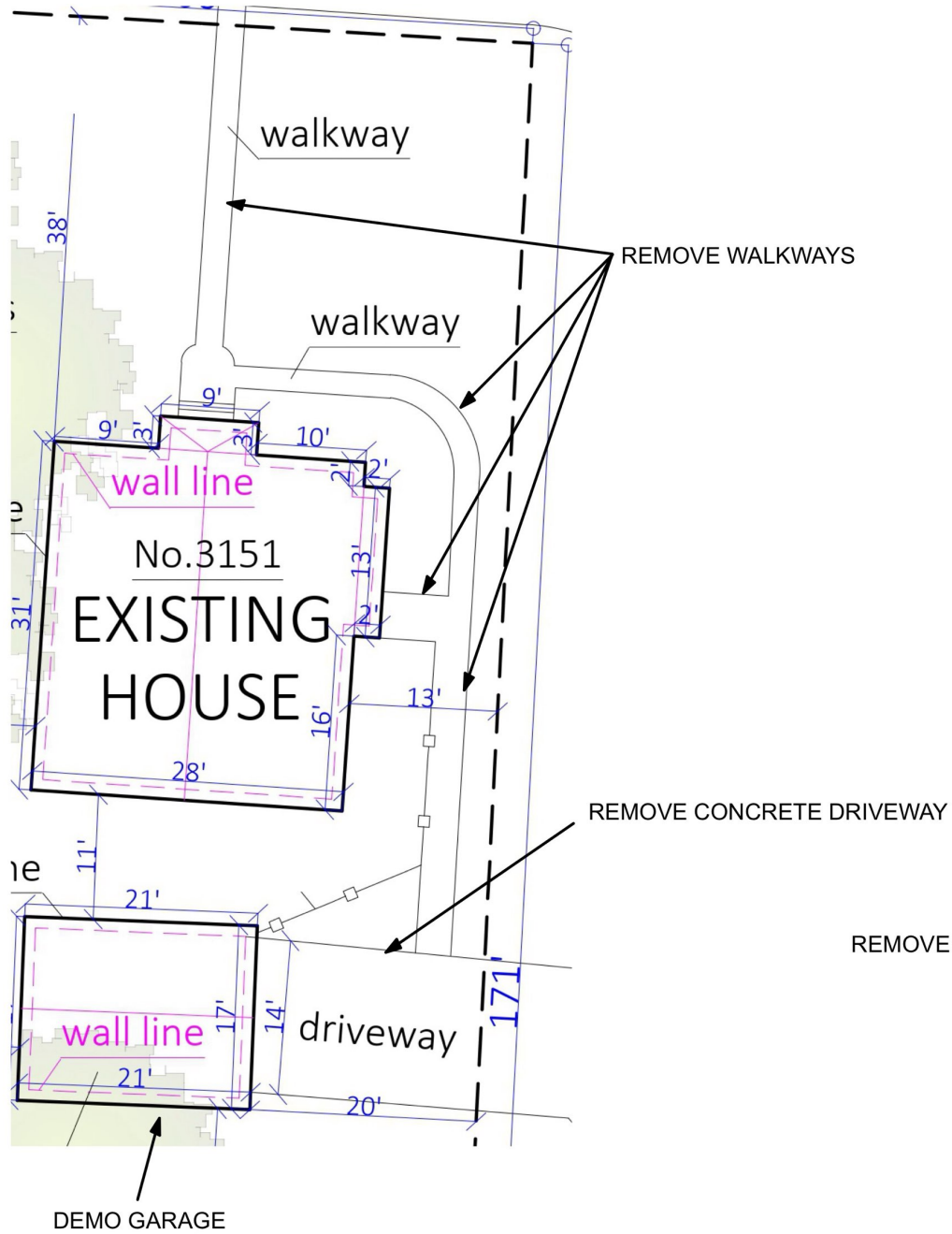


NEW BUILD

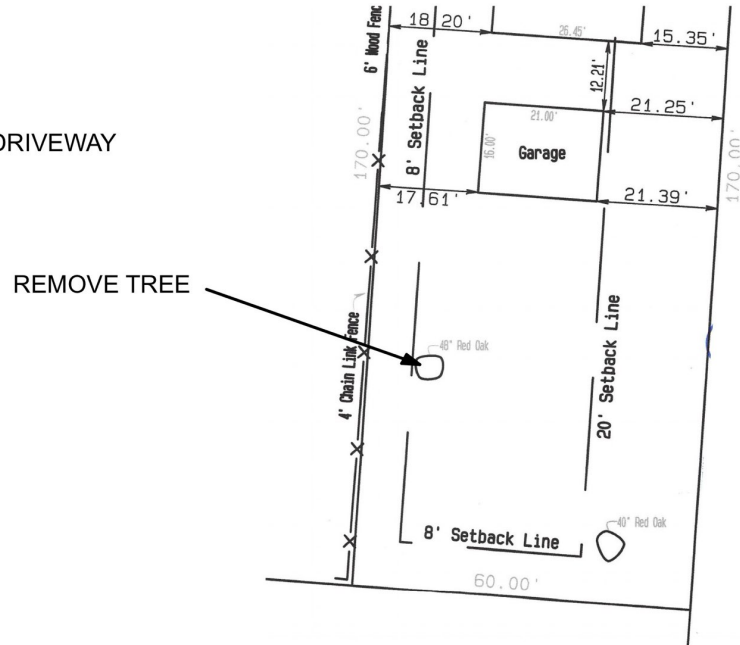
S-2







- REMOVE ROOF
- DEMO INTERIOR WALLS ON MAIN FLOOR
- REMOVE INTERIOR WALLS IN BASEMENT
(MAINTAIN INTERIOR MID-SPAN LOAD BEARING WALL IN BASEMENT)



REV	DESCRIPTION	BY	DATE
