



3/22/2023 | 6:00 PM

**MUNICIPAL SERVICES CENTER, COUNCIL CHAMBER
3600 TREMONT ROAD**

If you are joining through Zoom, please click the link below to join the meeting:

<https://zoom.us/j/98181639938>

Meeting ID: 981 8163 99384

1. Board Business

- a. Oath of Office, administered by Deputy City Clerk Yelena Parks, for reappointed Board members Mr. Daniel Barringer, ~~Mr. Kevin Carpenter~~, and Mr. William Westbrook.
- b. Board Certification for 2023, administered by Secretary Justin Milam.
- c. Board Chair election for a one-year term to replace the vacated position by Mr. Robert Tullett.
- d. Board Vice Chair election for a one-year term. *This is only required if the position is vacated due to the appointment of the current Vice Chair, Mr. Donald Osterhout, to President.*

2. Consent Agenda

- a. Review of the February 15, 2023 BZAP meeting minutes.
- b. 2559 Henthorn Road (VAR-09-23) - To allow a two-story addition to encroach up to 1.2 feet into the eight-foot minimum side yard setback.
- c. 1650 Ardwick Road (VAR-10-23) - To allow an attached, enclosed patio to encroach up to 12'-5" into the minimum 32'-5" rear yard setback.
- d. 2380 Northwest Boulevard (VAR-11-23) - To allow a two-story addition to encroach up to 4'-2" into the 10-foot minimum rear yard setback, up to 5'-2" into the rear yard profile, up to 1'-1" into the 10-foot minimum side yard setback, and up to 7'-2" into the side yard longwall setback.

3. Variance/Conditional Uses

- a. 2712 Swansea Road (VAR-05-23) - To allow an addition that encroaches 1.2 inches into the 8-foot minimum side yard setback, to allow a front porch that encroaches 14'-2" by 7 inches into the front yard setback, when a 10-foot by 5-

foot projection is permitted and to allow improvements that result in building cover of 30.8 percent, when 29 percent is the limit.

4. Development/Site Plans

- a. **POSTPONED TO APRIL 5TH & 19TH MEETINGS** - 1917 Northwest Boulevard (Hart Dental, DEV-01-23) - BZAP review of an Amended Major Site Plan application to convert an existing Avis Rental Car facility to a dental clinic.

5. City Business

- a. Updates from the City's Community Development Department.



Date: Wednesday, March 22, 2023

To: Upper Arlington Board of Zoning and Planning (BZAP)

From: Justin Milam, AICP, Senior Planner (jmilam@uaoh.net; 614-583-5083)

RE: 2023 BZAP Oath of Office

Deputy City Clerk Yelena Parks will administer the Oath of Office to re-appointed members Daniel Barringer and William Westbrook.

OATH OF OFFICE

STATE OF OHIO

SS:

COUNTY OF FRANKLIN

I, **DANIEL BARRINGER**, do solemnly swear that I will support the Constitution of the United States of America, and of the State of Ohio, and the Ordinances of the City of Upper Arlington, Ohio, and will, to the best of my ability, discharge my duties as a member of the Board of Zoning and Planning of the City of Upper Arlington, Ohio.

DANIEL BARRINGER

SWORN BEFORE ME AND SIGNED IN MY PRESENCE THIS 22ND DAY OF MARCH 2023.

Notary Public

Upper Arlington Board of Zoning and Planning Secretary

OATH OF OFFICE

STATE OF OHIO

SS:

COUNTY OF FRANKLIN

I, **WILLIAM WESTBROOK**, do solemnly swear that I will support the Constitution of the United States of America, and of the State of Ohio, and the Ordinances of the City of Upper Arlington, Ohio, and will, to the best of my ability, discharge my duties as a member of the Board of Zoning and Planning of the City of Upper Arlington, Ohio.

WILLIAM WESTBROOK

SWORN BEFORE ME AND SIGNED IN MY PRESENCE THIS 22ND DAY OF MARCH 2023.

Notary Public

Upper Arlington Board of Zoning and Planning Secretary



Date: Wednesday, March 22, 2023

To: Upper Arlington Board of Zoning and Planning (BZAP)

From: Justin Milam, AICP, Senior Planner (jmilam@uaoh.net; 614-583-5083)

RE: 2023 BZAP Certification

Requirements

Section 2(a) of the Board's Rules and Regulations states: *The Secretary shall certify the membership of the Board each year at the time the Board organizes.*

Board Certification

I, Justin Milam, Secretary of the Board of Zoning and Planning of the City of Upper Arlington, Ohio, do hereby certify that the following have been duly appointed by the Mayor and approved by City Council in accordance with the Codified Ordinances as members of the Board of Zoning and Planning:

DANIEL BARRINGER (term expires June 30, 2026)

KEVIN CARPENTER (term expires June 30, 2026)

MARIANNE MITCHELL (term expires June 30, 2024)

DONALD OSTERHOUT (term expires June 30, 2024)

SHANNON TOLLIVER (term expires June 30, 2024)

WILLIAM WESTBROOK (term expires June 30, 2026)

ATTEST:

3.22.2023

Justin Milam

Date





Date: Wednesday, March 22, 2023

To: Upper Arlington Board of Zoning and Planning (BZAP)

From: Justin Milam, AICP, Senior Planner (jmilam@uaoh.net; 614-583-5083)

RE: 2023 BZAP Chair Election

Requirements

Section 2(b) and 2(c) of the Board's Rules and Regulations states: *The Board shall elect one of its members Chair for a term of two years ending on the day after the last meeting in March.* "The Board shall also elect one of its members Vice Chair who shall perform the duties of the Chair in the event the Chair is unable, for any cause, to perform his or her duties. The term of office of the Vice Chair shall be for two years ending on the day of the meeting in March."

"In the absence of the Chair and Vice-Chair, the Secretary shall call the Board to order and call the roll. If a quorum (four members) is present, the Board shall appoint one of its members to perform the duties of the Chair for that meeting, or until the appearance of the Chair and/or Vice-Chair."

Election

1. Motion and second to elect a Chair;
2. Vote to elect a Chair.

This term is to fill the vacancy from the departure of the previous President. The term will expire on the day of the March 2024 BZAP meeting.





Date: Wednesday, March 22, 2023

To: Upper Arlington Board of Zoning and Planning (BZAP)

From: Justin Milam, AICP, Senior Planner (jmilam@uaoh.net; 614-583-5083)

RE: 2023 BZAP Chair Election

Requirements

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Election

1. Motion and second to elect a Chair;
2. Vote to elect a Chair.

This term is to fill the vacancy from the departure of the previous Chair. The term will expire on the day of the March 2024 BZAP meeting.





Date: Wednesday, March 22, 2023

To: Upper Arlington Board of Zoning and Planning (BZAP)

From: Justin Milam, AICP, Senior Planner (jmilam@uaoh.net; 614-583-5083)

RE: 2023 BZAP Vice Chair Election (if applicable)

Requirements

Section 2(b) and 2(c) of the Board's Rules and Regulations states: *The Board shall elect one of its members Chair for a term of two years ending on the day after the last meeting in March.* "The Board shall also elect one of its members Vice Chair who shall perform the duties of the Chair in the event the Chair is unable, for any cause, to perform his or her duties. The term of office of the Vice Chair shall be for two years ending on the day of the meeting in March."

"In the absence of the Chair and Vice-Chair, the Secretary shall call the Board to order and call the roll. If a quorum (four members) is present, the Board shall appoint one of its members to perform the duties of the Chair for that meeting, or until the appearance of the Chair and/or Vice-Chair."

Election

1. Motion and second to elect a Vice-Chair;
2. Vote to elect a Vice-Chair.

This would be to fill the potential vacancy of the Vice Chair, should the role be vacated. The term would expire on the day of the March 2024 BZAP meeting.



February 15, 2022, | 6:00 PM

Municipal Services Center, 3600 Tremont Road

Members Present: Kevin Carpenter, Marianne Mitchell, Donald Osterhout, William Westbrook

Members Absent: Daniel Barringer, Shannon Tolliver, Robert Tullett

Staff Present: Senior Planner Justin Milam, Planning Officer Alyssa Kelly, Assistant City Attorney Darlene Pettit

1. Call to Order/Roll Call

A motion was made by Mr. Westbrook, seconded by Ms. Carpenter, to excuse Mr. Barringer's, Ms. Tolliver's, and Mr. Tullett's absences. The motion carried unanimously (4-0).

2. Consent Agenda

Minutes

Motion by Mr. Westbrook, seconded by Mr. Carpenter, to approve the BZAP minutes for the January 18, 2023 meeting via Consent Agenda. The motion carried (4-0).

2479 Wenbury Drive (VAR-06-23, Smith)

A motion was made by Mr. Westbrook, seconded by Mr. Carpenter, to approve the request by Consent Agenda. The motion carried unanimously (4-0). Findings #3 and #4 were noted in the Staff Report.

2738 Westmont Boulevard (VAR-07-23, Hutcheson/Cotter)

A motion was made by Mr. Westbrook, seconded by Mr. Carpenter, to approve the request by Consent Agenda. The motion carried unanimously (4-0). Finding #4 was noted in the Staff Report.



3744 Lyon Drive (VAR-08-23, Creedon)

A motion was made by Mr. Westbrook, seconded by Mr. Carpenter, to approve the request by Consent Agenda. The motion carried unanimously (4-0). Findings #1 and #4 were noted in the Staff Report.

4. Community Development Update

Ms. Milam provided updates to the Board of ongoing projects including details on the Community Center.

5. Adjournment

Meeting adjourned at 6:10 PM.

ATTEST: 

CHAIR: 



City of Upper Arlington

BZAP Minutes | Page 2 of 2 | February 15, 2023

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: March 22, 2023

Subject: 2559 Henthorn Road (VAR-09-23) - To allow a two-story addition to encroach up to 1.2 feet into the eight-foot minimum side yard setback.

Site Description/History

The subject property, 2559 Henthorn Road, is located at the west of the street, just north of W. Lane Avenue. The 0.17-acre property is rectangular in shape with 60 feet of frontage, a 40-foot building setback, and 125 feet of depth. The property is zoned R-1c, One-Family Residence District and platted as Lot #272 of the [Guilford Place subdivision](#). An existing two-story stone and siding home, built in 1942, sits along the building setback line. A driveway along the north side of the property leads to a two-car detached garage. On the south side of the home, a first floor office has a second floor balcony. Mature landscaping is located throughout the property and there is perimeter fencing.

Proposal

This variance application includes a request for a new two-story addition on the south side of the home to allow for a first floor office and second floor bedroom. This would replace an existing first floor office and second floor balcony in the same location. The project is part of a whole home renovation; a total of 18 square feet encroaches into the side yard. The submitted elevations show windows on all sides with horizontal siding on the first floor (to match) and shake siding on the second. The addition is below the ridge height of the home. This same condition, both existing and proposed, are found throughout the neighborhood.

Zoning Code Requirements

- UDO Article 5.02(C): to allow a two-story addition to encroach up to 1.2 feet into the eight-foot minimum side yard setback (existing).

Alternatives

The proposed addition is located in the same spot as the current office and balcony. Shifting the addition so that it is within the buildable area would require adjustments to the existing footing and foundation, which would reduce overall square footage and add cost.

Requested Action and Findings



Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. The proposal is quite modest and is sized to the minimum area to allow for the addition while utilizing the existing footprint/foundation (Finding #3). The addition blends well with the home and will not have any impacts on adjacent property or views from the street (Finding #4). For these reasons, Staff recommends approval of the application as submitted.

Attachments

1. BZAP Staff Report Pics - 2559 Henthorn Rd
2. 2559 Henthorn Rd Variance Application

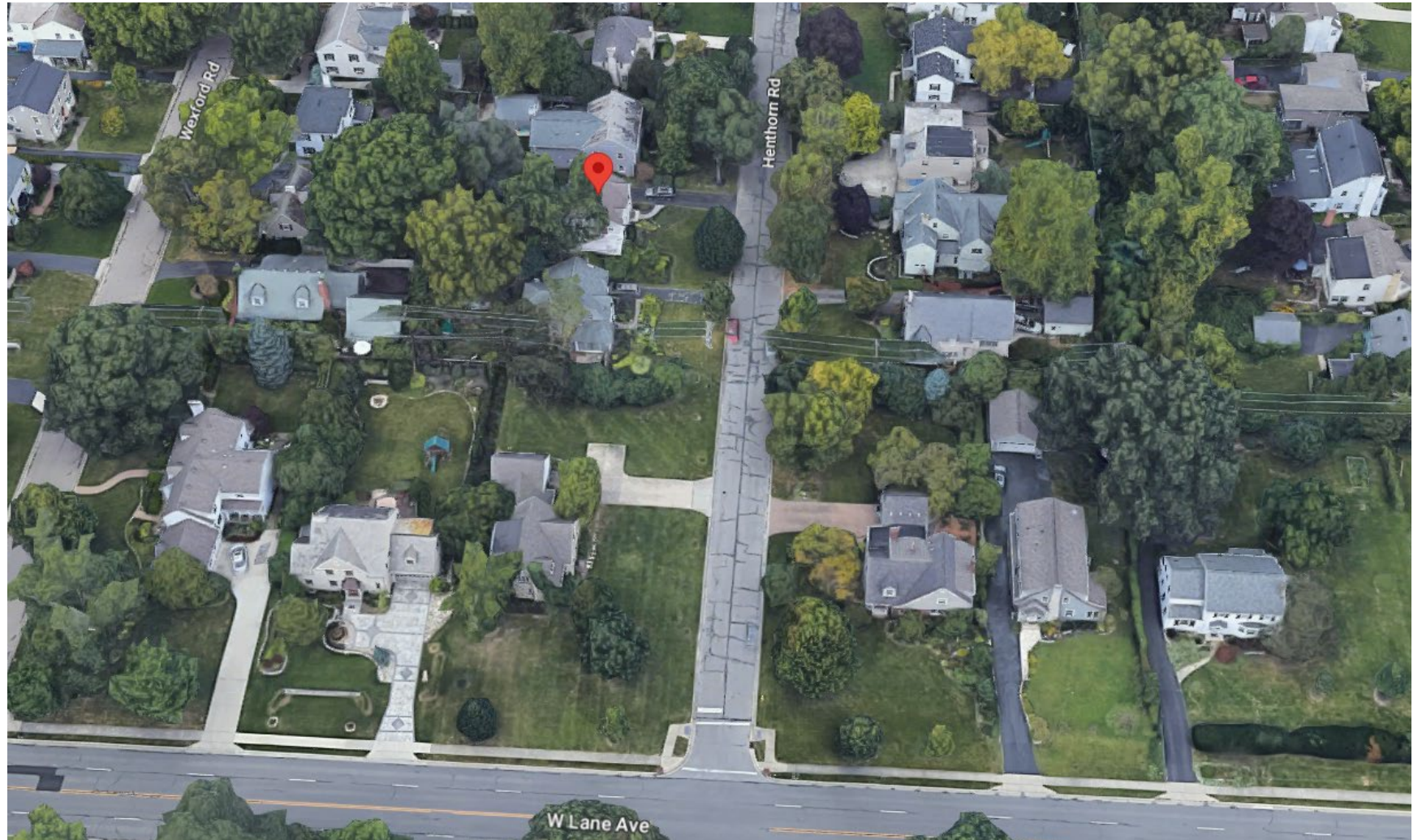


2559 Henthorn Road

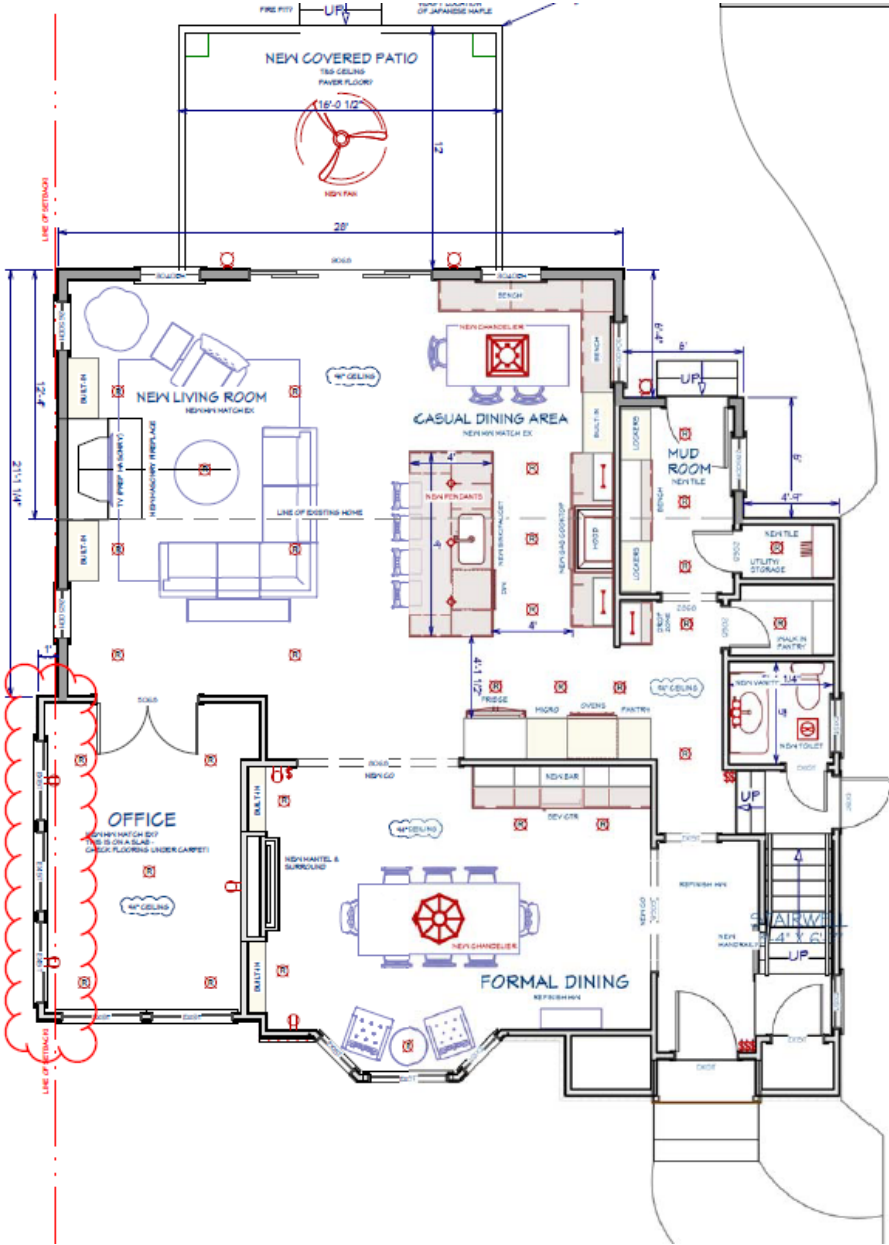
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Proposed Site Plan



Proposed and Existing Front Elevation



Proposed and Existing Side (South) Elevation





23-372

Variance Application

Status: Active

Date Created: Jan 25, 2023

Applicant

Jessica Kaiser
jminwegen@hotmail.com
2559 Henthorn Road
Columbus, OH 43221
6149610311

Primary Location

2559 HENTHORN RD
UPPER ARLINGTON, OH 43221

Owner:

KAISER KANE P & JESSICA C
2559 HENTHORN COLUMBUS, OH 43221

BZAP Information

BZAP Case #

VAR-09-23

Status

Pending

BZAP Determination Date

03/22/2023

Vote Tally

--

Primary Variance

Side yard setback

Findings of Fact for Approval/Denial

--

Variance Request

To allow a two-story addition to encroach up to 1.2 feet into the eight-foot minimum side yard setback.

BZAP conditions

--

Variance Information

Describe Variance Request

Requesting variance to build second story addition over existing 1st floor den which extends 1.2 feet over side yard setback on the left (south) side of property.

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 1st floor structure and foundation currently extend 1.2 feet over the side yard setback.

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

It should not. We are asking for a minimal variance (1.2 feet), building over an existing structure.

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 should not be any substantial detriment to neighboring properties. Many other properties in the area have additions. The property directly across the street has a similar appearance to what this property will look like with the addition. The addition is / would be bordered by a driveway so there is additional clearance to a dwelling.

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. It will provide the best visual appeal and use of space to extend above the existing addition. Additionally, an enclosed structure should not pose significant additional sound or privacy burden versus the existing 2nd floor open balcony.

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

The variance will make for the best use of the existing property structure and allow for square footage to be added without requiring as much additional lot coverage or extending forward to the build line.



KAISER PROJECT

2021



DRAWINGS PROVIDED BY:

THE CLEARY COMPANY
989 Old Henderson Rd
COLUMBUS, OH 43220
614.459.4000

KAISER RESIDENCE
2559 HENTHORN ROAD - COLUMBUS, OHIO 43221

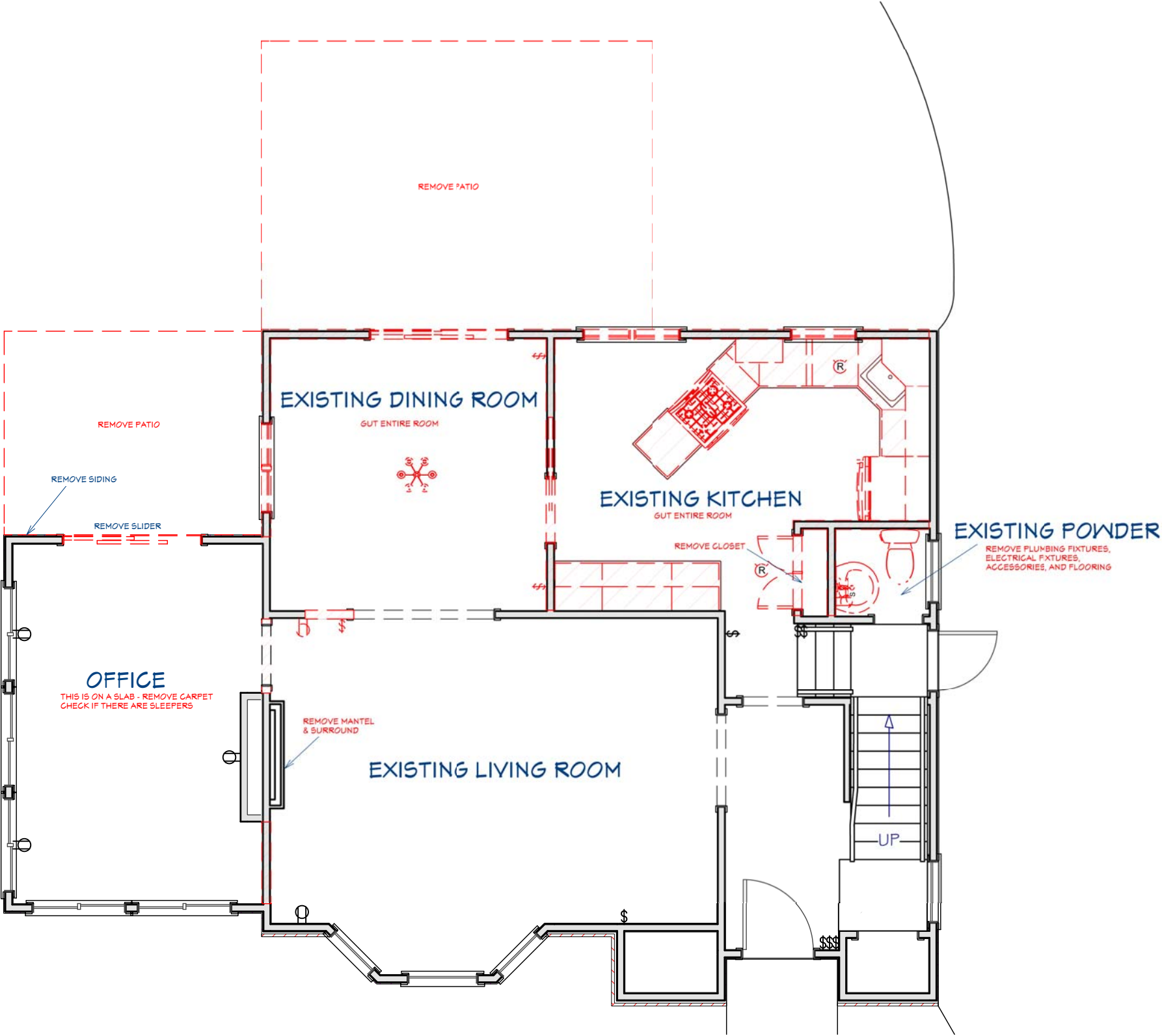
COVER SHEET

REVISIONS	
NO.	DATE

ISSUE DATE: 6/28/2021
PROJECT NUMBER: PROJECT #2559
SCALE: NA

SHEET NO. C

AS-BUILT/DEMO PLAN
FIRST FLOOR



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2559 HENTHORN ROAD - COLUMBUS, OHIO 43221

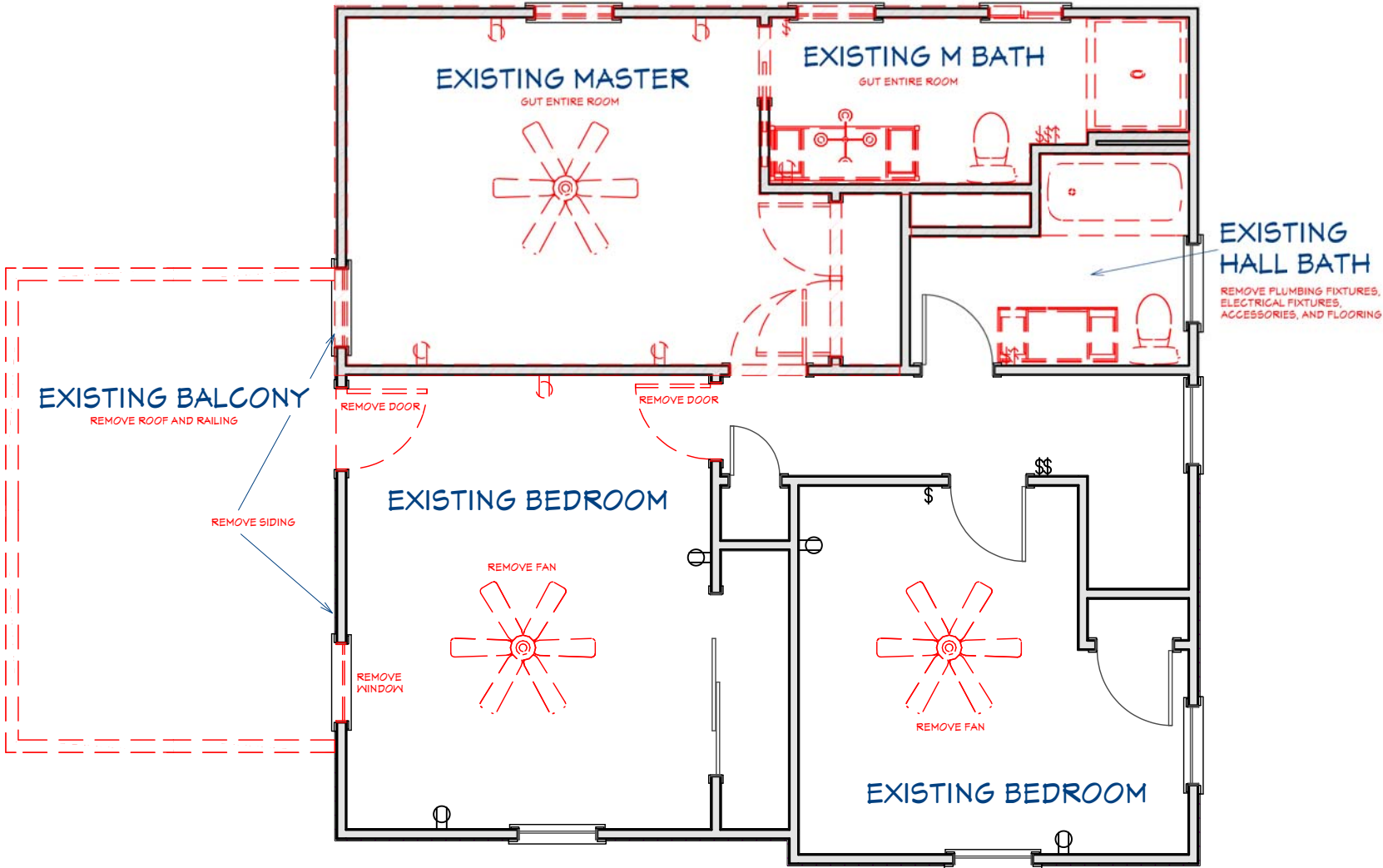
AS-BUILT/DEMO PLAN - FIRST FLOOR

REVISIONS	
NO.	DATE

ISSUE DATE: 6/28/2021
PROJECT NUMBER: PROJECT #2559
SCALE: SCALE: 3/16"=1'

SHEET NO. 1

AS-BUILT/DEMO PLAN
SECOND FLOOR





THE CLEARY COMPANY
EST. 1994

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614.459.4000

KAISER RESIDENCE

2559 HENTHORN ROAD - COLUMBUS, OHIO 43221

AS-BUILT/DEMO PLAN - SECOND FLOOR

REVISIONS	
NO.	DATE

ISSUE DATE:
6/28/2021

PROJECT NUMBER:
PROJECT #2559

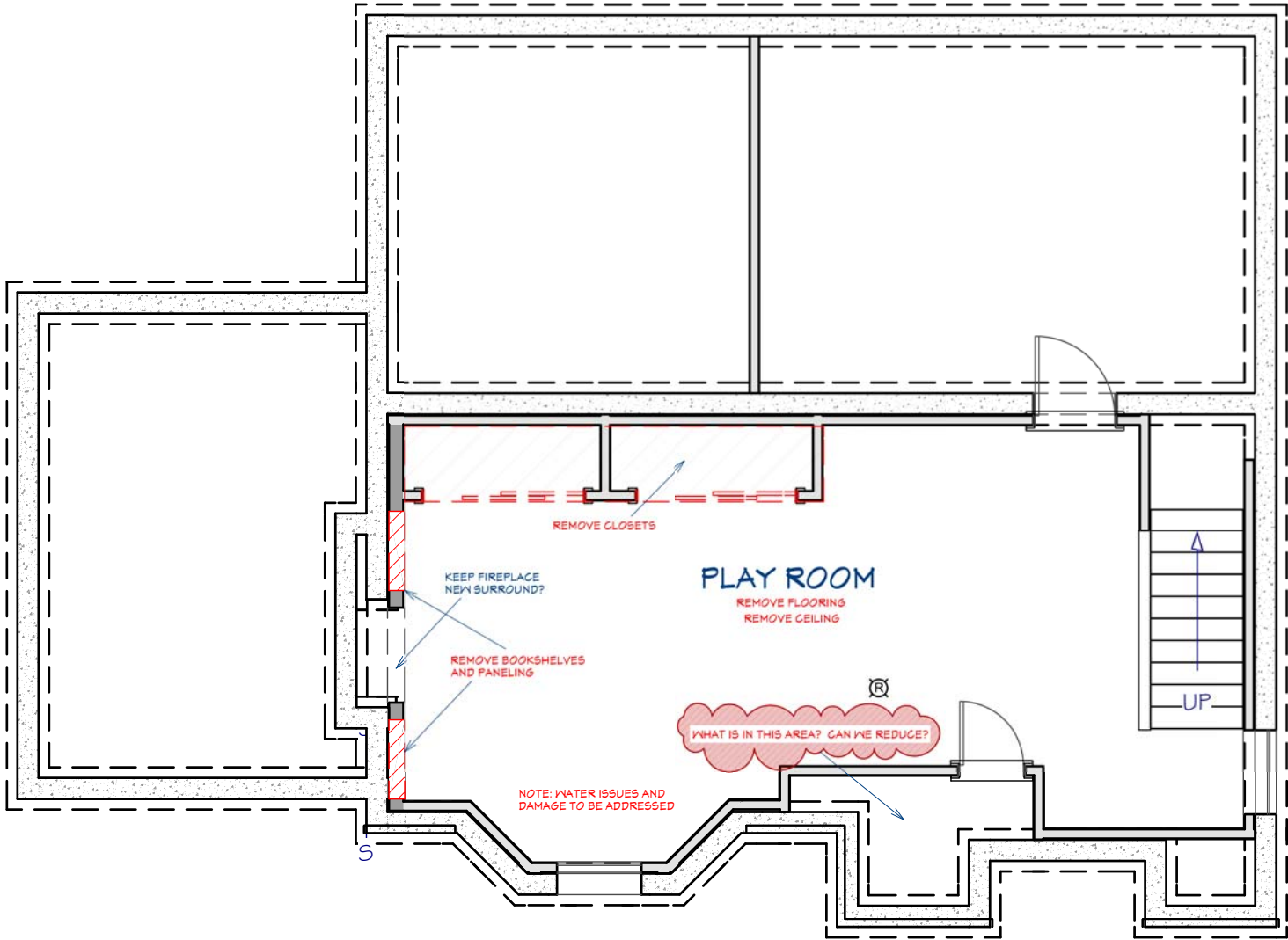
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SCALE: 3/16"=1'

SHEET NO.

2

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AS-BUILT/DEMO PLAN
BASEMENT





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KAISER RESIDENCE
2559 HENTHORN ROAD - COLUMBUS, OHIO 43221

AS-BUILT/DEMO PLAN - BASEMENT

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NO.	DATE

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6/28/2021

PROJECT NUMBER:
PROJECT #2559

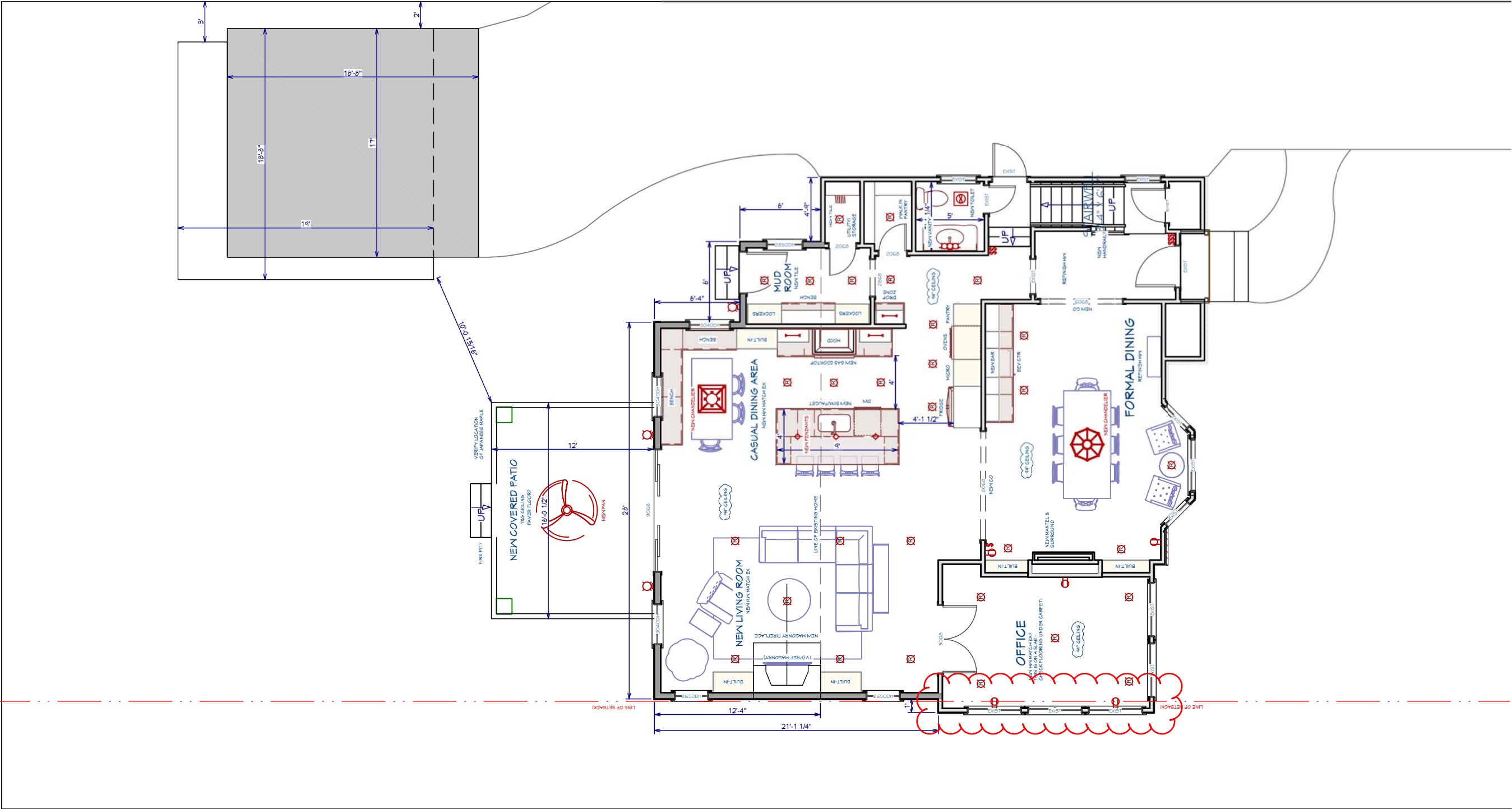
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3

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LOT LAYOUT



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2559 HENTHORN ROAD - COLUMBUS, OHIO 43221

LOT LAYOUT

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NO.	DATE

ISSUE DATE:
6/28/2021

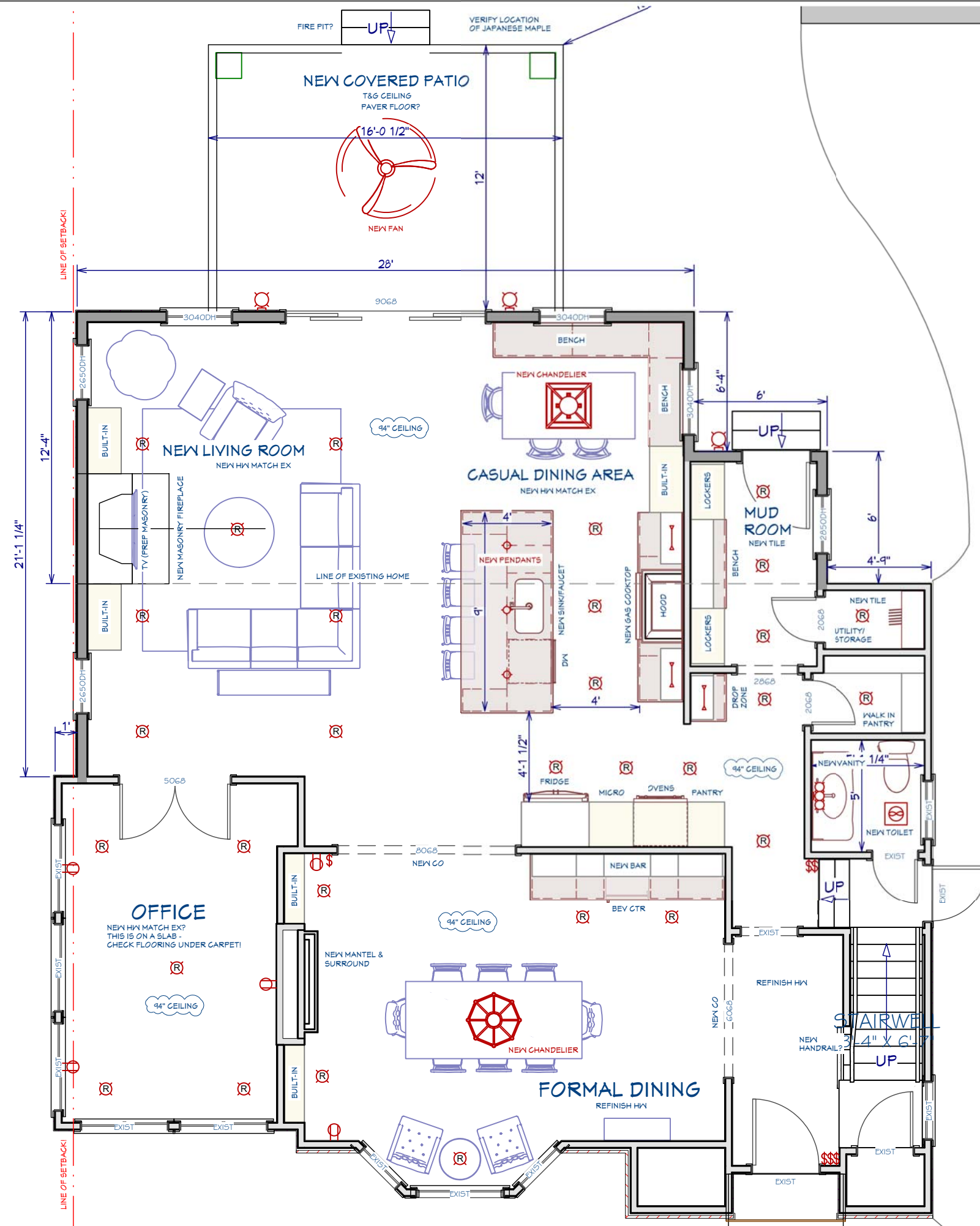
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PROJECT #2559

SCALE:
SCALE: 1/8"=1'

SHEET NO.

