

11/5/2025 | 6:00 PM

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

1. Call to Order/Roll Call

2. Unfinished Business

- a. **Postponed by the 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. *[Postponed from October 15, 2025 BZAP hearing.]*
- b. 2721 Kent Road (VAR-47-25) - To allow a front porch which results in ~~34.6~~ 31 percent building coverage and ~~57.6~~ 54 percent development coverage, in lieu of the 29 percent and 50 percent maximum limits. *[Postponed from October 15, 2025 BZAP hearing.]*
- 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. *[Postponed from October 15, 2025 BZAP hearing.]*

3. Informal Review

- a. 2548 W. Lane Avenue (VAR-29-25) - Informal review of a ~~2,046~~ 1,774-square-foot detached garage that does not meet neighborhood compatibility and height requirements. *[Postponed from the July 16, 2025 BZAP hearing. Scheduled for a BZAP vote on November 19, 2025.]*
- b. 3175 Tremont Road (Arlington Crossing) - Informal review and determination regarding replacement of recently demolished architectural features.
- c. 2471 Westmont Boulevard - Informal review of a conceptual three-story mixed-use building with two parking spaces and an outdoor patio along W. Lane Avenue.
- d. Review of draft 2026 BZAP calendar.

4. Adjournment

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 5, 2025

Subject: 2721 Kent Road (VAR-47-25) - To allow a front porch which results in ~~34.6~~ 31 percent building coverage and ~~57.6~~ 54 percent development coverage, in lieu of the 29 percent and 50 percent maximum limits. *[Postponed from October 15, 2025 BZAP hearing.]*

Overview

At the October 15, 2025, BZAP meeting, this application was postponed so that the applicant could explore options to reduce the severity of the two requested variances. The Board expressed concern about the excess coverage and wanted the applicant to reconsider the depth of the front porch. A revised plan was submitted that eliminated the side porch (-239 square feet), but retained the front porch as originally proposed. The applicant reviewed the proposed depth of the front porch and felt that any further reductions would hinder its comfort and design.

Zoning Code Requirements

Two variances are requested from Article 5.02 of the City's Unified Development Ordinance (UDO):

- To increase the maximum building coverage limit from 29 percent to ~~34.6~~ 31 percent (+~~372~~ 133 SF); and
- To increase the development coverage limit from 50 percent to ~~57.6~~ 54 percent (+~~504~~ 262 SF).

Should the Board motion to support this application, Staff would recommend that Finding #4 be considered.

Attachments

1.	2721 Kent Rd_ Revised Plans
2.	2721 Kent Rd_ Rendering
3.	2721 Kent Road_ Staff Report
4.	2721 Kent Rd_ Staff Presentation
5.	2721 Kent Rd_ BZAP Application
6.	2721 Kent Rd_ Notices



7.	2721 Kent Rd Plans
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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: 402 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:	2,035 sf (31%)	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:	3,542 sf (54%)	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

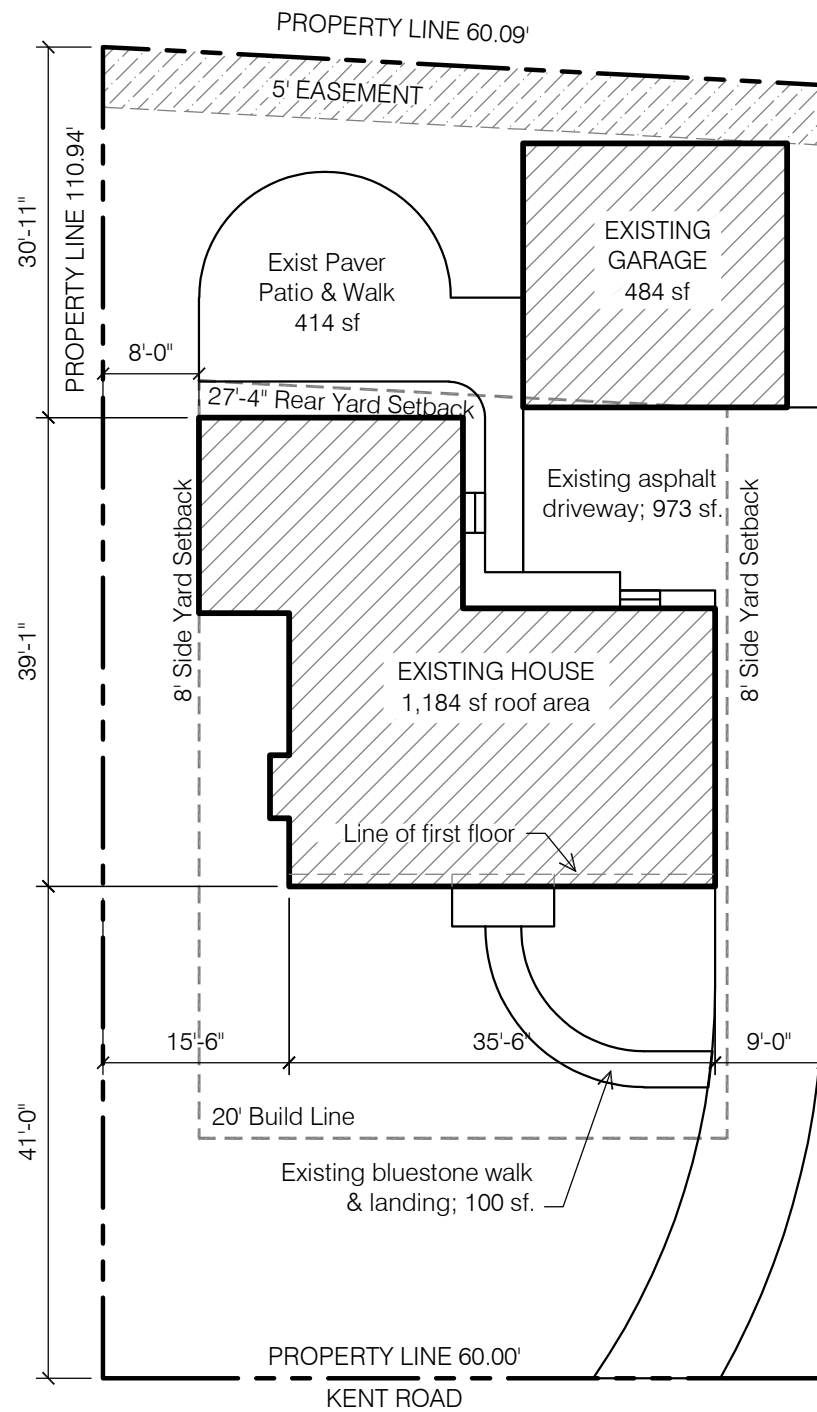
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DATE:
 Sept 11, 2025

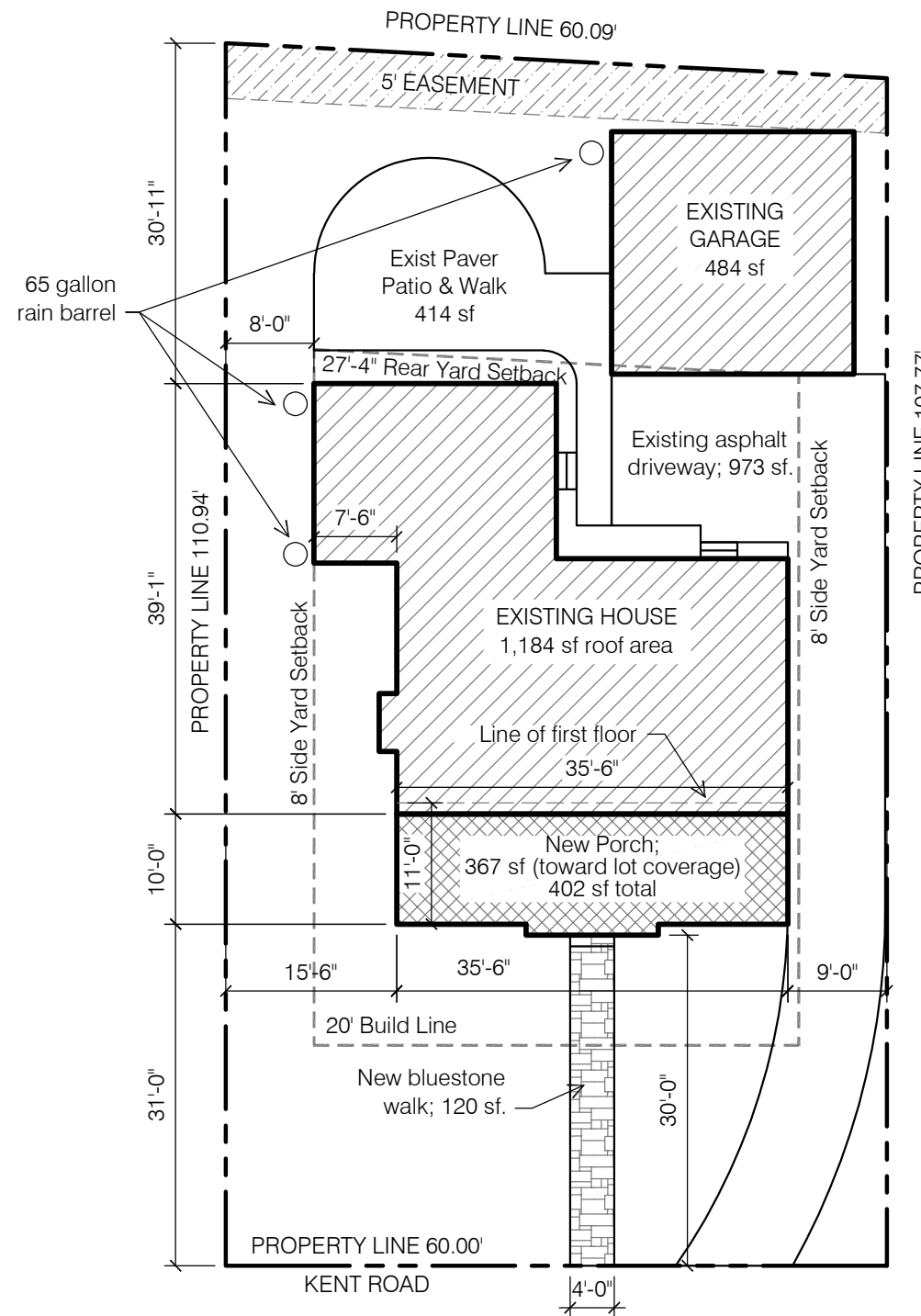
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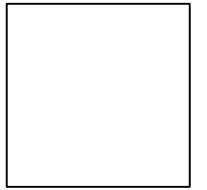
SITE PLAN & GENERAL INFO



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

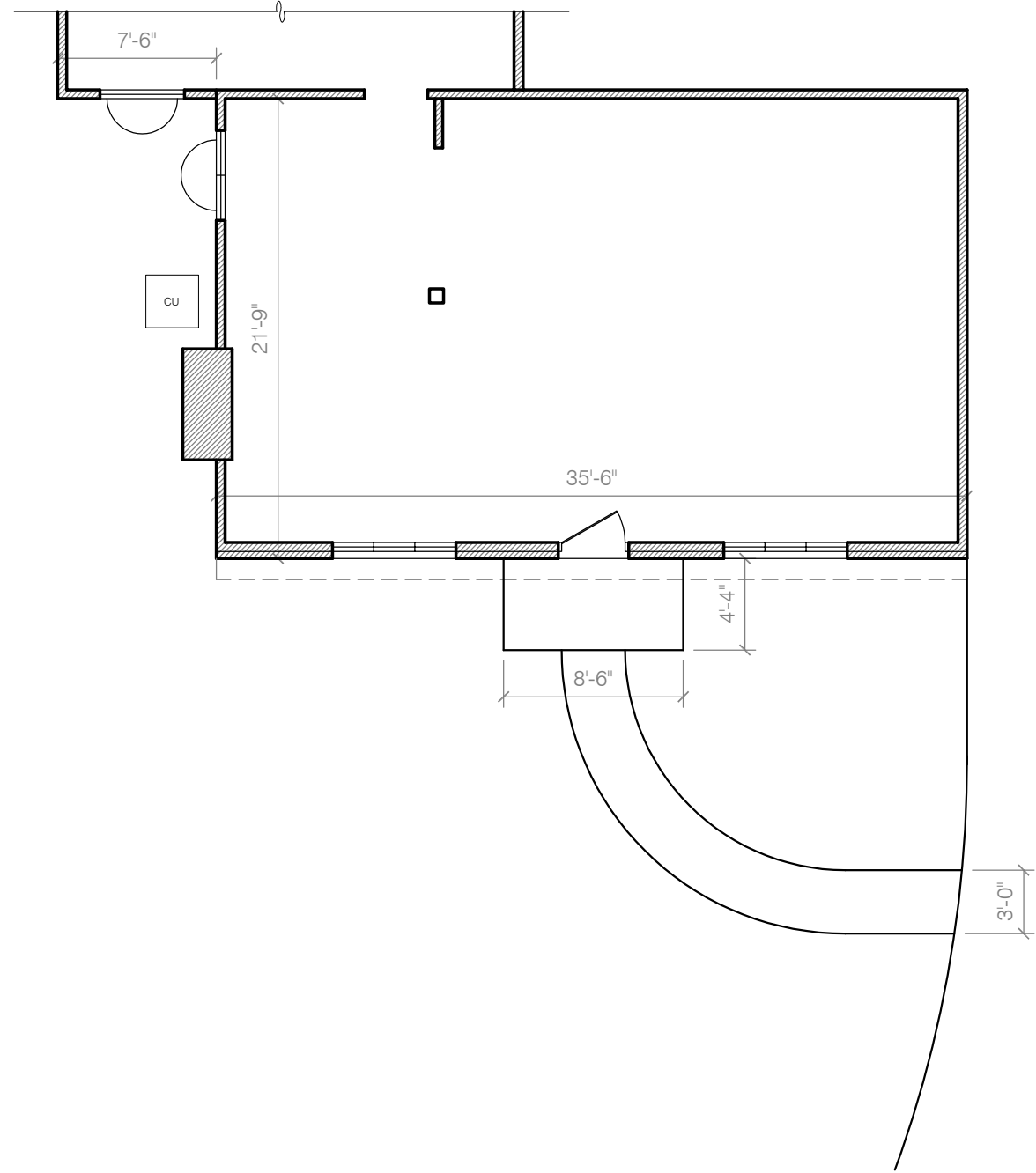
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SCALE:
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 PROJECT NO.:

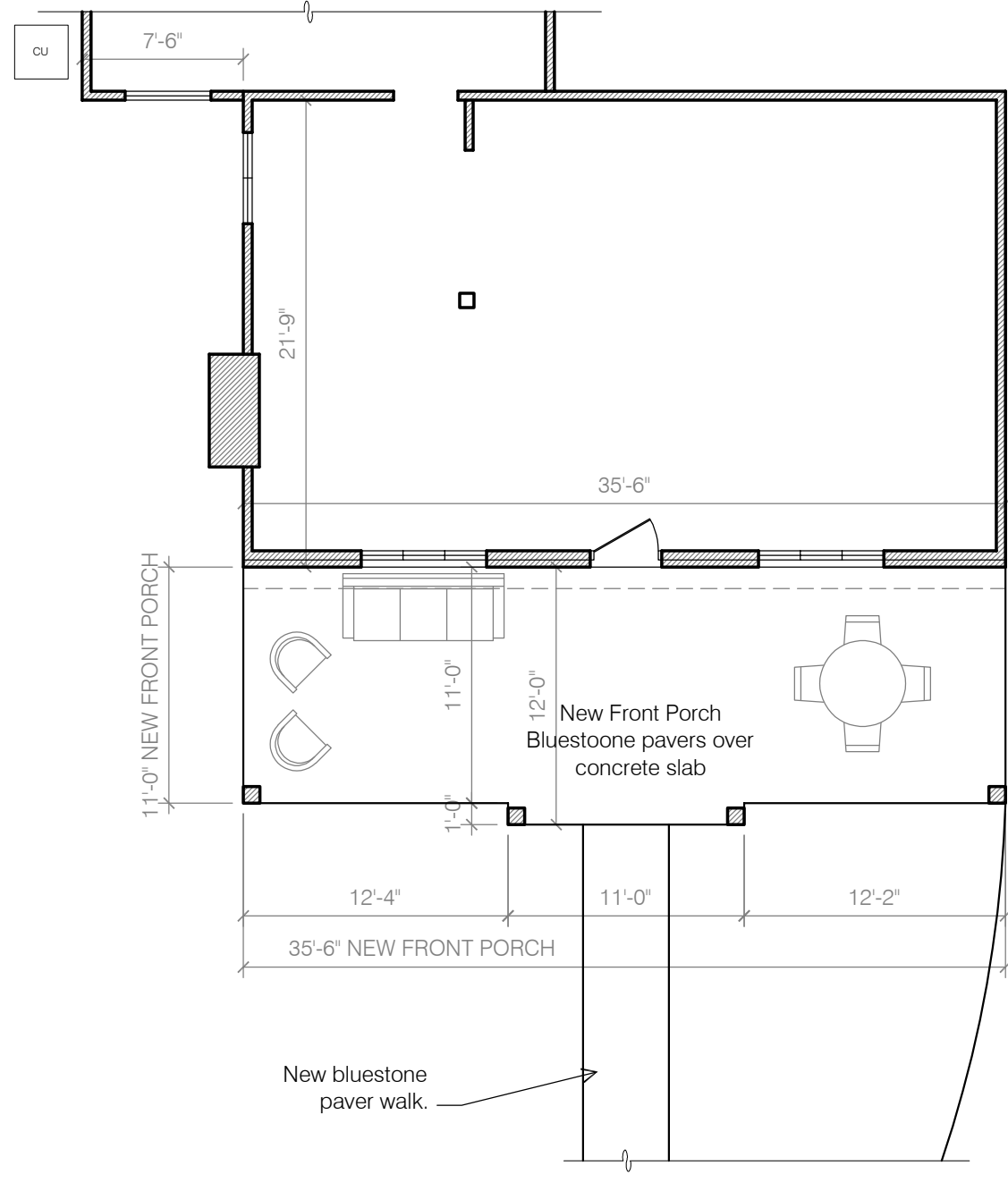
DATE:
 Sept 11, 2025
 SHEET NO.

A2.0

OVERALL PLANS



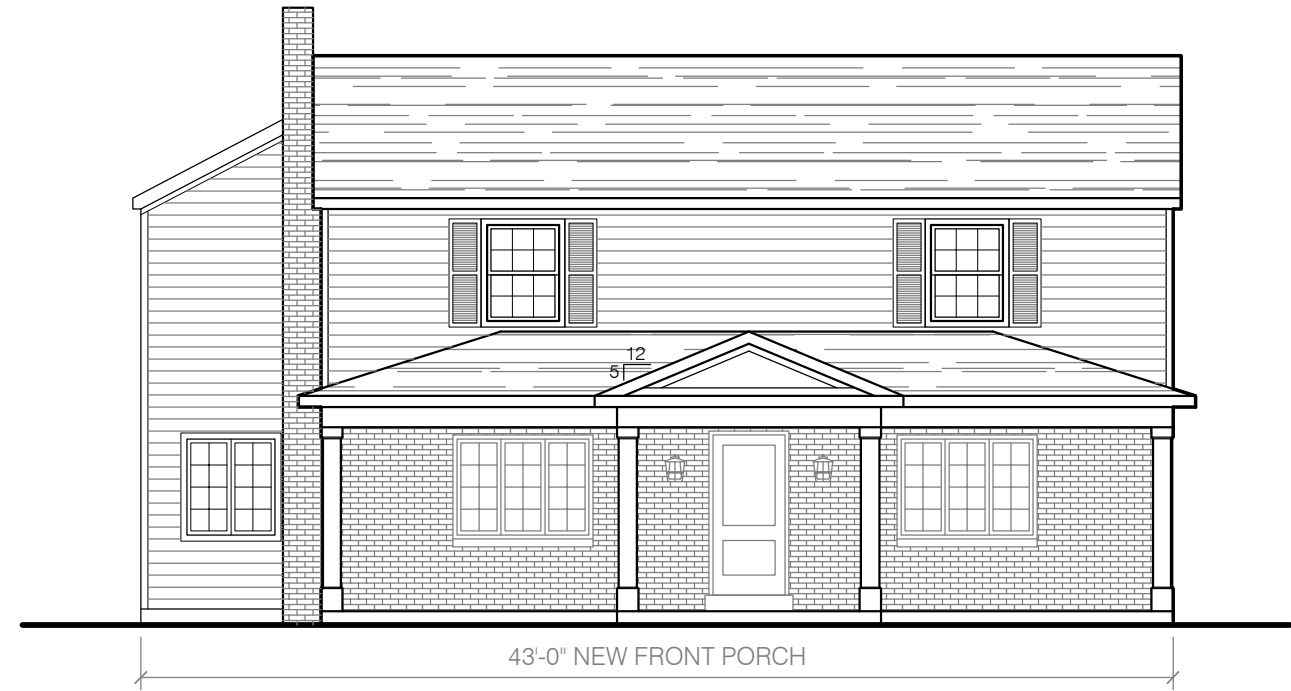
1 PARTIAL PLAN - EXISTING
 SCALE: 1/8" = 1'-0"



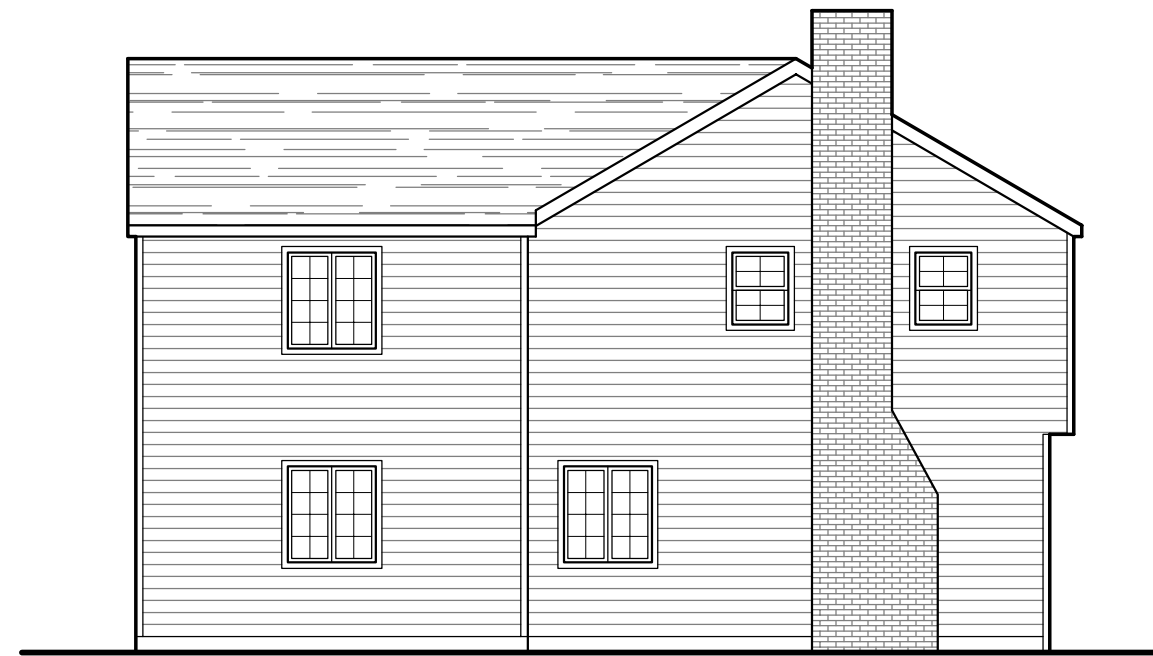
2 PARTIAL PLAN - W/ PORCH
 SCALE: 1/8" = 1'-0"



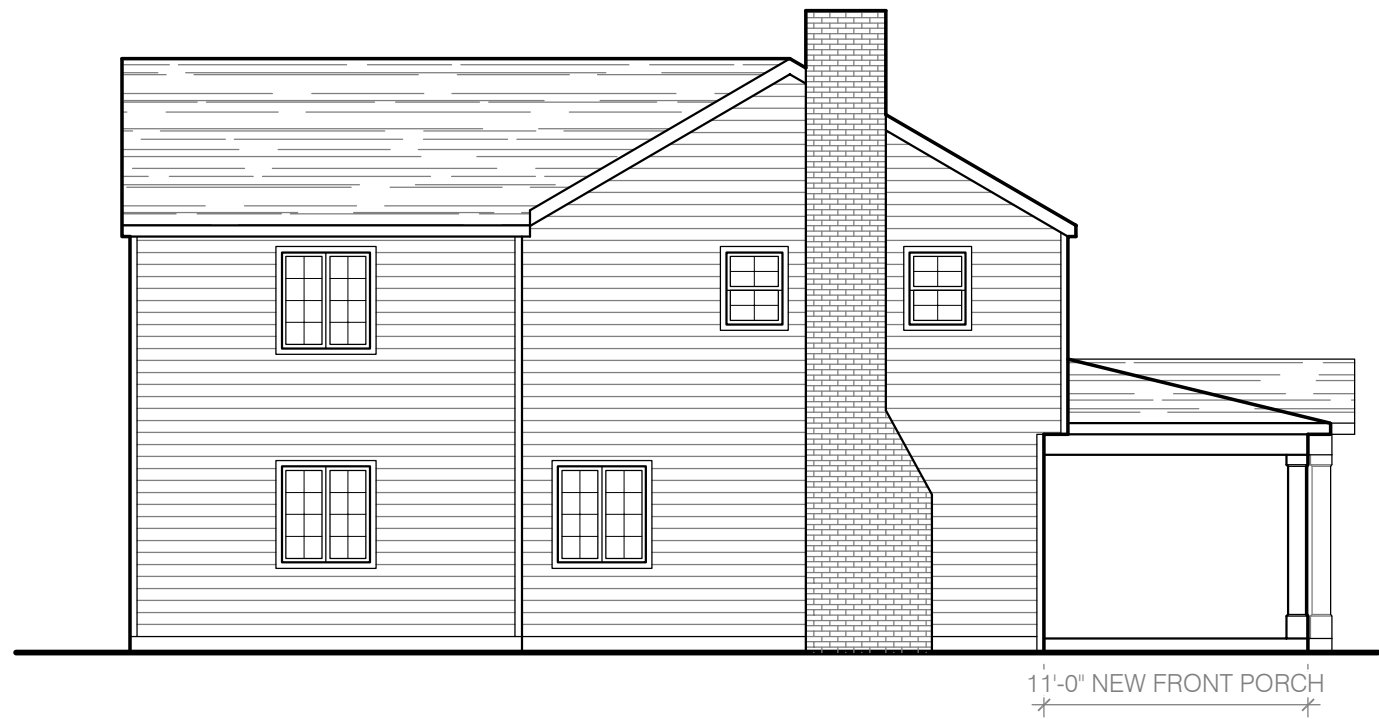
1 EAST ELEVATION- EXISTING
 SCALE: 1/8" = 1'-0"



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: 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 Road Staff Presentation
2.	2721 Kent Rd BZAP Application
3.	2721 Kent Rd Notices
4.	2721 Kent Rd Plans



2721 Kent Road

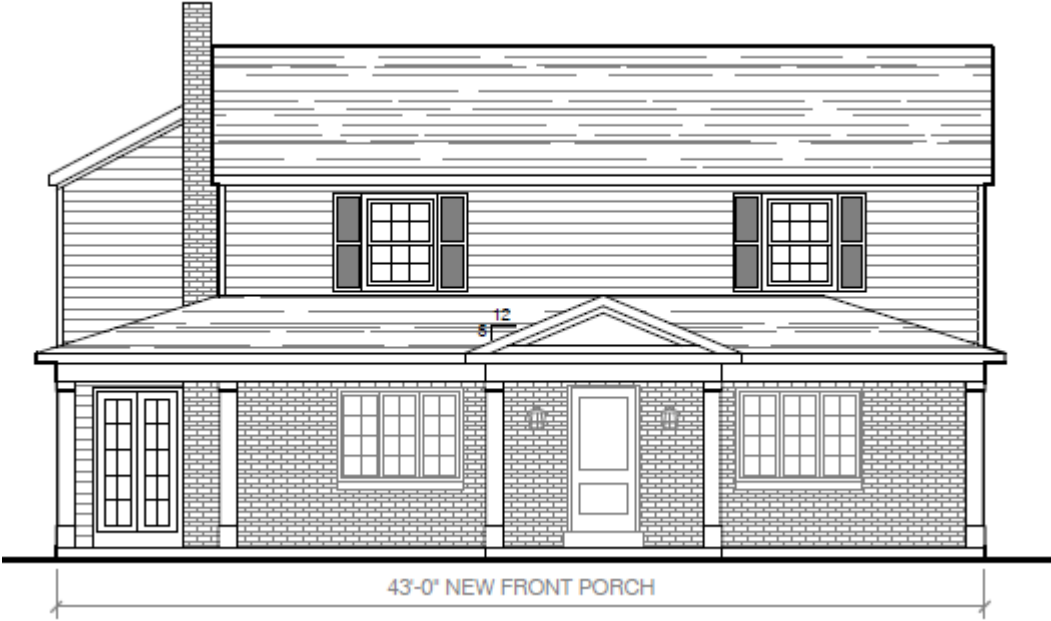
BZAP Staff Report Pictures | Variance Application 47-25



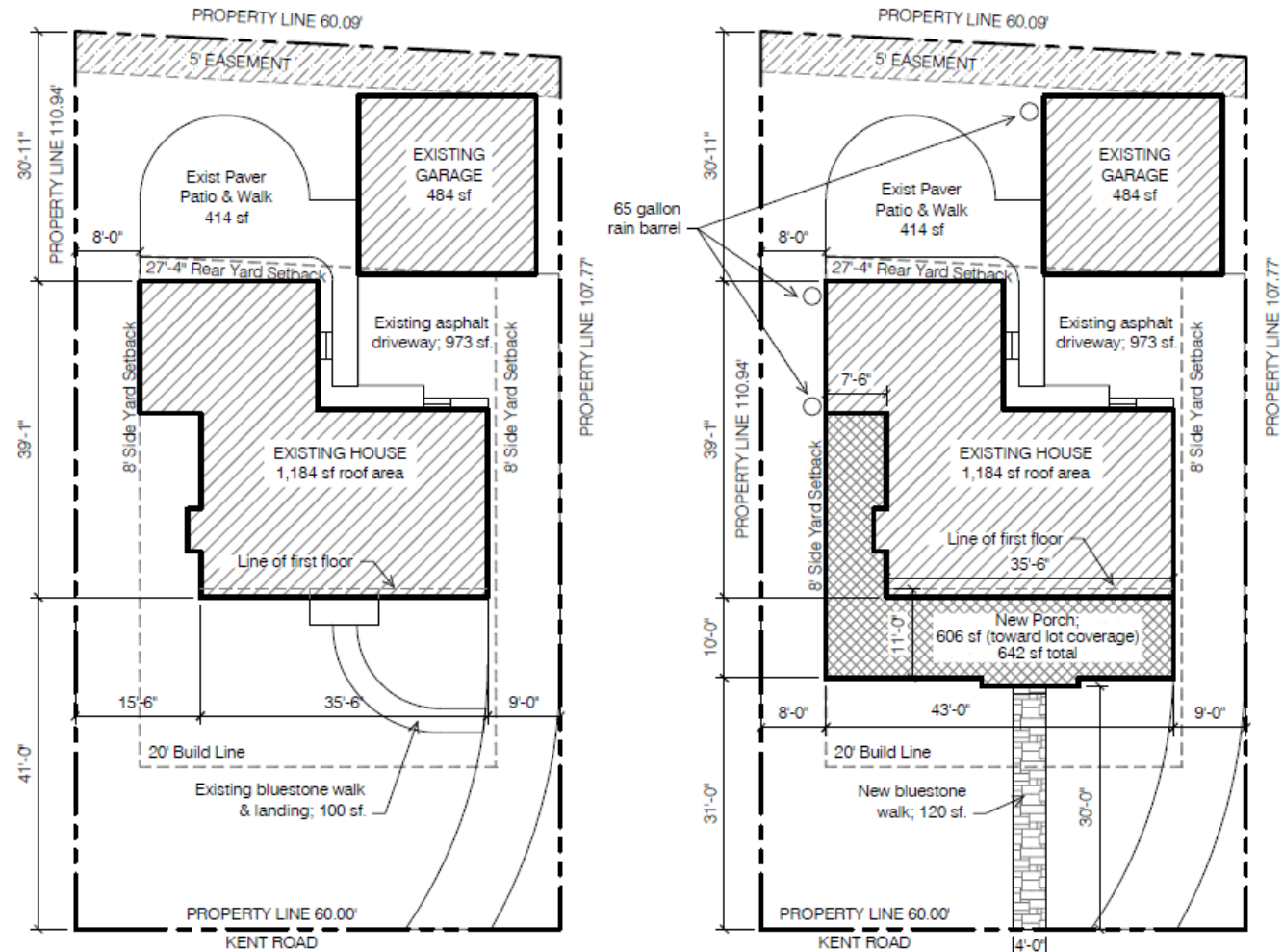
Google Maps ® Aerial – Looking West



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

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:
<u>Applicant Signature:</u>			<u>Date:</u>

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

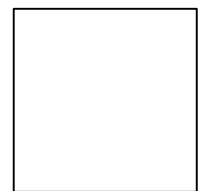
ZONING: R-1C

Number of Floors	Actual	Zoning Req't
Existing:	2	1 to 2.5 flr (35')
Lot Area & Lot Width	Actual	Zoning Req't
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Building Cover w/ Porch:	2,274 sf (34.6%)	1,902 sf (29%)
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Devpmt Cover Existing:	3,175 sf (48%)	3,280 sf (50%)
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DESIGN CRITERIA

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 Snow Load Roof = 20 psf
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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

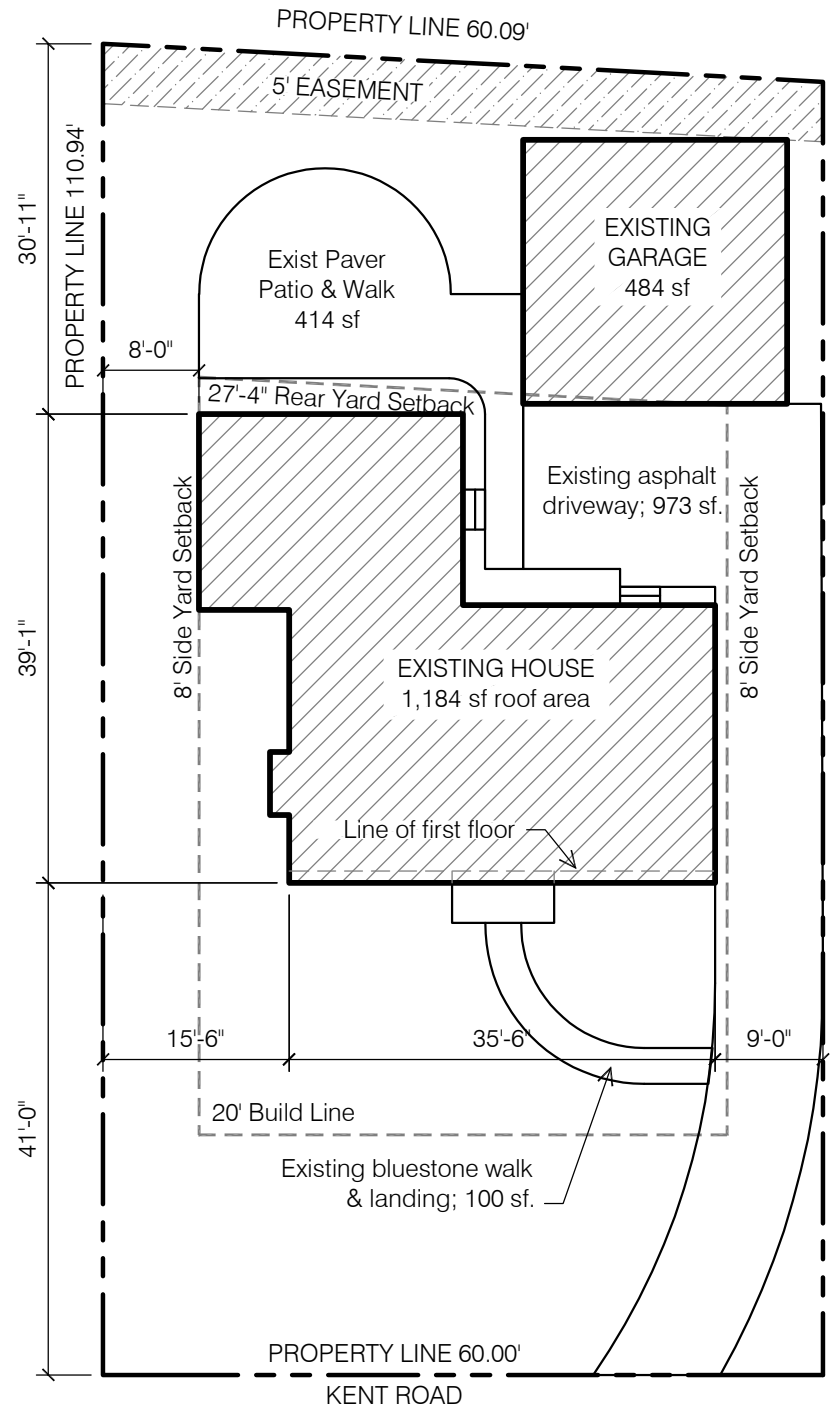
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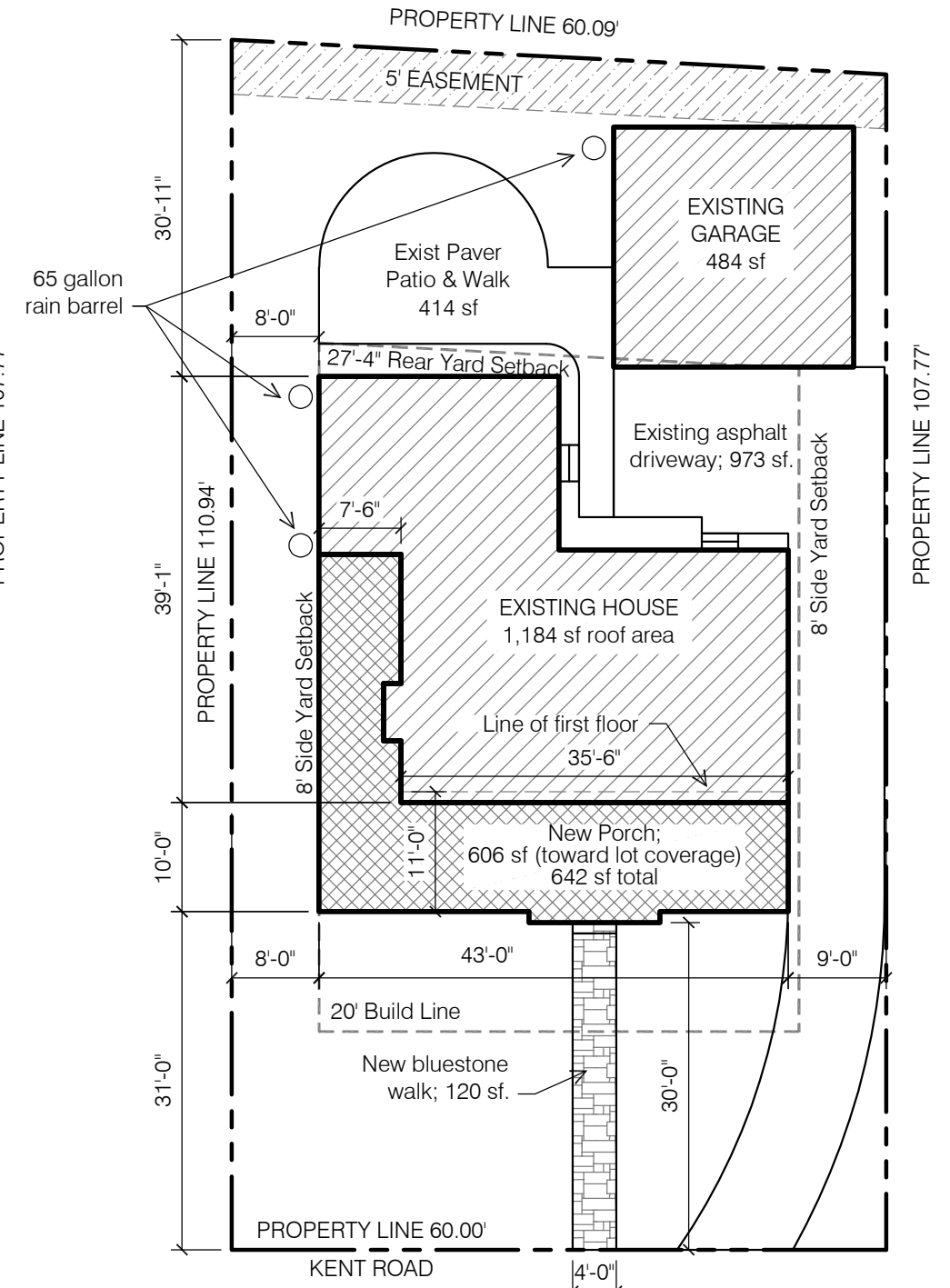
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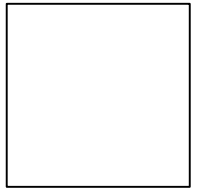
SITE PLAN & GENERAL INFO