	INITIAL RELEASE	CV	04.30.2025
A	ROOF REAR SETBACK	CV	06.08.2025
B	EXTERIOR MATERIALS	CV	08.12.2025
C	FACADE CABLES	CV	09.27.2025



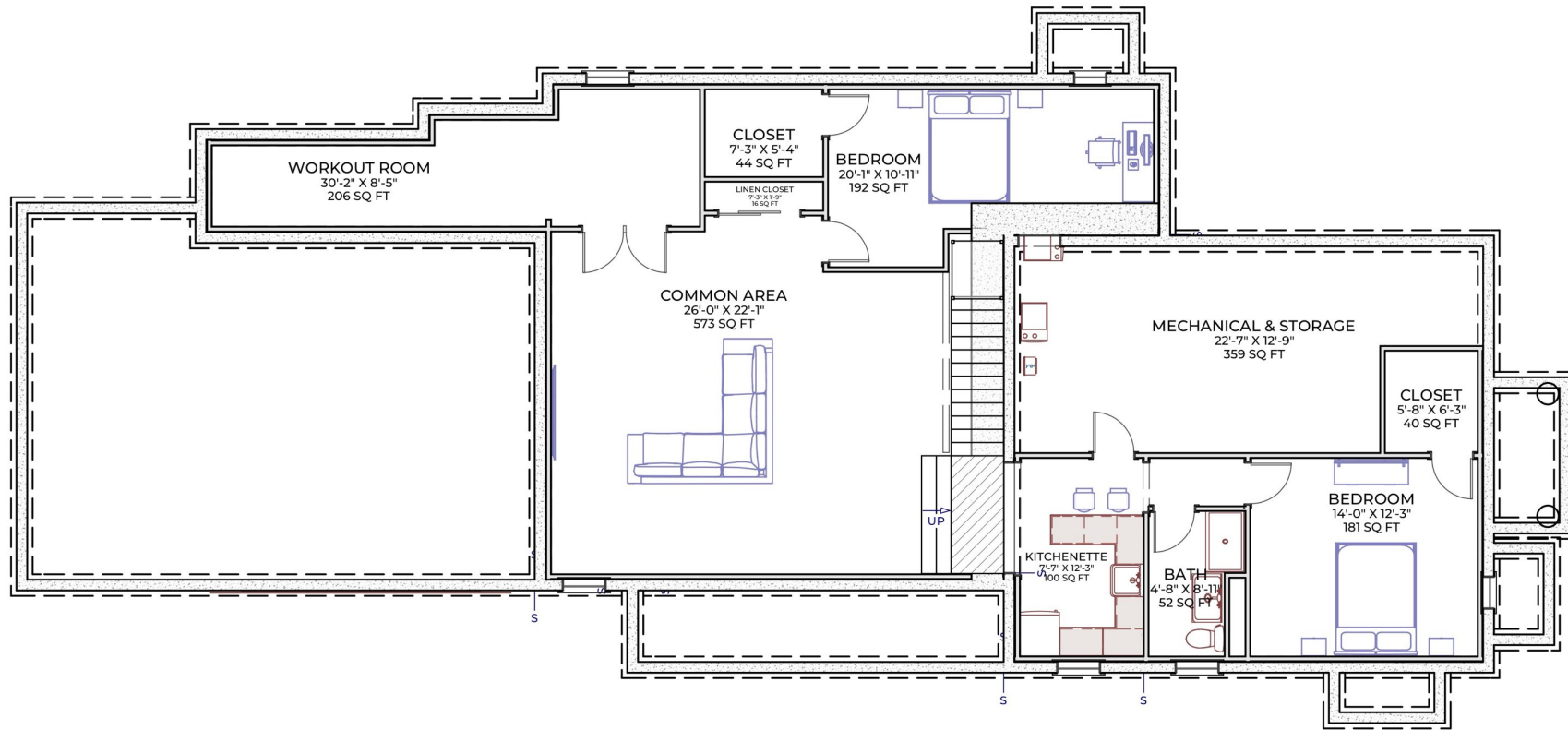
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SANCHEZ DEVELOPMENTS
3151 Asbury Drive
Columbus, Ohio 43221



DEMO PLAN

S-3



FOUNDATION

REV	DESCRIPTION	BY	DATE
	INITIAL RELEASE	CV	06.30.2025
A.	ROOF REAR SETBACK	CV	06.08.2025
B.	EXTERIOR MATERIALS	CV	06.18.2025
C.	BEAM POCKETS	DV	06.19.2025
D.	FRIDGE COBBLES	CV	06.27.2025



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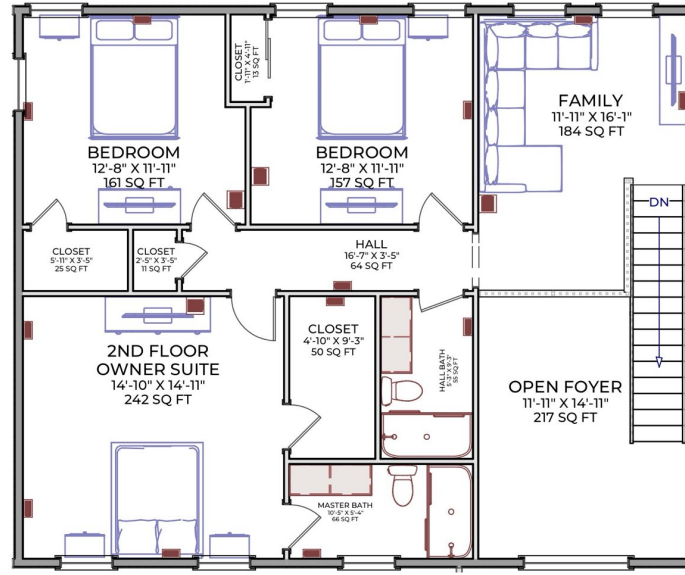
SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221



DESIGN LAYOUT

D-1

scale 1/4" = 1 foot



2ND FLOOR

REV	DESCRIPTION	BY	DATE
	INITIAL RELEASE	CV	04.30.2025
A.	ROOF REAR SETBACK	CV	06.05.2025
B.	EXTERIOR MATERIALS	CV	06.18.2025
C.	BEAM POCKETS	DV	08.12.2025
D.	FRIDGE CABINETS	CV	08.17.2025



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SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221



DESIGN LAYOUT

D-3

scale 1/4" = 1 foot



REV	DESCRIPTION	BY	DATE
A	INITIAL RELEASE	CV	04.30.2025
B	ROOF REAR SETBACK	CV	06.08.2025
C	EXTERIOR MATERIALS	CV	08.18.2025
D	FRUSTRATE CABLES	CV	09.27.2025



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 Columbus, Ohio 43221

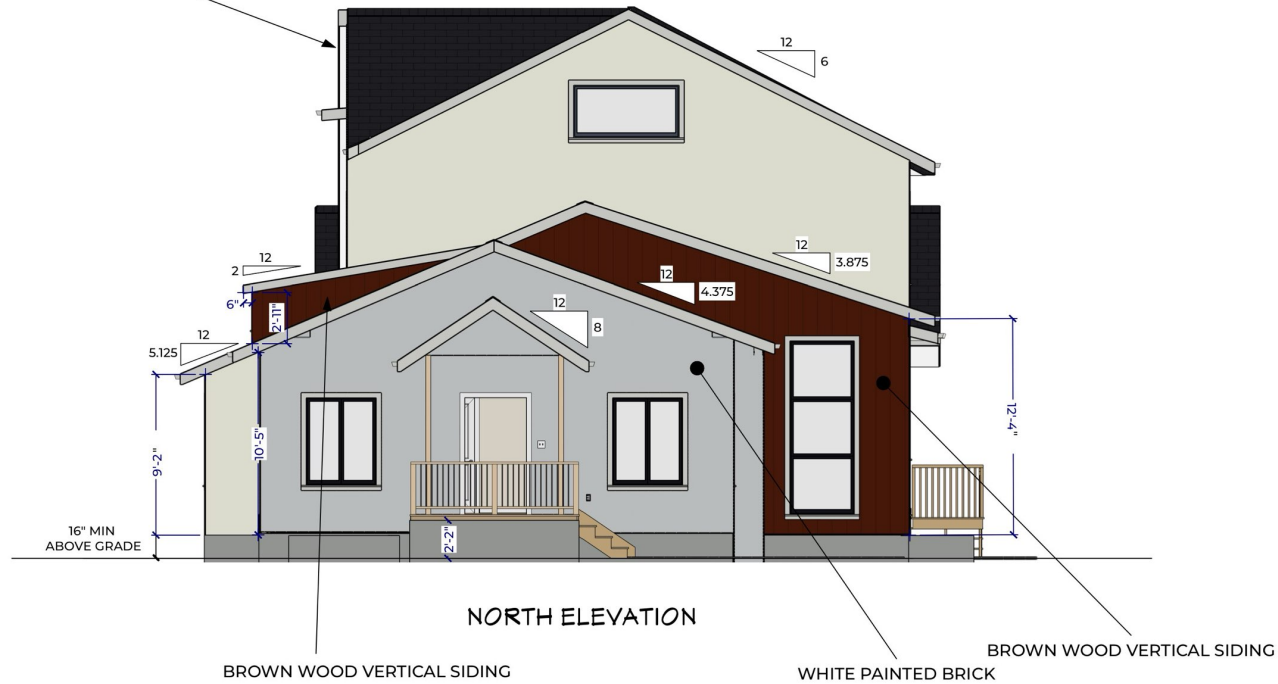


ELEVATIONS

EV-2

ASPHALT SHINGLES - BLACK

ALL SOFITS TO BE 18" OVERHANG UNLESS OTHERWISE NOTED



NORTH ELEVATION

REV	DESCRIPTION	BY	DATE
A	INITIAL RELEASE	CV	04.30.2025
B	ROOF REAR SETBACK	CV	06.08.2025
C	EXTERIOR MATERIALS	CV	08.18.2025
D	FRONT PORCH	CV	09.27.2025
E	FRONT PORCH	CV	09.27.2025
F	FRONT PORCH	CV	09.27.2025
G	FRONT PORCH	CV	09.27.2025
H	FRONT PORCH	CV	09.27.2025
I	FRONT PORCH	CV	09.27.2025
J	FRONT PORCH	CV	09.27.2025
K	FRONT PORCH	CV	09.27.2025
L	FRONT PORCH	CV	09.27.2025
M	FRONT PORCH	CV	09.27.2025
N	FRONT PORCH	CV	09.27.2025
O	FRONT PORCH	CV	09.27.2025
P	FRONT PORCH	CV	09.27.2025
Q	FRONT PORCH	CV	09.27.2025
R	FRONT PORCH	CV	09.27.2025
S	FRONT PORCH	CV	09.27.2025
T	FRONT PORCH	CV	09.27.2025
U	FRONT PORCH	CV	09.27.2025
V	FRONT PORCH	CV	09.27.2025
W	FRONT PORCH	CV	09.27.2025
X	FRONT PORCH	CV	09.27.2025
Y	FRONT PORCH	CV	09.27.2025
Z	FRONT PORCH	CV	09.27.2025



