

11/19/2025 | 6:00 PM

Municipal Services Center, Council Chamber
3600 Tremont Road

1. Call to Order/Roll Call

2. Consent Agenda

- a. Review BZAP meeting minutes from November 5, 2025 and October 15, 2025.
- b. Review of the 2026 Board of Zoning and Planning meeting calendar.
- c. 1614 Doone Road (VAR-51-25) - To allow a detached garage that is 20'-8" tall in lieu of the 17-foot maximum height.
- d. 2671 Wexford Road (VAR-52-25) - To allow a screened porch to encroach three feet into the 31'-9" rear yard setback and 5 1/2" into the side yard longwall setback.
- e. 4430 Norwell Drive (VAR-53-25) - To allow an increase in development cover from 40 percent to 45.2 percent to allow for a new driveway and patio.
- f. ~~Postponed - 3914 Fairlington Drive (VAR-54-25) - To allow a one-story addition to encroach up to three feet into the 10-foot minimum side yard setback.~~
- g. 2060 Fontenay Place (VAR-55-25) - To allow the retention of a stone retaining wall that was constructed up to 1.4 feet into a 33-foot wide stormwater easement/do not disturb area, which is prohibited.
- h. 2156 Elgin Road (VAR-56-25) - To allow an attached garage addition to encroach 18'-1" into the 32'-6" rear yard setback and encroach up to 11" into the side yard longwall setback.
- i. 2486 Cranford Road (VAR-58-25) - To allow an addition to encroach 3.3 feet into the eight-foot minimum side yard setback. [A similar request was approved by BZAP on September 17, 2025 (VAR-43-25).]

3. Variance/Conditional Uses

- a. 2548 W. Lane Avenue (VAR-29-25) - To allow a 1,774-square-foot detached garage that does not meet neighborhood compatibility requirements. [*Postponed*]

from the July 16, 2025, BZAP hearing; revised plans were reviewed at the November 5, 2025, Work Session.]

- b. 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 in a 6,900-square foot interior lot, in lieu of the 9,000-square foot minimum. *[Postponed from October 15, 2025 BZAP hearing and November 5, 2025 Work Session.]*
- c. 2727 Canterbury Road (VAR-57-25) - To allow the conversion of an existing detached garage into a pool house, with a new covered patio and outdoor kitchen, that will retain existing five-foot side and rear yard setbacks, where 10 feet is the minimum.

4. Appeal

- a. 4661 Sawmill Road - Appeal of Staff's determination to revoke Certificate of Zoning Compliance #25-2703 for Mettle Services due to non-medical office uses.

5. Adjournment



11/5/2025 | 6:00 PM

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

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

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

1. Call to Order

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

Chair Tolliver called for a motion to excuse the absences of Mr. Barringer and Mr. McGrath. Ms. Mitchell moved, seconded by Mr. Carpenter to excuse the absences of Mr. Barringer and Mr. McGrath from the November 5, 2025, BZAP meeting. The motion carried unanimously.

2. Unfinished Business

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

- a. **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 the October 15, 2025, BZAP hearing.]**

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

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



City Planner Taylor Mullinax presented the variance application for 2721 Kent Road, which was postponed from the October 15 BZAP meeting. The property is located on the west side of Kent Road, zoned R1C, and includes a two-story residence with a detached two-car garage. The applicant originally proposed a wraparound front porch that would exceed building and development coverage limits. Following the previous meeting where the board expressed concerns about excessive coverage, the applicant eliminated the side porch but maintained the originally proposed depth of the front porch.

The revised proposal still requires two variances: to increase the maximum building coverage limit from 29 percent to 31 percent and the development coverage from 50 percent to 54 percent. Staff noted that these types of variances have been difficult to support historically and have been strongly enforced by the board. The applicant is mitigating the impact with rain barrels.

Chair Tolliver asked the applicant, Zach Yoko, to come forward. Mr. Yoko explained that they eliminated the side porch following the last meeting but did not want to reduce the front porch depth because they have young children and are expecting another child in two weeks. The 11-foot depth would provide a safe area with railing and adequate space for a sitting area.

Board members expressed appreciation for the reduction in size and the aesthetic of the design. No members of the public spoke on the matter.

Chair Tolliver called for a motion to approve 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 with findings #4. Mr. Carpenter moved, seconded by Ms. Mitchell to approve VAR-47-25.

VOTING AYE: Todd Boyer, Kevin Carpenter, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook

VOTING NAY: None

ABSENT: Daniel Barringer, Matt McGrath

The motion carried (5-0).

- 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 in a 6,900-square foot interior lot, in lieu of the 9,000-square foot minimum. [Postponed from the October 15, 2025, BZAP hearing.]**

Senior Planner Justin Milam presented the variance application for 2367 Zollinger Road, which was postponed from the October 15 BZAP meeting. The application proposes a lot line adjustment that would transfer a 60-foot by 55-foot portion of land from 2367 Zollinger



Road to 3151 Asbury Drive for a potential swimming pool, resulting in a 6,900 square foot interior lot in lieu of the required 9,000 square foot minimum.

At the previous meeting, the board suggested the applicant consider moving the proposed lot line 15-20 feet further south to align with the back of the house addition currently under construction on Asbury Drive. After evaluating options, the applicant determined the original proposal best suited their needs while still maintaining a buildable lot on Zollinger Road.

Mr. Milam confirmed that the resulting Zollinger Road lot would still be buildable within reason, with a width of 60 feet and depth in line with other nearby properties. Maps were shown illustrating that there are other lots of similar size in the area, though many of those resulted from lot line adjustments made in the 1950s.

Chair Tolliver asked the applicant to come forward. The applicant, Bernee Sanchez, presented detailed measurements and photographs showing the proposed lot lines at various distances (40 feet, 50 feet, and 55 feet). He explained that the area has significant drainage issues with water pooling in the area they wish to acquire. The grading drops approximately two feet from the 55-foot to 40-foot mark. He noted that both neighboring property owners are aware of the water issues and supportive of his plans to improve drainage.

Board members expressed mixed opinions about the proposed lot line adjustment, with some concerned about creating a non-conforming lot that doesn't meet the 9,000 square foot minimum requirement, while others noted the precedent of similar-sized lots in the neighborhood. Several board members indicated they might be comfortable with a 40-foot adjustment that would result in a 7,800 square foot lot but still had concerns about violating zoning standards.

After discussion on the application, the applicant requested a postponement to the November 19 meeting to allow for a full board to hear the case and potentially to have the owner of 2367 Zollinger Road attend to provide input.

Chair Tolliver called for a motion to postpone VAR-49-25 to the November 19, 2025, BZAP meeting. Mr. Carpenter moved, seconded by Ms. Mitchell to postpone VAR-49-25.

VOTING AYE: Todd Boyer, Kevin Carpenter, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook

VOTING NAY: None

ABSENT: Daniel Barringer, Matt McGrath



The motion carried (5-0).

3. Informal Review

- a. **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.]**

Mr. Milam presented the informal review for 2548 W. Lane Avenue, which was postponed from the July 16 meeting and is scheduled for a vote on November 19. The property is located on the north side of Lane Avenue on a 100-foot wide by 300-foot-deep lot. The applicant proposes to build a detached garage behind their house that would include a four-car garage and a pool house for a future pool.

The initial design that came before the board was over 2,000 square feet with a skewed roof and metal siding, which raised concerns about neighborhood compatibility. The revised plan reduces the size to 1,774 square feet, changes to a more traditional roof style, and improves materials to better match the house. The height has been reduced from 23 feet to approximately 21 feet, with the pool house side further reduced to 16 feet.

Chair Tolliver asked the applicant to come forward. The applicant's architect explained that the client is a car enthusiast planning to install car lifts, necessitating the additional height in the garage portion. The materials were chosen to complement the house while maintaining some elements of the original design concept with black windows, black garage doors, and a black standing seam roof.

The board expressed appreciation for the redesign and the reduction in variances needed. The only remaining variance is for neighborhood compatibility due to structural style, height, and massing. Board members indicated they were comfortable with the revised plan.

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

Mr. Milam explained that representatives from Arlington Crossing condominiums were seeking feedback regarding architectural features that were part of the original design but were recently removed during facade renovations. The building, which was the first five-story structure in the Kingsdale Triangle area when approved, originally included stone arches on either side of the main entrance that helped reduce the visual scale of the building.



During recent water infiltration repairs, the stone arches were found to be in poor condition and were removed. The condo association is asking whether they need to replace these arches, noting that the area has changed significantly since 2004 when the building was approved, with more development and mature street trees now providing scale to the streetscape.

Chair Tolliver asked the applicant to come forward. Attorney Don Leach, representing Arlington Crossing, explained that the residents recently paid for a multi-million-dollar rehabilitation of the facade. He argued that the surrounding area now has comparable massing, making the arches less necessary for architectural scaling. Additionally, the arches would represent an additional cost and maintenance issue.

The City's third-party architect had reviewed the situation and was comfortable with not replacing the arches given the current landscaping and surrounding development. The board members unanimously agreed that the arches do not need to be replaced due to the changed circumstances, mature landscaping, and the fact that replacing them would now make the building stand out rather than blend in.

Mr. Milam indicated they would work out the formal process for approving this change since it was a condition of the original BZAP approval.

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.

Mr. Milam presented an informal review for a conceptual three-story mixed-use building at the corner of Westmont Boulevard and Lane Avenue. The property is described as the "holdout parcel" from the Lane 2 development, surrounded on two sides by a five-story mixed-use building. The applicant proposes a three-story structure with significant parking challenges, as only two on-site parking spaces are possible.

The applicant, representing a private club concept similar to their existing locations in Powell and Plain City, explained they intend to have a public-facing cafe on the first floor, a co-working space and event venue on the second floor, and a members-only club on the third floor with a rooftop terrace. They acknowledged that parking is a major concern and proposed using valet service to utilize public parking within a quarter-mile radius.

The applicant noted their target demographic is adults aged 35-65, with operating hours ending relatively early (last call at 10 PM weekdays, 11 PM weekends). They explained that at their other locations, many patrons use rideshare services rather than driving, which reduces parking demand.



Board members expressed concern about the parking situation, proximity to residential units in the adjacent building, and potential impacts on traffic flow with the valet service. They requested more detailed information on parking utilization patterns from the applicant's other locations and a clearer plan for how valet operations would work without backing up traffic on Westmont Boulevard.

Mr. Milam noted that by code, the project would require approximately 53 parking spaces, though this could potentially be reduced through shared usage agreements and by accounting for parking spaces within 300 feet. The board encouraged the applicant to explore partnerships with nearby developments to address parking concerns.

d. Review of draft 2026 BZAP Calendar.

Mr. Milam presented the draft 2026 BZAP calendar, noting that it generally follows the same pattern as previous years with adjustments for holidays. February and April meeting dates were adjusted due to holidays and spring break. The board reviewed the calendar without objection, with formal approval scheduled for a future meeting.

4. Adjournment

There being no further business, Chair Tolliver called for a motion to adjourn. Mr. Westbrook moved, seconded by Ms. Mitchell to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:52 p.m.

ATTEST:

CHAIR:





10/15/2025 | 6:00 PM

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

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

Members Absent: Marianne Mitchell

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

Call to Order/Roll Call

Chair Tolliver called the meeting to order at 6:01 pm.

Chair Tolliver called for a motion to excuse the absence of Ms. Mitchell. Mr. Carpenter moved, seconded by Mr. Boyer to excuse the absence of Ms. Mitchell from the October 15, 2025, BZAP meeting. The motion carried unanimously.

Consent Agenda

- a. **Review of the September 17, 2025, and October 1, 2025, BZAP meeting minutes**
- b. **2206 Northam Road (VAR-40-25) - To allow a 42-inch-tall fence to project up to 19 feet into the 40-foot Northam Road front yard and up to 28 feet into the 40-foot Redding Road front yard, in lieu of the 15-foot projection permitted.**

With findings #4 and #8 noted.

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



With findings #3, #4 and #8 noted with the condition that a landscape plan be submitted for review and approval by staff, which includes plantings located in front of the proposed fence, prior to issuance of the fence permit.

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

With findings #1, #6 and #7 noted with the condition the applicant shall submit a revised site plan showing the fireplace at least eight feet from all buildings and structures.

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

With findings #3 and #4 noted.

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

With findings #1, #9 and #4 noted.

Chair Tolliver called for a motion to approve the Consent Agenda. Moved by Mr. Carpenter, seconded by Mr. Westbrook, to approve the Consent Agenda.

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

VOTING NAY: None

ABSENT: Marianne Mitchell

The motion carried (6-0).

VariANCES/Conditional Uses

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



- a. **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.**

Prior to the meeting, this item was postponed by the applicant to the November 5, 2025, BZAP Meeting.

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

Senior Planner Justin Milam presented the variance application for 2721 Kent Road, which proposed a front porch and side porch addition resulting in 34.6 percent building coverage and 57.6 percent development coverage, exceeding the 29 percent and 50 percent maximum limits. Mr. Milam explained that the proposed front porch would project 11 feet in front of the house and span 43 feet wide, wrapping around the south side of the home.

Mr. Milam expressed concerns about the overdevelopment of the lot, noting that the requested variances substantially exceeded typical approvals. While staff supported front porches in general, they felt the proposal was too extensive and recommended reducing the depth of the front porch from 11 feet to 8 feet.

The applicant, Emily Yoko, and architect, Brenda Parker, addressed the board. Ms. Parker explained that the goal of the project was to create a neighborhood-centric place for people to congregate, and the wraparound design would improve flow for entertaining by connecting an isolated family room to the rest of the house. The 11-foot depth was based on an example porch that allowed for furniture placement while maintaining walking paths.

Board members expressed support for the architectural design but raised concerns about the extent of coverage. After discussion, the applicants agreed to consider eliminating the side porch while maintaining the 11-foot depth for the front porch. Ms. Parker noted that removing the side porch would reduce building coverage by 237 square feet, bringing it down to 31 percent with lot coverage at 54 percent.

Chair Tolliver called for a motion to postpone VAR-47-25, to the November 5, 2025, meeting. Mr. Carpenter moved, seconded by Mr. Westbrook to postpone VAR-47-25.

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

VOTING NAY: None



ABSENT: Marianne Mitchell

The motion carried (6-0).

- 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.**

Mr. Milam presented the variance application for 2367 Zollinger Road, which proposed a lot line adjustment to transfer a 60' x 55' portion from 2367 Zollinger Road to 3151 Asbury Drive. The adjustment would result in a 6,900-square foot interior lot, less than the 9,000-square foot minimum required.

Mr. Milam provided an aerial view of the neighborhood, noting that many lots in the area were 60 feet wide with varying depths. The proposed adjustment would transfer land from the interior lot on Zollinger Road to the corner lot at Asbury Drive, potentially for a swimming pool. Mr. Milam noted similar lot configurations existed across Asbury Drive and to the south.

Mr. Milam expressed concerns about the significant reduction in lot size and the precedent it might set but acknowledged the existence of similarly sized lots in the immediate vicinity.

The applicants, Bernee Sanchez and David Zadnik, addressed the board. Mr. Sanchez explained they were building a significant renovation on the corner property and wanted additional yard space for safety, especially if the future owners had children or wanted to install a pool. Mr. Zadnik indicated they weren't fully utilizing their backyard space.

Board members discussed the proposal and expressed concerns about creating an unusually shaped lot that was smaller than zoning requirements. They suggested reducing the amount of land being transferred to maintain more space for the interior lot. After discussion, the applicants agreed to consider modifying their proposal to transfer approximately 15 feet less, which would better align with the back of the existing house and provide more buildable area for the interior lot if it were redeveloped in the future.

Chair Tolliver called for a motion to postpone VAR-49-25, to the November 5, 2025, meeting. Mr. Carpenter moved, seconded by Mr. Barringer to postpone VAR-49-25.

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



VOTING NAY: None

ABSENT: Marianne Mitchell

The motion carried (6-0).

Adjournment

There being no further business, Chair Tolliver called for a motion to adjourn. Mr. Carpenter moved, seconded by Mr. Barringer to adjourn. The motion carried unanimously, and the meeting was adjourned at 6:33 p.m.

ATTEST:

CHAIR:



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.



Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: November 19, 2025

Subject: 1614 Doone Road (VAR-51-25) - To allow a detached garage that is 20'-8" tall in lieu of the 17-foot maximum height.

Site Description/History

The subject property, 1614 Doone Road, is located on the north side of the street, mid-block between Beaumont and Harford Roads. It has 60 feet of frontage with 139 feet of depth, similar to the others in the neighborhood, and is zoned R-1c, One-Family Residence District. It was platted as Lot #5 of The University Addition subdivision in 1924. A two-story Colonial Revival-style residence sits on the platted 40-foot building line and was built in 1939. A five-foot wide easement runs along the rear property line. A driveway on the west side of the property leads to a 368-square foot, two-car, detached garage. The property is enclosed by neighboring wooden fencing, and there are two mature trees in the rear yard next to the existing garage. The applicant purchased the property in March 2017.

Proposal

The proposal includes the demolition of the existing 368-square foot detached garage and the construction of a new 572-square-foot garage in its place. The new garage will be widened to add an exterior mandoor leading to a second floor office and exercise room with a full bathroom. It is 20'-8" tall [exceeding the 17-foot height maximum and requiring a variance] with an 8'-5 1/4" plate height. The garage will be finished with Hardieboard siding and an asphalt shingle roof to match the residence. The street-facing facade contains a front-facing dormer with four, four-over-four windows on the second story, and a single four-over-four window in each of the side elevation gables. Each side window contains tempered glass with film for privacy. Additionally, the proposal includes a new front walkway and porch, an addition to the back of the residence, and a rear covered porch with an outdoor fireplace. Development, building, garage, and front yard coverages are met as well as setbacks. A tree near the existing garage will be removed to allow for the construction of the new garage.

Zoning Code Requirements

The proposal results in one variance to the Unified Development Ordinance (UDO):

- To allow a detached garage that is 20'-8" tall (for a second-story home office/exercise room) in lieu of the 17-foot maximum height (Article 6.09).



Alternatives

In order to avoid a variance, the applicant could reduce the proposed height by 3'-8", but this would significantly alter their desired plan for a second floor home office/exercise room. This would also potentially prevent a Building Code-legal staircase leading up to the space within a 17-foot tall garage. The proposal reduces existing pavement and deck coverage, helping to mitigate the variance request, and relocates the garage outside the five-foot rear yard easement, which is currently occupied by the existing structure.

Requested Action and Findings

Staff reviewed the application and plans, discussed it with the applicant, and visited the site. The new garage location [generally in the same location as the existing] remedies the existing detached garage easement encroachment, which helps to mitigate the variance request by addressing a nonconforming issue on the property (Finding #1). The design includes a front-facing window dormer, which lowers the scale and massing of the detached garage. Privacy film will be added to the side windows to mitigate views from the detached garage and avoid any detriment to adjoining properties (Finding #4). While the detached garage is 3'-8" taller than what code allows, it is in line with the many recently-granted variances that include second-floor home offices approved by the Board (Finding #8). The removal of the existing mature tree is concerning for Staff, due to its canopy and potential screening of additional garage height. For these reasons, Staff recommends that this application be approved, subject to City Forester review and approval of a replacement tree to be installed on the property or in City right-of-way.

Attachments

1.	1614 Doone Rd_ Staff Presentation
2.	1614 Doone Rd_ BZAP Application
3.	1614 Doone Rd_ Public Notices
4.	1614 Doone Rd_ Plans



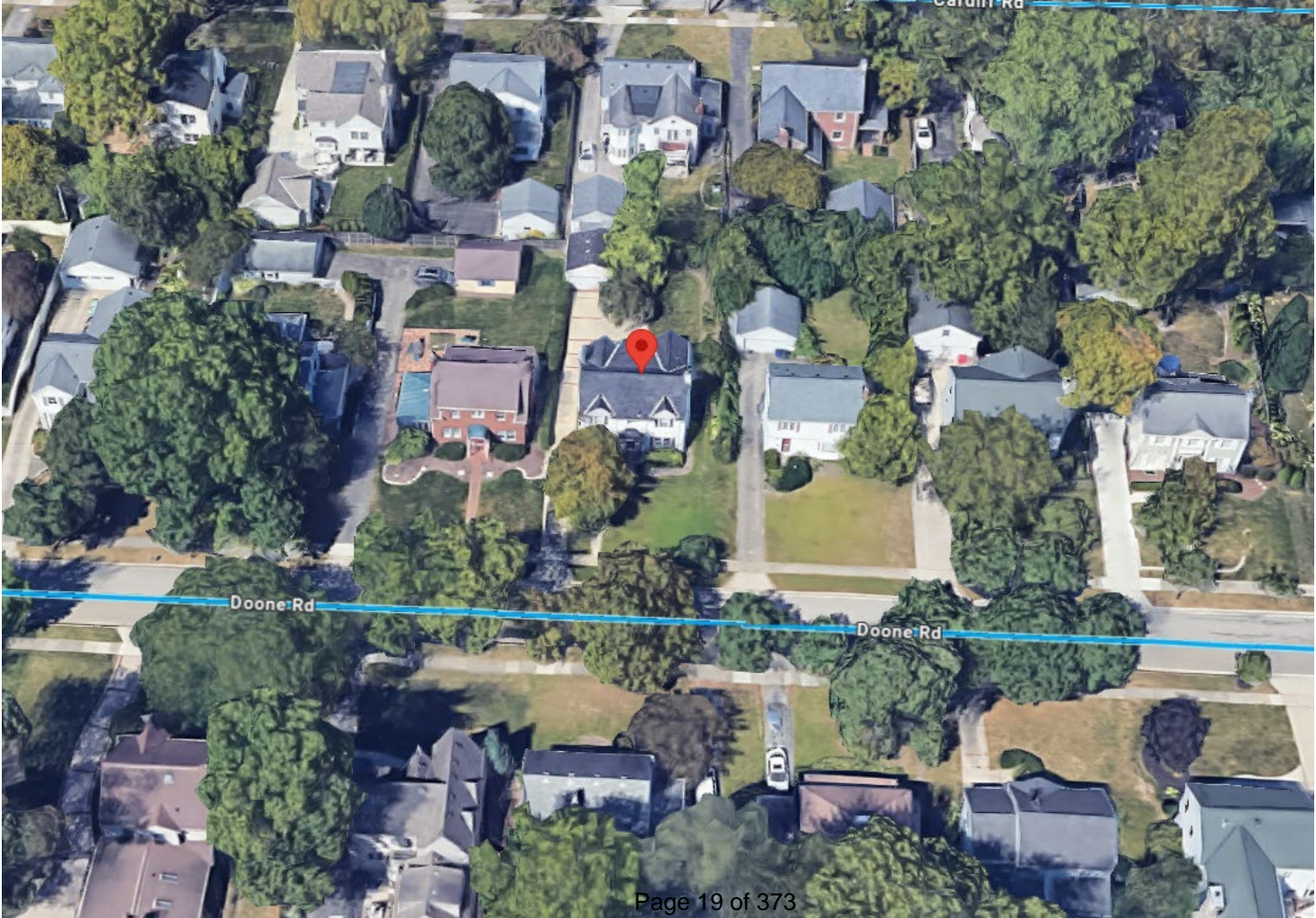


1614 Doone Road

BZAP Staff Report Pictures | Variance Application 51-25
November 19, 2025



Google Maps ® Aerial



Existing Conditions

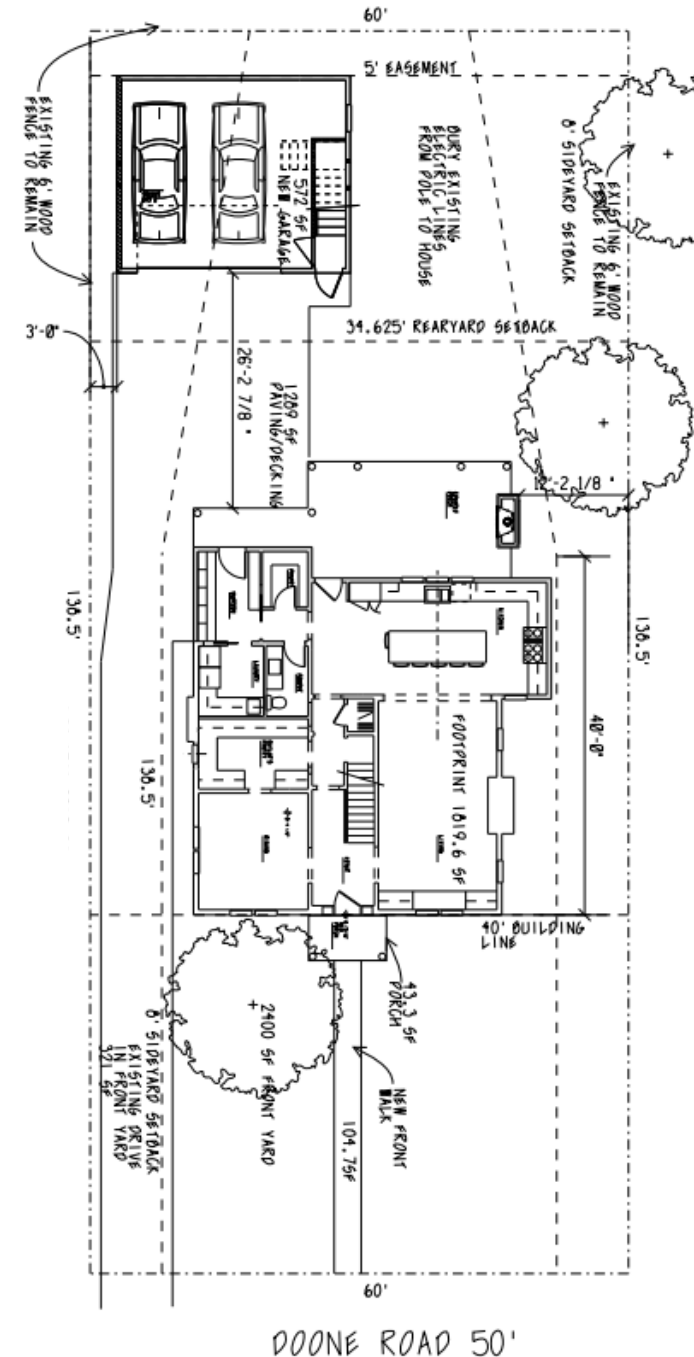


Existing Conditions

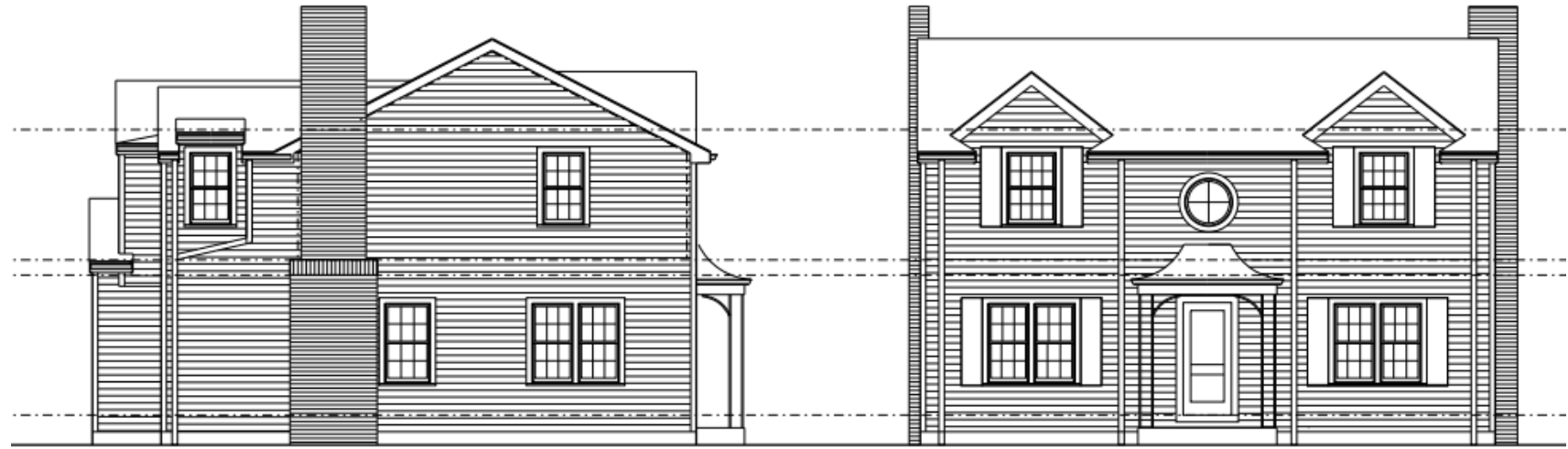


Proposed Site Plan

- Proposed improvements:
 - 572 SF, two-story, detached garage (replace existing)
 - New front porch/walkway, home addition, rear covered porch/outdoor fireplace
- Variance:
 - To allow a new detached garage that is 20'-8" tall in lieu of the 17-foot maximum height limit

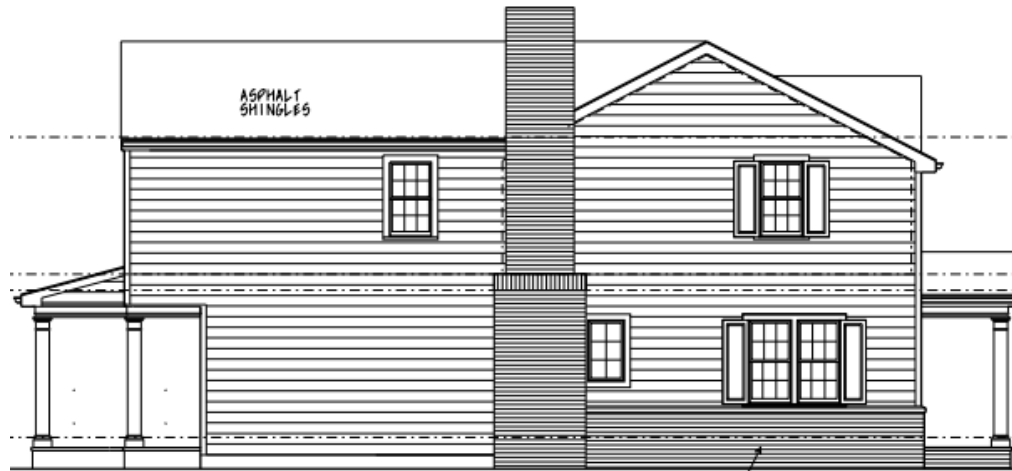


Elevations



ASBUILT
WEST ELEVATION
SCALE: 1/8" = 1'-0"

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



PROPOSED
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



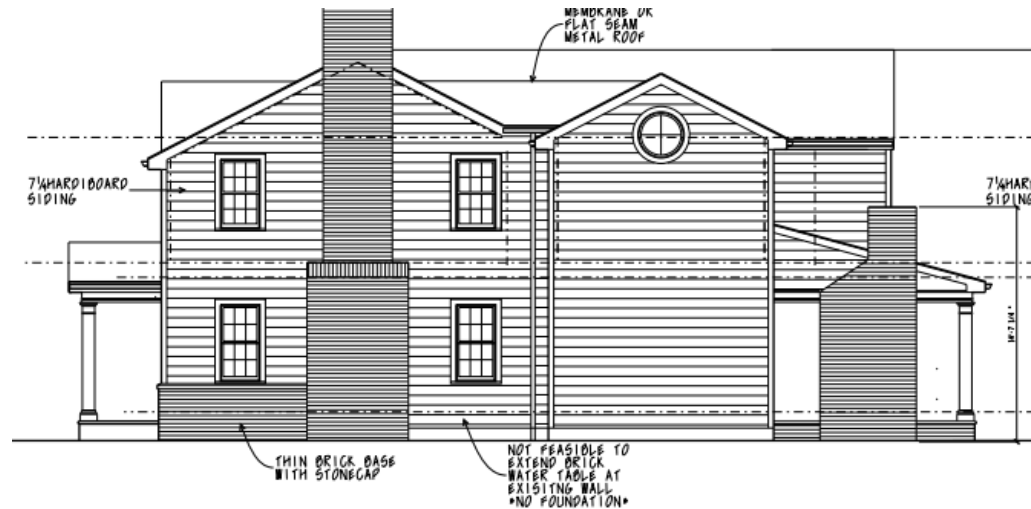
Elevations



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



ASBUILT
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



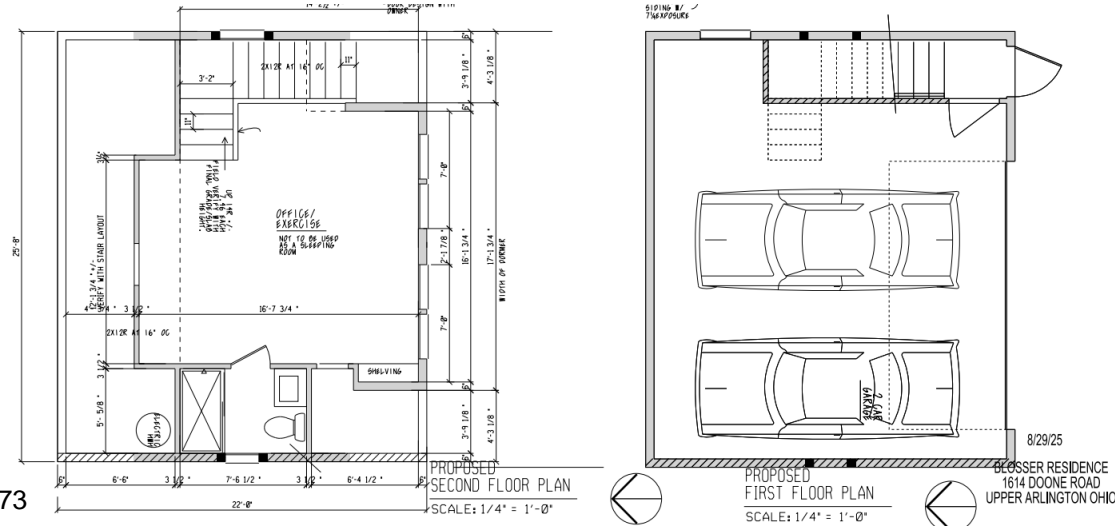
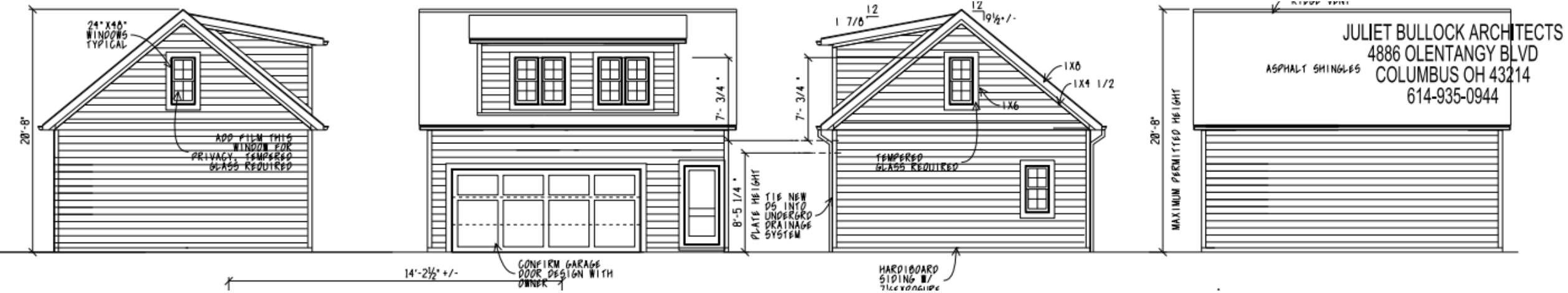
PROPOSED
EAST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



Garage Elevations and Floor Plan



Staff Recommendation

Requested Variance:

- To allow a new detached garage that is 20'-8" tall (second-story home office/exercise room), in lieu of the 17-foot height maximum limit (Article 6.09).

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

- 1) That a tree is replaced on site to preserve the surrounding tree canopy.



25-4776

Variance Application
Status: Active
Submitted On: 10/12/2025

Primary Location

1614 DOONE RD
UPPER ARLINGTON, OH 43221

Owner

BLOSSER SAMANTHA A | BLOSSER GRANT A
COLUMBUS OH 43221

BZAP Information

BZAP Case

VAR-51-25

Status

Pending

BZAP Determination Date

11/19/2025

Vote Tally

Primary Variance

Findings of Fact for Approval/Denial

Variance Request

To allow a detached garage that is 20'-8" tall in lieu of the 17-foot maximum height limit.

BZAP conditions

Variance Information

Describe Variance Request

Allow us to build a garage that is 20'-8" tall in lieu of the allowable 17' This will allow for an exercise room/office space above our garage. It will not have a kitchen and not be used as a sleeping room.

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

allow finish space is permitted over a garage, it is not feasilbe to get a code legal stair up to the space in a 17' high garage.

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

No, in fact this is a variance that has been granted due to the technical difficulties required to access the habitable space

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


No and it will allow us to minimize lot coverage by not having to do an office addition on the house.

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 and this is the only practical solution

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

No as the home office is a necessity for this family

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



October 6, 2025

To whom it may concern,

This letter serves to inform you we are requesting a variance from the UA Board of Zoning and Planning to build a detached garage to be 20'8" high in lieu of the city code of 17' maximum at our home at 1614 Doone Road . The city requires us to notify all homes within 100 feet of our property in regards to the variance submission. The application will be heard on November 19th, 2025 at the Municipal Center 3600 Tremont Road at 6:00pm.

I have attached a copy of the certification of notice as well as a copy of the drawings. Please do not hesitate to reach out to our architect (Juliet Bullock, bullock.juliet@gmail.com) with any questions.

Sincerely,

Grand and Sammy Blosser

Certification of Notice

Applicant Name: Grant and Samantha Blosser /Juliet Bullock Architects

Location of property subject to BZAP request: 1614 Doone Road

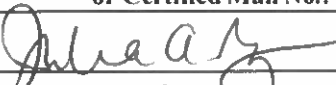



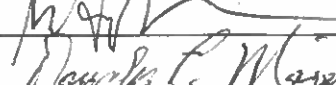
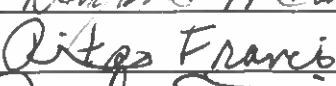


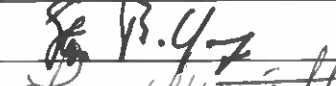
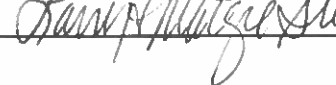



This application will be heard by the Board of Zoning and Planning on: November 19, 2025

Describe activity which requires Board of Zoning and Planning review:

To allow us to build a garage that is 20'-8" tall in lieu of the allowable 17'. This will allow for an exercise/office space above our new garage with bathroom (no kitchen) It will not be used as a sleeping room.

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:
1598 Doone	Julia Gomez & R. Fernandez		10/8/25
1606 Doone	Payton & Kristyn Haight		10/8/25
1618 Doone	Abigail Purdum & Erik Stellern		10/6/25
1626 Doone	Alan Seffens		10/6/25
1627 Doone	Ellen McMahon		10/10/25
1625 Doone	Joshua Musick & Meta Brown		10/8/25
1609 Doone	Douglas & Cecilia Maier		10/8/25
1603 Doone	Rita Francis		10/8/25
1601 Doone	Jennifer Porterfield		10/6/25
1587 Cardiff	Kathleen Chene		10/7/25
1593 Cardiff	Tyler Stuckey Summer Lawson		10/6/2025
1607 Cardiff	Steven & Sandra Young		10/6/25
1615 Cardiff	Lawrence & Margie Stelzer		10/8/25
Applicant Signature: 			Date: 10/06/25

Revised: May 2023

Certification of Notice

Applicant Name: Grant and Samantha Blosser /Juliet Bullock Architects

Location of property subject to BZAP request: 1614 Doone Road


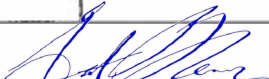
This application will be heard by the Board of Zoning and Planning on: November 19, 2025

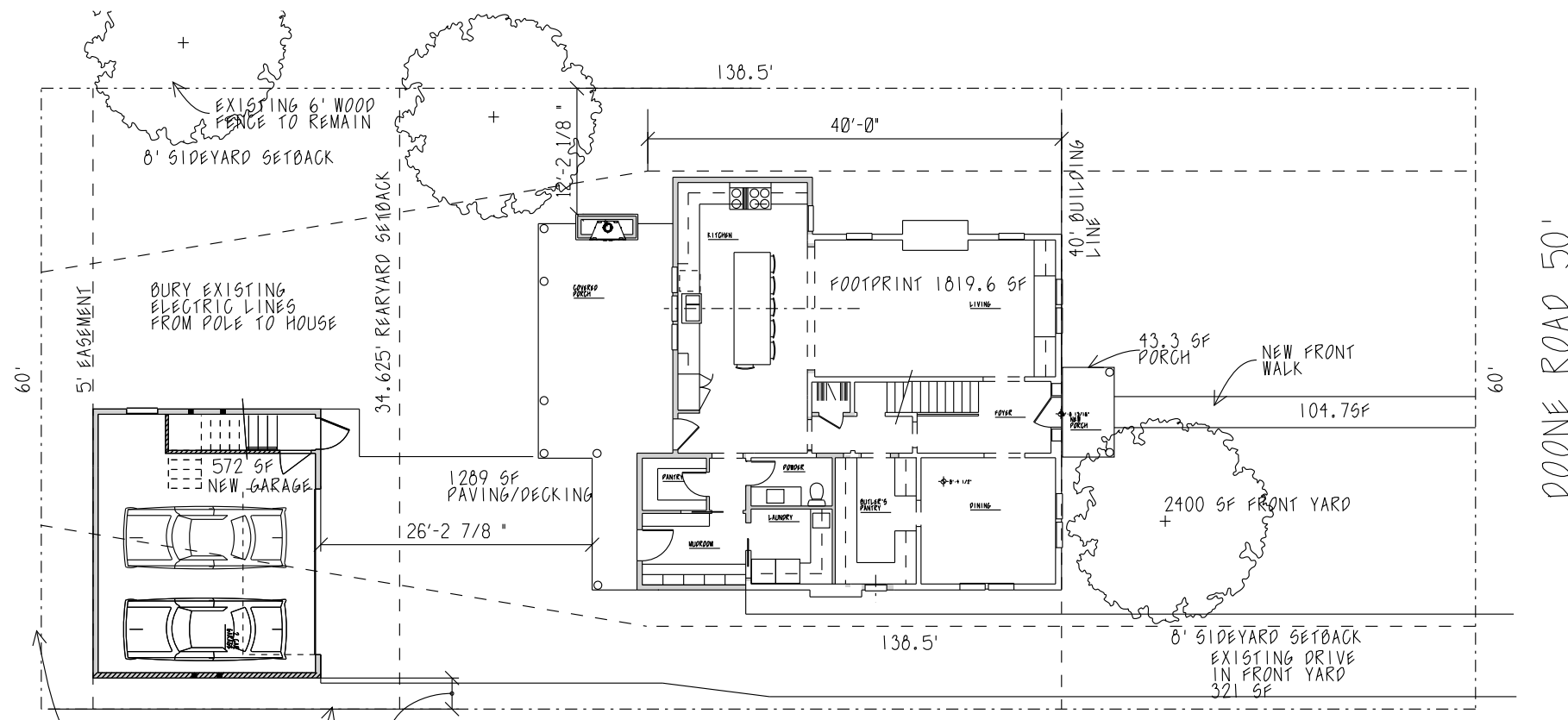
Describe activity which requires Board of Zoning and Planning review:

To allow us to build a garage that is 20'-8" tall in lieu of the allowable 17'. This will allow for an exercise/office space above our new garage with bathroom (no kitchen) It will not be used as a sleeping room.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

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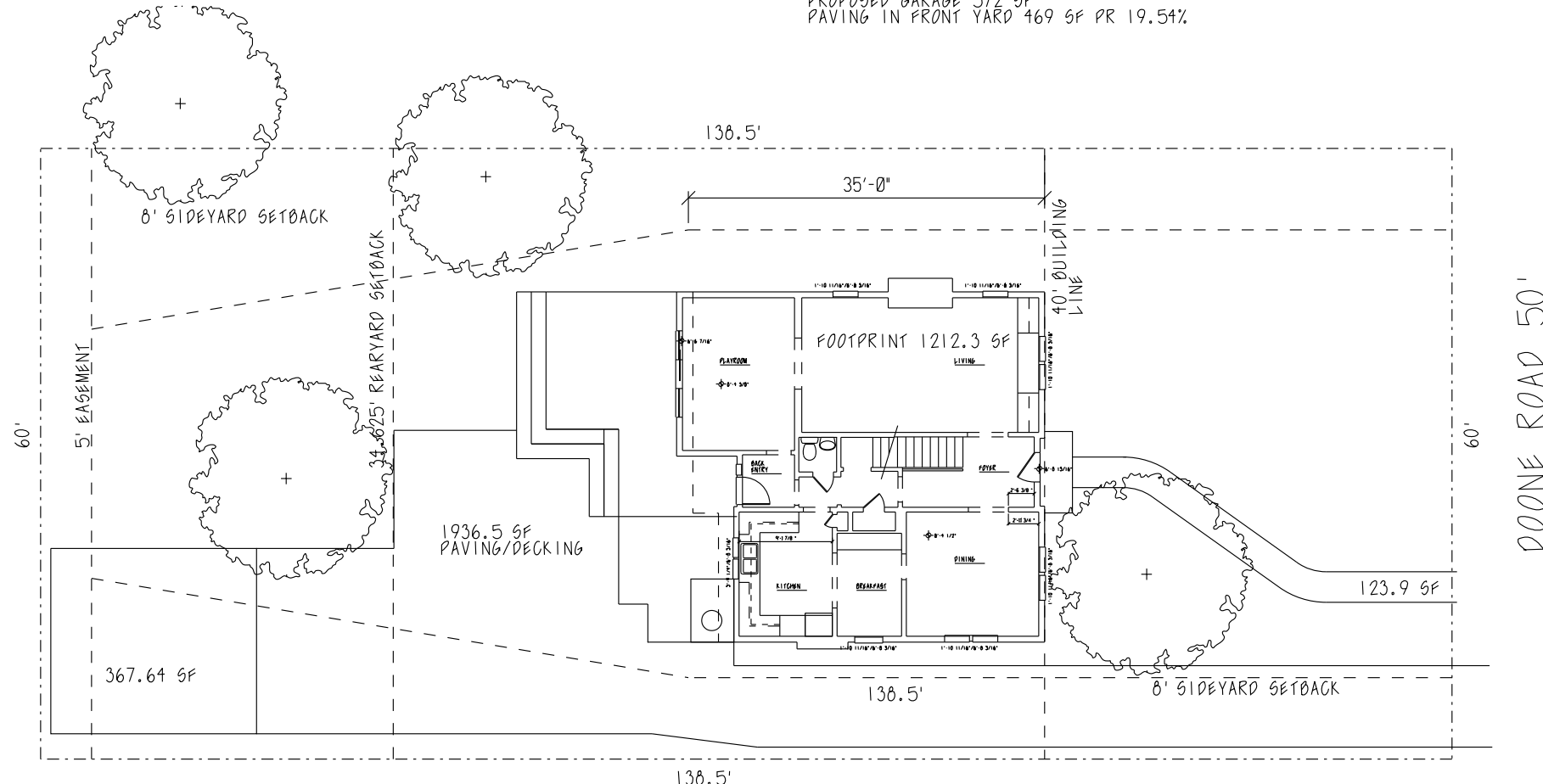
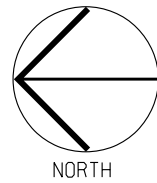
Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1621 Cardiff	Babak Kharbiri & Kelly Rosborough		10/7/25
Applicant Signature: 			Date: 10/06/25



LOT AREA 8310 SF
 ALLOWABLE DEVELOPMENT COVER 50% OR 4155 SF
 PROPOSED DEVELOPMENT COVER 3788.63 SF
 ALLOWABLE BUILDING COVER 29% OR 2409.9 SF
 PROPOSED BUILDING COVER 2394.9 SF
 ALLOWABLE GARAGE SIZE 7% OR 581.7 SF
 PROPOSED GARAGE 572 SF
 PAVING IN FRONT YARD 469 SF PR 19.54%

PROPOSED
 SITE PLAN

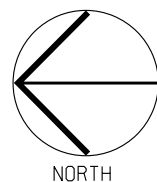
SCALE: 1/16" = 1'-0"



LOT AREA 8310 SF
 ALLOWABLE DEVELOPMENT COVER 50% OR 4155 SF
 EXISTING DEVELOPMENT COVER 43.8% OR 3640.34 SF
 ALLOWABLE BUILDING COVER 29% OR 2409.9 SF
 EXISTING BUILDING COVER 19% OR 1579.94 SF

ASBUILT
 SITE PLAN

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



DOONE ROAD 50'

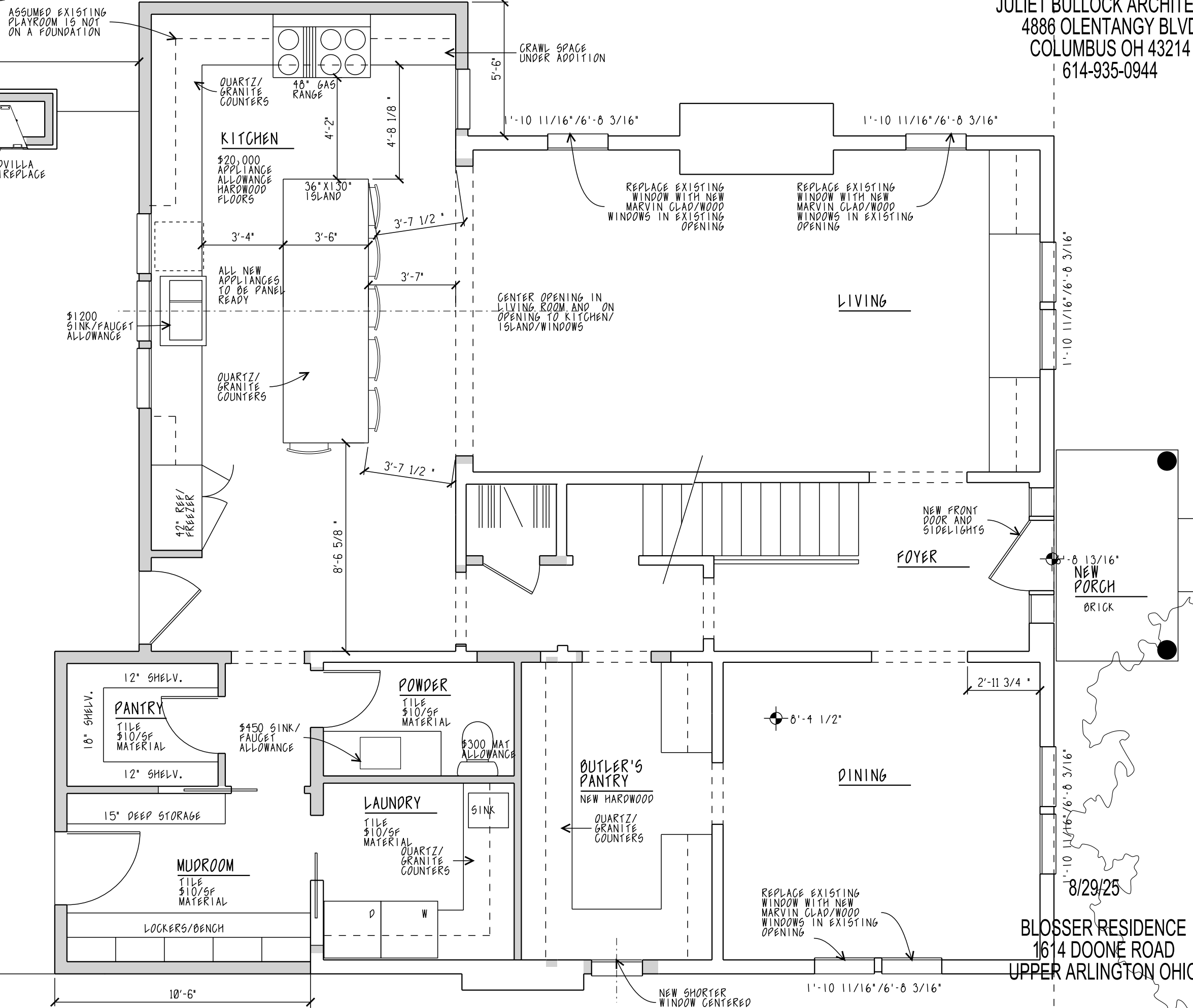
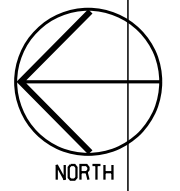
DOONE ROAD 50'

10/21/25

8/29/25

BLOSSER RESIDENCE
 1614 DOONE ROAD
 UPPER ARLINGTON OHIO
 SHEET 1

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





ASBUILT
WEST ELEVATION

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



ASBUILT
SOUTH ELEVATION

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



PROPOSED
WEST ELEVATION

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



PROPOSED
SOUTH ELEVATION

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

8/29/25

BLOSSER RESIDENCE
1614 DOONE ROAD
UPPER ARLINGTON OHIO



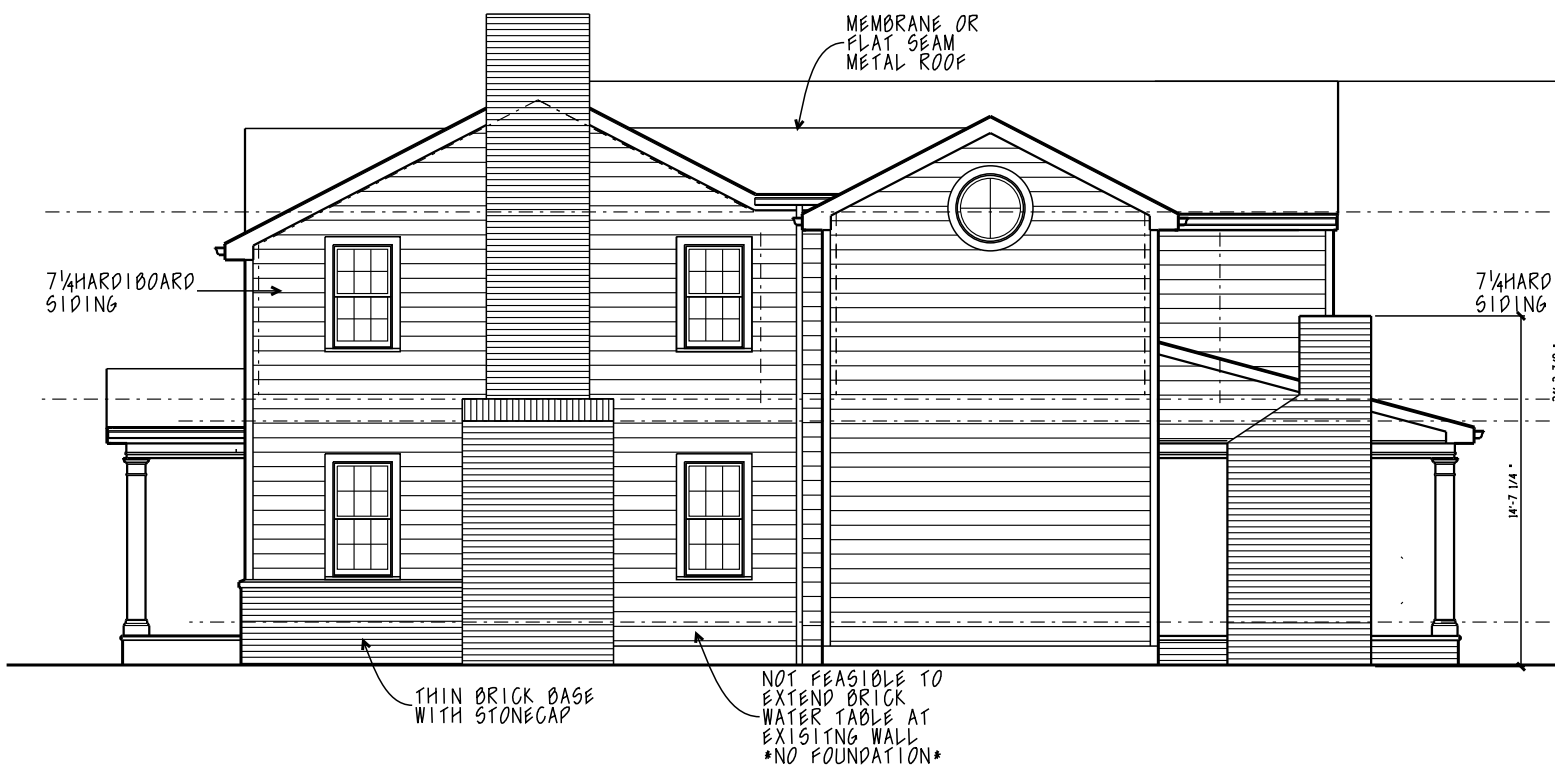
ASBUILT
EAST ELEVATION

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



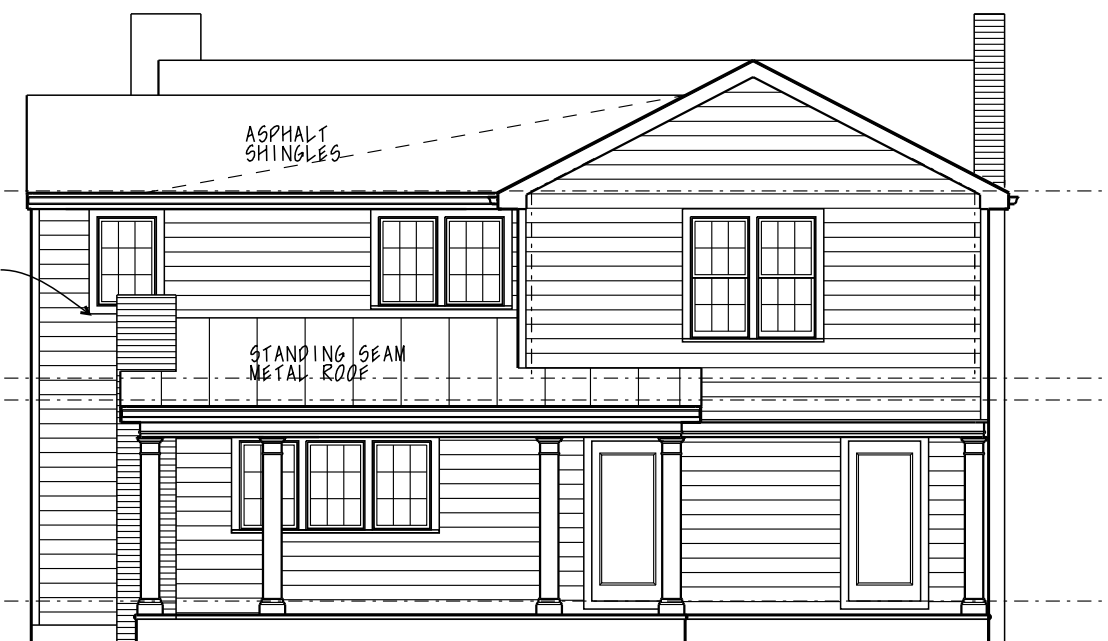
ASBUILT
NORTH ELEVATION

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



PROPOSED
EAST ELEVATION

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

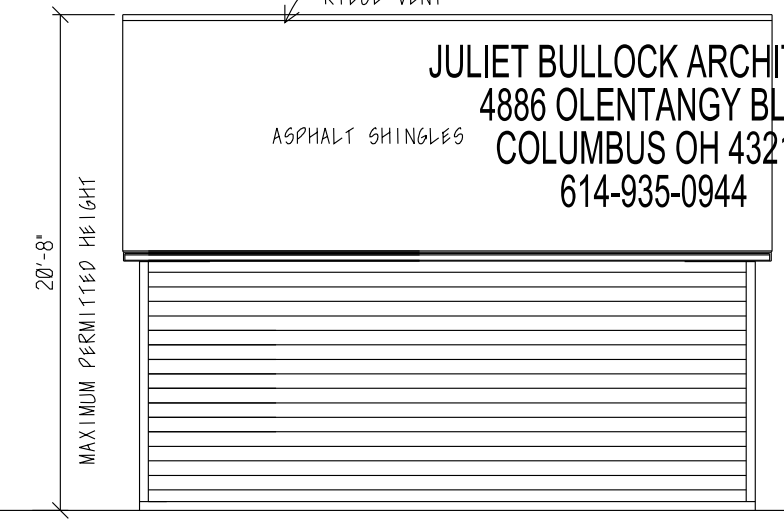
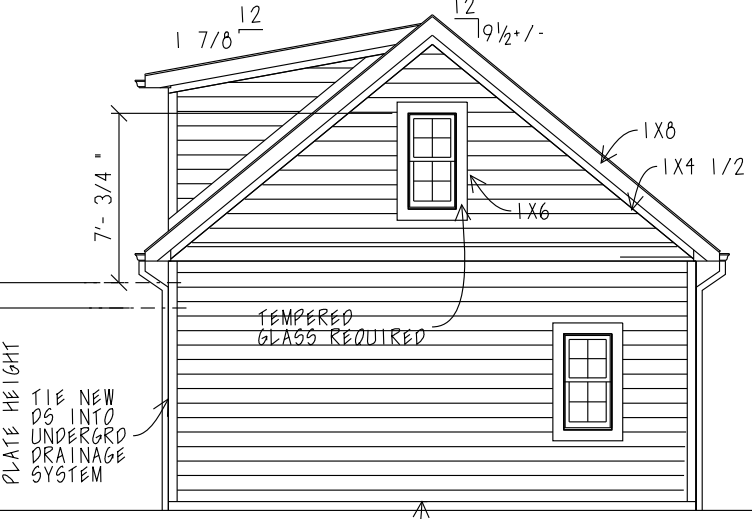
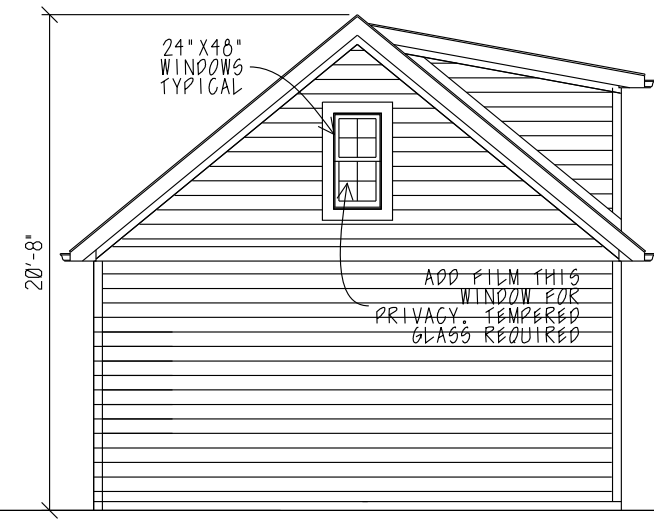


PROPOSED
NORTH ELEVATION

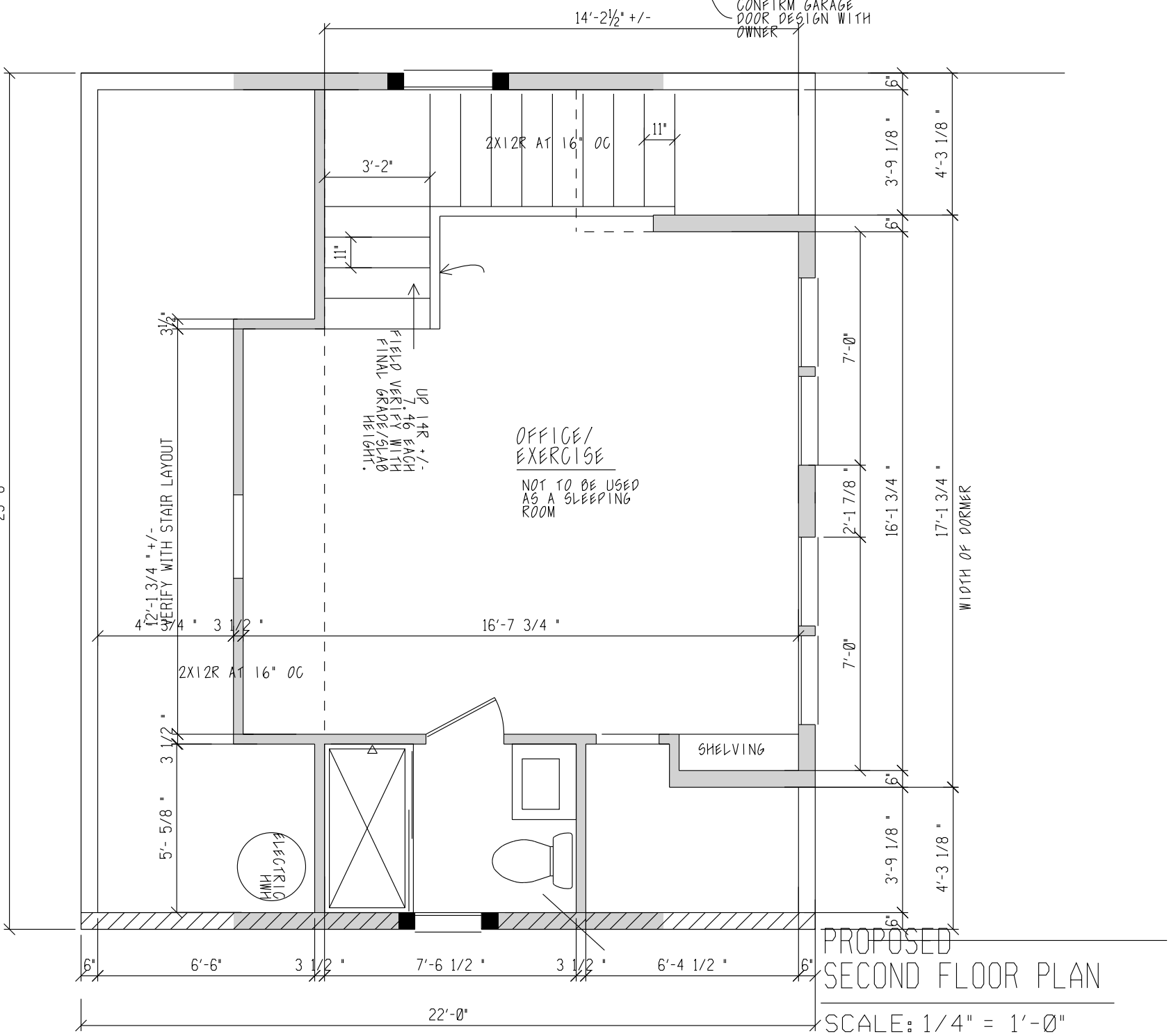
SCALE: 1/8" = 1'-0"

8/29/25

BLOSSER RESIDENCE
1614 DOONE ROAD
UPPER ARLINGTON OHIO

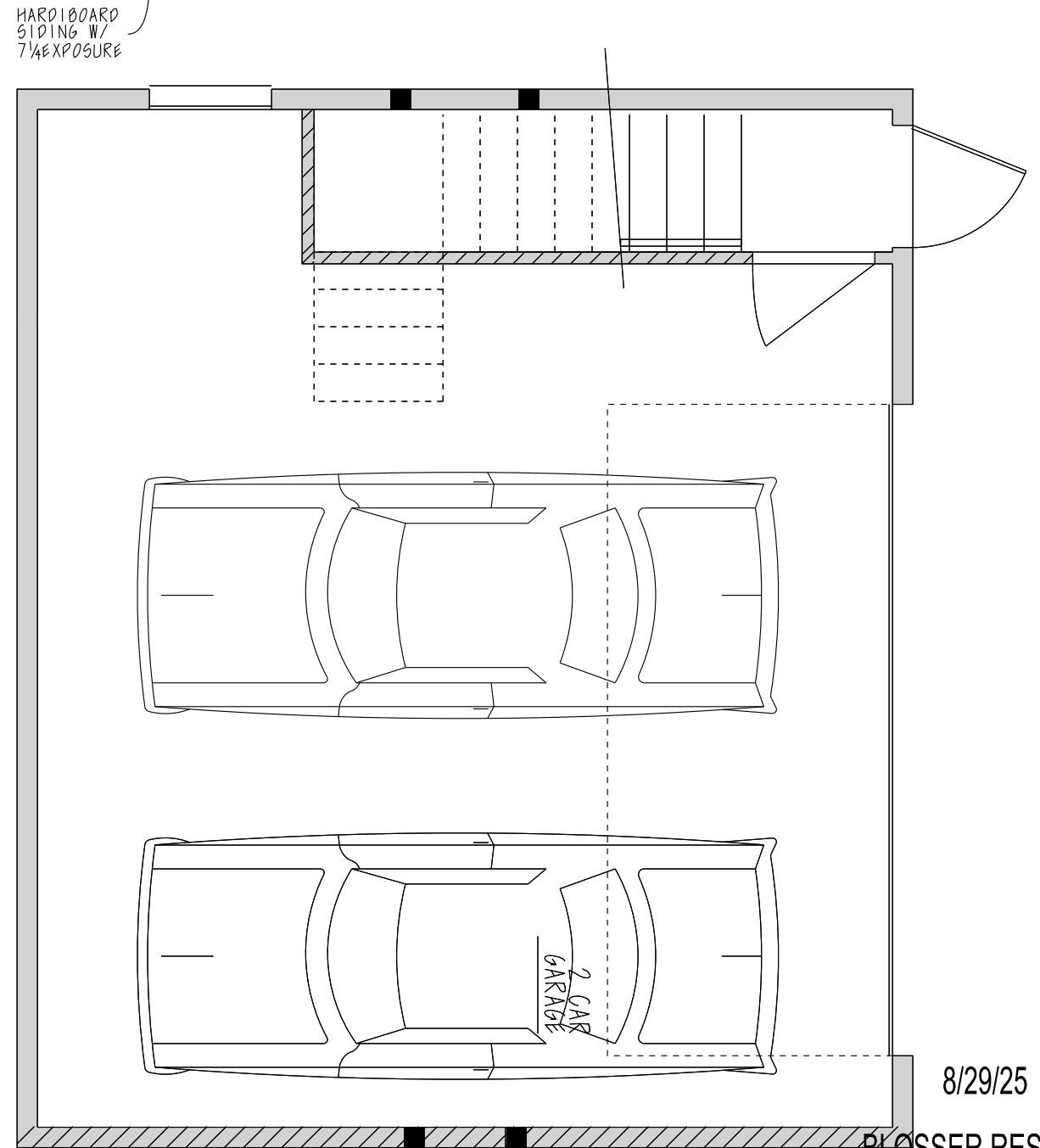


JULIET BULLOCK ARCHITECTS
 4886 OLENTANGY BLVD
 COLUMBUS OH 43214
 614-935-0944



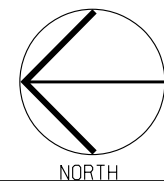
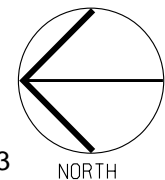
PROPOSED
 SECOND FLOOR PLAN

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



PROPOSED
 FIRST FLOOR PLAN

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



8/29/25

BLOSSER RESIDENCE
 1614 DOONE ROAD
 UPPER ARLINGTON OHIO





Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: November 19, 2025

Subject: 2671 Wexford Road (VAR-52-25) - To allow a screened porch to encroach three feet into the 31'-9" rear yard setback and 5 1/2" into the side yard longwall setback.

Site Description/History

The subject property, 2671 Wexford Road, is located on the west side of Wexford Road, four homes north of Wilshire Drive, and is zoned R-1c, One-Family Residence District. It measures 75 feet wide and 127 feet deep, which is slightly larger than most nearby lots. It is identified as Lot #219 on the Guilford Place Addition subdivision plat from 1924. The property includes a 30-foot building line setback from Wexford Road, as well as a five-foot wide utility easement along the rear (west) property line. A two-story Colonial Revival-style residence sits 11 feet behind the building setback line, similar to adjacent homes, with a driveway on the south side leading to an attached two-car garage that is set back an additional 10 feet. The rear yard is enclosed by aluminum and wood fencing, and includes a 150–200-year-old tree. The home and detached garage were built in 1950, and were purchased by the applicant in 2009.

Building Permit #25-3361 was submitted in July 2025 and received full approval. During the construction of the proposed sunroom, but before inspections, the applicant determined that the approved sunroom size would not meet their family's needs. Due to the current screened porch's limited space, furniture placement and functionality are challenging. The applicant met with Staff this fall, at which time it was determined that two variances would be required to modify the plans.

Proposal

The proposal includes construction of a 217-square-foot screened sunroom adjacent to the new kitchen and laundry room addition at the southwest corner of the home, replacing the existing sunroom. The new sunroom will feature a pitched roof matching the garage roof pitch and will stand just over 15 feet in height. A fireplace is centrally located along the rear (west) elevation facing the backyard. Two mandors are proposed—one on the north elevation facing a large oak tree and another on the south elevation facing the side yard. Exterior materials will include hardboard siding and dimensional asphalt shingles to match the existing house. Additional improvements include a two-story rear addition, a 63-square-foot front porch, new windows, and interior renovations.

All development requirements are met except for the rear yard and the side yard longwall setback. The screened porch encroaches three feet (3') into the required 31'-9" rear yard



setback (equal to one-fourth of the lot depth) and 5 1/2 inches into the required 12.75-foot side yard longwall setback. Because the building depth exceeds 40 feet, an additional 2.75-foot setback (two inches per foot) beyond the required 10-foot side yard setback is necessary to comply with the longwall standard. The fireplace meets code, as fireplaces are permitted to project up to five feet into the rear yard setback. Retaining the large, mature tree is of utmost importance for the applicant.

Zoning Code Requirements

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

- To allow a screened porch to encroach three feet into the 31'- 9" rear yard setback (Article 5.02); and
- To allow a screened porch to encroach 5 1/2" into the side yard longwall setback (Article 5.02).

Alternatives

The design and placement of the screened porch are constrained by existing site conditions, including a 150-200-year-old oak tree in the rear yard and the home's location, which is set back 11 feet from the front building line. The applicant consulted with three arborists to ensure the tree's health and avoid design conflicts. The applicant and architect explored alternatives but determined that widening the porch toward the side yards would endanger the tree and require an additional side yard variance. As a result, the only feasible option was to extend slightly into the rear yard (toward the west property line) to avoid further variances and preserve the historic oak tree. The applicant notes that without the variances, the reduced porch size would negatively affect the home's functionality, marketability, and overall value.

Requested Action and Findings

The requested variances are not substantial—the sunroom projects only three feet into the rear yard setback and five and a half inches into the side yard longwall setback, both slightly beyond code requirements (Finding #3). Alternative designs would require additional variances and could result in the removal of a historic oak tree, negatively impacting the neighborhood's tree canopy (Findings #1 and #4). This portion of the home is set back over 20 feet from the building line, pushing the home closer to the rear yard. For these reasons, Staff recommends approval of the application.

Attachments

1.	2671 Wexford Rd_ Staff Presentation
2.	2671 Wexford Rd_ BZAP Application
3.	2671 Wexford Rd_ Public Notices
4.	2671 Wexford Rd_ Plans





2671 Wexford Road

BZAP Staff Report Pictures | Variance Application 52-25

November 19, 2025



Google Maps ® Aerial



Existing Conditions

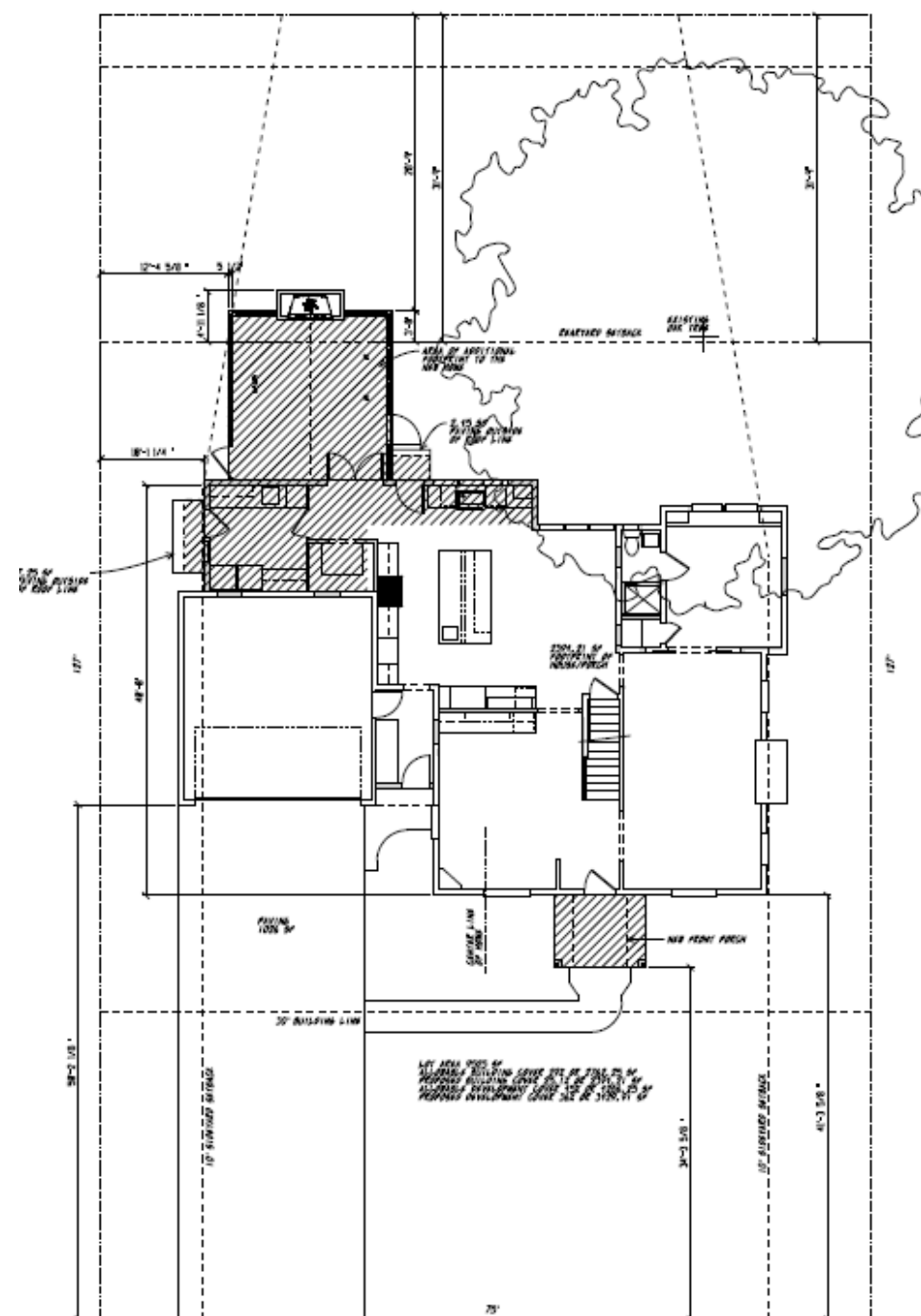


Existing Conditions

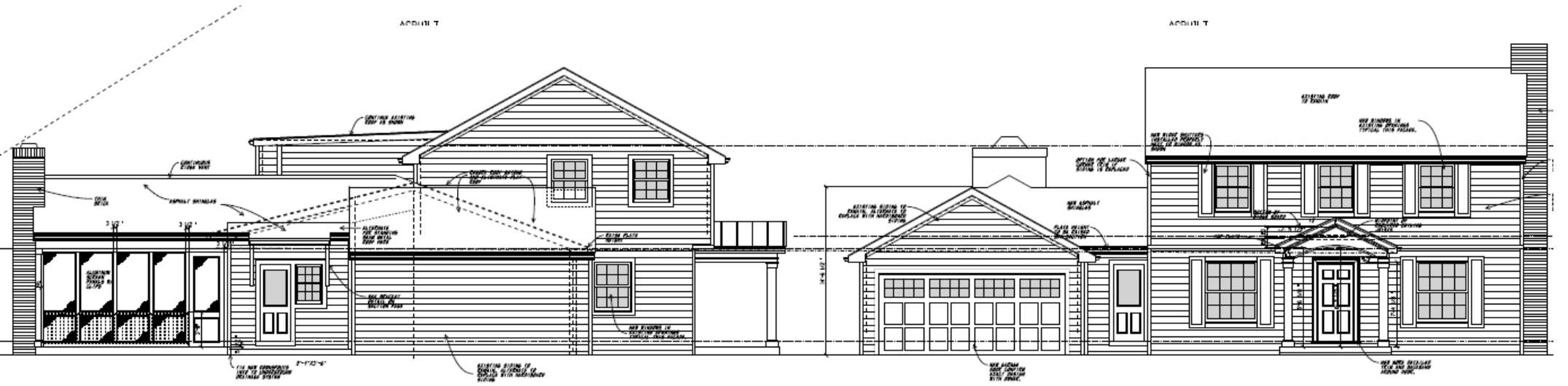
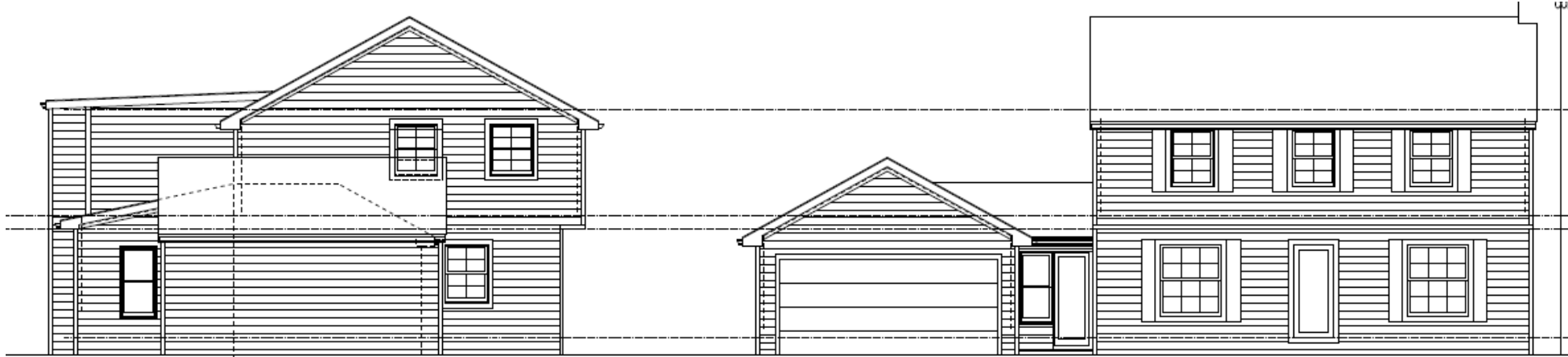


Proposed Site Plan

- Proposed:
 - 217 SF screened sunroom with a fireplace at 15 feet tall
 - Additional improvements: two-story rear addition, 63 SF front porch, new windows, and interior renovations
- Variances:
 - Minor encroachments into the rear yard setback and side yard longwall setback



Proposed Elevations

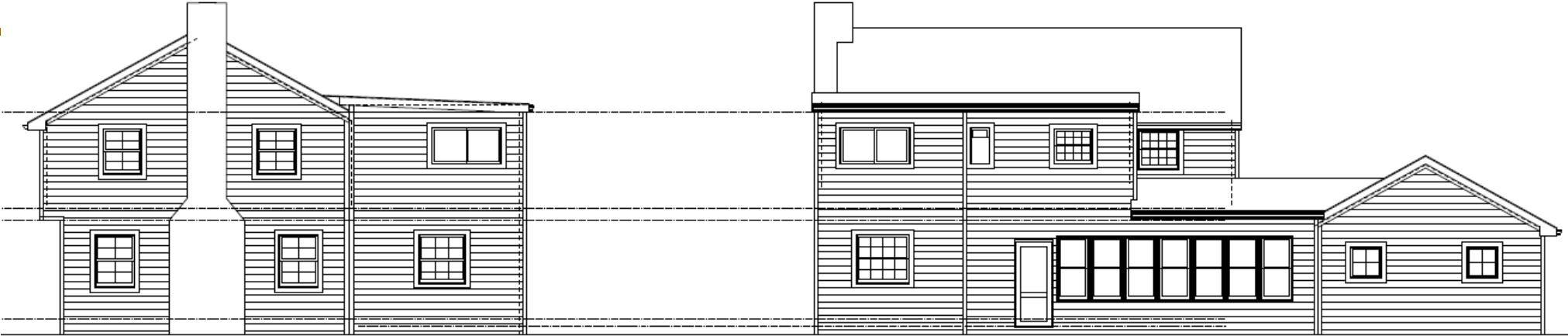


PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



Proposed Elevations



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

Staff Recommendation

Staff recommend **approval** of the two Variance requests:

- To allow a screened porch to encroach 3' into the 31'-9" rear yard setback (Article 5.02); and
- To allow a screened porch to encroach 5½" into the side yard longwall setback (Article 5.02).



25-4911

Variance Application
Status: Active
Submitted On: 10/21/2025

Primary Location

2671 WEXFORD RD
UPPER ARLINGTON, OH 43221

Owner

RIEDINGER ERIC M | RIEDINGER KATHLEEN W
Wexford Rd 2671 COLUMBUS OH 43221, Ohio 43221

BZAP Information

BZAP Case

VAR-52-25

Status

Pending

BZAP Determination Date

11/19/2025

Vote Tally

Primary Variance

Findings of Fact for Approval/Denial

Variance Request

To allow a screened porch to encroach three feet into the 31'-9" rear yard setback and 5 1/2" into the side yard longwall setback.

BZAP conditions

Variance Information

Describe Variance Request

We are requesting a 3 ft variance of the rear-yard setback requirement for our attached screened-in porch. This will also require a 5.5 inch side-yard setback encroachment for a small portion of the back corner of the porch. That still gives us almost 29 feet of yard space from the back of the porch to the rear fence. We also have ample green space in the back yard on the north side of the porch.

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 design and location of the porch is constrained by our large 150–200 year old oak tree in the backyard. We have made every effort to preserve the health of the tree by consulting 3 arborists and designing around it. Due to this, we could not make the porch wider on the north side since we would encroach too much on the tree's canopy outline which may damage the roots of the tree, hence the health and longevity of it. We also couldn't widen the porch to the south due to side yard setback, sight line to garbage/recycling kept in back, and proximity to our neighbors. Our only option is to go back in order to have a functioning size porch. Additionally, the porch is behind the garage to keep away from the tree. Our front building line is 30 ft, however our house is set back 40'3" and garage is set back 50'2" from the street which further constrains the porch size without a variance.

With the current size of the porch, the amount of furniture is minimal and placement is difficult. Also, we planned for a porch side door to access the north side of the yard. However, there is no room for a door. Currently, the only place for a door is immediately to the right as you enter the porch from the house, but the french doors from the house to the porch (already ordered) will obstruct the door. It will also collide with the other house door that goes from the kitchen to the outside. There isn't any other place for the door on that side of the porch. The remaining space on that side of the porch will not have space for a walkway or door behind the furniture due to the width of the porch. Again, our only option is to go back beyond the rear yard setback variance to gain space for a door.

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

No, in fact if we had to remove the tree to accommodate the addition, then that would be more detrimental to the neighborhood rather the small encroachment being requested.

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


No it will not. In fact, all the improvements we are doing will improve the market value of the adjoining properties and neighborhood. The variance is contained to the back yard and will not be visible to the street. The neighbor south of us has a small privacy fence between their patio and our house, and the additional space will not be very visible from their patio. Furthermore, the neighbor directly behind us who will see the porch the most, thanked us for doing everything we could to protect the tree. She said she could tell our addition was designed around preserving it. That was a very welcome comment given how much time and thought were put around this and that someone else shared our love and good stewardship of the tree and environment.

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, as stated above in the previous question, we can not make the porch functional by enlarging it to the north due to the restrictions around the tree and south due to the neighbor.

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

We believe that without the variance the porch will not be a functioning space, thus affecting market value. Very little furniture will fit in the space and can't have a door for access to the main back yard, as described above. Also, the larger space will add value if a future buyer wants to convert the space to an enclosed family room or 1st floor master. We currently only have a family room in the front of the house and no back living space, other than kitchen. This is an additional living space. We believe this adds marketability and value to the house.

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



10/18/25

Hello Neighbors!

As you noticed, we are renovating our house at 2671 Wexford Rd. The reno includes adding a screened-in porch to the back of the house.

We are requesting a 3 ft variance of the rear-yard setback requirement, meaning we want to build 3 ft further back than zoning allows. This will also require a 6-8 inch side-yard setback variance for that additional 3 ft section. That still gives us almost 29 feet of yard space from the back of the porch to the rear fence.

Our design and location of the porch is constrained by our large 150-200 year old oak tree in the backyard. We have made every effort to preserve the health of the tree by consulting 3 arborists and designing around it. Due to this, we could not make the porch wider on the north side since we would encroach too much and damage the roots of the tree. We also couldn't widen the porch to the south due to side yard setback, sight line to garbage/recycling kept in back, and proximity to our neighbors, the Brubakers. Our only option is to go back in order to have a functioning size porch. The result is still ample green space in our backyard.

The ask from you - One of the requirements to get the variance is to notify our neighbors of the variance request. We need your signature on a "Certification of Notice" to UA. Can we get your signature and when? We'll be at our house today so we can stop your house or whenever you are available to sign. **Our deadline for submission is Wed Oct 22.** We apologize for the short notice.

Our variance meeting will be held Wednesday, 11/19 at 6pm at 3600 Tremont Road, Upper Arlington Municipal Building.

Please let us know if you have questions and when we can stop by for signatures. If you are out of town and unable to sign, please let me know as we are then required to send you a certified letter.

Thank you so much!!
Kathy and Eric

614-406-0412 Kathy

614-406-0413 Eric

Revised: May 2023

Certification of Notice

Applicant Name: Eric and Kathy Riedinger

Location of property subject to BZAP request: 2671 Wexford Rd


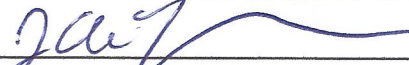

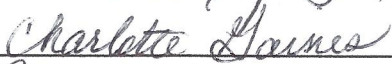
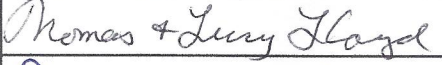
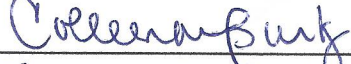
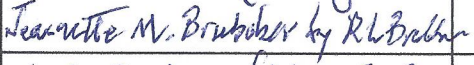
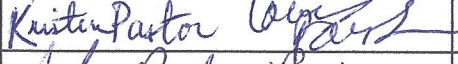

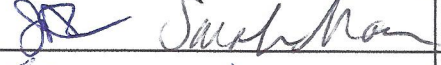


This application will be heard by the Board of Zoning and Planning on: 11/19/25

Describe activity which requires Board of Zoning and Planning review:

3 ft variance of the rearyard setback requirement & 6-8 inch variance of the sideyard setback requirement just for the added 3 ft section to provide space for a screened in porch addition

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:
2690 Camden Rd	Capetanopoulos, Demetri		10/18/25
2660 Camden Rd	Labosky, Kristin & John		10/18/25
2670 Camden Rd	Baxa, Thomas & Jill		10/20/25
2680 Camden Rd	Gaines, Charlotte		10/20/25
2687 Wexford Rd	Lloyd, Thomas & Lucy		10/20/25
2679 Wexford Rd	Burky, Colleen		10/18/25
2661 Wexford Rd	Brubaker, Jeannette		10/18/25
2651 Wexford Rd	Pastor, Craig & Kristen		10/18/25
2656 Wexford Rd	Paulson, John & Hotchkiss, Barbara		10/18/25
2670 Wexford Rd	Moan, James & Sarah		10/18/25
2678 Wexford Rd	Kreider, Ellen		10/18/2025
2686 Wexford Rd	Toussant, Matthew & Kim		10/18/25

Applicant Signature:  **Date:** 10/20/25

INDEX TO DRAWINGS

- SHEET 1 SITE PLAN
- ASBUILT FIRST AND SECOND FLOOR PLAN
- PROPOSED FOUNDATION PLAN
- SHEET 2 ASBUILT BASEMENT PLAN
- PROPOSED FOUNDATION PLAN
- SHEET 3 PROPOSED FIRST FLOOR / MEP PLAN
- SHEET 4 PROPOSED SECOND FLOOR / MEP PLAN
- SHEET 5 EXTERIOR ELEVATIONS
- SHEET 6 EXTERIOR ELEVATIONS
- SHEET 7 SECTION
- SHEET 8 STRUCTURAL

BUILDING CODE INFORMATION

REMOVE EXISTING ONE STORY SUNROOM
NEW ONE AND TWO STORY ADDITION TO THE REAR.
MISCELLANEOUS INTERIOR REMODEL
NEW FRONT PORCH 63 SF
NEW SCREEN PORCH 216.9 SF
AFFECTED AREA FIRST FLOOR 986.9 SF
AFFECTED AREA SECOND FLOOR 588.8 SF

ZONING INFORMATION

PARCEL NO. 070-002359
ZONED R1-C

GENERAL NOTES

DO NOT SCALE THE DRAWINGS AS THE PRINTING PROCESS CAN DISTORT THE DRAWINGS.
THE CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY ERRORS/OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
THE ARCHITECTS IS RESPONSIBLE FOR ONLY THOSE ITEMS SHOWN ON THE DRAWINGS.
THE GENERAL CONTRACTOR IS TO CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND APPROVED CONSTRUCTION PRACTICES FOR ALL ITEMS NOT DETAILED OR OTHERWISE INDICATED.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THESE SYSTEMS SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODE REQUIREMENTS AND ACCEPTABLE ENGINEERING PRACTICES.
NO WORKS SHALL COMMENCE UNTIL THE UTILITY COMPANIES HAVE LOCATED AND MARKED UNDERGROUND UTILITIES AND THAT MAY POTENTIALLY BE A HAZARD.
ALL ROOF WATER FROM ANY BUILDING SHALL BE CARRIED FROM DOWNSPOUTS TO THE STREET GUTTER OR STORM SEWER AS APPLICABLE THROUGH TRIM WALLED PVC CORRUGATED ADS OR OTHER APPROVED EQUIVALENT HAVING MINIMUM DIAMETER OF 4" BEDDED IN SAND AND LAID TO PROPER GRADE.
ANY EXTERIOR MODIFICATIONS TO THE PLANS AS DRAWN ARE TO BE REVIEW AND APPROVED BY THE APPROPRIATE AREA COMMISSION AS APPLICABLE.

GENERAL PLAN NOTES

VERIFY INTERIOR FINISHES WITH THE OWNER, INCLUDING FLOOR COVERINGS, CABINETS, FIXTURES, DOORS AND TRIM.
CONFIRM TRIM SPECIFICATIONS WITH OWNER.
ELEVATIONS ON FLOOR PLANS ARE FOR GENERAL REFERENCE ONLY.
NEW FINISH SECOND FLOOR TO ALIGN WITH EXISTING. FIELD VERIFY EXACT HEIGHT.
CONTRACTOR TO VERIFY ALL WINDOWS MEET ALL LOCAL SAFETY AND EGRESS CODES.
NEW FLOOR FRAMING TO BE DESIGNED FOR 40 PSF LIVE LOAD. ROOF FRAMING DESIGNED FOR 25 PSF.
PROVIDE SOUND BATT AT ALL BATHROOM AND LAUNDRY WALLS AND FLOORS.
VERIFY ALL CLOSET INTERIOR REQUIREMENTS WITH OWNERS FOR BLOCKING AND LOCATIONS OF SPECIFIC WALL HUNG STORAGE.
20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
CHILD PROOF RECEPTACLES ARE TO BE PROVIDED AS REQUIRED BY CODE.

MISCELLANEOUS STRUCTURAL NOTES

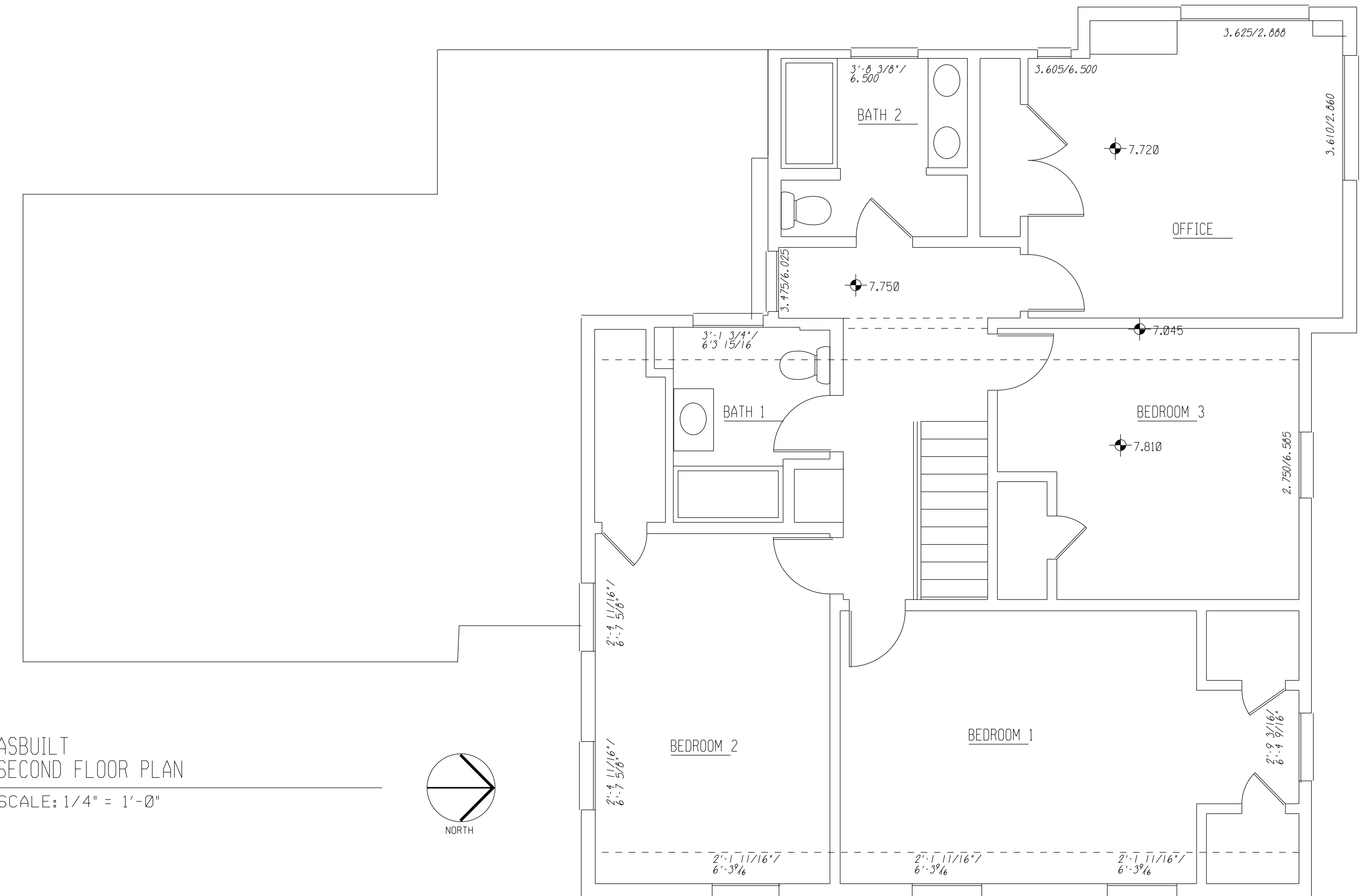
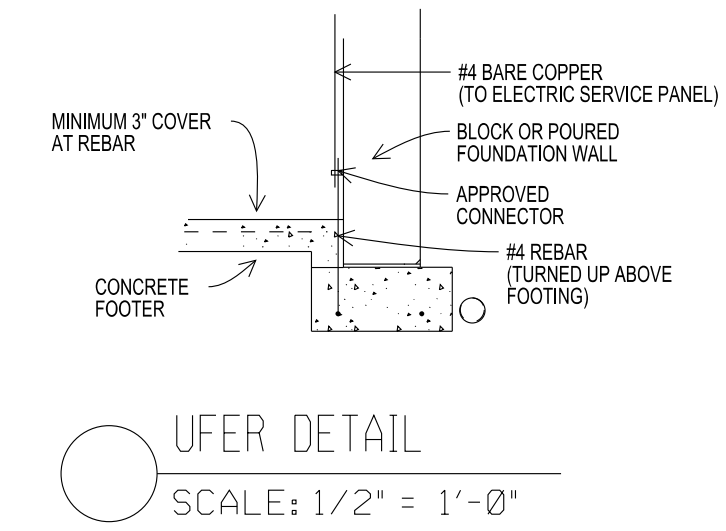
UNLESS OTHERWISE NOTED, U/L'S TO BE FASTENED WITH TWO ROWS OF 16D NAILS AT 12" OC x 12" DEPTH. PROVIDE THREE ROWS OF 16D NAILS AT 12" OC TO 18" DEPTH. 2" MINIMUM END BEARING UNLESS OTHERWISE NOTED.
AT STEEL COLUMNS TOP AND BOTTOM PLATES ATTACHED TO STEEL BEAM AND BEARING SUPPORT WITH MINIMUM TWO 1/2" ANCHORS PLACED DIAGONALLY.
STEEL COLUMNS ARE TO BE MINIMUM SCHEDULE 40 OR MINIMUM 10K CAPACITY UNLESS OTHERWISE NOTED.
BRACE WALL DESIGN IN EXISTING STRUCTURE AND CONTINUOUS SHEATHED METHOD FOR ADJUTON

SMOKE AND CARBON MONOXIDE DETECTORS

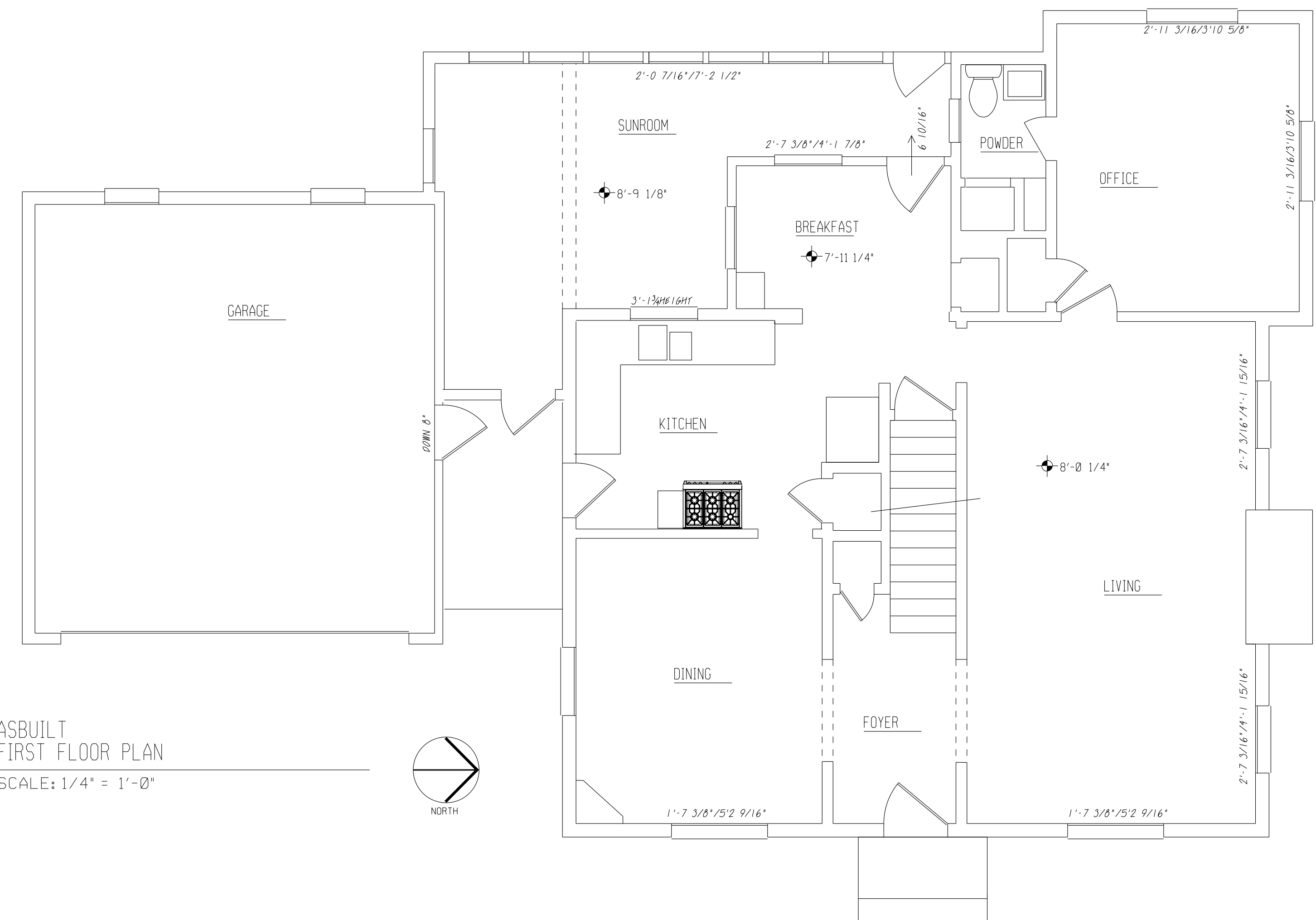
SMOKE AND CARBON MONOXIDE DETECTORS LOCATIONS ARE SHOWN ON EACH MEP FLOOR PLAN. THESE SMOKE ALARMS ARE TO HAVE BOTH PHOTO-ELECTRIC AND IONIZATION ON EACH LEVEL OF THE RESIDENCE. AND PHOTO-ELECTRIC TECHNOLOGY OUTSIDE THE SLEEPING ROOMS.
MANUFACTURER INFORMATION TO BE PROVIDED AT TIME OF INSPECTION AS REQUESTED BY THE INSPECTOR.

ELECTRICAL SCHEDULE		CONFIRM ALL SELECTIONS WITH OWNER	
MARK	DESCRIPTION	MANUFACTURER/TYPE	MODEL NUMBER
A	2" RECESSED CAN (WET LISTED)	ELITE ROUND LED RL271, WHITE TRIM	RL27-600-XX-90-SH2-WH (WET LISTED)
B	4" RECESSED CAN (WET LISTED)	ELITE LED RETROFIT DIE-CAST ALUMINUM LENSED BAFFLE RL431, WHITE	RL43-650L-DIMT-120-XX-90-W-WH (WL)
C	3" SLOPED CEILING CAN	ELITE RECESSED GIMBAL SLIM LED RL373, WHITE	RL373-600L-DIMTR-120-XX-90-XX-XX
D	6" SLOPED CEILING CAN	ELITE LED ADJUSTABILITY SLOPED CEILING BAFFLE RL694, WHITE	RL694-1000L-DIMTR-MVOLT-XX-90-W-WH
E	6" SLOPED CEILING CAN (WET LOCATION)	ELITE LED ADJUSTABILITY SLOPED CEILING BAFFLE RL694, PLASTIC LENS	RL694-1000L-DIMTR-MVOLT-XX-90-W-WH (WL)
F	STANDARD CLOSET LIGHT	ELITE EU-LED UNDERCABINET SERIES	EU4-LED-18-600L-DIMTR-XX-WH
G	STANDARD GARAGE LIGHT	ORACLE BY ELITE, ARCHITECTURAL LED SURFACE SUSPENDED LINEAR-DIRECT OC1-LED 4'	4-OC1-LED-4000L-DIM10-MVOLT-XX-85
H	UNDERCABINET LIGHTING	PRECISE LUMAMATE MINI	LMMT-MN-XX-90-24V-30K
J	PUCK LIGHT	ELITE LED PORTABLE CABINET LIGHT	LED-HU22-3-130L-30K-XX
K	SINGLE FLOOD LIGHT	ELITE LED ARCHITECTURAL SMALL FL. SERIES, BUILDING MOUNT W/ 1/2" KO CANOPY BY EC	OFL-101-LED-XXX-DIM10-MVOLT-XX-BZ
L	DECORATIVE FIXTURE	TBD	
T	PORCELAIN BULB HOLDER	ELECTRICIANS CHOICE	
Z	EXISTING FIXTURE		

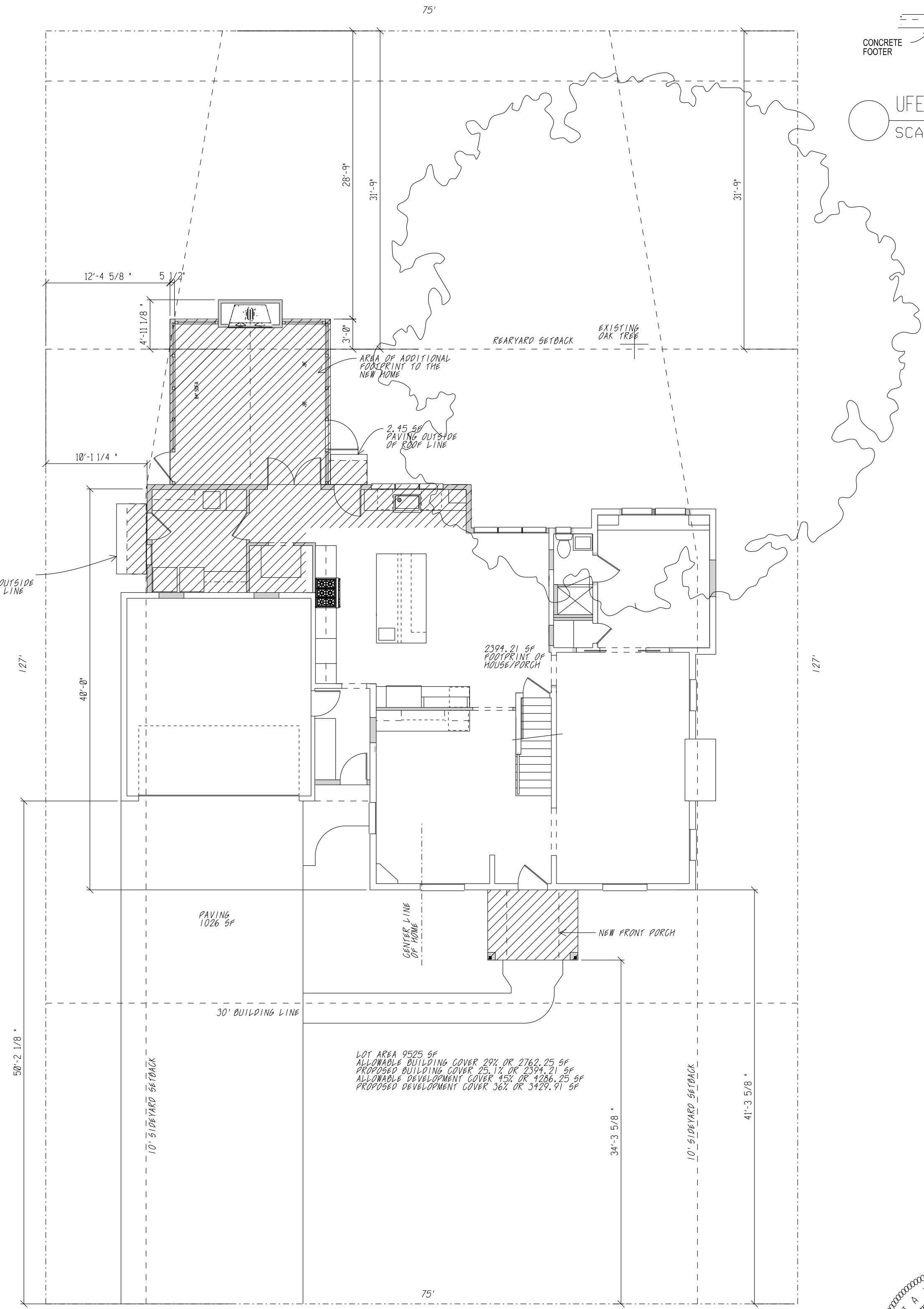
ELECTRICAL LEGEND	
	DUPLEX OUTLET
	220V OUTLET
	4 PRONG OUTLET
	FLOOR OUTLET
	HALF SWITCHED OUTLET
	SWITCH
	TV CABLE
	PHONE
	THERMOSTAT
	GAS CONNECTION
	WALL VACUUM OUTLET
	CEILING LIGHT FIXTURE
	WALL LIGHT FIXTURE
	FLOOD LIGHTS
	FAN/FAN LIGHT
	IN-JAMB SWITCH
	JUNCTION BOX
	CARBON MONOXIDE DETECTOR
	SMOKE ALARM



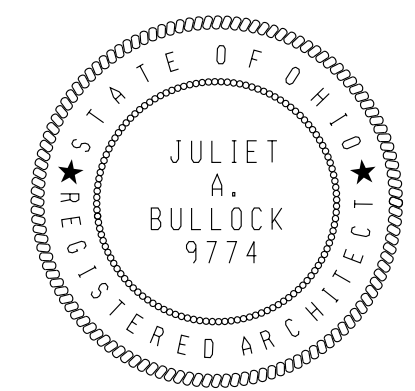
ASBUILT SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



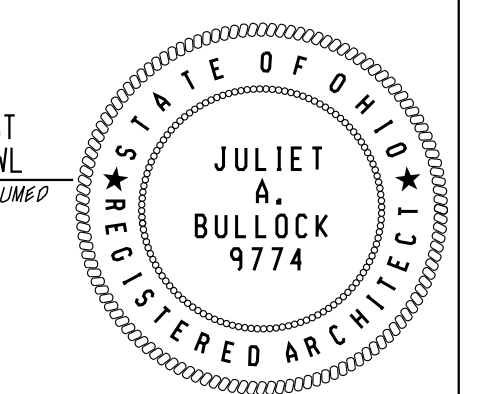
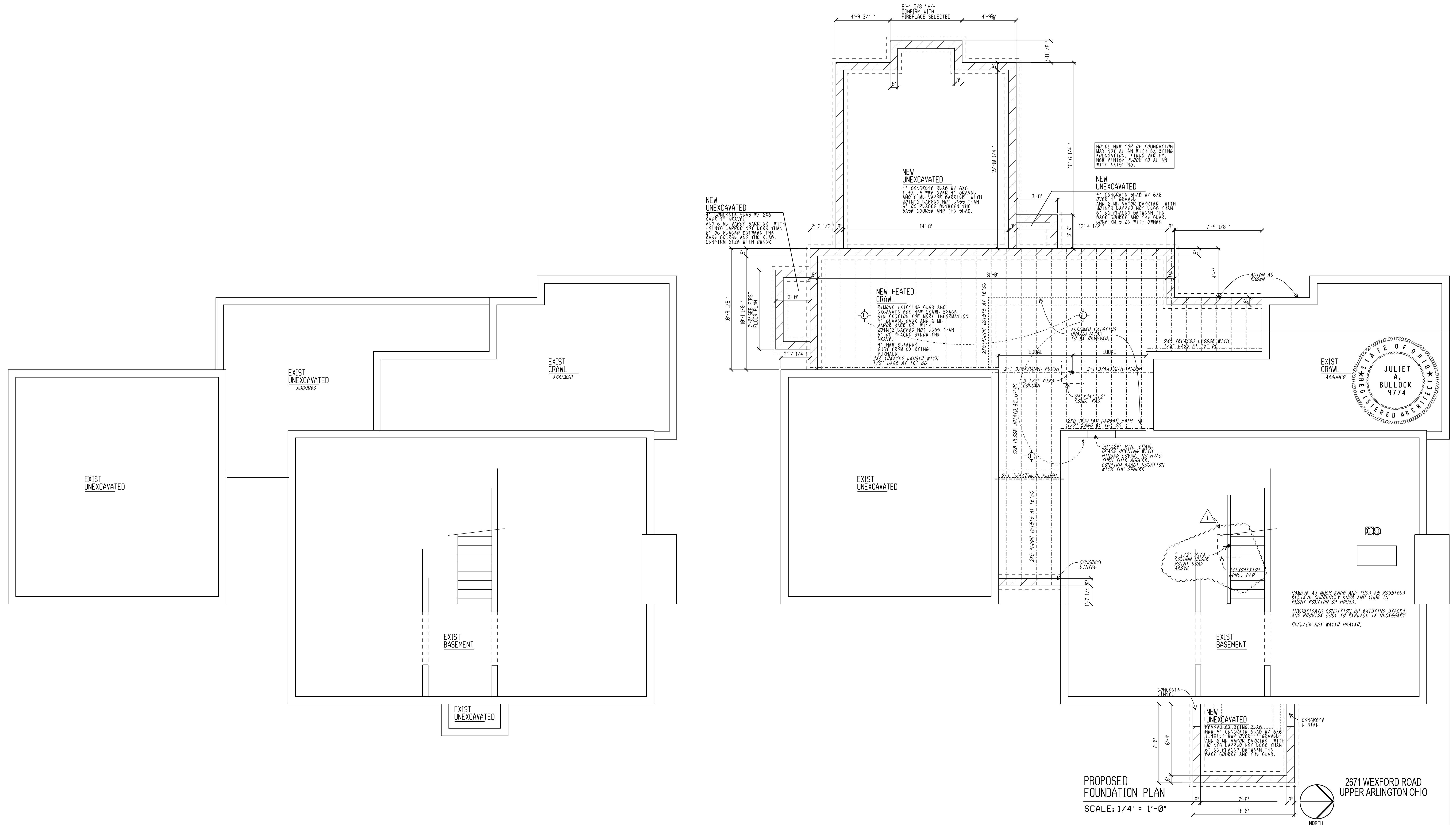
ASBUILT FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



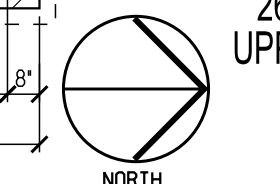
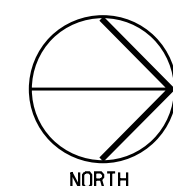
PROPOSED SITE PLAN
WEXFORD ROAD 50'
SCALE: 1/8" = 1'-0"



REVISED 10/20/25
7/9/25
2671 WEXFORD ROAD
UPPER ARLINGTON OHIO
SHEET 1



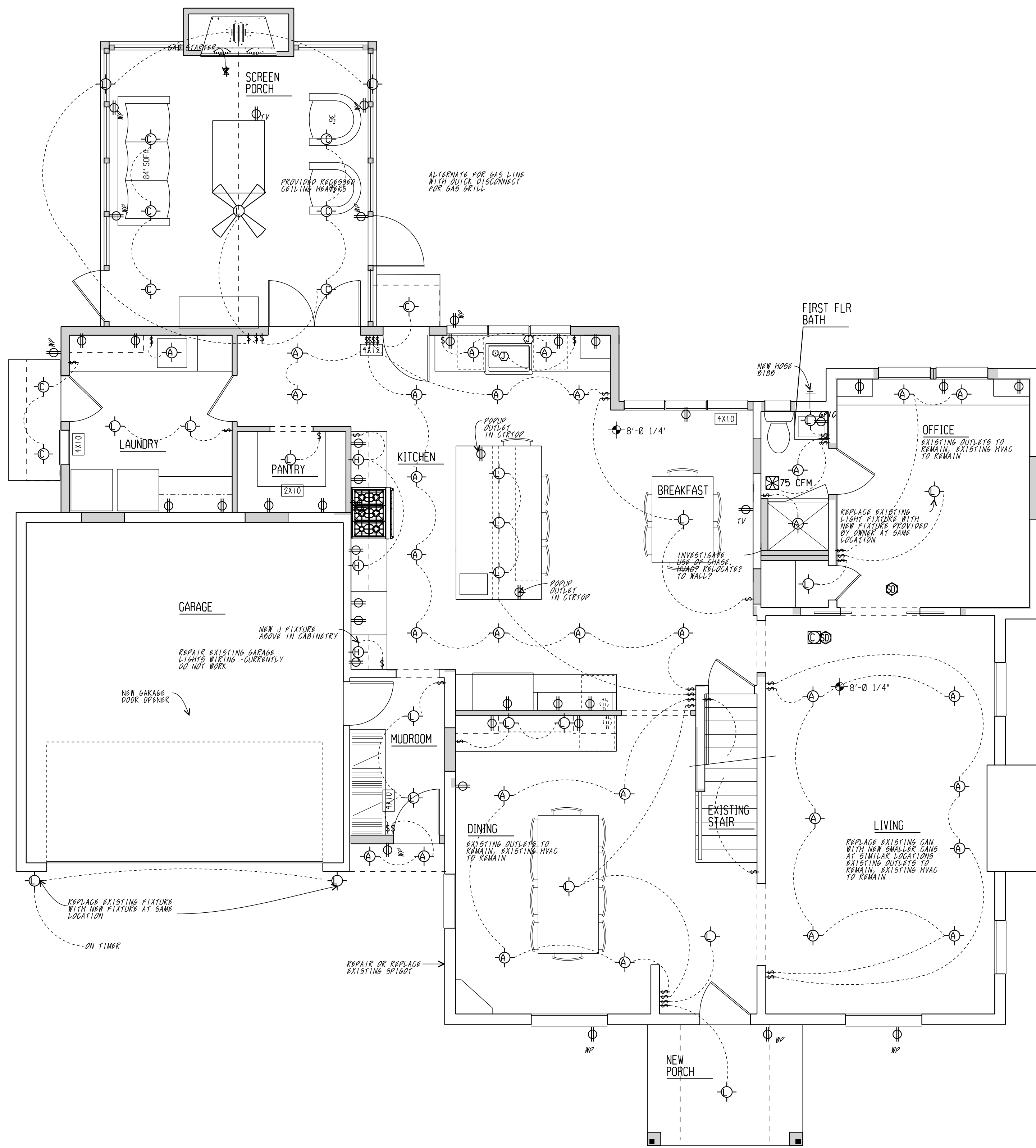
ASBUILT
 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



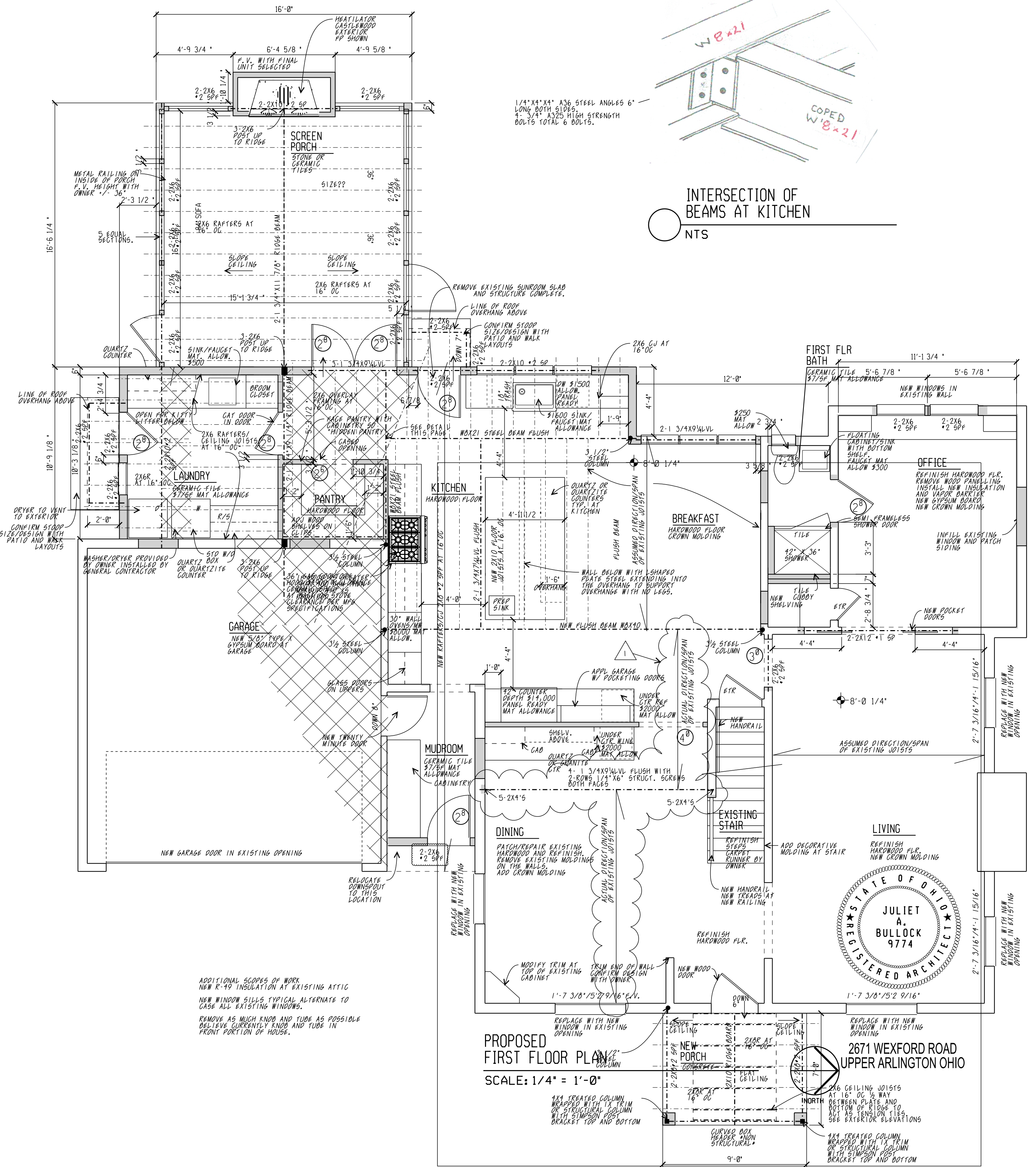
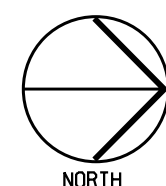
2671 WEXFORD ROAD
 UPPER ARLINGTON OHIO

7/12/24
 REVISED 10/20/25
 7/9/25

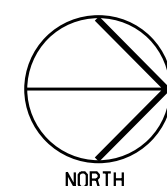
2671 WEXFORD ROAD
 UPPER ARLINGTON OHIO

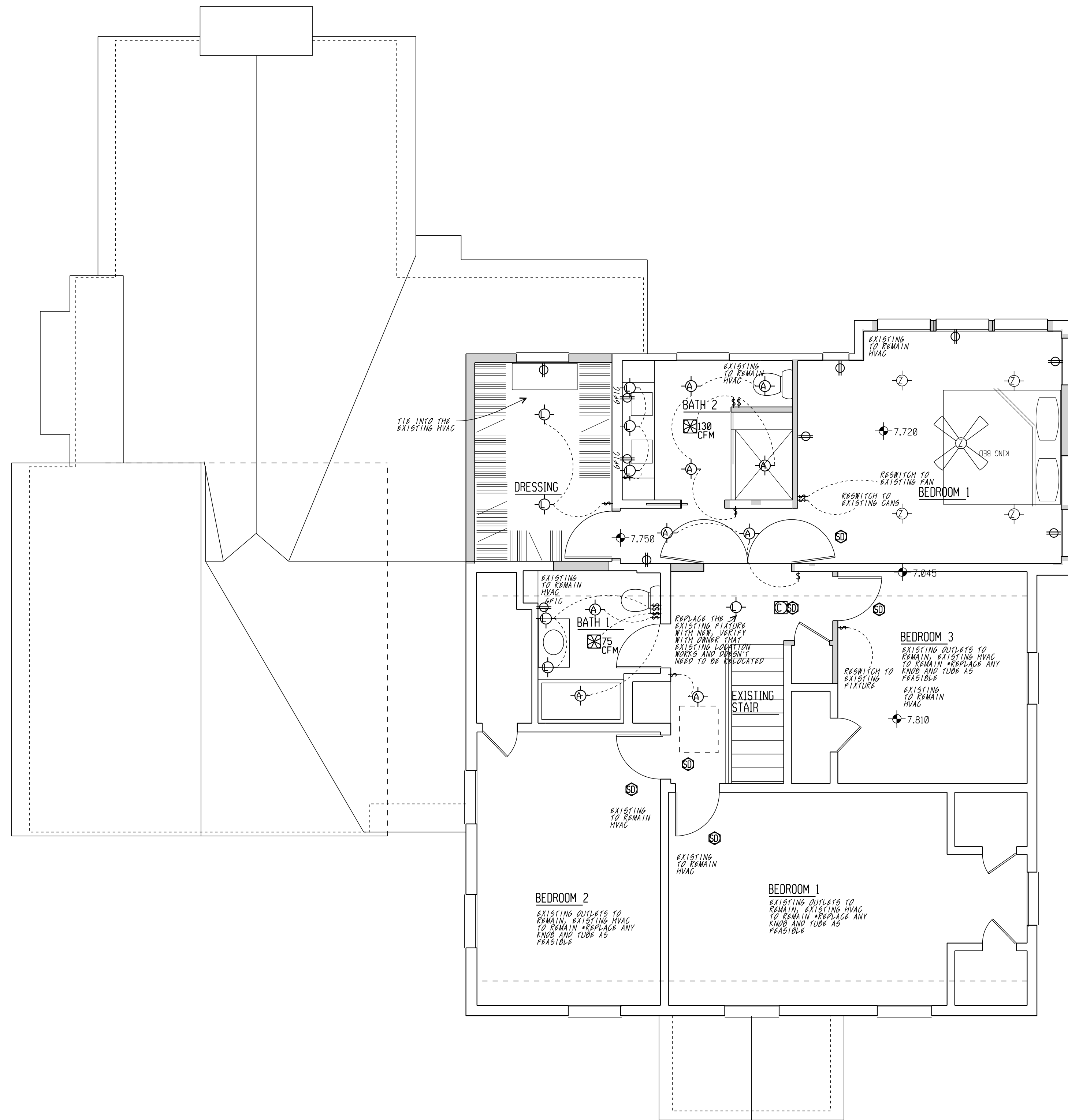


PROPOSED
 FIRST FLOOR MEP PLAN
 SCALE: 1/4" = 1'-0"

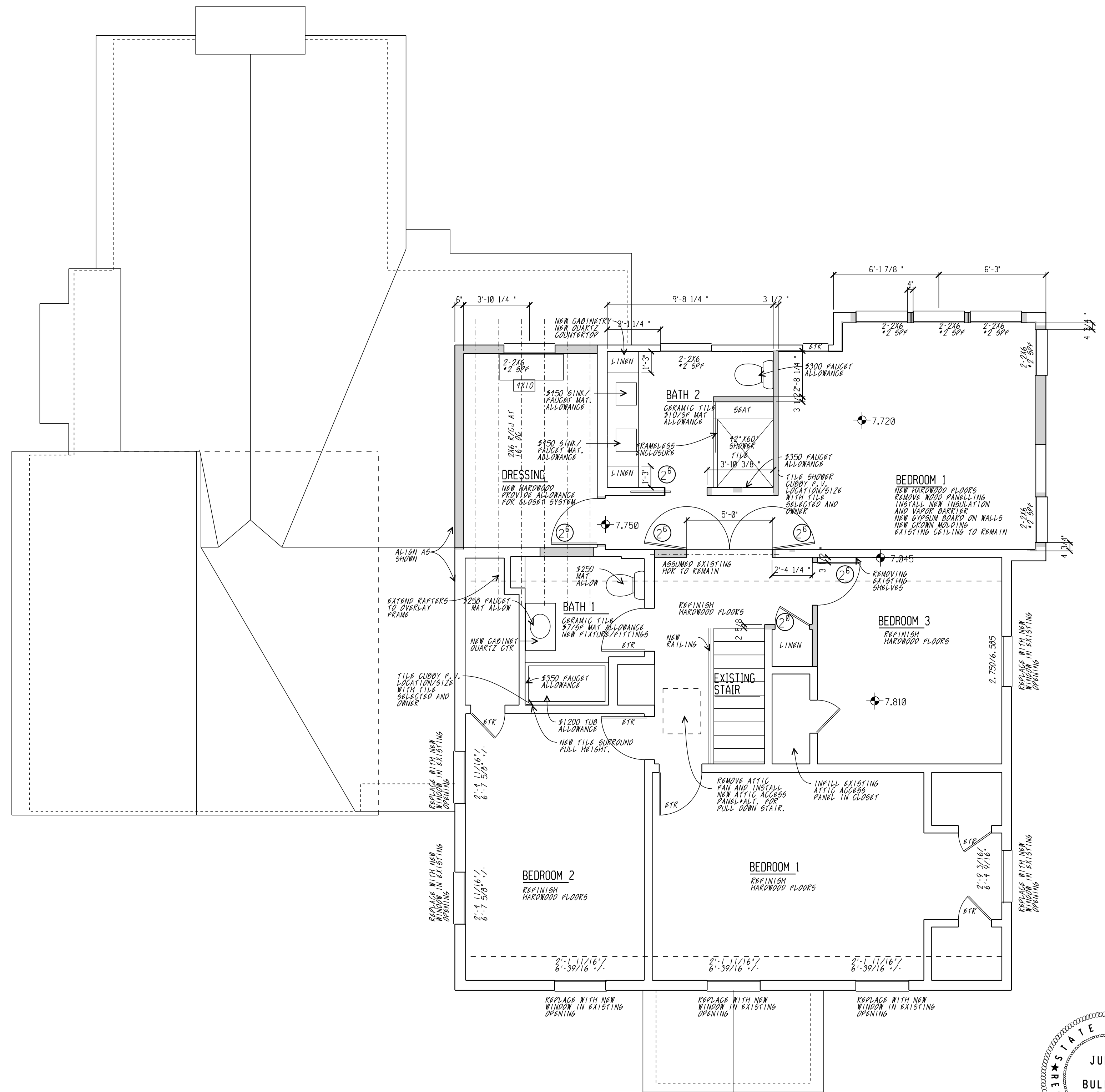
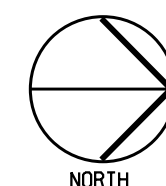


PROPOSED
 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

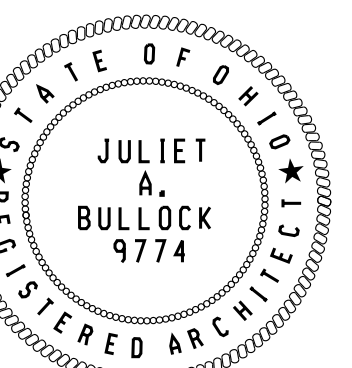
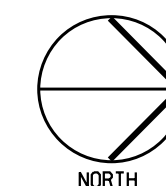


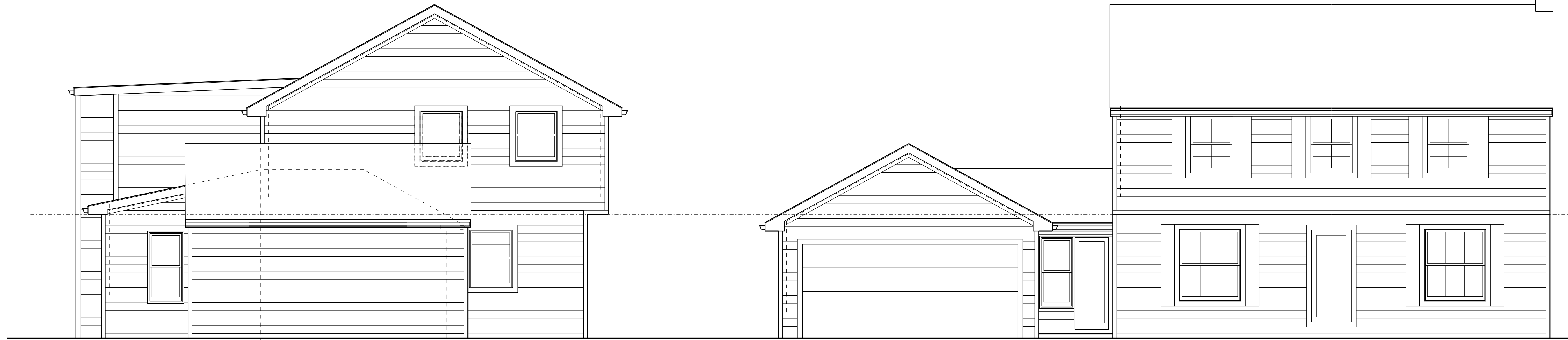


PROPOSED
 SECOND FLOOR MEP PLAN
 SCALE: 1/4" = 1'-0"



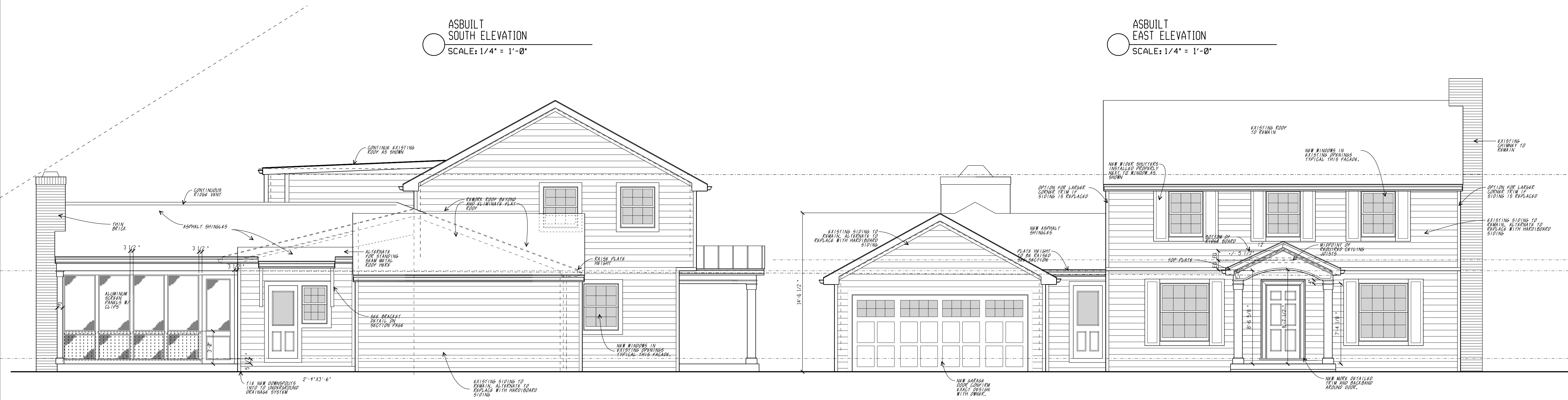
PROPOSED
 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"





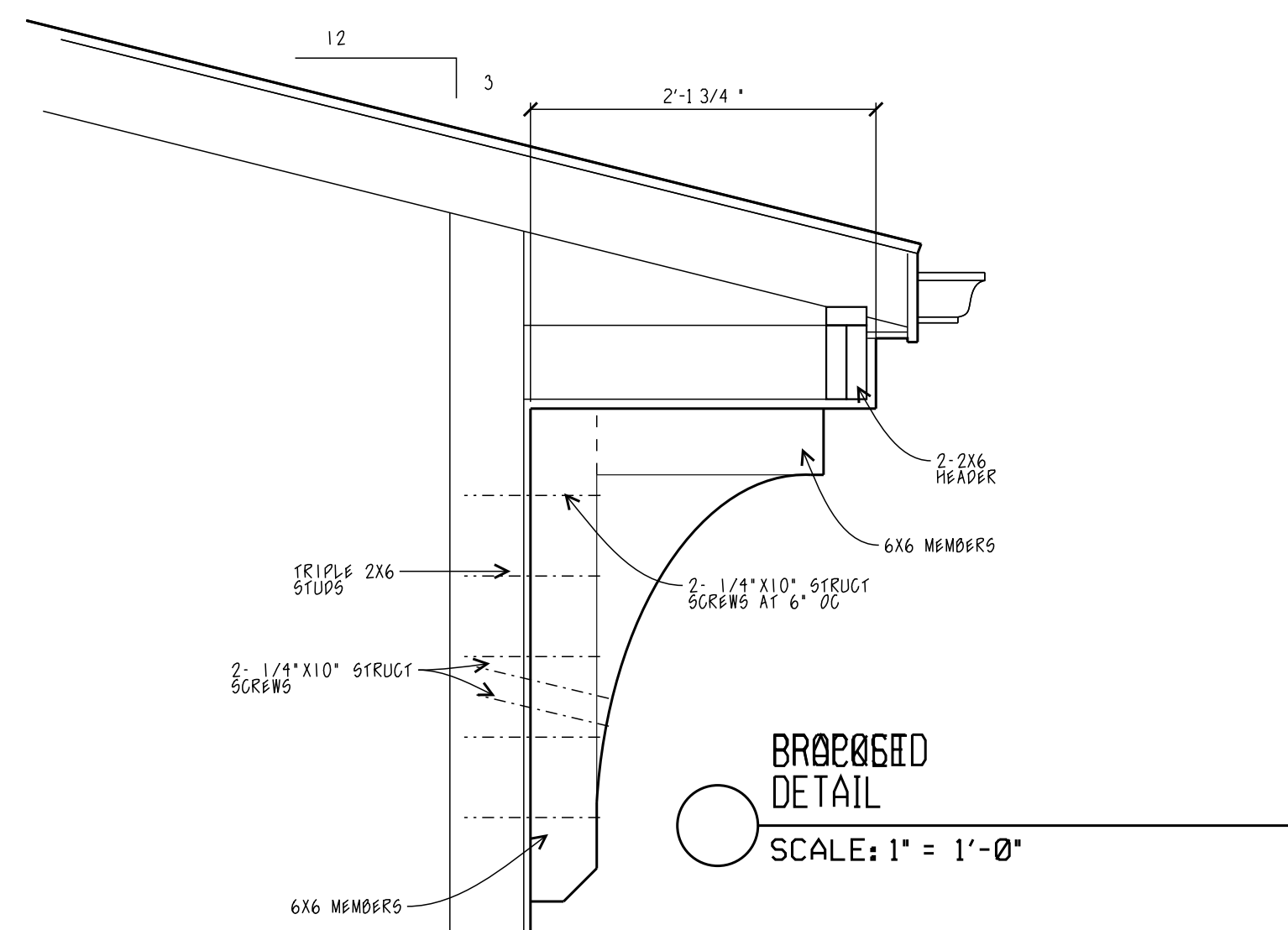
ASBUILT
 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

ASBUILT
 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

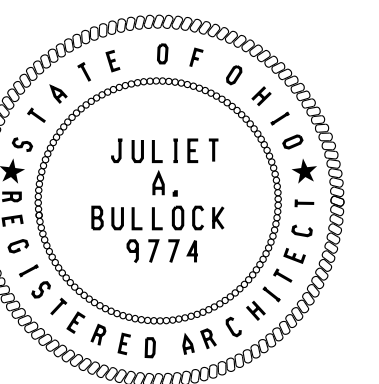


PROPOSED
 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

PROPOSED
 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



Detailed
 DETAIL
 SCALE: 1" = 1'-0"

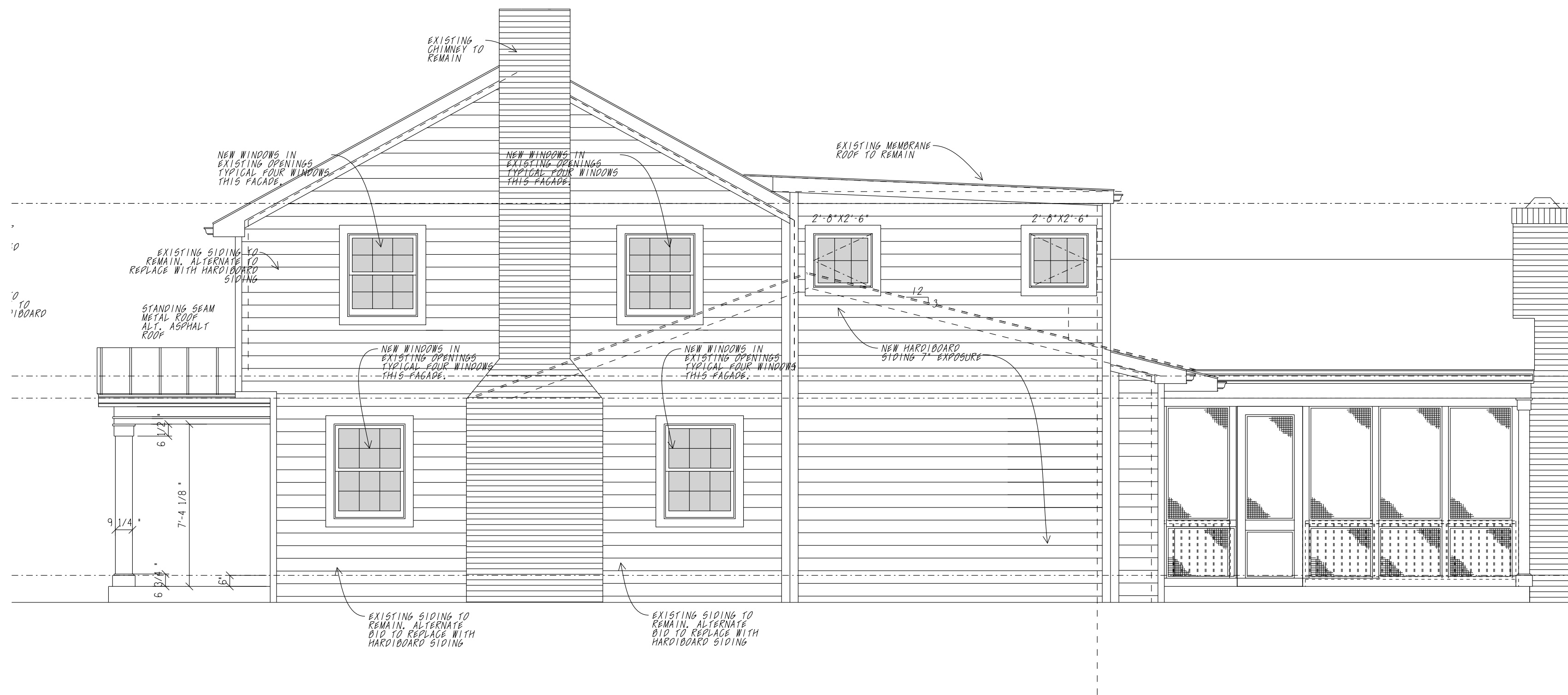




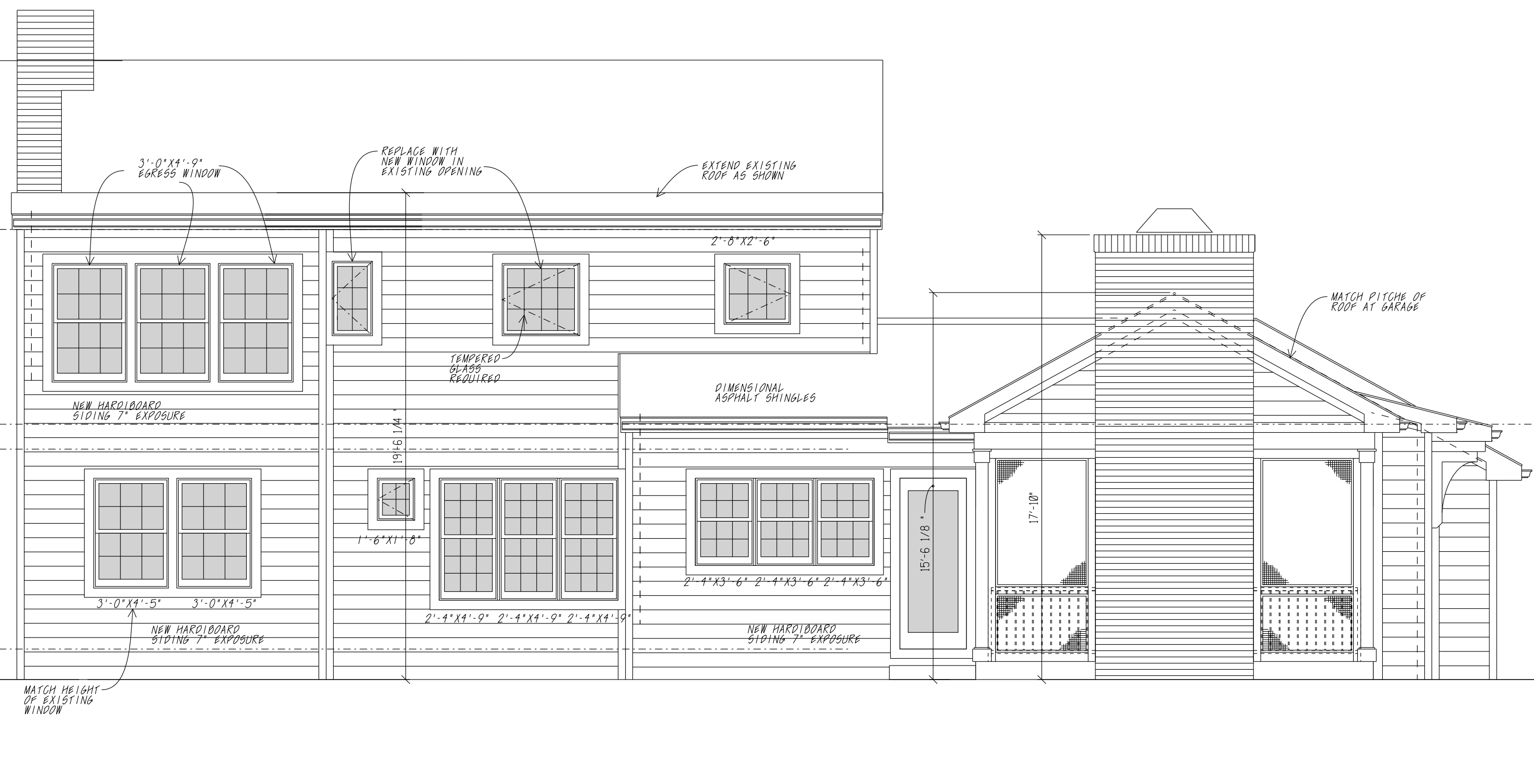
ASBUILT
 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



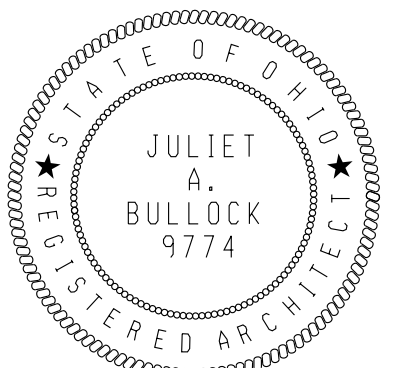
ASBUILT
 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED
 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED
 WEST ELEVATION
 SCALE: 1/4" = 1'-0"





Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 19, 2025

Subject: 4430 Norwell Drive (VAR-53-25) - To allow an increase in development cover from 40 percent to 45.2 percent to allow for a new driveway and patio.

Site Description/History

The subject property, 4430 Norwell Drive, is located at the northeast corner of Castleton Road and Norwell Drive, at the northeast limit of the City's corporate boundary. It has 100 feet of frontage along Castleton Road with a 40-foot building setback line and 145 feet along Norwell Drive with a 30-foot building setback line, and is zoned R-1b, One-Family Residence District. The property was platted as Lot #3 of the Knolls Arlington subdivision from 1965; it includes a 10-foot wide utility easement along the north side of the property. A stone and stucco split-level home sits mostly along these setbacks and is accessed via a driveway on Castleton Road. In late 2023, the applicant installed a shed and patio on the east side of the property and installed upwards of 70 arborvitae along the north and east property lines to provide screening and privacy. A portion of the patio utilized a permeable surface, but still counts toward development coverage; a putting green was installed adjacent to the patio as well, which does not count towards this coverage. The rear yard is enclosed with six-foot tall wood privacy fencing, which is to mostly remain. The applicant purchased the property in November 2018.

Driveway Permit #25-4258 was submitted in early September 2025 and denied by Staff due to the excess development cover.

Note: The City of Columbus is located immediately north of the subject property. The zoning district there, R2F, Multi-Family Residence District, allows up to 50 percent development coverage.

Proposal

This application includes four separate hardscape projects:

- A new 10-foot-wide concrete driveway is proposed along the north side of the property, adjacent to the front of the house and located 17 feet from the north property line, south of the existing line of arborvitae. After extending approximately 41 feet in length, a six-foot-tall wood privacy fence will be installed to provide screening from the street, replacing the current one. The total driveway area will be 410 square feet.



- Between the new fence and the existing shed would be a 30' x 18' (540 square feet) parking area for vehicle parking and storage.
- The existing patio on the east side of the home would be enlarged by 13' x 20' (271 square feet) to allow for a future covered patio and trash storage area. This new patio area would be screened with four-foot-tall wood fencing.
- A new three-foot-wide, 72-square-foot concrete sidewalk would connect the existing driveway to the new patio.

Overall development coverage would reach 6,500 square feet, 748 square feet above the 40 percent limit. [The applicant has revised their plan multiple times in an effort to achieve desired goals and compliance, as well as looking at alternative materials.]

Zoning Code Requirements

The proposal results in one variance to the Unified Development Ordinance (UDO):

- To allow an increase in development cover from 40 percent to 45.2 percent to allow for a new driveway and patio (Article 5.02).

Alternatives

The applicant's main goals are to provide easier access to the shed for the storage of recreational vehicles and equipment, and easier access to the backyard that would have a new covered patio. The applicant installed robust landscape screening with these goals in mind in order to mitigate views, offset any additional hardscape, and absorb stormwater.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. As the Board is well aware, Staff does not typically support development cover requests because of aesthetics, reduction in overall greenspace, and excess stormwater runoff produced during rain events. Two driveways for one single-family residence is also generally atypical. However, in this case, the applicant has revised the plan several times to be the minimum necessary for their needs (Finding #3) and proactively installed a double-row of arborvitae along both shared property lines to mitigate views (Finding #8). Semi-permeable material is already in place on the lot but fully counts as hardscape. The property is also immediately adjacent to the City of Columbus, which has a higher development cover allowance (Finding #1). For these reasons, Staff recommends that this application be approved.

Attachments

1.	4430 Norwell Dr_ Staff Presentation
2.	4430 Norwell Dr_ BZAP Application
3.	4430 Norwell Dr_ Public Notices
4.	4430 Norwell Dr_ Plans





4430 Norwell Drive

BZAP Staff Report Pictures | Variance Application 53-25
November 19, 2025



Google Maps ® Aerial Photo



Existing Conditions (Street Frontages)

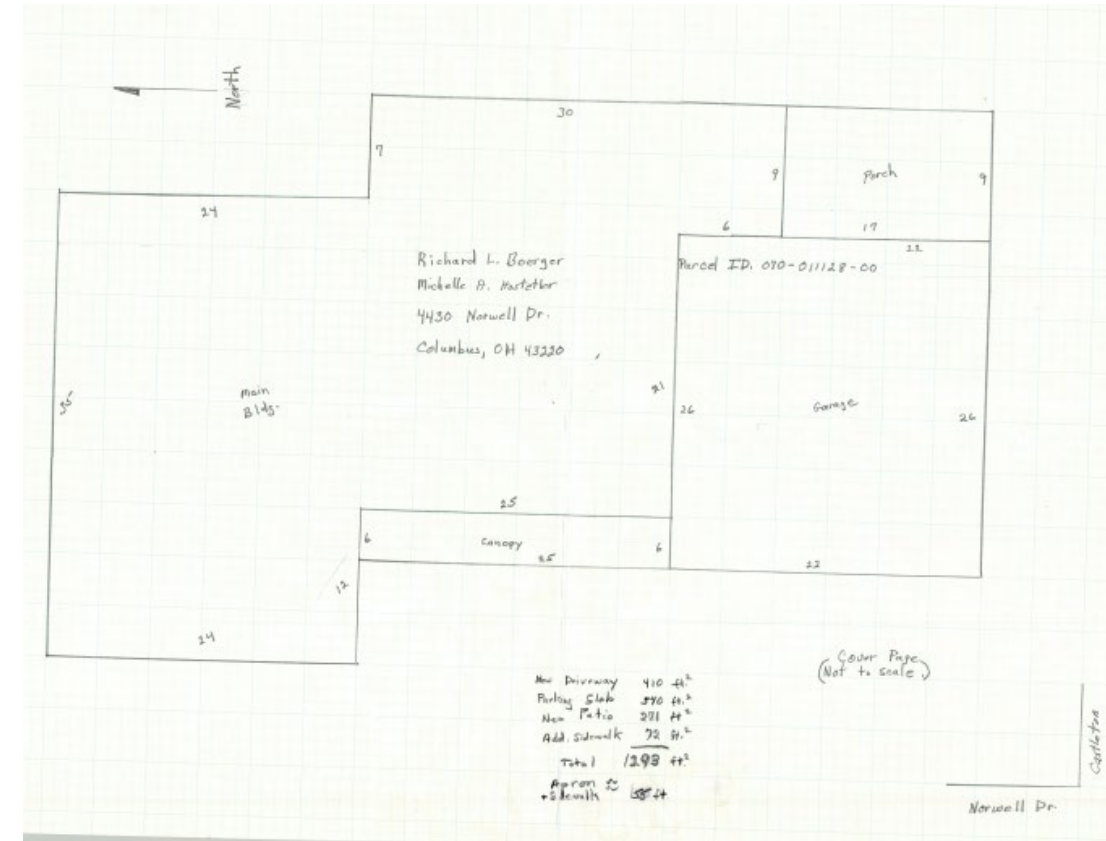


Existing Conditions

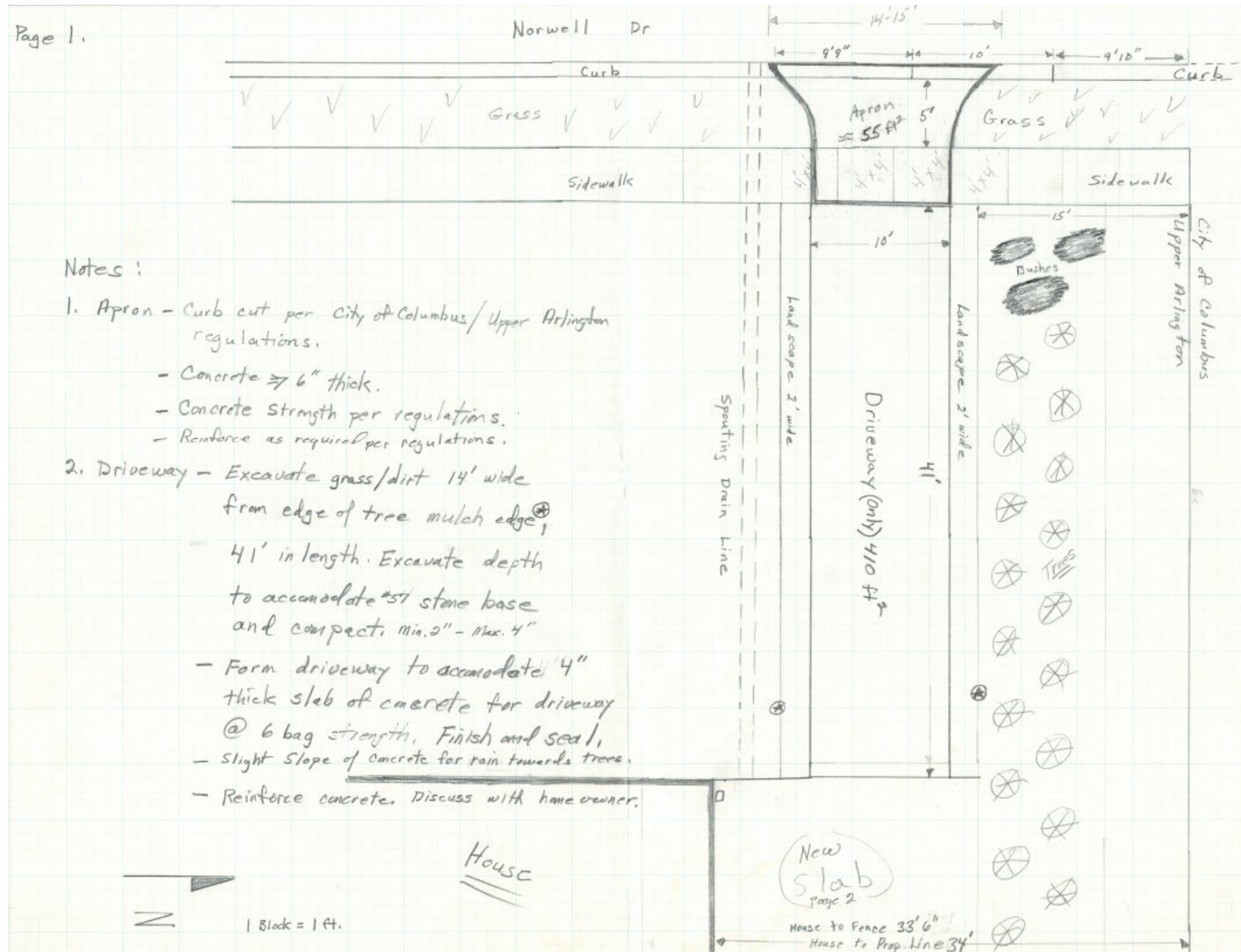


Proposed Site Plan

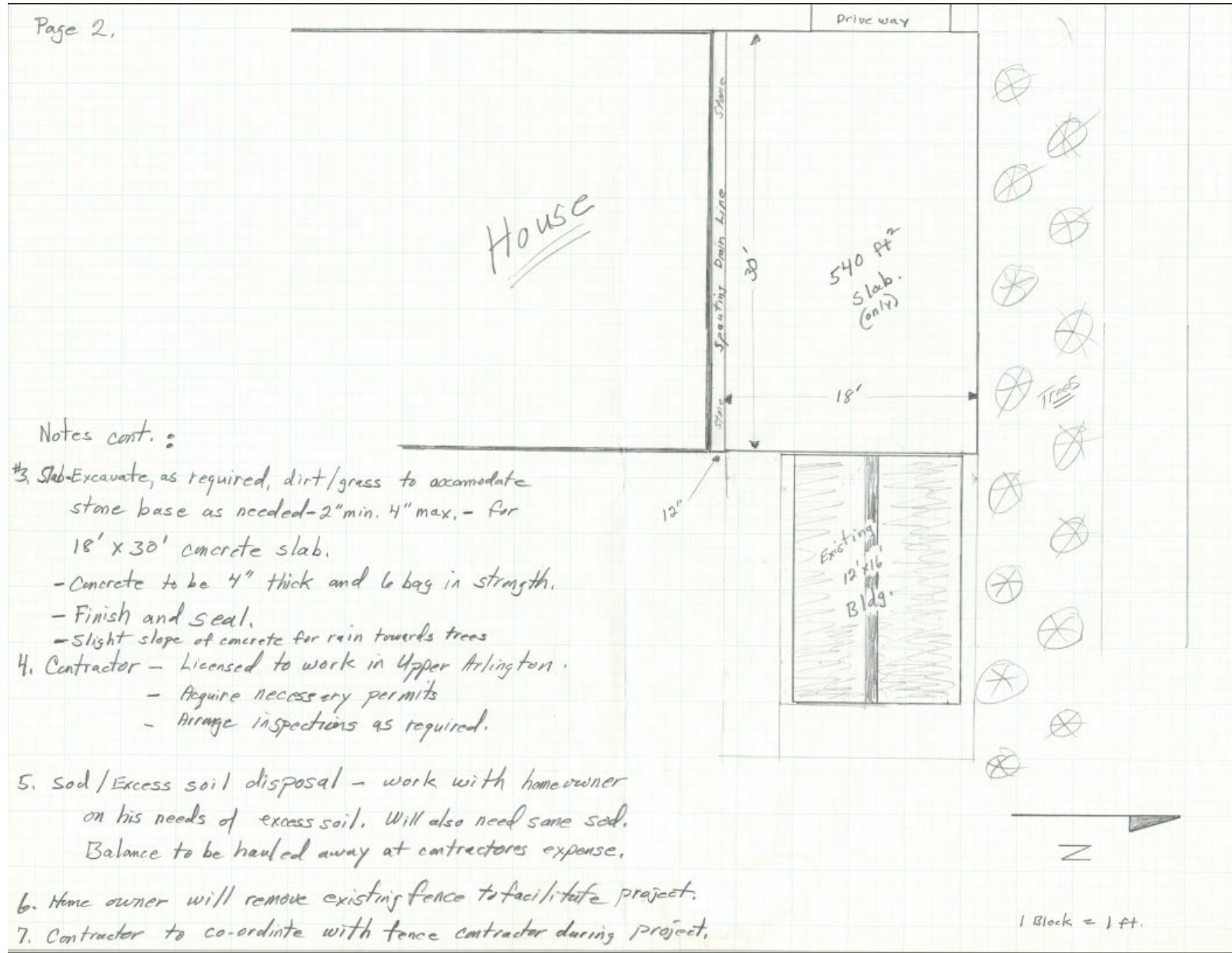
- Proposed improvements:
 - 10-foot-wide concrete driveway along north side of the property
 - 540 SF parking area
 - Existing patio to be enlarged by 271 SF and screened with 4' wood fencing
 - 72 SF concrete sidewalk connecting the existing driveway and new patio
- Variance:
 - To allow an increase in development cover from 40 percent to 45.2 percent to allow for a new driveway and patio. [+748 Square feet]



Proposed New Driveway



Proposed Parking Area



Staff Recommendation

Staff recommend **approval** of the application of one variance:

- To allow an increase in development cover from 40 percent to 45.2 percent to allow for a new driveway and patio (Article 5.02).





25-4873

Variance Application

Status: Active

Submitted On: 10/19/2025

Primary Location

4430 NORWELL DR

UPPER ARLINGTON, OH 43220

Owner

BOERGER RICHARD L | HOSTETLER MICHELLE
A

Norwell Drive E 4430 COLUMBUS , OH
43220-3826, Ohio 43220

BZAP Information

BZAP Case

VAR-53-25

Status

Pending

BZAP Determination Date

11/19/2025

Vote Tally

Primary Variance

Development Cover

Findings of Fact for Approval/Denial

Variance Request

To allow an increase in development cover from 40 percent to 45.2 percent to allow for a new driveway and patio.

BZAP conditions

Variance Information

Describe Variance Request

Increase allowed developed hardscape area from 40% to 45.2%

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?

See attached letter, our property is on the northern border of UA, and City of Columbus.

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

No

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


No

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

Yes

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

See attached letter, without the variance, there is no access to back building as designed and no access out the kitchen door from it having been moved when the laundry room replaced the back porch.

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



Rick Boerger and Michelle Hostetler
4430 Norwell Dr. East
Columbus, OH 43220

October 18, 2025

Upper Arlington Board of Zoning and Planning
3600 Tremont Road
Upper Arlington, OH 43221

Dear Members of the Board,

We are writing to respectfully request a variance increase to the allowable developed area of our property at 4430 Norwell Dr. East from 40% to 45.2%. This request is necessary to complete the installation of a concrete patio and sidewalk connecting our new kitchen door to the existing driveway and a new concrete driveway to access our new shed, all of which will significantly enhance both the functionality and safety of our home.

In 2022, Rick met with Alyssa Kelly, AICP, to discuss our plans and left with the understanding that the planned paver patio and shed on gravel pad would be excluded from the calculated amount available to pour concrete for the driveway, patio and sidewalk, because both allow rain to percolate down into the soil. Based on that understanding, we proceeded in good faith, investing considerable time, effort, and financial resources in this outdoor project. Recently, he met with Taylor Mullinax and Justin Milan in the Planning Department, and discovered that the patio pavers and the shed, are in fact included in the developed hardscape area calculation. Had we understood this originally, we would have modified our plans accordingly, but now we have a half-finished outdoor project that requires a variance to finish it properly and to plan.

Along with the concrete project, we plan to install a new vinyl fence to replace the aging wooden picket fence. The driveway slab that is to be installed abutting the shed will be located behind the new fence out of sight of the public. Additionally, this added space will allow us to park securely behind a locked fence, in an area monitored by a motion-sensor light and camera, instead of on the street. This keeps our vehicle off the street and out of the way of trash collection, leaf collection and snow removal and affords us a sense of security regarding our vehicle. The proposed new patio will be located behind the new fence as well, again out of sight of the public and monitored by a motion-sensor light and camera.

The proposed new driveway and new patio will drain toward and provide much needed water for our Thuja trees which are planted in two rows, five feet apart on the north and east

side of the property in a 12-foot-wide six-inch-deep mulch bed. These trees afford privacy and mitigate noise from the Kenny Center. They also provide a natural, peaceful environment for our family and guests to enjoy the outdoors. Ideally, the Thuja trees need an inch of water per week and keeping them watered has been a challenge to date. Therefore, there should be no water-runoff or drainage concerns regarding our neighbors.

Additionally, the new driveway will be bordered by the Thuja trees on the north, Columbus city border of our property. We are adding landscaping on the south side of the proposed drive to further enhance the property's visual integrity. We believe this addition will have no adverse impact on the surrounding neighborhood, will not add to storm sewer load or create additional run-off to neighboring properties and will contribute positively to the overall utility and appearance of our property.

We have prioritized maintaining the aesthetic appeal and environmental health of our property. Our landscaping efforts have not only increased curb appeal but also supported local ecology. Each enhancement has been thoughtfully planned to ensure long-term value, ease of maintenance and sustainability for our home and the surrounding community.

Since purchasing the property in late 2018, we have made substantial improvements to both the home and landscape. Examples include:

- Removed trees/roots/stumps and replaced the front yard with new sod, planted 62 five foot Thuja trees, most exceed 20 feet now and are still growing.
- Converted a side porch into a first-floor laundry and bathroom.
- Buried overhead power and internet access lines for improved aesthetics.
- Removed a large dilapidated wooden deck and replaced with patio pavers.
- Added a 12' x 16' shed on a gravel pad.
- Replaced HVAC units, which was dependent on the patio pavers having been laid for the air conditioning condenser placement.

In closing, we would like to reiterate that we have operated in good faith throughout this process and hope the Board will consider our request favorably. Thank you for your time and thoughtful consideration as we hope to complete the outdoor improvements to our property.

Sincerely,

Rick Boerger and Michelle Hostetler

Rick 567-712-9143 rboerger54@gmail.com

Michelle 614-218-5444 michelleahostetler@gmail.com

October 17, 2025

Notice of Public Hearing

Dear Neighbor,

We are writing to inform you of a public hearing scheduled with the Upper Arlington Board of Zoning and Planning regarding our property. The hearing will address our request for a variance to increase the developed portion of our property by 5.2% to complete hard-scaping projects.

Date: November 19th

Time: 6:00 PM

Location: Upper Arlington Board of Zoning and Planning
3600 Tremont Road
Upper Arlington, OH 43221

Thank you for your attention.

Sincerely,

Michelle Hostetler and Rick Boerger
4430 Norwell Dr. East, Columbus OH 43220

Certification of Notice

Applicant Name: Rick Boerger + Michelle Hostetler

Location of property subject to BZAP request: 4430 Norwell Dr. E.

This application will be heard by the Board of Zoning and Planning on: Nov. 19th, 2025

Describe activity which requires Board of Zoning and Planning review:

An increase to the hardscape percentage by 5.2% to complete our outdoor project.

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:
4464 Norwell Dr.	Mejola Properties	9589 0710 5270 2743 0423 68	10-18-25
1241 Castleton Rd.	Mark Schiavoni	MS	10-17-25
1155 W. Old Henderson	FB Kenny Ctr. LLC	9589 0710 5270 2743 0423 75	10-18-25
1249 S. Ducrest	William Porter	9589 0710 5270 2743 0423 82	10-18-25
1190 N. Castleton Rd	Bess Duros	Bess Duros	10/17/25
1200 N. Castleton Rd	Subash Jatana	S. C. Jatana	10/17/25
1236 Castleton Rd	Joseph Hanoselski	Joseph Hanoselski	10/17/25
4400 Norwell Dr	John Nielson	JN	10/17/25
4385 Castleton Rd	Arthur Thalassinou	A Thalassinou	10-17-25
<u>Applicant Signature:</u>			<u>Date:</u>

Revised: May 2023

Certification of Notice

Applicant Name: Rick Boerger + Michelle Hostetler

Location of property subject to BZAP request: 4430 Norwell Dr. E.

This application will be heard by the Board of Zoning and Planning on: Nov. 19th, 2025

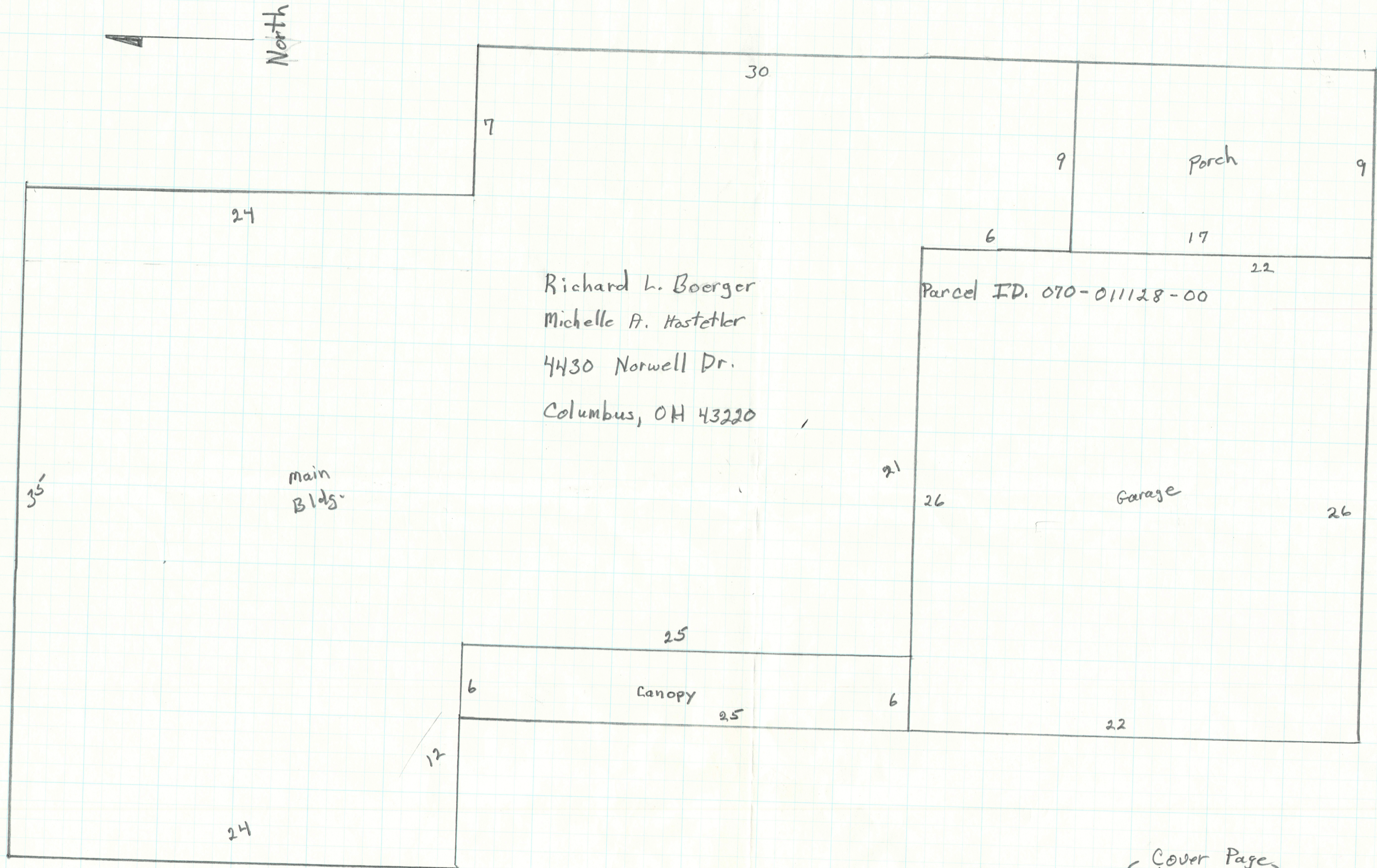
Describe activity which requires Board of Zoning and Planning review:

An increase to the hardscape percentage by 5.2% to complete our outdoor project.

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:
4466 4464 Norwell Dr.	62108 Buckridge AD Dublin OH 43017 Mejola Properties	9589 0710 5270 2743 0423 68	10-18-25
1241 Castleton Rd.	Mark Schiavoni	MCA	10-17-25
1155 W. Old Henderson	FB Kenny Ctr. LLC	9589 0710 5270 2743 0423 75	10-18-25
1249 S. Ducrest	William Porter	9589 0710 5270 2743 0423 82	10-18-25
1190 N. Castleton Rd	Bess Duros	Bess Duros	10/17/25
1200 N. Castleton Rd	2235 Sandwick Rd Columbus OH 43220 Subash Jatana	S. C. Jatana	10/17/25
1236 Castleton Rd	Joseph Hanoselski	Joseph Hanoselski	10/17/25
4400 Norwell Dr	John Nielson	John Nielson	10/17/25
4385 Castleton Rd	Arthur Thalassinos	Arthur Thalassinos	10-17-25
4472-4474 Norwell	Mark Schiavoni	MCA	10-20-25
Applicant Signature: <u>Rick Boerger</u> <u>Michelle Hostetler</u>			Date: <u>10/20/25</u>



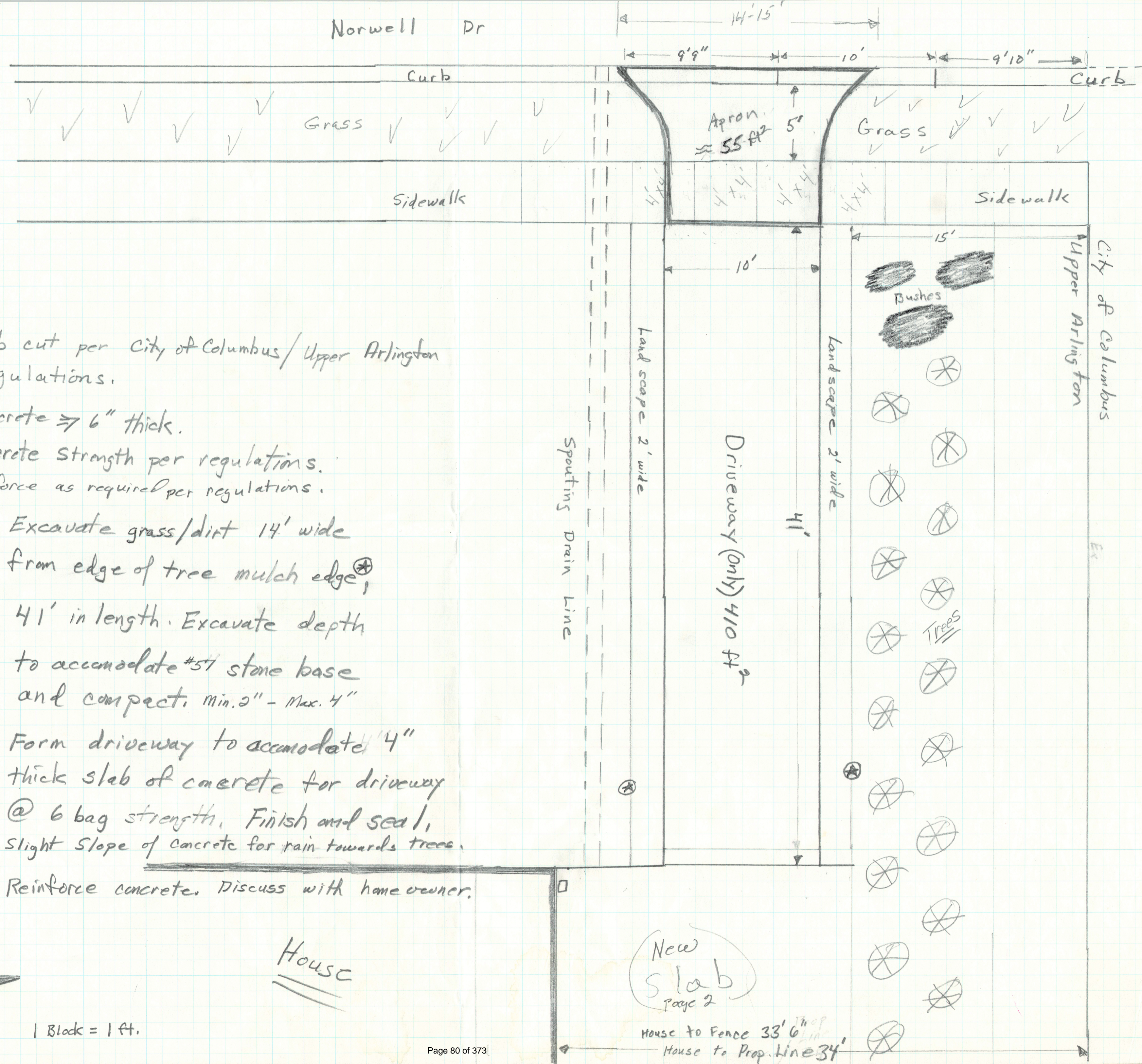
New Driveway	410	ft. ²
Parking Slab	540	ft. ²
New Patio	271	ft. ²
Add. Sidewalk	72	ft. ²
Total	1293	ft.²
Apron + Sidewalks	≈ 55	ft.

(Cover Page
Not to scale.)

Norwell Dr.

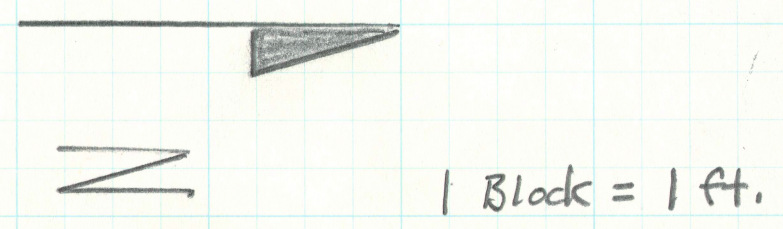
Castleton

Norwell Dr



Notes:

1. Apron - Curb cut per City of Columbus / Upper Arlington regulations.
 - Concrete \geq 6" thick.
 - Concrete strength per regulations.
 - Reinforce as required per regulations.
2. Driveway - Excavate grass/dirt 14' wide from edge of tree mulch edge*, 41' in length. Excavate depth to accommodate #57 stone base and compact. Min. 2" - Max. 4"
 - Form driveway to accommodate 4" thick slab of concrete for driveway @ 6 bag strength. Finish and seal.
 - Slight Slope of concrete for rain towards trees.
 - Reinforce concrete. Discuss with homeowner.



New Slab
page 2

House to Fence 33' 6"
House to Prop. Line 34'

House

Drive way

Stairs

Spouting Drain Line

Stone

540 ft²
Slab.
(only)

30'

18'

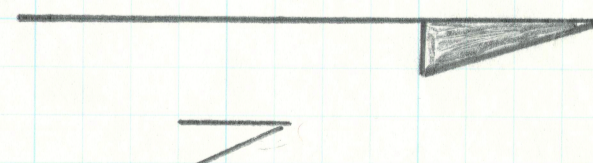
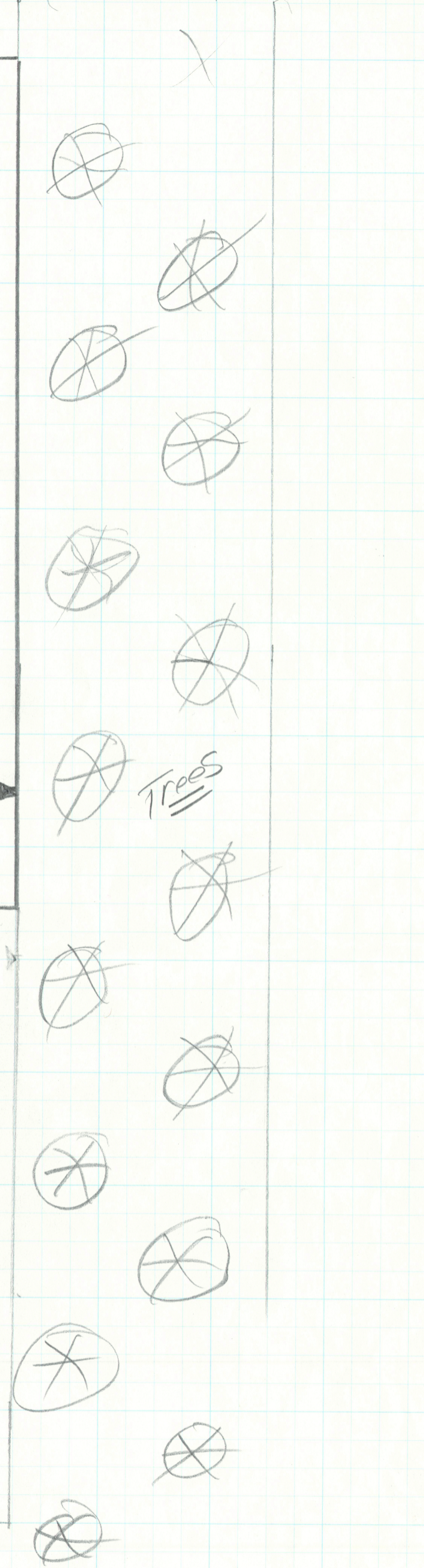
12"

Existing
12'x16'
Bldg.

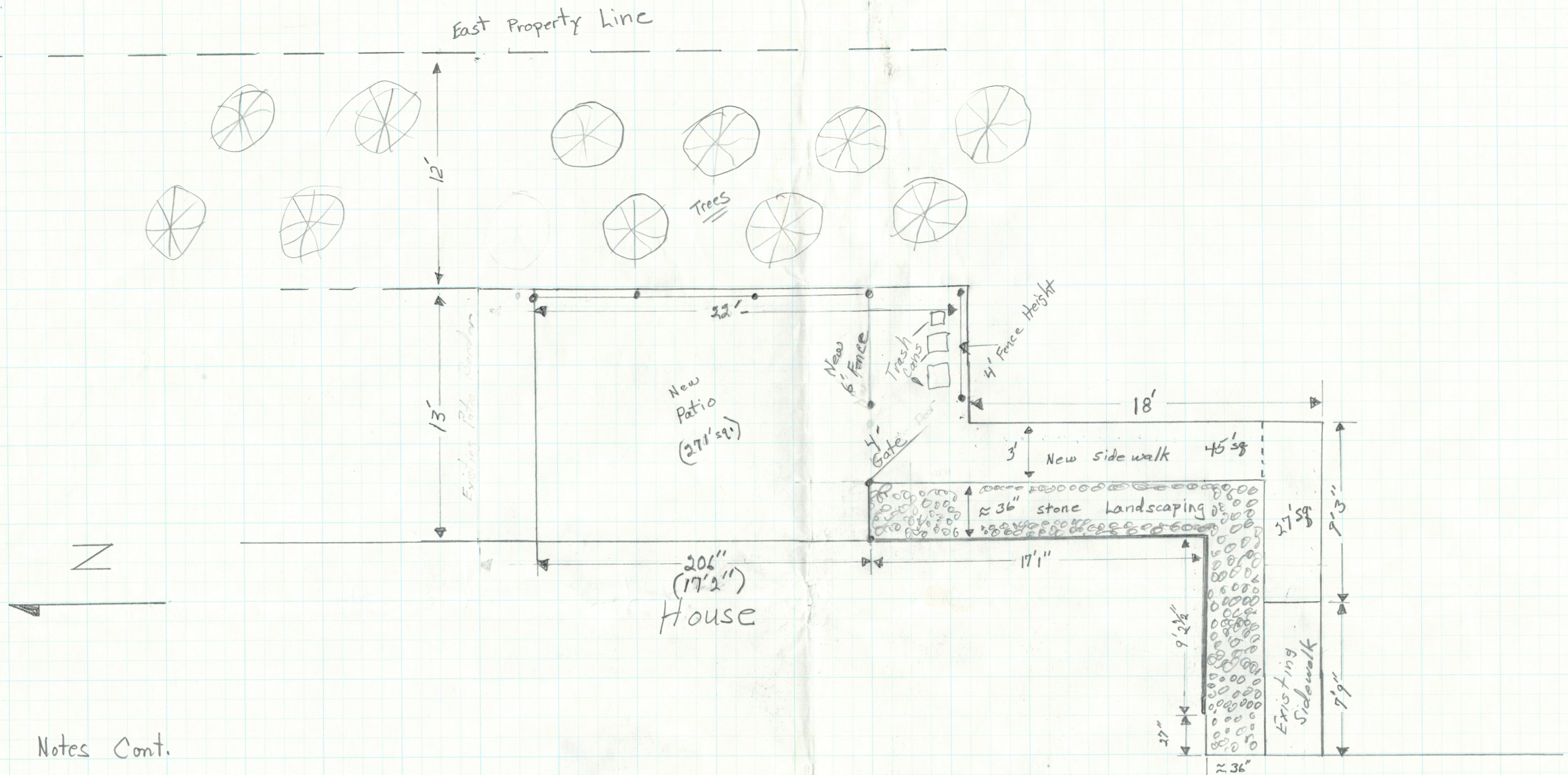
Trees

Notes cont. :

- #3. Slab-Excavate, as required, dirt/grass to accommodate stone base as needed-2"min. 4"max. - for 18' x 30' concrete slab.
 - Concrete to be 4" thick and 6 bag in strength.
 - Finish and seal.
 - Slight slope of concrete for rain towards trees
- 4. Contractor - Licensed to work in Upper Arlington.
 - Acquire necessary permits
 - Arrange inspections as required.
- 5. Sod / Excess soil disposal - work with homeowner on his needs of excess soil. Will also need some sod. Balance to be hauled away at contractors expense.
- 6. Home owner will remove existing fence to facilitate project.
- 7. Contractor to co-ordinate with fence contractor during project.



1 Block = 1 ft.

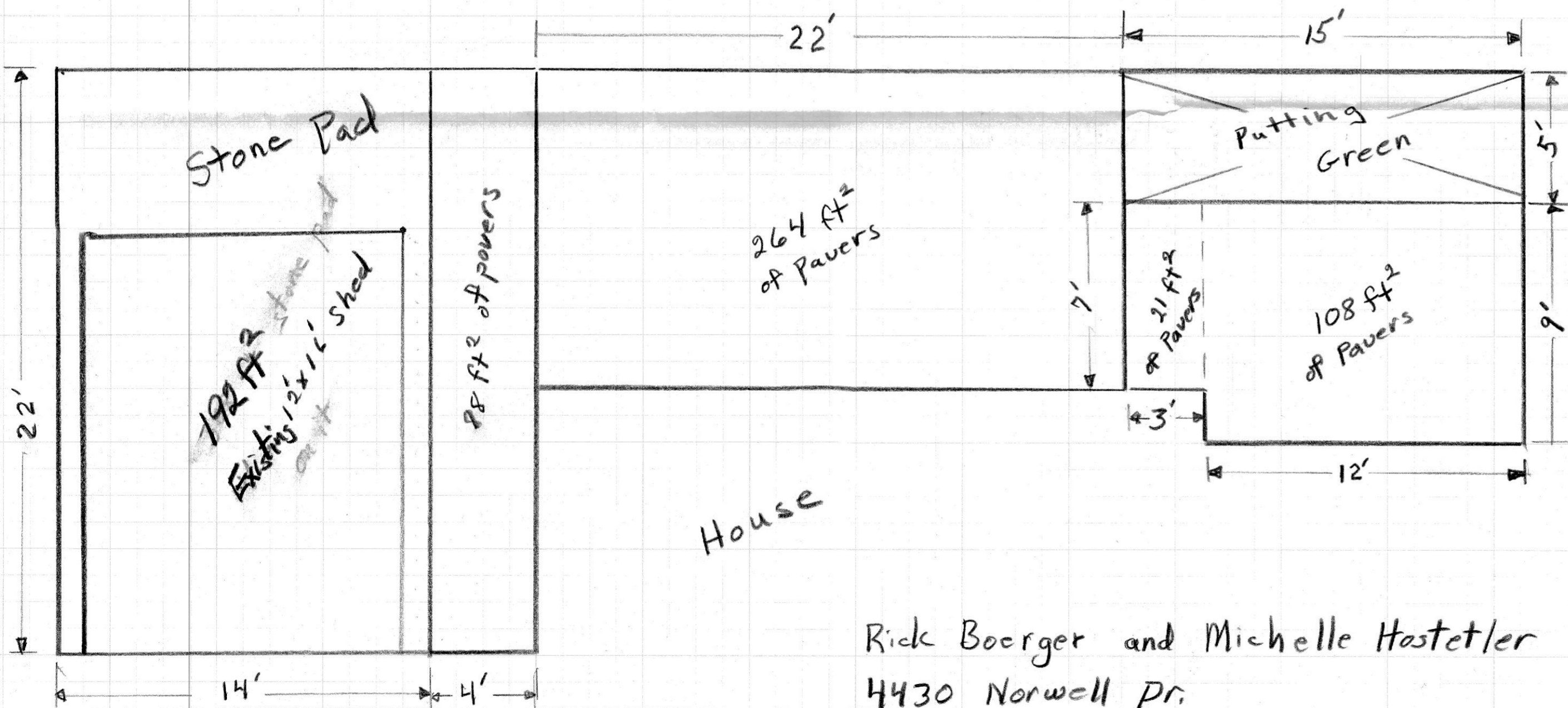
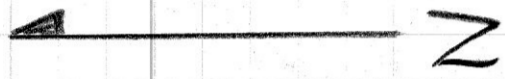


Notes Cont.

8. Excavate for additional sidewalk and new patio slab as needed for final grade. Remove sod/soil as needed. Form up for concrete.
9. Lay in 2"-4" stone base and pour 4" thick for sidewalk and patio. Finish to match existing sidewalk and seal. Make sure to pin existing sidewalk to new sidewalk.

Driveway
(Not to scale)

1 Block = 1ft.



Existing

388 ft ²	Pavers
264 ft ²	Pavers
21 ft ²	Pavers
108 ft ²	Pavers
<hr/>	
<u>Total 481 ft²</u>	Pavers
<hr/>	
192 ft ²	Shed Pad
<hr/>	
673 ft ²	Hardscape

Rick Boerger and Michelle Hastetler
 4430 Norwell Dr.
 Columbus, OH 43220
 567-712-9143

1 Block = 1 ft.



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 19, 2025

Subject: 2060 Fontenay Place (VAR-55-25) - To allow the retention of a stone retaining wall that was constructed up to 1.4 feet into a 33-foot wide stormwater easement/do not disturb area, which is prohibited.

Site Description/History

The subject property, 2060 Fontenay Place, is located at the eastern end of the street, at the northeast side of the cul-de-sac, and is zoned R-1a, One-Family Residence District. It has 103 feet of frontage and depths of 109 feet and 90 feet, respectively, with 153 feet along the east property line. It is identified as Lot #5 of the Fontenay Place subdivision from 2006 and includes a 25-foot building setback line along the street. The plat also notes several setbacks and easements: a 32-foot northern setback (includes a 10-foot wide utility easement), a 33-foot wide eastern setback (includes stormwater easement/do not disturb area), and a 25-foot wide southern stormwater easement/do not disturb area. A two-story, 5,460-square foot Georgian-style home was constructed within the permitted setbacks in 2006. Access to the property is from a brick driveway on the west side that leads to a three-car attached garage. The applicant purchased the property in December 2016 and has subsequently performed several improvements, including a swimming pool/spa and patio in 2018-19. The property is currently in contract to be sold, but a 1.4-foot encroachment into the stormwater easement/do not disturb area was discovered during a title search.

Swimming Pool Permit #2018-09130 and Certificate of Zoning Compliance #2018-08953 were issued in May 2018 for the construction of a new spa and patio area. The permit included several conditions, including: *No changes to the do-not-disturb area without an approved plat amendment.* Inspections occurred throughout the construction, and final approval was granted in October 2019. An as-built survey was neither required nor requested because inspectors believed construction was proceeding per the approved plans.

Proposal

This application includes the retention of an existing 51-foot-long stone retaining wall that varies in height from 4'-8" to 8'-5" located behind the home. This retaining wall helps maintain proper grading for drainage purposes and structural integrity for the swimming pool/spa and patio area. A recent survey shows that this wall was mistakenly built up to 1.4 feet into the 33-foot wide stormwater easement/do not disturb area.

Due to the sensitive nature of a pending home sale, the City Attorney was involved early in the



process. There was also concern about the inadvertent construction within a platted stormwater easement/do not disturb area. After review, it was determined that a variance application could be pursued, in lieu of a plat amendment, because it was a fence or wall, and not a building, patio, or swimming pool.

The City Engineer has reviewed the proposal in conjunction with other stormwater management efforts the applicant has completed (due to standing water issues) and does not have any concerns about the request. The stormwater easement/do not disturb zone continues to perform retention functions as a result of regrading, adding drain tiles, and pipes.

A Hold Harmless Agreement has already been submitted for signature by the City, should this variance application be approved. This will ensure the property owner is liable for any damage to City facilities within the easement areas.

Zoning Code Requirements

The proposal results in one variance to the Unified Development Ordinance (UDO):

- To allow the retention of a stone retaining wall that was constructed up to 1.4 feet into a 33-foot stormwater easement/do not disturb area, which is prohibited (Article 6.09).

Alternatives

The applicant has explored removing the existing retaining wall; however, it would severely impact the grading and structural integrity of the swimming pool/spa and patio area, likely requiring its removal. The applicant's improvements have resolved standing water and other drainage issues on the property. The new buyer of the property wishes to retain the swimming pool and patio area 'as is'.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The request includes the retention of an existing stone retaining wall that was partially/mistakenly located within a stormwater easement/do not disturb area. This location does not impact stormwater management efforts due to previous drainage improvements made, resolving previous, long-standing water issues. The retention of the wall, as well as those drainage efforts, are supported by the City Engineer (Finding #5). In response to this issue, the City is committing to requiring as-built surveys in the future when swimming pool or other construction-related setbacks are in question (Finding #8). For these reasons, Staff recommends that this variance application be approved.

Attachments

1.	2060 Fontenay PI_ Staff Presentation
2.	2060 Fontenay PI_ BZAP Application
3.	2060 Fontenay PI_ Public Notices
4.	2060 Fontenay PI_ Plans





2060 Fontenay Place

BZAP Staff Report Pictures | Variance Application 55-25

November 19, 2025



Google Maps ® Aerial Photo



Existing Site Conditions

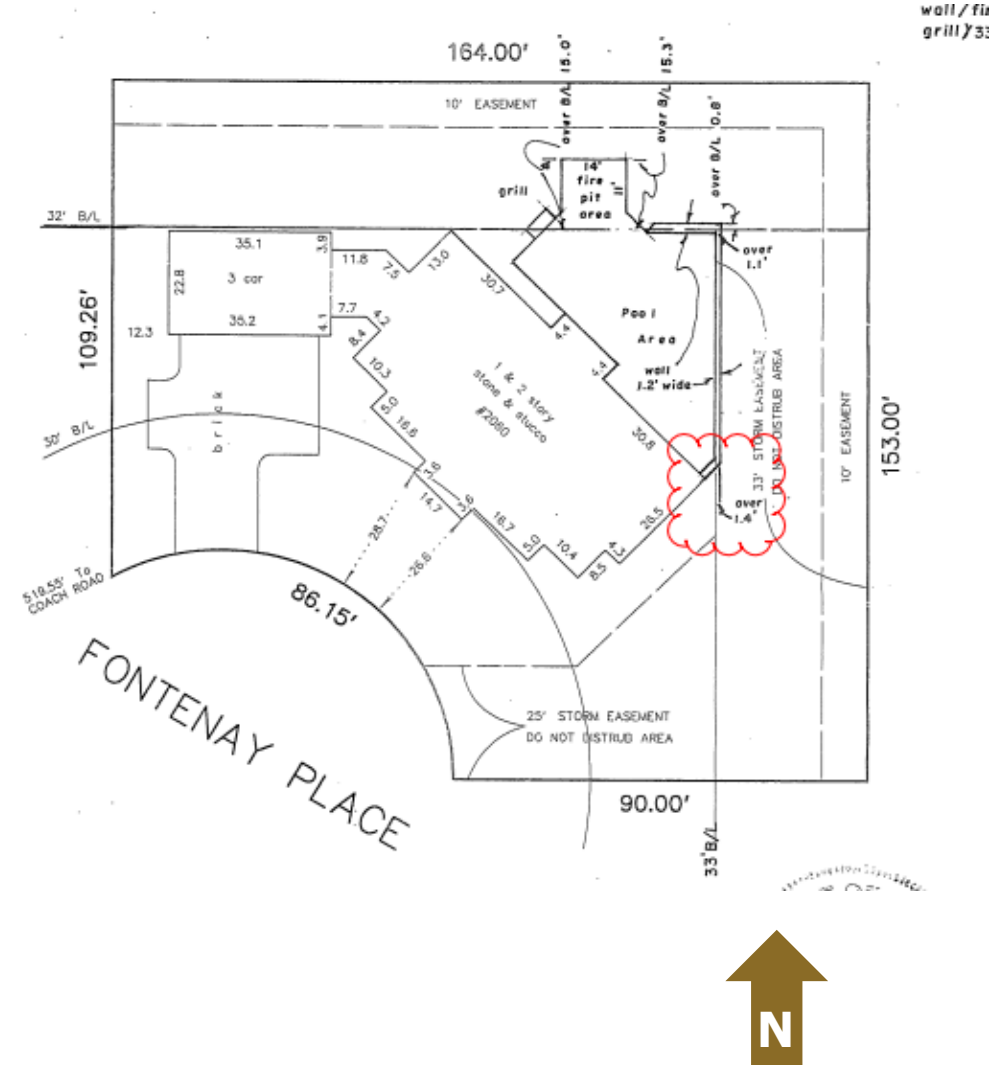


Existing Site Conditions

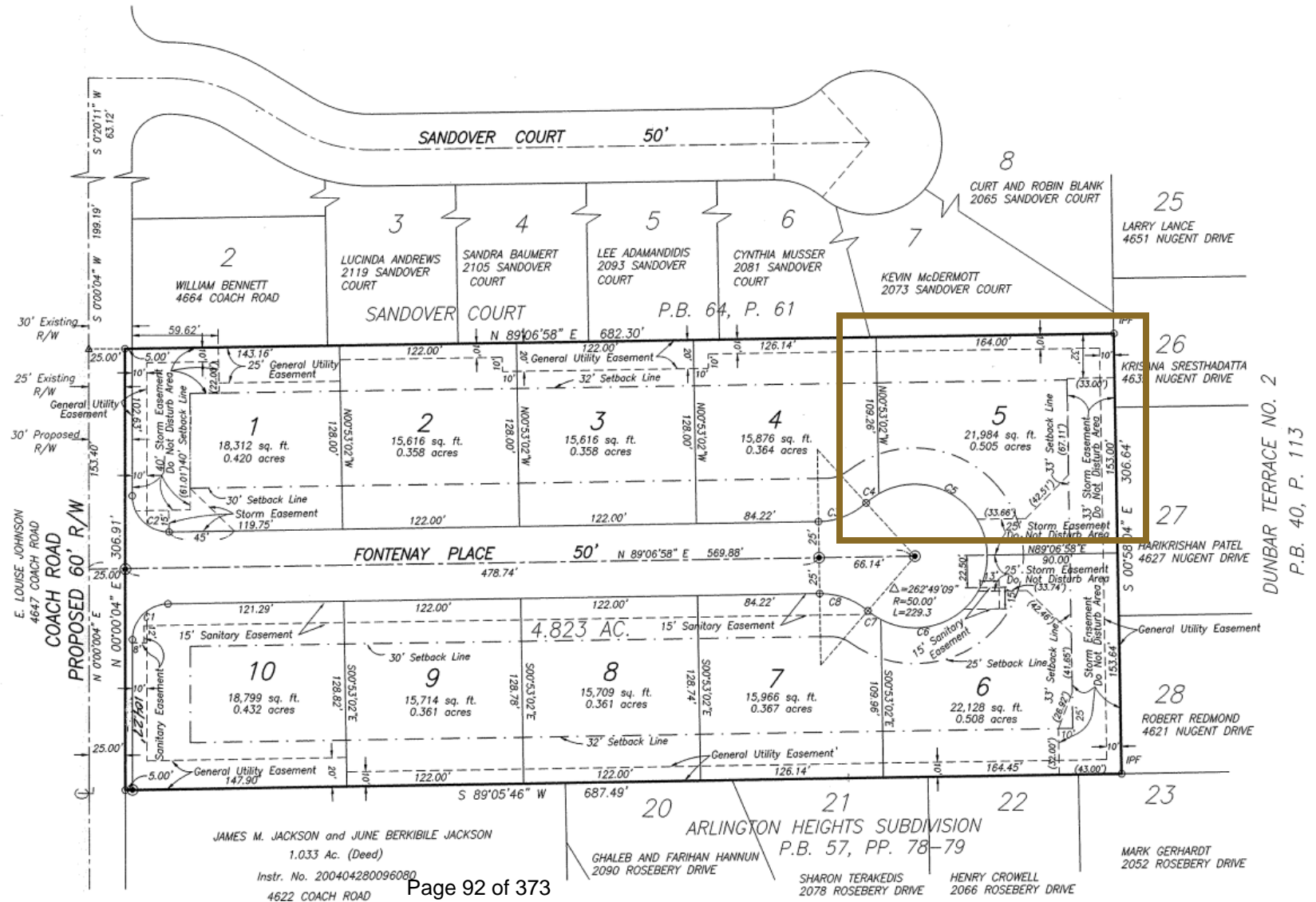


Existing Site Plan

- Proposed improvement:
 - The retention of an existing 51-foot-long stone retaining wall of varying heights located behind the home.
- Variance:
 - To allow the retention of a stone retaining wall that was constructed up to 1.4 feet into a 33-foot wide storm easement/do not disturb area, which is prohibited.



Fontenay Place Plat



Staff Recommendation

Staff recommend **approval** of the application with one variance:

- To allow the retention of a stone retaining wall that was constructed up to 1.4 feet into a 33-foot wide storm easement/do not disturb area, which is prohibited (Article 6.09).





25-4910

Variance Application

Status: Active

Submitted On: 10/21/2025

Primary Location

2060 FONTENAY PL
UPPER ARLINGTON, OH 43220

Owner

SCHOEDINGER MICHAEL S | NORDHOLT
LAURE B
FONTENAY PL 2060 Fontenay Place
COLUMBUS OH 43220, Ohio 43220

BZAP Information

BZAP Case

VAR-55-25

Status

Pending

BZAP Determination Date

11/19/2025

Vote Tally

Primary Variance

Retaining Wall

Findings of Fact for Approval/Denial

Variance Request

To allow the retention of a stone retaining wall that was constructed up to 1.4 feet into a 33-foot wide storm easement/do not disturb area, which is prohibited.

BZAP conditions

Variance Information

Describe Variance Request

we have a fence for our spa patio that was accidentally built over the easement by 14 inches 7 years ago

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?

none

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

no

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


no

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

yes

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

the house is in contract to be sold for more than we paid due to our landscape and backyard improvements

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



Date: October 16, 2025

Re: Zoning variance request for 2060 Fontenay Place, Upper Arlington

Dear neighbor:

We are writing to inform you that we are requesting a zoning variance for our spa patio that was built in 2018. In your enclosures is the city permit approving our plan. When we built this, we intended to do so along the easement line which is 33 feet or more from the property line. There is a stormwater drainage easement which our contractor accidentally built over by 13-16 inches. We feel we significantly improved the stormwater area with new drains (picture enclosed) and the city engineer agrees. Please see attached photos and documents. We are pleased that we increased the value of all of our homes with our addition.

This request will be heard at 6pm Wednesday, November 19, 2025, in the City of Upper Arlington Municipal Service Center at 3600 Tremont Road.

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

Sincerely,

Laure (614-306-6900) and Michael Schoedinger (614-581-5544)

Certification of Notice

Applicant Name: Laure and Michael Schoedinger

Location of property subject to BZAP request: 2060 Fontenay Place

This application will be heard by the Board of Zoning and Planning on: Nov 19

Describe activity which requires Board of Zoning and Planning review:

spa deck was built in 2018 and brick/concrete wall was accidentally built 14 inches over no build line. was a stormwater easement and engineer has reviewed detail survey and elevation survey and stated: "While the wall does encroach into the easement area, it does NOT encroach into the ponding area. I do not have any engineering objections to allow the encroachment to remain."

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:
2065 SANDOVER CT	BLANK CURT S	2743 0475 30	
2072 FONTENAY PL	WISPE JONATHAN R	2743 0475 23	
2065 FONTENAY PL	HECK JENNIFER L	2743 0475 16	
4651 NUGENT DR	TESCHNER ALEXANDER A	2743 0475 09	
4639 NUGENT DR	SRESTHADATTA KRISANA	2743 0474 93	
4627 NUGENT DR	PATEL HARIKRISHAN G	2743 0474 86	
4621 NUGENT DR	SCHUNEMANN PAUL	2743 0474 79	
2081 SANDOVER CT	LING MENG	2743 0474 62	
2073 SANDOVER CT	MCDERMOTT KEVIN R	2743 0474 55	
2073 FONTENAY PL	HOLINGA JULIE A TR	2743 0474 31	
Applicant Signature:			Date:

9589 0710 5270 . . .

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX:614-235-4559

A Mortgage Location Survey prepared for and certified to:

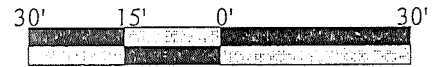
Talon Title Agency, LLC

Legal Description: Situated in The State of Ohio, County of Franklin, City of Upper Arlington Being Lot 5 Fonteney, Plat Book 108, Page 98

Applicant: Datish 25954075

Posted Address: 2060 Fonteney Place, Upper Arlington, Ohio

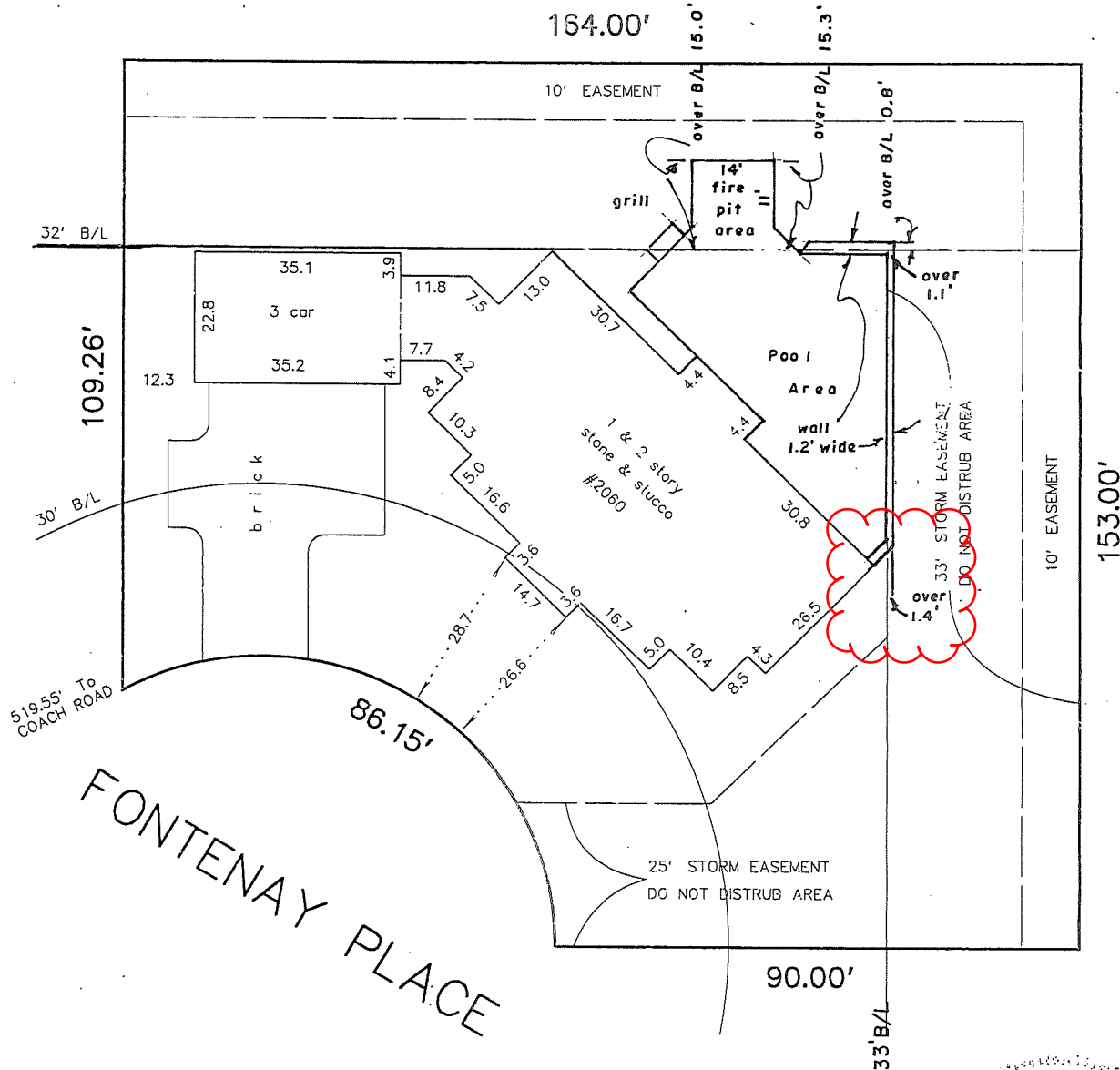
Apparent Encroachments: 1) Pool and Terrace Area In Easement.



Scale 1" = 30'

Date: 08/25/2025

Rev 09/02/2025 (pool/wall/fire pit/grill) 33' B/L



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By *Paul T. Duran*

Professional Surveyor

Myers Order No. - 4-08/19/2025



202508194

Rec.

CA

Field

ALM

DWG

PD

Ltr.

PD

Ck.

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX: 614-235-4559

Email: info@myerssurveying.com

A Topographic Survey prepared for and certified to:

Michael Schoedinger

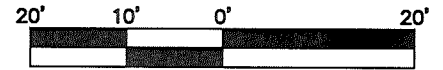
Legal Description: Situated in The State of Ohio, County of Franklin, City of Upper Arlington, Being Lot 5, Fontenay, Plat Book 108, Page 88

Applicant:

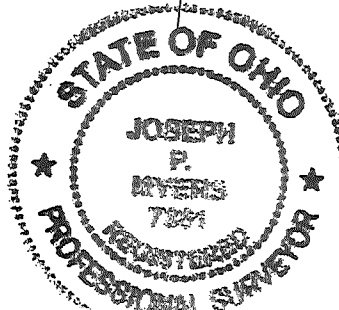
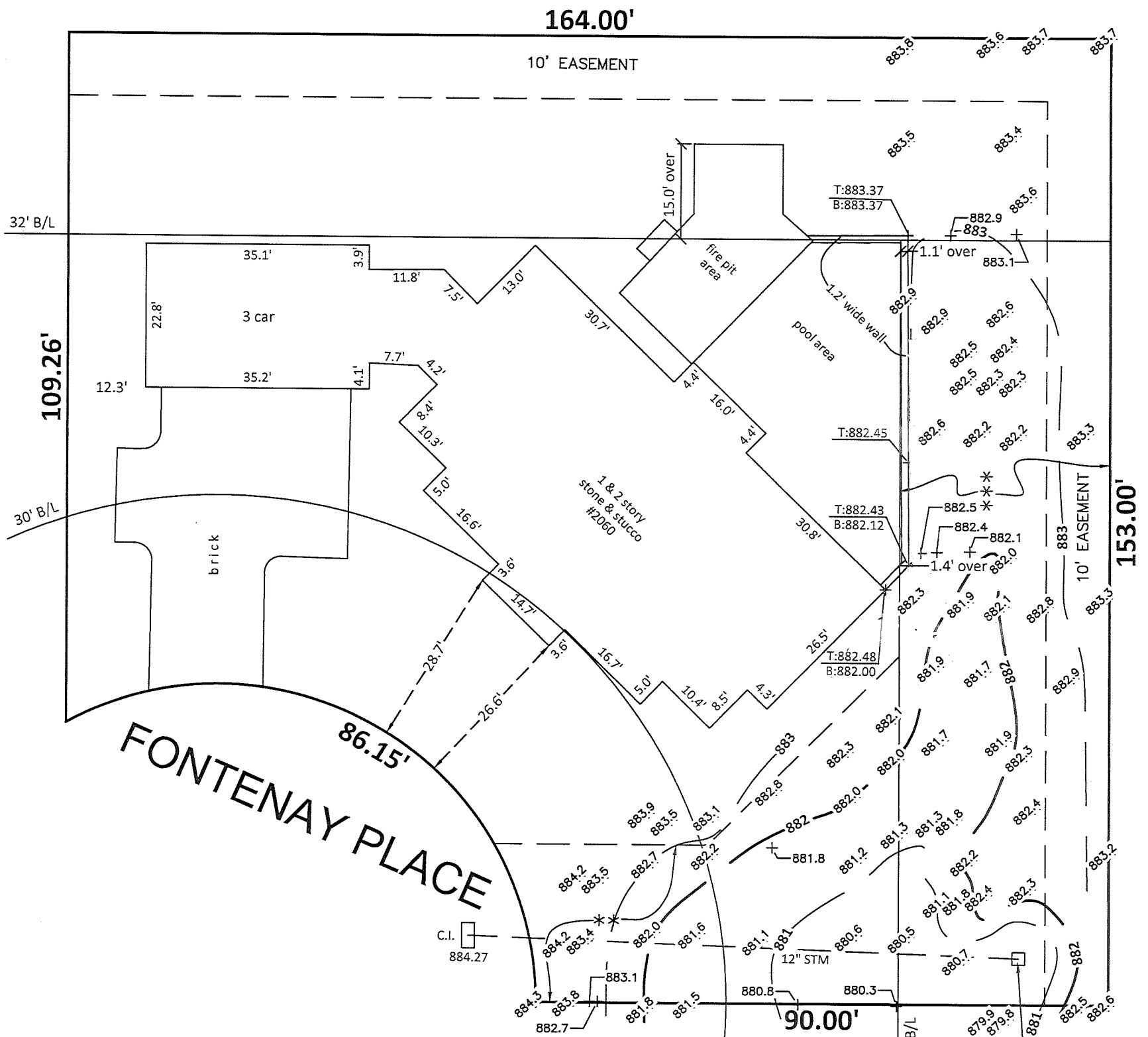
Posted Address: 2060 Fontenay Place, Upper Arlington, Ohio

Legend

T 882.43 = Top Wall ex. elevation
 B 882.12 = Bottom Wall/ground ex. elevation
 882.2 = Ground ex. spot elevation



Scale 1" = 20'
 Date: 09/29/2025



Myers Surveying Co., Inc

By *[Signature]*

Professional Surveyor

We hereby certify that the foregoing Topographic was prepared from actual field measurements in accordance September, 2025.

Myers Order No.-5-09/23/2025	Rec.	Field	DWG.	Ltr.	Ck.
		RO			





CITY OF | **UPPER ARLINGTON**
COMMUNITY DEVELOPMENT
DEPARTMENT

3600 Tremont Road • Upper Arlington, Ohio 43221-1595
Phone: 614-583-5070 • Fax: 614-583-5065 • www.uaoh.net

Certificate of Zoning Compliance 201808953



This is an e-permit. To learn more, scan this barcode or visit
upperarlingtonoh.viewpointcloud.com/#!/records/201808953

Issued to: *Zachary Miller*

Location: *2060 FONTENAY PL*

Project Description: *Spa/Patio*

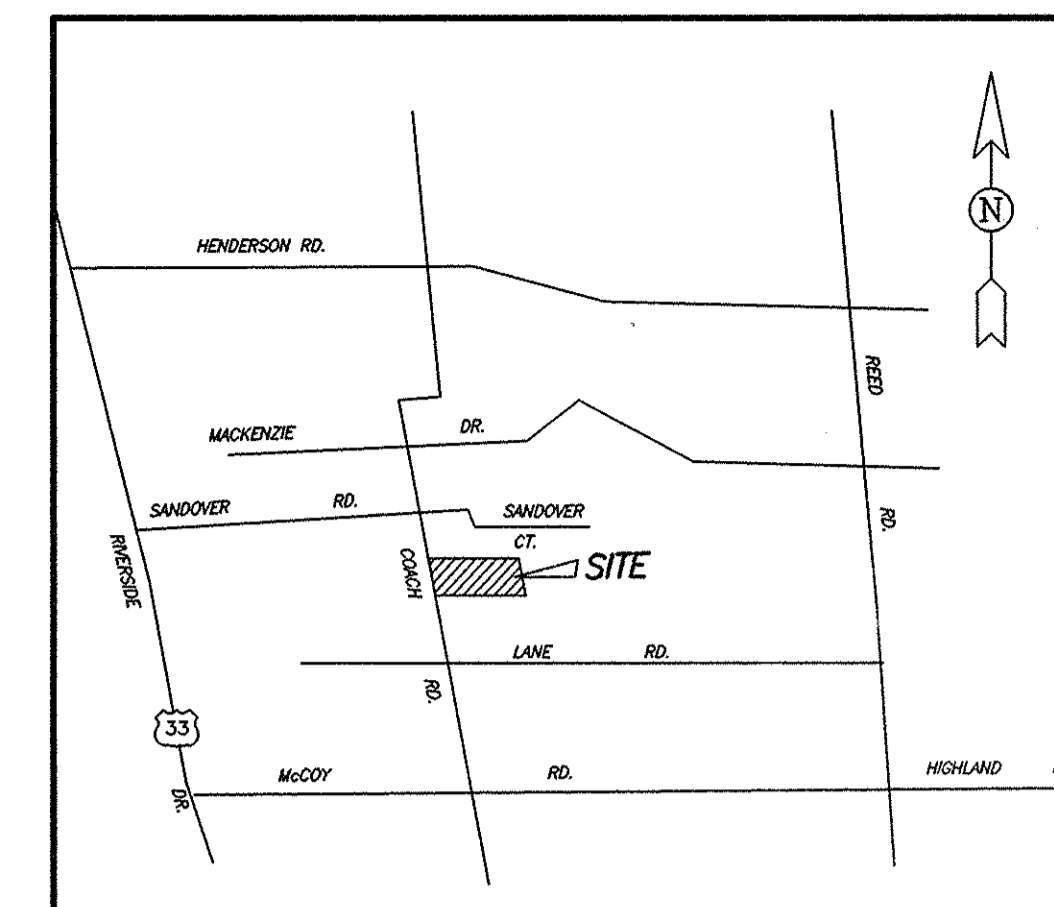
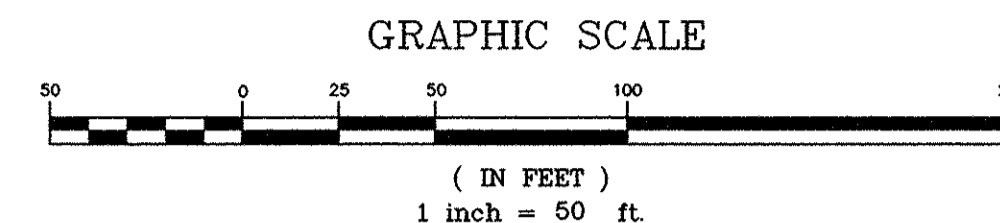
Value of Work: *285000*

Permit Issue Date: *May 02, 2018*

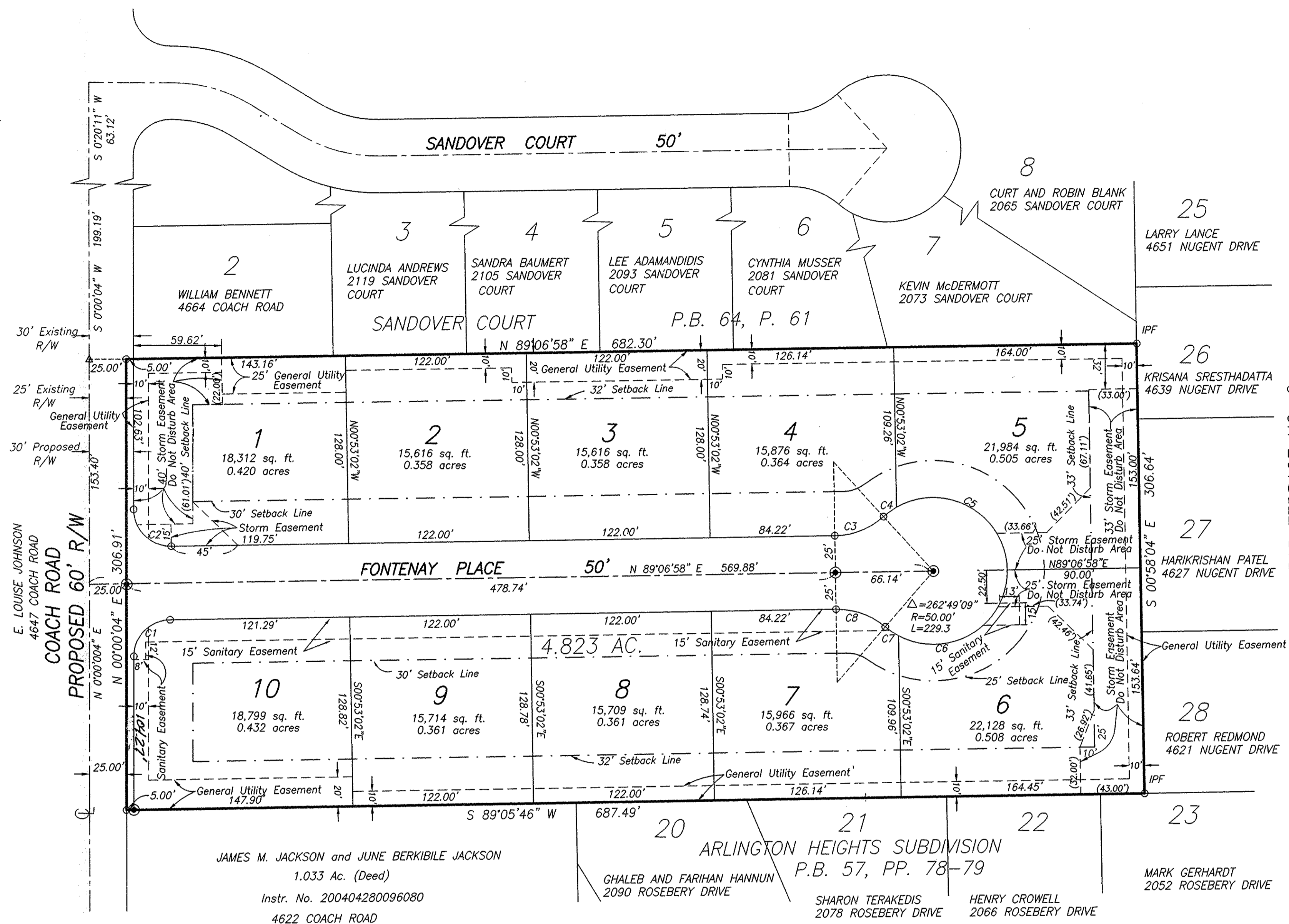
Permit Expires: *11/02/2018*

Permit Conditions: *1) All steps, stairs, railings and landings must meet minimum building code requirements; 2) Separate gas line permit required for any new lines to grill or fire pit; 3) Separate swimming pool and electrical permits required for spa; and 4) No changes to 33' wide do-not-disturb area allowed without an approved plat amendment.*

FONTENAY



LOCATION MAP
NO SCALE



SETBACKS:
Front Yard 30'
Front Yard Lots 5 and 6 only 25'
Side Yard 12'
Minimum between adjacent buildings 26'
Rear Yard 32'
Rear Yard Lots 5 and 6 only 33'

The undersigned hereby certify rights-of-way for Fontenay Place and Coach Road herein dedicated to public use are hereby approved and accepted as such for the State of Ohio, County of Franklin, City of Upper Arlington. City of Upper Arlington by Ordinance No. _____

Approved this 23rd day of JANUARY, 2006
Edward A. ...
Mayor, City of Upper Arlington, Ohio

Approved this 23 day of January, 2006
Virginia Darney
City Manager, City of Upper Arlington, Ohio

Transferred this 8th day of February, 2006

Joseph W. Testa by *Jek*
Auditor, Franklin County, Ohio
Scott Bowman
Deputy Auditor, Franklin County, Ohio

Filed for record this 8th day of February, 2006

Fee \$ 86.40 File No. 200602080025284

Robert D. Montgomery By *SB*
Recorder, Franklin County, Ohio

Recorded in Plat Book 108, Page 88

Scott Bowman
Deputy Recorder, Franklin County, Ohio

Property Owner: COACH ROAD ASSOCIATES, LLC
495 S. High Street
Suite 150
Columbus, Ohio 43215
614-241-2070

Developer: COACH ROAD ASSOCIATES, LLC
495 S. High Street
Suite 150
Columbus, Ohio 43215
614-241-2070

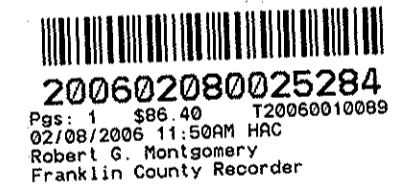
Engineer/Surveyor: Bauer, Davidson & Merchant, Inc.
255 Green Meadows Drive South
Westerville, Ohio 43081
614-846-3393
bdmnc@ameritech.net

Existing Zoning: R-1a

TRANSFERRED

FEB 08 2006

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



SURVEYOR'S CERTIFICATE

We do hereby state that we have surveyed the above premises and prepared the attached plat and that said plat is correct. The field survey, on which this plat is based, was conducted in November, 2004.

All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curved lines are chord measurements.

The following symbol, unless otherwise noted, indicates a 3/4-inch (I.D.) iron pipe survey marker with a plastic plug set in the top end bearing the initials BD & M:

Permanent survey markers, to be placed upon completion of construction necessary to the improvement of the subject premises, are indicated by the following symbol: Permanent survey markers are to be solid iron pins one-inch in diameter and approximately thirty inches long.

The bearings shown on this plat are based on the bearing of N0°00'04"E for the centerline of Coach Road as it is shown and delineated upon the recorded plat of Sandover Court (Subdivision) of record in Plat Book 64, Page 61, Recorder's Office, Franklin County, Ohio.

The 4.823 acres of land platted herein is located in Zone X (areas determined to be outside the 500-year floodplain as shown on the Flood Insurance Rate Map for Franklin County, Ohio Map No. 39049C0137 G, Dated: August 2, 1995).

BAUER, DAVIDSON & MERCHANT
Consulting Engineers
By *Gatis Erenpreiss*
Gatis Erenpreiss
Professional Surveyor No. 5372



CURVE TABLE							
LOT NO.	CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BRG.
Lot 10	C1	89°06'54"	25.00'	24.62'	38.88'	35.08'	S44°33'31"W
Lot 1	C2	90°53'06"	25.00'	25.39'	39.66'	35.63'	S45°26'29"E
Lot 4	C3	41°24'35"	50.00'	18.90'	36.14'	35.36'	N68°24'41"E
Lot 4	C4	12°25'53"	50.00'	5.45'	10.85'	10.83'	S53°55'20"W
Lot 5	C5	118°58'42"	50.00'	84.85'	103.83'	86.15'	N60°22'23"W
Lot 6	C6	118°58'42"	50.00'	84.85'	103.83'	86.15'	N58°36'19"E
Lot 7	C7	12°25'53"	50.00'	5.45'	10.85'	10.83'	S55°41'24"E
Lot 7	C8	41°24'35"	50.00'	18.90'	36.14'	35.36'	N70°10'45"W

LEGEND:
○ IFF = 3/4-Inch Iron Pipe Found
● = 1-Inch Solid Iron Pin Set

Situated in the State of Ohio, County of Franklin, City of Upper Arlington, being in Quarter Township 1, Township 1, Range 19, United States Military Lands, containing 4.823 acres of land, more or less (according to a survey conducted by Bauer, Davidson & Merchant, Inc. in November of 2004), said 4.823 acres being part of that 5.00 acre (with exception) tract of land described in the deed to COACH ROAD ASSOCIATES, LLC, record in Instrument No. 2005 04/18/07 174, Recorder's Office, Franklin County, Ohio.

The undersigned MICHAEL A. EDWARDS, President of MICHAEL EDWARDS BUILDING & DESIGN, INC. Member of COACH ROAD ASSOCIATES, LLC, owner and lien holder of the land platted herein, duly authorized in the premises, does hereby certify that this plat accurately represents his FONTENAY, a subdivision of Lots numbered 1 through 10, both numbers inclusive, and does hereby accept this plat of same and dedicates to public use, as such, all of FONTENAY PLACE and COACH ROAD shown hereon and not heretofore dedicated.

The City shall not accept streets for public use until construction is satisfactorily completed.

In consideration of approval of this plat, I understand and agree to fulfill my obligations and responsibilities reflected in the Subdivider's Agreement and the Subdivision Regulations of the City of Upper Arlington, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivider has complied with the Subdivider's Agreement.

General Utility Easements are granted to the public and to all owners of lots in the subdivision, and are reserved for the construction, operation and maintenance of public and private utilities above and beneath the surface of the ground and where necessary, the construction, operation and maintenance of service connections or subsurface drainage outlets, storm sewers and surface drainage features. No construction or landscaping shall be permitted in the designated Do Not Disturb Areas located within the storm sewer easements.

Following their satisfactory completion, all proposed roads and associated right-of-ways as herein indicated and represented on said plat shall be willfully dedicated to the City of Upper Arlington for public purposes, unless otherwise noted and approved.

The undersigned hereby certifies that all zoning, subdivision and platting requirements as set forth herein and by codified Ordinance and/or law have been observed.

In Witness Whereof, MICHAEL A. EDWARDS, President of MICHAEL EDWARDS BUILDING & DESIGN, INC. Member of COACH ROAD ASSOCIATES, LLC, has hereunto set his hand this 20th day of December, 2005.

Signed and acknowledged in the presence of
Susan Wilgus
Julie M. Ferrer
Julie M. Ferrer
COACH ROAD ASSOCIATES, LLC
By MICHAEL EDWARDS BUILDING & DESIGN, INC.
Michael A. Edwards, Pres.
Michael A. Edwards, President

STATE OF OHIO: SS
Before me, a Notary Public in and for said state, personally appeared MICHAEL A. EDWARDS, President of MICHAEL EDWARDS BUILDING & DESIGN, INC., Member of COACH ROAD ASSOCIATES, LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of COACH ROAD ASSOCIATES, LLC, for the uses and purposes therein expressed.
In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of 20th day of Dec., 2005.
My Commission Expires 6-25-2010
Susan Wilgus
Notary Public, State of Ohio
Susan Wilgus

The undersigned hereby certify that all zoning, subdivision and platting requirements as set forth herein and by codified Ordinance and/or law have been observed.

Approved this 1st day of FEBRUARY, 2006
Archie J. Riley
BZAP Chairman

Approved this 20th day of January, 2006
Devo Surinik
Director, Development Department
City of Upper Arlington, Ohio

Approved this 20th day of January, 2006
Janet Wilson
Public Services Director
City of Upper Arlington, Ohio



Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: November 19, 2025

Subject: 2156 Elgin Road (VAR-56-25) - To allow an attached garage addition to encroach 18'-1" into the 32'-6" rear yard setback and encroach up to 11" into the side yard longwall setback.

Site Description/History

The subject property, 2156 Elgin Road, is located on the east side of the street, two lots south of Oxford Road, and is zoned R-1c, One-Family Residence District. It measures 70 feet wide and 130 feet deep, similar to other nearby lots. It is identified as Lot #12 in Block 87 of the Upper Arlington (Blocks 71-73, 86, 87, 37) Plat from 1919. This subdivision plat includes a 35-foot front building line and five-foot wide rear utility easement. The property includes a two-story, Colonial Revival-style residence with an enclosed mudroom connecting to an attached two-car garage built in 1971. A driveway on the southeast side leads to an auto court and the side-loaded attached garage behind the house. The rear yard includes a paver patio and is enclosed by a wooden fence. The property was purchased by the applicant in 2020.

Proposal

The proposal includes construction of a 66-square-foot addition to the rear of the existing attached garage, located within the rear yard setback and side yard longwall setback. The addition will allow conversion of the existing two-car garage with a mandoor into a three-car garage with one double and one single overhead door, eliminating the existing mandoor. The pitched roof will be raised from 14'-2" to 15'-7", which remains below the 35-foot maximum building height. With the sloped roof facing east, the increased height continues to meet the rear yard profile requirement. To access the third garage space, the existing auto court will be expanded to the east.

The total development coverage will be 48%, meeting the 50% maximum. To mitigate the requested variances and offset any additional impervious area, the applicant proposes installing a 280-square-foot grass strip within the center of the driveway and adding two rain barrels on the property to improve stormwater management. A new 279-square-foot full-length front porch with bluestone steps is also proposed. The porch will project one-foot beyond the front building line, meeting the six-foot maximum projection, as well as the 25% front yard coverage and eight-foot side yard setback requirements.

All development requirements are met except for the rear yard setback and side yard longwall setback. The existing attached garage currently encroaches 15'-1" into the required 32'-6" rear yard setback. With the proposed three-foot deep addition, the encroachment will increase to



18'-1". Additionally, the existing 72-foot total building depth exceeds 40 feet, requiring an additional 2.75-foot setback (two inches per foot) beyond the required eight-foot side yard setback to comply with the long wall standard. A 13'-10" setback is required beyond 40 feet of building depth; the applicant proposes 12'-11", resulting in an 11-inch encroachment.

Zoning Code Requirements

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

- To allow an attached garage addition to encroach 18'-1" into the 32'-6" rear yard setback (Article 5.02); and
- To allow an attached garage addition to encroach up to 11" into the side yard longwall setback (Article 5.02).

Alternatives

The existing garage already encroaches into the rear yard and side yard longwall setbacks. The requested variances allow minor additional encroachments to improve the garage's functionality for the homeowner. The proposed addition is located at the rear of the property and is screened by existing fencing and landscaping, resulting in minimal visual impacts. The applicant was unable to pursue alternative designs without triggering additional variances; however, they have mitigated the request by removing the turnaround parking space, reducing pavement, and adding rain barrels for stormwater management. The proposed front porch addition will enhance the home's façade by adding depth and visual interest, creating a more inviting entryway.

Requested Action and Findings

All zoning requirements are met except for the requested variances for the side yard longwall and rear yard setbacks, both of which are largely existing conditions. The proposed garage addition is minor and will be screened from adjacent properties by existing fencing and landscaping. The impact on the surrounding neighborhood is expected to be minimal (Finding #4). Staff finds that the variances address existing nonconforming conditions and are reasonable to allow for modernization and improved functionality of the home (Finding #1). For these reasons, Staff recommends approval of the application.

Attachments

1.	2156 Elgin Rd Staff Presentation
2.	2156 Elgin Rd BZAP Application
3.	2156 Elgin Rd Public Notice Letter
4.	2156 Elgin Rd Public Notice Signatures
5.	2156 Elgin Rd Plans





2156 Elgin Road

BZAP Staff Report Pictures | Variance Application 56-25
November 19, 2025



Google Maps ® Aerial



Existing Conditions



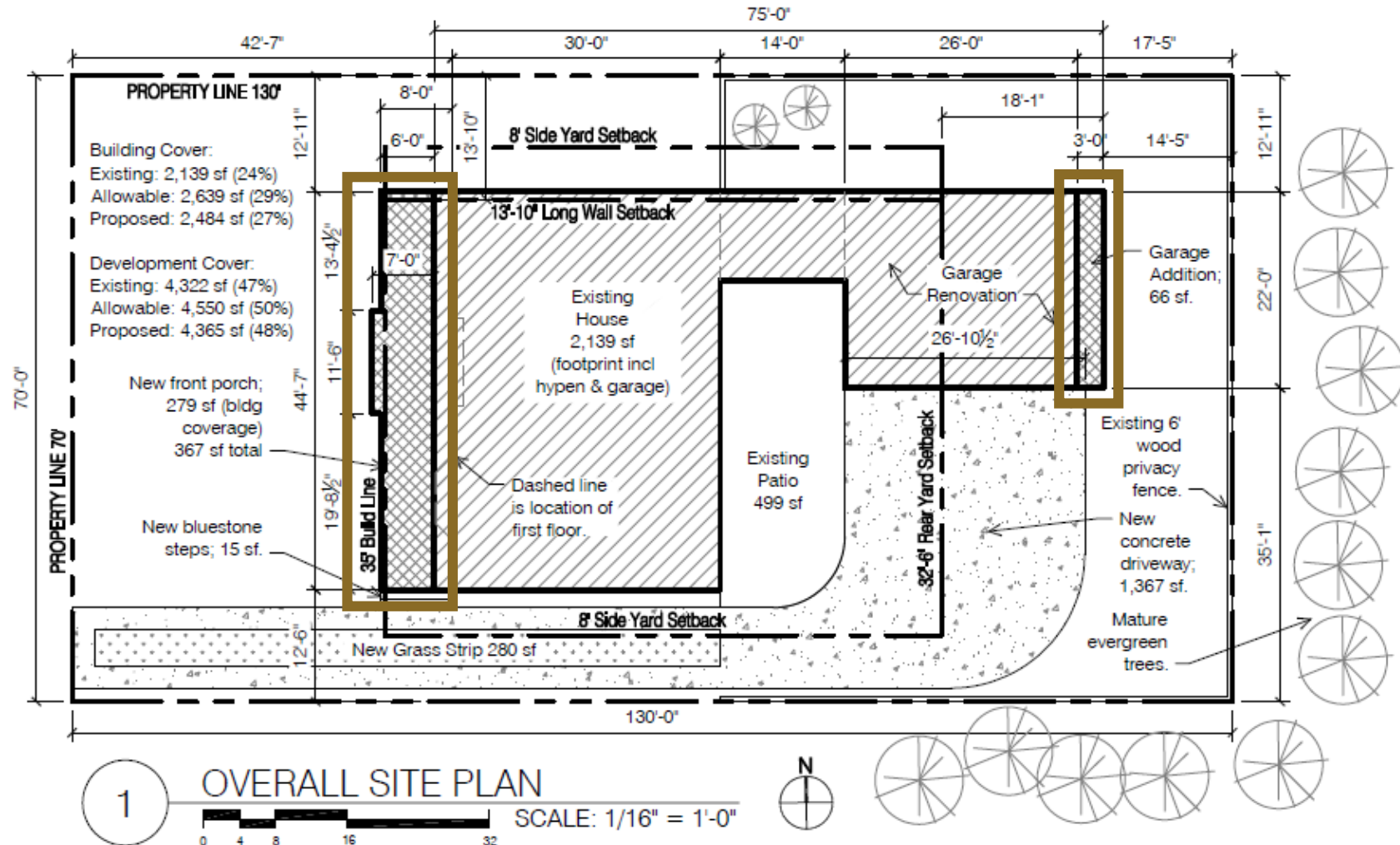
Existing Conditions



Proposed Site Plan

- **Proposed:**
 - 66 SF garage addition (attached)
 - Additional improvements: 279 SF front porch, site improvements
- **Variances:**
 - Encroachments into the rear yard setback and side yard longwall setback

Elgin Road



Proposed Front Elevation



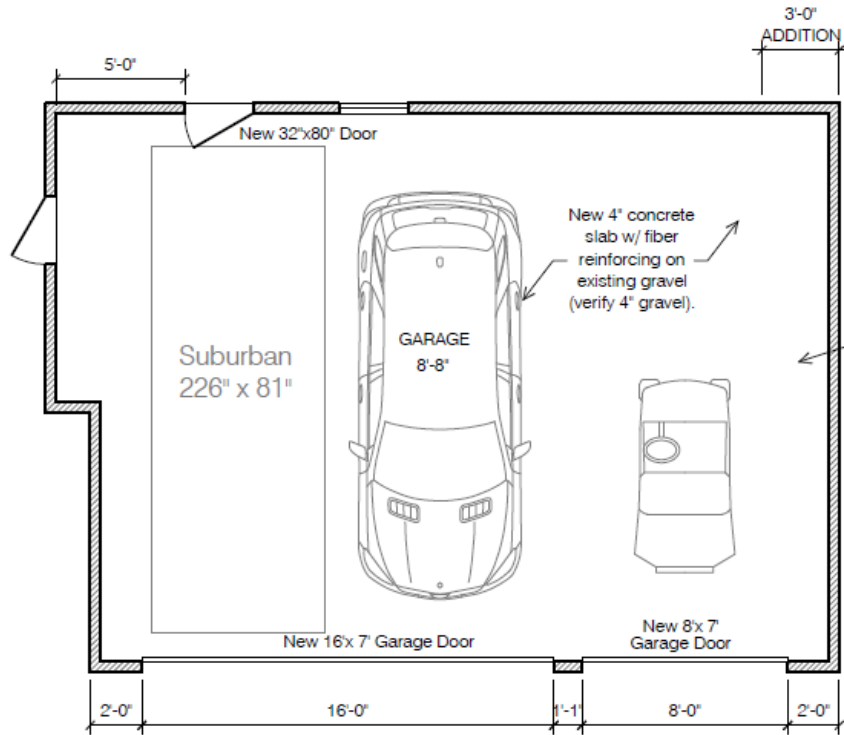
1 FRONT ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"
0 2 4 8 16



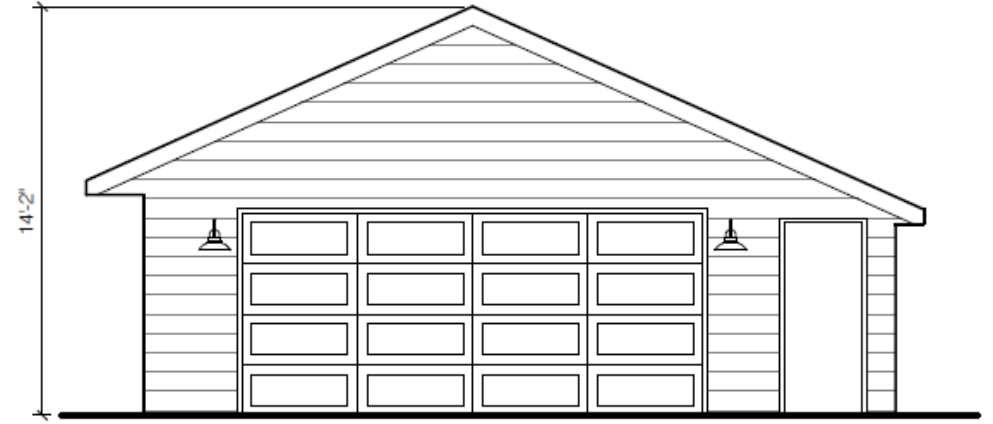
3 FRONT ELEVATION - W/ PORCH
SCALE: 1/8" = 1'-0"
0 2 4 8 16



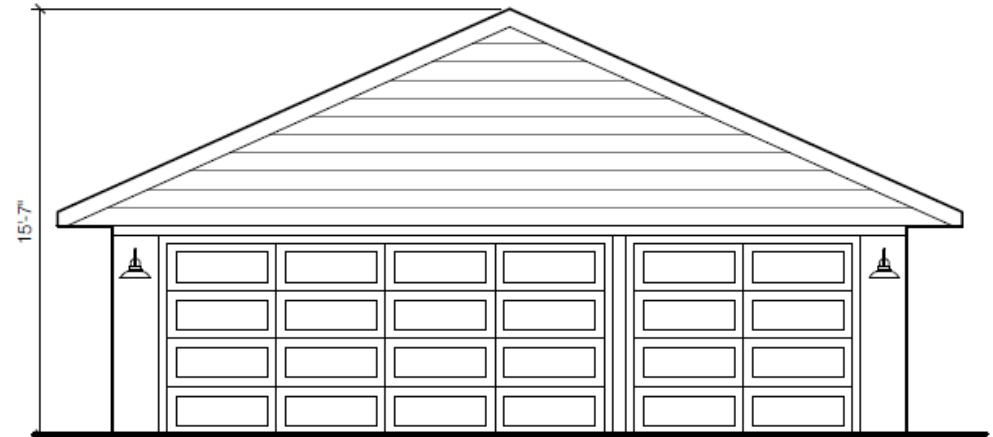
Proposed Garage Elevation



1 FIRST FLOOR PLAN - Option B
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION - Existing
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION - Option B
SCALE: 3/16" = 1'-0"

3'-0" ADDITION



Staff Recommendation

Staff recommend **approval** of the two Variance requests:

- To allow an attached garage addition to encroach 18'-1" into the 32'-6" rear yard setback (Article 5.02); and
- To allow an attached garage addition to encroach up to 11" into the side yard longwall setback (Article 5.02).



25-4923

Variance Application

Status: Active

Submitted On: 10/22/2025





Primary Location

2156 ELGIN RD
UPPER ARLINGTON, OH 43221

Owner

RENSHAW ALEX O | RENSHAW JENNA N
Elgin Road 2156 COLUMBUS OH 43221

Applicant

 Brenda Parker
 614-586-5514
 BrendaParker@bp-architect.com
 930 Northwest Blvd
Columbus, Ohio 43212

BZAP Information

BZAP Case

VAR-56-25

Status

Pending

BZAP Determination Date

11/19/2025

Vote Tally

Primary Variance

Findings of Fact for Approval/Denial

Variance Request

BZAP conditions

Variance Information

Describe Variance Request

Request variance to encroach 18'-1" into the 32'-6" rear yard setback.

Request variance to allow a garage addition to encroach up to 11" into the required 13'-10" side yard longwall setback.

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

The existing property at 2156 Elgin Road consists of a two-story house with an attached garage at the rear. A single-story enclosed hyphen connects the 2-story house with the attached garage. The garage side loads from the south auto-court.

The owners are hoping to complete two major improvements to the property. The first is to add onto the attached garage with a 3' extension to the east that would allow for a three-car garage. This will allow them to have garage space for two cars and be able to pull their golf cart into the third space. The third space will also serve to allow a third car when the children begin driving.

The existing attached garage already encroaches into the rear yard setback by 15'-1". The 3' addition increases this encroachment to 18'-1". The roof configuration will remain with the gable facing the south and the sloped roof facing the east. This allows for the garage to maintain compliance with the rear yard profile requirements.

In order to have a hardscape surface to access the third car space in the garage, the autocourt will be expanded to the east.

The existing development coverage is 4,322 sf. Note that the owners have already removed a turnaround space at the east side of the autocourt. Photographs are included for reference. To mitigate the variances, a new grass strip will be installed down the middle of the new concrete driveway. This significantly reduces the coverage on the lot. Two rain barrels are proposed to capture the rainwater on the north side that will allow the owners to water their gardens.

The second improvement the owners are hoping to achieve is a new front porch. The front porch is proposed to extend the full length of the house. A partial length porch was considered, but with the 2' front overhang, it leaves an odd condition at the ends of the house. The full length porch conceals this overhang while adding to the elegance of the house.

The front porch has been set to be 7'-6" in depth at the sides and 8'-6" in depth at the front. This is 1' beyond the front yard setback line and therefore complies with the zoning code.

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. The lot coverage condition was an existing condition when they purchased the house. They have since reduced the lot coverage by removing the turn around space. And the pavement reduction at the driveway reduces the development coverage even more. The rear setback encroachment is an existing condition as well. The addition makes it a little bit worse, but the rear yard profile is still maintained.

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 requests. 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?

Based on outcomes of previous projects, we spent a lot time tinkering with the site plan building areas & pavement areas to reduce the development coverage as much as possible while still maintaining the desired functionality and aesthetic improvements the owners were hoping for. We feel that a nice balance has been created and the property is in a better condition than the original.

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

Allowing the increased rear yard encroachment provides a better functioning, and better looking garage, with minimal impact to the neighbor due to the roof line configuration.

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



NOTICE:

Date: October 21, 2025

To:

Please be advised that Alex & Jenna Renshaw have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 2156 Elgin Road, Upper Arlington, Ohio 43221.

The zoning variance request is as follows:

Request variance to encroach 18'-1" into the 32'-6" rear yard setback.

Request variance to increase the development coverage from 4,095 sf (45%) to 4,288 sf (47%).

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, November 19, 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 Alex & Jenna Renshaw

Revised: Jan 2021

Certification of Notice

Applicant Name: _____

Location of property subject to BZAP request: _____

Describe activity which requires Board of Zoning and Planning review:

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

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

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

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



RENSHAW RESIDENCE
 2156 ELGIN ROAD
 UPPER ARLINGTON, OHIO 43221

Zoning Set

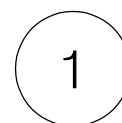
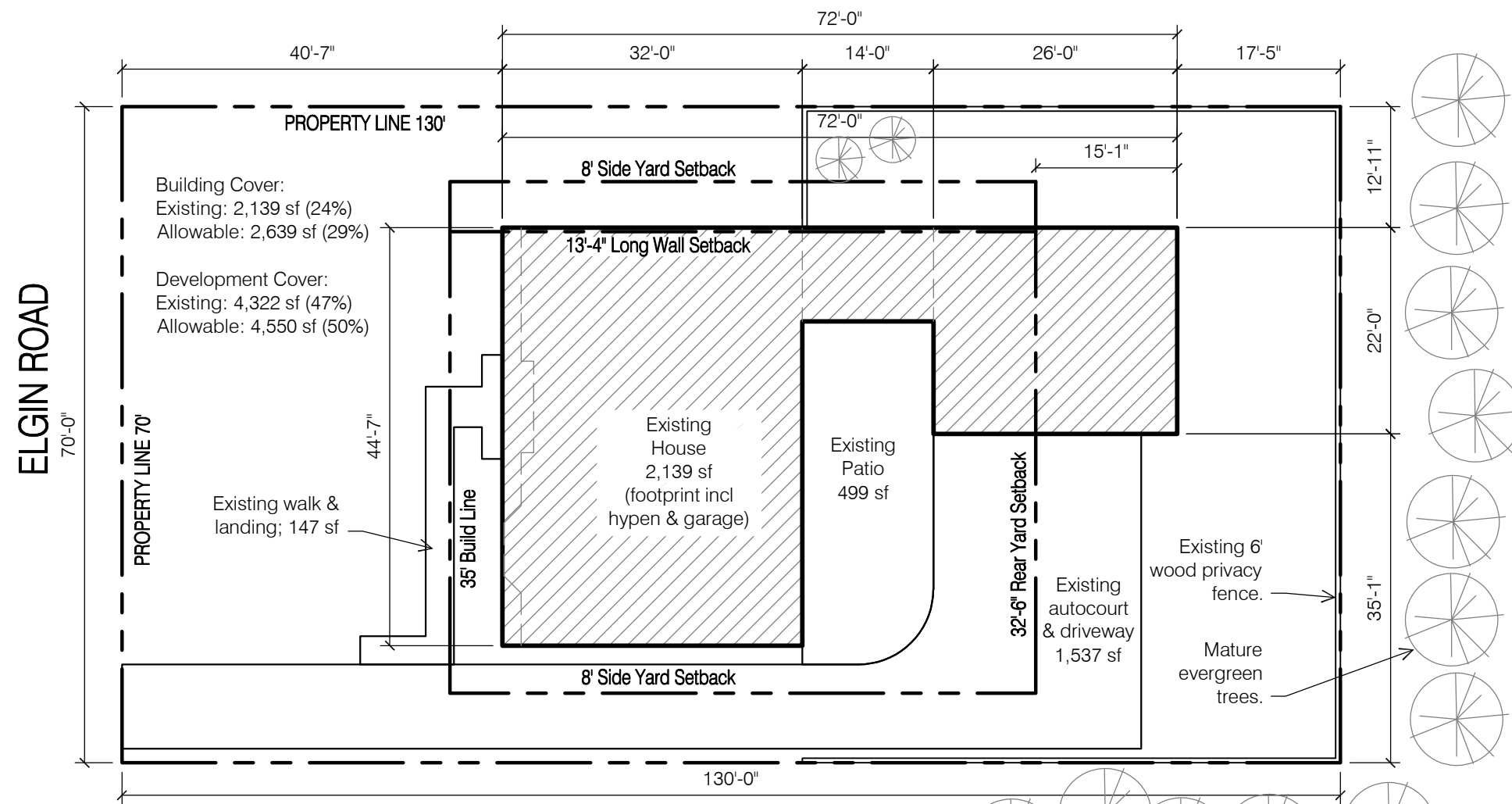
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 PROJECT NO.:

DATE:
 Oct 31, 2025

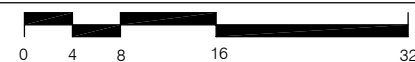
SHEET NO.

A0.1

EXISTING SITE PLAN



1 OVERALL SITE PLAN



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

GENERAL INFORMATION

Address: 2156 Elgin Road
Upper Arlington, Ohio 43221

Scope of Project: Renovation of an existing attached garage to reconfigure garage doors, remove wall, & replace concrete slab. Front porch addition.

Franklin County Lot #:070-000671-00

SHEET INDEX

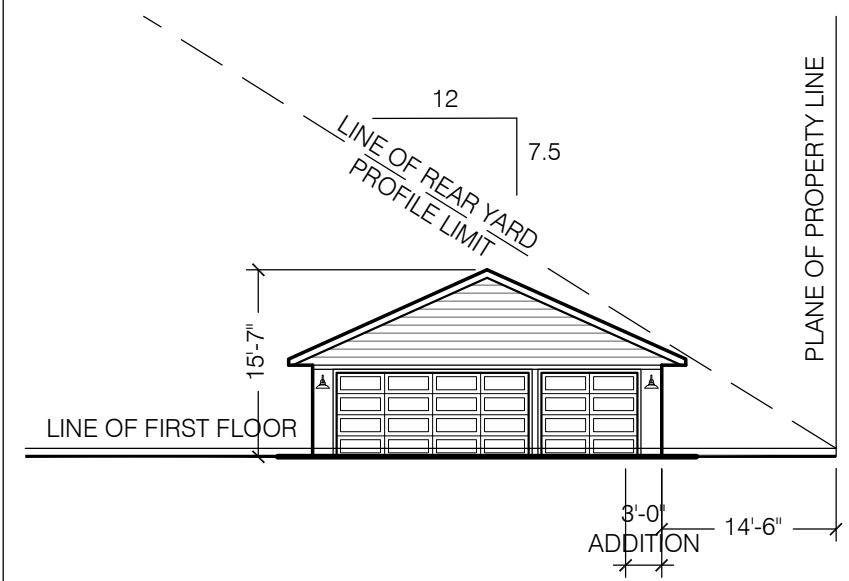
- A1.0 Site Plan & General Info
- A2.1 Garage Drawings Existing
- A2.2 Garage Drawings Proposed
- A3.1 Front Porch Drawings

DESIGN CRITERIA

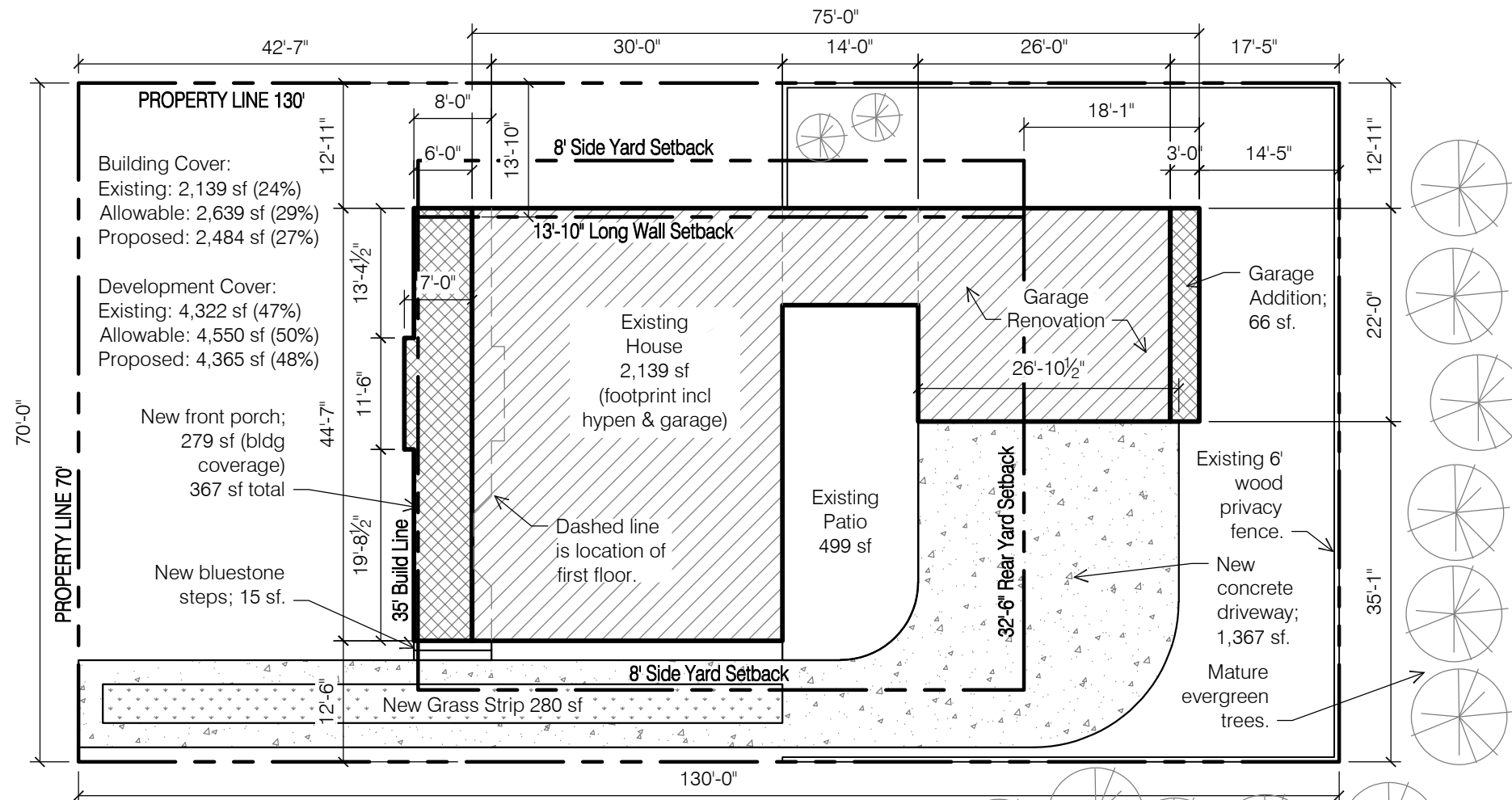
2019 Residential Code of Ohio Design Criteria:
 Wind Speed = 115 mph
 Seismic Category = A
 Weathering = Severe
 Frost Line Depth = 36"
 Termite = Moderate to Heavy
 Ice Barrier Underlayment = Yes, Required.
 Floor Live Load = 40 psf
 Snow Load Roof = 20 psf
 Foundation Concrete Compressive Strength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

ZONING: R-1C

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	9,100 sf	n/a
Lot Width:	70.00'	n/a
Building Cover Limit		
Building Cover Exist:	2,139 sf (24%)	2,639 sf (29%)
Building Cover w/ Addition:	2,462 sf (27%)	
Development Cover Limit		
Development Cover Exist:	4,322 sf (47%)	4,550 sf (50%)
Develop Cover w/ Addition:	4,288 sf (47%)	
Garage Addition Setbacks		
Side Yard North:	12'-11"	8'-0"
Long Wall North:	12'-11"	13'-10" REQ VARIANCE
Side Yard South:	35'-1"	8'-0"
Rear Yard East:	14'-5"	32'-6" REQ VARIANCE
Front Yard Cover Limit		
Front Yard Area:	2,450 sf	612 sf (25%)
Driveway in front yard:	185 sf	
Porch in front yard:	30 sf	
Steps in front yard:	1 sf	
Total Front Yard Cover:	216 sf (8%)	



ELGIN ROAD



ARCHITECT
 BRENDA PARKER
 614-586-5514
 BrendaParker@bp-architect.com

RENSHAW RESIDENCE
 2156 ELGIN ROAD
 UPPER ARLINGTON, OHIO 43221

Zoning Set
 SCALE: 1/16" = 1'-0"
 PROJECT NO.:
 DATE: Oct 31, 2025
 SHEET NO.

SITE PLAN & GENERAL INFO

A1.0



RENSHAW RESIDENCE
 2156 ELGIN ROAD
 UPPER ARLINGTON, OHIO 43221

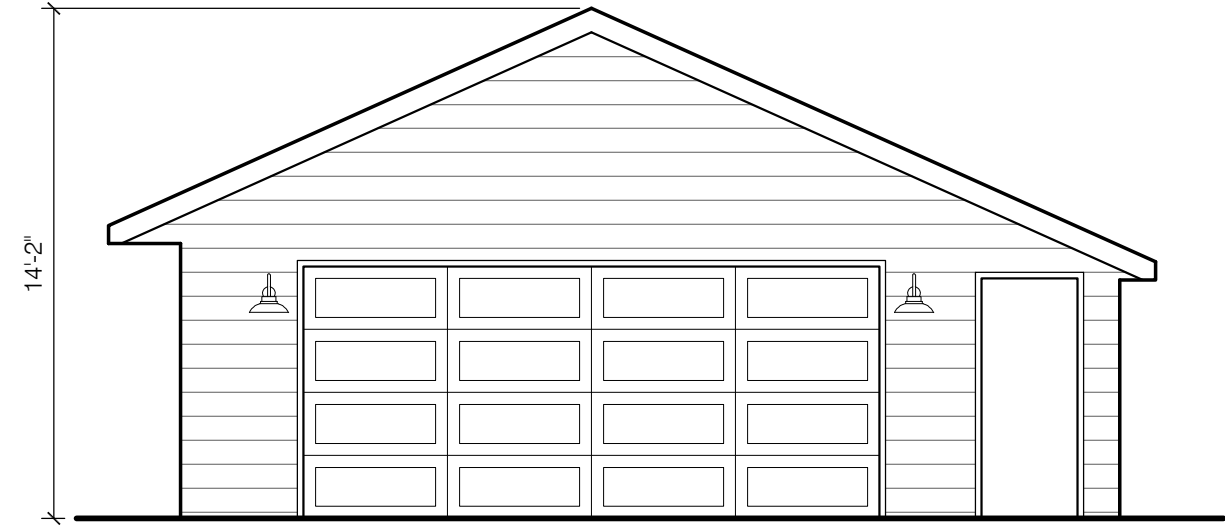
Zoning Set

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 PROJECT NO.:

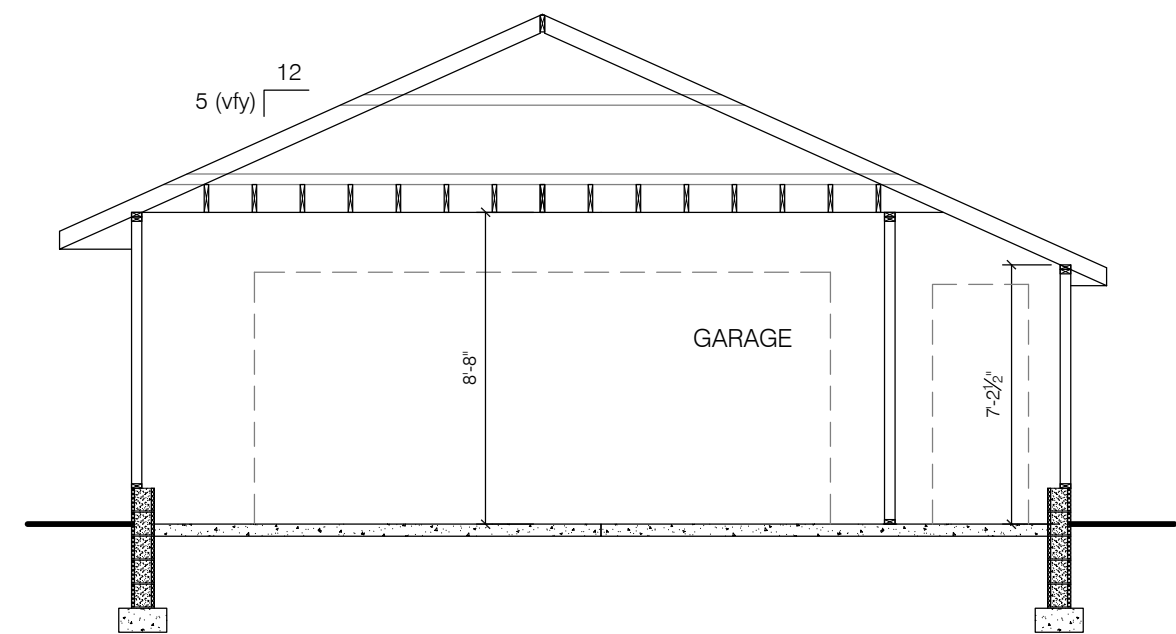
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 SHEET NO.

A2.1

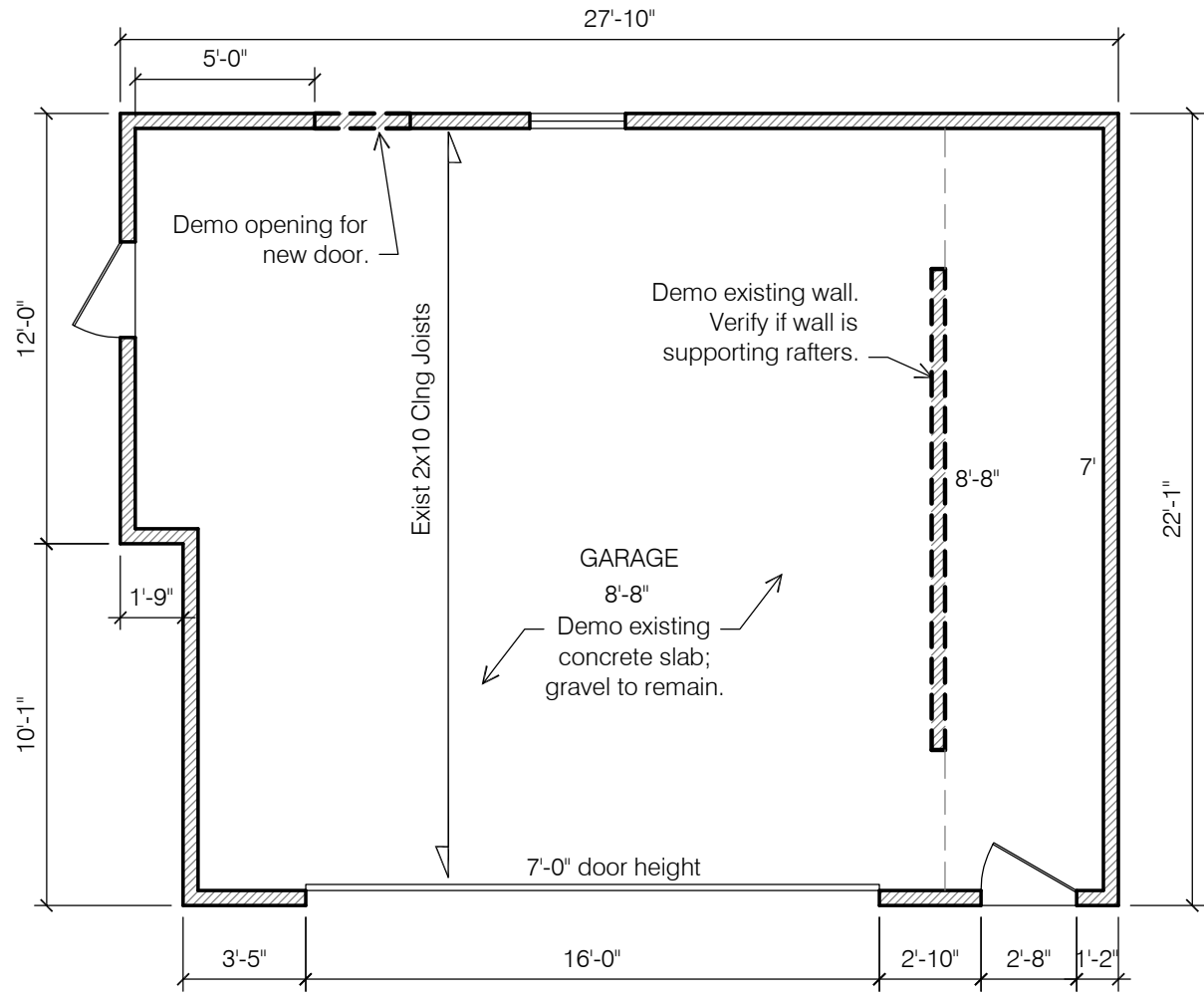
GARAGE DRAWINGS EXISTING



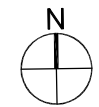
2 SOUTH ELEVATION - Existing
 SCALE: 3/16" = 1'-0"
 0 1 2 4 8



3 OVERALL SECTION - Existing
 SCALE: 3/16" = 1'-0"
 0 1 2 4 8



1 FIRST FLOOR PLAN - Existing
 SCALE: 3/16" = 1'-0"
 0 1 2 4 8





RENSHAW RESIDENCE
 2156 ELGIN ROAD
 UPPER ARLINGTON, OHIO 43221

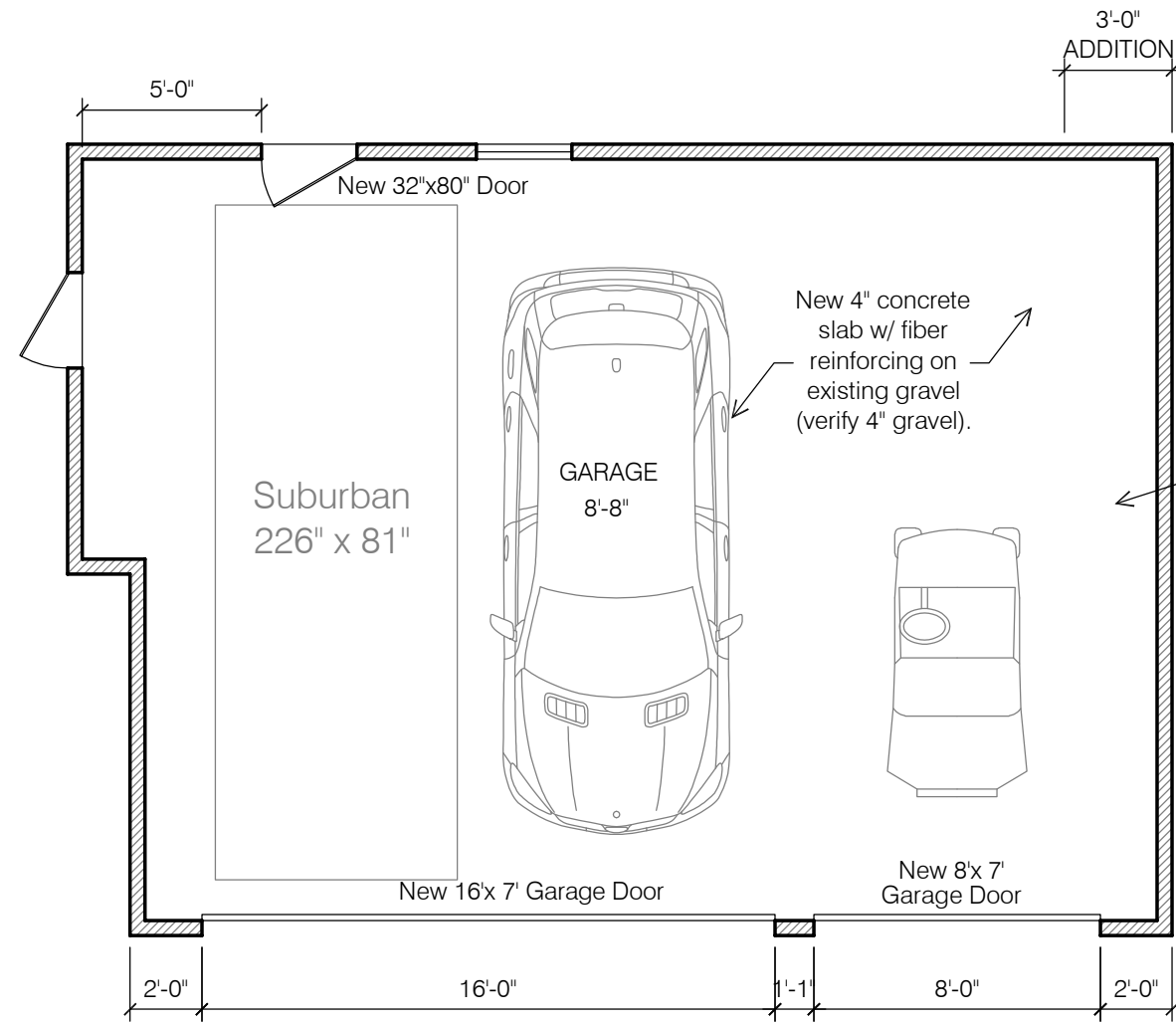
Zoning Set

SCALE:
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 PROJECT NO.:

DATE:
 Oct 31, 2025
 SHEET NO.

A2.2

GARAGE DRAWINGS-PROPOSED

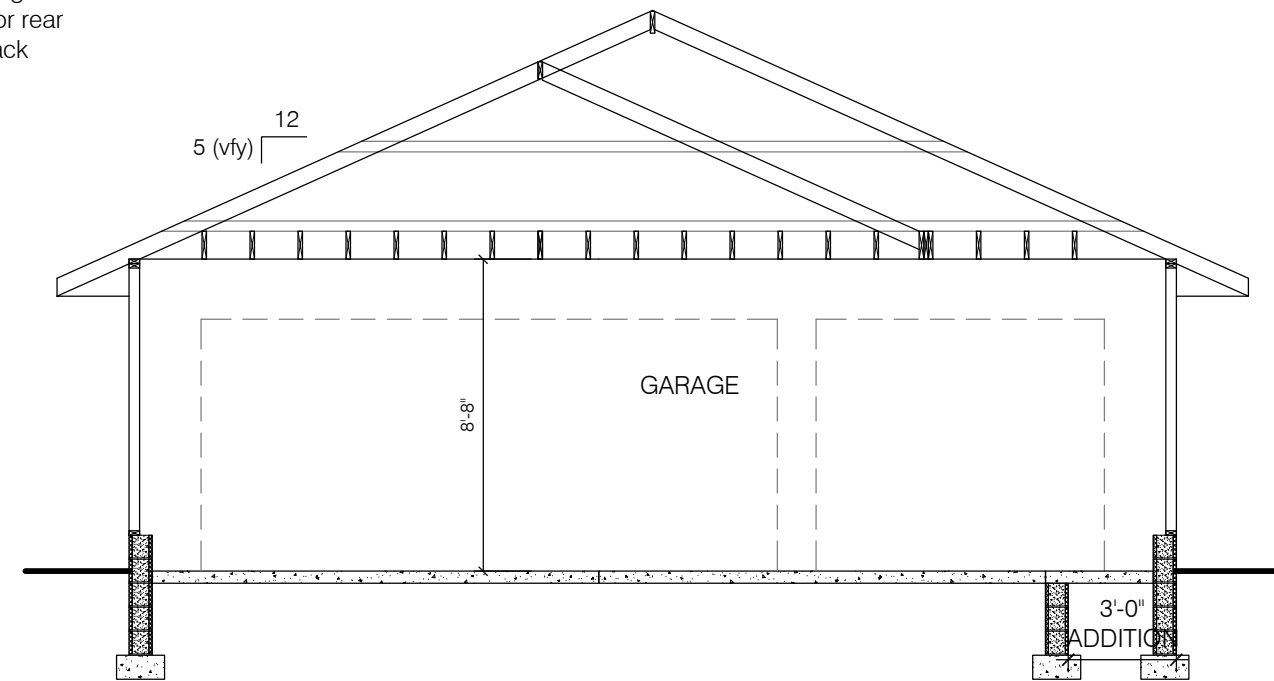


1 FIRST FLOOR PLAN - Option B
 SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION - Option B
 SCALE: 3/16" = 1'-0"

66 sf Addition
 Need zoning
 variance for rear
 yard setback



3 OVERALL SECTION - Option B
 SCALE: 3/16" = 1'-0"





RENSHAW RESIDENCE
 2156 ELGIN ROAD
 UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE:
 3/16" = 1'-0"
 PROJECT NO.:

DATE:
 Oct 21, 2025
 SHEET NO.

A3.1

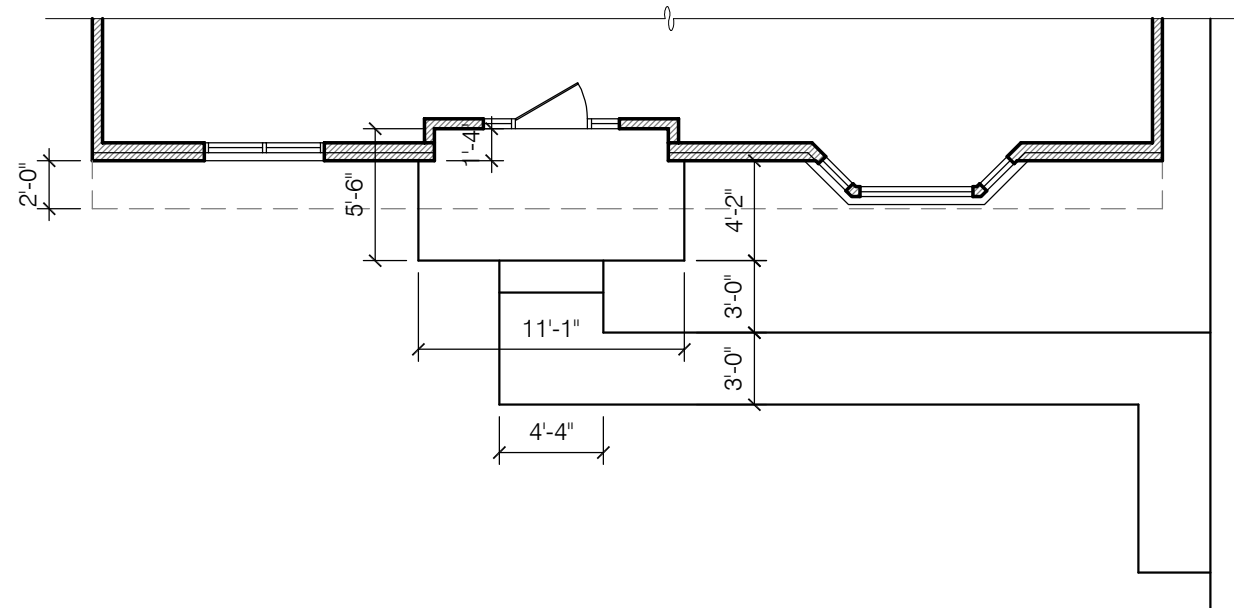
FRONT PORCH DRAWINGS



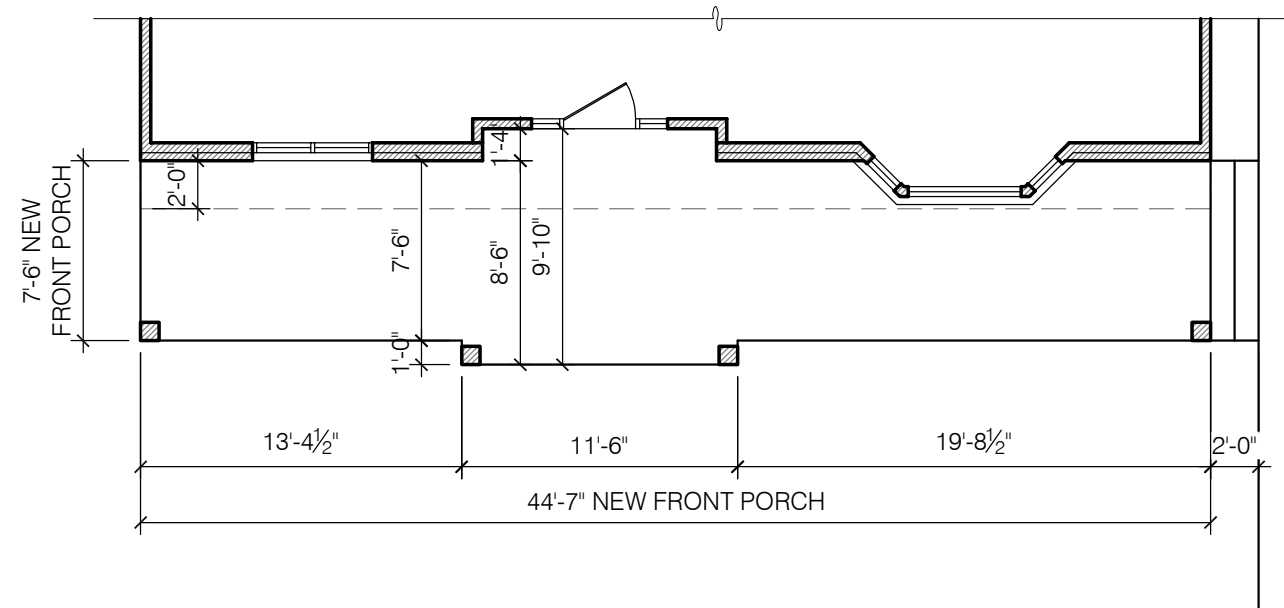
1 FRONT ELEVATION - EXISTING
 SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION - W/ PORCH
 SCALE: 1/8" = 1'-0"



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



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













Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 19, 2025

Subject: 2486 Cranford Road (VAR-58-25) - To allow an addition to encroach 3.3 feet into the eight-foot minimum side yard setback. [A similar request was approved by BZAP on September 17, 2025 (VAR-43-25).]

Site Description/History

The subject property, 2486 Cranford Road, is located on the north side of the street, just west of Dorchester Road. It is identified as Lot #21 of the River Ridge Addition from 1926, and is zoned R-1c, One-Family Residence District. The property has 60 feet of frontage and 125 feet of depth, similar to others in the neighborhood. A wood-sided ranch home sits four feet behind the platted 35-foot building setback line, and a driveway on the east side of the property leads to a 1.5-car detached garage. There are several mature trees located on the property, and the rear yard is enclosed with a six-foot tall wood privacy fence. The home was built in 1954 and purchased by the applicant in July 2025.

A variance (VAR-43-25) was recently granted on September 17, 2025, for a one-story front addition that encroached 3.3 feet into the side yard. As the applicant explored construction, issues with the proximity to existing water and natural gas lines were discovered.

Proposal

The proposal includes the construction of a one-story addition to the rear of the home, aligning with the existing western elevation. The 192-square foot addition (12' x 16') would allow for the expansion of the primary bedroom and closet, and second bathroom. It measures 15 feet tall, with a rear-facing gable, and includes wood siding to match the house. Building, development, and front yard development cover are below the permissible limits; the side yard longwall setback does not apply in this instance. No changes are proposed to fencing or landscaping.

Zoning Code Requirements

The proposal results in one variance to the Unified Development Ordinance (UDO):

- To allow an addition that encroaches 3.3 feet into the eight-foot minimum side yard setback (Article 5.02).

Alternatives



The applicant explored various design options, including a front addition previously supported by the Board. While a rear addition was initially considered, the applicant determined the front addition offered a superior design solution. However, issues with the existing site infrastructure have prevented the preferred front addition.

Requested Action and Findings

Staff reviewed the application and plans, visited the site, and discussed it with the applicant. The proposed addition is modest, blends well with the home, and limits potential impacts on adjacent property (Finding #4). It allows for an expanded floor plan in many different areas of the home. For these reasons, Staff recommends that this application be approved.

Attachments

1.	2486 Cranford Rd_ Staff Presentation
2.	2486 Cranford Rd_ BZAP Application
3.	2486 Cranford Rd_ Public Notices
4.	2486 Cranford Rd_ Plans



2486 Cranford Road

BZAP Staff Report Pictures | Variance Application 58-25

November 19, 2025



Google Maps ® Aerial



Existing Conditions

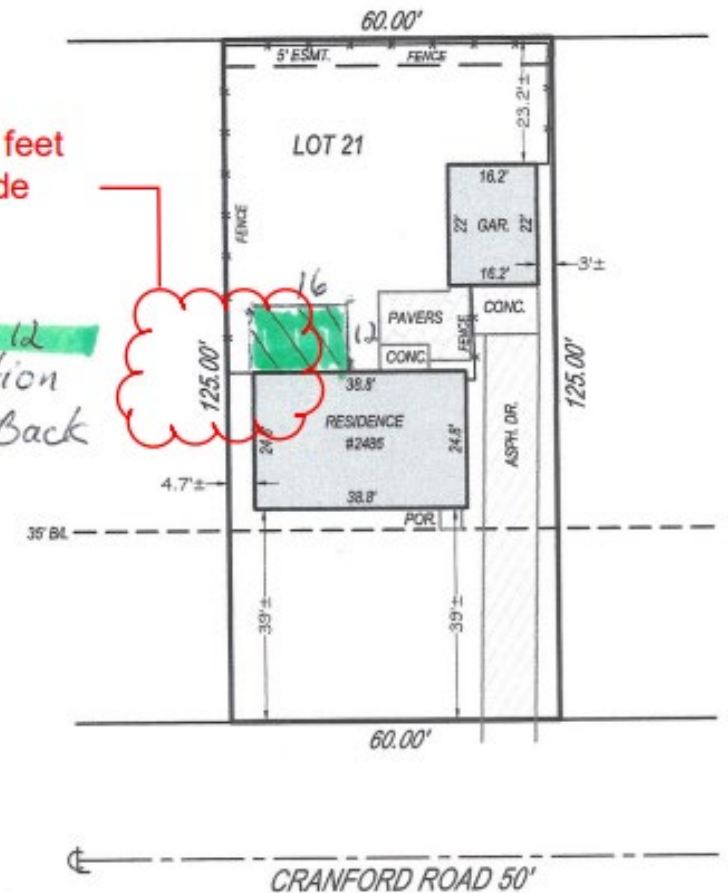


Proposed Site Plan

- Proposed improvement:
 - 192 SF one-story rear addition
- Variance:
 - To allow an addition to encroach 3.3 feet into the eight-foot minimum side yard setback. [A similar request was approved by BZAP on September 17, 2025 (VAR-43-25).]

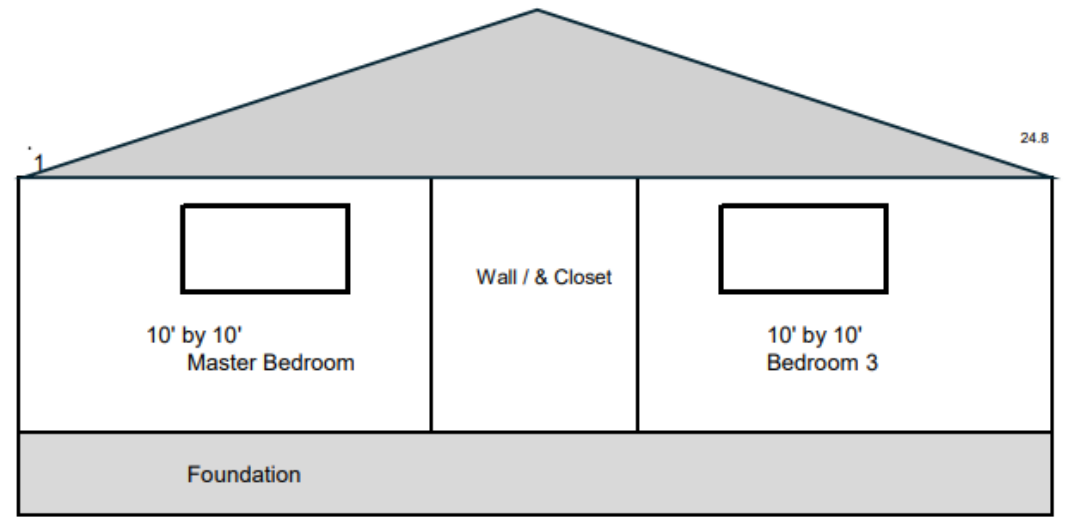
To encroach 3.3 feet
into the 8-foot side
yard setback

16 by 12
Addition
on Back



Proposed Elevations

North

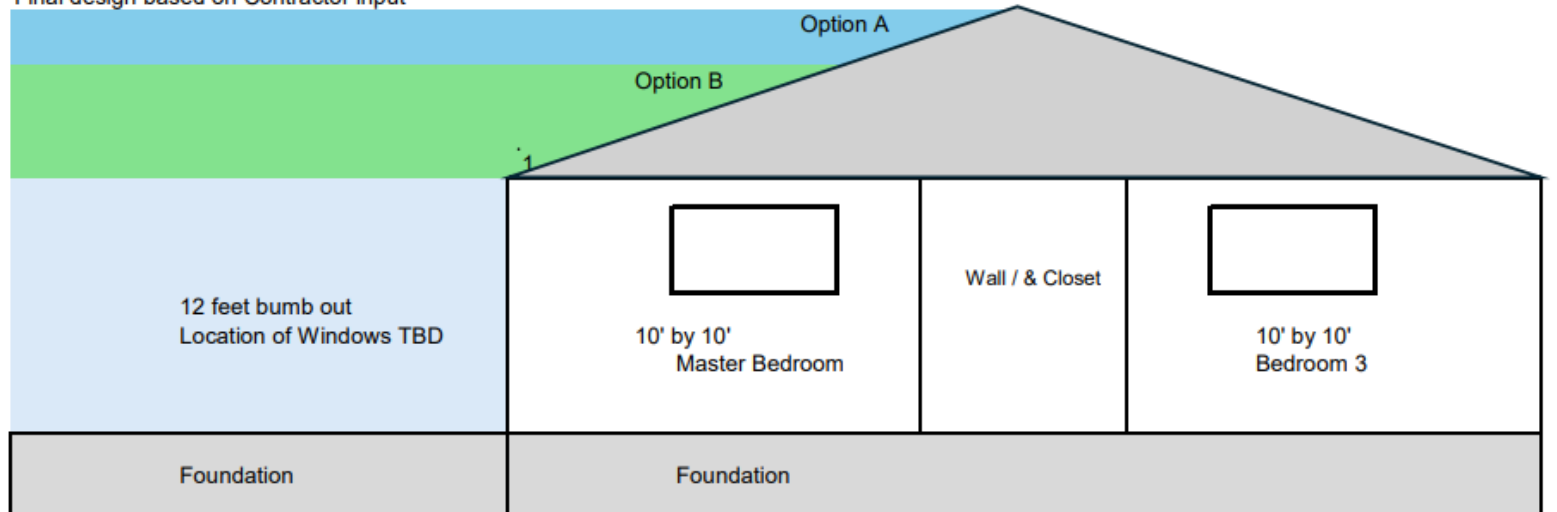


Roof Line Option A: to the existing Peak

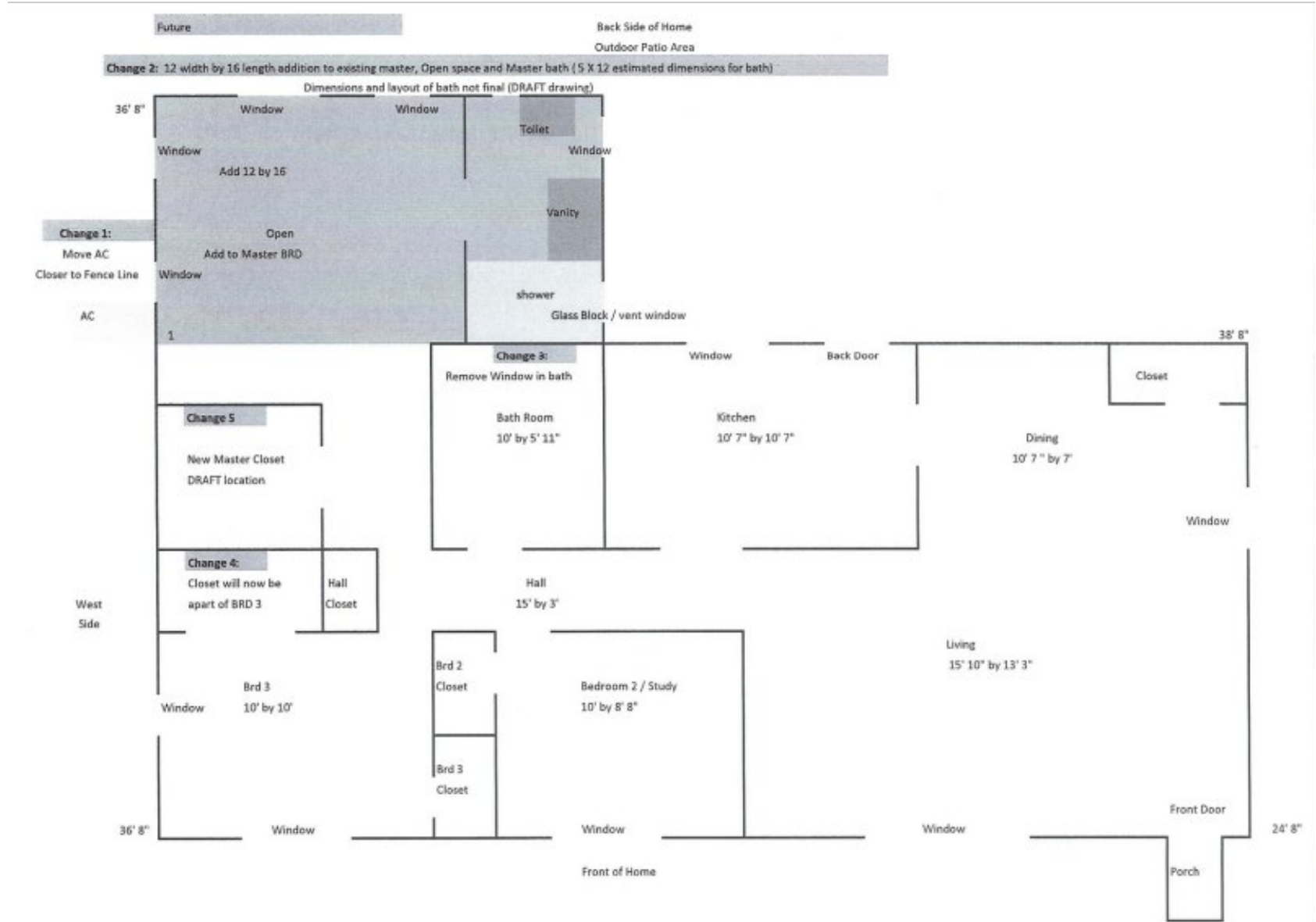
Roof Line Option B: to Midpoint

Final design based on Contractor input

North



Proposed Floor Plan



Staff Recommendation

Staff recommend **approval** of the application with one variance:

- To allow an addition to encroach 3.3 feet into the eight-foot minimum side yard setback (Article 5.02).





25-4926

Variance Application

Status: Active

Submitted On: 10/22/2025

Primary Location

2486 CRANFORD RD

UPPER ARLINGTON, OH 43221

Owner

Jeff Klima

Woodlawn 567 Woodlawn Ave Westerville, OH 43081

BZAP Information

BZAP Case

VAR-58-25

Status

Pending

BZAP Determination Date

11/19/2025

Vote Tally

Primary Variance

Side Yard

Findings of Fact for Approval/Denial

Variance Request

To allow an addition to encroach 3.3 feet into the eight-foot minimum side yard setback. [A similar request was approved by BZAP on September 17, 2025 (VAR-43-25).]

BZAP conditions

Variance Information

Describe Variance Request

1. Extend the back of the house outward by 12 feet, across a length of 16 feet.
2. Expand the back bedroom and incorporate a master bath and closet.
3. Add a gable to the bump out area, with the pitch options of either matching the existing roofline or midpoint, please reference excel for pictures
4. Replacing roof of entire home too at the time of addition. New Roof for house and garage will be slight expanded so that the gables have overhang and architecture appeal (reference excel document)

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

no land issues, request is for bump out to align with current houseline / wall on west side of house, request is appropriate variance to neighbor property line

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

not a special privilege, rather a standard variance request, thank you.

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, no impact, especially since the request is in the back of the house.

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, the variance in the back best addresses the need of the home with no impact to water and gas lines

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

Yes

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



Julee and Jeff Klima
2486 Cranford Rd.
Columbus, OH 43221

October 22, 2025

Neighbor Name
Neighbor Address
City, State Zip

Dear Neighbor,

We are submitting a request for the following changes to the front of our home, and we wanted to properly inform you of said request. It is as follows:

- Extend the back of the house outward by 12 feet, across a length of 16 feet.
- Expand the back bedroom and incorporate a master bath and closet.
- Add a gable to the bump out area, with the pitch matching the existing roofline.

Board of Zoning and Planning (BZAP) Meeting Details

- Date of Meeting: November 19, 2025
- Time: Meetings begin at 6 PM on Wednesdays
- Location: Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221

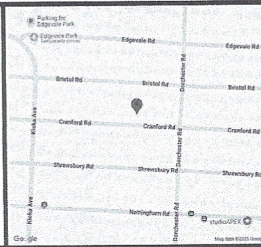
Meeting location specifics and further instructions will be included in the agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com.

For additional information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

Julee and Jeff Klima
2486 Cranford Road

		Lname	Fname	Address1	City	State	Zip		CERT NUMBERS
2493	Owner KINWORTHY BRANDON M KINWORTHY ANN T 2781 JETHVE LN CINCINNATI, OH 45243-2112 Submit Mailing Address Correction Request	Kinworthy	Ann & Brandon	7281 Jethve Lane	Cincinnati	OH	45243	2493 Bristol	9589 0710 5270 0007 1227 88
	Owner Mailing / Contact Address								
	Site (Property) Address			2493 BRISTOL RD RUSH LAURA J					
2485	Owner 703 OLDE SETTLER PL Columbus, OH 43214 Submit Mailing Address Correction Request	Rush	Laura	703 Olde Settles Place	Columbus	OH	43214	2485 Bristol	9589 0710 5270 0007 1227 01
	Owner Mailing / Contact Address								
	Site (Property) Address			2485 BRISTOL RD					
2477	Owner 2477 BRISTOL RD UPPER ARLINGTON OH 43221 Submit Mailing Address Correction Request	Xia	Liang	2477 Bristol Road	Columbus	OH	43221	2477 Bristol	9589 0710 5270 0007 1227 25
	Owner Mailing / Contact Address								
	Site (Property) Address			2477 BRISTOL RD					
2469	Owner LESHY GEORGE V LESHY JUDITH M 7111 HILL RD PLAIN CITY OH 43064 Submit Mailing Address Correction Request	Leshy	George & Judith	7111 Hill Road	Plain City	OH	43064	2469 Bristol	9589 0710 5270 0007 1227 18
	Owner Mailing / Contact Address								
	Site (Property) Address			2469 BRISTOL RD					
2461	Owner CARDI NICHOLAS J 2461 BRISTOL RD Submit Mailing Address Correction Request	Cardi	Nicholas	2461 Bristol Road	Columbus	OH	43221	2461 Bristol	9589 0710 5270 0007 1227 32
	Owner Mailing / Contact Address								
	Site (Property) Address			2461 BRISTOL RD					
2470	Owner 2470 CRANFORD RD COLUMBUS OH 43221-1106 Submit Mailing Address Correction Request	LaJole	Isaiah	2470 Cranford Road	Columbus	OH	43221	2470 Cranford	9589 0710 5270 0007 1227 49
	Owner Mailing / Contact Address								
	Site (Property) Address			2470 CRANFORD RD					
2478	Owner FIFE MARIANNE C ICKES KAREN F 2478 CRANFORD RD Submit Mailing Address Correction Request	Fife Ickes	Marianne Karen	2478 Cranford Road	Columbus	OH	43221	2478 Cranford	9589 0710 5270 0007 1227 56
	Owner Mailing / Contact Address								
	Site (Property) Address			2478 CRANFORD RD					
2494	Owner SHELTON JAMES L JR 2494 CRANFORD RD Submit Mailing Address Correction Request	Shelton Jr	James	2494 Cranford Road	Columbus	OH	43221	2494 Cranford	9589 0710 5270 0007 1227 63
	Owner Mailing / Contact Address								
	Site (Property) Address			2494 CRANFORD RD					
2502	Owner COOPER MATT COOPER BARBARA P 2502 CRANFORD RD COLUMBUS OH 43221 Submit Mailing Address Correction Request	Cooper	Matt & Barbara	2502 Cranford Road	Columbus	OH	43221	2502 Cranford	9589 0710 5270 0007 1227 70
	Owner Mailing / Contact Address								
	Site (Property) Address			2502 CRANFORD RD					
2503	Owner DORAN MICHAEL J JR 1678 CAMBRIDGE BLVD COLUMBUS OH 43212 Submit Mailing Address Correction Request	Doran Jr	Michael	1678 Cambridge Blvd	Columbus	OH	43212	2503 Cranford	9589 0710 5270 0007 1227 87
	Owner Mailing / Contact Address								
	Site (Property) Address			2503 CRANFORD RD					
2495	Owner ALLISON ELIZABETH 2495 CRANFORD RD Submit Mailing Address Correction Request	Allison	Elizabeth	2495 Cranford Road	Columbus	OH	43221	2495 Cranford	9589 0710 5270 0007 1227 94
	Owner Mailing / Contact Address								
	Site (Property) Address			2495 CRANFORD RD					
2487	Owner INGOLD NANCY F 2487 CRANFORD RD Submit Mailing Address Correction Request	Ingold	Nancy	2487 Cranford Road	Columbus	OH	43221	2487 Cranford	9589 0710 5270 0007 1229 00
	Owner Mailing / Contact Address								
	Site (Property) Address			2487 CRANFORD RD					
2479	Owner LOWE SUSAN M 2479 CRANFORD RD COLUMBUS OH 43221 Submit Mailing Address Correction Request	Lowe	Susan	2479 Cranford Road	Columbus	OH	43221	2479 Cranford	9589 0710 5270 0007 1229 17
	Owner Mailing / Contact Address								
	Site (Property) Address			2479 CRANFORD RD					
2471	Owner WEAVER ROBERT A WEAVER NANCY S 2471 CRANFORD RD COLUMBUS OH 43221-1105 Submit Mailing Address Correction Request	Weaver	Robert & Nancy	2471 Cranford Road	Columbus	OH	43221	2471 Cranford	9589 0710 5270 0007 1229 24
	Owner Mailing / Contact Address								
	Site (Property) Address			2471 CRANFORD RD					



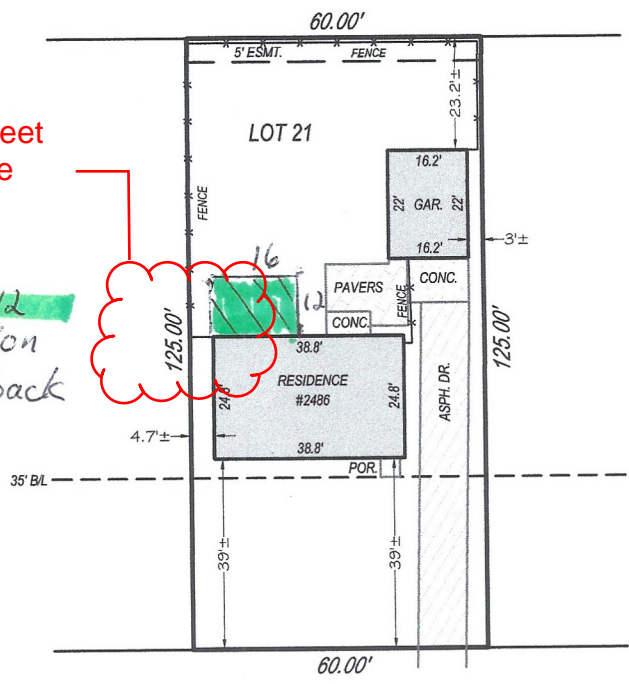
PROPERTY ADDRESS: 2486 CRANFORD ROAD, COLUMBUS, OHIO 43221

SURVEY NUMBER: 2507.2301

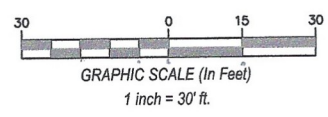
2507.2301
MORTGAGE LOCATION SURVEY
THIS IS NOT A BOUNDARY SURVEY
FRANKLIN COUNTY, OHIO

To encroach 3.3 feet
into the 8-foot side
yard setback

16 by 12
Addition
on Back



CRANFORD ROAD 50'



POINTS OF INTEREST: NONE VISIBLE			
CLIENT NUMBER: 20250887TCA			
BUYER: JEFFREY KLIMA		SELLER: ADAM & AMY TEETS	
LOT: 21	BLOCK: 18	PLAT: 19	PG: 2-4
SUBDIVISION: RIVER RIDGE ADDITION			
COUNTY: FRANKLIN			
CERTIFIED TO: TELHIO CREDIT UNION / TITLE CONNECT AGENCY			

THIS MORTGAGE LOCATION SURVEY IS PERFORMED IN ACCORDANCE WITH 4733-38 OF THE OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE AND IS ONLY FOR THE USE OF THE MORTGAGE LENDER AND TITLE INSURER. DO NOT USE THIS MORTGAGE LOCATION SURVEY FOR FUTURE CONSTRUCTION OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE(S). THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY.



FIELD DATE: 7/16/2025	DATE SIGNED: 07/17/25
REVISION HISTORY: (REV.1 7/17/2025)	

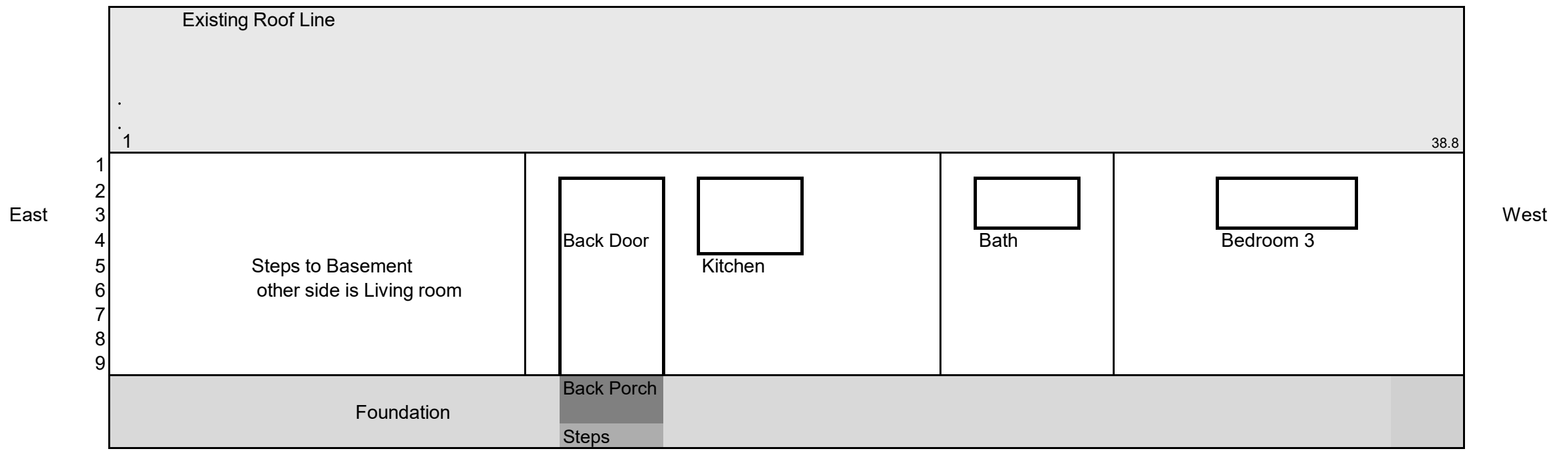
I/We acknowledge receipt of this survey and accept the property in the condition as shown.

Signature _____ Date _____

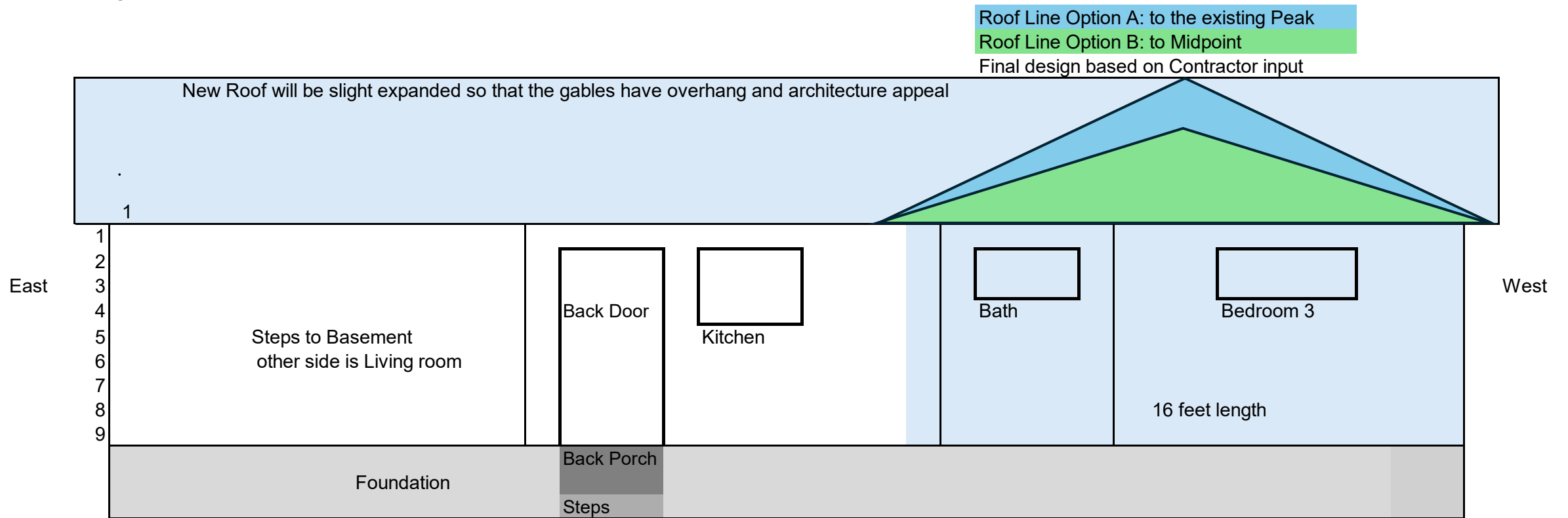
Signature _____ Date _____



690 Lakeview Plaza Blvd | Suite A
Worthington, OH 43085
Phone: 614-485-9000
www.landmarksurvey.com



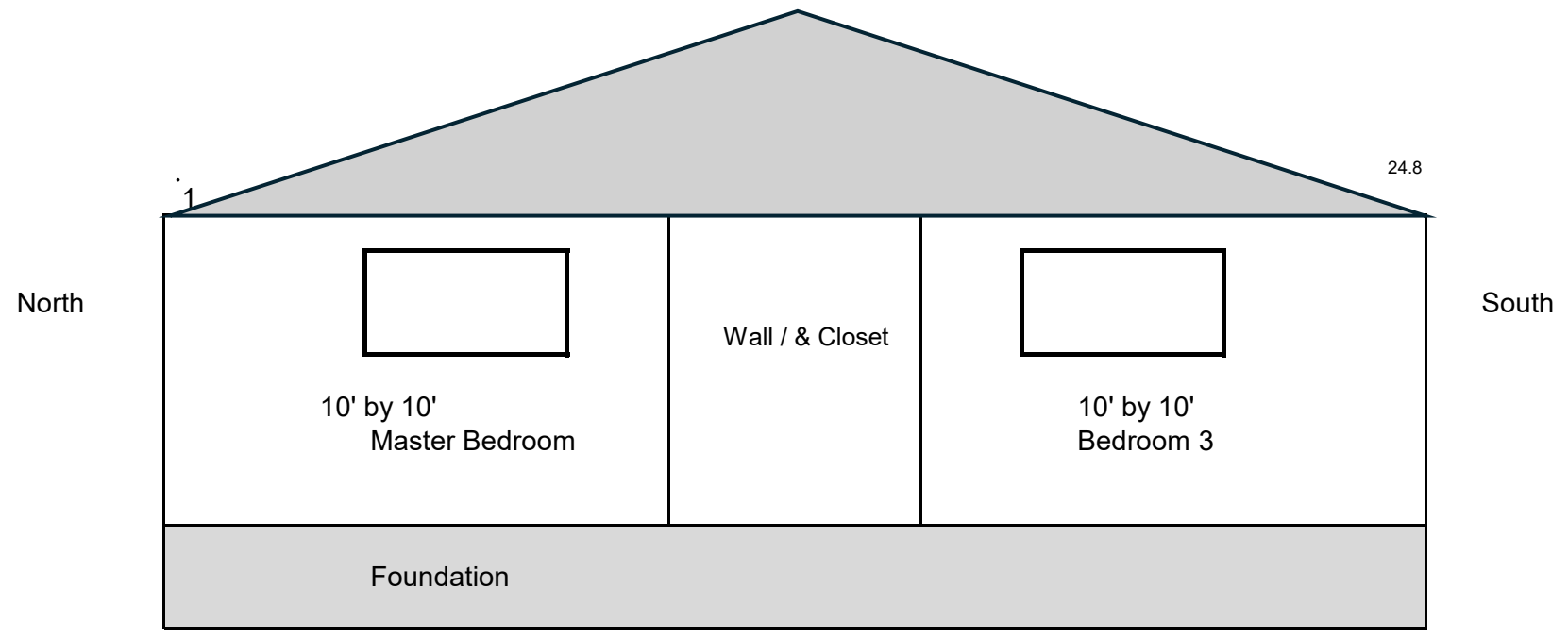
Current: Back View of Home



Back View of Home

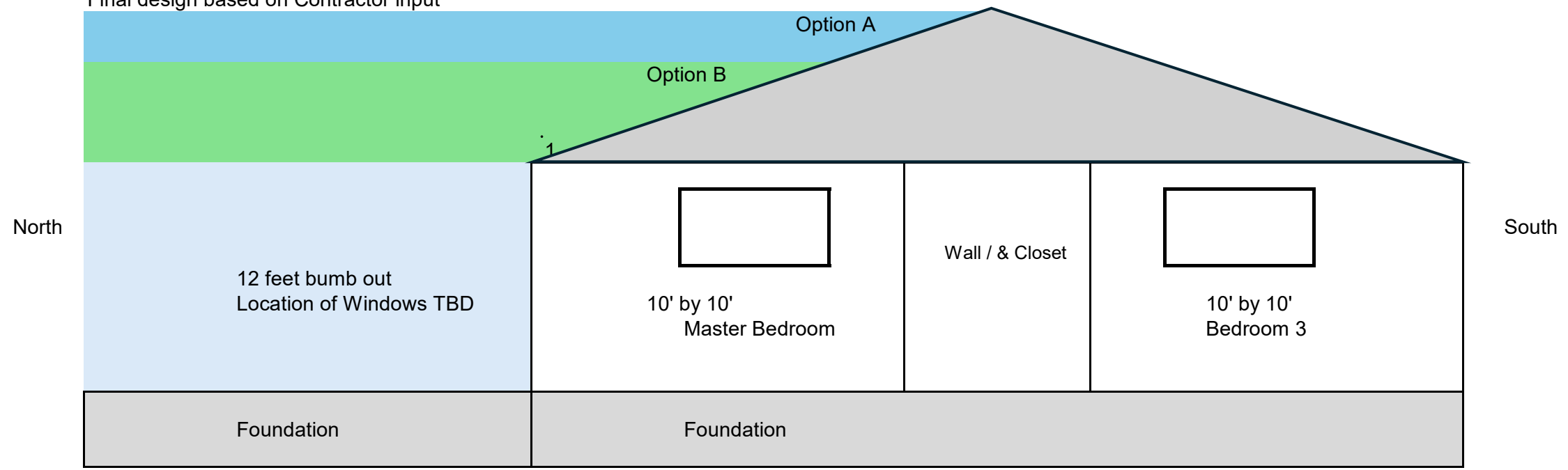
Proposed Bump Out:

16 length encroach Bath, close off window to existing and 12 feet bump out
Location of Master closet and future Bath TBD



Side View of Home (West End)
Current

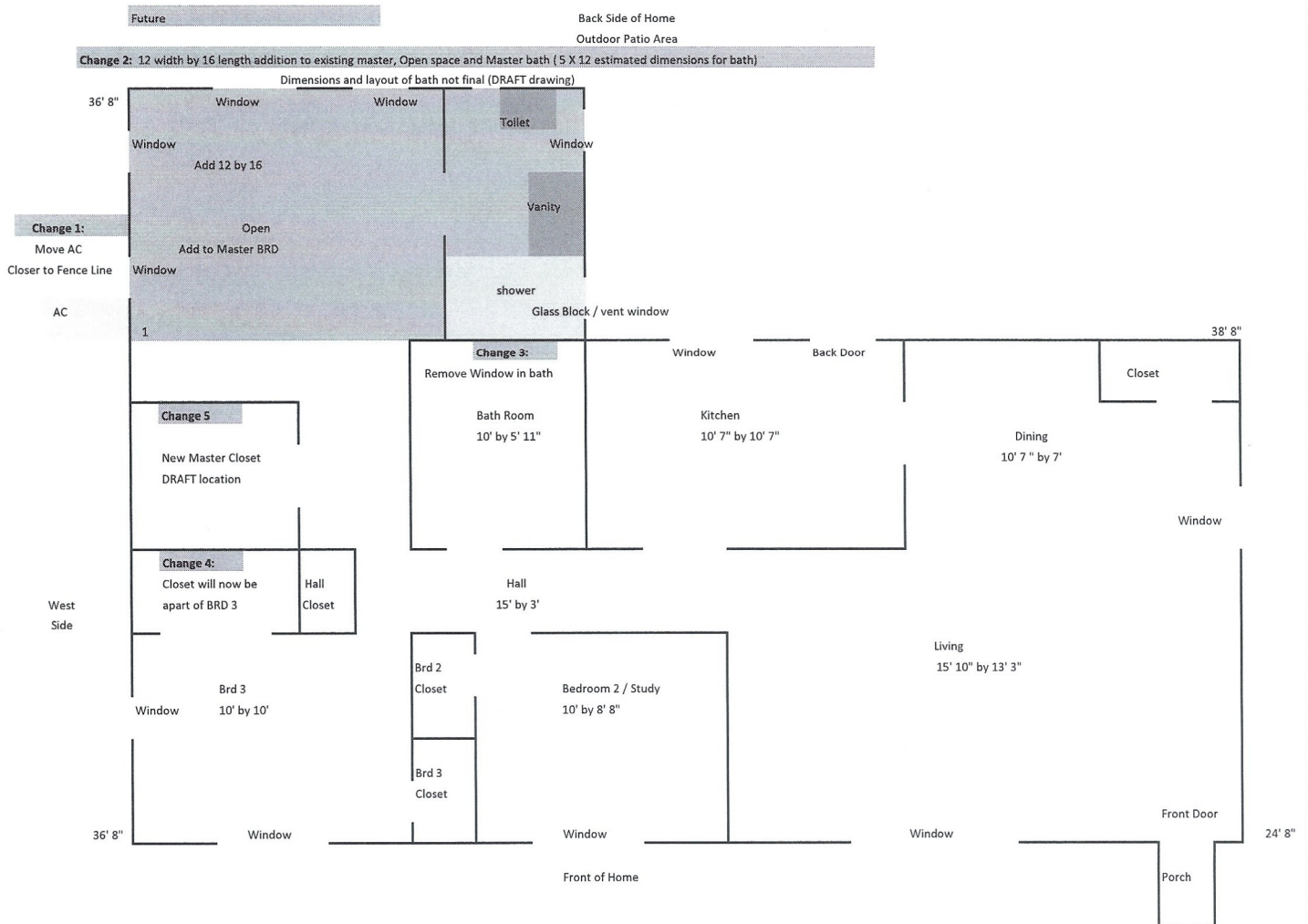
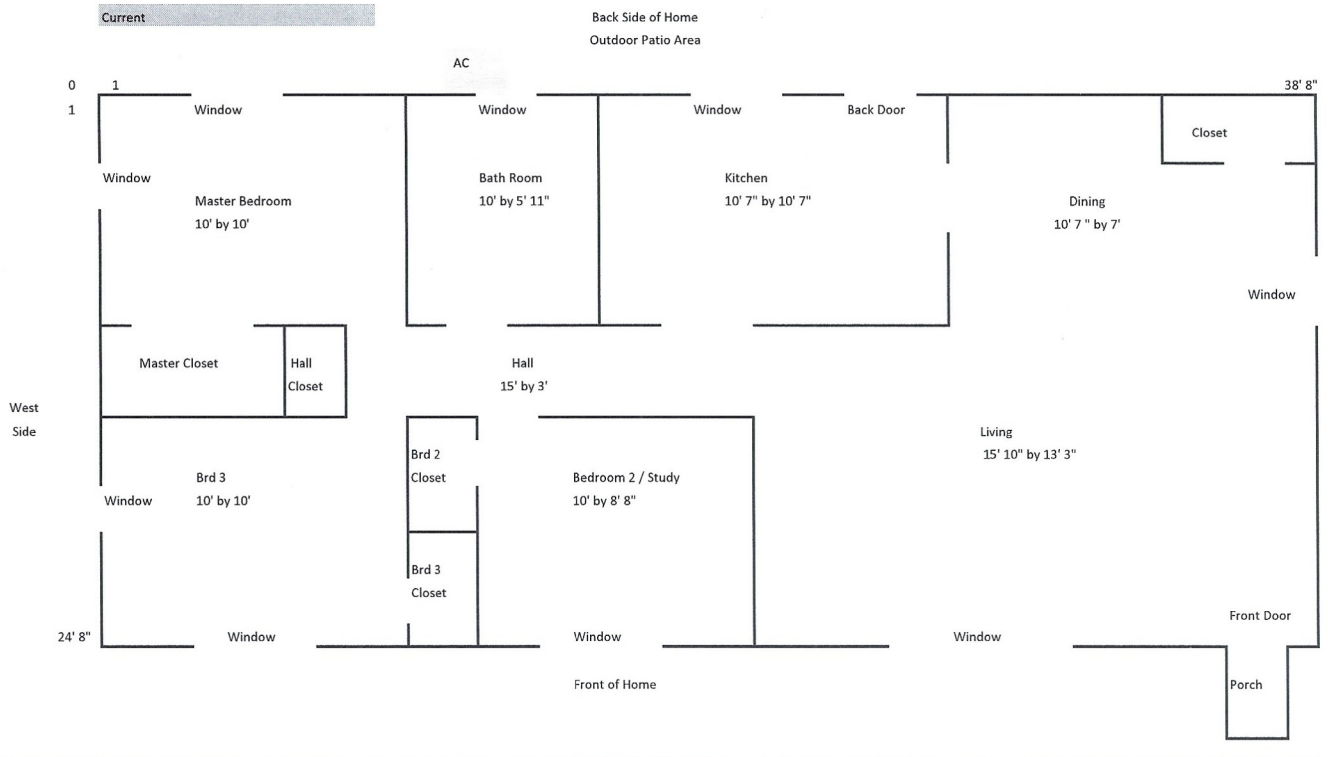
Roof Line Option A: to the existing Peak
 Roof Line Option B: to Midpoint
 Final design based on Contractor input



Side View of Home (West End)
 Proposed Bump Out Section: 12 feet length 16 feet
 Expand back bedroom and incorporate master bath and closet

Add gable for bump out area, pitch to align with existing house design, please reference options

Roof Line Option A: to the existing Peak
 Roof Line Option B: to Midpoint
 Final design based on Contractor input





Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 19, 2025

Subject: 2548 W. Lane Avenue (VAR-29-25) - To allow a 1,774-square-foot detached garage that does not meet neighborhood compatibility requirements. *[Postponed from the July 16, 2025, BZAP hearing; revised plans were reviewed at the November 5, 2025, Work Session.]*

Site Description/History

In advance of the July 16, 2025 BZAP hearing, the applicant requested a postponement to address Staff's concerns via plan revisions. On November 2nd, the applicant submitted a second set of revised plans, which eliminated several previously requested variances. The Board appeared supportive of the revised proposal. Staff noted that a variance for neighborhood compatibility would still be needed due to the scale and size of the proposed building, and that proper neighbor notice for the BZAP hearing was also required.

Proposal

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 poolhouse 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 and is now positioned 40 feet from the rear property line, to allow for a future swimming pool and patio area between the proposed structure and the home. Its location is within the buildable area, where its height cannot exceed the principal structure's maximum permitted height. Therefore, only compatibility is considered.
- Access: The existing driveway will be extended with a proposed blacktop surface to provide access to the three garage bays.

The applicant intends to utilize catch basins and/or dry wells and rain gardens in order to capture generated stormwater. This would be reviewed and approved by the Chief Building Official during the Building Permit process, as no water is permitted to shed off-site during rain events. [Staff understands this is a major concern for adjacent property owners.]



Zoning Code Requirements

The revised proposal results in one (1) variance to the Unified Development Ordinance (UDO):

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

Alternatives

In addition to the above revisions made by the applicant, several modifications were made between the Work Session submission date and the Work Session date itself. The detached garage was shifted so that it is located entirely within the buildable area, which eliminated required variances for overall height and plate height. The proposed chip-n-seal driveway was revised to blacktop, which eliminated a third variance request. A variance is still required for neighborhood compatibility due to the scale and size of the proposed building.

Requested Action and Findings

Should the Board choose to entertain a motion on this application, Staff would recommend that Finding #4 (essential character of the area) be considered.

Attachments

1.	2548 W. Lane Ave_ Staff Presentation
2.	2548 W. Lane Ave_ Revised Plans
3.	2548 W. Lane Ave_ Work Session Summary
4.	Schuller e-mail 11.13.25
5.	2548 W. Lane Ave_ Staff Presentation (Original Plan)





2548 W. Lane Avenue

BZAP Staff Report Pictures | Variance Application 29-25
November 19, 2025



Google Maps ® Aerial – Looking North



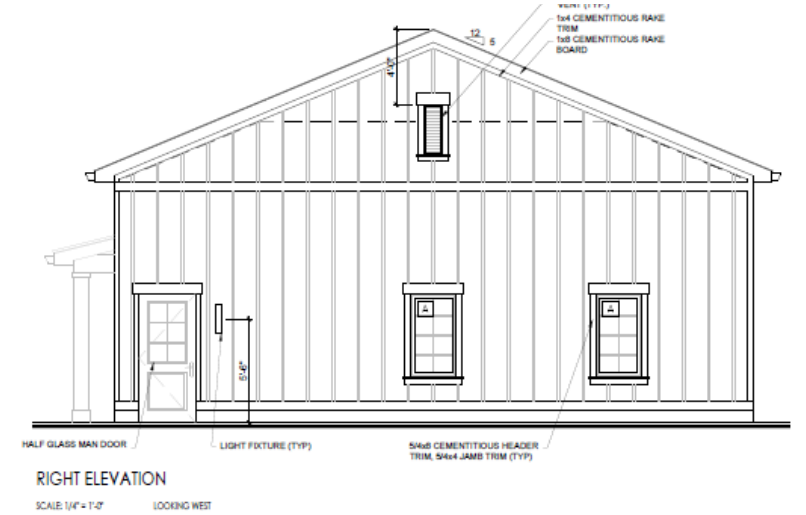
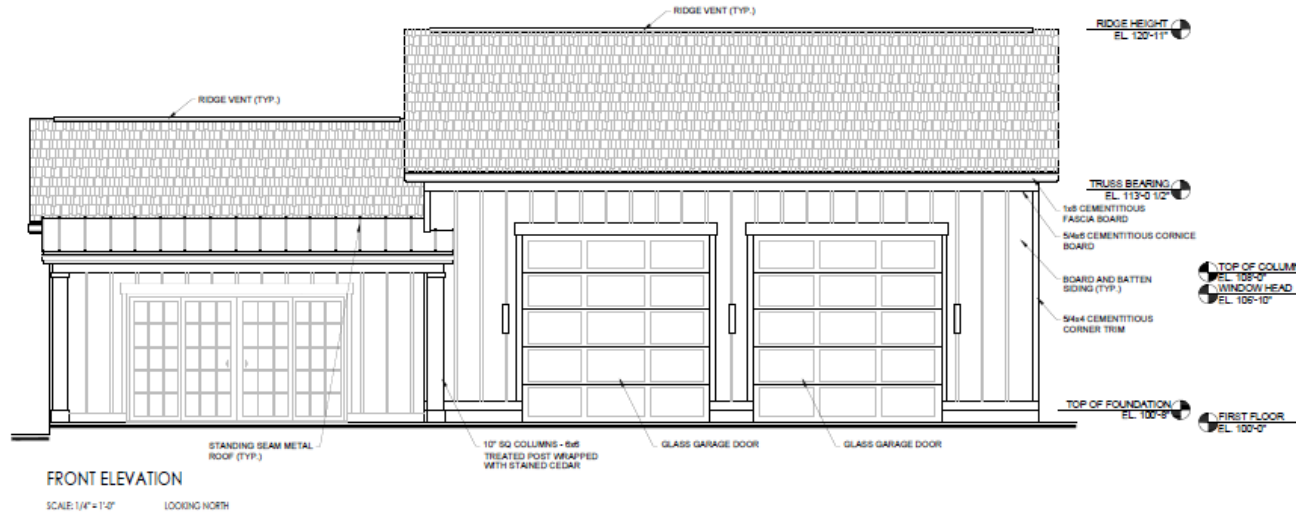
Existing Site Photos



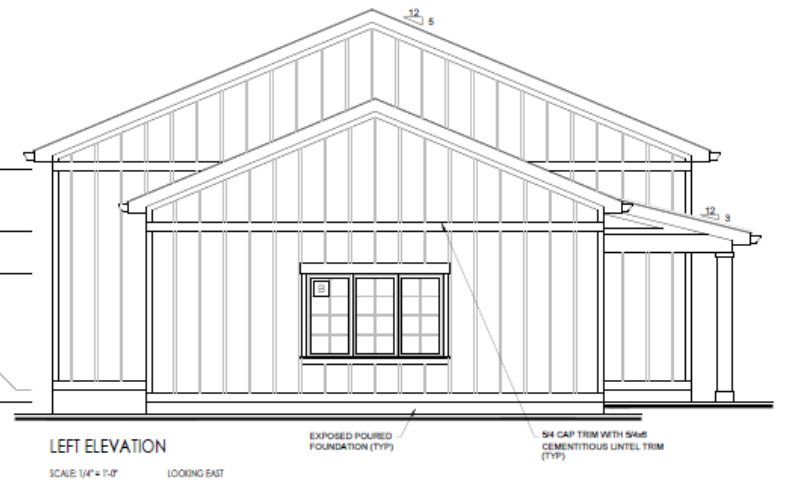
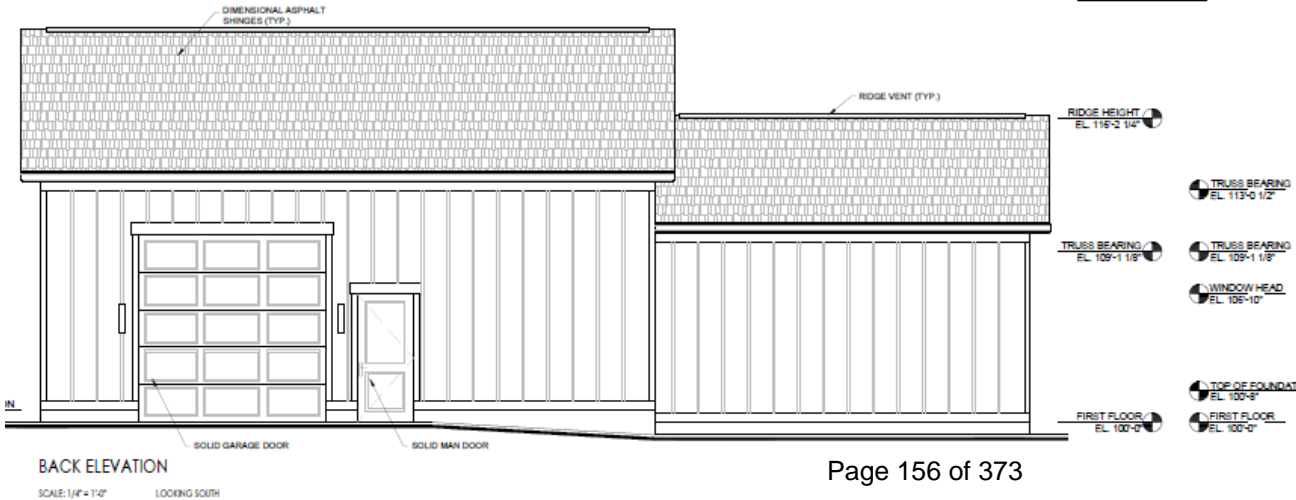
Existing Site Photos



Proposed Elevations



NOTE:
ALL DOWNSPOUTS TO BE RPPED UNDERGROUND



Proposed Renderings



VIEW

LOOKING SOUTH



Proposed Renderings



Requested Variances

- To allow a 1,774-square foot detached garage that does not meet neighborhood compatibility requirements (Article 7.17).



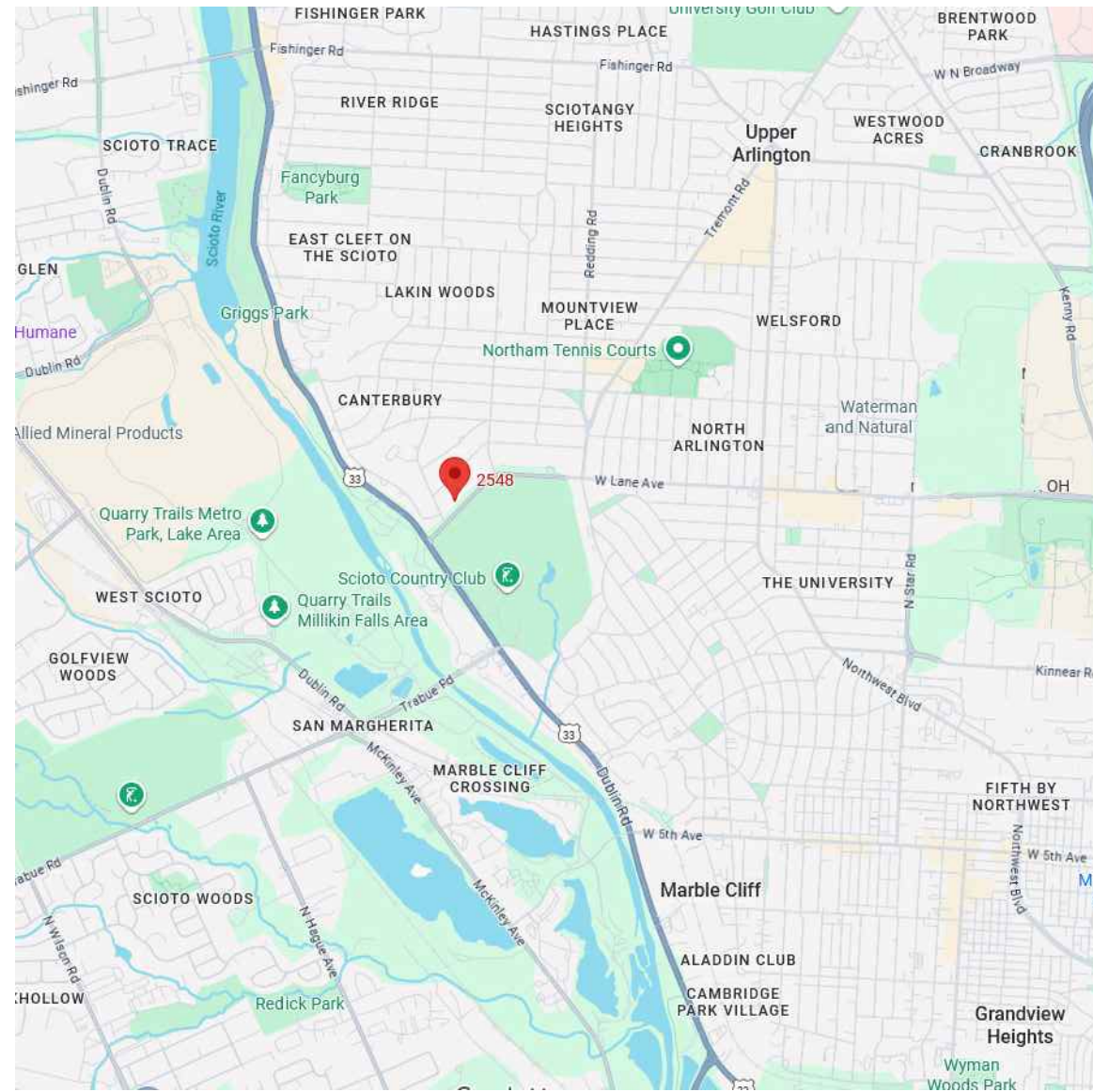


Orange frog Design Group
 411 Meditation Lane
 Columbus, Ohio 43235
 P 614.578.1707

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
 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	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 96" 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.

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		

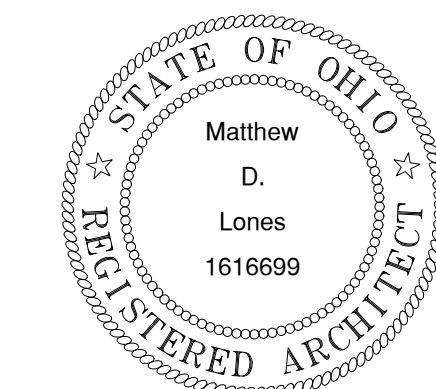
SQUARE FOOTAGE

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



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



NO.	DATE	REVISION

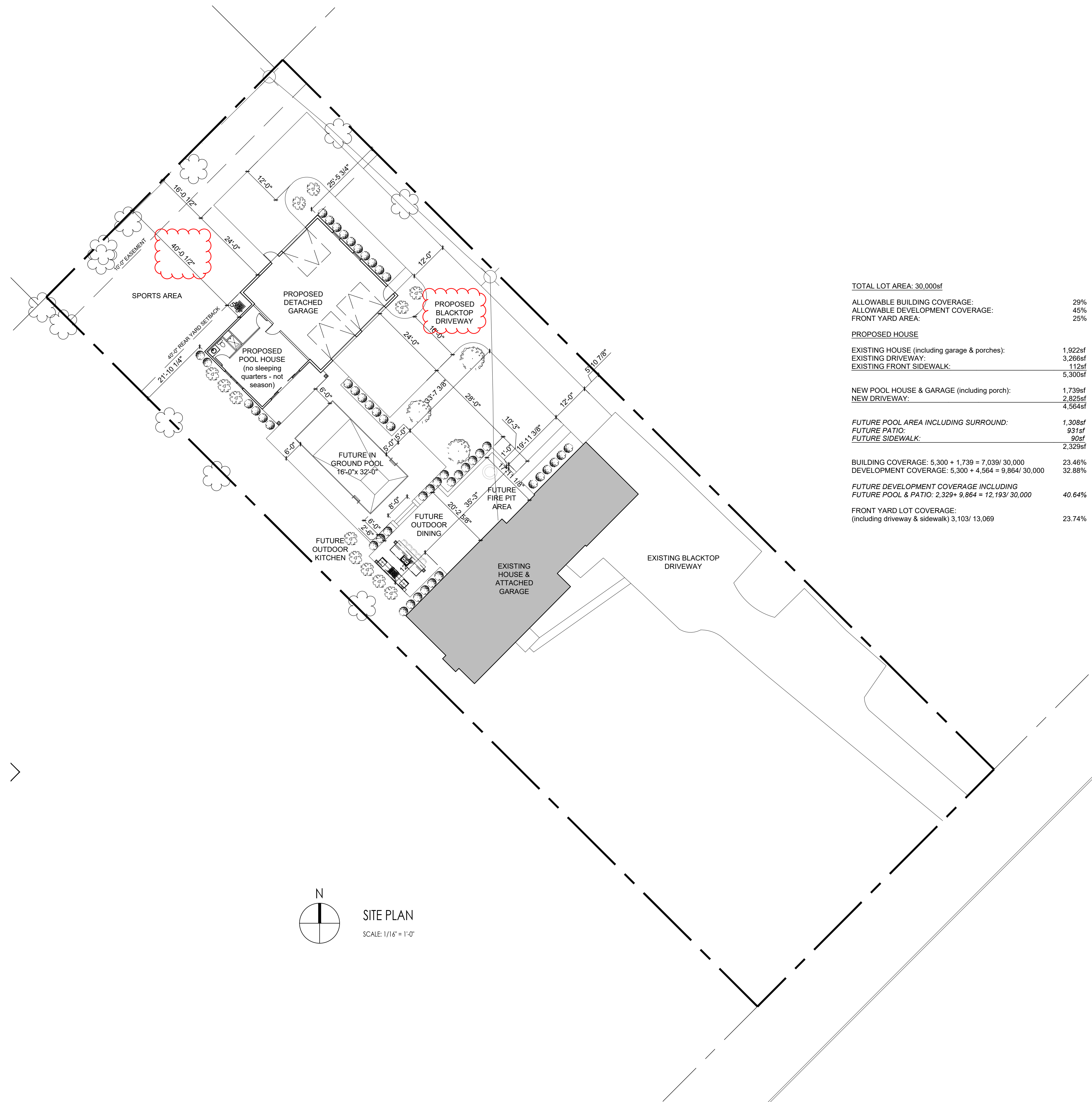
JOB NO. : 2025-33
 DATE : 11.2.2025

CODE INFORMATION

A001



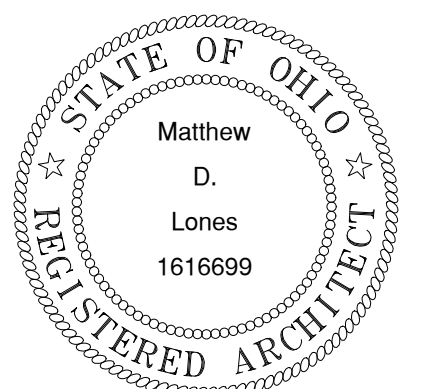
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TOTAL LOT AREA:	30,000sf
ALLOWABLE BUILDING COVERAGE:	29%
ALLOWABLE DEVELOPMENT COVERAGE:	45%
FRONT YARD AREA:	25%
PROPOSED HOUSE	
EXISTING HOUSE (including garage & porches):	1,922sf
EXISTING DRIVEWAY:	3,266sf
EXISTING FRONT SIDEWALK:	112sf
	5,300sf
NEW POOL HOUSE & GARAGE (including porch):	1,739sf
NEW DRIVEWAY:	2,825sf
	4,564sf
FUTURE POOL AREA INCLUDING SURROUND:	
FUTURE PATIO:	931sf
FUTURE SIDEWALK:	90sf
	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

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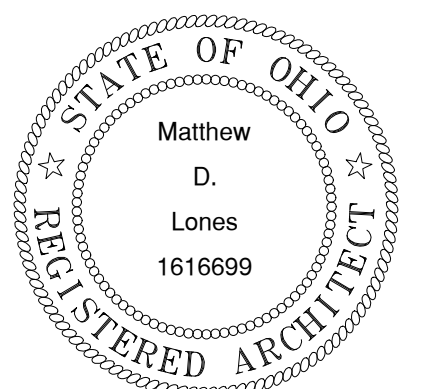
SITE PLAN

A002



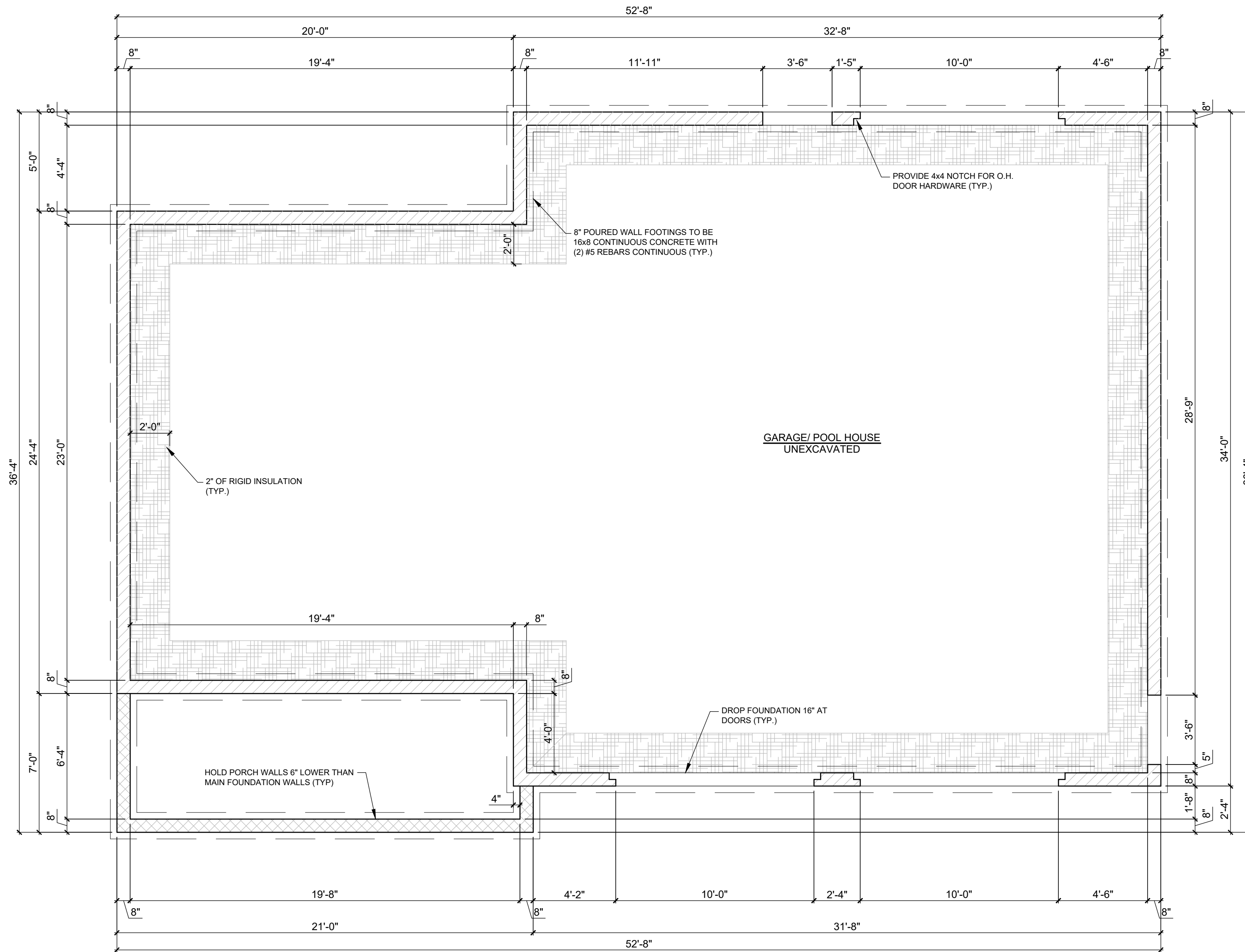
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 HOUSE & GARAGE
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FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

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:

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.

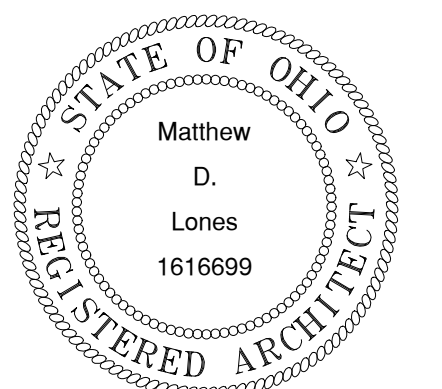
FOUNDATION PLAN

A301



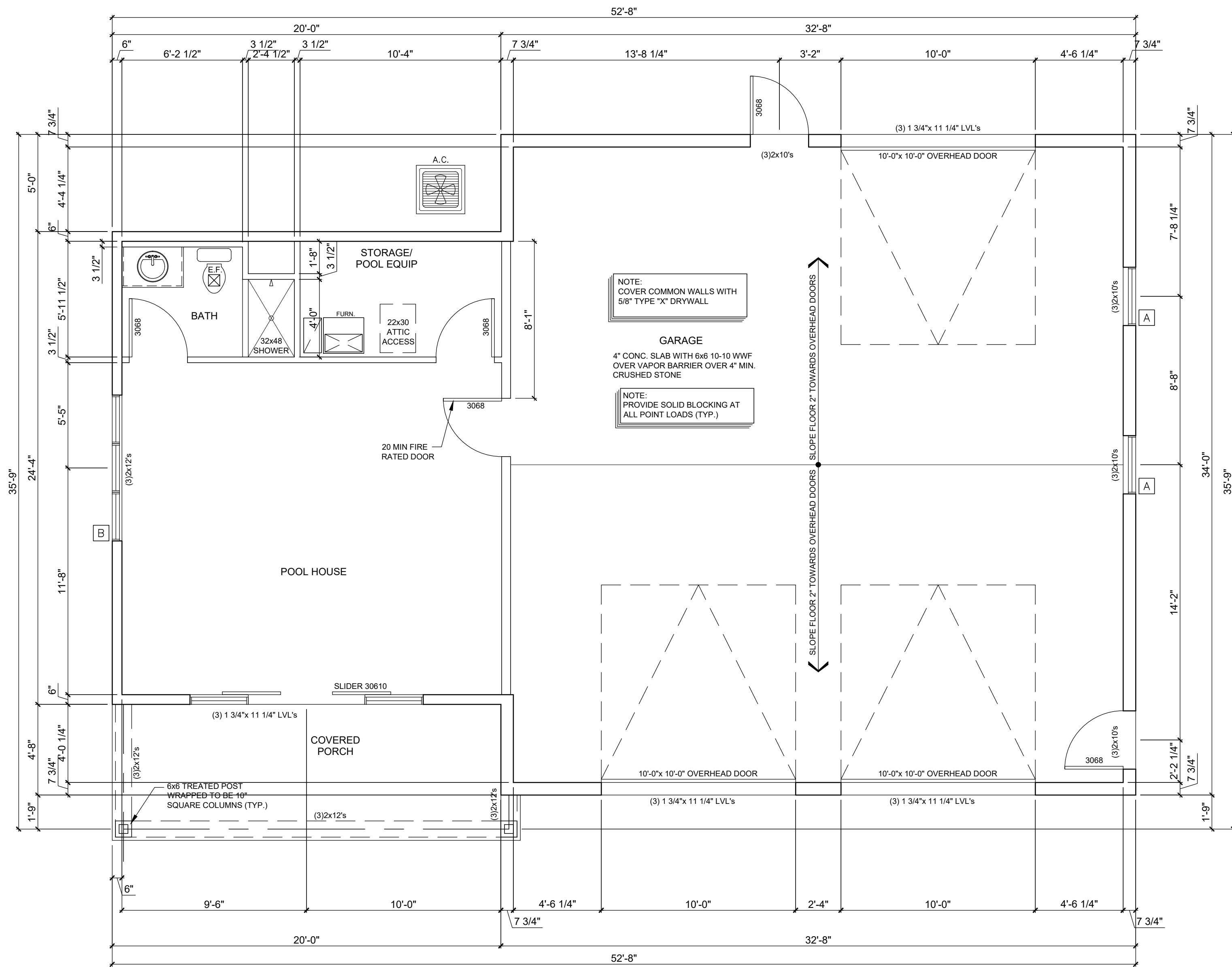
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ROGERS RESIDENCE - NEW DETACHED POOL
HOUSE & GARAGE
2548 WEST LANE AVENUE, UPPER ARLINGTON, OHIO 43221



MATTHEW D. LONES, LICENSE #1616699
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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 shall 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:	36"
Min. Guardrail Height at stairs:	34"

All Required Handrails shall be continuous the full length of the stairs. Ends shall be returned or shall 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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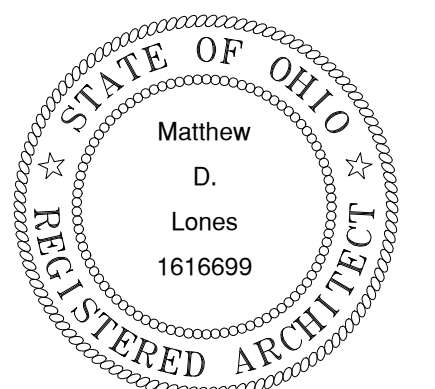
FLOOR PLAN

A302



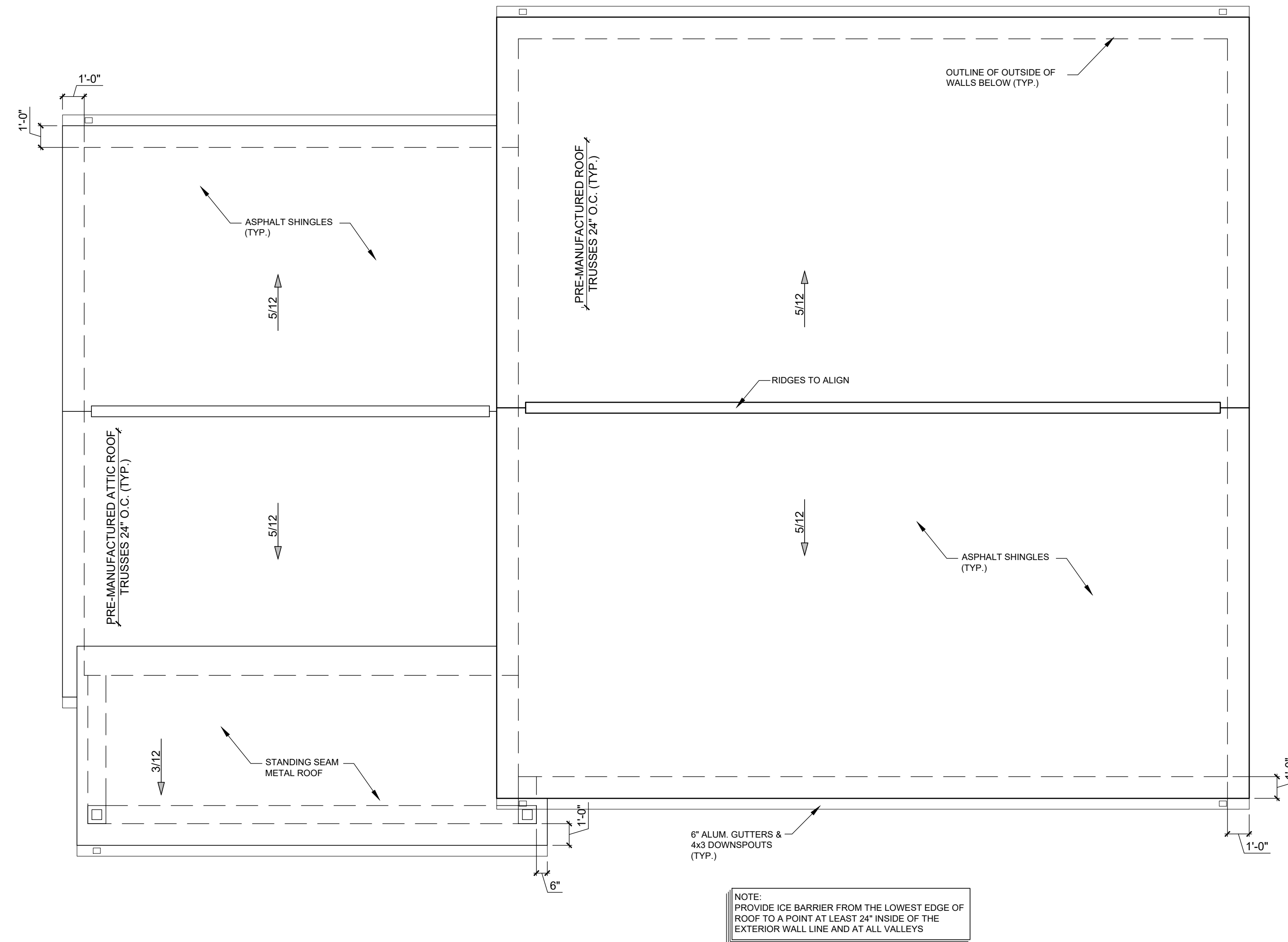
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ROGERS RESIDENCE - NEW DETACHED POOL
 HOUSE & GARAGE
 2548 WEST LANE AVENUE, UPPER ARLINGTON, OHIO 43221



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

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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 of 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.
Exception: The minimum net free ventilation area shall be 1/300 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.

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.

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

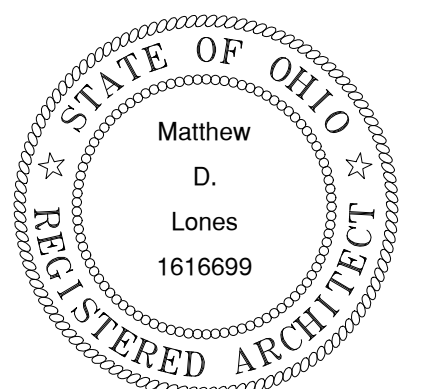
ROOF PLAN

A303



Orange frog Design Group
411 Meditation Lane
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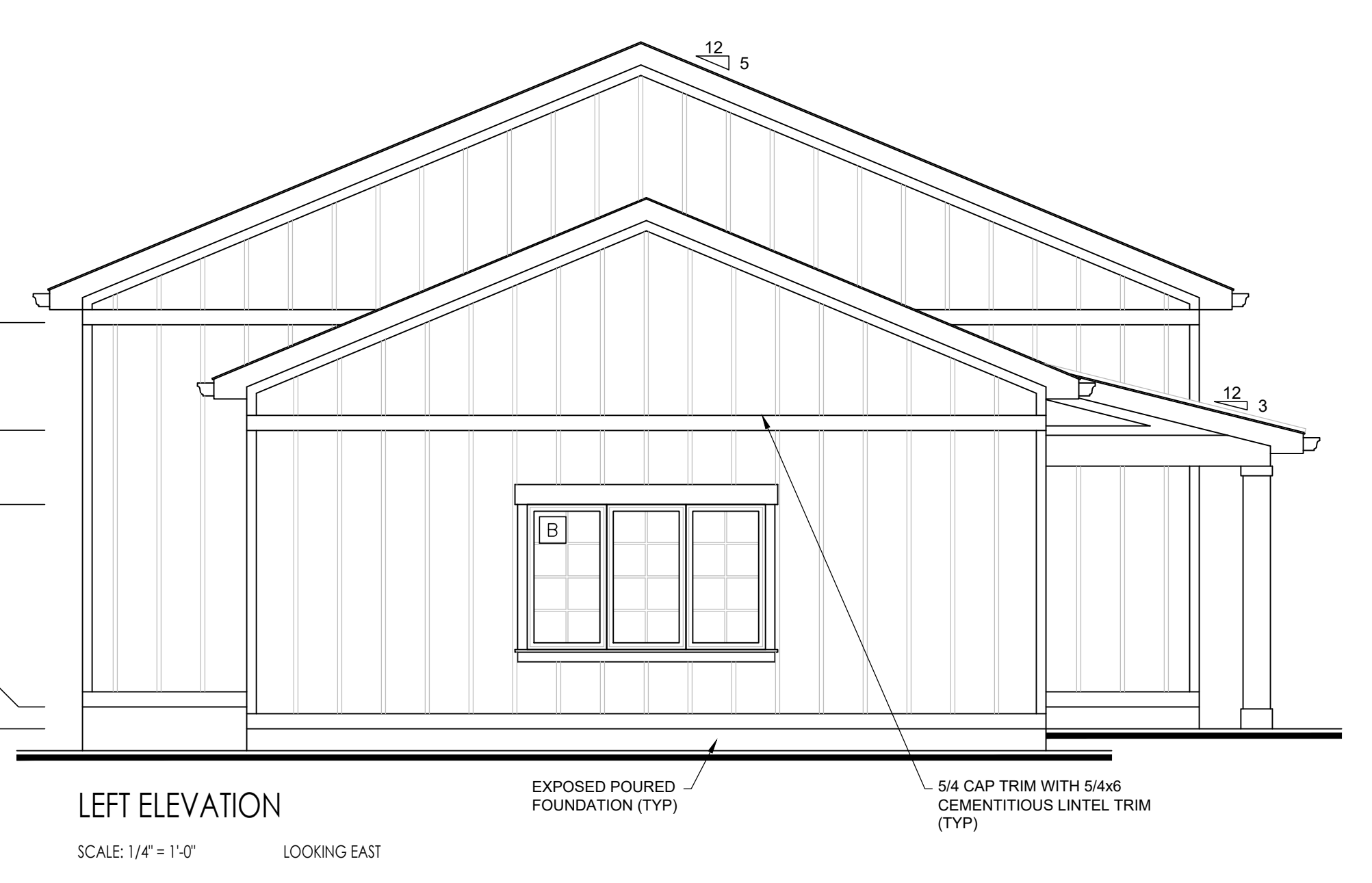
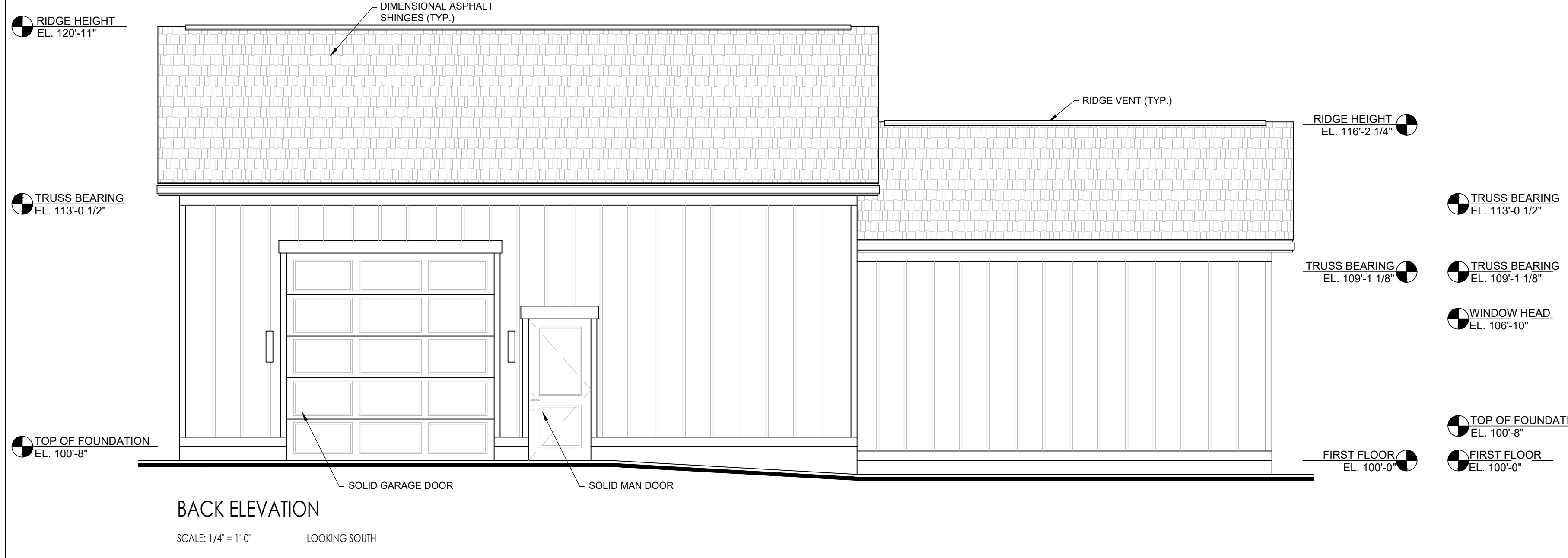
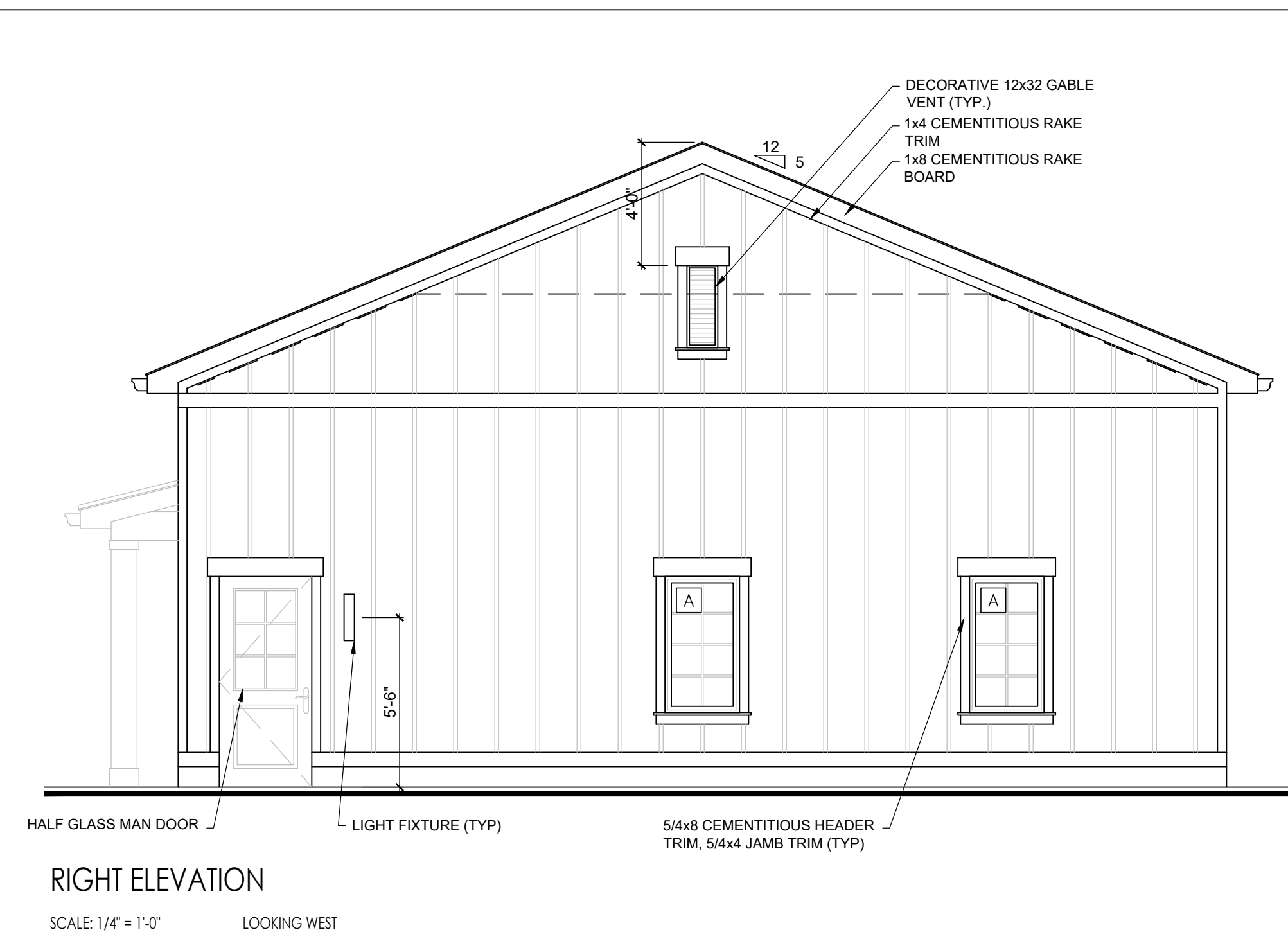
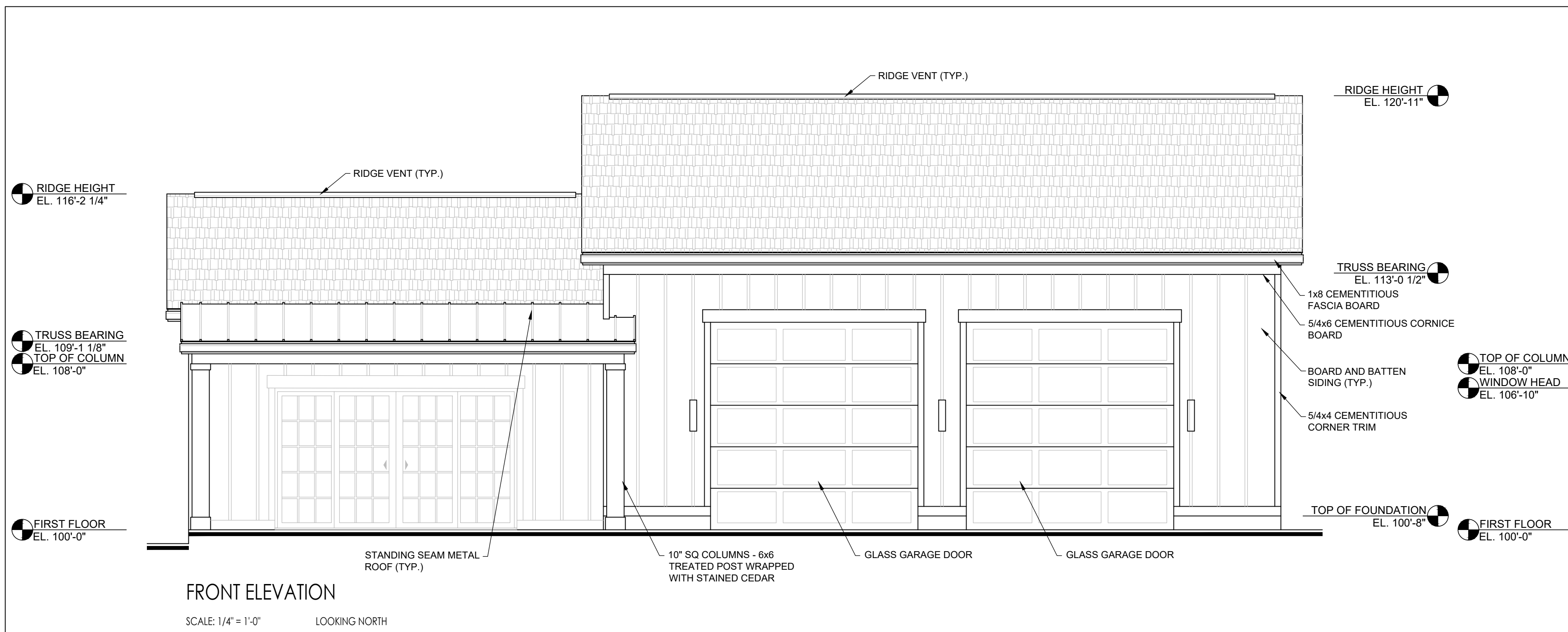
ROGERS RESIDENCE - NEW DETACHED POOL
HOUSE & GARAGE
2548 WEST LANE AVENUE, UPPER ARLINGTON, OHIO 43221



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

NO.	DATE	REVISION

JOB NO. : 2025-33
DATE : 11.2.2025



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 backer 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.

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.

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



Orange frog Design Group
 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

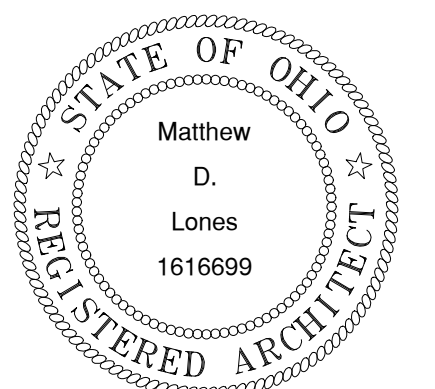


BIRD'S-EYE
 SCALE: N.T.S. LOOKING SOUTHEAST



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
 EXPIRATION: DECEMBER 31, 2025

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

EXTERIOR
 RENDERINGS

A402



Orange frog Design Group
 411 Meditation Lane
 Columbus, Ohio 43235
 P 614.578.1707



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

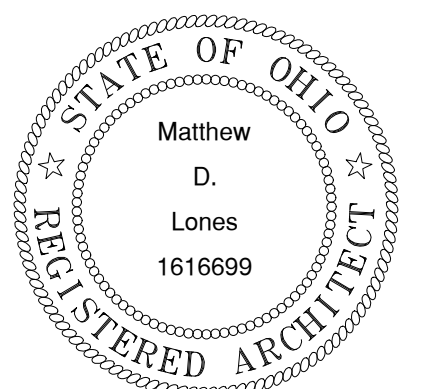
SCALE: N.T.S. LOOKING SOUTH



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



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

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

EXTERIOR
 RENDERINGS

A403



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





Re: Proposed New Building at 2548 Lane Avenue

From Schuller, David E [REDACTED]
Date Thu 11/13/2025 10:56 AM
To Justin Milam <jmilam@uaoh.net>

Good morning, Justin,

Thank-you for sending me these revised plans and the BZAP Staff Report. I note that the proposed structure is now just 242 square feet less than the original. According to the BZAP report, the height concerns seemingly have been satisfactorily addressed. I still am confused by the report that the building has now been moved closer to the rear property line, but yet the report seems to indicate that it has moved from 36 feet in the original plan to now being 40 feet in the revised plan. Maybe I have misread the BZAP report.

I have two remaining questions and concerns after reviewing the revised plans:

1. The current backyard is being transformed from a total greenspace to one that now has been replaced with a ground pool, a pool house, and a garage with a blacktop driveway leading to these new buildings. The net result of this change seems to demonstrate that the entire original backyard that permits **rainwater drainage** into permeable grass-covered ground to the revised plan where all of the backyard except for a relatively small patch of grass to now be replaced by the impermeable surfaces of the pool, new building, and blacktop. Our home has had challenges in the past with new proximate construction creating groundwater drainage problems requiring a considerable cost to us for mitigation construction. It seems to me that these changes are going to create similar drainage challenges especially to the immediate neighbor that abuts the Rogers' rear property line and the other houses to the west on Onandaga Drive. Does the BZAP have total confidence that what I have described is not a realistic threat?
2. The second major concern is the **neighborhood compatibility** issue. I do not want to repeat what I have stated in prior communications, but it seems to me that these proposed changes to our neighborhood are not similar to anything that currently exists. It is one thing to consider such a drastic neighborhood compatibility change if the renovations are needed to support the owners to meet equipment or care needs of any of the occupants. I certainly would have no objections to support changes if they are medically necessary. But, these changes are being made to support the owners' desire for pleasurable and fun experiences (pool and multi-car storage facility) at the cost of compromising the compatibility of the neighborhood.

If the BZAP goes forward with approving this variance request, does it then not set a precedent and facilitate future variance requests to our neighborhood that will continue to challenge the compatibility and lead to destroying the special character of this section of Upper Arlington?

I have had no recent conversations about this issue with any of our neighbors because I felt it was important to just state Carole and my reactions to this and not be a part of some organized movement among several neighbors. However, I would encourage you to be certain that the immediate rear property neighbors, Richard Roederer, to have an opportunity to react to these revised plans. Prior conversations with them this past Summer when the original plans were presented seemed to indicate to me that they have some major concerns.

Neither Carole nor I like to be in this position of not being supportive of our neighbors. However, we moved to this part of Upper Arlington many years ago primarily because of the wonderful attributes of this portion of our city. I have questions and concerns that these proposed changes by our neighbor will be the beginning of substantially compromising those attributes.

Thank-you to you and the entire BZAP for their service to Upper Arlington.

Dave Schuller

From: Justin Milam <jmilam@uaoh.net>

Sent: Wednesday, November 12, 2025 4:11 PM

To: Schuller, David E [REDACTED]
[REDACTED]

Please see attached for revised plans. Thanks!

Justin

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

2548 W. Lane Avenue

BZAP Staff Report Pictures | Variance Application



Google Maps ® Aerial – Looking North



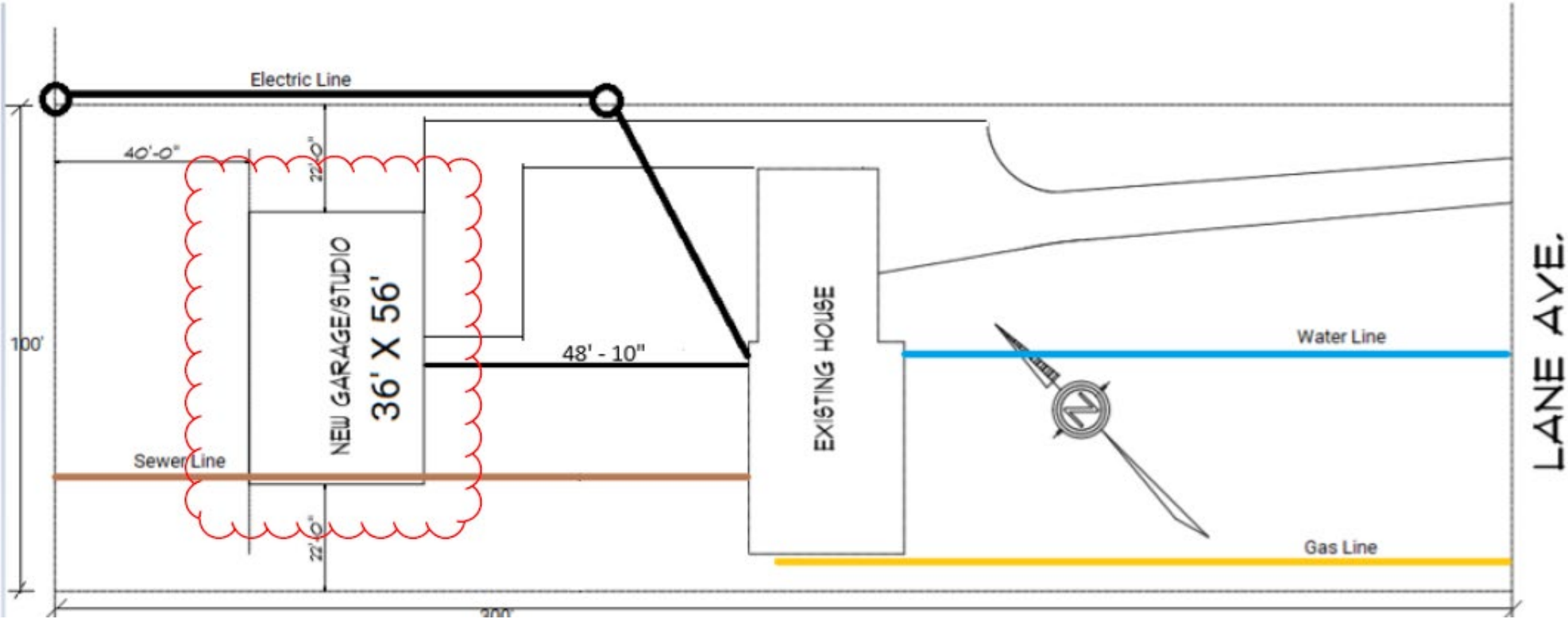
Existing Site Photos



Existing Site Photos



Proposed Site Plan



Proposed Elevation



Proposed Elevation





Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 19, 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 in a 6,900-square foot interior lot, in lieu of the 9,000-square foot minimum. *[Postponed from October 15, 2025 BZAP hearing and November 5, 2025 Work Session.]*

Site Description/History

The Board postponed consideration of this variance application at both the October 15, 2025 hearing and the November 5, 2025 Work Session. The recent discussion suggested support for a lot line adjustment due to nearby lot configurations and sizes. However, there was disagreement on the extent of the land transfer: some members supported the original application's request, while others preferred a transfer that would result in a configuration as close to code-compliant as possible. The applicant is requesting a review and a vote on the original application.

Proposal

This application includes a request to adjust the parcel boundaries of 2367 Zollinger Road by a 60' x 55' section and assigning it to the 3151 Asbury Drive parcel. The area in question is 60 feet wide (west to east) and 55 feet deep (north to south). The new lot line would be 10 feet from the existing detached garage.

Zoning Code Requirements

The proposal results in one variance to the Unified Development Ordinance (UDO):

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

Alternatives

The Board discussed several ways to amend the proposed plan to ensure the Zollinger Road parcel retains an adequate buildable area for future redevelopment. The conversation centered on reducing the proposed 55-foot depth dimension. The Board considered reducing the depth to either 50 feet or 40 feet. (A 20-foot depth would be code-compliant.) The applicant prefers the original 55-foot request. They were "somewhat accepting" of the 40-foot



option, but wanted to hear from the entire Board, as two members were absent. Staff confirmed that adequate buildable area would remain on the Zollinger Road parcel regardless of the depth reduction, even though the parcel would still have a nonconforming width and a further reduced overall area.

Requested Action and Findings

Should the Board entertain a motion on the matter, Staff would recommend the following findings be considered: #4 (essential character of the area), #8 (spirit and intent of the zoning), or #9 (special privileges). Finding #4 should be considered because the Zollinger Road property would match the size and area of parcels to the west, granted this occurred decades ago, while the Asbury Drive parcel would have a similar shape as lots further to the south, as noted in Staff's original report. Finding #8 should be considered because the applicant is trying to add value and the opportunity for future improvements for the Asbury Drive parcel, without negatively impacting the Zollinger Road parcel's future. Finding #9 was noted because of the significant change in lot area as related to others on the street segment, and would allow the Asbury Drive property to potentially install a swimming pool, while the Zollinger Road property likely could not.

Attachments

1.	2367 Zollinger Rd Work Session submission (Nov 5)
2.	2367 Zollinger Rd Staff Report (Oct 15)
3.	2367 Zollinger Rd Staff Presentation
4.	2367 Zollinger Rd BZAP Application
5.	2367 Zollinger Rd Notices
6.	2367 Zollinger Rd Plans



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 19, 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 in a 6,900-square foot interior lot, in lieu of the 9,000-square foot minimum. *[Postponed from October 15, 2025 BZAP hearing and November 5, 2025 Work Session.]*

Overview

Zoning Code Requirements

The Board postponed consideration of this variance application at both the October 15, 2025 hearing and the November 5, 2025 Work Session. The recent discussion suggested support for a lot line adjustment due to nearby lot configurations and sizes. However, there was disagreement on the extent of the land transfer: some members supported the original application's request, while others preferred a transfer that would result in a configuration as close to code-compliant as possible. The applicant is requesting a review and a vote on the original application.

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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.

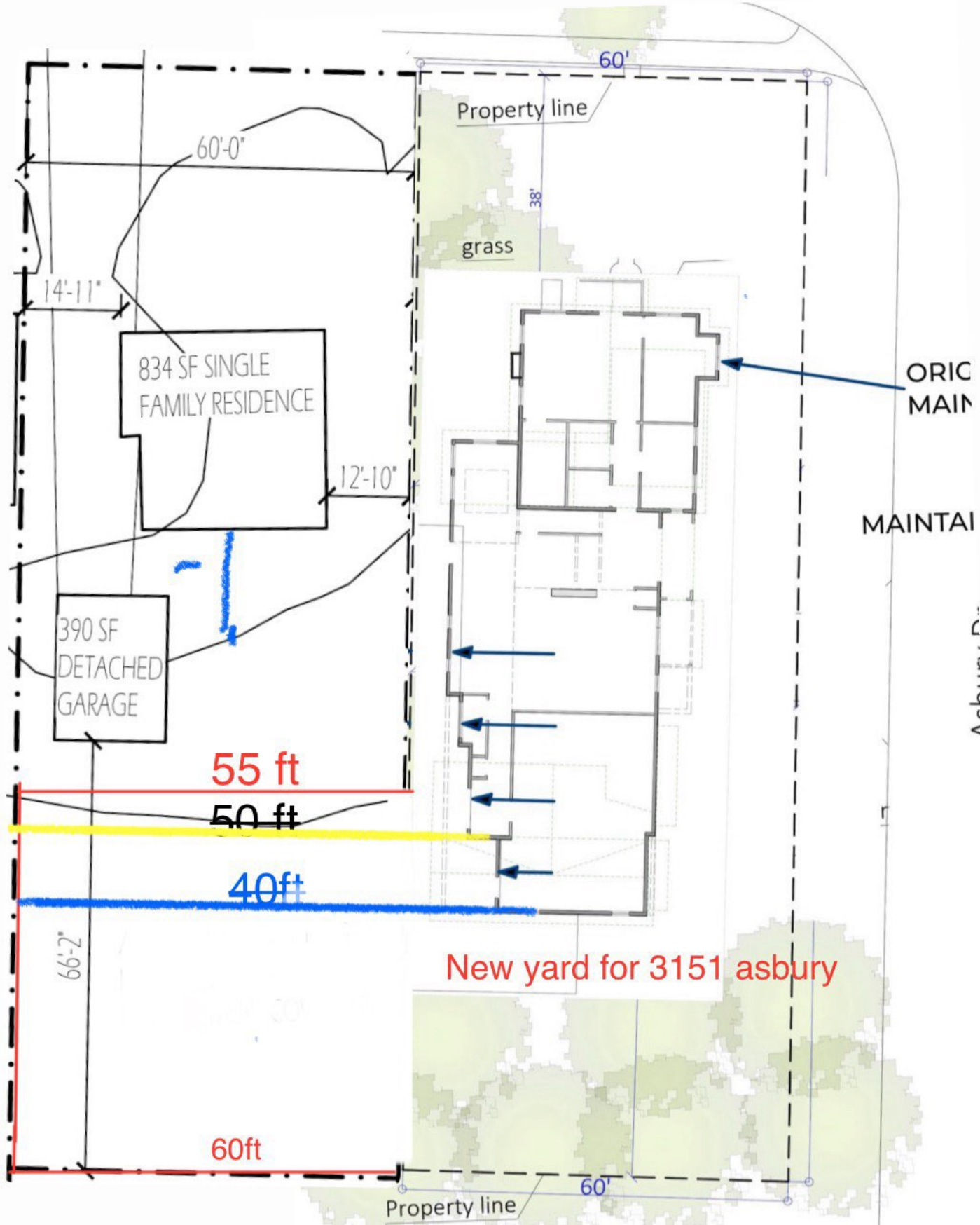
The grading drops almost 2 feet between the 55-foot and 40-foot mark, and the neighbor to the left already slopes back toward us, so we would likely have standing water issues if we cut it short.

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

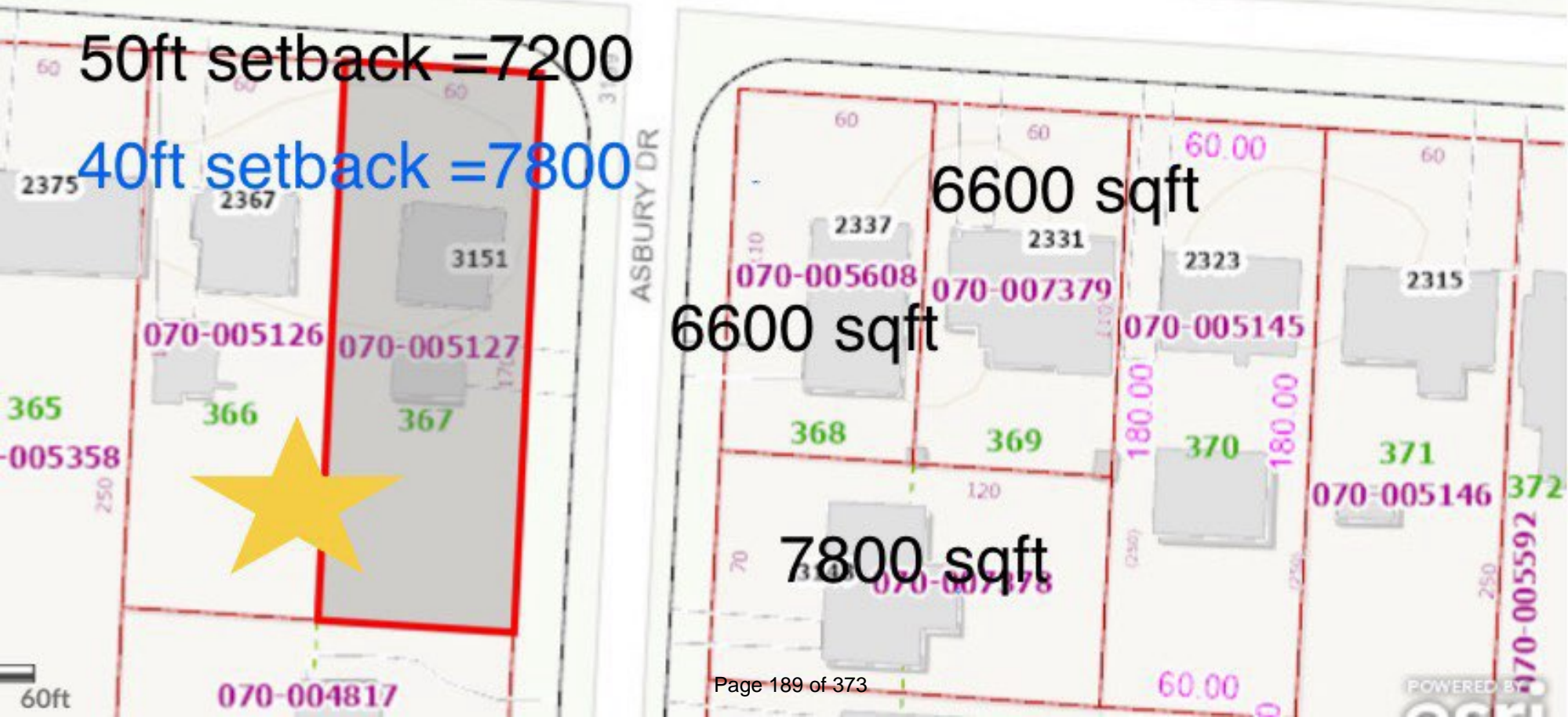
40 feet from rear



55ft setback = 6900

50ft setback = 7200

40ft setback = 7800





Back slider door

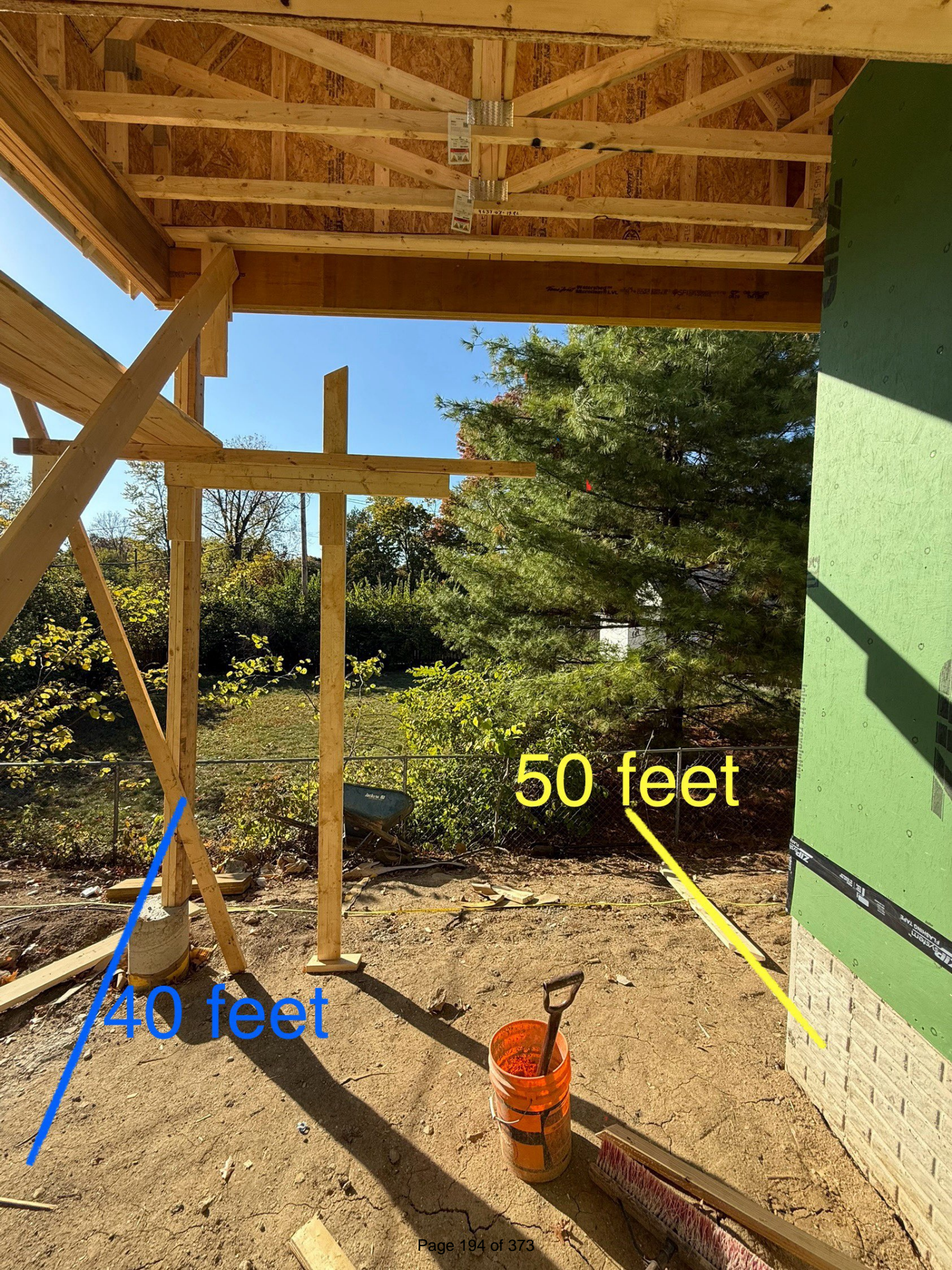
55 feet from property
line



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

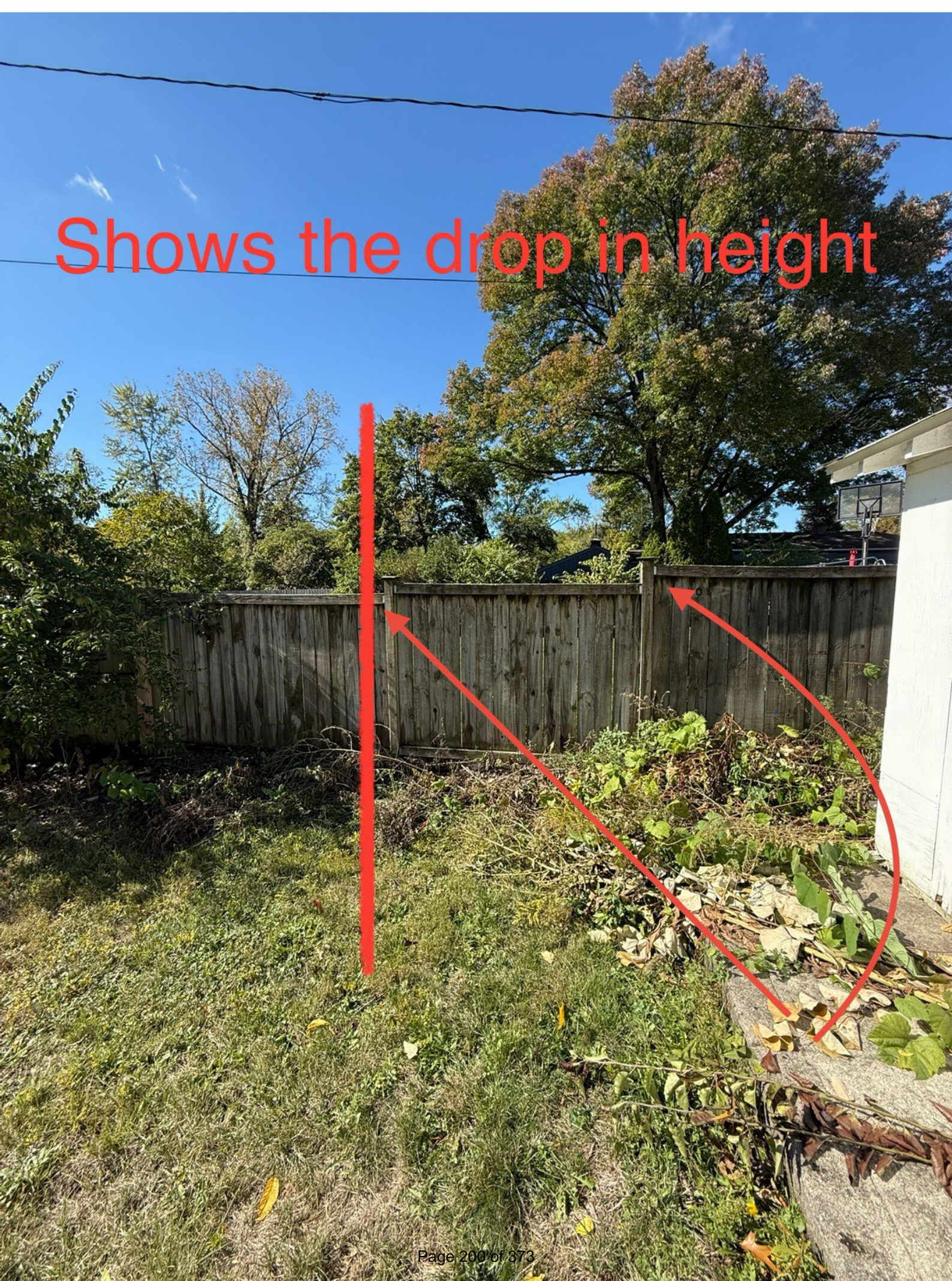


Yard slopes to left



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

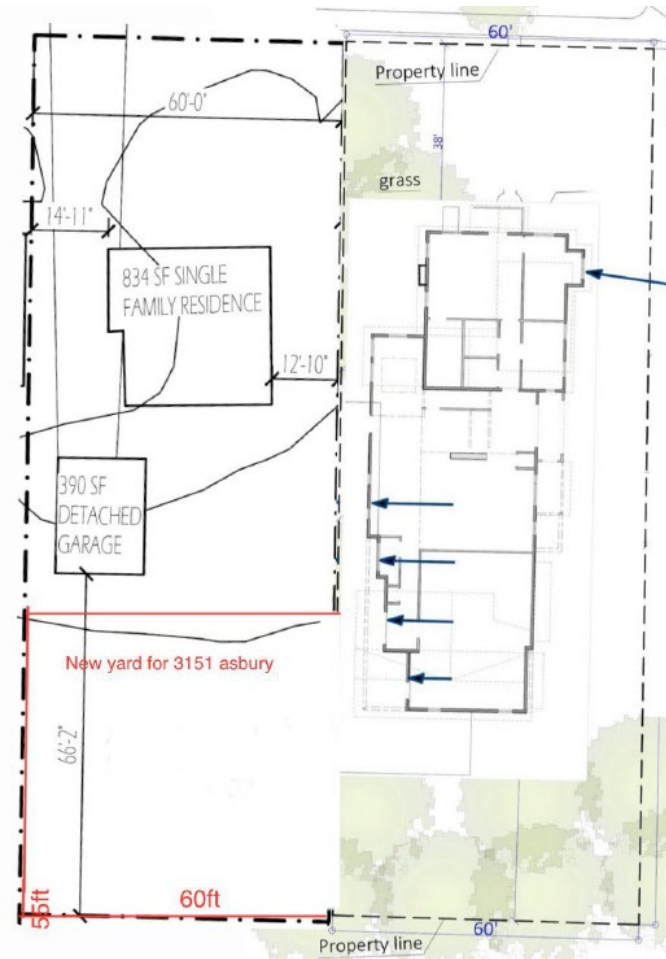
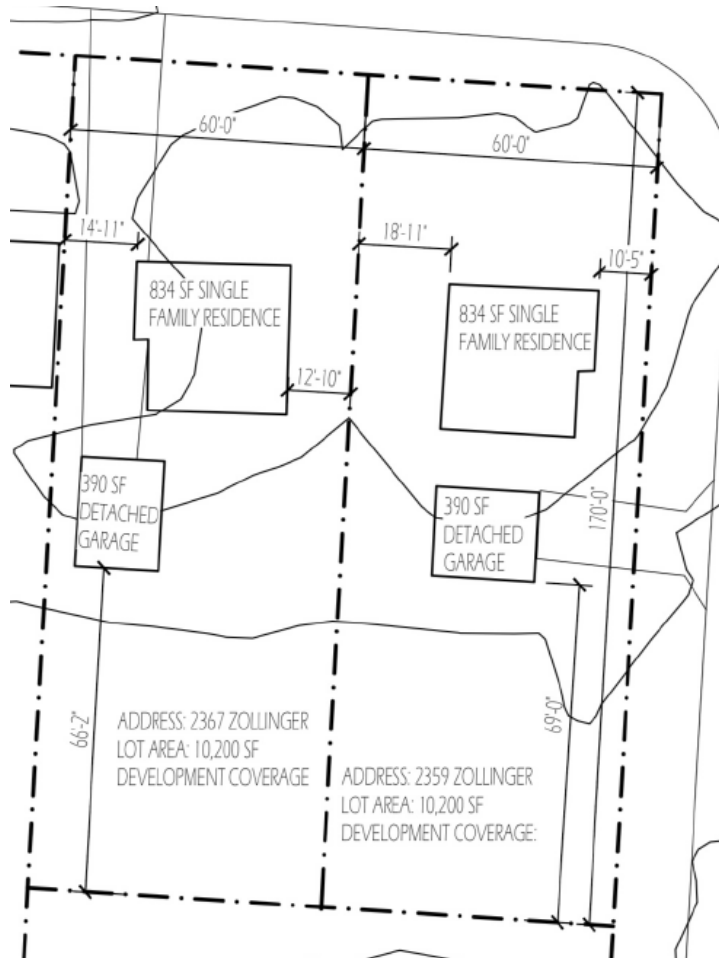
BZAP Staff Report Pictures | Variance Application 49-25



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:

- 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
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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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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:

- Date of Hearing: Wednesday, October 15, 2025
- Time: 6:00 p.m.
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Thank you for your attention.

Sincerely,

Berne Sanchez

B&B Builds LLC

Dear Gretchen & Steven Koch



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

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

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Thank you for your attention.

Sincerely,

Bernee Sanchez

B&B Builds LLC

Dear Kelly & Michael Cordetti



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

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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 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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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,



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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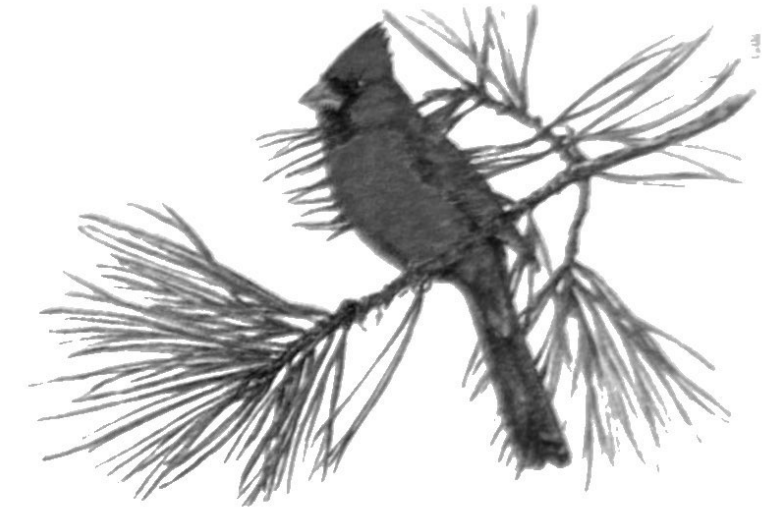
Thank you for your attention.

Sincerely,

Bernee Sanchez

B&B Builds LLC

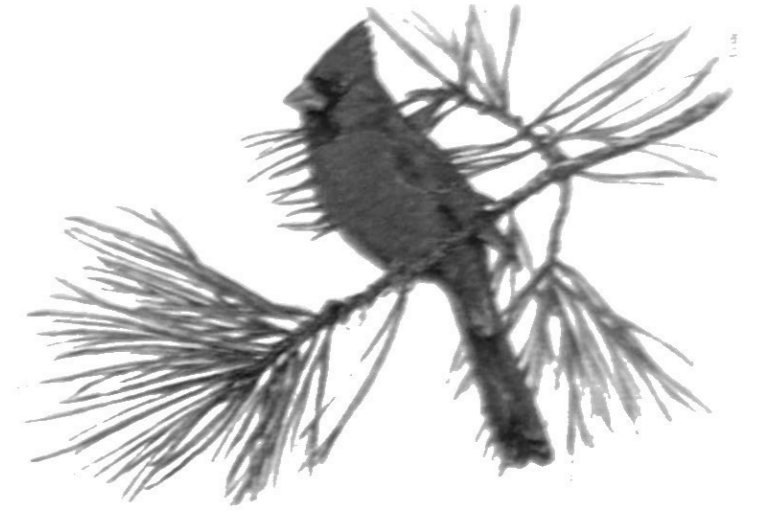
To: PHOENIX INTEREST LLC
2216 TREMONT RD
COLUMBUS OHIO 43221



FOREVER / USA

From: B+B Builds LLC
3151 ASBURY DR 43221

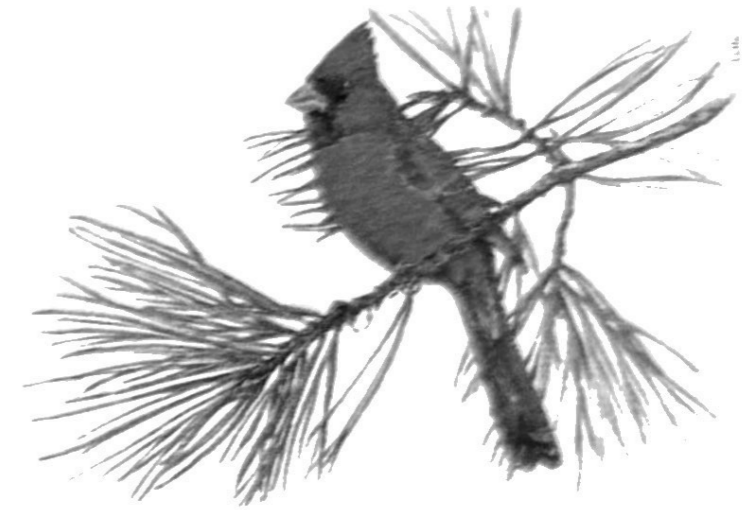
To: Jennie K Ferguson
3137 Asbury Dr 43221
Upper Arlington OH



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

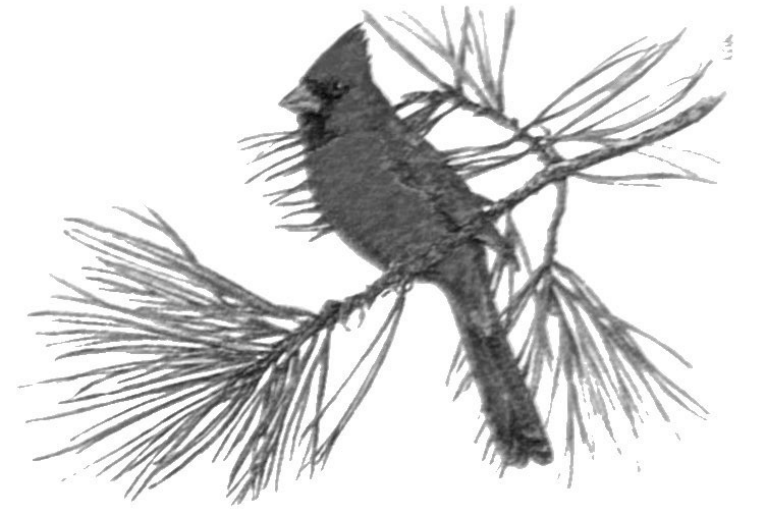


FOREVER / USA

From: B & B Builders LLC

3151 Asbury Dr
Upper Arlington OH 43221

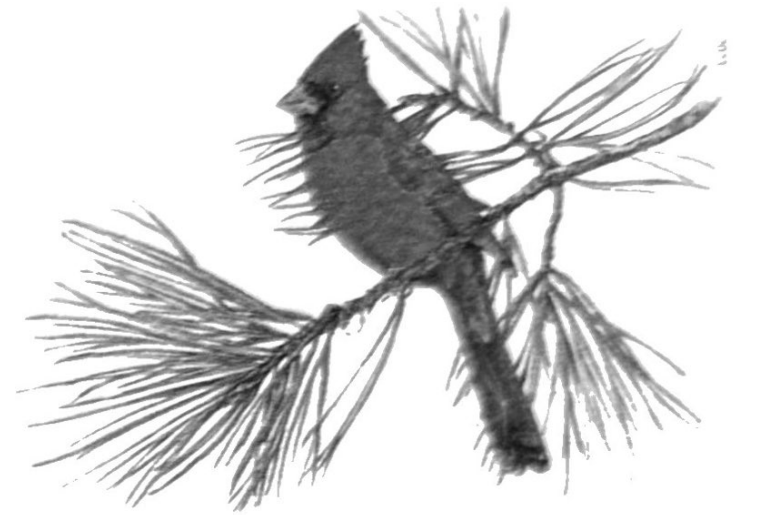
To: Walnut borders LLC
1585 Bethel Rd STE 200
Columbus OH 43220



FOREVER / USA

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

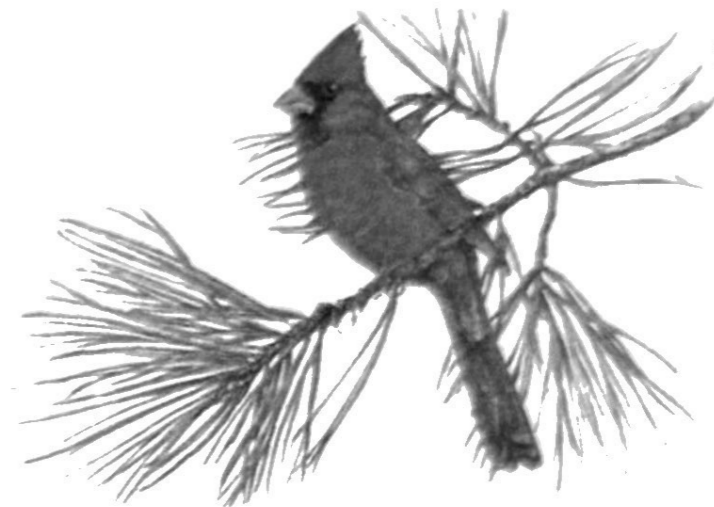
Gretchen Koch +
Steven Koch
2383 Zollinger rd
Columbus OH 43221



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

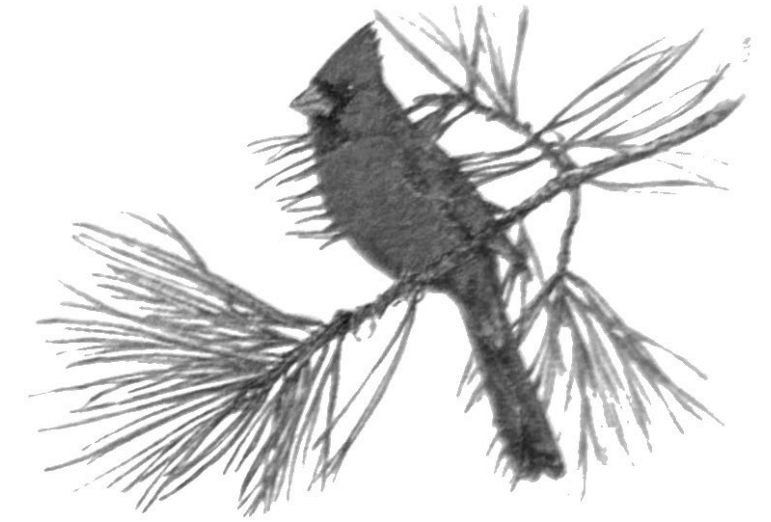
To: NANAKO MORRISON
2350 Zollinger Rd
Columbus OH 43221



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.

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

09/17/2025

02:04 PM

TRACKING NUMBERS

9589	0710	5270	2650	1105	25
9589	0710	5270	2650	1105	32
9589	0710	5270	2650	1105	49
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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

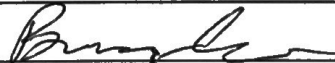
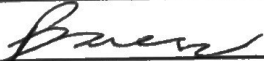
This application will be heard by the Board of Zoning and Planning on: 10-15-25

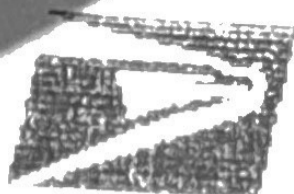
Describe activity which requires Board of Zoning and Planning review:

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



UNITED STATES POSTAL SERVICE.

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

09/17/2025

02:04 PM

TRACKING NUMBERS

9589	0710	5270	2650	1105	25
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9589	0710	5270	2650	1105	49
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9589	0710	5270	2650	1105	94
9589	0710	5270	2650	1106	00

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



TRACK STATUS BY TEXT MESSAGE

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

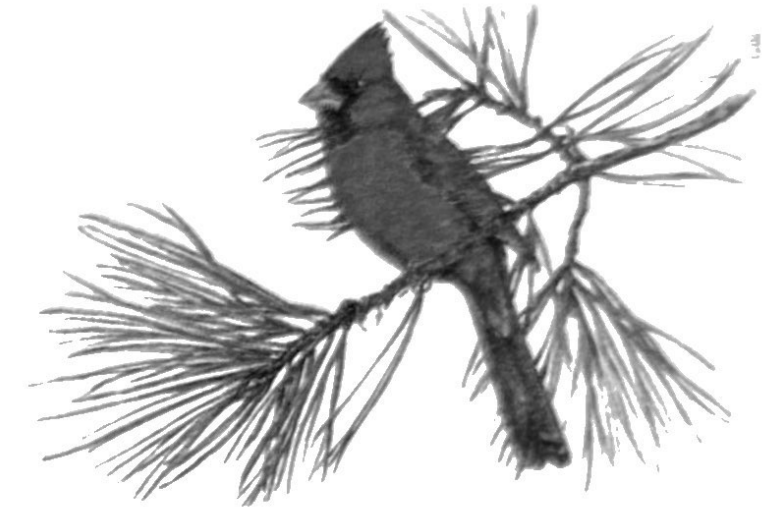
TRACK STATUS ONLINE

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

PURCHASE DETAILS

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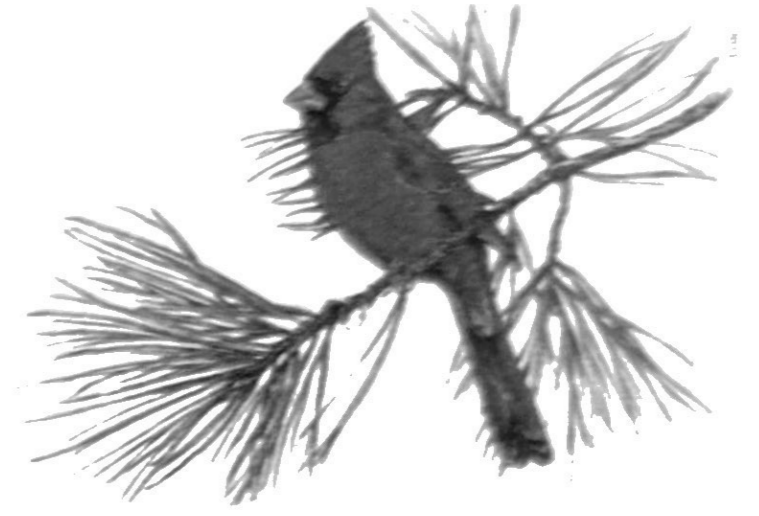
To: PHOENIX INTEREST LLC
2216 TREMONT RD
COLUMBUS OHIO 43221



FOREVER / USA

From: B+B Builds LLC
3151 ASBURY DR 43221

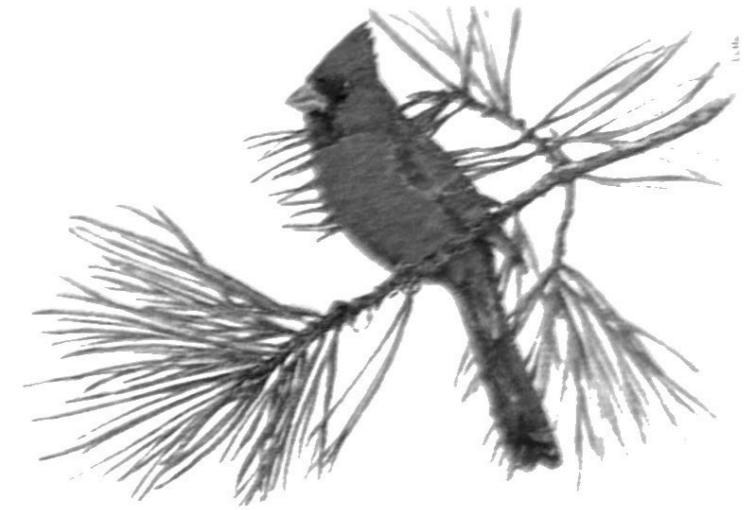
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Upper Arlington OH 43221

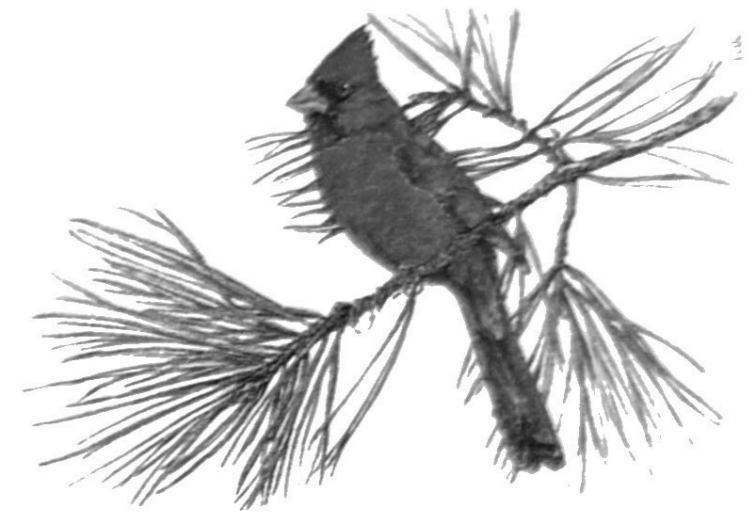
To: Kelly Cordetti
Michael Cordetti
2380 Zollinger rd 43221
Columbus OHIO



FOREVER / USA

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

To: David Shaffer +
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Columbus OH 43221



FOREVER / USA

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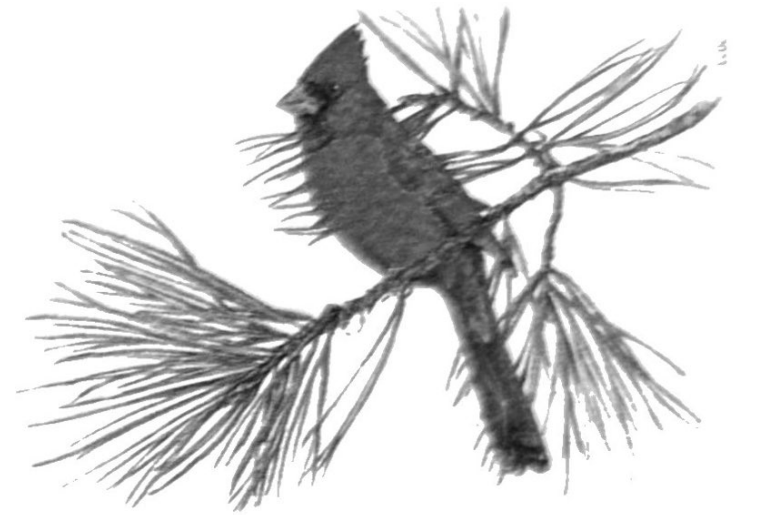
To: Walnut borders LLC
1585 Bethel Rd STE 200
Columbus OH 43220



FOREVER / USA

From: B+B Builders LLC
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Upper Arlington OH 43221

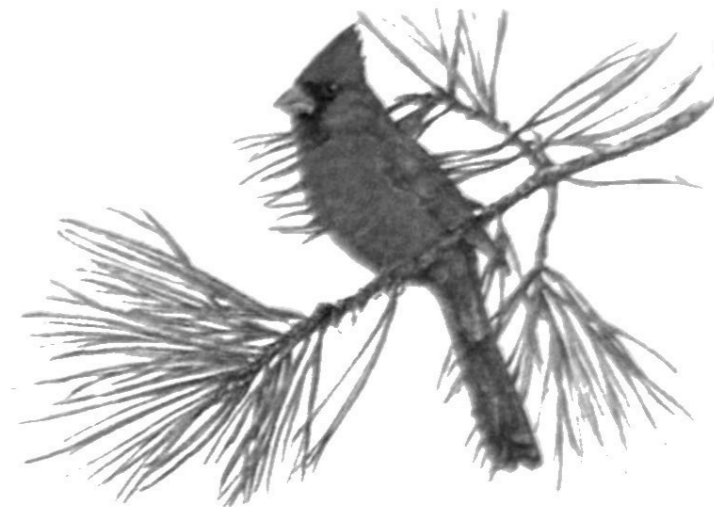
Gretchen Koch +
Steven Koch
2383 Zollinger rd
Columbus OH 43221



FOREVER / USA

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

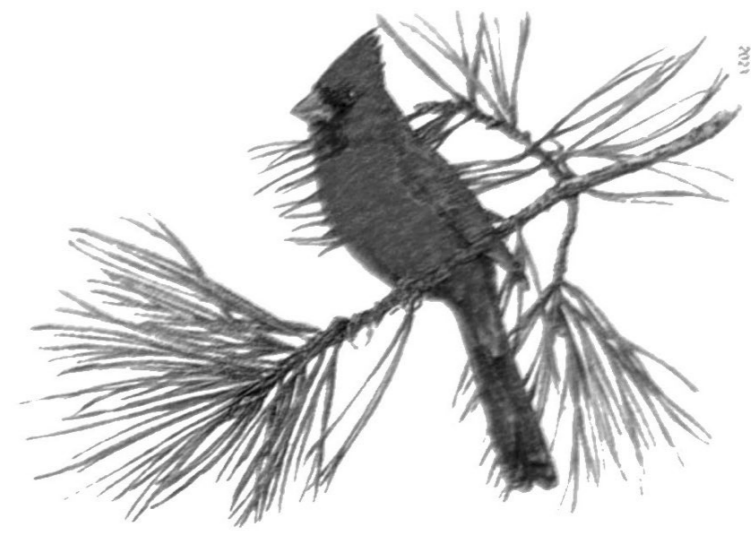
To: Rene Bonilla +
ANCIA Perez Morales
2375 Zollinger rd
CAUMBUS OH 43221



FOREVER / USA

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

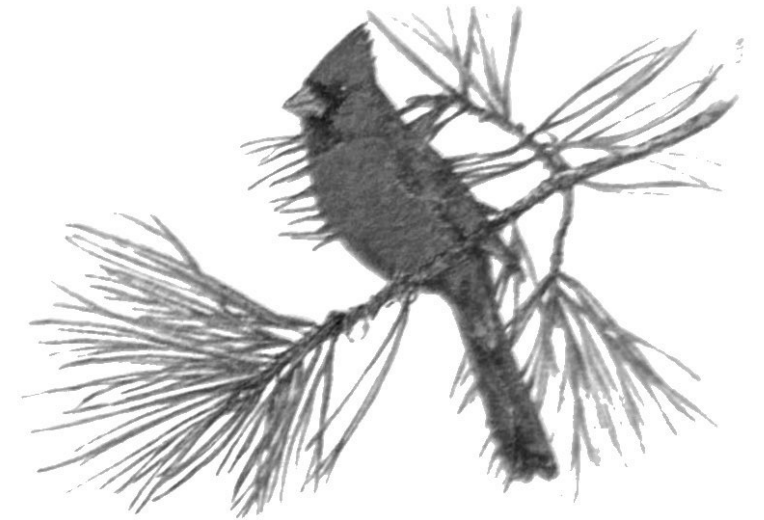
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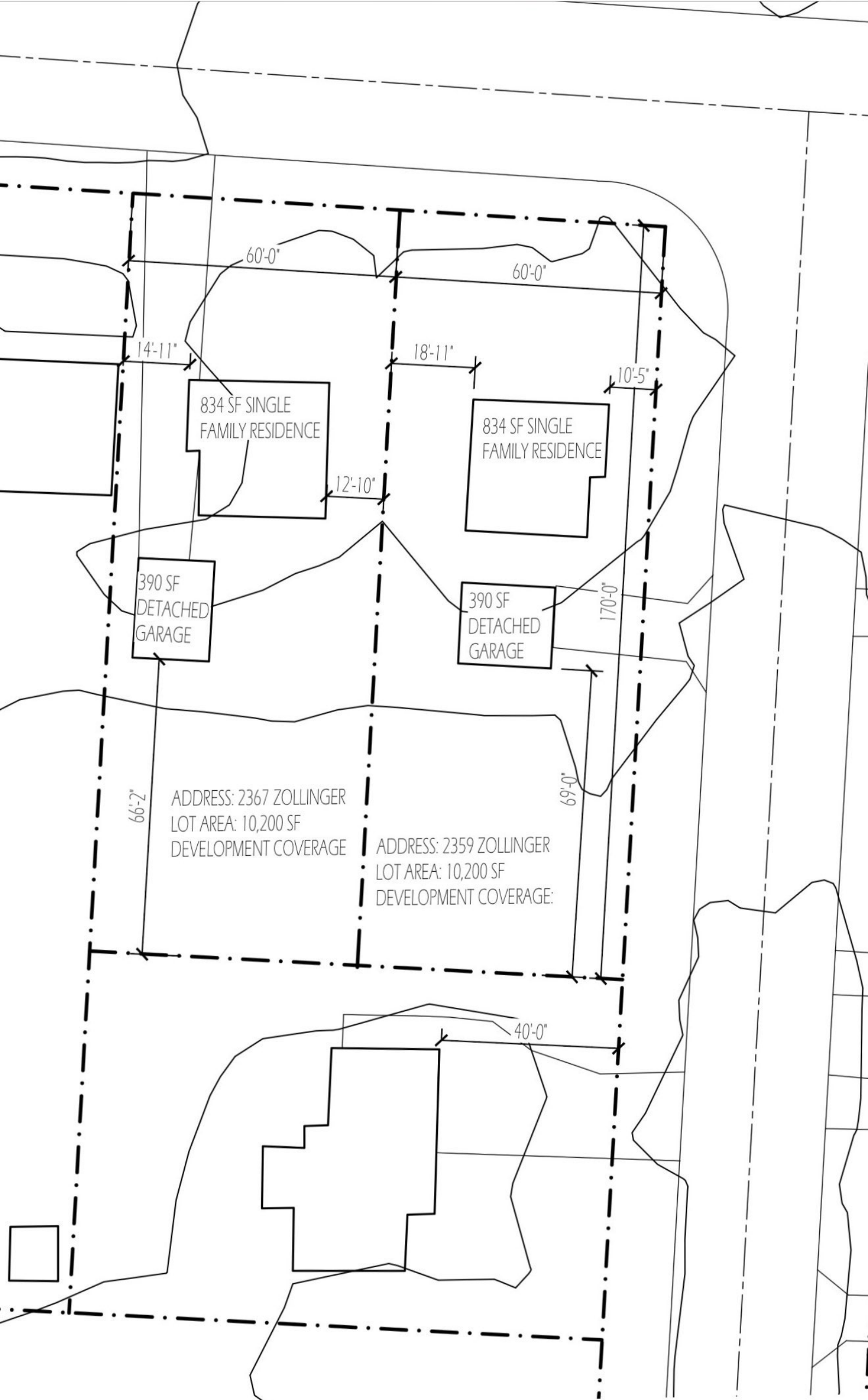
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To David Zadnik &
Christina Zadnik
2367 Zollinger Rd
Columbus OH 43221



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"

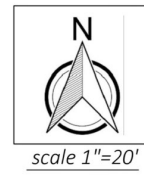
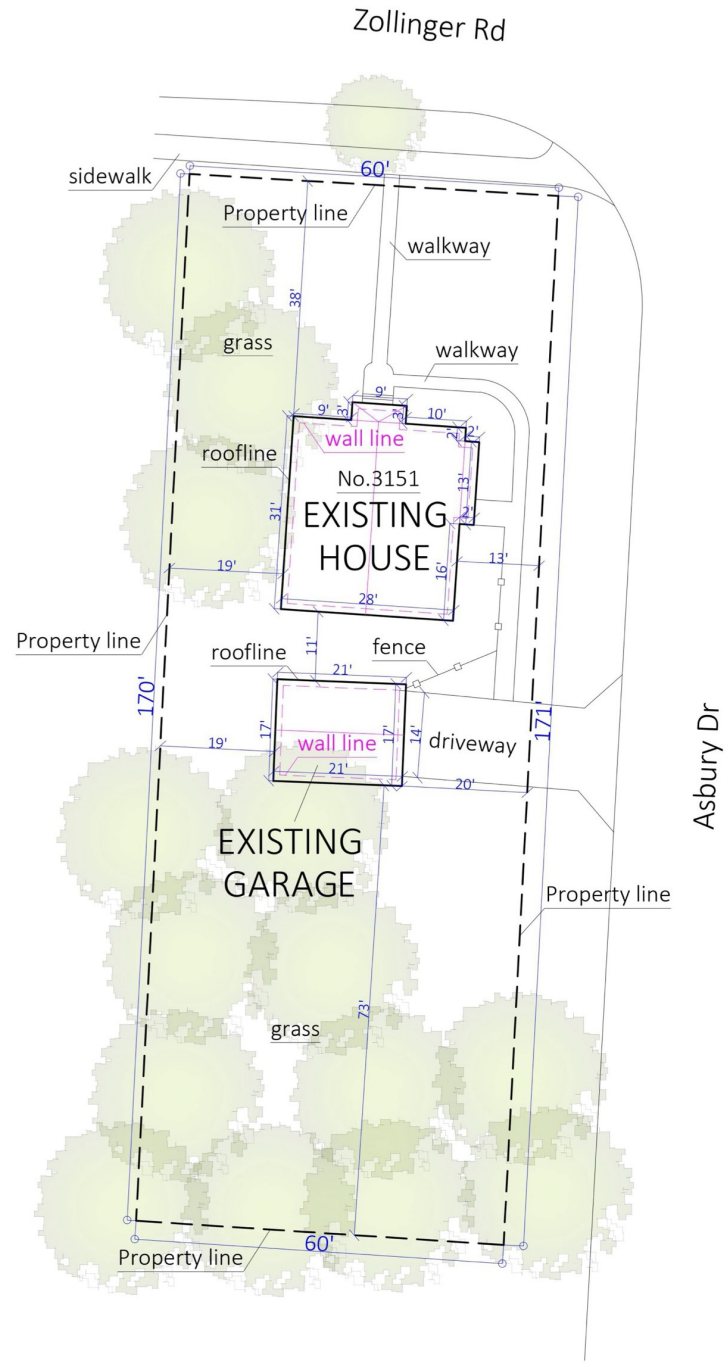
12'-10"

170'-0"

66'-2"

69'-0"

40'-0"



David G. Vics
signed 06.27.2025

REV	DESCRIPTION	BY	DATE
0	INITIAL RELEASE	CV	04.30.2025
A	ROOF REAR SETBACK	CV	06.08.2025
B	EXTERIOR MATERIALS	CV	06.12.2025
C	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
0	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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 3151 Asbury Drive
 Columbus, Ohio 43221

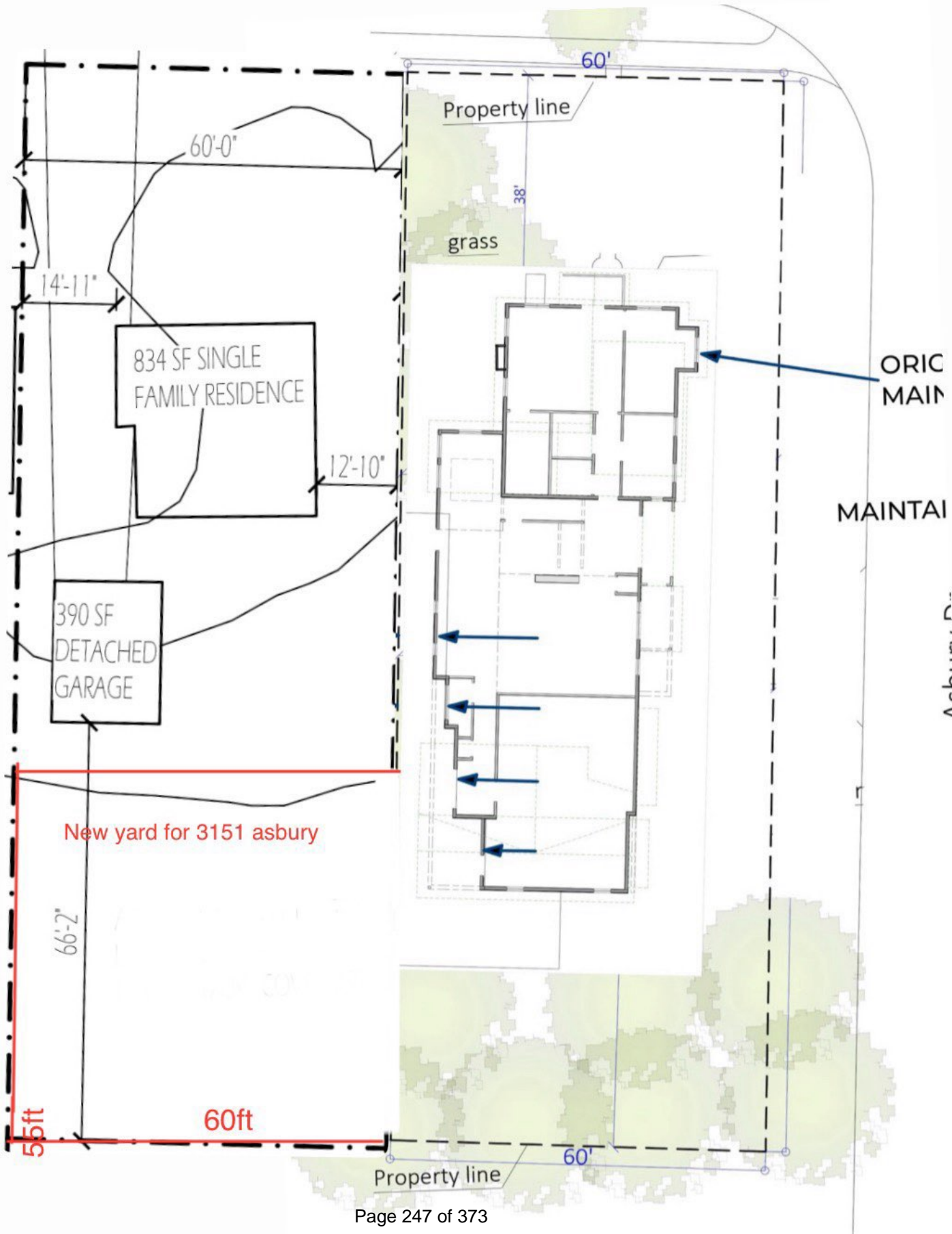


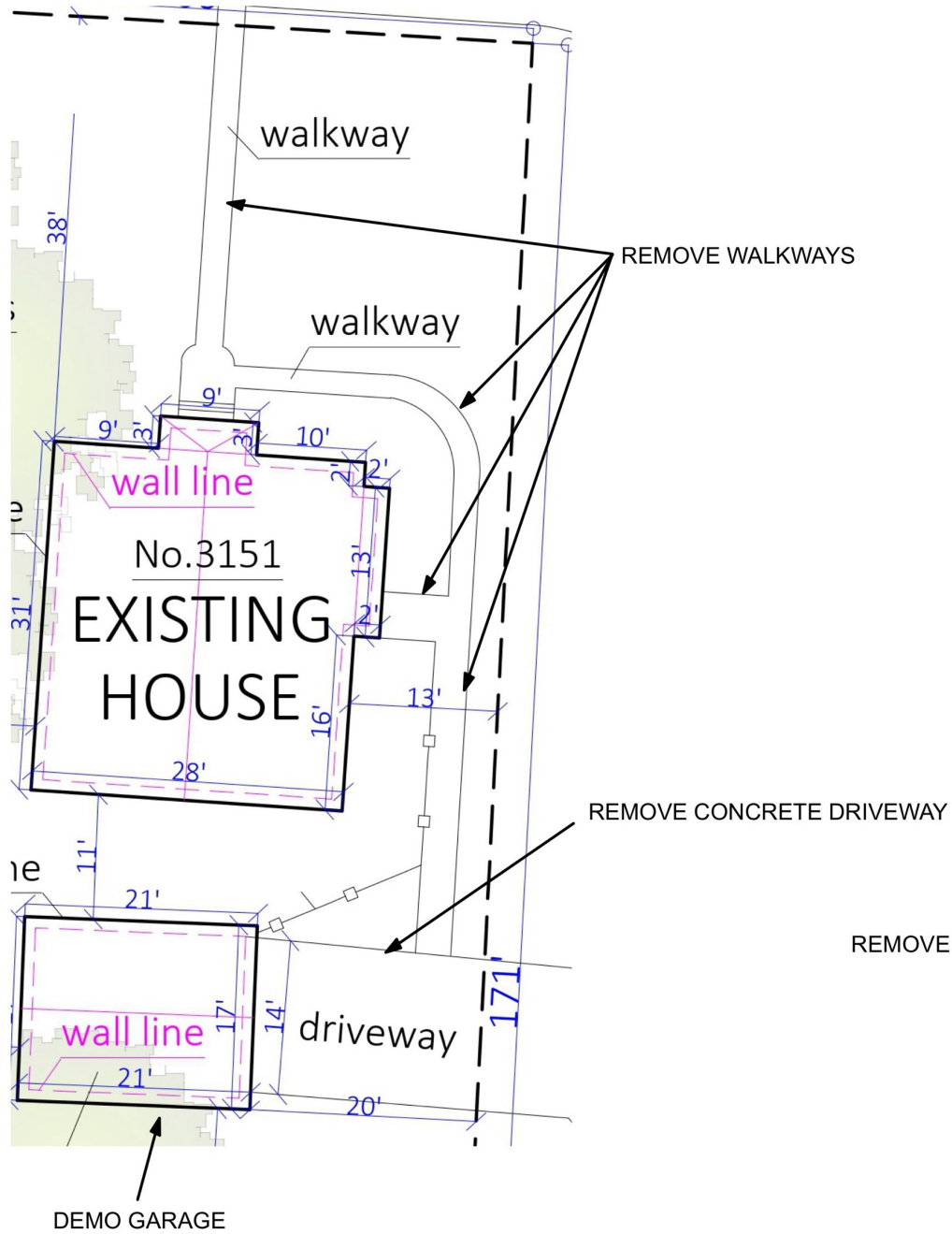
NEW BUILD

S-2

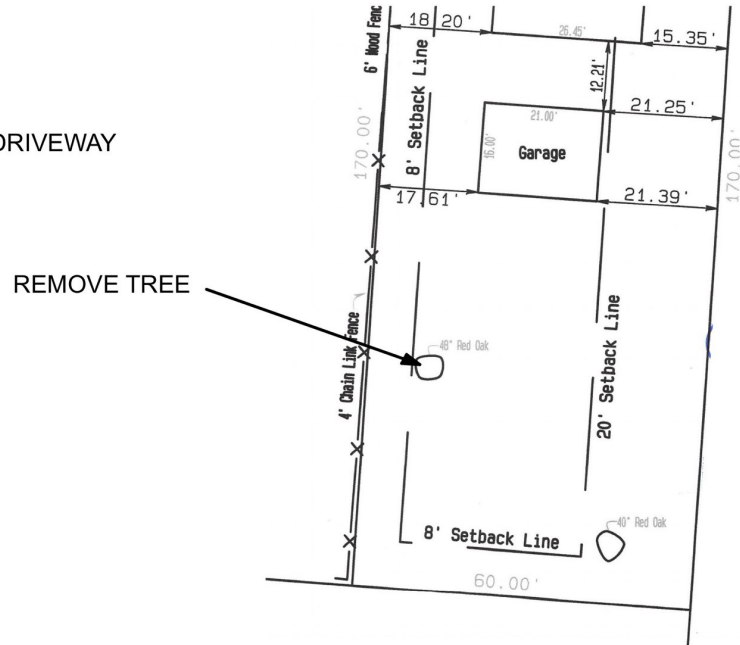


See Sheet DM-1 for full setback dimension offsets





- 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
02	ROOF REAR SETBACK	CV	06.08.2025
03	EXTERIOR MATERIALS	CV	08.12.2025
04	FACADE CABLES	CV	09.27.2025



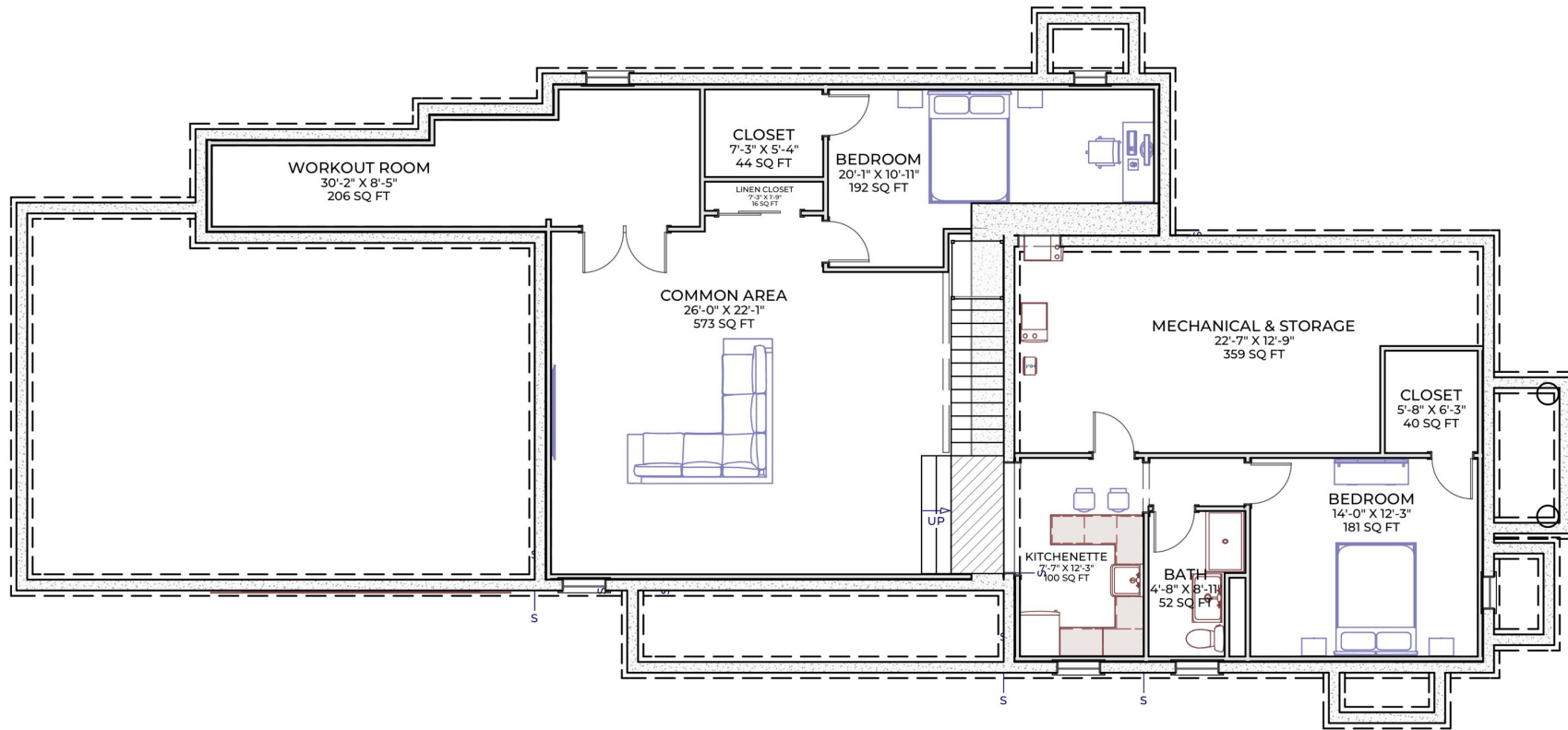
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SANCHEZ DEVELOPMENTS
3151 Asbury Drive
Columbus, Ohio 43221



DEMO PLAN

S-3



FOUNDATION

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



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SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221



DESIGN LAYOUT

D-1

scale 1/4" = 1 foot

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



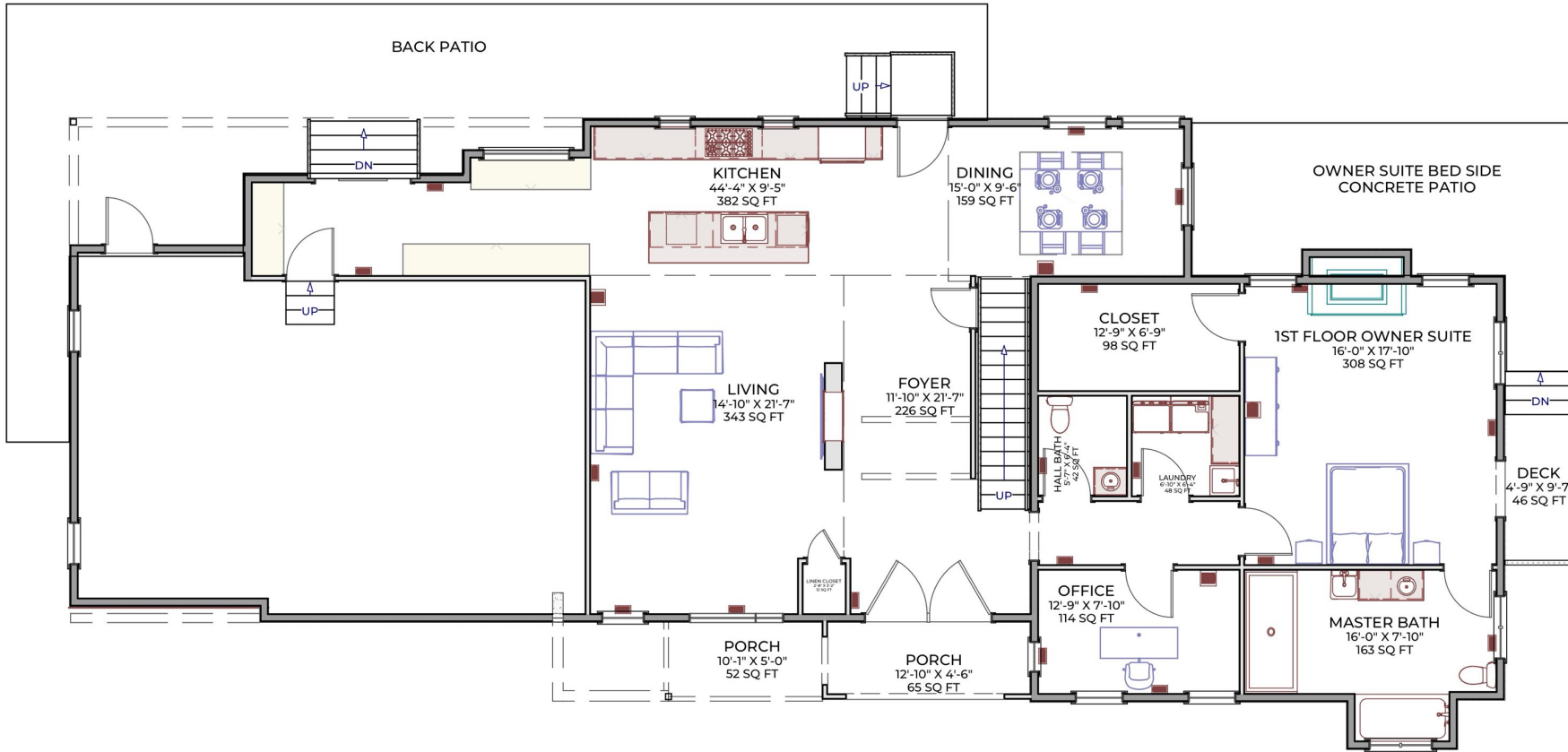
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 Columbus, Ohio 43221



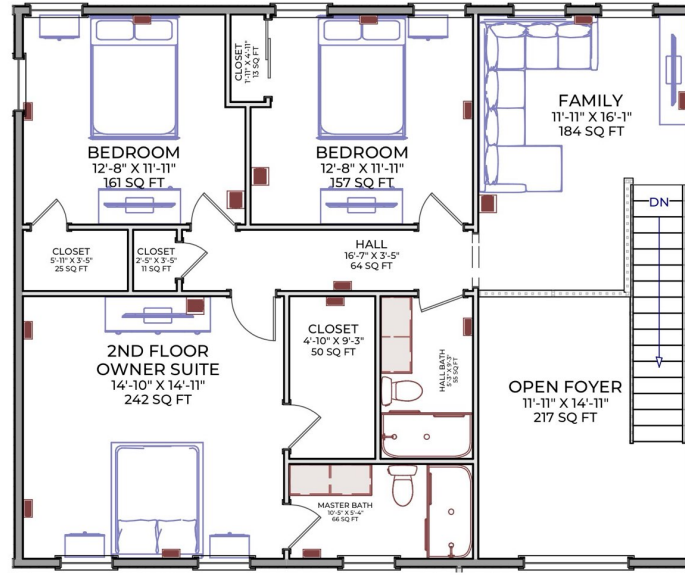
DESIGN LAYOUT

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	06.06.2025
B.	EXTERIOR MATERIALS	CV	06.18.2025
C.	BEAM POCKETS	DV	06.19.2025
D.	PADLOCK COBBLES	CV	06.17.2025



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SANCHEZ DEVELOPMENTS
3151 Asbury Drive
Columbus, Ohio 43221



DESIGN LAYOUT

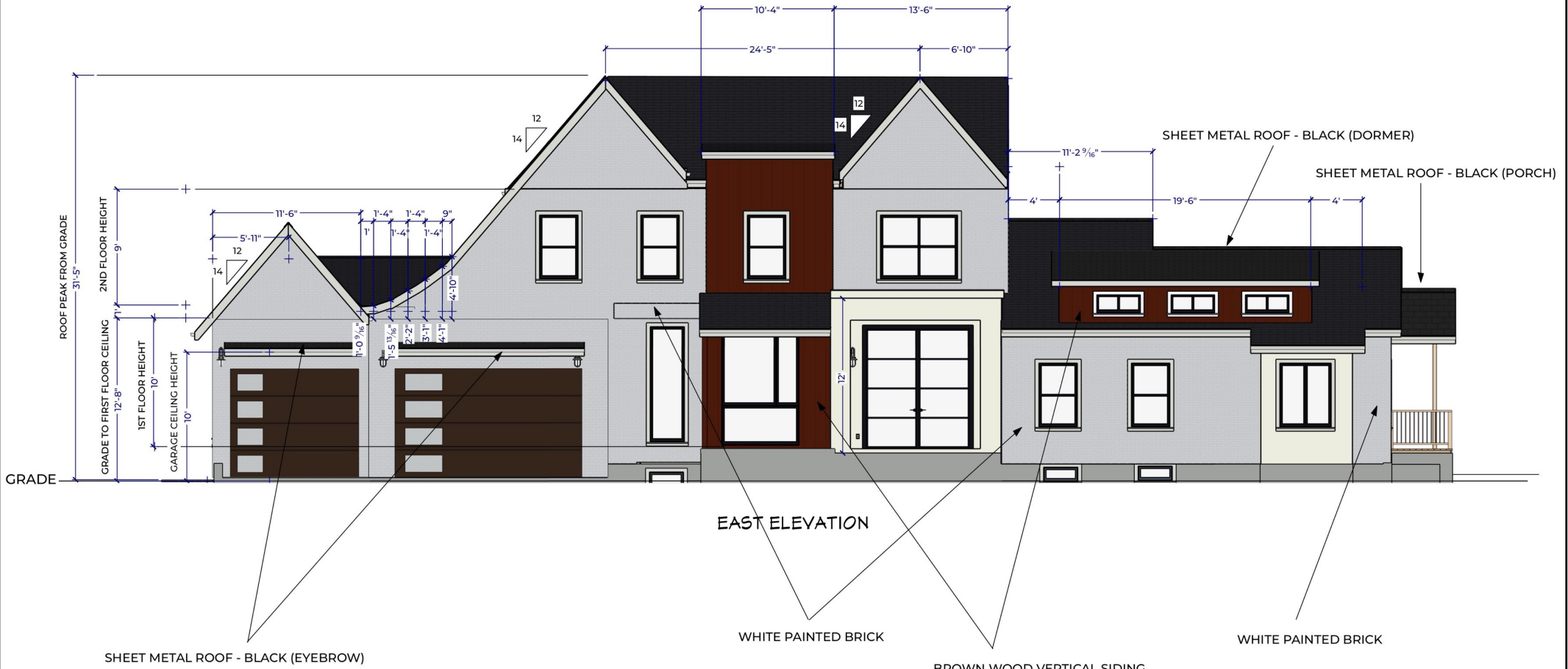
D-3

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



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	08.27.2025
D	FRONT GARAGE	CV	08.27.2025



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SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221



ELEVATIONS

EV-5

W



WEST ELEVATION

REV	DESCRIPTION	BY	DATE
A.	INITIAL RELEASE	CV	04.30.2025
B.	E. EXTERIOR MATERIALS	CV	06.08.2025
C.	F. EXTERIOR MATERIALS	CV	06.18.2025
D.	F. EXTERIOR MATERIALS	CV	06.27.2025



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 Columbus, Ohio 43221

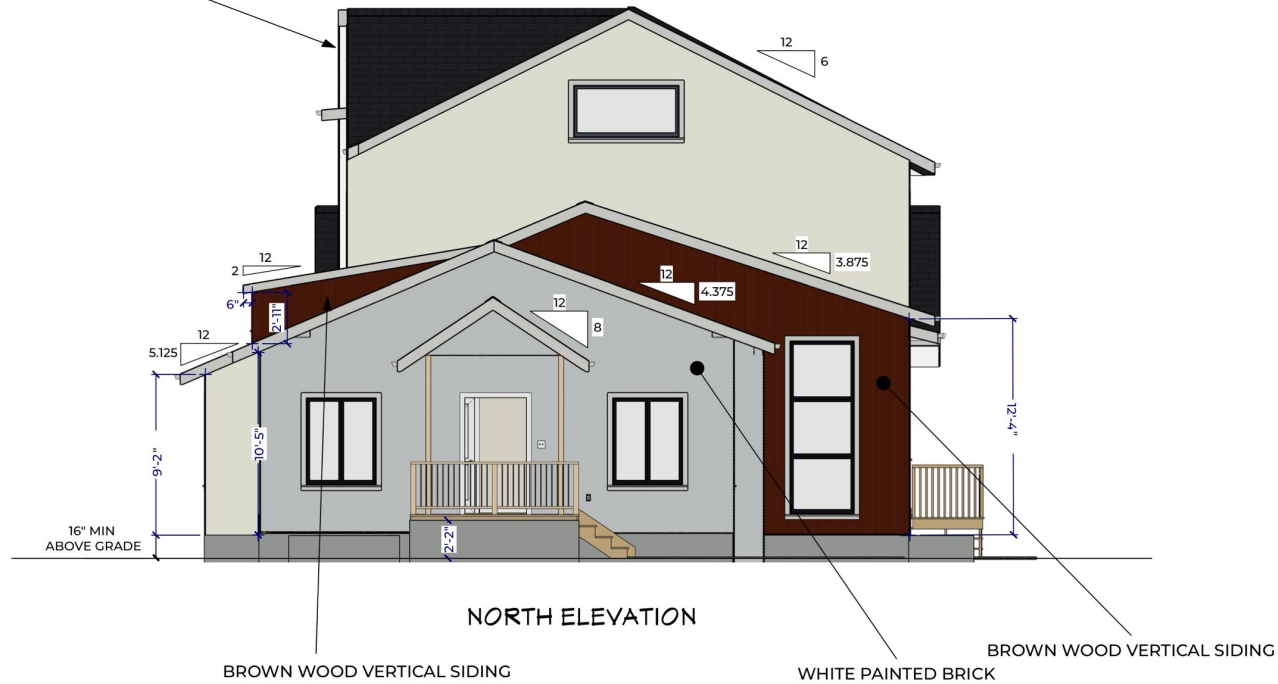


ELEVATIONS

EV-2

ASPHALT SHINGLES - BLACK

ALL SOFITS TO BE 18" OVERHANG UNLESS OTHERWISE NOTED



NORTH ELEVATION

BROWN WOOD VERTICAL SIDING

WHITE PAINTED BRICK

BROWN WOOD VERTICAL SIDING

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	08.27.2025
E.	FRONT PORCH	CV	08.27.2025
F.	FRONT PORCH	CV	08.27.2025
G.	FRONT PORCH	CV	08.27.2025
H.	FRONT PORCH	CV	08.27.2025
I.	FRONT PORCH	CV	08.27.2025
J.	FRONT PORCH	CV	08.27.2025
K.	FRONT PORCH	CV	08.27.2025
L.	FRONT PORCH	CV	08.27.2025
M.	FRONT PORCH	CV	08.27.2025
N.	FRONT PORCH	CV	08.27.2025
O.	FRONT PORCH	CV	08.27.2025
P.	FRONT PORCH	CV	08.27.2025
Q.	FRONT PORCH	CV	08.27.2025
R.	FRONT PORCH	CV	08.27.2025
S.	FRONT PORCH	CV	08.27.2025
T.	FRONT PORCH	CV	08.27.2025
U.	FRONT PORCH	CV	08.27.2025
V.	FRONT PORCH	CV	08.27.2025
W.	FRONT PORCH	CV	08.27.2025
X.	FRONT PORCH	CV	08.27.2025
Y.	FRONT PORCH	CV	08.27.2025
Z.	FRONT PORCH	CV	08.27.2025



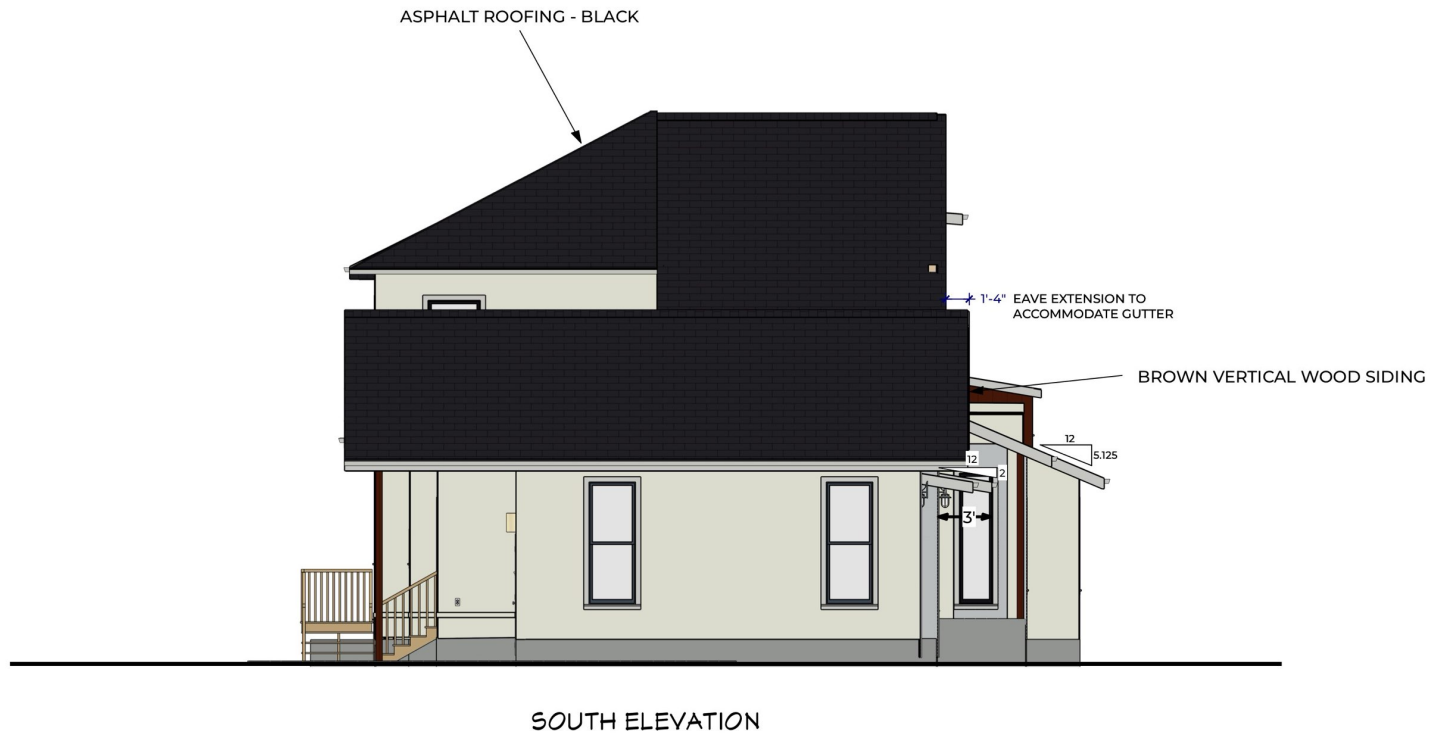
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SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221



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 CABLES	CV	09.27.2025



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SANCHEZ DEVELOPMENTS
 3151 Asbury Drive
 Columbus, Ohio 43221

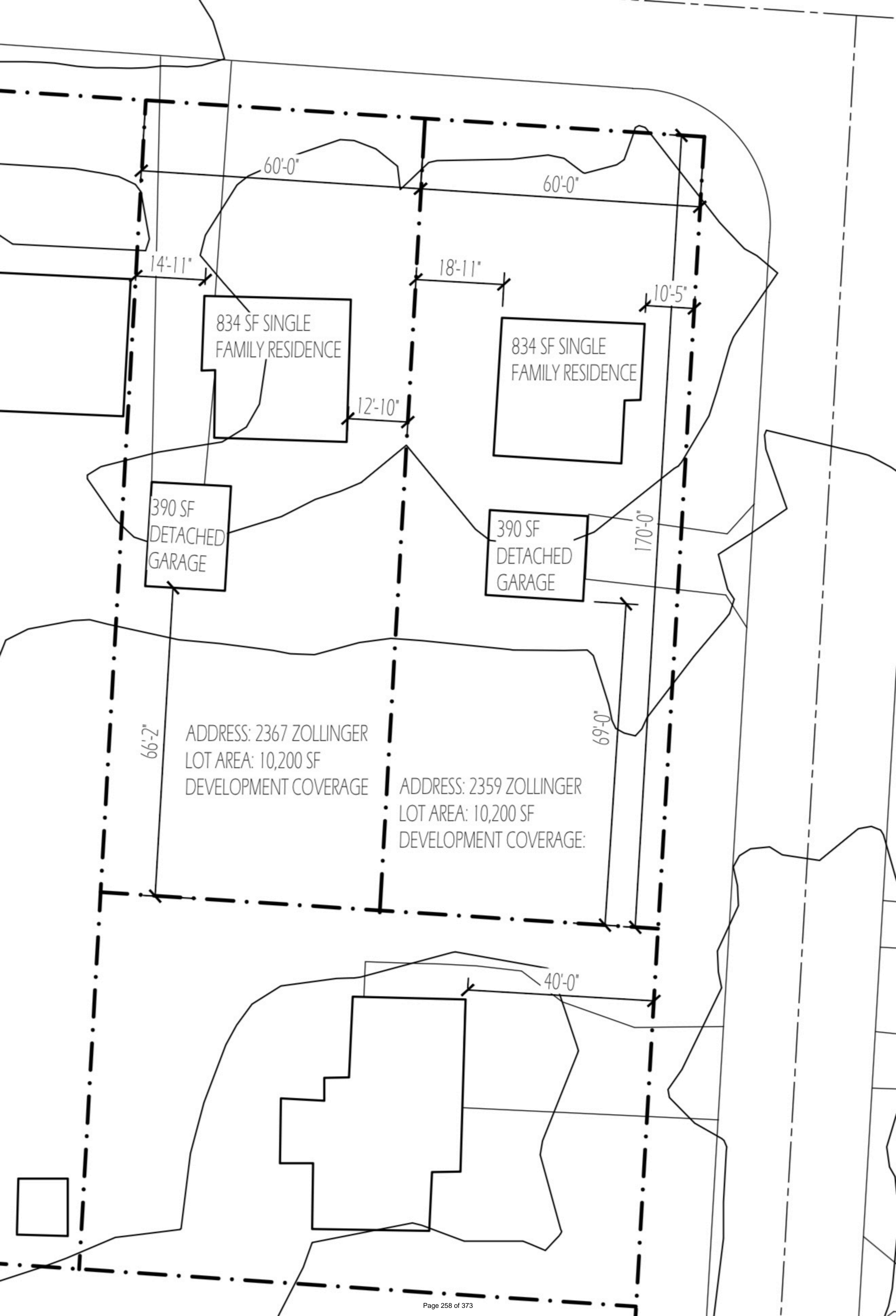


ELEVATIONS

EV-4



New proposed lot for 3151
Asbury drive



834 SF SINGLE
FAMILY RESIDENCE

834 SF SINGLE
FAMILY RESIDENCE

390 SF
DETACHED
GARAGE

390 SF
DETACHED
GARAGE

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

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



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 19, 2025

Subject: 2727 Canterbury Road (VAR-57-25) - To allow the conversion of an existing detached garage into a pool house, with a new covered patio and outdoor kitchen, that will retain existing five-foot side and rear yard setbacks, where 10 feet is the minimum.

Site Description/History

The subject property, 2727 Canterbury Road, is located at the southeast corner of Canterbury and Margate Roads, and is zoned R-1c, One-Family Residence District. It was platted at Lot #2 of the Canterbury Place Addition subdivision and is located at the crest of the Canterbury Road hill. It includes 150 feet of frontage along Canterbury Road with a 40-foot front yard setback and 140 feet of frontage along Margate Road with a 25-foot building line, comparable to other parcels nearby. A brick ranch home sits largely along those setback lines and was built in 1951. The property has access from each street frontage, where the access to the main attached garage is from Margate Road. An existing detached garage, built in 1989, is located at the southeast corner of the property; it has its own independent driveway, but it does not connect to the street. A tear-drop-shaped swimming pool, built in 1987, is located south of the house. The property is enclosed with six-foot tall wood privacy fencing and brick walls; mature arborvitae enclose the rear yard area as well. The property was purchased by the applicant in June 2013.

Proposal

The proposal includes the conversion of the existing detached garage at the southeast corner of the property into a recreational room (or pool house) and the addition of a 248-square foot (18.5' x 15') covered patio onto the west side of the structure. The covered patio roof is 11'-1" tall, matching the height of the detached garage, and includes a half-wall with a fiber cement board exterior and columns on the west side. The structure is open on the north and south sides. The west side includes seating along the half-wall opposite a counter that includes two grilling stations. It is adjacent to six-foot tall wood fencing and dense arborvitae/evergreens, as well as three neighboring garages. A majority of the existing driveway on the east side of the property will be removed (797 square feet), and a 17' x 20' section will be retained for an uncovered patio. Building (28%) and development (49%) coverage are compliant with City standards.

Zoning Code Requirements

The proposal results in one variance to the Unified Development Ordinance (UDO):



- To allow the conversion of an existing detached garage into a pool house, with a new covered patio and outdoor kitchen, that will retain existing five-foot side and rear yard setbacks, where 10 feet is the minimum (Article 6.09).

While the Board does not review pool house variance requests very often, one was approved at 1441 Langston Drive (VAR-44-24). [This plan included four-and-five-foot setbacks due to the location of the existing swimming pool.]

Alternatives

With or without the proposed covered patio addition, a variance would be required for the proposed conversion due to different zoning standards for detached garages and pool houses (or habitable spaces). The existing structure appears to be in good shape for re-use, so demolition is not a good option. Any proposed reduction in the depth of the covered porch would require the removal of the proposed fireplace and/or openings between structures.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and met with the applicant. The proposal retains an existing accessory structure and reuses it as a pool house. A covered patio with an outdoor kitchen would be installed, maintaining the existing five-foot side and rear yard setbacks, and is outside the rear utility easement. Staff is not troubled by the proposal and feels that precedent is not an issue here due to the location of the existing structure (Finding #1). The structure will not be seen from adjacent property due to existing fencing and mature, dense landscaping along the periphery of the site. It is also adjacent to three garages, which further limits views and any potential noise issues (Finding #4). Reducing the depth of the proposed covered porch would negatively impact the design. For these reasons, Staff recommends that this variance application be approved.

Attachments

1.	2727 Canterbury Rd_ Staff Presentation
2.	2727 Canterbury Rd_ BZAP Application
3.	2727 Canterbury Rd_ Public Notices
4.	2727 Canterbury Rd_ Plans





2727 Canterbury Road

BZAP Staff Report Pictures | Variance Application 57-25

November 19, 2025



Google Maps ® Aerial



Existing Conditions (Street Frontages)



Existing Conditions (Driveway, Garage)

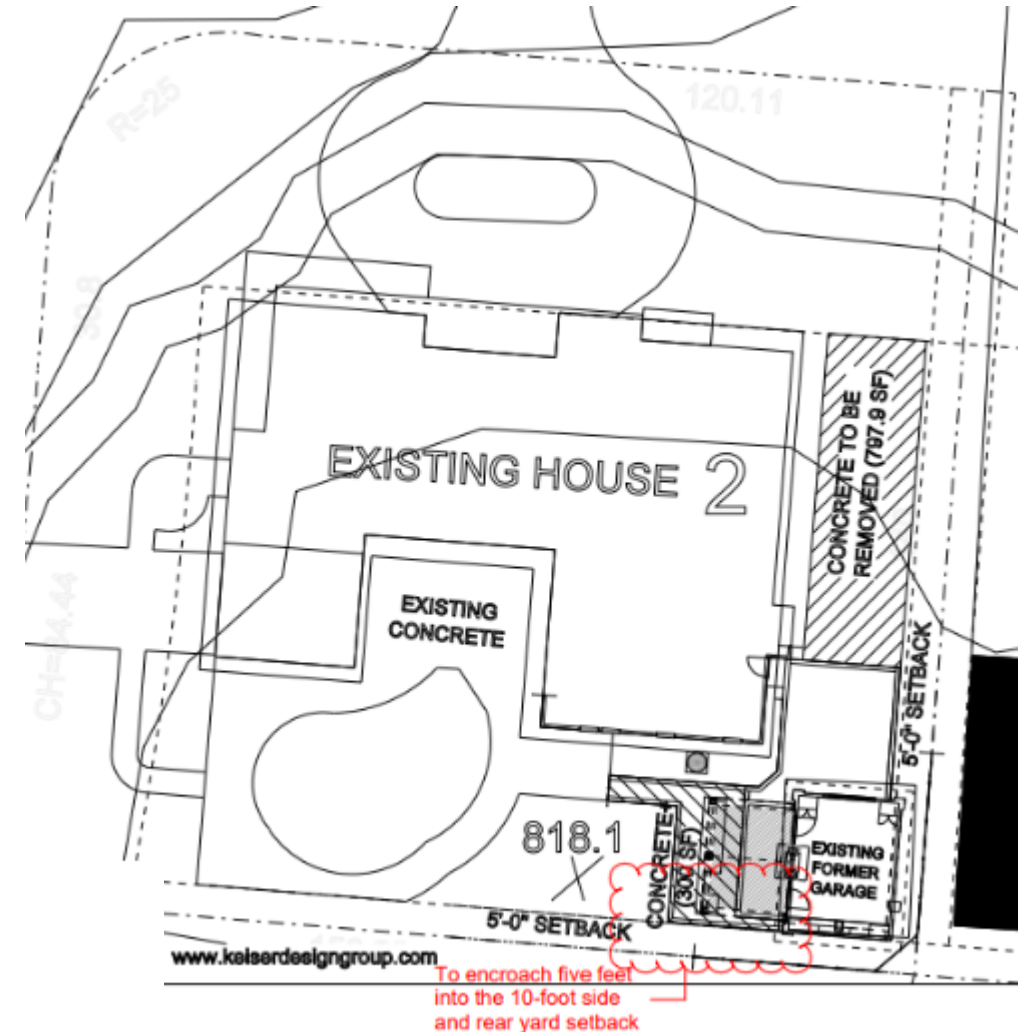


Existing Conditions (Rear Yard)

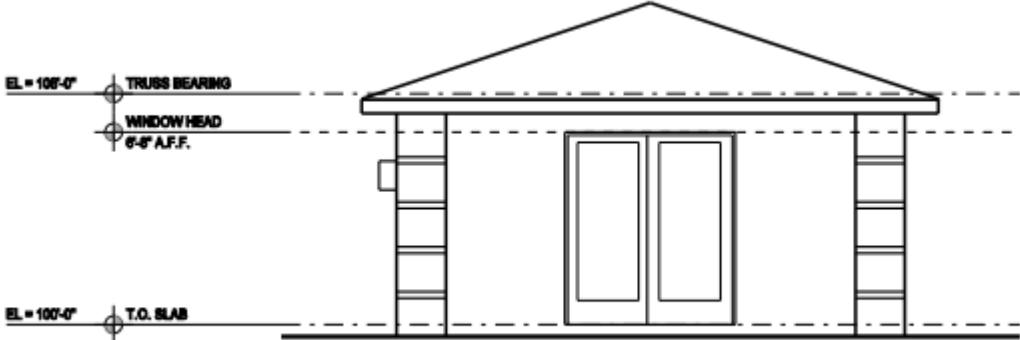


Proposed Site Plan

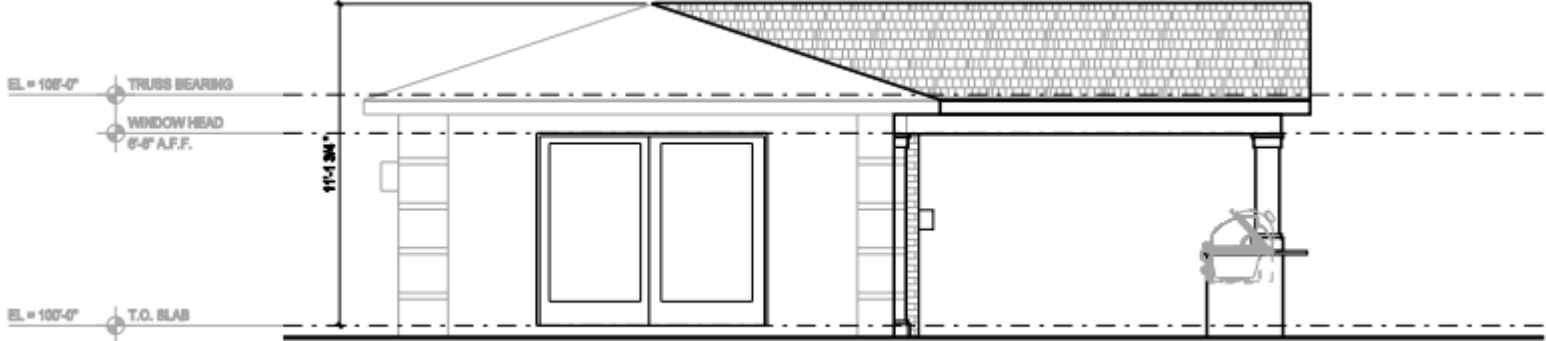
- Proposed improvements:
 - Conversion of the existing detached garage to a recreational room (or swimming pool house)
 - 248 SF covered patio addition
- Variance:
 - To allow the conversion of an existing detached garage into a swimming pool house, with a new addition, that will retain existing five-foot side and rear yard setbacks, where 10 feet is the minimum.



Elevations



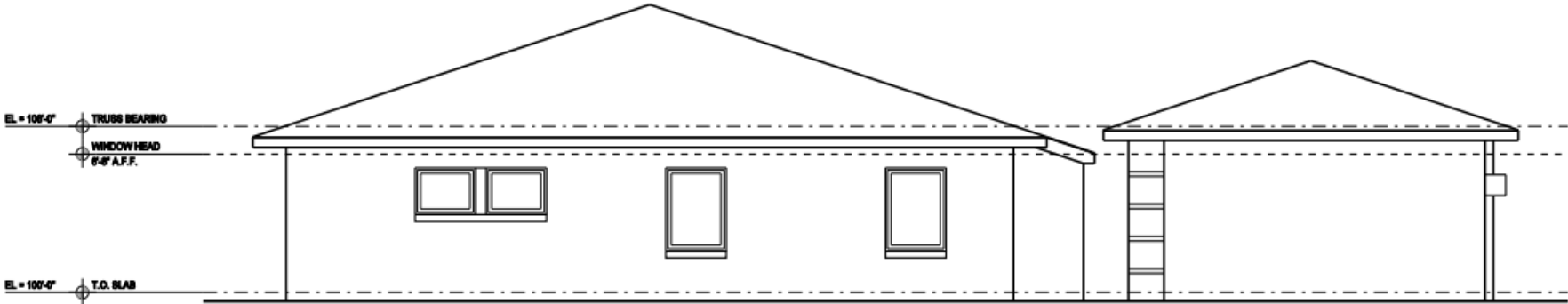
Existing Front Elevation



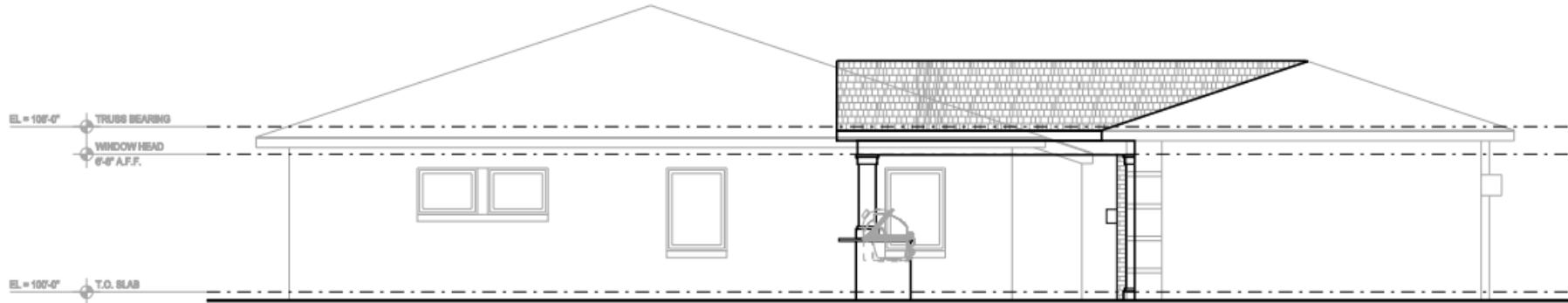
Proposed Front Elevation



Elevations



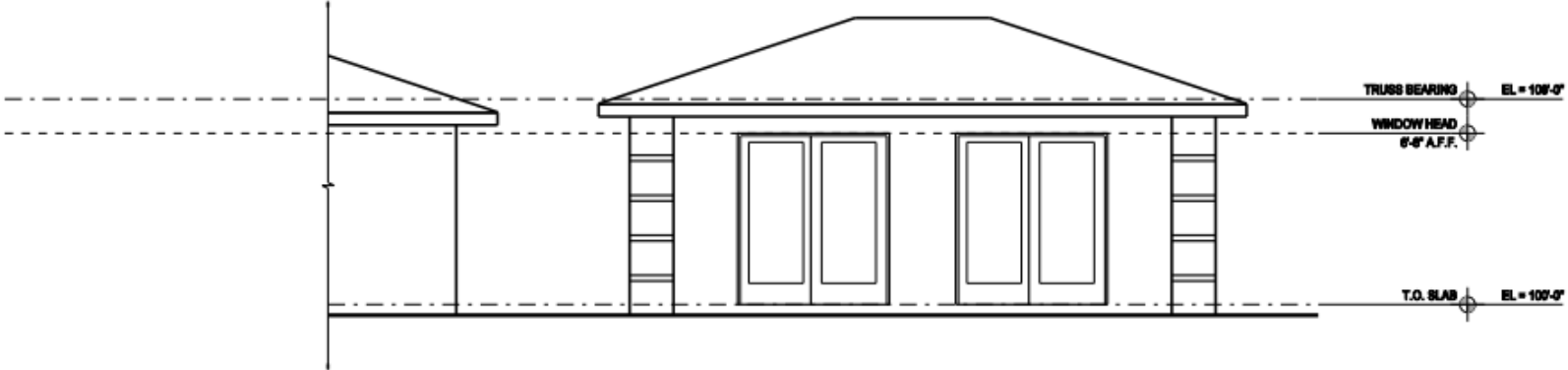
Existing Rear Elevation



Proposed Rear Elevation



Elevations



Existing Right Elevation



Proposed Right Elevation



Requested Variance

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

- To allow the conversion of an existing detached garage into a swimming pool house, with a new addition, that will retain existing five-foot side and rear yard setbacks, where 10 feet is the minimum (Article 6.09).





25-4914

Variance Application

Status: Active

Submitted On: 10/22/2025

Primary Location

2727 CANTERBURY RD

UPPER ARLINGTON, OH 43221

Owner

BACKES CARL R | BACKES WINIFRED D

CANTERBURY ROAD 2727 COLUMBUS , OHIO
43221

BZAP Information

🔒 BZAP Case

VAR-57-25

🔒 Status

Pending

🔒 BZAP Determination Date

11/19/2025

🔒 Vote Tally

🔒 Primary Variance

Poolhouse

🔒 Findings of Fact for Approval/Denial

🔒 Variance Request

To allow the conversion of an existing detached garage into a swimming poolhouse, with a new addition, that will retain existing five-foot side and rear yard setbacks, where 10 feet is the minimum.

🔒 BZAP conditions

Variance Information

Describe Variance Request

the proposal necessitates two variances: to the 10' minimum detached habitable structure setback and to the maximum 10' height of a detached habitable structure.

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 structure is already in the 10'-0" setback. The client would like to make use of their existing detached habitable space and turn it into a pool house/entertainment space. We would like to match the existing pitch of the roof. While we could reduce the pitch but this would be less aesthetically pleasing and would be very low pitch roof. If the roof pitch was reduced to below the 10' allowable height there could be warranty issues with the shingles or require metal/EPDM roofing. We are not requesting to make the proposed pavilion additon any taller than the existing former detached garage.

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

no, no special privileges are being granted.

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, there is no detriment on the neighbors

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

We have the ability to make the pavilion roof lower pitch in order to be under the 10'-0" maximum height but it will cause a hardship by forcing us to use EPDM or metal roof or have warranty issues with the proposed asphalt shingle roof.

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

While we are not denying that the property could be used without this being permitted it would allow the homeowners to have an enhanced backyard experience.

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





October 24, 2025

2727 Canterbury Road addition
KDG File No: 2025-270

To whom it may concern,

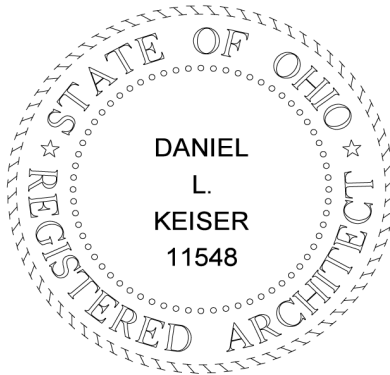
This letter is to inform you that Wendy and Carl Backes are requesting a variance to the Upper Arlington zoning code to build a pavilion addition to their existing pool house. There will be a public hearing on 11.19.2025.

Please let me know if you have any questions or concerns. You can reach me at dkeiser@keiserdesigngroup.com with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dan Keiser', is positioned above the typed name.

Dan Keiser, AIA
KEISER DESIGN GROUP, INC.
Architecture | Planning | Design



Daniel L. Keiser, License #11548
Expiration Date 12.31.2025

Revised: May 2023

Certification of Notice

Applicant Name: _____

Location of property subject to BZAP request: _____

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

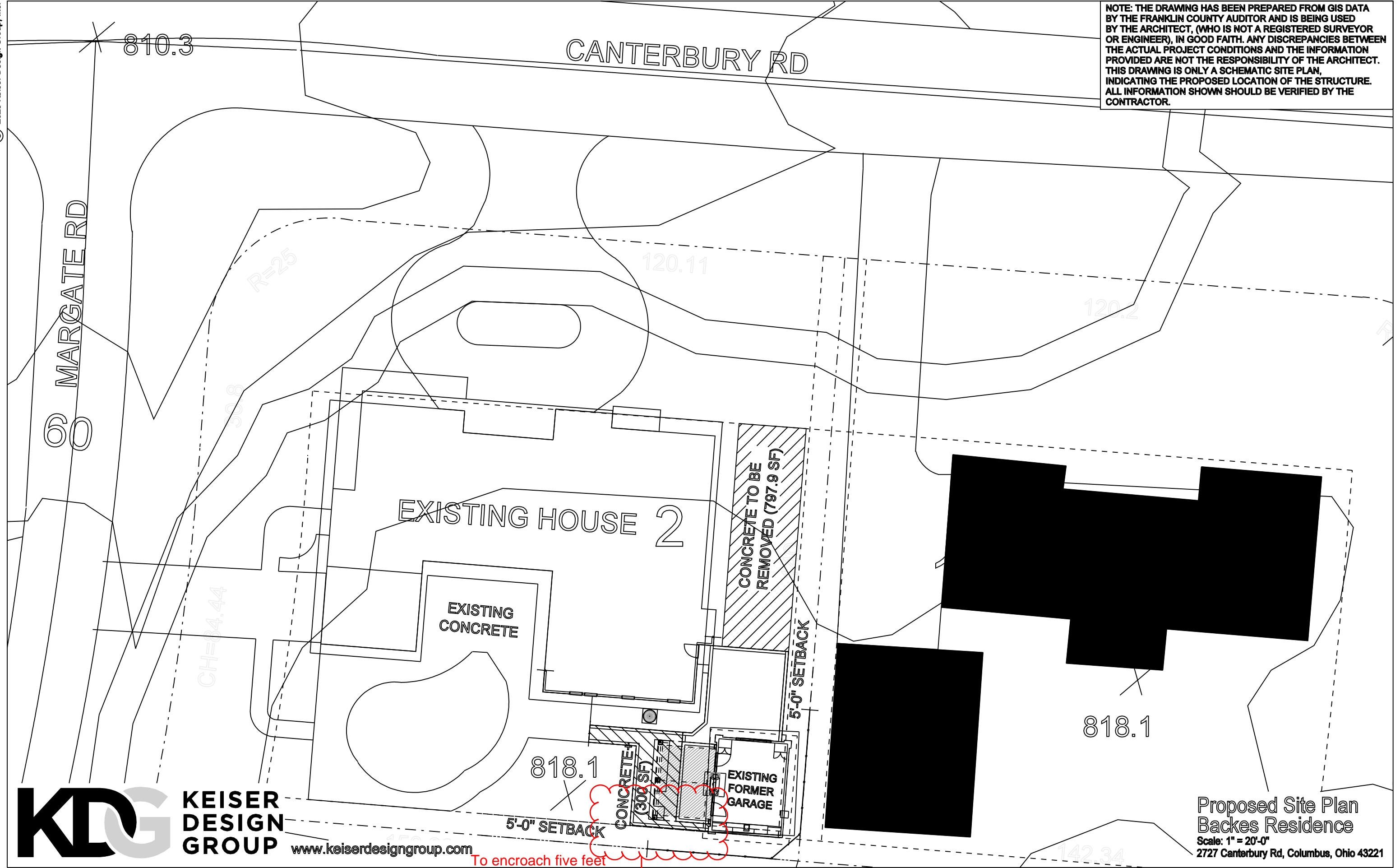
Describe activity which requires Board of Zoning and Planning review:

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:
Applicant Signature:			Date:

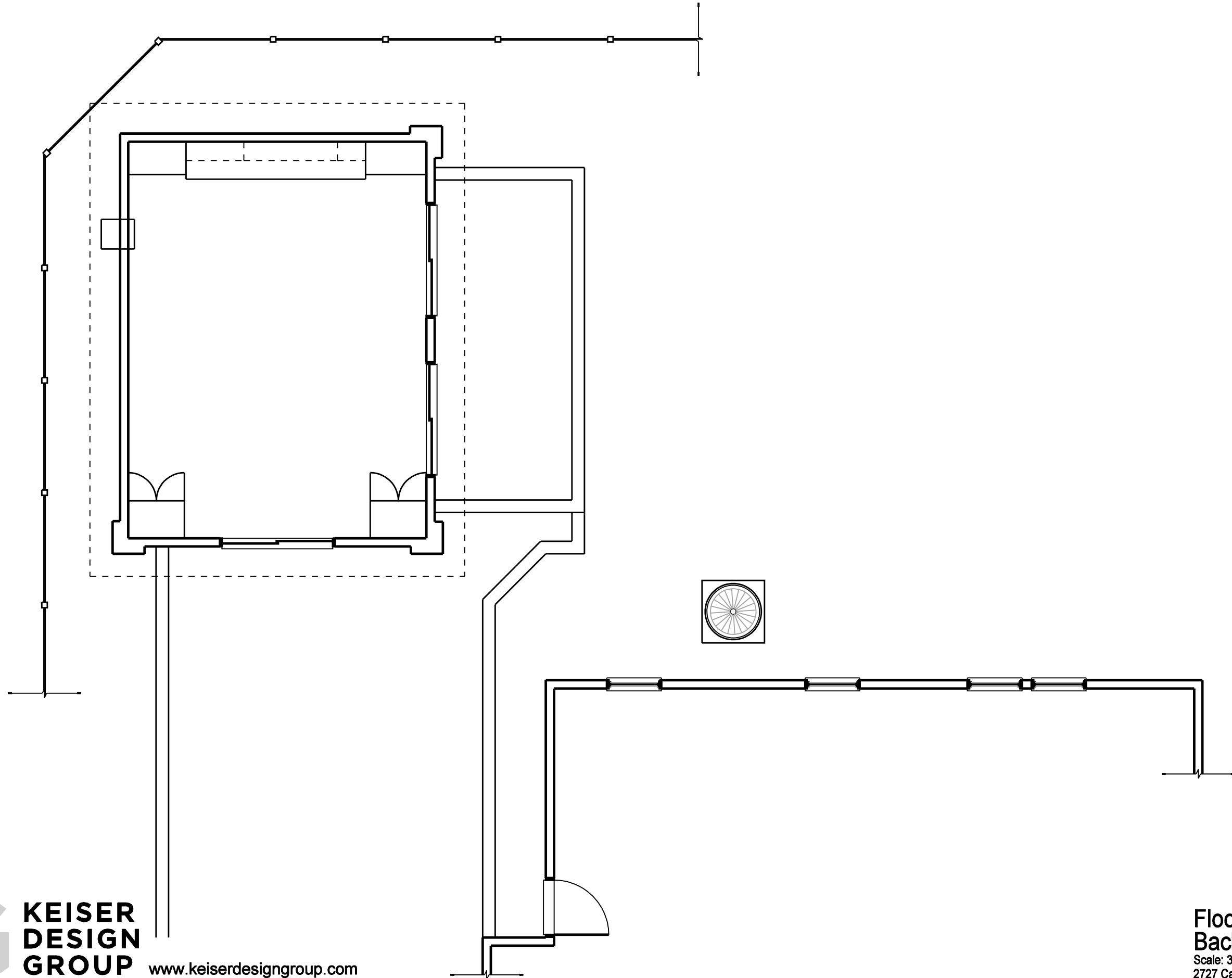
NOTE: THE DRAWING HAS BEEN PREPARED FROM GIS DATA BY THE FRANKLIN COUNTY AUDITOR AND IS BEING USED BY THE ARCHITECT, (WHO IS NOT A REGISTERED SURVEYOR OR ENGINEER), IN GOOD FAITH. ANY DISCREPANCIES BETWEEN THE ACTUAL PROJECT CONDITIONS AND THE INFORMATION PROVIDED ARE NOT THE RESPONSIBILITY OF THE ARCHITECT. THIS DRAWING IS ONLY A SCHEMATIC SITE PLAN, INDICATING THE PROPOSED LOCATION OF THE STRUCTURE. ALL INFORMATION SHOWN SHOULD BE VERIFIED BY THE CONTRACTOR.

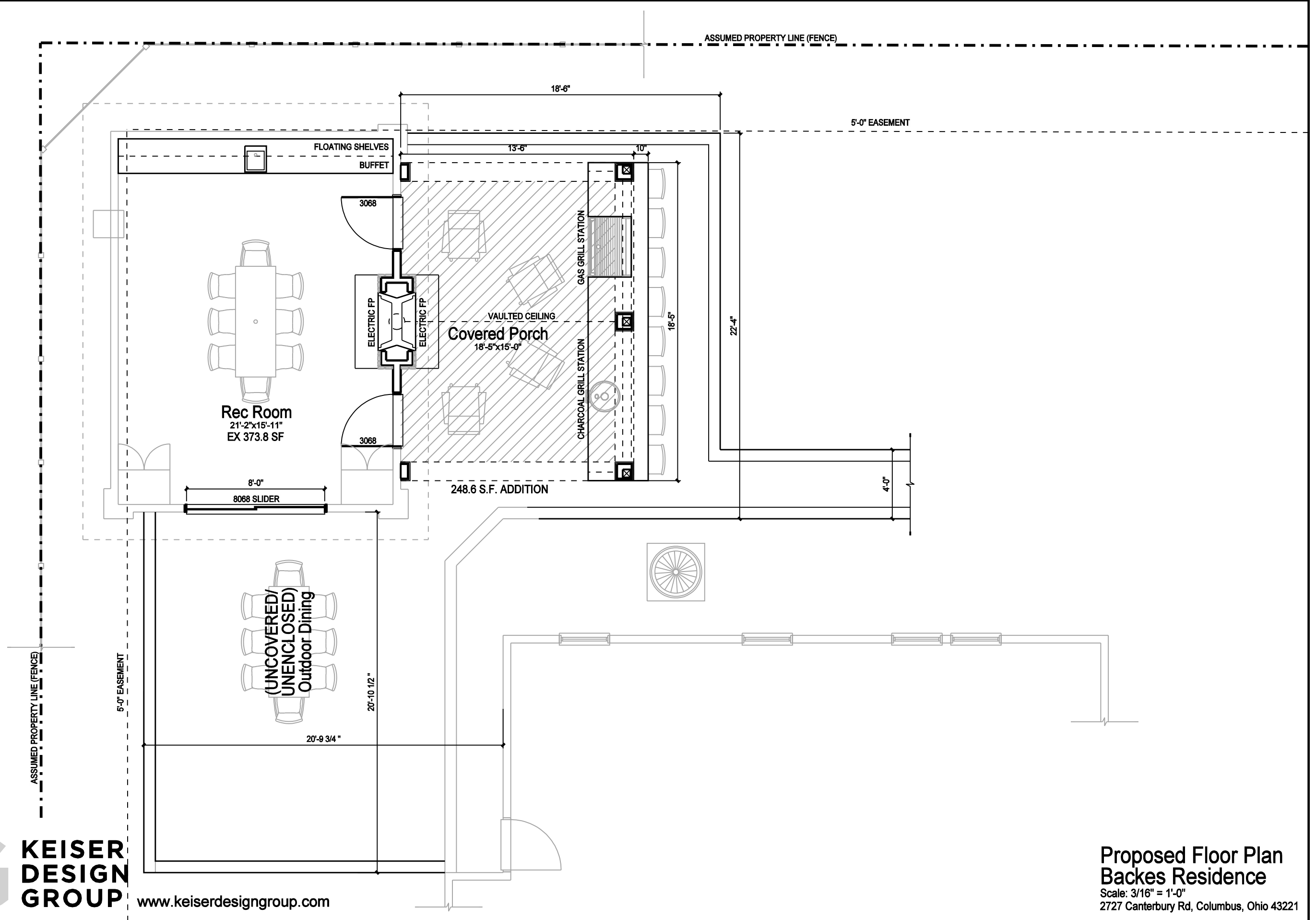


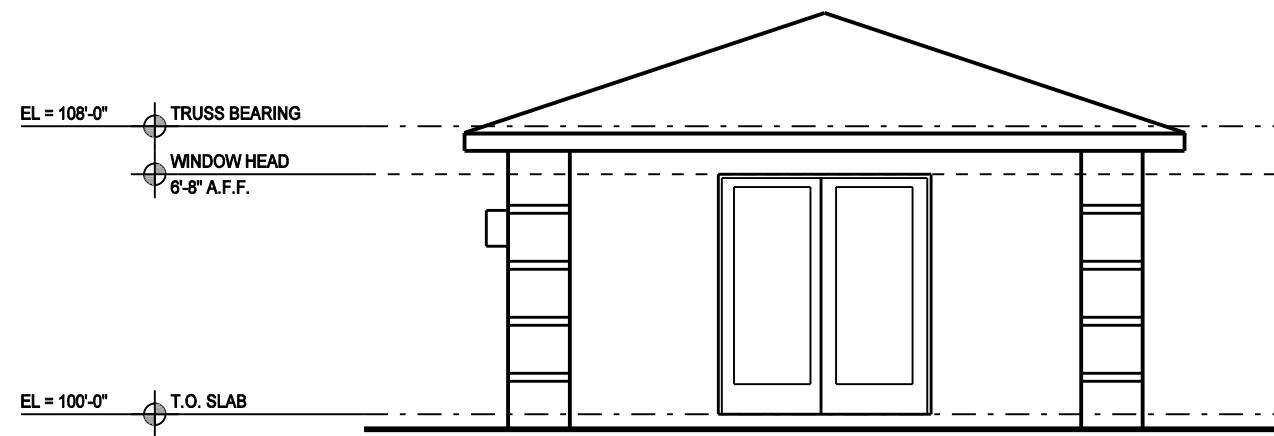
www.keiserdesigngroup.com

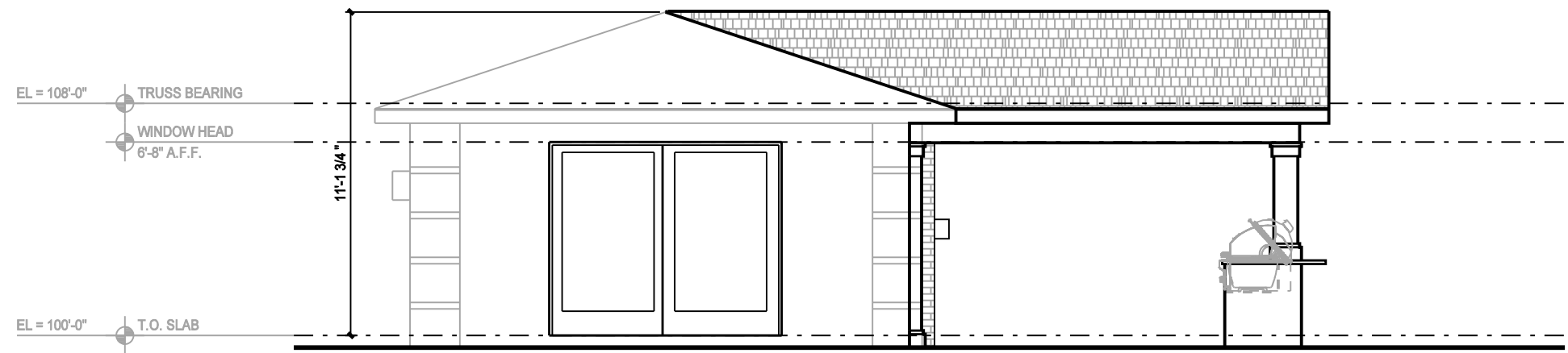
To encroach five feet into the 10-foot side and rear yard setback

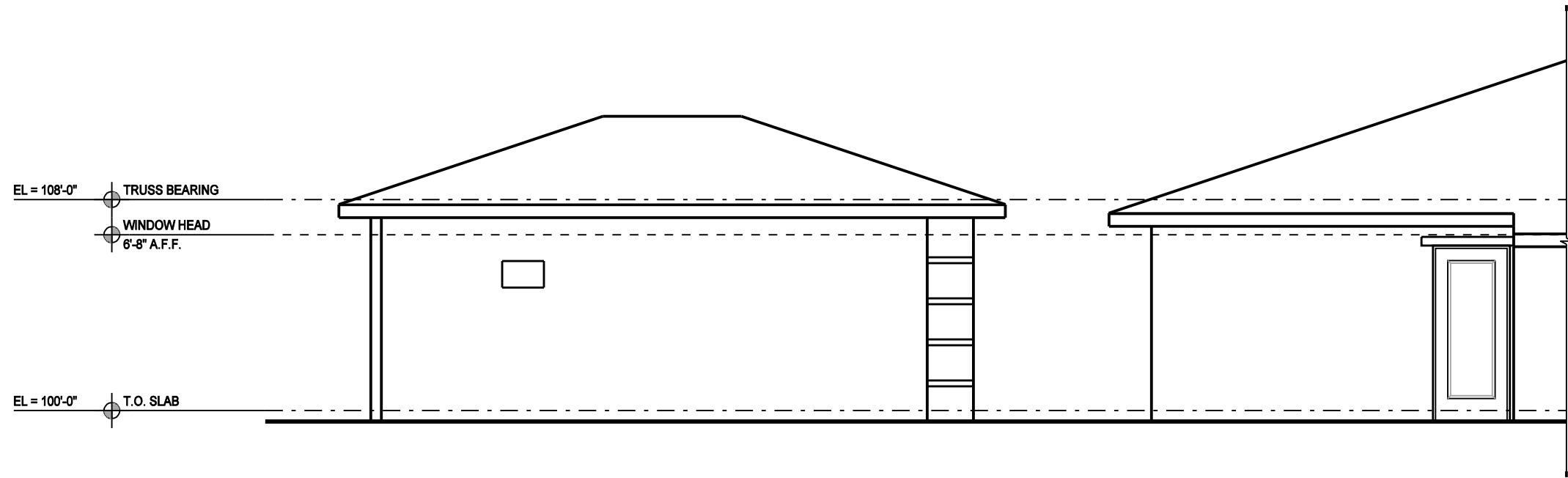
Proposed Site Plan
Backes Residence
Scale: 1" = 20'-0"
2727 Canterbury Rd, Columbus, Ohio 43221

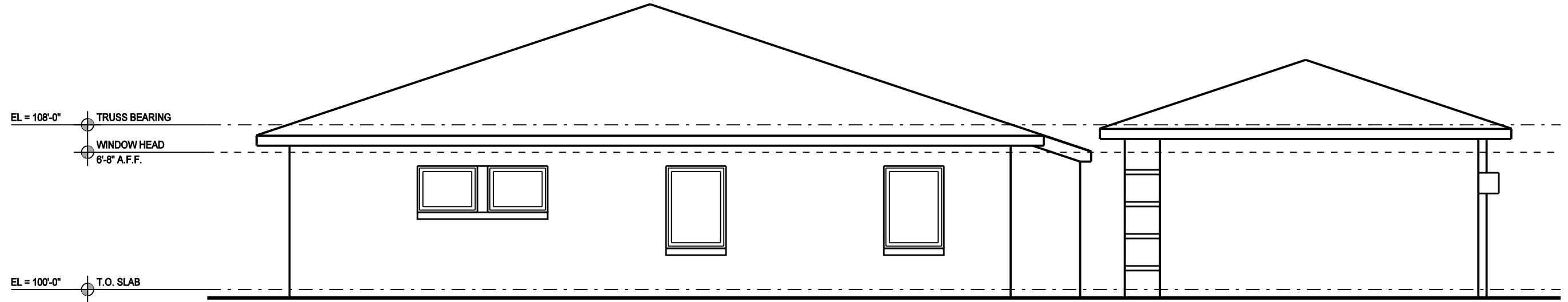


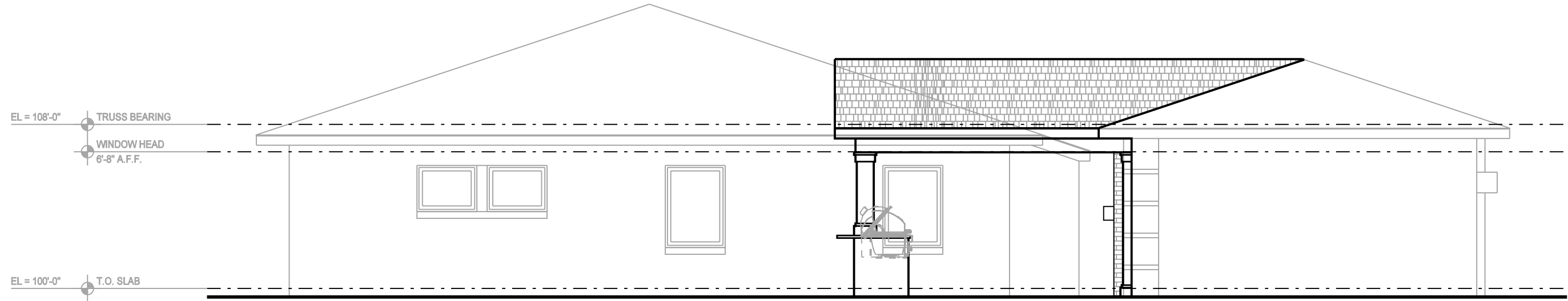


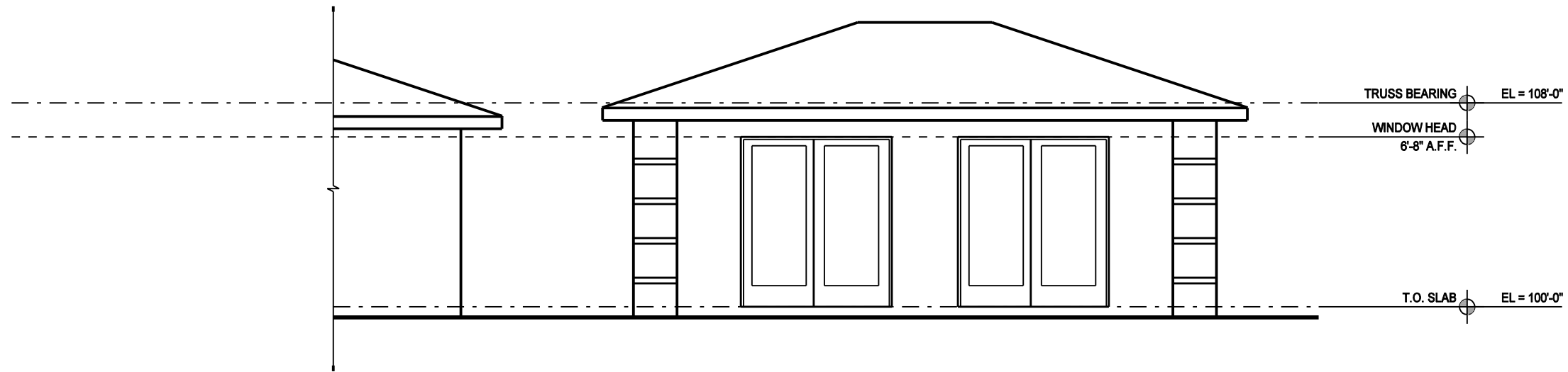


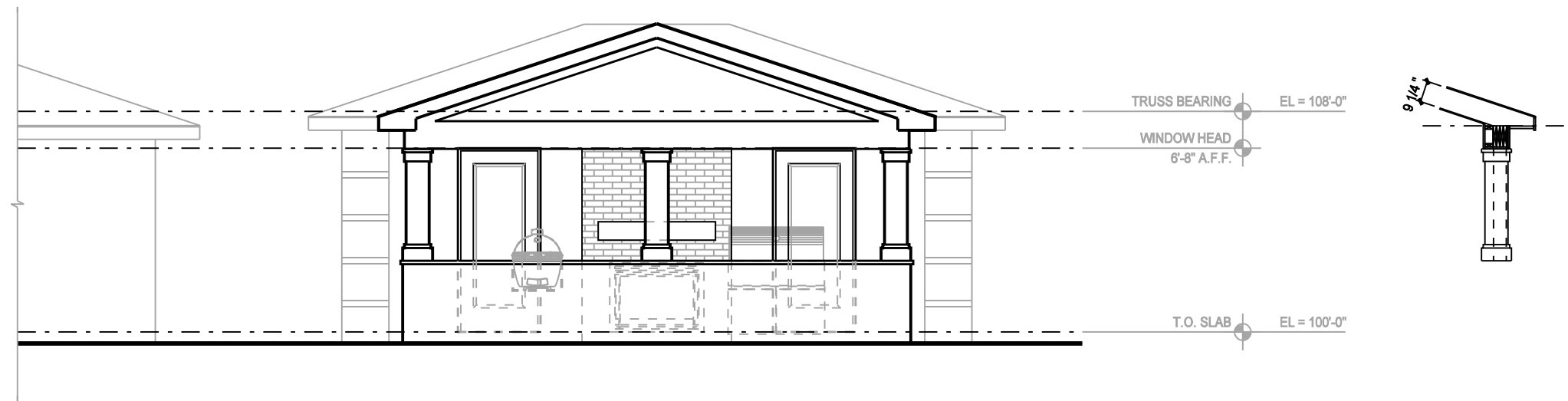














Authors: Chad Gibson, AICP, Community Development Director

BZAP Meeting Date: November 19, 2025

Subject: 4661 Sawmill Road - Appeal of Staff's determination to revoke Certificate of Zoning Compliance #25-2703 for Mettle Services due to non-medical office uses.

Site Description/History

The subject site, 4661 Sawmill Road, is a 2.44-acre property located on the west side of Sawmill Road, north of West Henderson Road at the City's northern corporate boundary. It is developed with a two-story, 19,748-square foot brick office building sited along Sawmill Road. The property's 175-space parking lot extends westward toward the Giant Eagle grocery store (Columbus), where a shared parking arrangement is likely present. The building was built in 2002 and was formerly home to Merrill Lynch Wealth Management Services; BSM Enterprises, LLC purchased the property in 2024 for \$2.5M. The building currently includes at least three first floor tenants, Anchor Health Services (Suite #101), Splendental Family and Cosmetic Dentistry (Suite #102) and Harmony Bay Well (Suite #103), with the appellant, Mettle Services (Suite #200), occupying the second floor.

The property features established landscaping and direct access to Sawmill Road via a shared driveway with Giant Eagle. It is surrounded by other commercial uses, including Ortho One (medical office and outpatient surgery) to the south, Giant Eagle (retail) to the west, ALDI (retail) to the east (Columbus), and CVS (pharmacy/retail) to the north (Columbus).

In recent months, several 911 calls to the subject property have resulted in EMS runs by the Upper Arlington Police and Fire Divisions. Upon arrival each time, EMS personnel have observed a use akin to a daycare or school in operation on the second floor, and have expressed heightened concerns that a non-office use is operating at the site. Numerous school transportation vehicles have also been observed on site (see attached photos). These emergency calls included clear references to the presence of 'students' as well as other non-medical office terms. The nature of these emergency runs has included a fight between students, an escaped student running across Bethel Road, drug use in the parking lot, unsupervised children playing and causing damage in open and cubicle areas, and other concerning events. Such events have brought negative attention to the property, disrupted other businesses within the building, and have necessitated a disproportionate use of EMS services as compared to typical medical office use.

Staff research via a public records request has revealed that Mettle Service LLC receives funding from the Ohio Department of Education. Such funding would be abnormal for a typical



medical office use.

In addition to the EMS calls, numerous zoning complaints have been filed by a current building tenant (Kevin Derenzo of Splendental). These complaints allege that their office has been repeatedly disrupted by the presence of unruly students in a poorly managed environment. A civil case, Kevin Derenzo v. Mettle Services LLC (25CV009266), was filed in Franklin County Common Pleas Court on October 27, 2025. It included a motion for a temporary restraining order against Mettle Services LLC and the building owner, William McKinney. For reasons unknown, this case was dismissed without prejudice on November 7, 2025.

Zoning and Appeal Timeline (2025):

June 4 - Building, Police and Fire Division staff performed an inspection of the Mettle Services suite; no immediate life safety threats were observed, but the inspectors observed numerous juveniles occupying the space and it was apparent that a (non-permitted) change of use had occurred

June 5 - Notice of violation issued to Mettle Services by CBO Roger Eastep (no certificate of occupancy or change of occupancy approval)

June 6 - CZC #25-2703 submitted for 'business use'

June 17 - CZC #25-2703 disapproved due to non-office uses

June 23 - Planning Appeal #25-3002 submitted, ultimately withdrawn after a revised CZC was conditionally approved

July 29 - Revised use description filed for CZC #25-2703

August 19 - CZC #25-2703 conditionally approved in collaboration with the City Attorney

October 1 - Zoning Complaint #25-4620 submitted (school use)

October 15 - CZC #25-2703 revoked

October 22 - Planning Appeal #25-4927 submitted

October 27 - Temporary restraining order filed by Splendental against Mettle Services LLC

October 31 - Continuance request filed by Appellant Joe Miller

November 3 - Continuance request denied by Community Development Director Chad Gibson due to the severe nature of the non-office use

November 7 - Temporary restraining order request filed by Splendental against Mettle Services LLC dismissed

November 19 - BZAP appeal hearing

Emergency Services Timeline (2025):

January 14 - PD incident, transport

February 3 - Fire Incident, rescue & emergency

February 21 - Fire incident, false alarm

May 6 - Fire Incident, false alarm

May 9 - PD Incident, drug abuse/corrupting another with drugs

May 13 - PD/Fire incidents, transport, rescue & emergency (juvenile mental health emergency); the event report shows property used as "high school/junior high school/middle school"

May 17 - PD incident, miscellaneous

May 28 - PD incidents(x2), miscellaneous and assault

June 4 - PD incident, miscellaneous

July 24 - PD incident, parking violation



September 30 - PD/Fire incident reports, rescue & emergency (juvenile "student" escapes from "school" and runs away, across Bethel Road)
October 6 - PD incident, juvenile complaint (disruptive juveniles; ongoing behavioral issues)
October 7 - PD incident, disturbance
October 25 - PD incident, suspicious vehicle
October 30 - PD incident, parking violation
November 3 - PD incidents (x2), parking violations
November 4 - PD incident, parking violation

Proposal

Certificate of Zoning Compliance (CZC) #25-2703 was submitted on June 6, 2025, initially denied, and was eventually conditionally approved on August 19, 2025 after revised materials were submitted. The following four (4) stipulations were included, in collaboration with the City Attorney's Office, to ensure the property would be used in conformance with code:

- 1. Approved for medical office use only - child daycare, day school and similar non-office uses are prohibited.*
- 2. A zoning inspection to confirm compliance shall be accommodated on a yearly basis, typically concurrent with the annual fire safety inspection.*
- 3. Should the business change ownership or the use be substantively modified, new zoning and/or change of use permit(s) must be submitted for review. Specifically, please be aware that if the Life Skills Training or other components of your use change to become more like a child daycare, day school, or adult day care facility, or otherwise are modified beyond the approved use, that will require additional review.*
- 4. Any future tenant shall be of similar use and occupancy classification and be subject to these same stipulations, unless new tenant applies for a change of use and occupancy permit.*

The Mettle Services website (<https://mettleservices.com/>) includes services such as "Day Program" and "Life Skill Training" which are not allowed; referral websites note them as a "specialized education organization", mimicking what is on their social media. The website also includes a calendar of events which is not dissimilar to a school calendar. Mettle Services claims that their use is a medical office, and they want to continue the current operation with no changes.

Zoning Code Requirements

UDO Article 5.03(C) includes regulations and limitations for commercial districts. The subject property is zoned ORC, Office and Research District, which includes permitted, conditional, and prohibited uses listed in UDO Table 5-C. The purpose of the ORC District is to allow offices and research facilities that will contribute to the city's physical pattern of planned, healthy, safe, and attractive neighborhoods. The ORC district should also provide job opportunities and services to residents and contribute to the City's economic stability. Permitted uses in the ORC district are: business and professional offices (examples: primary or specialty care services, mental health services, speech therapy, occupational therapy, etc.), research and development, book and periodical publishing, insurance carriers, corporate data centers, survey research firms, bank finance and loan offices, outpatient surgery centers, and



hospitals. Child Day Care Centers are specifically listed as a prohibited use. Schools, day programs, life skill training and similar uses are not listed in the chart; uses not listed are prohibited.

UDO Article 4.10(D) includes procedural direction for appeals of a Community Development Director action. It states: *Any person aggrieved by any order, requirement, decision, or determination made by the Community Development Director per Table 4-A that is eligible for appeal to the Board of Zoning and Planning may file an appeal to the Board of Zoning and Planning within ten (10) days after the Director's decision. An appeal filed after ten (10) days from the decision will not be reviewed by the Board. The hearing will be scheduled for the next available BZAP hearing. If the appellant and/or appellee makes a written request for a continuance to the Community Development Director within ten (10) days of the submission of the appeal, the Community Development Director may (emphasis added) reschedule the appeal to the following month's formal meeting. If both parties agree to the request for a continuance, the Community Development Director may reschedule the matter to a BZAP formal meeting within ninety (90) days of the application submission.*

UDO Article 4.05(A), Table 4-A, notes that appeals of a BZAP decision regarding a Community Development Director action may be appealed to the Franklin County Court of Common Pleas (within 30 days).

The Building Code includes more stringent safety requirements for an Educational "E" Use versus a Business "B" Use. Such requirements may include but are not limited to: additional means of egress, fire suppression systems, fire alarms/CO detection, security measures, etc. Conversion of an office space to a school or daycare would trigger significant safety upgrades to the space. Review of city records and a follow-up field inspection confirmed that no such upgrades have occurred.

Alternatives

- Mettle Services LLC could relocate the non-medical office components of the building to another location that is properly zoned for such uses.
- Mettle Services LLC could pursue a rezoning of the property to allow daycare, school or similar uses not currently permitted in the ORC District.
- Mettle Services LLC could cease operation of all non-medical office services at the site and operate a lawful use.

Requested Action and Findings

The ORC, Office and Research District clearly and purposefully allows office as an income tax-generating use. Day cares, schools and similar uses are allowed in several other Upper Arlington zoning categories, but not the ORC District. The 2010-18 *Tree of Life Christian School v. City of Upper Arlington* exhaustively reviewed, then upheld the City's strong protection of its very limited office districts against non-permitted uses. Staff respectfully requests that this appeal application be denied, which would uphold the CZC revocation order and require that all non-medical office uses at the site cease immediately.



Attachments

1.	Appeal Application - Mettle Services
2.	Mettle Services - 4661 Sawmill Road - CZC Revocation - 10.15.25
3.	Mettle Services CZC - AUG 2025
4.	4661 Sawmill Road - Revised Use Description - 7.29.25
5.	Mettle transport vehicles
6.	Mettle Services - Payroll Estimate
7.	Lt. Staiger Email - 9.30.25
8.	Application and Payment Data Redacted
9.	Continuance Request - Joe Miller - 10.31.25
10.	Mettle Screenshots





25-4927

Planning Appeal

Status: Active

Submitted On: 10/22/2025

Primary Location

4661 SAWMILL RD
UPPER ARLINGTON, OH
43220

Owner

BSM Enterprises, LLC – to be
contacted through counsel
Joseph R. Miller
52 E Gay Street Columbus,
OH 43215

Applicant

Joseph Miller
 614-464-6233
 jrmiller@vorys.com
 52 East Gay Street
Columbus, OH 43215

Appellant Information

Decision Appealing*

City Staff Decision

Appellant Name(s)*

Mettle Services, LLC and Michael Lusk –
to be contacted through counsel Joseph
R. Miller

Contact Address*

52 E. Gay Street, Columbus, OH 43215

Contact E-Mail Address*

jrmiller@vorys.com

Contact Phone Number*

614-464-6233

Reason for Appeal*

On August 19, 2025, the City of Upper Arlington (“City”) granted Certificate of Zoning Compliance #25-2703 (“Zoning Certificate”) to Applicants and Appellants Mettle Services, LLC (“Mettle Services”) and Michael Lusk (together, “Appellants”) for a mental health clinic located at 4661 Sawmill Road, Suite 200, Upper Arlington, OH 43220 (“Property”). Mettle Services’ use of the Property is expressly permitted by the Unified Development Ordinance (“UDO”) as both a professional and medical office.

On October 15, 2025, the Director of Community Development (“Director”) erroneously revoked the Zoning Certificate (the “Decision”). The Decision states that Mettle Services is using the Property in a manner inconsistent with the Zoning Certificate. The Decision is incorrect. The Decision not only violates Appellants’ rights under the Zoning Certificate, but it violates Appellants’ private property rights protected by state and federal law and the Ohio and United States Constitutions.

Appellants submit this appeal to BZAP on questions of law and fact. Through counsel, Appellants intend to present argument and evidence establishing that BZAP must reverse the Decision and find that Mettle Services’ operations are consistent with – and permitted by – the Zoning Certificate.

How to Decision Impacts You*

The City previously granted the Zoning Certificate to Appellants on August 19, 2025. The City now seeks to improperly revoke Appellants’ Zoning Certificate. Further, Mettle Services and BSM Enterprises, LLC, the owner of the Property, are under common ownership.

October 15, 2025

Mr. Michael Lusk
c/o Lusk Architecture
6170 Riverside Drive
Dublin, OH 43017

Mettle Services
4661 Sawmill Road, Suite 200
Upper Arlington, OH 43220

RE: Revocation of Certificate of Zoning Compliance #25-2703

Dear Mr. Lusk:

This letter serves as formal notice that the operations of Mettle Services located at 4661 Sawmill Road in Upper Arlington, Ohio are out of compliance with Certification of Zoning Compliance (CZC) #25-2703. You are receiving this notice as the party who submitted the CZC application. Based on the information outlined below, the City is revoking the CZC approval for this location. All uses beyond the approved professional and medical office uses must cease immediately. Further, as the CZC application omitted information as to the planned non-office uses, any revised application must accurately and completely describe the intended use of the property.

As you may recall, earlier this year, City staff reached out to Mettle Services after receiving information that the property was being used in a manner beyond the zoned professional and medical office uses. Ultimately, CZC #25-2703 was conditionally approved on August 19, 2025 with the following four (4) stipulations:

- 1) Approved for medical office use only - child daycare, day school and similar non-office uses are prohibited.*
- 2) A zoning inspection to confirm compliance shall be accommodated on a yearly basis, typically concurrent with the annual fire safety inspection.*
- 3) Should the business change ownership or the use be substantively modified, new zoning and/or change of use permit(s) must be submitted for review. Specifically, please be aware that if the Life Skills Training or other components of your use change to become more like a child daycare, day school, or adult day care facility, or otherwise are modified beyond the approved use, that will require additional review.*
- 4) Any future tenant shall be of similar use and occupancy classification and be subject to these same stipulations, unless new tenant applies for a change of use and occupancy permit.*

Recently, staff has been made aware of zoning and other potential violations via multiple EMS and police runs to the property, as well as from building tenant complaints. On further investigation, City Staff has observed the space being occupied with 20 or more children who are brought from their schools via school transportation operators to the site and remain on-site for an extended period. During this time, the children have been observed without supervision, which is likely contributing to these emergency calls.

Staff has also learned that Mettle Services is listed as a provider with the Ohio Department of Education (ODE) and receives funding for providing care to the school-aged children during the school day. This information was not shared with staff during the zoning permit process, nor was it included in any written statements in support of Mettle Services' CZC application. The Mettle Services website (<https://mettleservices.com/>) includes 'Day Program' and 'Life Skill Training' options, both of which are not medical office uses and are more akin to daycare or school uses, in addition to listing "tutorial services" as one of the services being provided at this location. The website also includes a "services calendar" which operates much like a school calendar, and the day program references 'instruction' and 'curriculum' which both point towards educational, not medical office, use. Recent 911 calls reinforce this non-medical use, with references to 'school' and 'student'. Based on the totality of this information, it is apparent that uses other than medical or professional office are occurring at the property in violation of the approved CZC.

Public safety forces have also expressed concern that there does not appear to be an emergency plan for the services as this location. For example, most schools or daycares in operation in this City have some security in place to screen people entering the building, both to protect the young and school-age children in their care and to meet EMS personnel if help is requested. However, while responding to 911 calls, fire division personnel observed no front desk staff or anyone to meet EMS personnel when they arrived. It is also concerning that the Police Division is receiving calls for assistance with dealing with the children in the care of the facility.

Building and/or Fire code violations may also be present, since the office/business space is being used for educational purposes. A change of occupancy has not been applied for or approved for this use pursuant to Section 111.1.1.2 of the Ohio Building Code:

111.1.1.2 Change of occupancy. *Change of occupancy of an existing structure is not permitted to be made except as specified in Chapter 34. A building or structure hereafter changed, in whole or in part, from one occupancy to another is not to be occupied for the new occupancy until the certificate of occupancy has been issued by the building official reflecting such changed portions. Existing occupancy of spaces within the building that are unaffected by the change of occupancy, and any related alterations may be permitted to continue if the building official determines the existing spaces can be occupied safely until the completion of the alterations.*

Serious safety violations may be present which must be addressed immediately.

You have ten (10) days from the date of this letter to appeal this determination to the Board of Zoning and Planning (BZAP). Please keep in mind that the cut-off for appearing on the agenda at the next BZAP meeting on November 19, 2025 is October 22, 2025 by 5pm.

Regards,



Chad D. Gibson, AICP
Director of Community Development
City of Upper Arlington, Ohio
614-583-5074
cgibson@uaoh.net

C via email: Darren Shulman, City Attorney (dshulman@uaoh.net)
Darlene Pettit, Asst. City Attorney (dpettit@uaoh.net)
Roger Eastep, Chief Building Official (reastep@uaoh.net)
Justin Milam, Senior Planner (jmilam@uaoh.net)
Alan Thompson, UAFD Battalion Chief (athompson@uaoh.net)
Lt. Branden Staiger, UAPD (bstaiger@uaoh.net)
Det. Michele Sussi, UAPD (msussi@uaoh.net)
Jackson Reynolds III, Smith & Hale (jreynolds@smithandhale.com)
Dr. William McKinney, c/o Mettle Services (william.mckinney@mettleservices.com)



25-2703

Certificate of Zoning
Compliance
Status: Complete
Submitted On: 6/6/2025

Primary Location

4661 SAWMILL RD
UPPER ARLINGTON, OH
43220

Owner

BSM ENTERPRISES LLC
Gaelic Ct. 5823 Dublin ,
OH 43016

Applicant

Michael Lusk
 614-827-6000
 mlusk@luskarchitecture.com
 6170 Riverside Drive
Dublin, Ohio 43017

Project Information

Type*	Value of Work*
Commercial	0

Square Footage of Project*

19,748 SF

Project Description*

Business use.

Miscellaneous

Is this for a utility structure or pole?

No

Is this for a like-for-like patio replacement?*

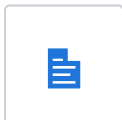
No

Permit Conditions

Permit Conditions

- 1) Approved for medical office use only – child daycare, day school and similar non-office uses are prohibited.
- 2) A zoning inspection to confirm compliance shall be accommodated on a yearly basis, typically concurrent with the annual fire safety inspection.
- 3) Should the business change ownership or the use be substantively modified, new zoning and/or change of use permit(s) must be submitted for review. Specifically, please be aware that if the Life Skills Training or other components of your use change to become more like a child daycare, day school, or adult day care facility, or otherwise are modified beyond the approved use, that will require additional review.
- 4) Any future tenant shall be of similar use and occupancy classification and be subject to these same stipulations, unless new tenant applies for a change of use and occupancy permit.

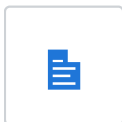
Attachments



Upper Arlington Response CZC.pdf

Upper Arlington Response CZC.pdf

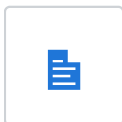
Uploaded by Justin Milam on Jun 11, 2025 at 3:40 PM



4661 Sawmill Road - Revised Use Description - 7.29.25.pdf

4661 Sawmill Road - Revised Use Description - 7.29.25.pdf

Uploaded by Chad Gibson on Jul 29, 2025 at 11:05 AM



Mettle Services - Payroll Estimate.pdf

Mettle Services - Payroll Estimate.pdf

Uploaded by Chad Gibson on Aug 7, 2025 at 3:31 PM

Upper Arlington Zoning Compliance Statement
Case – CZC #25-2703

Mettle Services LLC is a mental health clinic which thereby qualifies under the Upper Arlington Zoning Code as both a medical and professional office. Mettle Services LLC is licensed to practice in Ohio – Certification #01-8471 (see Exhibit “A”) and its NPI number is 1497373575. A National Provider Identifier (NPI) is a unique identification number for covered health care providers. The NPI must be used in lieu of legacy provider identifiers in the HIPAA standards transactions. Covered health care providers and all health plans and health care clearinghouses must use the NPIs in the administrative and financial transactions adopted under HIPAA (Health Insurance Portability and Accountability Act). Mettle Services is also accredited by the Joint Commission under ID # 673387 (see Exhibit “B”) to practice Behavioral Healthcare at Human Services. A mental health clinic is a facility that provides assessment, diagnosis, and treatment for individuals experiencing mental health issues:

Services Offered included but not limited to:

- Therapy and Counseling: Individual, group, or family therapy sessions.
- Medication Management: Prescription and monitoring of psychiatric medications.
- Crisis Intervention: Immediate support for individuals in acute distress.
- Support Groups: Peer-led or therapist-facilitated groups for shared experiences.

Types of Clinics:

- Outpatient Clinics: Services provided without overnight stays.
- Inpatient Facilities: Residential treatment for severe cases requiring constant care.
- Specialized Clinics: Focus on specific populations, such as children, adolescents, or those with substance use disorders.

Staffing:

- Typically staffed by psychiatrists, psychologists, social workers, and psychiatric nurses.

Goals:

- To improve mental health and well-being.
- To provide support and resources for recovery.

Mental health clinics play a crucial role in the healthcare system by addressing the needs of individuals with mental health conditions.

Specifically Mettle Services offers a Day Treatment program which is designed to support youth in building emotional awareness, developing healthy coping strategies, and reinforcing positive behaviors. The program is structured into three distinct sessions, each serving a unique and therapeutic purpose:

Session 1: Emotional Awareness & Coping Strategies:

In this session, clients are encouraged to express their feelings and explore how to identify and manage emotions. For example, if a client is experiencing anxiety, the group will discuss practical ways to manage those feelings through positive thoughts and behaviors. The focus is on fostering emotional intelligence and resilience.

Session 2: Life Skills

Life Skills sessions center around real-world challenges such as peer pressure, bullying, and street management. Clients engage in guided discussions and activities to strengthen problem-solving abilities, apply positive reinforcement, and gain a deeper understanding of human behavior. The goal is to empower clients with tools to navigate everyday life with confidence and self-awareness.

Session 3: Behavioral Specialist Support

Led by trained Behavioral Specialists, this session focuses on behavioral redirection and mood regulation. Clients learn how to adjust their responses to challenging situations using evidence-based techniques. Specialists use verbal cues, modeling, and other interventions to teach appropriate behavioral responses, such as managing classroom disruptions or handling frustration in a healthy way.

Life Skills Training

Further Life Skills Training is offered and integrated throughout the day to support clients in developing practical tools for everyday life and emotional well-being. Each client receives individualized 1-on-1 support to identify strategies that can help them manage their moods, adjust behaviors, and better understand the “why” behind their reactions and experiences.

Our Life Skills Training focuses on:

- Emotional and Behavioral Awareness

Helping clients recognize emotional triggers and learn healthy ways to respond.

- Social Skills and Peer Interaction

Effective communication, conflict resolution, and respectful interaction with others.

Mettle Services receives their funding through commercial insurance and Medicaid demonstrating the medical model. Our employees are all credentialed in the medical profession. We have licensed social workers, qualified mental health specialists, and case managers. Our current staff with credentials and education are listed below, which further shows that the Mettle Services operation is a professional office as identified in Section 5.03 – Commercial District:

QHMS - (Qualified Mental Health Specialist)

LSW – (Licensed Social Worker)
LPCC – (Licensed Professional Clinic Counselor)

Harmon Harris – QMHS 2 Master’s Degrees
Isaac Alsup – QMHS – Bachelor’s Degree
Freddie Brown – QMHS HS Degree
Sarah Brown – QMHS HS Degree
Dana Bruno – QMHS HS Degree
Jadyn Dubach – QMHS Bachelor’s Degree
Richard Hairston – QMHS Bachelor’s Degree
Ashlee Hanna – QMHS HS Degree
Elena Morrobel – QMHS Bachelor’s Degree
Nikki Parker – QMHS HS Degree
Jennifer Shawver – QMHS Bachelor’s Degree
Kiana West – QMHS Bachelor’s Degree

Heather Pike – LSW Bachelor’s Degree
Claire Parsons – LSW Master’s Degree
Sarah Nadler – LSW Bachelor’s Degree
Travis Hupp – LSW Bachelor’s Degree
Joyce Yirenyi – LSW Master’s Degree

Shardae Burks – OT Master’s Degree

Robert Dildine – LPCC – S Master’s Degree

Mettle Services LLC is not the lone Mental Health Care provider in Upper Arlington as the following providers are found within its municipal boundaries are:

- Exhibit C Park-saltzman Psychological Services LLC
Practice Location: 4929 Dierker Road, Suite A, Upper Arlington, OH 43220
Phone: 614-929-5170

- Exhibit D Jones Neurology Ltd
Practice Location: 1699 West Lane Avenue, Upper Arlington, OH 43221
Phone: 614-487-1409

- Exhibit E Mindful Living Ohio LLC
Practice Location: 3360 Tremont Road, Suite 240, Upper Arlington, OH 43221
Phone: 614-329-5651

- Exhibit F Octave Behavioral Michigan PC
Practice Location: 3366 Riverside Drive, Suite 103, Upper Arlington, OH 43221
Phone: 415-360-3833

Exhibit G Kristina L. Edler, LLC
Practice Location: 3040 Riverside Drive, Suite 206, Upper Arlington, OH 43221
Phone: 614-209-1234

Exhibit H Eric Gentile Ms LPCC
Practice Location: 4861 Nugent Drive, Upper Arlington, OH 43220
Phone: 614-940-9834

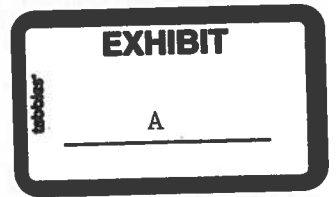
The above listing shows that a Mental Health clinic is a qualified and approvable medical and professional office activity in the City of Upper Arlington. Under the provided facts provided in this statement it is Mettle Services LLC that it qualifies for inclusion as a permitted activity under the medical and professional office category of Section 5.03-Commercial District for a zoning compliance use approval.

mettle-sawmill.ste (nct)
7/28/25 S:Docs



**Department of
Mental Health &
Addiction Services**

Mike DeWine, Governor
LeeAnne Comyn, Director



**Behavioral Health Certification
Certificate of Services
For
Mettle Services LLC**

Certification Number: 01-8471

Issued: 11/22/2024

Expires: 11/21/2027

In accordance with Section 5119.36 of the Ohio Revised Code, this agency meets the minimum standards and is hereby certified to provide the following behavioral health services and activities at the location(s) specified.

Director, Ohio Department of Mental Health and Addiction Services

Behavioral Health Certification Number 01-8471

Mettle Services LLC
Certified Service(s)

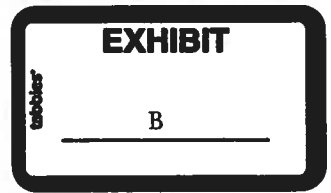
<u>Service Name</u>	<u>Certification Type</u>	<u>Effective Date</u>	<u>Expiration Date</u>
Community Psychiatric Supportive Treatment (CPST) Service	Full	11/22/2024	11/21/2027
General Services	Full	11/22/2024	11/21/2027
Mental Health Day Treatment Service	Full	11/22/2024	11/21/2027
Therapeutic Behavioral Services and Psychosocial Rehabilitation	Full	11/22/2024	11/21/2027

Behavioral Health Certification Number 01-8471

Mettle Services LLC

Agency Site Location(s)

Mettle Services LLC - 5120 Godown Road, Columbus, OH 43220
Mettle Services - 4661 Sawmill Rd, Upper Arlington, OH 43220



January 7, 2025

William McKinney, Ph.D.
Director
Mettle Services LLC
5120 Godown Road ,
Columbus, OH 43220

Joint Commission ID #: 673387
Program: Behavioral Health Care and Human Services
Accreditation Activity: 60-day Evidence of Standards
Compliance
Accreditation Activity Completed : 1/6/2025

Dear Dr. McKinney:

The Joint Commission is pleased to grant your organization an accreditation decision of Accredited for all services surveyed under the applicable manual(s) noted below:

Comprehensive Accreditation Manual for Behavioral Health Care and Human Services

This accreditation cycle is effective beginning November 15, 2024 and is customarily valid for up to 36 months. Please note, The Joint Commission reserves the right to shorten the duration of the cycle.

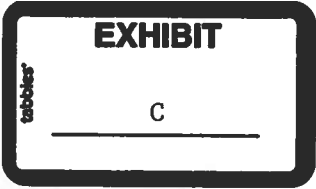
Should you wish to promote your accreditation decision, please view the information listed under the 'Publicity Kit' link located on your secure extranet site, The Joint Commission Connect.

The Joint Commission will update your accreditation decision on the Find Accredited Organizations page of our website.

Congratulations on your achievement.

Sincerely,

Ken Grubbs, DNP, MBA, RN
Executive Vice President and Chief Nursing Officer
Division of Accreditation and Certification Operations




Parcel ID: 070-012365-00
CBR GROUP LLC

Map Routing: 070-N232E-05000
4919-4929 DIERKER RD

SYSTEM MAINTENANCE

Due to scheduled systems maintenance, search results reflect data current to July 16, 2025. Thank you for your patience. Learn more here

OWNER

Owner	CBR GROUP LLC
Owner Mailing / Contact Address	101 JEGS PL DELAWARE OH 43015 Submit Mailing Address Correction Request
Site (Property) Address	4919-4929 DIERKER RD Submit Site Address Correction Request
Legal Description	4919-929 DIERKER RD 4419 DIERKER ANN ALL LOT 1 & NS 2
Calculated Acres	.48
Legal Acres	0
Tax Bill Mailing	View or Change on the Treasurer's Website If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.
Parcel Permalink	https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/070-012365-00
eAlerts	Sign Up for or Manage Property eAlerts The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.
Tools	View Google Map  Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date	JAN-20-2010
Transfer Price	\$1,251,000
Instrument Type	GW
Parcel Count	2

2024 TAX STATUS

Property Class	C - Commercial
Land Use	447 - OFFICE BLDG 1 & 2 STORIES
Tax District	070 - CITY OF UPPER ARLINGTON
School District	2512 - UPPER ARLINGTON CSD [SD Income Tax]
City/Village	UPPER ARLINGTON CITY
Township	
Appraisal Neighborhood	X2100000
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2024: No 2025: No
Homestead Credit	2024: No 2025: No
Rental Registration	
Rental Exception	
Board of Revision	No
Zip Code	43220
Pending Exemption	No

COMPARE YOUR HOME VALUE

Value Comparison

Compare Your Home Value

Compare your property value to other properties in your neighborhood. View statistics comparing values in Franklin County taxing districts, school districts, municipalities, and to other regions.

2024 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	241,200	627,600	868,800
TIF			
Exempt			
Total	241,200	627,600	868,800
CAUV	0		

2024 TAXABLE VALUE

	Land	Improvements	Total
Base	84,420	219,660	304,080
TIF			
Exempt			
Total	84,420	219,660	304,080

2024 TAXES

Net Annual Tax	Total Paid	CDQ
24,832.64	24,832.64	

BUILDING DATA

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft
1982	1998	02	OFFICE BLDG L-R 1-4S	7,344

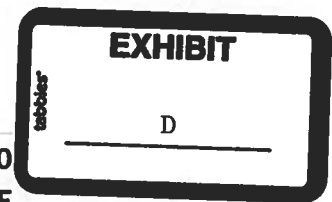
SITE DATA

Frontage	Depth	Acres	Historic District
		.4614	

Printable page

Parcel ID: 070-004672-00
SHOPS ON LANE R2G OWNER LLC

Map Routing: 070-N182-17600
1555-1717 LANE AVE



SYSTEM MAINTENANCE

Due to scheduled systems maintenance, search results reflect data current to July 16, 2025. Thank you for your patience. Learn more here

OWNER

Owner	SHOPS ON LANE R2G OWNER LLC
Owner Mailing / Contact Address	500 N BROADWAY STE 201C/O RPT REALTY JERICO, NY 11753-2122 Submit Mailing Address Correction Request
Site (Property) Address	1555-1717 LANE AVE Submit Site Address Correction Request
Legal Description	UNIVERSITY LTS 1-2 BLK 14 & LT 14 BLK 15 & PT RES F & RES B-D & 14.1584 ACRES
Calculated Acres	14.34
Legal Acres	14.3
Tax Bill Mailing	View or Change on the Treasurer's Website If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.
Parcel Permalink	https://audr-apps.franklincountyohio.gov/redirect/Link/Parcel/070-004672-00
eAlerts	Sign Up for or Manage Property eAlerts The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.
Tools	View Google Map Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date	OCT-18-2022
Transfer Price	\$0
Instrument Type	LE
Parcel Count	1

2024 TAX STATUS

Property Class	C - Commercial
Land Use	426 - COMMUNITY SHOPPING CENTER
Tax District	070 - CITY OF UPPER ARLINGTON
School District	2512 - UPPER ARLINGTON CSD [SD Income Tax]
City/Village	UPPER ARLINGTON CITY
Township	
Appraisal Neighborhood	X2103000
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2024: No 2025: No
Homestead Credit	2024: No 2025: No
Rental Registration	
Rental Exception	
Board of Revision	No
Zip Code	43221
Pending Exemption	No

COMPARE YOUR HOME VALUE

Value Comparison

Compare Your Home Value

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2024 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	4,583,300	11,207,300	15,790,600
TIF	1,957,200	4,263,300	6,220,500
Exempt			
Total	6,540,500	15,470,600	22,011,100
CAUV	0		

2024 TAXABLE VALUE

	Land	Improvements	Total
Base	1,604,160	3,922,560	5,526,720
TIF	685,020	1,492,160	2,177,180
Exempt			
Total	2,289,180	5,414,720	7,703,900

2024 TAXES

Net Annual Tax	Total Paid	CDQ
629,137.72	629,748.23	

BUILDING DATA

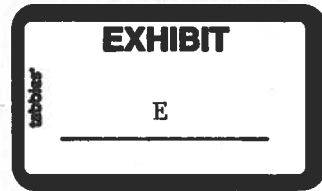
Yr Built	Eff Yr	Stry	Structure Type	Sq Ft
1951	1989	01	COMM SHOPPING CENTER	45,944

1950	2002	01	COMM SHOPPING CENTER	101,355
1947	1998	02	COMM SHOPPING CENTER	9,841
2012		01	COMM SHOPPING CENTER	34,616
2016		01	RETAIL MULTI OCCUP	6,696
Total:				198,452

SITE DATA

Frontage	Depth	Acres	Historic District
		14.2998	

Printable page



Parcel ID: 070-014685-00
DJBX2 LLC

Map Routing: 070-O066-04903
3360 TREMONT RD

SYSTEM MAINTENANCE

Due to scheduled systems maintenance, search results reflect data current to July 16, 2025. Thank you for your patience. [Learn more here](#)

OWNER

Owner	DJBX2 LLC
Owner Mailing / Contact Address	2235 DORSET RD COLUMBUS OH 43221 Submit Mailing Address Correction Request
Site (Property) Address	3360 TREMONT RD Submit Site Address Correction Request
Legal Description	3360 TREMONT RD R19 T1 1/4T4 1.511 ACRES
Calculated Acres	1.50
Legal Acres	1.511
Tax Bill Mailing	View or Change on the Treasurer's Website If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.
Parcel Permalink	https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/070-014685-00
eAlerts	Sign Up for or Manage Property eAlerts The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.
Tools	View Google Map Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date	APR-23-2015
Transfer Price	\$1,695,000
Instrument Type	GW
Parcel Count	1

2024 TAX STATUS

Property Class	C - Commercial
Land Use	447 - OFFICE BLDG 1 & 2 STORIES
Tax District	070 - CITY OF UPPER ARLINGTON
School District	2512 - UPPER ARLINGTON CSD [SD Income Tax]
City/Village	UPPER ARLINGTON CITY
Township	
Appraisal Neighborhood	X2102000
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2024: No 2025: No
Homestead Credit	2024: No 2025: No
Rental Registration	
Rental Exception	
Board of Revision	No
Zip Code	43221
Pending Exemption	No

COMPARE YOUR HOME VALUE

Value Comparison

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2024 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	1,316,400	1,494,500	2,810,900
TIF			
Exempt			
Total	1,316,400	1,494,500	2,810,900
CAUV	0		

2024 TAXABLE VALUE

	Land	Improvements	Total
Base	460,740	523,080	983,820
TIF			
Exempt			
Total	460,740	523,080	983,820

2024 TAXES

Net Annual Tax	Total Paid	CDQ
80,343.50	80,343.50	

BUILDING DATA

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft
1976	1991	02	OFFICE BLDG L-R 1-4S	21,514

Total:

21,514

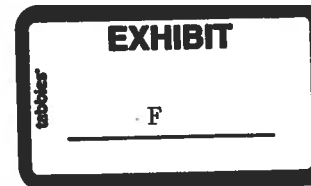
SITE DATA

Frontage	Depth	Acres	Historic District
		1.511	

Printable page

Parcel ID: 070-005206-00
KNXS EQUITY LLC


Map Routing: 070-N099-11200
3366 RIVERSIDE DR



SYSTEM MAINTENANCE

Due to scheduled systems maintenance, search results reflect data current to July 16, 2025. Thank you for your patience. [Learn more here](#)

OWNER

Owner	KNXS EQUITY LLC
Owner Mailing / Contact Address	3366 RIVERSIDE DR UPPER ARLNGTN OH 43221 Submit Mailing Address Correction Request
Site (Property) Address	3366 RIVERSIDE DR Submit Site Address Correction Request
Legal Description	RIVERSIDE DRIVE EAST CLEFT LOT 2 & PT VAC AL
Calculated Acres	.29
Legal Acres	0
Tax Bill Mailing	View or Change on the Treasurer's Website If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.
Parcel Permalink	https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/070-005206-00
eAlerts	Sign Up for or Manage Property eAlerts The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.
Tools	View Google Map  Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date	NOV-30-2010
Transfer Price	\$733,000
Instrument Type	GW
Parcel Count	4

2024 TAX STATUS

Property Class	C - Commercial
Land Use	447 - OFFICE BLDG 1 & 2 STORIES
Tax District	070 - CITY OF UPPER ARLINGTON
School District	2512 - UPPER ARLINGTON CSD [SD Income Tax]
City/Village	UPPER ARLINGTON CITY
Township	
Appraisal Neighborhood	X2102000
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2024: No 2025: No
Homestead Credit	2024: No 2025: No
Rental Registration	
Rental Exception	
Board of Revision	No
Zip Code	43221
Pending Exemption	No

COMPARE YOUR HOME VALUE

Value Comparison

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2024 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	112,300	741,700	854,000
TIF			
Exempt			
Total	112,300	741,700	854,000
CAUV	0		

2024 TAXABLE VALUE

	Land	Improvements	Total
Base	39,310	259,600	298,910
TIF			
Exempt			
Total	39,310	259,600	298,910

2024 TAXES

Net Annual Tax	Total Paid	CDQ
24,410.44	24,410.44	

BUILDING DATA

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft
1975	1976	02	OFFICE BLDG L-R 1-4S	16,532

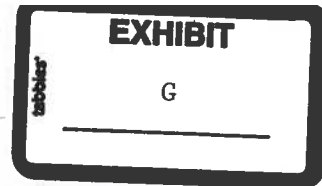
SITE DATA

Frontage	Depth	Acres	Historic District
		.2865	

Printable page

Parcel ID: 070-005302-00
ROSAL MANAGEMENT LLC

Map Routing: 070-O066-04600
3040 RIVERSIDE DR




SYSTEM MAINTENANCE

The initial phase of system maintenance is complete. You may encounter slower response times as we continue to make improvements; we thank you for your patience. If you should note a discrepancy in the data, please contact the Appraisal Department at (614) 525-5624 or appraisal@franklincountyohio.gov.

Note to Parcel Detail Report users: Your report is generating in the background. Please refresh the page to view your downloaded results.

OWNER

Owner	ROSAL MANAGEMENT LLC
Owner Mailing / Contact Address	PO BOX 20328 Submit Mailing Address Correction Request
Site (Property) Address	3040 RIVERSIDE DR Submit Site Address Correction Request
Legal Description	DUBLIN PIKE 2.189 AC R19 T1 1-4T4
Calculated Acres	2.19
Legal Acres	0
Tax Bill Mailing	View or Change on the Treasurer's Website If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.
Parcel Permalink	https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/07000530200
eAlerts	Sign Up for or Manage Property eAlerts The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.
Tools	View Google Map  Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date AUG-06-2014

Transfer Price \$850,000
 Instrument Type GW
 Parcel Count 1

2024 TAX STATUS

Property Class C - Commercial
 Land Use 447 - OFFICE BUILDING 1 & 2 STY
 Tax District 070 - CITY OF UPPER ARLINGTON
 School District 2512 - UPPER ARLINGTON CSD [SD Income Tax]
 City/Village UPPER ARLINGTON CITY
 Township
 Appraisal Neighborhood X2104000
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2024: No 2025: No
 Homestead Credit 2024: No 2025: No
 Rental Registration No
 Rental Exception No
 Board of Revision No
 Zip Code
 Pending Exemption No

COMPARE YOUR HOME VALUE

Value Comparison

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2024 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	1,576,900	1,344,900	2,921,800
TIF	0	0	0
Exempt	0	0	0
Total	1,576,900	1,344,900	2,921,800
Cauv	0		

2024 TAXABLE VALUE

	Land	Improvements	Total
Base	551,920	470,720	1,022,640
TIF	0	0	0
Exempt	0	0	0
Total	551,920	470,720	1,022,640

TAXES

Tax Year	Net Annual Tax	Total Paid	CDQ
2024	83,514.05	83,514.05	

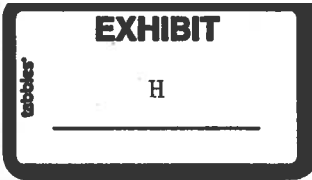
BUILDING DATA

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft
1971	1990	02	OFFICE BLDG L-R 1-4S	26,056
1971	1990	02	OFFICE BLDG L-R 1-4S	14,000
Total:				40,056

SITE DATA

Frontage	Depth	Acres	Historic District*
		1.81	
		.38	

Printable page



Parcel ID: 070-011234-00
BAY WILLIAM HOWARD TTEE


Map Routing: 070-N232E-02700
4861 - 4867 NUGENT DR

SYSTEM MAINTENANCE

The initial phase of system maintenance is complete. You may encounter slower response times as we continue to make improvements; we thank you for your patience. If you should note a discrepancy in the data, please contact the Appraisal Department at (614) 525-5624 or appraisal@franklincountyohio.gov.

Note to Parcel Detail Report users: Your report is generating in the background. Please refresh the page to view your downloaded results.

OWNER

Owner	BAY WILLIAM HOWARD TTEE
Owner Mailing / Contact Address	37 PICKETT PL NEW ALBANY OH 43064 Submit Mailing Address Correction Request
Site (Property) Address	4861 - 4867 NUGENT DR Submit Site Address Correction Request
Legal Description	KIPLING PLAINS 4861-67 NUGENT DR LOT 5
Calculated Acres	.00
Legal Acres	0
Tax Bill Mailing	View or Change on the Treasurer's Website If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.
Parcel Permalink	https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/07001123400
eAlerts	Sign Up for or Manage Property eAlerts The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.
Tools	View Google Map  Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date MAY-14-2024

Transfer Price
 Instrument Type FE
 Parcel Count 2

2024 TAX STATUS

Property Class C - Commercial
 Land Use 401 - APARTMENTS 4 TO 19 FAMILY
 Tax District 070 - CITY OF UPPER ARLINGTON
 School District 2512 - UPPER ARLINGTON CSD [SD Income Tax]
 City/Village **UPPER ARLINGTON CITY**
 Township
 Appraisal Neighborhood X2100000
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2024: No 2025: No
 Homestead Credit 2024: No 2025: No
 Rental Registration Yes
 Rental Exception No
 Board of Revision No
 Zip Code
 Pending Exemption No

COMPARE YOUR HOME VALUE

Value Comparison

[Compare Your Home Value](#)

Compare your property value to other properties in your neighborhood. View statistics comparing values in Franklin County taxing districts, school districts, municipalities, and to other regions.

2024 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	112,500	465,300	577,800
TIF	0	0	0
Exempt	0	0	0
Total	112,500	465,300	577,800
Cauv	0		

2024 TAXABLE VALUE

	Land	Improvements	Total
Base	39,380	162,860	202,240
TIF	0	0	0
Exempt	0	0	0
Total	39,380	162,860	202,240

TAXES

Tax Year	Net Annual Tax	Total Paid	CDQ
2024	16,515.90	16,515.90	

BUILDING DATA

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft
1972	1986	02	APARTMENTS - GARDEN	6,290
Total:				6,290

SITE DATA

Frontage	Depth	Acres	Historic District*
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Chad Gibson

From: Jack Reynolds <JReynolds@smithandhale.com>
Sent: Thursday, August 7, 2025 11:53 AM
To: Chad Gibson
Subject: Mettle Services Annual payroll - 4661 Sawmill Road.

Chad to follow up on our phone conversation, the yearly payroll for the 18 Meddle Services employees is \$930,263.50 plus one part time employee that is paid \$40 per hour. Can you please add this information to our zoning compliance submittal for the City's consideration of the Mettle Services' application. Thank you and if you have any questions please contact me.

Jack Reynolds
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

Confidentiality Notice:

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Chad Gibson

From: Branden Staiger
Sent: Tuesday, September 30, 2025 2:10 PM
To: Chad Gibson; Roger Eastep
Cc: Michele Sussi; Michael Morris; Keith Hall
Subject: Mettle Services

I informed both Michael and Michele about this today, but I wanted to give you two a notification that it appears Mettle Services is operating a school/day care on Sawmill Road.

We responded there today in reference to an unruly juvenile and I personally witnessed around 20 children in the office space.

I know both of you are out today but I wanted to put this in your radar so you can look into it further. While on scene, the dentist on the first floor below also made contact with me to report that he did not think they were allowed to host a school there.

Thank you

Lieutenant Branden Staiger

Operations Bureau | Police Division

The City of Upper Arlington

3600 Tremont Road, Upper Arlington, OH 43221

o: 614-583-5165 | **f:** 614-459-1317

e: bstaiser@uaoh.net | upperarlingtonoh.gov



City of **Upper Arlington**

AUTISM SCHOLARSHIP PROGRAM BOND

NOTE CAREFULLY AND FOLLOW INSTRUCTIONS:

If the applicant is a corporation, the corporate name must be used at the beginning of the bond describing the principal, and the bond must be executed on behalf of the corporation by the president and secretary and the seal affixed. If the applicant is a partnership, all partners must sign. If a sole proprietorship, the owner must sign. If an L.L.C., all members sign.

The authority of the agent of the bonding company to sign such bond shall be attached, together with the last financial statement of the surety company.

WHEREAS Mettle Services, LLC
5120 Godown Rd, Columbus, OH 43220-7202
(Street and Number) (City) (State) (Zip) (County)
the principal herein has made application to the Ohio Department of Education to conduct the business provided for in Section 3310.41 of the Revised Code of Ohio and Chapter 3301-103 of the Ohio Administrative Code; and

WHEREAS the applicant is required by law to execute a bond to the State of Ohio in the penal sum of \$ 10,000.00 and file the same with the Ohio Department of Education, now, therefore,

KNOW ALL MEN BY THESE PRESENTS:

That Mettle Services, LLC
(Name of Applicant)
of the City of Columbus, State of OH, as the Principal, and The Cincinnati Insurance Company
(Bond Company)
of 6200 S Gilmore Rd, Fairfield, OH 45014-5141 as surety are
(Complete Address)
held and firmly bound unto the State of Ohio in the penal sum of \$ 10,000.00 for the payment of which, well and truly to be made, we jointly and severally bind ourselves, our heirs, executors, administrators, assigns and successors firmly by these presents.

Signed by the said Mettle Services, LLC
(Name of Applicant)
as Principal, and by the said The Cincinnati Insurance Company
(Bond Company)
as Surety, this 14th day of May, 20 24.

The condition of the above obligation is such that if the said Mettle Services, LLC
(Name of Applicant)

its/his owners, members, directors, officers, agents, or employees shall faithfully observe and comply with all of the provisions of the aforesaid sections, then this obligation shall be void; otherwise to be and remain in full force and virtue in law, until at least one year after the date in which the principal ceases to conduct business; provided, however, that no cancellation by the surety shall be effective unless and until written notice of intention to cancel this bond has been filed with the Ohio Department of Education for a period of thirty days prior to the day fixed in said notice of cancellation.

The bond cancellation information should be forwarded to:
The Ohio Department of Education, Autism Scholarship
25 South Front St, MS 310
Columbus, Ohio 43215

The bond number is CBE1042759

The effective date of the bond is 05/14/2024

and will expire on 5/14/25

PRINCIPAL

Mettle Services, LLC
(Name of Applicant)

By William McKinney Executive Director 5/14/24
(Signature) (Title) (Date)

By _____
(Signature) (Title) (Date)

By _____
(Signature) (Title) (Date)

SURETY The Cincinnati Insurance Company

By _____
(Signature) (Title) (Date)

By Betty Novak Attorney In-fact 5/15/24
(Signature) (Title) (Date)
Betty Novak



ATTESTATION OF BOND COMPANY AGENT

I swear or affirm that all information supplied is complete, truthful, correct and that the bond as described above has been issued to the principal in the name and address stated for the period indicated.

State of Ohio
County of Franklin SS:

Sworn to before me and subscribed in my presence this 15th day of May, 2024.

Teresa Vance
(Signature of Notary)



TERESA LYNNE VANCE
Notary Public
State of Ohio
My Comm. Expires
November 2, 2027

My commission expires 11/02/2027

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

CBE1042759

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint

Betty Novak

of COLUMBUS OH their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies as Surety, any and all bonds, policies, undertakings or other like instruments, as follows:

Ten Thousand Dollars \$ 10,000.00

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Senior Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or any Senior Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by their President or any Senior Vice President this 16th day of March, 2021.



STATE OF OHIO)SS:
COUNTY OF BUTLER)

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Stephen A. Ventre

On this 16th day of March, 2021 before me came the above-named President or Senior Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.



Keith Collett

Keith Collett, Attorney at Law
Notary Public – State of Ohio

My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 15th day of May, 2024.



Ed H.

2025-2026 Mettle Services Calendar

July 2025						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 2025						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 2025						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

January 2026						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February 2026						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March 2026						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

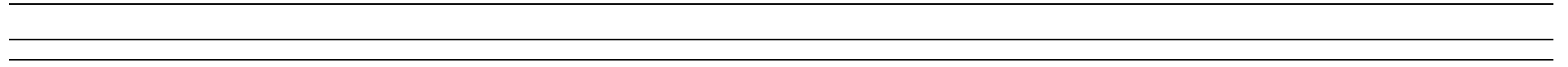
April 2026						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2026						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Federal holidays 2025/26

Summer Break – 6/30/25-7/6/25 – No School	Veteran's Day – 11/11/2025 – No School	President's Day – 2/16/2026 – No School	End of Quarter(s)
First Day – 7/7/2025	Thanksgiving Break – 11/26-11/30 – No School	Easter Break - 4/3 - 4/10/2026 – No School	Summer Break – 6/29/26 – 7/3/26
Labor Day – 9/1/2025 – no school	Winter Break 12/22/25-1/2/26 – No School	Memorial Day – 5/25/2026 – No School	
Columbus Day – 10/13/2025 - No School	MLK, Jr. Day- 1/19/2026 – No School	Juneteenth – 6/19/2026 – No School	





Upper Arlington Fire Division
 3600 TREMONT RD.
 UPPER ARLINGTON, OH 43221

Commercial Inspection 1st Notice Assigned To BROWN, Brian on 3/1/2024

Start Date: 1/1/1900 12:00:00AM

Finish Date: 1/1/1900 12:00:00AM

Business Name: 4661 SAWMILL RD

Occupancy ID: 00742

Address: 4661 SAWMILL RD Unit No: 000
 UPPER ARLINGTON, OH 43221

Station No.:

Business Phone: () -

<u>Complex Info</u>	<u>Main Floor</u>	<u>Stories</u>	<u>Estimated Values</u>
Commercial Units: 4	Length: 0	Above Grade: 0	Property: \$0.00
Residential Units: 0	Width: 0	Below Grade: 0	Content: \$0.00
Complex Type: 1	Area: 0	Upper Construction: -	
Complex: 4661 SAWMILL RD Construction: -			

Occupancy Use: B - Business - Offices, Professional Serv	Roof Type: -
Property Uses: -	Roof Material: -
Building Style: -	Roof Const.: -
Building Status: -	Roof Access: .NULL.
Construction Type: -	Interior Walls: -
Detector Type: -	Exterior Walls: -
Power Supply: -	
Auto. Extinguisher: -	
Year of Construction: 0	

<u>Violations</u>	<u>Date Found</u>	<u>Date Cleared</u>	<u>Fee</u>
17 ADMIN			
No Violations Found	03/01/2024		\$0.00
Standard: :			
Long Desc: THANK YOU.			
Total Fees			\$0.00

Commercial Inspection 1st Notice Assigned To BROWN, Brian on 3/1/2024

Start Date: 1/1/1900 12:00:00AM

Finish Date: 1/1/1900 12:00:00AM

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Station No.:

Business Phone: () -

Violations

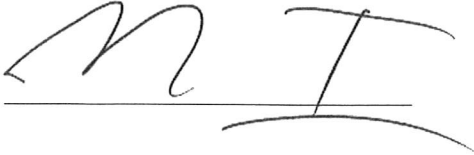
Date Found

Date Cleared

Fee

ALL LISTED VIOLATIONS MUST BE CORRECTED IMMEDIATELY UNLESS OTHERWISE NOTED.
FAILURE TO CORRECT VIOLATIONS MAY RESULT IN FURTHER ACTIONS INCLUDING MONETARY
FINES. SIGNING THIS FORM IS CONFIRMATION OF RECEIPT.

Recipient:



Inspector



BRIAN BROWN

IF THERE ARE ANY QUESTIONS OR CONCERNS, PLEASE CONTACT THE FIRE PREVENTION BUREAU
AT 614-583-5115.



Upper Arlington Fire Division
 3600 TREMONT RD.
 UPPER ARLINGTON, OH 43221

Commercial Inspection 1st Notice Assigned To BROWN, Brian on 3/1/2024

Start Date: 1/1/1900 12:00:00AM

Finish Date: 1/1/1900 12:00:00AM

Business Name: 4661 SAWMILL RD

Occupancy ID: 00742

Address: 4661 SAWMILL RD Unit No: 000
 UPPER ARLINGTON, OH 43221

Station No.:

Business Phone: () -

<u>Complex Info</u>	<u>Main Floor</u>	<u>Stories</u>	<u>Estimated Values</u>
Commercial Units: 4	Length: 0	Above Grade: 0	Property: \$0.00
Residential Units: 0	Width: 0	Below Grade: 0	Content: \$0.00
Complex Type: 1	Area: 0	Upper Construction: -	
Complex: 4661 SAWMILL RD Construction: -			

Occupancy Use: B - Business - Offices, Professional Serv	Roof Type: -
Property Uses: -	Roof Material: -
Building Style: -	Roof Const.: -
Building Status: -	Roof Access: .NULL.
Construction Type: -	Interior Walls: -
Detector Type: -	Exterior Walls: -
Power Supply: -	
Auto. Extinguisher: -	
Year of Construction: 0	

<u>Violations</u>	<u>Date Found</u>	<u>Date Cleared</u>	<u>Fee</u>
17 ADMIN			
No Violations Found	03/01/2024		\$0.00
Standard: :			
Long Desc: THANK YOU.			

Total Fees \$0.00

Commercial Inspection 1st Notice Assigned To BROWN, Brian on 3/1/2024

Start Date: 1/1/1900 12:00:00AM

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Business Name: 4661 SAWMILL RD

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UPPER ARLINGTON, OH 43221

Station No.:

Business Phone: () -

Violations

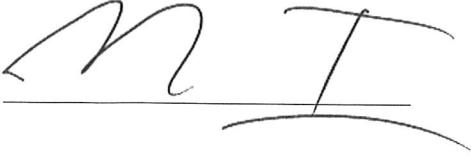
Date Found

Date Cleared

Fee

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FAILURE TO CORRECT VIOLATIONS MAY RESULT IN FURTHER ACTIONS INCLUDING MONETARY
FINES. SIGNING THIS FORM IS CONFIRMATION OF RECEIPT.

Recipient:



Inspector



BRIAN BROWN

IF THERE ARE ANY QUESTIONS OR CONCERNS, PLEASE CONTACT THE FIRE PREVENTION BUREAU
AT 614-583-5115.



The Cincinnati Insurance Companies
CHANGE RIDER

To be attached to and form a part of Bond No. CBE1042759

Executed by Mettle Services, LLC

as Principal and by The Cincinnati Insurance Company as Surety,

in favor of Ohio Department of Education, Autism Scholarship

as Obligee for the term beginning 05/14/2024

In consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to revise the information contained in the original bond as follows:

amending the principal's address to: 4661 Sawmill Road Columbus, OH 43220

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated. This rider is effective on the 13th day of February, 2025.

Mettle Services, LLC

Principal

Executed by:

By The Cincinnati Insurance Company

Surety

Stefanie Theiss

Stefanie Theiss

Attorney-in-fact



THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

CBE1042759

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint

Stefanie Theiss

of **Fairfield OH** their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies as Surety, any and all bonds, policies, undertakings or other like instruments, as follows:

Ten Thousand Dollars \$ 10,000.00

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Senior Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or any Senior Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by their President or any Senior Vice President this 16th day of March, 2021.



STATE OF OHIO)SS:
COUNTY OF BUTLER)

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Stephen A. Ventre

On this 16th day of March, 2021 before me came the above-named President or Senior Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.



Keith Collett

Keith Collett, Attorney at Law
Notary Public – State of Ohio

My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this **13th** day of **February**, 2025



Ed H.



Mettle Services
4661 Sawmill Road
Suite 200
Columbus, OH43220
Phone: 614-270-3110
Fax: 614-456-7721

January 28, 2025

Mettle Services has sufficient capital and credit to successfully provide services for the school year 2024-25.

William McKinney

William McKinney, Executive Director



Mettle Services
4661 Sawmill Road
Suite 200
Columbus, OH43220
Phone: 614-270-3110
Fax: 614-456-7721

February 13, 2025

Mettle Services has sufficient capital and credit to successfully provide services for the school year 2025-26.

William McKinney

William McKinney, Executive Director

FY26 Payment Information:

PAYMENT SEARCH PAGE

OAKS INVOICE NUMBER: APPLICATION PERIOD: Autism FY 2026 PAYMENT STATUS:
 OAKS WARRANT NUMBER: PAYMENT DATE BETWEEN:
 APPLICATION ID: START DATE: END DATE:
 SSID: GUARDIAN FIRST NAME:
 DOB: GUARDIAN LAST NAME:
 FIRST NAME: PROVIDER NAME:
 LAST NAME: PROVIDER IRN: 021604
 SORT ORDER: Status, Name DISTRICT NAME:
 DISTRICT IRN:

15 payment(s) returned. Total Paid Amount: \$44,822.28

NAME	APP ID	OAKS WARRANT NUMBER	PROVIDER IRN	PROVIDER	PAYMENT STATUS	PAYMENT DATE	TOTAL AMOUNT PAID	GOTO
		005517347	021604	Mettle Services	Paid Reconciled	8/14/2025	\$2,833.33	🔍
		0055680943	021604	Mettle Services	Paid Reconciled	9/16/2025	\$2,833.33	🔍
		0055680946	021604	Mettle Services	Paid Reconciled	9/16/2025	\$2,833.33	🔍
		005517348	021604	Mettle Services	Paid Reconciled	8/14/2025	\$2,833.33	🔍
		0055680944	021604	Mettle Services	Paid Reconciled	9/16/2025	\$3,090.91	🔍
		0055680945	021604	Mettle Services	Paid Reconciled	9/16/2025	\$3,090.91	🔍
		0055680947	021604	Mettle Services	Paid Reconciled	9/16/2025	\$2,833.33	🔍
		005517349	021604	Mettle Services	Paid Reconciled	8/14/2025	\$2,833.33	🔍
			021604	Mettle Services	Pending Payment		\$2,833.33	🔍
			021604	Mettle Services	Pending Payment		\$3,230.00	🔍
			021604	Mettle Services	Pending Payment		\$3,230.00	🔍
			021604	Mettle Services	Pending Payment		\$3,090.91	🔍
			021604	Mettle Services	Pending Payment		\$3,090.91	🔍
			021604	Mettle Services	Pending Payment		\$3,332.00	🔍
			021604	Mettle Services	Pending Payment		\$2,833.33	🔍



**Franklin County Public Health
280 East Broad Street
Columbus, Ohio 43125**

School Facility Inspection Report

Establishment Information	
Facility Name Mettle Services	Facility Type Non Public
Facility ID # BFRY-D5RFNL	Facility Telephone # 614
Facility Address 4661 Sawmill Road Columbus , OH	
Licensee Name Mettle Services	Licensee Address 4661 Sawmill Road Ste 200 Columbus , OH 43220

Inspection Information		
Inspection Type Standard	Inspection Date/Time November 14, 2024	Total Time Spent 1.25

OPERATOR - The risks in operating procedure or physical arrangement indicated below should be corrected by the next routine inspection or by a date specified in this report.

Observed Critical Violations
Total # 0

Observed Risks/Recommendations
Total # 0

Comments
TEMPERATURES AND SANITATION ARE SATISFACTORY.

The information contained in this electronic mail message, medical or otherwise, is intended for the personal and confidential use of the designated recipient(s) named above. If you have received this information in error, NOTIFY FRANKLIN COUNTY PUBLIC HEALTH at (614) 525-3160. If you are not the designated recipient(s), do not review or copy any of the message text or attached document(s). Disclosure of this information to any party other than the intended recipient(s) and the use of this information for other than the stated purpose(s) is prohibited. When your records are destroyed or archived, this electronic mail and attached document(s) must be stored or disposed of in the same manner.

Person In Charge: **STEPHEN**
Title: **EMPLOYEE**

Inspector: **Al Nunez**

Autism Scholarship Program Affidavit

I hereby attest that my business or school will follow all requirements for the Autism Scholarship Program specified under sections 3310.41 of the Ohio Revised Code (ORC) and 3301-103-01 to 3301-103-07 of the Ohio Administrative Code (OAC). I also affirm that:

1. The Private Provider applicant is located within the boundaries of the state of Ohio and will serve children participating in the Autism Scholarship Program within the boundaries of the state of Ohio. ORC 3310.41(E)
2. The Private Provider applicant assures it has been in operation for at least one full school year prior to enrolling children participating in the Autism Scholarship Program. OAC 3301-103-06(A)(7)(a)
3. The Private Provider applicant has on file a current copy of a criminal records check for all owners, all individuals employed by and all parties contracting with the provider, all subcontractors, and all volunteers according to OAC Rule 109:5-1-01 and Rule 3301-103-07. The applicant further affirms that, as a result of the background check, the applicant or any individual employed by the applicant or other individual or party listed above has not been convicted of or pleaded guilty to an offense or violations described in ORC Section 3319.39(B)(1). The prohibition against employing any individual or contracting with parties or having owners, subcontractors or volunteers who have been convicted of or pleaded guilty to any of these offenses or violations shall apply to providers registered by the Department of Education & Workforce for purposes of the Autism Scholarship Program. ORC 3310.411 OAC 3301-103-06(A)(5)
4. The Private Provider applicant assure that anyone employed or subcontracted and serving students through the Autism Scholarship Program holds appropriate credentials from the State Board of Education, state and national boards for specific professions, and these credentials are applicable for the special education and related services being provided. The Private Provider applicant assures that volunteers used to assist in providing special education and related services to a scholarship recipient will be supervised by a person meeting the minimum requirements of this section. The Private Provider applicant assures that the employee's credentials are not currently suspended or revoked in accordance with Chapter 119 and ORC 3319.31 and has appropriately submitted all employees through the Rap Back process. ORC 3310.411, ORC 3310.411 OAC 3301-103-06(A)(5)
5. The Private Provider applicant assures that anyone serving students through the Autism Scholarship Program has on file, at the provider's address, a copy of any required State Board of Education certification/licensure, state or national licensure appropriate for the special services they will be providing. OAC 3301-103- 06(A)(3)
6. The Private Provider applicant has adequate liability, property and casualty insurance. OAC 3301-103-06(A)(7)(b)
7. The Private Provider applicant has no outstanding claims for recovery from the Auditor of State. OAC 3301- 103-06(A)(7)(c)

8. The Private Provider applicant has sufficient capital or credit to operate during the current fiscal year. OAC 3301-103-06(A)(7)(e)
9. The Private Provider applicant has written policies and procedures that address program services including program philosophy, health and safety issues, service delivery and termination, confidentiality of individual's records, and consumer satisfaction; administrative services including a description of internal monitoring and evaluation procedures to improve delivery of services, documentation of timely reporting to parents and the resident school district, and a professional development and training plan for staff members. OAC 3301-103-06(A)(8) To be completed only an individual authorized to agree to the above statements on behalf of the Private Provider applicant.
10. The Private Provider applicant has a written policy addressing the private provider's practices to ensure that said private provider does not discriminate on the basis of race, ethnicity, national origin, religion, gender, disability, age, sex or color. OAC 3301-103-06(A)(6)
11. The Private Provider applicant has an itemized fee schedule and description of the special education and/or related services to be provided as part of the Autism Scholarship Program. OAC 3301-103-06(A)(7)(d)

The Private Provider will provide the parent with a copy of an estimated cost of service. The Private Provider shall bill and reimbursement shall be based on those special education, related services and educational services (Tuition, if applicable) as detailed in the child's Individualized Education Program (IEP) and implemented by the Private Provider.

12. The Private Provider applicant will notify the Department of Education & Workforce when the Private Provider is no longer providing Autism Scholarship Program services to a child by appropriately end dating the scholarship award within the Electronic Application System. ORC 3310.41(A)(7)
13. The Private Provider will make its facilities and the records pertinent to the effective implementation of the Autism Scholarship Program available during regular business hours for announced or unannounced visits by personnel from the Department of Education & Workforce for ensuring compliance and as needed for the purpose of evaluating and implementing the program. OAC 3301-103-06(C)

The information requested and contained in this affidavit is correct and complete to the best of my knowledge and belief.

William McKinney
(Name)

Director
(Title)

2-13-25
(Date)

Certificate of Zoning Compliance 25-2703

This is an e-permit. To learn more, scan this barcode or visit
upperarlingtonoh.viewpointcloud.com/#/records/201881318

Issued to: *Michael Lusk*

Location: *4661 SAWMILL RD*

Project Description: *Business use.*

Value of Work: *0*

Permit Issue Date: *August 19, 2025*

Permit Expires: *August 19, 2026 unless construction or the use have begun, then this permit will not expire.*

Permit Conditions:

- 1) Approved for medical office use only - child daycare, day school and similar non-office uses are prohibited.*
- 2) A zoning inspection to confirm compliance shall be accommodated on a yearly basis, typically concurrent with the annual fire safety inspection.*
- 3) Should the business change ownership or the use be substantively modified, new zoning and/or change of use permit(s) must be submitted for review. Specifically, please be aware that if the Life Skills Training or other components of your use change to become more like a child daycare, day school, or adult day care facility, or otherwise are modified beyond the approved use, that will require additional review.*
- 4) Any future tenant shall be of similar use and occupancy classification and be subject to these same stipulations, unless new tenant applies for a change of use and occupancy permit.*

Joseph R. Miller
Direct Dial (614) 464-6233
Direct Fax (614) 464-6233
Email jrmiller@vorys.com

October 31, 2025

SUBMITTED VIA APPEAL PORTAL AND EMAIL

Chad Gibson
Community Development Director, City of Upper Arlington
3600 Tremont Road
Upper Arlington, OH 43221
cgibson@uaoh.net

Re: Mettle Services, LLC's Appeal No. 25-4927
Request for Continuance of Hearing Date

Dear Mr. Gibson:

On October 22, 2025, Mettle Services, LLC ("Mettle Services") and Michael Lusk (together, "Appellants") appealed the October 15, 2025 City Staff Decision pertaining to Mettle Service's mental health clinic located at 4661 Sawmill Road, Suite 200, Upper Arlington, OH 43220 ("Property"). The Board of Zoning & Planning ("BZAP") is currently scheduled to consider Mettle Services' appeal at a public hearing on November 19, 2025 ("Hearing").

Pursuant to Unified Development Ordinance § 4.10(D), Mettle Services hereby requests a continuance of the Hearing. Mettle Services' counsel has a preexisting hearing in another jurisdiction on November 19, 2025, and will be unable to represent Mettle Services at the Hearing. The presence of Mettle Services' chosen counsel is crucial to ensure that Mettle Services can adequately present its case and address the issues raised in the appeal.

Moreover, Mettle Services is in full compliance with the Certificate of Zoning. The Certificate of Zoning was issued on August 19, 2025, and permitted medical services on the Property. As stated in its initial application for the Certificate of Zoning, the medical services Mettle Services offers includes programming to care for youth mental health, such as therapy and counseling, life skills training, and behavioral specialist support. These medical services are not "child daycare" or "day school" uses. Mettle Services has offered these same medical services since receiving the Certificate of Zoning and it has not expanded beyond such services.


October 31, 2025

Page 2

The City Staff Decision demanded that all non-medical services cease at Mettle Services. To be clear, no non-medical services are being provided at the Property. Mettle Services provides medical programming for youth with autism, teaching the youth how to cope healthily, become aware of their emotions, and improve their mental health. All of these services are medical in nature, as more fully described in Mettle Services' initial application materials. Mettle Services will present evidence of same to BZAP.

We respectfully request that the Board grant the continuance pursuant to Unified Development Ordinance § 4.10(D). Denying this request would raise substantial due process concerns, as Mettle Services would be deprived of the opportunity to be heard by BZAP through its chosen counsel. Thank you for your consideration of this request.

Very truly yours,

A handwritten signature in black ink, appearing to read 'JRM', with a long horizontal flourish extending to the right.

Joseph R. Miller

JRM/jrm



Mettle Services



Mettle Services

7 followers • 0 following

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[About](#)

[Photos](#)



Intro

Specialized education organization for individuals with autism spectrum disorders, emotional and behavioral disorders, and other academic challenges. We work to empower every student to lead a productive, fulfilling, and successful life.

 Page · Education website

 4661 Sawmill Rd, Columbus, OH, United States, Ohio

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or

[Create new account](#)

Not yet rated (0 Reviews)

Photos

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Mettle Services created an event.

July 15 · 🌐

HIRING
JOIN OUR TEAM

& Mettle Services

**No appointments necessary!
Walk-ins welcomed!
Interviews on the spot!**

Please bring a copy of your current resume

Join us for our hiring event:

- When: 7/21 - 7/25, 2025
- Time: 900 am - 400 pm
- Where: 4661 Sawmill Road, Columbus, OH; Suite 200

We are currently hiring for:

- Teachers, Behavior Specialist, Administrative Assistant

Requirements:

- 3+ years working with children
- Dependent on position applying for

Benefits:

Mon, Jul 21

Hiring Event

4661 Sawmill Rd, Columbus, OH, United States, Ohio 43220

1 person went

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[Individual Counseling Services >](#)



[Group Counseling Services >](#)



[School Day Education Program \(Ages 5-22\) v](#)

Our school day education program offers personalized learning tailored to each student's abilities, guided by a specialized curriculum designed by Intervention Specialists.



[Life Skill Training >](#)



[Transition to Adult Support >](#)



[Case Management Services](#)



[Tutorial Services >](#)



[Speech Therapy >](#)



[Occupational Therapy](#)

[Contact Us >](#)

Unlocking the full potential of individuals with ASD

Fostering Resilience, Building Mettle

Helping create a better future for those with ASD

We provide comprehensive support services for individuals with autism spectrum disorder, and those with emotional and behavioral disorders. With a focus on social skill development, we collaborate closely with families and other specialists to empower every child, adolescent, and young adult to lead a productive, fulfilling, and successful life.

[The Mettle Difference >](#)





Our Promise

Personalized support, tangible results

Our innovative services equip individuals with the tools and insights needed to overcome obstacles, build resilience, and thrive in all aspects of life. With every service and program, our trained professionals employ proven techniques and therapies while providing a supportive environment for you to work through challenges.

 [Individual Counseling Services >](#)

 [Group Counseling Services >](#)

 [Day Program \(Ages 5-22\) >](#)

 [Life Skill Training >](#)

 [Case Management Services >](#)

 [Specialized Services >](#)

 [Speech Therapy >](#)

 [Occupational Therapy >](#)

Who We Are

We aim to be at the forefront in serving young people with autism spectrum disorders by addressing individual learning challenges, and by fostering young people and their families through their daily life challenges.

[The Mettle Difference >](#)



We're on a Mission

[To create a brighter future for the autistic community](#)

How can we assist you, your loved ones, your patients, or your organization? Reach out to us and let's discuss how we can support your unique needs and goals.

[Get In Touch >](#)



2025-26 Calendar

☰ ... - + | 1 of 1 ... 🔍 ...

2025-2026 Mettle Services Calendar

July 2025						
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March 2026						
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Mettle Calendar 25-26 [Download](#)

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Mettle Calendar 25-26

Download



4661 Sawmill Road
Columbus, Ohio 43220

info@mettleservices.com

614.270.3110



Joint Commission Nationally Accredited

At Mettle Services, we provide specialized and comprehensive support services for individuals with autism spectrum disorders, emotional and behavioral disorders, and other challenges. With a focus on life skills and social skill development, we collaborate closely with families, mentors, and specialists to empower every individual to lead a productive, fulfilling, and successful life.



The Mettle
Difference

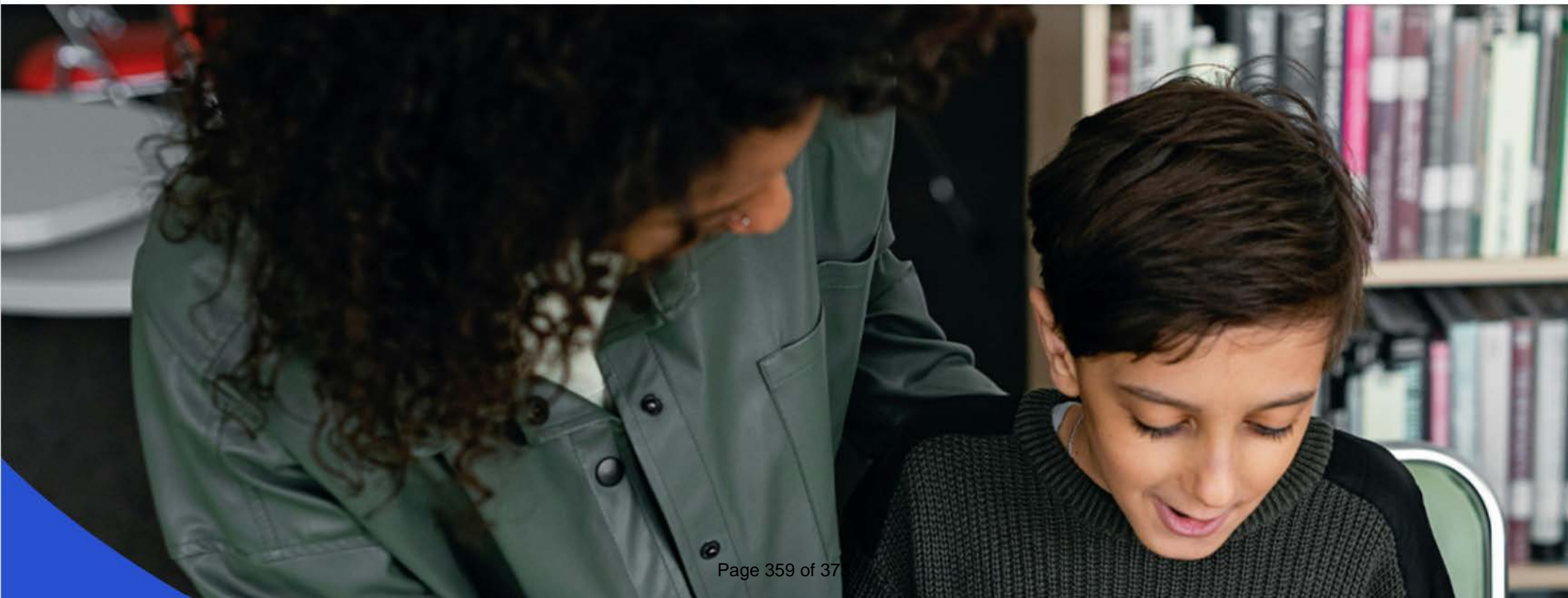
Prosperity
Program

Resources

Apply

Contact
Us

Reviews





The Prosperity Program



Program Purpose

The Prosperity Program is to prevent and address drug & chemical dependency among local school districts students by providing education, intervention, and support. Mettle Services is teaming with Anchor Health Services, to help create a safe and healthy school environments that promotes the well-being of young people.

General Statement of Policy

- The use of controlled substance, alcohol, and other harmful chemicals is strictly prohibited in the school setting.

General Statement of Policy

- The use of controlled substance, alcohol, and other harmful chemicals is strictly prohibited in the school setting.
- The prosperity project will provide an instructional program on chemical abuse and prevention at all grade levels.
- An assessment established to address reports of chemical abuse and make recommendations for appropriate responses.
- The Prosperity Program team will address chemical abuse problems and provide support to students and families.
- The local school district will maintain a program to educate and assist students and families in understanding the goals of achieving a drug free school environment, with the assistance of Mettle Services.

Prevention Strategies

- Education: Implement age -appropriate educational programs on chemical dependency and prevention in the curriculum.
- There will be individual and group counseling for students on drugs, and the effects it has on them and others. (Schedule can be adjusted to meet each school district's needs.)
- Provide continued education on drugs and chemical dependency.

Requirements for the Program

- Referral from the Local School and/or Parent/Guardian.
- Assessment.
- Achieve a certificate of completion for the course.

- Provide continued education on drugs and chemical dependency.

Requirements for the Program

- Referral from the Local School and/or Parent/Guardian.
- Assessment.
- Achieve a certificate of completion for the course.

To place your inquiry, or if you have any additional questions, please contact us at:

mckinneyb@hclc.us

harrish@hclc.us

Inquiry Form

Download

Mettle-Services-Intake-Paperwork

Download



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At Mettle Services, we provide specialized and comprehensive support services for individuals with autism spectrum disorders, emotional and behavioral disorders, and other challenges. With a focus on life skills and social skill development, we collaborate closely with families, mentors, and specialists to empower every individual to lead a productive, fulfilling, and successful life.



Resources

Explore Commonly Asked Questions



What Services Does Mettle Services Provide? ▾

- Individual counseling services
- Group counseling services
- Mentoring Program (Ages 5-21)
- Life Skill Training
- Transition to Adult Support
- Case Management Services
- Tutorial Services
- Speech Therapy
- Occupational Therapy



Does Mettle provide lunch? ▾

Parents/Guardians are to provide lunches and beverages for their child. If your child has any diet or allergy restrictions, please submit a note from your physician.



Does Mettle offer Before/After care? ▾

Currently, Mettle Services does not offer before or after care.



Does Mettle accept insurance? ▾

We accept all commercial insurance and Medicaid.

Explore Commonly Asked Questions



What Services Does Mettle Services Provide? >



What is the Cost of Services at Mettle? v

Mettle Services is an approved Autism Scholarship provider. Additionally, Mettle Services accepts Medicaid for therapeutic services.



What are Individual Education Plans and Evaluation Team Reports? v

The school district of residence is required by law to complete the initial testing (ETR) and the yearly agreement of how to educate the child, which is their Individual Education Plan (IEP). Mettle Services will interact extensively with the district and parents to establish appropriate goals and accommodations to allow for client success.



Does Mettle provide transportation? v

Parents are responsible for providing transportation for their client. The residential district may be available to provide transportation to Mettle Services. Also, private transportation companies may be available to provide services with the residential district's help.



Does Mettle provide lunch? >



Does Mettle offer Before/After care? >



Does Mettle accept insurance? >



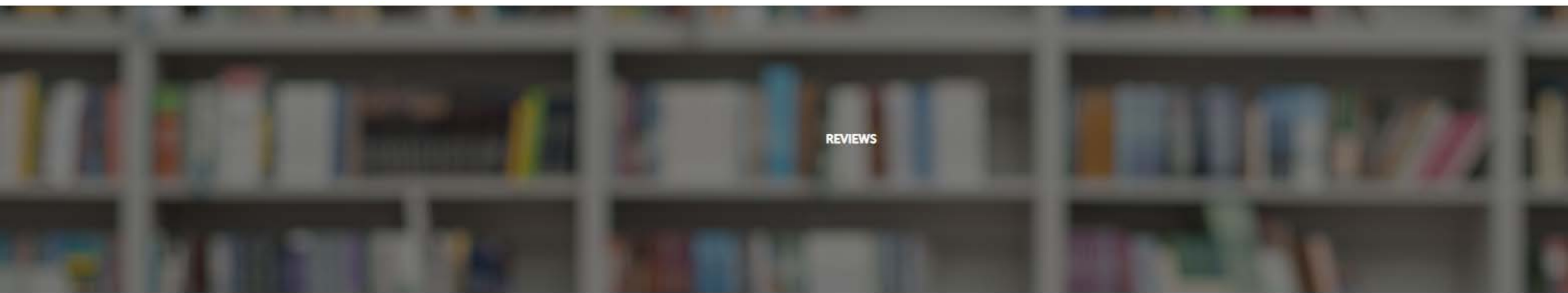
Scholarship Opportunities

[The Ohio Department of Education Autism Scholarship](#)

This scholarship provides coverage for direct services like speech and occupational therapy for each student.

[Learn More >](#)

[How To Apply >](#)



REVIEWS

"Mettle Staff (behavior specialists and social workers) listen without judging me." – 91% positive response. "I LOVE it here. I can make friends. I relate to most of the kids here."

"I LOVE it here. I can make friends. I relate to most of the kids here." "Mettle Staff (behavior specialists and social workers) listen without judging me." – 91% positive response.

"All staff are very supportive. I like that I can get help with work, when I need it."

"Administration and staff are open to trying to meet the needs of every student, even those who present new or unusual challenges." – Partnering School District



Individual Counseling Services >



Group Counseling Services >



Day Program (Ages 5-22) v

Our program offers personalized instruction tailored to each individual's abilities, guided by a specialized curriculum designed by Intervention Specialists.



Life Skill Training >



Transition to Adult Support >



Case Management Services >



Specialized Services >



Speech Therapy >



Occupational Therapy >

Contact Us >

2025-26 Calendar

2025/26 Split Year Calendar 1 / 1 58%

2025-2026 Mettle Services Calendar

July 2025							August 2025							September 2025							October 2025																																																	
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Summer Break - 6/30/25-7/6/25 - Closed	Veteran's Day - 11/11/2025 - Closed	President's Day - 2/16/2026 - Closed	End of Seasonal Session
First Day of Summer Session - 7/7/2025	Thanksgiving Break - 11/26-11/30 - Closed	Easter Break - 4/3 - 4/10/2026 - Closed	Summer Break - 8/29/26-7/3/26
Labor Day - 9/1/2025 - Closed	Winter Break 12/22/25-1/2/26 - Closed	Memorial Day - 5/25/2026 - Closed	
Columbus Day - 10/13/2025 - Closed	MLK, Jr. Day- 1/19/2026 - Closed	Juneteenth - 6/19/2026 - Closed	

Mettle Calendar 25-26 [Download](#)



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At Mettle Services, we provide specialized and comprehensive support services for individuals with autism spectrum disorders, emotional and behavioral disorders, and other challenges. With a focus on life skills and social skill development, we collaborate closely with families, mentors, and specialists to empower every individual to lead a productive, fulfilling, and successful life.



Our Approach

 We go above and beyond to foster a spirit of strength

"Mettle" is defined as the ability to cope well with difficulties with fortitude. That's what we're nurturing.

Unlike traditional providers, we offer a comprehensive approach that combines social & life skill development, and compassionate support to empower children and young adults.

[Get Started >](#)

- ✓ 1:4 Behavior Specialist to person ratio
- ✓ 1:8 Licensed Social Worker to person ratio
- ✓ No copay/charges billed to the family
- ✓ Behavior Specialist + Mentor Combo





What We value



Dedication >



Innovation >



Accountability >



Compassion >



Collaboration >

Resources

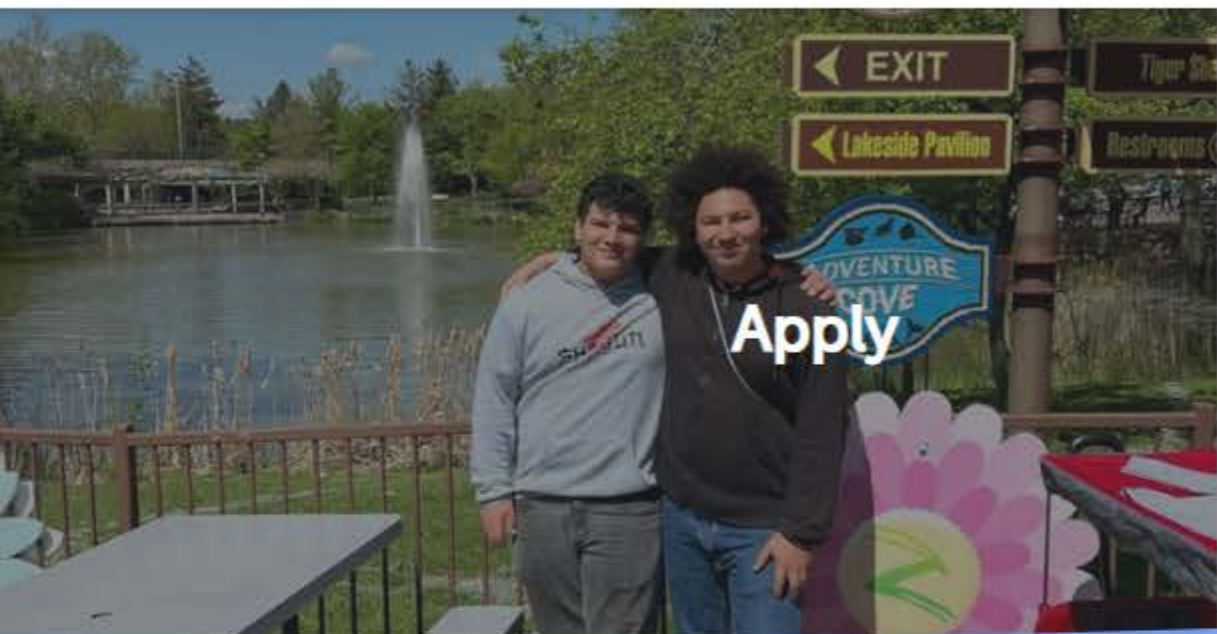
Explore commonly asked questions, insurance and scholarship information, and more...

[See Resources >](#)

Experience the Mettle Difference

[Contact Us >](#)





Forms and Documents

The forms required to process your application for enrollment may be accessed below, and may be printed and physically delivered, or submitted digitally.

[Download Mettle Services Intake Paperwork](#)

Application for Enrollment	Complete Online
Consent for Release of Student Records	Complete Online
Emergency Medical Authorization Form	Complete Online
Field Trip Permit	Complete Online
Immunization Exemption Form	Complete Online
Parent's request for the administration of medication by Mettle personnel	Complete Online
Physician's Request for the administration of Medication by Mettle Personnel	Complete Online



Contact Us

Reach Out Today

Let's work together to create a brighter future for you or your loved ones.
Contact us and let's discuss how we can support your unique needs and goals.

Name (Required)

First

Last

Phone (Required)

Email (Required)

How Can We Help? (Required)



**The Children's
Advocacy Project**

<http://www.cap4kids.org>

Mettle Services

Program: Specialized education and comprehensive support services for students with autism spectrum disorder, emotional and behavioral disorders, and other academic challenges. Services include school day education, case management, speech therapy, occupational therapy, individual and group counseling, anger management, life skills, and transition to adult support.

Eligibility: Ages 6-22 with Autism diagnosis.

Cost: Accepts and assists with applications for Autism and Jon Peterson Scholarship funds. Accepts all commercial insurance and Medicaid for therapeutic services.

Referral: Families may contact the organization directly.

4661 Sawmill Road, Columbus, Ohio 43220

(614) 270-3110

mettleservices.com

Related Categories: [Autism](#) | [Behavior / Mental Health](#) | [Behavior, Counseling & Psychiatry](#) | [Education Resources & Legal Rights for Kids with Autism](#) | [Mental Health Providers Specializing in Autism](#) | [Occupational Therapy for Kids with Autism](#) | [Puberty & Life Transitions](#)