4

NEW FIRST FLOOR
OPTION A
464 SF ADDITIONAL



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KAISER RESIDENCE

2559 HENI Horn Road - Columbus, Ohio 43221

NEW FIRST FLOOR PLAN OPTION A

REVISIONS

NO.	DATE

ISSUE DATE:
6/28/2021

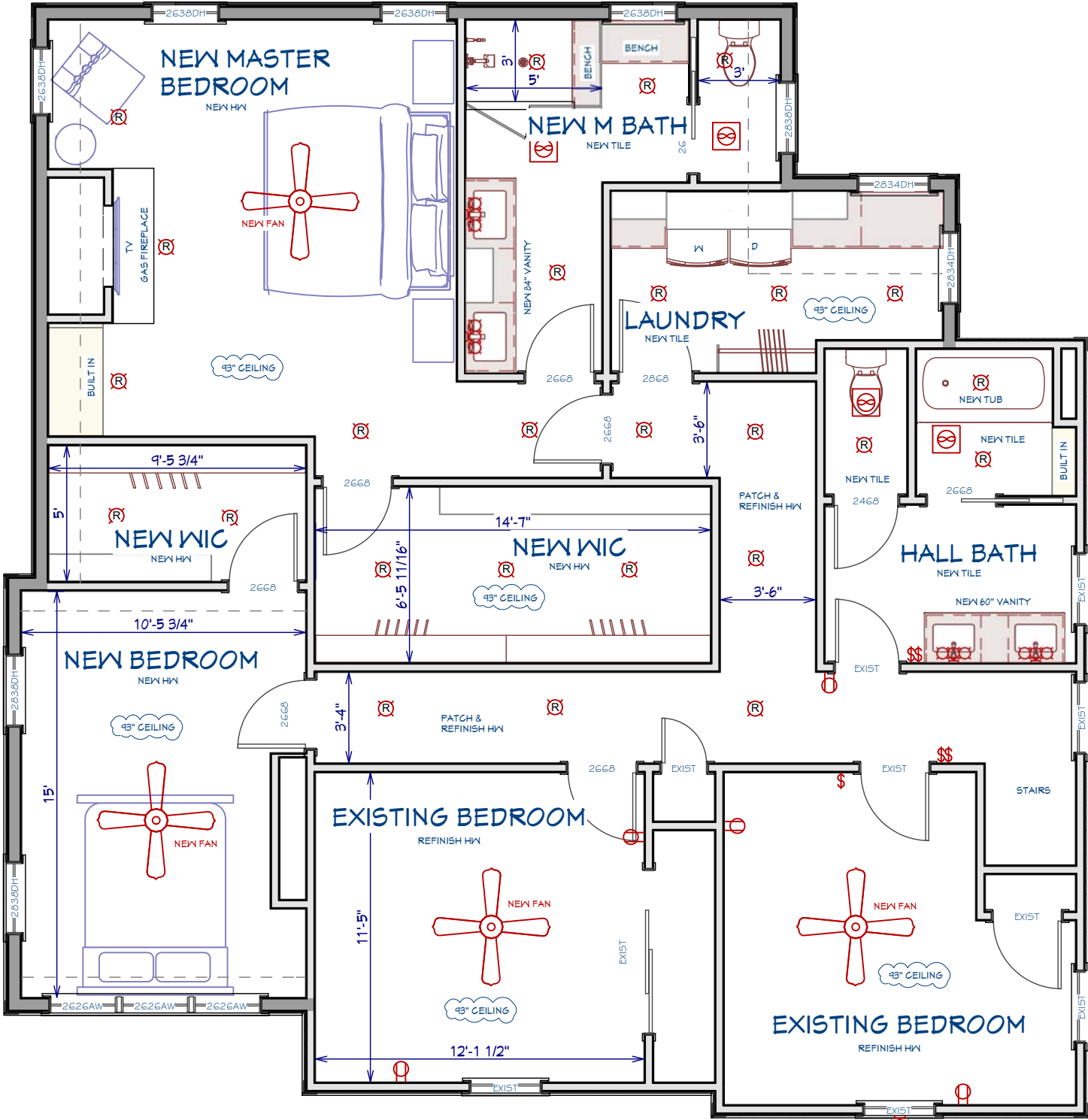
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PROJECT #2559

SCALE: 3/16"=1'

SHEET NO.

5

NEW SECOND FLOOR
OPTION A
364 SF ADDITIONAL



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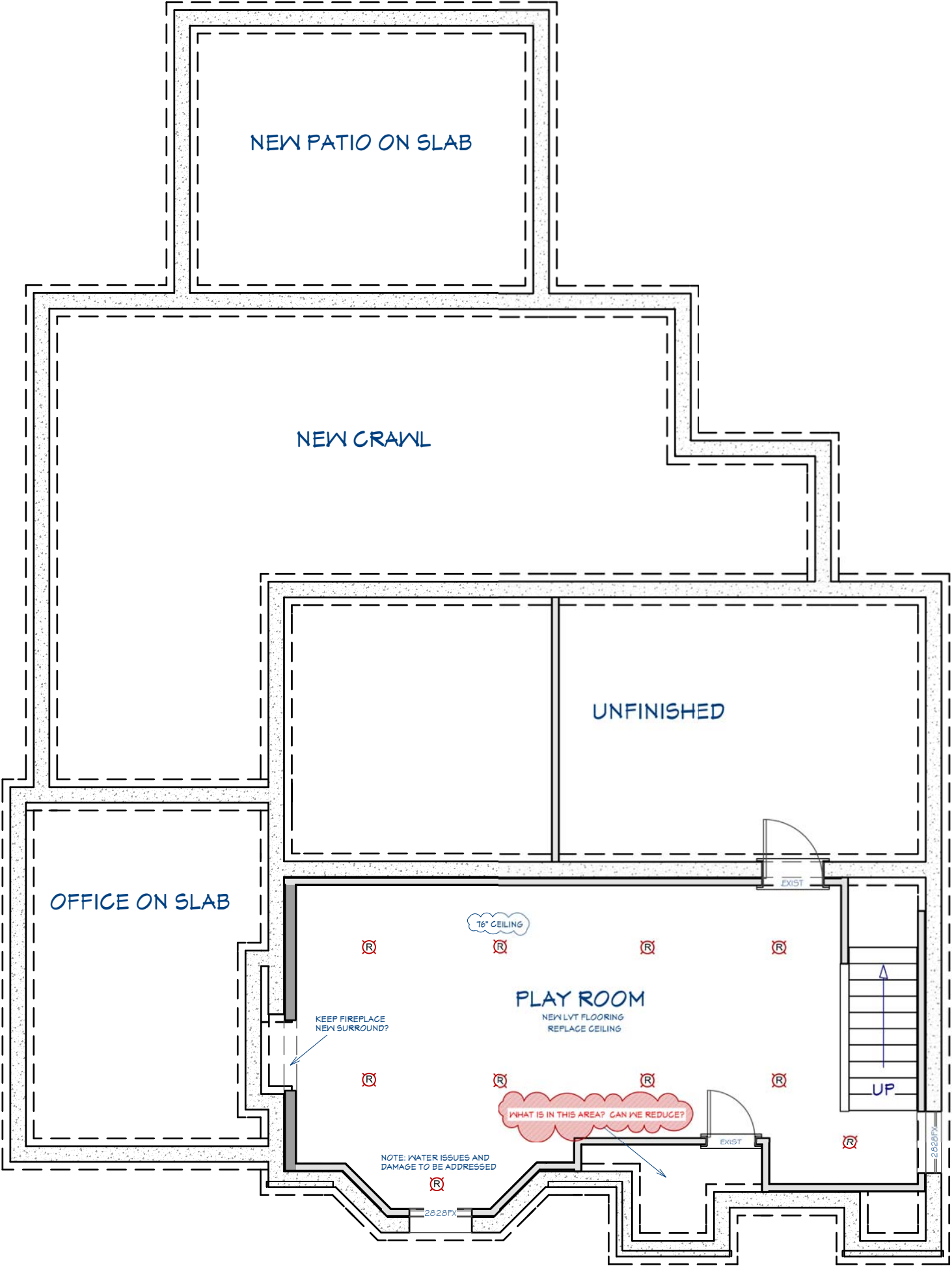
KAISER RESIDENCE
2559 HENTHORN ROAD - COLUMBUS, OHIO 43221
NEW SECOND FLOOR PLAN OPTION A

REVISIONS	
NO.	DATE

ISSUE DATE:
6/28/2021
PROJECT NUMBER:
PROJECT #2559
SCALE:
SCALE: 3/16"=1'

SHEET NO.
6

NEW BASEMENT



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NEW BASEMENT

REVISIONS	
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SHEET NO. 7	





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RENDERINGS OPTION A

REVISIONS	
NO.	DATE

ISSUE DATE:
6/28/2021

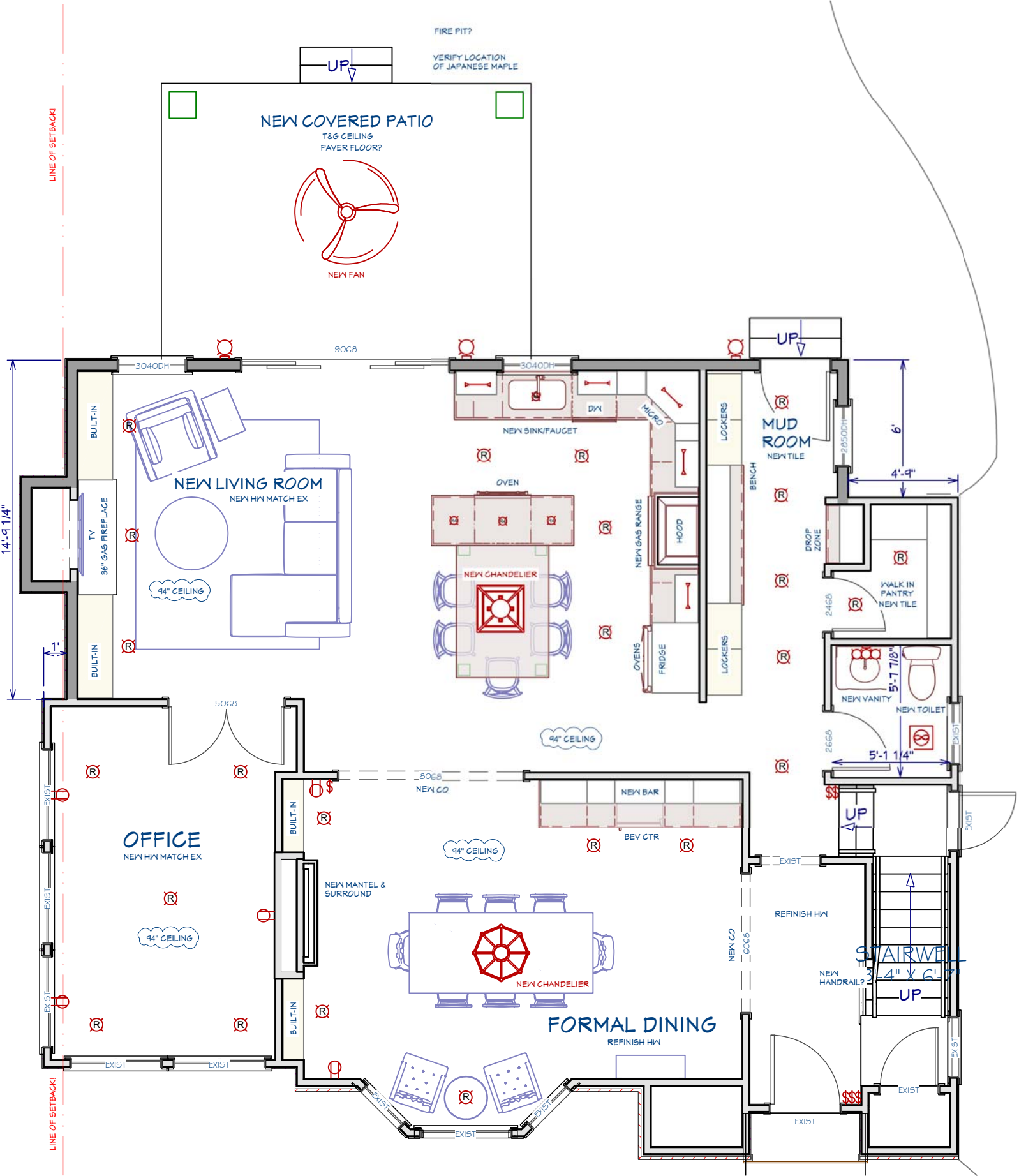
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PROJECT #2559

SCALE:
NO SCALE

SHEET NO.



NEW FIRST FLOOR
OPTION B
286 SF ADDITIONAL



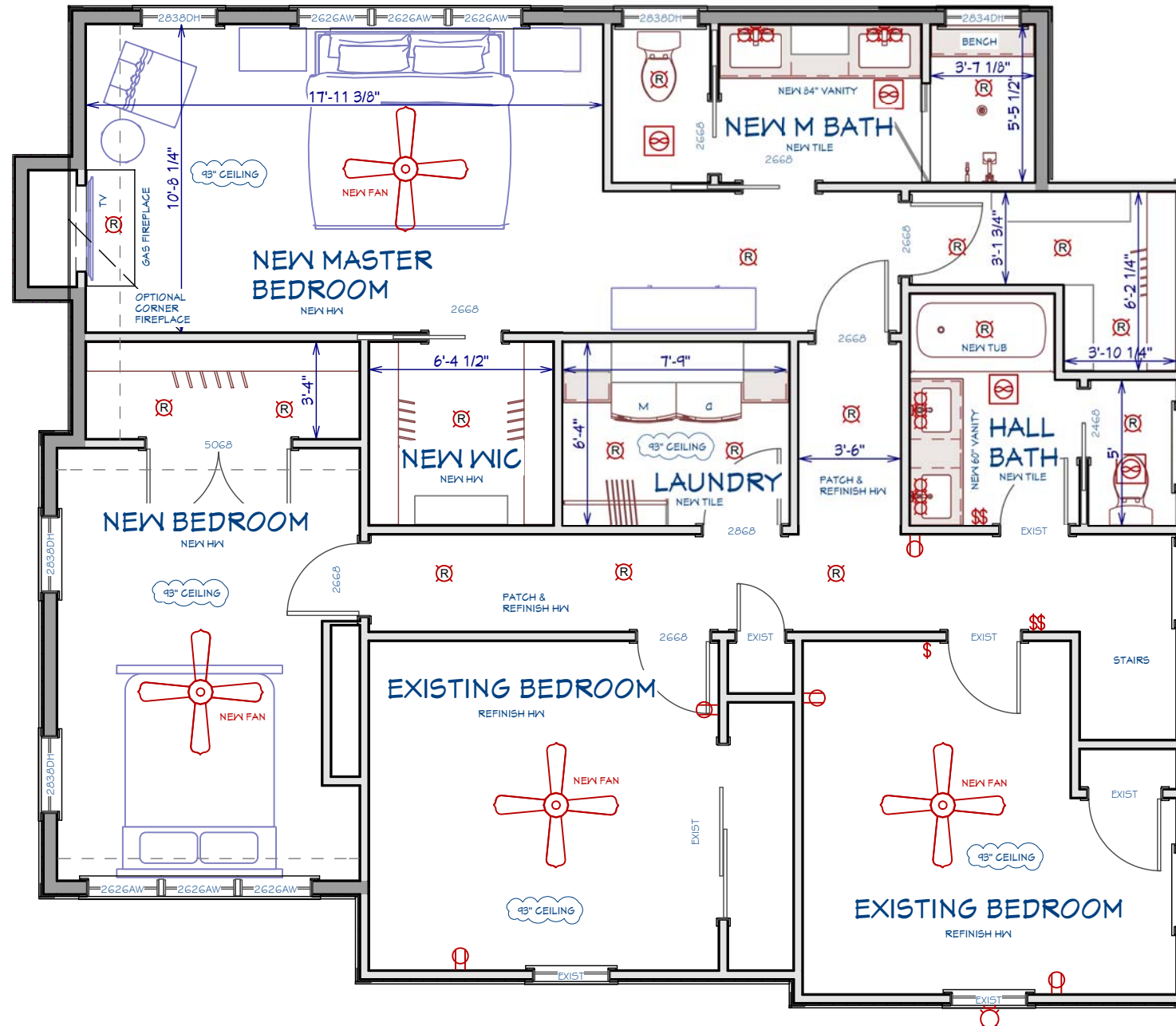
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KAISER RESIDENCE
2559 HENTHORN ROAD - COLUMBUS, OHIO 43221
NEW FIRST FLOOR PLAN OPTION B

REVISIONS	
NO.	DATE
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PROJECT NUMBER: PROJECT #2559	
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SHEET NO. 9	

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NEW SECOND FLOOR
OPTION B
286 SF ADDITIONAL



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NEW SECOND FLOOR PLAN OPTION B

REVISIONS

[illegible]

ISSUE DATE:

6/28/2021

PROJECT NUMBER:

PROJECT #2559

SCALE:

SCALE: 3/16"=1'

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10



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RENDERINGS OPTION B

REVISIONS	
NO.	DATE

ISSUE DATE:

6/28/2021

PROJECT NUMBER:

PROJECT #2559

SCALE:

NO SCALE

SHEET NO.

11



Revised: Jan 2021

Certification of Notice

Applicant Name: Kane & Jessica Kaiser

Location of property subject to BZAP request: 2559 Henthorn Road

Describe activity which requires Board of Zoning and Planning review:

Requesting variance to build second story addition that will be over existing den that extends 1.2 ft over setback (left side of property)

This application will be heard by the Board of Zoning and Planning on: March 22, 2023

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:
2576 Henthorn Rd	Todd & Barbara Ciferini	70221670 0003 28927585	1/30/23
2566 Henthorn Rd	Chris & Jane Holland	70221670 0003 28927615	1/30/23
2558 Henthorn Rd	Geoff Vanghan & Jill Grier	70221670 0003 28927622	1/30/23
2550 Henthorn Rd	Ross & Marlene Swanson	70221670 0003 28927639	1/30/23
1962 Lane Ave	Jud & Cynthia Ross	70221670 0003 28927646	1/30/23
2546 Wexford Rd	Steven & Kathryn Pottschmidt	70221670 0003 28927653	1/30/23
1990 Lane Ave	Bryan and Karlye Chard	70221670 0003 28927660	1/30/23
1980 W. Lane Ave	Ann Nord	70221670 0003 28927677	1/30/23
2551 Henthorn Rd	Eric & Natalie Winters	70221670 0003 28927684	1/30/23
2567 Henthorn Rd	Chris & Natalie Knezevic	70221670 0003 28927707	1/30/23
2575 Henthorn Rd	Bruce & Cindy Fox	70221670 0003 28927714	1/30/23
2582 Wexford Rd	David & Michelle Nemer	70221670 0003 28927721	1/30/23
2574 Wexford Rd	Mary Jentgen	70221670 0003 28927738	1/30/23
Applicant Signature: <u>Jessie Kaiser</u>			Date: <u>1/25/23</u>



list continued

Revised: Jan 2021

Certification of Notice

Applicant Name: Karen Jessica Kaiser

Location of property subject to BZAP request: 2559 Henthorn Rd, Columbus OH 43221

Describe activity which requires Board of Zoning and Planning review:

Variance for side yard setback required for 2nd story addition over existing structure extending 1.2 feet over setback line

This application will be heard by the Board of Zoning and Planning on: March 22, 2023

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:
2566 Wexford Rd	Peggy Kohn	7022 1670 0003 2892 7745	1/30/23
2558 Wexford Rd	Lara Crotty	7022 1670 0003 2892 7752	1/30/23
Applicant Signature:			Date:

Kane and Jessica Kaiser
2559 Henthorn Road
Columbus, OH 43221

January 25, 2023

Dear Neighbors,

We feel lucky to live in such a great neighborhood, but with 3 growing girls, we have outgrown our 3-bedroom house. We have started the process of planning for an addition and have had plans drawn up by The Cleary Company. We are looking to make a significant investment in our property and most of what we want to do is well-within UA building guidelines, but we will need to request a variance to build directly above our existing first floor den on the left (south) side of our house. The variance is required to build over the existing structure since the current structure extends 1.2 feet over the side yard setback.

Our variance application will be reviewed at the Board of Zoning and Planning (BZAP) meeting on March 22, 2023.

We are happy to discuss the variance request and/or show you the plans. If you are interested in learning more or have any questions, please feel free to reach out to either of us via phone or email:

Jessica Kaiser: 614-961-0311 / jminwegen@hotmail.com

Kane Kaiser: 614-537-4007 / kaiserio@yahoo.com

Thank you,

Kane & Jessica Kaiser

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: March 22, 2023

Subject: 1650 Ardwick Road (VAR-10-23) - To allow an attached, enclosed patio to encroach up to 12'-5" into the minimum 32'-5" rear yard setback.

Site Description/History

The subject property, 1650 Ardwick Road, is located on the northwest corner of Ardwick and Randmore Roads in the [Reedbury Subdivision](#) (Lot #8). The rectangular shaped property has 82.5 feet of frontage and 127 (average) feet of depth; it is zoned R-1b, One-Family Residence District. A one-story brick and stucco ranch sits three feet in front of the 40-foot platted front yard setback along Ardwick Road and along the 30-foot platted setback along Randmore Road. The home was built in 1964 and purchased by the applicant in 2018.

Proposal

The homeowners are proposing an enclosed porch onto the rear of the home that would be 15 feet by 15 feet (225 square feet) and 12'-8" in height, aligning with the first floor elevation. Approximately 186 square feet encroaches over the rear yard setback. The porch would be enclosed with windows and include a shingle roof and aluminum frame. There is an existing aluminum fence enclosing the yard and a row of evergreen trees along the rear property line. No additional landscaping is proposed.

Zoning Code Requirements

- To UDO Article 5.02(C) to permit an attached enclosed porch to encroach up to 12'-5" into the 32'-5" minimum rear yard setback.

Alternatives

Based on the setbacks and siting of the home, there are limited options for an enclosed patio addition. The enclosed patio could be located on the Ardwick Road side of the home and meet setback requirements. However, this would impact the front elevation of the home and possibly impede access to the driveway.

Requested Action and Findings

Staff has reviewed the application, discussed with the applicant, and visited the site. In this case, Staff has found that although the addition is almost entirely within the rear yard setback,



impacts to neighbors and the streetscape will be minimal. A compliant option on the front of the home would be more impactful and may impact garage access for the home. Therefore, Staff recommends conditional approval of the application, with the condition that a landscape plan be approved by the City Forester to screen the addition from the street. The Board may review Finding #4 for consideration.

Attachments

1. BZAP Staff Report Pics - 1650 Ardwick Rd
2. 1650 Ardwick Rd Variance Application

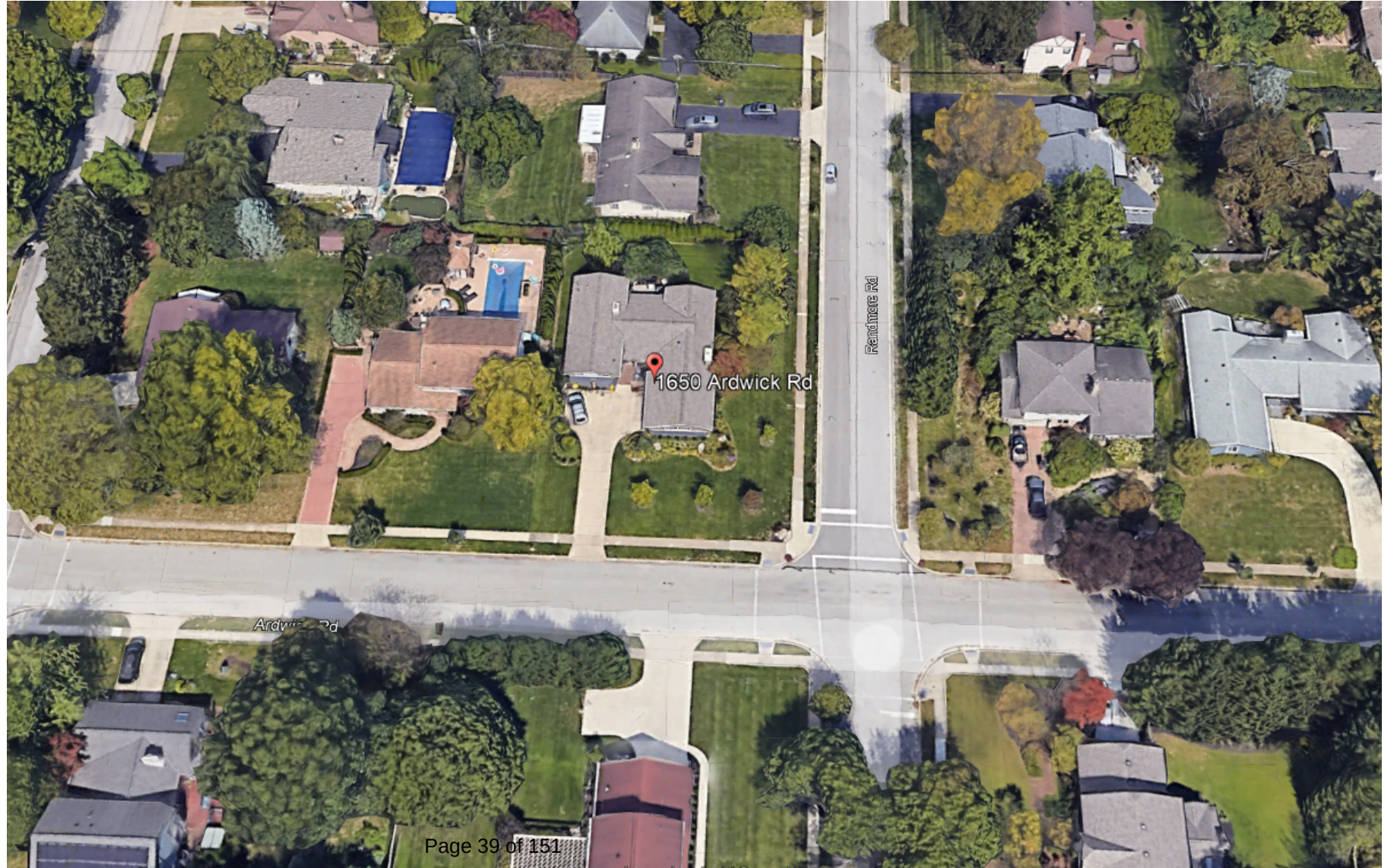


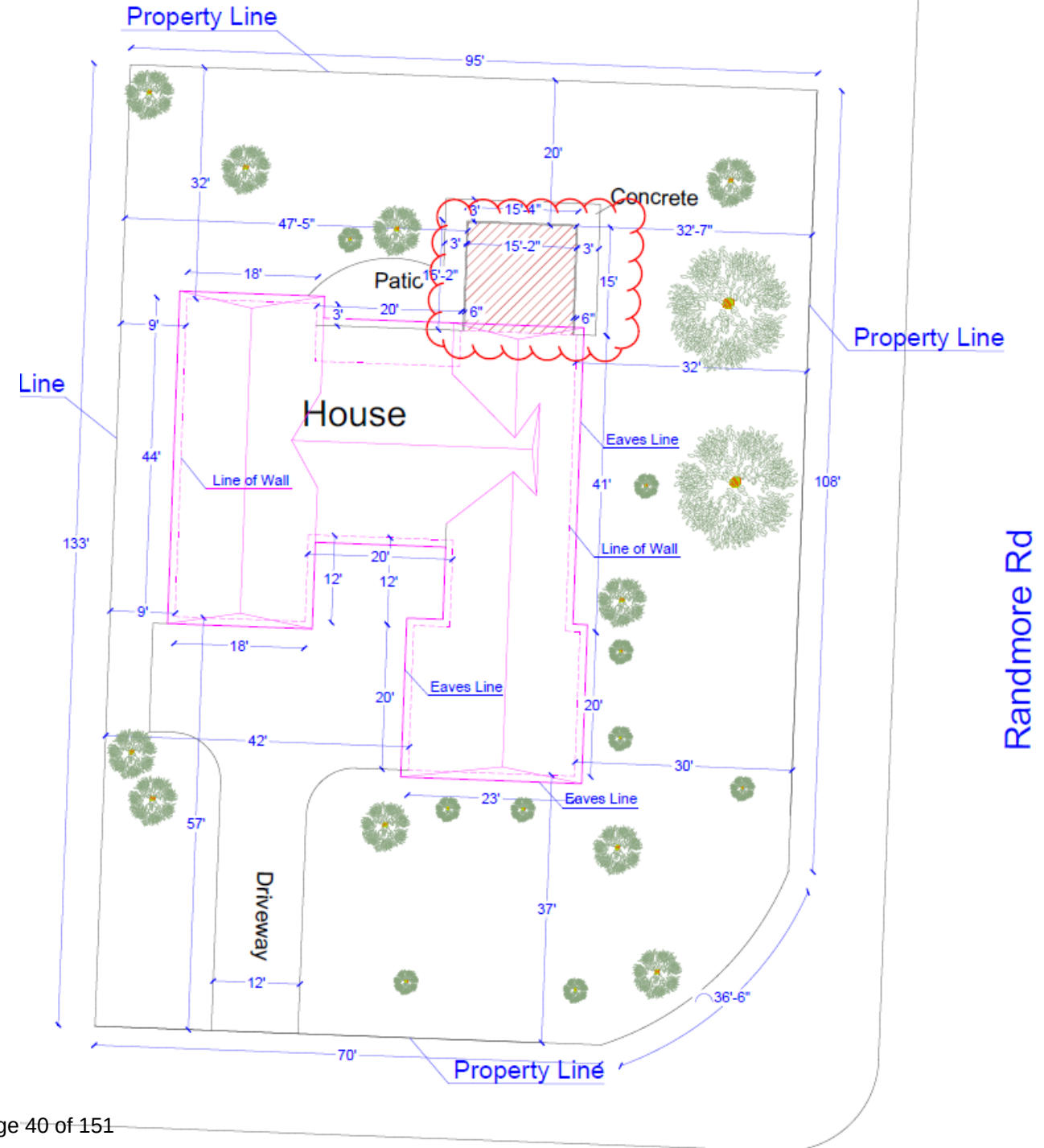
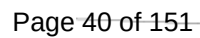
1650 Ardwick Road

BZAP Staff Report Pictures

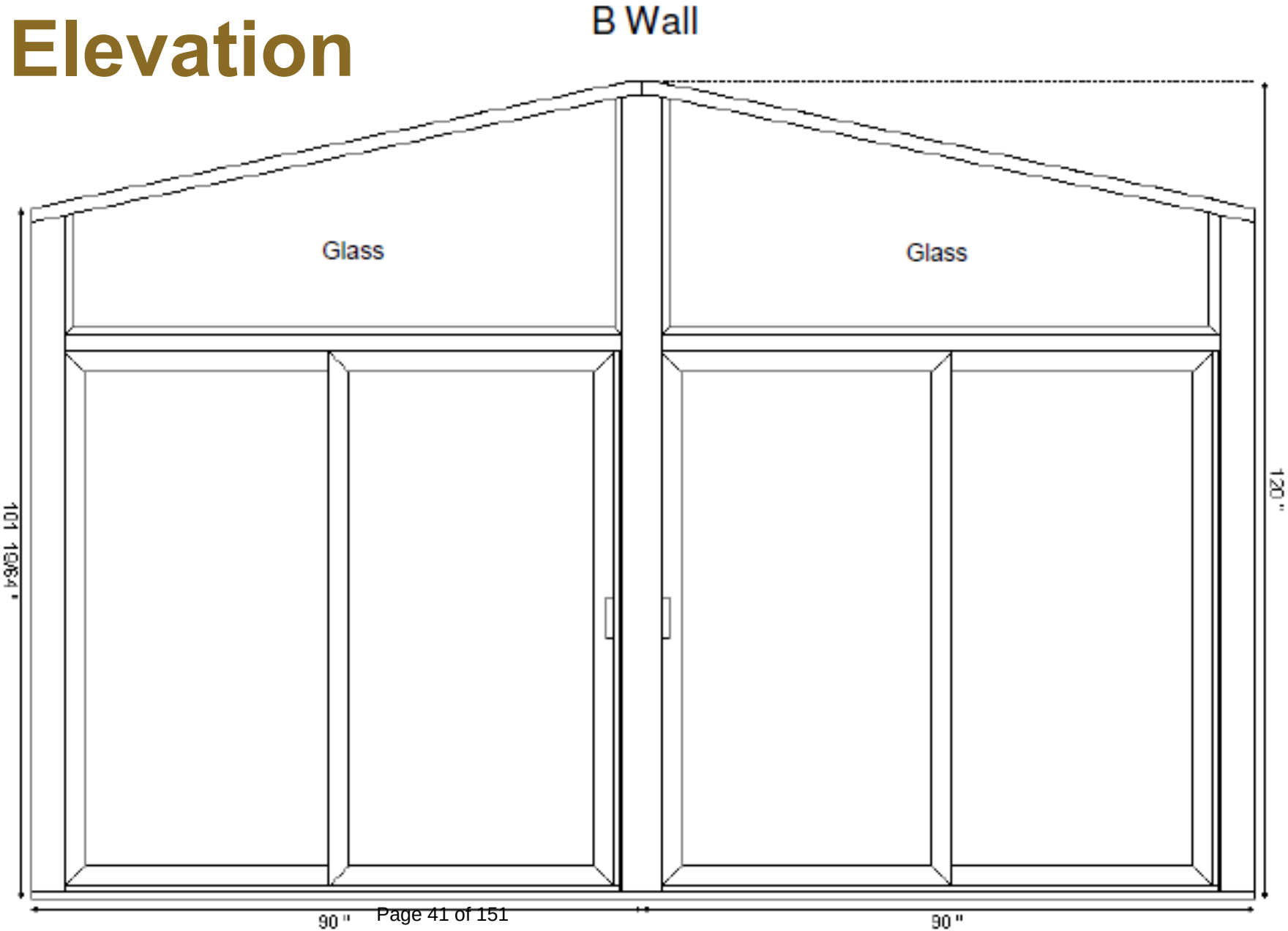


Google Maps ® Aerial – Looking North





Proposed Elevation



Existing Ardwick Road Elevation



Existing Randmore Road Elevation



Existing Rear Yard





23-593

Variance Application

Status: Active

Date Created: Feb 10, 2023

Applicant

Diana Huddle
dihuddle@hotmail.com
1650 Ardwick Rd
Upper Arlington, OH 43220
6149051053

Primary Location

1650 ARDWICK RD
UPPER ARLINGTON, OH 43220

Owner:

David Huddle
1650 Ardwick Upper Arlington, OH 43220

BZAP Information

BZAP Case #

VAR-10-23

Status

--

BZAP Determination Date

03/22/2023

Vote Tally

--

Primary Variance

Rear yard setback

Findings of Fact for Approval/Denial

--

Variance Request

To allow an attached enclosed porch to encroach up to 12'-5" into the 32'-5" rear yard setback.

BZAP conditions

To allow an attached enclosed porch to encroach up to 12'-5" into the 32'-5" rear yard setback.

Variance Information

Describe Variance Request

Addition of sunroom in backyard

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?

Fenced in corner lot

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

Variance is needed and is frequently awarded to other corner lots

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?