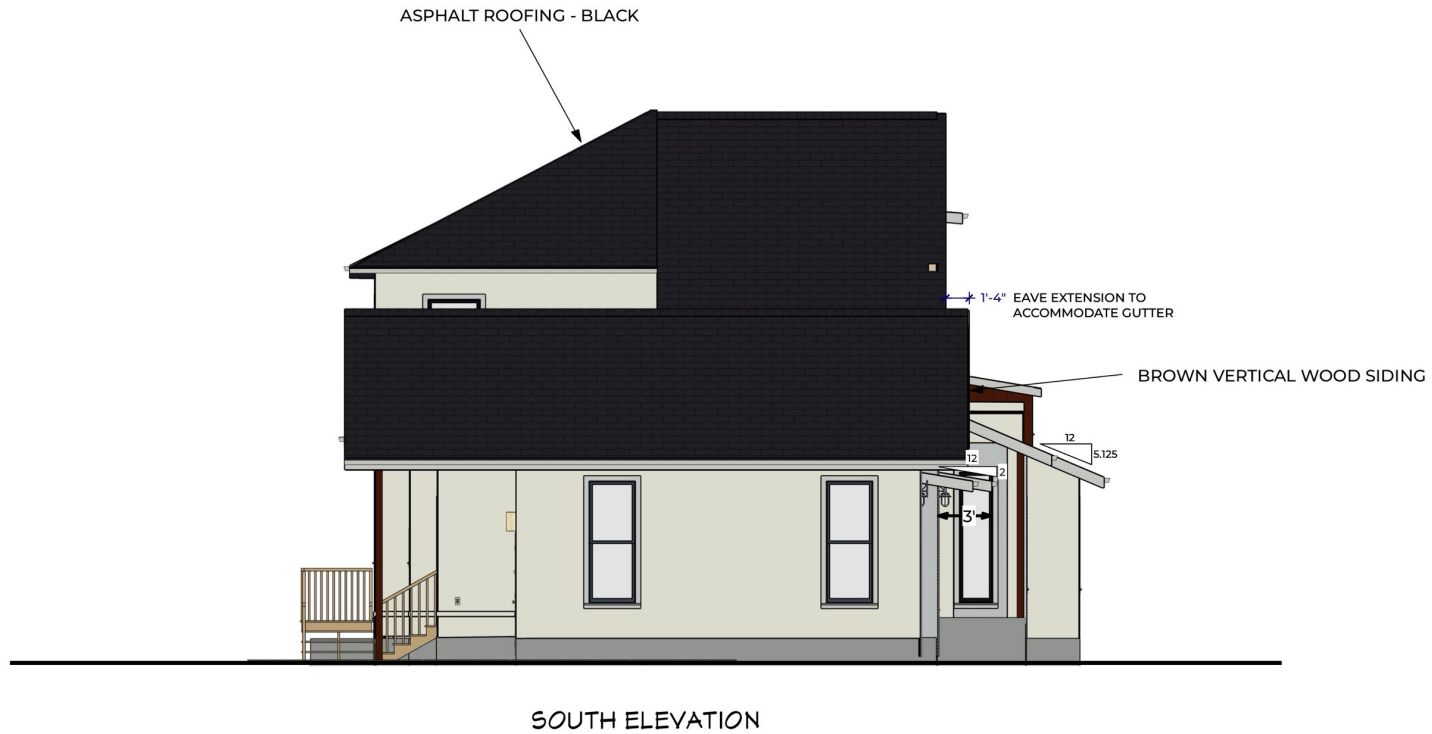
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SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221



ELEVATIONS

EV-3



SOUTH ELEVATION

REV	DESCRIPTION	BY	DATE
	INITIAL RELEASE	CV	04.30.2025
A	ROOF REAR SETBACK	CV	06.08.2025
B	EXTERIOR MATERIALS	CV	08.18.2025
C	FRONT PORCH	CV	09.18.2025
D	FRONT CABLES	CV	09.27.2025



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SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221

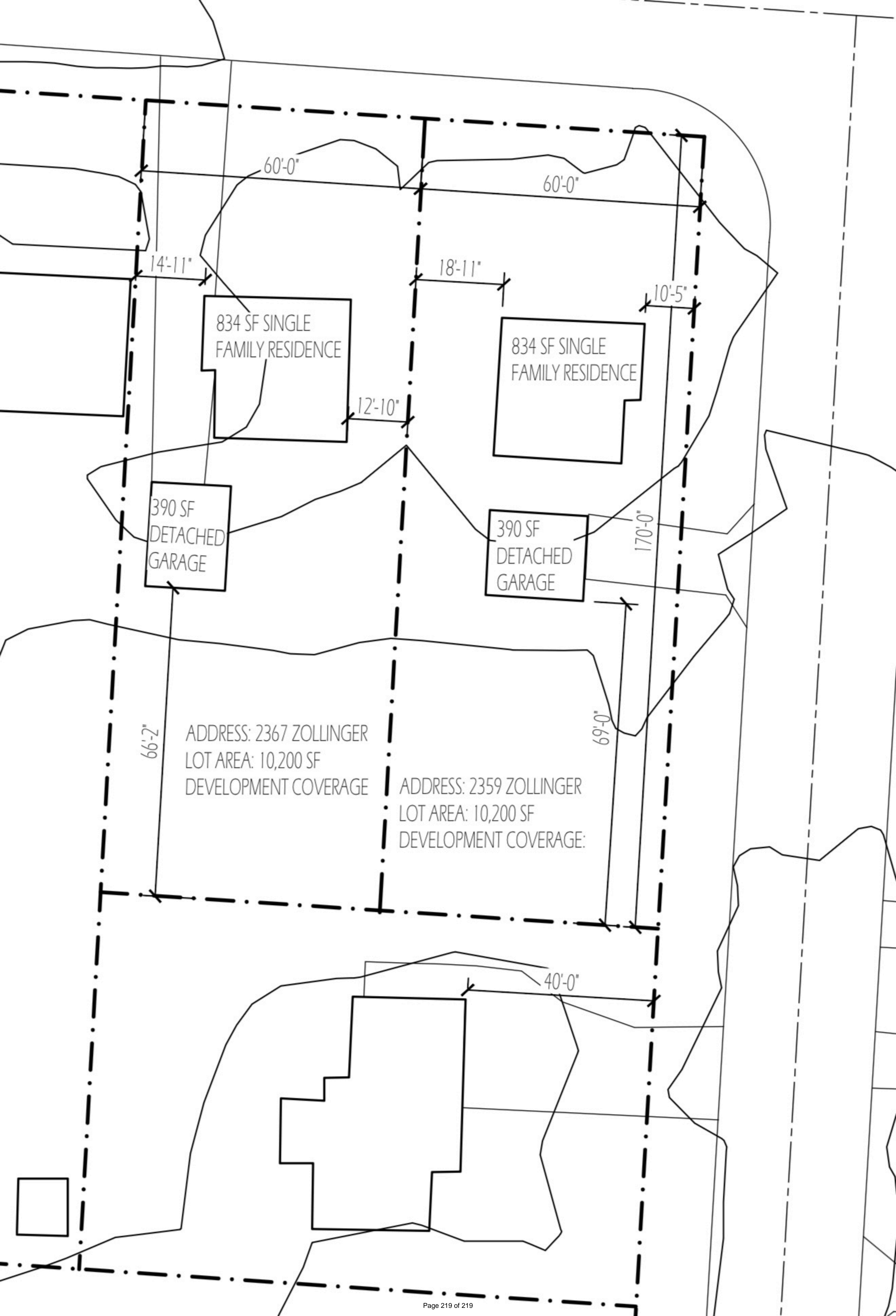


ELEVATIONS

EV-4



New proposed lot for 3151
Asbury drive



834 SF SINGLE
FAMILY RESIDENCE

834 SF SINGLE
FAMILY RESIDENCE

390 SF
DETACHED
GARAGE

390 SF
DETACHED
GARAGE

ADDRESS: 2367 ZOLLINGER
LOT AREA: 10,200 SF
DEVELOPMENT COVERAGE

ADDRESS: 2359 ZOLLINGER
LOT AREA: 10,200 SF
DEVELOPMENT COVERAGE: