

**1/7/2026 | 6:00 PM**

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

- 1. Call to Order/Roll Call**
- 2. Preliminary Reviews**
- 3. Current Projects**
  - a. 2521 Charing Road (Ord-1-26) - Review of a plat amendment application to adjust the parcel boundaries of Lots #5 and #6 to create three nonconforming lots, as well as its guiding language. [Scheduled for a vote at the January 21st BZAP meeting.]
  - b. Update from the City's Parks and Recreation Department about the Fancyburg Park Master Plan and new maintenance facility.
- 4. Announcements/Updates**
  - a. Update regarding the roster of the Board of Zoning and Planning (BZAP).
- 5. Adjournment**



**Authors:** Justin Milam, AICP, Senior Planner

**BZAP Meeting Date:** January 7, 2026

**Subject:** 2521 Charing Road (Ord-1-26) - Review of a plat amendment application to adjust the parcel boundaries of Lots #5 and #6 to create three nonconforming lots, as well as its guiding language. [Scheduled for a vote at the January 21st BZAP meeting.]

## Overview

Representatives from Charing Land LLC will be present to introduce a proposed plat amendment of the Canterbury Woods subdivision ~~with variances~~. The applicant is seeking to amend the parcel boundaries of Lots #5 and #6 (from the original plat), as well as language relating to the number of units permitted to be constructed. No changes are proposed to any other property located within the 1957 subdivision. The applicant will seek a recommendation from the Board to City Council, at the January 21, 2026 hearing. Review by City Council is tentatively scheduled for January 26, 2026.

The code does not offer specific conditions of approval for plat amendments, but notes that the City Council may amend the plat, in whole or in part, where unusual or exceptional factors or conditions require the amendment to avoid undue hardship. The code does require a Letter of Adequacy from the City's Public Services Director, which noted concerns about sanitary sewer access for Lot #5B (see attached). The applicant intends to utilize a private utility easement and sewer lateral from Lot #5A to Lot #5B, and to the existing manhole north of Lot #5A, to provide service to this property — this has not yet been approved by the City Engineer, and noted that the direct connection to the manhole is not permitted- the new line will need to connect to the main line.

## Recent History

- 2012: Council approved a plat amendment to reduce the building setback along W. Lane Avenue from 125 feet to 50 feet (Lot #5) and 75 feet (Lot #6);
- Jan. 2014 - The City administratively approved a lot line adjustment to accommodate the setbacks for the house proposed at 2521 Charing Rd. Unbeknownst to the City, the Auditor's office notated this as a separate 0.091-acre piece of land as being subdivided from Lot #6. No changes were made to the subdivision plat language concerning "Single units shall be constructed on all other lots."
- 2013-14: A new single-family home was approved, but never built. The permit has long since expired.



- July 2023: The applicant petitioned the Franklin County Common Pleas Court to vacate the plat under R.C. 711.19 and adopt an amended plat allowing the lot configuration sought in the current application. The City intervened and objected to the request, as it did not provide for any City review of the proposed changes and avoided the City's legislative processes as to plat amendments. This matter remains pending.
- December 2025: This plat amendment application was submitted and notice to property owners within the subdivision plat occurred on December 31, 2025.

## Proposal

- Amends the parcel boundaries of Lot #5 (#070-009485), Lot #6 (#070-009486), and Parcel #070-014789 to create three "through" parcels (Lots 5A, 5B, and 6A) instead of two. A "through" parcel is a property that has frontage on two opposite streets.
- Amends the subdivision plat language so that single-family homes could be built on each of those three lots.

## By the Numbers (in comparison to code requirements)

- Lot 5B is 0.469 acres (vs. 0.59 acres) with 97 feet of frontage on Charing Road (vs. 140 feet), 150 feet on Leeds Road (vs. 217 feet) and 135 feet on W. Lane Avenue (vs. 211 feet);
- Lot 5A is 0.491 acres (vs. 0.59 acres) with 92 feet of frontage on Charing Road (vs. 140 feet) and 103 feet on W. Lane Avenue (vs. 211 feet); and
- Lot 6A is 0.609 acres (vs. 0.59 acres) with 91 feet of frontage on Charing Road (vs. 140 feet) and 103 feet on W. Lane Avenue (vs. 211 feet).

## Zoning Code Requirements

Article 4.06(F) states:

*Final plat amendment:* Upon the application of an owner(s) of land described in a plat within the corporation limits of the City of Upper Arlington, the City Council may amend the final plat, in whole or in part, where unusual or exceptional factors or conditions require the amendment to avoid undue hardship.

(1) *Plat amendment defined:* A plat amendment is a change that does not substantially alter the final plat including but not limited to changes in lot and block numbers, setback lines, or subdivision names. The vacation or alteration of any street, road highway, alley, park, or easement by the City is not a plat amendment subject to the requirements of this section.

(2) *Filing requirements:* The applicant(s) shall file with the Director of Community Development, at least twenty (20) working days before the BZAP meeting, a final plat amendment which meets the requirements of Subsection [4.05\(H\)](#), and other city ordinances as applicable, together with an application for approval thereof and a fee for the review of said plat amendment.

(3) *Procedure:* The procedure for a final plat amendment shall be, as follows:

(a) The applicant(s) shall file with the Director of Community Development an application



including required submittals, which sets forth the location and description of the proposed plat amendment and the reason(s) why the amendment of the plat is sought. A copy of the application shall be filed along with the required sets of amended plat drawings proposed by the applicant(s).

(b) The applicant(s) shall provide proof of notification upon filing as required below. Proper notification requires that the applicant(s) shall send a copy of the application to all other landowners within the plat to be amended. The certified mail certificates shall be presented to the Director of Community Development with all other submittal requirements.

(c) The City shall give notice of the proposed plat amendment application posting on the City website at least ten (10) days before the date of the hearing. Such notices shall set forth the part or the plat to be amended and briefly describe the proposed amendment, the date(s) of the BZAP meeting hearing(s) on the application and the date(s) City Council will consider the application.

(4) *Letter of adequacy, service director:* Within ten (10) days after the final plat amendment application has been filed with the planning officer, a copy thereof shall be transmitted to the technical review committee (TRC), who will check said plat to determine adequacy with existing street, storm, sanitary, water and utility services. If said final plat amendment does so conform, the TRC, within ten (10) days working days after said plat has been transmitted to him/her, will return said plat to the Director of Community Development, together with a report verifying adequacy of the proposed amendment. The Director of Community Development shall thereupon transmit the report to BZAP for its consideration.

(5) *BZAP review:* At the first meeting of BZAP after a copy of the final plat amendment application, together with the report, has been received by BZAP, it shall consider the final plat amendment and forward its recommendation to City Council. If BZAP recommends disapproval of the final plat amendment, it shall enter in its minutes the reason(s) for such disapproval.

(6) *City Council acceptance of plat amendment:* BZAP's recommendation and the plat shall be transmitted to the City Council, together with all certificates and endorsements herein required. The Council shall take action regarding the plat amendment request at its next regular meeting after the plat amendment has been reviewed by BZAP. If the plat amendment is approved by City Council, the applicant(s) shall follow all final plat filing requirements.

~~Because the proposed amendment involves a lot split, Article 4.05(P) of the Unified Development Ordinance (UDO) also applies:~~

~~(P)Subdivision, minor: A minor subdivision is a division of a parcel of land that is approved by BZAP and does not meet the definition of a major subdivision requiring a plat approval. Lot line adjustments that meet all requirements of the UDO and do not constitute a minor subdivision or lot split can be approved by the Director of Community Development and do not require review by BZAP.~~

[A minor subdivision application/variance is not needed here due to this being a plat amendment, to be reviewed by Council. If this were a minor subdivision, the following standards of approval would be considered:](#)

(1)Standards for approval: The following standards shall be considered in the review of minor subdivision applications:

(a)The proposed subdivision is not contrary to the applicable standards of the UDO;



(b)The lot width and lot size of all proposed lots shall meet or exceed both the lot width and lot size of the median measurements of the lots on the street segment and have adequate area to accommodate the building area and other site requirements. For a proposed minor subdivision of a lot on the corner of a street segment, the proposed lots must meet the median measurements of both street segments that comprise the corner lot. If two (2) or more lots or a combination of lots and portions of lots with continuous frontage in the same ownership exist on the street segment, then such lots shall be considered one (1) lot for purposes of this subsection (b);

(c)The property has been surveyed and an acceptable sketch, legal description and other information relating to the property has been submitted with the application;

(d)The proposed lots have been approved for access management by the City Engineer; and

(e)The proposed lots have been approved for stormwater management by the City Engineer;

(f)The proposed lots have been approved for emergency access by the Fire Chief.

As to these requirements:

- The proposed lots do not satisfy (b) above, as two of the three lots fail to meet the minimum street segment median area requirement, and all seven street frontages fall short of the minimum street segment median requirement.
- ~~The proposed lots have not been approved by the City Engineer and/or the Fire Chief.~~
- Site access and emergency access have been approved by the City Engineer and Fire Chief, subject to access via Charing Road only.
- Stormwater management has been approved by the City Engineer, subject to review during the Building Permit process.

As a plat amendment, BZAP can take the subdivision requirements into consideration in approving the modification to three buildable lots and will need to make a recommendation to Council at the public hearing on this matter.

### Attachments

1.	2521 Charing Rd_ Letter of Adequacy
2.	2521 Charing Rd_ Proposed Plat Amendment
3.	Canterbury Woods subdivision plat
4.	2521 Charing Rd_ Application







December 5, 2025

Mr. Chad Gibson  
Development Director  
City of Upper Arlington

**Re: Charing Road Lot Split – Letter of Adequacy**

Pursuant to the Unified Development Ordinance (UDO) 4.06(F)(4), I have reviewed the proposed lot split located at 2521 Charing Road to determine the adequacy with existing street, storm, sanitary, water, and utility services. Adequacy can be confirmed for all except sanitary sewer.

Due to the location of the existing sanitary sewer, it is not clear how proposed lot 5B will achieve sanitary access. Given its location, making this connection may require easements from adjacent lots or non-standard installation, which may or may not be feasible or may be cost prohibitive. Given that, additional details must be provided prior to confirming its adequacy.

Sincerely,

*Gary D. Wilfong*

Gary D. Wilfong, PE  
Public Service Director

CC: Aaron Scott, PE, City Engineer  
Rory Stimpson, PE, Assistant City Engineer  
Justin Milam, AICP, Senior Planner



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF UPPER ARLINGTON, BEING IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 19, UNITED STATES MILITARY DISTRICT, AND BEING A RESUBDIVISION OF LOT 5 AND LOT 6 OF CANTERBURY WOODS FINAL PLAT AS RECORDED IN PLAT BOOK 29, PAGE 18, ALL CONVEYED TO CHARING LAND LLC IN INSTRUMENT NUMBER 201805150064138, FRANKLIN COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, CHARING LAND LLC, BY NICHOLAS KING, AUTHORIZED SIGNATORY FOR THE LANDS BEING RE-PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS RE-PLAT OF LOTS 5 AND 6 CANTERBURY WOODS CORRECTLY REPRESENTS A RE-PLAT OF LOTS 5 AND 6 IN SAID CANTERBURY WOODS, A RE-SUBDIVISION CONTAINING LOTS NUMBERED 6A, 5A AND 5B AS SHOWN HEREON.

IN WITNESS WHEREOF, NICHOLAS KING, AUTHORIZED SIGNATORY OF CHARING LAND LLC, HAS HEREUNTO SET HIS HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS BY: NICHOLAS KING  
 AUTHORIZED SIGNATORY

STATE OF OHIO  
 COUNTY OF FRANKLIN, SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NICHOLAS KING, AUTHORIZED SIGNATORY OF CHARING LAND LLC WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CHARING LAND LLC, FOR THE USES AND PUPOSES EXPRESSED HEREIN.

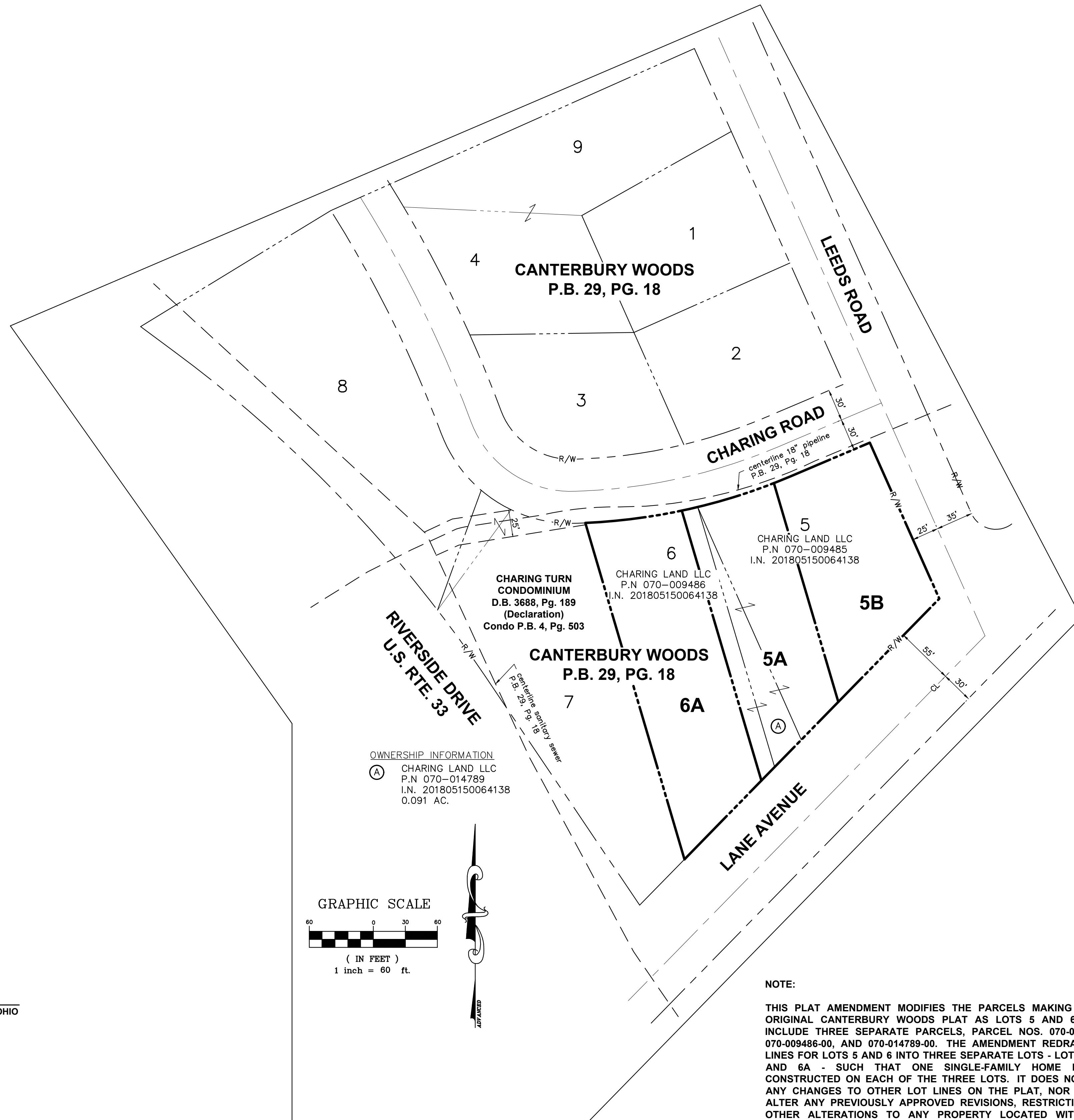
WITNESS THEREOF, I HAVE HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_

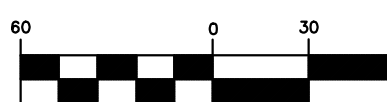
NOTARY PUBLIC, STATE OF OHIO

# RE-PLAT OF LOTS 5 AND 6 CANTERBURY WOODS

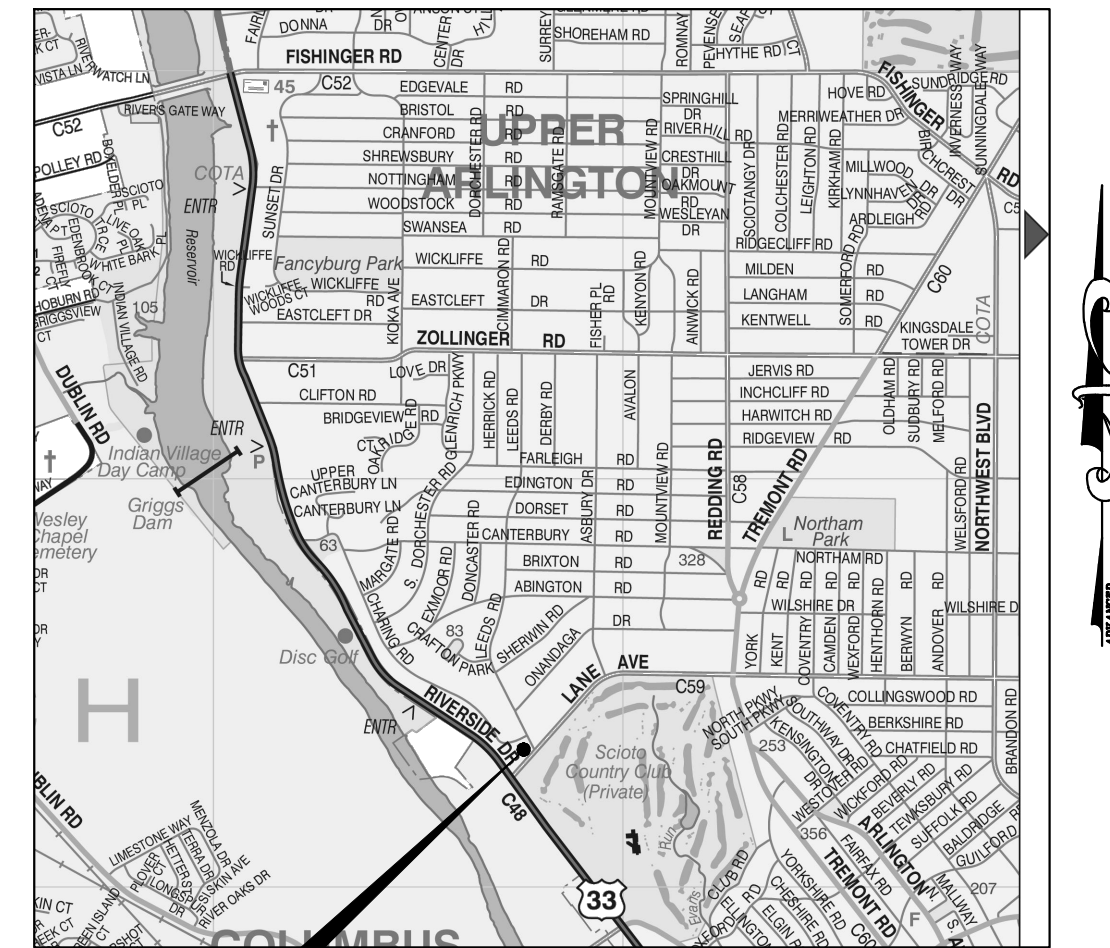
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 19,  
 UNITED STATES MILITARY DISTRICT  
 CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO



GRAPHIC SCALE



( IN FEET )  
 1 inch = 60 ft.



**SITE LOCATION MAP**  
 Not to Scale

**SURVEY DATA:**

A BEARING OF S 44° 21' 00" W WAS HELD FOR THE NORTH RIGHT-OF-WAY LINE OF LANE AVENUE AS SHOWN ON P.B. 29, PG. 18.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE FRANKLIN COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

**SITE STATISTICS**

TOTAL AREA: 1.569 ACRES  
 LOTS (3) AREA: 1.569 ACRES

ACREAGE IN:  
 PIN: 070-009486 0.701 ACRES  
 PIN: 070-009485 0.777 ACRES  
 PIN: 070-014789 0.091 ACRES  
 TOTAL: 1.569 ACRES

I DO HEREBY CERTIFY THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

JONATHAN E. PHELPS, P.S. DATE  
 REG. NO. 8241

**NOTE:**

THIS PLAT AMENDMENT MODIFIES THE PARCELS MAKING UP THE ORIGINAL CANTERBURY WOODS PLAT AS LOTS 5 AND 6, WHICH INCLUDE THREE SEPARATE PARCELS, PARCEL NOS. 070-009485-00, 070-009486-00, AND 070-014789-00. THE AMENDMENT REDRAW THE LINES FOR LOTS 5 AND 6 INTO THREE SEPARATE LOTS - LOTS 5A, 5B, AND 6A SUCH THAT ONE SINGLE-FAMILY HOME MAY BE CONSTRUCTED ON EACH OF THE THREE LOTS. IT DOES NOT MAKE ANY CHANGES TO OTHER LOT LINES ON THE PLAT, NOR DOES IT ALTER ANY PREVIOUSLY APPROVED REVISIONS, RESTRICTIONS, OR OTHER ALTERATIONS TO ANY PROPERTY LOCATED WITHIN THE CANTERBURY WOODS PLAT, INCLUDING, BUT NOT LIMITED TO, ANY PRIOR PLAT AMENDMENTS OR THE RESTRICTION OF THE NUMBER OF UNITS PERMITTED FOR ANY OTHER LOTS WITHIN THE CANTERBURY WOODS PLAT. THIS PLAT AMENDMENT EXPRESSLY INCORPORATES ANY PRIOR PLAT AMENDMENTS, REVISIONS, RESTRICTIONS, OR OTHER ALTERATIONS AS IF THEY WERE FULLY SET FORTH HEREIN, EXCEPT TO THE EXTENT THE ABOVE MODIFICATIONS TO LOTS 5 AND 6 NOW CONTROL.

- LEGEND**
- = IRON PIN SET
  - ⊙ = PERMANENT MARKER
  - ⊗ = PK NAIL SET
  - = IRON PIN FOUND
  - ⊗ = PK NAIL FOUND

**RE-PLAT**

**ADVANCED CIVIL DESIGN**  
 ENGINEERS SURVEYORS

PLAN PREPARED BY: JEP  
 CHECKED BY: JEP

781 Science Blvd., Suite 100  
 Gahanna, Ohio 43230  
 ph 614.428.7750  
 fax 614.428.7755

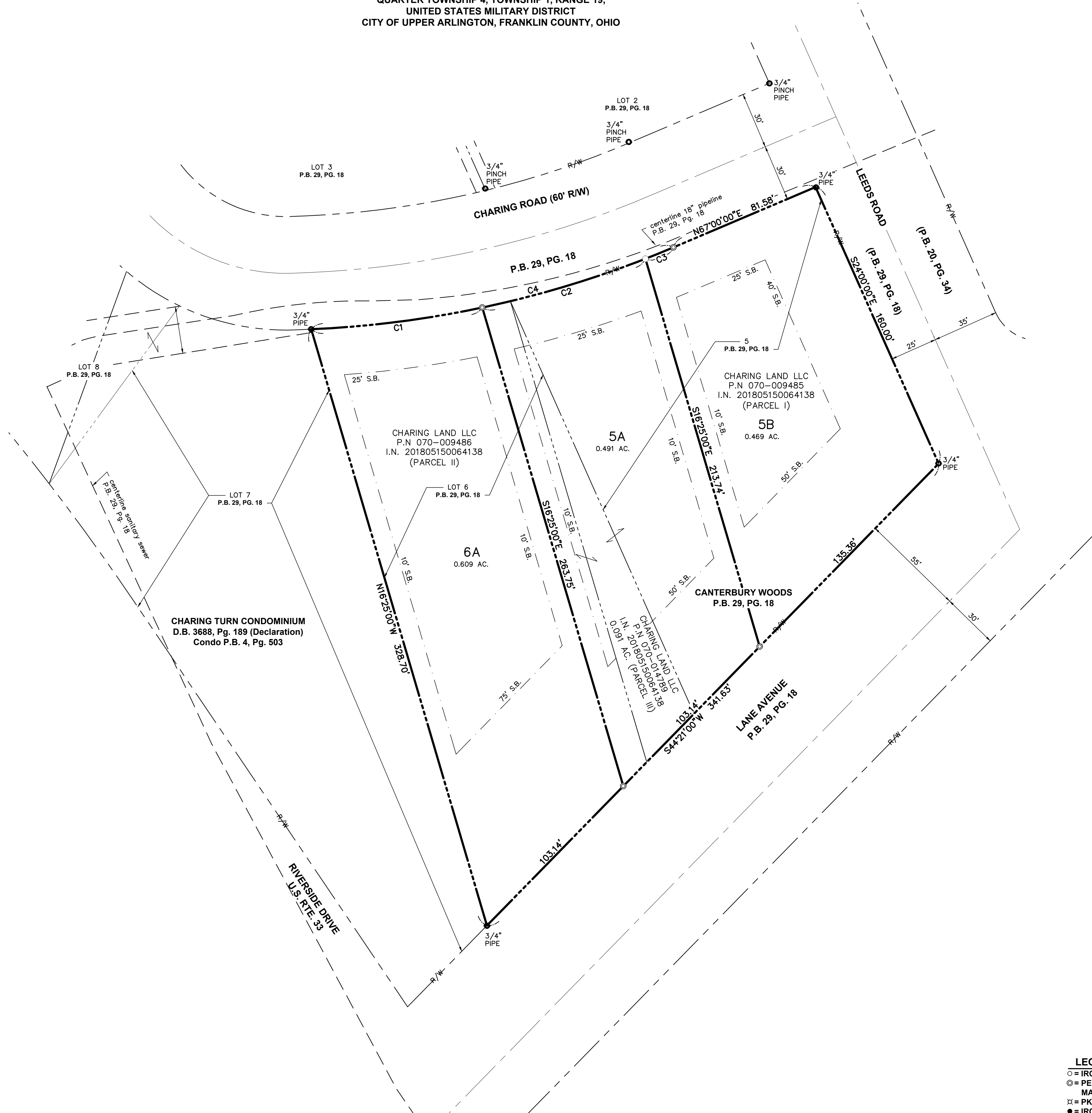
DATE: October 28, 2025 SHEET 1 / 2  
 JOB NO.: 12-0045-65

Z:\21-0220-65\DWG\PRODUCTION DRAWINGS\SURVEY\21-0220-65 Charing Road RePlat.dwg Layout1 Oct 28, 2025 - 8:59:03am jphelps

# RE-PLAT OF LOTS 5 AND 6 CANTERBURY WOODS

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 19,  
UNITED STATES MILITARY DISTRICT  
CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

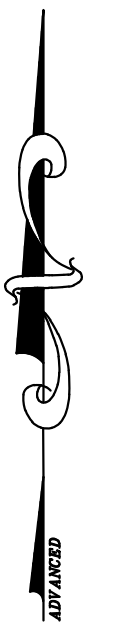
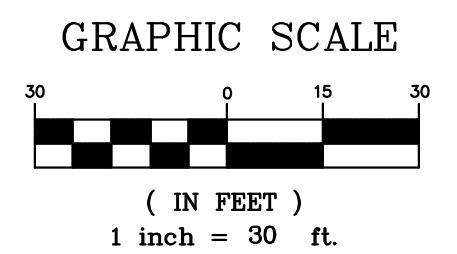
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	9°29'38"	550.87'	91.28'	N82°47'11"E	91.17'
C2	9°22'17"	550.87'	90.10'	N73°21'14"E	90.00'
C3	1°40'05"	550.87'	16.04'	N67°50'03"E	16.04'
C4	20°32'00"	550.87'	197.42'	N77°16'00"E	196.36'



### SITE STATISTICS

TOTAL AREA: 1.569 ACRES  
LOTS (3) AREA: 1.569 ACRES

ACREAGE IN:  
PIN: 070-009486 0.701 ACRES  
PIN: 070-009485 0.777 ACRES  
PIN: 070-014789 0.091 ACRES  
TOTAL: 1.569 ACRES



### RE-PLAT



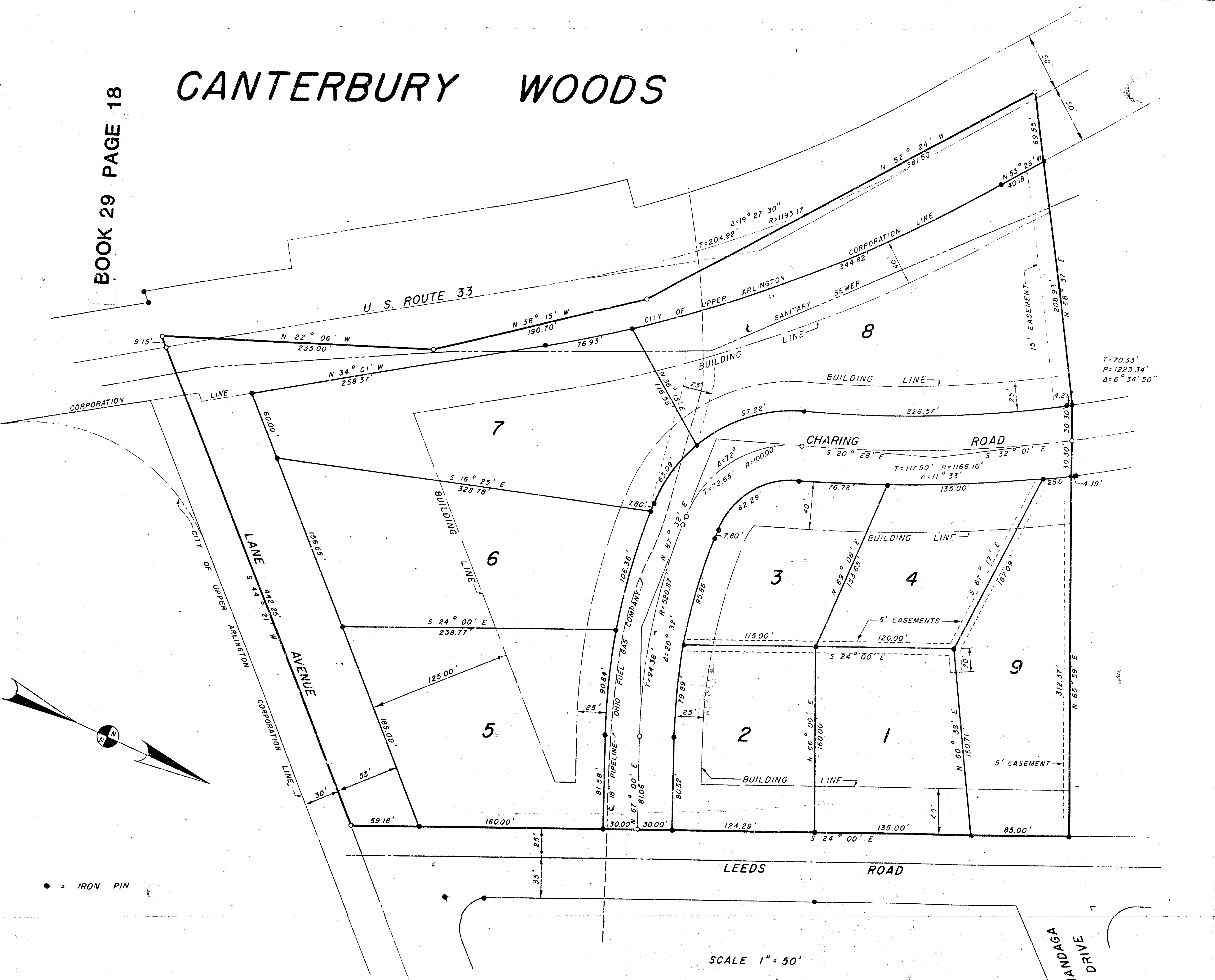
PLAN PREPARED BY: JEP  
CHECKED BY: JEP  
781 Science Blvd., Suite 100  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

- LEGEND**
- = IRON PIN SET
  - ⊙ = PERMANENT MARKER
  - ⊠ = PK NAIL SET
  - = IRON PIN FOUND
  - ⊠ = PK NAIL FOUND

DATE: October 28, 2025 SHEET 2 / 2  
JOB NO.: 12-0045-65

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# CANTERBURY WOODS



We, the undersigned, Robert R. Royce and Helen S. Royce, his wife, owners of 6.73 acres conveyed to said Robert R. Royce by deed dated June 18, 1957 and recorded in Deed Book 2040, Page 361, Recorder's Office Franklin County, Ohio; and Harold F. Zieg and Jessie R. Zieg, his wife, owners of 1.30 acres, conveyed to said Harold F. Zieg and Jessie R. Zieg by deed dated June 18, 1957, and recorded in Deed Book 2040, Page 365, Recorder's Office, Franklin County, Ohio, do hereby certify that the annexed plat of "CANTERBURY WOODS" is a true and correct representation of a subdivision of the lands herein described in the State of Ohio, County of Franklin, and the City of Upper Arlington.

All roads, streets or drives or parts of same shown on the annexed plat and not heretofore dedicated are hereby dedicated to public use as such road, street or drive, and in the event that portion of Charing Road as shown on the annexed plat is at any time abandoned and no longer used as a public road and thoroughfare, title thereto shall vest in the said City of Upper Arlington, a municipal corporation. Lot lines are shown as solid lines. Dashed lines marked "EASEMENT" indicate the boundaries of easements reserved for public or quasi-public service. Dashed lines marked "BUILDING LINES" indicate the distance the houses must be set back from the street or streets. A maximum of six units shall be constructed on Lot No. 7 and a maximum of eight units shall be constructed on Lot No. 8. Single units shall be constructed on all other lots.

IN WITNESS WHEREOF, said Robert R. Royce and Helen S. Royce, husband and wife, and Harold F. Zieg and Jessie R. Zieg, husband and wife, have hereunto set their names this 18th day of June, 1957.

Signed and sealed in the presence of:

Grant S. Richards  
Grant S. Richards

George H. Simons  
George H. Simons

Robert R. Royce  
Robert R. Royce

Helen S. Royce  
Helen S. Royce

Harold F. Zieg  
Harold F. Zieg

Jessie R. Zieg  
Jessie R. Zieg

STATE OF OHIO  
FRANKLIN COUNTY, SS:

Before me, a Notary Public in and for said county, personally came Robert R. Royce, Helen S. Royce, Harold F. Zieg and Jessie R. Zieg, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed.

I, IN WITNESS WHEREOF, I hereunto set my hand and affixed my official seal this 18th day of June, 1957.

My commission expires August 30, 1958

John B. Hennessey  
Notary Public, State of Ohio  
John B. Hennessey

This instrument prepared by:  
Grant S. Richards, Attorney.

We do hereby certify that we have surveyed and staked the subdivision described herein and that the attached plat is correct. The dimensions of lots and width of roads are shown on the plat in feet and decimal parts thereof. Distances shown along curves are chord dimensions.

BURGESS & NIPLE, Consulting Engineers  
Columbus, Ohio

B. G. Sprague  
Registered Surveyor No. 3311

Approved this 1st day of June, 1957.

Ben K. Bare  
Ben K. Bare, City Engineer  
Upper Arlington, Ohio

Approved by the Planning Commission of the City of Upper Arlington, Ohio, this 6th day of May, 1957.

P. Z. Blaser  
Parker Z. Blaser, Chairman

Approved and accepted by Ordinance No. 50-57, passed by the Council of the City of Upper Arlington, Ohio, on this 27th day of May, 1957, and the Roads, Drives and Avenues thereon, shown and located within the limits of the City of Upper Arlington, Ohio, and herein dedicated to public use, are hereby accepted as such for this City of Upper Arlington, Franklin County, Ohio.

P. Z. Blaser  
Parker Z. Blaser, Mayor  
City of Upper Arlington, Ohio

Transferred this 18th day of June, 1957.

Fred C. Dunn  
Fred C. Dunn, County Auditor  
Franklin County, Ohio

Filed for record this 18th day of June, 1957. AT 3:50 P.M.

Instrument No. 5588  
Fee \$5.10

Recorded in Plat Book 29, Page 18, on this 19th day of June, 1957

James A. Shafer  
James A. Shafer, Recorder  
Franklin County, Ohio

Ray E. Ely  
Deputy Recorder

Received Original 6/28/57  
George H. Simons



## 25-5095

Plat Amendment

Status: Active

Submitted On: 11/3/2025

### Primary Location

2521 CHARING RD  
UPPER ARLINGTON, OH  
43221

### Owner

Charing Land LLC ("Charing Land") - to be contacted through counsel Joseph R. Miller  
E Gay Street 52 Columbus, OH 43215

### Applicant

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

## BZAP/City Council Information

BZAP/Council Ordinance #

Status

Pending

BZAP Recommendation Date

City Council Review Date

—

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Plat Amendment Request

BZAP conditions

# Plat Amendment Application

**Lot #\***

**Subdivision\***

5

Canterbury Woods

**Description of the Request\***

Amend the original plat Lots 5 and 6 to the revised Lots 5A, 5B, and 6A, such that one single-family home may be constructed on each of the three lots.

**Reason for the Request\***

Charing Land owns Lots 5 and 6, which consists of three distinct parcels: Nos. 070-009485-00, 070-009486-00, and 070-014789-00. The original plat permits only one unit to be constructed on Lot 5 and one on Lot 6. The amended plat redraws the lot lines such that Charing Land will own Lots 5A, 5B, and 6A and will allow Charing Land to construct one unit on each of the three lots. Charing Land intends to build one single-family home on each of the parcels to provide much-needed housing in the City of Upper Arlington.

At the City's request, Charing Land has included the following language in the amended plat:

This plat amendment modifies the parcels making up the original Canterbury Woods plat as Lots 5 and 6, which include three separate parcels, Parcel Nos. 070-009485-00, 070-009486-00, and 070-014789-00. The amendment redraws the lines for Lots 5 and 6 into three separate lots – Lots 5A, 5B, and 6A – such that one single-family home may be constructed on each of the three lots. It does not make any changes to other lot lines on the plat, nor does it alter any previously approved revisions, restrictions, or other alterations to any property located within the Canterbury Woods plat, including, but not limited to, any prior plat amendments or the restriction of the number of units permitted for any other lots within the Canterbury Woods plat. This plat amendment expressly incorporates any prior plat amendments, revisions, restrictions, or other alterations as if they were fully set forth herein, except to the extent the above modifications to Lots 5 and 6 now control.

### **Project Narrative or Other Information**

As explained in its Petition to Vacate Original Plat and Adopt Revised Amended Plat, Charing Land has satisfied all requirements for judicial amendment. *In re Charing Land, LLC, et al.*, Franklin C.P. No. 23CV005408 (June 17, 2024). Two-thirds of the proprietors of land in Canterbury Woods joined Charing Land in its Petition, and Charing Land published the appropriate notice of the Petition in the Columbus Dispatch. Therefore, Charing Land is entitled to judicial amendment of the plat per Ohio Revised Code 711.17, *et seq.*

Nevertheless, Charing Land continues to work in good faith with the City to address any of the City's concerns, evidenced by Charing Land's agreement to include the language requested by the City on the amended plat. As the judicial petition remains pending, Charing Land hereby submits this application under protest for legislative amendment of the plat. Charing Land expressly reserves all rights to judicial amendment of the plat as set forth in the ongoing litigation.



**Authors:** Justin Milam, AICP, Senior Planner

**BZAP Meeting Date:** January 7, 2026

**Subject:** Update regarding the roster of the Board of Zoning and Planning (BZAP).

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## Overview

In late 2025, BZAP Vice Chair Marianne Mitchell informed Staff of her retirement from the Board, following over a decade of volunteer service. City Council leadership is currently working to fill her position and anticipates appointing a replacement in late January or early February 2026. A new Vice Chair will be required, with their term ending June 30, 2026.

Four other members' terms are also set to expire on June 30, 2026: Matt McGrath, Bill Westbrook, Dan Barringer, and Kevin Carpenter. Staff has spoken with several members, but requires official notification via email from any member who wishes to be considered for reappointment or to resign from the Board.

## Zoning Code Requirements

None.

## Attachments

None