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



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



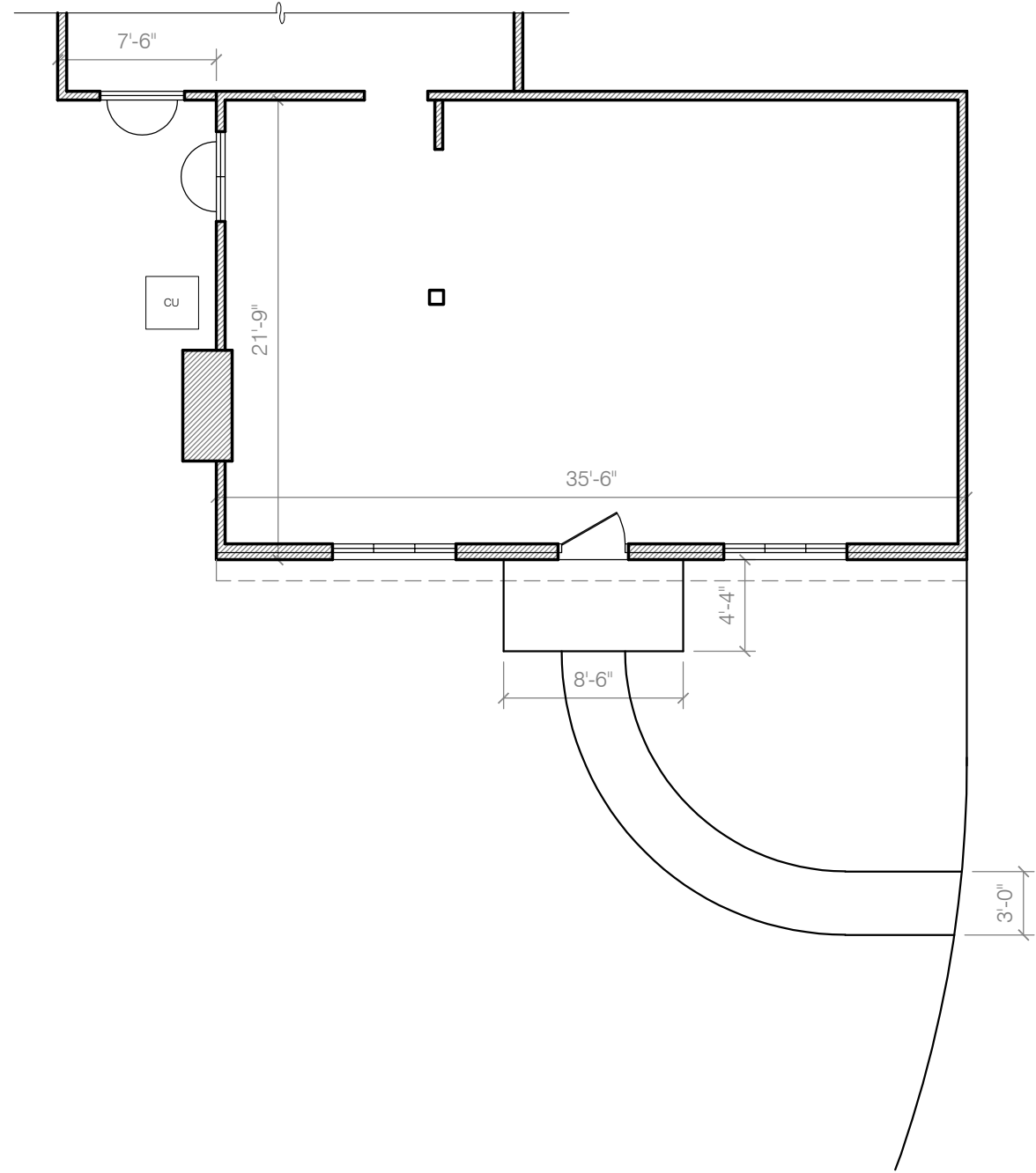
NEW FRONT PORCH
 2721 KENT ROAD
 UPPER ARLINGTON, OHIO 43221

Zoning Variance

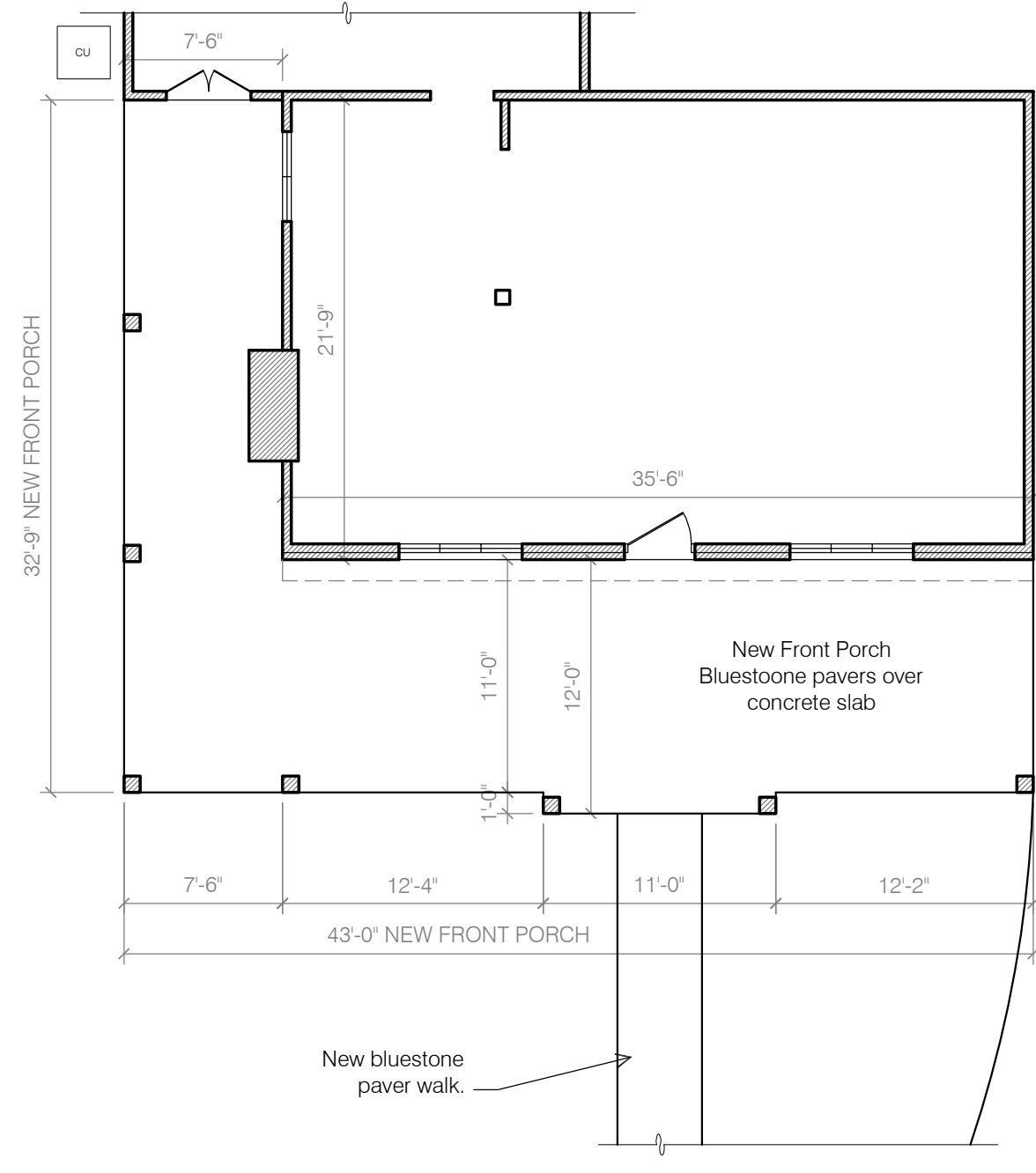
SCALE:
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OVERALL PLANS
 A2.0



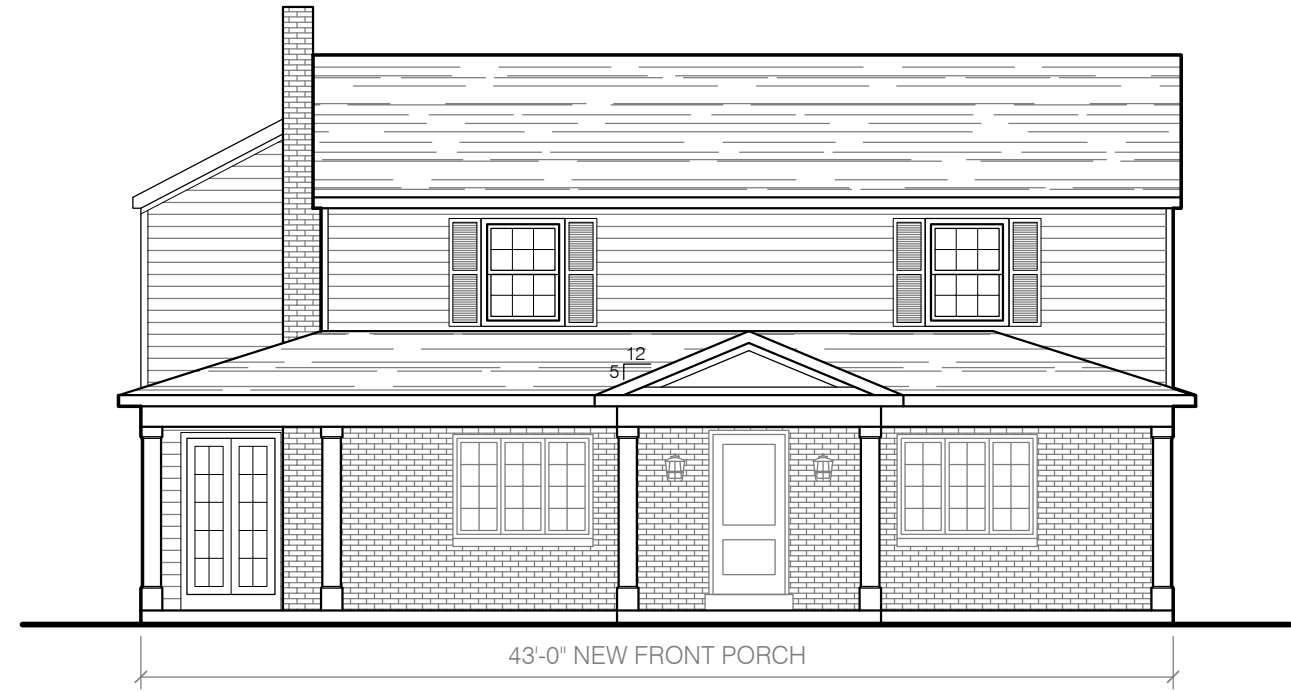
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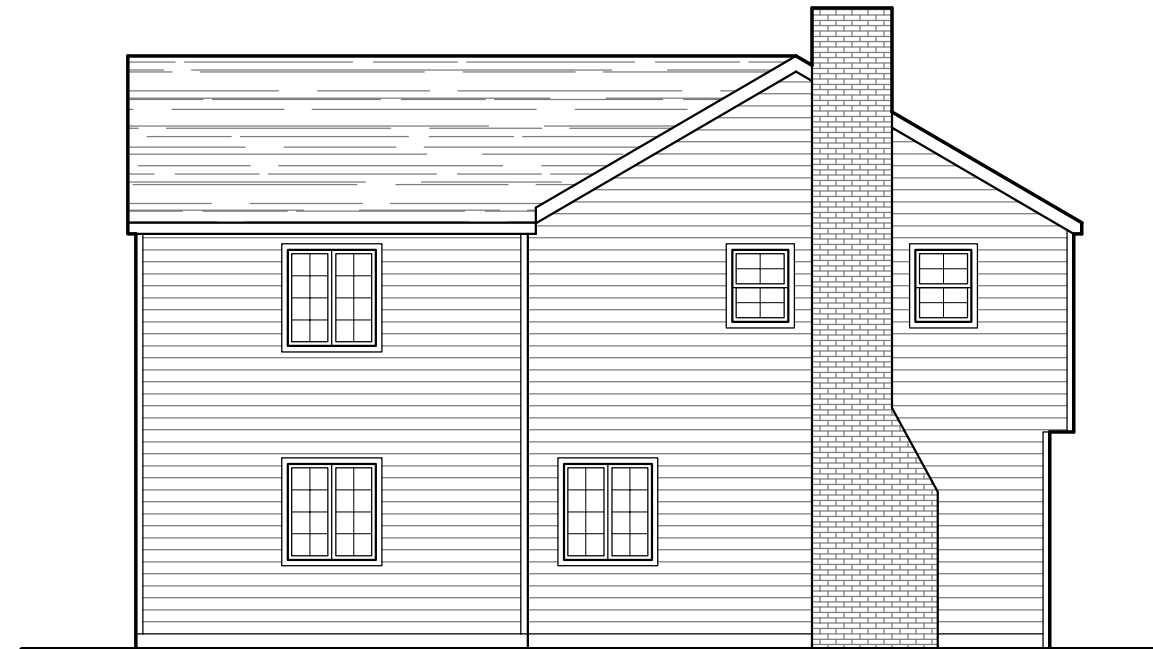
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1 EAST ELEVATION- EXISTING
 SCALE: 1/8" = 1'-0"



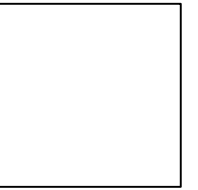
2 EAST ELEVATION - W/ PORCH
 SCALE: 1/8" = 1'-0"



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: November 5, 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. *[Postponed from October 15, 2025 BZAP hearing.]*

Overview

At the October 15, 2025, BZAP hearing, the Board postponed consideration of the variance application for 2367 Zollinger Road. The request was to move the lot line to make the Zollinger Road lot smaller and enlarge the 3151 Asbury Drive lot. The Board felt this left the Zollinger Road parcel too small for future development. [The area in question is 55 feet deep (north to south) and 60 feet wide (west to east).] The new lot line would be 10 feet from the existing detached garage.

The Board specifically requested that the applicant reduce the 55-foot dimension by 15 or 20 feet, so that the proposed lot line would align with the rear of the current home addition (under construction). After exploring this, the applicant has decided to retain the original request (see attached). They cited concerns about the site's topography, which affects grading, drainage, and the visibility of the swimming pool if the lot line were shifted further south.

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: Lot line adjustments must meet the zoning standards provided in the Unified Development Ordinance (UDO). The City's Neighborhood Compatibility Policy does not directly apply to lot line adjustments.]

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_ Work Session submission
2.	2367 Zollinger Rd_ Staff Report
3.	2367 Zollinger Rd_ Staff Presentation
4.	2367 Zollinger Rd_ BZAP Application
5.	2367 Zollinger Rd_ Notices
6.	2367 Zollinger Rd_ Plans



Workshop notes for 3151 Asbury Dr / 2367 Zollinger Rd lot split Nov 5th hearing

Hey everyone, just wanted to follow up after the BZA hearing.

First and foremost, I want to thank you for giving us the chance to do this lot split. We have thoroughly reviewed all the measurements. After further review, we are really hoping to keep the original 60×55 lot split off the back patio door. That layout leaves the Zollinger lot at about 6,900 sq ft, which still fits in with the nearby properties.

The 4 out of 5 homes right across from us on Asbury and at the corner of Zollinger are all under 6,900 sq ft, and a couple were even newer builds from the 90s. The fifth home sits on about a 7,800 sq ft lot. At 55 feet, it still leaves over a 10-foot setback from the garage at 2367 Zollinger, so the spacing remains comfortable and consistent

When we looked at bringing it in to 40 feet, it just started to create a few problems.

It makes the backyard a lot more narrow and pushes everything farther from the back doors about 10 to 35 feet from both back doors.

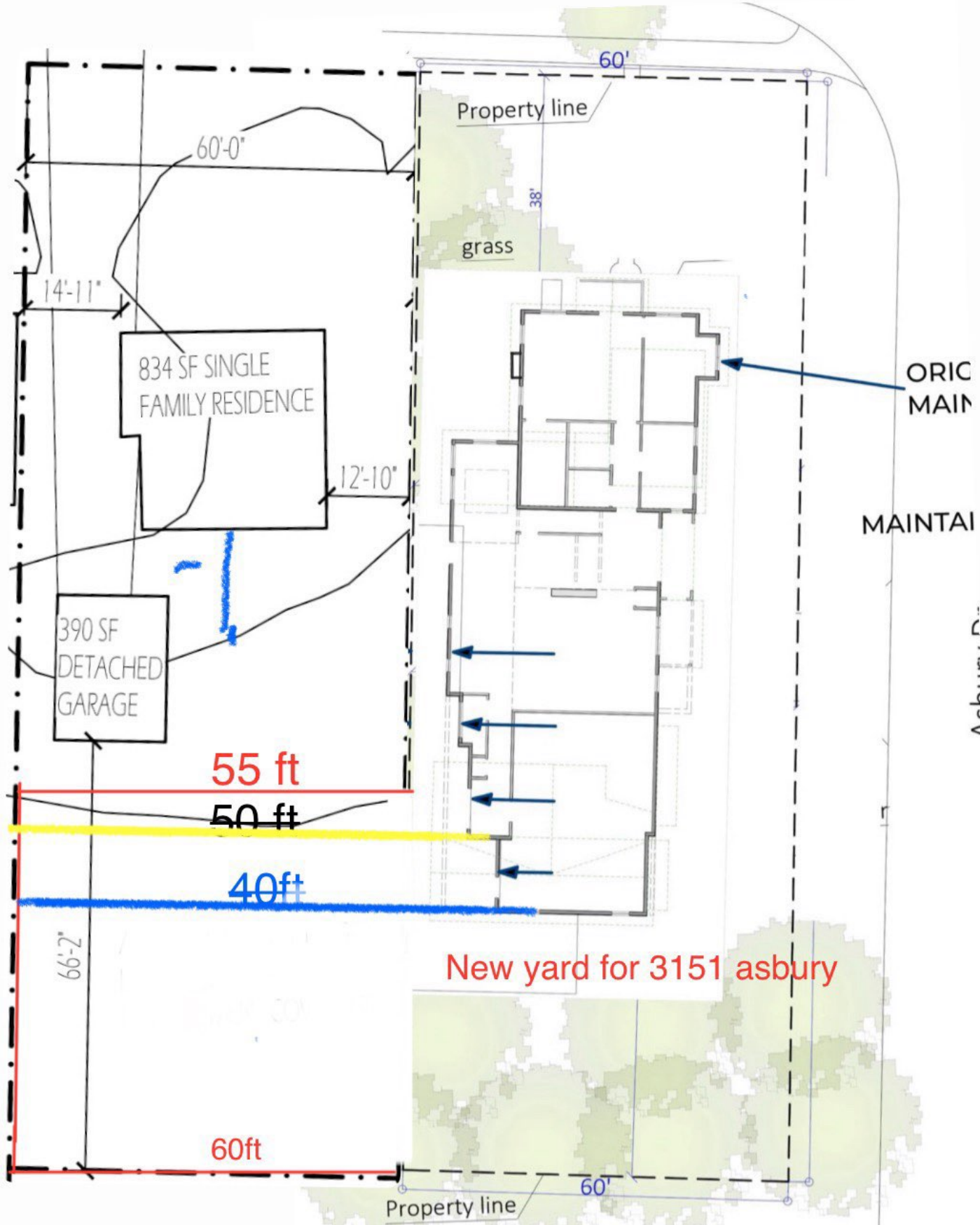
The grading drops almost 2 feet between the 55-foot and 40-foot mark, and the neighbor to the left already slopes back toward us, so we would likely have standing water issues if we cut it short.

And if we ever put in a pool, it would sit much more exposed to Asbury Street instead of being tucked behind the house where it belongs.

Keeping the 60×55 line just feels like the most natural and practical way to do it. It keeps the property balanced, matches what is already around us, and avoids drainage and visual issues down the road.

Please check out the uploaded documents and pictures. We really hope you can see where we're coming from.







55 feet from rear

50 feet from rear

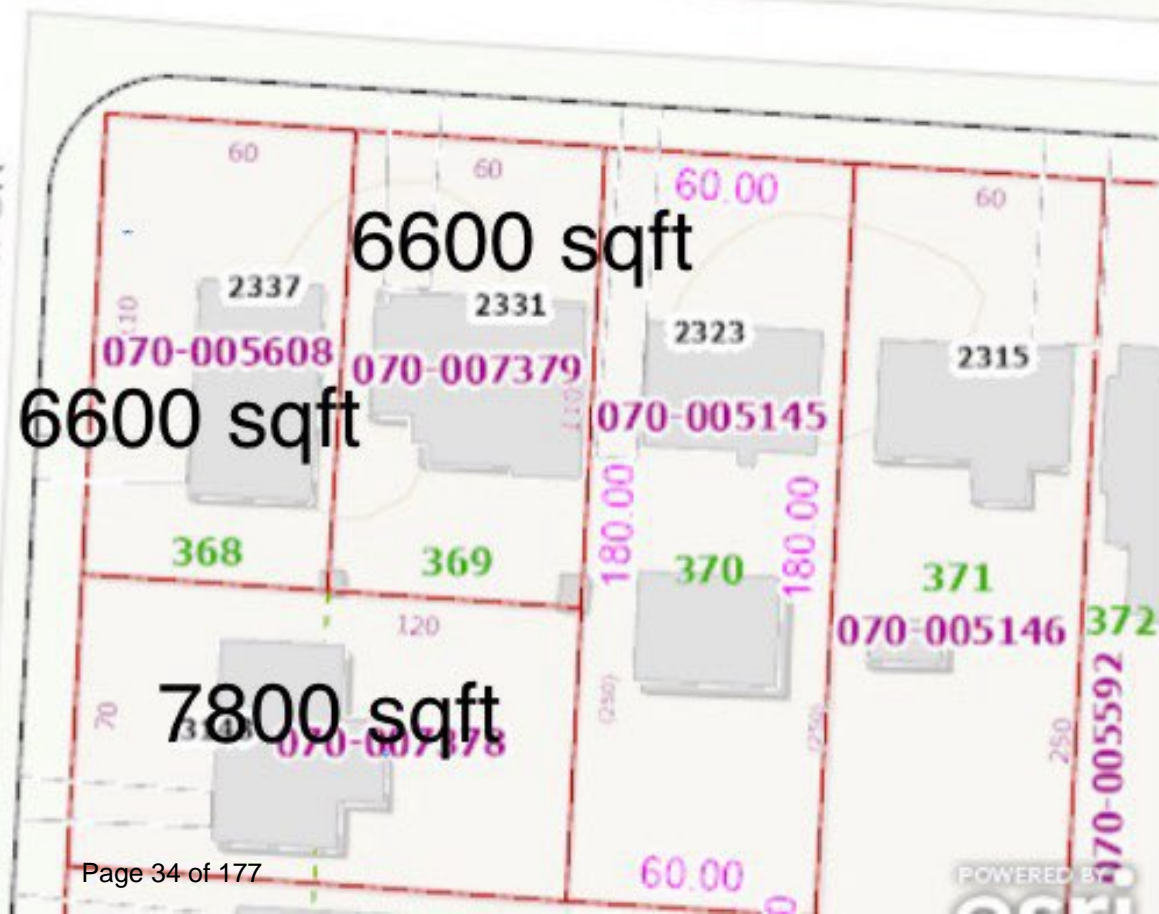
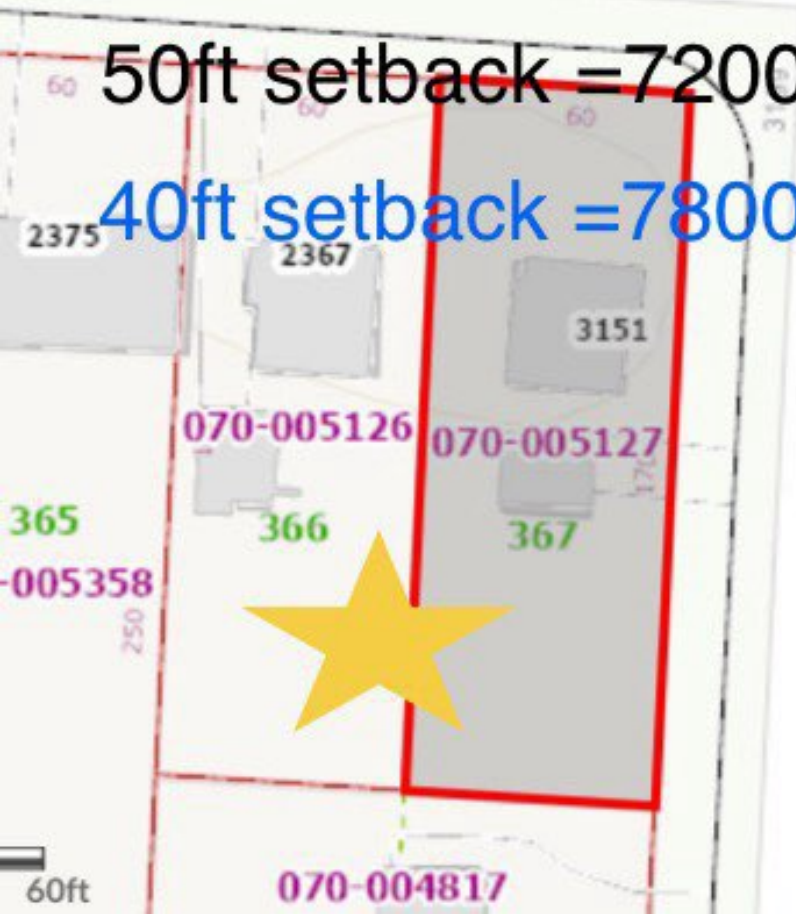
40 feet from rear



55ft setback = 6900

50ft setback = 7200

40ft setback = 7800





Back slider door

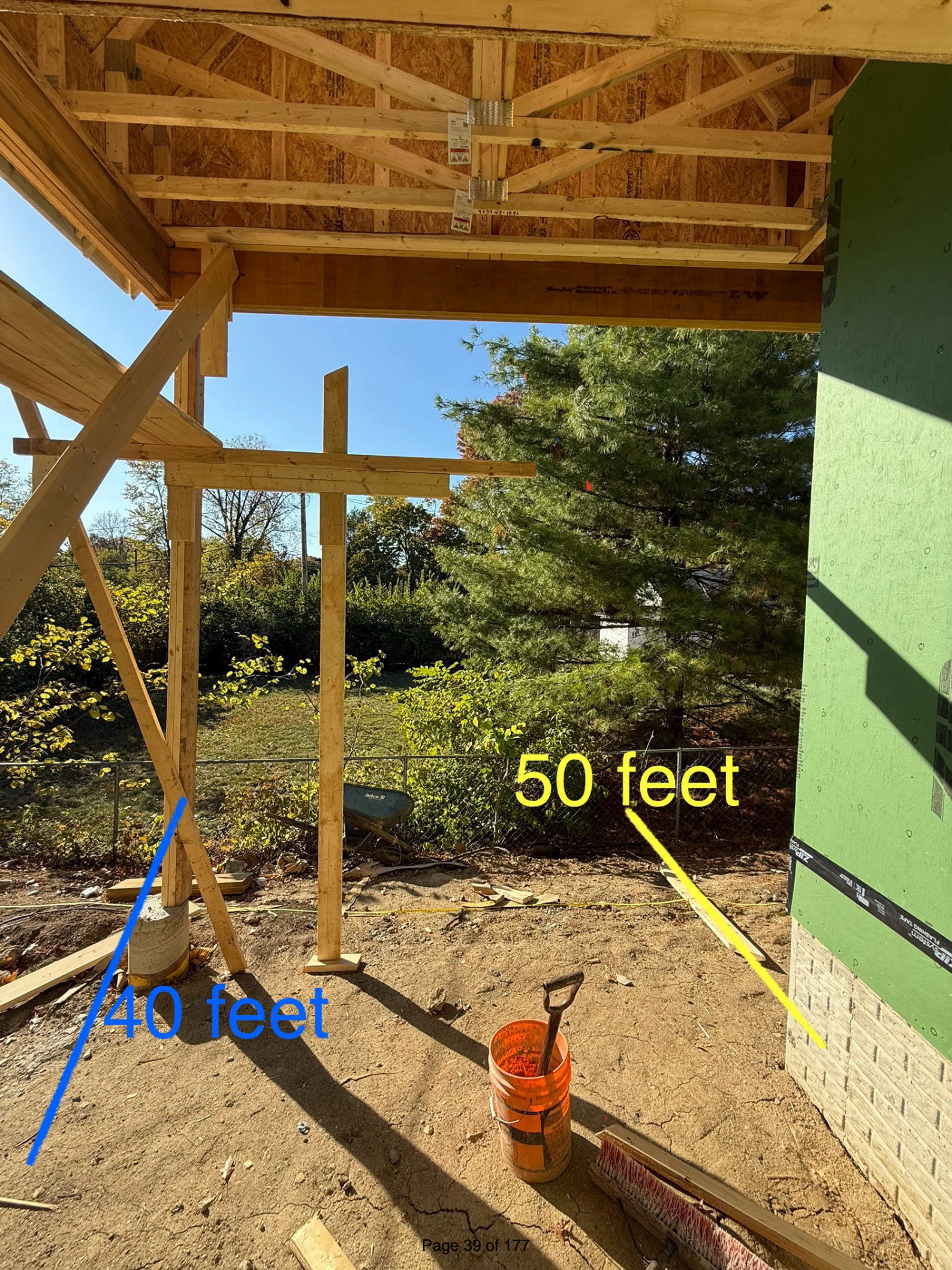
55 feet from property
line



55 feet is middle of back slider doors

50 feet is the beginning of patio porch





40 feet

50 feet





55 feet

50 feet

40 feet

Grading issue
(drop)

7 in

12 in

20 in

40 feet

50 feet

55 feet

Slopes both way

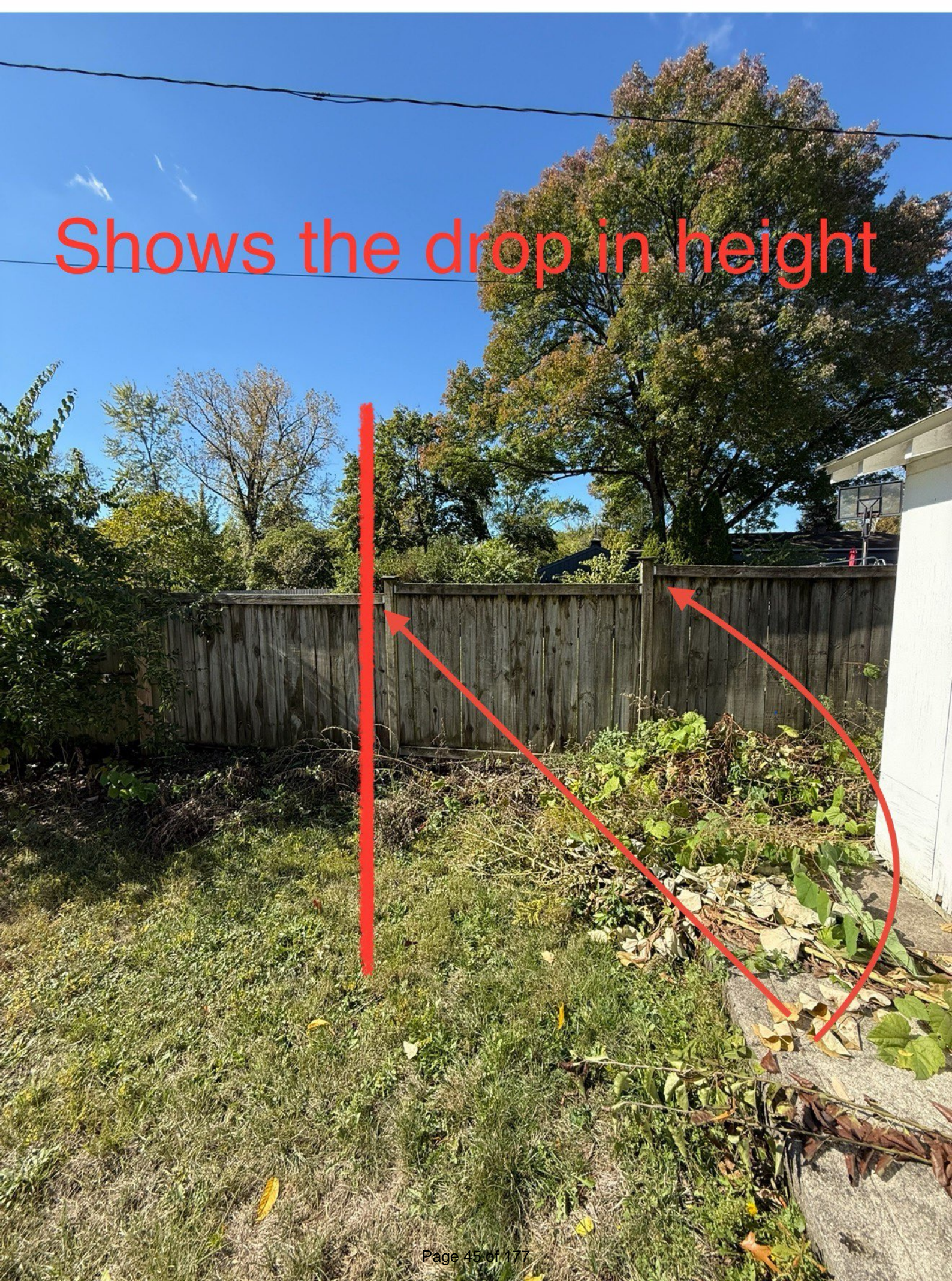


Yard slopes to left



Neighbor on the left also
slopes down to lot

Shows the drop in height





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_BZAP Application
2.	2367 Zollinger Rd_Notices
3.	2367 Zollinger Rd_Plans
4.	2367 Zollinger Rd_Staff Presentation





2367 Zollinger Road

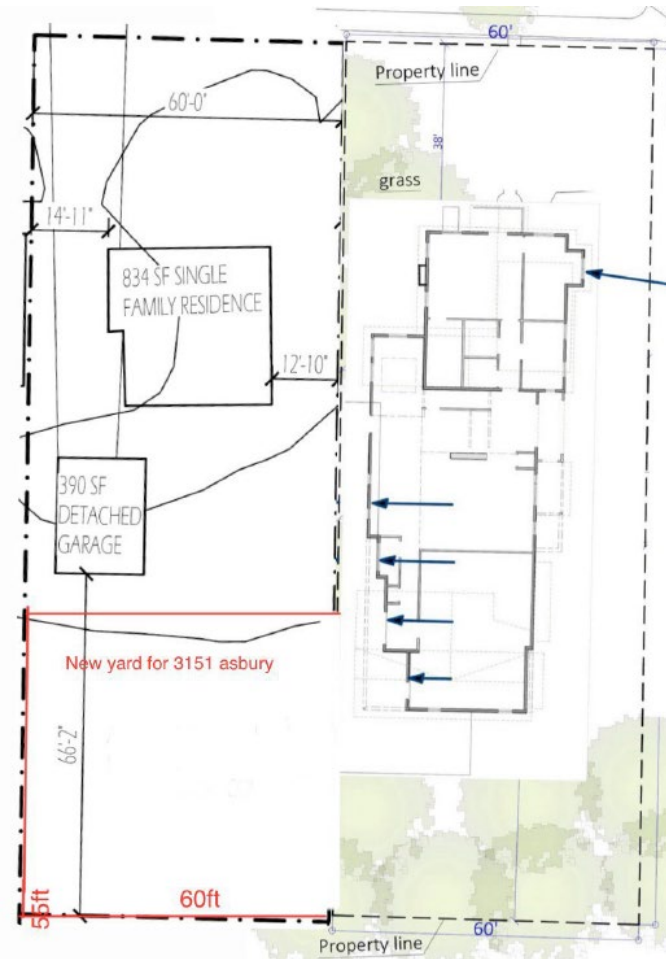
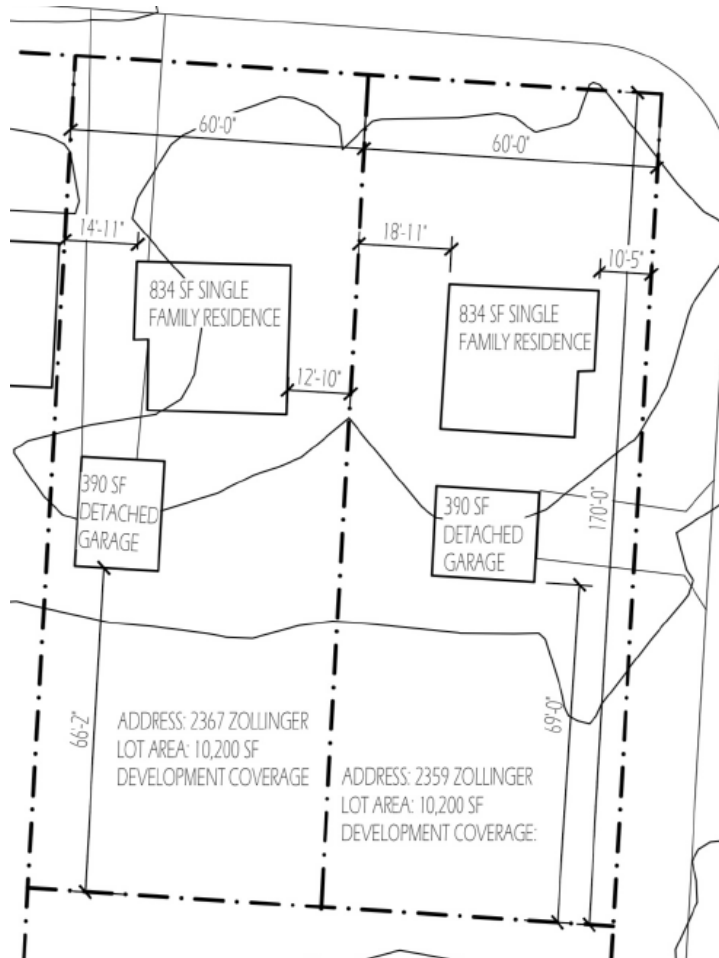
BZAP Staff Report Pictures | Variance Application 49-25



Google Maps ® Aerial – Looking North



Existing and Proposed Lot Lines



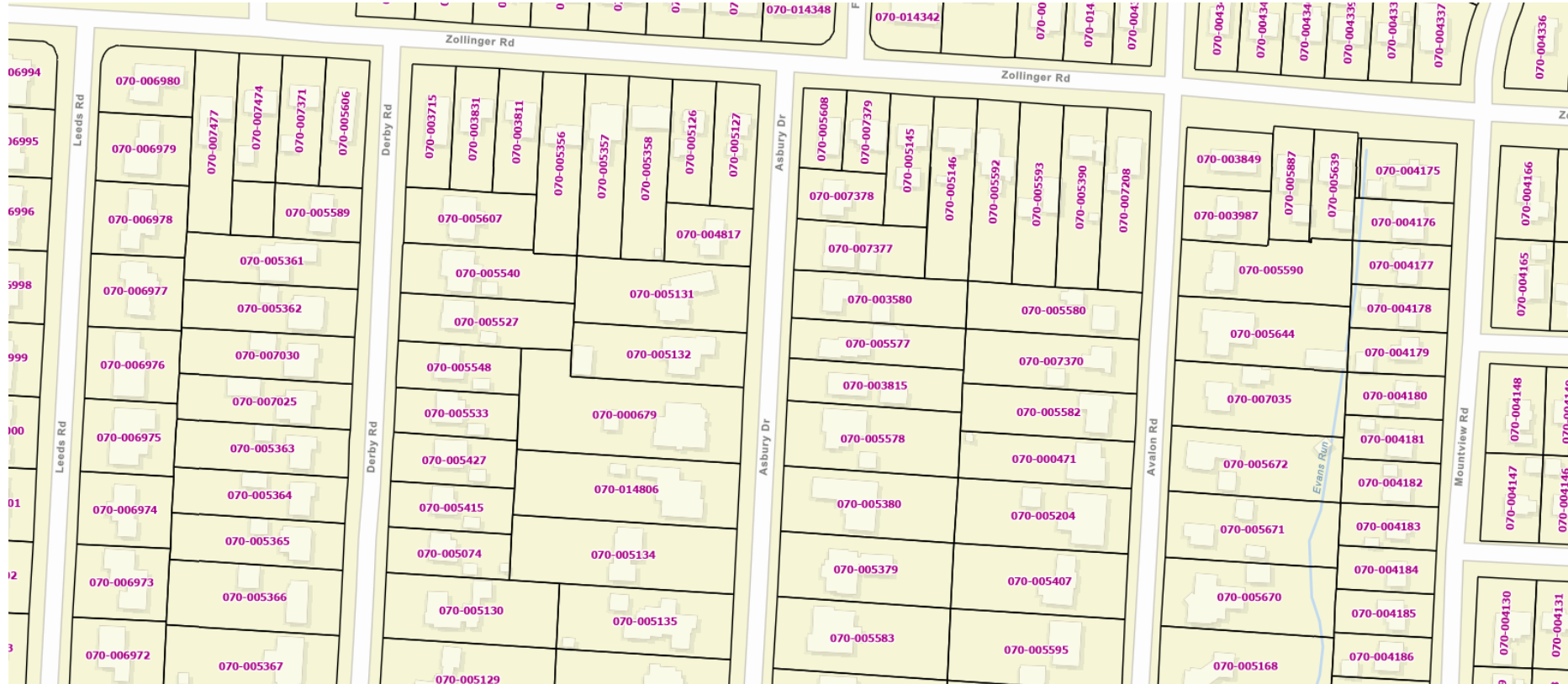
Existing and Proposed Home (at 3151 Asbury Drive)



Nearby Lot Configurations



Nearby Lot Configurations (zoomed out)



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.
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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.
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3600 Tremont Road, Upper Arlington, Ohio 43221
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Thank you for your attention.

Sincerely,

Bernee 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,

Bernee 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:

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- Time: 6:00 p.m.
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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:

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- Time: 6:00 p.m.
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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:

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- Time: 6:00 p.m.
- Location: Upper Arlington Municipal Services Center
3600 Tremont Road, Upper Arlington, Ohio 43221
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Thank you for your attention.

Sincerely,

Bernee Sanchez

B&B Builds LLC

Dear Phoenix Interest LLC,



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- Time: 6:00 p.m.
- Location: Upper Arlington Municipal Services Center
3600 Tremont Road, Upper Arlington, Ohio 43221
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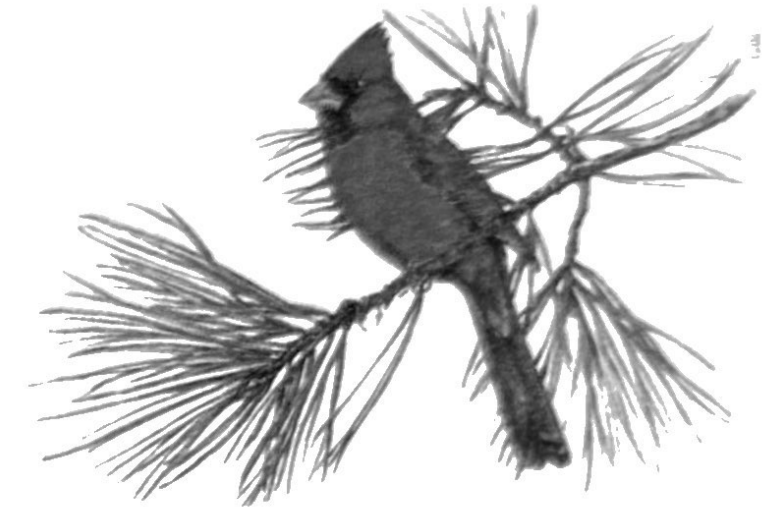
Thank you for your attention.

Sincerely,

Bernee Sanchez

B&B Builds LLC

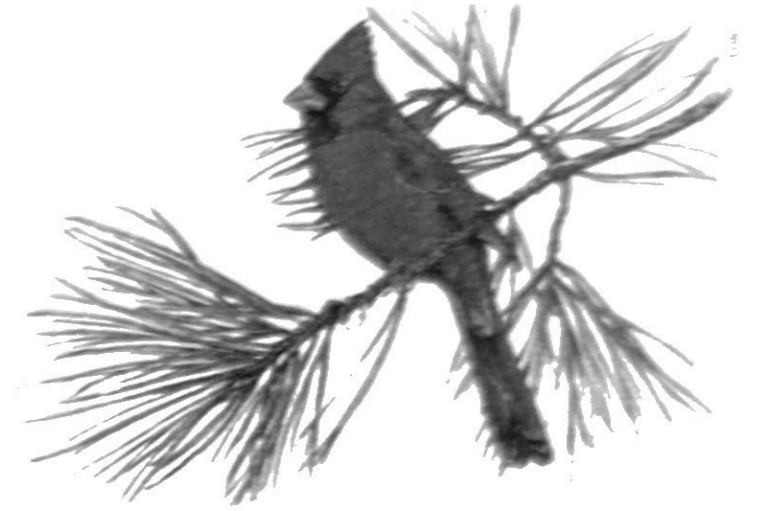
To: PHOENIX INTEREST LLC
2216 TREMONT RD
COLUMBUS OHIO 43221



FOREVER / USA

From: B+B Builds LLC
3151 ASBURY DR 43221

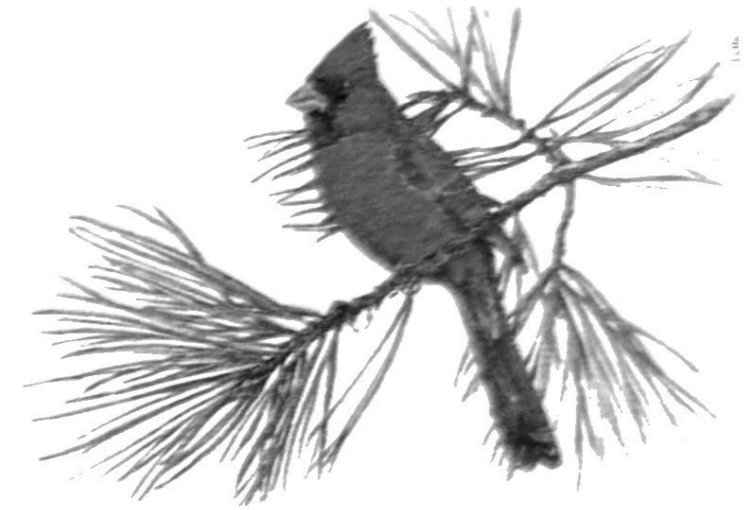
To: Jennie K Ferguson
3137 Asbury Dr 43221
Upper Arlington OH



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

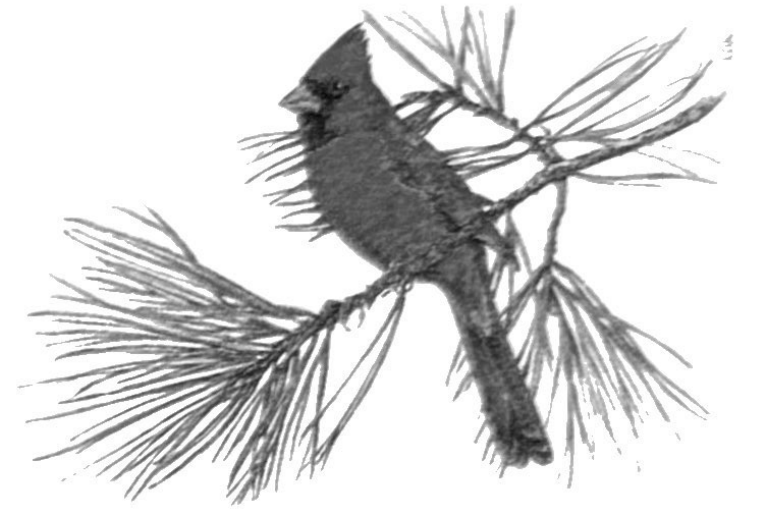


FOREVER / USA

From: B & B Builders LLC

3151 Asbury Dr
Upper Arlington OH 43221

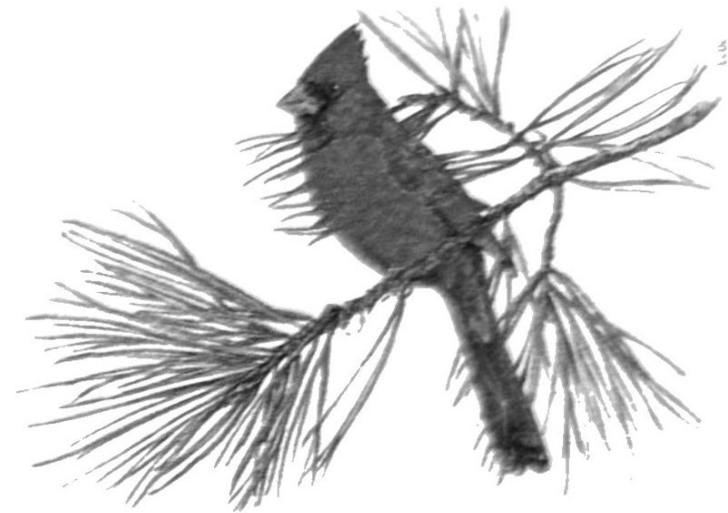
To: Walnut borders LLC
1585 Bethel Rd STE 200
Columbus OH 43220



FOREVER / USA

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

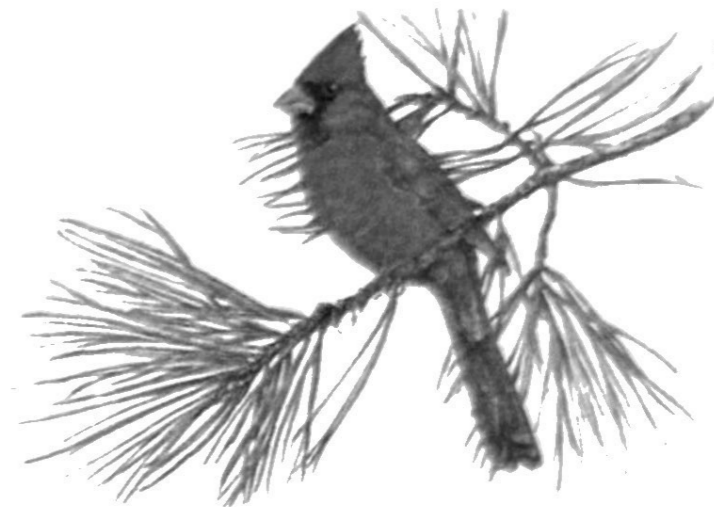
Gretchen KOCH +
Steven KOCH
2383 Zollinger rd
Columbus OH 43221



FOREVER / USA

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

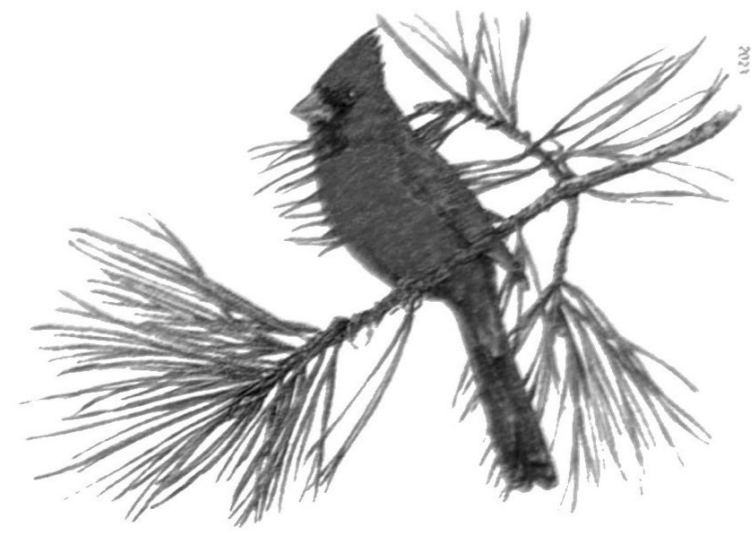
To: Rene Bonilla +
ANCIA Perez Morales
2375 Zollinger rd
CAUMBUS OH 43221



FOREVER / USA

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

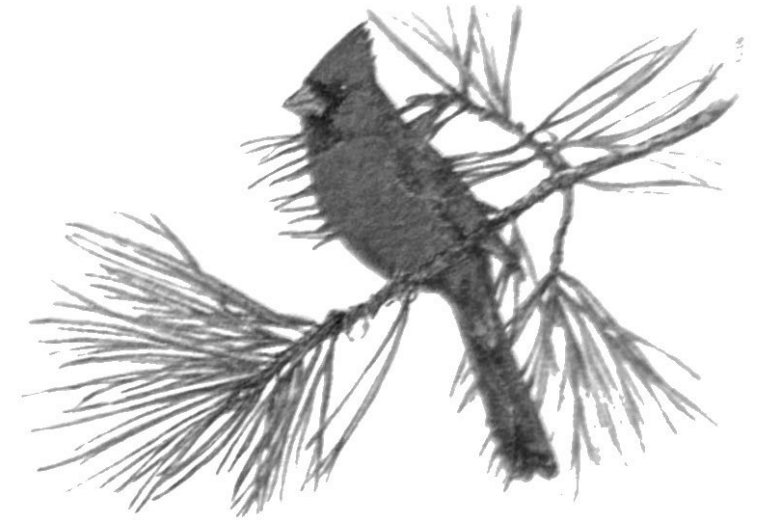
TO: NANAKO MORRISON
2350 Zollinger Rd
Columbus OH 43221



FOREVER / USA

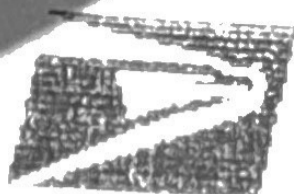
FROM B & B Builders LLC
3151 ASBURY DR
UPPER ARLINGTON OH 43221

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.

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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	56
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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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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

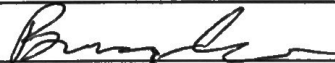
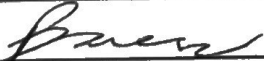
This application will be heard by the Board of Zoning and Planning on: 10-15-25

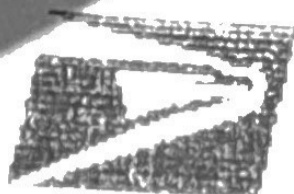
Describe activity which requires Board of Zoning and Planning review:

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 110532	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

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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

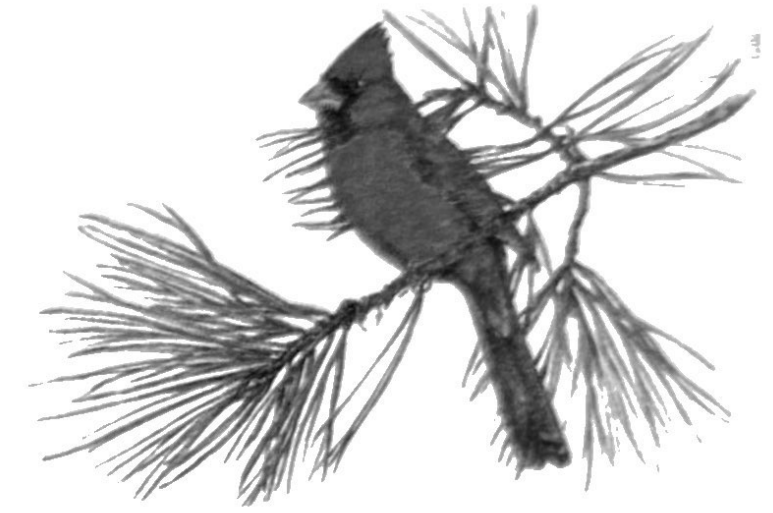
TRACK STATUS ONLINE

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

PURCHASE DETAILS

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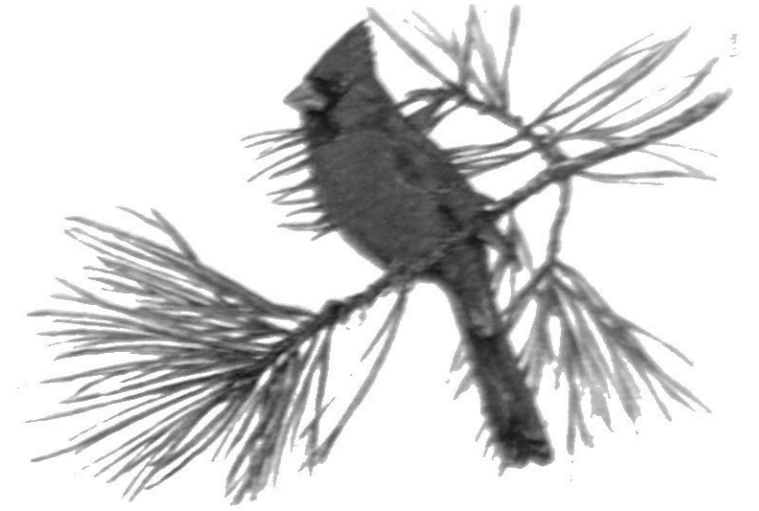
To: PHOENIX INTEREST LLC
2216 TREMONT RD
COLUMBUS OHIO 43221



FOREVER / USA

From: B+B Builds LLC
3151 ASBURY DR 43221

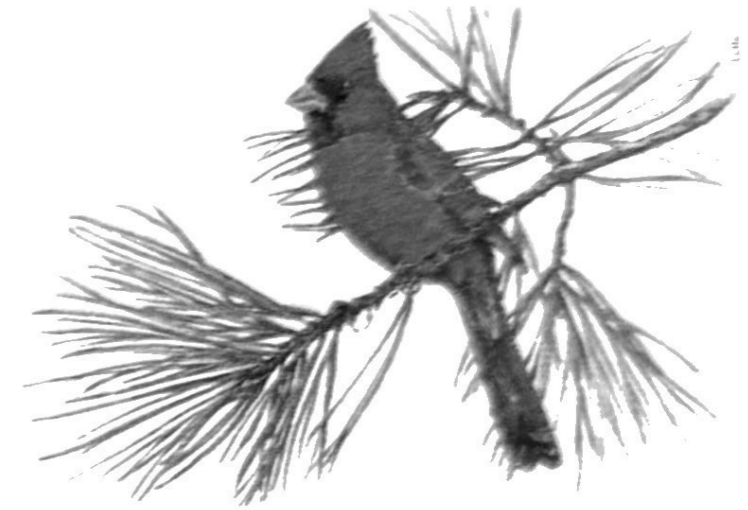
To: Jennie K Ferguson
3137 Asbury Dr 43221
Upper Arlington OH



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

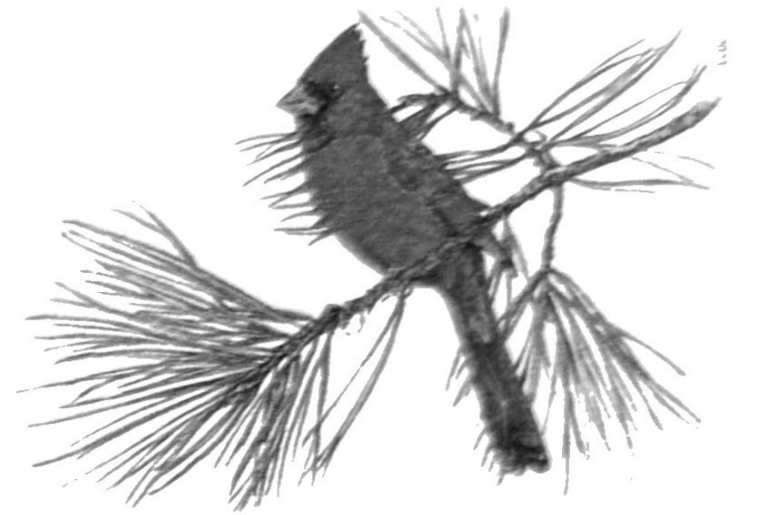
To: Walnut borders LLC
1585 Bethel Rd STE 200
Columbus OH 43220



FOREVER / USA

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

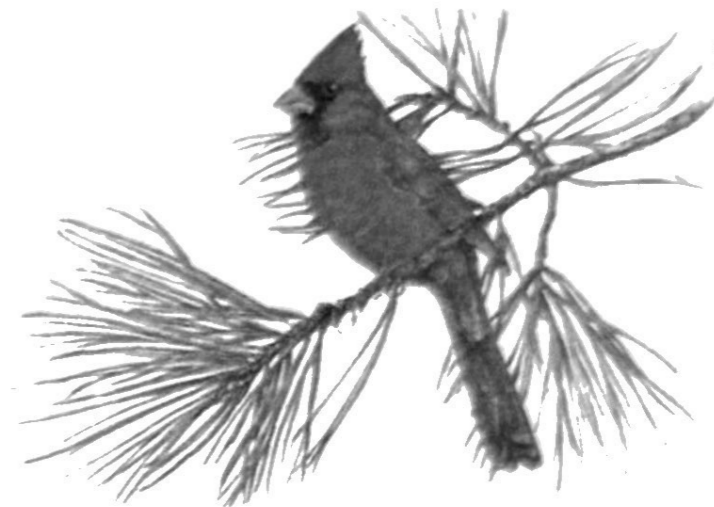
Gretchen Koch +
Steven Koch
2383 Zollinger rd
Columbus OH 43221



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

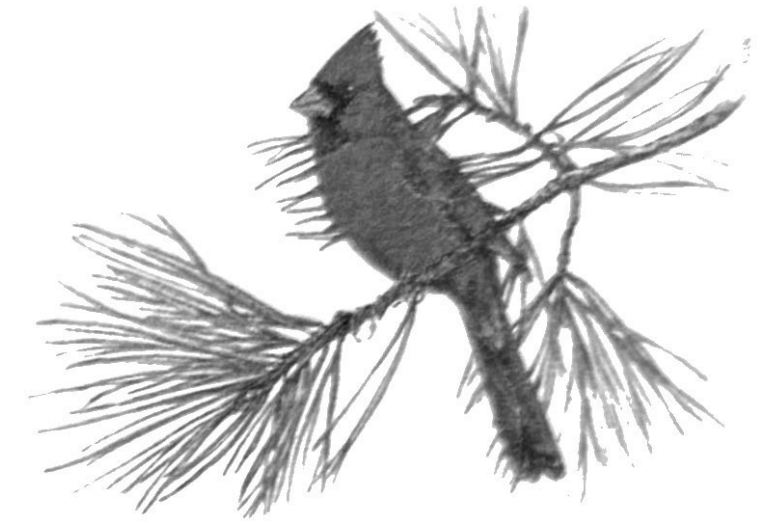
To: NANAKO MORRISON
2350 Zollinger Rd
Columbus OH 43221



FOREVER / USA

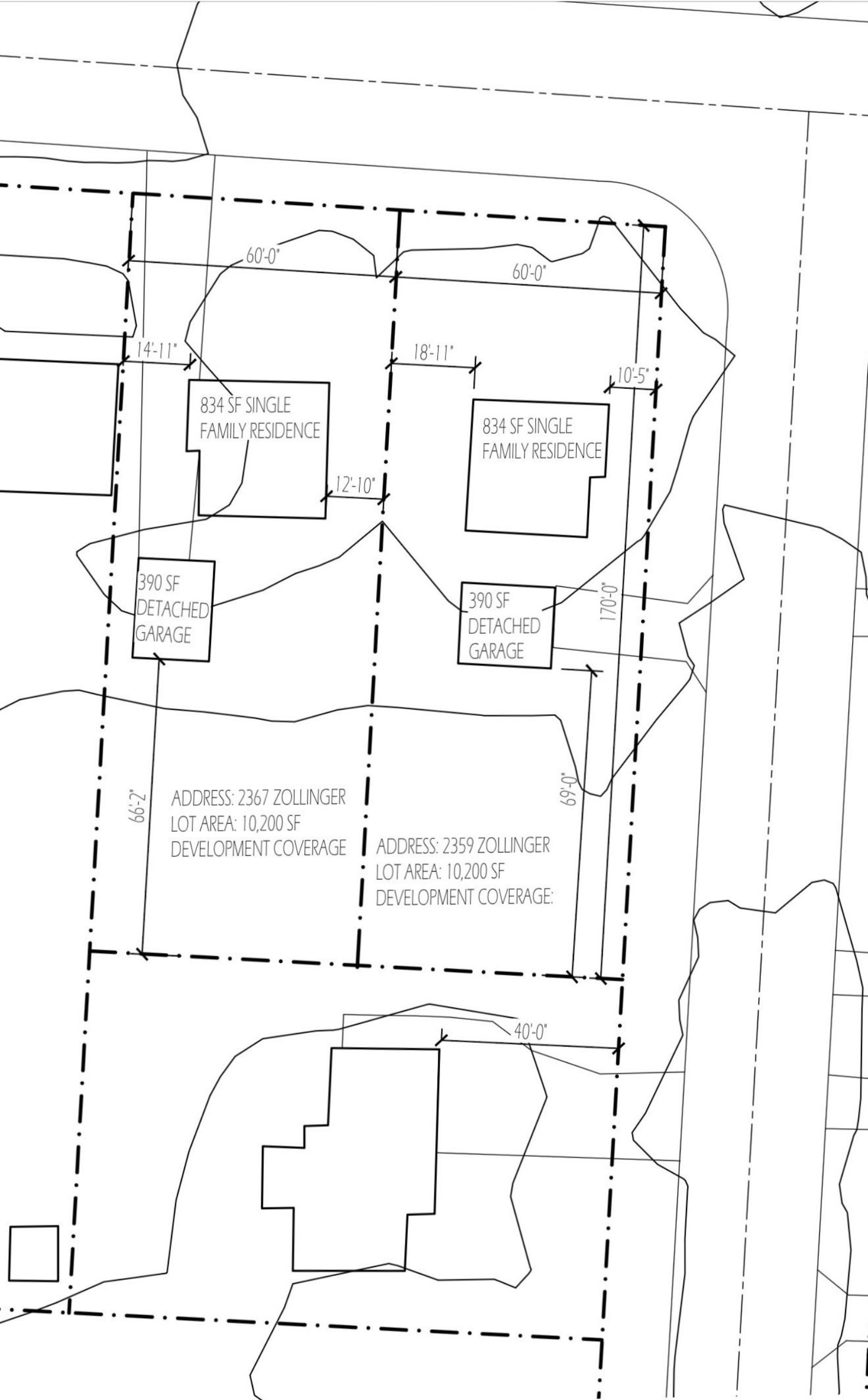
From B & B Builders LLC
3151 Asbury Dr
Upper Arlington OH 43221

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



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:

60'-0"

60'-0"

14'-11"

18'-11"

10'-5"

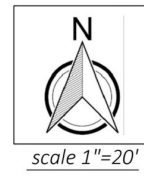
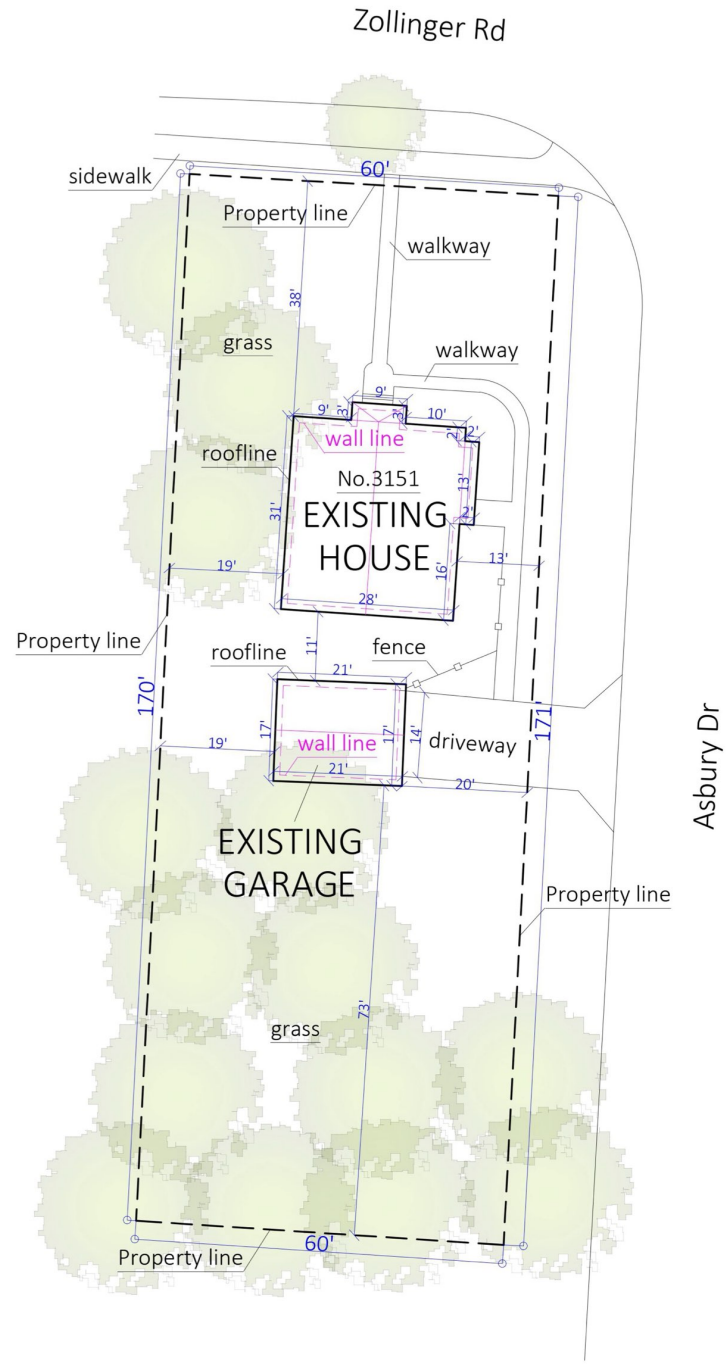
12'-10"

170'-0"

66'-2"

69'-0"

40'-0"



David G. Vics
signed 06.27.2025

REV	DESCRIPTION	BY	DATE
A	INITIAL RELEASE	CV	04.30.2025
B	ROOF REAR SETBACK	CV	06.08.2025
C	EXTERIOR MATERIALS	CV	06.12.2025
D	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



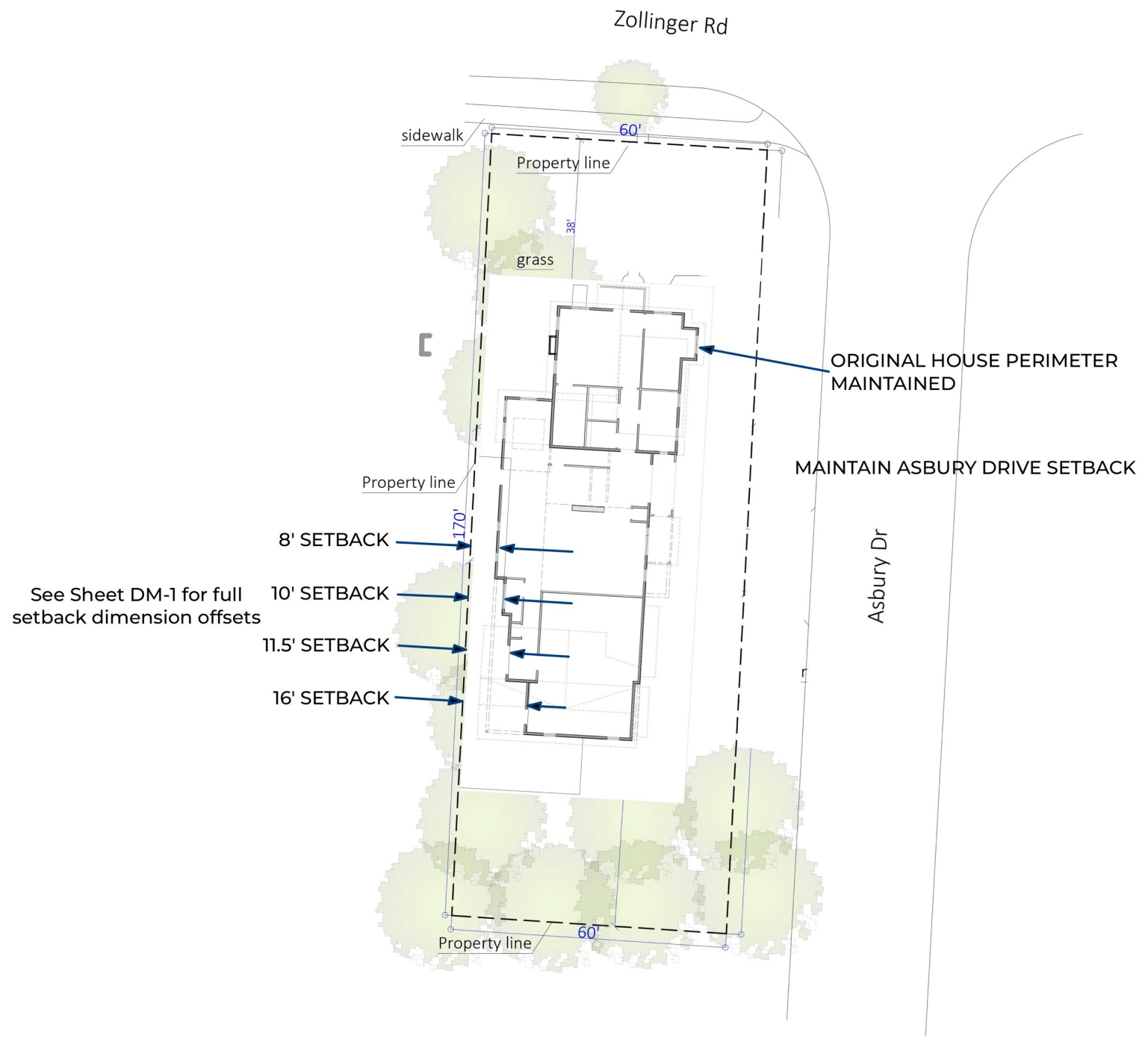
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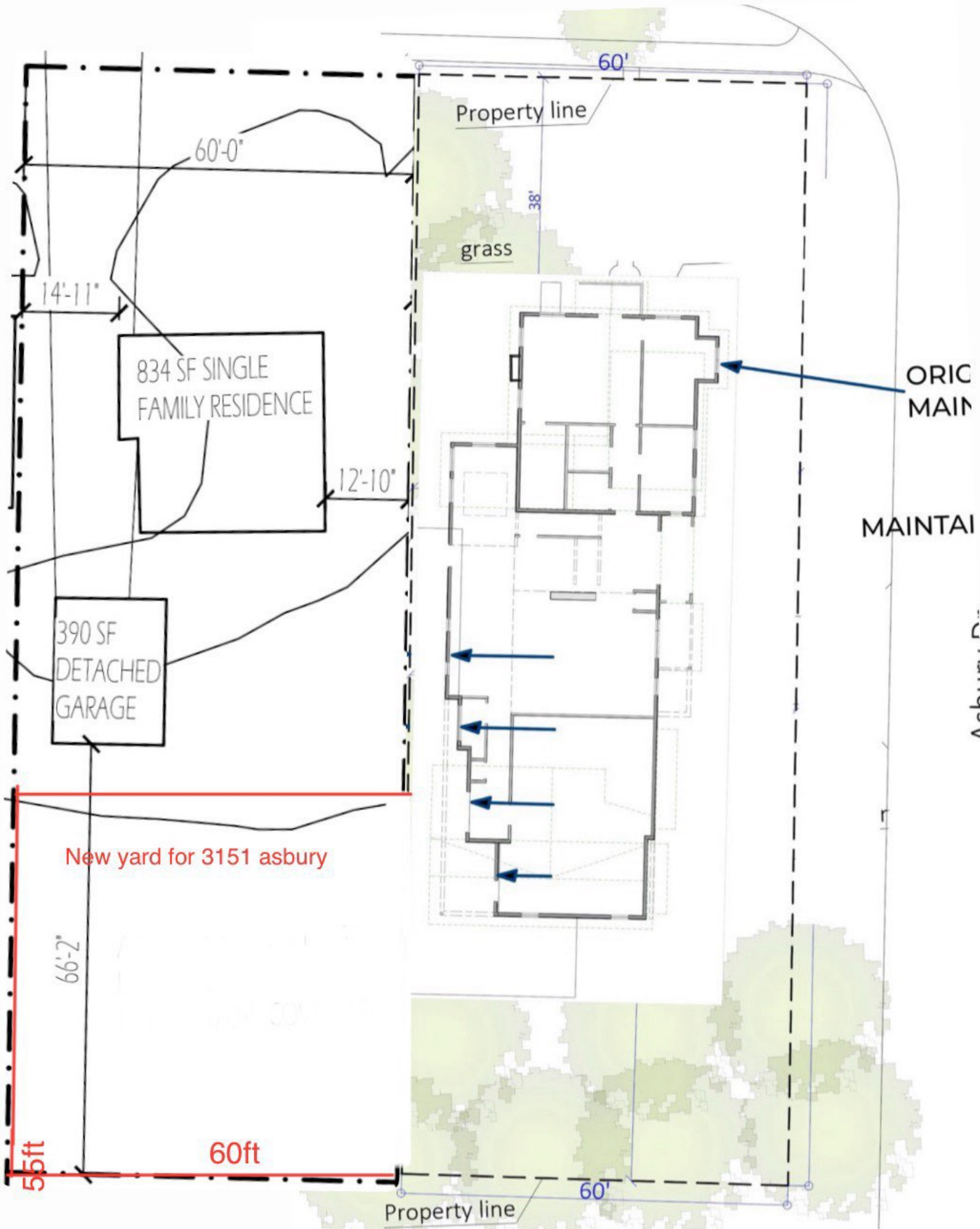
SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221

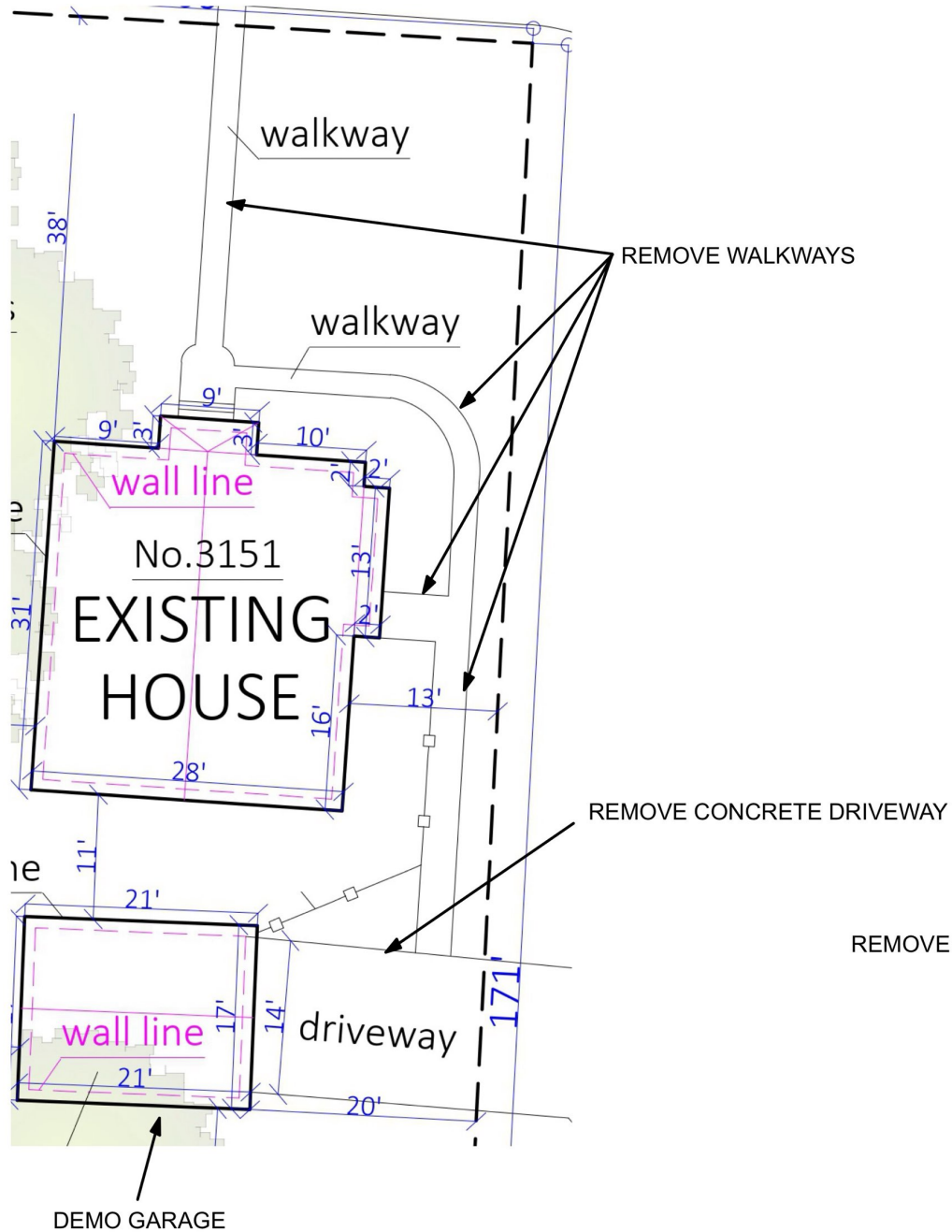


NEW BUILD

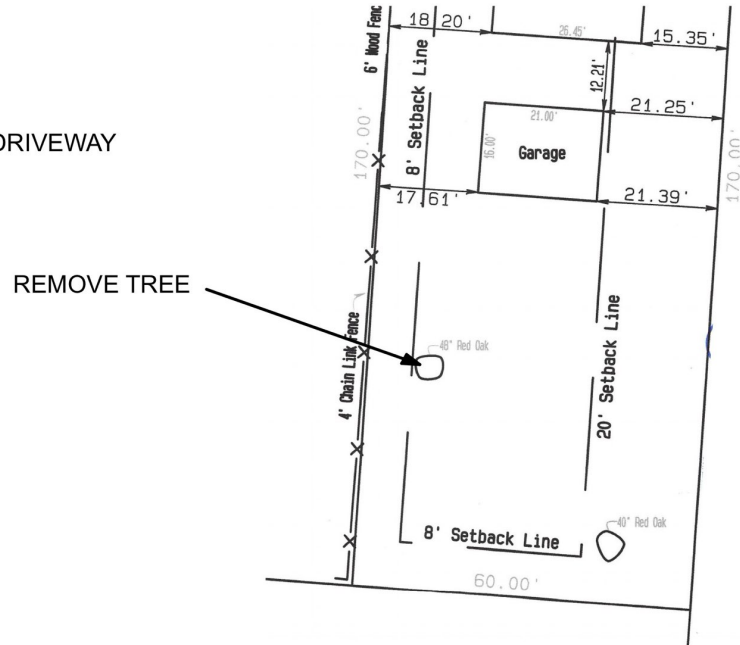
S-2







- 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
01	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

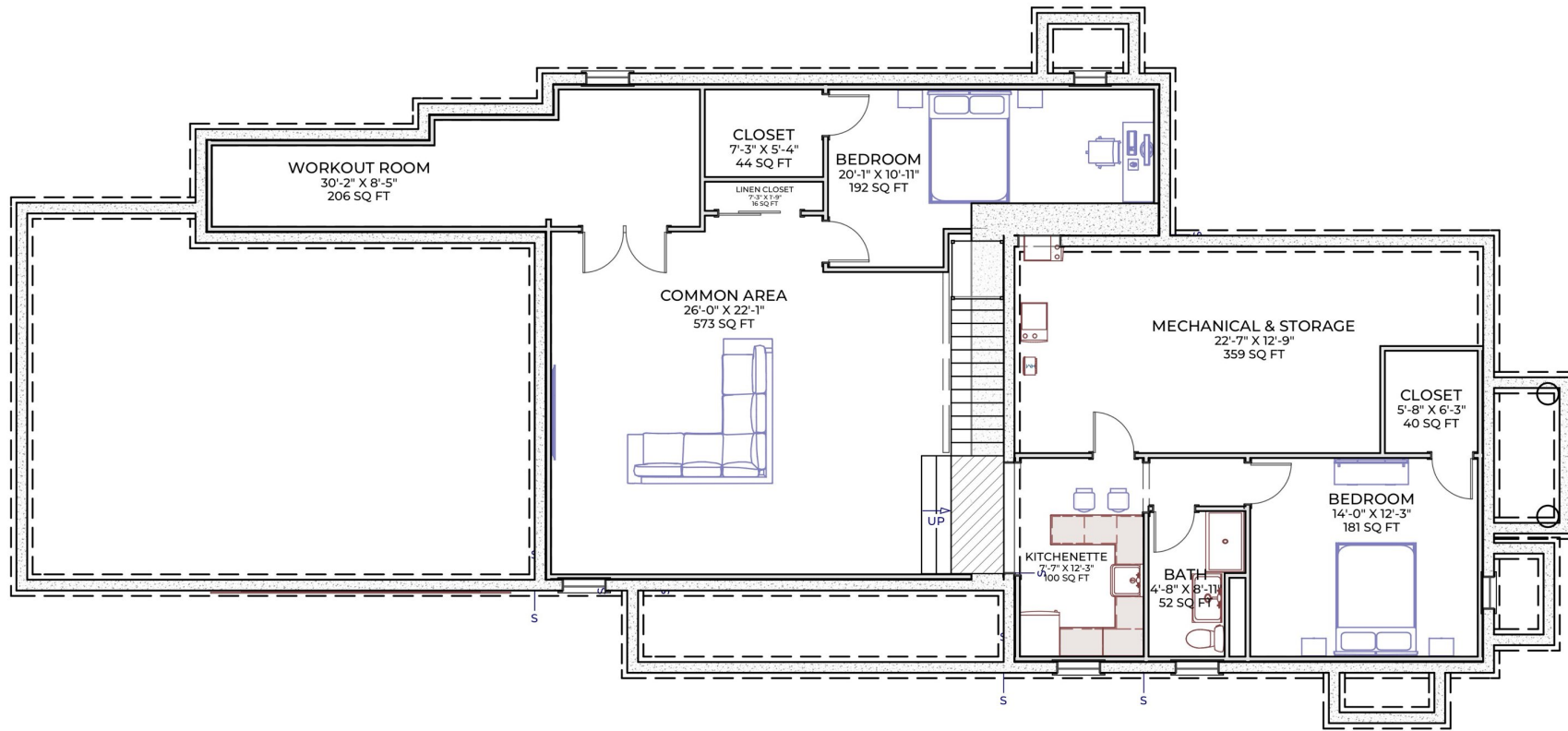


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SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221



DEMO PLAN



FOUNDATION

scale 1/4" = 1 foot

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	06.12.2025
D.	PACKAGE CABILES	CV	06.17.2025



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SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221



DESIGN LAYOUT

D-1

REV	DESCRIPTION	BY	DATE
	INITIAL RELEASE	CV	04.30.2025
A.	ROOF REAR SETBACK	CV	06.08.2025
B.	EXTERIOR MATERIALS	CV	06.18.2025
C.	BEAM POCKET	DV	08.13.2025
D.	FRIDGE COBBLES	CV	08.27.2025



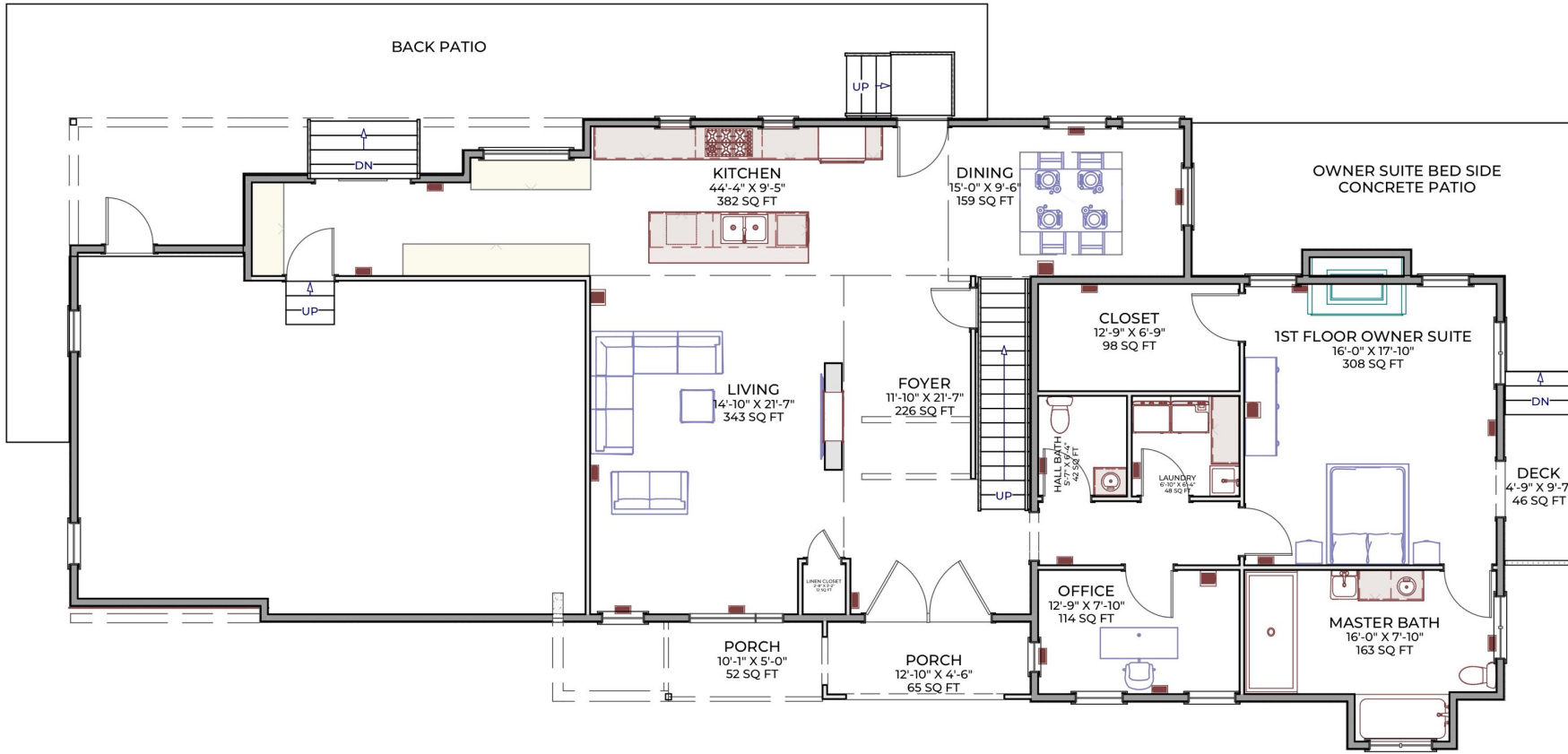
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 3151 Asbury Drive
 Columbus, Ohio 43221



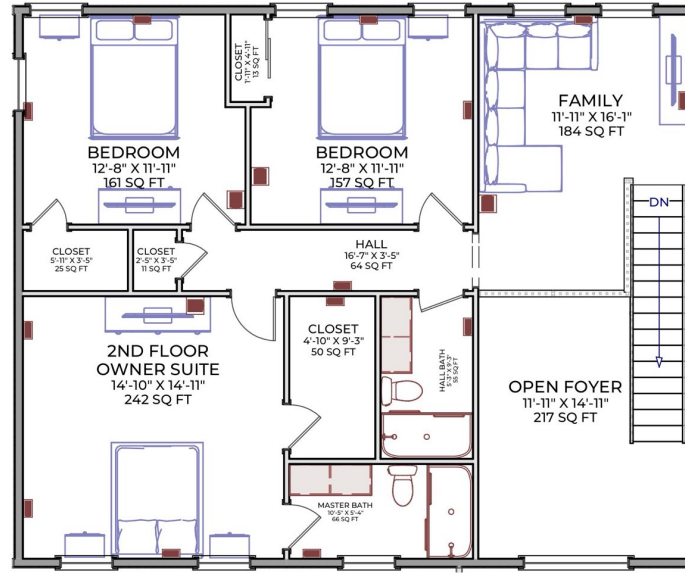
DESIGN LAYOUT

D-2



1ST FLOOR

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 COBBLES	CV	08.27.2025



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SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221



DESIGN LAYOUT

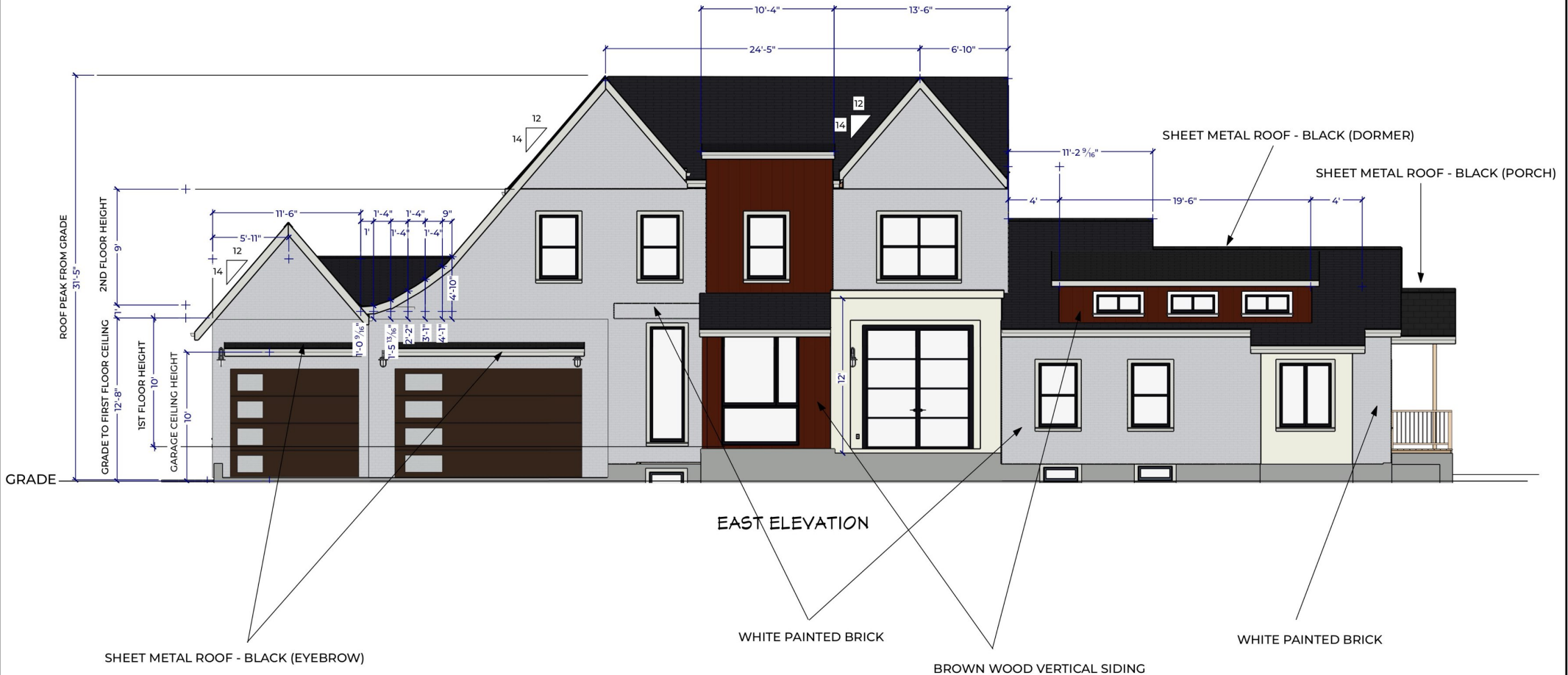
D-3

scale 1/4" = 1 foot

E

EXTERIOR SURFACE STUCCO, LIGHT TAN
UNLESS OTHERWISE NOTED

WHITE BRICK AS INDICATED
VERTICAL WOOD SIDING, BROWN AS INDICATED



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



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SANCHEZ DEVELOPMENTS
3151 Asbury Drive
Columbus, Ohio 43221



ELEVATIONS

EV-1

scale 1/4" = 1 foot

W



WEST ELEVATION

REV	DESCRIPTION	BY	DATE
A	INITIAL RELEASE	CV	04.30.2025
B	EXTERIOR MATERIALS	CV	06.08.2025
C	EXTERIOR MATERIALS	CV	06.18.2025
D	EXTERIOR MATERIALS	CV	06.27.2025
E	EXTERIOR MATERIALS	CV	06.27.2025
F	EXTERIOR MATERIALS	CV	06.27.2025
G	EXTERIOR MATERIALS	CV	06.27.2025
H	EXTERIOR MATERIALS	CV	06.27.2025
I	EXTERIOR MATERIALS	CV	06.27.2025
J	EXTERIOR MATERIALS	CV	06.27.2025
K	EXTERIOR MATERIALS	CV	06.27.2025
L	EXTERIOR MATERIALS	CV	06.27.2025
M	EXTERIOR MATERIALS	CV	06.27.2025
N	EXTERIOR MATERIALS	CV	06.27.2025
O	EXTERIOR MATERIALS	CV	06.27.2025
P	EXTERIOR MATERIALS	CV	06.27.2025
Q	EXTERIOR MATERIALS	CV	06.27.2025
R	EXTERIOR MATERIALS	CV	06.27.2025
S	EXTERIOR MATERIALS	CV	06.27.2025
T	EXTERIOR MATERIALS	CV	06.27.2025
U	EXTERIOR MATERIALS	CV	06.27.2025
V	EXTERIOR MATERIALS	CV	06.27.2025
W	EXTERIOR MATERIALS	CV	06.27.2025
X	EXTERIOR MATERIALS	CV	06.27.2025
Y	EXTERIOR MATERIALS	CV	06.27.2025
Z	EXTERIOR MATERIALS	CV	06.27.2025



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SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221

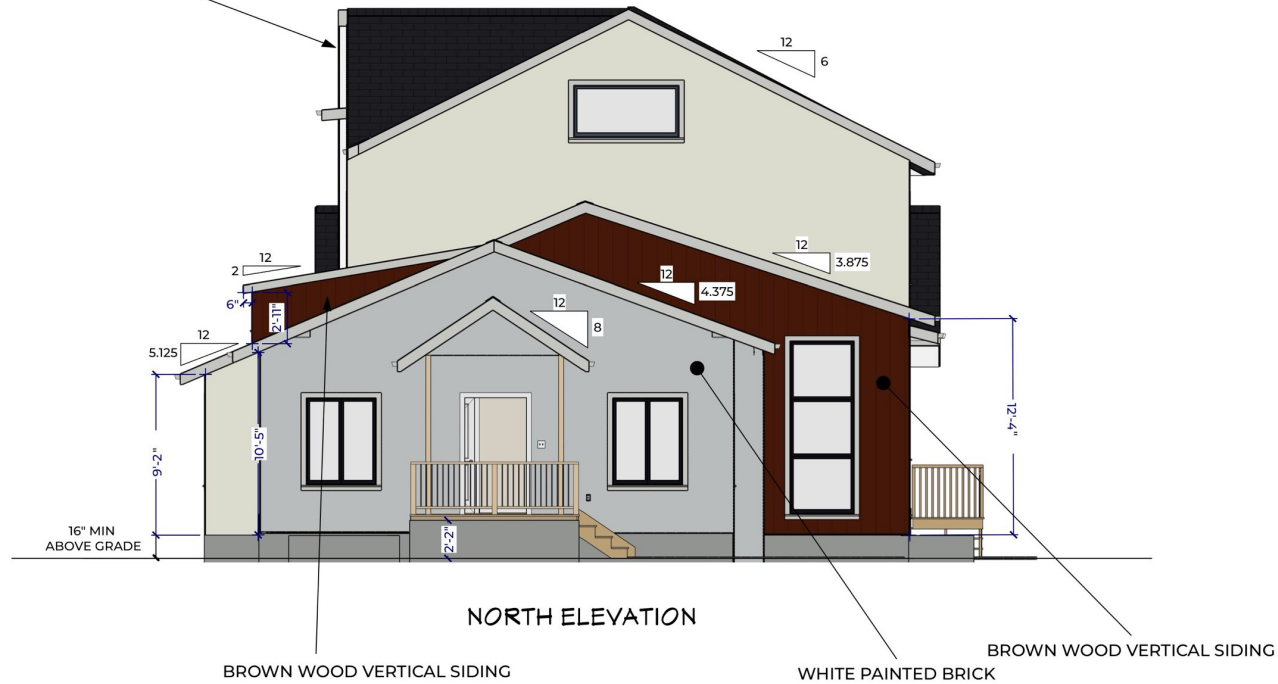


ELEVATIONS

EV-2

ASPHALT SHINGLES - BLACK

ALL SOFITS TO BE 18" OVERHANG UNLESS OTHERWISE NOTED



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.	FRUSTRATION	CV	09.27.2025
E.	FRUSTRATION	CV	09.27.2025
F.	FRUSTRATION	CV	09.27.2025
G.	FRUSTRATION	CV	09.27.2025
H.	FRUSTRATION	CV	09.27.2025
I.	FRUSTRATION	CV	09.27.2025
J.	FRUSTRATION	CV	09.27.2025
K.	FRUSTRATION	CV	09.27.2025
L.	FRUSTRATION	CV	09.27.2025
M.	FRUSTRATION	CV	09.27.2025
N.	FRUSTRATION	CV	09.27.2025
O.	FRUSTRATION	CV	09.27.2025
P.	FRUSTRATION	CV	09.27.2025
Q.	FRUSTRATION	CV	09.27.2025
R.	FRUSTRATION	CV	09.27.2025
S.	FRUSTRATION	CV	09.27.2025
T.	FRUSTRATION	CV	09.27.2025
U.	FRUSTRATION	CV	09.27.2025
V.	FRUSTRATION	CV	09.27.2025
W.	FRUSTRATION	CV	09.27.2025
X.	FRUSTRATION	CV	09.27.2025
Y.	FRUSTRATION	CV	09.27.2025
Z.	FRUSTRATION	CV	09.27.2025



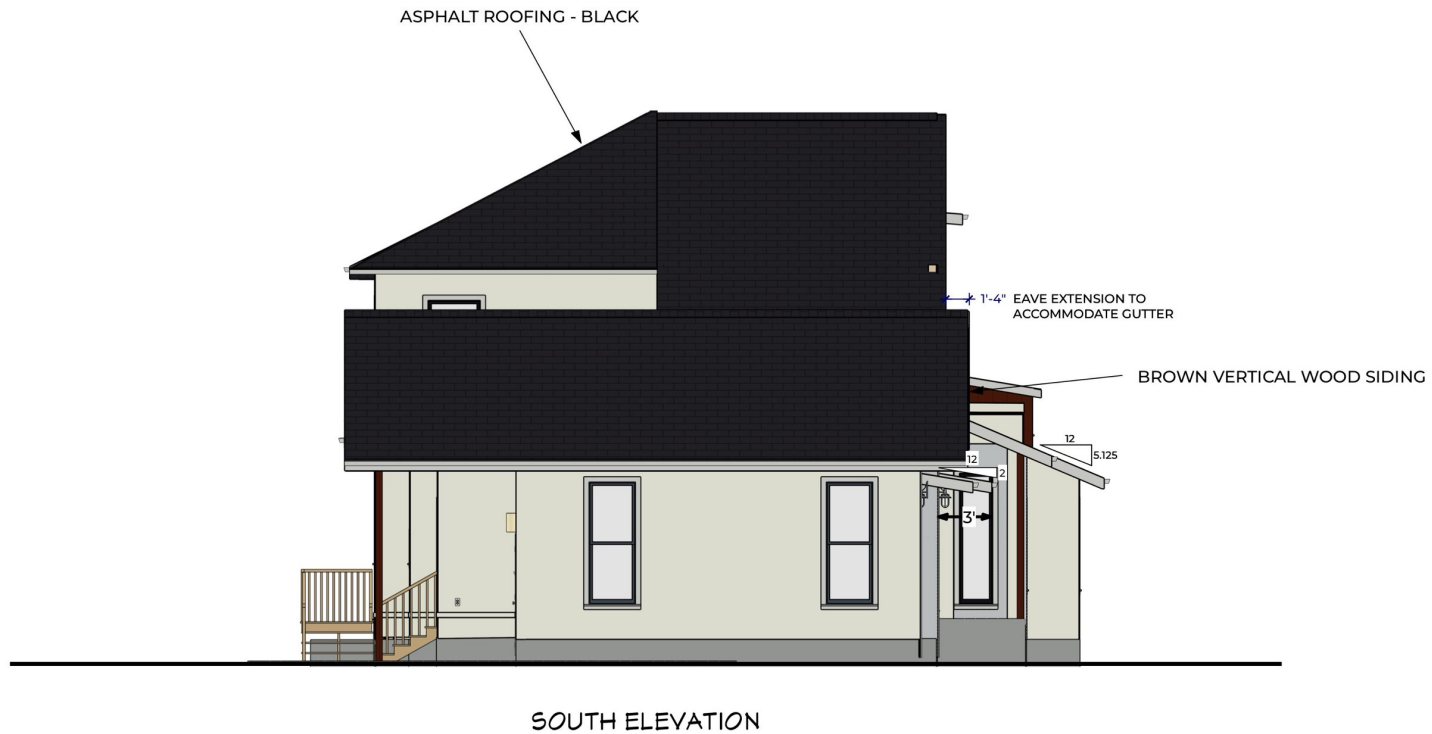
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SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221



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	09.17.2025
D	FRONT PORCH	CV	09.17.2025



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SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221

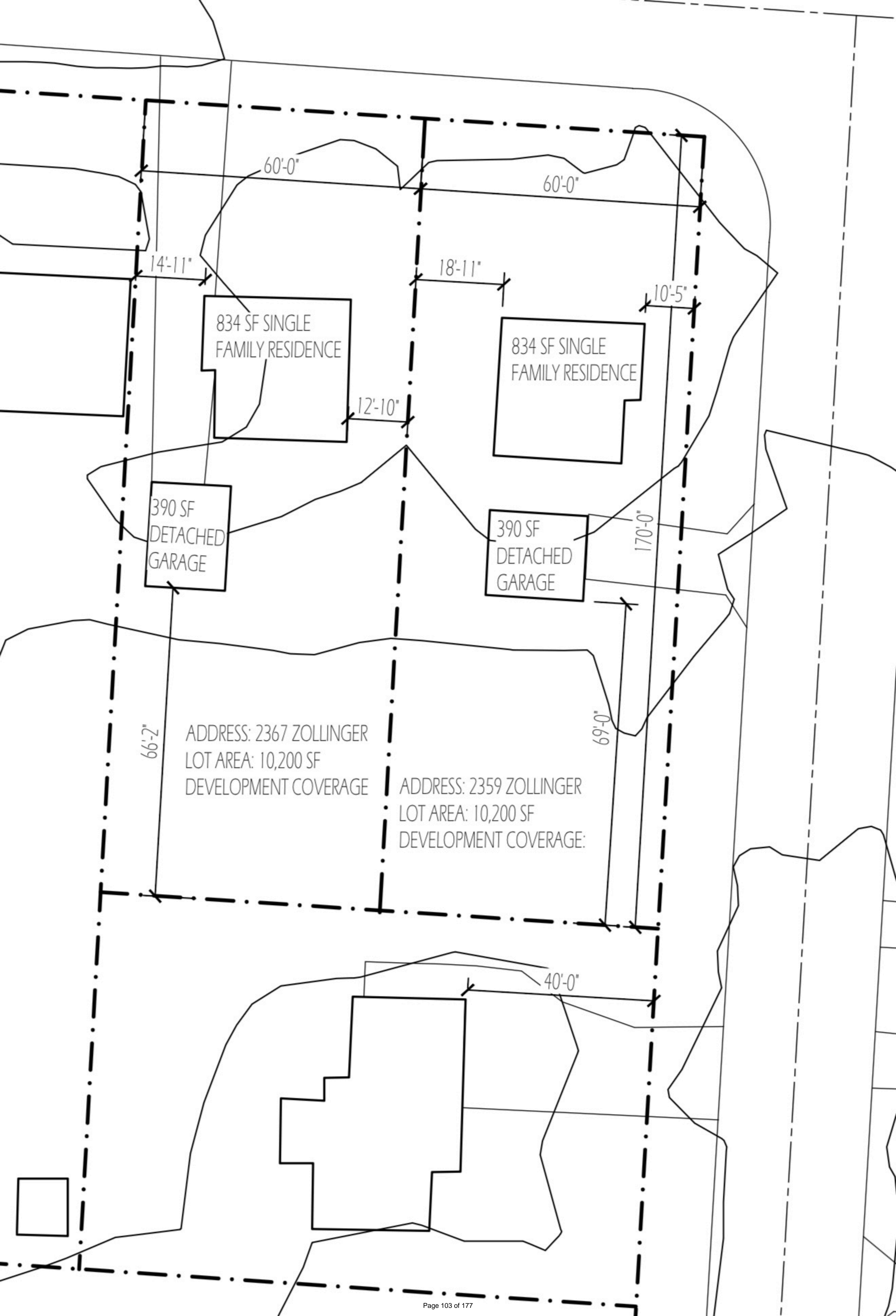


ELEVATIONS

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:



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 5, 2025

Subject: 2548 W. Lane Avenue (VAR-29-25) - Informal review of a 2,016 ~~1,774~~-square-foot detached garage that does not meet neighborhood compatibility and height requirements. *[Postponed from the July 16, 2025 BZAP hearing. Scheduled for a BZAP vote on November 19, 2025.]*

Overview

**On November 2nd, the applicant submitted a second set of revised plans. The summary below has been updated to reflect the changes.*

In advance of the July 16, 2025, BZAP hearing, the applicant requested a postponement to make refinements in response to Staff's concerns. The applicant recently submitted revised plans with the following changes:

- Use: The office/studio was changed to a pool house. The plans confirm the structure will not be used for sleeping quarters, and the pool house is not 'seasonal'.
- Size Reduction: The proposed structure was reduced in area from 2,016 square feet to 1,774 square feet (a reduction of 242 square feet).
- Height Reduction: The garage side was reduced from 23'-0" to 20'-11", and the pool house side was reduced from 23'-0" to 16'-2".
[Note: The applicant indicated that the garage height is necessary to accommodate future automobile lifts.]
- Location: The structure was shifted slightly further back on the lot, now positioned ~~36~~ 40 feet from the rear property line, to allow for a future swimming pool and patio area between the proposed structure and the home. *The structure is now in the buildable area, where height limits would not apply- only compatibility.*
- Access: The existing driveway will be extended with a proposed ~~'chip-n-seal'~~ blacktop surface to provide access to the three garage bays. ~~[Chip-n-seal surfaces are not permitted due to their shorter lifespan, ongoing maintenance requirements, issues with loose stones, and rutting.]~~

Zoning Code Requirements

This application has been scheduled for a review and vote by the Board at the November 19, 2025, BZAP hearing. The revised plan would require a total of four variances:



- To allow a chip-n-seal driveway that is not an approved impervious material (Article 6.03);
- To allow a detached garage that is 20'-10" tall, in lieu of the 17-foot height limit (Article 6.09);
- To allow a detached garage with an 13'-0" plate height, in lieu of the 9.5-foot height limit (Article 6.09); and
- To allow a detached garage that does not meet neighborhood compatibility requirements (Article 7.17).

~~*The two requested height variances would not be needed if the garage was located 40 feet from the rear property line.~~

*A variance for neighborhood compatibility continues to be cited by Staff due to its architectural style, height, and massing. The revised plans are an improvement from the original and have been approved by the City's third-party architect. Staff questioned whether a stone facade should be added to the detached garage to match the house, but the third-party architect disagreed due to its distance from the home and the street.

The applicant is looking to the Board to ensure the revisions are more palatable than the original plan, and whether a neighborhood compatibility variance is still needed.

Attachments

1.	2548 W. Lane Ave_ Revised Plans #2
2.	2548 W. Lane Ave_ Revised Plans
3.	2548 W. Lane Ave_ Original BZAP Staff Report
4.	2548 W. Lane Ave_ BZAP Staff Report Pics
5.	2548 W. Lane Ave_ Original Plans







Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 5, 2025

Subject: 2548 W. Lane Avenue (VAR-29-25) - Informal review of a 2,016 ~~1,774~~-square-foot detached garage that does not meet neighborhood compatibility and height requirements. *[Postponed from the July 16, 2025 BZAP hearing. Scheduled for a BZAP vote on November 19, 2025.]*

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- To allow a detached garage that does not meet neighborhood compatibility requirements (Article 7.17).

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4.	2548 W. Lane Ave_ BZAP Staff Report Pics
5.	2548 W. Lane Ave_ Original Plans





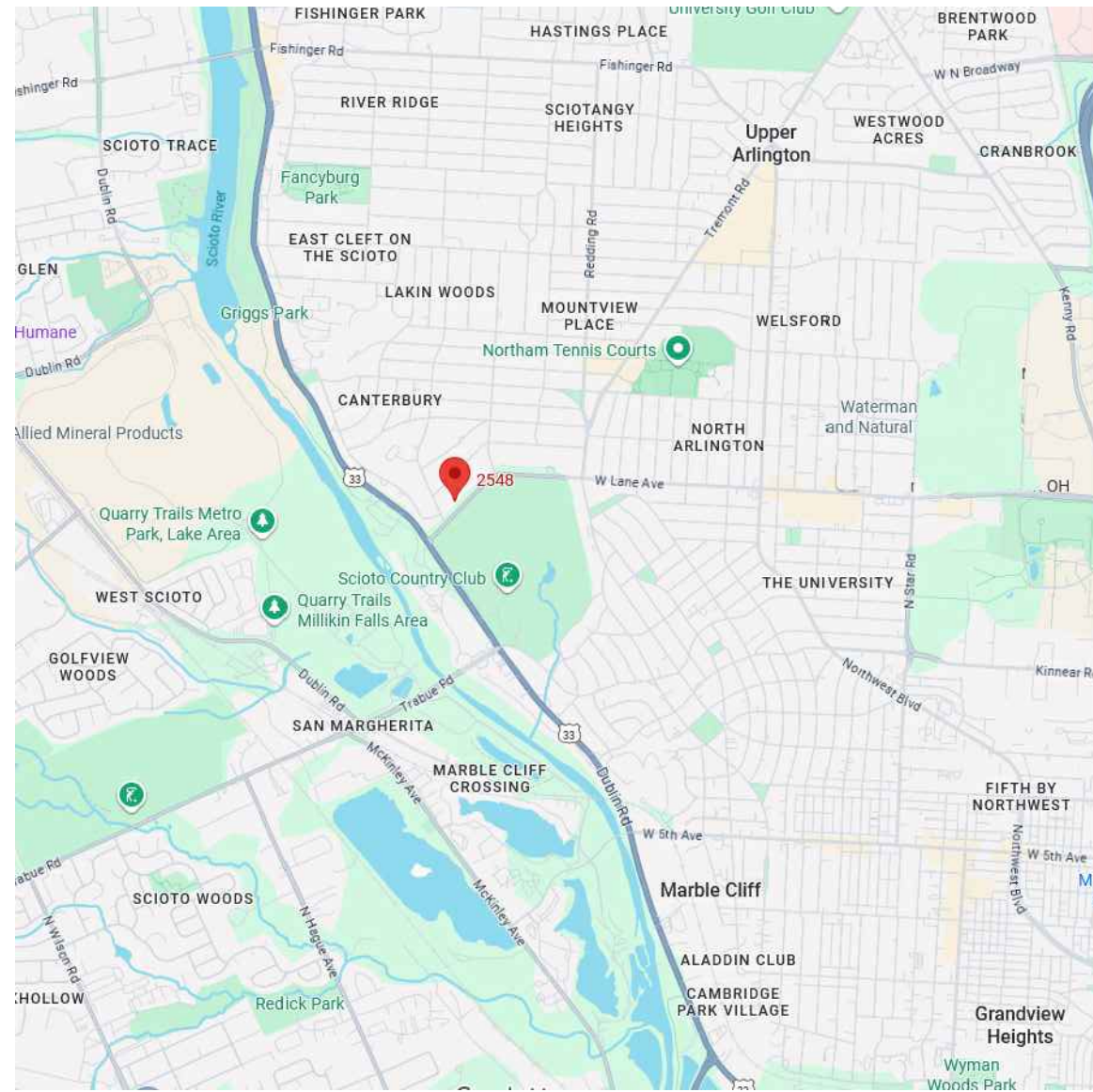


Orange frog Design Group
 411 Meditation Lane
 Columbus, Ohio 43235
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ROGERS RESIDENCE - NEW DETACHED POOL HOUSE & GARAGE

2548 WEST LANE AVENUE, UPPER ARLINGTON, OHIO 43221

LOCATION MAP



SHEET INDEX

A000	COVER
A001	CODE INFORMATION
A002	SITE PLAN
A301	FOUNDATION PLAN
A302	FLOOR PLAN
A303	ROOF PLAN
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR RENDERINGS
A403	EXTERIOR RENDERINGS
A601	WALL SECTIONS
M101	FLOOR MECHANICAL & ELECTRICAL PLAN



COVER SHEET

PROJECT INFORMATION

ISSUED FOR: CONSTRUCTION DOCUMENTS
 DATE OF ISSUE: 11.2.2025
 PROJECT NUMBER: 2025-34

A000

LIGHT AND VENTILATION SCHEDULE									
ROOM NAME	ROOM SIZE SQ. FT.	WINDOW TYPE	REQ'D GLAZING SQ. FT.	ACTUAL GLAZING SQ. FT.	REQ'D VENT. SQ. FT.	ACTUAL VENT. SQ. FT.	TEMPERED GLAZING	BEDROOM EGRESS SQ. FT.	EGRESS SIZE
POOL HOUSE	333	DOOR/ CM	26.64	28.80	13.32	19.80	DOOR	N/A	
BATH	45	N/A	3.60	FIXT REQ	1.80	MECH VENT	N/A	N/A	
STORAGE POOL EQUIP	61	N/A	4.88	FIXT REQ	2.44	MECH VENT	N/A	N/A	
*ROOM TO HAVE ARTIFICIAL LIGHT INSTALLED		DOORS		42.40					
		WINDOWS		17.10					
		TOTAL WINDOWS/ DOOR		59.50					

CODE INFORMATION

1.) General
a.) This structure is designed to meet the following loading conditions:
First floor: 50 psf
Second floor: 50 psf
Exterior balconies & decks: 70 psf
Roof with ceiling loads: 35 psf
Roof without ceiling loads: 20 psf
Attic spaces: 20 psf
Basic Wind Speed: 115 mph.
b.) The structure is designed to be self-supporting and stable after the building is fully completed. It is the Contractors responsibility to determine erection procedure and sequence and to insure the safety of the building and its component during erection. This includes the addition of whatever shoring, sheeting, temporary bracing, guys or tie-downs which might be necessary. Such materials shall remain the Contractors property after the completion of the project.
c.) It is solely the Contractors responsibility to follow all applicable safety codes and regulations during all phases of construction.
d.) For all fundamentals of construction not addressed in these drawings, comply with the Residential Code of Ohio 2019 (RCO).
e.) Local building codes overrule all code requirements listed in these drawings.

2.) Structural Lumber
a.) All dimensional lumber used for framing with the exception of studs shall be #2 Southern Yellow Pine or better and have a maximum moisture content of 19%.
b.) Wall studs to be Spure Pine Fir#1 or better 2x4 or 2x6 16" center-to-center and one piece full height.
c.) Wood bearing on wood shall have a bearing of not less than 1/2"
3.) Roof Trusses
a.) Design of members and connections is to be by a Professional Engineer, Registered in the State of Ohio, experienced in similar design, retained by the manufacturer.
b.) Shop drawings shall exhibit the seal of the engineer responsible for the truss design.
c.) Loading:
Top chord live load: 25 psf.
Top chord dead load: 10 psf.
Bottom chord live load: 5 psf.
Bottom chord dead load: 5 psf.
Total load: 45 psf
Net wind uplift: 8 psf.
Maximum live load deflection is to be L/360.
Maximum total load deflection is to be L/240.

4.) Plywood & Sheeting
a.) Floors: subflooring to be 3/4", tongue & groove exterior grade plywood.
b.) Walls: Sheathing to be 1/2" plywood or 7/16" OSB, exterior grade.
c.) Wall sheathing size shall be determined by the guidelines set fourth in tables 602.3(1) or 602.3(3) in the RCO of Ohio 2019.
d.) Roof: Sheathing to be 1/2" plywood or 7/16" OSB, exterior grade. Provide plywood clips at unsupported edges over 16".

5.) Laminated Lumber

LVL DESIGN VALUES (ALLOWABLE STRESS DESIGN-PSI)				
Bending F _b	MOE (x 10 ⁶) E _s	Compression F _c		Shear F _v
		Parallel to grain	Perpendicular to grain	
2650	1.9	2350	750	285

6.) Structural Steel
a.) All structural steel shall conform to ASTM AA992 and Fy = 50ksi
b.) All steel beams bearing on reinforced concrete walls shall have a bearing no less than 3".
c.) All anchor bolts shall comply to ASTM F1554 Gr. 36
7.) Concrete
a.) All Concrete work in general shall comply with ACI 301-89, "Specifications for Structural Concrete for Buildings".
b.) All concrete, except concrete exposed to weather, shall have a minimum 28 day compressive strength of 3500 psi.
c.) Concrete placed in a horizontal position and exposed to weather shall have a 28 day minimum compressive strength of 4000 psi. and is to contain 5% to 7% entrained air.
d.) Concrete shall not contain calcium chloride.
e.) All deformed reinforcing bars to be grade 60
8.) Masonry
a.) All concrete block shall conform to ASTM C90 (hollow) and ASTM C145 (solid).
b.) Mortar shall conform to ASTM C270 type "S" and have a minimum compressive strength of 1800 psi.
c.) Bond beam and core fill shall conform to ASTM C476, Coarse type.
d.) Reinforcing bars shall be grade 60 and conform to ASTM A615.
e.) Chimneys and fireplaces shall comply with chapter 10 of the RCO of Ohio 2019

9.) Soil
a.) Footings shown in this plan set are designed for an allowable soil bearing pressure of 1500 psf.
b.) Walls are designed for an equivalent fluid pressure of 45 psf.
c.) It is the duty of the Owner and/or Contractor to determine and verify that the soil on which this building is to be constructed has an allowable soil bearing pressure of that described herein and that 55 psf. is the proper wall loading. It is recommended that a soils engineering firm is consulted to determine that the soil will safely support the building without any damaging effects to the structure.
d.) Footings shall not be placed on frozen ground and should not be allowed to freeze.
e.) The designer shall be informed if the field conditions are different from that which is assumed.
f.) Owner(s) should be notified by the Contractor that the potential for Radon gas to be present exists. If the Radon gas levels are higher than that determined by the United States Environmental Protection Agency, the contractor and owner shall agree on how to properly take care of the radon levels. the designer holds no responsibility for determining if a Radon abatement system is required.

Framing Notes:
1.) Connections
a.) Plywood to floor joists: Glue and Nail, use 6d coated sinkers at 6" c/c at panel edges and 12" c/c intermediate supports. Use adhesives meeting APA specifications APG-01 and applied in accordance with manufacturer's recommendations.
b.) Plywood to roof trusses or rafters: Nailed using 6d coated sinkers at 6" c/c at panel edges and 12" c/c at intermediate supports. Provide plywood clips at unsupported edges over 16".
c.) It is assumed that the sheathing will provide lateral bracing for studs. If no sheathing is provided, then solid blocking must be provided at 48" c/c.
e.) Sole plate to subfloor: Nailed using 16d coated sinkers at 8" c/c.
f.) Studs to sole plate and cap plates: Nailed using (2) 16d coated sinkers.
g.) Studs: Nail studs together using (1) 16d coated sinker at 6" c/c, staggered.
h.) Double Plates: Nail together using (1) 16d coated sinkers at 6" c/c, staggered.
i.) Roof Trusses and Rafters to Wall plate: Where required, use Simpson Strong-Tie anchor H2.5. otherwise, nail using (2) 16d coated sinkers (one each side of member into plate).
j.) Headers made up of multiple 2x Lumber: Glue and Nail using 16d nails as required.
h.) Multiple "LVL" Beams: Fasten together per manufacturer recommendations.
k.) Roof trusses and Rafters to "LVLs": Where required, use Simpson Strong-Tie anchor HU210.
l.) Drywall: May be attached using the fasting schedule in the RCO of Ohio 2019 (702.3.5) or per manufacturer specifications.

2.) Miscellaneous
a.) In all areas where top chord of trusses do not receive plywood sheathing, provide 1x4 continuous bridging perpendicular to top chords and spaced at 36" c/c.
b.) Use Solid blocking or cross bridging at 86" c/c max. for all floor joists and rafters.
c.) Use double joists under interior partitions parallel with the direction of the floor joists unless noted otherwise.
d.) Use one full height stud and one jack stud under beam and header bearing, unless shown otherwise. Where three or more studs are shown on the plan use one as a jack and the remainder as full height studs.
e.) apply a continuous bead of glue on floor joists when fastening subfloor to floor joists.
f.) The following notes are taken from the RCO of Ohio 2019.
602.8 Firestopping required. Firestopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Firestopping shall be provided in wood-frame construction in the following locations:
1. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor level;
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings, etc.;
3. In concealed spaces between stair stringers at the top and bottom of the run;
4. At openings around vents, pipes, ducts, chimneys and fireplaces at ceiling and floor level, with noncombustible materials.
g.) All wood subject to termite damage and/or decay shall be pressure treated and comply with section 319-20 of the RCO of Ohio 2019
h.) All exterior walls shall comply to the bracing techniques as described in RCO of Ohio 2019, tables R-602.3(1), R-602.3(2) & R-602.10.1.3 or shall be braced with let-in bracing or any other approved material or method. (Using Method 3)..... The structures walls to be sheathed entirely with 7/16" OSB.
i.) Chimneys and fireplaces shall comply with chapter 10 of the RCO of Ohio 2019

General:
a.) All aspects of this building shall comply with the RCO of Ohio 2019 and the code requirements for the municipality in which this building is to be constructed.
b.) All electrical work shall comply with the code requirements of the governing municipality, the RCO and the National Electric Code 2023.
c.) All plumbing shall comply with the code requirements of the governing municipality and the Ohio Plumbing Code.
d.) All heating, air conditioning, and other mechanical systems to be installed to comply with the Underwriters Approval and Manufacturers specifications. Heating systems shall be designed to maintain the temperature set forth by governing municipality as well as RCO and the International Fuel Gas Code.
e.) Install insulation in compliance with the Model Energy Code.
f.) All sealed trusses drawings to be supplied at framing inspection.
g.) Pre-fabricated fireplace units to be installed per manufacturers specifications and NFP 211.

Please Note:
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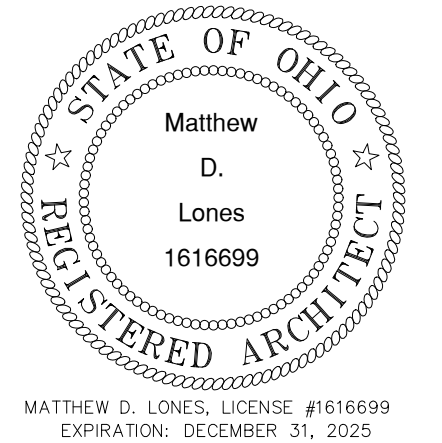
Climatic and Geographic Design Criteria (2019 RCO Table 301.2(1))					
Roof Snow Load (lb. per sq. ft.)	Wind Design	Seismic Design Category	Ice Shield Required	Flood Hazards Temp	Writer Design Temp.
20	115mph/ 20.7 psf	D	Yes	A.7/16/79 B.10/16/83	5 deg. F
Indicated if the site is to be considered Exposure B or C as Described in RCO Table 301.21.4)					
Subject to Damage From				Air Freezing Index	Mean Actual Temp.
Weather	Frost Depth	Termite	Decay	1396	50.1 F.
Severe	36"	Yes	Yes		

SQUARE FOOTAGE	
Pool House	498
Garage	1,098
Total square footage	1,596
Total Finished Area	498



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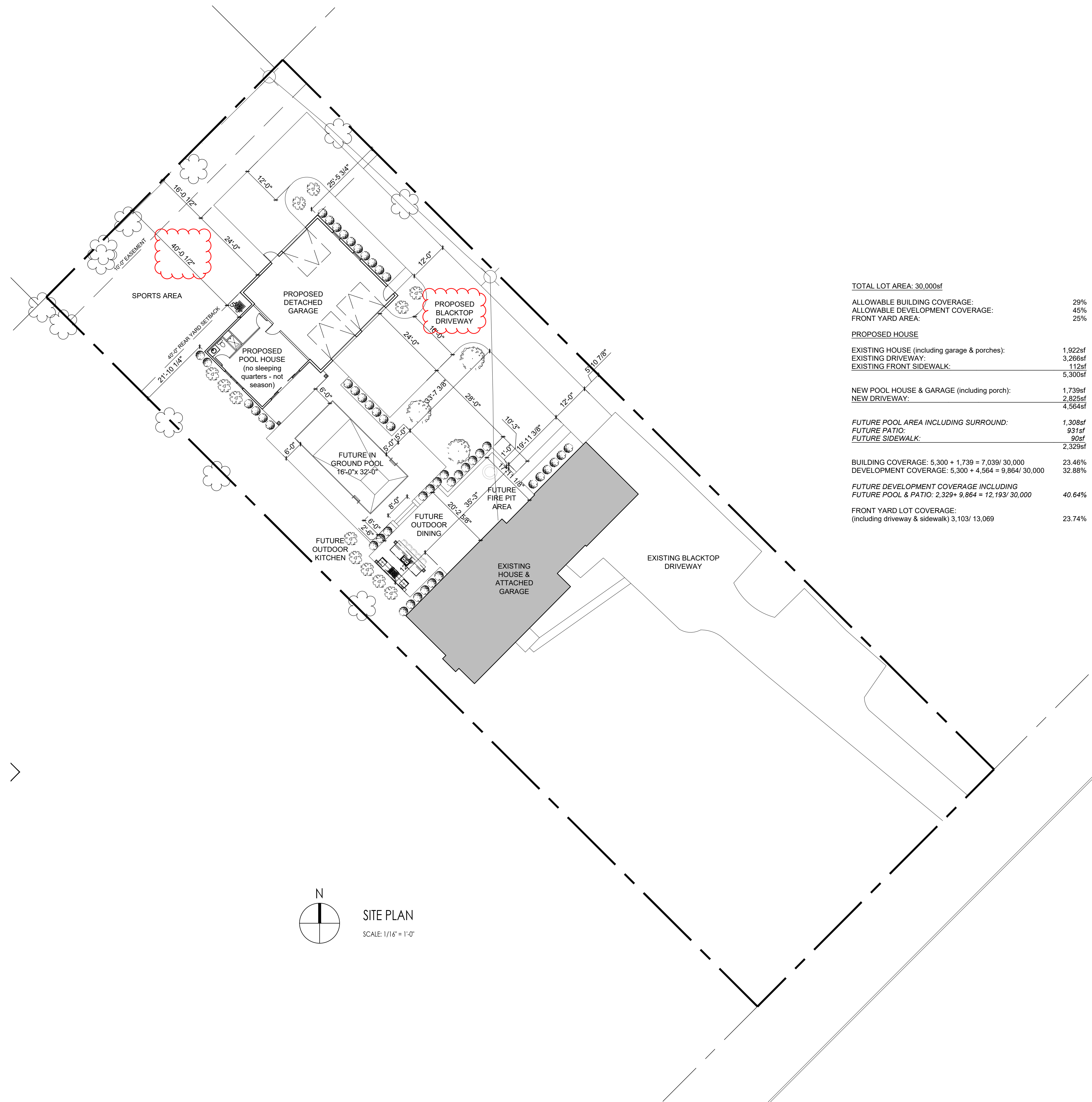
NO.	DATE	REVISION
JOB NO. : 2025-33		
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CODE INFORMATION

A001



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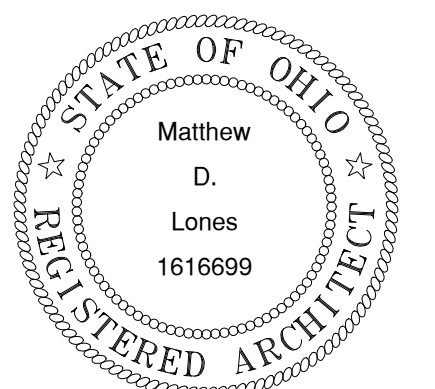


TOTAL LOT AREA: 30,000sf	
ALLOWABLE BUILDING COVERAGE:	29%
ALLOWABLE DEVELOPMENT COVERAGE:	45%
FRONT YARD AREA:	25%
PROPOSED HOUSE	
EXISTING HOUSE (including garage & porches):	1,922sf
EXISTING DRIVEWAY:	3,266sf
EXISTING FRONT SIDEWALK:	112sf
	<hr/> 5,300sf
NEW POOL HOUSE & GARAGE (including porch):	1,739sf
NEW DRIVEWAY:	2,825sf
	<hr/> 4,564sf
FUTURE POOL AREA INCLUDING SURROUND:	
FUTURE PATIO:	931sf
FUTURE SIDEWALK:	90sf
	<hr/> 2,329sf
BUILDING COVERAGE: 5,300 + 1,739 = 7,039/ 30,000	23.46%
DEVELOPMENT COVERAGE: 5,300 + 4,564 = 9,864/ 30,000	32.88%
FUTURE DEVELOPMENT COVERAGE INCLUDING	
FUTURE POOL & PATIO: 2,329 + 9,864 = 12,193/ 30,000	40.64%
FRONT YARD LOT COVERAGE:	
(including driveway & sidewalk) 3,103/ 13,069	23.74%

N

SITE PLAN
 SCALE: 1/16" = 1'-0"

ROGERS RESIDENCE - NEW DETACHED POOL
 HOUSE & GARAGE
 2548 WEST LANE AVENUE, UPPER ARLINGTON, OHIO 43221



MATTHEW D. LONES, LICENSE #1616699
 EXPIRATION: DECEMBER 31, 2025

NO.	DATE	REVISION
JOB NO. : 2025-33		
DATE : 11.2.2025		

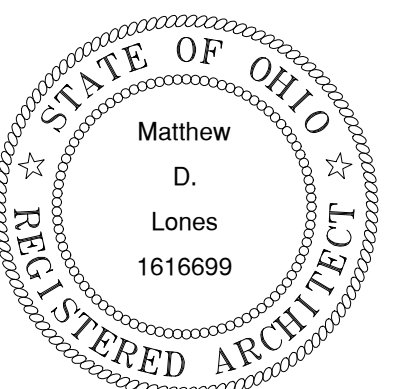
SITE PLAN

A002



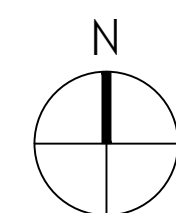
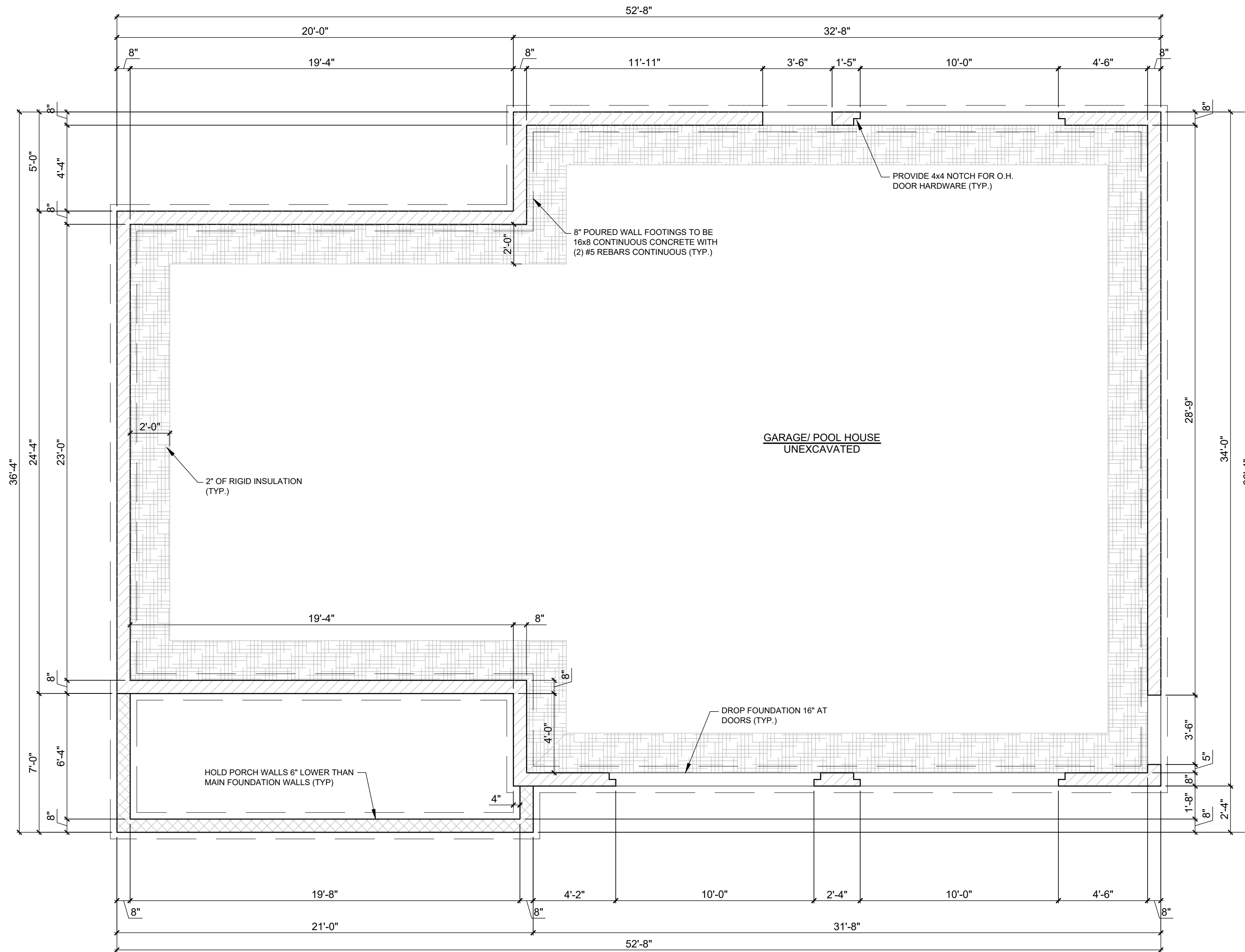
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FOUNDATION PLAN

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

408.1 Ventilation. The space between the bottom of the floor joists and the earth under any building (except such space as is occupied by a basement or cellar) shall be provided with ventilation openings through foundation walls or exterior walls. Ventilation openings shall be provided with corrosion-resistant wire mesh, with the least dimension being 1/8 inch (3.2 mm). The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet (0.87 m² for each 100 m²) of crawl space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of said building.

Exceptions:

- Ventilation openings may be vented to the interior of buildings where warranted by climatic conditions.
- The total area of ventilation openings may be reduced to 1/1,500 of the under-floor area where the ground surface is treated with an approved vapor barrier material and one such ventilation opening is within 3 feet (914 mm) of each corner of said buildings. The vents may have operable louvers.
- Ventilation openings may be omitted on one side.
- Under-floor spaces used as supply plenums for distribution of heated and cooled air shall comply with the requirements of Section 1901.4.
- Ventilation openings may be omitted when continuously operated mechanical ventilation is provided at a rate of 1.0 cfm for each 50 square feet (1.02 Ws for each 10 m²) of crawl space floor area and ground surface is covered with an approved vapor barrier material.

General Notes:

- 12" Anchor bolts are to be placed at 48" o.c. and not more than 7" from corners, and embedded 7" in poured concrete walls and embedded 7" into concrete block walls, or metal straps can be used per manufacturer's specifications.
- All pipe columns called out in this plan set are to be adjustable.
- 8" poured or concrete block foundation walls are to have a continuous concrete footing with the minimum dimensions of 16" wide and 8" deep.
- 12" poured or concrete block foundation walls are to have a continuous concrete footing with the minimum dimensions of 20" wide and 8" deep.
- All masonry chimneys are to have a concrete footing not less than 12" deep and must have a minimum projection of 6" from outside edge of its foundation wall.
- All angled walls are 45° unless noted otherwise.
- Floor joists are to be doubled under parallel walls.
- It is the Builder's option to double floor joists to achieve a floor with less deflection for areas to receive tile.
- All lumber sizes and species may be upgraded for ease of construction.
- It is the builders responsibility to assure all structural loads are transferred to the foundation.
- All pad footings for steel pipe columns shall be placed on the centerline of the column in each direction.

- All pad footings shown in this plan set shall be reinforced as follows:
 For a 30"x30"x12" pad use (3) #4 re-bar each way unless noted otherwise.
 For a 36"x36"x12" pad use (3) #5 re-bar each way unless noted otherwise.
 For a 42"x42"x12" pad use (4) #5 re-bar each way unless noted otherwise.
 For a 48"x48"x12" pad use (5) #4 re-bar each way unless noted otherwise.
 For a 54"x54"x12" pad use (5) #5 re-bar each way unless noted otherwise.
 For a 60"x60"x12" pad use (6) #5 re-bar each way unless noted otherwise.
 Frost depth for Franklin County is 36".

Please Note:

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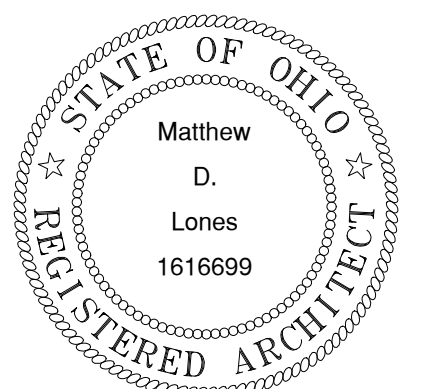
FOUNDATION PLAN

A301



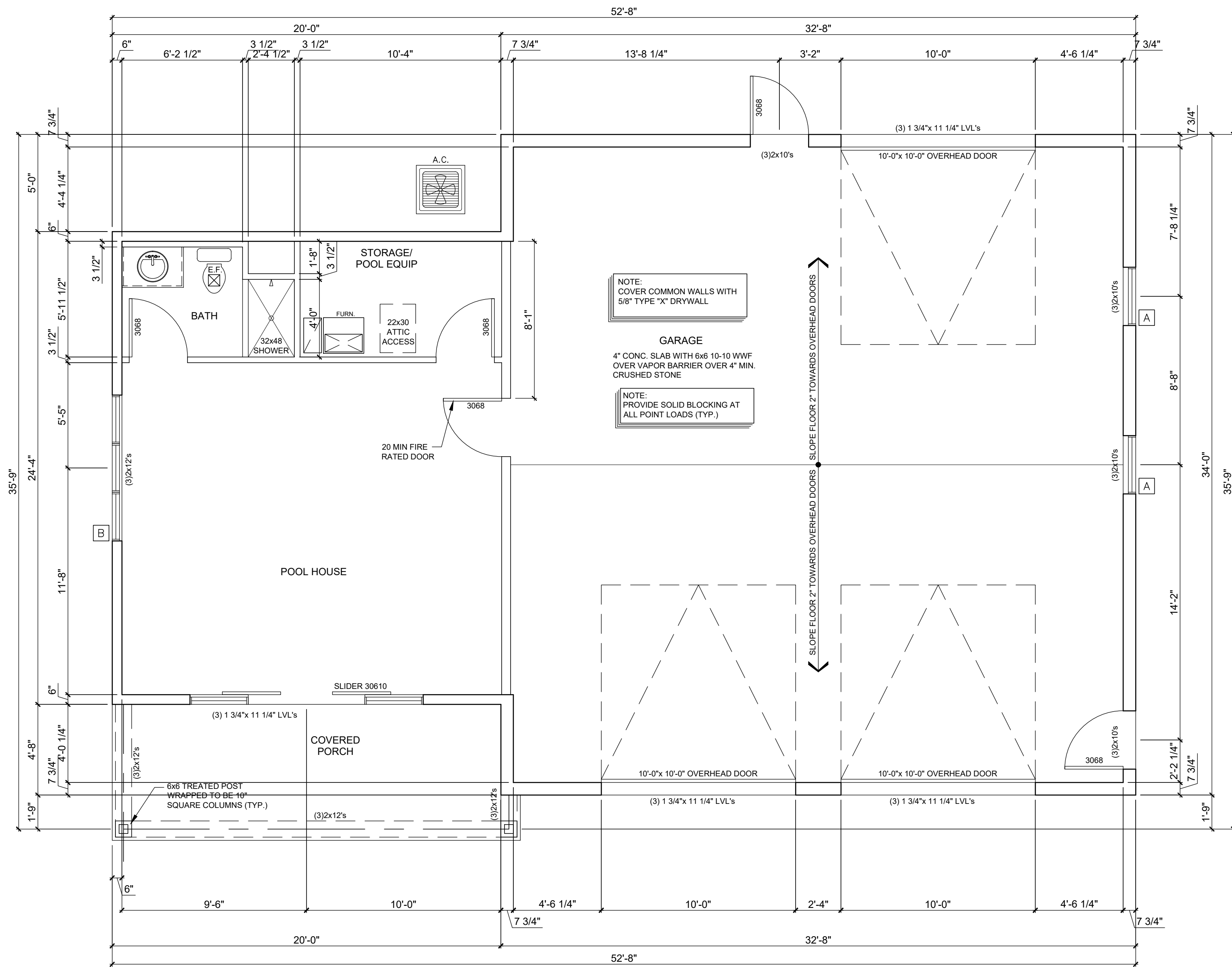
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FLOOR PLAN
SCALE: 1/4" = 1'-0"

Code Compliance:
It is the builder's responsibility to assure that the building complies with all governing codes, this includes but not limited to the RCO 2019 and all codes set forth by the Governing municipality.

The following notations are taken from RCO 2019 Code Section 303 Lighting, Ventilation and Heating

303.1 Habitable rooms
Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The operable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

The following notations are taken from RCO 2019 Code Section 308 Glazing

308.3 Human impact loads
Individual glazed areas, including glass mirrors in hazardous locations such as those indicated as defined in Section 308.4, shall pass the test requirements of Section 308.3.1.

308.3.1 Impact Test
Where required by other sections of the code, glazing shall be tested in accordance with CPSC 16 CFR 1201. Glazing shall comply with the test criteria for category II unless otherwise indicated in Table 308.3.1(1).

308.4 Hazardous locations
The following shall be considered specific hazardous locations for the purposes of glazing:

308.4.1 Glazing in doors
Glazing in fixed and operable panels of swinging, sliding and bifold doors shall be considered to be a hazardous location.

308.4.2 Glazing adjacent to doors
Glazing, in an individual fixed or operable panel adjacent to a door shall be considered to be hazardous location where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface and it meets either of the following conditions:

- Where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position.
- Where the glazing is on a wall less than 180 degrees from the plane of the door in a closed position and within 24 inches of the hinge side an in-swinging door.

308.4.3 Glazing in windows
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be hazardous locations:

- The exposed area of an individual pane is larger than 9 square feet
- The bottom edge of the glazing is less than 18 inches above the floor
- The top edge of the glazing is more than 36 inches above the floor
- One or more walking surfaces are within 36 inches measured horizontally and in a straight line, of the glazing.

308.4.4 Glazing in guards and railings
Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location

308.4.5 Glazing and wet surfaces
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathrooms, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and all panes in multiple glazing.

The following notations are taken from RCO 2019 Code Section 310 Exits:

The following notations are taken from RCO 2019 Code Section 310 Exits:

310.1 Emergency escape and rescue opening required
Every sleeping room shall have not less than one operable emergency escape and rescue opening. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

310.2 Emergency escape and rescue openings
Emergency escape and rescue openings shall have a minimum dimensions as specified in this section.

310.2.1 Minimum opening area
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.

Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet.

310.2.2 Window sill height
Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of no more than 44 inches above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section 310.2.3.

310.2.3 Window Wells
The horizontal area of the window well shall be not less than 9 square feet, with a horizontal projection and width of not less than 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

It is the builder's responsibility to assure that the final windows selected for all emergency escape and rescue openings meet the criteria listed above.

Window shown on this plan are labeled as Pella Profile Series

Stair Compliance: (per RCO 2019 Code section R311)

Maximum Nosing:	1/2"
Minimum Nosing:	3/8"
Max. Riser Variation:	3/8"
Max. Handrail Projection:	3/8"
Min. Stair Clear Width:	36"
Max. Riser Height:	8 1/2"
Min. Tread Depth:	9"
Min. Headroom height:	6'-8"
Max. Cross Section Dim. of the Handrail Portion of a Handrail:	2 1/2"
Min. Handrail Height:	30"
Min. Handrail Height:	38"
Min. Guardrail Height:	38"
Min. Guardrail Height at stairs:	34"

All Required Handrails shall be continuous the full length of the stairs. Ends shall be returned or self terminate in newel posts or safety terminals.

The following notations are taken from RCO 2019 Code section R314 Smoke Alarms:

314.1 General
Smoke alarms shall comply with household fire warning equipment provisions of NFPA 72 and Section 314.

314.1.1 Listings
Smoke alarms shall be listed and labeled in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed and labeled in accordance with UL 217 and UL 2034.

314.1.2 Technologies
On each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies shall be installed. Separate or dual-sensing smoke alarms may be used. A smoke alarm located in accordance with Section 314.3(2) shall include photoelectric technology.

314.2 Where required
Smoke alarms shall be provided in accordance with this section.

314.2.1 New construction
Smoke alarms shall be provided in dwelling units in the locations described in Section 314.3.

314.3 Location
Smoke alarms shall be installed in the following locations:

- In each sleeping room
- Outside each separated sleeping area in the immediate vicinity of the sleeping rooms.

On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics

314.6 Power source
Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exception: Smoke detectors may be battery operated when installed in buildings without commercial power.

General Notes:

- All exterior walls are dimensioned from face of sheathing to face of sheathing - interior walls are dimensioned from face-of-stud to face-of-stud unless noted otherwise
- Exterior walls to be 2x6 unless noted otherwise.
- Interior walls to be 3 1/2" unless noted otherwise.
- All angled walls are 45° unless noted otherwise.
- All openings in load bearing and exterior walls shall have a minimum lintel made up (3)2x8s with 1/2" plywood spacers.
- Floor joists are to be doubled under parallel walls.
- All lumber sizes and species may be upgraded for ease of construction.
- All posts for point loads are to be a minimum of (2)2x4's nailed per the fastening schedule on sheet A001.
- In addition to these notes, refer to the notes on Sheet A001.
- It is the builder's responsibility to assure all structural loads are transferred to the foundation.
- When engineered floor trusses are used, All truss data and layout sheets must be provided at the time of framing inspection.
- All sill plates to be ACO pressure treated.
- Provide engineering data sheets for all engineered lumber, including LVL's, PSL's and glue-Lams, at the time of framing inspection. Follow all manufacturers spec. and recommendations for nailing and fastening members
- Maintain a 1" min. airspace between foundation wall and the wood framed walls.
- Due to the variances between prefabricated fireplace unit dimensions, all dimensions pertaining to fireplace enclosures are to be field verified
- Provide solid blocking at all point loads.
- All interior door returns to be 4 1/2" unless door is centered in a room closet or noted otherwise.

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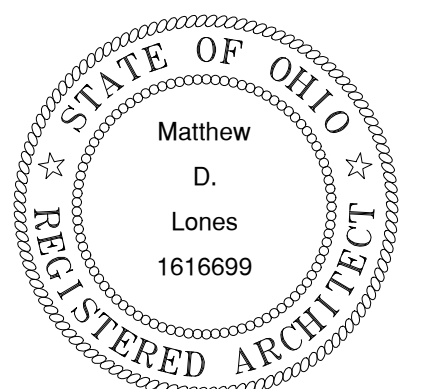
FLOOR PLAN

A302



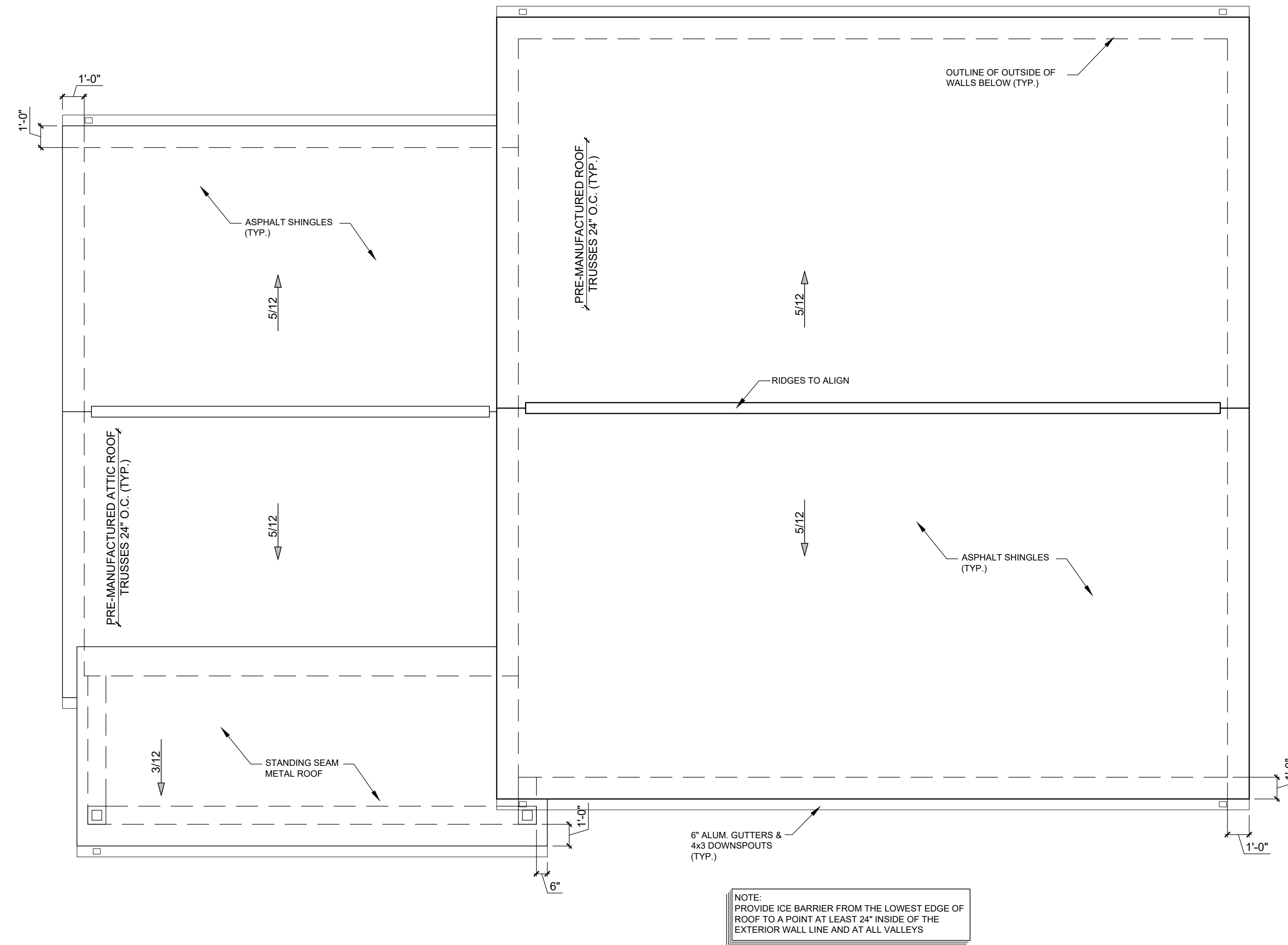
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 411 Meditation Lane
 Columbus, Ohio 43235
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ROGERS RESIDENCE - NEW DETACHED POOL
 HOUSE & GARAGE
 2548 WEST LANE AVENUE, UPPER ARLINGTON, OHIO 43221



MATTHEW D. LONES, LICENSE #1616699
 EXPIRATION: DECEMBER 31, 2025

NO.	DATE	REVISION
JOB NO. : 2025-33		
DATE : 11.2.2025		



N
 ROOF PLAN
 SCALE: 1/4" = 1'-0"

Code Compliance:
 It is the builder's responsibility to assure that the building complies with all governing codes, this includes but not limited to the RCO 2019 and all codes set forth by the Governing Municipality.

The following notations are taken from RCO 2019 Code section 806 Roof Ventilation:

806.1 Ventilation required.
 Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension larger than 1/4 inch shall be provided with corrosion-resistant wire cloth screening, hardware cloth, perforated vinyl or similar material.

806.2 Minimum vent area
 The minimum net free ventilating area shall be 1/150 of the area of the vented space provided both of the following conditions are met: Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the attic space.

General Notes:
 1. Where rafters are parallel to ceiling joists they shall be nailed together at their intersection to create a continuous tie between bearing points.

- Where rafters and ceiling joists are not parallel, a 2x6(min. joist tie @48" o.c. (unless noted otherwise) shall be provided in the bottom 2/3rd of the distance from the rafter bearing and the ridge.
- To maintain a continuous tie between rafters and rafter bearing points, ceiling joists are to be lapped together at intermediate bearing points. Toe nail both ceiling joists to the intermediate bearing member.
- Ridge boards are to be a minimum of 1" nominal thickness and as wide as the plumb cut of the rafter that is fastened to it.
- Valley and hip rafters are to be a minimum of 2" nominal thickness and as wide as the plumb cut of the rafter that is fastened to it.
- Provide a post under the ridge (at the point that the hip rafters tie into the ridge) to a bearing wall or beam designed to carry the given load.
- All openings in load bearing and exterior walls shall have a minimum lintel made up of 2x8's with 1/2" plywood fish.
- All lumber sizes and species may be upgraded for ease of construction.
- All posts for point loads are to be a minimum of (2)2x4's nailed per the fastening schedule on Sheet A001.
- Adjust rafter cuts to align fascia boards, per the elevation drawings in this plan set, as needed. This holds especially true when roof pitches vary from one another.
- In addition to these notes, refer to the notes on Sheet A001.
- It is the builder's responsibility to assure all structural loads are transferred to the foundation.
- All rafter bearing heights called out on the plan are to be field verified. Adjust dimensions as needed to assure fascia boards and freeze boards appear as they do in the elevation drawings.
- Provide solid blocking at all point loads.

- Provide engineering data sheets for all engineered lumber including LVL's, PSL's and Glue-Lams at the time of framing inspection. Follow all manufacturers spec. and recommendations for nailing and fastening members.
- Wood trusses:**
 The following notes only apply if wood trusses are used.
 - It is the Builder's and/or the Truss Manufacturer's responsibility to take all measurements used for truss manufacturing from only the actual field conditions. Do not build trusses from the dimensions on this plan for actual field conditions may vary from the information given in this plan set. Orange frog Design Group, LLC is not responsible for any error in truss orders or manufacturing.
 - The truss manufacturer is to adjust heel heights as needed to align fascia boards and any other trim material to match the elevation drawings in this plan set.
 - When engineered wood trusses are used, All truss data and layout sheets must be provided at the time of framing inspection.

Overlaid Roof Rafters:
 The following is a list of the maximum clear spans for scab rafters used in overlaid roofing:

 - 2x4: 6'-0" @24" o.c.
 - 2x6: 9'-0" @24" o.c.
 - 2x8: 12'-0" @24" o.c.
 - 2x10: 15'-0" @24" o.c.

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Attic Ventilation
 Soffit vents and roof or ridge vents are to be used. The required total sq. ft. of attic vent is determined by calculation below. The total number of attic vents is determined by the total SF. of ventilation needed (below) divide by the net-free clear opening created by each vent (see manufacturers specification)

POOL HOUSE & GARAGE ROOF
 1,597 (Attic SQ. FT.) divide by 300 = 5.32 SF. (Required vent opening)
 5.32x144= 766.56 766.56/64 (vent size)= 11.97 vents required

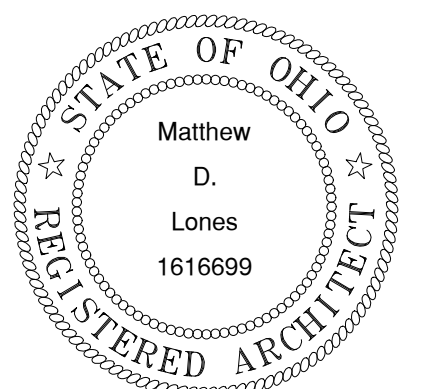
ROOF PLAN

A303



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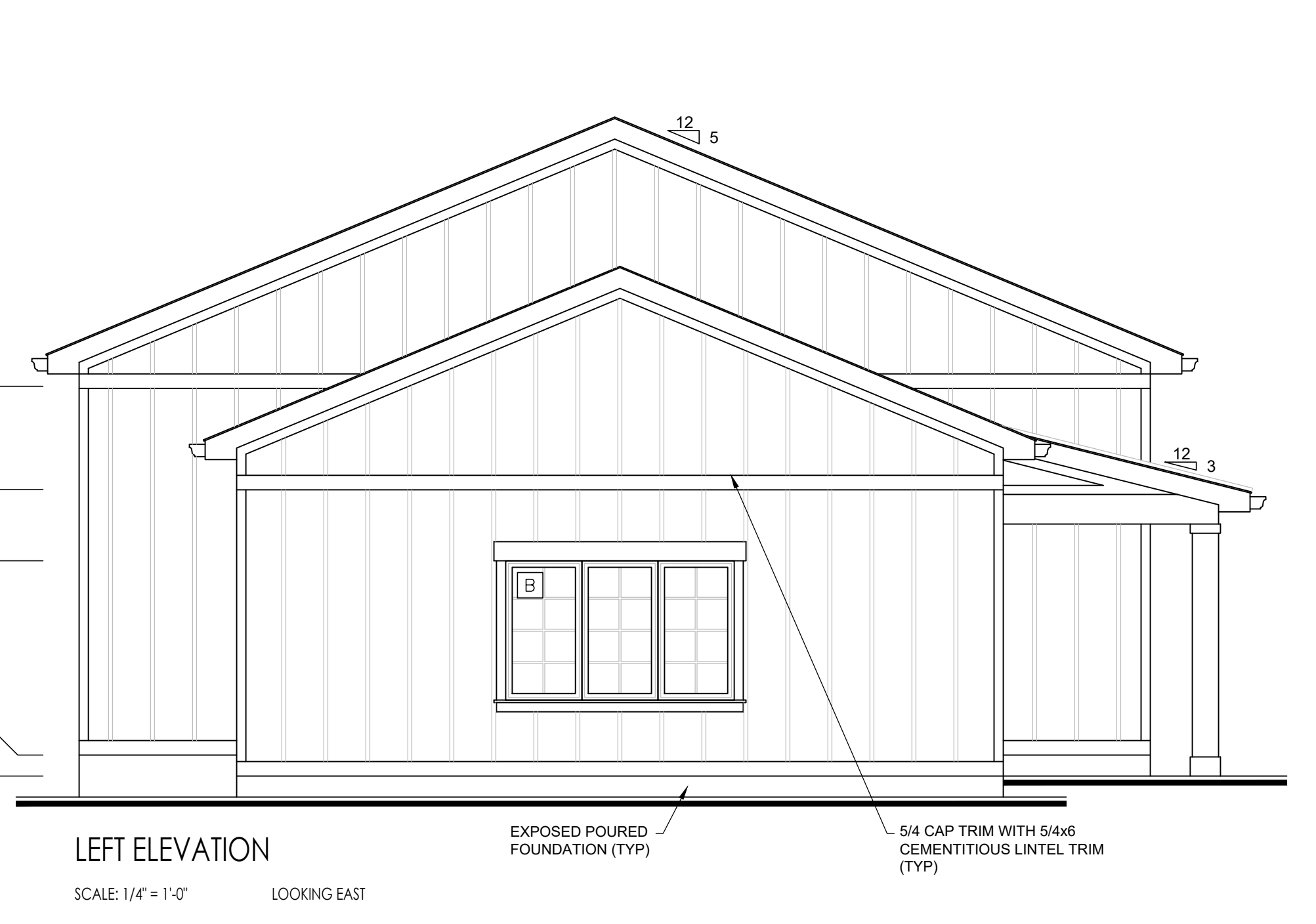
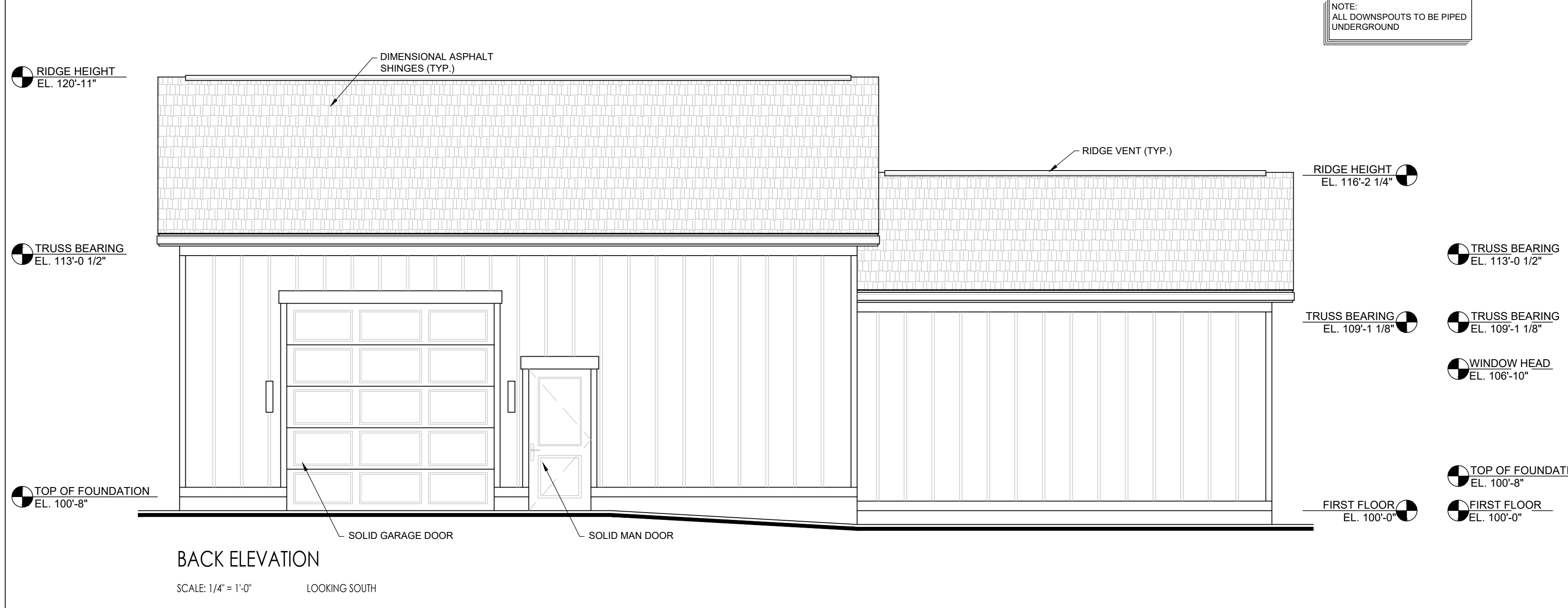
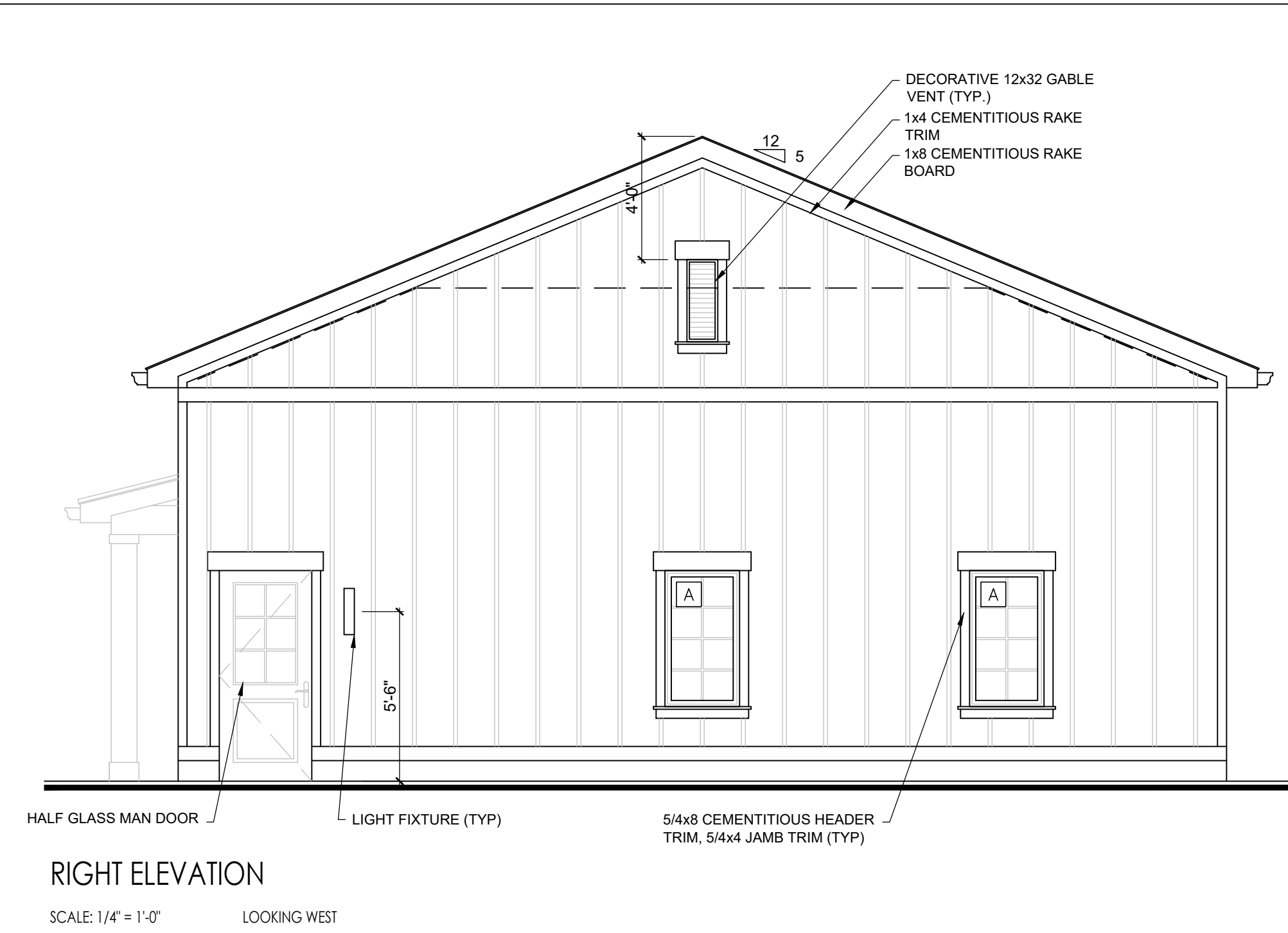
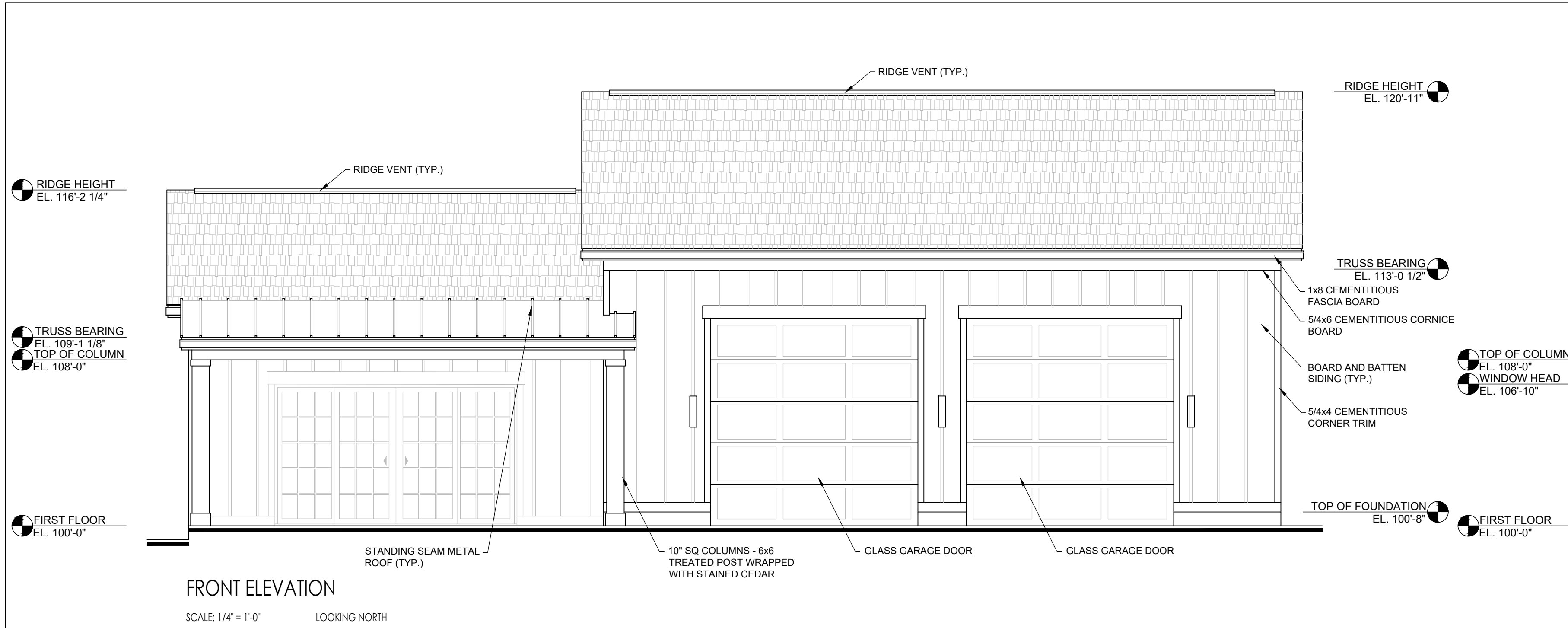
ROGERS RESIDENCE - NEW DETACHED POOL
 HOUSE & GARAGE
 2548 WEST LANE AVENUE, UPPER ARLINGTON, OHIO 43221



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NOTE:
 ALL DOWNSPOUTS TO BE PIPED UNDERGROUND

Code Compliance:
 It is the builder's responsibility to assure that the building complies with all governing codes, this includes but not limited to the RCO 2019 and all codes set forth by the Governing municipality.

The following notations are taken from RCO 2019 Code Section 303 Lighting, Ventilation and Heating

303.1 Habitable rooms
 Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The operable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

The following notations are taken from RCO 2019 Code Section 308 Glazing

308.3 Human impact loads.
 Individual glazed areas, including glass mirrors in hazardous locations such as those indicated as defined in Section 308.4, shall pass the test requirements of Section 308.3.1.

308.3.1 Impact Test
 Where required by other sections of the code, glazing shall be tested in accordance with CPSC 16 CFR 1201. Glazing shall comply with the test criteria for category II unless otherwise indicated in Table 308.3.1(1).

308.4 Hazardous locations
 The following shall be considered specific hazardous locations for the purposes of glazing:

308.4.1 Glazing in doors
 Glazing in fixed and operable panels of swinging, sliding and bifold doors shall be considered to be a hazardous location.

308.4.2 Glazing adjacent to doors
 Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface and it meets either of the following conditions:
 1. Where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position.
 2. Where the glazing is on a wall less than 180 degrees from the plane of the door in a closed position and within 24 inches of the hinge side an in-swinging door.

308.4.3 Glazing in windows
 Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:
 1. The exposed area of an individual pane is larger than 9 square feet
 2. The bottom edge of the glazing is less than 18 inches above the floor
 3. The top edge of the glazing is more than 36 inches above the floor
 4. One or more walking surfaces are within 36 inches measured horizontally and in a straight line, of the glazing.

308.4.4 Glazing in guards and railings
 Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location

308.4.5 Glazing and wet surfaces
 Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and all panes in multiple glazing.

The following notations are taken from RCO 2019 Code Section 310 Exits:

310.1 Emergency escape and rescue opening required
 Every sleeping room shall have not less than one operable emergency escape and rescue opening. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

310.2 Emergency escape and rescue openings.
 Emergency escape and rescue openings shall have a minimum dimensions as specified in this section.

310.2.1 Minimum opening area
 Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.

Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 9 square feet.

310.2.2 Window sill height
 Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of no more than 44 inches above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section 310.2.3.

310.2.3 Window Wells.
 The horizontal area of the window well shall be not less than 9 square feet, with a horizontal projection and width of not less than 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

It is the builder's responsibility to assure that the final windows selected for all emergency escape and rescue openings meet the criteria listed above.

Window shown on this plan are labeled as Marvin Essential Series

General Notes:
 1. A/C plywood barker is to be installed behind all trim boards used in conjunction with stucco and wood sided walls.
 2. It is the Builder's responsibility to determine the final method and quantity of roof ventilation.
 3. It is the Mason's responsibility to ensure that any masonry fireplaces draft properly and that chimneys are built to the standards of the local building code.
 4. In addition to these notes, refer to the notes on Sheet A001
 5. It is the builder's responsibility to assure all structural loads are transferred to the foundation.
 6. It is the builder's responsibility to assure all finish materials used are to be installed per manufacturer's recommendations or per industry standards. This includes, but is not limited to flashing. Orange frog Design Group, LLC, Inc. is not responsible for defects in materials used or installation of materials.

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WINDOW SCHEDULE

NO.	SIZE		NOTES: ALL FENESTRATION (GLASS) U-FACTOR TO BE 0.30 OR BETTER
	W	H	
A	2'-6"	4'-6"	CASEMENT
B	TRIZ-6"	4'-6"	CASEMENT

EXTERIOR ELEVATIONS

A401



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BIRD'S-EYE
 SCALE: N.T.S. LOOKING NORTHWEST



BIRD'S-EYE
 SCALE: N.T.S. LOOKING SOUTH



BIRD'S-EYE
 SCALE: N.T.S. LOOKING SOUTHWEST

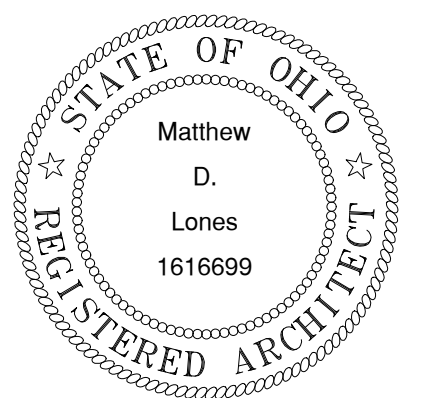


BIRD'S-EYE
 SCALE: N.T.S. LOOKING SOUTHEAST



BIRD'S-EYE
 SCALE: N.T.S. LOOKING NORTHEAST

ROGERS RESIDENCE - NEW DETACHED POOL
 HOUSE & GARAGE
 2548 WEST LANE AVENUE, UPPER ARLINGTON, OHIO 43221



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EXTERIOR
 RENDERINGS

A402



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SOUTH ELEVATION - GROUND VIEW

SCALE: N.T.S. LOOKING NORTH



SOUTH ELEVATION - GROUND VIEW

SCALE: N.T.S. LOOKING WEST



EAST ELEVATION - GROUND VIEW

SCALE: N.T.S. LOOKING SOUTHWEST



WEST ELEVATION - GROUND VIEW

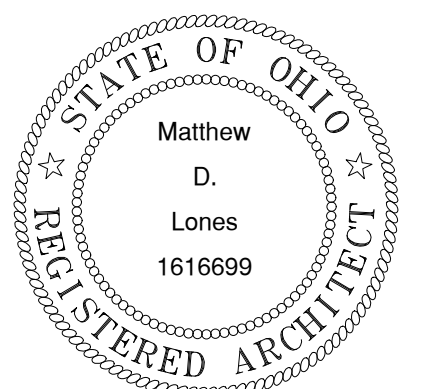
SCALE: N.T.S. LOOKING SOUTH



SOUTH ELEVATION - GROUND VIEW

SCALE: N.T.S. LOOKING NORTH

ROGERS RESIDENCE - NEW DETACHED POOL
 HOUSE & GARAGE
 2548 WEST LANE AVENUE, UPPER ARLINGTON, OHIO 43221



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EXTERIOR
 RENDERINGS

A403

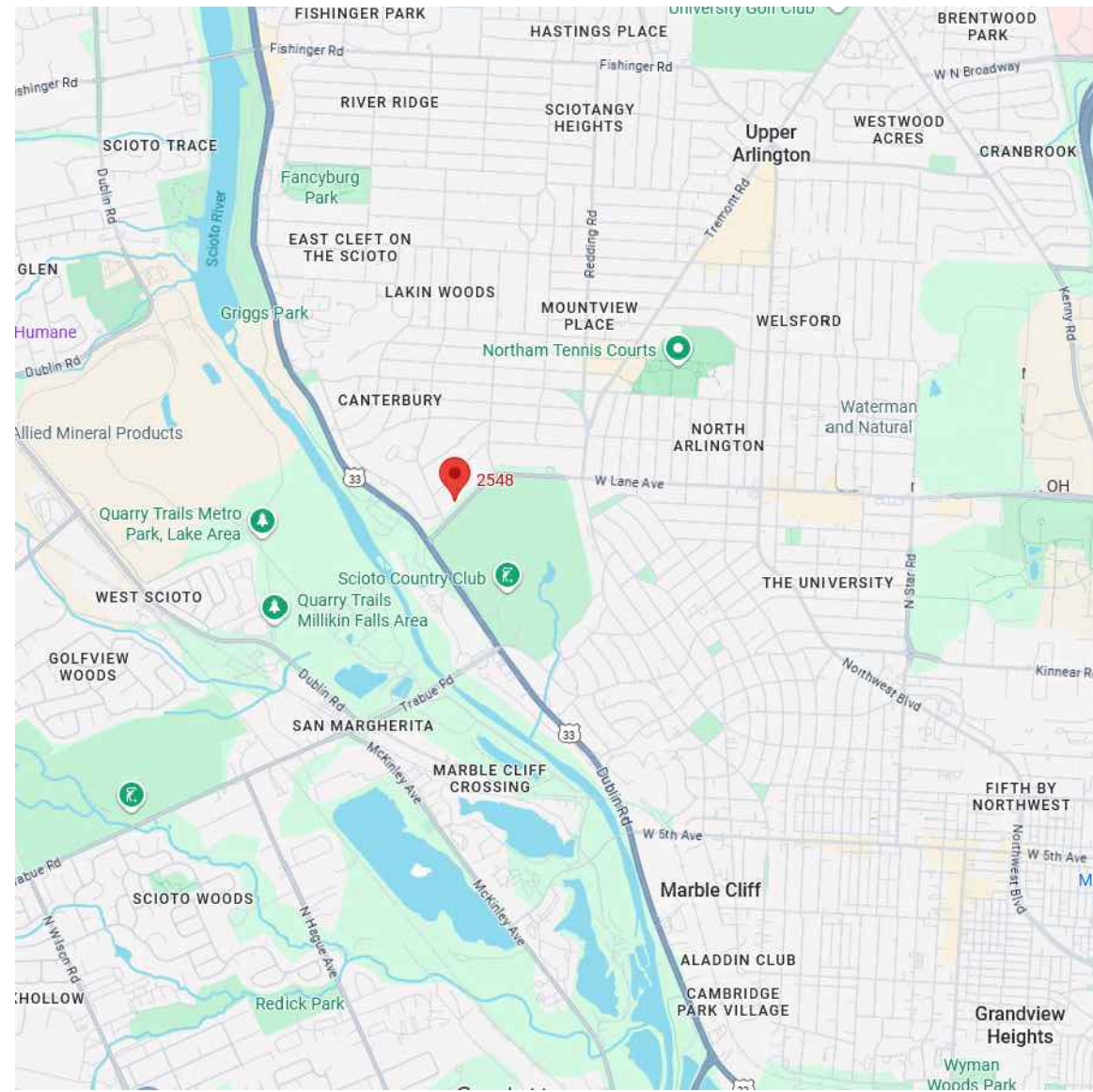


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ROGERS RESIDENCE - NEW DETACHED POOL HOUSE & GARAGE

2548 WEST LANE AVENUE UPPER ARLINGTON, OHIO 43221

LOCATION MAP



SHEET INDEX

A000	COVER
A001	CODE INFORMATION
A002	SITE PLAN
A301	FOUNDATION PLAN
A302	FLOOR PLAN
A303	ROOF PLAN
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR RENDERINGS
A403	EXTERIOR RENDERINGS



COVER SHEET

PROJECT INFORMATION

ISSUED FOR: CONCEPTUAL DESIGN
 DATE OF ISSUE: 10.27.2025
 PROJECT NUMBER: 2025-33

A000

LIGHT AND VENTILATION SCHEDULE									
ROOM NAME	ROOM SIZE SQ. FT.	WINDOW TYPE	REQ'D GLAZING SQ. FT.	ACTUAL GLAZING SQ. FT.	REQ'D VENT. SQ. FT.	ACTUAL VENT. SQ. FT.	TEMPERED GLAZING	BEDROOM EGRESS SQ. FT.	EGRESS SIZE
POOL HOUSE	333	DOOR/ CM	26.64	28.80	13.32	19.80	DOOR	N/A	
BATH	45	N/A	3.60	FIXT REQ	1.80	MECH VENT	N/A	N/A	
STORAGE POOL EQUIP	61	N/A	4.88	FIXT REQ	2.44	MECH VENT	N/A	N/A	
*ROOM TO HAVE ARTIFICIAL LIGHT INSTALLED		DOORS		42.40					
		WINDOWS		17.10					
		TOTAL WINDOWS/ DOOR		59.50					

CODE INFORMATION

1.) General
a.) This structure is designed to meet the following loading conditions:
First floor: 50 psf
Second floor: 50 psf
Exterior balconies & decks: 70 psf
Roof with ceiling loads: 35 psf
Roof without ceiling loads: 20 psf
Allie spaces: 20 psf
Basic Wind Speed: 115 mph.
b.) The structure is designed to be self-supporting and stable after the building is fully completed. It is the Contractors responsibility to determine erection procedure and sequence and to insure the safety of the building and its component during erection. This includes the addition of whatever shoring, sheeting, temporary bracing, guys or tie-downs which might be necessary. Such materials shall remain the Contractors property after the completion of the project.
c.) It is solely the Contractors responsibility to follow all applicable safety codes and regulations during all phases of construction.
d.) For all fundamentals of construction not addressed in these drawings, comply with the Residential Code of Ohio 2019 (RCO).
e.) Local building codes overrule all code requirements listed in these drawings.

2.) Structural Lumber
a.) All dimensional lumber used for framing with the exception of studs shall be #2 Southern Yellow Pine or better and have a maximum moisture content of 19%.
b.) Wall studs to be Spure Pine Fir#1 or better 2x4 or 2x6 16" center-to-center and one piece full height.
c.) Wood bearing on wood shall have a bearing of not less than 1/2"
3.) Roof Trusses
a.) Design of members and connections is to be by a Professional Engineer, Registered in the State of Ohio, experienced in similar design, retained by the manufacturer.
b.) Shop drawings shall exhibit the seal of the engineer responsible for the truss design.
c.) Loading:
Top chord live load: 25 psf.
Top chord dead load: 10 psf.
Bottom chord live load: 5 psf.
Bottom chord dead load: 5 psf.
Total load: 45 psf
Net wind uplift: 8 psf.
Maximum live load deflection is to be L/360.
Maximum total load deflection is to be L/240.

4.) Plywood & Sheeting
a.) Floors: subflooring to be 3/4", tongue & groove exterior grade plywood.
b.) Walls: Sheathing to be 1/2" plywood or 7/16" OSB, exterior grade.
c.) Wall sheathing size shall be determined by the guidelines set fourth in tables 602.3(1) or 602.3(3) in the RCO of Ohio 2019.
d.) Roof: Sheathing to be 1/2" plywood or 7/16" OSB, exterior grade. Provide plywood clips at unsupported edges over 16".

5.) Laminated Lumber

LVL DESIGN VALUES (ALLOWABLE STRESS DESIGN-PSI)				
Bending F _b	MOE (x 10 ⁶) E _s	Compression F _c		Shear F _v
		Parallel to grain	Perpendicular to grain	
2650	1.9	2350	750	285

6.) Structural Steel
a.) All structural steel shall conform to ASTM AA992 and Fy = 50ksi
b.) All steel beams bearing on reinforced concrete walls shall have a bearing no less than 3".
c.) All anchor bolts shall comply to ASTM F1554 Gr. 36

7.) Concrete
a.) All Concrete work in general shall comply with ACI 301-89, "Specifications for Structural Concrete for Buildings".
b.) All concrete, except concrete exposed to weather, shall have a minimum 28 day compressive strength of 3500 psi.
c.) Concrete placed in a horizontal position and exposed to weather shall have a 28 day minimum compressive strength of 4000 psi. and is to contain 5% to 7% entrained air.
d.) Concrete shall not contain calcium chloride.
e.) All deformed reinforcing bars to be grade 60

8.) Masonry
a.) All concrete block shall conform to ASTM C90 (hollow) and ASTM C145 (solid).
b.) Mortar shall conform to ASTM C270 type "S" and have a minimum compressive strength of 1800 psi.
c.) Bond beam and core fill shall conform to ASTM C476, Coarse type.
d.) Reinforcing bars shall be grade 60 and conform to ASTM A615.
e.) Chimneys and fireplaces shall comply with chapter 10 of the RCO of Ohio 2019

9.) Soil
a.) Footings shown in this plan set are designed for an allowable soil bearing pressure of 1500 psf.
b.) Walls are designed for an equivalent fluid pressure of 45 psf.
c.) It is the duty of the Owner and/or Contractor to determine and verify that the soil on which this building is to be constructed has an allowable soil bearing pressure of that described herein and that 55 psf. is the proper wall loading. It is recommended that a soils engineering firm is consulted to determine that the soil will safely support the building without any damaging effects to the structure.
d.) Footings shall not be placed on frozen ground and should not be allowed to freeze.
e.) The designer shall be informed if the field conditions are different from that which is assumed.
f.) Owner(s) should be notified by the Contractor that the potential for Radon gas to be present exists. If the Radon gas levels are higher than that determined by the United States Environmental Protection Agency, the contractor and owner shall agree on how to properly take care of the radon levels. the designer holds no responsibility for determining if a Radon abatement system is required.

Framing Notes:
1.) Connections
a.) Plywood to floor joists: Glue and Nail, use 6d coated sinkers at 6" c/c at panel edges and 12" c/c intermediate supports. Use adhesives meeting APA specifications APG-01 and applied in accordance with manufacturer's recommendations.
b.) Plywood to roof trusses or rafters: Nailed using 6d coated sinkers at 6" c/c at panel edges and 12" c/c at intermediate supports. Provide plywood clips at unsupported edges over 16".
c.) It is assumed that the sheathing will provide lateral bracing for studs. If no sheathing is provided, then solid blocking must be provided at 48" c/c.
e.) Sole plate to subfloor: Nailed using 16d coated sinkers at 8" c/c.
f.) Studs to sole plate and cap plates: Nailed using (2) 16d coated sinkers.
g.) Studs: Nail studs together using (1) 16d coated sinker at 6" c/c, staggered.
h.) Double Plates: Nail together using (1) 16d coated sinkers at 6" c/c, staggered.
i.) Roof Trusses and Rafters to Wall plate: Where required, use Simpson Strong-Tie anchor H2.5. otherwise, nail using (2) 16d coated sinkers (one each side of member into plate).
j.) Headers made up of multiple 2x Lumber: Glue and Nail using 16d nails as required.
h.) Multiple "LVL" Beams: Fasten together per manufacturer recommendations.
k.) Roof trusses and Rafters to "LVLs": Where required, use Simpson Strong-Tie anchor HU210.
l.) Drywall: May be attached using the fasting schedule in the RCO of Ohio 2019 (702.3.5) or per manufacturer specifications.

2.) Miscellaneous
a.) In all areas where top chord of trusses do not receive plywood sheathing, provide 1x4 continuous bridging perpendicular to top chords and spaced at 36" c/c.
b.) Use Solid blocking or cross bridging at 86" c/c max. for all floor joists and rafters.
c.) Use double joists under interior partitions parallel with the direction of the floor joists unless noted otherwise.
d.) Use one full height stud and one jack stud under beam and header bearing, unless shown otherwise. Where three or more studs are shown on the plan use one as a jack and the remainder as full height studs.
e.) apply a continuous bead of glue on floor joists when fastening subfloor to floor joists.
f.) The following notes are taken from the RCO of Ohio 2019.
602.8 Firestopping required. Firestopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Firestopping shall be provided in wood-frame construction in the following locations:
1. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor level;
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings, etc.;
3. In concealed spaces between stair stringers at the top and bottom of the run;
4. At openings around vents, pipes, ducts, chimneys and fireplaces at ceiling and floor level, with noncombustible materials.
g.) All wood subject to termite damage and/or decay shall be pressure treated and comply with section 319-20 of the RCO of Ohio 2019
h.) All exterior walls shall comply to the bracing techniques as described in RCO of Ohio 2019, tables R-602.3(1), R-602.3(2) & R-602.10.1.3 or shall be braced with let-in bracing or any other approved material or method. (Using Method 3)..... The structures walls to be sheathed entirely with 7/16" OSB.
i.) Chimneys and fireplaces shall comply with chapter 10 of the RCO of Ohio 2019

General:
a.) All aspects of this building shall comply with the RCO of Ohio 2019 and the code requirements for the municipality in which this building is to be constructed.
b.) All electrical work shall comply with the code requirements of the governing municipality, the RCO and the National Electric Code 2023.
c.) All plumbing shall comply with the code requirements of the governing municipality and the Ohio Plumbing Code.
d.) All heating, air conditioning, and other mechanical systems to be installed to comply with the Underwriters Approval and Manufacturers specifications. Heating systems shall be designed to maintain the temperature set forth by governing municipality as well as RCO and the International Fuel Gas Code.
e.) Install insulation in compliance with the Model Energy Code.
f.) All sealed trusses drawings to be supplied at framing inspection.
g.) Pre-fabricated fireplace units to be installed per manufacturers specifications and NFP 211.

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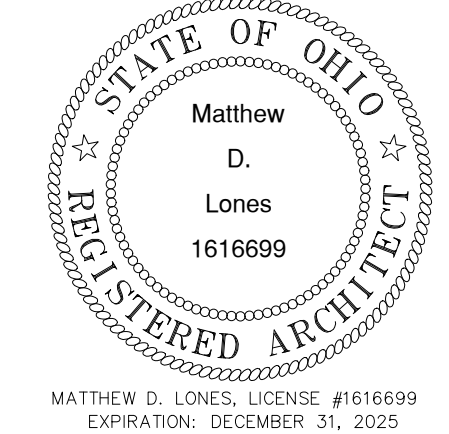
Climatic and Geographic Design Criteria (2019 RCO Table 301.2(1))					
Roof Snow Load (lb. per sq. ft.)	Wind Design	Seismic Design Category	Ice Shield Required	Flood Hazards Temp	Writer Design Temp.
20	115mph/ 20.7 psf	D	Yes	A.7/16/79 B.10/16/83	5 deg. F
Indicated if the site is to be considered Exposure B or C as Described in RCO Table 301.21.4)					
Subject to Damage From				Air Freezing Index	Mean Actual Temp.
Weather	Frost Depth	Termite	Decay	1396	50.1 F.
Severe	36"	Yes	Yes		

SQUARE FOOTAGE	
Pool House	498
Garage	1,098
Total square footage	1,596
Total Finished Area	498



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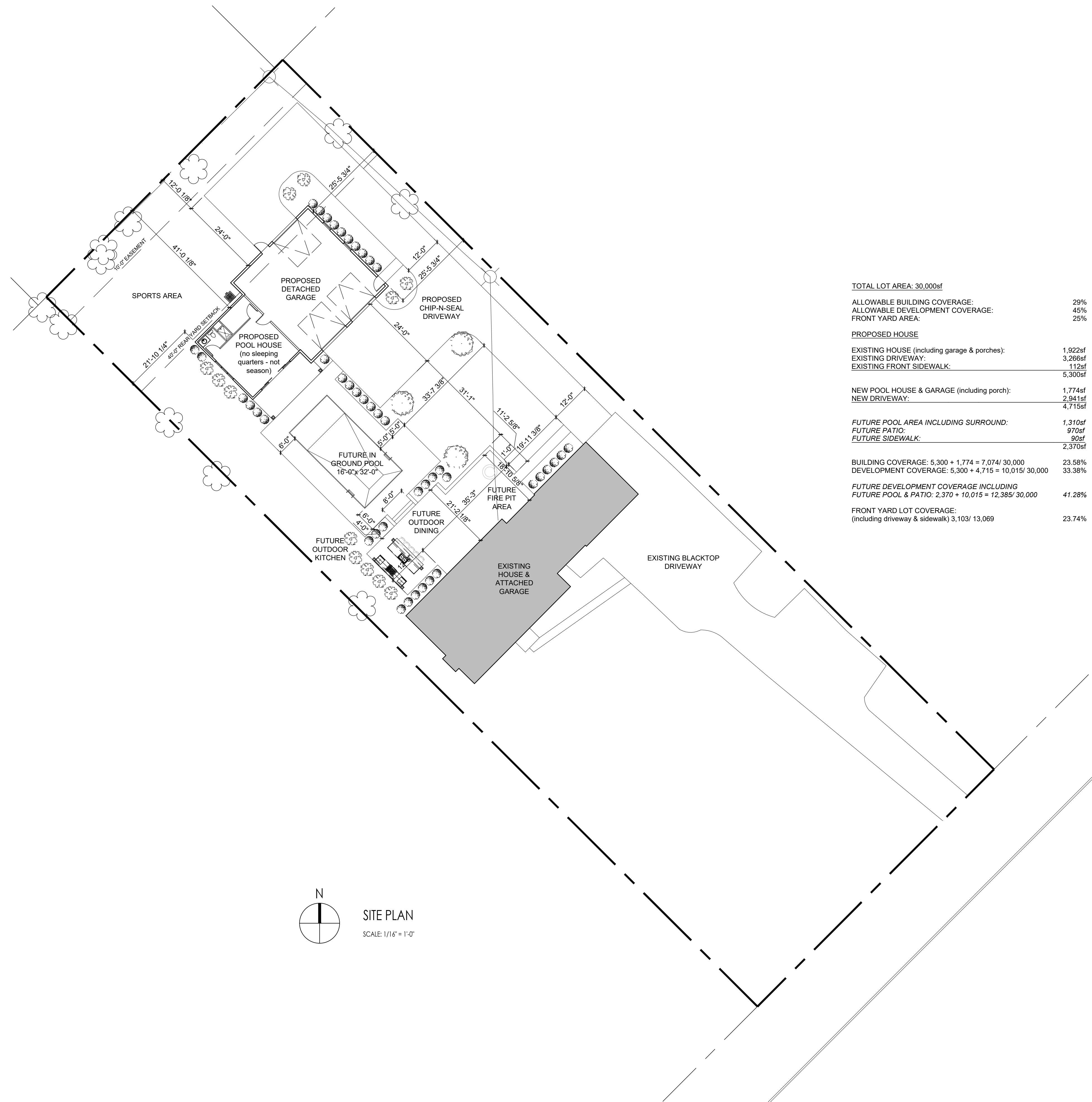
NO.	DATE	REVISION
JOB NO. : 2025-33		
DATE : 10.27.2025		

CODE INFORMATION

A001



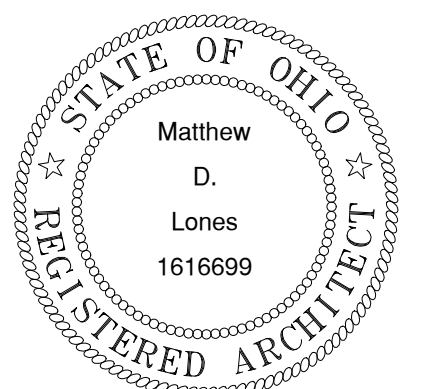
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TOTAL LOT AREA:	30,000sf
ALLOWABLE BUILDING COVERAGE:	29%
ALLOWABLE DEVELOPMENT COVERAGE:	45%
FRONT YARD AREA:	25%
PROPOSED HOUSE	
EXISTING HOUSE (including garage & porches):	1,922sf
EXISTING DRIVEWAY:	3,266sf
EXISTING FRONT SIDEWALK:	112sf
	5,300sf
NEW POOL HOUSE & GARAGE (including porch):	
	1,774sf
NEW DRIVEWAY:	2,941sf
	4,715sf
FUTURE POOL AREA INCLUDING SURROUND:	
	1,310sf
FUTURE PATIO:	970sf
FUTURE SIDEWALK:	92sf
	2,370sf
BUILDING COVERAGE: 5,300 + 1,774 = 7,074/ 30,000 23.58%	
DEVELOPMENT COVERAGE: 5,300 + 4,715 = 10,015/ 30,000 33.38%	
FUTURE DEVELOPMENT COVERAGE INCLUDING FUTURE POOL & PATIO: 2,370 + 10,015 = 12,385/ 30,000 41.28%	
FRONT YARD LOT COVERAGE: (including driveway & sidewalk) 3,103/ 13,069 23.74%	

N
 SITE PLAN
 SCALE: 1/16" = 1'-0"

ROGERS RESIDENCE - NEW DETACHED POOL
 HOUSE & GARAGE
 2548 WEST LANE AVENUE, UPPER ARLINGTON, OHIO 43221



MATTHEW D. LONES, LICENSE #1616699
 EXPIRATION: DECEMBER 31, 2025

NO.	DATE	REVISION
JOB NO. : 2025-33		
DATE : 10.27.2025		

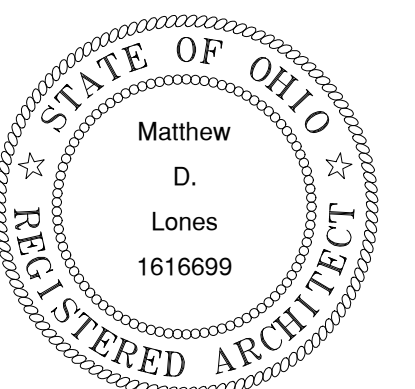
SITE PLAN

A002



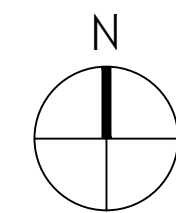
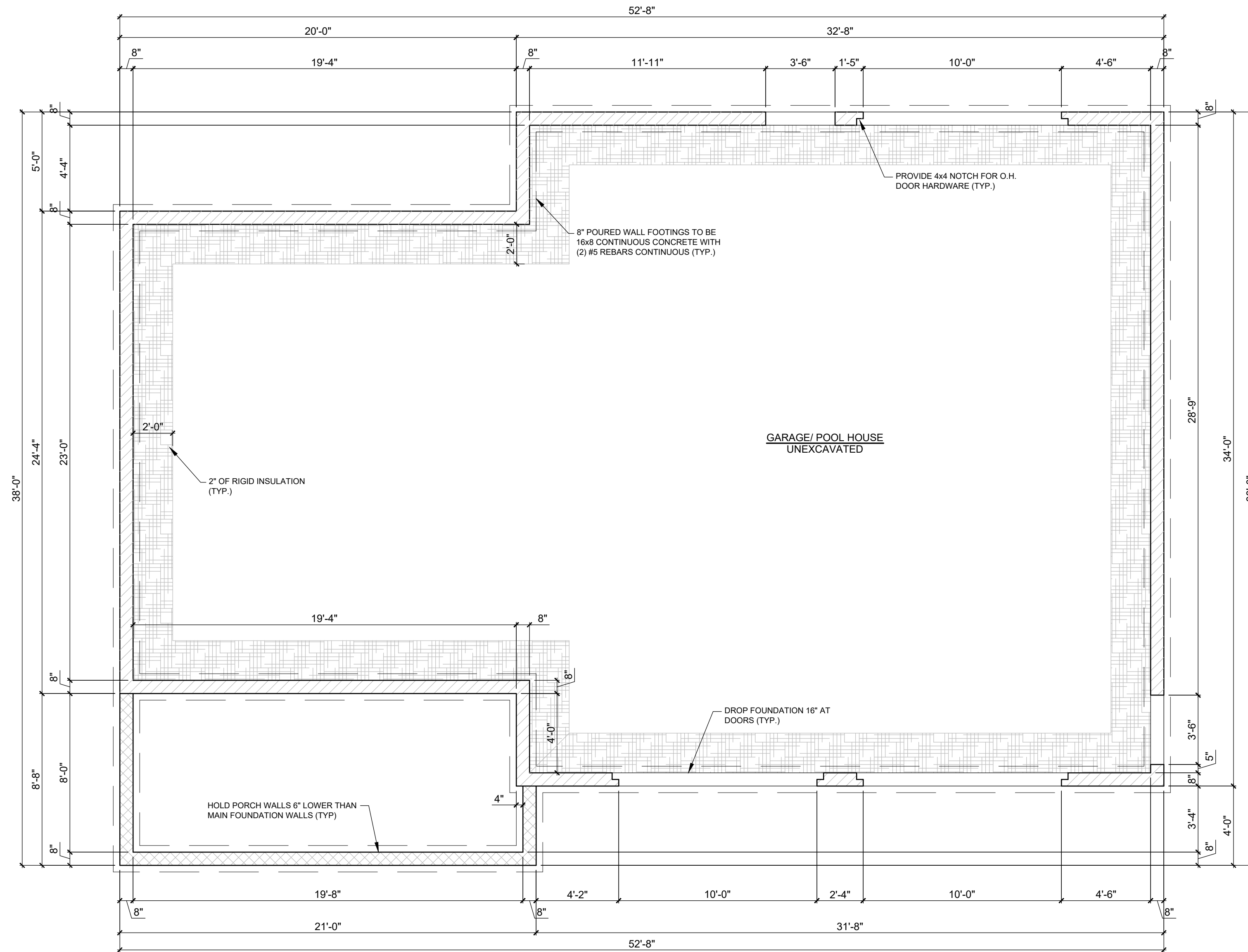
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ROGERS RESIDENCE - NEW DETACHED POOL
 HOUSE & GARAGE
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MATTHEW D. LONES, LICENSE #1616699
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DATE : 10.27.2025		



FOUNDATION PLAN

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

408.1 Ventilation. The space between the bottom of the floor joists and the earth under any building (except such space as is occupied by a basement or cellar) shall be provided with ventilation openings through foundation walls or exterior walls. Ventilation openings shall be provided with corrosion-resistant wire mesh, with the least dimension being 1/8 inch (3.2 mm). The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet (0.87 m² for each 100 m²) of crawl space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of said building.

Exceptions:

- Ventilation openings may be vented to the interior of buildings where warranted by climatic conditions.
- The total area of ventilation openings may be reduced to 1/1,500 of the under-floor area where the ground surface is treated with an approved vapor barrier material and one such ventilation opening is within 3 feet (914 mm) of each corner of said buildings. The vents may have operable louvers.
- Ventilation openings may be omitted on one side.
- Under-floor spaces used as supply plenums for distribution of heated and cooled air shall comply with the requirements of Section 1901.4.
- Ventilation openings may be omitted when continuously operated mechanical ventilation is provided at a rate of 1.0 cfm for each 50 square feet (1.02 Ws for each 10 m²) of crawl space floor area and ground surface is covered with an approved vapor barrier material.

General Notes:

- 12" Anchor bolts are to be placed at 48" o.c. and not more than 7" from corners, and embedded 7" in poured concrete walls and embedded 7" into concrete block walls, or metal straps can be used per manufacturer's specifications.
- All pipe columns called out in this plan set are to be adjustable.
- 8" poured or concrete block foundation walls are to have a continuous concrete footing with the minimum dimensions of 16" wide and 8" deep.
- 12" poured or concrete block foundation walls are to have a continuous concrete footing with the minimum dimensions of 20" wide and 8" deep.
- All masonry chimneys are to have a concrete footing not less than 12" deep and must have a minimum projection of 6" from outside edge of its foundation wall.
- All angled walls are 45° unless noted otherwise.
- Floor joists are to be doubled under parallel walls.
- It is the Builder's option to double floor joists to achieve a floor with less deflection for areas to receive tile.
- All lumber sizes and species may be upgraded for ease of construction.
- It is the builders responsibility to assure all structural loads are transferred to the foundation.
- All pad footings for steel pipe columns shall be placed on the centerline of the column in each direction.

12. All pad footings shown in this plan set shall be reinforced as follows:

- For a 30"x30"x12" pad use (3) #4 re-bar each way unless noted otherwise.
 - For a 30"x30"x12" pad use (3) #5 re-bar each way unless noted otherwise.
 - For a 42"x42"x12" pad use (4) #5 re-bar each way unless noted otherwise.
 - For a 48"x48"x12" pad use (5) #4 re-bar each way unless noted otherwise.
 - For a 54"x54"x12" pad use (5) #5 re-bar each way unless noted otherwise.
 - For a 60"x60"x12" pad use (6) #5 re-bar each way unless noted otherwise.
- Frost depth for Franklin County is 36".

Please Note:

Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained on these documents shall be brought to the attention of the designer immediately after the said discrepancies are discovered. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors and/or omissions become the responsibility of the building contractor.

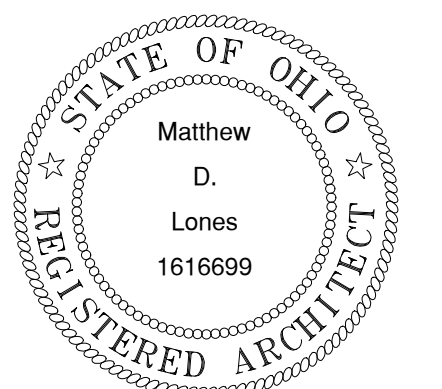
FOUNDATION PLAN

A301



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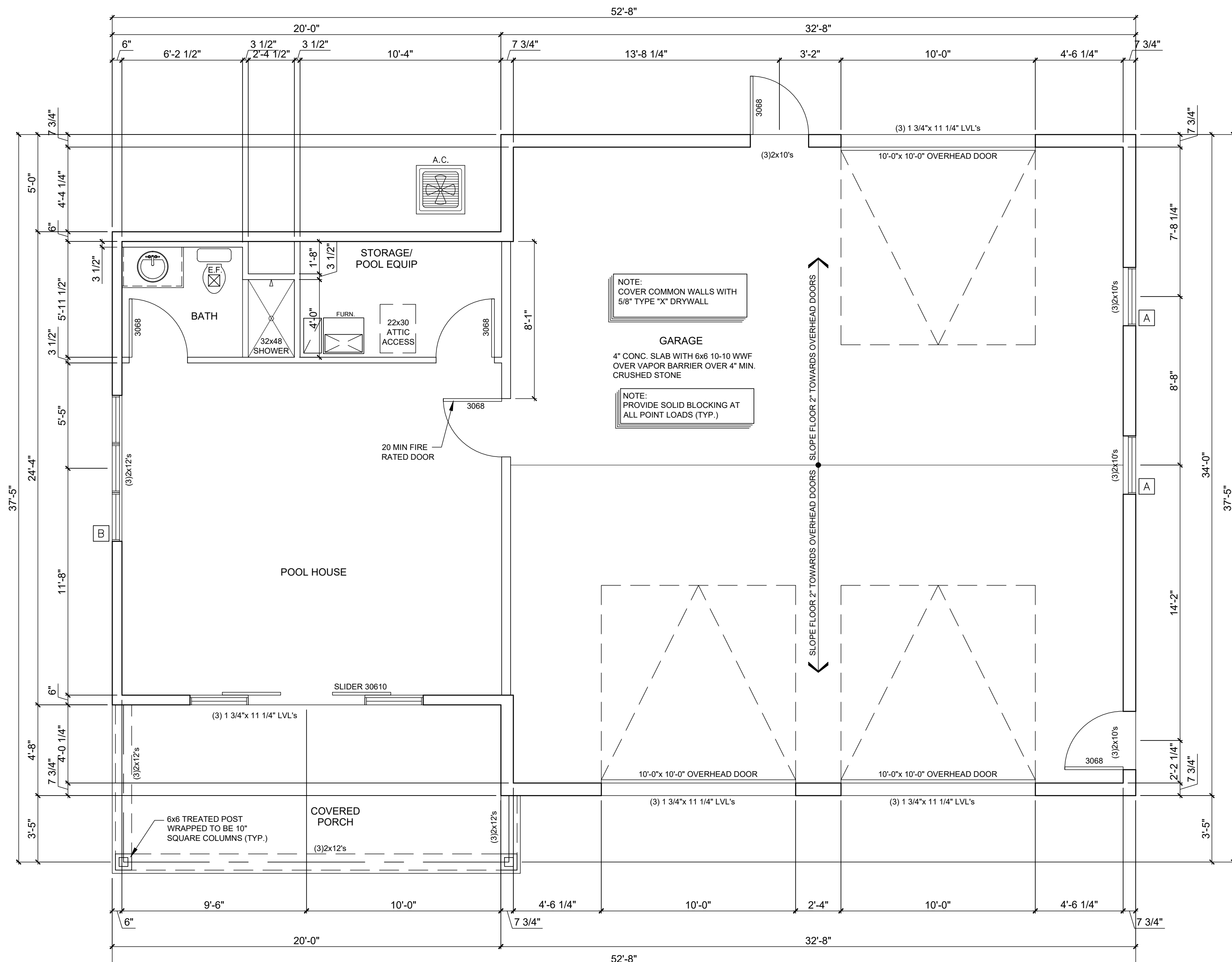
ROGERS RESIDENCE - NEW DETACHED POOL
HOUSE & GARAGE
2548 WEST LANE AVENUE, UPPER ARLINGTON, OHIO 43221



MATTHEW D. LONES, LICENSE #1616699
EXPIRATION: DECEMBER 31, 2025

NO.	DATE	REVISION

JOB NO. : 2025-33
DATE : 10.27.2025



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

Code Compliance:
It is the builder's responsibility to assure that the building complies with all governing codes, this includes but not limited to the RCO 2019 and all codes set forth by the Governing municipality.

The following notations are taken from RCO 2019 Code Section 303 Lighting, Ventilation and Heating

303.1 Habitable rooms
Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The operable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

The following notations are taken from RCO 2019 Code Section 308 Lighting

308.3 Human impact loads
Individual glazed areas, including glass mirrors in hazardous locations such as those indicated as defined in Section 308.4, shall pass the test requirements of Section 308.3.1.

308.3.1 Impact Test
Where required by other sections of the code, glazing shall be tested in accordance with CPSC 16 CFR 1201. Glazing shall comply with the test criteria for category II unless otherwise indicated in Table 308.3.1(1).

308.4 Hazardous locations
The following shall be considered specific hazardous locations for the purposes of glazing:
308.4.1 Glazing in doors
Glazing in fixed and operable panels of swinging, sliding and bifold doors shall be considered to be a hazardous location.

308.4.2 Glazing adjacent to doors
Glazing, in an individual fixed or operable panel adjacent to a door shall be considered to be hazardous location where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface and it meets either of the following conditions:
1. Where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position.
2. Where the glazing is on a wall less than 180 degrees from the plane of the door in a closed position and within 24 inches of the hinge side an in-swinging door.

308.4.3 Glazing in windows
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be hazardous locations:
1. The exposed area of an individual panel is larger than 9 square feet
2. The bottom edge of the glazing is less than 18 inches above the floor
3. The top edge of the glazing is more than 36 inches above the floor
4. One or more walking surfaces are within 36 inches measured horizontally and in a straight line, of the glazing.

308.4.4 Glazing in guards and railings
Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location

308.4.5 Glazing and wet surfaces
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathrooms, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and all panes in multiple glazing.

The following notations are taken from RCO 2019 Code Section 310 Exits:

The following notations are taken from RCO 2019 Code Section 310 Exits:

310.1 Emergency escape and rescue opening required
Every sleeping room shall have not less than one operable emergency escape and rescue opening. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

310.2 Emergency escape and rescue openings
Emergency escape and rescue openings shall have a minimum dimensions as specified in this section.
310.2.1 Minimum opening area
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.
Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet.

310.2.2 Window sill height
Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of no more than 44 inches above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section 310.2.3.

310.2.3 Window Wells
The horizontal area of the window well shall be not less than 9 square feet, with a horizontal projection and width of not less than 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

It is the builder's responsibility to assure that the final windows selected for all emergency escape and rescue openings meet the criteria listed above.

Window shown on this plan are labeled as Pella Profile Series

Stair Compliance: (per RCO 2019 Code section R311)
Maximum Noising: 1/2"
Minimum Noising: 3/8"
Max. Riser Variation: 3/8"
Max. Handrail Projection: 3/8"
Min. Stair Clear Width: 36"
Max. Riser Height: 8 1/2"
Min. Tread Depth: 9"
Min. Headroom height: 6'-8"
Max. Cross Section Dim. of the Handrail Portion of a Handrail: 2 1/2"
Min. Handrail Height: 30"
Min. Handrail Height: 38"
Min. Guardrail Height: 36"
Min. Guardrail Height at stairs: 34"

All Required Handrails shall be continuous the full length of the stairs. Ends shall be returned or self terminate in newel posts or safety terminals.

The following notations are taken from RCO 2019 Code section R314 Smoke Alarms:

314.1 General
Smoke alarms shall comply with household fire warning equipment provisions of NFPA 72 and Section 314.

314.1.1 Listings
Smoke alarms shall be listed and labeled in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed and labeled in accordance with UL 217 and UL 2034.

314.1.2 Technologies
On each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies shall be installed. Separate or dual-sensing smoke alarms may be used. A smoke alarm located in accordance with Section 314.3(2) shall include photoelectric technology.

314.2 Where required
Smoke alarms shall be provided in accordance with this section.
314.2.1 New construction
Smoke alarms shall be provided in dwelling units in the locations described in Section 314.3.

314.3 Location
Smoke alarms shall be installed in the following locations:
1. In each sleeping room
2. Outside each separated sleeping area in the immediate vicinity of the sleeping rooms.
On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics

314.6 Power source
Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.
Exception: Smoke detectors may be battery operated when installed in buildings without commercial power.

General Notes:

- All exterior walls are dimensioned from face of sheathing to face of sheathing - interior walls are dimensioned from face-of-stud to face-of-stud unless noted otherwise
- Exterior walls to be 2x6 unless noted otherwise.
- Interior walls to be 3 1/2" unless noted otherwise.
- All angled walls are 45° unless noted otherwise.
- All openings in load bearing and exterior walls shall have a minimum lintel made up (3)2x8s with 1/2" plywood spacers.
- Floor joists are to be doubled under parallel walls.
- All lumber sizes and species may be upgraded for ease of construction.
- All posts for point loads are to be a minimum of (2)2x4's nailed per the fastening schedule on sheet A001.
- In addition to these notes, refer to the notes on Sheet A001.
- It is the builder's responsibility to assure all structural loads are transferred to the foundation.
- When engineered floor trusses are used, All truss data and layout sheets must be provided at the time of framing inspection.
- All sill plates to be ACO pressure treated.
- Provide engineering data sheets for all engineered lumber, including LVL's, PSL's and glue-Lams, at the time of framing inspection. Follow all manufacturers spec. and recommendations for nailing and fastening members
- Maintain a 1" min. airspace between foundation wall and the wood framed walls.
- Due to the variances between prefabricated fireplace unit dimensions, all dimensions pertaining to fireplace enclosures are to be field verified
- Provide solid blocking at all point loads.
- All interior door returns to be 4 1/2" unless door is centered in a room closet or noted otherwise.

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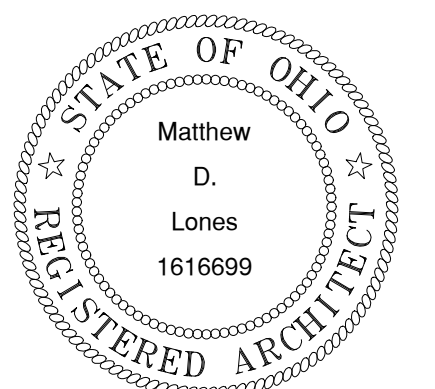
FLOOR PLAN

A302



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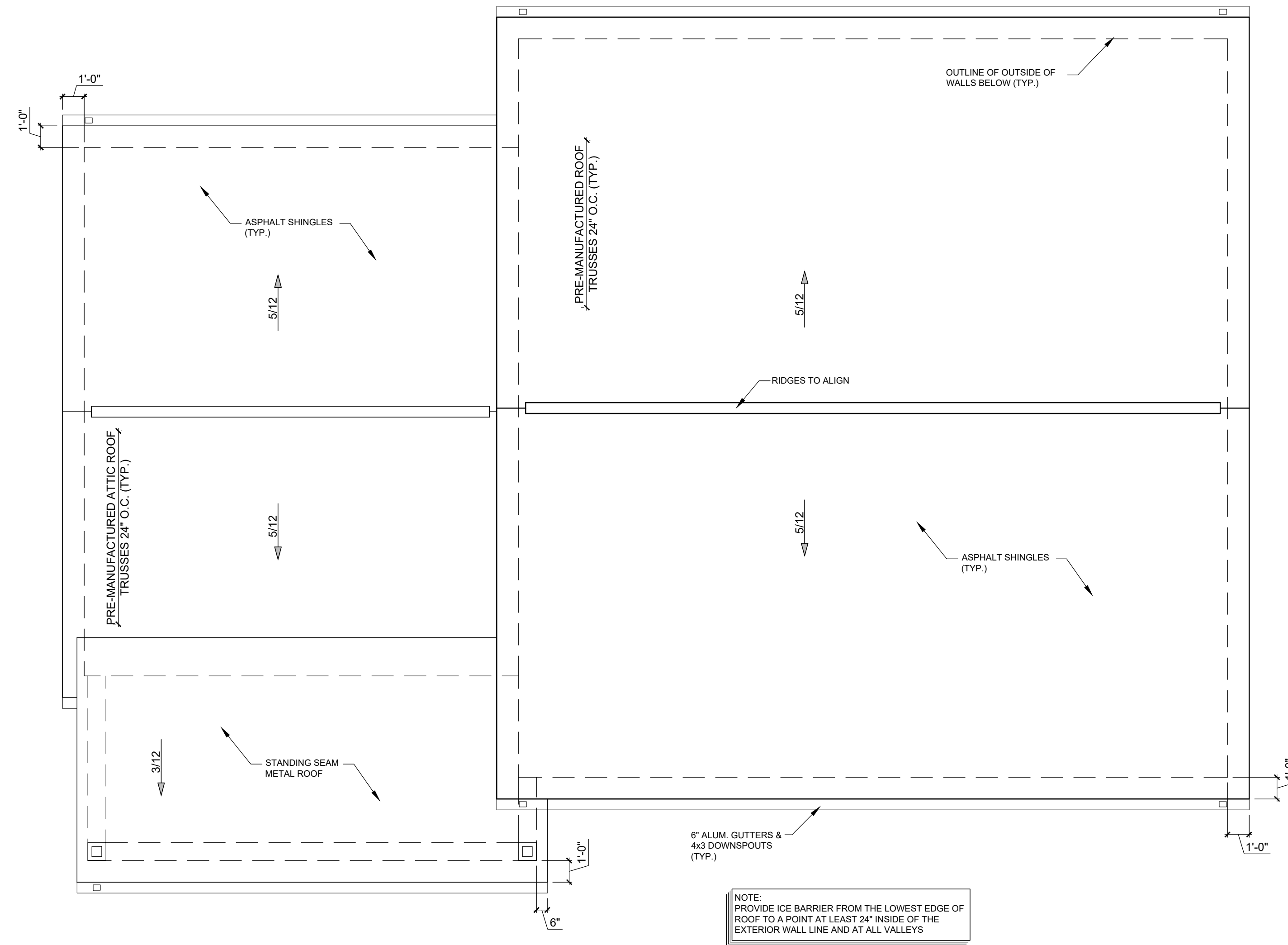
ROGERS RESIDENCE - NEW DETACHED POOL
 HOUSE & GARAGE
 2548 WEST LANE AVENUE, UPPER ARLINGTON, OHIO 43221



MATTHEW D. LONES, LICENSE #1616699
 EXPIRATION: DECEMBER 31, 2025

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JOB NO. : 2025-33
 DATE : 10.27.2025



N
 ROOF PLAN
 SCALE: 1/4" = 1'-0"

Code Compliance:
 It is the builder's responsibility to assure that the building complies with all governing codes, this includes but not limited to the RCO 2019 and all codes set forth by the Governing Municipality.

The following notations are taken from RCO 2019 Code section 806 Roof Ventilation:

806.1 Ventilation required.
 Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension larger than 1/16 inch minimum and 1/4 inch maximum. Ventilation openings having a least dimension larger than 1/4 inch shall be provided with corrosion-resistant wire cloth screening, hardware cloth, perforated vinyl or similar material.

806.2 Minimum vent area
 The minimum net free ventilating area shall be 1/150 of the area of the vented space provided both of the following conditions are met: Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the attic space.

General Notes:
 1. Where rafters are parallel to ceiling joists they shall be nailed together at their intersection to create a continuous tie between bearing points.

- Where rafters and ceiling joists are not parallel, a 2x6(min. joist tie @48" o.c. (unless noted otherwise) shall be provided in the bottom 2/3rd of the distance from the rafter bearing and the ridge.
- To maintain a continuous tie between rafters and rafter bearing points, ceiling joists are to be lapped together at intermediate bearing points. Toe nail both ceiling joists to the intermediate bearing member.
- Ridge boards are to be a minimum of 1" nominal thickness and as wide as the plumb cut of the rafter that is fastened to it.
- Valley and hip rafters are to be a minimum of 2" nominal thickness and as wide as the plumb cut of the rafter that is fastened to it.
- Provide a post under the ridge (at the point that the hip rafters tie into the ridge) to a bearing wall or beam designed to carry the given load.
- All openings in load bearing and exterior walls shall have a minimum lintel made up of 2x8's with 1/2" plywood fish.
- All lumber sizes and species may be upgraded for ease of construction.
- All posts for point loads are to be a minimum of (2)2x4's nailed per the fastening schedule on Sheet A001.
- Adjust rafter cuts to align fascia boards, per the elevation drawings in this plan set, as needed. This holds especially true when roof pitches vary from one another.
- In addition to these notes, refer to the notes on Sheet A001.
- It is the builder's responsibility to assure all structural loads are transferred to the foundation.
- All rafter bearing heights called out on the plan are to be field verified. Adjust dimensions as needed to assure fascia boards and freeze boards appear as they do in the elevation drawings.
- Provide solid blocking at all point loads.

- Provide engineering data sheets for all engineered lumber including LVL's, PSL's and Glue-Lams at the time of framing inspection. Follow all manufacturers spec. and recommendations for nailing and fastening members.
- Wood trusses:**
 The following notes only apply if wood trusses are used.
 - It is the Builder's and/or the Truss Manufacturer's responsibility to take all measurements used for truss manufacturing from only the actual field conditions. Do not build trusses from the dimensions on this plan for actual field conditions may vary from the information given in this plan set. Orange frog Design Group, LLC is not responsible for any error in truss orders or manufacturing.
 - The truss manufacturer is to adjust heel heights as needed to align fascia boards and any other trim material to match the elevation drawings in this plan set.
 - When engineered wood trusses are used, All truss data and layout sheets must be provided at the time of framing inspection.

Overlay Roof Rafters:
 The following is a list of the maximum clear spans for scab rafters used in overlay roofing:
 2x4: 6'-0" @24" o.c.
 2x6: 9'-0" @24" o.c.
 2x8: 12'-0" @24" o.c.
 2x10: 15'-0" @24" o.c.

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Attic Ventilation
 Soffit vents and roof or ridge vents are to be used. The required total sq. ft. of attic vent is determined by calculation below. The total number of attic vents is determined by the total SF. of ventilation needed (below) divide by the net-free clear opening created by each vent (see manufacturers specification)

POOL HOUSE & GARAGE ROOF
 1,597 (Attic SQ. FT.) divide by 300 = 5.32 SF. (Required vent opening)
 5.32x144= 766.56 766.56/64 (vent size)= 11.97 vents required

ROOF PLAN

A303



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 411 Meditation Lane
 Columbus, Ohio 43235
 P 614.578.1707



BIRD'S-EYE
 SCALE: N.T.S. LOOKING NORTHWEST



BIRD'S-EYE
 SCALE: N.T.S. LOOKING SOUTH



BIRD'S-EYE
 SCALE: N.T.S. LOOKING SOUTHWEST

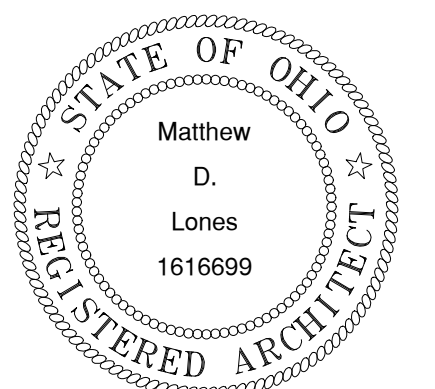


BIRD'S-EYE
 SCALE: N.T.S. LOOKING SOUTHEAST



BIRD'S-EYE
 SCALE: N.T.S. LOOKING NORTHEAST

ROGERS RESIDENCE - NEW DETACHED POOL
 HOUSE & GARAGE
 2548 WEST LANE AVENUE, UPPER ARLINGTON, OHIO 43221



MATTHEW D. LONES, LICENSE #1616699
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EXTERIOR
 RENDERINGS

A402



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SOUTH ELEVATION - GROUND VIEW

SCALE: N.T.S. LOOKING NORTH



SOUTH ELEVATION - GROUND VIEW

SCALE: N.T.S. LOOKING WEST



EAST ELEVATION - GROUND VIEW

SCALE: N.T.S. LOOKING SOUTHWEST



WEST ELEVATION - GROUND VIEW

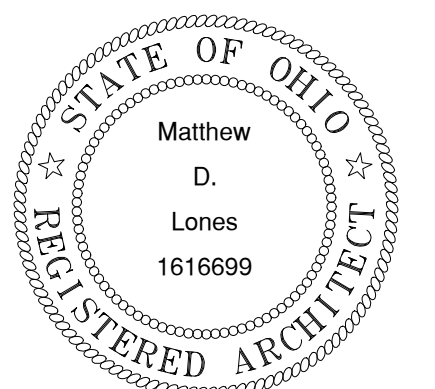
SCALE: N.T.S. LOOKING SOUTH



SOUTH ELEVATION - GROUND VIEW

SCALE: N.T.S. LOOKING NORTH

ROGERS RESIDENCE - NEW DETACHED POOL
 HOUSE & GARAGE
 2548 WEST LANE AVENUE, UPPER ARLINGTON, OHIO 43221



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 EXPIRATION: DECEMBER 31, 2025

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EXTERIOR
 RENDERINGS

A403



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 16, 2025

Subject: 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.

Site Description/History

The subject property, 2548 W. Lane Avenue, is located on the north side of the street, three parcels east of Leeds Road, and is zoned R-1c, One-Family Residence District. It includes 0.68 acres with 100 feet of frontage, a 100-foot building setback line and 300 feet of depth. It is similar in size to other properties along this segment of W. Lane Avenue, but twice the size of those further north. Scioto Country Club is located immediately across the street to the south. A two-story 2,400-square foot Colonial stone and siding home sits 30 feet behind the building line, in line with others along the street. A 130+ foot-long driveway on the east side of the property leads to a two-car, 900-square foot attached garage and an adjacent parking space; the driveway widens from 12 feet to 27 feet to 34 feet. The rear yard is nearly enclosed with mature trees and varying styles/heights of fencing. The applicant purchased the property in August 2012.

The applicant began exploring garage options in May 2020, and a conceptual plan was submitted for informal review by Staff in March 2024. Due to the size and scale of the proposed structure, Staff noted that a variance would be needed for neighborhood compatibility (height, size, scale/massing, etc.). Building Permit #25-368 was submitted in January 2025 and ultimately denied by Staff. The only change from the original plan was a building height reduction from 25'-9" to 23 feet. Staff met shortly after with the applicant to discuss options, and the applicant then attended the April 9, 2025 Work Session to get feedback from the Board. The Board suggested that the applicants could modify the garage to reduce the visual impact of the structure (*see minutes*). No changes have been made to the design since the Work Session. Staff has fielded at least three inquiries from the public, including concerns as to the size and scale, stormwater management, and whether the garage would have a commercial use.

Proposal

The application includes a 56' wide x 36' deep detached garage (2,016 SF), located and centered behind the two-story home. It would be 22 feet from both side property lines and 40 feet from the rear property line, within the buildable area of the property. The side and rear yards are screened with fencing and landscaping, and are to remain. A home office/gym (720 SF) is provided on the west side of the proposed garage, with the balance (1,296 SF) used for



vehicle parking and future historical vehicle storage. The proposed garage is 23 feet tall with a skewed roof dropping to 16 feet in height at the rear. It includes dark metal vertical siding. A front porch is provided for the home office, while the garage portion would have three bays - two on the front and one on the back. A stone base is provided for the front porch pillars and as a water table on the west elevation. The proposal is identical to what was previously reviewed by the Board at the April 2025 Work Session. It is roughly 200 square feet less than the footprint of the existing house and attached garage. Stormwater management and all utility connections would be reviewed as part of the Building Permit review process.

Zoning Code Requirements

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

- Detached garages or carports located completely within the buildable area of the lot shall not exceed the height limitations specified in Table 5-F for principal buildings. *The maximum height permitted for principal buildings here is 35 feet since the garage is inside the buildable area.*
- Detached garages or carports located outside of the buildable area of the lot shall not exceed the detached garage building cover limit specified in Table 5-F. *The proposed detached garage is located inside the buildable area so this would not apply.*
- The top plate wall height supporting all roofs for detached garages and carports outside the buildable area of the lot shall not exceed nine (9.5) feet and six inches above the parking floor elevation. *The proposed detached garage is located inside the buildable area so this would not apply.*
- Habitable space (limited to home gyms, home offices, work studios, bathrooms and finished storage areas) is permitted within a detached garage as long as all requirements of detached garages are met. Separate dwellings, sleeping places, or in-law suites are not permitted within a detached garage. *A finished studio is proposed, and is to be used as a home office and home gym. Sleeping quarters are not permitted.*

2. [Article 7.17](#) of the UDO, which applies to detached garages, states:

- The proposal shall be consistent and compatible with the noticeable and recognizable characteristics of the homes and lots on the street segment. Such characteristics include: lot width and size, architectural style and materials, heights and massing, front yard setbacks, roof pitch and shape, garage location, amount of impervious surface, and other defining features of the street segment. *Staff has determined that the proposed garage does not meet the architectural style, height, massing, and openness of the rear yard of the street segment.*
- The Policy for Neighborhood Compatibility shall be used to determine compliance.

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



- Garages: The location, size and orientation of attached and detached garages should be consistent with those found along the street segment. Front-load garages should be recessed from the front face of the home. The number of garage bays facing the street shall not exceed three. *The proposed detached garage is not consistent with the location, size and orientation of those on the street segment.*
- Building footprints exceeding 2,000 square feet and/or within 10 percent of the maximum building cover limit for the zoning district shall implement massing-reducing measures, including but not limited to, detailed roof forms, projecting or recessed elements, lower roof eaves, and appropriate material changes. *While the height of the roof skews downward from 23 feet to 16 feet, that is not one of the measures listed in the Policy, nor would Staff consider it to be one.*

Alternatives

Staff has suggested the following options to help address the neighborhood compatibility requirements for height, design, and size/scale for the garage. Absent additional changes, a variance would still be needed for rear yard openness due to the location.

Height:

At the Work Session, the Board noted that the large side and rear yard setbacks, plus existing landscaping and fencing, would help soften the height of the proposed detached garage; Staff agrees. The code does permit taller detached garages in the buildable area, but it is subject to neighborhood compatibility requirements, which would push its height down. The proposed height is also at the higher end of detached garage height variances recently approved by the Board, but those were for ones with second floor finished space. The applicant noted that the height is needed for a future car lift, but Staff has approved permits for several car lifts in shorter garages. The City's third-party architect felt the proposed structure might look "utilitarian", but could work since the tallest height would face inward toward the house due to the skewed roof. Staff previously recommended to the applicant that the height could be reduced to around 22 feet at its highest without sacrificing the design and/or planned usage. While still tall, this would help reduce the scale and massing of the structure.

Design:

Staff has struggled with the design and how its proposed modern architecture does not blend or match well with the existing residence as is typical. The proposed exterior materials of dark metal siding do not complement the light gray stone and siding of the house. Existing doors and windows on the exterior home (and maybe the stone too) will be painted black to match the garage, but it is not enough to complement it under the compatibility policy. The City's third-party architect noted concerns about it not being in the same architectural family as the house, and did not believe that the complementary color schemes would overcome this. Both Staff and the City's third-party architect recommend that the garage design be adjusted to more seamlessly relate to the existing house style.

Size/Scale:

The applicant has indicated that the size and scale of the proposed detached garage are driven by the need for a large home office/gym, as they work from home and seek an



enhanced home gym space, and a large space to work on and store vehicles. Staff strongly encouraged them to look at their minimum needs for these two spaces, but no reductions have been made. Staff recommended reducing the home office/gym to 500 square feet and the garage to that of a four-car garage with storage size (1,100 square feet); for a total of 1,600 square feet, and could potentially meet the code. This is still quite sizable and significantly larger than all others in the entire community. [These numbers were taken from the City's code for home offices and what a typical four-car garage size would be.]

Rear Yard:

Staff believes that a variance for compatibility would be needed here, regardless of the changes to size/scale or design. This is due to the prominent characteristic of open rear yards along this segment of W. Lane Avenue, especially for interior lots.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed with the applicant. While it is disappointing that no changes have been made since the Work Session, Staff understands that this proposal is the applicant's desired garage. Unfortunately, due to neighborhood compatibility requirements for architectural style, height, massing, and openness of the rear yard, the proposal will require a compatibility variance. In conversations with the applicant, Staff has encouraged substantive reductions to the footprint, height, and scale of the proposed structure to avoid the need for a variance. While applicant can point to things to support a variance, such as that the garage is in the buildable area, has a 2x side yard setback, existing fencing and mature landscaping, and a sizable lot, it is still a significant departure from the compatibility ordinance and policy, as well as the character of the street segment. The application notes that there are other larger and taller detached garages in the neighborhood, but has not provided those specifics, nor do they appear to be located on this street segment. Staff has repeatedly worked with the applicant to revise the plan to meet the compatibility requirements, including from informal review by the City, before/after submission of a Building Permit, and before/after the Work Session. Feedback received by the City from those notified is also more negative than typical for those opposing a project. Because of the substantial compatibility concerns, Staff unfortunately cannot support this application.

Further, Staff notes for the Board that it does not recommend postponing this application to another Work Session due to the applicant's resistance to make changes after receiving feedback from the Board in April. However, as noted above, Staff could potentially support a variance for the rear yard openness for compatibility if the other compatibility issues are resolved (or committed to), including a height reduction, square footage reduction, and a design commitment that better relates to the house per the City's third-party architect. If the Board is inclined to grant this variance, Staff would recommend Finding #8 (spirit and intent) be considered with any motions made.

Attachments

1.	Variance Application - 2548 W Lane Avenue
2.	Schuller e-mail 07.10.25

2548 W. Lane Avenue

BZAP Staff Report Pictures | Variance Application



Google Maps ® Aerial – Looking North



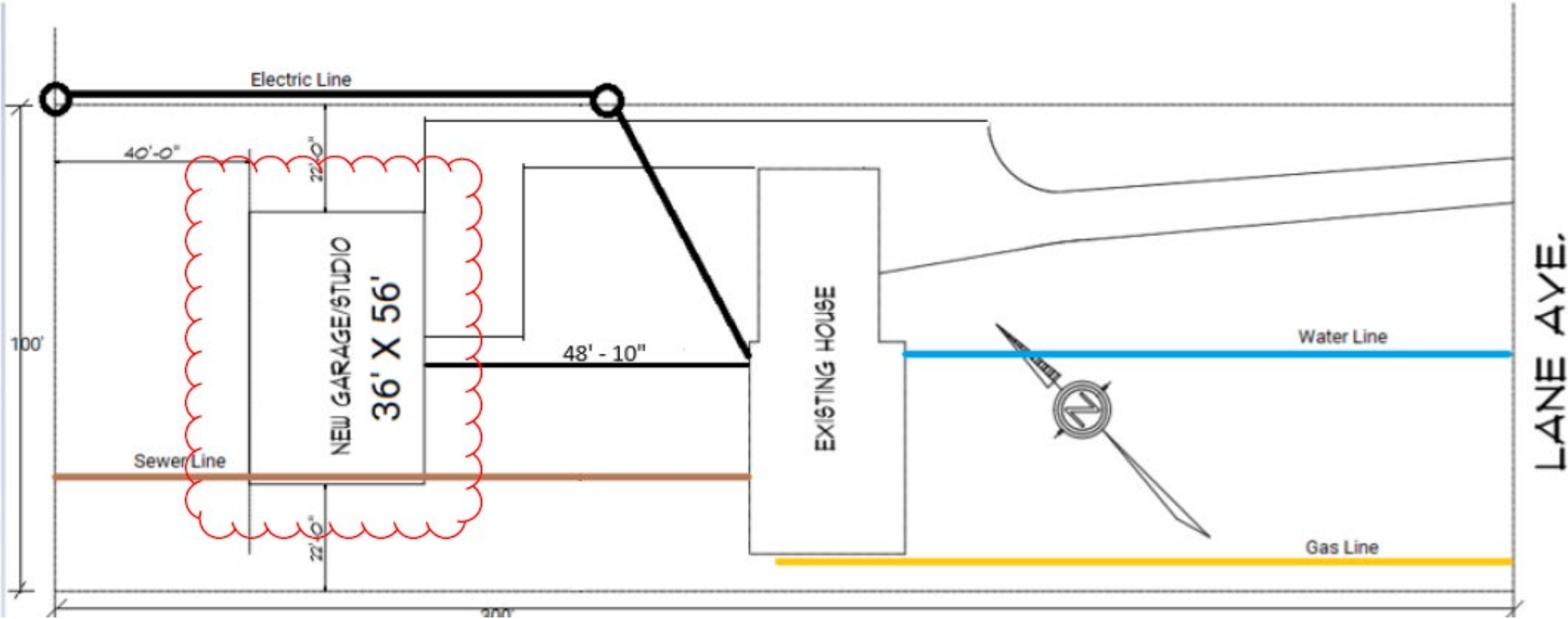
Existing Site Photos



Existing Site Photos



Proposed Site Plan



Proposed Elevation



Proposed Elevation



2548 W Lane Ave, Upper Arlington, OH 43221 – Detached Garage Plans

Rationale Statement for Detached Garage Construction

To Whom It May Concern,

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

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

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

Sincerely,

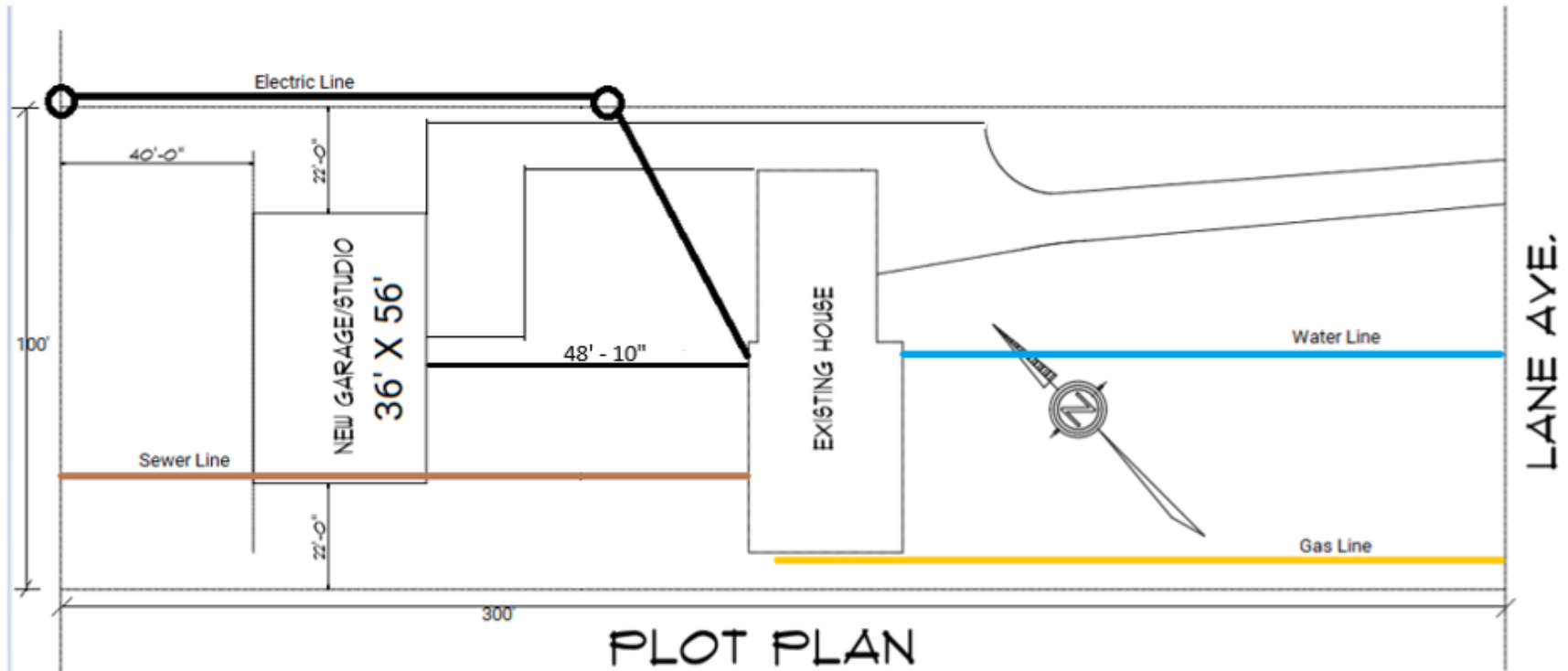
Russell & Leah Rogers







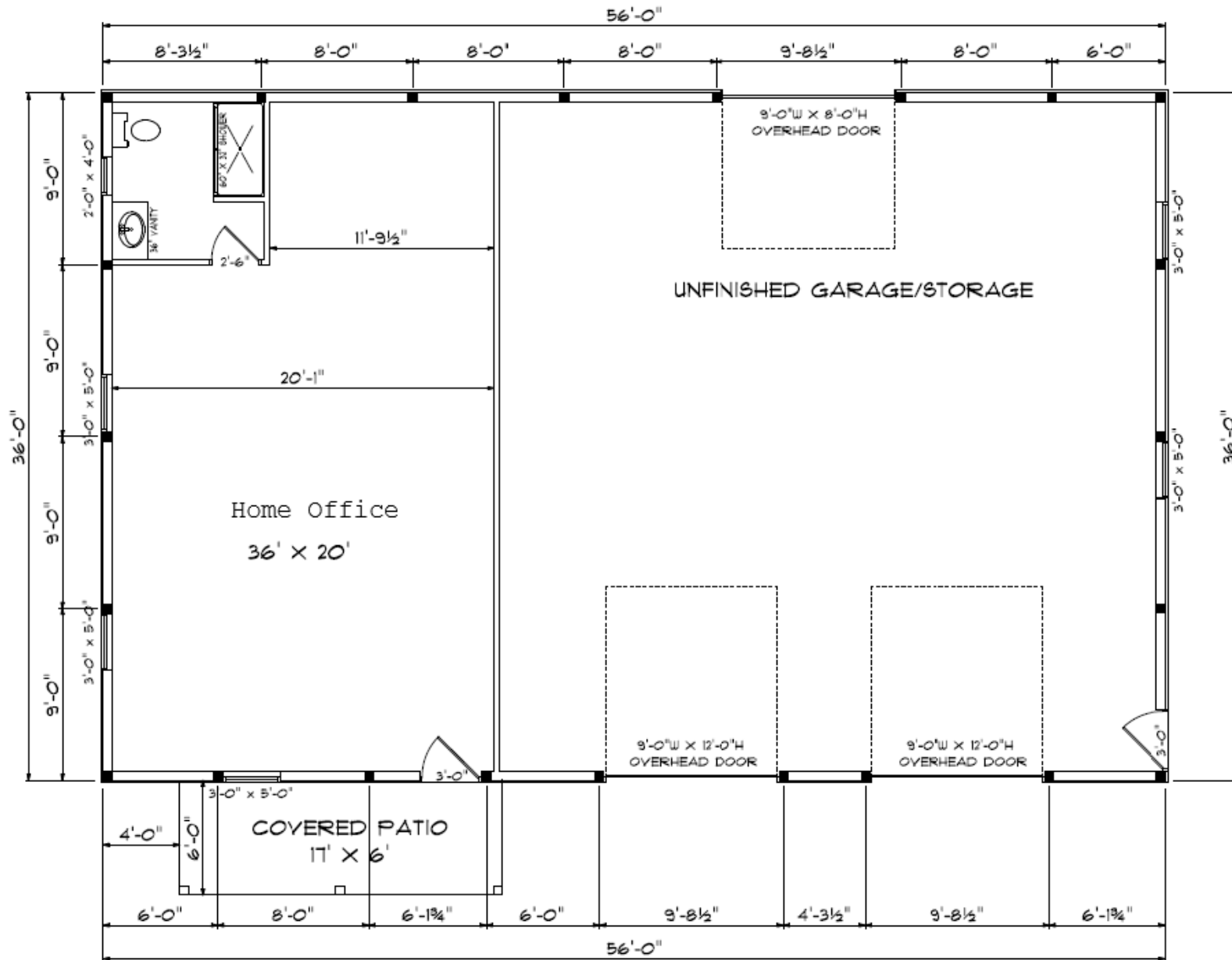




PLOT PLAN

RUSSELL AND LEAH ROGERS
 2548 W. LANE AVE.
 COLUMBUS, OH 43221

PARCEL# 010-001421



MAIN FLOOR PLAN

120 FINISHED SQUARE FEET
Page 145 of 177

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 5, 2025

Subject: 3175 Tremont Road (Arlington Crossing) - Informal review and determination regarding replacement of recently demolished architectural features.

Overview

In February 2024, residents of the Arlington Crossing condominium submitted Building Permit #24-413 to replace windows and the stone on the exterior of the building due to water infiltration issues. Shortly after submission, the contractor questioned whether the two decorative stone archway features that flanked the main entrance could be removed due to their severe state of disrepair. Staff reviewed the minutes from the original development plan applications in 2005 and 2006, and determined that these features were specifically required design elements intended to reduce the massing of the front elevation and provide visual interest along the streetscape; these features also were included to help mitigate a significant building height variance. *Based on the specificity of the Board's condition, it was determined that these stone features either had to be replaced 'as is' or with a similarly-styled architectural feature, unless their removal was approved by the Board.* Staff had several meetings with the applicant, exploring a variety of designs and plans, and the arches have since been removed. A final inspection in August included conditions on the arches being replaced per the original design, a substitute design, or an alternate plan approved by BZAP.

Of note, the City Forester has been actively working with the applicant on a revised landscape plan, in the spirit of the originally approved plan. This is because seven of the 14 mature street trees adjacent to the site were damaged during construction. At least three of these trees are severely damaged and require replacement; others will require professional pruning and/or repair efforts.

Zoning Code Requirements

Article 4.05(G) of the Unified Development Ordinance (UDO) permits the Community Development Director to administratively approve non-substantial revisions to a BZAP-approved plan, like signage, lighting or landscaping, but not anything relating to a building. Given the previous efforts by the Board in reviewing the then controversial Arlington Crossing plan, Staff determined that this request warrants BZAP review, and is not an administrative (Staff) decision.

Options:

#1 - Require the arches to be replaced as originally approved



#2 - Require the arches be replaced, but with trellis, arbor, or other similar architectural features; or

#3 - Authorize the removal of the arches with no replacement features, determining that the existing and proposed landscaping address the massing concerns initially raised by the Board during the development plan/variance meetings.

Attachments

1.	Arlington Crossing_ Work Session Submission
2.	Arlington Crossing_ Staff Presentation
3.	Arlington Crossing_ Final Inspection 08.28.25
4.	Arlington Crossing_ BZAP Staff Report 06.19.06
5.	Arlington Crossing_ BZAP minutes 04.17.06





October 27, 2025

Via Email Only (cgibson@uaoh.net)

Upper Arlington Board of Zoning and Planning
C/O Chad Gibson
Community Development Director
City of Upper Arlington
3600 Tremont Road
Upper Arlington, Ohio 43221

Re: Arlington Crossing Condominium Association

Dear Members of BZAP:

I write on behalf of the Arlington Crossing Condominium Association (“Arlington Crossing”), 3175 Tremont Road, seeking the Board’s guidance at your November 5, 2025 work session on the proposed deletion of decorative architectural arches originally called for in the Arlington Crossing’s 2006 Final Development Plan.

Those arches (which had suffered significant water intrusion issues) were removed during the recent repair and updating of Arlington Crossing’s building façade. A picture of the original façade plan elevation and one of the arches prior to removal is attached as Exhibit A. We hope you will agree that the arches do not need to be rebuilt or replaced as originally designed, or with a potentially comparable architectural feature such as pergolas that have been informally discussed with the city as a possible approach. Having just spent a substantial amount of money repairing and updating its building facade, Arlington Crossing hopes to avoid the additional expense as unnecessary in view of the changed streetscape of Tremont since 2006.

Simply put, when Arlington Crossing was constructed, it was the only significant and new structure along Tremont in a long time. Architecturally decorative arches were appropriate to provide visual diversity in appearance along a new building that otherwise stood out for its height, length, and lack of setback. Almost 20 years later, fortunately for Upper Arlington and Arlington Crossing, the building is now surrounded by structures on the street setback of similar size and mass, and the predominant feature on the street, other than the buildings themselves, are trees. Arlington Crossing is committed to maintaining the trees in front of its building in cooperation with the city and arches are no longer needed. Indeed, arches, or pergolas, would not be very visible if built, but would be expensive to add.

We believe an amendment to the original site plan can, pursuant to the UCO, be approved by the Director of Community Development as the change does not “substantially modify” the original plan. We can submit a full-blown application to amend the original site plan, if necessary, but hope to avoid that expense and time in view of the insubstantial nature of the proposed change in view of current conditions.

Our thoughts on the standards to be considered for approval of the change are as follows:

(a) *That it fully complies with the applicable requirements of this Ordinance;*

- See issues addressed below

(b) *That it adequately protects other property or other uses located on the same property;*

- The change will have no impact on other property other than perhaps visual, as addressed further below
- The only other property on the same property is the city ROW, on which the change will have no impact except perhaps visual, as addressed further below
- The change will actually serve the “same property” better without the arches as:
 - Arches/pergolas can interfere with maintaining landscaping
 - They present a maintenance/appearance challenge

(c) *That it is consistent with other development on nearby property;*

- Arches were appropriate in 2006 – the street was bleak with no comparable development
- Since 2006 Tremont has a completely new look
 - Trees are prominent
 - New buildings are at the ROW
 - New buildings have a similar or larger mass
- None of new buildings have the kind of arches Arlington Crossing had
 - Please see the attached pictures of neighboring buildings. Arlington Crossing actually now has a more varied front, including arches on the building above street level, than buildings in proximity
 - Arches/pergolas would be a distraction rather than a visual enhancement
 - Trees are **the** significant architectural feature along the entire streetscape; arches are not needed
- Architecturally, the new construction along Tremont is consistent with varied façade of the Arlington Crossing east elevation
 - All, including Arlington Crossing, have various architectural features that vary the distance from the street and appearance
 - Arches/pergolas at ground level at Arlington Crossing would be unique/inconsistent
- Pictures of the neighborhood buildings and Arlington Crossing are attached as Exhibit B.

(d) *That it provides safe conditions for pedestrians or motorists and prevents a dangerous arrangement of pedestrian and vehicular ways;*

- The presence or absence of arches does not impact safety
- Arlington Crossing has and will continue to offer pedestrian/neighborhood friendly amenities such as the neighborhood park at the corner of Tremont and Ridgecliff Roads and at its front entrance

(e) *That it provides safe ingress and egress to emergency vehicles on the site.*

- The presence or absence of arches does not impact safe ingress or egress on the site

October 27, 2025

Page 3

As equities are always important, we ask the city to consider:


- Arlington Crossing has recently undergone an unanticipated multi-million-dollar façade renovation
- Adding more expense of constructing and maintaining arches/ pergolas would be an additional financial burden on Arlington Crossing residents which:
 - Would not enhance the value of the property or surrounding properties, and
 - Would actually be a visual distraction

In summary, arches are now inconsistent with frontages along Tremont and would be more of a distraction than an enhancement to the streetscape, while being an unnecessary and a burdensome expense for Arlington Crossing now and going forward.

The trees Arlington Crossing originally planted along Tremont are now of a size that significantly and positively contribute to the look of Tremont Road. Although several of those trees were damaged during the building façade work and construction of the Bob Crane Community Center, Arlington Crossing is committed to working with the city to address those issues. Specifically, Arlington Crossing has contracted with Joseph Tree Service to perform the work recommended by Samantha Simmons, UA Parks and Forestry Superintendent, in her email of September 24, 2025. After that work is completed, we understand the trees will revert to the parties' responsibility consistent with city practices and policies.

In view of the tree-scape and changed look of Tremont Road over the last 20 years, we hope you will agree that arches are no longer needed and that the Director of Community Development can approve their deletion from the site plan.

Thank you for your consideration.



Donald B. Leach

Enclosures

**EXHIBIT
A**





**EXHIBIT
B**











2020 vs. Today (North side)



2020 vs. Today (South side)



Inspection Report

Inspection: Building – Final Inspection

Inspector: Tim Rubadue

Inspection Date: Aug 28, 2025

Record: Building Permit #24-413

Location: 3175 TREMONT RD, UPPER ARLINGTON, OH 43221

Applicant: Robert Dyas

Building – Final Occupancy

Overall Result: Partial Pass

Overall Remarks:

Final occupancy conditionally approved with 2 stipulations: 1) That the two masonry arch features be constructed per the original zoning approval unless substitute features or an alternate plan are approved by Staff and/or the Board of Zoning and Planning; and 2) That the street trees damaged by the project's contractor be replaced or pruned per the direction of the City Forester, with all costs associated with such pruning or replacement to be borne by the applicant.



To: Board of Zoning and Planning Members

From: Chad D. Gibson, AICP, Senior Planner

Prepared for Meeting Dated: Monday, June 19, 2006

Subject: Review of landscaping, lighting, and fencing plans as required per BZAP condition for the Arlington Crossing Condominiums, zoned PMUD, Planned Mixed Use District (Kingsdale Study Area).
Application AD 12-05.

Key Master Plan Objective: Land Use –
D3. Enhance redevelopment that is appropriate to Upper Arlington.

I. Request/Conditions:

This is a request for review and approval of landscape, lighting, and fencing plans for the Arlington Crossing Condominiums. The Board conditionally approved a third, five-story rendition of this project on April 17, 2006 (see attached minutes). At that time, the Board requested that landscaping, lighting, fencing, and signage return for future review and approval. Condition #2 specifically addressed this issue and stated:

- *That finalized landscaping, signage, lighting, and fencing plans be reviewed and approved by BZAP prior to issuance of building permits at the site.*

Revised landscape, lighting, and fencing plans have been submitted per the Board's stipulation. Evidence that the original five parcels have been combined has been submitted, which satisfies Condition #4. A revised material schedule has also been submitted, which satisfies Condition #6. No signage plans were submitted, and therefore, no permanent signage can be approved for the site at this time. [A complete list of all six conditions of approval can be found within the attached 4/17/06 BZAP minutes.]

II. Site Description/History:

The site encompasses five parcels (now combined) totaling 1.3 acres, located along the west side of Tremont Road, between Ridgecliff and Mildens Roads. Two previous versions of this project were also approved for this site - one in October of 2005 for a four-story, 46-unit condominium project with first floor units, and one in February of 2006 for a five-story, 56-unit project. [Per the City Attorney's Office and Article 4.07(G), these approvals remain valid for two years after BZAP approval.] The Board conditionally approved a third, five-story rendition of this project on April 17, 2006.

The subject site is currently developed with five one-story, multi-unit apartment buildings, a four-vehicle carport, and a two-car detached garage. The site has 500 feet of frontage on Tremont Road, and 150 feet on Mildens and Ridgecliff Roads. It has direct views to the Kingsdale Shopping Center across Tremont Road to the east.



Figure 1 – Existing one-story apartment building fronting on Tremont Road

A variance for minimum lot size was incorporated into the most recent approval. During these recent proceedings, both staff and the neighbors expressed significant concern regarding the building's height and massing. The Board's approval of this project conflicted with the recommendation of both staff and the Master Plan.

III. Zoning/Adjacent Uses:

The site is zoned as part of the Kingsdale PMUD, Planned Mixed Use District, and is located in an area of this PMUD designated as "Kingsdale West." This area consists of 28 acres and 225 one-story multi-family units. The plan for Kingsdale West

generally retains the existing street network and emphasizes two-story commercial buildings along Tremont Road (three stories are permitted at key intersections). Larger, upgraded multi-family and live/work units that compliment the proposed town center at Kingsdale are the preferred land use. These replacement units must be sensitive in design and scale to the single-family homes to the north and west. [In this case, the closest single-family homes to the site are 500 feet away.] The Master Plan envisions Kingsdale West doubling in intensity, and provides target use ratios of 87 percent residential, ten percent office and three percent retail.

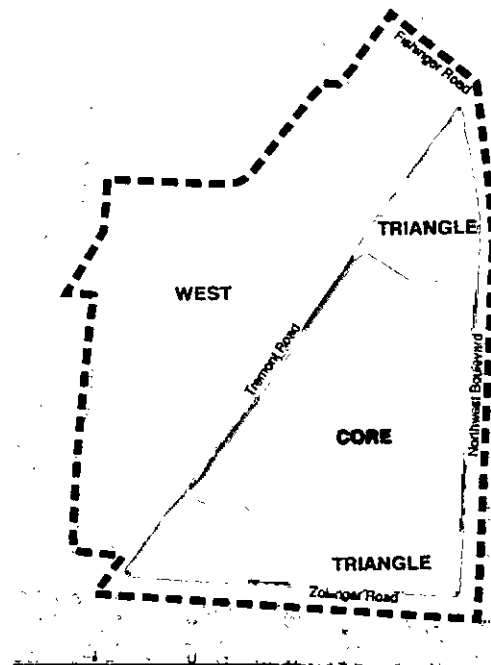


Figure 2 – Kingsdale Study Area

Nearing completion to the north, across Ridgecliff Road is the Towncenter Place condominium development zoned PMUD. To the south, across Mildren Road, are existing apartments zoned PMUD (approved for the Tremont Place mixed-use project, a.k.a. Walgreen's). Immediately west are existing one-story apartments. Across Tremont Road to the east is the Kingsdale Shopping Center, also zoned PMUD (Kingsdale Core).

IV. Landscaping/Sidewalks:

The landscape plan has been revised per the Board's past comments and a letter from staff dated June 6, 2006 (see attached). Because this five-story building will be over 400 feet in length and only 20 feet from the Tremont Road curb, an extraordinary landscape plan is needed. The submitted plant list is extensive and includes crabapples (5), honeylocusts (2), magnolias (4), serviceberries (9), Colorado spruce (9), barberries (14), boxwoods (258), burning bushes (12), dogwoods (34), hydrangea (18), lilacs (29), roses (64), spirea (14), sweetspire (16), various yews (67), viburnum (20), various ground cover (20), miscellaneous perennials (250), and reed grasses (45). A future entry feature is shown at the center of the building, near the main entrance along Tremont Road. A special landscape feature within the right-of-way and a lawn area are shown near the prominent corner of Ridgecliff and Tremont Roads.

The plan now provides a five-foot wide concrete sidewalk along Tremont Road and a seven-foot wide "tree lawn" area between the curb and the sidewalk. Street trees (16 Japanese Zelkovas) are spaced appropriately within the right-of-way. [This spacing can be altered as needed to accommodate utilities or other public features.] This revised sidewalk layout and tree selection matches the approved Tremont Place mixed-use development across Mildren Road to the south.

[Note: As one of the first redevelopment projects along Tremont Road within the Kingsdale PMUD, coordinating the streetscape is critical. The goal is to align the new sidewalks, coordinate plantings, and create a seamless, visually appealing streetscape. Modifications to existing crosswalk striping may also be needed, and the ADA accessible ramps must be maintained and aligned per code.]

New sidewalks are also being provided along both the Mildren and Ridgecliff Road frontages. Staff has requested, for enhanced pedestrian safety, that the sidewalks be dyed a color resembling brick pavers where they cross the site's main access points. This additional delineation will provide another visual cue of pedestrian activity. The plans also reflect the continuation of these sidewalks to the western property line for future connection. Staff appreciates the applicants' efforts to address staff's concerns.

V. Architecture/Fencing/Lighting:

The Board may recall that significant scrutiny was given to the architecture of the building, especially since the five-story design is much taller than the plans for the area recommend. Condition #6 of the April 17, 2006 approval required the applicant to submit a revised material schedule for review. That schedule has been submitted and includes the following specifications: **Brick** – Glen Gery “Olde Detroit”; **Mortar** – Richcolor RC55A “Brown Buff”; **Stone** – Classic Stone “French Country Limestone”; **Water table/sill** – River Valley “Natural Buff”; **Shingles** – Timberline Ultra “Weatherwood”; **Pavers** – Glen Gery (same family as “Olde Detroit”); **Garage doors** – Wayne Dalton 5150 “Taupe”. [The applicant will provide samples of the above materials at the meeting.]

The submitted fence elevation indicates a six-foot tall, wooden board design with decorative ball-capped posts (at 6'6"). This fencing will be located along the west property line and will provide screening where the two detached garage buildings do not block the parking/driveway area.

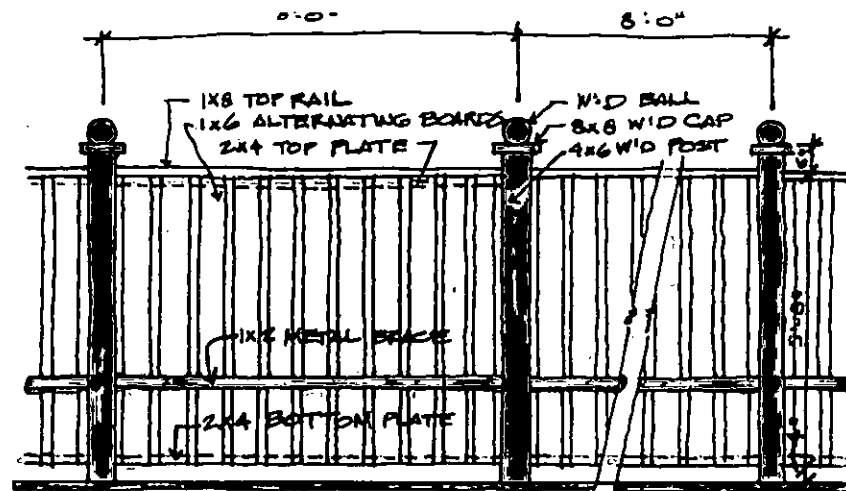


Figure 3 – Proposed fence diagram

[Note: The detached garage layout along the west property line has been modified to accommodate building and fire code standards. The last site plan the Board reviewed showed two, 12-car detached garages extending along the west property line. These structures have been reduced to eight-car to allow for better fire equipment access.]

The site has two primary areas that will be illuminated: 1) the rear access drive/parking area, and 2) the main building entrance along Tremont Road. No light trespass occurs beyond the west property line (existing multi-family residences), and negligible light spill occurs along the three road frontages. Fixture cut sheets have been submitted for the Board's review (see attachments) that indicate the use of bollard, freestanding, and wall-mounted light sources. A total of 31 fixtures are used.

There are six, wall-mounted lights along the two detached garage buildings (Fixture "C2"), 15 wall-mounted lights along the rear elevation of the main building (Fixture "C"), a security light located above each of four ingress/egress areas (Fixture "C1"), two bollard lights located near the Ridgecliff and Tremont Road intersection (Fixture "D"), two pole-mounted fixtures near the main entrance (Fixture "A"), and two wall-mounted fixtures near the same entrance (Fixture "F"). The submitted light plans indicate overall compliance with the lighting standards noted in Article 6.08. All light sources must be shielded to reduce glare.

VI. Conclusion:

The applicant has submitted landscaping, lighting, and fencing plans in accordance with a Board stipulation from the most recent development plan approval. BZAP should review these plans to determine if they are appropriate. Any permanent signage for the project must be reviewed and approved by BZAP in the future.

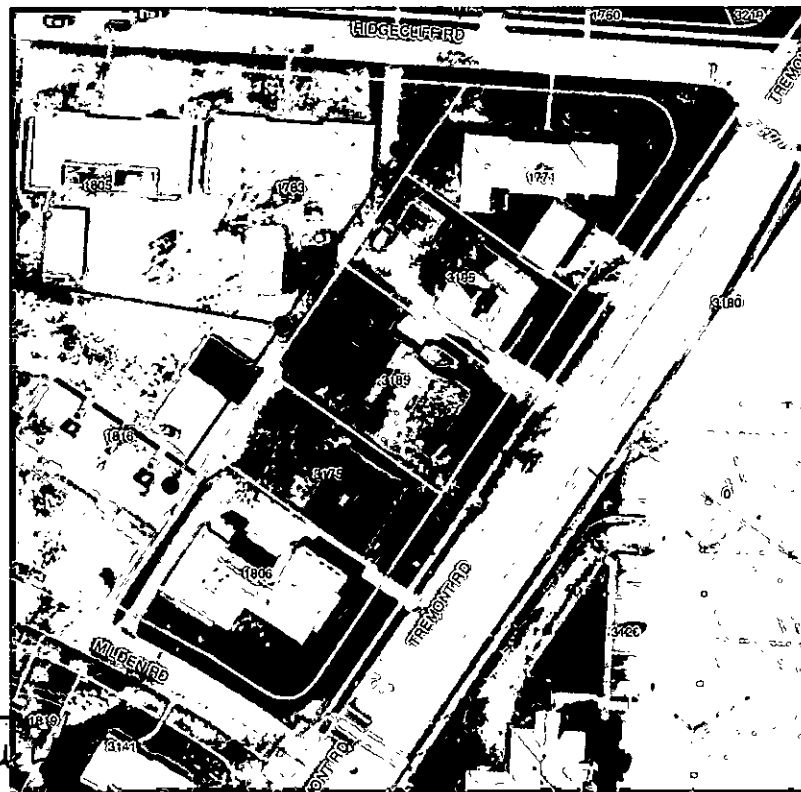


Figure 4 - Aerial view of subject site (5 parcels now combined)

- Conditions:*
- fence opaque
 - Consider taller evergreens meet city code
 - Size of boxwoods & ~~plant~~ evergreens be increased
 - Submit lights water covers
 - Cut sheet for garage
- to work session*

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 2210 Dulles Road, Columbia, OH 43228
 (614) 887-7600
 www.peabodygroup.com

LANDSCAPE PLAN
 UPPER ARLINGTON, OH
 TREMONT ROAD
 ARLINGTON CROSSING

No. Revises By	4/10/08
Job No.	PP000001
Date	4/10/08
Sheet	1

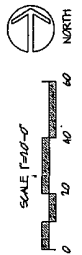
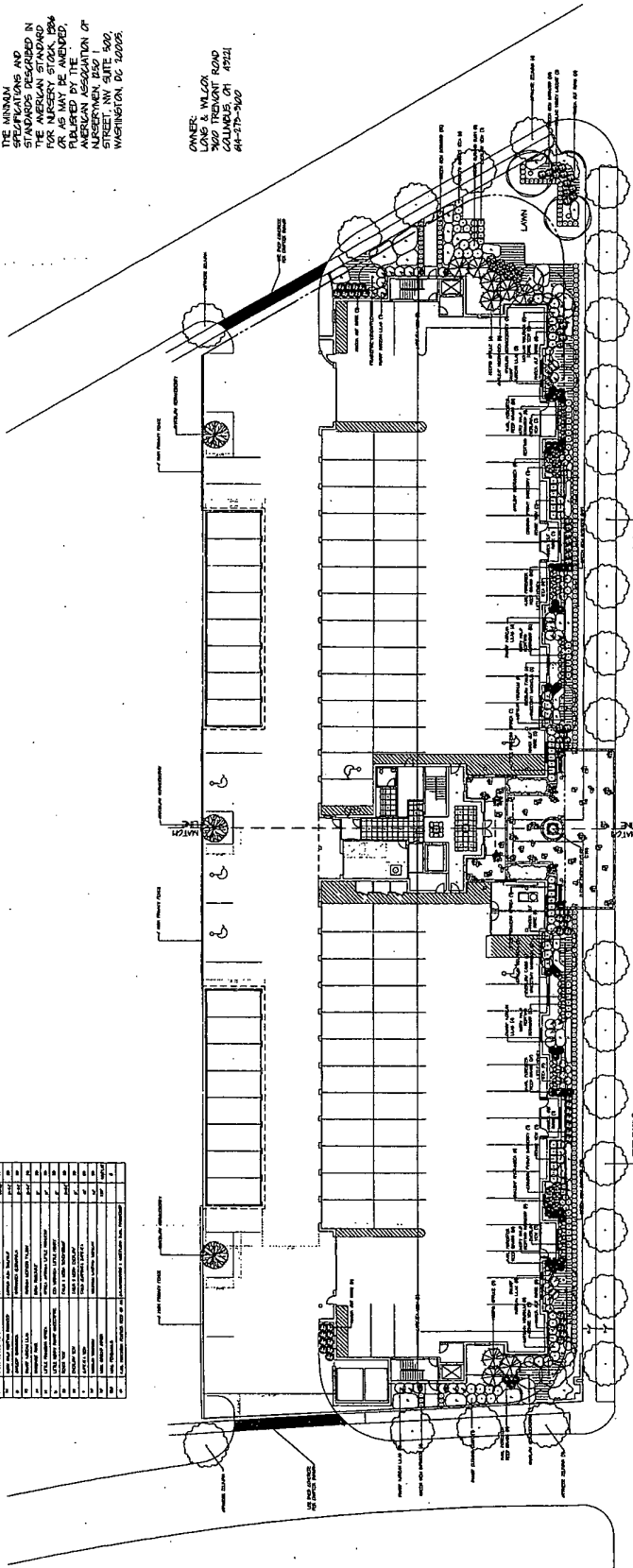
THIS LANDSCAPE PLAN HAS BEEN REVIEWED AND APPROVED BY THE OWNER UNDERSTANDING THAT ANY CHANGES, SUBSTITUTIONS, OR OMISSIONS WILL BE THE RESPONSIBILITY OF THE REVIEWING AUTHORITY.

ALL LANDSCAPING MATERIALS SHALL MEET THE MINIMUM SPECIFICATIONS AND STANDARDS DESCRIBED IN THE MASS HANDBOOK FOR THE MASS HANDBOOK OR AS MAY BE AMENDED, PUBLISHED BY THE MASS HANDBOOK COMMISSION OF AUSTIN, TEXAS, 1500 N. STREETS, WASHINGTON, DC 20004.

OWNER
 MCGRAW HILL
 2000 TREMONT ROAD
 COLUMBUS, OH 43221
 614-479-5000

PLANT LIST

QTY	SYMBOL	DESCRIPTION	SIZE	NOTES
1	1	PLANTING	12"	
1	2	PLANTING	18"	
1	3	PLANTING	24"	
1	4	PLANTING	30"	
1	5	PLANTING	36"	
1	6	PLANTING	42"	
1	7	PLANTING	48"	
1	8	PLANTING	54"	
1	9	PLANTING	60"	
1	10	PLANTING	66"	
1	11	PLANTING	72"	
1	12	PLANTING	78"	
1	13	PLANTING	84"	
1	14	PLANTING	90"	
1	15	PLANTING	96"	
1	16	PLANTING	102"	
1	17	PLANTING	108"	
1	18	PLANTING	114"	
1	19	PLANTING	120"	
1	20	PLANTING	126"	
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1	22	PLANTING	138"	
1	23	PLANTING	144"	
1	24	PLANTING	150"	
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1	59	PLANTING	360"	
1	60	PLANTING	366"	
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1	66	PLANTING	402"	
1	67	PLANTING	408"	
1	68	PLANTING	414"	
1	69	PLANTING	420"	
1	70	PLANTING	426"	
1	71	PLANTING	432"	
1	72	PLANTING	438"	
1	73	PLANTING	444"	
1	74	PLANTING	450"	
1	75	PLANTING	456"	
1	76	PLANTING	462"	
1	77	PLANTING	468"	
1	78	PLANTING	474"	
1	79	PLANTING	480"	
1	80	PLANTING	486"	
1	81	PLANTING	492"	
1	82	PLANTING	498"	
1	83	PLANTING	504"	
1	84	PLANTING	510"	
1	85	PLANTING	516"	
1	86	PLANTING	522"	
1	87	PLANTING	528"	
1	88	PLANTING	534"	
1	89	PLANTING	540"	
1	90	PLANTING	546"	
1	91	PLANTING	552"	
1	92	PLANTING	558"	
1	93	PLANTING	564"	
1	94	PLANTING	570"	
1	95	PLANTING	576"	
1	96	PLANTING	582"	
1	97	PLANTING	588"	
1	98	PLANTING	594"	
1	99	PLANTING	600"	
1	100	PLANTING	606"	



reduced and was opposed to the elimination of the "Parking by Permit" signs on the street. He advised that the neighbors would rather have a residence than a three-story office building as the Master Plan prescribes. He expressed hope that the insurance office would maintain a residential appearance. Chairman Riley advised Mr. Day that BZAP viewed this proposal as a good transitional use between Lane Avenue commercial properties and the residential properties to the north. Mr. Copeland advised that it was Ms. Dutton's intention to keep the property residential in appearance. The only exterior changes proposed were the color of the shutters and the addition of a handicapped ramp in front. With respect to parking on Westmont Blvd, Chairman Riley felt that on-street parking would be better for the neighborhood than additional paving on site. Ms. Dutton advised that trash pick-up would be residential in nature and she would use the sticker system. Mr. Copeland explained that there was existing honeysuckle along the north side that screened the property from the residential property to the north. The Board appeared to be satisfied with the screening and stipulated that it be maintained to provide its present opacity levels.

Condition(s) of Approval:

- 1) That the applicant request approval from the Traffic Safety Coordinating Committee to remove the "Parking by Permit" signage;
- 2) That the internally illuminated sign illuminate the letters, numbers, and graphic symbols only. All other elements of the sign and its structure shall be opaque so that the background of the sign shall not be illuminated; and
- 3) That the landscape buffer along the north property line be maintained to provide its current opacity level.

17.01.04	Kingsdale Condominiums LLC	3171 Tremont Road	Amend FDP
	Request of Mr. Robert Long and Mr. J.L. Bender for permission to amend the final development plan for Arlington Crossing condominiums, most recently approved on February 21, 2006.		
	AD-12-05	PMUD	Article 4.05(G)

BZAP Action: Approved with six conditions. 5016

To Article 5.03(c), to permit a decrease in the minimum lot area from five acres to 1.3 acres.
 Motion by Mr. Tullett, seconded by Ms. Copenhaver, to approve amended development plan carried (6-0).

Discussion: Senior Planner Chad Gibson gave a brief Powerpoint presentation. He advised BZAP that plans were not submitted in time for a code analysis by staff and therefore no recommendation was included in the staff report. Captain Dan Strohl was present and duly sworn in. He advised the Board and the applicants that the new proposal showing garage structures along the rear property line has emergency vehicle access issues that need to be resolved. He stated that the abbreviated review period did not allow adequate time to discuss these issues with the applicant before the meeting. Mr. Bob Long and Architect Jim Bender were duly sworn in. Mr. Long advised the Board that he is confident that the Fire Division concerns can be resolved. He requested approval of the building itself with any outstanding issues related to Fire, landscaping, etc., to be resolved at a later date. He informed the Board that he revised the plan a third time in response to input from the community and he felt the architecture was vastly improved. Mr. Bender explained the changes in the material palette and the roof design. The Board expressed support for the proposed improvements and appreciated the model shown.

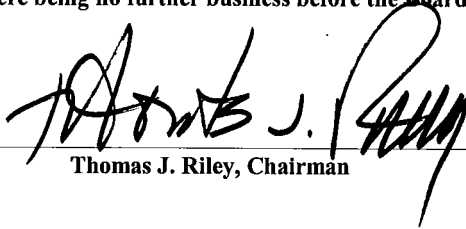
Ms. Beverly Potts, 3072 Northwest Blvd., was present and duly sworn in. She felt that the architecture was more institutional than the original plan and advised the Board that she preferred a design with first floor units on Tremont Road for a more gradual height increase.

The Board voted to approve the amended development plan subject to six conditions. The variance was carried over from the previous approval.

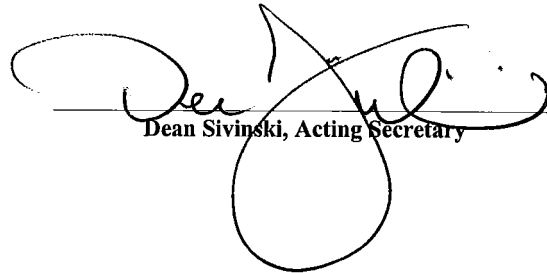
Condition(s) of Approval:

- 1) That a Stormwater Permit be secured from the City Engineer prior to issuance of any building permits at the site;
- 2) That finalized landscaping, signage, lighting, and fencing plans to reviewed and approved by BZAP prior to issuance of any building permits at the site;
- 3) That the revised rear driveway and detached garage configuration be reviewed and approved by the Fire Division prior to issuance any building permits on site;
- 4) That the five lots be legally combined and that proof of such combination be submitted to the Development Department prior to issuance of any occupancy permits at this site;
- 5) That all street tree plantings be approved by the City Forester; and
- 6) That a revised materials schedule be reviewed and approved by Development Department staff prior to issuance of any building permits on site.

There being no further business before the Board, the meeting was adjourned at 11:15 p.m.



Thomas J. Riley, Chairman



Dean Sivinski, Acting Secretary

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 5, 2025

Subject: 2471 Westmont Boulevard - Informal review of a conceptual three-story mixed-use building with two parking spaces and an outdoor patio along W. Lane Avenue.

Overview

Ms. Gretchen Bonasera from Goodnight Investments will present a concept for a new three-story mixed-use development at 2471 Westmont Boulevard. This development will replace the former State Farm Insurance office and is flanked on two sides by the five-story Westmont at the Lane mixed-use development.

The applicant is the owner/operator of [80 East](#) (Powell) and [114 West](#) (Plain City), both of which are membership-only private bars and event spaces. The proposed concept for this location includes a private bar on the first floor, a social/co-working space on the second floor, and a member-only event space on the third floor, featuring a large balcony. Additionally, an outdoor patio and plaza will be created along W. Lane Avenue.

The applicant is currently in their due diligence period, and is seeking to determine whether this concept would be supported by the Board (and the City).

Zoning Code Requirements

The property is located within the Lane Avenue Planned Mixed Use District (PMUD) - Center Overlay and will have to adhere to those requirements. Per UDO Article 5.05, Eating and Drinking Establishments and Outdoor Dining, as well as In-Between Gathering Places like pubs, are permitted uses in this Context Area — it appears the proposed uses would fall under an in-between gathering place.

Following preliminary review, Staff has identified several substantive issues with the concept that warrant further discussion and study, should Final Development Plan application approval and Council approval of a right-of-way lease be sought.

Westmont Boulevard Right-of-Way

This conceptual plan would require approval from City Council to occupy approximately 10 feet of right-of-way on the west side of Westmont Boulevard. Other agreements granted in the area were primarily for mixed-use projects that include higher income or bed tax-generating uses (i.e., office and hotel) as part of an economic development incentive.



The City Engineer notes the absence of public infrastructure in the proposed right-of-way lease area, which generally reduces concerns over its use. At a width of 80 feet, Westmont Boulevard's right-of-way is also wider than most.

The City Forester also requests a minimum five-foot-wide sidewalk with a tree lawn and street trees. A high-quality landscape plan would be needed along both road frontages, with special attention paid to compliance with the W. Lane Avenue streetscape standards.

Parking

The plan includes just **two (2)** on-site parking spaces for loading/valet service and four new on-street parking spaces on the west side of Westmont Boulevard (one handicap space). Existing public parking in the area would be utilized for all employees and patrons. Based on the proposed square footage and uses, a total of **53** parking spaces would be needed; however, this number may be reduced to 44 if the Shared Parking Factor is approved by the Community Development Director, per code. A cursory survey of existing public parking in the area reveals some surplus, though availability becomes limited on Friday and Saturday evenings. Such a large parking deficit is concerning, and Staff strongly recommends a detailed parking study be performed, as well as establishing a formal off-site parking agreement for employees.

Event Space

Staff have concerns that the proposed event space may generate excess noise, traffic, and parking issues. More information is needed regarding how the event space will be used and how the other locations operate. Additionally, the proposed third-floor balcony is located directly adjacent to apartment balconies and near office space, so privacy/intrusion into these residents' homes and places of business is a concern. An alternative design is encouraged. More information will be needed on catering, deliveries, and trash service.

Lane Avenue Plaza

Further details are needed regarding whether the proposed plaza will be available for public use or if it will be restricted to members only. Since City property is needed to accommodate the proposal, public use of the plaza would likely be required as part of such an agreement. Information on programming and usage is also required.

Building/Fire

Please ensure your architect performs a full analysis of potential fire separation issues between the proposed structure and the adjacent Westmont at the Lane and determines whether the building will require a suppression system and/or an elevator.

Attachments

1.	2471 Westmont Blvd_ Applicant Narrative
2.	2471 Westmont Blvd_ Proposed Plans







25-4895

Informal BZAP Review

Status: Active

Submitted On: 10/21/2025

Primary Location

2471 WESTMONT BLVD
UPPER ARLINGTON, OH 43221

Owner

2471 WESTMONT LLC
DUBLIN OH 43017

Informal Review Request

Work Session Review Date*

11/05/2025

Nature of the Request*

Entering Due Diligence period to purchase the property and will need to access the parking requirements for this unique site

Potential Variances*

on-site parking and set back

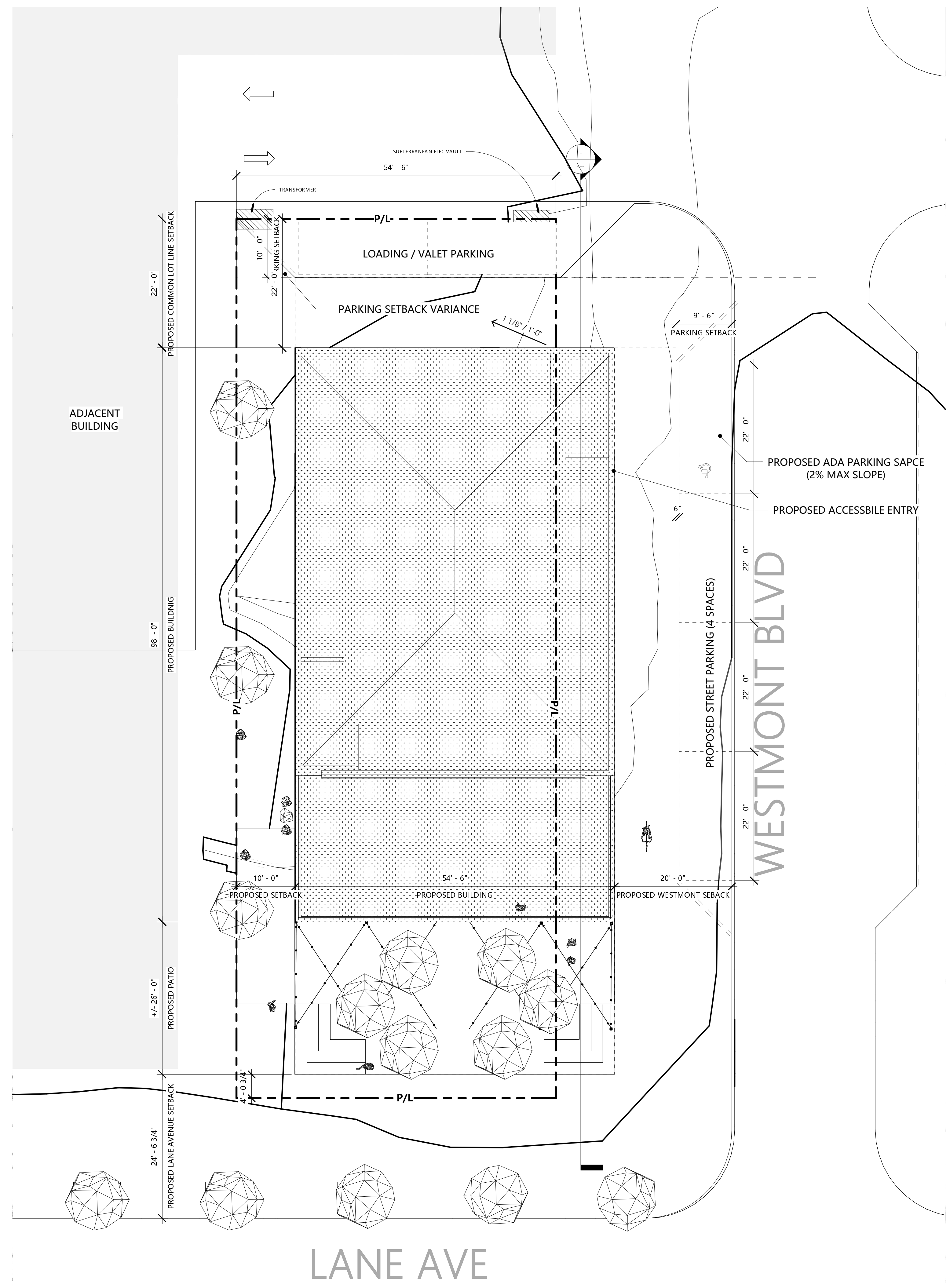
Questions for the Board to answer*

With the very limited size of this parcel and the 284 public parking spaces within 300 ft of the property, would the board be amenable to waive the on-site parking requirement for this unique property? We would offer valet to our customers and contract with a nearby lot (within 0.25 mile of the location) for valet. We are also requesting to place the handicap parking spot on the new street parking spots that we would create.

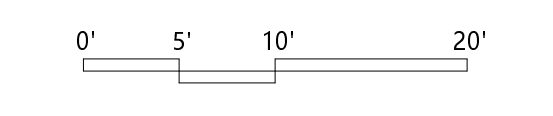
Work Session Review

Direction Provided by BZAP

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10/21/2025 8:36:25 AM



1 G001 SITE PLAN
1" = 10'-0"



GENERAL ZONING INFORMATION	
ADDRESS	2471 WESTMONT BLVD, UPPER ARLINGTON, OH 43221
ZONING CLASSIFICATION DISTRICT	LANE AVE PMUD - CENTER OVERLAY
PARCEL NO	070-002141
BUILDING	
HEIGHT DISTRICT (MIN/MAX)	2/6 STORIES
LANE AVE SETBACK	20/30 FT
WESTMONT BLVD SETBACK	10/20 FT
SIDE COMMON LINE SETBACK	10/30 FT
REAR SETBACK	30 FT
BUILDING COVERAGE (MAX)	80%
IMPERVIOUS COVERAGE (MAX)	95%
PARKING	
LANE AVE SETBACK	30 FT
WESTMONT BLVD SETBACK	10 FT
COMMON LINE SETBACK	10 FT
OFFICE PARKING	3 SPACES/ 1,000 SF
RESTAURANT & RETAIL PARKING	4 SPACES/ 1000 SF

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#	DATE	REVISION

PROJECT TITLE
WESTMONT + LANE

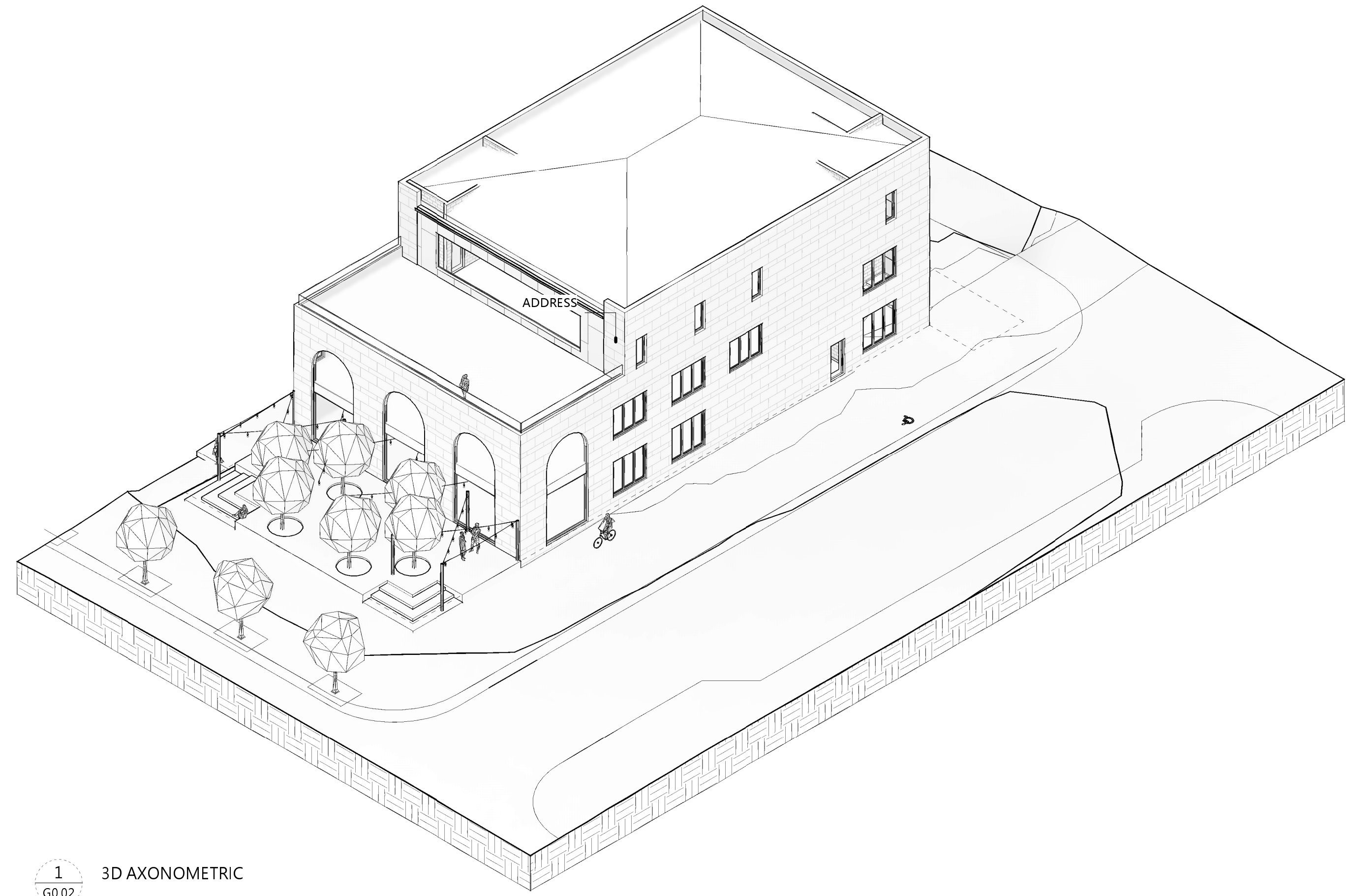
2471 WESTMONT BLVD,
UPPER ARLINGTON, OH 43221

PROJECT NO. SIM 2535
ISSUE PRE DESIGN
ISSUE DATE 10.21.2024

SHEET TITLE
**ARCHITECTURAL
SITE PLAN**

SHEET NO.
G0.01
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GROSS AREA

AREA NAME	AREA
LEVEL 1 GROSS	5,318 SF
LEVEL 2 GROSS	5,327 SF
LEVEL 3 GROSS	3,968 SF
Grand total: 3	14,613 SF

NET AREA

AREA NAME	AREA
CORE	2,655 SF
LEVEL 1 NET RENTABLE	4,532 SF
LEVEL 2 NET RENTABLE	4,532 SF
LEVEL 3 NET RENTABLE	3,214 SF
Grand total: 11	14,933 SF

EXTERIOR AREA

NAME	AREA
LEVEL 1 EXTERIOR	2,662 SF
LEVEL 3 EXTERIOR	1,304 SF
Grand total: 2	3,966 SF

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#	DATE	REVISION

PROJECT TITLE
WESTMONT + LANE

2471 WESTMONT BLVD.
UPPER ARLINGTON, OH 43221

PROJECT NO. SIM 2535
ISSUE PRE DESIGN
ISSUE DATE 10.21.2024
SHEET TITLE

PROJECT SUMMARY

SHEET NO.
G0.02
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2026 Meeting Calendar

	Formal Application Deadline at 5 PM	Informal BZAP Work Session Wednesday at 6 PM	Formal BZAP Hearing Date Wednesday at 6 PM
January	Tues 12-23-25	01-07-26	01-21-26
February	01-21-26	02-04-26	02-25-26
March	02-18-26	03-04-26	03-25-26
April	03-18-26	04-08-26	04-22-26
May	04-15-26	05-06-26	05-20-26
June	05-20-26	06-03-26	06-17-26
July	06-17-26	07-01-26	07-15-26
August	07-15-26	08-05-26	08-19-26
September	08-19-26	09-02-26	09-16-26
October	09-16-26	10-07-26	10-21-26
November	10-21-26	11-04-26	11-18-26
December	<i>Recess</i>	<i>Recess</i>	<i>Recess</i>

Application Deadlines:

- All formal applications must be complete and submitted by 5 PM on the listed deadline date. Incomplete applications will not be scheduled for the next meeting.
- Informal items for a BZAP Work Session must be submitted at least one week before the listed meeting date.
- All submissions must be made through the City's online application portal: tinyurl.com/uapermits

Special Application Types:

The following applications must be submitted one week prior to the listed application deadline date:

- Zoning Map Amendment / Rezoning
- Zoning Text Amendment
- Minor Subdivision / Lot Split

Meeting Information:

BZAP meetings are held at 6 PM in the Council Chamber at the Municipal Services Center (3600 Tremont Road), unless otherwise noted. Parking is available on the west and east sides of the building. Overflow parking may be available on nearby residential streets or at The Ohio State University Golf Course across Tremont Road.

Agendas, Reports, and Minutes:

- Agendas and Staff Reports: upperarlingtonoh.portal.civicclerk.com
- Meeting Minutes: library.municode.com/oh/upper_arlington/munidocs/munidocs

Questions:

Please contact the Planning Division at planning@uaoh.net.