Yes, the property would still be a backyard, but a sunroom will enhance its return and usage



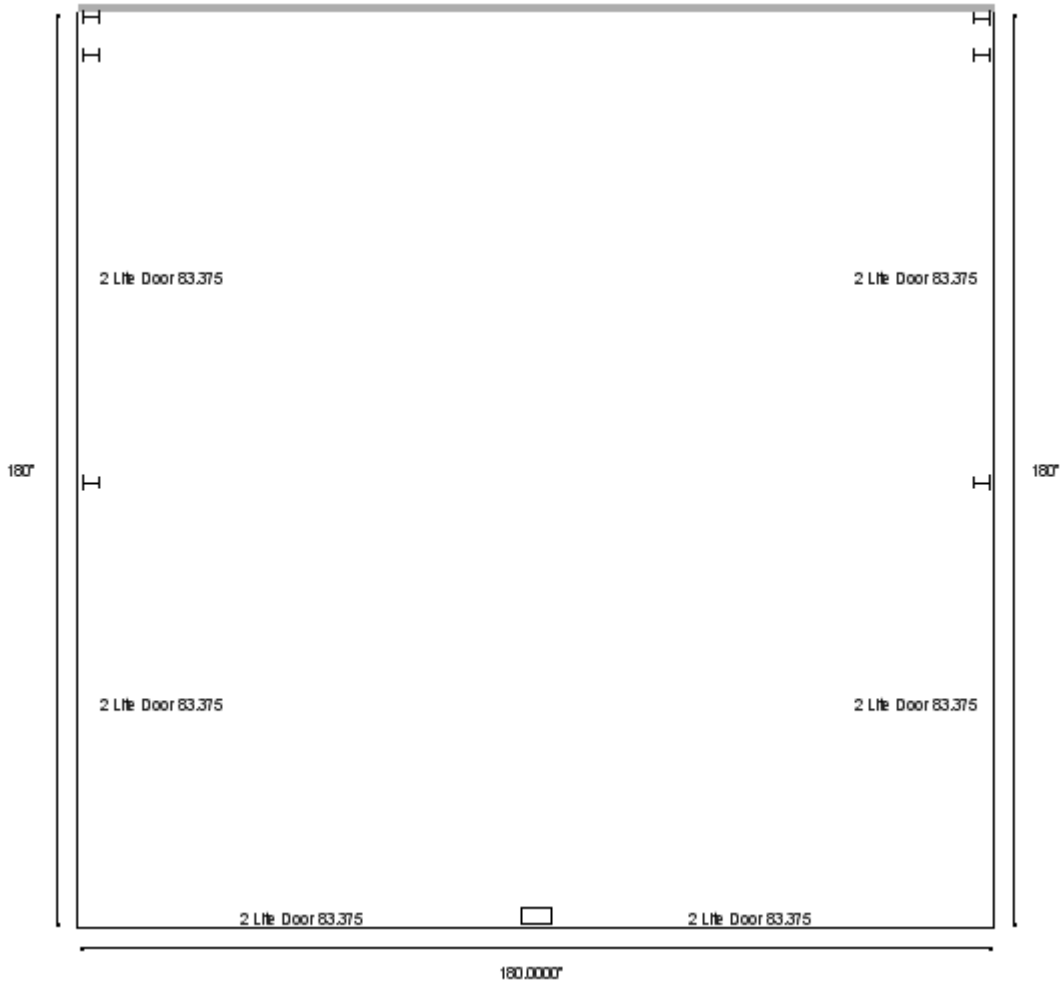
Ardwick Rd

Plot Plan for:	Owner:Huddle David J & Diana M	Lot:
	Address:1650 Ardwick Rd	Scale: 1"=20'
Submitted by:	Subdivision: REEDBURY	Additional Info: Champion Window Company of Columbus, LLC_5200003343_Huddle
	Parcel/Locator:070-010966-00	

Huddle-3343
1650 Ardwick Rd.
Columbus, OH 43220

ORDER NO: 2460
ITEM: 1
DATE: 12/12/22

Floor Plan

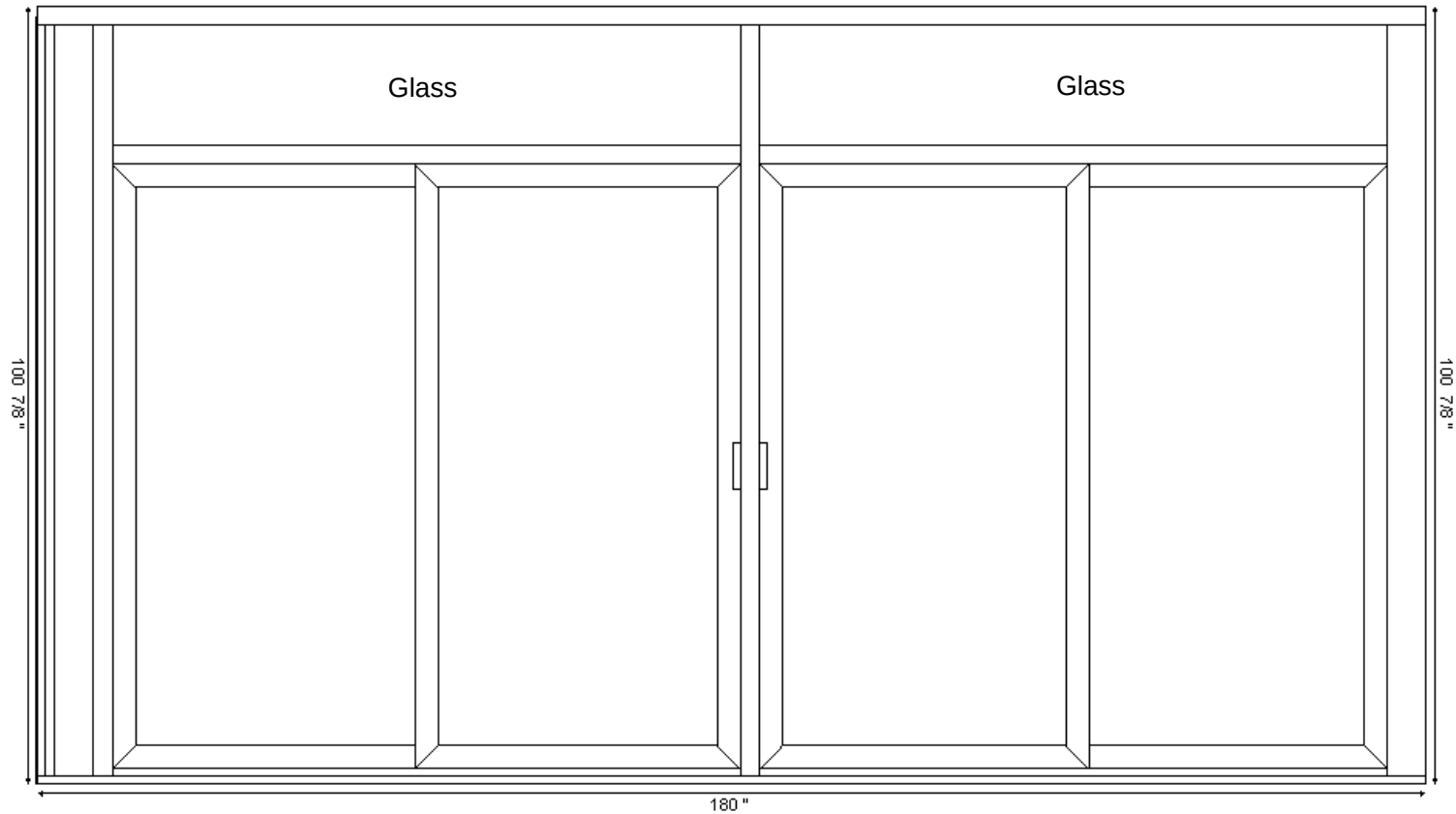


Dimensions
Attachment Height: 120 " B Wall Height: 100.875 " B Wall Width: 180 " A Wall Width: 180 " C Wall Width: 180 " Roof Overhang: 10 "

Huddle-3343
1650 Ardwick Rd.
Columbus, OH 43220

ORDER NO: 2460
ITEM: 1
DATE: 12/12/22

A Wall

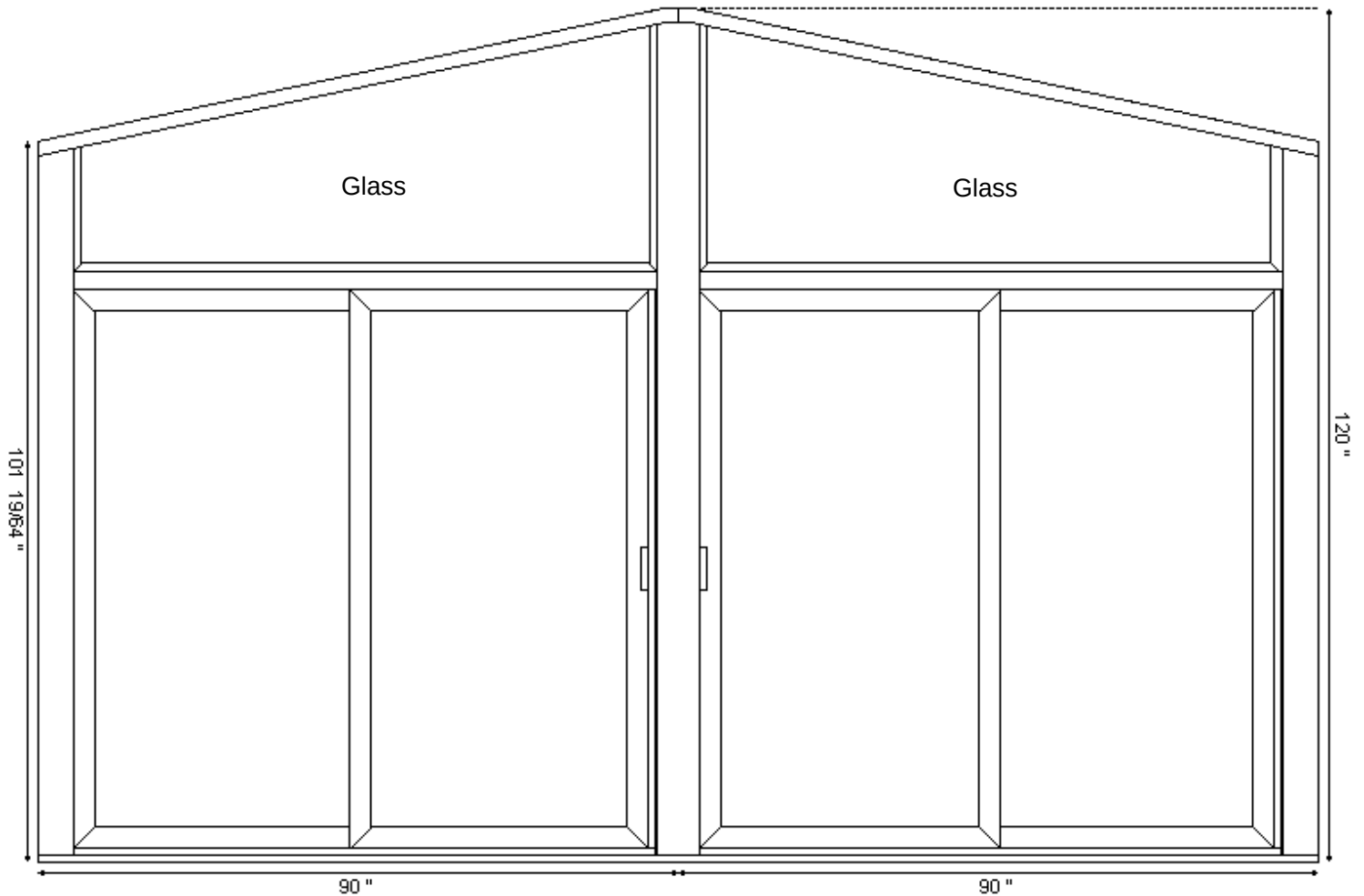


Dimensions
Attachment Height: 120 " B Wall Height: 100.875 " A Wall Width: 180 " Roof Overhang: 10 "
Layout
1" (Fascia) + 0.5" (THERMAL H) + 6.75" (Foam) + 0.5" (THERMAL H) + 83.375" (2 Lite Door) + 0.5" (THERMAL H) + 83.375" (2 Lite Door) + 4" (Corner Post)

Huddle-3343
1650 Ardwick Rd.
Columbus, OH 43220

ORDER NO: 2460
ITEM: 1
DATE: 12/12/22

B Wall



Dimensions

Attachment Height: 120 "
B Wall Height: 100.875 "
B Wall Width: 180 "
Roof Overhang: 10 "

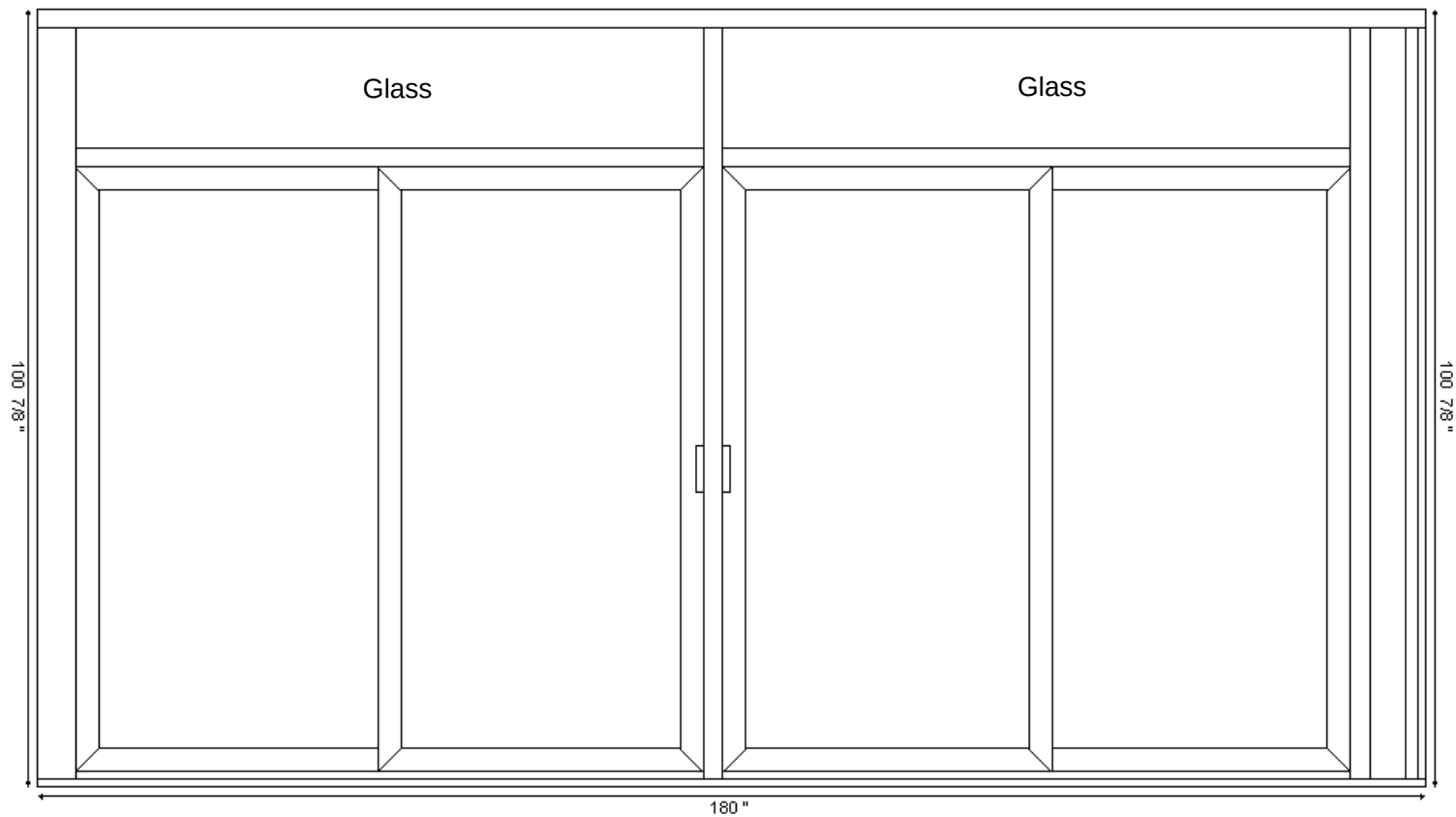
Layout

4" (Corner Post) + 83.375" (2 Lite Door) + 4" (Gable Post) + 0.625" (Remainder - No Fill) +
83.375" (2 Lite Door) + 4" (Corner Post) + 0.625" (Remainder - No Fill)

Huddle-3343
1650 Ardwick Rd.
Columbus, OH 43220

ORDER NO: 2460
ITEM: 1
DATE: 12/12/22

C Wall



Dimensions

Attachment Height: 120 "
B Wall Height: 100.875 "
C Wall Width: 180 "
Roof Overhang: 10 "

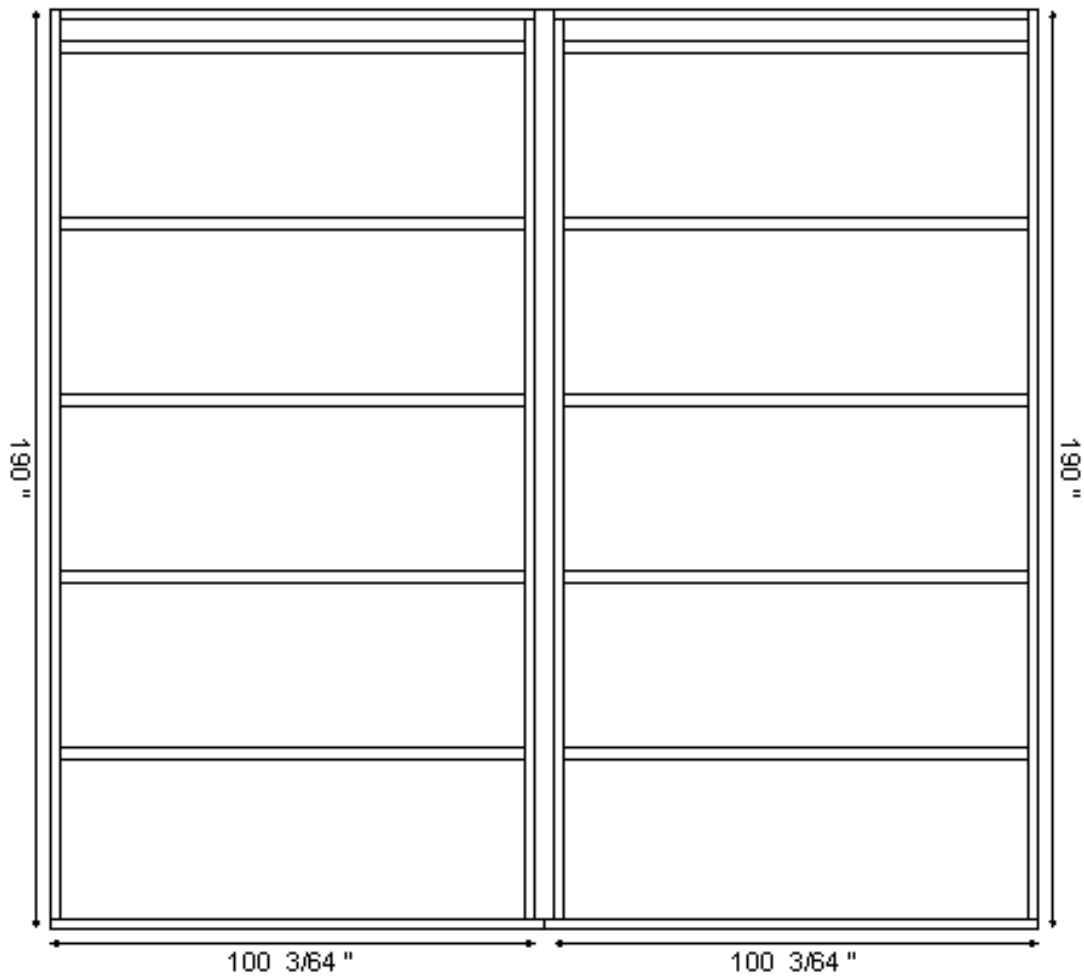
Layout

4" (Corner Post) + 83.375" (2 Lite Door) + 0.5" (THERMAL H) + 83.375" (2 Lite Door) + 0.5" (THERMAL H) + 6.75" (Foam) + 0.5" (THERMAL H) + 1" (Fascia)

Huddle-3343
1650 Ardwick Rd.
Columbus, OH 43220

ORDER NO: 2460
ITEM: 1
DATE: 12/12/22

Roof



Dimensions

Attachment Height: 120 "
B Wall Height: 100.875 "
B Wall Width: 180 "
A Wall Width: 180 "
C Wall Width: 180 "
Roof Overhang: 10 "

Revised: Jan 2021

Certification of Notice

Applicant Name: DAVID + DIANA HUDDLE

Location of property subject to BZAP request: 1650 ARDWICK RD COLS OH 43220

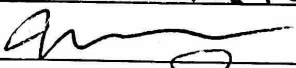
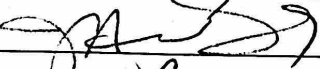
Describe activity which requires Board of Zoning and Planning review:

CONSTRUCTION OF SUN ROOM IN BACK YARD

This application will be heard by the Board of Zoning and Planning on: 3-22-23

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.

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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:
4201 Randmore Ct	Carol Zanetos	CAROL ZANETOS	2-3-23
4255 Randmore Rd	Michael Malone		2/3/23
4210 Mumford	J. Todd		2/3/23
1670 Ardwick Rd	Jawstutz		2/5/23
4247 RANDMORE RD	MARY ANN IVESON	Mary Ann Iveson	2-5-23
4254 Mumford Rd	Mark Spangler	702224100000 2697-716	2-10-23
1690 Ardwick Rd	Zhongfang Jiang	70222410-0000-2697-7193	2-10-23
4244 Randmore Rd	Thomas Michael Hoffman	70222410-0000-2697-7186	2-10-23
1630 Ardwick Rd.	Karen Cornwell	7022410-0000-2697-7179	2-10-23
Applicant Signature:			Date: 2-10-23

February 10, 2023

Dear Neighbor,

We (David and Diana Huddle) reside at 1650 Ardwick Road and are planning to have a sun room built onto the rear of our house inside the fenced back yard by Champion. Upper Arlington has directed us to apply for a variance to allow this to be built. In doing so, we are required to inform all neighbors within a hundred feet of our residence of our intentions. We have attempted multiple times to reach you by knocking on your door, but have been unsuccessful. Therefore, we are sending this letter as required by UA BZAP.

There will be a public hearing for variances (Board of Zoning and Planning - BZAP) filed this month on 3-22-23 at 6 PM at 3600 Tremont Road at the Municipal Center or as a Zoom meeting.

The number associated with this certified letter will be recorded and sent to UA BZAP and serve as notification of our intention to build the sunroom.

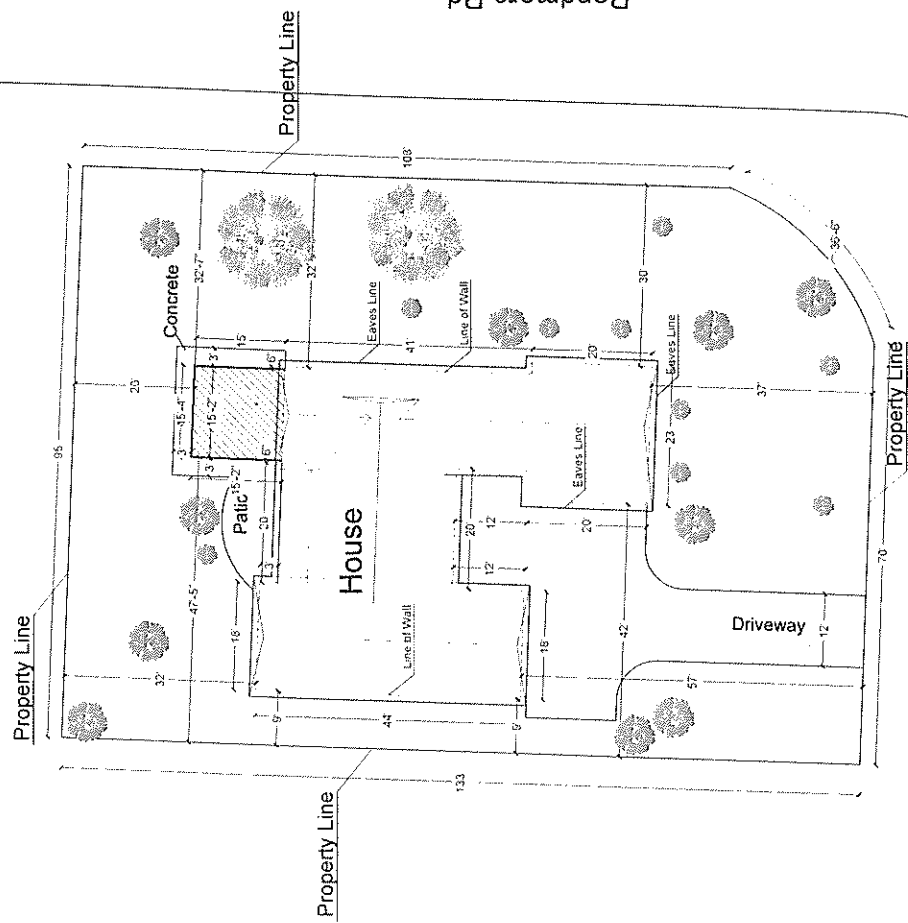
We thank you for your consideration.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Huddle'.

David and Diana Huddle

A handwritten signature in black ink, appearing to read 'David Huddle'.



Randmore Rd

Ardwick Rd

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: March 22, 2023

Subject: 2380 Northwest Boulevard (VAR-11-23) - To allow a two-story addition to encroach up to 4'-2" into the 10-foot minimum rear yard setback, up to 5'-2" into the rear yard profile, up to 1'-1" into the 10-foot minimum side yard setback, and up to 7'-2" into the side yard longwall setback.

Site Description/History

The subject property, 2380 Northwest Boulevard, is located at the southeast corner of Northwest Boulevard and Berkshire Road, just west of Cardiff Woods Park and south of W. Lane Avenue. The 0.22-acre property is rectangular in shape with 75 feet of frontage on Northwest Boulevard (with a 40-foot building setback) and 130 feet of frontage on Berkshire Road (with a 30-foot building setback); it is zoned R-1c, One-Family Residence District. It is platted as Lot #9 of the [Upper Arlington subdivision](#). An existing ranch-style home, built in 1955, sits along the building setback lines and is elevated over six feet above the street. A narrow subgrade two-car attached garage sits over ten feet behind the front yard setback line. Extensive landscaping, grading, fencing and stone walls are located throughout the property.

Proposal

This variance application includes a request for a new two-story addition on the east side of the home to allow for a lower level two-car attached garage and office with a second floor owner's bedroom and bathroom. The existing garage would be converted into a family room. The addition measures roughly 20' x 35', is clad with vertical siding and stone to match the house. The design matches the contemporary nature of the home. *[The Board previously reviewed a concept at the January 2023 Work Session. The proposal is essentially the same as previously reviewed.]*

Zoning Code Requirements

- UDO Article 5.02(C): to allow a two-story addition to encroach up to 4'-2" into the 10-foot minimum rear yard setback;
- UDO Article 5.02(C): to allow a two-story addition to project up to 5'-2" into the rear yard profile;
- UDO Article 5.02(C) to allow a two-story addition to encroach up to 1'-1" into the 10-foot minimum side yard setback; and



- UDO Article 5.02(C) to allow a two-story addition to encroach up to 7'-2" into the side yard longwall setback.

Alternatives

Relocating the proposed addition outside of the setbacks would require significant modifications to the existing rooflines and interior layout, making it cost-prohibitive. Alternative locations could also result in additional and/or more severe variance requests, while reducing overall square footage.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. The proposal is quite modest and is sized to the minimum area allowing for a second story addition (Finding #3). The addition blends well with the home and property, and will be screened by landscaping; views from the street will be enhanced, while views from the adjacent property are fairly minimal (Finding #4). For these reasons, Staff recommends approval of the application as submitted.

Attachments

1. BZAP Staff Report Pics - 2380 NW Blvd
2. 2380 Northwest Blvd Variance Application

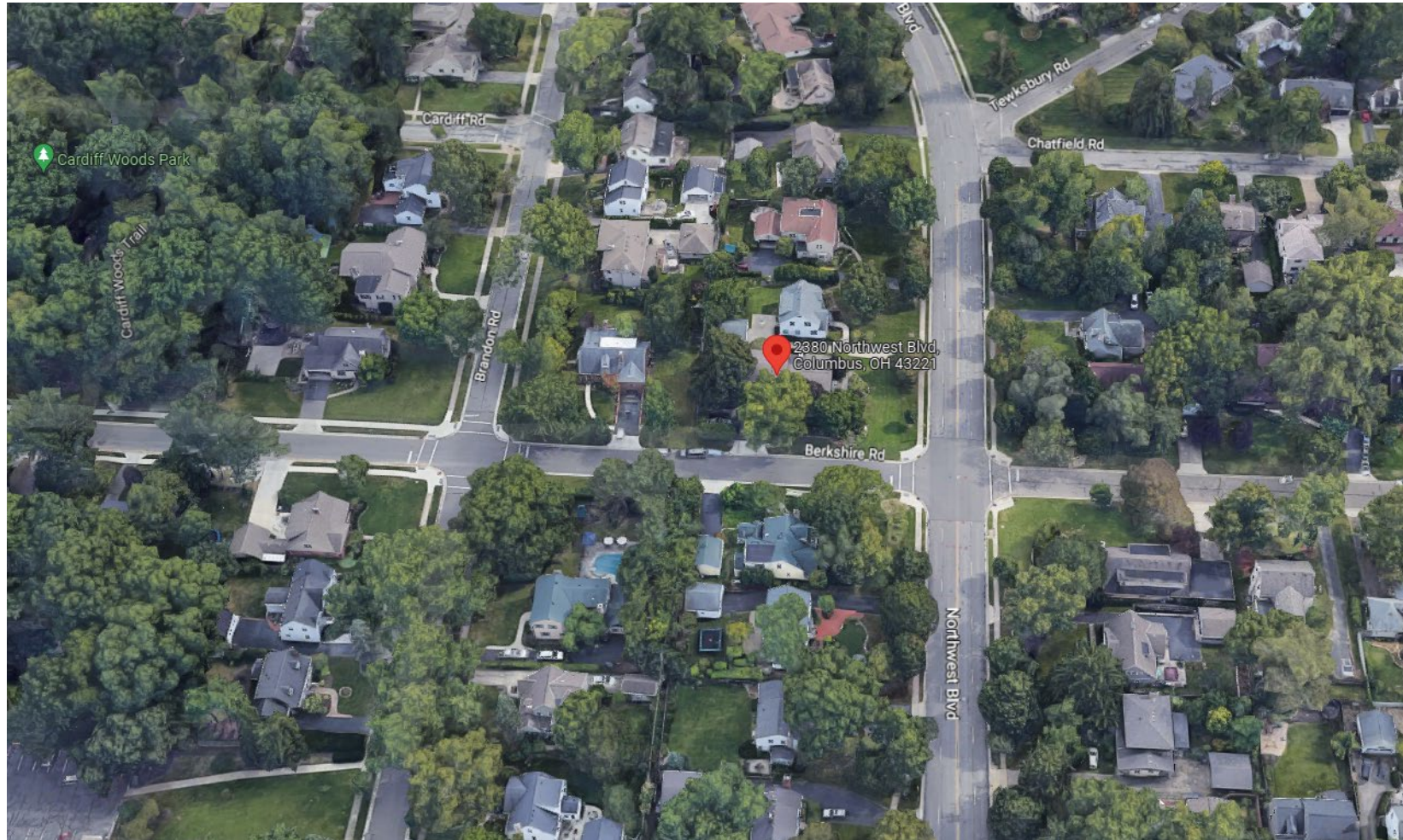


2380 Northwest Boulevard

BZAP Staff Report Pictures



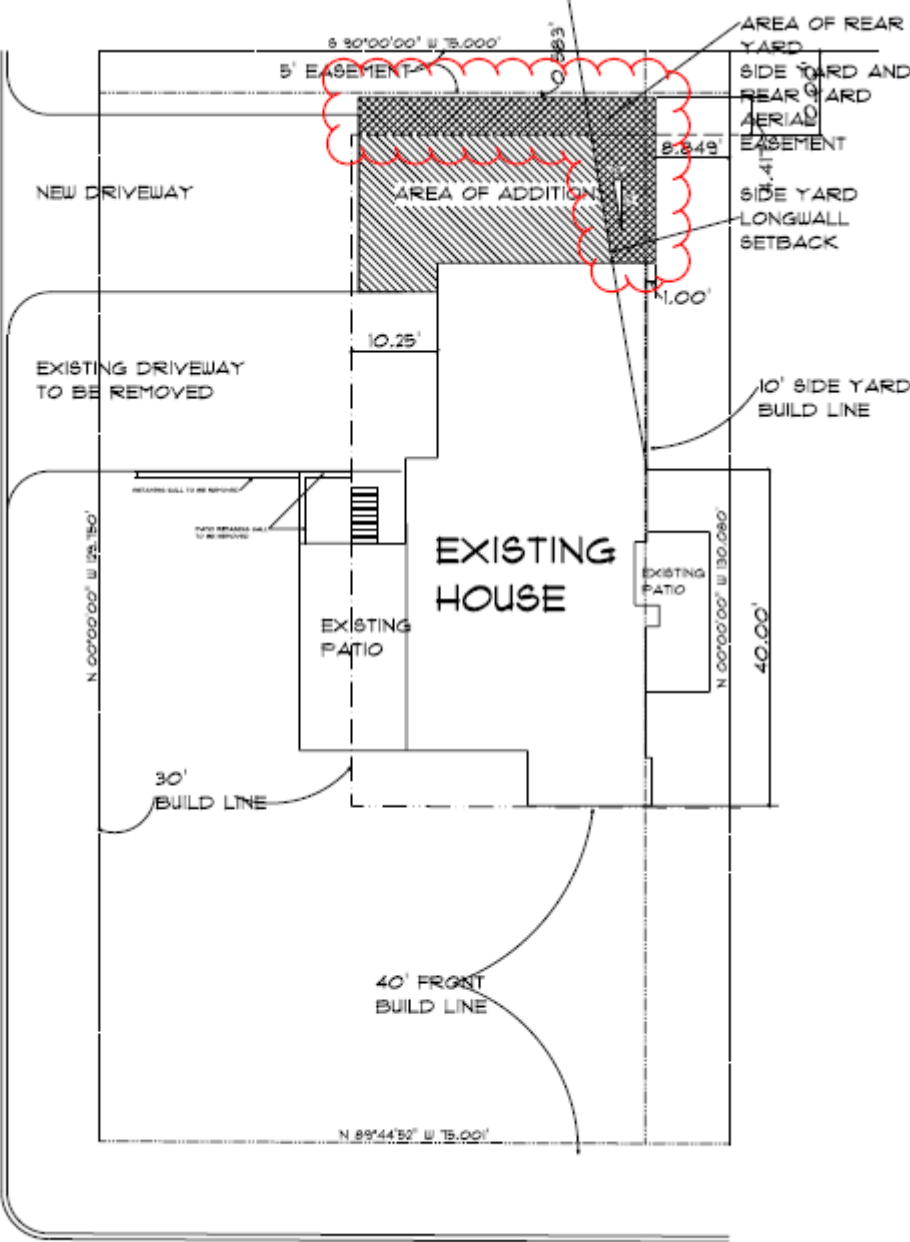
Google Maps ® Aerial – Looking South



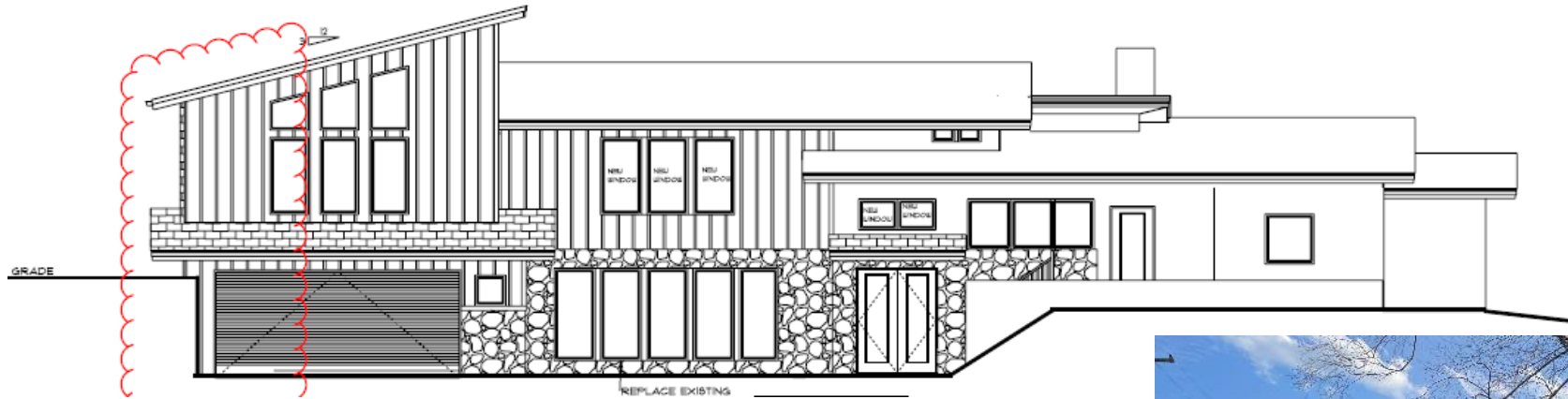
Proposed Site Plan



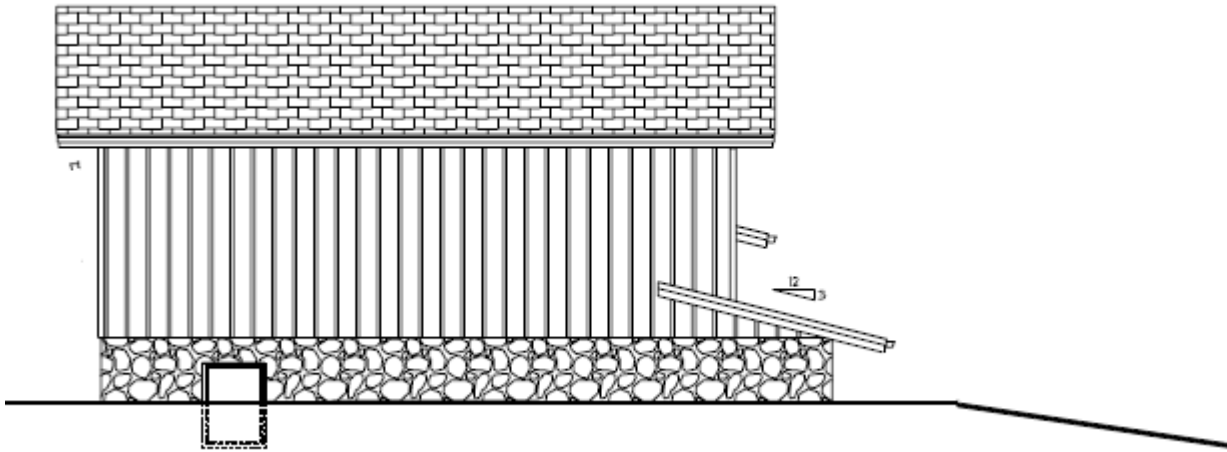
BERKSHIRE RD.



Proposed and Existing Front Elevation



Proposed and Existing Rear (East) Elevation





23-698

Variance Application

Status: Active

Date Created: Feb 19, 2023

Applicant

John Patterson
residentialdesign@msn.com
P.O. Box 77
Powell, Ohio 43065
614-841-9460

Primary Location

2380 NORTHWEST BL
UPPER ARLINGTON, OH 43221

Owner:

Anna Hicks
2380 Northwest Blvd. Columbus, Oh 43221

BZAP Information

BZAP Case #

VAR-11-23

Status

Pending

BZAP Determination Date

03/22/2023

Vote Tally

--

Primary Variance

Rear yard

Findings of Fact for Approval/Denial

--

Variance Request

To allow a two-story addition to encroach up to 4'-2" into the 10-foot minimum rear yard setback, up to 5'-2" into the rear yard profile, up to 1'-1" into the 10-foot minimum side yard setback, and up to 7'-2" into the side yard longwall setback.

BZAP conditions

--

Variance Information

Describe Variance Request

The owner proposes a two-story addition to the east side of the existing home requiring 4 variances. 1) Encroach 4'-2" into the 10' rear yard setback. 2) Encroach 5'-2" up into the rear

profile. 3) Encroach 1'-1" into the 10' side yard setback. 4) Encroach 7'-2" into the 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 corner lot adds additional constraints with two front yard setback requirements, leaving very little room for adding an addition in any direction.

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

Other corner lots, in the area, have been granted variances due to similar setback constraints.

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 addition will be built to fit the design aesthetics that are already established by the existing home. The adjoining properties will not suffer a detriment from the variance due to the location of the homes on the adjacent lots.

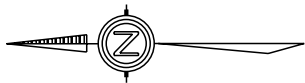
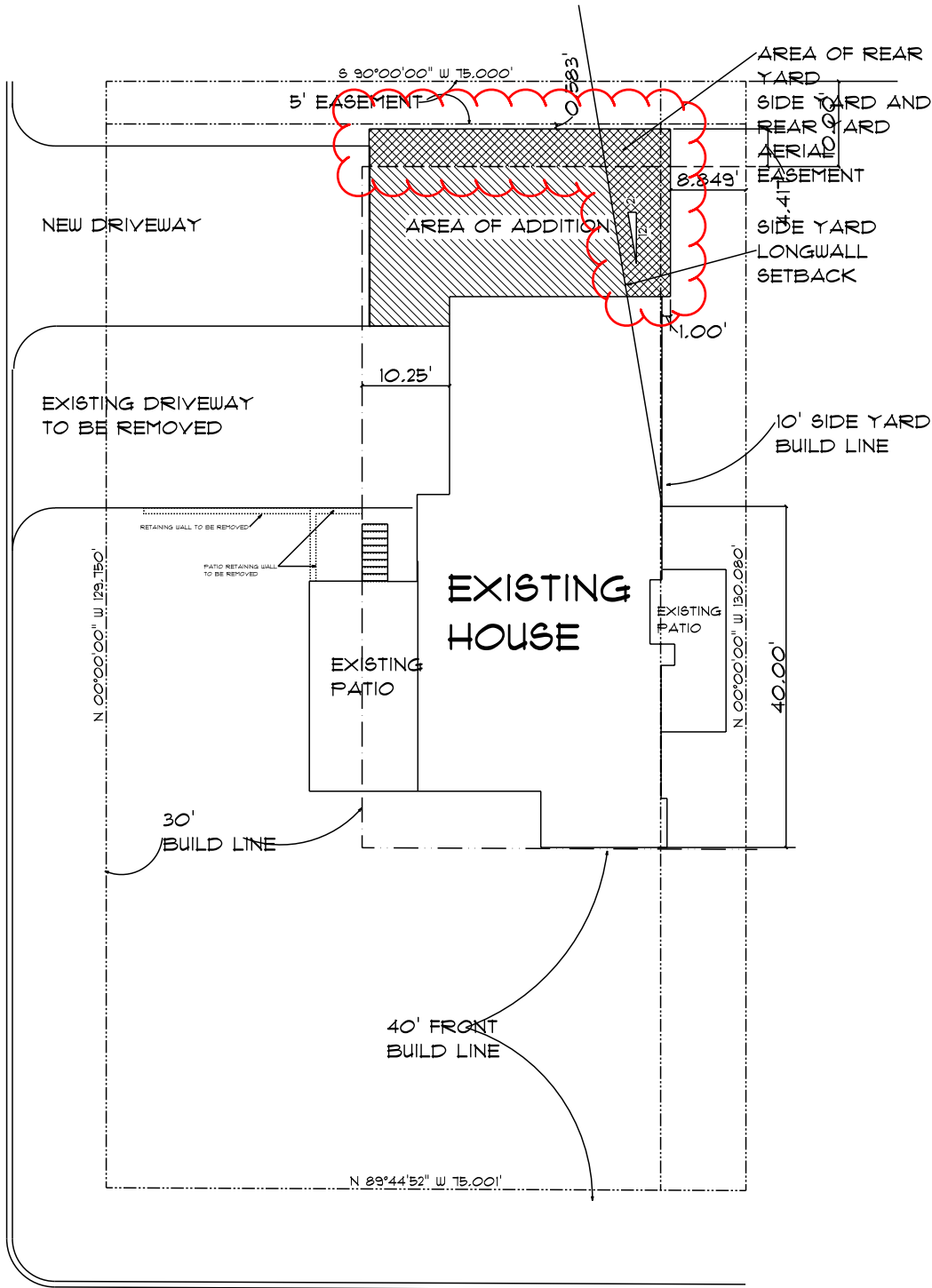
Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

This is the second alternative that has been submitted for preliminary review. This is a substantial compromise from the homeowner's original wishes.

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

The addition will provide an additional return that would not be obtained without the variance.

BERKSHIRE RD.



SITE PLAN

SCALE: 1" = 20'

BUILDING AREA SCHEDULE	
NAME	AREA
LOWER LEVEL ADDITION	720 sq ft.
LOWER LEVEL ALTERATIONS	707 sq ft.
UPPER LEVEL ADDITION	595 sq ft.
UPPER LEVEL ALTERATIONS	119 sq ft.

AREA COVERAGE/ZONING REQUIREMENTS	
ZONING	R-1C
ZONING DISTRICT	ONE- FAMILY RESIDENCE DISTRICT
MIN. LOT AREA	9000.0 SQ. FT.
LOT AREA	9792.0 SQ FT.
MIN. LOT FRONT	75'
LOT FRONT	75'
FRONT YARD SET BACK	40'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	10'
ALLOWED LOT DEVELOPMENT	45% =3920.4 SQ. FT.
PROPOSED LOT DEVELOPMENT	3771.0 SQ. FT.
EXISTING LOT DEVELOPMENT	3336.0 SQ. FT.
ALLOWED BUILD COVERAGE	2839.0 SQ. FT.
PROPOSED BUILD COVERAGE	2385.0 SQ. FT.
EXISTING BUILD COVERAGE	1665.0 SQ FT.

BID PLANS
NOT FOR CONSTRUCTION

REVISION SCHEDULE	
DATE	REVISION NOTE
10/3/22	PRELIMINARY PLAN AND BID PLANS
11/8/22	REV. FOR UA ZONING PRELIMINARY PLAN AND BID PLANS

MANOR HOMES
15 CLAIREDALE
POWELL, OH, 43065
PHONE 841-800
FAX 841-9415

1 OF 6

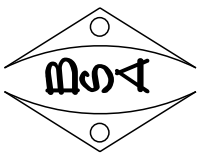
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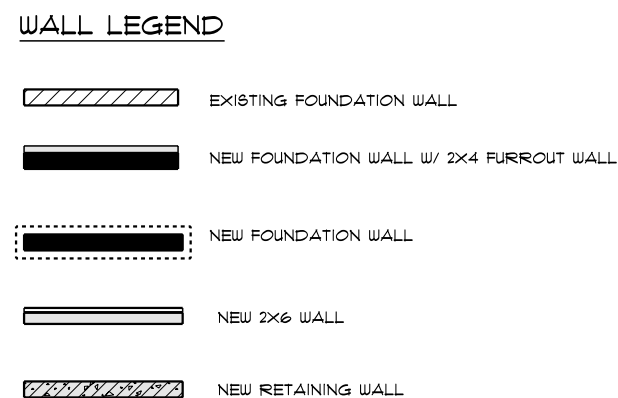
SCALE: NOTED

DATE: 10/3/22

HICKS RESIDENCE
ADDITION AND ALTERATIONS
2380 NORTHWEST BLVD.
COLUMBUS, OHIO 43221

Building
Service &
Associates
P.O. BOX 77
POWELL, OHIO 43065
PH. 614-841-9460
FAX 614-841-9415
E-MAIL RESIDENTIALDESIGN@MSN.COM



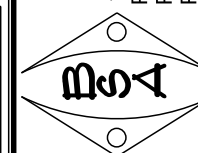


SCALE: $1/8" = 1'-0"$

MANOR HOMES
15 CLAIREDALE
POWELL, OH. 43065
PHONE 841-1800
FAX 841-9415

HICKS RESIDENCE
ADDITION AND ALTERATIONS

**Building
Service &
Associates**



P.O. BOX 77
POWELL, OHIO 43065
PH. 614-841-9460
FAX 614-841-9415
E-MAIL RESIDENTIALD

DRAWN BY: JP

SCALE: NOTED

DATE: 10/3/22

2 OF 6

**BID PLANS
NOT FOR CONSTRUCTION**

REVISION SCHEDULE	
DATE	REVISION NOTE
10/3/22	PRELIMINARY PLAN AND BID PLANS
11/8/22	REV. FOR UA ZONING PRELIMINARY PLAN AND BID PLANS



WEST ELEVATION

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

SOUTH ELEVATION

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

BID PLANS
NOT FOR CONSTRUCTION

REVISION SCHEDULE	
DATE	REVISION NOTE
10/3/22	PRELIMINARY PLAN AND BID PLANS
11/8/22	REV. FOR UA ZONING PRELIMINARY PLAN AND BID PLANS

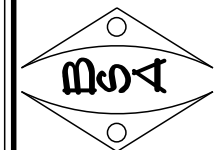
MANOR HOMES
15 CLAIRE DAN
POWELL, OH, 43065
PHONE 841-800
FAX 841-9415

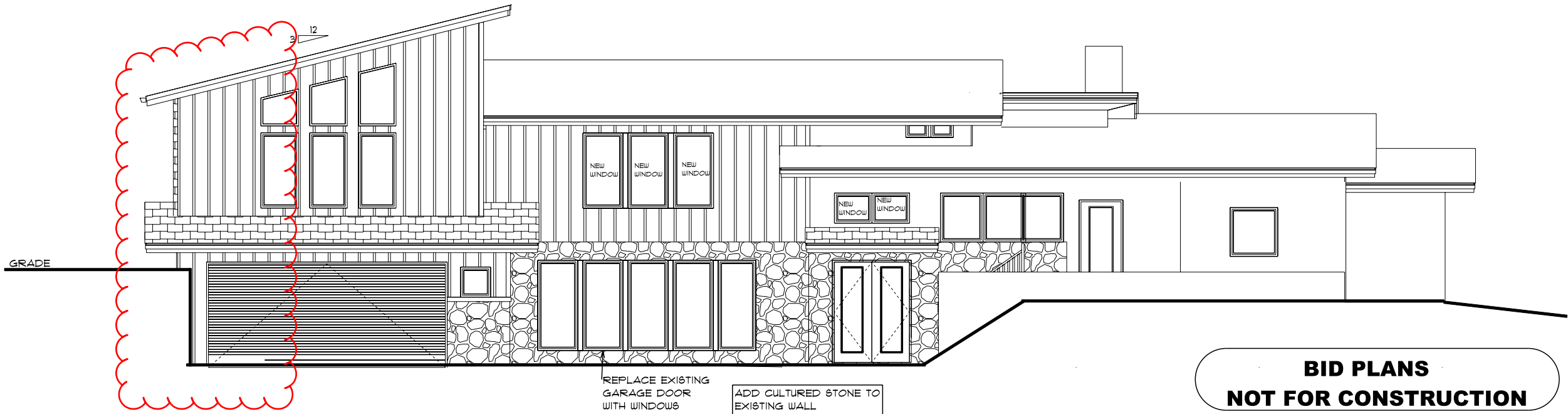
4 OF 6

DRAWN BY: JP
SCALE: NOTED
DATE: 10/3/22

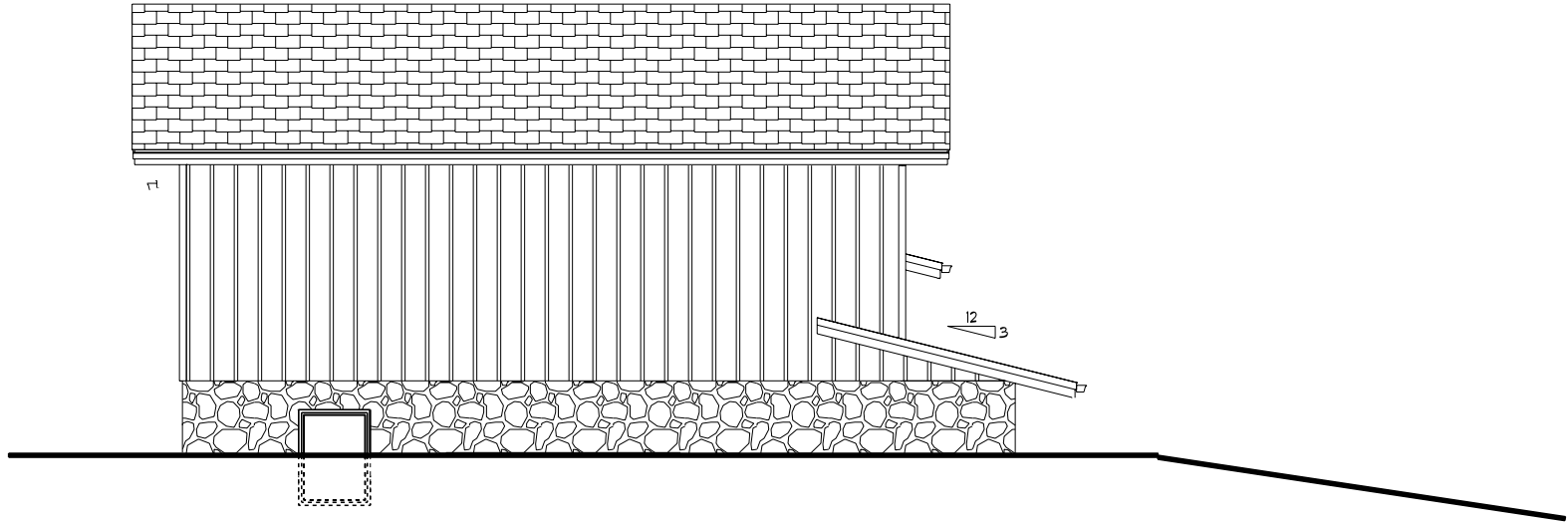
HICKS RESIDENCE
ADDITION AND ALTERATIONS
2380 NORTHWEST BLVD.
COLUMBUS, OHIO 43221

Building
Service &
Associates
P.O. BOX 77
POWELL, OHIO 43065
PH. 614-841-9460
FAX 614-841-9415
E-MAIL RESIDENTIALDESIGN@MSN.COM





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



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

BID PLANS
NOT FOR CONSTRUCTION

REVISION SCHEDULE	
DATE	REVISION NOTE
10/3/22	PRELIMINARY PLAN AND BID PLANS
11/8/22	REV. FOR UA ZONING PRELIMINARY PLAN AND BID PLANS

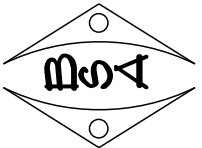
MANOR HOMES
15 CLAIRE DAN
POWELL, OH. 43065
PHONE 841-1800
FAX 841-9415

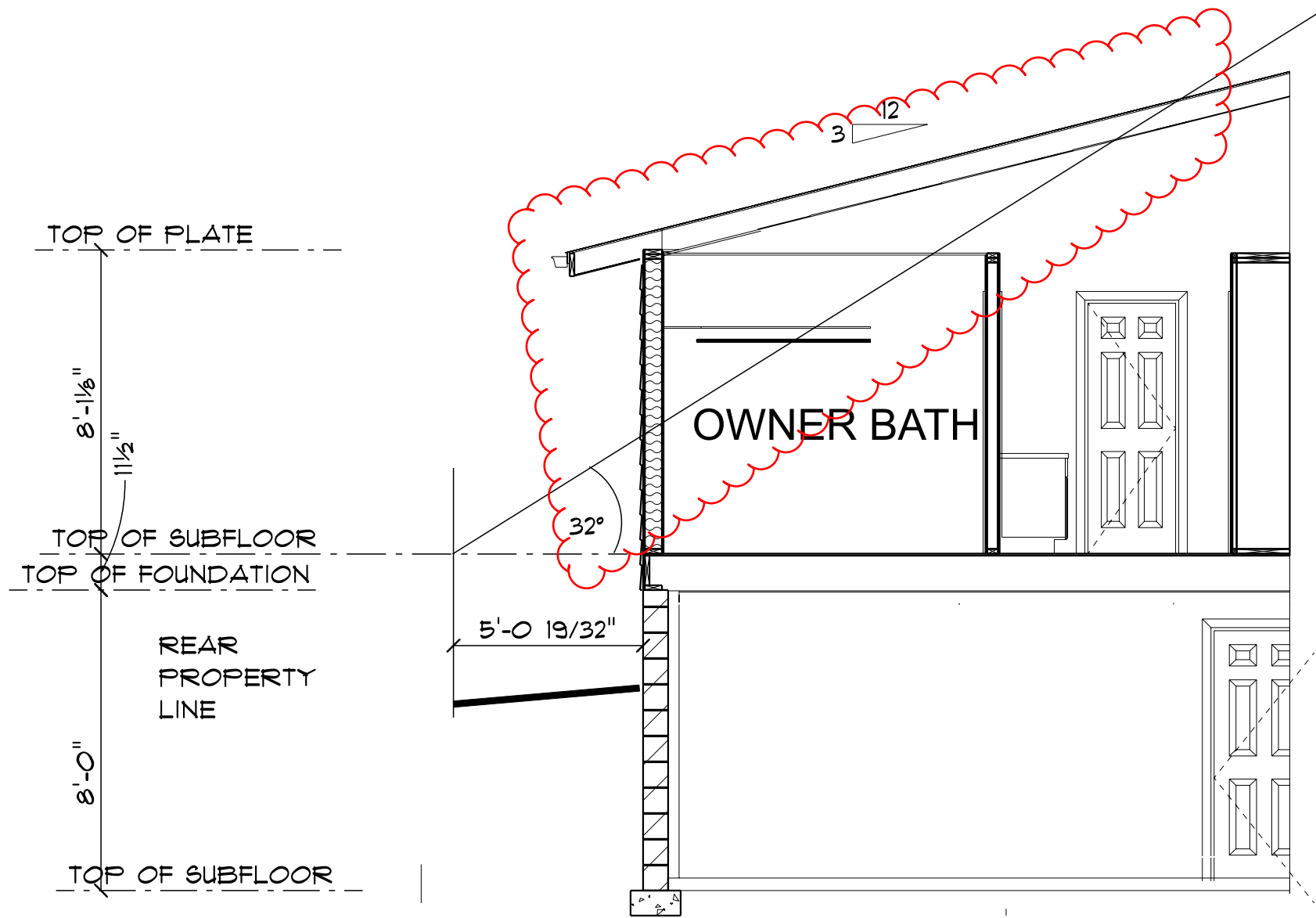
HICKS RESIDENCE
ADDITION AND ALTERATIONS
2380 NORTHWEST BLVD.
COLUMBUS, OHIO 43221

DRAWN BY: JF
SCALE: NOTED
DATE: 10/3/22

5 OF 6

Building
Service &
Associates
P.O. BOX 77
POWELL, OHIO 43065
PH. 614-841-9460
FAX 614-841-9415
E-MAIL RESIDENTIALDESIGN@MSN.COM





REAR YARD AERIAL EASEMENT TEST
SCALE: 1/4" = 1'-0"

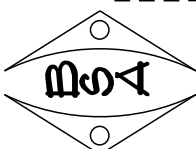
BID PLANS
NOT FOR CONSTRUCTION

REVISION SCHEDULE	
DATE	REVISION NOTE
10/3/22	PRELIMINARY PLAN AND BID PLANS
11/8/22	REV. FOR UA ZONING PRELIMINARY PLAN AND BID PLANS

MANOR HOMES
15 CLAIRE DAN
POWELL, OH, 43065
PHONE 841-800
FAX 841-9415

HICKS RESIDENCE
ADDITION AND ALTERATIONS
2380 NORTHWEST BLVD.
COLUMBUS, OHIO 43221

Building
Service &
Associates
P.O. BOX 77
POWELL, OHIO 43065
PH. 614-841-9460
FAX 614-841-9415
E-MAIL RESIDENTIALDESIGN@MSN.COM



DRAWN BY: JF
SCALE: NOTED
DATE: 10/3/22

6 OF 6

Revised: Jan 2021

Certification of Notice

Applicant Name: John Patterson

Location of property subject to BZAP request: 2380 Northwest Blvd.

Describe activity which requires Board of Zoning and Planning review:

The owner is requesting 4 variances for a two story addition to the east side of their home.1.)

This application will be heard by the Board of Zoning and Planning on: March 22 2023

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:
2383 Northwest Blvd.	Stettler John	7022 0410 0000 6561 1573	2/20/23
1823 Berkshire Rd.	Gonciulea Constantin	7022 0410 0000 6561 1566	2/20/23
2396 Northwest Blvd.	Huheey Marilyn J Tr	7022 0410 0000 6561 1559	2/20/23
2372 Northwest Blvd.	Holbrook Karen H	7022 0410 0000 6561 1542	2/20/23
2358 Northwest Blvd.	Fransen Matthew D	7022 0410 0000 6561 1535	2/20/23
2357 Brandon Rd.	Norman A Scott	7022 0410 0000 6561 1528	2/20/23
1781 Berkshire Rd.	Wilhite Matthew L	7022 0410 0000 6561 1511	2/20/23
Brandon Rd.	Brandonshire Inc.	7022 0410 0000 6561 1504	2/20/23
Applicant Signature:			Date: 2/20/24

Variance Request

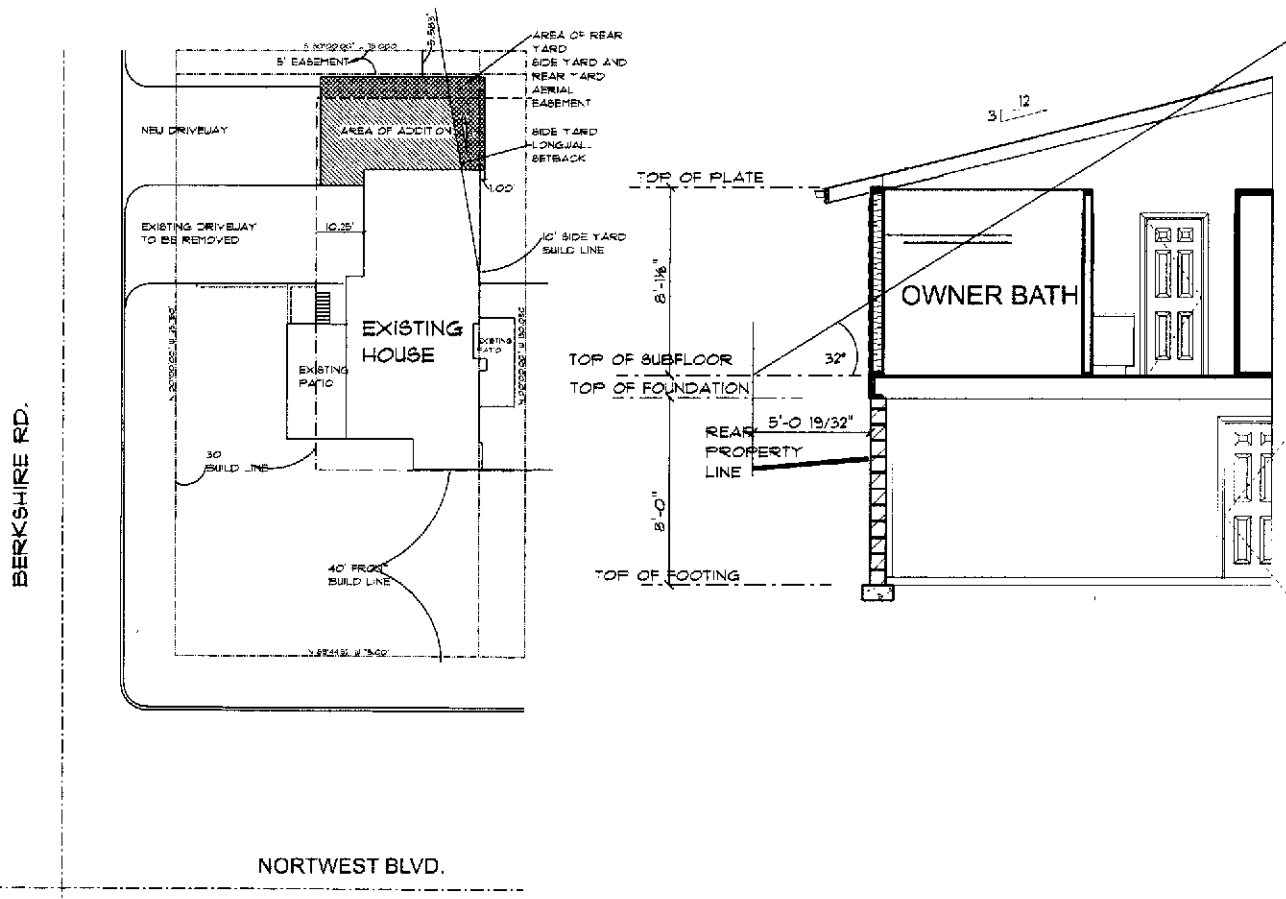
Property: 2380 Northwest Blvd.
Columbus, Ohio 43221

February 20 2023

The owners of the above referenced property are seeking zoning variance's to build a two story addition consisting of a garage and office space in the lower level with an owners suite above.

The variances requested are listed below.

- 1.) Permit a two story addition to encroach up to 4'-2" into the 10' minimum rear yard setback.
- 2.) Permit a two story addition to encroach up to 5'-2" into the rear profile.
- 3.) Permit a two story addition to encroach up to 1'-1" into the 10' side yard setback.
- 4.) Permit a two story addition to encroach up to 7'-2" into the side yard longwall setback



SITE PLAN

SCALE: 1" = 40'-0"

REAR YARD AERIAL EASEMENT

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

This letter is to notify you of the variance meeting scheduled March 22 2023 at 6:00 PM at 3600 Tremont Rd. Upper Arlington, Ohio 43221.

Best Regards,

John Patterson

Authors:

BZAP Meeting Date: March 22, 2023

Subject: 2712 Swansea Road (VAR-05-23) - To allow an addition that encroaches 1.2 inches into the 8-foot minimum side yard setback, to allow a front porch that encroaches 14'-2" by 7 inches into the front yard setback, when a 10-foot by 5-foot projection is permitted and to allow improvements that result in building cover of 30.8 percent, when 29 percent is the limit.

Site Description/History

The subject property, 2712 Swansea Road, is located mid-block between Sunset Drive and Kioka Avenue, north of Fancyburg Park in the [River Ridge Addition](#) subdivision (Block #10, Lot #35). The rectangular shaped property has 60 feet of frontage and 133 feet of depth, the same as most in the neighborhood; it is zoned R-1c, One-Family Residence District. A one-story ranch (1,008 square feet) with siding sits nearly six feet behind the 35-foot platted front yard setback; the home encroaches 0.1 feet into the eight-foot minimum side yard setback along the west property line, but is compliant with all other setback and coverage limits. The property has a one-car detached garage in the rear yard, and includes a privacy fence. It was built in 1956 and purchased by the applicant in 2011.

Proposal

The homeowner is proposing multiple improvements to the property including a new front porch, rear addition, and two-car garage, which has resulted in three variances requested. The front porch would be 14 feet by 6'-3", and encroach just seven inches into the platted front yard setback. The porch has a gable roof and wood columns and beams. Front facade improvements to the home are also planned for this project, including the addition of a stacked stone water table and vertical fiber cement panels.

The addition onto the rear of the home would add approximately 790 square feet of living space and include a new owner's bedroom, living room, rear entry and half bathroom. The existing interior floor plan would also be modified based on this addition. The addition is 23 feet in depth and 35'-4" in width; it would encroach just 1.2 inches over the west side yard setback (existing encroachment of home), but would meet the side yard longwall requirement. The highest portion of the addition would be situated more interior to the main home and be 19'-8", 3'-6" taller than the existing home. The exterior would be finished with vinyl siding and asphalt shingles to match the existing home and include three windows on the side elevation and a large window on the rear elevation.



The new detached garage would be 24 feet wide and 22 feet deep (528 square feet). It would be 16'-3" in height and have the same exterior materials as the addition, vinyl siding and asphalt shingles. The garage meets all zoning requirements including size, setback, and height. However, with the proposed addition, results in an overage of building cover of 146.25 square feet.

The rear of the property is enclosed with a privacy fence. Staff also notes for the Board that the current request is the result of multiple iterations of the plan that have reduced the number and severity of variances from the original project.

The applicant stated, *"This will increase the home values of surrounding homes, as we are residing the whole house with the addition, and new front porch and garage will enhance the curb appeal."*

Zoning Code Requirements

- To UDO Article 5.02(C) to permit an addition that encroaches up to 1.2 inches into the 8-foot minimum side yard setback;
- To UDO Article 5.02(C) to permit improvements that result in building cover of 30.8 percent, when 29 percent is the limit; and
- To UDO Article 6.01(D) to permit a front porch to encroach 14'-2" by 7 inches into the front yard setback, when a maximum of 10-foot by 5-foot projection is permitted.

Alternatives

Alternatives to the current plan include relocating the addition 1.2 inches away from the side property line. This would meet the setback requirement, but would offset the addition from the existing home. The front porch could also be reduced in depth (by 7 inches) or width (by 4 feet), in order to meet the maximum projection allowed of 10 feet by 5 feet. Finally, the overall building improvements could be reduced by 146.25 square feet, which would meet the 29 percent building cover limit. Alternatively, a second-story addition could be considered, in lieu of the first floor addition.

The nearby property at 2760 Swansea Road did receive a variance via BZ-06-02 to allow an addition that resulted in 28 percent building cover, when 25 percent was the limit. For this zoning district, the building cover limit has since increased to 29 percent.

Requested Action and Findings

Staff has reviewed the application, discussed with the applicant, and visited the site. Staff appreciates the investment and improvements the applicant is proposing to the home. Oftentimes, the Board has been supportive of minor encroachment requests that are the result of the siting of the home and to facilitate front porches. However, Staff could not locate history of a similar building cover variance within the area. Building cover requirements are meant to define the intensity of development in a neighborhood and limit excessive roof coverage on the lot. Alternative options may exist, including slight reductions in the size of the addition and/or garage, that may still meet the functional needs of the applicant, while also meeting the



code requirements.

Staff cannot recommend approval of the application as submitted and would encourage the homeowner to review alternative options that reduce and/or eliminate variances for the proposal. Should the Board choose to approve the request, Staff would recommend requiring a landscape plan to help soften views of the addition from neighbors. This could be reviewed and approved by the City Forester with the Building Permit. The Board may consider Findings #3 and #6 during review.

Attachments

1. BZAP Staff Report Pics - 2712 Swansea Rd
2. 2712 Swansea Rd Variance Application

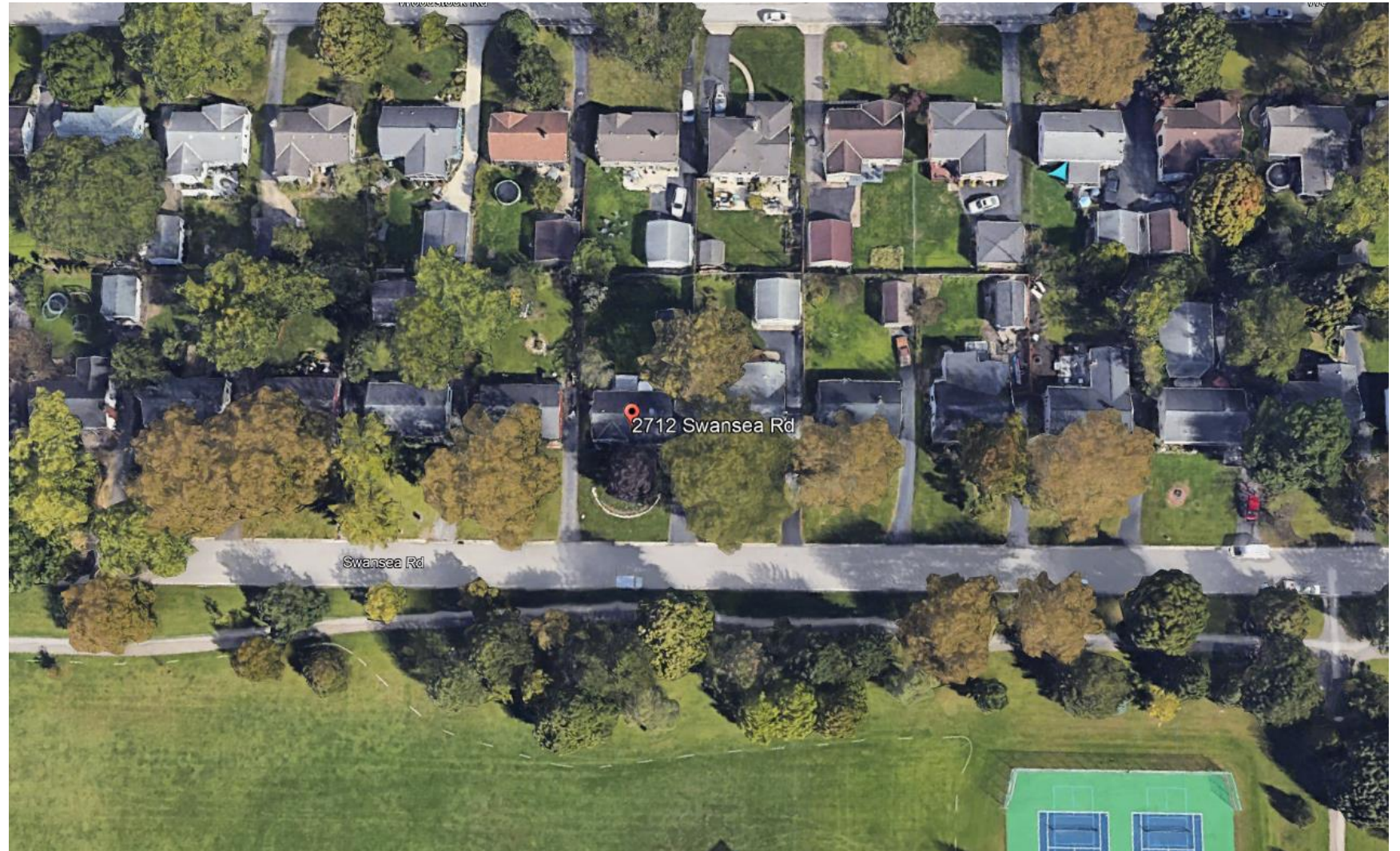


2712 Swansea Road

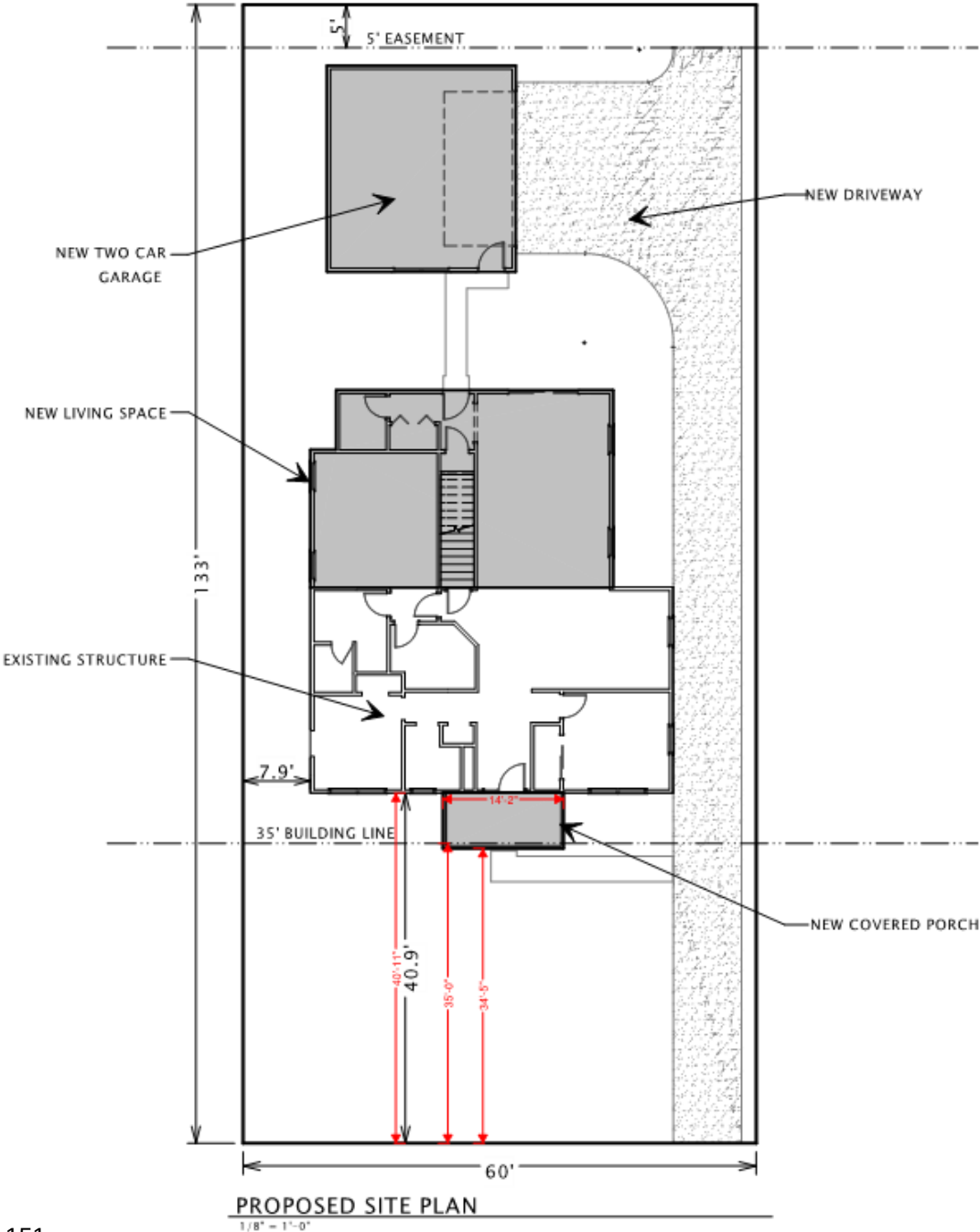
BZAP Staff Report Pictures



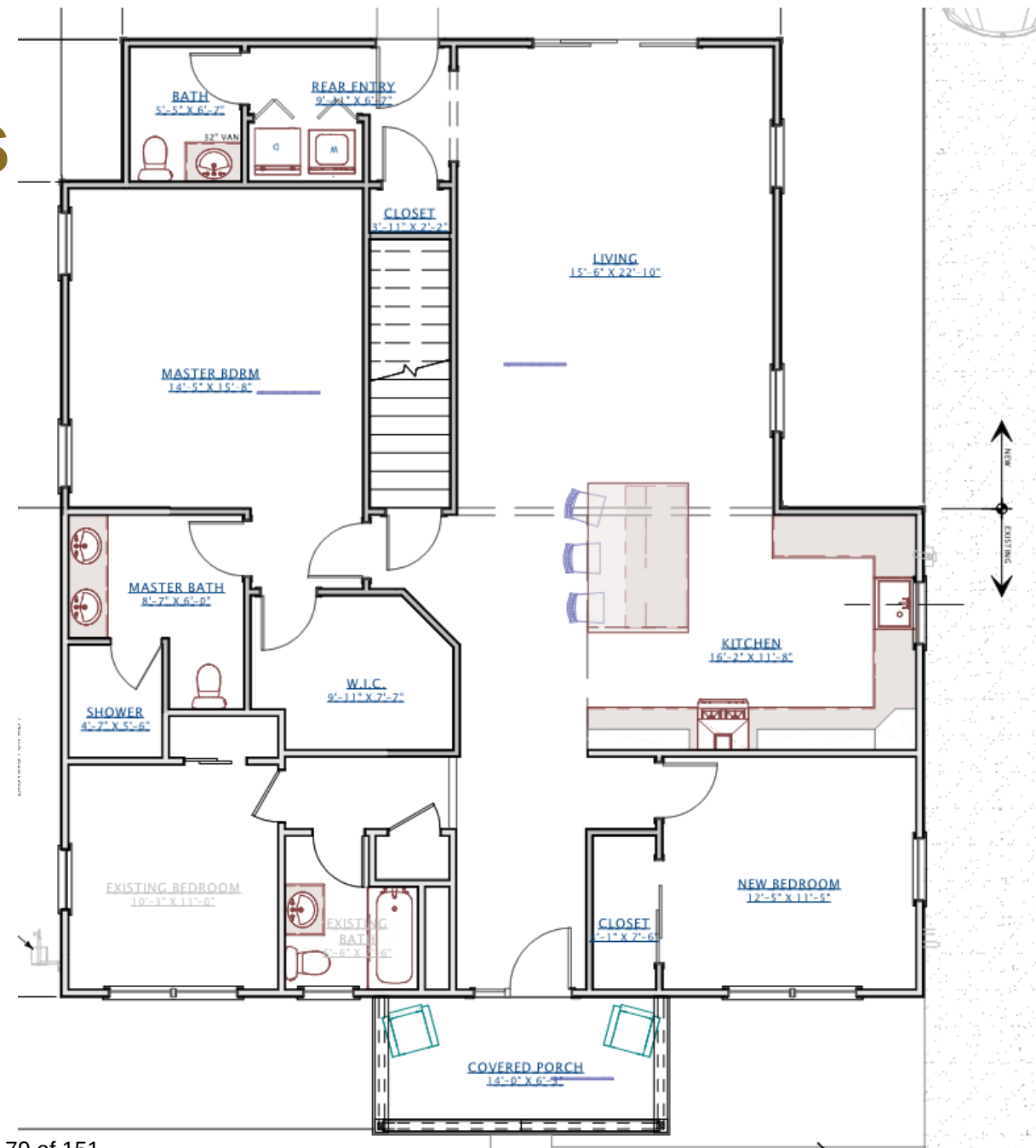
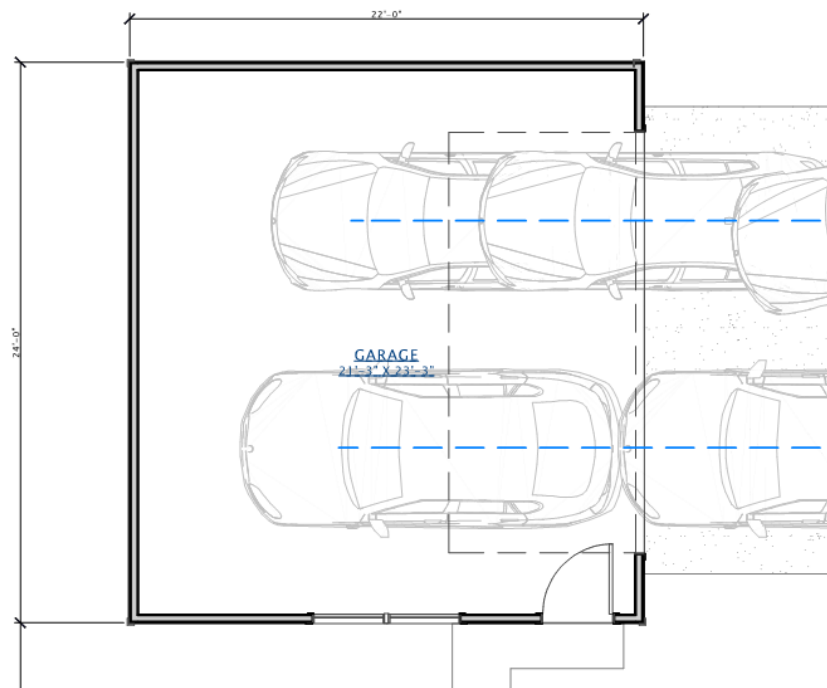
Google Maps ® Aerial – Looking North



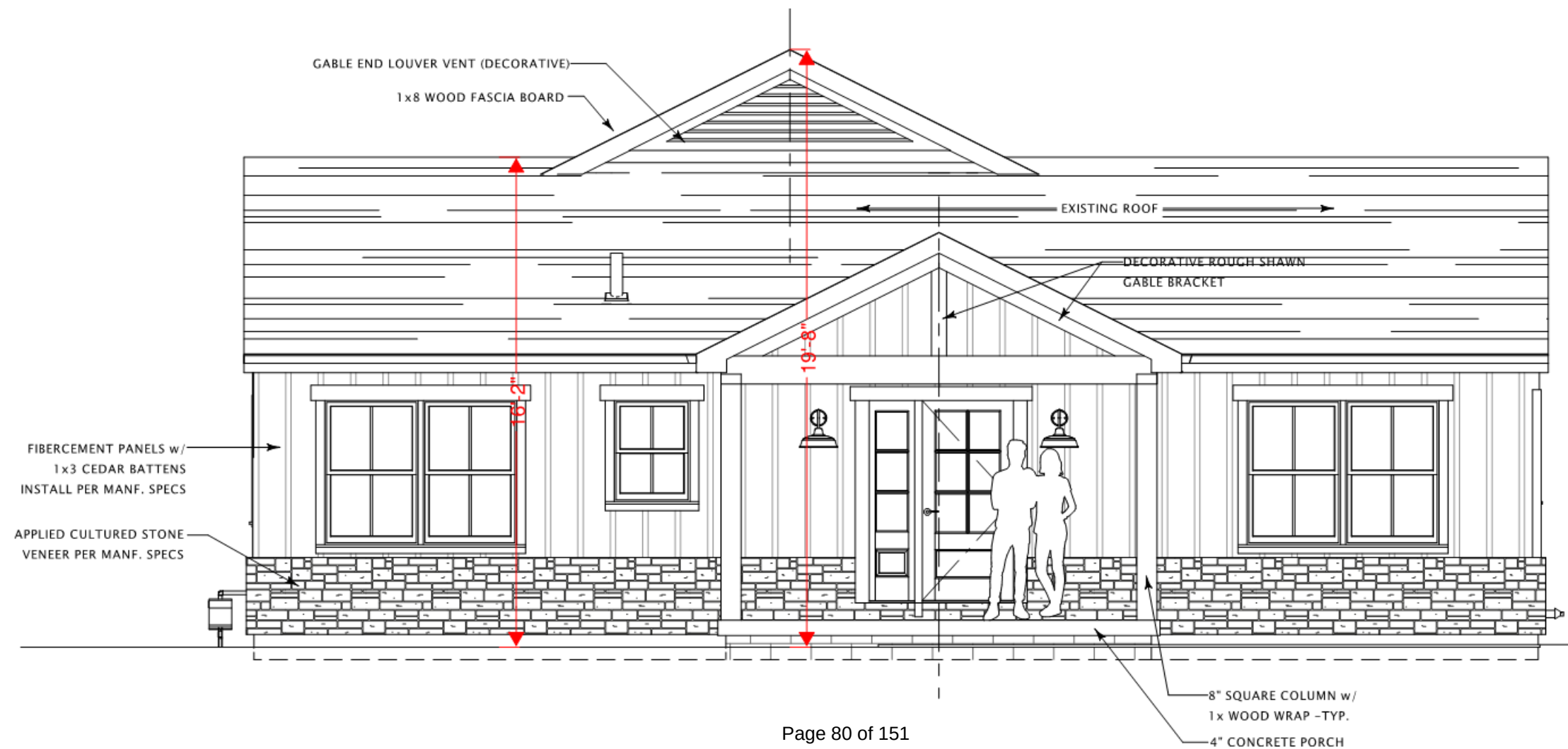
Proposed Site Plan



Proposed Floor Plans



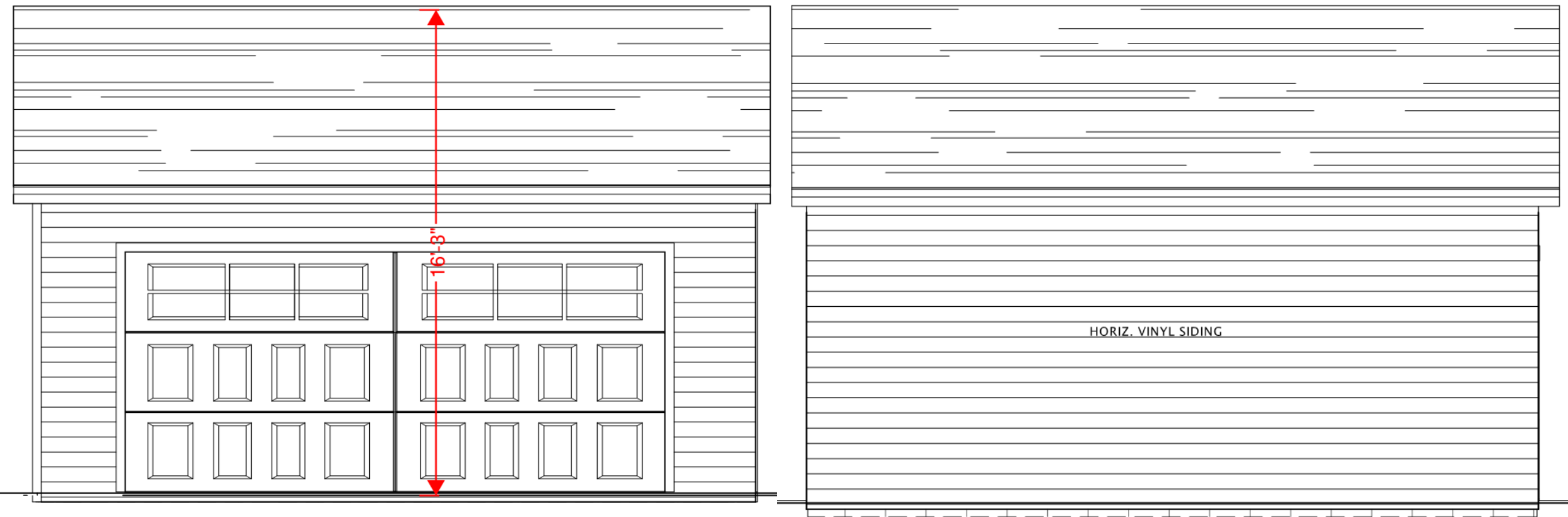
Proposed Front Elevation



Proposed Side Elevation



Proposed Front/Rear Garage Elevations



Existing Swansea Road Elevation



Existing Garage



Existing Rear and Side Yard





23-303

Variance Application

Status: Active

Date Created: Jan 20, 2023

Applicant

Cassie Tackett
cassie@steller-construction.com
22 Village Pointe Dr
Powell, Oh 43065
6149878609

Primary Location

2712 SWANSEA RD
UPPER ARLINGTON, OH 43221

Owner:

SALIARIS DAVID G
2712 SWANSEA COLUMBUS, OH 0

BZAP Information

BZAP Case #

VAR-05-23

Status

Pending

BZAP Determination Date

03/22/2023

Vote Tally

--

Primary Variance

Setback; building cover

Findings of Fact for Approval/Denial

--

Variance Request

2712 Swansea Road (VAR-05-23) - To allow an addition that encroaches 1.2 inches into the 8-foot minimum side yard setback, to allow a front porch that encroaches 14 feet by 7 inches into the front yard setback, when a 10-foot by 5-foot projection is permitted and to allow improvements that result in building cover of 30.8 percent, when 29 percent is the limit.

BZAP conditions

--

Variance Information

Describe Variance Request

Build new front porch on existing structure; encroaching the 35' building line by ONE foot;

Existing house; on left side, the house currently sits at 7.9 feet from property line and we would like to have the new addition continue along the 7.9 foot setback for 16 feet from side yard because the 7.9 is already existing for main house.

Garage variance; allowing us to build the new garage structure on back side of property as alot of other properties have detached garage structures on the back of their properties, see powerpoint/slideshow attached with stars, all have garages on back side of their property

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?

There is no other practical difficulty, we are just hoping to build as everyone else has done in the surrounding area, please see included powerpoint.

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, other homes in the neighborhood have existing detached garage structures and front porches

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

No, this will increase the home values of surrounding homes, as we are residing the whole house with the addition, and new front porch and garage will enhance curb appeal.

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, we submitted the final plans which were rejected due to updated zoning regulations we were unaware of. We supplied two hand sketches; one was denied, the second was accepted but it is not a practical design or layout to accommodate the homeowner's needs. The attached design will fulfill the owner's needs for living if minor variances are granted.

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

No, the addition, front porch, and garage structure will add an incredible return once he decides to sell the home. To yield a reasonable return, these updates would need to happen. Without the garage addition, it will be very hard to utilize the existing garage due to its location on the property and it's size.

ARCH
 **DESIGN, LLC**

PROJECT TITLE:

EXPANSION PROJECT FOR DAVE SALIARIS

GENERAL CONTRACTOR:

REVISION:

01.23.23	ZONING BOARD REVIEW
01.27.23	ZONING BOARD REVIEW

DESIGNER: AJC

APPROVED:

AD JOB NO. 0323-22

SHEET TITLE:

PROPOSED SITE PLAN

SHEET NO.

A1.0

2460.25 SF



N.T.S.

Page 88 of 151



$$1/8'' = 1'-0''$$

PROJECT TITLE:

EXPANSION PROJECT
FOR DAVE SALIARIS

GENERAL CONTRACTOR:

REVISION:

01.23.23	ZONING BOARD REVIEW
01.27.23	ZONING BOARD REVIEW

DESIGNER: AJC

APPROVED:

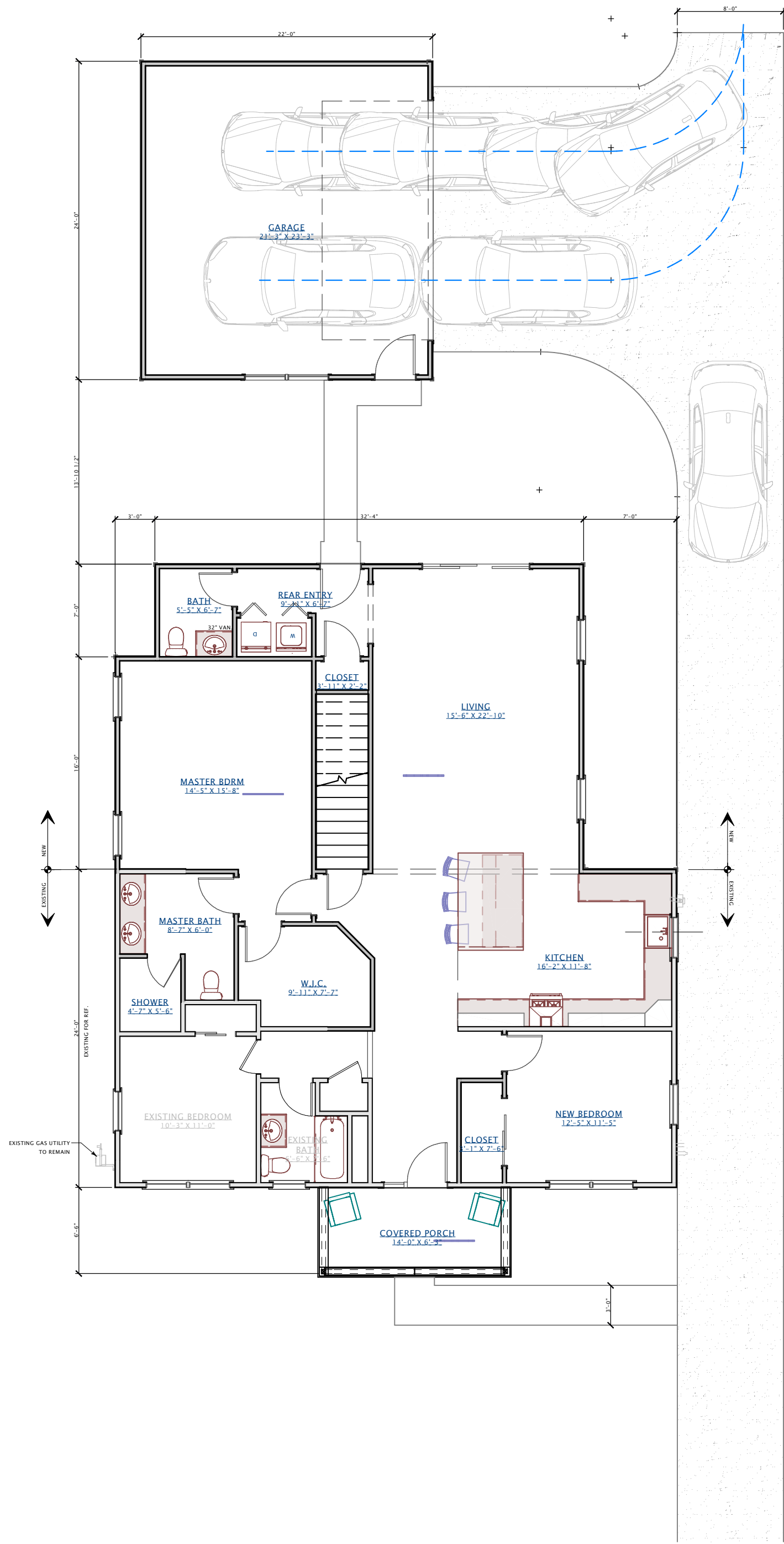
AD JOB NO. 0323-22

SHEET TITLE:

PROPOSED
FLOOR PLAN

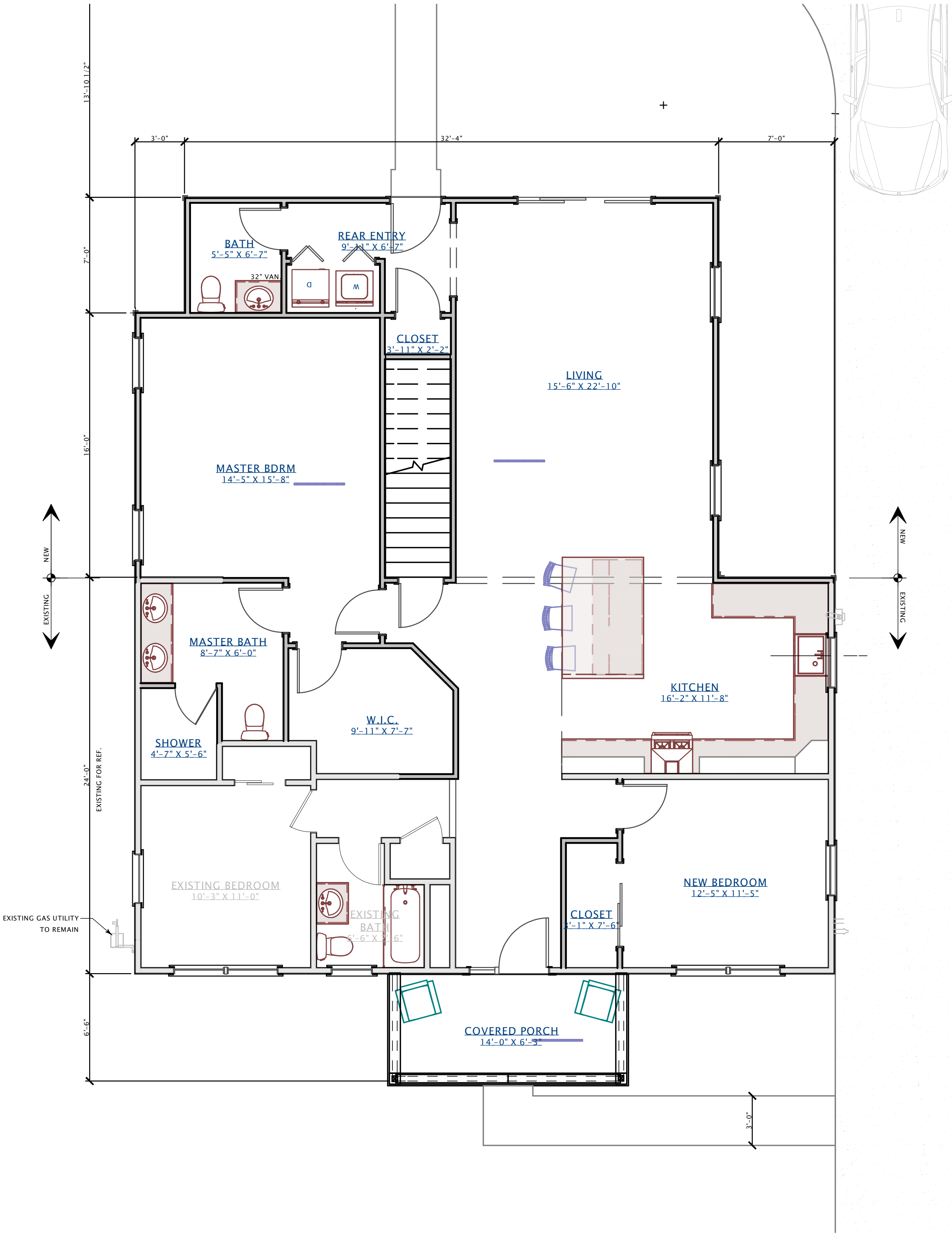
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A2.0



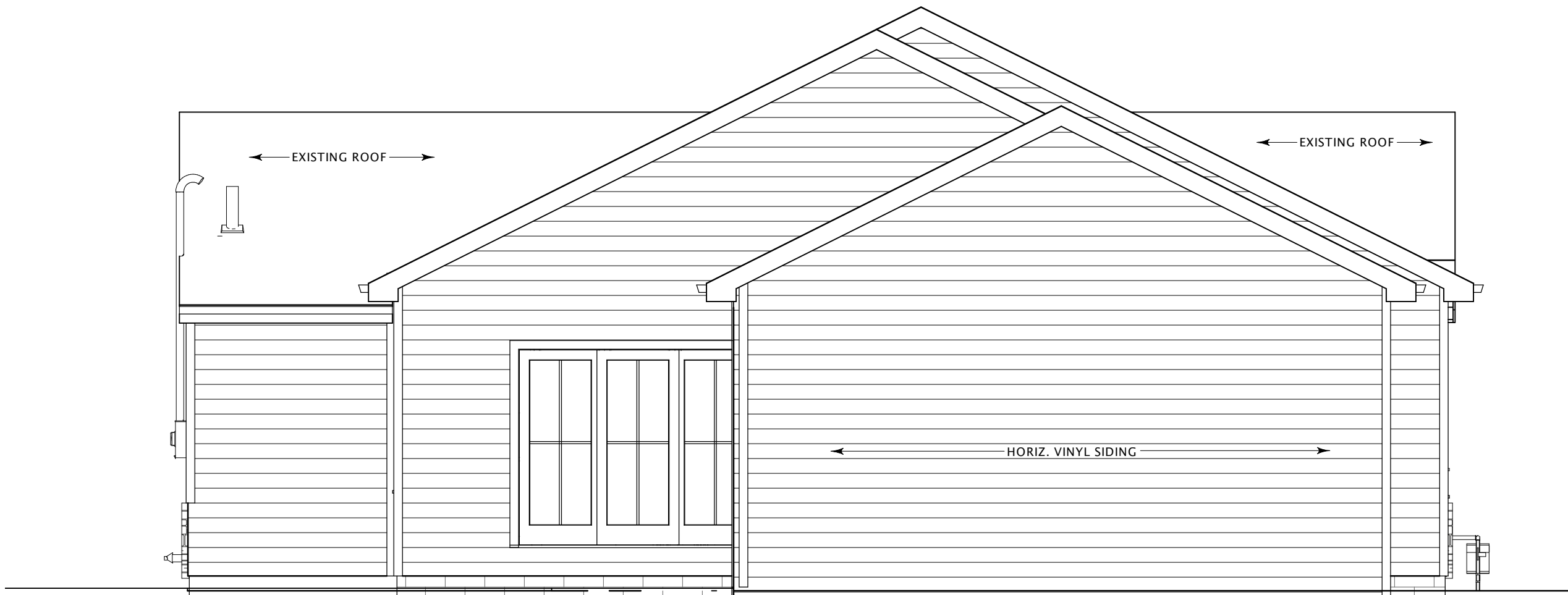
PROPOSED OVERVIEW

1/8" = 1'-0"



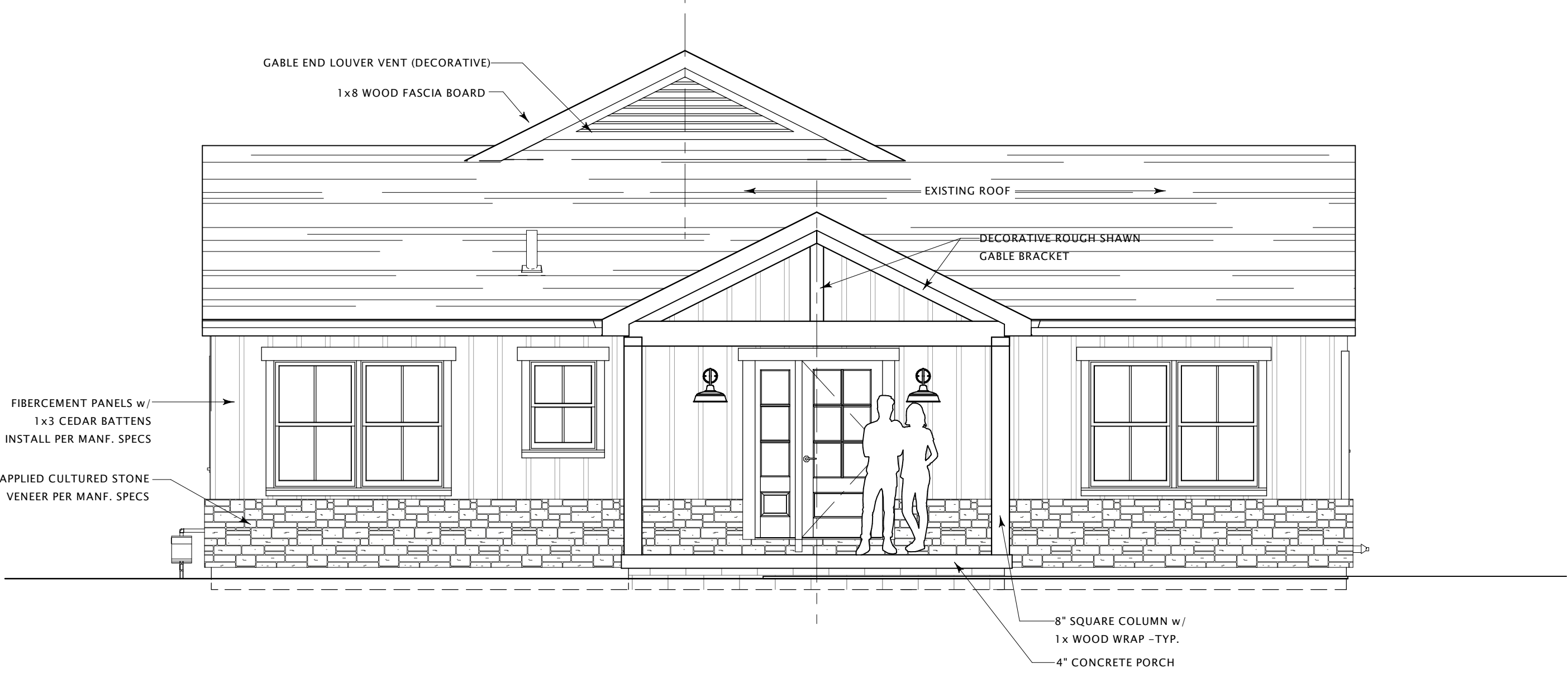
PROPOSED FLOOR PLAN

1/4" = 1'-0"



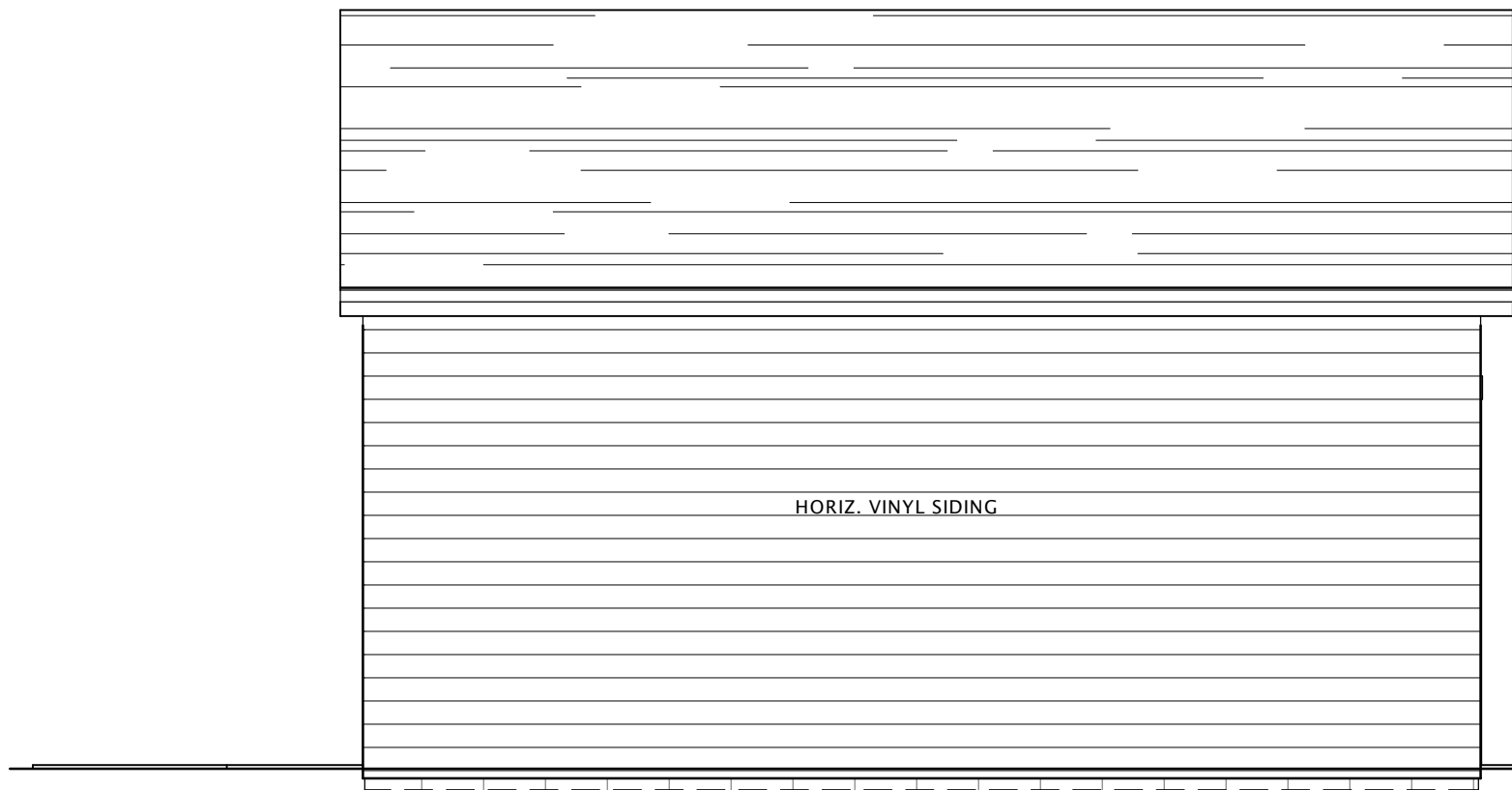
PROPOSED REAR ELEVATION

1/4" = 1'-0"



PROPOSED FRONT ELEVATION

1/4" = 1'-0"



PROPOSED LEFT ELEVATION

1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

1/4" = 1'-0"

1080 Farnsworth Rd.
Waterville, OH 43566
419.450.0636 tel
archdesign419@gmail.com
www.facebook.com./ARCHDesign007



Designing
Planning
Remodeling

PROJECT TITLE:

EXPANSION PROJECT
FOR DAVE SALIARIS

GENERAL CONTRACTOR:

REVISION:

01.23.23	ZONING BOARD REVIEW
01.27.23	ZONING BOARD REVIEW

DESIGNER: AJC
APPROVED:

AD JOB NO. 0323-22

SHEET TITLE:

PROPOSED
EXTERIOR
ELEVATIONS

SHEET NO.

A3.0



PROPOSED FRONT ELEVATION RENDERING
N.T.S.



PROPOSED FRONT/RIGHT ELEVATION RENDERING
N.T.S.



Designing
Planning
Remodeling

PROJECT TITLE:

EXPANSION PROJECT
FOR DAVE SALIARIS

GENERAL CONTRACTOR:

REVISION:

01.23.23	ZONING BOARD REVIEW
01.27.23	ZONING BOARD REVIEW

DESIGNER: AJC

APPROVED:

AD JOB NO. 0323-22

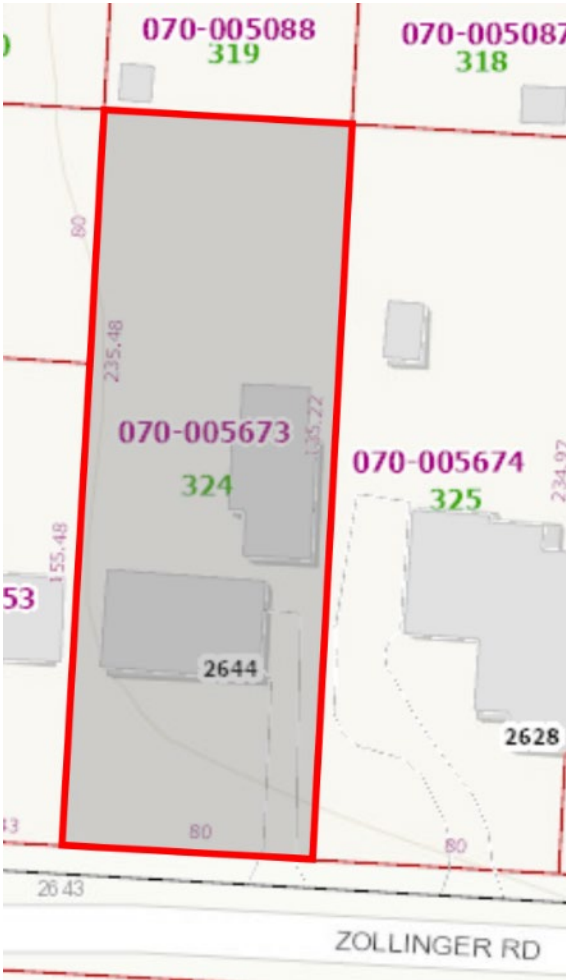
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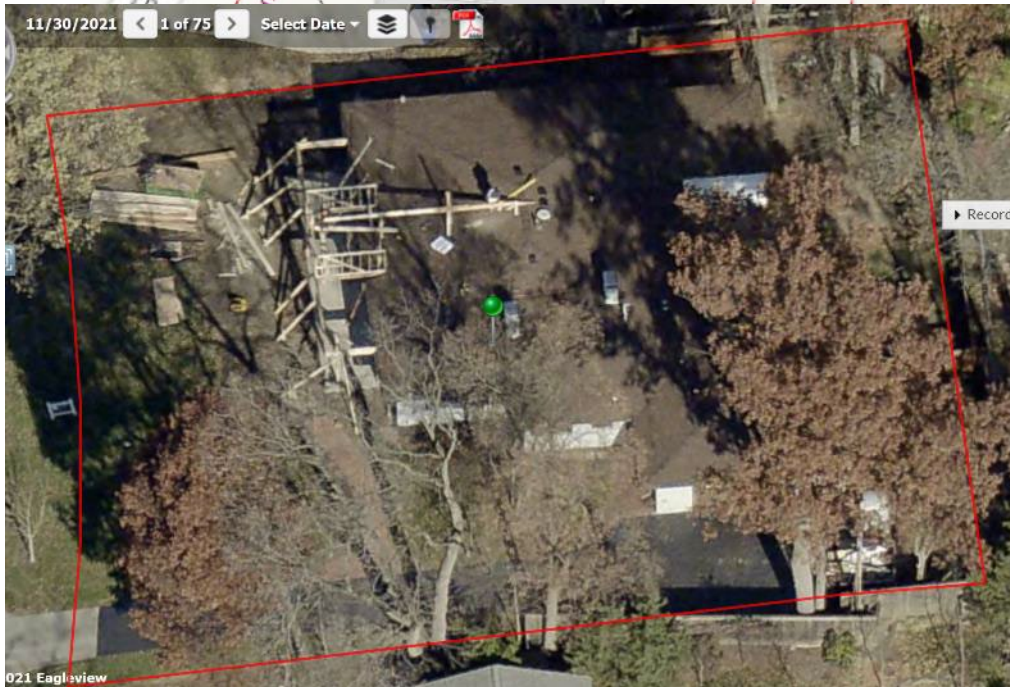
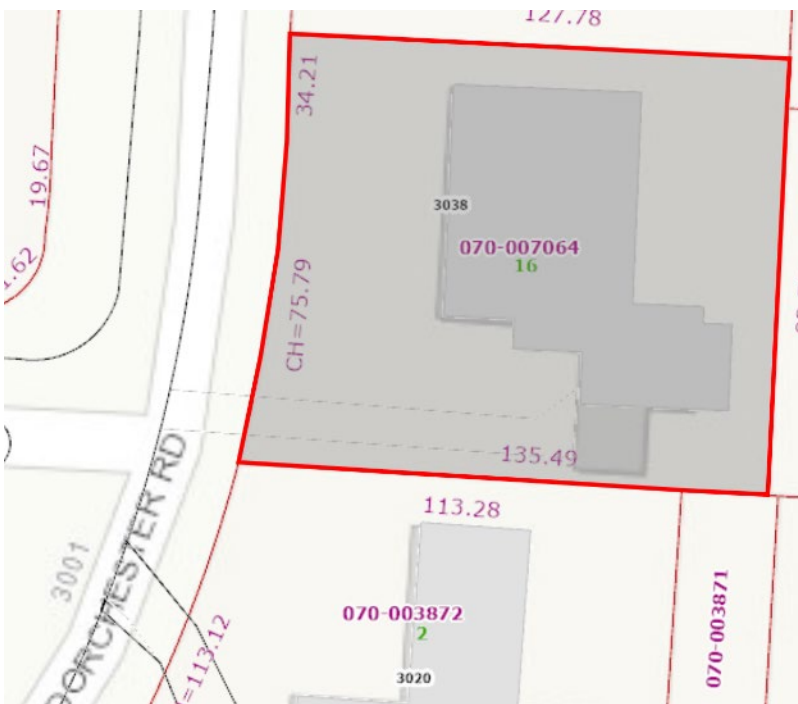
2644 Zollinger

IMPROVEMENTS

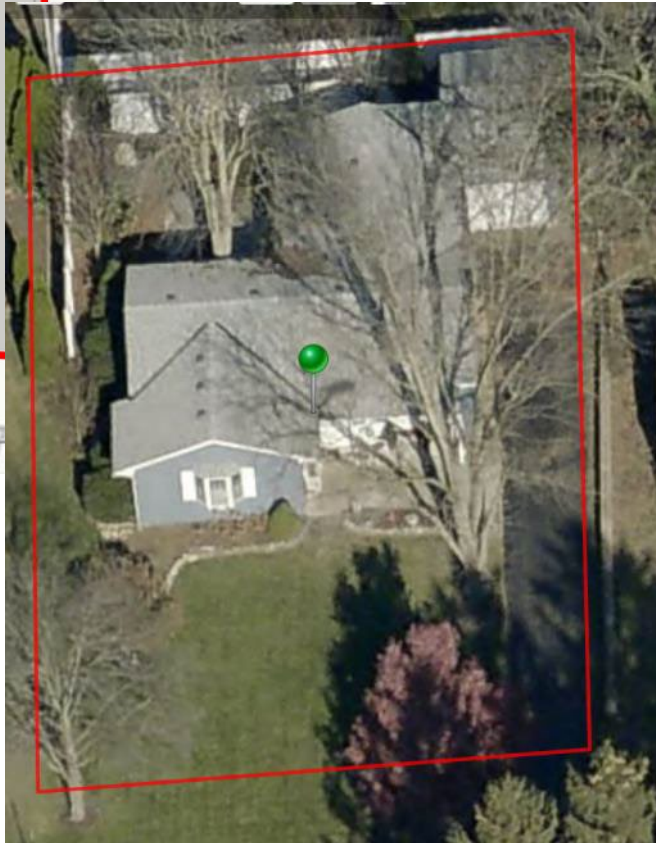
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1	RG2	CB DETACHED GARAGE	1989		AVERAGE	24 x 24	576
1	RS1	FRAME UTILITY SHED	2018		AVERAGE	19 x 15	285



3038 Dorchester



2810 Swansea Rd



2624 Woodstock





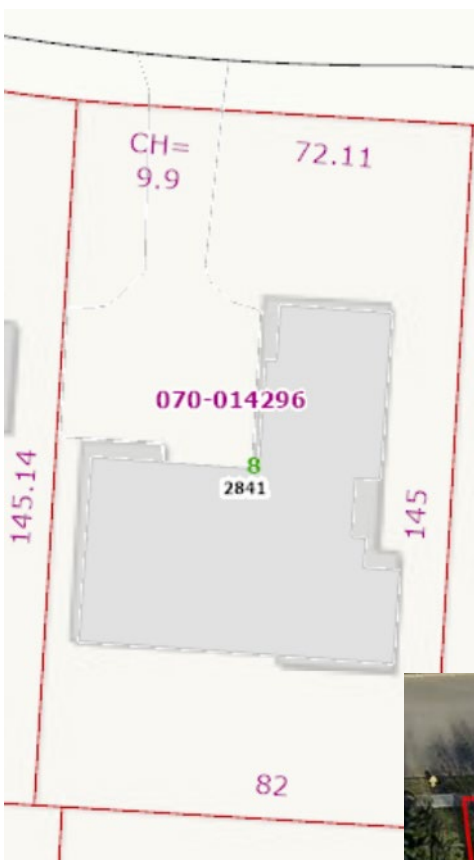
3131 GLENRICH PW





3250 KIOKA AV

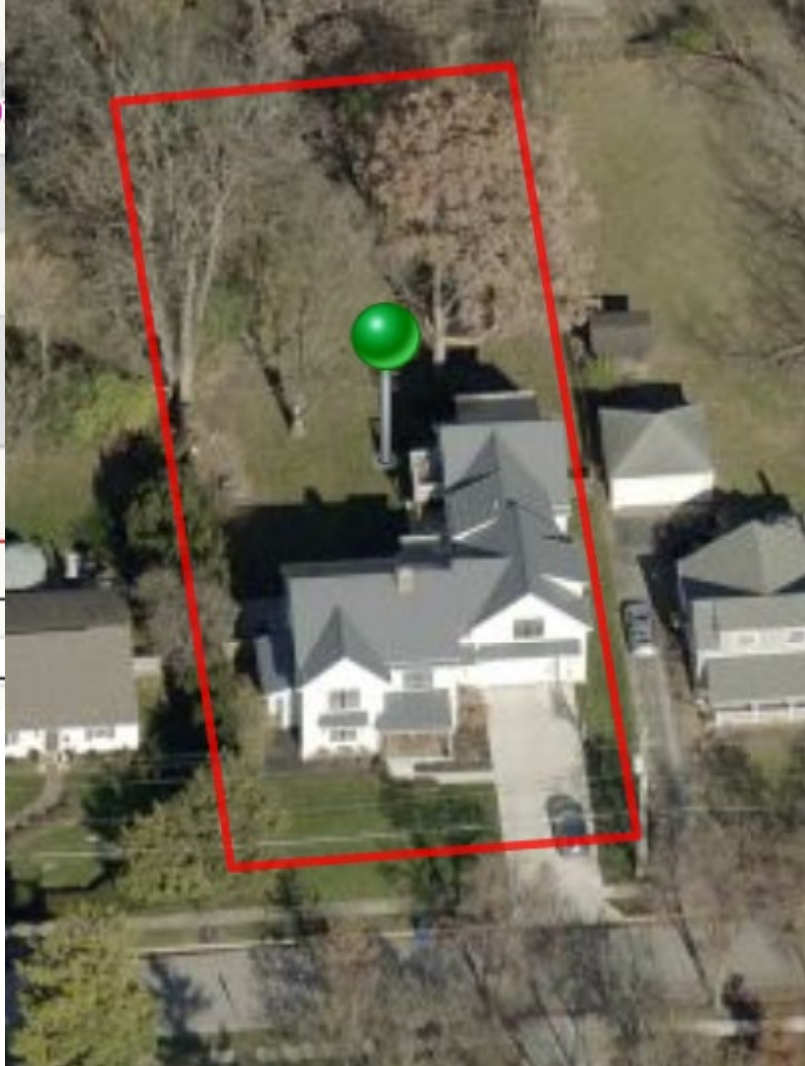




2841 WICKLIFFE RD



2628 EASTCLEFT DR

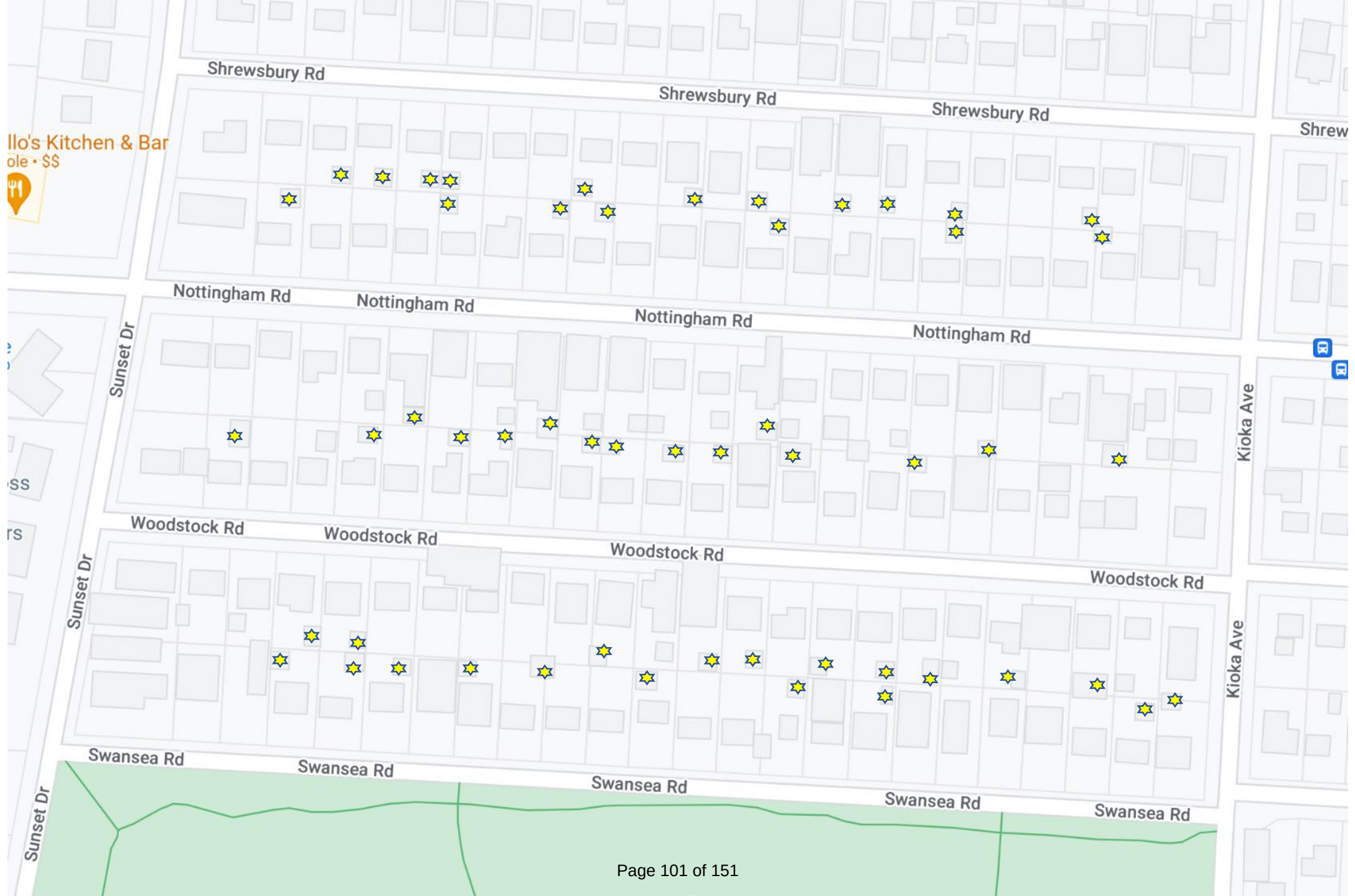


★ Garages on the back line along Swansea

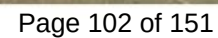


2712 Swansea Rd

Ilo's Kitchen & Bar
ole • \$\$



2712 SWANSEA RD



Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links

Parcel ID: 070-006178-00

SALIARIS DAVID G

Map Routing: 070-N212 -116-00

2712 SWANSEA RD



11/21/2022

< 1 of 89 >

Select Date



Record Navigator

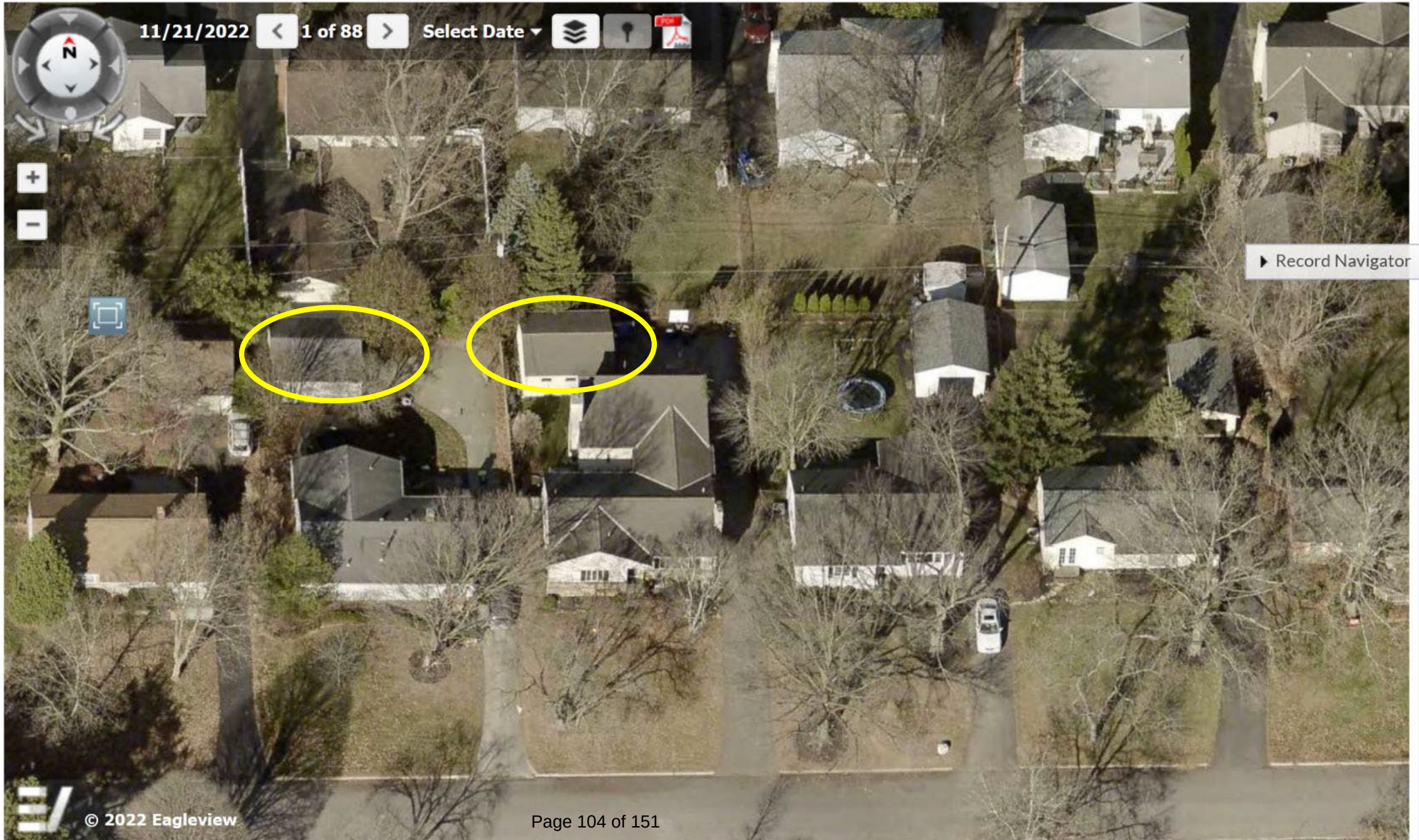


© 2022 Eagleview

- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- StreetSmart
- Aerial Photos**
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Tax Calculators
- Value History
- Rental Contact
- Incentive Details
- Quick Links

Parcel ID: 070-006178-00
SALIARIS DAVID G

Map Routing: 070-N212 -116-00
2712 SWANSEA RD



Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

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Rental Contact

Incentive Details

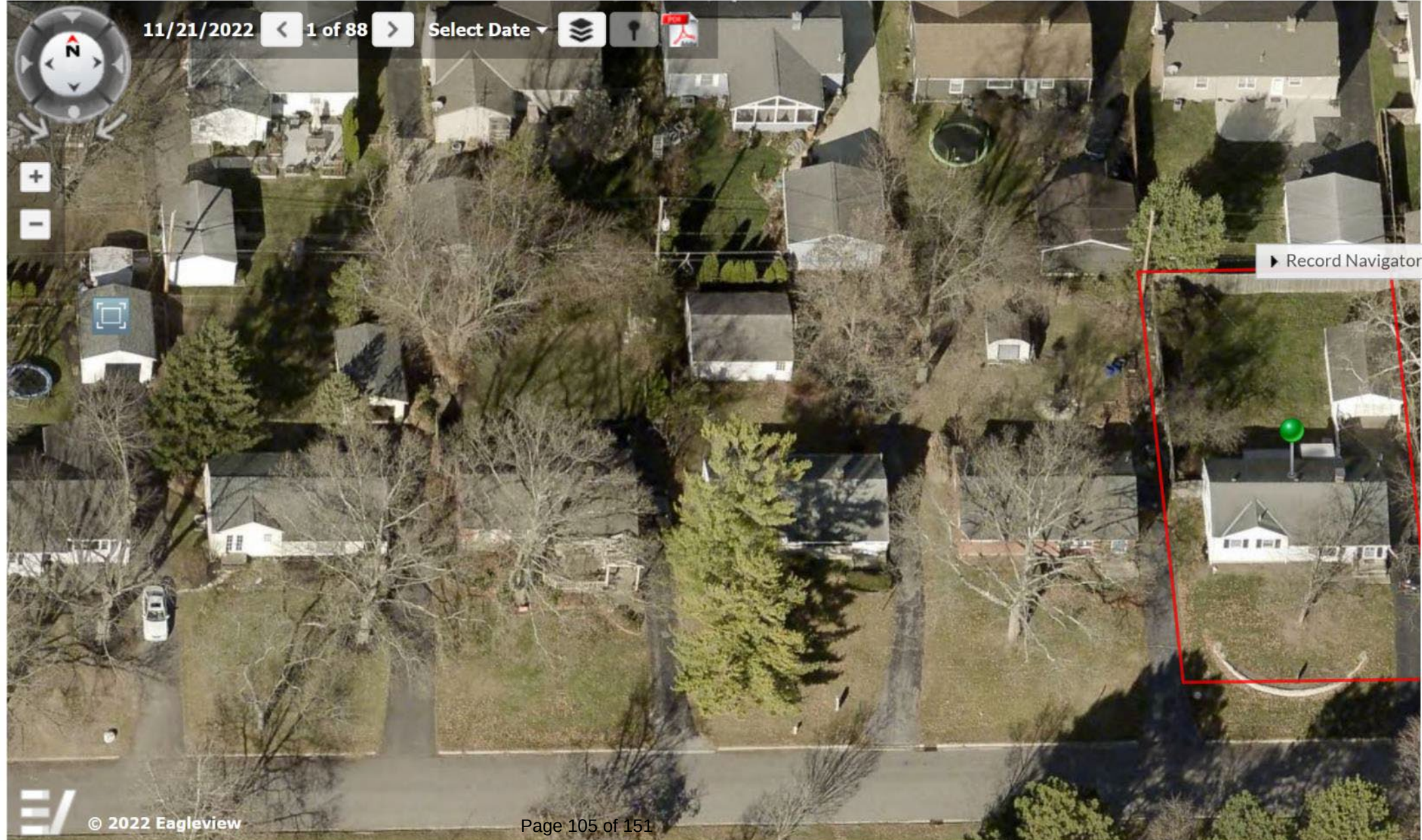
Quick Links

Parcel ID: 070-006178-00

SALIARIS DAVID G

Map Routing: 070-N212 -116-00

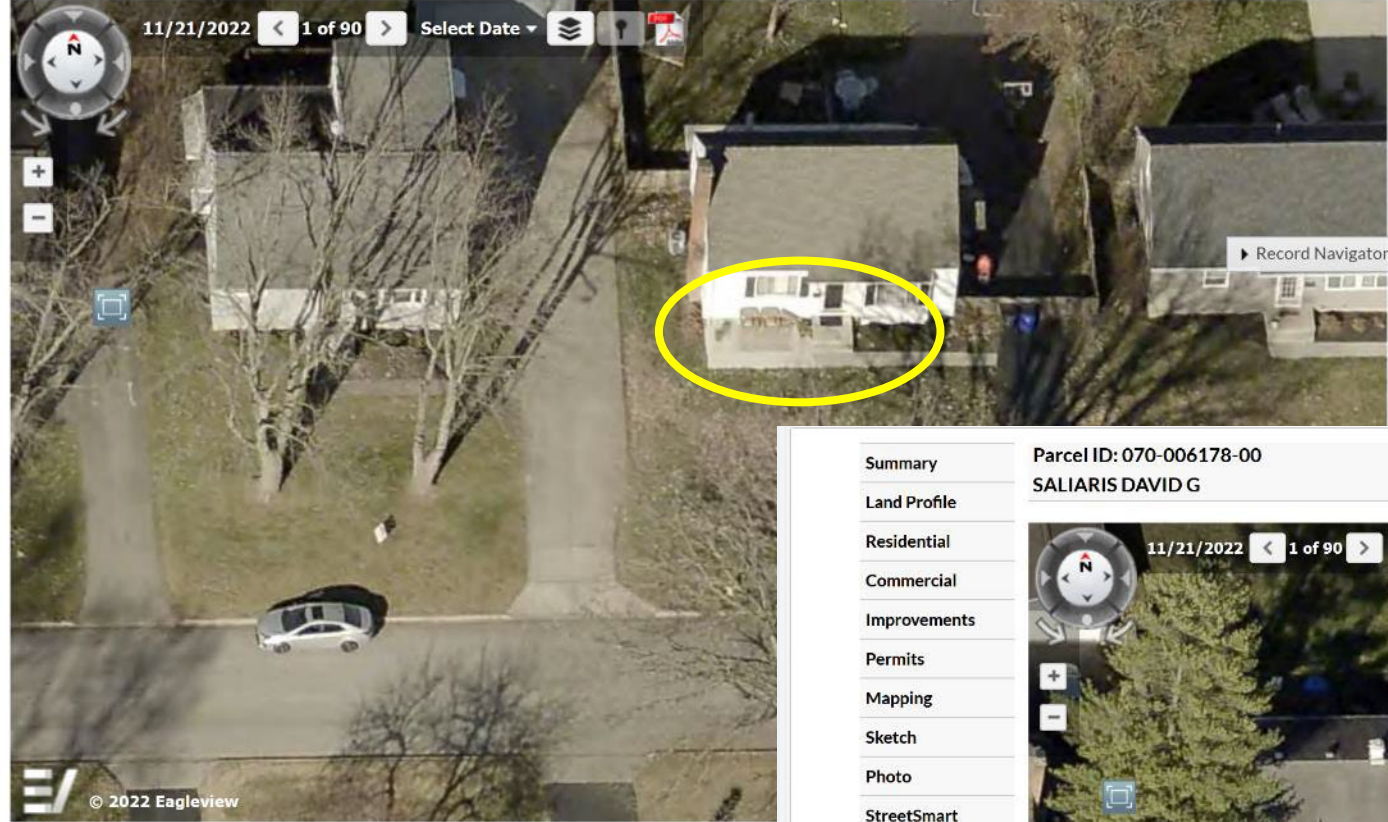
2712 SWANSEA RD



- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- StreetSmart
- Aerial Photos
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- Tax Calculators
- Value History
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- Incentive Details
- Quick Links

Parcel ID: 070-006178-00
SALIARIS DAVID G

Map Routing: 070-N212 -116-00
2712 SWANSEA RD



Extended Front Porches

- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- StreetSmart
- Aerial Photos
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Tax Calculators
- Value History
- Rental Contact
- Incentive Details
- Quick Links

Parcel ID: 070-006178-00
SALIARIS DAVID G

Map Routing: 070-N212 -116-00
2712 SWANSEA RD





Revised: Jan 2021

Certification of Notice

Applicant Name: David G. Sallaris

Location of property subject to BZAP request: 2712 Swansea Rd.

Describe activity which requires Board of Zoning and Planning review:

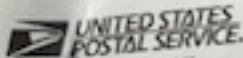
We are adding an addition on the back of the home and relocating the garage.

This application will be heard by the Board of Zoning and Planning on: 3/22/2023

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:
2720 Swansea Rd.	Gordon Gavin	<i>Gordon Gavin</i>	1/28/23
2704 Swansea Rd	John & Barb Ulen	<i>Barb Ulen</i>	01/27/2023
2728 Swansea Rd	Compass Homes	7022 2410 0000 2698 0186	1/27/23
2696 Swansea Rd	Perry Brannan	7022 2410 0000 2698 0193	1/27/23
2705 Woodstock Rd	Gay Milano	7022 2410 0000 2698 0162	1/27/23
2713 Woodstock Rd	Todd Robles	7022 2410 0000 2698 0179	1/27/23
2697 Woodstock Rd	Robert Elliott	7022 2410 0000 2698 0155	1/27/23
2721 Woodstock Rd	Jane Sheppelman	7022 2410 0000 2698 0131	1/27/23
2689 Woodstock Rd	John Bauccho	7022 2410 0000 2698 0148	1/27/23
Applicant Signature:	<i>David G. Sallaris</i>		Date:



NORTHWEST FLORIDA UNIT
1422 HENDERSON RD
COLUMBUS, OH 43220-9907
(603) 275-5777

01/27/2023 02:58 PM

Product Qty Unit Price

First-Class Mail® 1 \$0.63

Letter

Columbus, OH 43221

Weight: 0.10 to 0.35 oz

Estimated Delivery Date

Mon 01/30/2023

Certified Mail®

Tracking #

7022241000026980130

Total \$4.78

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Letter

Columbus, OH 43221

Weight: 0.10 to 0.35 oz

Estimated Delivery Date

Mon 01/30/2023

Certified Mail®

Tracking #

7022241000026980130

Total \$4.78

First-Class Mail® 1 \$0.63

Letter

Columbus, OH 43221

Weight: 0.10 to 0.35 oz

Estimated Delivery Date

Mon 01/30/2023

Certified Mail®

Tracking #

7022241000026980132

Total \$4.78

First-Class Mail® 1 \$0.63

Letter

Columbus, OH 43221

Weight: 0.10 to 0.35 oz

Estimated Delivery Date

Mon 01/30/2023

Certified Mail®

Tracking #

7022241000026980139

Total \$4.78

First-Class Mail® 1 \$0.63

Letter

Columbus, OH 43221

Weight: 0.10 to 0.35 oz

Estimated Delivery Date

Mon 01/30/2023

Certified Mail®

Tracking #

7022241000026980139

Total \$4.78

First-Class Mail® 1 \$0.63

Letter

Columbus, OH 43221

Weight: 0.10 to 0.35 oz

Estimated Delivery Date

Mon 01/30/2023

Certified Mail®

Tracking #

7022241000026980139

Total \$4.78

First-Class Mail® 1 \$0.63

Letter

Columbus, OH 43221

Weight: 0.10 to 0.35 oz

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

3400 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised Jan 2021

Certification of Notice

Applicant Name: David G. Sallaris

Location of property subject to BZAP request: 2712 Swansea Rd.

Describe activity which requires Board of Zoning and Planning review:

We are adding an addition on the back of the home and relocating the garage.

This application will be heard by the Board of Zoning and Planning on: 3/22/2023

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Tuesdays and are held at the Upper Arlington Municipal Services Center, 3400 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 www.upperarlingtonoh.gov. For further information, please contact the Planning Division at planning@ua-oh.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
2720 Swansea Rd.	Gordon Gavin	<i>Gordon Gavin</i>	1/13/23
2704 Swansea Rd.	John & Barb Ulen	<i>Barb Ulen</i>	01/27/2023
2728 Swansea Rd.	Compass Homes	7022 2410 0000 2698 0186	1/27/23
2696 Swansea Rd.	Perry Brannan	7022 2410 0000 2698 0193	1/27/23
2705 Woodstock Rd.	Gay Milano	7022 2410 0000 2698 0187	1/27/23
2713 Woodstock Rd.	Todd Robles	7022 2410 0000 2698 0179	1/27/23
2697 Woodstock Rd.	Robert Elliott	7022 2410 0000 2698 0155	1/27/23
2721 Woodstock Rd.	Jane Sheppelman	7022 2410 0000 2698 0191	1/27/23
2689 Woodstock Rd.	John Bauocco	7022 2410 0000 2698 0148	1/27/23
Applicant Signature: <i>David G. Sallaris</i>		Date: _____	



Dave Saliaris,
2712 Swansea Rd.
Upper Arlington, Ohio 43221

1.27.2023

Hi Neighbors!

This is a notification is to make you aware that we will be undergoing a renovation project. We are adding an addition off the back of the home and relocating the garage. There will be a public hearing held on March 22, 2023 at 6:00 pm in Council Chambers of the Municipal Services Center at 3600 Tremont Road.

All renovations activities will meet construction guidelines, and have variances permits. The variances we're applying for are as follows:

Build new front porch on existing structure; encroaching the 35' building line by ONE foot;

Existing house; on left side, the house currently sits at 7.9 feet from property line and we would like to have the new addition continue along the 7.9 foot setback for 16 feet from side yard because the 7.9 is already existing for main house.

Garage variance; allowing us to build the new garage structure on back side of property

The Building Cover requirement is 29%, which is 2314 sf and we are at 2460.25 sf. So we will need to apply for the variance to increase the "Building Cover" by 3 percent.

32% = 2553.6, which now our Total Building Cover is under.

I hope you won't hesitate to reach out to me if you have any concerns about these plans. You can reach me at 614-230-5216 or by email at dgs527@hotmail.com. I look forward to welcoming you in for a glass of wine when the work is completed.

Kind Regards,



To: Upper Arlington Board of Zoning & Planning (BZAP)

From: Justin Milam, AICP, Senior Planner (jmilam@uaoh.net); and
Alyssa Kelly, AICP, Planning Officer (akelly@uaoh.net)

BZAP Meeting Date: Wednesday, March 22, 2023

Subject: BZAP review of a proposal to convert an existing Avis rental car facility to a dental clinic (Hart Dental).

Action Requested: Approval of an Amended Major Site Plan application with conditions and variances

Master Plan Objectives: *Economy D3 – Enhance redevelopment and revitalization that is appropriate to Upper Arlington.*

Introduction/Executive Summary

JL Bender Architects is requesting approval of an Amended Major Site Plan application with variances so that the existing building at 1917 Northwest Boulevard can be converted from a rental car facility (Avis) to a dental office (Hart Dental Clinic). The office would relocate and expand from Grandview Heights. The applicant attended the January 4, 2023 BZAP Work Session to seek feedback and direction from the Board. The response was largely positive and minor revisions were made to the plan.



Figure 1: Google Maps aerial image (looking north)

Notification/Outreach

As required by the code, all property owners within 100 feet were notified of the application via Certified Mail. The City's "Ready for a Change?" sign was posted at the site on March 13, 2023 and directed interested parties to the City's active development project page for additional information.



Site Description/Zoning/History

The 0.33-acre subject site is located at the western corner of Northwest Boulevard and Stanford Road, just west of North Star Road; it is zoned B-1, Neighborhood Business District. An existing one-story building is centered on the property and there is access along both street frontages. A rental car facility has operated in this location since 2002, when BZAP approved a use variance (BZ-37-02). The site was developed in 1937 for a gas station, then became a convenience store in 1974.

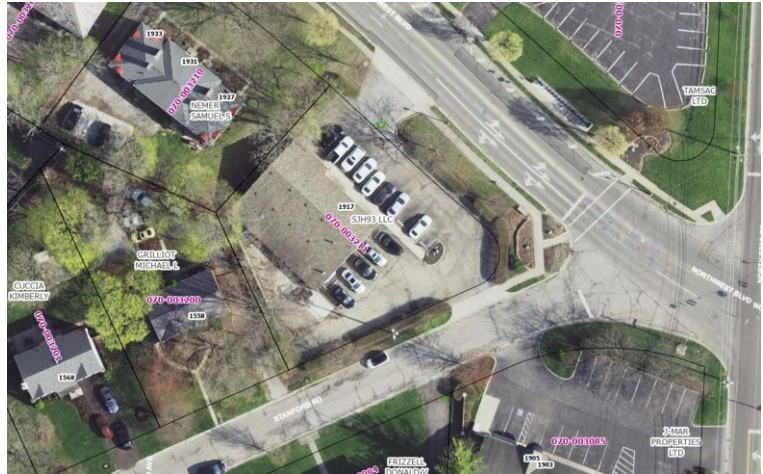


Figure 2: UA GIS aerial photo showing parcel lines

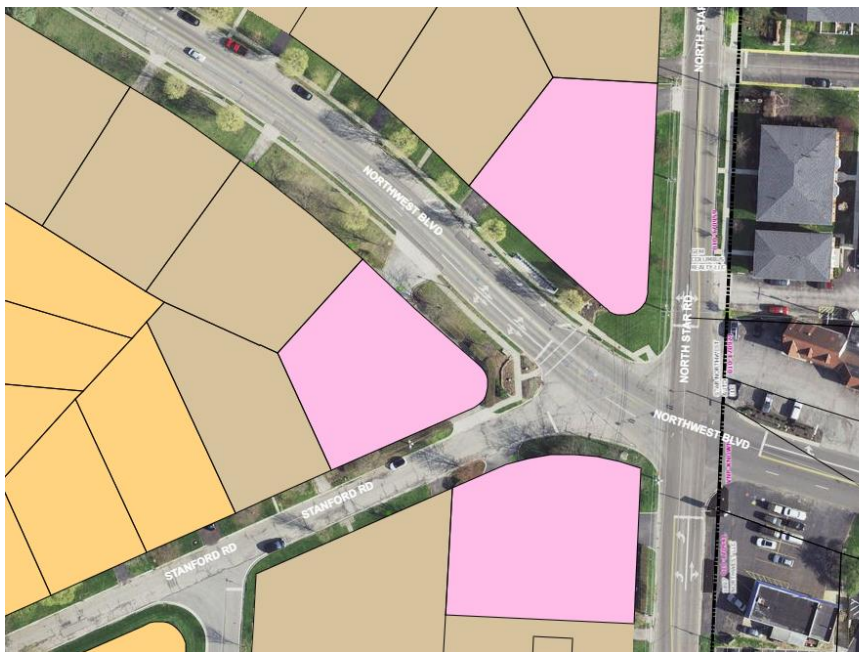


Figure 3: Area zoning map

Adjacent uses include similar B-1 zoning to the north and southeast (pink), R-2A, Two-Family Residence District, to the northwest and south (tan), and R-1c, One-Family Residence District, to the west along Stanford Road (orange). The nearby two-family apartments were built around the same time as the subject building, while the single-family homes mostly came in the mid-1950s.

Proposal

The proposal includes the renovation of the existing 3,600-square foot, one-story stucco building: new exterior stone and siding, awnings, windows and skewed roof to mimic the existing building. The parking lot will be improved to accommodate 23 parking spaces. The Northwest Boulevard access will remain, while the Stanford Road access will shift to the west side of the site. New landscaping is proposed, while existing outdoor lighting is to remain. A dumpster enclosure is shown in the same location where one exists today. A 48-square foot, externally-illuminated building-mounted sign facing Stanford Road is proposed. The interior of the building includes eight exam rooms.



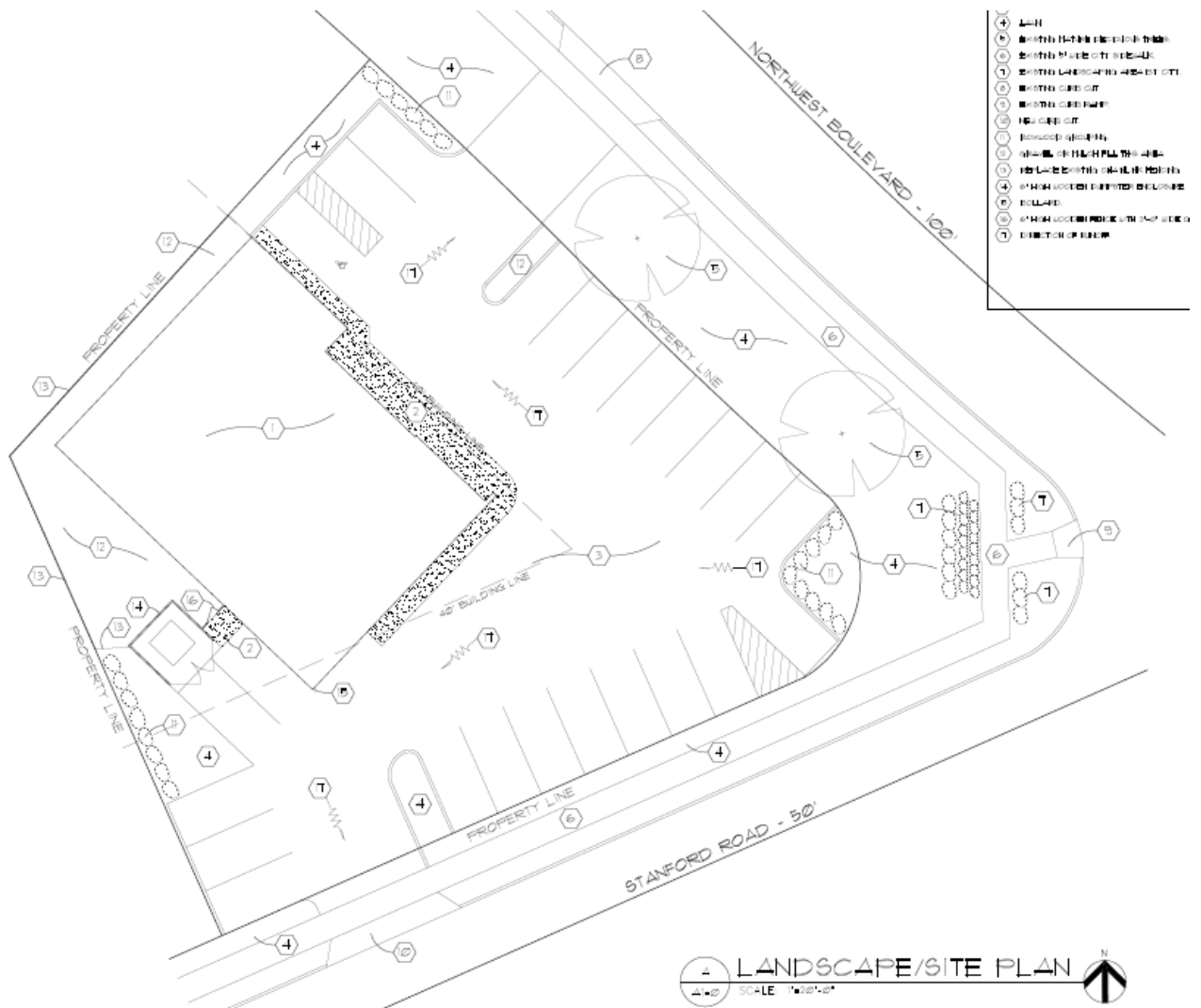


Figure 4: Proposed site plan



Figure 5: Proposed building elevation



City of Upper Arlington

Hart Dental (DEV-01-23) | Page 3 of 7 | March 22, 2023

Transportation Infrastructure

The City Engineer has reviewed the application and has found no major concerns with this project related to traffic, access, or parking. A traffic impact study was not required due to the size of the development and because the area is not classified as a “High Traffic Impact Area” that would warrant a full traffic study. It is the City Engineer’s opinion that the area is not experiencing problematic circulation patterns, burgeoning traffic operations problems, or other traffic conditions of special concern. If such conditions were present, a deeper analysis would be required by the applicant. Shifting the Stanford Road access further west is a positive for the project.

The City’s parking code requires a minimum of four spaces per 1,000 square feet of floor area, which equates to at least 13 parking spaces. A total of 23 parking spaces are provided on-site; the handicap parking space must be van accessible and signed accordingly. On-street parking exists along both streets as well.

There are existing sidewalks along both street frontages and a COTA bus stop serving route #3. A COGO bike share station is located across Northwest Boulevard to the north.

Utilities/Outdoor Lighting

No changes are planned to any existing utilities or outdoor lighting.

Landscaping

A landscape plan was submitted by the applicant, which was preliminarily reviewed by the City Forester. The plan proposes the addition of boxwood groupings in select areas around the site, alongside the addition of mulch/gravel areas on the rear of the building, in the landscape island, and areas of lawn. Removal of the existing bushes within the right of way, along the perimeter of the parking lot, is proposed; the applicant has noted that lower bushes would be planted in these areas. Repair and replacement of an existing chain link fence along the side and rear of the property is proposed.

The City Forester has provided preliminary comments to the applicant (see attachment – Staff Comments) that include diversifying the proposed plant species and the addition of plantings within the parking islands and along the building façade, among other requirements. The City Forester has also noted relocation of the sidewalk along Stanford Road to align with the sidewalk to the west; this was originally constructed in its current location to retain the bushes within the right of way. Three street trees are required along Stanford Road. The City Forester would review and approve final landscape design and species selections during Building Permit review.

Master Plan

The City’s [Master Plan](#) offers the following guidance for an application such as this (page numbers related to online PDF):

- Community appearance will be enhanced in commercial and residential areas (p. 8);
- Preserve residential neighborhoods (p. 12); and



- Enhance redevelopment and revitalization that is appropriate to Upper Arlington (p. 14).

Variances Requested

The following is a list of variances from the UDO being requested as part of this application. Because the property was developed so long ago, under a previous zoning code, numerous variances are needed. In the early 1970s, the Board granted variances for storage, lot size, signage and outdoor lighting. A variance was conditionally approved for a side yard setback variance in 1979 (50-79) to allow for a four-foot encroachment into the ten-foot minimum side yard and is to remain. The condition was *that any change in ownership or use requires review by the Board as it relates to parking.*

- 1) *To Article 5.03 to allow an increase in the maximum building setback from 10 feet to 40 feet along Northwest Boulevard and 34 feet along Stanford Road (existing);*
- 2) *To Article 5.03 to allow a reduction in the minimum floor area ratio from 0.50 to 0.23 (existing);*
- 3) *To Article 5.03 to allow a reduction in the minimum number of stories from two to one (existing); and*
- 4) *To Article 7.06 to allow a reduction in the minimum percentage of brick and/or stone as exterior building materials from 50 percent to 30 percent (none today). Please note, this variance request is expected to change based on additional information provided by the applicant prior to the meeting.*

UDO Standards of Approval

The Board must consider the UDO's standards of approval in its review of this application. Staff has offered a response to each of these noted standards:

- a) That it fully complies with all applicable requirements of this Ordinance;** *The application largely complies with the requirements of the UDO. The variances requests are a result of existing site conditions, when the property was development under a different zoning code.*
- b) That it adequately protects other property or residential uses located on the same property from the potential adverse effects of a non-residential use;** *A commercial use has occupied this site for more than 85 years as a gas station, garden/convenience store and rental car facility. The proposed use is significantly less intense than the current use.*
- c) That it is consistent with the use and character of surrounding properties;** *The proposed use is less intense than the current use, as traffic generation, parking, noise and hours of operation are less than what exists today. The proposed building façade better blends with the area than the existing building.*
- d) That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways; and** *The proposed site plan has been conditionally approved by the City Engineer for site access.*
- e) That it provides safe ingress and egress for emergency services.** *Ingress and egress have been approved by the Fire Division. Shifting the Stanford Road access is a positive for the site.*



Summary/Recommendation

Staff has reviewed the application and plans, visited the site and discussed with the applicant. While Staff (and the code) would prefer to see a new, multi-story, mixed-use building located closer to the two street frontages, it is simply not practical given the size of the parcel and other site constraints. The proposal provides needed improvements to a building and includes a use that is less impactful on the immediate neighborhood. For these reasons, Staff recommends that this application be approved, subject to the following conditions:

- That a final landscaping plan be submitted for review and approval by the City Forester during Building Permit review; and
- That the handicap parking space be modified to meet current requirements, per the City Engineer's comment.



Figure 6: Existing Northwest Boulevard elevation



Figure 7: Existing Stanford Road elevation





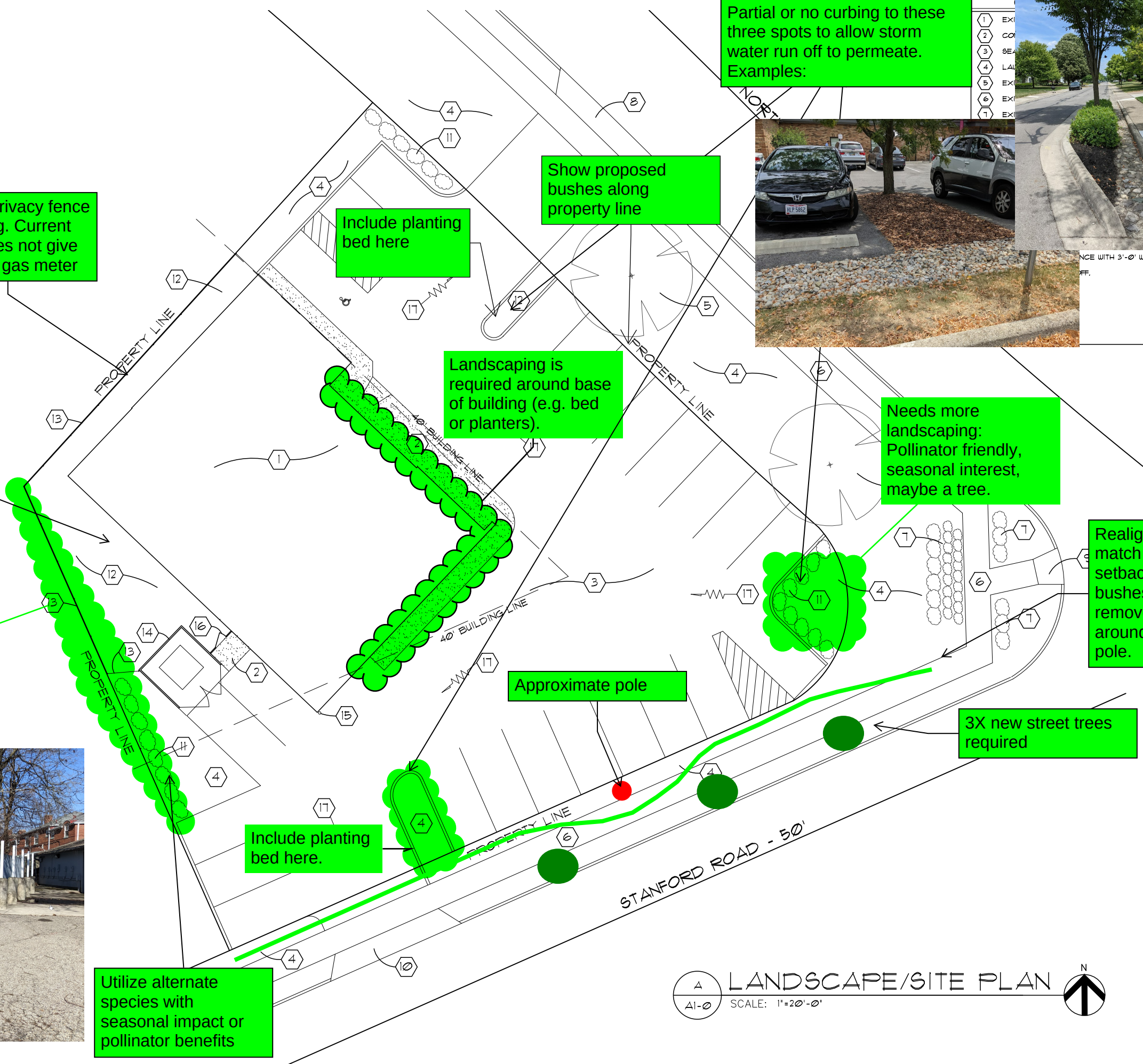
Require privacy fence or planting. Current set up does not give access to gas meter



Indicate where existing cinder block fence is on property (there are two fences that do not line up) and what will be done with it; fix or replace?



Utilize alternate species with seasonal impact or pollinator benefits



LANDSCAPE/SITE PLAN

SCALE: 1"=20'-0"



REV.	ISSUE	DATE

DATE
1 MARCH 2023
DRAWING
LANDSCAPE
/SITE PLAN
SHEET NUMBER
A1-0
JLB PROJECT #22012

1917 NORTHWEST BOULEVARD
COLUMBUS, OHIO 43212

JLB
JLB BENDER INC. ARCHITECTS AND PLANNERS A.I.A.
3540 RIVERVIEW DRIVE, SUITE 132, COLUMBUS, OHIO 43221
PH 614-468-8614 FX 614-468-7224 EMAIL INFO@JLBINC.COM

Van accessible spaces must (pick option #1 or #2)

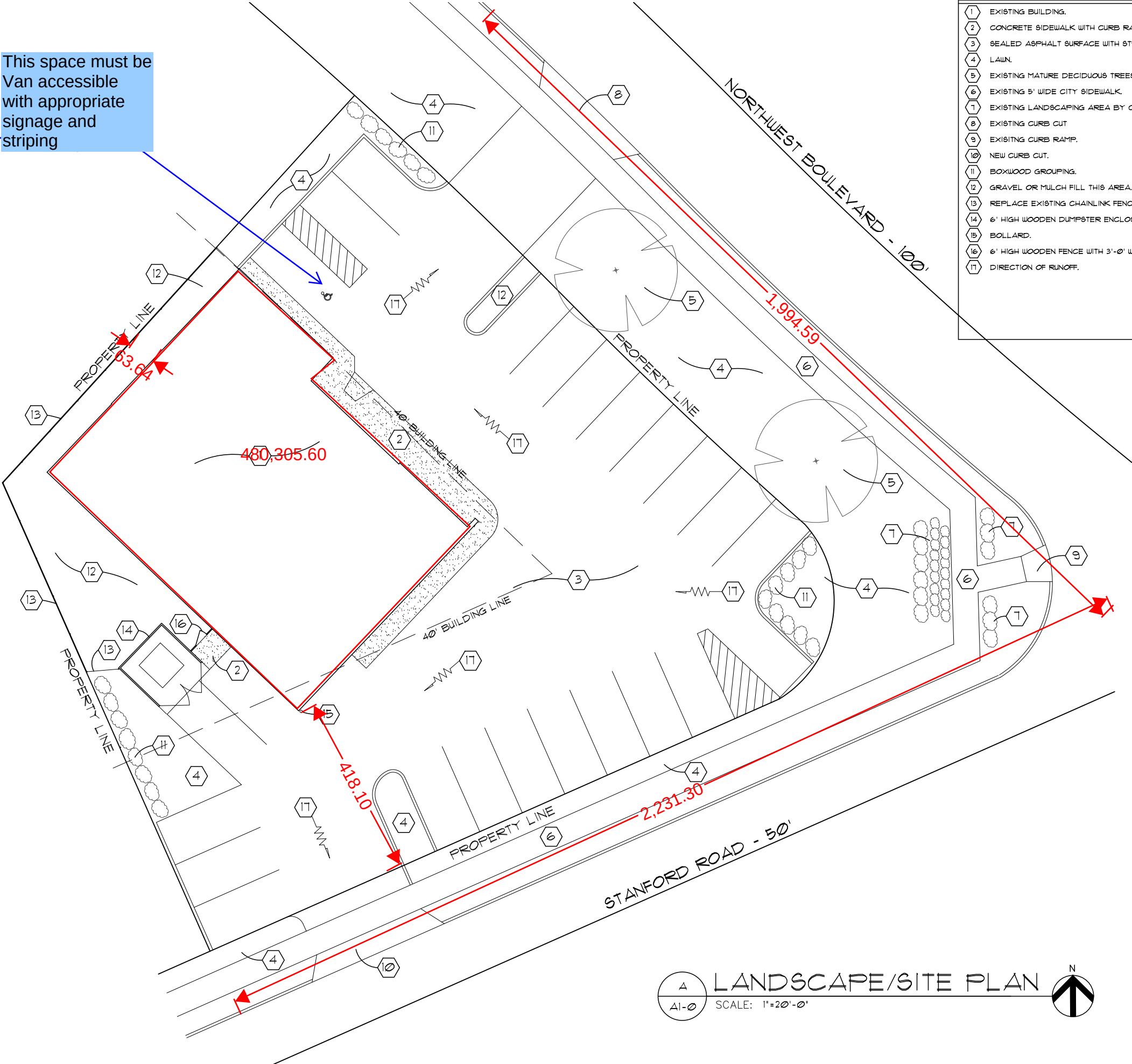
Option #1

- Be at least 132 inches wide
- Have an access aisle at least 60 inches wide
- Have no more than a 1:48 (2.08%) slope in all directions
- Provide at least 98 inches of vertical clearance (van height) for the parking space, access aisle, and vehicular route
- Have a surface that is firm, stable, and slip-resistant
- Have two signs, mounted at least 60 inches above the ground (measured to the bottom of the sign)
 - First sign: international symbol of accessibility
 - Second sign: stating that the space is van accessible

Option #2

- Be at least 96 inches wide
- Have an access aisle at least 96 inches wide
- Have no more than a 1.49 (2.08%) slope in all directions
- Provide at least 98 inches of vertical clearance for the parking space, access aisle and vehicular route
- Have a surface that is firm, stable and slip-resistant
- Have two signs, mounted at least 60 inches above the ground (measured to the bottom of the sign)
 - First sign: international symbol of accessibility
 - Second sign: stating that the space is van accessible

This space must be Van accessible with appropriate signage and striping



CODED NOTES - LANDSCAPING

- 1 EXISTING BUILDING.
- 2 CONCRETE SIDEWALK WITH CURB RAMP.
- 3 SEALED ASPHALT SURFACE WITH STRIPPING.
- 4 LAWN.
- 5 EXISTING MATURE DECIDUOUS TREES.
- 6 EXISTING 5' WIDE CITY SIDEWALK.
- 7 EXISTING LANDSCAPING AREA BY CITY.
- 8 EXISTING CURB CUT
- 9 EXISTING CURB RAMP.
- 10 NEW CURB CUT.
- 11 BOXWOOD GROUPING.
- 12 GRAVEL OR MULCH FILL THIS AREA.
- 13 REPLACE EXISTING CHAINLINK FENCING.
- 14 6' HIGH WOODEN DUMPSTER ENCLOSURE.
- 15 BOLLARD.
- 16 6' HIGH WOODEN FENCE WITH 3'-0" WIDE GATE.
- 17 DIRECTION OF RUNOFF.

JLB
JL BENDER INC. ARCHITECTS AND PLANNERS A.I.A.
3540 RIVERBEND DRIVE, SUITE 132, COLUMBUS, OHIO 43221
PH 614-468-8814 FX 614-468-7224 EMAIL INFO@JLBINC.COM

BUILDING AND SITE RENOVATION
STEVEN HART, DDS
1917 NORTHWEST BOULEVARD
COLUMBUS, OHIO 43212

REV.	ISSUE	DATE

DATE
1 MARCH 2023
DRAWING
LANDSCAPE
/SITE PLAN
SHEET NUMBER
A1-0
JLB PROJECT #22012



23-333

Site Plan Application

Status: Active

Date Created: Jan 23, 2023

Applicant

Jim Bender
jbender@jlbender.com
3040 Riverside Drive -suite 132
upper arlington, ohio 43221
6145607020

Primary Location

1917 NORTHWEST BL
UPPER ARLINGTON, OH 43212

Owner:

MERULLO REALTY CO INC
0 0

BZAP Information

BZAP Case

DEV-01-23

BZAP Review Date

03/22/2023

Status

Pending

Development Information

Development Name

Hart Dental

Proposed Tenants (if available)

Hart Dental

Description of Development

Redevelopment of an existing car rental business for a proposed dental office.

Site Area (in SF)

14,890

Total Development Size (in SF)

14,890

of Stories

1

Building Height (from grade)

24

of Parking Spaces

22

Total Development Coverage (in %)

83

Application Information

Application Type

Amended

How will this development comply with the zoning standards found in the City's Unified Development Ordinance?

How will this development comply with the goals and objectives listed in the City's Master Plan?

This building will be an asset to the community for years to come.

Briefly explain how potential impacts on the adjoining neighborhood will be mitigated.

We feel the enhancements shown on this building will greatly improve the look of the neighborhood. It completely renovates the exterior of the existing building and site which has been in need of upgrades for years. It will also serve the neighborhood in a much more useful way as a dentist's office as opposed to a car rental business.

what are the primary goals and objectives for this development.

History

Date	Activity
Jan 23, 2023 at 3:49 pm	Jim Bender started a draft of Record 23-333
Jan 23, 2023 at 4:21 pm	Jim Bender submitted Record 23-333
Jan 23, 2023 at 4:21 pm	Justin Milam altered approval step Send Plans to COTA & UA Schools, changed status from Inactive to Skipped on Record 23-333
Jan 27, 2023 at 10:08 am	Justin Milam assigned approval step Application Complete & Scheduled for BZAP Review to Justin Milam on Record 23-333
Mar 7, 2023 at 10:21 am	Justin Milam changed BZAP Review Date from "02/15/2023" to "03/22/2023" on Record 23-333
Mar 8, 2023 at 12:12 pm	Justin Milam added a guest: bwinter5@att.net to Record 23-333
Mar 8, 2023 at 12:12 pm	Justin Milam added a guest: tpendery@jlbender.com to Record 23-333
Mar 10, 2023 at 3:40 pm	Justin Milam added attachment Hart Dental notice.pdf to Record 23-333
Mar 10, 2023 at 3:40 pm	Justin Milam added attachment 22012 A1-1 Rendering.pdf to Record 23-333
Mar 10, 2023 at 3:41 pm	Justin Milam changed Description of Development from "N/A" to "Redevelopment of an existing car rental business for a proposed dental office." on Record 23-333
Mar 10, 2023 at 3:42 pm	Justin Milam changed Briefly explain how potential impacts on the adjoining neighborhood will be mitigated. from "See attached." to "We feel the enhancements shown on this building will greatly improve the look of the neighborhood" on Record 23-333
Mar 10, 2023 at 3:42 pm	Justin Milam changed What are the primary goals and objectives for this development. from "See attached." to " " on Record 23-333
Mar 10, 2023 at 3:42 pm	Justin Milam changed How will this development comply with the goals and objectives listed in the City's Master Plan? from "See attached." to "This building will be an asset to the community for years to come." on Record 23-333
Mar 10, 2023 at 3:42 pm	Justin Milam changed How will this development comply with the zoning standards found in the City's Unified Developmen from "See attached." to " " on Record 23-333

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Send Plans to COTA & UA Schools	Skipped	-	Jan 23, 2023 at 4:21 pm	-	-
 Application Fees	Active	Jan 23, 2023 at 4:21 pm	-	-	-
 Application Complete & Scheduled for BZAP Review	Inactive	-	-	Justin Milam	-
 Board of Zoning & Planning Review	Inactive	-	-	-	-
 BZAP Result	Inactive	-	-	-	-
 No Appeals	Inactive	-	-	-	-

February 15, 2023



JL Bender, Inc Architects And Planners, A.I.A.
3040 Riverside Dr. Suite 132 Columbus, Ohio 43221
P.614/488.8814 F.614/488.7224 E.info@JLBender.com

Property Owner

Re: Proposed Renovation at 1917 Northwest Boulevard

Attn Property Owner:

Dr. Steven Hart, property owner at 1917 Northwest Blvd. is proposing to renovate and upgrade the site and building that is currently being used as a rental car agency. The proposed plan is a dental clinic for Dr. Hart.

- A. The building is remaining the same size, profile and location on the site.
- B. The building will receive new exterior wall finishes of stone and Hardie siding and new windows.
- C. The building will receive a new shake shingle roof.
- D. Parking will be altered and increased to approximately twenty-two spaces; the curb cut on Northwest Blvd. will remain as existing but will be modified and the Stanford curb cut will be relocated further to the west, away from the main intersection
- E. Areas of perimeter bushes will be removed and replaced with some that have a lower profile and are more up to date to present the upgraded building in a better neighborhood setting.
- F. The project, as designed, will not require any variances from the building or zoning code.
- G. The "no parking" signs along Stanford will remain in place.

An open hearing regarding the project and proposed changes will be held on Wednesday, March 22, 2023 at 6:00 p.m. in the council chamber of the Upper Arlington Municipal Building at 3600 Tremont Road Upper Arlington, Ohio 43221. The project will be an asset to the local area and will be a benefit to the City of Upper Arlington.

Sincerely,

Jim Bender, President, AIA, NCARB and Agent for Dr. Steven Hart

JB:bw

Heather A. Gillie
Timothy K. Ball
1934 Elmwood Avenue
Columbus, Ohio 43212

JL Bender, Inc.
3040 Riverside Dr. #132
Columbus, Ohio 43221

J-Mar Properties Ltd.
1901-1905 Northwest Blvd.
Columbus, Ohio 43212

JL Bender, Inc.
3040 Riverside Dr. #132
Columbus, Ohio 43221

Donald V. Frizzell
5804 Corte Mente
Pleasanton, CA 94566

JL Bender, Inc.
3040 Riverside Dr. #132
Columbus, Ohio 43221

Kimberly Cuccia
1630 W. 3rd Avenue
Columbus, Ohio 43212

JL Bender, Inc.
3040 Riverside Dr. #132
Columbus, Ohio 43221

JL Bender, Inc.
3040 Riverside Dr. #132
Columbus, Ohio 43221

Robert Volpe
1936-1942 Northwest Blvd.
Columbus, Ohio 43212

JL Bender, Inc.
3040 Riverside Dr. #132
Columbus, Ohio 43221

TAMSAC Ltd.
1920 Northwest Blvd.
Columbus, Ohio 43212

JL Bender, Inc.
3040 Riverside Dr. #132
Columbus, Ohio 43221

Michael L. Grilliot
1558 Stanford Road
Columbus, Ohio 43212

JL Bender, Inc.
3040 Riverside Dr. #132
Columbus, Ohio 43221

Samuel S. Nemer
2412 Wenbury Road
Columbus, Ohio 43220

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 Letter
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 Weight: 0 lb 0.30 oz
 Estimated Delivery Date
 Fri 02/24/2023
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 Tracking #: 70222410000026977452
 Total \$4.78

First-Class Mail® 1 \$0.63
 Letter
 Columbus, OH 43220
 Weight: 0 lb 0.30 oz
 Estimated Delivery Date
 Fri 02/24/2023
 Certified Mail® \$4.15
 Tracking #: 70222410000026977469
 Total \$4.78

US Flags Bklt/20 1 \$12.60 \$12.60

Grand Total: \$50.84

Debit Card Remit \$50.84
 Card Name: VISA
 Account #: XXXXXXXXXXXXX7230
 Approval #: 021050
 Transaction #: 828
 Receipt #: 026733
 Debit Card Purchase: \$50.84
 AID: A0000000980840 Chip
 AL: US OEBIT
 PIN: Verified

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01/22/2023 01:10 PM

Product	Qty	Unit Price	Price
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Estimated Delivery Date			
Fri 02/24/2023			
Certified Mail®			\$4.15
Tracking #: 70222410000026977391			
Total			\$4.78

First-Class Mail® Letter	1		\$0.63
Columbus, OH 43212			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Fri 02/24/2023			
Certified Mail®			\$4.15
Tracking #: 70222410000026977414			
Total			\$4.78

First-Class Mail® Letter	1		\$0.63
Columbus, OH 43212			
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Estimated Delivery Date			
Fri 02/24/2023			
Certified Mail®			\$4.15
Tracking #: 70222410000026977407			
Total			\$4.78

First-Class Mail® Letter	1		\$0.63
Columbus, OH 43212			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Fri 02/24/2023			
Certified Mail®			\$4.15
Tracking #: 70222410000026977421			
Total			\$4.78

First-Class Mail® Letter	1		\$0.63
Pleasanton, CA 94566			



JLBender inc.
JL BENDER INC. ARCHITECTS AND PLANNERS AIA.
3040 REVEREND DRIVE, SUITE 132, COLUMBUS, OHIO 43221
PH 614-468-8814 FX 614-468-7224 EMAIL INFO@JLBENDER.COM

BUILDING AND SITE RENOVATION
STEVEN HART, DDS
1917 NORTHWEST BOULEVARD
COLUMBUS, OHIO 43212

REV.	ISSUE	DATE

A
A1-1
RENDERING
SCALE: NA

DATE
14 NOVEMBER 2022
DRAWING
PRELIMINARY
RENDERING
SHEET NUMBER
A1-1
JLB PROJECT #22012



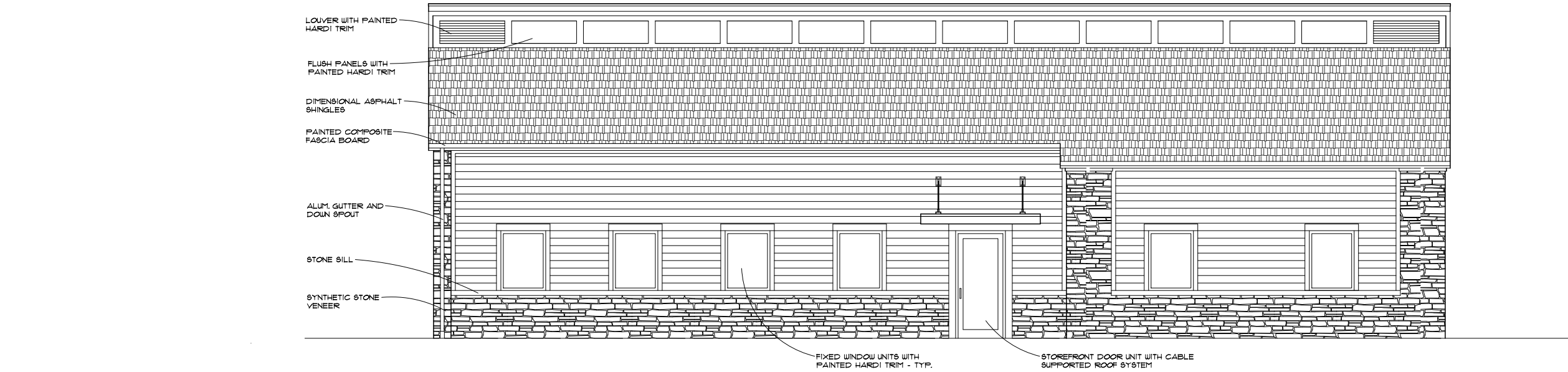
RENDERING
SCALE: NA

JLB
JLB BENDER, INC. ARCHITECTS AND PLANNERS AIA
3040 Riverside Drive, Suite 102, Columbus, Ohio 43221
PH 614-468-8814 FX 614-468-7224 EMAIL INFO@JLBENDER.COM

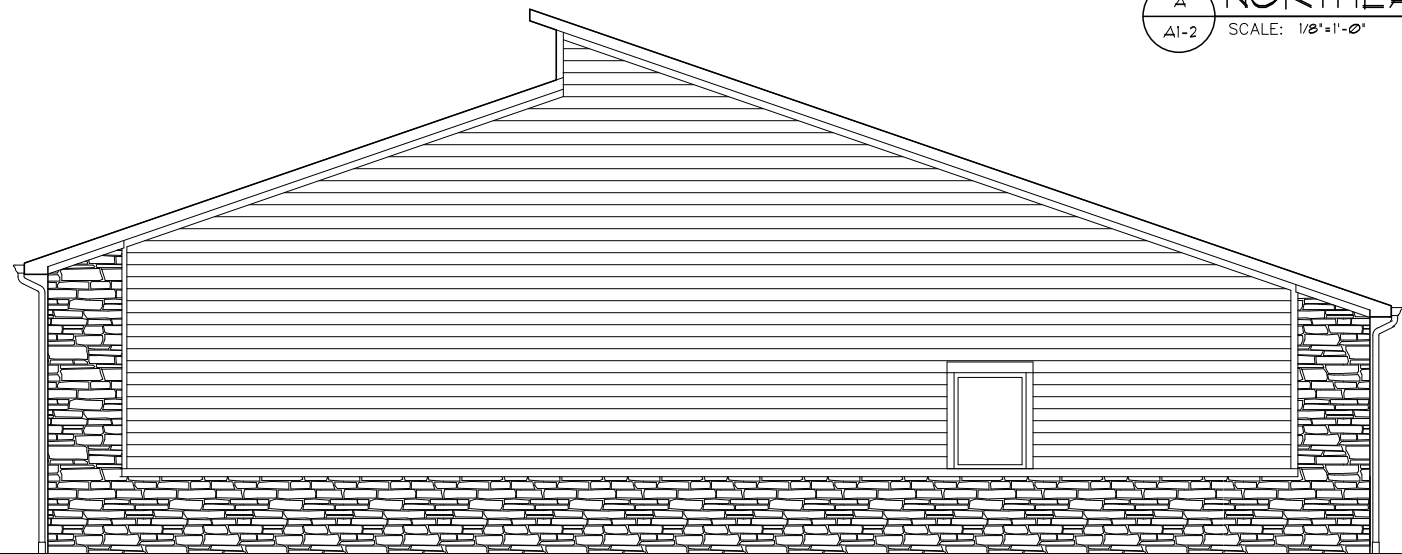
BUILDING AND SITE RENOVATION
STEVEN HART, DDS
1917 NORTHWEST BOULEVARD
COLUMBUS, OHIO 43212

REV.	ISSUE	DATE

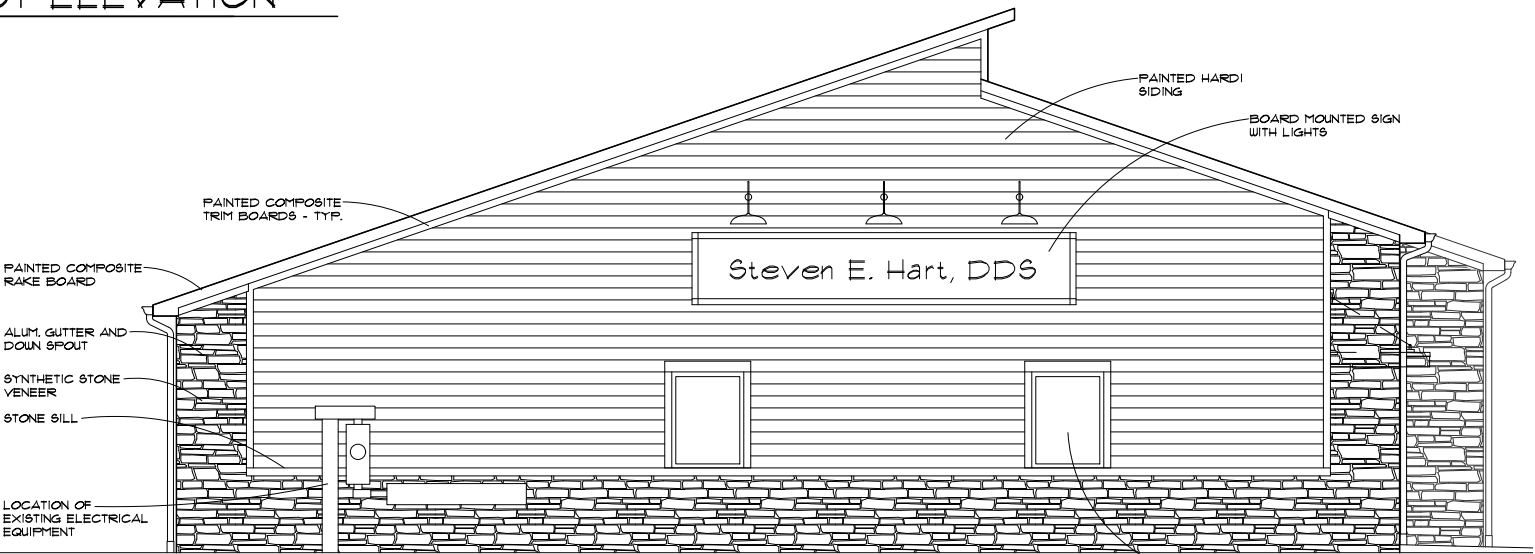
DATE
1 MARCH 2023
DRAWING
RENDERING
SHEET NUMBER
A0-1
JLB PROJECT #22012



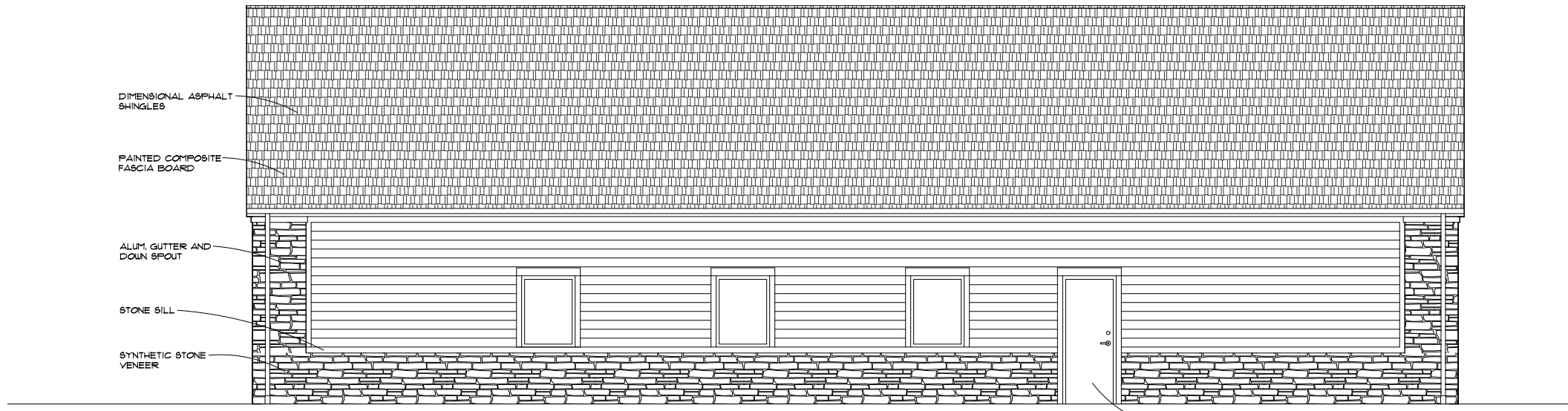
A
A1-2
NORTHEAST ELEVATION
SCALE: 1/8"=1'-0"



C
A1-2
NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"



B
A1-2
SOUTHEAST ELEVATION
SCALE: 1/8"=1'-0"

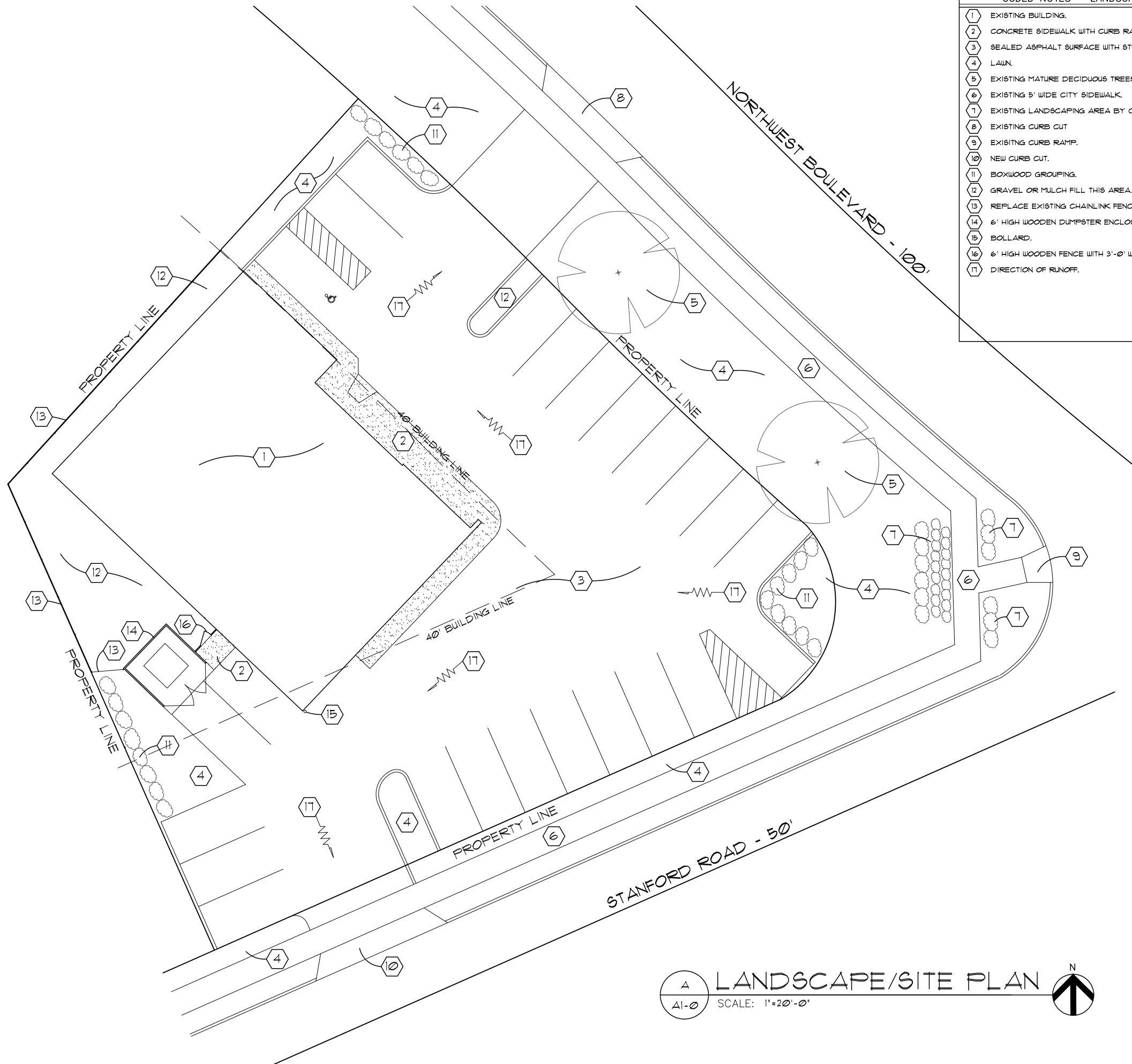


D
A1-2
SOUTHWEST ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR FINISH MATERIALS					
ELEVATION	TOTAL SF	STONE SF	SIDING SF	GLAZING SF	% STONE
NORTHEAST	901	264	540	96	30
NORTHWEST	870	243	615	12	28
SOUTHEAST	818	230	564	24	28
SOUTHWEST	712	249	406	57	35

NOTES: 1. INCLUDES STEEL DOOR.

REV.	ISSUE	DATE



CODED NOTES - LANDSCAPING	
1	EXISTING BUILDING.
2	CONCRETE SIDEWALK WITH CURB RAMP.
3	SEALED ASPHALT SURFACE WITH STRIPPING.
4	LAWN.
5	EXISTING MATURE DECIDUOUS TREES.
6	EXISTING 5' WIDE CITY SIDEWALK.
7	EXISTING LANDSCAPING AREA BY CITY.
8	EXISTING CURB CUT
9	EXISTING CURB RAMP.
10	NEW CURB CUT.
11	BOXWOOD GROUPING.
12	GRAVEL OR MULCH FILL THIS AREA.
13	REPLACE EXISTING CHAINLINK FENCING.
14	6' HIGH WOODEN DUMPSTER ENCLOSURE.
15	BOLLARD.
16	6' HIGH WOODEN FENCE WITH 3'-0" WIDE GATE.
17	DIRECTION OF RUNOFF.

A

A1-0

LANDSCAPE/SITE PLAN

SCALE: 1"=20'-0"

N

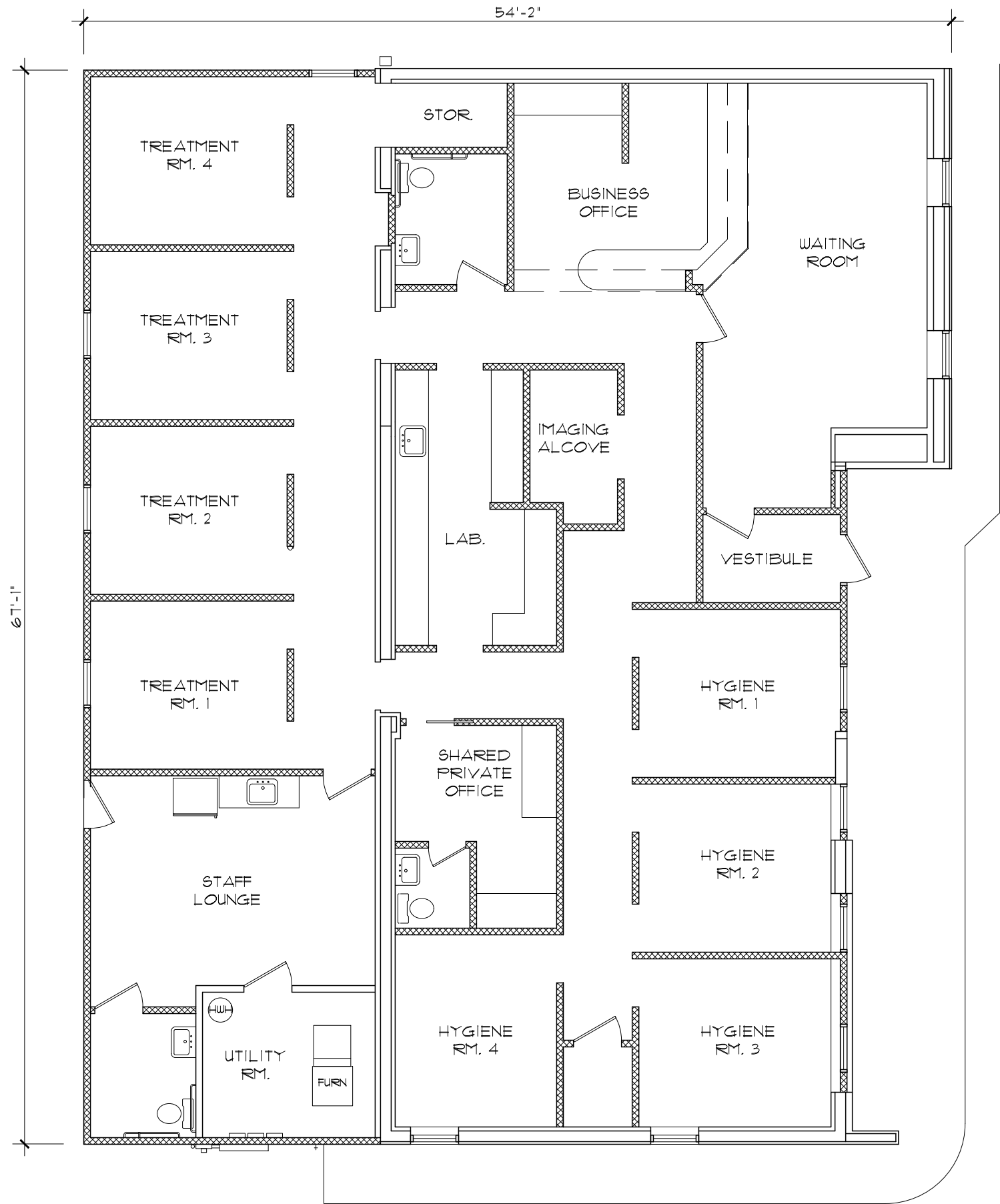


JL BENDER INC. ARCHITECTS AND PLANNERS A.I.A.
3540 RIVERBEND DRIVE, SUITE 132, COLUMBUS, OHIO 43221
PH 614-468-8514 FX 614-468-7224 EMAIL INFO@JLBENDER.COM

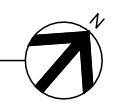
BUILDING AND SITE RENOVATION
STEVEN HART, DDS
1917 NORTHWEST BOULEVARD
COLUMBUS, OHIO 43212

REV.	ISSUE	DATE

DATE
1 MARCH 2023
DRAWING
LANDSCAPE
/SITE PLAN
SHEET NUMBER
A1-0
JLB PROJECT #22012



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



WALL LEGEND	
	EXISTING MASONRY OR FRAMED WALLS
	NEW OR ALTERED FRAMED WALLS

JLB BENDER INC.
 ARCHITECTS AND PLANNERS AIA
 3540 RIVERBEND DRIVE, SUITE 132, COLUMBUS, OHIO 43221
 PH 614-468-8814 FX 614-468-7224 EMAIL INFO@JLBENDER.COM

BUILDING AND SITE RENOVATION
STEVEN HART, DDS
 1917 NORTHWEST BOULEVARD
 COLUMBUS, OHIO 43212

REV.	ISSUE	DATE

DATE
 1 MARCH 2023
 DRAWING

FLOOR PLAN

SHEET NUMBER
A1-1
 JLB PROJECT #22012

Author(s): Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: Wednesday, January 4, 2023

Subject: Informal review of a proposed dental office.

Property Owner/Address: SJH93 LLC, 1917 Northwest Boulevard (zoned B-1)

Proposal

Architect Mr. Jim Bender will be present to introduce a proposed dental office at 1917 Northwest Boulevard, where Avis Car Rental is currently located. The proposal includes extensive interior renovations to the existing building, as well as exterior building and site work including façade improvements (Hardie siding with stone accents and a shake roof).

An increase in on-site parking from 14 to 24 spaces is also proposed which easily meets the minimum requirement of 15 spaces; there is also on-street parking available along Northwest Boulevard. The Stanford Road entrance would be relocated farther west, away from the intersection; on-street parking restrictions in this area would remain.

Additional information is needed on proposed landscaping, development cover, and the percentage of stone/brick on the exterior façade (50% minimum). Landscape islands may need to be added within the parking area to achieve the minimum greenspace requirement. [Note: During a recent City project, area residents expressed a strong preference to retain the established hedges located within City right-of-way, which may be an issue for the new tenant.]

The applicant is seeking initial feedback on the proposal prior to submitting a formal application.

Zoning Code Requirements

- Amended Final Development Plan and potential variances required for review/approval by the Board. No formal application has been submitted to date.

Attachments

1. Proposed Plan
2. Aerial photo from UA GIS
3. Google Street Views of the site from Northwest Boulevard and Stanford Road

Minutes
BOARD OF ZONING AND PLANNING
City of Upper Arlington
April 15, 2002

01.00.04

Attendance

BZAP Members present: Thomas J. Riley, Blake Rafeld, L. Rider Brice, Marcie Seidel, Robert W. Tullett, and Tim Collins (seated at 9:00 p.m.)

BZAP Members absent: Ida Copenhaver

Staff present: Senior Planner George Kinney and Planning Officer Suzannah C. Milling
AT-04-02

BZAP Action: Ms. Copenhaver's absence excused.

3772

Motion by Mr. Tullett, seconded by Mr. Rafeld, to excuse Ms. Copenhaver's absence carried (5-0).

Conditions of Approval/Finding:

None.

01.01.04

Minutes

Review and approval of March 18, 2002 BZAP minutes and other reports and minutes.
MN-04-02

BZAP Action: Approved as submitted.

3742

Motion by Mr. Tullett, seconded by Mr. Rafeld, to approve minutes and other reports as submitted carried (5-0).

Conditions of Approval/Finding:

None.

02.01.04 **CompuServe/AOL**

5000 Arlington Centre Blv

Amend FDP

Review and Recommendation to City Council regarding a request by Ms. HyeMyoung Kim, HDR Architecture Inc., and Ms. Marla Jones, CompuServe/AOL, on behalf of property owners, for permission to amend the Arlington Centre final development plan in order to permit the installation of an occupied guard booth, a 6' perimeter fence and electronic entry gate; and to permit the reduction of parking by 64 spaces.

OR-45-02

ORC

BZAP Action: Recommended approval with conditions.

3743

That the Board hereby recommends approval of a request to modify the Arlington Centre Final Development Plan, according to the plans with the cover sheet dated April 8, 2002, in order to permit the installation of an occupied guard booth, electronic gate, and 6' tall, black perimeter fencing; and to permit the parking to be reduced by 64 spaces.

Variances:

- 1) To C.O. 1135.04(5), to permit 565 total parking spaces, in lieu of the 980 required; and
- 2) To C.O. 1178.07, to permit the construction of a 6' fence that will be 30' from the Henderson

Road and Arlington Centre Blvd. property lines, in lieu of the 40' required.

Motion by Mr. Tullett, seconded by Mr. Rafeld, to recommend approval of request with conditions carried (5-0).

Discussion: Attorney Steve Buchenroth was present on behalf of CompuServe/AOL. He was sworn in. He explained the revised plans made in response to BZAP, DRC and neighboring property owners. He showed samples of the two fence styles proposed for the perimeter and noted that the prongs would be on top. He advised that the Concord Village neighbors were in support of the new fence style and the landscaping as shown on the drawing dated 4/8/02. The Board agreed to recommend approval of the plans dated 4/8/02.

Conditions of Approval/Finding:

- 1) That all new plant materials shall comply with the Board's minimum size requirements as specified in C.O. 1194.01; and
- 2) That the approved landscape plan be implemented by no later than September 30, 2002 and maintained thereafter to ensure healthy and sustained growth; and
- 3) That any approvals granted are contingent upon receipt of a memorandum of acceptance from the Fire Marshall indicating that all emergency related issues have been resolved.

That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

03.01.04	Ms. Lynn Doyle	2532 Andover Road	Building cover
Request of Architect Steven Copeland, on behalf of property owner, to permit the construction of a 32 s.f. covered porch addition which will result in 26.34% building cover, in lieu of the 25% permitted. (See companion development cover request.)			
BZ-25-02		R-1c	1107.20

BZAP Action: Approved. 3747

- 1) To C.O. 1107.19, to permit development cover of 52.1%, in lieu of the 40% permitted; and
- 2) To C.O. 1107.20, to permit building cover of 26.3%, in lieu of the 25% permitted.

Motion by Mr. Tullett, seconded by Mr. Rafeld, to approve request carried (5-0).

Discussion: Architect Steven Copeland was present and duly sworn in. The Board found that the increase in development cover was only .4% over existing due to the addition of a front porch cover. They agreed the request was minor in nature and voted to approve the matter.

Conditions of Approval/Finding:

That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

03.02.04	Ms. Lynn Doyle	2532 Andover Road	Development cover
Request of Architect Steven Copeland, on behalf of property owner, to permit the construction of a 32 s.f. covered porch addition which will result in 52.10% development cover, in lieu of the 49.8% permitted by Variance 61-99 granted September 20, 1999.			
BZ-25-02		R-1c	1107.19

BZAP Action: Approved. 3748

See BZ-25-02: Building cover for explanation.

Conditions of Approval/Finding:

None.

04.01.04	Mr. and Mrs. Peter Koepfel	2528 Tremont Road	Development cover
	Request of Walt Betley, Betley-Vistain Builders, on behalf of property owners, to permit the construction of a room addition which will result in 46.9% development cover, in lieu of the 35% permitted, an increase of 11.9% over that existing. (See companion building cover and long wall requests.)		
	BZ-26-02	R-1c	1107.19

BZAP Action: Approved with condition. 3749

- 1) To C.O. 1107.20, to permit 28.5% building cover, in lieu of the 22.5% permitted; and
- 2) To C.O. 1107.19, to permit 46.9% development cover, in lieu of the 35% permitted; and
- 3) To C.O. 1175.03(1), to permit the construction of an addition which will encroach up to 4' into the 16.6' side yard setback required where the length of the elevation along the side yard exceeds 40'.

Motion by Mr. Rafeld, seconded by Mr. Brice, to approve request with condition carried (4-0-1) with Mr. Tullett abstaining.

Discussion: Mr. Walt Betley was present and duly sworn in. In response to a question from Mr. Riley, he explained that the calculations prepared for a previous variance request were incorrect. He explained a letter from Engineer Scott Sonnenberg relative to storm water detention solutions including the use of porous pavers or a below-grade pre-cast vault. With regard to the long wall variance, Mr. Betley noted that a turret was used and only slightly encroached. The long wall elevation was broken up by different planes and angles. The Board agreed that, should their policy on stormwater detention plans change after meeting with the City Engineer, the applicants can return for relief from that requirement.

Conditions of Approval/Finding:

- 1) That the applicant obtain approval from the City Engineer's Office relative to the stormwater detention plan for the property in question, prior to installation of the additional impervious cover.

That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

04.02.04	Mr. and Mrs. Peter Koepfel	2528 Tremont Road	Building cover
	Request of Walt Betley, Betley-Vistain Builders, on behalf of the property owners, to permit the construction of a room addition which will result in 28.6% building cover, in lieu of the 22.5% permitted, an increase of 6% over that existing. (See companion development cover and long wall requests.)		
	BZ-26-02	R-1c	1107.20

BZAP Action: Approved with condition. 3750

See BZ-26-02: Development cover for explanation.

Conditions of Approval/Finding:

See BZ-26-02: Development cover for explanation.

04.03.04	Mr. and Mrs. Peter Koeppel	2528 Tremont Road	Side yard/long wall
	Request of Walt Betley, Betley-Vistain Builders, on behalf of property owners, to permit the construction of a room addition which will encroach up to 4' into the 16.6' side yard setback required where the length of the side elevation exceeds 40'. (See companion development cover and building cover requests.)		
	BZ-26-02	R-1c	1175.03

BZAP Action: Approved with condition. 3751

See BZ-26-02: Development cover for explanation.

Conditions of Approval/Finding:

See BZ-26-02: Development cover for explanation.

05.01.04	Mr. and Mrs. Dave Quillen	2380 Northwest Blvd.	Development cover
	Request of Architect Darryl Rogers, on behalf of property owners, to permit the construction of a kitchen addition that will result in 51% development cover, a 0% increase over that existing.		
	BZ-27-02	R-1c	1107.19

BZAP Action: Approved. 3752

To C.O. 1107.19, to permit the construction of a 4' x 13'-8" room addition which will result in 51% development cover, in lieu of the 35% permitted, an increase of 0% over that existing.

Motion by Mr. Rafeld, seconded by Mr. Tullett, to approve request carried (5-0).

Discussion: Architect Darryl Rogers was present on behalf of the property owner. He was duly sworn in. He advised that, due to the sloping nature of the lot, substantial terracing was utilized which resulted in excess development cover. The Board found that the addition was under an existing eave resulting in 0% increase development cover.

Conditions of Approval/Finding:

That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

06.01.04	Mr. and Mrs. Roger Vaughan	2074 Yorkshire Road	Development cover
	Request of Attorney Glen A. Dugger, on behalf of property owners, to permit the construction of a new patio area and reconfiguration of a driveway which will result in 51.17% development cover, in lieu of the 35% permitted.		
	BZ-28-02	R-1c	1107.19

BZAP Action: Tabled to May DRC and BZAP meetings. 3753

Motion by Mr. Tullett, seconded by Mr. Rafeld, to table request to May DRC and BZAP meetings carried (5-0).

Discussion: Attorney Glen Dugger was present along with Landscape Architect Dan Brown and property owner Roger Vaughan. All were sworn in. Mr. Dugger explained that the Vaughans owned the vacant corner lot (#1) as well as Lot #22 where their house was built. He stated that the property was unusual in that there was an existing front load garage as well as an 1100 s.f. detached garage with significant driveway area accessing both. When the corner lot is not calculated in the lot area, Lot #22 is in non-compliance with the development cover limits imposed in 1996. Mr. Dugger explained that the large detached garage built in the 50's was never hooked into the City's storm sewer system. Chairman Riley stated that the variance could be eliminated if the applicants simply combined lots. Mr. Dugger argued that the proposal was

for patio/walkway landscaping only with no increase in massing and further that the Vaughans had the right to preserve Lot #1 as a buildable lot. There was some discussion relative to the building envelope and whether it was possible to build a residence comparable in size and value to the neighboring properties. Mr. Rafeld felt that the driveway portion that swings onto the corner lot compromised the buildability of the corner lot. Some members were persuaded that the corner lot was buildable, but felt that the lots should be combined to eliminate this variance. Then, if and when, the Vaughans decide to sell off the corner lot, lot split approval would be sought. Mr. Dugger continued to argue the unusual circumstances present on the interior lot and the fact that no precedent would be set by approval. Some members of the Board agreed that the neighborhood would perceive no massing change by the additional development since all the building is existing. Mr. Dugger suggested, in order to preserve the right to build on Lot #1, that development limits be imposed to future owners that would offset the excess development on Lot #22. In other words, the development capacity of the two lots would be an aggregate percentage with lot #22 at 51.17%. Mr. Dugger offered to work with the City Attorney regarding legal issues as to possible deed restrictions and easements. The Board agreed to table the matter and recommended that the applicants contact the City Attorney to identify and resolve any legal issues that may arise in limiting future development cover on Lot #1 by means of legal instrument. As well, the Board recommended that the applicants draft a conceptual site plan including footprint and buildable area that is reasonably compatible with the neighborhood.

Conditions of Approval/Finding:

07.01.04	Mr. and Mrs. Frank Ray	1956 Tewksbury Road	Side & rear yard
	Request to permit the construction of room additions that will encroach, at the closest point, 1'-9" into the 8' required north side yard setback, and to permit the existing garage to encroach 13.58' into the 32.5' required rear yard setback. (See companion long wall request.)		
	BZ-29-02	R-1c	1123.05

BZAP Action: Tabled to May DRC and BZAP meetings. 3754

Motion by Mr. Tullett, seconded by Mr. Rafeld, to table request to May DRC and BZAP meeting carried (5-0).

Discussion: Mr. and Mrs. Ray were present and duly sworn in. They explained their proposal for a remodeled kitchen and two-story addition. Chairman Riley advised that the Board often requires that windows or landscaping be added to long walls to mitigate the expanse of blank wall viewed by neighbors. Mr. Ray offered to modify the plans to show windows in the north elevation. Mr. Brice expressed concern about the 2-story addition looming so close to the side property line. He suggested that the porch be relocated to the west elevation and that the family room be shallower so that it respects the 8' side yard setback. The Board agreed to table the matter and recommended that the applicants consider alternative designs that would reduce the length of the longwall elevation and respect the 8' minimum side yard setback in order to reduce the impact on the north side yard.

Conditions of Approval/Finding:

None.

07.02.04	Mr. and Mrs. Frank Ray	1956 Tewksbury Road	Side yard/long wall
	Request to permit the construction of a room addition that will encroach up to 4'-3" into the 11' side yard setback required where the length of the side elevation exceeds 40'. (See companion side & rear yard request.)		
	BZ-29-02	R-1c	1175.01

BZAP Action: Tabled to May DRC and BZAP meetings. 3755

See BZ-29-02: Side and rear yard for explanation.

Conditions of Approval/Finding:

None.

08.01.04	Mr. and Mrs. Douglas Yunker	4266 Mumford Drive	Development cover
	Request to permit the construction of a swimming pool which will result in 46.5% development cover, in lieu of the 35% permitted.		
	BZ-30-02	R-1b	1107.29

BZAP Action: Approved. 3756

- 1) To C.O. 1107.19, to permit 46.5% development cover, in lieu of the 35% permitted; and
- 2) To C.O. 1153.02(2), to permit the water surface area of a swimming pool to be 800 s.f., in lieu of the 665 s.f. permitted.

Motion by Mr. Rafeld, seconded by Mr. Tullett, to approve request with condition carried (3-2) with Mr. Brice and Mr. Riley in the negative.

Discussion: Mr. Yunker was present and duly sworn in. He explained the DRC review and recommendation that as much paving be removed as possible. The drawing he submitted showed 205 s.f. returned to lawn area. Chairman Riley advised that new information was brought to light in the staff report, namely a substantial setback variance granted in 1990 to this applicant, and that he could not support the request. Mr. Rafeld felt that pools acted as natural stormwater detention and that the pool deck pavers were permeable. Mr. Tullett noted that, absent the pool, the property was still overdeveloped. However, he felt that stormwater issues could be resolved. Mrs. Maggie Cunningham, 4280 Mumford Drive, was present and duly sworn in. She spoke in favor of the swimming pool and stated that the neighbors did not view the Yunkers property as overdeveloped. In a 3-2 vote, the Board approved the variance with a condition attached.

Conditions of Approval/Finding:

- 1) That the applicant obtain approval from the City Engineer's Office relative to the stormwater retention plan for the property in question, prior to installation of the additional impervious cover.

That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

09.01.04	Mr. and Mrs. Ronald Page	2495 North Star Road	Garage separation
	Request of Chris Cline, Whittaker Builders, on behalf of property owners, to permit the construction of a 1-1/2 story room addition which will be 1'-6" from the detached garage, in lieu of the 10' separation required.		
	BZ-31-02	R-1c	1121.03(9)(A)

BZAP Action: Approved. 3757

- 1) To C.O. 1123.09, to permit the construction of a new two-story room addition which will be located 1'-6" from the existing detached garage, in lieu of the 10' separation required.

Motion by Mr. Rafeld, seconded by Mr. Tullett, to approve request carried (6-0).

Discussion: Mr. Chris Cline was present along with Mr. and Mrs. Page. They were sworn in. The Board found this to be a routine approval and advised the applicants that the garage will need to be upgraded with fire-rated dry wall, per the building code.

Conditions of Approval/Finding:

That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter

10.01.04	Mr. and Mrs. Bruce C. Frank	1707 Roxbury Road	Rear yard
	Request to permit the construction of a bedroom addition, a corner of which will encroach up to 5' into the required 26.87' average rear yard setback. (See companion side yard/long wall and rear profile requests.)		
	BZ-32-02	R-1c	1123.05

BZAP Action: Approved with conditions. 3758

1) To C.O. 1123.05, to permit the construction of a bedroom addition that will encroach up to 5' into the required 26.87' average rear yard setback; and

2) To C.O. 1175.01, to permit the construction of a room addition which will encroach 1.75' into the 11.75' south side yard setback required where the length of the south side elevation exceeds 40'.

Motion by Mr. Tullett, seconded by Mr. Brice, to approve request with conditions carried (6-0).

Discussion: Mr. Bruce Frank was present and duly sworn in. The Board found that Mr. Frank's lot was odd-shaped with a severely limited buildable area. In response to DRC recommendations, the applicant placed another window in the south elevation, modified the roof to a hip design, and offered to plant landscaping on the south side to break up the expanse of the long wall. Once conditions were attached, the Board was satisfied that there would be no negative impact on neighboring property owners.

Conditions of Approval/Finding:

1) That the overhangs and eave details match those on the existing residence; and

2) That evergreens, weeping cherry trees, or upright arbor vitae be planted, in compliance with sizes specified in C.O. Chapter 1194, along the south elevation of the room addition, and maintained on a continual basis to ensure healthy and sustained growth.

That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

10.02.04	Mr. and Mrs. Bruce C. Frank	1707 Roxbury Road	Side yard/long wall
	Request to permit the construction of a bedroom addition which will encroach 1.75' into the 11.75' south side yard setback required where the length of the wall along the side yard is 50.5'. (See companion rear yard and rear profile requests.)		
	BZ-32-02	R-1c	1175.01

BZAP Action: Approved with conditions. 3771

See BZ-32-02: Rear yard for explanation.

Conditions of Approval/Finding:

See BZ-32-02: Rear yard for explanation.

10.03.04	Mr. and Mrs. Bruce C. Frank	1707 Roxbury Road	Rear profile
	Request to permit the construction of a bedroom addition which will project into the rear profile coefficient. (See companion rear yard and side yard/long wall request.)		
	BZ-32-02	R-1c	1198

BZAP Action: Approved with conditions. 3770

See BZ-32-02: Rear yard for explanation.

Conditions of Approval/Finding:

See BZ-32-02: Rear yard for explanation.

11.01.04	Mr. and Mrs. Scott Clark	1319 Castleton Road North	Front porch
	Request to permit the construction of an encroaching front porch which will be 37' wide, in lieu of the 8' width permitted.		
	BZ-33-02	R-1b	1177.01

BZAP Action: Approved.

3759

To C.O. 1177.01, to permit the construction of a new porch which will encroach 1.2' over the front setback line and which will be 37' wide, in lieu of the 8' width permitted for encroaching porches.

Mr. Tullett moved, seconded by Mr. Brice, to approve request carried (4-2) with Mr. Riley and Mr. Rafeld in the negative.

Discussion: Mr. Scott Clark was present and duly sworn in. He advised that he has a permit for a 37' wide, non-encroaching front porch that complies with code. However, he felt that an additional 1.2' depth would make the porch more useable and would improve the appearance and drainage. Some members of the Board noted that front porches with room for seating encouraged neighborhood sociability. Mr. Rafeld stated that he could not support the variance for precedent reasons. He stated further that the code may need to be changed, but for now it limits the width. The majority found that the encroachment was less than permitted when limited to 4' width and that the 1.2' encroachment would not be discernible from the street.

Conditions of Approval/Finding:

That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

12.01.04	Mr. and Mrs. Roger Steedman	1870 Baldrige Road	Building cover
	Request of Michael Matrka, on behalf of property owners, to permit the construction of a room addition which will result in 24.4% building cover, in lieu of the 23.6% permitted. (See companion rear yard and rear profile request.)		
	BZ-34-02	R-1c	1107.20

BZAP Action: Approved with conditions.

3760

1) To C.O. 1107.20, to permit building cover of 24.42%, in lieu of the 23.59% permitted; and

2) To C.O. 1123.05, to permit the construction of a breezeway addition which will attach the existing detached garage to the principal structure causing the garage to encroach 5' into the required 10' rear yard setback required for a principal residence; and

3) To C.O. 1103, to permit the connection of a principal residence to a detached garage which garage will extend into the required 1.6 rear profile coefficient.

Mr. Tullett moved, seconded by Mrs. Seidel, to approve request with conditions carried (6-0).

Discussion: Mr. Dave Stock was present and duly sworn in. He explained how the proposed connecting element, a covered walkway from the house to the garage, resulted in the need for these variances. The Board found this to be a minor issue once conditions were attached and voted to approve it.

Conditions of Approval/Finding:

1) That no habitable space be created or permitted within 10' of the rear property line (outside of the permitted building envelope), and

2) That the covered walkway not be enclosed at any time in the future.

That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

12.02.04	Mr. and Mrs. Roger Steedman	1870 Baldrige Road	Rear yard
	Request of Michael Matrka, on behalf of property owners, to permit the construction of a breezeway addition which will connect the detached garage to the principal structure and will cause the existing, newly attached garage to encroach 5' into the 10' required rear yard setback. (See companion building cover request and rear profile request.)		
	BZ-34-02	R-1c	1123.05

BZAP Action: Approved with conditions.

3761

See BZ-34-02: Building cover for explanation.

Conditions of Approval/Finding:

See BZ-34-02: Building cover for explanation.

12.03.04	Mr. and Mrs. Roger Steedman	1870 Baldrige Road	Rear profile
	Request of Michael Matrka, on behalf of property owner, to permit the construction of a breezeway addition which will connect the detached garage to the principal structure and will cause the garage to project into the rear yard profile.		
	BZ-34-02	R-1c	1198

BZAP Action: Approved with condition.

3769

See BZ-34-02: Building cover for explanation.

Conditions of Approval/Finding:

See BZ-34-02: Building cover for explanation.

13.01.04	Schottenstein Management Co.	3280 -82 Tremont Road	Cond. Use
	Request of Mr. Frank Petruziello, on behalf of property owner, for conditional use approval to permit the construction of a pick-up window, a use which is similar to a bank drive-up window which is permitted in the B-1 zoning district. (See companion front yard and parking requests.)		
	BZ-35-02	B-2	1133.02(A)

BZAP Action: Approved with conditions.

3762

1) To C.O. 1133.02(A), to permit the construction of a pick-up window, a use which is similar to a bank drive-up window and is permitted in the B-1 zoning district; and

2) To C.O. 1133.06(2), to permit the construction of a pick-up window, which will encroach 12' into the 40' front yard setback required along Northwest Blvd., and

3) To C.O. 1143.09(a)(5), to permit 20 parking spaces to be located within the Northwest Blvd. And Tremont Road front yard setbacks; and

4) To C.O. 1143.12, to permit 150 parking spaces in lieu of the 225 required.

Motion by Mr. Rafeld, seconded by Mr. Brice, to approve conditional use and area variances with conditions carried (6-0).

Discussion: Mr. Frank Petruziello was present and duly sworn in. Chairman Riley summarized the DRC's comments that this was an opportunity to improve the landscaping at this site and that the master plan now prefers commercial buildings situated closer to the street. Mr. Collins recalled that the master plan discourages the use of stucco which is the material proposed for the elevation along Northwest Blvd. He was not supportive of the request because it did not meet the master plan recommendations for the Kingsdale study area. Mr. Rafeld suggested additional landscaping in the islands and buffering around the perimeter, even in the City's right-of-way. As well, he felt that a buffered hedge should be located between the parking lot and the sidewalk. Mr. Collins recommended that the two unused drive aprons close to the point be removed and returned to lawn area.

Conditions of Approval/Finding:

- 1) That the dumpster be rotated to open to the west and the enclosure shall be constructed consistent with zoning code requirements; and
- 2) Construct the Northwest Blvd. façade to the satisfaction of the DRC and consistent with the design intent of both the Unified Development Ordinance and Master Plan. Consider a design that will enhance the streetscape and improve the sidewalk; and
- 3) Preserve greenspace at the point, remove unused driveway aprons, and enhance landscaping to the satisfaction of the DRC, which should include the incorporation of trees throughout the surface parking lot consistent with Master Plan and UDO recommendations; and
- 4) Any new lighting or signage, if proposed, shall be consistent with code requirements; and
- 5) Clearly stripe the stacking lane and by-pass lane to ensure an unencumbered by-pass lane; and
- 6) Curb the throats of the existing curb-cut at the southeast corner of the subject property; and
- 7) Remove the tractor-trailer box currently located at the rear of the building; and
- 8) That Parcels #003593 and #001826 be combined.

That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

13.02.04	Schottenstein Management Co.	3280 -82 Tremont Road	Front yard
	Request of Mr. Frank Petruziello, on behalf of property owner, to permit the construction of a pick-up window which will encroach into the Northwest Blvd. 40' front yard setback. (See companion conditional use and parking requests.)		
	BZ-35-02	B-2	1133.06

BZAP Action: Approved with conditions. 3763

See BZ-35-02: Conditional use for explanation.

Conditions of Approval/Finding:

13.03.04	Schottenstein Management Co.	3280 -82 Tremont Road	Parking
	Request of Mr. Frank Petruziello, on behalf of property owner, to permit parking within the Northwest Blvd. front yard setback. (See companion conditional use and front yard requests.)		
	BZ-35-02	B-2	1143

BZAP Action: Approve with conditions. 3764

See BZ-35-02: Conditional Use for explanation.

Conditions of Approval/Finding:

14.01.04	Mr. Keith E. McVey	2955 Tremont Road	Garage area
	Request to permit the construction of a 6-bay detached garage which will be 1541 s.f. in area, in lieu of the maximum 870 s.f. permitted for detached garages. (See companion parking request.)		
	BZ-36-02	R-2a	1121.03(9)(I)

BZAP Action: Approved revised request with conditions. 3765

1) To C.O. 1121.03(9)(I), to permit the construction of a 1281 s.f. detached garage, in lieu of the 870 s.f. maximum permitted.

Mr. Rafeld moved, seconded by Mr. Tullett, to approve revised request carried (6-0).

Discussion: Mr. Keith McVey was present and duly sworn in. Chairman Riley advised that a letter of objection had been received by the Board from Mr. Thomas Baker, 2010 Harwitch Road. He also clarified that an approved building permit has already been issued for the four-family residence proposed at this site. The issue before the Board was the size of the garage and number of off-street parking spaces provided. Mr. McVey stated that he could provide 10 off-street spaces but preferred to maintain greenspace at these upscale townhomes. Mr. Collins advised that the planning direction for this Study Area recommended that surface parking be minimized. Mr. McVey offered to located 4 additional surface spaces on site to eliminate the variance. Mr. Wayne Smith, 2021 Harwitch Road, explained that the area already has a severe parking shortage. He requested that the request be denied. Mr. and Mrs. Tim Bass, 2009-15 Harwitch Road, expressed their opposition to the variances. They argued that the placement of the four-family at the platted 25' setback would negatively impact the value their property by terminating views from their residence which was built 40' from Harwitch Road. They felt that the Board should maintain the 40' setback established by 100% of the structures built on Harwitch Road. Mrs. Bass stated that the long blank wall would negatively impact her property and that one purpose of zoning is to protect the value of adjacent properties. Mr. McVey advised that the trash cans would not be visible from the Bass' property and that the garage would not be detrimental to the neighborhood. The Board recognized that the garage as proposed would have a significant impact on the neighborhood. In discussing possible solutions that would be amenable to the Bases, Mr. McVey agreed to remove one 12' bay from the Harwitch Road side of the garage, and still provide the 10 spaces required. In doing so, the garage will be 37' from Harwitch Road, maintaining a similar plane as that of the Bass' front porch. The revised 5-bay garage will be 1281 s.f., in lieu of the 1541 s.f. originally proposed.

Conditions of Approval/Finding:

1) That the bay closest to Harwitch Road be eliminated resulting in a 5-bay detached garage. The garage shall not be closer to Harwitch Road than 37'.

That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

14.02.04	Mr. Keith E. McVey	2955 Tremont Road	Parking
	Request to permit the construction of a new four-family residence which will provide 6 off-street parking spaces, in lieu of the 2.5 per dwelling unit (10) required. (See companion garage area request.)		
	BZ-36-02	R-2a	1143.12

BZAP Action: Variance eliminated by redesign. 3766

See BZ-36-02: Garage area for explanation.

Conditions of Approval/Finding:

See BZ-36-02: Garage area for explanation.

15.01.04 Avis Rent A Car**1917 Northwest Blvd.****Use variance**

Request by Mr. Ron Cunningham, on behalf of Avis, for a use variance to permit the operation of a rental car office at this location. [Detailed review of this request may reveal the need for area variances.]

BZ-37-02**B-1****BZAP Action:** Approved with conditions.

3767

1) To C.O. 1131, to permit the establishment of a short-term automobile rental facility in a B-1 Neighborhood Business district, which would not otherwise be permitted in this district; and

2) To C.O. 1143.08(A), to permit 9' x 18' parking stall sizes, in lieu of the 9' x 19' required; and

3) To C.O. 1143.12, to permit 16 parking spaces, in lieu of the 22 spaces required.

Motion by Mr. Rafeld, seconded by Mr. Brice, to approve use variance carried (5-1) with Mr. Collins in the negative.

Motion by Mr. Tullett, seconded by Mr. Rafeld, to approve area variances with conditions carried (5-1) with Mr. Collins in the negative.

Discussion: Mr. Ron Cunningham was present and duly sworn in. He explained the request briefly. Mr. Collins argued that the project did not meet the Master Plan recommendations for that area and would not increase the tax revenues to the City in any way. The other members of the Board felt that this use was appropriate for the location and would have no negative impact to the mostly residential neighborhood. Chairman Riley read the list of conditions to the applicant. Some minor modifications were made and the Board voted to approve the request.

Conditions of Approval/Finding:

1) The use variance portion of this request runs with the vehicle rental establishment only. Any change in use must be consistent with the permitted and conditional uses identified in the B-1 zoning district; and

2) The proposed carport (aluminum) addition may not be located nearer to the rear yard than 10'; and

3) The dumpster enclosure shall be constructed consistent with zoning code requirements; and

4) The DRC shall review and approve detailed elevations and material specifications (fencing and aluminum carport) for the proposed rear maintenance area, which shall be reconstructed to the satisfaction of the DRC; and

5) The DRC shall review and approve a detailed landscaping plan, and

6) The business is limited to not more than 3 employees on the site at any one time; and

7) No mechanical or body work shall be permitted from the site excepting the minor maintenance work as previously indicated; and

8) Not more than 14 rental vehicles may be parked on the site at any one time; and

9) The applicants shall resurface and re-stripe the parking lot consistent with zoning code requirements; and

10) There shall be no outside display of merchandise or material other than the vehicles for rent; and

11) Any new lighting or signage, if proposed, shall be consistent with code. No attention getting devices such as flags, balloons, and streamers shall be permitted; and

12) The business hours of operation will be as follows: 7:00 am - 7:00 pm (M-F), 8:00 am - 12:00 pm (Sat), and 9:00 pm - 12:00 pm (Sun).

That the Board finds that there are exceptional circumstances which are not of a general nature, and that these circumstances will not adversely affect surrounding property rights, produce substantial detriment to adjacent property, nor result in a storm drainage violation of Chapter 1217.

16.01.04

Legislation

Review and recommendation to City Council regarding amendments to C.O. 1145 - Signs, specifically those sections that relate to interior window signage.

OR-xx-02

1145

BZAP Action: Recommended approval.

3744

Motion by Mr. Tullett, seconded by Mr. Rafeld, to recommend approval carried (6-0).

Discussion: In January 2002, the Board arrived at a compromise solution with the Chamber of Commerce relative to the interior window signage legislation proposed in the complete overhaul of the sign code. After many months of discussion, research, and deliberation, Chairman Riley recommended an approach that was amenable to the members of the Chamber of Commerce, and the Board agreed to recommend approval of the revised legislation. Ms. Brenda Schwandt was present to commend Chairman Riley for his dedication and hard work that led to the compromise. She expressed gratitude that the matter was finally resolved.

Conditions of Approval/Finding:

None.

17.01.04

Informal review

Informal review of a proposed amendment to C.O. 1145 - Signs, pertaining to revising the method of calculation for message area.

1145

BZAP Action: Tabled to May BZAP.

3745

Motion by Mr. Rafeld, seconded by Mr. Brice, to table matter carried (6-0).

Discussion: The Board agreed to table this matter due to the late hour.

Conditions of Approval/Finding:

None.

18.01.04

Informal review

Informal review relative to accessory structure requirements.

BZAP Action: Tabled to May BZAP meeting.

3746

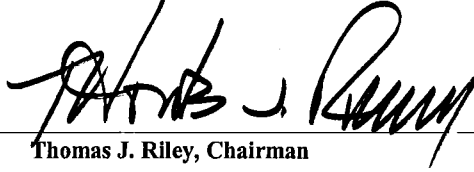
Motion by Mr. Rafeld, seconded by Mr. Brice, to table matter carried (6-0).

Discussion: Staff requested more time to research this matter.

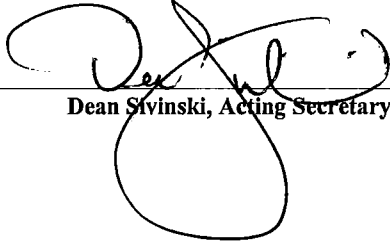
Conditions of Approval/Finding:

None.

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



Thomas J. Riley, Chairman



Dean Sivinski, Acting Secretary

070-003211

1917 NORTHWEST BLVD.		12	165		
Street Address		Lot Number	Bl. No.	Subdivision Name	
Zoning Category	Lot Size	Building Setback	Parcel No.	SSAF Permit & Date Issued	

BUILDING PERMIT NO. 106 Issued: 10-1-37 Fee: _____ Valuation: \$4,950.00
 Owner/Address/Phone: Sinclair Refining Co.
 Contractor/Address/Phone: Owner, 1917 N. W. Blvd.
 Description of Work: Service Station
 Building Square Footage: _____ OBBC Use Grp: _____ OBBC Type Const: _____

BUILDING PERMIT INSPECTIONS:

		REJECTED	APPROVED	
Level I	Sewer Tap: Permit No. <u>732</u> Issued: _____ Contractor: <u>Frank DeCarlo</u>			
Level II	Footer:			
Level III	Grade & Damproof:			
Level IV	Foundation Tile:			
Level V	Temporary Electrical Service: Permit No. _____ Issued: _____ Contractor: _____			
Level VI	Framing:			
		ROUGH	FINAL	
	Heating: Permit No. _____ Issued: _____ Contractor: _____			
	Electric: Permit No. _____ Issued: _____ Contractor: _____			
		UNDERGRD.	ROUGH	FINAL
	Plumbing: Permit No. <u>6</u> Issued: _____ Contractor: <u>Hugo F. Kaiser</u>			
Level VII	Insulation:	REJECTED	APPROVED	
Level VIII	Driveway: Permit No. _____ Issued: _____ Contractor: _____			
Level IX	FINAL FOR OCCUPANCY			

● ADDITIONAL CONSTRUCTION ●

BUILDING PERMIT NO.: 294-65 ISSUED: 8-20-65 FEE: _____ VALUATION: \$19,900.00
 Owner/Address/Phone: Sinclair Refining Co., 1917 Northwest blvd.
 Contractor/Address/Phone: Miller Construc. Co., 375 S. Princeton 279-9403
 Description of Work: 1 Story 2 Bay Masonry Service Station Square Ftg. _____

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

Level II Footer:

REJECTED	APPROVED
	9-21-65

Level III Grade & Dampproof:

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Level IV Foundation Tile: Downspout

	11-17-65
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Level VI Framing: Chimney: 11-20-65

11-30-65	12-20-65
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Electric: Permit No.: 531-65 Issued: _____

ROUGH	FINAL
12-1-65	12-20-65

Contractor: M. C. Ankron

Electric: Permit No.: _____ Issued: _____

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Contractor: _____

HVAC: Permit No.: 369-65 Issued: _____

12-16-65	12-20-65
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Contractor: H. C. Meeker

HVAC: Permit No.: _____ Issued: _____

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Contractor: _____

Plumbing: Permit No.: 294-65 Issued: _____

UNDERGRD	ROUGH	FINAL
	11-16-65	12-20-65

Contractor: C. W. Zack

Plumbing: Permit No.: _____ Issued: _____

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Contractor: _____

Level VII Insulation:

REJECTED	APPROVED

Level VIII Driveway: Permit No.: _____ Issued: _____

	9-24-65
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Contractor: _____

Level IX FINAL FOR OCCUPANCY

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MISC. PERMITS AND NOTES:

SUPPLEMENTARY PAGE

Address of Work: 1917 NORTHWEST BLVD.

BUILDING PERMIT NO.: 76-74 ISSUED: 4-29-74 FEE: _____ VALUATION: \$5,000.00

Owner/Address/Phone: Merullo Landscape Co., 1780 Windsor Ave., Col. 43219

Contractor/Address/Phone: Felix Merullo, 3084 Asbury Dr. 488-2262 & 291-4511

Description of Work: Alter vacant service station for garden store & gift shop Square Ftg. _____

BUILDING PERMIT INSPECTIONS: (Levels I & V Note in Misc. if Needed)		REJECTED	APPROVED
Level II	Footer:		
Level III	Grade & Dampproof:		
Level IV	Foundation Tile:		
Level VI	Framing:		
	Electric: Permit No.: _____ Issued: _____	ROUGH	FINAL
	Contractor: _____		
	Electric: Permit No.: _____ Issued: _____		
	Contractor: _____		
	HVAC: Permit No.: _____ Issued: _____		
	Contractor: _____		
	HVAC: Permit No.: _____ Issued: _____		
	Contractor: _____		
	Plumbing: Permit No.: _____ Issued: _____	UNDERGRD	ROUGH
	Contractor: _____		
	Plumbing: Permit No.: _____ Issued: _____		
	Contractor: _____		
Level VII	Insulation:	REJECTED	APPROVED
Level VIII	Driveway: Permit No.: _____ Issued: _____		
	Contractor: _____		
Level IX	FINAL FOR OCCUPANCY		

MISC. PERMITS AND NOTES: _____

BUILDING PERMIT NO.: 201-74 ISSUED: 10-11-74 FEE: \$15.00 VALUATION: \$500.00
Owner/Address/Phone: Pat & Felix Merullo, 1917 Northwest Blvd.
Contractor/Address/Phone: Owner 488-2143
Description of Work: Wood Trellis Across rear of building Square Ftg.

BUILDING PERMIT INSPECTIONS: (Levels I & V Note in Misc. if Needed)		REJECTED	APPROVED
Level II	Footer:		
Level III	Grade & Damproof:		
Level IV	Foundation Tile:		
Level VI	Framing:		
Electric: Permit No.: Issued:		ROUGH	FINAL
Contractor:			
Electric: Permit No.: Issued:			
Contractor:			
HVAC: Permit No.: Issued:			
Contractor:			
HVAC: Permit No.: Issued:			
Contractor:			
Plumbing: Permit No.: Issued:		UNDERGRD	ROUGH
Contractor:			
Plumbing: Permit No.: Issued:			
Contractor:			
Level VII	Insulation:	REJECTED	APPROVED
Level VIII	Driveway: Permit No.: Issued:		
Contractor:			
Level IX	FINAL FOR OCCUPANCY		

MISC. PERMITS AND NOTES: BZA Variance No. 50-79 to allow addition to Garden Center which would encroach 4' into required north side yard & to maintain existing number of parking spaces. Approved 11-19-79. Any change in ownership or use requires review by Board re: parking.

SUPPLEMENTARY PAGE

Address of Work: 1917 NORTHWEST BLVD.

BUILDING PERMIT NO.: 239-79 ISSUED: _____ FEE: _____ VALUATION: \$33,000.00

Owner/Address/Phone: Felix & Pasquale Merullo, 1917 Northwest Blvd.

Contractor/Address/Phone: Owner 488-2143

Description of Work: Addition Square Ftg. _____

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

Level II Footer:

REJECTED

APPROVED

3-28-80

Level III Grade & Damproof:

Level IV Foundation Tile:

Level VI Framing:

Electric: Permit No.: _____ Issued: _____

Contractor: _____

ROUGH

FINAL

Electric: Permit No.: _____ Issued: _____

Contractor: _____

HVAC: Permit No.: _____ Issued: _____

Contractor: _____

HVAC: Permit No.: _____ Issued: _____

Contractor: _____

Plumbing: Permit No.: _____ Issued: _____

Contractor: _____

UNDERGRD

ROUGH

FINAL

Plumbing: Permit No.: _____ Issued: _____

Contractor: _____

Level VII Insulation:

REJECTED

APPROVED

Level VIII Driveway: Permit No.: _____ Issued: _____

Contractor: _____

Level IX FINAL FOR OCCUPANCY

MISC. PERMITS AND NOTES: Fence Permit #74-74, 4-25-74, Sign Permit #15-74, 7-17-74
BZA 11-19-73, Change of Occupancy OK. (Happy Stores) Approval by Board
reversed by Council 12-10-73 & it may not be used as "Happy Stores", conversion.
P.C. for possible re-zoning tabled - 2-4-74 P.C. Rec. use for nursery store
3-4-70. BZA - reuse property as nursery store ok 3-18-74. Council ok with
restricted storage, 3-25-74. BZA - 4-15-74 - ok's, agreement letter, for
nursery store. Lot size Variance 4-25-51 Ok, park Variance 8-17-64 Denied.
Light Variance ok, 9-20-65, Sign Variance Ok 12-2-70, Sign Variance Denied
5-17-71.

7-11

BUILDING PERMIT NO.: 7406-90 ISSUED: 11/15/90 FEE: 325.00 VALIDATION: 115,000.
 Owner/Address/Phone: Merullo Realty 1917 Northwest Blvd. UA/Oh 43221 443-7455
 Contractor/Address/Phone: Condelco 5902 Southwyck Blvd. Toledo, Oh 43614 419-866-8232
 Description of Work: Remodeling exterior and interior Square Ftg. _____

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

Level II Footer:

Level III Grade & Damproof:

Level IV Foundation Tile:

Level VI Framing:

Electric: Permit No.: 6011-91 Issued: 1-11-91Contractor: Eastmoor Electric / 1800 Angus VC, 6800 A, 39 Box, 2 JWH, 2 A/C, 1 water Htr, 1 motor

Electric: Permit No.: _____ Issued: _____

Contractor: _____

HVAC: Permit No.: 4054-91 Issued: 2-8-91Contractor: Custom Air Conditioning / new furnaceHVAC: Permit No.: 4109-91 Issued: 3-28-91Contractor: Tom Cannon Co. / New Heat PumpPlumbing: Permit No.: 5008-91 Issued: 1-11-91Contractor: Bill Wilbur & Sons / 1wc, 2 sink, 2 Lava, 661 Drains, Hot water, 1 interceptor

Plumbing: Permit No.: _____ Issued: _____

Contractor: _____

Level VII Insulation:

Level VIII Driveway: Permit No.: 0904-91 Issued: 3-14-91Contractor: D-K Cement Cont. Inc. New Driveway

Level IX FINAL FOR OCCUPANCY

MISC. PERMITS AND NOTES:

Sign Permit # 2008-87, 1-30-87 PFO 10-1-91 ←
Sign Permit # 2050-90; issued 3-20-91 J.B. Signs
Sign Permit # 2014-91; issued 3-20-91 J.B. Signs

Cooler construction approved 3-28-91

Fence Permit # 3045-91 issued 4-18-91 " ? "

Fire suppression 0109-91 issued 2-22-91

"Bill Wilbur & Sons"

4-15-02 BZAP approved use with 2 variances with conditions B2-37-02

3 SUPPLEMENTARY PAGE

Address of Work: 1917 Northwest Blvd

BUILDING PERMIT NO.: 02050133 ISSUED: 07/03/02 ^{08/02/02 App.} ~~Perit.~~ FEE: \$641.37 VALUATION: \$27,600

Owner/Address/Phone: Merullo Realty Company 2404 Kenny Road 43221 488-8600

Contractor/Address/Phone: R C Wells Construction 2144 Britains Lane 668-3372

Description of Work: painting, interior/exterior; dividing interior Square Ftg.

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

Level II Footer:

Level III Grade & Dampproof:

Level IV Foundation Tile:

Level VI Framing:

Electric: Permit No.: 02070181 Issued: 7/10/02
Contractor: R.C. Wells

Electric: Permit No.: Issued:
Contractor:

HVAC: Permit No.: Issued:
Contractor:

HVAC: Permit No.: Issued:
Contractor:

Plumbing: Permit No.: 02070098 Issued: 7/29/02
Contractor: R.C. Wells

Plumbing: Permit No.: Issued:
Contractor:

Level VII Insulation:

Level VIII Driveway: Permit No.: Issued:
Contractor:

Level IX FINAL FOR OCCUPANCY

MISC. PERMITS AND NOTES:

5/24/02 Sign 02050204/02050203/ All Star Sign
9/5/02 Final Fire App. 9/5/02

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

Owner/Address/Phone: _____

Contractor/Address/Phone: _____

Description of Work: _____ Square Ftg. _____

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

Level II Footer:

REJECTED

APPROVED

Level III Grade & Dampproof:

Level IV Foundation Tile:

Level VI Framing:

Electric: Permit No.: _____ Issued: _____

Contractor: _____

ROUGH

FINAL

Electric: Permit No.: _____ Issued: _____

Contractor: _____

HVAC: Permit No.: _____ Issued: _____

Contractor: _____

HVAC: Permit No.: _____ Issued: _____

Contractor: _____

Plumbing: Permit No.: _____ Issued: _____

Contractor: _____

Plumbing: Permit No.: _____ Issued: _____

Contractor: _____

Level VII Insulation:

Level VIII Driveway: Permit No.: _____ Issued: _____

Contractor: _____

Level IX FINAL FOR OCCUPANCY

MISC. PERMITS AND NOTES: