City of Upper Arlington

AGENDA

BOARD OF ZONING & PLANNING

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5030 | upperarlingtonoh.gov

1/21/2026 | 6:00 PM

Municipal Services Center, Council Chamber
3600 Tremont Road

1. **Call to Order/Roll Call**

2. **Consent Agenda**

   a. Review of the Board of Zoning and Planning meeting minutes from November 19, 2025 and January 7, 2026.

   b. 3175 Tremont Road (#25-5000) - Review and approval of Arlington Crossing's plan to not re-install decorative arches, per the November 5, 2025 Work Session discussion.

   c. 2747 Coventry Road (VAR-45-25) - To allow a two-story garage addition that encroaches 19.33 feet into the 24.33-foot (average) rear yard setback and five feet into the eight-foot minimum side yard setback. The addition will also increase building coverage from 29 percent to 33 percent, and project into the rear yard profile. [Postponed from the October 15, 2025 BZAP hearing.]

   d. 2025 Tremont Road (VAR-01-26) - To allow a 420-square foot addition to an existing 864-square foot, 20'-6" tall detached garage, exceeding the 870-square foot limit for detached garages located outside of the buildable area.

   e. 3881 Surrey Hill Place (VAR-03-26) - To allow a one-story addition to encroach 15'-11" into the 36-foot rear yard setback (existing).

   f. 1911 Westwood Avenue (VAR-06-26) - To allow a two-story addition that would increase the permitted building coverage from 29 percent to 30 percent.

   g. 2627 Andover Road (VAR-07-26) - To allow a detached garage with a second floor recreation room to be 21'-2" tall, in lieu of the 17' maximum height limit.

   h. 2192 Tremont Road (VAR-08-26) - To allow a detached garage with second floor recreational space that is 23 feet tall, above the 17-foot height limit, and a breezeway connector that encroaches 8'-6" into the required 37'-6" rear yard setback.

i. 2595 Dorset Road (VAR-11-26) - To allow a primary suite and mudroom addition, and a garage expansion to increase the permitted building coverage from 29 percent to 31 percent.

j. 1856 Baldridge Road (VAR-14-26) - To allow a two-story addition to encroach four feet into the eight-foot minimum side yard setback.

k. 4318 Lyon Drive (VAR-15-26) - To allow the conversion of an existing detached garage into a fitness and storage building (habitable space), which would encroach 4.8 feet into the 12-foot minimum side yard setback and is 18'-6" tall, in lieu of the 10' height limit (both existing).

3. Variance/Conditional Uses

a. 2550 Chester Road (VAR-02-26) - To allow a detached garage with second floor storage to be 23'-2" tall, in lieu of the 17-foot maximum height limit.

b. 1716 Doone Road (VAR-13-26) - To permit the installation of a swimming pool and decking, which increases development coverage from 50 percent to 59.8 percent.

c. 1856 Berkshire Road (VAR-09-26) - To allow a two-story addition that does not meet the residential design standards.

d. 2490 Wickliffe Road (VAR-10-26) - To allow the construction of a new single-family residence that does not meet residential design standards.

e. 1694 Essex Road (VAR-12-26) - To allow a two-story addition and garage which results in ~~four~~ three variances: ~~31.5 percent building coverage in lieu of the 29 percent maximum allowed~~, a 7.34" encroachment into the side yard longwall setback where 11.34" setback is required, a rear yard profile encroachment, and does not meet the residential design standards.

4. Council Recommendations

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 lots, as well as its guiding language.

5. Adjournment

1/7/2026

MUNICIPAL SERVICES CENTER, 3600 TREMONT ROAD
CITY COUNCIL CHAMBERS

Members Present: Kevin Carpenter, Matt McGrath, Shannon Tolliver, Bill Westbrook

Members Absent: Daniel Barringer and Todd Boyer

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

1. **Call to Order**

   Chair Tolliver called the meeting to order at 6:10 pm.

2. **Preliminary Reviews**

   None

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. [Scheduled for a vote at the January 21st BZAP meeting.]**

Senior Planner Justin Milam presented the application for 2521 Charing Road, clarifying that it is a plat amendment rather than a minor subdivision application. He explained that this designation was required because language on the plat is being changed in addition to lot lines being adjusted.

The property is located at the bottom of Lane Avenue Hill near Riverside Drive, across from Scioto Country Club, in the Canterbury Woods subdivision. It has three street frontages: Lane Avenue, Leeds Road, and Charing Road. The surrounding area includes

single-family houses to the north/northeast, apartments and condominiums to the northwest, and the golf course to the south.

Mr. Milam provided historical context, noting that in 2012, setbacks on the subdivision plat were amended to preserve views along West Lane Avenue, increasing them from 50 feet to 75 feet and 150 feet, with a requirement for 75% opacity to be maintained for a landscape buffer. In 2013-2014, the applicant sought to build a single-family residence on the corner parcel, though the permit eventually expired. In 2014, a lot line adjustment was approved by the City. Between 2014 and 2018, a triangular piece between lots 5 and 6 was created through the Franklin County Engineer's Office and Franklin County Auditor without City approval.

The current proposal would create three lots (5b, 5a, and 6a) where two lots (5 and 6) currently exist according to city records. The existing subdivision plat restricts lots 1-6 to single units only, so the application would amend that language to allow an additional lot.

Mr. Milam confirmed that all three proposed lots exceed the R-1C zoning district requirements for minimum lot width (75 feet) and minimum lot area (9,000 square feet). The proposed lots would range from 0.46 to 0.6 acres with frontages over 90 feet. He noted that while these lots would be oriented north-south (unlike the predominantly east-west orientation of other lots in the subdivision), their sizes align with the existing subdivision's lot sizes of 0.4 to 0.6 acres.

Assistant City Attorney Darlene Petitt clarified that while this is technically a plat amendment rather than a minor subdivision, the Board could still consider the minor subdivision standards as guidance, though variances to those standards would not be required since this is a recommendation to Council that would be enacted by ordinance.

Liz Alexander and Joe Miller from Vorys, representing Charing Land LLC (the property owner), presented their application for the plat amendment. Ms. Alexander noted they were joined by Jared Smith, Chief Development Officer of Preferred Living. She explained that the original plat from 1957 included nine numbered lots, with restrictions limiting lots 7 and 8 to multiple units and all other lots to single units.

Ms. Alexander emphasized that their proposal does not increase overall density or alter the neighborhood character but recognizes the unique configuration of these parcels. She highlighted that they have worked with City staff to preserve all prior amendments and restrictions, focusing changes only on the two lots in question. She also noted that their application is supported by a super-majority of property owners within the plat.

The applicant addressed the technical requirements identified in the staff report, confirming they would locate driveways to Charing Road and were finalizing details regarding sanitary sewer access through an easement.

Ms. Alexander stated that even if applying the minor subdivision standards (which she maintained should not apply), the proposed lots still align with the character of the neighborhood, exceeding median frontages and acreage within the plat.

Mr. Westbrook expressed support for the proposal, noting the lot has been vacant for a long time, and stated that the application makes sense.

Chair Toliver confirmed that when the application comes back for formal review, the applicant will provide a plan showing potential building footprints to ensure the lots are buildable.

b. Update from the City's Parks and Recreation Department about the Fancyburg Park Master Plan and new maintenance facility.

This item was postponed prior to the meeting. Mr. Milam explained that Parks and Recreation staff would likely present in March, as they wanted more clarity on the maintenance building project, which had come in significantly over budget. He mentioned that the presentation would cover the Fancyburg Park Master Plan process, public engagement, and implementation plans including the maintenance building, pavilion, new parking, trail adjustments, and tennis courts.

4. Announcements/Updates

a. Update regarding the roster of the Board of Zoning and Planning (BZAP)

Mr. Milam announced that Marianne Mitchell had resigned from the Board. City Council leadership interviewed two candidates to fill her position, with a decision expected by the end of the week and potential approval in February.

He also noted that four current members, Mr. McGrath, Mr. Westbrook, Mr. Barringer, and Mr. Carpenter, have terms ending in June. These members were asked to inform staff by the end of May if they would like to be reconsidered for appointment, which would involve an interview with Council leadership.

5. Adjournment

The meeting was adjourned at 6:49 pm

ATTEST:

CHAIR:

2521 Charing Road Plat Amendment

Work Session Review | Ord 1-26

Google Maps ® Aerial – Looking North

Area Zoning Map

R-1c, One-Family Residence District

Scioto Country Club, Residential Suburban District

R-2, One-to-Four Family Residential District

Plat Amendment, 2012

RECORD OF ORDINANCES
CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 75-2012

TO ACCEPT A PLAT AMENDMENT TO REDUCE THE BUILDING SETBACK LINE ALONG WEST LANE AVENUE FROM 125 FEET TO 50 FEET FOR LOT 5 AND FROM 125 FEET TO 75 FEET FOR LOT 6 OF THE CANTERBURY WOODS SUBDIVISION AND DECLARING AN EMERGENCY

WHEREAS, the applicant has made application for a plat amendment in accordance with the Codified Ordinances of the City of Upper Arlington; and

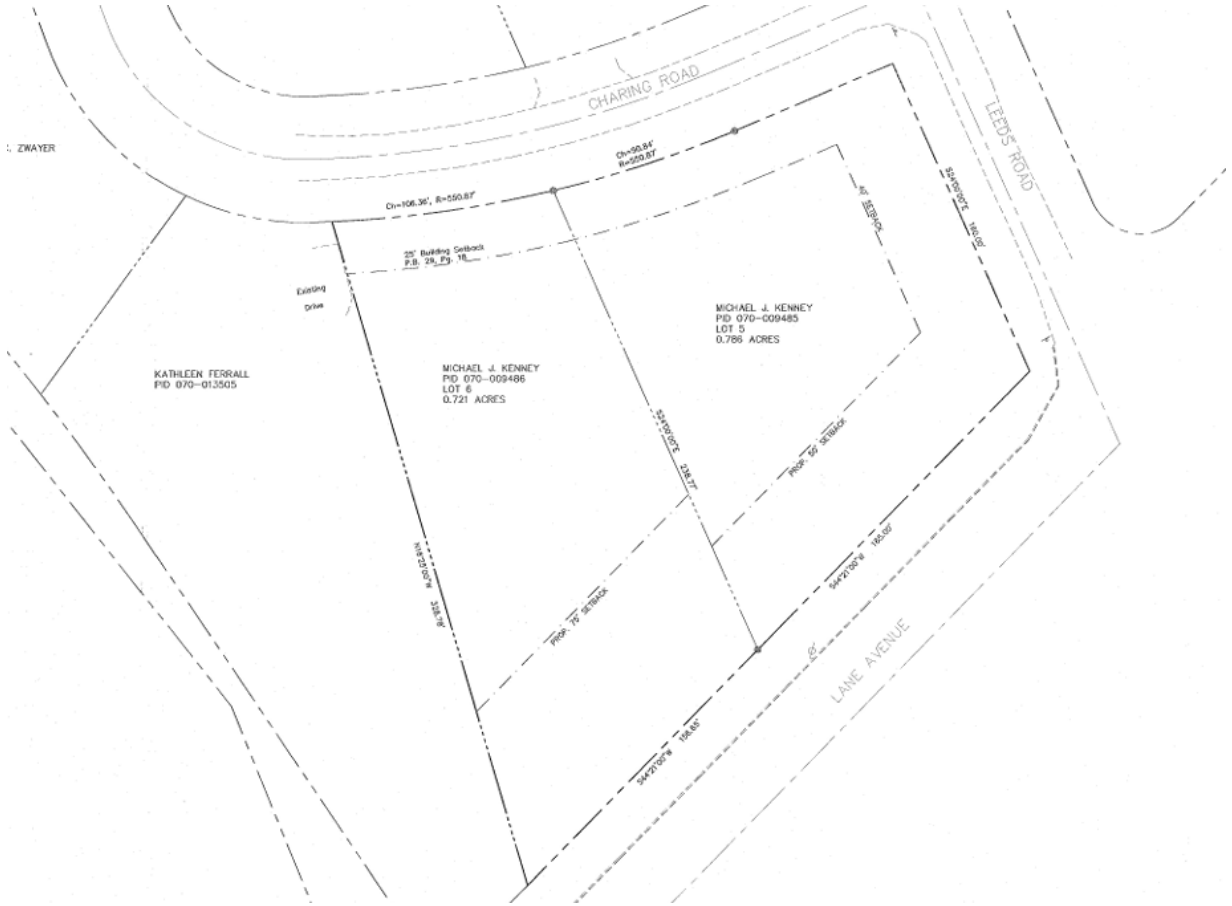
WHEREAS, the Board of Zoning and Planning reviewed the application at their November 19, 2012 meeting and has made a recommendation of approval to City Council subject to one condition: *that the established landscape buffer along West Lane Avenue be maintained at a minimum 75 percent opacity*;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

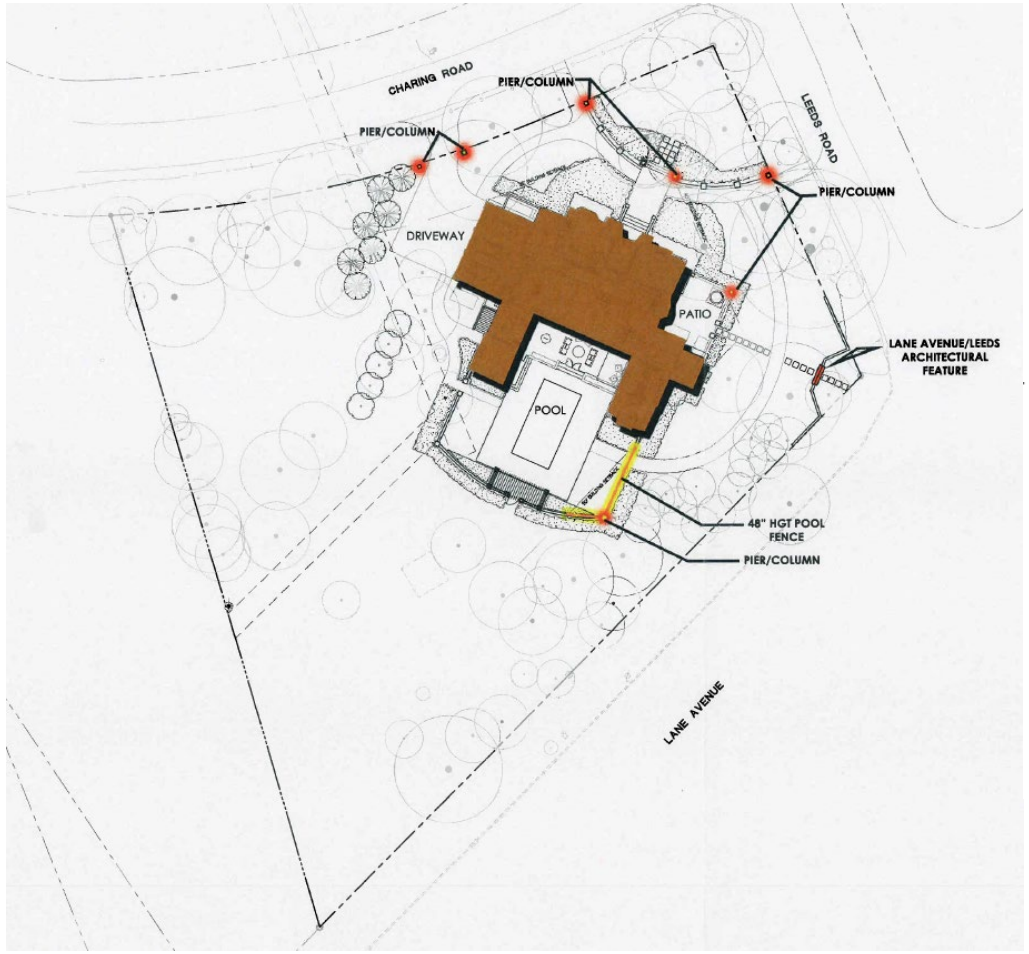
SECTION 1. That the plat amendment to reduce the building setback line along West Lane Avenue from 125 feet to 50 feet for Lot 5 and from 125 feet to 75 feet for Lot 6 of the Canterbury Woods Subdivision, approved by the Board of Zoning and Planning on November 19, 2012, is hereby accepted subject to the landscape buffer along West Lane Avenue being maintained at a minimum 75 percent opacity.

SECTION 2. That this ordinance is hereby declared to be an emergency measure for the preservation of the public peace, health and safety in this City, therefore this Ordinance shall take effect immediately upon passage.

PASSED: December 10, 2012



Proposed House, 2013-14



2014

MINOR SUBDIVISION APPLICATION
(Lot Split – Lot Line Adjustment)
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT, UPPER ARLINGTON, OHIO
UDO 4.05(P) and 4.07(S)

CK# 3656 $161

Filing Date: 12/02/2013 1-6-14	Application No.: 2014-00000002	Filing Fee: PAID $350.00

Submission Requirements: See attached for information required. Note: Information may be submitted electronically.

Minor Subdivision Types

LOT LINE ADJUSTMENT: means the sale or exchange of land between adjoining lots, where such sale or exchange does not create an additional buildable lot or lots and where the lot or lots resulting are not reduced below what is the minimum required to constitute a buildable lot.

LOT SPLIT: means the division of a parent lot into not more than 4 additional lots, for the purpose of transfer of ownership of all or a portion thereof and where the lot or lots resulting are not reduced below the minimum standards required to constitute a buildable lot. A lot split of more than 4 additional lots or involving the opening, widening of any street or easement of access must go through major process.

Applicant(s) Name: Thomas M. Warner	Email: twarner@advancedcivildesign.com	Phone: 614-428-7743
Applicant(s) Mailing Address(es): 422 Beecher Road Gahanna, Oh 43230		
Owner(s) Name(s): Michael J. Kenney	Email: mkenney@triangle-drk.com	Phone: 614-901-2400
Owner(s) Mailing Address(es): 470 Olde Worthington Road Suite 470 Westerville, Oh 43082		

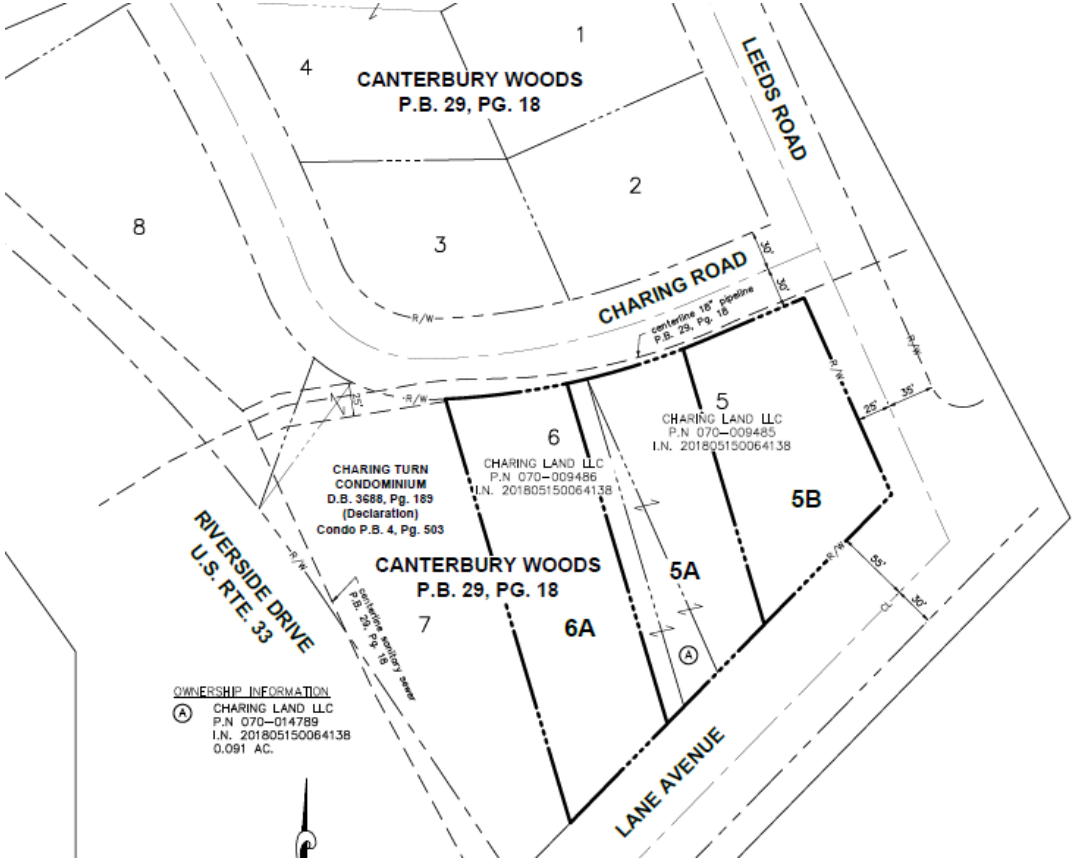
LOCATION, ZONING, SIZE, AND USE:

Property Located At: (street no. and name)	2521 Charing Road
Side of Street: (N, S, E, W)	South
Between What Streets, or:	Charing Road, Leeds Road & Lane Avenue
At What Intersection:	Charing Road, Leeds Road & Lane Avenue
Present Zoning Classification:	R-1C One-Family Residence
Present Land Use: (single family residence, office, commercial, etc.)	Single Family Residence
No. of Existing Acres Affected:	1.507 Acres

ANSWER THE FOLLOWING QUESTIONS REGARDING YOUR LOT LINE ADJUSTMENT and/or LOT SPLIT REQUEST:

Does this property front on an existing public street? Yes	Street Name: Charing Road

Existing and Proposed Parcel Boundaries



Existing and Proposed Plat Language

Existing:

LINES" indicate the distance the houses must be set back from the street or street.
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,

Proposed:

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 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

Development Standards

R-1c minimum lot area = 9,000 SF (0.21 acre)
R-1c minimum lot frontage = 75’

Lot 5B = 0.469 acres w/ 97, 160 and 135 feet of frontage
Lot 5A = 0.491 acres w/ 92 and 103 feet of frontage
Lot 6A = 0.609 acres w/ 91 and 103 feet of frontage

Minor subdivision review:

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).

City Reviews

City Engineer:
- Access approved only from Charing Road
- Stormwater Management approved via future Building Permit applications
- Sanitary Sewer lateral via easement to main line, not manhole

Fire Division:
- Emergency access approved for access only from Charing Road

11/19/2025| 6:00 PM

MUNICIPAL SERVICES CENTER, 3600 TREMONT ROAD
CITY COUNCIL CHAMBERS

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

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

Call to Order/Roll Call

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

Consent Agenda

a. **Review of the October 15, 2025, and November 5, 2025, BZAP meeting minutes**

b. **Review of the 2026 Board of Zoning and Planning Meeting Calendar**

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

   With findings #1, #4 and #8 and the condition that the City Forester review an approved replacement tree

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

   With findings #3, #1 and #4

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

With findings #3, #8 and #1

f. **Postponed - 3914 Fairlington Drive (VAR-54-25) - To allow a one-story addition to encroach up to three feet into the 10-foot minimum side yard setback.**

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

With findings #5 and #8

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

With findings #1 and #4

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

With findings #4

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

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

VOTING NAY: None
ABSENT: None

The motion carried (7-0).

Variances/Conditional Uses

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

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

Senior Planner Justin Milam presented the variance request for a 1,774 square foot detached garage that does not meet neighborhood compatibility requirements. This application had been postponed from the July 16, 2025, BZAP hearing, and revised plans were reviewed at the November 5, 2025, Work Session. The applicant had made significant changes to the plans, reducing the size from the initial submission.

The property is located on the north side of Lane Avenue, surrounded by fencing and mature trees. The proposed garage would be placed within the buildable area of the lot, positioned 40 feet from the rear property line and more than 20 feet from side property lines. Being within the buildable area, the structure is allowed to exceed standard garage height limits, but neighborhood compatibility remains a concern.

Mr. Milam noted that the design had been changed several times, with the current proposal at 22 feet 11 inches on the high side and approximately 18 feet on the lower side. The right side of the garage would house vehicle parking with a lift, while the left side would serve as a pool house for a future swimming pool.

The main variance issue was neighborhood compatibility, as the structure is substantially larger than typical detached garages in the area. Mr. Milam indicated that the applicant had reduced the height, changed materials to better blend with the house, and the design was supported by the City's third-party architect.

Mr. Milam emphasized that drainage would be extensively reviewed during the building permit process, as the applicant proposed using dry wells and rain gardens to manage stormwater on-site.

Chair Tolliver asked the applicant to come forward**.** Matt Lones, the architect for the project, explained that since July, significant work has been done to address concerns. The project is part of a master plan that includes a future pool. He noted the garage would match the house with the same roof pitch and shingles, and the height had been reduced by about 4.5 feet. The pool house portion would be below height requirements at 16'7", while the taller bay is needed for car lifts.

Chair Tolliver asked if anyone would like to speak against this variance and the following speakers came forward. Bruce Roederer a neighbor whose property is directly behind the subject property, expressed concerns about the size of the structure, its use, and drainage issues. He explained that the area has substantial water flow to the back of properties, and worried that the large impervious surface of the proposed structure and driveway would exacerbate existing drainage problems. He argued that the structure would alter the essential character of the neighborhood and potentially affect property values.

The Board focused on addressing the drainage concerns by adding conditions that the City review the stormwater management plan and that landscaping plans be reviewed by the City Forester, with special attention to screening the rear of the property and considering neighboring gardens

Chair Tolliver called for a motion to approve VAR-29-25, to allow a 1,774-square-foot detached garage that does not meet neighborhood compatibility requirements with findings #4 and the condition that the city review the stormwater management plan and the landscaping plan be reviewed by the City Forester for screening from the rear of the property, as well as addressing any dead trees and considering impacts on neighboring gardens. Moved by Ms. Mitchell, seconded by Mr. Carpenter to approve VAR-29-25.

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

VOTING NAY: None
ABSENT: None

The motion carried (7-0).

b. 2367 Zollinger Road (VAR-49-25) - To allow a lot line adjustment which would transfer a 60' x 55' portion of 2367 Zollinger Road to 3151 Asbury Drive (for a potential swimming pool), resulting in a 6,900-square foot interior lot, in lieu of the 9,000-square foot minimum. [Postponed from October 15, 2025, BZAP hearing and November 5, 2025, Work Session.]

Mr. Milam presented the application for a lot line adjustment which would transfer a portion of 2367 Zollinger Road to 3151 Asbury Drive for a potential swimming pool. The application had been postponed from previous meetings.

At the prior work session, the board had considered different options for the size of the land to be transferred from the Zollinger Road property. The original request was for a 55-foot cut, but options of 50, 40, or 20 feet were also discussed. Staff determined that a 20-foot cut would eliminate the need for a variance.

Mr. Milam showed that if 55 feet were taken from the back of the property, it would leave a buildable area of about 44 feet wide and 46 feet deep, which would be extremely tight for future development of the remaining lot.

Mr. Milam also provided historical context, noting a 70-year history of lot line adjustments and transfers in the area, with the most recent occurring in 2022.

Chair Tolliver asked the applicant to come forward**,** Bernee Sanchez. Mr. Sanchez explained that there is a significant slope on the property with a two-foot drop over about 15 feet. His primary concern was that after building his house, water would pool at the back of his neighbors' properties. He proposed to manage drainage by directing it toward Asbury Drive. He also noted that the additional space would provide a safer play area for children, away from busy Zollinger Road.

Chair Tolliver asked if there was anyone who would like to speak on this variance, Kyle Rooney came forward confirming that there is a drainage issue with these lots and it will need to be addressed.

After discussion, Mr. Sanchez indicated he would be willing to reduce his request from 55 feet to 40 feet, which would result in a 7,800 square foot interior lot instead of the originally proposed 6,900 square foot lot (both below the 9,000 square foot minimum).

Board member discussion centered on whether creating a non-conforming lot was appropriate, even with the compromise of 40 feet instead of 55 feet. Some members noted the precedent in the area for smaller lots, while others remained concerned about creating lots that don't meet current code.

Chair Tolliver called for a motion to approve VAR-49-25, to allow a lot line adjustment which would transfer a 60' x 40' portion of 2367 Zollinger Road to 3151 Asbury Drive (for a potential swimming pool), resulting in a 7,800-square foot interior lot, in lieu of the 9,000-square foot minimum with findings #4, #8 and #9. Moved by Ms. Mitchell, seconded by Mr. Boyer to approve VAR-49-25.

VOTING AYE: Todd Boyer, Marianne Mitchell, Matt, McGrath, and Bill Westbrook

VOTING NAY: Daniel Barringer, Kevin Carpenter, and Shannon Tolliver

ABSENT: None

The motion carried (4-3).

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

Mr. Milam presented the application to allow conversion of an existing detached garage into a pool house with a new covered patio and outdoor kitchen. The property is located at the southeast corner of Canterbury Road and Margate Road.

The existing ranch house has driveways along each road frontage and a swimming pool south of the home. The garage proposed for conversion is east of the swimming pool and is approximately 378 square feet. The garage currently has its own driveway that doesn't connect to the other driveways, which would not be permitted under current code.

The applicant proposed to convert the garage to a recreational room, remove about 800 square feet of the existing driveway, and add a covered patio on the west side that would maintain the same setbacks as the existing garage (5 feet from both the south and east property lines).

Mr. Milam explained that swimming pool houses must be located in the buildable area, which would require 10-foot setbacks, hence the variance request. Mr. Milam supported the application due to existing landscaping and fencing screening, the low height of about 11 feet, and the well-designed structure that blends with the current house.

Chair Tolliver asked the applicant to come forward, Nate Substanley, the architect, explained that the homeowner was unable to attend due to medical issues. He noted that the existing height of the structure would be maintained, and they were stepping in from the property line more than the existing building already is. The renovation would create an interior dining area and recreation room for pool parties, with materials complementary to the house including white fiberboard and a matching fireplace.

Chair Tolliver called for a motion to approve VAR-57-25, to allow the conversion of an existing detached garage into a swimming pool house, with a new addition, that will retain existing five-foot side and rear yard setbacks, where 10 feet is the minimum with findings #1 and #4. Moved by Ms. Mitchell, seconded by Mr. Carpenter to approve VAR-57-25.

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

VOTING NAY: None

ABSENT: None

The motion carried (7-0).

Appeal

a) 4661 Sawmill Road (Mettle Services) - Appeal of City Staff's determination to revoke Certificate of Zoning Compliance #25-2703 concerning a medical office use.

Assistant City Attorney Darlene Pettit explained the procedural aspects of this appeal hearing, noting that both the City and the appellant would be represented by legal counsel. She outlined that each side would have approximately 30 minutes to present their case.

Chad Gibson, the City's Development Director, was sworn in and provided an overview of events leading to the hearing via a PowerPoint presentation (Exhibit B). He requested the board accept the staff report with attachments into the record, plus an additional exhibit - the Mettle Services student handbook marked as (Exhibit A).

Mr. Gibson explained the subject property at 4661 Sawmill Road is located at the northern extreme of Upper Arlington, sharing parking with Giant Eagle, with CVS to the north, Aldi to the east, and a medical facility to the south. The former primary tenant was Merrill Lynch Financial Services.

Mr. Gibson detailed that this is one of Upper Arlington's rare office districts, zoned Office and Research District (ORD) with limited permitted uses including business medical offices, mental health services, and research and development. He emphasized that child daycare centers are specifically listed as prohibited uses and uses not listed are automatically considered prohibited.

The timeline began with a 911 call regarding a fight between two juveniles, resulting in inspection by emergency services and Building Division. The Chief Building Official then sent a letter stating that if the business office use had changed, a building permit was needed. The city received a generic zoning permit application for business use, which was disapproved due to insufficient information. After an appeal and several iterations with additional information, a certificate of zoning compliance (CZC) was conditionally approved in August.

Following that approval, a series of 911 calls and emergency service visits revealed concerning information discussed with Police and Fire divisions. Mr. Gibson stressed lots of references on these calls to students, schoolteachers, et cetera. Based on this evidence plus additional findings, Mr. Gibson revoked the approved zoning permit in October because non-medical office uses were obviously in operation at the site. An appeal was filed on October 15th.

Mr. Gibson detailed the four stipulations attached to the approved CZC, most importantly: this zoning permit is for medical office use only with clarification that no child daycare, no day school, and no similar non-office uses are permitted. He presented evidence of numerous emergency calls in 2025, noting that almost all of them involved discussions about students with some calls from Mettle Services staff members themselves referencing students, including students running away and other very concerning activities.

Staff observed student transportation vehicles regularly parked and operating at typical school hours, with peaks of student transportation in the morning and then in the early afternoon with students being dropped off and individuals coming out of the building to greet them similar to a school. Multiple tenants complained that students were interrupting their ability to do business.

Public records requests to the Ohio Department of Education revealed that Mettle Services receives educational funding with references to schools and school-like terms like IEPs, individualized education programs. The website mentioned enrollment and day programs, the student handbook referenced field trips and an academic calendar with no school on Christmas break, no school on Easter break, and Franklin County Public Health issued a school facility inspection report. Mr. Gibson concluded none of those activities were allowed or are allowed within 4661 Sawmill Road. He requested the appeal be denied and the revocation order upheld.

All exhibits referenced by staff and legal counsel have been attached as Exhibit C.

Attorney Kara Mundy cross-examined Mr. Gibson. She established that Gibson was the primary author of the staff report with input from the technical review committee including Building Division, City Attorney's Office, and emergency services. She questioned him on what investigation occurred between the June 6th application and August 18th approval, with Mr. Gibson explaining the initial denial was based partly on a police report of juveniles fighting and the generic nature of the submittal.

Under questioning, Mr. Gibson stated he had only done exterior site visits, not interior inspections, explaining that is typical for zoning officers while building code issues are handled by others. When asked if he performs due diligence before issuing CZCs, he confirmed he does and that other team members performed interior inspections. He stated there were no unanswered questions or unrequested information during the application process.

Attorney Mundy challenged whether Gibson knew if documents from the Ohio Department of Education pertained specifically to the Upper Arlington location or another Mettle Services location, which Mr. Gibson couldn't confirm. She questioned whether the presence of school-aged children or school transportation vehicles alone determines if a use is permitted, with Mr. Gibson agreeing they don't directly determine use, comparing it to pediatricians' offices and hospitals that also serve children.

When asked about what inspections he personally performed, Mr. Gibson acknowledged he only observed a fleet of school transportation vehicles during exterior inspections. Attorney Mundy questioned whether various factors like police presence, transportation vehicles at other locations, third-party references determine permitted use under the zoning code, with Mr. Gibson consistently answering, "not directly" or "not necessarily."

Detective Michelle Sussi was then called by the city and sworn in. She explained her involvement began when a mother filed a report that her son was violently assaulted by another child at Mettle Services. The mother had been referred to Mettle Services by Hilliard City Schools as a 30-day temporary placement while transferring her son to another school to continue his education and speech therapies.

Detective Sussi described how the mother monitored her son through a recording device and heard him screaming, rushing to Mettle Services to find him alone in a cubicle crying. After the mother filed a police report wanting an investigation of the assault, Detective Sussi went to investigate at 4661 Sawmill Road.

Detective Sussi described her first visit stating no one greeted her when she entered, and no staff were visible until one employee eventually appeared. When she asked where the daycare school area was, he told her she was already in it. She heard a child screaming in the back and saw four empty cubicles, one filthy, another with dirty cots, and several play areas. In the offices along the walls, she found no medical or office equipment—only a dry-erase board and tables where it appeared children did schoolwork. She also saw an aide physically restraining three screaming children and had to order the aide to release a child after witnessing him grab and yank the child's arm.

When asked what type of facility it most resembled, based on her experience with medical offices, daycares, and schools, she said it was clearly “closer to a school” and had absolutely no characteristics of a medical facility. She saw no medical equipment, exam rooms, medical attire, staff badges, waiting area, or reception desk.

Her surveillance over two days confirmed school-like operations, transport vehicles with school transportation signs arrived at 7:30 AM and 2:30 PM. Staff members came out to collect children in the morning and brought them out in the afternoon.

Detective Sussi also detailed her public records request to the Department of Education specifically for the 4661 Sawmill Road address, receiving extensive documents including the student handbook. She emphasized she made the request very specific to that address and that's what she received, though she couldn't recall all documents due to the volume.

Under cross-examination by attorney John Kuhl, Detective Sussi acknowledged knowing Mettle Services claims to provide behavioral health services for severely autistic children but insisted: "That's what they say they do." When asked about specific treatments for autistic children, she carefully distinguished that while she's familiar with facilities and has a close family member who teaches autistic children, she's not familiar with specific medical treatments.

Attorney Kuhl questioned her about the “school-like materials” she observed, such as toys and cots, and asked whether those items could also be found in hospitals or therapy offices. Detective Sussi acknowledged that they could but maintained that the overall environment she saw was consistent with a school rather than a medical facility. She explained that in legitimate behavioral health facilities she had visited, there were quiet, comforting rooms, never cubicles, and typically far more staff who were clearly identifiable as medical professionals, either by wearing scrubs or proper identification.

When questioned about staff credentials, Detective Sussi revealed she had subpoenaed staff information and found they had either a high school education or a college degree. None of them had any kind of medical certifications, or PhDs. This concerned her so much that she had the victim's mother file complaints with the Joint Commission, Board

of Education, Job and Family Services, Youth and Family Services, and Medicaid because she felt that they were getting funds inappropriately.

The surveillance footage she reviewed showed an adult autistic person lying on the floor sleeping during the assault, who had to intervene when staff failed to act, while other children watched movies on a laptop and the staff member stood there and watched. She observed Mr. William McKinney looking and laughing and talking to other staff members while the child was clearly upset in a cubicle.

After a break requested by the court reporter, the appellant presented their case using a PowerPoint (Exhibit D). Attorney John Kuhl argued Mettle Services is a certified, accredited medical service provider treating severely autistic children who cannot participate in school settings. He emphasized the facility has state certification from the Ohio Department of Mental Health, Joint Commission accreditation (which only accredits medical providers), and that nearly 70% of funds come from Medicaid billing.

William McKinney, Mettle Services Executive Director, was sworn in and testified they serve students already diagnosed with autistic spectrum disorder and who are very low functioning. He confirmed state certification through Ohio's Department of Mental Health and national Joint Commission accreditation are both required to provide behavioral health services. The Joint Commission's three-day onsite inspection includes sitting in sessions, reviewing personnel files and electronic records, examining treatment plans and progress notes, and checking minute details down to ceiling tiles.

Mr. McKinney testified Mettle Services at Sawmill Road employs qualified mental health professionals, licensed social workers, speech therapists, and occupational therapists - but no teachers. Services are tracked and billed through CareLogic, a medical software program commonly used throughout the profession, not school software. All patients are autistic, with no services for infants, toddlers, preschoolers, or after-school programs.

He explained students arrive on school transportation because school districts want to relieve the parents of the obligation and hire transportation companies rather than sending school buses for individual students. When asked if children are graded or follow academic curriculum, he answered "no." To the question of whether they provide educational instruction, he responded "we do not."

Under cross-examination by Attorney Aaron Glasgow representing the City, Mr. McKinney confirmed students arrive around 7:30 AM and leave around 2:30 PM during traditional school hours. When pressed that autistic children come to this facility instead of going to a traditional school, McKinney agreed but emphasized they're placed at our facility to work on behavioral health issues because they are so low functioning that they're not going to gain a lot academically until they overcome some of the things that we are working on.

Chair Tolliver called the following speakers from Splendental forward (tenants located in the same building):

- Dr. Douglas Nartker, owner of Splendental on the first floor, described constant disruptive noise, stomping, banging, screaming that interferes with patient care and multiple safety incidents including students leaving unsupervised and one obtaining a hammer before being transported by ambulance. He detailed a serious incident where someone from Mettle Services entered their locked mechanical closet and shut off their dental equipment valves, forcing them to cancel patient care. He also described parking violations and staff feeling intimidated by Mr. McKinney and associates, plus an incident where Ms. Stephanie McKinney required Narcan revival in the parking lot.
- Kevin Derenzo, director of operations at Splendental, challenged McKinney's truthfulness based on 18 months of interactions, noting McKinney owns Mayne Transportation which transported 90% of students until recently. He emphasized that Harmony Bay, supposedly another tenant, is "100% telehealth in Ohio" leaving only Splendental and McKinney's businesses actually using the building. He argued the Ohio building code classifies use by what actually occurs, not business names, citing code sections defining educational and institutional uses based on children receiving supervision or care for less than 24 hours.
- Practice manager Stacy Wayt described almost two years of disrupted operations since McKinney's company purchased the building, with visitors regularly referring to the operation as 'the school.' She detailed futile attempts to control noise affecting their anxiety-prone patients, noting children were moved to a UA school for summer programming then returned when most schools start up again after summer break.
- Dental assistant Nemo Nassim recounted witnessing a visibly distressed driver reporting a child had attacked her while driving, hitting and choking her, and seeing an unsupervised special needs child with a red backpack running alongside the building dangerously close to the roadway.
- Lead dental assistant Jackie Lemus, with five years at the practice, observed no controlled entry, individuals walking freely in and out, children outside without supervision including one circling the building several minutes and going up and down the elevator, and emergency personnel assisting children, including some strapped to a stretcher visible through their windows.

Attorney Kuhl briefly responded that no public comment addressed whether behavioral health services were being provided, only describing behaviors consistent with severely autistic children receiving treatment for their conditions.

Executive Session

A motion was made by Ms. Mitchell, seconded by Mr. Carpenter to enter into Executive Session pursuant to O.R.C. Section 121.22 (G)(1) – Appeal of City Staff's determination to revoke Certificate of Zoning Compliance #25-2703 concerning a medical office use.

Roll Call	Vote
Barringer	Aye
Boyer	Aye
Carpenter	Aye

McGrath	Aye
Mitchell	Aye
Tolliver	Aye
Westbrook	Aye

The motion carried and the Board went into Executive Session at 9:45 p.m.
The Board reconvened into open session at 10:14 p.m.

Chair Tolliver called for a motion to return from executive session moved by Mr. Westbrook, seconded by Mr. Carpenter to return from executive session.

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

VOTING NAY: None

ABSENT: None

The motion carried (7-0).

After deliberation in executive session, Board members shared their rationale for upholding the City's decision. They concluded that while some medical services may be provided, the operation more closely resembled a school or daycare use based on the schedule, transportation patterns, and activities observed. Board members noted that school uses are prohibited in this zoning district.

Chair Tolliver called for a Motion to affirm the director’s determination to revoke Certificate of Zoning Compliance #25-2703 for Mettle Services due to non-medical office use. Moved by Ms. Mitchell, seconded by Mr. Westbrook to affirm the Directors appeal to revoke Certificate of Zoning Compliance #25-2703 concerning a medical office use.

Roll Call	**Vote**
Barringer	Aye
Boyer	Aye
Carpenter	Aye
McGrath	Aye
Mitchell	Aye
Tolliver	Aye
Westbrook	Aye

The motion carried (7-0).

Adjournment

There being no further business, Chair Tolliver called for a motion to adjourn. Mr. Westbrook moved, seconded by Mr. Carpenter, to adjourn. The motion carried unanimously, and the meeting was adjourned at 10:20 p.m.

ATTEST:

CHAIR:

Exhibit A.
11/19/25
BZAP

Mettle Services
4661 Sawmill Road
Suite 200
Columbus, Ohio 43220

Student Handbook

Mission

Mettle Services provides validated and empirically based, quality services to students with autism spectrum disorders to assist them in reaching their full potential as an individual.

Vision

Mettle Services aspires to be the leading organization serving autism spectrum disorders enabling maximum success for the students and their families.

Values

- Demonstrate unparalleled commitment to students that will allow them to reach their utmost potential;
- enhance the work experience for employees through a supportive and encouraging environment; and
- develop an enduring organization that will sustain an impact to our students and community for years to come.

Dear Parent/Guardian

During the school year we take photographs of school activities involving students to share the school's positive vibe and updates. By which, incidentally, some photographs may capture your child's participation directly or indirectly.

These photographs may be published through our schools websites or other websites related to our school, social media and other formats to promote the school and its program. With this we would like your consent to allow us to use images of your child to promote the school in a positive way.

If we can use your child's photograph/image please reply yes to this email or simply sign the bottom of the form and return.

I hereby allow my child's photograph/image to be used by METTLE SERVICES to promote the school and activities Parent/Guardian Name_____ Date_____

I do not allow METTLE SERVICES to use my child's photograph/image to be used by to promote the school and activities Parent/Guardian Name _____ Date_____

Student Name _____

Contact Information _____

Incompletes and/or Make-Up Work

A. MAKE UP WORK

When a student returns to school following an excused absence, the student will be permitted to make up the work covered during the absence. It is the student's responsibility to take the initiative and make arrangements for this. The student has the same number of school days missed, plus one, to make up his or her work as they were absent. This time period begins upon a student's return to school. Students who will miss class for any school sponsored field trip must make arrangements with teachers before leaving concerning the work that will be missed.

B. INCOMPLETES

Any student who receives an incomplete for a Nine Weeks Grade will have the appropriate time, as stated above, to finish the assigned work for that particular class. If the work is not made up in the appropriate time, then the student will receive a failing grade for that assignment, which will then be averaged with the other grades to determine the student's final grade.

STUDENT ABUSE AND NEGLECT

Mettle Services is concerned with the physical and mental well-being of the students and will cooperate in the identification and reporting of cases of child abuse or neglect in accordance with law.

Every official and employee, who, in connection with his/her position, knows or suspects child abuse or neglect must immediately report that knowledge or suspicion to a public children's services or local law enforcement agency. Such reporting shall be required in every case that reasonably indicates that a child under the age of eighteen (18) or a physically or mentally disabled child under the age of twenty-one (21) has been abused (physically or mentally) or neglected or faces the threat of being abused or neglected.

The official and employee making the report shall also notify the appropriate administrator according to the Reporting Procedure for Student Abuse or Neglect.

The principal should be mindful of the possibility of physical or mental abuse being inflicted on a student by an employee. Any such instances, whether real or alleged, should be dealt with in accordance with the administrative guidelines and employees must report suspected abuse to public children's services or local law enforcement agency even when the suspected abuser is another official or employee.

The identity of the reporting person shall be confidential, subject only to disclosure by consent or court order. Information concerning alleged child abuse of a student is confidential information and is not to be shared with any unauthorized person. A staff member who violates this policy may be subject to disciplinary action and/or civil and/or criminal penalties.

A law enforcement officer or children's services agency investigating child abuse or neglect may interview a student on school grounds.

POLICY ON TRUANCY AND ATTENDANCE

Daily attendance in school is essential to the educational process and academic success. Failure to demonstrate consistent attendance can negatively impact the students learning and future success.

Responsibility for assuring that students attend school rests by statute with the student's parent or guardian. To assist parents in meeting this responsibility, Mettle Services administration will make a strong effort to prevent and remedy truancy in its early stages for students who are found to be truant. METTLE SERVICES shall keep a record of every excused and unexcused absence of each student. If no report of absence or written excuse is received, the absence shall be deemed unexcused. When a student has not been properly excused by a parent, or school officials from school/class, he/she can be considered truant.

Consequences of excessive excused absenteeism will be determined at the discretion of the Dir ector.

The law of the State of Ohio recognizes six reasons for absence from school:

- A personal illness or injury
- A family illness
- The quarantine of the home
- The death of a relative
- A religious holiday- these absences must be arranged in advance and be approved b y the Director
- Emergencies- these must be considered by the Director to be a good and sufficient cause for

Attendance / Truancy Policy –

- After 5 days of unexcused absences (no calls, etc), a **Mettle Staff** member will call the family to check on the student:
  - If staff are unable to reach their parents, calls will be made daily up to day 10.
  - If staff are able to reach parents, the staff will determine the reasons for the absences and what if / any support is needed.
- After 10 days:
  - If a parent was reached after 5 days, and their child is still not attending, **Mettle Staff** will call the parents and follow up on the situation and determine the reasons and if help is needed.
  - If a parent still has not called the school or returned calls, the name will be sent to administration. An **Administrator from METTLE SERVICES will call the parents**.

Consequences for extended truancy can include, but not limited to:

- Retained for the year.
- Failure to graduate on time.
- Termination of scholarship.
- Administrative withdrawal from school.

Final decision on truancy will be at the discretion of the Director.

Documentation: Mettle Services has the right to request documentation of a legitimate excuse for an absence. If a student misses more than one day for an illness the administration may require a written statement from a physician or mental health professional documenting the illness and recommend

that the student not attend school. Written documentation may also be required for an absence to be excused for illness in the family, quarantine, medical/dental appointments, and college visits. If this documentation is not provided the absences will be recorded as unexcused absences and treated accordingly.

A. Administrative and/or Medical Excuses

The following reasons for absence, with proper documented evidence provided, will be considered to be Administrative and/or Medically Excused. The documented evidence (note, etc.) must be turned into the school office within three school days following the absence:

1. Personal illness requiring care from a physician
2. Critical illness in the family
3. Quarantine in the home
4. Observance of religious holidays
5. Death of a relative
6. Court appearance
7. Special circumstances with prior approval by the principal (this would include special situations such as family vacations etc.)

B. PARENTAL EXCUSES

Parents or legal guardians of a student may write a note stating the reason for the absence, which will

excuse the student from school. This note must be handed into the office within three school days following the absence.

C. UNEXCUSED ABSENCE

Any absence without a proper excuse being turned into the school office within three school days after the absence. Credit for work missed during this time will not be granted.

D. EMERGENCY ADMINISTRATIVE REMOVAL

Any member of the Mettle Services Staff may remove any student from any class(es) if the student's continued presence interferes with the ability of the rest of the class to function in an orderly manner, or presents a danger to any other student. The decision of credit earned and/or make up work is left up to the discretion of the administrator in charge at the time.

E. STUDENT WITHDRAWAL

Mettle Services may decline service to students for egregious or dangerous behavior. The behavior would include physical or repetitive verbal confrontation with any staff member, destruction of property, making threats of violence to staff or students, and any violation that requires expulsion by Ohio laws.

A student may withdraw for any reason from METTLE SERVICES.

DRESS CODE

All students attending Mettle Services must adhere to the following standards of dress, which are intended to promote a positive educational atmosphere.

1. All clothing, make-up, jewelry, and/or hair styles must not disrupt the educational atmosphere of the building.
2. All clothing shall be neat, clean, and well fitting.
3. Clothing must not contain any obscene or inappropriate symbols, advertisements, and/or language. Any reference to tobacco, alcohol, or other drugs, in any form, is not permitted.
4. Clothes may not have any torn or ripped seams. All shirts, skirts, dresses, or shorts may not contain any holes. Any holes in pants must be very small and be lower than the acceptable line for shorts.
5. Dark glasses may not be worn during the school day except under a written doctor's order.
6. Hats, hoods, or head coverings are not permitted to be worn during the school day.
7. No chains are permitted.
8. Shoes must be of the type that adheres to the heel of the foot. No "flip-flop" types of sandals are permitted.
9. Jackets and/or coats are not permitted to be worn to "cover up" otherwise inappropriate dress.
10. All shirts must cover the entire midriff area and complete top of pants and/or skirt when standing, sitting, or walking. In addition, the shoulder area of the shirt must cover at least three inches off the shoulder.
11. The neckline of all tops must be cut in a manner that insures modesty.
12. Pants must extend below the knee and be worn around the waist.
13. Shorts are permitted during Aug., Sept., Oct., Apr., May, and June. All shorts must be loose fitting with no slits, holes, tears, patches, or frayed ends. Shorts must be a reasonable length to ensure modesty. As a general rule, shorts should extend below their knuckles when they are standing erect with their arms at their sides.
14. Skirts and/or dresses must be of a reasonable length and fit to ensure modesty and must also adhere to all other dress code regulations.

Any student found in violation of the dress code will be sent to the office and not permitted to attend classes until suitable changes have been made. Any classes missed will be considered as an unexcused absence. Students will not be permitted to leave the school building but rather will have to make arrangements for proper clothing to be brought to school. The interpretation and enforcement of the dress code will be at the sole discretion of the building administrator(s). Any situation not covered will also be at the sole discretion of the building administrator(s).

INSUBORDINATION - A student shall not fail to comply with directions of teachers, student teachers, substitute teachers, teacher aides, principal, or other authorized school personnel during any period of time when the student is under the authority of school personnel.

DISRESPECT - Mutual respect between students and teachers and students toward student is a key element for successful communication. Students need to keep in mind that negative comments and rudeness are not behaviors to be tolerated. Due to this, a student shall not demonstrate by overt action any disrespect or intimidation toward school personnel and other students.

PROFANITY - Students shall not use any profane or offensive language anywhere on school property or while attending any school functions. This includes bringing or using any offensive written or auditory materials.

ELECTRONIC DEVICES, ETC - Cellular phones, laptop, compact disc players, paging devices, radios, tape recorders, video games, etc. are **not permitted to be turned on or used during**

normal school hours. Students who need to have cell phones at school need to keep them in their book bags, purses, or some other location out of sight.

CHEATING - Any student caught cheating, as defined by the classroom teacher, will fail the assignment with the first offense. Any subsequent offense in the same year will result in failure for the grading period. The teacher must have a conference with the student and parent when a student is caught cheating. The teacher will make every effort to contact the parent before the end of the next school day.

SOCIAL MEDIA – Is not to be used or accessed during school hours unless the student is given explicit permission to use it for educational purposes. Student's refusal to comply with this may lose their access to electronic devices during school hours/functions. Any issues occurring on social media outside of school is not under school jurisdiction and should be directed to the proper authorities when parents deem it necessary.

STUDENT SEARCH - Upon authorization of the principal, a student may be searched. Authorization is only given if there is reasonable suspicion that the student is carrying items which may be in violation of school rules or criminal acts.

Assault

A student shall not behave in such a way that could threaten to cause physical injury to another person. A student shall not assemble to observe or encourage an assault nor inhibit school personnel from intervening when an assault occurs.

Gang Activity Policy

Students are prohibited from engaging in gang activities while at School, on School property, or at a School related function or sponsored event.

The term "gang" is defined as any ongoing organization, association, or group of three or more persons, whether formal or informal, having as one of its primary activities the endorsement of or participation in one or more criminal acts, which has an identifiable name or identifying sign or symbol, and whose members individually or collectively engage in or have engaged in a pattern of criminal gang activity.

The term "gang activity" is defined as any conduct engaged in by a student: 1. on behalf of a gang; 2. to perpetuate the existence of any gang; 3. to effect the common purpose and design of any gang; or 4. to represent a gang affiliation, loyalty or membership in any way while on School grounds or while attending a School function. These activities include: recruiting students for membership in any gang and threatening or intimidating other Students or Staff against his/her/their will to promote the common purpose and design of any gang.

Any violation of this policy is grounds for either suspension or expulsion from the School

Policy on Alcohol, Prescription, Over-the-Counter and Illegal Drug Use

Consumption of alcoholic beverages by anyone under the age of twenty-one (21) is illegal in the State of Ohio. Abuse or misuse of prescription and over-the-counter medications is illegal. Prescription medications taken during the school day are to be dispensed by staff members designated by school administration. The use of illegal drugs is, obviously, illegal. Additionally, any

student using, possessing, distributing, trading for, or selling alcohol, prescription drugs, over-the-counter medications and/or illegal drugs may be subject to the following consequences:

- Immediate removal from school activities.
- A mandatory meeting with the student's parent/guardian;
- Alcohol and/or Drug Assessment completed by a professional agency at the student's or family's expense prior to returning to school with a follow up meeting to discuss the
- results with student, parent/guardian and an administrator
- Referral to local law enforcement agencies;
- Suspension from Highland Community Learning Center;
- Expulsion from Highland Community Learning Center.

Policy on Plagiarism and Cheating

Cheating on academic and experiential work and plagiarism of any kind is inconsistent with the objectives of The Mettle Services and, in some instances, plagiarism is a violation of the law.

Plagiarism Defined: The Mettle Services defines plagiarism broadly to include the stealing and/or passing off of the ideas, words and works of another as one's own. Plagiarism can take many forms including, but not limited to: The words or ideas of another taken from a variety of sources including, books, magazines, the Internet, newspapers, interviews, television programs and other sources combined with the attempt to use these words or ideas in any format without documenting their source. Whenever in doubt about the origin of thoughts, ideas, words, phrases, or works, students should cite the source for the material rather than run the risk of engaging in plagiarism.

Consequences:

Students who are caught cheating on evaluative tools will be deemed to have earned no credit for the specific piece of work and will forfeit the right to an alternative evaluation. Consequences for students who engage in plagiarism can range from earning no credit on the specific academic assignment to earning no academic credit for the class in which the plagiarism took place. The determination of the sanction for an act of plagiarism begins with the classroom teacher and progresses to the discretion of the
Administration when the behavior is chronic or credit for the course is in question.
Behaviors associated with this category may result in suspension or expulsion from Highland Community Learning Center.

Policy on Smoking and Tobacco Use

Smoking or any other method of tobacco use by anyone under the age of eighteen (18) is illegal in the State of Ohio. Additionally, smoking at or within sight of Mettle Servicesis prohibited regardless of age, and can result in the following consequences:

- Immediate removal from school activities;
- Immediate contact of the student's parent/guardian;
- A mandatory meeting with the student's parent/guardian;
- Referral to local law enforcement agencies;
- Suspension from Highland Community Learning Center;
- Expulsion from Highland Community Learning Center.

Policy on Theft and Stealing

Theft and stealing of personal property of students, staff, or faculty and/or theft of school property violates the law and undermines Highland Community Learning Center. Consequences for students who steal include removal, suspension and expulsion from Highland Community Learning Center. Where appropriate, Mettle Services will provide information to the Police Department and will support prosecution of individuals engaging in illegal activity including theft and stealing. Behaviors associated with this category may result in suspension or expulsion from Highland Community Learning Center.

Weapons Policy

No student shall possess, use, or deliver a weapon on school property or at any school activity whether or not on school property. Weapons include but are not limited to the following: firearms, daggers, swords, knives, and any other cutting or stabbing instruments, explosive devices, mace, and electrical-mechanical devices. It is a violation of federal law for a firearm to be in a vehicle on, or in the proximate vicinity of school property.

Incidents of students possessing weapons will be reported to the student's parents and to the appropriate law enforcement agency. Disciplinary and/or legal action will be taken against students who possess weapons and with students who assist in the possession in any way.

Students bringing weapons to school or in possession of a weapon at school or any school activity or event may be expelled as a result of the seriousness of the infraction.

Policy on Vandalism and other Damage to School and Personal Property

Vandalism and damage to school property and personal property of students, faculty and staff is inconsistent with the objectives of The Mettle Servicesand, in most instances, a violation of the law. Consequences for students who engage in this activity include removal, suspension and expulsion from The Highland Community Learning Center. Where appropriate, The Mettle Serviceswill provide information to the Police Department and will support prosecution of individuals engaging in illegal activity including vandalism and damage to school and personal property. Behaviors associated with this category may result in suspension or expulsion from The Highland Community Learning Center.

SUSPENSION AND EXPULSION:

The Director may expel a student for any of the following reasons.
These include, but are not limited to:
1. Possession, use of or transmission of a weapon including, but not limited to a gun, knife, razor, explosive, ice pick or club.
2. Possession, use of or transmission of a substance capable of modifying mood or behavior.
3. Using any article as a weapon or in a manner calculated to threaten any person.
4. Committing a serious breach of conduct including, but not limited to, an assault on school personnel or on another Student, lewd or lascivious act, arson, vandalism or any other such act, which disrupts or tends to disrupt the orderly conduct of the school activity.
5. Engaging in less serious but continuing misconduct including, but not limited to, the use of profane, obscene or abusive language, or other acts that are detrimental to the educational function of the school.
Prior to expulsion, the student has the right to a fair hearing.

Suspension offenses include but are not limited to the following:
1. Fighting or other dangerous and/or disruptive behavior.

2. Smoking on school grounds or possession of tobacco products.
3. Being under the influence or possession of alcoholic beverages on school grounds.
4. Defacing or vandalism of school property.
5. Igniting any flammable substance or possession of products such as lighters.
6. Harassment of students, faculty, staff, parents, substitutes or visitors and/or insubordination
7. Repetitive disruptive behavior
8. Rude or vulgar language, gestures, pictures or actions.
9. Not abiding to state and school rules during State Testing
10. Actions deemed to be unsafe or containing the potential to disrupt the educational setting at Mettle Services.

Service Delivery

A licensed intervention specialist will coordinate all educational endeavors and focus educational growth based on the individual needs of each student. The educational plan will be individualized and be measured for improvement. The evidence of progress will be reported to the parents on a regular basis. A quarterly report will be sent to the parents regarding academic progress and social skill improvements. The educational plan will be coordinated with the home district's special education department, the parents, and any other stakeholders interacting with the student.

TRANSPORTATION

Student transportation

Student transportation is the sole responsibility of the parent/guardian or the sending school district.

Mettle Services

Allergy Policy

June 2024

CHILDREN WITH LIFE-THREATENING ALLERGIES

General Information about Allergies

The first two pages of this guide are intended to give the reader general information about allergies, the importance of prevention and general considerations when planning for children with life-threatening allergies.

Common causes of life-threatening allergies may include food allergies, bee or insect stings, as well as medicine and latex.

Allergic reactions to natural latex rubber frequently have been reported, particularly in children with chronic conditions, such as spina bifida, and urological anomalies.

Bee Sting Allergy Facts

While pain, redness, swelling, and itching commonly occur after a sting from a venomous insect, only a limited portion of the population is truly allergic or hypersensitive to bee or wasp stings. Stinging insects are limited to the order Hymenoptera, which includes wasps, bees, yellow jackets, and hornets. Remove the stinger as quickly as possible, because venom continues to enter the skin from the stinger for forty- five (45) to sixty (60) seconds following a sting. If removed

within fifteen (15) seconds of the sting, the severity of the sting is reduced. A stinger should be scraped away with the edge of a credit card or similar object; it should never be squeezed or removed with tweezers as this can inject more venom from the sac.

Symptoms can begin immediately following the sting or up to thirty (30) minutes later and might last for hours. Anaphylaxis is a rapidly progressive life-threatening reaction and medical emergency that can occur when individuals with venom allergy are stung.

Food Allergy Facts

Forty to fifty percent of those persons with a diagnosed food allergy are judged to have a high risk of anaphylaxis (a life-threatening allergic reaction). Food allergy reactions have the possibility of developing into a life threatening and potentially fatal anaphylactic reaction. A life-threatening reaction can occur within minutes after exposure to the allergen.

Allergic reactions to food vary among students and can range from mild to severe life-threatening anaphylactic reactions. Prior reaction severity does not indicate future risk as reactions can progress over time. Some students, who are very sensitive, may react to just touching or inhaling the allergen but this rarely results in a life-threatening anaphylactic reaction, which almost always requires ingestion. The severity of a reaction is not predictable. However, the student with an undiagnosed food allergy may experience his/her first food allergy reaction at school.

Eight foods account for 90% of total food allergies

Peanut Tree nut

Milk Egg

Soy Wheat

Fish Shellfish

Many students with food allergies who have experienced a life threatening (anaphylactic) reaction may be aware of their own mortality. The emotional, as well as the physical, needs of the child must be respected. Children with food allergies are at-risk for eating disorders or teasing or bullying.

Anaphylaxis

Anaphylaxis is a potentially life-threatening medical condition occurring in allergic individuals after exposure to their specific allergens. Anaphylaxis refers to a collection of symptoms affecting multiple systems in the body. The most dangerous symptoms include breathing difficulties and a drop in blood pressure or shock that are potentially fatal.

A. Recognizing Signs of Anaphylaxis
- Flushing and/or swelling of the face
- Itching and/or swelling of the lips, tongue or mouth
- Itching and/or sense of tightness in the throat or chest, hoarseness, difficulty breathing and/or swallowing
- Hives, itchy rash and/or swelling about the face, body or extremities
- Nausea, abdominal cramps, vomiting
- Shortness of breath, repetitive coughing and/or wheezing

- Faint, rapid pulse, low blood pressure
- Lightheadedness, feeling faint, collapse
- Distress, anxiety and a sense of dread
- Tingling in hands, feet, lips or scalp

B. How a Child Might Describe a Reaction (Food Allergy News, Vol. 13, No 2 ©The Food Allergy & Anaphylaxis Network)

- This food is too spicy
- My tongue Is hot (or burning)
- It feels like something is poking my tongue
- My tongue (or mouth) is tingling (or burning)
- My tongue (or mouth) itches
- It (my tongue) feels like there is hair on it
- My mouth feels funny
- There's a frog in my throat
- There's something stuck in my throat
- My tongue feels full (or heavy)
- My lips feel tight
- It feels like there are bugs in there (to describe itchy ears)
- It (my throat) feels thick
- It feels like a bump is on the back of my tongue (throat)
- My throat hurts

Anaphylaxis typically occurs either immediately or up to 1-3 hours following allergen exposure. Anaphylaxis can be successfully treated with the administration of epinephrine, a prescribed medication that immediately counteracts the life-threatening symptoms. Epinephrine is administered by an injection that is easily administered.

In about one third of anaphylactic reactions, the initial symptoms are followed by a late phase of symptoms two to four hours later. It is imperative that following the administration of epinephrine, the student be transported by emergency medical services to the nearest hospital department even if the symptoms appear to have been resolved. When in doubt, medical advice indicates that it is better to give the students prescribed epinephrine and seek medical attention. Risk from administration of epinephrine at a dose available in prefilled auto-injectors is minimal and benefit is great; thus, when in doubt epinephrine should be administered.

Individual Health Care Plan

An Individual Health Care Plan puts in writing what the school can do to accommodate the individual needs of a child with a life-threatening allergy. Prior to initial entry into school (or immediately after the diagnosis of a life-threatening allergic condition), the parent/guardian should meet with the building principal or admissions coordinator to develop an Individualized Health Care Plan. This plan details the preventative steps a school will take to help protect a student with life threatening allergies.

The Individual Health Care Plan details specifically what steps staff must take in the event of an emergency.

Section 504 procedures must be followed to identify and provide accommodations or services for students' eligible under Section 504. Any 504 plan should be reviewed annually.

Importance of Prevention

Protecting a student from exposure to offending allergens is the most important way to prevent life threatening anaphylaxis. Most anaphylactic reactions occur when a child is accidentally exposed to a substance to which s/he is allergic, such as foods, medicines, insects, and latex. Avoidance is the key to preventing a reaction.

School is a setting in which accidental ingestion of a food allergen can occur, due to such factors as the large number of students, potential increased exposure of the food allergic student to food allergens, as well as potential cross-contamination of tables, desks, and other surfaces. Other risk areas and activities for the student with food allergies include:

A. The cafeteria
B. Food sharing
C. Hidden ingredients
D. Craft, art and science projects
E. Bus transportation
F. Fundraisers
G. Bake sales
H. Parties and holiday celebrations
I. Keyboards
J. Field trips
K. Before and after school hours school sponsored events (dances, after school clubs and sports)
L. Substitute teaching staff being unaware of the allergic student

Ingestion of the food allergen is the principal route of exposure; however, it is possible for a student to react to tactile (touch) exposure or, in rare cases, inhalation exposure. The amount of food needed to trigger a reaction depends on multiple variables but cross contamination with shared utensils or food preparation equipment may be enough exposure to cause a reaction. Each food allergic person's level of sensitivity may fluctuate over time. The symptoms of a food allergy reaction are specific to each individual. S/He should be medically evaluated and information provided to the school district regarding the individual student from the medical provider.

As required for an individual student, district procedures shall be in place at school to address allergy issues in the following risk areas: classrooms and physical education, food service/cafeteria, for art, science, and mathematics, projects, crafts, outdoor activity areas, school buses, field trips, and before and after-school activities.

GENERAL GUIDELINES

This next section serves as a guide to outline the range of responsibilities staff can have concerning a child with a life-threatening allergy. Note that each child's team ultimately determines the responsibilities of individual staff members. This guide will help teams determine which accommodations are necessary for a given child.

Epinephrine by auto-injector should always be readily accessible and reasonably secure during school hours. It may be carried out by the student if appropriate in compliance with Ohio Revised Code 3313.718. To promote rapid life-saving steps, emergency medication should be in a safe, accessible and reasonably secure location that can be properly supervised by a school nurse or

other authorized and trained staff members. Key staff members, such as the teacher, principal and cafeteria staff, should know where the auto-injector is stored even if they are not trained to administer it. All staff trained in use of epinephrine should know exactly where it is located. Identification of the place where the epinephrine is stored should be written in the student's health care plan. When epinephrine is administered, there shall be immediate notification of the local emergency response services system (911), followed by notification of the school nurse, principal and / or director and student's parents.

Students are not carrying their medication on their person. All medication should be locked up in the office. A list of staff trained in medication administration and use of epi pen will be kept.

The school system shall maintain a list of those school personnel authorized and trained to administer epinephrine by auto-injector.

Guidelines for Students with Life-Threatening Allergies

The long-term goal is for the student with life threatening allergies to be independent in the prevention, care, and management of their allergies and reactions based on their developmental level. To this end students with life-threatening allergies are asked to follow these guidelines.

- It is important NOT to trade or share foods.
- Wash hands with soap and water before and after eating. Hand sanitizers are not a substitute for proper hand washing with soap and water and will not remove food allergens.
- Learn to recognize symptoms of an allergic reaction and notify an adult immediately if a reaction is suspected.
- Promptly inform an adult as soon as accidental exposure occurs or symptoms appear.
- Develop a relationship with the building nurse and at least one other trusted adult in the school to assist in identifying issues related to the management of the allergy in school.
- Do not eat anything with unknown ingredients or ingredients known to contain an allergen.
- Develop a habit of always reading ingredients before eating food.
- Don't provoke a known nest or hive for stinging insects.
- Never board the bus if you are experiencing any symptoms of an allergic reaction.
- If medically necessary, the student is responsible for carrying medication(s). If a Medic Alert bracelet is provided by the parent, the child is responsible for wearing the ID at all times.
- Advocate in situations that the student might perceive as compromising their health.

Guidelines for Parents/Guardians

Parents/guardians are asked to assist the school in the prevention, care and management of their child's allergies and reactions. Additionally, parents are encouraged to foster independence on the part of their child, based on her/his developmental level. To achieve this goal, parents are asked to follow these guidelines.

A. Inform the building nurse in writing of your child's allergies prior to the opening of school (or immediately after a diagnosis) and request a meeting with the school nurse to develop an

Individual Health Care Plan/ & Allergy Action Plan be scheduled. Provide if appropriate:

- Medication orders from the licensed provider included on a written allergy treatment plan with specifications for what treatment should be given according to symptoms that may occur during an allergic reaction. Ohio Revised Code 3313.718, 3313.713, and the school district's drug policy requirements must be followed.

- Up-to-date epinephrine injector and other necessary medication(s)
- Annual updates on your child's allergy status including a description of student's past allergic reactions, including triggers and warning signs

- A current picture of your child, for the IHCP, for use in the school and bus. Picture will be provided by the school photographer.

- If the child carries medication, periodically check for expiration dates and replace medication as needed

B. Participate in developing an Individual Health Care Plan, which includes an Allergy Action Plan, with the building nurse.

C. Notify supervisors of before and after school activities regarding your child's allergy and provide necessary medication.

D. May introduce your child to the cafeteria staff to explain your child's allergy.

E. The school will not exclude an allergic student from a field trip due to an allergy, unless medically necessary to do so.

Food at Mettle

A. If needed, help provide input on an "allergy-free" eating area in the cafeteria.

B. Provide safe classroom snacks for your own child.

It is important that children take increased responsibility for their allergies as they grow older and as they become developmentally ready. Consider teaching your child to:

A. Understand the seriousness and recognize the first symptoms of an allergic/anaphylactic reaction and notify an adult immediately.

B. Carry his/her own epinephrine injector when appropriate (or know where the epinephrine injector is kept), and be trained in how to administer her/his own epinephrine injector, when this is an age- appropriate task. Ohio Revised Code 3313.718, 3313.713, and the applicable school district policy requirements must be followed.

C. Recognize safe and unsafe foods and do not share snacks, lunches, or drinks.

D. Encourage the habit of reading ingredient labels before eating food.

E. Understand the importance of hand washing before and after eating.

F. Report teasing, bullying, and threats to an adult authority.

G. Inform others of your allergy and specific needs.

Guidelines for Administration

As required by a student health care plan~~/504~~, a school team should be established to adequately prevent, recognize and respond to allergic reactions. Administrators are asked to assist the school team in the prevention, care and management of children with allergies and reactions, using the Individual Health Care Plan~~/504 plan~~.

A. Offer training and education for staff regarding:

- Food allergies, insect stings, medications, latex, etc.
- How to read food labels.
- How to recognize symptoms of anaphylaxis.
- Emergency and Risk reduction procedures including having periodic anaphylaxis training. This training should be a practice in the procedures that would be carried out if there were an anaphylactic emergency. The training may include but is not limited to: who helps the student, who retrieves the epinephrine injector or administers it, who calls 911, and who direct the paramedics to the child.
- How to administer an epinephrine injector for an emergency. Optimally, training will include hands on practice with an epinephrine training device(s).
- Special training for food service personnel and lunch/recess monitors.

B. If necessary, arrange for an allergy-free table in the lunchroom and/or provide an allergen free lunch substitute.

C. Have the custodian wash doorknobs, tables, desks, and other potentially contaminated surfaces when cleaning the classroom, as needed.

D. Plan for student transitions each spring for the next school year.

E. Educators are encouraged to foster independence on the part of children, based on her/his development level.

Guidelines for the Classroom

Since Mettle Services does not have a school nurse on site, the teachers are ultimately the students' first line of defense. Teachers are asked to assist the school team in the preventative care and management of children with allergies and reactions. Educators are encouraged to foster independence on the part of children, based on their developmental level. To achieve this goal, teachers are asked to consider these guidelines as they work with their team to develop an Individual Health Care Plan for a student with a life-threatening allergy.

A. Prior to the start of school, teachers will receive the Individual Health Care Plan of any student(s) in the classroom with life-threatening allergies.

B. Participate, as needed, in any team meetings for the student with life-threatening allergies and in- service training.

C. Keep accessible the student's Individual Health Care Plan with photos in the classroom.

D. In the event of an allergic reaction the Individual Health Care Plan should be activated. Be sure both student teacher and classroom aides are informed of the student's allergies and care management.

E. Parents may request that the teacher notify parents in the class that there is a child in the class with a life-threatening food allergy.

F. Reinforce school guidelines on bullying and teasing to avoid stigmatizing, or harassing students with food allergies.

G. When possible, inform parents of the allergic child in advance of any in class special events where an allergen may be present.

H. Never question or hesitate to immediately initiate the Individual Health Care Plan if a student reports signs of an allergic reaction.

I. Students with severe allergies should not be sent home on the bus if they report any symptoms of an allergic reaction, no matter how "minor".

J. Have students wash hands if they come in contact with an allergen.

K. Sharing or trading food in the classroom should be prohibited.

Snacks/Lunch Time

A. If contamination from foods is suspected, have the students clean the desks with a fresh paper towel and soap for every desk (to avoid cross-contamination).

B. Encourage hand washing before and after eating. Hand sanitizers do not effectively remove food allergens.

C. A parent or guardian of a student with food allergies is responsible for providing classroom snacks for his/her own child. These snacks should be kept in a separate snack box or chest.

Classroom Activities

A. Consider the presence of allergenic foods in classroom activities (e.g., arts and crafts, science projects, and celebrations, or other projects). Modify class materials as needed.

B. If a food event has been held in an allergic child's classroom(s), the tables and chairs need to be disinfected by school staff .

C. Try not to isolate or exclude a child because of allergies (e.g. using candy as part of a math lesson).

D. Encourage the use of stickers, pencils, or other non-food items as rewards instead of food.

E. If an animal is invited to the classroom, special attention must be paid to other allergies children may have (e.g. dander) and to the animal's food (peanuts, soy milk).

F. For birthday parties, encourage non-food treats.

Field Trips

A. Consider the student when planning a field trip due to a risk of allergen exposure. Field trips should be chosen carefully; no student should be excluded from a field trip due to risk of allergen exposure, unless medically necessary.

B. Collaborate with the building principal or admissions coordinator prior to planning a field trip. Ensure Benadryl, epinephrine injector and Allergy Action Plan are taken on field trips with trained personnel.

C. Consider eating situations on field trips and plan for prevention of exposure to the student's life- threatening foods.

D. Invite parents of student(s) at risk for anaphylaxis to accompany their child on school trips, in addition to the chaperone(s). However, the parent's presence at a field trip is not required.

E. Notify parents if special meals are needed before the field trip.

F. Keep allergic children's meals separate to avoid cross-contamination.

G. Encourage hand washing before and after meals.

H. A cell phone or other communication device must be available on the field trip for emergency calls.

TRANSPORTATION DEPARTMENT GUIDELINES

Parents are strongly encouraged to share any pertinent information with transportation personnel that will allow the best service to students.

Mettle Services may provide annual training for school bus drivers on managing life- threatening allergies and this training shall be completed through the yearly Public School Works online training. Training will include emergency medication administration.

A. A student who is suspected of or has been confirmed to be having an active allergic reaction should never be allowed to board the bus. In this case, the driver should notify transportation of the situation. If the incident is during a field trip, the driver should notify a trip chaperone immediately.

B. School bus drivers shall adhere to the school bus policy of no food eating allowed on school buses.

C. All school bus drivers are to either have a cell phone available, be able to contact transportation via the two-way radio, or have someone call 911 for them when an allergic reaction is suspected.

D. School bus drivers shall review the Individual Health Care plan of the student with life-threatening allergies.

SAFETY INFORMATION and POLICIES

A. ACCIDENTS

Students who are injured at school should report the injury to the adult supervising the activity. The teacher should then report the injury to the office. The accident report form will be kept on file in the high school office and the administration building for one year.

B. MEDICATION REGULATIONS

In order to protect our school personnel and the student's receiving medication, Mettle Services has adopted a policy regarding this matter. To comply with policy the following guidelines will be used:
All prescription drugs (including inhalers), over-the-counter drugs, and oral medication (excluding analgesics, antacids, and cough drops) to be given by school personnel to a student will be given only if written instructions signed by parent and physician are on file in the school office. Forms are available in the office upon request. This form will include:

A. Child's Name
B. Name of medication
C. Purpose of medication
D. Time to be administered
E. Dosage
F. Possible side effects
G. Termination date for administering the medication

Medication will NOT be given without a signed request from the parent and the physician. Parents must assume responsibility for informing the principal or office of any change in the child's health or change in medication.

Analgesics will be given with a parent's signature only. ASPIRIN WILL NOT BE GIVEN UNDER ANY CIRCUMSTANCES BECAUSE OF THE DANGER OF RYE'S SYNDROME.
All medications to be administered during school hours must be brought to the school office by the student/parent immediately upon arrival to school. Failure to comply may result in enforcement under the drug policy cited under the "Serious Misconduct Conduct"

C. Toileting / potty training - Students attending our school must:

- Children must wear traditional underwear to school, not pull-ups or other absorbent undergarments.
- Children must be able to independently recognize the need to use the toilet and get to the toilet in a timely manner without having "potty accidents."
- Children must be able to get on and off the toilet without assistance from an adult.
- Children must be able to use the toilet provided by METTLE SERVICES without the help of a potty chair or training seat.
- Children must be able to pull pants up and down on their own.

D. Lice -

- Students that are found to have lice will be sent home immediately
- They can return after their hair is treated

RECORDS RETENTION AND DISPOSAL POLICY

The orderly acquisition, storage, and retention of school district records is essential for the overall efficient and effective operation of Highland Community Learning Center. All school related records, in accordance with the attached *General Records Retention Schedule,* as recommended by the

State of Ohio, will be stored on -site at the school in secure location(s) as deemed appropriate by the school Administrator. This policy applies to all physical records generated in the course of the School's daily operations, including original documents and reproductions, as well as electronic documents. Electronic documents include but are not limited to: email, web based files, Pdf documents, text files, and other files formatted from electronic programs used in the operation of the school.

On an annual basis, the school Administrator will provide a detailed list of records to be disposed of and the means of disposal in accordance with the *General Records Retention Schedule*.

No records will be knowingly destroyed which pertain to any pending case, claim, action, or request.

PROCEDURE

School records will be disposed of in a manner in which non-public information is protected according to applicable privacy laws. The process for disposal may include shredding and/or disposal with a secure records document disposal company.

CONFIDENTIALITY

Mettle Services has adopted the following policy on confidentiality.

(A) No person shall release or permit access to the directory information concerning any students attending a public school to any person or group for use in a profit-making plan or activity. Notwithstanding division (B) (4) of section 149.43 of the Revised Code, a person may require disclosure of the requestor's identity or the intended use of the directory information concerning any students attending a public school to ascertain whether the directory information is for use in a profit-making plan or activity.

(B) No person shall release, or permit access to, personally identifiable information other than directory information concerning any student attending a public school, for purposes other than those identified in division (C), (E), (G), or (H) of this section, without the written consent of the parent, guardian, or custodian of each such student who is less than eighteen years of age, or without the written consent of each such student of age or older.

(1) For purposes of this section, "directory information" includes a student's name, address, telephone listing, date and place of birth, major field of study, participation in officially recognized activities and sports, weight and height of members of athletic teams, dates of attendance, date of graduation, and awards received.

(2) (a) Except as provided in division (B) (2) (b) of this section, no school district board of education

shall impose

(3) parent, guardian, or custodian of each such student who is less than eighteen years of age, or without the written consent of each such student who is eighteen years of age or older.

(4) (1) For purposes of this section, "directory information" includes a student's name,

address, telephone listing, date and place of birth, major field of study, participation in officially

recognized activities and sports, weight and height of members of athletic teams, dates of

attendance, date of graduation, and awards received.

(5) (a) Except as provided in division (6)(Z)(b) of this section, no school district board of education shall impose any restriction on the presentation of directory information that it has designated as subject to release in accordance with the "Family Educational Rights and Privacy Act of 1974," 88 Stat. 571, 20 U.S.C. 1232q, as amended, to representatives of the armed forces, business, industry, charitable institutions, other employers, and institutions of higher education unless such restriction is uniformly imposed on each of these types of representatives, except that if a student eighteen years of age or older or a student's parent, guardian, or custodian has informed the board that any or all such information should not be released without such person's prior written consent, the board shall not release that information without such person's prior written consent.

(6) (b) The names and addresses of students in grades ten through twelve shall be released to a recruiting officer for any branch of the United States armed forces who requests such

information, except that such data shall not be released if the student or student's parent,

guardian, or custodian submits to the board a written request not to release such data. Any data received by a recruiting officer shall be used solely for the purpose of providing information to students regarding military service and shall not be released to any person other than individuals within the recruiting services of the armed forces.

(7) (3) Except for directory information and except as provided in division (E), (G), or (H) of this

section, information covered by this section that is released shall only be transferred to a third or subsequent party on the condition that such party will not permit any other party to have access to such information without written consent of the parent, guardian, or custodian, or of the student who is eighteen years of age or older.

(8) (4) Except as otherwise provided in this section, any parent of a student may give the written parental consent required under this section. Where parents are separated or divorced, the written parental consent required under this section may be obtained from either parent, subject to any agreement between such parents or court order governing the rights of such parents. In the case of a student whose legal guardian is in an institution, a person independent of the institution who has no other conflicting interests in the case shall be appointed by the board of education of the school district in which the institution is located to give the written parental consent required under this section.

(9) (a) A parent of a student who is not the student's residential parent, upon request, shall be permitted access to any records or information concerning the student under the same terms and conditions under which access to the records or information is available to the residential parent of that student, provided that the access of the parent who is not the residential parent is subject to any agreement between the parents, to division (F) of this section, and, to the extent described in division

(B)(5)(b) of this section, is subject to any court order issued pursuant to section 3109.051of the Revised Code and any other court order governing the rights of the parents.

(10) (b) If the residential parent of a student has presented the keeper of a record or information that is related to the student with a copy of an order issued under division (H)(I) of section 3109.051of the Revised Code that limits the terms and conditions under which the parent who is not the residential parent of the student is to have access to records and information pertaining to the student or with a copy of any other court order governing the rights of the parents that so limits those terms and conditions, and if the order pertains to the record or information in question, the keeper of the record or information shall provide access to the parent who is not the residential parent only to the extent authorized in the order. If the residential parent has presented the keeper of the record or information with such an order, the keeper of the record shall permit the parent who is not the

residential parent to have access to the record or information only in accordance with the most recent such order that has been presented to the keeper by the residential parent or the parent who is not the residential parent.

(11) (C) Nothing in this section shall limit the administrative use of public-school records by a person acting exclusively in the person's capacity as an employee of a board of education or of the state or any of its political subdivisions, any court, or the federal government, and nothing in this section shall prevent the transfer of a student's record to an educational institution for a legitimate educational purpose. However, except as provided in this section, public school records shall not be released or made available for any other purpose. Fingerprints, photographs, or records obtained pursuant to section 3313.96or 3319.322of the Revised Code, or pursuant to division (E) of this section, or any medical, psychological, guidance, counseling, or other information that is derived from the use of the fingerprints, photographs, or records, shall not be admissible as evidence against the minor who is the subject of the fingerprints, photographs, or records in any proceeding in any court. The provisions of this division regarding the administrative use of records by an employee of the state or any of its political subdivisions or of a court or the federal government shall be applicable only when the use of the information is required by a state statute adopted before November 19, 1974, or by federal law.

(12) (D) A board of education may require, subject to division (E) of this section, a person seeking to obtain copies of public-school records to pay the cost of reproduction and, in the case of data released under division (B)(2)(b) of this section, to pay for any mailing costs, which payment shall not exceed the actual cost to the school.

(13) (E) A principal or chief administrative officer of a public school, or any employee of a public school who is authorized to handle school records, shall provide access to a student's records to a law enforcement officer who indicates that the officer is conducting an investigation, and that the student is or may be a missing child, as defined in section 2901.30 of the Revised Code. Free copies of information in the student's record shall be provided, upon request, to the law enforcement officer, if prior approval is given by the student's parent, guardian, or legal custodian. Information obtained by the officer shall be used solely in the investigation of the case. The information may be used by law enforcement agency personnel in any manner that is appropriate in solving the case, including, but not limited to, providing the information to other law enforcement officers and agencies and to the bureau of criminal identification and investigation for purposes of computer integration pursuant to section 2901.30 of the Revised Code.

(14)(F) No person shall release to a parent of a student who is not the student's residential parent or to any other person, or permit a parent of a student who is not the student's residential parent or permit any other person to have access to, any information about the location of any elementary or secondary school to which a student has transferred or information that would enable the parent who is not the student's residential parent or the other person to determine the location of that elementary or

secondary school, if the elementary or secondary school to which the student has transferred and that requested the records of the student under section 3313.672of the Revised Code informs the elementary or secondary school from which the
(15) Student's records are obtained that the student is under the care of a shelter for victims of domestic violence, as defined in section 3113.33 of the Revised Code.

(16)(G) A principal or chief administrative officer of a public school, or any employee of a public school who is authorized to handle school records, shall comply with any order issued pursuant to division (0)(1) of section 2151.14of the Revised Code, any request for records that is properly made pursuant to division (0)(3)(a) of section 2151.14 or division (A) of section 2151.141 of the Revised Code, and any determination that is made by a court pursuant to division (0)(3)(b) of section 2151.14 or division (8)(1) of section 2151.141 of the Revised Code.

(17)(H) Notwithstanding any provision of this section, a principal of a public school, to the extent permitted by the "Family Educational Rights and Privacy Act of 1974," shall make the report required in section 3319.45 of the Revised Code that a Student committed any violation listed in division (A) of section 3313.662 of the Revised Code on property owned or controlled by, or at an activity held under the auspices of, the board of education, regardless of whether the Student was Sixteen years of age or older. The principal is not required to obtain the consent of the student who is the subject of the report or the consent of the Student's parent, guardian, or custodian before making a report pursuant to section 3319.45 of the Revised Code.

(18) Effective Date: 09-14-1995; 2006 H89 09-29-2007

FAMILY RIGHTS AND PRIVACY ACT:
The revised Family Rights and Privacy Act became a Federal law in November 1974. The intent of this law is to protect the accuracy and privacy of student educational records. Without your prior consent, only you and authorized individuals having legitimate educational interests will have access to your child's educational records. In special instances, you may waive this right of access to allow other agencies working with your child to have access to those records. An employee of METTLE SERVICES will be present during the viewing of all records. Copy costs will be assessed after the first 10 copies at a rate of $.10 per copy.

STUDENT'S RIGHTS:
Students have the right to feel safe from threats and bodily harm. Disruptive behaviors are never acceptable, and why they occur, they will result in time out, exclusion from participation in class activities, suspension or recommended for expulsion.

Parents who have a conflict with a student other than their own child are requested to speak to the Administration. At no time may parents approach the student directly.

All students and employees will be treated with respect. Slurs, innuendoes, hostile treatment, violence or other verbal or physical conduct against a student or employee will **NOT** be tolerated.

IMPROVEMENT and CLIENT SATISFACTION

METTLE SERVICES will provide constant dialogue with parents of students at METTLE SERVICES. Open forums for input will occur throughout the school year. Additionally, surveys will provide valuable feedback and direction for METTLE SERVICES. Communication is vital to improving the school on a regular basis.

TUITION POLICY

The yearly tuition rate for Mettle Services is to be paid and remain current throughout the school year. If a student receives the Autism Scholarship the parent is to sign the acceptance letter. Failure to pay the tuition rate will result in the student being removed immediately and collection for non-payment will be initiated. If the scholarship check is signed each month, the tuition will be paid in full.

Failure to pay tuition may result in the following student restrictions:

- No report cards issued
- No exams will be administered and a 0% will be calculated into the semester average. A recalculation will be made once tuition is paid and the student has taken his/her exams.
- No transcripts issued
- No participation in graduation
- No diploma issued
- Registration and scheduling for the following year will not be processed
- Legal remedies may be pursued when tuition payments are consistently in arrears and result in dismissal from the school before the end of the semester.
- A student expelled forfeits all rights to the return of any portion of payments.

CHECK ACCEPTANCE POLICY

Deposits take place immediately so funds must be available when the check is submitted. We will not accept post-dated checks and we will not hold checks for deposit. Scholarship checks need to be endorsed each month for deposit.

Mettle Services Annual NOTICE
REGARDING PUBLIC EDUCATION
RECORDS

The parents or guardians of a student under age 18, currently or formerly in attendance in the Mettle Services (METTLE SERVICES), shall have the following rights with regard to public education records maintained by METTLE SERVICES.

• *Right of access.* The right to review and inspect student records, including the right to reasonable requests for explanation and interpretation of the records, and the right to obtain copies of said records. METTLE SERVICES shall presume that either parent of a student has a right to inspect their child's records unless METTLE SERVICES has been provided with a legally binding instrument or court order which provides to the contrary.

• *Right to privacy.* The right to privacy with respect to personally identifiable records held on each student, whether a current or a former student.

• *Right to waiver of access.* The right to allow another party access to all personally identifiable student

records.

• *Right to challenge and hearing.* The right to challenge the content of any record which the parent, guardian, or adult student believes to be inaccurate, misleading or a violation of their privacy. Student records are maintained at the school the student currently attends or, in the case of former students, the school last attended.

Mettle Services will forward records to other schools that have requested the records and in which the student seeks or intends to enroll. Such records will include disciplinary records, which will include suspension or expulsion.

Parents and students over 18 years of age ("eligible students") have the right to file a complaint with the U.S. Department of Education concerning alleged failures by the School District to comply with the requirements of FERPA. The name and address of the Office that administers FERPA are:

Family Policy Compliance Office
U. S. Department of Education
400 Maryland Avenue, SW
Washington, DC 20202-5920

Mettle Services

4661 Sawmill Road

Columbus, OH 43220

614-270-3110 phone

614-456-7721 fax

The governing board of the Mettle Services located at 4661 Sawmill Road in Columbus, Ohio 43220 has adopted the following racial nondiscriminatory policies.

Mettle Services recruits and admits students of any race, color or ethnic origin to all its rights, privileges, programs and activities. In addition, the school will not discriminate on the basis of race, color, national and ethnic origin in administration of its educational policies, admissions policies, religion, gender, sex, disability, age, ancestry, employment, scholarship and loan programs, and athletic and other school administered programs.

Mettle Services will not discriminate on the basis of race, color, or ethnic origin in the hiring of its certified or non-certified personnel.

Mettle Services Appeal
4661 Sawmill Road

Request to reverse the revocation of
Certificate of Zoning Compliance Application (CZC #25-2703)

Board of Zoning and Planning
November 19, 2025

Google Maps® Aerial – Looking North

4661 Sawmill Road

Zoned ORC, Office and Research District

ORC Zoning

Permitted uses in the ORC district:
Business and professional offices (examples: primary or specialty care services, mental health services, speech therapy, occupational therapy, etc.), research and development, book and periodical publishing, insurance carriers, corporate datacenters, survey research firms, bank finance and loan offices, outpatient surgery centers, and hospitals.

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

Condensed Appeal Timeline (2025)

- June 5 - Letter from CBO to Mettle Services regarding change of use
- June 6 - CZC #25-2703 submitted for 'business use'
- June 17 - CZC #25-2703 disapproved due to non-office uses
- June 23 - Planning Appeal #25-3002 submitted, ultimately withdrawn after a revised CZC was conditionally approved
- July 29 - Revised use description filed for CZC #25-2703
- August 19 - CZC #25-2703 conditionally approved
- October 15 - CZC #25-2703 revoked
- October 22 - Planning Appeal #25-4927 submitted

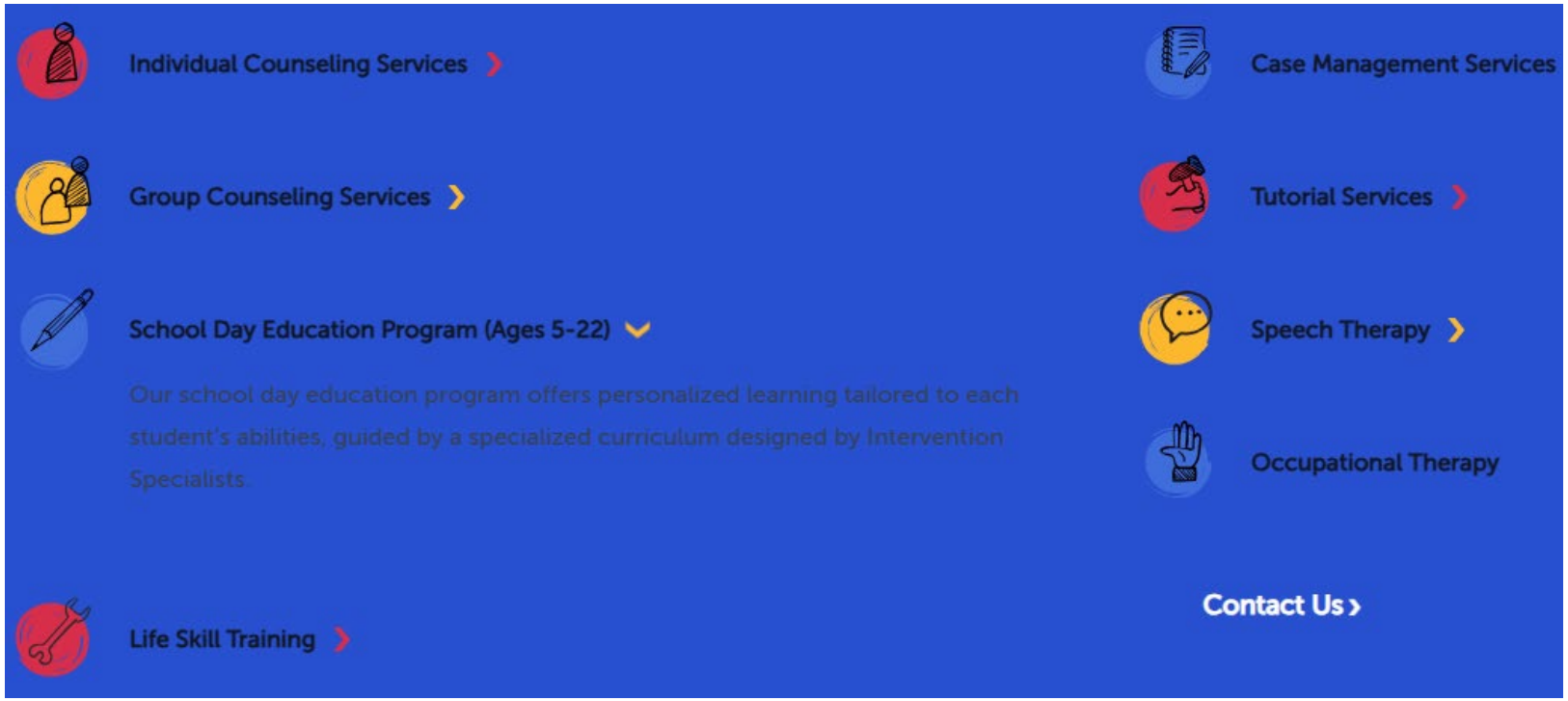
CZC #25-2703 Approval Stipulations

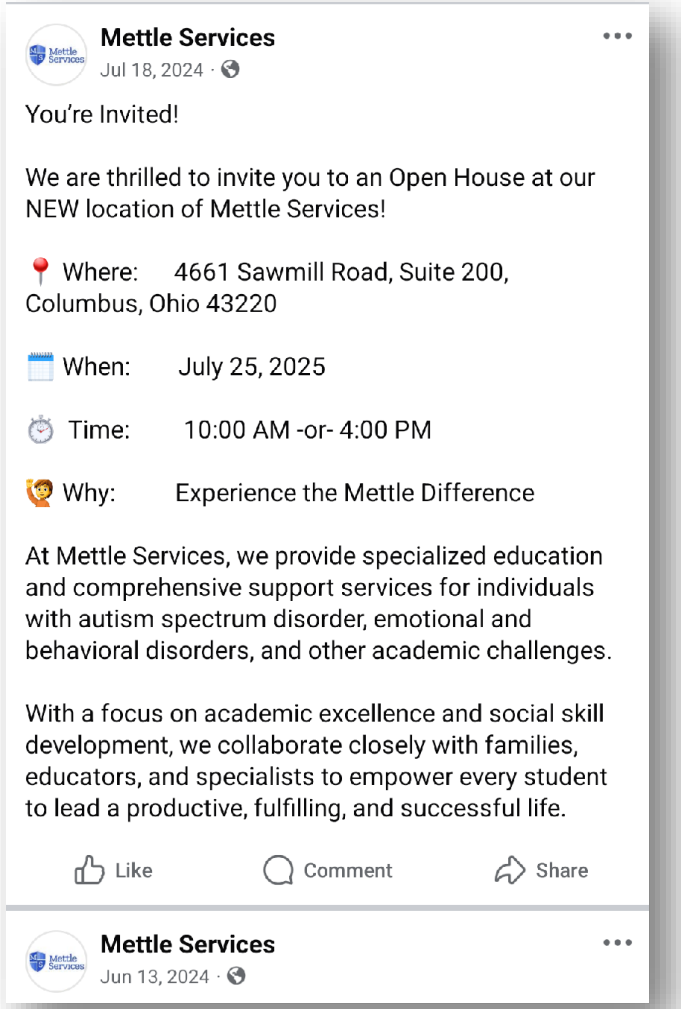
1) Approved for medical office use only - child daycare, day school and similar non-office uses are prohibited.
2) A zoning inspection to confirm compliance shall be accommodated on a yearly basis, typically concurrent with the annual fire safety inspection.
3) Should the business change ownership or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

Select Emergency Calls (2025)

May 9 - PD Incident, drug abuse/corrupting another with drugs
May 13 - PD/Fire incidents, transport, rescue & emergency (juvenile mental health emergency); report shows property used as "high school/junior high school/middle school”
September 30 - PD/Fire incident reports, rescue & emergency (juvenile "student" escapes from "school" and runs away, across Bethel Road)
October 6 - PD incident, juvenile complaint (disruptive juveniles; ongoing behavioral issues)
October 7 - PD incident, disturbance

Screen Shots – Mettle Services Website





Student Transportation Vehicle Photos

Blatant School Use Evidence

- Daily presence of school transportation vehicles
- Multiple 911 calls referencing ‘students’
- Numerous building tenant complaints
- EMS personnel observations
- Ohio Department of Education funding; references to IEPs
- Mettle website ‘day program’ and enrollment references
- Mettle Services ‘student handbook’ with field trips
- Mettle Services academic-style hours and calendar noting ‘no school’
- Franklin County Public Health – ‘school facility’ inspection report

Conclusion/Staff Recommendation

- Overwhelming evidence that a prohibited, non-medical office use is in operation at the site.
- Staff respectfully requests that this appeal application be denied.
- BZAP must uphold the CZC revocation order.
- Require that all non-medical office uses at the site cease immediately.

BEFORE THE UPPER ARLINGTON, OHIO
BOARD OF ZONING AND PLANNING

METTLE SERVICES, LLC, *et al.*,	:	
	:	**Appeal No. 25-4927**
Appellants.	:	**CZC No. 25-2703**
	:	

AFFIDAVIT OF WILLIAM MCKINNEY

STATE OF OHIO)
) SS
COUNTY OF FRANKLIN)

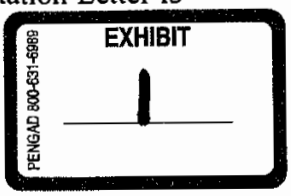
I, William McKinney, being first duly cautioned and sworn, state the following:

1. I am over eighteen years of age. I am competent to testify, and I have personal knowledge of the matters set forth herein.

2. I am the Executive Director of Mettle Services, LLC, a community mental and behavioral health agency headquartered in Upper Arlington, Ohio. Through counsel, I submitted Mettle Service's Planning Appeal No. 25-4927 ("Appeal Application") regarding the revocation of Mettle Services' Certificate of Zoning Compliance No. 25-2703 ("Certificate") for its use of the property at 4661 Sawmill Road, Upper Arlington, Ohio 43220 ("Property"). I am also the owner of BSM Enterprises, LLC, which owns the Property.

3. Mettle Services is a medical provider certified by the State of Ohio's Department of Behavioral Health, Certification # 01-8471, to provide community psychiatric supportive treatment, mental health day treatment, therapeutic behavioral services and psychosocial rehabilitation, and general services. The Certificate is attached as **Exhibit A**.

4. Mettle Services is accredited by The Joint Commission as a provider of behavioral health care and human services, with the accreditation ID # 673387. The Accreditation Letter is



attached as **Exhibit B**. The Joint Commission is a nationally recognized accreditation organization that has accredited and certified over 24,000 health care providers. As part of the accreditation process, The Joint Commission accredited Mettle Services after conducting a 3-day, on-site review of the services offered at the Property, including interviews with staff and patients, observation of therapy sessions, review of personal files and patient files, and review of Mettle Services' physical plan for safety concerns.

5. Mettle Services provides these services at the Property to children between the age of 6 and 21 who are diagnosed with Autism Spectrum Disorder ("ASD") and have severe symptoms. Currently, 19 children receive treatment services at the Property.

6. Mettle Services does not diagnose children with ASD. All children must have an existing ASD diagnosis to receive treatment at the Property. Patients are referred to Mettle Services for behavioral health services by school districts and physicians or other medical providers, or interested parents contact Mettle Services directly.

7. Not including myself, Mettle Services employs fifteen people at the Property, including ten behavioral specialists, four licensed social workers ("LSW"), and an operations manager who is also a qualified mental health specialist. The total annual payroll for the professionals at the Property is $809,295. We also have a third-party contract with 1 occupational therapist and are currently seeking to hire an open speech therapist position. All LSW employees must have a current practitioner license through the State of Ohio. All behavioral specialists are qualified mental health workers and case workers who work with children 1-on-1 to affect behavior changes. The patient-provider ratio at Mettle Services is 1:4.

8. Mettle Services' day treatment program starts at 7:30am and lasts three hours. All nineteen patients currently participate in the day treatment program. The service is billed per hour

and includes comprehensive assessments, group therapy, individual counseling, life skill-building, behavioral intervention, mood regulation, and other related therapeutic services. Mettle Services employees also provide these services throughout the day as appropriate based on each individual's needs and plan. All services end at 2:30pm.

9. Day treatment program participants are to bring their own meals and do not receive an organized lunch. Participants are not formally graded on an educational scale for work completed as part of the day treatment program and therapy sessions. Mettle Services does not provide any services to infants, toddlers, or preschool-aged children, and does not provide any services to school children outside of school hours. Mettle Services does not provide before- or after-program care. Parents and guardians are responsible for arranging their child's transportation to and from the Property, though in some instances school districts arrange for transportation.

10. Mettle Services bills Medicaid for medical services provided at the Property, including but not limited to Behavioral health day treatment (per hour) (Healthcare Common Procedure Coding System ("HCPCS") Code H2012), Assessment (Current Procedural Terminology ("CPT") Code 90791), Individual therapy (CPT Code 90834), Group therapy (CPT Code 90853), Community psychiatric supportive treatment (CPT Code H0036), and other medical services. Mettle Services bills under its National Provider Identifier ("NPI") number, 1497373575. Payments from Medicaid account for approximately 66% of Mettle Services' income.

11. Mettle Services' day treatment program is billed to Ohio Medicaid in accordance with the billing rate chart located at Table 3-10: TBS Group Service – Hourly and Per Diem (Day Treatment) in the Ohio Department of Medicaid's Medicaid Behavioral Health State Plan Services Provider Requirements and Reimbursement Manual (Aug. 18, 2025). The service is billed as HCPCS Level II code H2012, a national standard billing code for behavioral health day treatment

services including comprehensive assessments, group therapy, individual treatment planning and counseling, psychoeducation, and intensive life skill-building. These are the services Mettle Services provides through its day treatment program. Attached hereto as **Exhibit C** is a collection of codes and service descriptions for medical services that Mettle Services provides.

12. Mettle Services also receives payments from patients who qualify to be awarded funds through the Autism Scholarship Program ("ASP"), which is operated by the Ohio Department of Education and Workforce. The ASP helps fund medical and other services for children with autism that take place outside of the child's school district. As shown on the Ohio Department of Education website, Mettle Services is approved as a non-school business provider in the ASP for Fiscal Year 2026 to provide various medical services. Approximately 14% of Mettle Services' income comes from ASP funds. A copy of the website showing Mettle Services status as a provider is attached as **Exhibit D**.

13. The Ohio Department of Education and Workforce publishes an "Autism Scholarship Education Plan Checklist" featuring a list of services and therapies that are eligible for scholarship funding, provided either by a public school district or "an approved Autism Scholarship Program business provider." The list includes "Aide Services," "Counseling Services," "Occupational Therapy Services," and "Medical Services." Mettle Services is an approved business provider that provides these services with funding from the ASP. The guide is attached as **Exhibit E**.

14. Apart from a review and approval process when Mettle Services applies to participate as an ASP business provider, the Ohio Department of Education does not engage in oversight, scoring, licensing, or accreditation of Mettle Services.

15. Mettle Services also enters contracts with school districts who do not participate in the ASP. These school districts pay Mettle Services to provide behavioral health services that the school district cannot itself provide under an individualized education plan ("IEP"). To my knowledge, every patient participating in the day treatment program has an IEP with their school district. Individual school district contracts account for approximately 20% of Mettle Services' income.

FURTHER AFFIANT SAYETH NAUGHT.

William McKinney

William McKinney

Subscribed to and sworn before me this 19th day of November, 2025. This is a jurat certificate; an oath or affirmation was administered to the signer.

Notary Public

Commission Expiration date: N/A No expiration

Kara M. Mundy, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec 147 03 R.C.

EXHIBIT
tabbies
A

Department of Mental Health & Addiction Services

Mike DeWine, Governor
LeeAnne Cornyn, Director

Behavioral Health Certification
Certificate of Services

For

Mettle Services LLC

Certification Number: 01-8471

Issued: 11/22/2024 **Expires: 11/21/2027**

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

LeeAnne Cornyn

Director, Ohio Department of Mental Health and Addiction Services

EXHIBIT
PENGAD 800-631-6989
1A

Behavioral Health Certification Number 01-8471

Mettle Services LLC

Certified Service(s)

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

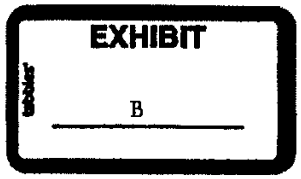
Behavioral Health Certification Number 01-8471

Mettle Services LLC

Agency Site Location(s)

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

The Joint Commission



January 7, 2025

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

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

Dear Dr. McKinney:

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

Comprehensive Accreditation Manual for Behavioral Health Care and Human Services

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

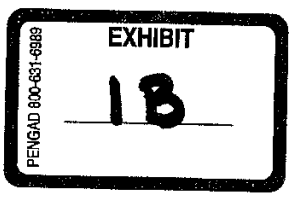
Should you wish to promote your accreditation decision, please view the information listed under the 'Publicity Kit' link located on your secure extranet site, The Joint Commission Connect.

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

Congratulations on your achievement.

Sincerely,

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



INTRODUCTION

In 2021, the Substance Abuse and Mental Health Services Administration (SAMHSA) reported that 14.1 million adults in the United States were living with a mental illness. This staggering statistic underscores the critical importance of comprehensive behavioral health services, including day treatment programs. For healthcare providers offering these vital services, understanding the intricacies of billing, particularly the use of HCPCS code H2012, is essential for ensuring proper reimbursement and maintaining financial stability.

This comprehensive guide will delve into the details of H2012, providing valuable insights for healthcare professionals seeking to optimize their billing practices and ensure compliance when offering behavioral health day treatment services. By the end of this article, you'll have a thorough understanding of H2012, its significance in the healthcare system, best practices for billing, compliance considerations, and future trends.

H2012 OVERVIEW

H2012 is a Healthcare Common Procedure Coding System (HCPCS) Level II code that represents "Behavioral health day treatment, per hour". This code is used to bill for structured programs of behavioral health treatment services provided to individuals for several hours per day, typically in a group setting.

PURPOSE AND SIGNIFICANCE

The primary purpose of H2012 is to enable healthcare providers to accurately bill for intensive outpatient behavioral health services that fall between traditional outpatient therapy and inpatient care. These day treatment programs are crucial for individuals who require more support than weekly therapy sessions but do not need 24-hour care.

Behavioral health day treatment services billed under H2012 typically focus on:

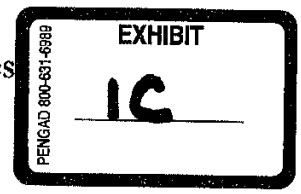
- Providing structured therapeutic activities in a group setting
- Offering intensive skill-building and coping strategies
- Addressing specific behavioral health issues through targeted interventions
- Supporting individuals in maintaining community integration
- Preventing the need for more restrictive levels of care

QUICK FACTS

Code Type: HCPCS Level II

Service Category: Other Mental Health and Community Support Services

Billing Unit: Per hour



Target Population: Individuals with mental health or substance use disorders requiring intensive outpatient care

Provider Type: Typically, licensed mental health professionals and behavioral health organizations

DETAILED BREAKDOWN

COMPONENTS AND REQUIREMENTS OF H2012

Behavioral health day treatment services billed under H2012 typically include the following components:

Comprehensive Assessment: Evaluating the individual's behavioral health needs and determining the appropriate level of care.

Treatment Planning: Developing a personalized plan that outlines goals, interventions, and expected outcomes.

Group Therapy: Conducting structured group sessions focused on skill-building and therapeutic interventions.

Individual Counseling: Providing one-on-one support to address specific issues and monitor progress.

Psychoeducation: Offering educational components to help individuals and their families understand and manage behavioral health conditions.

To bill using H2012, providers must ensure that the services meet specific criteria, which may vary by state and payer. Generally, these services must:

Be provided by qualified mental health professionals

Follow a structured, goal-oriented treatment program

Meet minimum hour requirements (typically 3-6 hours per day)

Be part of a comprehensive treatment plan for individuals with significant behavioral health needs

Meet state or payer-specific requirements for day treatment programs

Be documented in detail, including the specific interventions provided and the individual's progress

What is behavioral health day treatment?

HCPCS code H2012 refers to behavioral health day treatment, a structured program that delivers mental health services for individuals who require more support than traditional outpatient therapy but less than inpatient hospitalization. These programs are facilitated by a mental health professional or licensed mental health practitioners who guide treatment sessions tailored to each participant's needs.

Behavioral health day treatment focuses on helping individuals with various mental health conditions, including those diagnosed with a mental illness, by offering consistent, therapeutic interventions throughout the day. Common activities include group therapy, individual counseling, skill development, and psychoeducation. These day treatment services are considered intensive services, often involving several hours of care daily.

Under H2012, participants benefit from a combination of therapy, support, and structured programming to stabilize symptoms and improve daily functioning. By engaging in therapeutic exercises and skill-building activities in a safe, supportive environment, individuals can strengthen coping strategies, reduce the risk of relapse, and enhance overall quality of life. Behavioral health day treatment plays an essential role in bridging the gap between acute care and community-based mental health support.

H2012 documentation requirements

When providing health day treatment per hour under the H2012 code, providers must ensure that documentation clearly reflects the scope of care, service delivery, and compliance with payer guidelines. This is crucial to maintain the quality of day treatment services and ensure appropriate reimbursement. The following points outline the key H2012 documentation requirements:

- Identify service type and duration: Specify that the service is day treatment per hour and detail the total hours provided during the session.

- Document treatment goals: Outline individualized objectives established during the intake process.

- Include a multidisciplinary team approach: Note all members involved in delivering day treatment, ensuring their roles are clear.

- Record intensive support and ongoing support: Highlight interventions that go beyond standard care to address complex needs.

- Monitor progress: Include measurable updates showing how the client is responding to treatment.

- Address co-occurring concerns: Document if substance abuse or mental health issues are part of the care plan.

- Detail service components: List activities such as group therapy, individual counseling, or skill-building sessions as part of day treatment.

- Maintain compliance records: Ensure documentation is complete and accurate to prevent non-compliance issues.

- Summarize client participation: Include attendance, engagement level, and any behavioral observations during day treatment sessions.

H2012 billing requirements

When billing for H2012 services, it's important to ensure documentation meets payer expectations and reflects the scope of care provided. Providers must maintain accurate records that clearly address client needs, describe relevant symptoms, and outline the programs or interventions delivered during each session.

- Clearly list the procedures performed and their direct connection to the client's treatment plan

- Document symptoms that justify the medical necessity of the service

- Include details on therapeutic programs offered, such as structured group sessions or individualized care plans

- Provide education to clients and caregivers to improve self-management skills and treatment understanding

- Ensure documentation demonstrates the focus of treatment and how it aligns with established goals

- Note the involvement of licensed therapists and their contributions to the client's care

- Record progress toward increasing the client's ability to function in daily life

- Address co-occurring needs and risk factors that may affect outcomes

- Confirm coverage requirements are met, including session frequency and duration

- Maintain thorough notes to support compliance and proper reimbursement

Now that we have discussed what CPT code 90791 is, let's briefly explore some real-world scenarios in which it can be used.

Initial Evaluations for New Patients

The most common application of CPT code 90791 is for the first mental health evaluation session with a new patient. This initial meeting focuses on gathering comprehensive information about the patient's presenting problems, mental health history, and current symptoms to establish a diagnosis and formulate a treatment plan.

Reassessments After Extended Absence

Another scenario in which 90791 can be used is when a patient needs a reevaluation after a prolonged period. If a patient returns to treatment after a significant break in care (usually 6 or 12 months), many insurance payers permit the use of CPT code 90791 for a comprehensive reassessment. That's especially applicable if the patient exhibits new symptoms or a significant change in the old condition.

New Episode of Care for an Established Patient

When an established patient presents with a new mental health concern that is substantially different from previous treatment episodes, CPT code 90791 may be appropriate for a complete reevaluation. However, before using the code in this scenario, ask yourself, is a complete reassessment necessary? If the answer is yes, and the assessment would be as comprehensive as an initial evaluation, then you can use 90791.

Provide Detailed Documentation

Documentation is the key to successful billing. Appending the appropriate documents and medical records is essential to prove the medical necessity of the rendered service. The following are some documents that you must always attach to 90791 claims:

- Complaint and presenting problem
- Complete psychiatric history
- Current medications and medication history
- Diagnostic formulation with specific DSM-5/ICD-10 codes
- Family's psychiatric and medical history
- Mental status examination findings
- Relevant medical history

- Risk assessment (suicide, homicide, self-harm)
- Session start and end times
- Social and developmental history
- Substance use assessment
- Total time spent with the patient
- Treatment recommendations and plan

Overview of CPT Code 90834

CPT Code 90834 is an essential code used in mental health and behavioral health billing. It allows providers to bill for individual psychotherapy sessions lasting 45 minutes in an outpatient setting. This code accurately captures the face-to-face time spent on therapy, excluding any administrative components of the session. Understanding the description, reimbursement, and coverage guidelines associated with CPT Code 90834 is crucial for accurate billing and appropriate reimbursement.

By utilizing CPT Code 90834, mental health professionals can accurately document and bill for the therapy services they provide to their clients. This code is widely used in the industry and ensures fair reimbursement for the valuable care offered to individuals seeking assistance for their mental health concerns. It is important for providers and billing departments to have a comprehensive understanding of the guidelines and requirements associated with this code to ensure a smooth billing process.

An example of CPT Code 90834 in action would be a 45-minute therapy session between a licensed therapist and a patient experiencing symptoms of depression. During this session, the therapist provides psychotherapy to help the patient address their emotional well-being and develop coping strategies. The therapy session is accurately documented, and the CPT Code 90834 is used for billing purposes. This code allows for proper reimbursement for the therapy session, ensuring the therapist can continue providing valuable mental health services.

To visually represent the components of CPT Code 90834, the following table outlines the key details:

CPT Code	Description	Reimbursement	Coverage
90834	Individual psychotherapy lasting 45 minutes	Varies depending on insurance plans and location	Subject to insurance plan coverage and limitations

Typical Patient Description for CPT Code 90834

When it comes to CPT Code 90834, it is typically used to bill for therapy sessions with adult patients who are experiencing mental health conditions. These conditions can include depression, anxiety, or co-morbid medical conditions. The therapy sessions aim to address the patient's emotional and psychological well-being, providing support and interventions for their specific needs.

The therapy sessions covered under CPT Code 90834 are designed to help patients navigate their mental health challenges and develop coping mechanisms. This code is commonly used in mental health services to address various issues that adult patients may be facing, such as job loss, financial stress, or other life challenges that impact their mental well-being.

It is important to note that CPT Code 90834 applies specifically to therapy sessions lasting 45 minutes, allowing therapists to provide comprehensive care within a specified timeframe. These sessions offer the necessary time for therapists and patients to delve into the underlying causes of their mental health conditions and explore strategies for recovery and growth.

Let's take a closer look at the breakdown of a typical therapy session covered by CPT Code 90834:

Components of a Typical Therapy Session (CPT Code 90834)

Components	Description

Evaluation and Assessment	Thorough evaluation and assessment of the patient's mental health condition and treatment needs.
Psychotherapy	Insight-oriented psychotherapy tailored to address the patient's specific mental health challenges.
Behavior Modification	Implementation of evidence-based techniques to modify maladaptive behaviors contributing to the patient's mental health condition.
Supportive Interactions	Providing support, empathy, and guidance to help patients navigate their mental health challenges effectively.

Understanding the typical patient description for CPT Code 90834 allows therapists and healthcare providers to accurately bill for the therapy sessions provided. By working closely with patients and addressing their specific mental health needs, therapists can help individuals on their journey towards improved emotional well-being and overall quality of life.

Components of Care for CPT Code 90834

When billing with CPT Code 90834, accurate documentation of the components of care is crucial to ensure proper reimbursement. This code encompasses various elements that contribute to the therapy session's effectiveness and quality. The following components should be carefully documented:

- Therapist's evaluation and management services: Thorough evaluation and assessment of the patient's mental health condition, including identifying symptoms, diagnosing the disorder, and formulating a treatment plan.
- Insight-oriented psychotherapy: Engaging the patient in psychotherapeutic techniques aimed at increasing self-awareness, exploring emotions and thoughts, and developing healthier coping mechanisms.
- Behavior modification: Implementing evidence-based strategies to address maladaptive behaviors or habits, facilitating positive change, and promoting adaptive behaviors.
- Supportive interactions with the patient: Providing emotional support, empathy, and guidance to help patients navigate challenges, build resilience, and enhance overall well-being.

Additionally, to be eligible for reimbursement under CPT Code 90834, the therapy session must meet the time requirement of 45 minutes. Providers must accurately record the duration of the session to comply with documentation requirements.

To visually illustrate the components of care for CPT Code 90834, refer to the following table:

Components of Care	Documentation
Therapist's evaluation and management services	Thorough documentation of the evaluation process, diagnosis, treatment plan, and progress notes.
Insight-oriented psychotherapy	Detailed notes on the techniques used, patient responses, and progress in self-awareness and insight.
Behavior modification	Clear documentation of the targeted behaviors, interventions implemented, progress, and any modifications made.
Supportive interactions with the patient	Notes capturing the supportive interactions, empathetic responses, and guidance provided during the session.

Time requirement of 45 minutes	Accurate recording of the session's duration to meet the CPT Code 90834 time requirement.

CPT Code 90853: Everything You Need to Know About Group Therapy Billing

If you're a therapist, you know that group therapy can be a powerful way to help clients heal, grow, and connect. But when it comes to billing and getting paid for those sessions, things can get tricky. That's where CPT codes come in.

Today, we're focusing on CPT code 90853, the code used for group therapy sessions. This guide will cover everything you need to know, from who can use it to what types of therapy it covers. You'll also find billing and documentation tips, reimbursement rates, and answers to some of the most common questions about this code.

What is CPT Code 90853?

CPT code 90853 is the billing code used for group psychotherapy sessions. These are therapeutic sessions where a licensed clinician works with multiple clients in a group setting to address shared mental health concerns, symptoms, or diagnoses. Unlike individual therapy, the focus in group therapy is on group dynamics and shared experiences.

This code is specific to group therapy and doesn't include family therapy sessions, which fall under different codes like 90846 or 90847. Sessions billed under 90853 typically last between 45 and 60 minutes.

Who can bill 90853?

Not every health provider is eligible to bill for CPT code 90853. To use this code, you must be a licensed professional authorized to provide group therapy. This includes:

- Licensed psychologists (PhD or PsyD)
- Licensed clinical social workers (LCSW)
- Licensed professional counselors (LPC)
- Licensed mental health counselors (LMHC)
- Licensed marriage and family therapists (LMFT)
- Psychiatrists (MD)
- Psychiatric nurse practitioners (PMHNP)

Before billing, check with your state licensing board and the insurance providers you work with, as regulations and requirements can vary.

What types of therapy are covered under CPT Code 90853?

Group therapy can take many forms, and CPT 90853 covers a wide range of therapeutic approaches. Some examples include:

- **Cognitive Behavioral Group Therapy:** Focuses on identifying and changing unhelpful thought patterns and behaviors through group interactions.
- **Dialectical Behavior Therapy (DBT) Skills Groups:** Teaches skills like emotional regulation, mindfulness, and interpersonal effectiveness.
- **Support Groups:** Provides a safe space for individuals facing similar challenges, like addiction or grief, to share and process their experiences.
- **Psychoeducational Groups:** Combines education and therapy to help participants understand their conditions and learn coping strategies.
- **Process-Oriented Groups:** Focuses on interpersonal dynamics within the group, helping participants build self-awareness and improve communication skills.

It's worth noting that multiple-family therapy sessions are not billed under 90853. For those, you'll need to use CPT code 90849. For example, a group therapy session for multiple sets of couples who've been affected by child loss would be considered a multiple-family therapy session.

Additionally, there are some support groups that have no licensed facilitator – for example, 12-step groups for substance use are often peer-led. Remember that only qualified health providers can bill CPT code 90853. You can't bill this code for a peer-led group.

H0036 OVERVIEW

H0036 is a Healthcare Common Procedure Coding System (HCPCS) Level II code that represents "Community psychiatric supportive treatment, face-to-face, per 15 minutes". This code is used to bill for face-to-face community-based mental health services provided to individuals with severe and persistent mental illnesses.

PURPOSE AND SIGNIFICANCE

The primary purpose of H0036 is to enable healthcare providers to accurately bill for community psychiatric supportive treatment services, which are an essential component of comprehensive mental health care for individuals with severe mental illnesses. These services are designed to provide intensive, community-based interventions to individuals who require ongoing support to maintain stability and improve their functioning in the community.

Community psychiatric supportive treatment services billed under H0036 typically focus on:

- Providing individualized support and interventions in the community
- Assisting clients in developing coping skills and managing symptoms
- Coordinating care with other healthcare providers and community resources
- Supporting clients in achieving personal goals and improving overall functioning

QUICK FACTS

Code Type: HCPCS Level II

Service Category: Mental Health Programs and Medication Administration Training

Billing Unit: Per 15 minutes

Coverage: May vary by payer; typically covered by Medicaid and some private insurers

Effective Date: January 1, 2003

DETAILED BREAKDOWN

COMPONENTS AND REQUIREMENTS OF H0036

Community psychiatric supportive treatment services billed under H0036 typically include the following components:

Assessment and Treatment Planning: Ongoing evaluation of the client's mental health needs and development of individualized treatment plans.

Skills Training: Teaching and reinforcing practical skills for daily living, symptom management, and community integration.

Crisis Intervention: Providing immediate support and intervention during acute mental health crises.

Care Coordination: Collaborating with other healthcare providers, social services, and community resources to ensure comprehensive care.

Medication Support: Assisting clients with medication adherence and monitoring for side effects (not including medication administration).

Family Support: Educating and involving family members in the client's treatment process when appropriate.

To bill using H0036, providers must ensure that the services meet specific criteria, which may vary by state and payer. Generally, these services must:

Be provided by qualified mental health professionals or paraprofessionals under supervision

Be face-to-face interventions (telehealth may be allowed in some cases)

Be part of an individualized, recovery-oriented treatment plan

Be medically necessary and focused on improving the client's functioning in the community

Meet state licensing requirements for community psychiatric supportive treatment programs

HCPCS code H0005 is a crucial billing code for healthcare providers offering substance abuse treatment services. This code specifically represents group counseling sessions for alcohol and/or drug services provided by a clinician. Understanding how to properly use and bill this code is essential for healthcare providers to ensure accurate reimbursement and maintain compliance with billing regulations.

DEFINITION AND PURPOSE

According to the Centers for Medicare & Medicaid Services (CMS), HCPCS code H0005 is defined as: "Alcohol and/or drug services; group counseling by a clinician" The purpose of this code is to represent group counseling sessions provided as part of alcohol and/or drug treatment services. It allows healthcare providers to bill for the time spent conducting these group therapy sessions, which are a vital component of many substance abuse treatment programs.

DETAILED BREAKDOWN

COMPONENTS OF H0005

H0005 is used to bill for group counseling sessions that typically include:

- Multiple patients (usually 2-12 individuals)
- Led by a qualified clinician
- Focus on alcohol and/or drug abuse treatment
- Structured therapeutic discussions and activities

CRITERIA AND REQUIREMENTS

To bill using H0005, the following criteria generally need to be met:

- The service must be provided by a qualified clinician (e.g., licensed counselor, social worker, psychologist)
- The session must be conducted in a group setting
- The focus of the session must be on alcohol and/or drug abuse treatment
- The session length typically needs to meet a minimum time requirement (often 60-90 minutes, but this can vary by payer)
- Proper documentation of the session, including attendance, topics discussed, and patient progress

H2020 OVERVIEW

H2020 is a Healthcare Common Procedure Coding System (HCPCS) Level II code that represents "Therapeutic behavioral services, per 15 minutes". This code is used to bill for short-term, intensive, and individualized therapeutic interventions designed to address specific behavioral problems that jeopardize a child or youth's ability to function in their current living environment.

PURPOSE AND SIGNIFICANCE

The primary purpose of H2020 is to enable healthcare providers to accurately bill for therapeutic behavioral services, which are an essential component of comprehensive mental health care. These services are designed to provide intensive, individualized interventions to children and youth with severe emotional disturbances or mental illness, helping them develop adaptive behaviors and remain in their communities.

Therapeutic behavioral services billed under H2020 typically follow a structured, goal-oriented approach that involves the individual, their family, and various service providers working together to develop and implement a personalized care plan.

QUICK FACTS:

Code Type: HCPCS Level II

Service Category: Mental Health / Therapeutic Behavioral Services

Billing Unit: Per 15 minutes

Coverage: May vary by payer; typically covered by Medicaid and some private insurers

Effective Date: This code has been in use for several years and remains active in the current HCPCS code set

DETAILED BREAKDOWN

COMPONENTS AND REQUIREMENTS OF H2020

Therapeutic behavioral services billed under H2020 typically include the following components:

Comprehensive Assessment: A thorough evaluation of the individual's behavioral needs, strengths, and challenges.

Individualized Treatment Planning: Developing and regularly updating a personalized plan that addresses the individual's specific behavioral goals.

One-on-One Interventions: Providing direct, face-to-face therapeutic interventions to help the individual develop adaptive behaviors.

Crisis Prevention and Intervention: Offering strategies to prevent and manage behavioral crises.

Skill Building: Teaching and reinforcing positive behaviors and coping strategies.

Family Support and Training: Providing education and support to family members or caregivers to help them manage and support the individual's behavioral needs.

Coordination with Other Providers: Collaborating with other healthcare professionals and service providers involved in the individual's care.

Progress Monitoring and Evaluation: Regularly assessing the individual's progress and adjusting the treatment plan as needed.

Ohio Department of Education & Workforce (http://education.ohio.gov/)

Module: Provider

Program Selected: Autism Scholarship

< Previous (/Provider/Home/Details/162595?fromSearch=4101010000&defaultTab=0)

Provider 197 of 392

021604 - Mettle Services Period: **Autism FY 2026** Type: **Renewal Applications**

Status: **Approved**

Next > (/Provider/Home/Details/151697?fromSearch=4101010000&defaultTab=0)

Back to Search (/Provider/Home/BackToSearchResults)

General (/Provider/Home/LoadGeneralTab/153331)

Personnel (/Provider/Home/LoadPersonnelTab/153331)

Services (/Provider/Home/LoadServicesTab/153331)

Staff (/Provider/Home/LoadStaffTab/153331)

Comments / History (/Provider/Home/LoadCommentHistoryTab/153331)

Provider

Name: **Mettle Services**

IRN: **021604**

WEB URL: **http://mettleservices.com (http://mettleservices.com/)**

County: **Franklin**

Phone: **(614) 270-3110**

Fax: **(614) 456-7721**

EMail: **wi (mailto:wi)**

Grade Level Served: **N/A**

Address

Physical Address

Address: **4661 Sawmill Road, Suite 200**

City: **Columbus**

State: **Ohio**

Zip: **43220**

Mailing Address

Address: **4661 Sawmill Road, Suite 200**

City: **Columbus**

State: **Ohio**

Zip: **43220**

Provider/Program Status Info

Servicing: **Autism Scholarship**

Current Status: **Approved**

Application Type: **Renewal Applications**

Application Period: **Autism FY 2026**

Approval Start Date: **07/01/2025**

Approval End Date: **06/30/2026**

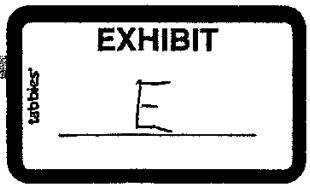
OHIO DEPARTMENT OF EDUCATION AND WORKFORCE

(http://education.ohio.gov/)
Stephen D. Dackin (https://education.ohio.gov/About/About-The-Director), Director
25 South Front Street, Columbus, Ohio 43215

1-877-644-6338 contact.center@education.ohio.gov (mailto:contact.center@education.ohio.gov)

Mike DeWine, Governor (http://www.governor.ohio.gov/) | Privacy (http://education.ohio.gov/Miscellaneous/Privacy) | Site Map (http://education.ohio.gov/Miscellaneous/Sitemap) | Ohio Checkbook (https://checkbook.ohio.gov/) | Sign-up for Alerts (https://public.govdelivery.com/accounts/OHED/subscriber/new)

The Department of Education and Workforce is an equal opportunity provider of ADA services.
The Department's Notice of Non-Discrimination (https://education.ohio.gov/Miscellaneous/Notice-of-Non-Discrimination) applies to all programs and activities.



Autism Scholarship Education Plan Checklist

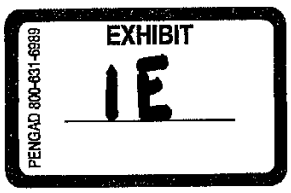
Plans for students should include educational services of tuition at a participating chartered nonpublic school. Additionally, school districts may choose to include related support services and therapies in autism education plans.

Educational services:

- Tuition to enroll in a chartered nonpublic school that is approved to participate in the Autism Scholarship Program

Related services and therapies:

- Services provided by a public school district or an approved Autism Scholarship Program business provider*
  - Adapted Physical Education Services
  - Aide Services
  - Art Therapy
  - Attendant Services
  - Audiologist Services
  - Behavior Services
  - Counseling Services
  - Interpreter Services
  - Medical Services
  - Music Therapy
  - Occupational TherapyServices
  - Orientation & Mobility Services
  - Physical Therapy Services
  - Psychology Services
  - Recreational Services
  - Rehabilitation Counseling Services
  - School Health Services
  - School Nurse Services
  - School Psychologist Services
  - Social Work Services
  - Special Transportation Services
  - Speech and Language Services(In-Person)
  - Transitional Services
  - Tutoring Services



Department of Education & Workforce

Other Services:

- Intervention services provided by a chartered nonpublic school that is approved to participate in the Autism Scholarship Program

*Home educated students participating in the Autism Scholarship Program must use funds for services provided by an approved Autism Scholarship Program business provider.

BEFORE THE UPPER ARLINGTON, OHIO
BOARD OF ZONING AND PLANNING

METTLE SERVICES, LLC, *et al.*,	:	
	:	**Appeal No. 25-4927**
Appellants.	:	**CZC No. 25-2703**
	:	

AFFIDAVIT OF HARMON HARRIS

STATE OF OHIO)
) SS
COUNTY OF FRANKLIN)

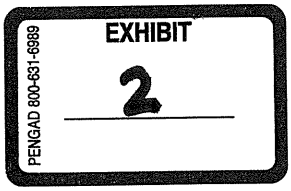
I, Harmon Harris, being first duly cautioned and sworn, state the following:

1. I am over eighteen years of age. I am competent to testify, and I have personal knowledge of the matters set forth herein.

2. I am employed as the Operations Manager at Mettle Services at 4661 Sawmill Road, Suite 200, Upper Arlington, Ohio, 43220. I have worked at Mettle Services since 2021. I am also a Qualified Mental Health Specialist with 20 years of experience in the behavioral and mental health sectors and provide counseling services to clients at Mettle Services when needed.

3. I received a master's degree in psychology in 2017 and a master's degree in healthcare administration in 2019, both from Walden University. I received a bachelor's degree from West Virginia State University.

4. As part of my duties as Operations Manager, each day I review the billing records regarding services that each client receives at Mettle Services, such as individual therapy, group therapy, occupational therapy, speech therapy, and day treatment program services. The records are entered into our online case management software, CareLogic.



5. Every client at Mettle Services has an electronic client record ("ECR") in the CareLogic case management software. The ECR contains assessments, goals, objectives, interventions, and diagnoses for each of the clients.

6. Each time a client receives behavioral health services, that service is documented by a qualified mental health provider (e.g., a Licensed Social Worker, Qualified Mental Health Specialist, Occupational Therapist, or Speech Therapist, etc.). Each service entry is then sent for approval to Mettle Services' Clinical Director, who reviews and approves the entries within 48 hours.

7. After the Clinical Director approves the CareLogic entries, the records are sent to our third-party billing service, Behavioral Health Billing Solutions. The billing service applies the appropriate medical billing codes according to the services that Mettle Services records in CareLogic. The records are then sent to Ohio Medicaid for billing.

8. In addition to my role as Operations Manager, on occasion, I provide day treatment program services to Mettle Services clients as a qualified mental health specialist.

FURTHER AFFIANT SAYETH NAUGHT.

Harmon Harris

Subscribed to and sworn before me this 19th day of November, 2025. This is a jurat certificate; an oath or affirmation was administered to the signer.

Kathryn A Yates
Notary Public

Commission Expiration date: 6/1/2027

NOTARIAL SEAL
STATE OF OHIO

KATHRYN A. YATES
Notary Public, State of Ohio
My Commission Expires
6/1/2027

1 location total

PRIMARY LOCATION

4661 SAWMILL RD
UPPER ARLINGTON, OH 43220

Project Information

Type *
Commercial

Value of Work *
0

Square Footage of Project *
19,748 SF

Project Description *
Business use.

Miscellaneous

Is this for a utility structure or pole?
No

Is this for a like-for-like patio replacement? *
No

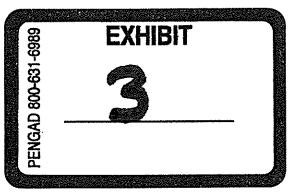
City of Upper Arlington, Ohio

Your Profile

Your Records (/dashboard/records)

Resources

Search for Records (/search)



Certificate of Zoning Compliance

25-2703

Your Submission

Attachments

Guests (1)

- Payment
- Planning Review
- Development Director/City Attorney Review

Permit Issuance

Your submission

Submitted Jun 6, 2025 at 3:01pm

Contact Information

Michael Lusk

Email address

mlusk@luskarchitecture.com

Phone Number

614-827-6000

Mailing Address

6170 Riverside Drive , Dublin, Ohio 43017

Locations

Claim a Record (/claimRecord)

Employee Login (https://upperarlingtonoh.workflow.opengov.com)

Portal powered by **OpenGov**

Upper Arlington Response

In order to verify zoning compliance we need the following (at a minimum):

-Business name, legal address, website

Mettle Service LLC, 4661 Sawmill Road, Suite 200, Columbus, Ohio 43220 and website mettleservices.com

-Proposed uses of the space(s) and their square footage- floor plan if you have one;

Behavioral Health Organization completing counseling, behavior modification, and case management services

-# of employees; 28, 10 at the Sawmill location

-# of anticipated customers; 19 presently

-# of parking spaces; 120

-Anticipated traffic impacts;

No Immpact

-Hours of operation; Hours 7:30 a.m. to 2:30 p.m.

-Any proposed changes to the interior or exterior of the space; no

-Anything else that might be helpful for our review.

Please submit this information immediately so that the City can make a determination as to whether or not the proposed use is permitted or not. Materials must be received by June 20, 2025 or the City will consider the business to be illegal and operation must cease.

Dear Brian and Mike –

After review and consideration of CZC #25-2703, Staff cannot approve the proposed use(s). UDO Table 5-C includes a list of Permitted, Conditional, and Prohibited uses within the ORC District. Business, Medical & Professional Offices are listed as a Permitted use. However, per the Mettle Services website (https://mettleservices.com/), the provided services include both "Day Program" and "Life Skill Training". These uses are not medical office in nature, are not listed in Table 5-C, and therefore are Prohibited. Based on the aforementioned services that Mettle provides, the most related use in Table 5-C would be Child Day Care Centers, which are specifically prohibited, or education, which is not permitted under the code.

It is unfortunate that permits were not secured prior to changing the use of this portion of the building. Typically, when a certificate of zoning compliance is denied, the business must cease all operations. However, because a component of the business may be permitted, the City will allow you to keep operating during your appeal process (see below) if the "Day Program" and "Life Skill Training" uses cease immediately. Failure to comply may result in citation, fines and/or closure of the business. If an appeal is not filed, please note your certificate has been denied, and you would have to cease operation completely.

Please note that a person aggrieved by any decision made by the Director of Community Development Department, or a designated representative, may appeal to the Board of Zoning and Planning (BZAP). Such appeal shall be made within ten (10) days from the date of the decision, by filing a notice of appeal with the Director of Community Development Department. The Director shall transmit to BZAP all the papers constituting the record upon which the action appealed from was taken. No action of the Director of Community Development Department shall take effect until after the expiration of ten (10) days from the date of the decision. The Planning Appeal Application portal can be found here: https://upperarlingtonoh.portal.opengov.com/categories/1080/record-types/6391

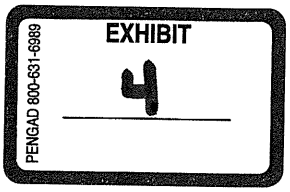
Regards,

CHAD D. GIBSON, AICP
Community Development Director | Community Development Department
The City of Upper Arlington
3600 Tremont Road, Upper Arlington, OH 43221
O: 614-583-5074

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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



Certificate of Zoning Compliance 25-2703

This is an e-permit. To learn more, scan this barcode or visit upperarlingtonoh.viewpointcloud.com/#/records/201881318

Issued to: *Michael Lusk*

Location: *4661 SAWMILL RD*

Project Description: *Business use.*

Value of Work: *0*

Permit Issue Date: *August 19, 2025*

Permit Expires: August 19, 2026 unless construction or the use have begun, then this permit will not expire.

Permit Conditions:

1) Approved for medical office use only - child daycare, day school and similar non-office uses are prohibited.

2) A zoning inspection to confirm compliance shall be accommodated on a yearly basis, typically concurrent with the annual fire safety inspection.

3) Should the business change ownership or the use be substantively modified, new zoning and/or change of use permit(s) must be submitted for review. Specifically, please be aware that if the Life Skills Training or other components of your use change to become more like a child daycare, day school, or adult day care facility, or otherwise are modified beyond the approved use, that will require additional review.

4) Any future tenant shall be of similar use and occupancy classification and be subject to these same stipulations, unless new tenant applies for a change of use and occupancy permit.

EXHIBIT
5
PENGAD 800-631-6989

City of Upper Arlington

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

October 15, 2025

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

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

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

Dear Mr. Lusk:

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

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

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

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

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

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

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

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

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

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

Regards,

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

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

JOINT COMMISSION

Joint Commission Accreditation

Joint Commission accreditation tells your patients you are committed to providing safe and high quality care — time after time. It also tells payers that patient safety and quality care are paramount and that risks are continually evaluated and actively minimized

Ready to get started?

Accreditation Means Excellence in Healthcare

Joint Commission accreditation is the objective evaluation process that can help health care organizations measure, assess, and improve performance in order to provide safe, high quality care for their patients. Accreditation is awarded upon successful completion of an on-site survey. The on-site survey is conducted by a specially trained Joint

Commission surveyor or team of surveyors who assess your organization's compliance with our standards.

Learn about accreditation | See the benefits

ACCREDITATION PROGRAMS

Who We Accredit

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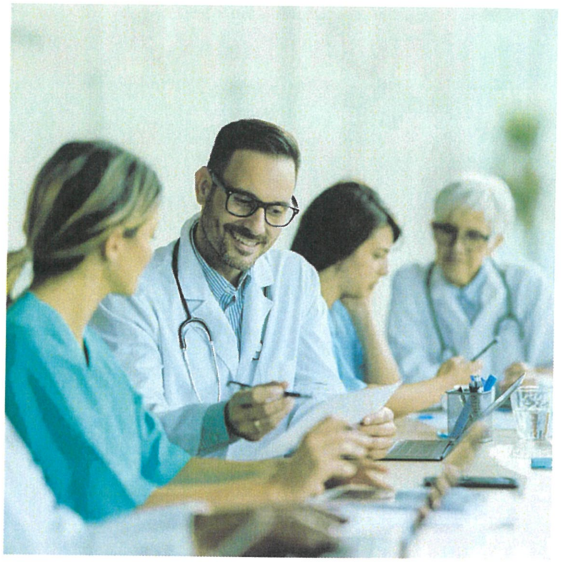

The Accreditation Process

In the accreditation process, we evaluate organizational compliance to performance standards designed to improve quality and safety for those they serve. Joint Commission surveyors visit your organization and measure compliance with our own standards, as well as relevant standards from CMS and OSHA. Our survey time together includes both an objective evaluation of standards compliance along with strategies and structures for improvement.

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1

Before the Survey

After you submit your application, it's time to begin preparing for your survey.

2

Survey Day

During the on-site survey, we assess your compliance with Joint Commission standards.

3

After the Survey

Learn the steps for completing any post-survey requirements to receive your final accreditation decision.

4

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Accreditation Standards

Joint Commission standards help you develop strategies to address the most complex issues and identify key vulnerabilities in the patient care experience. The standards review various aspects of your care delivery process, ensuring a comprehensive review of the patient care experience.

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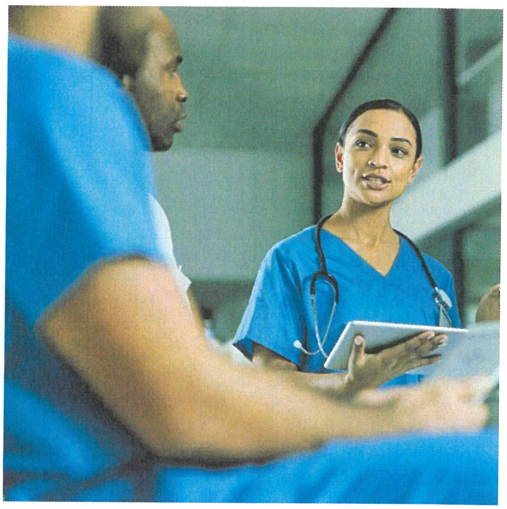

Pricing

Accreditation fees are calculated based on the services provided and your average daily census. There are two components to the fees — annual fees which are invoiced each year during the accreditation cycle, and an on-site fee which is invoiced during the year your survey is conducted.

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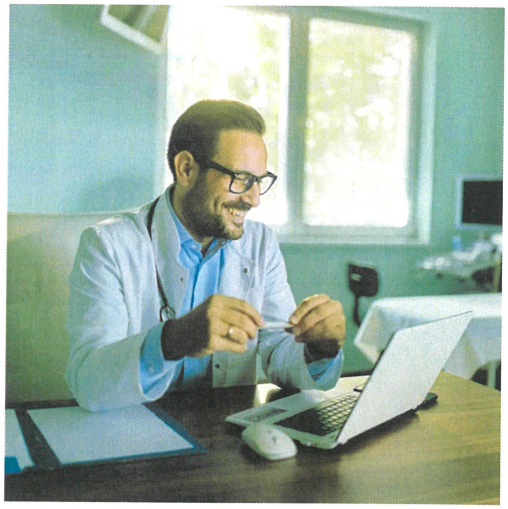
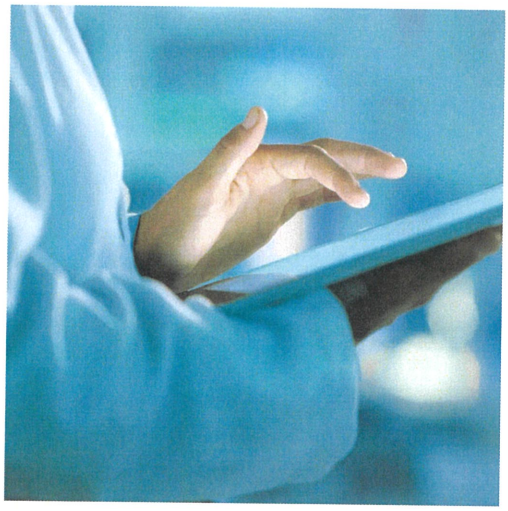
The application for accreditation is an important step in your journey. We use it to collect essential information about your organization, including ownership and management, demographics, and types and volume of services provided. This data helps us determine the number of days required for your on-site survey, the composition of the survey team and the services we'll need to review.

Learn about the process





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Joint Commission is a nationally recognized leader in performance measurement and implemented standardized performance measures for internal quality improvement, accreditation and certification. Joint Commission's ORYX® initiative integrates performance measurement data into the accreditation process.

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Exhibit D

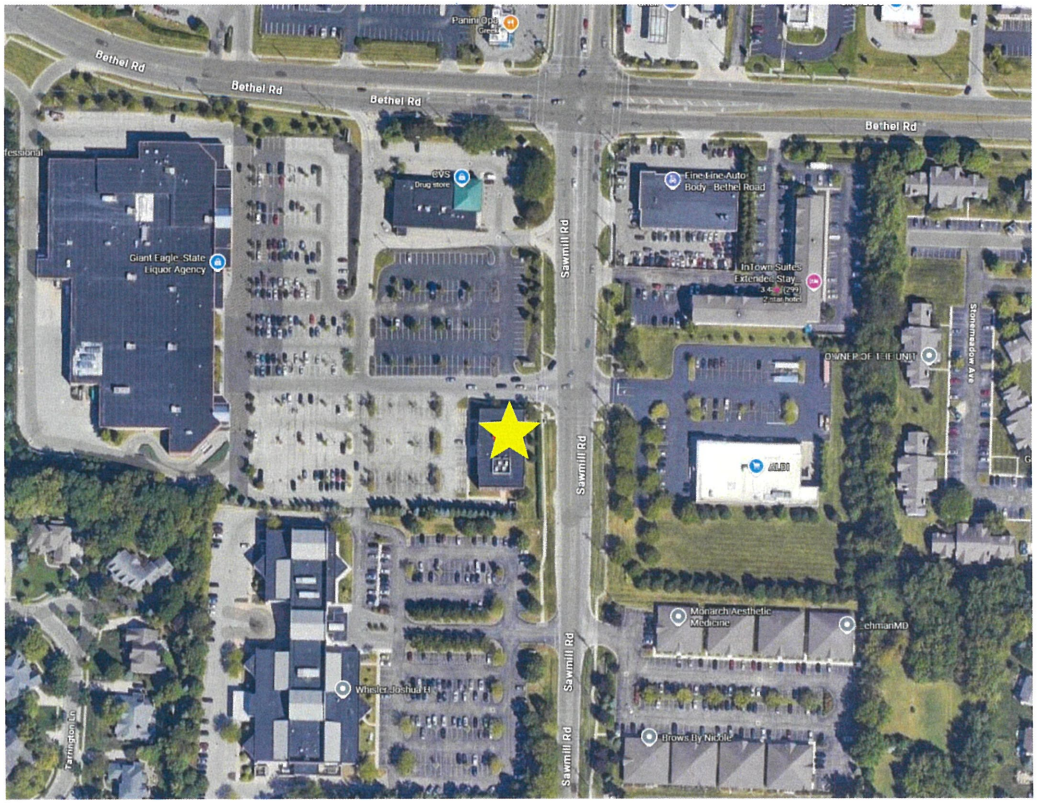
VORYS

Mettle Services, LLC
4661 Sawmill Road
Appeal 25-4927
CZC 25-2703

Upper Arlington Board of Zoning and Planning
November 19, 2025

The Property – 4661 Sawmill Road

- **Address:** 4661 Sawmill Road
- **Location:** south of Bethel Road and west of Sawmill Road
- **Size:** 2.429 acres
- **Zoned:** Office and research district



The Property – 4661 Sawmill Road

Zoned: Office and research district

Tenants:

1. Harmony Bay
2. Mettle Services
3. Splendental

4661 Sawmill Road

Mettle Services

Ohio Department of Behavioral Health

Ohio licensed behavioral health provider

Accredited by The Joint Commission as a behavioral health provider

SPLENDENTAL
FAMILY AND COSMETIC DENTISTRY

Ohio Dental Board Licensed

HARMONY BAY®

Outpatient behavioral health services for individuals 14 and older, offering primary treatment for a wide range of mental health disorders.

Accredited by The Joint Commission as a behavioral health provider

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ORC ZONING CLASSIFICATION

ORC office and research district:

The purpose of this district is to allow offices and research facilities that will contribute to the city's physical pattern of planned, healthy, safe, and attractive neighborhoods. The ORC district should also provide job opportunities and services to residents and contribute to the City's economic stability.

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ORC ZONING CLASSIFICATION

- **Permitted**: business, professional, and medical offices; outpatient surgery centers; hospitals (conditional);
- UDO does not define "business", "professional" or "medical office"

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Initial Application and Revised Description

- Mettle Services applied for a CZC, and City Staff asked for more information.
- Mettle Services provided additional information on July 29, 2025 (Revised Use Description / Zoning Compliance Statement)
- The **Revised Use Description** included detailed information on Mettle Services' state certification, Joint Commission accreditation, medical treatments, and descriptions of the specific activities included in the day treatment program.
  - Emotional awareness & coping; life skills; behavioral specialist support.
- Mettle Services' application was then **approved** after receiving all this information.

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UA City Staff Issued Certificate of Zoning Compliance

Certificate of Zoning Compliance issued August 19, 2025

City of Upper Arlington, Ohio

25-2703
Certificate of Zoning Compliance
Status: Complete
Submitted On: 6/6/2025

Primary Location

4661 SAWMILL RD
UPPER ARLINGTON, OH 43220

Owner

BSM ENTERPRISES LLC
Gaelic Ct. 5823 Dublin ,
OH 43016

Permit Conditions

1) Approved for medical office use only - child daycare, day school and similar non-office uses are prohibited.

2) A zoning inspection to confirm compliance shall be accommodated on a yearly basis, typically concurrent with the annual fire safety inspection.

3) Should the business change ownership or the use be substantively modified, new zoning and/or change of use permit(s) must be submitted for review. Specifically, please be aware that if the Life Skills Training or other components of your use change to become more like a child daycare, day school, or adult day care facility, or otherwise are modified beyond the approved use, that will require additional review.

4) Any future tenant shall be of similar use and occupancy classification and be subject to these same stipulations, unless new tenant applies for a change of use and occupancy permit.

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City Staff Revoked the Zoning Certificate in Error

- Letter of revocation issued on October 15, 2025
  - "All uses beyond the approved professional and medical office uses must cease immediately."
  - Claimed incomplete disclosure of information as to "non-office uses"
- Revocation is wrong for several reasons:
  - Incorrect understanding of Mettle's legitimate, licensed, and objective medical office use
  - Based on subjective, impression-based conclusions
  - Incorrect and incomplete understanding of the relevant facts
- Evidence and Testimony
  - Dr. William McKinney

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Mettle Services, LLC

- Mettle Services is a mental health clinic providing the following services:
  - Individual and group counseling sessions
  - Life skill training, transition to adult support
  - Speech therapy, occupational therapy, and more
- Day Treatment Program
  - Emotional awareness and coping strategies
  - Life skills: peer pressure, bullying, problem-solving
  - Behavioral specialist support: redirection, mood regulation
- Team of approx. 15 employees at 4661 Sawmill:
  - Qualified mental health specialists, licensed social workers, licensed clinical counselors
  - Payroll over $800,000

"Unlocking the full potential of individuals with Autism Spectrum Disorder ("ASD")"

Mettle: *a person's ability to cope well with difficulties or to face a demanding situation in a spirited and resilient way.*

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Mettle Services– State Certified

- Certified as a Behavior Health Provider by Ohio Department of Behavioral Health (Cert. # 01-8471) (Exh. A)
  - Community psychiatric supportive treatment
  - *Mental health day treatment service*
  - Therapeutic behavioral services and psychosocial rehabilitation
- State Certification is required to participate in Medicaid funding.
- Health Care Provider / NPI # 1497373575
  - Required to bill insurance, Medicaid, Medicare

Ohio
Department of Behavioral Health

Formerly the Ohio Department of Mental Health and Addiction Services

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Mettle Services – Accredited

- **The Joint Commission** (est. 1951)
  - Largest U.S. health care accreditor: over 24,000 health care providers, including 4,300 behavioral health organizations.
  - Accreditation is awarded after an unannounced, on-site survey assessing compliance with established standards. Surveyors review patient records, observe care, and interview staff and patients.
- **Mettle Services** is accredited as a behavioral health provider by The Joint Commission
  - Reviewed Mettle's electronic management system in advance of the visit
  - 3-day on-site visit: interviewed staff and patients, observed sessions, reviewed personnel files, patient files, physical plan for safety concerns in minute detail.

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Mettle Services Only Provides Medical Services

- **Function**: medical treatment of pre-diagnosed ASD; development of life and social skills to empower individuals to lead a productive, fulfilling, and successful life.
- **Programming**: exclusively therapeutic, medical services
  - Each participant receives 1-on-1 instruction and individualized medical treatment plans
  - All participants are previously diagnosed with ASD
- **Personnel**: all staff are licensed medical providers, social workers, and mental health specialists. **15 total staff at 4661 Sawmill. Payroll $809,295.**
- **Billing**: Insurance and Medicaid
  - ~66% of Mettle's funding comes from Ohio Medicaid; Medicaid billed for all participants
  - Mettle is approved as a non-school business provider to provide medical services to participants funded by the Ohio Department of Education's Autism Scholarship Program
    - Other non-school providers in UA: Psychologist Kari Watts (behavioral services); Kadiant LLC (same); Alliance Intervention Services

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Mettle Services Medical Billing Procedures

- Behavioral health day treatment (per hour) (HPCPS Code H2012)
  - Healthcare Common Procedure Coding System ("HCPCS")
  - Approved for billing by Ohio Department of Medicaid
  - Includes comprehensive assessments, group therapy, individual treatment planning and counseling, psychoeducation, and intensive life skill-building
- Assessment (CPT Code 90791)
- Individual therapy (CPT Code 90834)
- Group therapy (CPT Code 90853
- Community psychiatric supportive treatment (CPT Code H0036)

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Ohio Zoning Law Requires the Zoning Code Be Interpreted to Permit the Proposed Use

- "[Zoning] resolutions are ordinarily construed in favor of the property owner. Restrictions on the use of real property by ordinance, resolution or statute must be strictly construed, and the scope of the restrictions cannot be extended to include limitations not clearly prescribed."

  Terry v. Sperry, 130 Ohio St. 3d 125, 2011-Ohio-3365, 956 N.E.2d 276, ¶ 19.

- "All doubt is to be resolved in favor of the free use of land by the landowner."

  DeRosa v. Parker, 198 Ohio App. 3d 332, 2011-Ohio-6024, ¶ 62 (7th Dist.).

- "Ambiguities in zoning provisions which restrict the use of one's land must be construed against the zoning resolution because the enforcement of such a provision is an exercise of police power that constricts property rights."

  BP Oil Co. v. City of Dayton Bd. of Zoning Appeals, 109 Ohio App. 3d 423, 432 (2d. Dist. 1996).

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Mettle's Day Treatment Services Are Medical

- UA permits "Business, Medical, and Professional Offices" in ORC Zone, but the UDO does not define any of those terms.
  - "A legislative body need not define every word it uses in an enactment. Moreover, any term left undefined by statute is to be accorded its common, everyday meaning." *State v. Dorso*, 4 Ohio St. 3d 60, 62 (1983) (internal citations omitted).
- **Ohio Admin. Rule 5122-29-06**: "Mental health day treatment service"
  - "an intensive, structured, goal-oriented, distinct and identifiable treatment service that utilizes multiple mental health interventions that address the individualized mental health needs of the client."
  - "The purpose and intent of mental health day treatment is to stabilize, increase or sustain the highest level of functioning and promote movement to the least restrictive level of care."
  - Must last 2 to 7 hours and can include assessment, life skills development, emotion and behavioral management, and "[m]anaging mental health and behavioral symptoms to enhance vocational/school opportunities and/or independent living." Rule 5122-29-06(E)(3)

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Mettle's Day Treatment Services Are Medical

- Mettle's day treatment services include intensive, structured, and goal-oriented treatment of a diagnosed medical disorder (ASD)
  - Traditional medical office responsibilities: client files, HIPAA protections, medical documentation, insurance
- Mettle is expressly certified by ODBHS to provide "mental health day treatment service" – a recognized medical service with a specific medical billing code
  - Revocation decision committed **clear error** by stating that Mettle's 'Day program" and "Life Skill Training" services "are not medical office uses." (Rev. letter, page 2)
  - Day cares and schools do not receive this certification
- Just like a physical therapy office is a medical facility and not a gym, an autism treatment center is a medical facility and not a day care or school.

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Mettle Services is Not a Day-Care

- Under the UA UDO:
  - "Child day-care: means administering to the needs of infants, toddlers, preschool children and school children outside of school hours by persons other than their parents or guardians, custodians or relatives by blood, marriage, or adoption, for any part of the twenty-four-hour day in a place or residence other than the child's own home."
  - Not a day-care of the plain language of the code
- Mettle Services' clients are not infants, toddlers or preschool aged children and Mettle Services does not provide services to school children outside of school hours.

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Mettle's Day Program Is Not A Day Care or School

- **O.R.C. 5104.01(K)**: Ohio law's definition of "child care" is expressly limited to services by "a provider required by [Ohio law] to be licensed or approved by the department of children and youth, certified by a county," or under a contract to provide publicly funded child care.
  - The state application for a day care provider license requires proof of qualifications, trainings, child care operation forms, valid food service operation license, and more.
- Mettle Services **does not** provide school- or day care-like services:
  - Breakfast or lunch
  - Before or after care
  - Transportation
  - Grading, state testing
  - Extracurriculars

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Mettle's Medical Use Is Protected Under the Americans with Disabilities Act and the Rehabilitation Act

- Even absent a discriminatory intent, if the zoning law or practice has an unjustified discriminatory effect on persons with a protected characteristic, it could be deemed unlawful. *See Vill. of Arlington Heights v. Metro. Hous. Dev. Corp.*, 429 U.S. 252, 265-68 (1977).
- "The ADA prohibits public entities from discriminating against individuals with disabilities, including by fail[ing] to make reasonable modifications in policies, practices, or procedures, when such modifications are necessary to afford such ... facilities ... or accommodations to individuals with disabilities[.]" *Anderson*, 798 F.3d at 353.
- Both the ADA and the Rehabilitation Act ban discrimination in zoning by public entities and are thus interpreted consistently. *See MX Group, Inc. v. City of Covington*, 293 F.3d 326, 332 (6th Cir. 2002) (citing *Innovative Health Sys., Inc. v. City of White Plains*, 117 F.3d 37, 44-46 (2d Cir. 1997)).

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Denial of the Application Would Subject the City to Unnecessary Liability for Damages and Attorney's Fees

- Affirming the improper revocation would violate the UDO, Ohio law, and the applicant's rights protected by the United States and Ohio Constitutions, including:
    1. Deprivation of right to due process;
    2. Failure to provide equal protection under the law;
    3. Taking of private property without just compensation; and
    4. Violation of the ADA and the Rehabilitation Act.
- Constitutional violations expose the City and its officers to unnecessary liability and attorney's fees.

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Conclusion

- Mettle Services asks you to reverse the revocation of CZC 25-2703

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 21, 2026

Subject: 3175 Tremont Road (#25-5000) - Review and approval of Arlington Crossing's plan to not re-install decorative arches, per the November 5, 2025 Work Session discussion.

Site Description/History

[This is a follow-up from the November 5, 2025 BZAP Work Session.]

The Arlington Crossing condominium development (five stories tall with 56 units) is located on the west side of Tremont Road, and is bounded by Ridgecliff Road (to the north) and Milden Road (to the south); the Bob Crane Upper Arlington Community Center and Kingsdale Shopping Center are immediately east across the street. The property is zoned Planned Mixed Use District (Kingsdale West) and was built in 2008.

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

The City Forester has been actively working with the applicant on a revised landscape plan, in the spirit of the original BZAP-approved plan. This is because seven (7) of the 14 mature street trees adjacent to the site were damaged during construction. At least three of these trees are severely damaged and require replacement; others will require professional pruning and/or repair efforts.

Proposal

Residents and representatives of Arlington Crossing have submitted a memo proposing amendments to the final material palette and exterior design, which would allow for the elimination of the decorative arches. This is in response to the Board's discussion at the November 5, 2025 Work Session, where the Board agreed that their removal would be acceptable. The applicant submitted materials showcasing the existing and proposed landscaping, as well as the change in this section of Tremont Road (streetscape, new buildings) since its original approval two decades ago.

Zoning Code Requirements

Article 4.05(G) of the Unified Development Ordinance (UDO) permits the Community Development Director to administratively approve non-substantial revisions to a BZAP-approved plan like signage, lighting, or landscaping. Given the previous efforts by the Board in reviewing the then-controversial five-story Arlington Crossing plan, Staff determined that this request warrants BZAP review and is not an administrative (Staff) decision. This was confirmed by the Board at the November 5, 2025 Work Session.

Alternatives

At the Work Session, the Board examined alternatives with the applicant, which included: replacing the arches as originally approved or replacing them with a different architectural feature like an arbor or trellis.

Requested Action and Findings

Following multiple meetings with the applicant and BZAP in November 2025, Staff concurs that removing the decorative arches is an acceptable outcome of the recently-completed construction. The existing mature landscaping, along with the new plantings and the presence of nearby tall buildings, make the arches less essential than originally planned. Reinstalling them would be largely unnecessary given the current circumstances that did not exist previously. Therefore, Staff recommends the Board approve the attached memo, with the condition that the installation of landscaping as well as replacement or repair of up to seven (7) street trees, per the City Forester's determination.

Attachments

1.	Arlington Crossing - BZAP Meeting 1.21.26
2.	AC Submission to BZAP 11.2025
3.	Arlington Crossing_Work Session Summary, 11.05.25

Dinsmore

MEMORANDUM

To: Upper Arlington Board of Zoning & Planning
ATTN: Chad Gibson, AICP, Community Development Director
Justin Milam, AICP, Senior Planner
Taylor Mullinax, AICP, Planner

From: Donald B. Leach, Attorney for Arlington Crossing Condominium Association

Date: December 12, 2025

Re: 3175 Tremont Road (Arlington Crossing)

To follow up the Board of Zoning and Planning Informal Review of November 11, 2025, and our application and related materials dated October 27, 2025, we ask that the issue of replacing recently demolished architectural features at the Arlington Crossing Condominium Association be placed on the consent agenda for the January 21, 2026 meeting.

Specifically, we ask the Board to consider and approve the following motion:

> Motion to amend the final material palette and exterior design of the Arlington Crossing Condominiums to allow the elimination of the decorative arches originally required in the 2006 BZAP final development approvals.

I have attached our October 27, 2025, submission for your convenience. Please let me know if you need any additional information.

Thank you for your consideration of this matter.

/DBL
Attachment

Dinsmore

Legal Counsel

DINSMORE & SHOHL LLP
191 West Nationwide Boulevard ^ Suite 200
Columbus, Ohio 43215

Donald B. Leach
(614) 227-4262 (direct) ^ (614) 628-6890 (fax)
[redacted]

October 27, 2025

Via Email Only [redacted]***)***

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

Re: Arlington Crossing Condominium Association

Dear Members of BZAP:

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

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

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

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

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

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

- See issues addressed below

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your consideration.

Donald B. Leach

Enclosures

A EAST ELEVATION

Old Bag of

Old Bag of Nails
Old Bag of Nails

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 5, 2025

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

Overview

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

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

Zoning Code Requirements

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

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

#2 - Require the arches be replaced, but with trellis, arbor, or other similar architectural features; or
#3 - Authorize the removal of the arches with no replacement features, determining that the existing and proposed landscaping address the massing concerns initially raised by the Board during the development plan/variance meetings.

Attachments

1.	Arlington Crossing_Staff Presentation
2.	Arlington Crossing_Plans
3.	Arlington Crossing_Final Inspection 08.28.25
4.	Arlington Crossing_BZAP Staff Report 06.19.06
5.	Arlington Crossing_BZAP minutes 04.17.06

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Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 21, 2026

Subject: 2747 Coventry Road (VAR-45-25) - To allow a two-story garage addition that encroaches 19.33 feet into the 24.33-foot (average) rear yard setback and five feet into the eight-foot minimum side yard setback. The addition will also increase building coverage from 29 percent to 33 percent, and project into the rear yard profile. [Postponed from the October 15, 2025 BZAP hearing.]

Site Description/History

[This application was postponed by the Board at the October 15, 2025, BZAP meeting. Revised plans were submitted on January 7, 2026. The applicant sent regular mail to nearby property owners to advise them of the plan revisions and new hearing date.]

The subject property, 2747 Coventry Road, is located on the west side of the street, one lot south of Northam Road. It is 0.14 acres in size with 60 feet of frontage, depths of 96 and 99 feet, respectively, and is similar in size and shape to others located south of Northam Park. It was platted as Lot #126 from the Guilford Place subdivision from 1924, with a 20-foot building setback line, and is zoned R-1c, One-Family Residence District. [*Nearly all the homes are built to a 40-foot setback, despite a 20-foot distance noted on the plat*.] An existing two-story stone and siding home sits 41 feet from the right-of-way line, and includes a driveway on the north side of the property that leads to a one-car, rear-load garage. A six-foot-tall wood fence exists along the rear property line. The home was built in 1947 and purchased by the applicant in February 2004.

Proposal

[Revisions from the original plan are noted below.]

The proposal includes the construction of a two-story garage addition on the northwest corner of the home, encroaching into both the side and rear yard setbacks. The existing one-car attached garage would be ~~partially~~ demolished to allow for a new ~~bedroom/den~~ bathroom, and the existing screen porch would be removed to allow for a larger kitchen~~, dining,~~ and family room. ~~A mudroom would connect to the new attached, two-car garage.~~ The second story would include a new bedroom~~s~~, bathroom~~s~~, and laundry, with a closet ~~and storage~~ above the garage. Part of the second-floor ~~bathroom~~ hallway would extend above the driveway (open below), which would help retain some access to the garage. A new front porch would extend across the front facade of the home. The overall height of the home is retained at ~~23'-7~~" 25'-1";

the front elevation includes stone on the first floor, with siding on the second floor and all sides and rear of the addition. The addition extends up to the five-foot rear utility easement and is three feet from the (north) side property line. The proposal is compliant with ~~building,~~ development, and front yard coverage limitations. The proposal exceeds building coverage by 254 square feet.

Zoning Code Requirements

The revised plan results in the following variances to the Unified Development Ordinance (UDO):

1. To encroach 19.33 feet into the 24.33-foot (average) rear yard setback (Article 5.02);
2. To encroach five feet into the eight-foot minimum side yard setback (Article 5.02);
3. To project into the rear yard profile (Article 5.02); and
4. To increase building coverage from 29 percent to 33 percent.

*The revised plans have eliminated the previously requested neighborhood compatibility (Article 7.17) variance. All four requested variances are largely the same as those in the original application, except for the building coverage, which is a more accurate calculation.

Alternatives

The updated plan displays an alternate version initially recommended by Staff. The applicant, however, believes that their plan is more suitable. Staff maintains some reservations regarding garage accessibility and maneuverability based on the proposed layout, but the applicant is comfortable with the plan.

Requested Action and Findings

Staff reviewed the updated plan and shared it with the City's third-party architect. The plan revisions feature an improved design that better integrates with the current home and the surrounding area. Alterations to the overall size and form, along with the interior arrangement and use, make the plan more palatable and address property limitations (*Finding #1; special conditions with the lot*). It also largely mirrors the footprint of the home to the north, which shares similar constraints. Staff believes the design harmonizes with the existing house and will not adversely affect views from the street or neighboring properties (*Finding #4; character of the area*). Therefore, Staff recommends that this application be approved.

Attachments

1.	2747 Coventry Rd_Staff Presentation
2.	2747 Coventry Rd_Original Staff Presentation
3.	2747 Coventry Rd_Revised Plans
4.	2747 Coventry Rd_Original BZAP Application

2747 Coventry Road

BZAP Staff Report Pictures | Variance Application 45-25

January 21, 2026

Google Maps ® Aerial

Existing Conditions

Proposed Site Plan

- Proposed Improvements:
  - The construction of a two-story garage addition including a bedroom, bathroom, and laundry.
- Variance:
  - To allow a two-story garage addition that encroaches 19.33 feet into the 24.33-foot (average) rear yard setback and five feet into the eight-foot minimum side yard setback. The addition will also increase building coverage from 29 percent to 33 percent, and project into the rear yard profile.

Elevations

Front (East) Elevation

Side (North) Elevation

Rear (West) Elevation

Staff Recommendation

The proposal results in the following Variances to the Unified Development Ordinance (UDO):

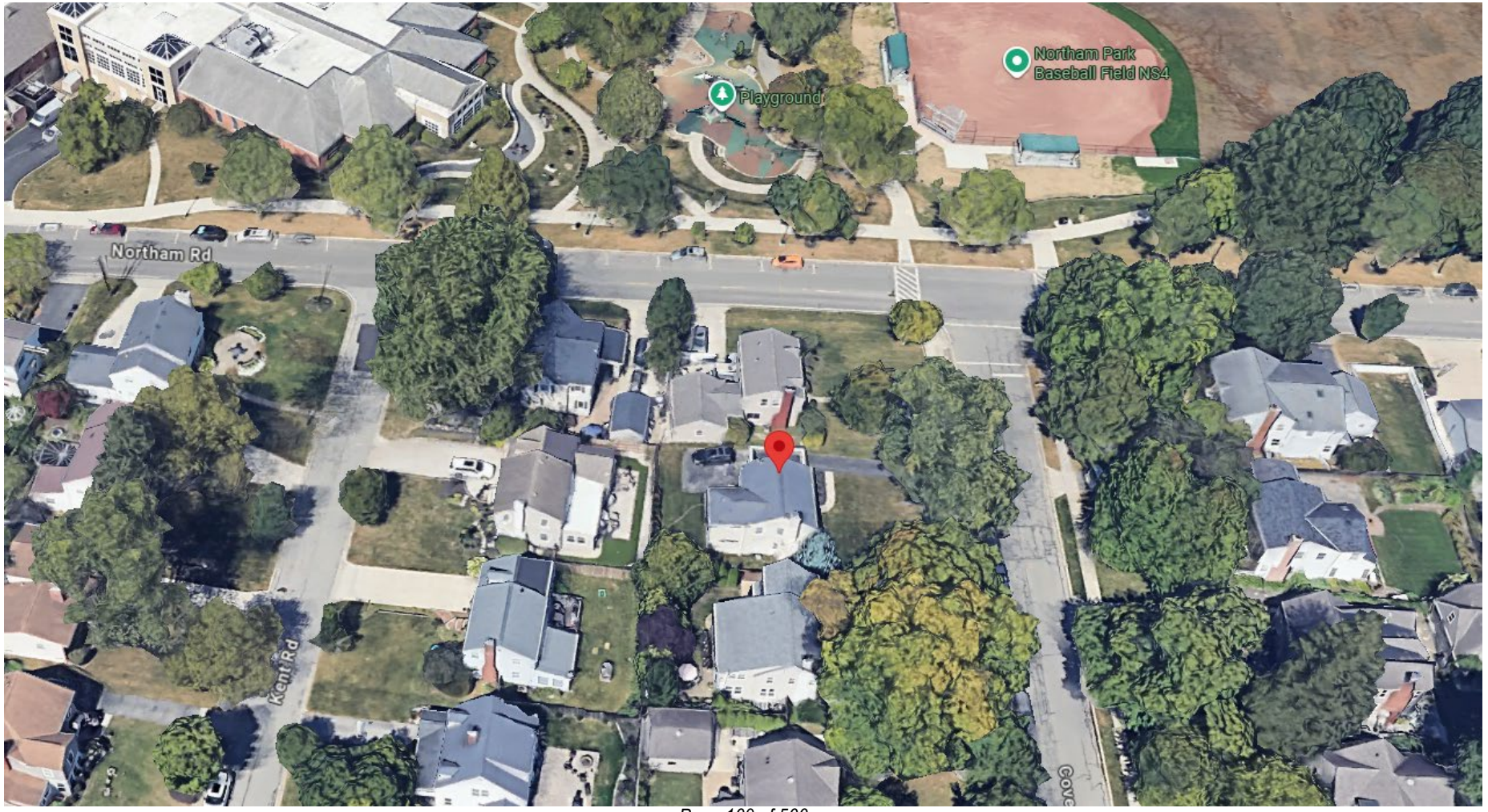
- To encroach 19.33 feet into the 24.33-foot (average) rear yard setback (Article 5.02);
- To encroach five feet into the eight-foot minimum side yard setback (Article 5.02);
- To project into the rear yard profile (Article 5.02); and
- To increase building coverage from 29 percent to 33 percent.

Staff recommends that this application be **approved**.

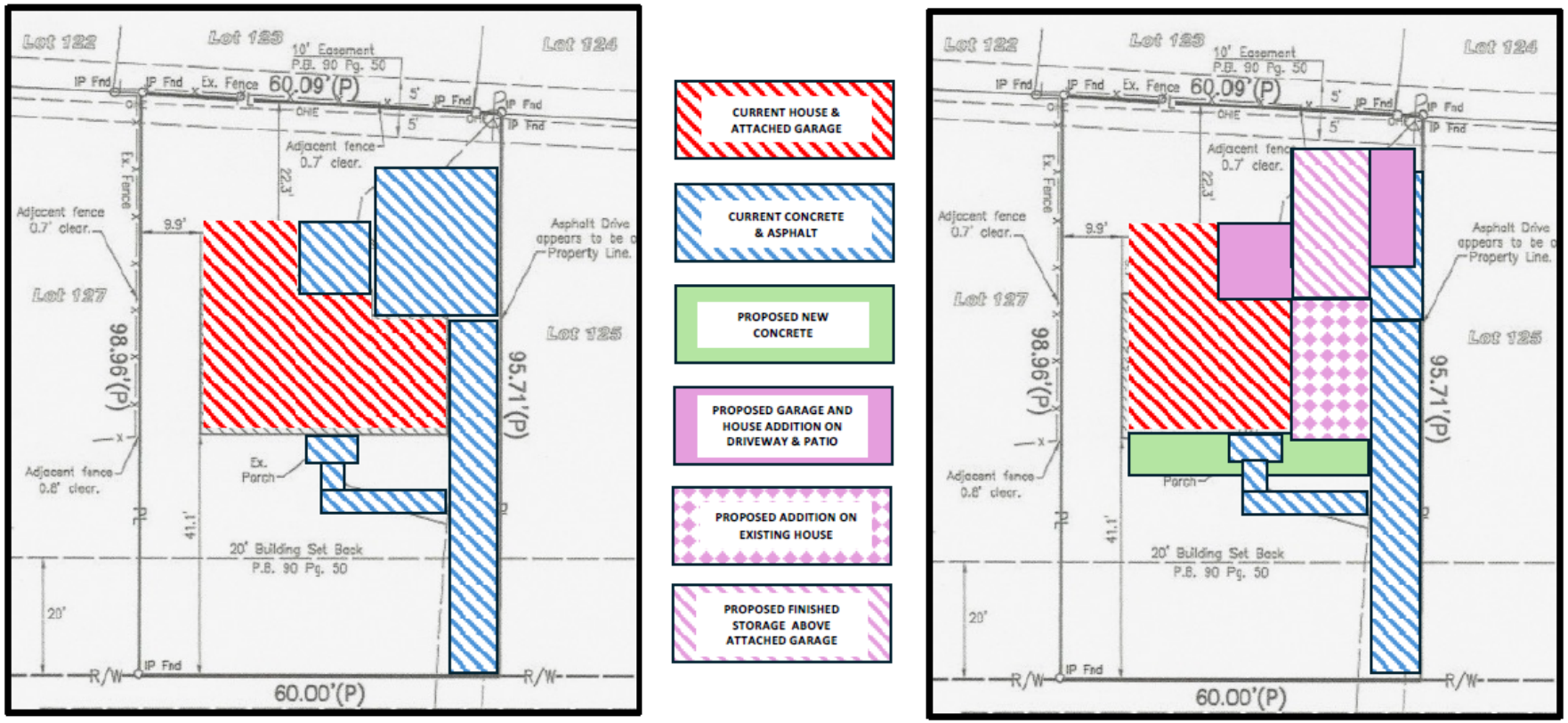
2747 Coventry Road

BZAP Staff Report Pictures | Variance Application 45-25

Google Maps ® Aerial – Looking North



Proposed Site Plan



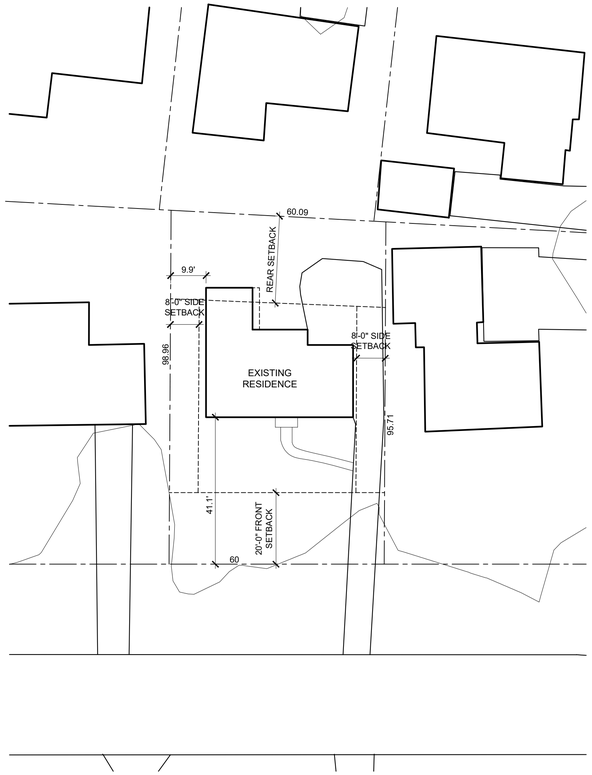
Existing and Proposed Front Elevation

Proposed Side Elevation

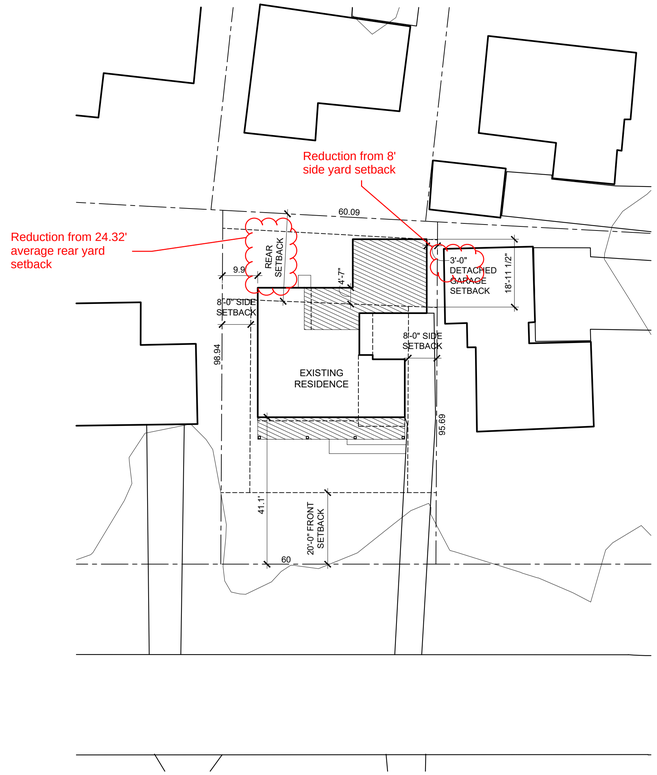
Existing and Proposed Rear Elevation

Requested Variances

- To encroach 19.33 feet into the 24.33-foot (average) rear yard setback (Article 5.02);
- To encroach five feet into the eight-foot minimum side yard setback (Article 5.02);
- To project into the rear yard profile (Article 5.02); and
- To not meet the City's residential design standards (Article 7.17).

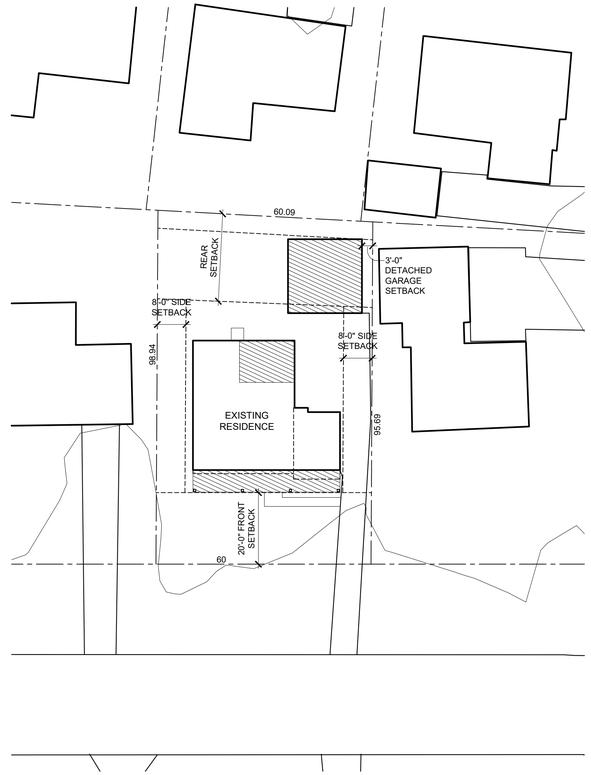


SITE PLAN - EXISTING
SCALE: 1" = 20'-0"



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

ZONING IDENTIFICATION	-	R-1C	
PARCEL ID:	-	070-001257-00	
LOT AREA	-	5,848 SQ. FT.	
EXISTING BUILDING COVER	-	1,127 SQ. FT.	19% OF LOT AREA
PERMITTED BUILDING COVER	-	1,696 SQ. FT.	29% OF LOT AREA
PROPOSED BUILDING COVER	-	1,950 SQ. FT.	33% OF LOT AREA
EXISTING DEVELOPMENT COVER	-	2,200 SQ. FT.	38% OF LOT AREA
PERMITTED DEVELOPMENT COVER	-	2,924 SQ. FT.	50% OF LOT AREA
PROPOSED DEVELOPMENT COVER	-	2,701 SQ. FT.	46% OF LOT AREA



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

ADDITION & REMODELING
THE FERRIS RESIDENCE
2747 COVENTRY ROAD

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

ZON. VAR.: 01-05-2026

A-1

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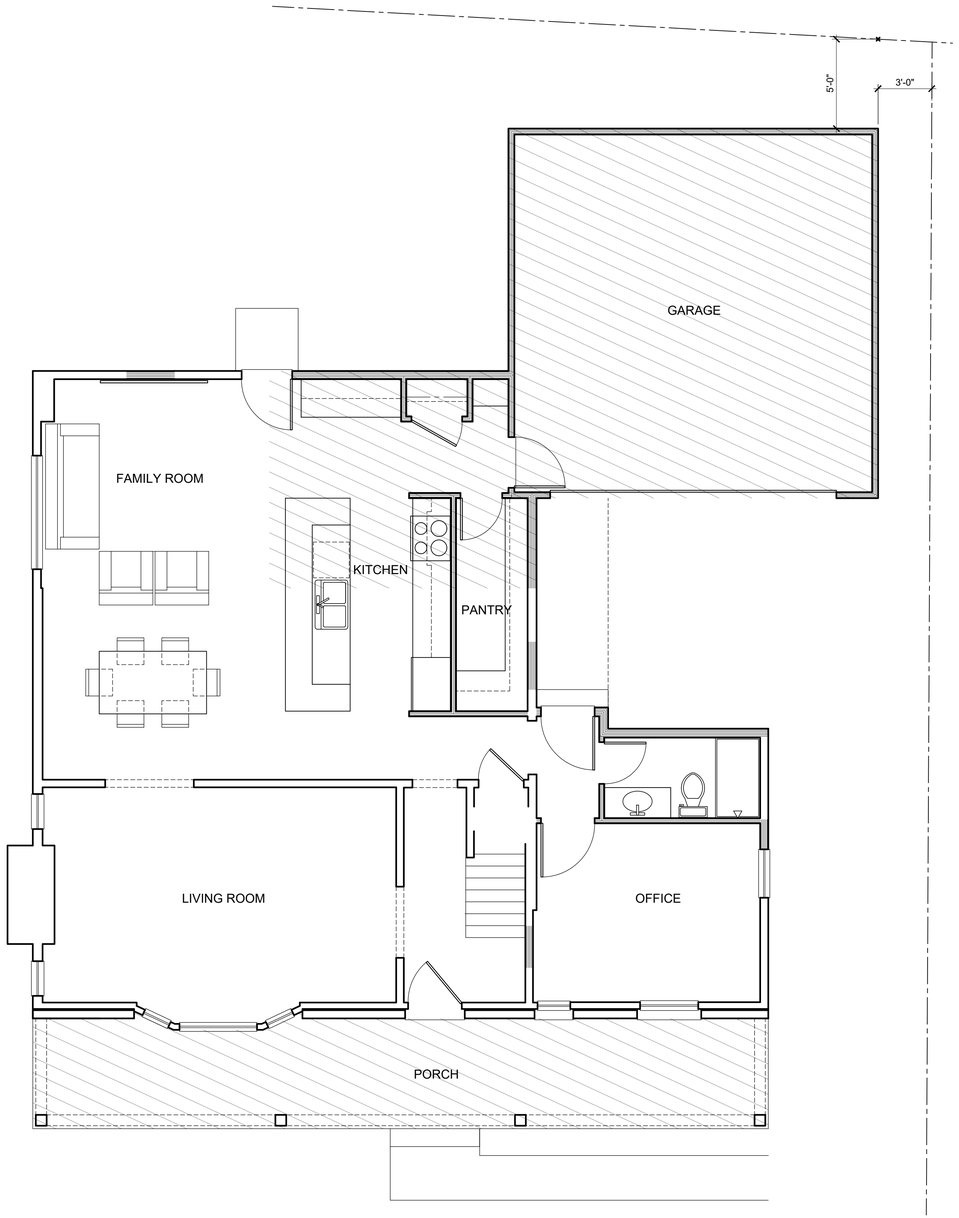

FIRST FLOOR PLAN
PROPOSED
SCALE: 1/4" = 1'-0"

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

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A-2

FRONT (EAST) ELEVATION - CONCEPT

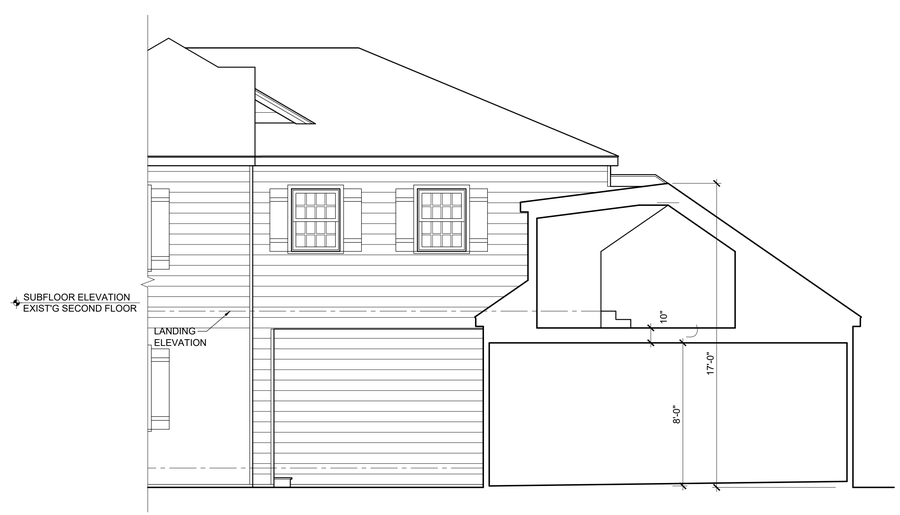
PROPOSED
SCALE: 1/4" = 1'-0"

SIDE (NORTH) ELEVATION - CONCEPT

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

REAR (WEST) ELEVATION - CONCEPT

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



SECTION - CONCEPT

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

ELEVATION NOTES

A. DIMENSIONAL ROOF SHINGLES TO MATCH EXISTING
B. VINYL SIDING TO MATCH AND ALIGN WITH EXISTING
C. VINYL CORNER TRIM TO MATCH EXISTING
D. SHUTTERS TO MATCH EXISTING
E. STANDING SEAM METAL ROOF

ADDITION & REMODELING
THE FERRIS RESIDENCE
2747 COVENTRY ROAD

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ZON. VAR.: 01-05-2026

A-3

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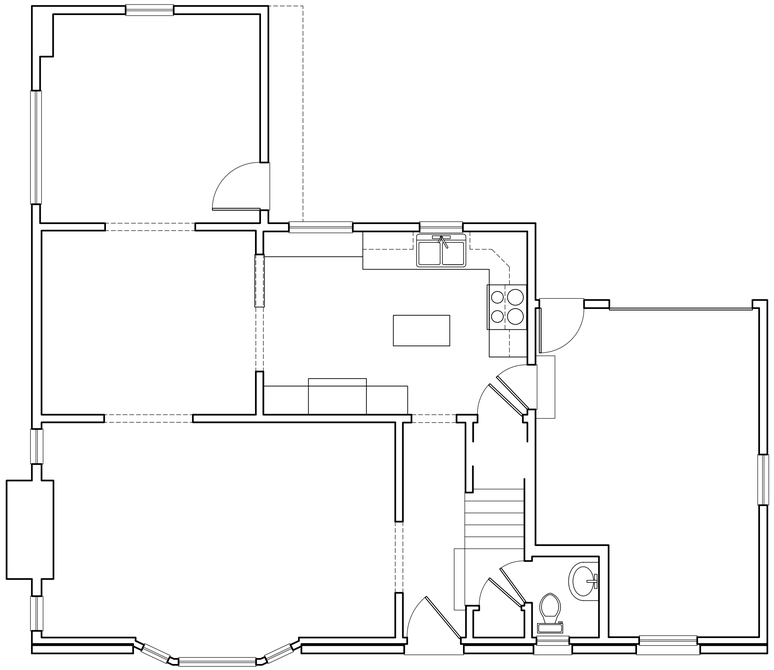
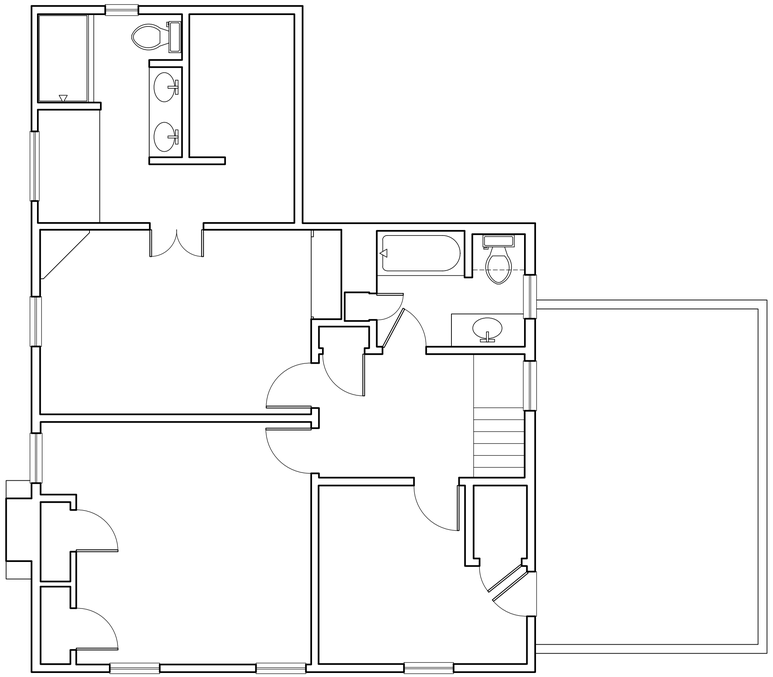


FIRST FLOOR PLAN
EXISTING
SCALE: 1/4" = 1'-0"



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

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ADDITION & REMODELING
THE FERRIS RESIDENCE
2747 COVENTRY ROAD

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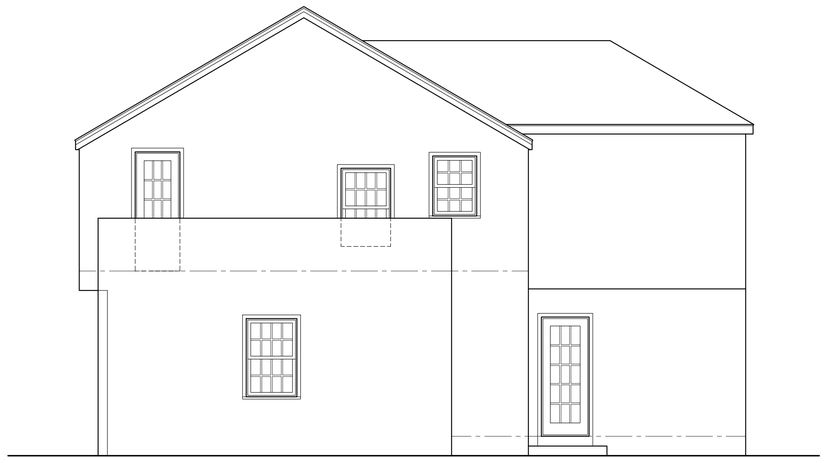
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

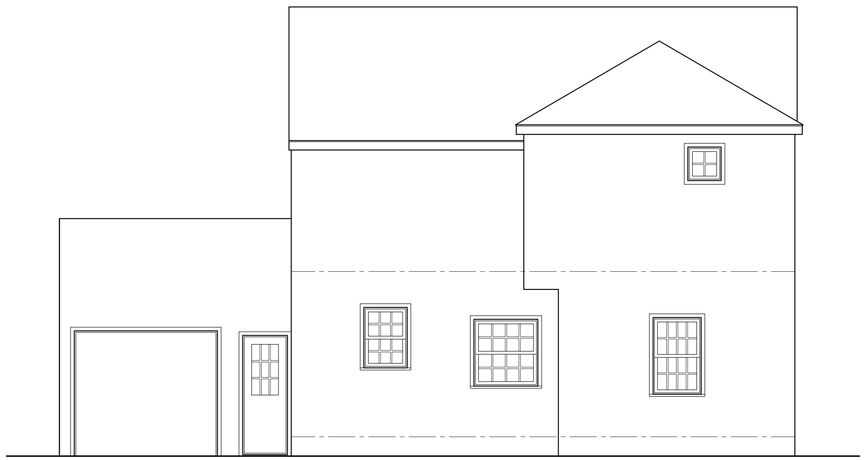
ZON. VAR.: 01-05-2026

A-2 EXIST

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



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



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

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ADDITION & REMODELING
THE FERRIS RESIDENCE
2747 COVENTRY ROAD

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

ZON. VAR.: 01-05-2026

A-3 EXIST

25-4380

Variance Application
Status: Active
Submitted On: 9/17/2025

Primary Location

2747 COVENTRY RD
UPPER ARLINGTON, OH 43221

Owner

FERRIS MOLLY A
COVENTRY RD 2747 COLUMBUS OH 43221,
OH 43221

BZAP Information

BZAP Case #

VAR-45-25

Status

Pending

BZAP Determination Date

10/15/2025

Vote Tally

Primary Variance

Side and Rear Yard

Findings of Fact for Approval/Denial

Variance Request

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

BZAP conditions

Variance Information

Describe Variance Request

Requesting permission to build an addition with a hybrid 2-car attached garage, to add needed space and functionality to care for my aging mother and age-in-place myself. The proposed addition is:
1. Overwhelmingly and enthusiastically supported by all neighbors within 100 feet.
2. It is within building and coverage limits.
3. It is within rear utility easement and side setback requirements for a detached garage.
4. It is within the side setback requirements for an attached garage allowing finished space on the 2nd floor of the garage (that does not have windows and would only be used for closet/attic space).
5. The rear of the garage roof profile has been changed to a hip style.

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

The specific request is for variance approvals to:
1. Build, within the previously approved variance, on an existing 11'x14' patio.
2. Approve the required variances to build an addition that includes a hybrid attached garage.

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

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

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

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

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

No, the neighborhood character and adjoining properties will not be negatively affected. Careful design considerations have been made to keep within the original house design and character as well as the neighborhood aesthetics. Additionally, improved privacy will be provided to the rear and north side adjoining properties which will be a positive change. During the Certificate of Notice process, support was unanimously and overwhelmingly positive from all (11) neighbors within 100 ft. During the discussions, there were many compliments about the proposed aesthetics, addition design, and fitting into the neighborhood character. In addition, all of the directly "affected" adjoining neighbors on the north, rear/west, and northwest corner are genuinely and extremely pleased with the overall design and scope of the project.

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

Yes. All reasonable alternative designs have been investigated, and exhausted, including a: side-turn rear load garage, fully detached garage and a front-load garage - none of which are possible for a variety of reasons and would also cause detriment to rear and north adjoining properties. Additional details are provided in the attached follow-up Powerpoint presentation. Some of the barriers include:
1. Side-turn rear garage: there is not sufficient width to turn a car 90 degrees into/out-of a side-turn rear garage without risking damage to the north-side adjoining property; there is not enough backyard depth for a 2-car garage; and the building and development coverage would significantly exceed limits making the backyard non-existent.
2. Fully detached garage: there is not sufficient width or depth without touching and/or overlapping with the current or proposed house footprint.
3. Front load garage: there is not enough width on the property for a 2-car garage; even if the property was wider, it would not be feasible due to the placement of the main staircase along the entire north wall of the house making it extremely difficult or impossible to maneuver in/out of a car or the house. The exterior design and characteristics of the house would be dramatically changed and risk not fitting into the neighborhood style.

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

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

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

☑

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 21, 2026

Subject: 2025 Tremont Road (VAR-01-26) - To allow a 420-square foot addition to an existing 864-square foot, 20'-6" tall detached garage, exceeding the 870-square foot limit for detached garages located outside of the buildable area.

Site Description/History

The subject property, 2025 Tremont Road, is located on the west side of the street, between Guilford and Waltham Roads, and is zoned R-1c, One-Family Residence District. It was platted as Lot #6 of the Upper Arlington subdivision with a 40-foot building setback line from 1917. The property is irregular in shape with 74 feet of frontage, widening to 104.5 feet along the rear property line; it has a depth of approximately 210 feet and 0.43 acres in size. A 2.5-story Colonial Revival home with siding is located along the setback line; it is noted as a Contributing Structure in the Historic District. A driveway along the north side of the site leads to an 864-square foot, three-car detached garage built in 1999. [*It appears that a permit was issued for this structure, but without an approved variance, as the garage is 20'-6" tall.*] Beyond the home is a large patio with landscaping and trellises; the rear yard is vast and enclosed with fencing. The home was built in 1924 and purchased by the applicant in 2001.

Proposal

This application includes the construction of a 420-square foot addition to the rear of an existing 864-square foot, three-car detached garage. No changes are proposed to the existing floor plan of the garage; the addition includes an office/study and cigar room. The addition is 14 feet deep, 30 feet wide, and is 12 feet from the side property line. The existing garage is 20'-6" tall (nonconforming) with wood shake siding; the new addition is 14'-3" tall with wood siding to match. The rear of the addition will include two sets of three windows, while the south elevation will include a new man door. Building, development and front yard coverage ratios are compliant.

Zoning Code Requirements

This application requests one variance to the Unified Development Ordinance (UDO):

- To allow a 420-square foot addition to an existing 864-square foot, 20'-6" tall detached garage, exceeding the 870-square foot limit (Article 6.09).

Per UDO Article 6.09, habitable spaces like home offices, gyms, family rooms, etc. are

permitted within detached garages, but must follow all requirements for detached garages like height, setbacks, size, and design.

Alternatives

The applicant investigated other possibilities to prevent a variance application. Detaching the proposed addition from the current garage would remove the variance requirement. Nonetheless, this approach would lead to higher development coverage, expenses, and effects on nearby properties, along with a decrease in height.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposal includes an addition to an existing detached garage, allowing for an office and family room. The code was amended within the past few years to allow for additional uses as part of detached garages. In this case, Staff agrees that the proposed addition may be better suited to be connected to the detached garage rather than to the rear of the home or freestanding behind the home. The proposed design blends extremely well with the existing structure and will not impact adjacent property (*Finding #4; character of the area*). Staff is supportive of this request, subject to the condition that the detached garage and new addition not be used for sleeping-quarters.

Attachments

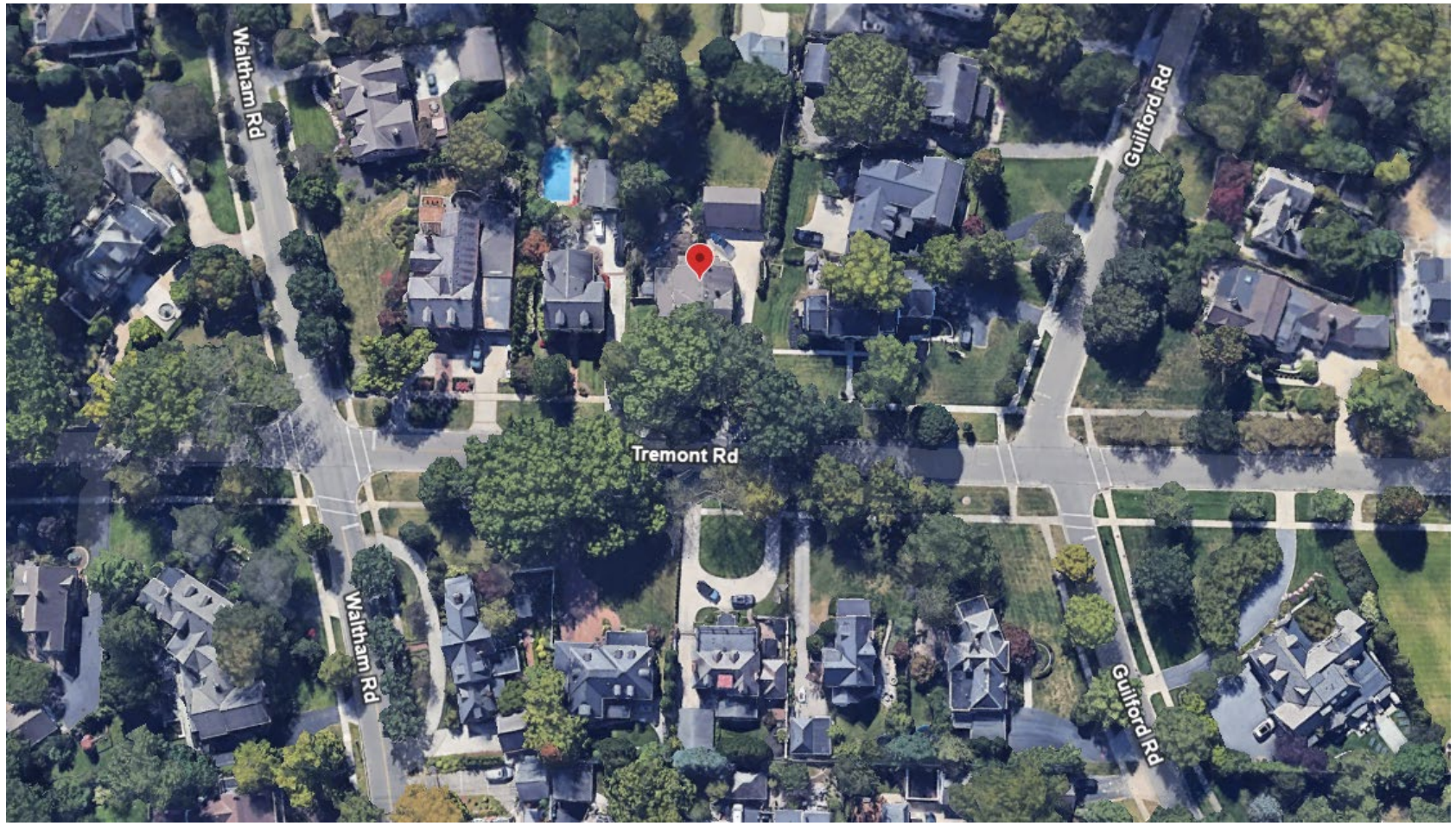
1.	2025 Tremont Rd_Staff Presentation
2.	2025 Tremont Rd_Application
3.	2025 Tremont Rd_Notice
4.	2025 Tremont Rd_Proposed Plans

2025 Tremont Road

BZAP Staff Report Pictures | Variance Application 01-26

January 21, 2026

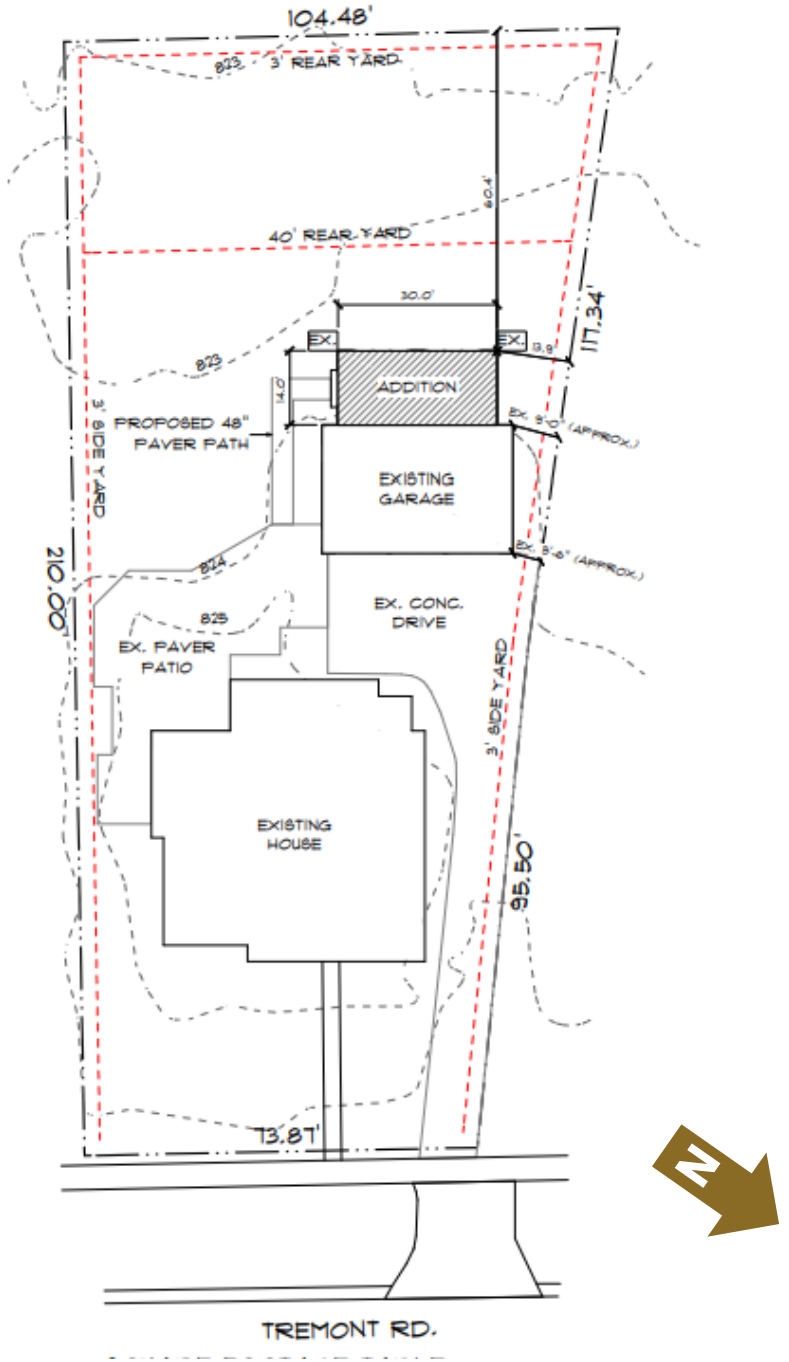
Google Maps ® Aerial Photo



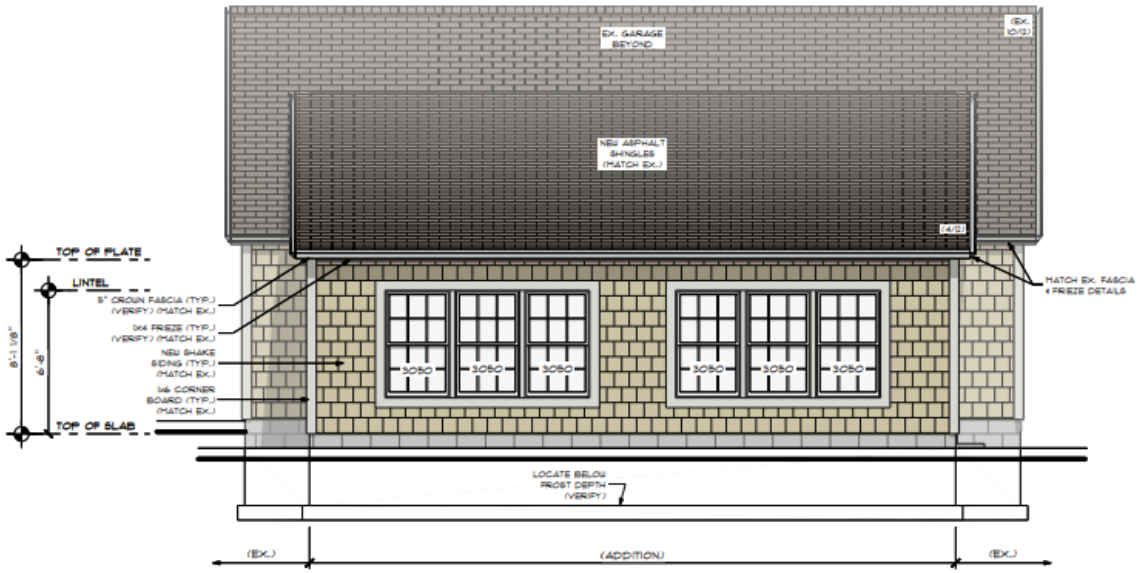
Existing Site Conditions

Proposed Site Plan

- Proposed improvement:
  - 420 SF addition to an existing detached garage.
- Variance:
  - To allow a 420-square foot addition to an existing 864-square foot, 20'-6" tall detached garage, exceeding the 870-square foot limit for detached garages located outside of the buildable area.

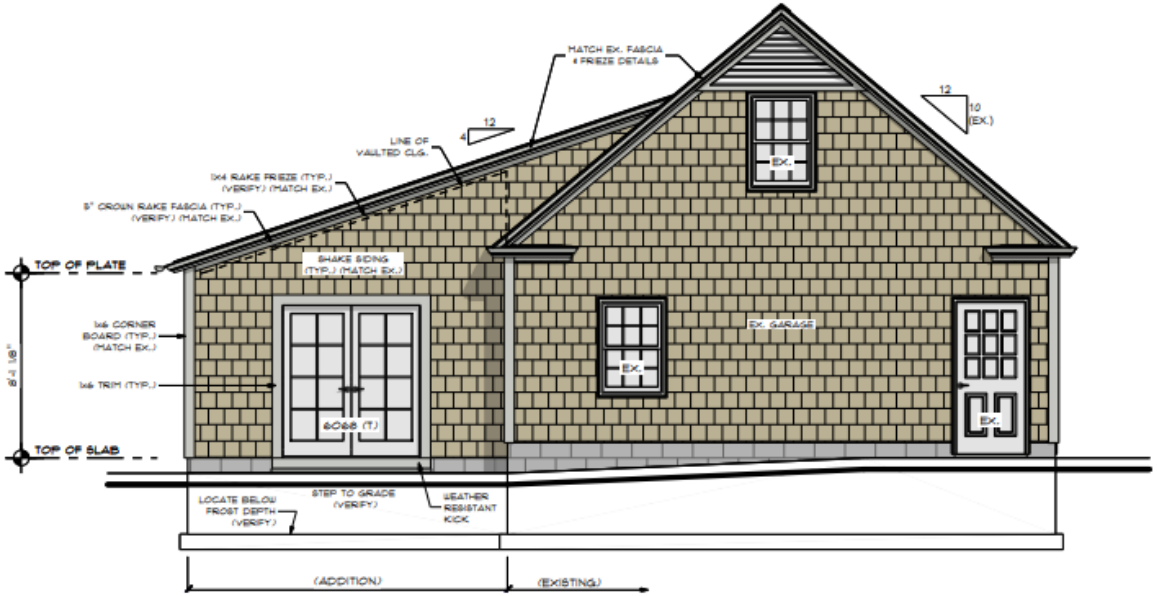


Elevations



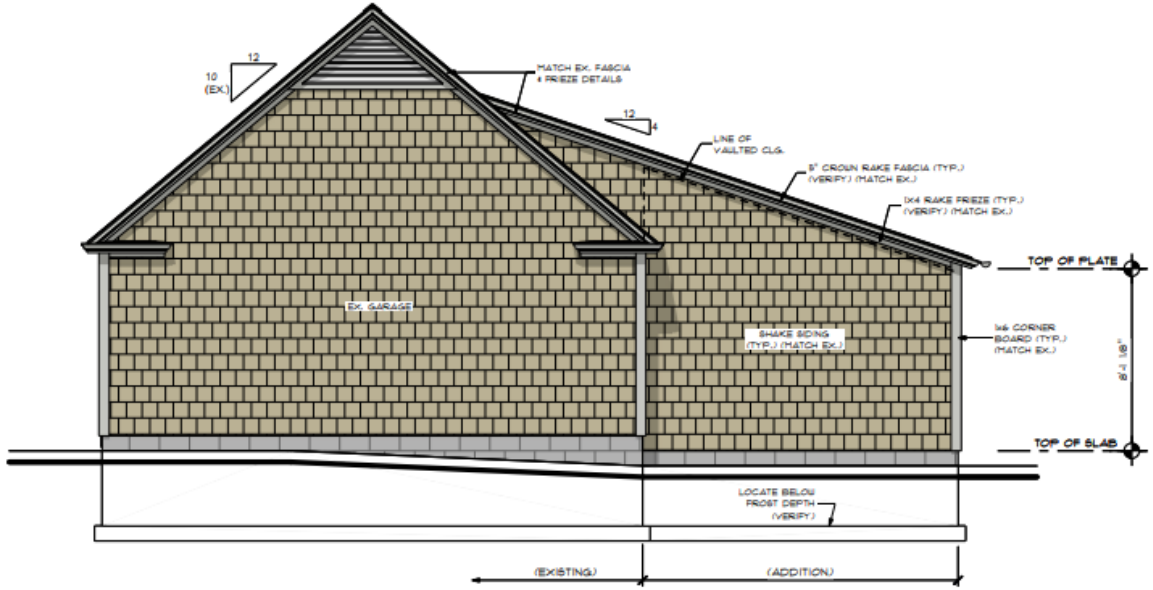
REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

Requested Variance/Staff Recommendation

Staff recommend **approval** of the application with the following variance, subject to condition that the detached garage and new addition not be used for sleeping-quarters.

- To allow a 420-square foot addition to an existing 864-square foot, 20'-6" tall detached garage, exceeding the 870-square foot limit (Article 6.09).

Record No: 25-5388

Variance Application

Status: Active

Submitted On: 11/25/2025

Primary Location

2025 TREMONT RD
UPPER ARLINGTON, OH 43221

Owner

ROE DANIEL B | ROE ROBIN R
Tremont Rd. 2025 COLUMBUS OH 43221, OH 43221

BZAP Information

BZAP Case #

VAR-01-26

Status

Pending

BZAP Determination Date

01/21/2026

Vote Tally

Primary Variance

Primary Planner

Justin Milam

Findings of Fact for Approval/Denial

Variance Request

To allow a 420-square foot addition to an existing 864-square foot detached garage, exceeding the 870-square foot limit for detached garages located outside of the buildable area.

BZAP conditions

Variance Information

Describe Variance Request

We are seeking approval for a variance to the maximum square footage for a detached garage. The existing garage is 864 SF, and we are requesting approval to add an additional 420 SF. This additional square footage will not be used for garage space but instead will become personal desk space and an area for the newly retired owner to entertain a few of his friends. This additional space will never be able to be converted to garage space as the slab floor steps down 8" and a full wall (existing rear garage bearing wall) separates the spaces.

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?

While this property is a larger lot, the original colonial revival home appears to have been renovated and expanded multiple times over the years since it was built circa 1924. The potential for expanding the house to add this space is limited because it is virtually land locked between setbacks and the driveway,. In addition, there are extensive outdoor living spaces to the rear, virtually filling the area between the house and the garage structure. This lot is very deep and fairly narrow, and available locations on the main residence for expansion are limited due to the proximity of the garage and existing hardscape/outdoor living area.

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, we don't believe that to be the situation. Because this is a larger lot than many, there is additional rear yard space that is virtually unused, and this location seemed ideal for this design. We also believe that this variance because of its unique nature should not set a precedent for future oversized garage/storage units.

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

Absolutely not. The rear yard itself is extensively landscaped and fenced so that there is a great deal of privacy for the owner but also privacy provided to the neighbors for their own unimpeded enjoyment of their individual yards. The space will be used as a quiet indoor retreat. Because the design has been developed to match the existing garage in style and detail, our expectation is that it will look like it has always been there.

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

During the design development process, we explored several options for the size and shape of this space and believe that this configuration is the most reasonable and architecturally compatible choice. It also leaves the majority of the remaining green space in the yard untouched. This solution enlarges an existing structure vice adding an additional structure. In doing so keeps the structures consolidated and maximizes the open space on the property. It is furthermore the most efficient solution to work off the existing utilities and common wall of the garage. It is sized to complement this existing structure, meet minimum interior space requirements for it's intended purpose, and optimize the economies of scale inherent in construction. A smaller addition would diminish it's value significantly to the homeowner while only marginally reducing the price.

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

Yes

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

☑

City of Upper Arlington
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: Owens Construction on behalf of Robin & Dan Roe

Location of property subject to BZAP request: 2025 Tremont Rd.

This application will be heard by the Board of Zoning and Planning on: 1/21/26

Describe activity which requires Board of Zoning and Planning review:

We are requesting a variance to build a single-story study/cigar room off the back of an existing detached garage.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2020 Tremont Rd	Lorri Gorno & Randy Dean	9589071052703526109063	11/18/25
2012 Tremont Rd	Melissa & Luke Tuttle	9589071052703526109070	11/18/25
2030 Tremont Rd.	Stacy Lilly	9589071052703526109056	11/18/25
2040 Tremont Rd.	Taylor & John Germain	9589071052703526109049	11/18/25
2015 Tremont Rd.	Jane Grindley	9589071052703526109032	11/18/25
2064 Waltham Rd.	Geoff Allen	9589071052703526109025	11/18/25
2056 Waltham Rd.	Meghan & Kristopher Collins	9589071052703526109018	11/18/25
2001 Tremont Rd.	David Tansky	9589071052703526109001	11/18/25
2079 Guildford Rd.	Jennifer & Matthew Beal	9589071052703526108998	11/18/25
2089 Guildford Rd.	Sall7 & John Hughes	9589071052703526108981	11/18/25
2006 Cambrdige Blvd.	2006 Cambridge LLC	9589071052703526108974	11/18/25
1998 Cambridge Blvd.	1998 Cambridge Blvd LLC	9589071052703526108967	11/18/25
2099 Nikki Mesnard	2099 Guildford Rd.	9589071052703526108950	11/18/25
Applicant Signature:	PD Shisler		**Date:** 11/25/25

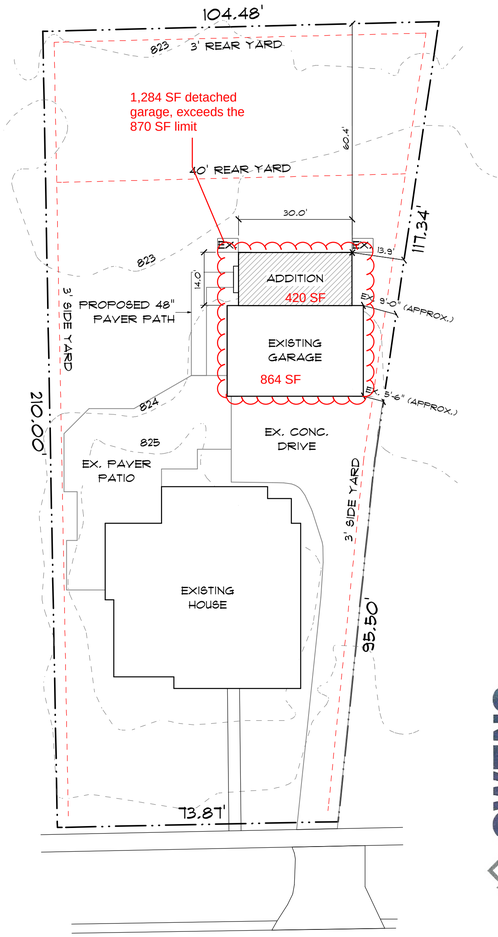
REAR PERSPECTIVE VIEW

SITE STUDY

SCALE: ~1" = 20'-0"

2025 TREMONT RD.
COLUMBUS, OHIO 43221

LOT AREA COVERAGE:		
TOTAL LOT SQUARE FOOTAGE:	11513.0	S.F.
ALLOWABLE DEVELOPMENT COVERAGE LIMIT (50%):	7880.9	S.F.
EXISTING DEVELOPMENT COVERAGE:	5,785.0	S.F.
ADDITION DEVELOPMENT COVERAGE:	565.8	S.F.
TOTAL DEVELOPMENT COVERAGE:	6350.8	S.F.
ALLOWABLE BUILDING COVER LIMIT (29%):	5,078.8	S.F.
EXISTING BUILDING COVERAGE:	2825.0	S.F.
ADDITION BUILDING COVERAGE:	420.0	S.F.
TOTAL BUILDING COVERAGE:	3,245.0	S.F.



TREMONT RD.

SQUARE FOOTAGE TABLE- ADDITION SPACE ONLY.

ALL SQUARE FOOTAGE FOR CONDITIONED AREA IS CALCULATED PER THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) "SQUARE FOOTAGE-METHODS FOR CALCULATING" (ANSI Z765-2021)

FIRST FLOOR: 420.0 SQ. FT.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE: 1-800-362-2764(Ohio) or 811(National)
OHIO UTILITIES PROTECTION SERVICE

ALTHOUGH THE EXTERIOR FINISHES INDICATED ON THESE DOCUMENTS MAY BE CONSIDERED LOW MAINTENANCE MATERIAL, IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO CHECK AND MAINTAIN ALL FLASHING AND DRAINAGE SYSTEMS AND THE CAULKING AT ALL JOINTS TO AVOID MOISTURE PENETRATION INTO THE BUILDING SYSTEMS.

INDEX TO DRAWINGS

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CS.1.1	GENERAL NOTES
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A.1	FOUNDATION PLAN
A.2	FIRST FLOOR PLAN
A.3	ROOF PLAN
A.4	EXTERIOR ELEVATIONS
A.5	BUILDING SECTION, TYP. WALL, & LVE
E.1	FIRST FLOOR ELECTRICAL PLAN

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MEMBER BIA THE BUILDERS REMODELERS COUNCIL
MEMBER NCBDC
NARI MEMBER

DATE	BY	REVISION

ANY DISCREPANCIES, ERRORS, AND/OR OMISSION IN THE NOTES, DIMENSIONS, AND/OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THESE DOCUMENTS AND DISCREPANCIES, ERRORS, AND/OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

OC.2025TREMONT (25082)

OWENS Construction

PERMIT & CONSTRUCTION SET
10/10/2025 3:17:04 PM

ROE RESIDENCE
2025 TREMONT RD.
COLUMBUS, OHIO 43221

COVER SHEET

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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL & UNPUBLISHED WORK OF RESIDENTIAL DESIGNED SOLUTIONS INC. THE SAME MAY NOT BE COPIED, USED, DISCLOSED OR CONSIGNED TO A THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF RESIDENTIAL DESIGNED SOLUTIONS INC. WHICH RETAINS THE COMMON LAW COPYRIGHT TO THIS MATERIAL.

DSN	JW	07.14.2025
LAY	JB	09.11.2025
DET	JB	10.6.2025
CHK	JW	10.10.2025
PNCH	JB	10.10.2025

SHEET: CS.1

GENERAL NOTES:

1. THESE PLANS HAVE BEEN DEVELOPED AND DESIGNED IN ACCORDANCE WITH THE 2019 RESIDENTIAL CODE OF OHIO (2019 RCO)
ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND ARE TO BE ADHERED TO, EVEN IF THEY ARE IN CONFLICT WITH THESE PLANS.

2. ALL HVAC WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE IN EFFECT IN THIS JURISDICTION.

3. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE N.E.C. IN EFFECT IN THIS JURISDICTION.

4. DIMENSIONAL LUMBER USED FOR ALL FRAMING, EXCEPT TRUSSES, STUDS, SOLE PLATES, AND CAP PLATES SHALL BE SPRUCE PINE FIR NO. 2 OR BETTER. (NORTH)

5. AREAS TO RECEIVE TILE OR MARBLE FLOORS MAY NEED TO BE STIFFENED BEYOND MINIMUM CODE REQUIREMENTS TO PREVENT CRACKING - BUILDER AND INSTALLER SHALL DETERMINE SAME.

6. ALL DIMENSIONAL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%

7. WHERE THE TERM "GEN" IS NOTED ON THE PLAN SET, IT MEANS GLUE AND NAIL. GLUING SHALL CONFORM TO THE INFORMATION STATED BELOW. NAILING SHALL APPLY ENOUGH CLAMPING FORCE TO HOLD THE GLUED MATING SURFACES IN CONTACT UNTIL THE GLUE ATTAINS FULL STRENGTH.

8. WHERE GLUING OF WOOD MEMBERS IS SPECIFIED THE FLUE THAT IS TO BE USED IS "TITEBOND CONSTRUCTION ADHESIVE" AS MANUFACTURED BY FRANKLIN INTERNATIONAL OR EQUAL.

9. WHERE GLUING IS SPECIFIED, IT SHALL BE COMPLETED AS FOLLOWS:
A. PLACE CONTINUOUS BEAD(S) OF FLUE ON ONE OF THE SURFACES TO BE GLUED.
B. NAIL SO THAT SURFACES ARE HELD TIGHTLY TOGETHER UNTIL GLUE ATTAINS FULL STRENGTH.
C. WIPE AWAY ANY EXCESS GLUE WHICH IS EXPELLED IF ITS APPEARANCE WILL BE UNACCEPTABLE IN THE FINISHED STRUCTURE.

10. THE FOLLOWING FASTENING SCHEDULE OUTLINES THE MINIMUM REQUIREMENTS AND SHALL BE USED IN CONJUNCTION WITH THE COMPLETE FASTENING SCHEDULE IN THE CURRENT CODE:
(RSN = RING SHANK NAIL CUN = COMMON WIRE NAIL)
A. SUBFLOOR TO JOISTS: FASTEN W/ GLUE AND (1)8D RSN @ 6" C/C.
B. SOLE PLATES TO SUBFLOOR: GLUE AND (1)16D CUN @ 8" C/C.
C. STUDS TO SOLE PLATE: FASTEN W/ (2)16D CUN.
D. STUDS TO CAP PLATES: FASTEN W/ (2)16D CUN.
E. STUD TO STUD AND PLATE TO PLATE: (2)10D CUN. @ 6" C/C.
F. ROOF SHEATHING TO TRUSSES: 8D CUN @ 4" C/C.
G. ROOF TRUSSES TO WALLS: SIMPSON STRONG-TIE ANCHOR H2.5.
H. MULTIPLE 2X LINTELS: GAN W/ 16D CUNS AS REQUIRED.
I. MULTIPLE LVL BEAMS: FASTEN PER MANUFACTURER RECOMMENDATIONS.
J. ROOF TRUSSES TO LVL: SIMPSON ANCHOR HU210.
K. SHEATHING TO STUDS: (1) 8D RSN @ 6" C/C AT ALL EDGES & (1)8D RSN @ 12" C/C AT ALL INTERMEDIATE STUDS.

11. WHERE "LVL", "LSL", OR "PSL" IS NOTED ON THE DRAWINGS, THE PRODUCTS USED MUST MEET THE FOLLOWING CRITERIA:
-MICRO-LAM (LVL) M.O.E. = 1,900,000 PSI. - FB = 2600 PSI
-TIMBERSTRAND (LSL) M.O.E. = 1,300,000 PSI. - FB = 1,700 PSI
-PARALLAM (PSL) M.O.E. = 2,000,000 PSI. - 2900 PSI

12. ALL FRAMING SHALL ALIGN THROUGHOUT THE STRUCTURE SO AS TO CREATE A CONTINUOUS LOAD PATH, FROM THE ROOF, THROUGH ALL LEVELS OF THE STRUCTURE, DOWN TO THE FOUNDATION WALLS AND FOOTINGS. WHEN SPACING OF MEMBERS VARIES, THE UPPER MEMBER SHALL BE NO MORE THAN 8" FROM THE MEMBER BELOW. THE BUILDER SHALL PROVIDE ADDITIONAL STUDS, OR 2X6 (MIN.) VERTICAL BLOCKING UNDER THE OFFSET LOAD, WHEN OFFSET EXCEEDS 5".

13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER THAT ALL HOUSES HAVE A POTENTIAL TO HAVE RADON LEVELS WHICH MAY EXCEED THE RECOMMENDED LEVELS ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. IN CONJUNCTION WITH THE OWNER, SHALL MUTUALLY AGREE UPON WHAT ACTION SHOULD BE TAKEN CONCERNING RADON. IT IS NOT THE RESPONSIBILITY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. OR THE ENGINEER TO DETERMINE IF A RADON ABATEMENT SYSTEM IS REQUIRED.

14. ALL ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE DRAWINGS SHALL COMPLY WITH THE LOCAL GOVERNING CODES, REQUIREMENTS, AND REGULATIONS.

15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE PROPER BRACING DURING CONSTRUCTION AND TO PROVIDE A SAFE WORKING ENVIRONMENT DURING CONSTRUCTION. RESIDENTIAL DESIGNED SOLUTIONS, INC. AND THE ENGINEER ARE NOT ENGAGED IN CONSTRUCTION AND DO NOT SUPERVISE CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL SAFETY CODES.

16. ALL STEEL BEAMS IN THESE PLANS ARE DESIGNED FOR 50 KSI YIELD STRENGTH.

PLANNING:

1. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIR, INCLUDING THE LANDING AND THE TREADS.

2. CEILING HEIGHTS IN BASEMENTS WITHOUT HABITABLE SPACES SHALL NOT BE LESS THAN 6 FEET 8 INCHES CLEAR EXCEPT FOR UNDER BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTION WHERE THE CLEAR HEIGHT SHALL BE 6 FEET 4 INCHES.

3. GARAGE FLOOR SURFACES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARD THE MAIN VEHICLE ENTRY.

4. THE DIMENSIONS OF A WINDOW WELL SERVING AN E.E.O. WINDOW SHALL PROVIDE A MIN. NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES.

5. HAZARDOUS GLAZING SHALL BE LOCATED IN THE FOLLOWING LOCATIONS: IN ALL DOORS INCLUDING SLIDING GLASS DOORS AND SIDELIGHTS; GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, BATHTUBS AND SHOWERS; GLAZING IN WALLS ABOVE BATHTUBS OR WITHIN A 24" ARC OF A DOOR IN A CLOSED POSITION OR OTHERWISE NOTED ON THESE PLANS

6. OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS 1-3/4 INCHES IN THICKNESS OR 20-MINUTE FIRE-RATED DOORS.

7. THE GARAGE SHALL BE COMPLETELY SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AREA BY APPLYING 1 LAYER OF 5/8" FIRE-CODE DRYWALL ON THE GARAGE SIDE.

8. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENING HGT. OF 24 INCHES AND A WIDTH OF 20 INCHES AND A NET CLEAR OPENING NOT LESS THAN 5.7 S.F.

9. A MINIMUM 3'X3' LANDING SHALL BE PROVIDED AT ALL EXTERIOR DOORS, WITH 2 OR MORE RISERS, AT NO MORE THAN 8-1/4" BELOW THE FINISHED FLOOR, INCLUDING DOOR INTO GARAGES.

10. THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10" WITH A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" AT STAIRS WITH SOLID RISERS UNLESS NOTED OTHERWISE ON PLANS.

11. THE GREATEST RISER HEIGHT AND TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST ONE BY MORE THAN 3/8".

12. WINDER STAIR TREADS AT A POINT NOT MORE THAN 12" FROM THE SIDE WHERE THE TREADS ARE NARROWER SHALL NOT BE LESS THAN 9" AND A MINIMUM DEPTH OF ANY TREAD SHALL NOT BE LESS THAN 6".

13. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACES AND ANY SOFFITS PROTECTED WITH 1/2" GYPSUM BOARD.

14. HANDRAILS SHALL BE PROVIDED AT ALL STAIRS WITH (3) OR MORE RISERS. HANDRAILS SHALL HAVE A MINIMUM HGT. OF 34" AND A MAXIMUM HGT. OF 38" FROM NOSING OF THE TREADS.

15. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1-1/4" TO 2", OR A NON-CIRCULAR CROSS-SECTION WITH A PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6-1/4" AND A LARGEST CROSS-SECTION DIMENSION NOT EXCEEDING 2-1/4".

16. PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 36" IN HGT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR SHALL HAVE GUARDRAILS NOT LESS THAN 34" IN HGT. FROM THE NOSING OF THE STAIR.

17. REQUIRED GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW THE PASSAGE OF A 4" SPHERE. THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD, AND BOTTOM RAIL SHALL NOT ALLOW THE PASSAGE OF A 6" SPHERE.

18. REQUIRED SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE RCO AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES SHALL BE INSTALLED, SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED. A SMOKE ALARM LOCATED WITHIN AN EXISTING DWELLING UNIT SHALL INCLUDE PHOTOELECTRIC TECHNOLOGY. SMOKE ALARMS SHALL BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACK-UP. IN ROOMS WITH CATHEDRAL OR SLOPED CEILINGS THE LOCATION OF THE SMOKE DETECTOR SHALL BE 3 FEET HORIZONTALLY FROM THE HIGHEST POINT OR PER THE MANUFACTURER'S RECOMMENDATIONS.

19. CARBON MONOXIDE ALARMS: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS IN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. IN EXISTING DWELLINGS: WHERE WORK REQUIRING PERMIT OCCURS IN EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR IN EXISTING DWELLINGS WITHIN WHICH FUEL-FIRED APPLIANCES EXIST, CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED IN COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

20. FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY A MINIMUM 12" GYPSUM BOARD. THE GYPSUM BOARD SHALL BE INSTALLED USING A MECHANICAL SYSTEM.

21. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

22. ALL EXPOSED INSULATION MATERIALS INSTALLED IN FLOOR, ROOF, AND WALL ASSEMBLIES: CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.

23. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB WHICH IS IN DIRECT CONTACT WITH THE GROUND SHALL BE PRESERVATIVELY TREATED IN ACCORDANCE AWPA U1, UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

24. WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE PRESERVATIVELY TREATED WOOD.

25. WHEN WHIRLPOOL TUBS ARE TO BE INSTALLED AN ACCESS PANEL MUST BE PROVIDED TO THE UNDERSIDE OF THE TUB PLATFORM FOR THE SERVICING, MAINTENANCE AND/OR REMOVAL OF THE MOTOR AND PUMP.

FOUNDATIONS & CONCRETE:

1. THE ASSUMED SOIL BEARING CAPACITY SHALL BE 1,500 PSF U.N.O.

2. THE FINISHED GRADE SHALL SHALL A MINIMUM OF 6" IN THE FIRST 10 FEET FROM BUILDING PERIMETER.

3. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI EXCEPT AS NOTED. GARAGE SLABS AND CONCRETE EXPOSED TO THE WEATHER AND IN A SLOPED OR HORIZONTAL POSITION IN THE FINAL STRUCTURE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI AND SHALL CONTAIN 5-7% ENTRAINED AIR. CONCRETE SHALL NOT CONTAIN CALCIUM CHLORIDE. BASEMENT SLABS SHALL BE A MINIMUM 3-1/2", PORCHES, STEPS, AND GARAGE FLOOR SLABS SHALL BE A MINIMUM 4".

4. ALL CONCRETE WORK SHALL COMPLY WITH:
A. ACI 301-14 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
B. ACI 318-014 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"

5. ALL FOOTINGS SHALL BE AS FOLLOWS: (BASE ON 1500 PSF SOIL BEARING)

NOMINAL WALL THICKNESS	FOOTING DEPTH	FOOTING WIDTH
8"	8"	16"
10"	8"	18"
12"	8"	20"

6. MASONRY FIREPLACE FOOTINGS SHALL BE A PAD TYPE FOOTING WHICH SHALL EXTEND 6" (MIN.) PAST ALL FACES OF THE FIREPLACE FOUNDATION AND SHALL BE 12" (MIN.) DEEP.

7. FOOTINGS SHALL EXTEND BELOW THE FROST LINE OF THE LOCAL GOVERNING MINIMUM ACCEPTED FROST DEPTH. (SEE DESIGN CRITERIA THIS SHEET)

8. FOUNDATION ANCHORAGE SHALL BE MIN. 1/2" DIAMETER BOLTS, HOT DIPPED GALVANIZED OR STAINLESS STEEL AND SHALL EXTEND A MINIMUM 7" INTO POURED CONCRETE OR MASONRY. BOLTS SHALL BE SPACED 6'-0" ON CENTER MAX. 12" FROM CORNERS MAX. AND SHALL BE COMPATIBLE WITH ADJACENT MATERIALS.

9. WHEN REQUIRED, FOUNDATION WATERPROOFING SHALL CONSIST OF 2-PLY HOT-MOPPED FELTS, 55 LB. ROOF ROLLING, 6 MIL. POLYVINYL CHLORIDE, 6 MIL POLYETHYLENE OR 40 MIL. POLYMER MODIFIED ASPHALT, FULL HEIGHT FROM THE TOP OF FOOTER TO GRADE. JOINTS IN THE MEMBRANE SHALL BE LAPPED AND SEALED WITH A COMPATIBLE SEALANT. WHEN AN EXISTING HOME HAS A SUPPLEMENTAL INTERIOR FOUNDATION DRAINAGE SYSTEM TIED TO A SUMP PUMP, NO WATERPROOFING SHALL BE REQUIRED.

10. BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.

11. ALL SURFACES OF STEEL COLUMNS SHALL BE GIVEN A SHOP COAT OF RUST - INHIBITIVE PAINT UNLESS TREATED TO PROVIDE CORROSION RESISTANCE.

12. EXTERIOR VENTILATION OPENINGS ARE NOT REQUIRED WHEN THE GROUND SURFACE IS COVERED WITH AN APPROVED VAPOR RETARDER MATERIAL, THE SPACE IS SUPPLIED WITH CONDITIONED AIR AND THE PERIMETER WALLS ARE INSULATED IN ACCORDANCE WITH SECTION 1105.

13. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A307.

14. ALL REINFORCING STEEL SHALL BE GRADE 60.

15. CENTER FOOTINGS ON COLUMN CENTERLINES.

16. ENCASE ALL STEEL COLUMNS, BEARING PLATES, AND ANCHOR BOLTS BELOW GRADE WITH A MINIMUM 3" CONCRETE COVER.

17. FOUNDATION SHOWN ON THESE DRAWINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO DETERMINE THAT THE SOIL IS ADEQUATE TO SUPPORT THIS BUILDING ON THE FOUNDATION AND WALLS SHOWN. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR DETERMINING THAT THE TOTAL AND DIFFERENTIAL SETTLEMENTS OF THE FOUNDATION ARE WITHIN THE TOLERABLE LIMITS OF THIS STRUCTURE AND SHALL CONSULT THE APPROPRIATE REINFORCEMENT SCHEDULE PROVIDED ON THE FOUNDATION PLAN SHEET. THE OWNER AND THE CONTRACTOR ARE ENCOURAGED TO OBTAIN THE SERVICES OF A SOILS ENGINEERING FIRM TO DETERMINE THE SUITABILITY OF THE FOUNDATIONS AND THE WALLS SHOWN ON THESE DRAWINGS TO SAFELY SUPPORT THE STRUCTURE WITH NO DETRIMENTAL EFFECTS TO THE BUILDING. THE CONTRACTOR SHALL INFORM THE ORIGINATOR OF THESE PLANS OF ANY UNUSUAL SOIL CONDITIONS. FOUNDATIONS SHALL NOT BE PLACED ON FROZEN GROUND AND SHALL NOT BE ALLOWED TO FREEZE.

FLOOR CONSTRUCTION:

1. JOISTS UNDER PARALLEL LOAD BEARING PARTITIONS SHALL BE DOUBLED OR A BEAM OF ADEQUATE SIZE TO SUPPORT THE LOAD SHALL BE PROVIDED.

2. THE ENDS OF EACH JOIST, BEAM, OR GIRDER SHALL HAVE A MINIMUM OF 1-1/2" LOAD BEARING ON WOOD OR METAL AND A MINIMUM OF 3" ON MASONRY OR CONCRETE. STEEL BEAMS TO BEAR MINIMUM 4" ON CONCRETE AND 7" ON MASONRY.

3. PRE-ENGINEERED FLOOR JOISTS, AND OR TRUSSES SHALL BE ENGINEERED BY THE MANUFACTURER, ENGINEERED DATA SHEETS SHALL BE PROVIDED PRIOR TO FRAMING INSPECTION

4. ALL STEEL BEAMS ENDING IN AN OPEN POCKET SHALL BE SECURED TO THE FOUNDATION MEETING THE REQUIREMENTS SET FORTH IN THE RCO 502.6.3.

5. ALL BUILT UP BEAMS ARE CONNECTED WITH 1/2" DIAMETER THRU BOLTS @ 24" O.C. TOP AND BOTTOM STAGGERED 12" UNLESS NOTED OTHERWISE. MANUFACTURER CONNECTION DETAILS MAY BE USED IN LIEU OF THIS INSTANCE.

6. FLITCH BEAMS ARE CONNECTED WITH 1/2" DIA. THRU BOLTS @ 16" O.C., 2" FROM AND BOTTOM U.N.O. STAGGER TOP AND BOTTOM ROWS 4".

7. DRILLING AND NOTCHING OF PRE-ENGINEERED FLOORS SHALL BE DONE PER MANUFACTURERS RECOMMENDATIONS.

8. SUBFLOORING SHALL BE 3/4" TONGUE AND GROOVE (T&G) EXTERIOR GRADE.

9. DRAFT-STOPPING SHALL BE PROVIDED AS REQUIRED WHEN THERE IS A USABLE SPACE.

WALL CONSTRUCTION:

1. ALL STRUCTURAL MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH CHAPTER 6 OF THE BUILDING CODE IN EFFECT.

2. ENGINEERED DATA SHEETS FOR BUILT-UP BEAMS SHALL BE PROVIDED PRIOR TO FRAMING INSPECTION.

3. ALL HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O ON PLANS.

4. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER, OR TWO THICKNESSES OF NINCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANELS OR ONE THICKNESS OF 3/4-INCH PARTICLE BOARD WITH JOINTS BACKED BY 3/4" PARTICLE BOARD, 1/2-INCH GYPSUM BOARD, OR 1/4-INCH CEMENT-BASED MILL BOARD. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT OR SIMILAR OBSTRUCTION ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

5. ALL EXTERIOR BRACING SHALL BE PROVIDED BY THE USE OF 1/2" PLYWOOD OR 7/16" O.S.B. STRUCTURAL SHEATHING FULL HEIGHT, ON THE ENTIRE PERIMETER OF THIS STRUCTURE. ALL INTERIOR WALLS SHALL BE BRACED BY ATTACHING 1/2" (MIN.) GYPSUM BOARD TO WALL STUDS, SPACED NO MORE THAN 24" O.C., WITH 5D COOLER NAILS @ 7" O.C. (MAX.), OR 1-5/8" LONG, 9/32" HEAD, .0863/8 GYPSUM BOARD NAILS @ 7" O.C. (MAX.), OR TYPE 'S' OR 'W' SCREWS PER ASTM C 1002. SCREWS SHALL BE SUFFICIENTLY LONG TO PENETRATE WOOD FRAMING NOT LESS THAN 5/8".

6. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES.

7. EACH TIE SHALL BE SPACED NOT MORE THAN 32" ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 2 2/3 SQ. FT. OF WALL AREA.

8. THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF 1" BUT NOT MORE THAN 4-1/2".

9. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB, AND AT OTHER POINTS OF SUPPORT.

10. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAX. SPACING OF 33" ON CENTER. WEEP HOLES SHALL BE A MIN. OF 3/16" IN DIAMETER LOCATED IMMEDIATELY ABOVE THE FLASHING.

11. WALL STUDS SHALL BE 2X4'S @ 16" C/C OR 2X6'S @ 16" C/C AND SHALL BE ONE PIECE FULL HEIGHT. PROVIDE A MINIMUM OF 2 STUDS AT EACH SIDE OF ALL OPENINGS THROUGH BEARING WALLS (PROVIDE (3) STUDS WHEN OPENING IS EQUAL TO OR GREATER THAN 7'-0" WIDE) UNLESS NOTED OTHERWISE ON PLANS.

12. THE CONTRACTOR MAY, AT HIS/HER OPTION, ATTACH THE DRYWALL IN ACCORDANCE WITH THE FASTENING SCHEDULE IN THE LOCAL GOVERNING CODE, OR IN ACCORDANCE WITH THE ADHESIVE METHOD AS RECOMMENDED BY THE UNITED STATES GYPSUM COMPANY.

ROOF CONSTRUCTION:

1. TRUSSES SHALL BE PRE-ENGINEERED BY THE MANUFACTURER, ALL TRUSS DATA AND LAYOUT SHEETS BE PROVIDED PRIOR TO FRAMING INSPECTION.

2. RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS, WHERE NOT PARALLEL, RAFTERS SHALL BE TIED WITH A RAFTER TIE, LOCATED AS NEAR THE PLATE AS PRACTICAL. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTERS. RAFTERS SHALL BE FRAMED TO RIDGE BOARD OR TO EACH OTHER WITH A GUSSET PLATE AS A TIE.

3. RIDGE BOARD SHALL BE AT LEAST 1" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE VALLEY OR HIP RAFTER NOT LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A LOAD BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT. WHEN THE CUT END OF THE RAFTER EXCEEDS 11-1/4" THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2X12 WITH ADDITIONAL 2X (AS REQUIRED) FURRED TO THE BOTTOM EDGE OF THE 2X12.

4. ROOF ASSEMBLIES SHALL HAVE RAFTER OR TRUSS TIES PROVIDED AT LOAD BEARING LOCATIONS.

5. ROOF SHEATHING SHALL BE SUPPORTED WITH BLOCKING OR EDGE CLIPS WHEN RAFTERS OR TRUSSES ARE 24" ON CENTER OR GREATER.

6. SLOPES LESS THAN FOUR IN TWELVE SHINGLES SHALL BE INSTALLED OVER (2) LAYERS OF #15 FELT APPLIED PARALLEL TO EAVES WITH 19" TOP LAP AND 12" END LAP, WITH END LAPS LOCATED AT LEAST 6 FEET FROM END LAPS IN PRECEDING COURSE.

7. ROOF SHEATHING SHALL BE 1/2" PLYWOOD OR 7/16" OSB EXTERIOR GRADE. PROVIDE PLYWOOD CLIPS AT UNSUPPORTED EDGES MIDWAY BETWEEN MEMBERS.

8. TRUSSES SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OHIO. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD AND THE TRUSS PLATE INSTITUTE RECOMMENDED PRACTICE OF DESIGN TPI-85. ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:

TOP CHORD LIVE LOAD	= 25 PSF
TOP CHORD DEAD LOAD	= 10 PSF
BOTTOM CHORD LIVE LOAD	= 0 PSF
BOTTOM CHORD DEAD LOAD	= 10 PSF
TOTAL LOAD (NO ATTIC STORAGE)	= 45 PSF
BOTTOM CHORD LIVE LOAD (W/ ATTIC STORAGE)	= 20 PSF
TOTAL LOAD (W/ ATTIC STORAGE)	= 65 PSF

HEATING & COOLING:

1. WHEN HEATING AND COOLING EQUIPMENT IS LOCATED IN AN EQUIPMENT ROAD, AN UNOBSTRUCTED WORKING SPACE NOT LESS THAN 30 INCHES WIDE AND NOT LESS THAN 30 INCHES HIGH SHALL BE PROVIDED ALONG THE CONTROL SIDE OF THE EQUIPMENT WHEN THE DOOR OF THE EQUIPMENT ROOM IS OPEN.

2. FUEL BURNING HEATING AND COOLING EQUIPMENT SHALL BE PROVIDED WITH A VOLUME OF 50 CUBIC FT. PER 1000 BTU/H OR AN AIR SUPPLY SHALL BE PROVIDED TO ASSURE PROPER FUEL COMBUSTION.

3. AN APPROVED DRAIN SHALL BE PROVIDED TO DISPOSE OF CONDENSATE FROM THE COOLING COIL. CONDENSATE DRAINS SHALL TERMINATE OUTSIDE OF THE BUILDING, OR TO A FLOOR DRAIN, PLUMBING FIXTURE, SUMP, OR APPROVED LOCATION.

4. THESE PLANS DO NOT ADDRESS SIZING OF HVAC EQUIPMENT TO MEET COMFORT REQUIREMENTS OR INDOOR AIR QUALITY. THE MECHANICAL CONTRACTOR MUST CONSIDER THE OVERALL AIR CHANGES/HOUR OF THE CONSTRUCTED HOME AND ENERGY CODE REQUIREMENTS WHEN DETERMINING BOTH.

FIREPLACES:

1. CHIMNEYS SHALL EXTEND A MINIMUM OF 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

2. A PORTION OF A CHIMNEY LOCATED IN THE INTERIOR OF THE BUILDING OR WITHIN THE EXTERIOR WALL OF THE BUILDING SHALL HAVE A MINIMUM AIR SPACE CLEARANCE TO COMBUSTIBLES OF 2".

3. CHIMNEYS LOCATED ENTIRELY OUTSIDE THE EXTERIOR WALLS OF THE BUILDING, INCLUDING CHIMNEYS THAT PASS THROUGH THE SOFFIT OR CORNICE, SHALL HAVE A MINIMUM AIR SPACE CLEARANCE OF 1" THE AIRSPACE SHALL NOT BE FILLED, EXCEPT TO PROVIDE FIRE BLOCKING.

4. HEARTH EXTENSIONS SHALL EXTEND A MINIMUM OF 16" IN FRONT OF, AND A MINIMUM OF 8" BEYOND EACH SIDE OF THE FIREPLACE OPENING LESS THAN 6 SQUARE FEET AND 20" AND 12" RESPECTIVELY FOR 6 SQUARE FEET OR LARGER.

5. WOOD OR COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 2" OF THE OUTSIDE FRONT, BACK, OR SIDE SURFACE OF A MASONRY FIREPLACE, INCLUDING THE SMOKE CHAMBER, AND NOT LESS THAN 6" FROM THE INSIDE SURFACE OF THE NEAREST FLUE LINING.

6. FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND THE LATEST EDITION OF THE NFPA CODE. A COPY OF THE MANUFACTURER'S RECOMMENDATIONS SHALL BE PROVIDED PRIOR TO INSPECTION.

7. FACTORY BUILT OR MASONRY FIREPLACES SHALL BE PROVIDED WITH AN EXTERIOR AIR SUPPLY TO ASSURE PROPER FUEL COMBUSTION.

DESIGN CRITERIA

1. Loading:

	Live:	Dead:
Roof	25psf	20psf
Roof Snow	20psf	0psf
Attic (w/storage)	20psf	0psf
2nd Floor	40psf	15psf
1st Floor	40psf	15psf
Ext. Balcony	40psf	10psf
Decks	40psf	10psf

2. Basic wind speed 115mph (Exposure - B)
3. Seismic design catagory - A
4. Subject to damage from Weathering, Termite and Decay - Moderate to Heavy
5. Minimum required frost depth 36"

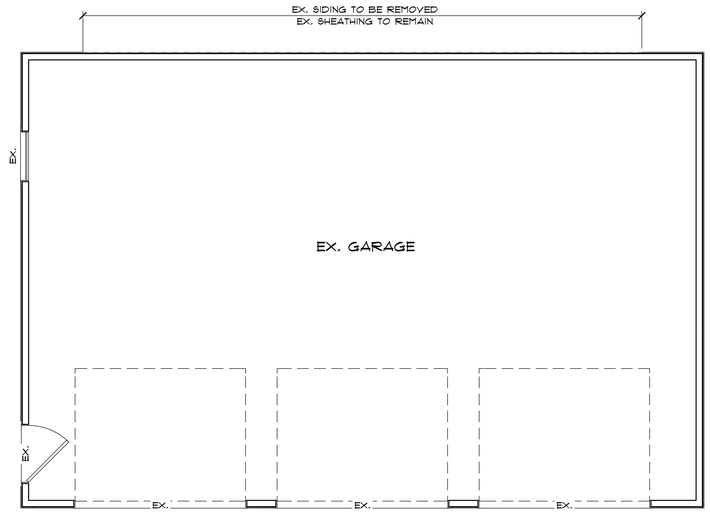
ENERGY CODE 2025

RCO SECTION 1108, ADDITIONS. ADDITIONS TO THIS BUILDING COMPLY WITH THE PRESCRIPTIVE COMPLIANCE REQUIREMENTS OF THE CODE, SECTION 1108.

BUILDING THERMAL ENVELOPE	RCO TABLE 1102.1.2 CLIMATE ZONE - 5	
	REQUIRED	ACTUAL
EXTERIOR WALLS R-VALUE	R20 or 13 + 5	R13 2x4 WALL

AS-BUILT REAR PERSPECTIVE

AS-BUILT LEFT PERSPECTIVE



AS-BUILT/DEMO FIRST FLOOR PLAN

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

NOTE TO CONTRACTOR AND FELLOW SUB-CONTRACTORS:

IT IS VERY DIFFICULT TO CONFIRM EXACT EXISTING, PRE-BUILT ARCHITECTURAL CONDITIONS SUCH AS ROOF PITCHES, TOPOGRAPHIES, ENCLOSED STRUCTURAL MATERIALS, AND EXISTING MECHANICAL AND PLUMBING CONDITIONS. IF DISCREPANCIES OR CONFLICTS BETWEEN NEWLY DESIGNED SPACES AND EXISTING PORTIONS APPEAR, NOTIFY RESIDENTIAL DESIGNED SOLUTION IMMEDIATELY AND BEFORE CONTINUING CONSTRUCTION. CONTINUING COULD LEAD TO ADDITIONAL AND POTENTIALLY EXPENSIVE ACCUMULATIVE CIRCUMSTANCES OCCURRING.

NOTE:

1. ALL HALF-TONE, DASHED WALLS TO BE REMOVED WITH CAUTION TO MAKE WAY FOR NEW WALLS AND/OR DOORS & WINDOWS.
2. VERIFY WALL WALLS WITH PROPOSED FLOOR PLANS. ADDITIONAL TEAR OUT, NOT SHOWN ON PLAN, MAY BE NEEDED TO INSTALL PROPS AND COLUMNS FOR NEW POINT LOADS.
3. BUILDER TO VERIFY ALL NEW AND EXISTING POINT LOADS TRANSFER DOWN TO FOUNDATION.
4. VERIFY EXISTING STRUCTURE IS ADEQUATE AND AS IN THESE DRAWINGS. VARIATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR ENGINEER AS SOON AS THEY ARE IDENTIFIED.

DESCRIPTION OF WORK:

UNCOVER WORK TO PROVIDE FOR INSTALLATION OF NEW WORK OR INSPECTION OR BOTH.

REMOVE EXISTING WALLS, FLOORS, & CEILING WHERE SHOWN ON PLANS OR AS NEEDED TO ACCOMMODATE INSTALLATION OF THE NEW WORK.

QUALITY ASSURANCE:

PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL CODES AND SPECIFICATIONS.

USE ADEQUATE NUMBER OF SKILLED WORKER WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF WORK.

NOTICES TO RESIDENTIAL DESIGNER:

ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE NOTES, DIMENSION, AND/OR DRAWINGS CONTAINED ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THESE DOCUMENTS AND ANY DISCREPANCIES, ERRORS, OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

REUSING AND SAVING MATERIAL:

PRIOR TO DEMOLITION, CONTRACTOR AND OWNER SHALL WALK THROUGH THE PROJECT SITE AND CREATE A WRITTEN LIST OF MATERIALS AND LANDSCAPING THAT ARE TO BE SAVED, OR REMOVED AND SAVED FOR USE BY OWNER, REMOVED AND SAVED FOR REINSTALLATION BY THE CONTRACTOR, AND/OR REMOVED AND SAVED FOR FILL. ALL OTHER MATERIAL NOT SO LISTED SHALL BE REMOVED FROM THE SITE IN AN APPROPRIATE AND SAFE MANNER IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

ANY ITEM ON THE "SAVE LIST" INADVERTENTLY REMOVED AND NOT SAVED OR OTHERWISE DAMAGED OR LOST BY CONTRACTOR SHALL BE REPLACED, RESTORED, OR REPAIRED AT NO ADDITIONAL COST TO OWNER.

MATERIALS:

FOR REPLACEMENT WORK AND ALL NEW WORK, USE MATERIALS WHICH MATCH EXISTING MATERIALS OR ALTERNATE MATERIALS WITH THE APPROVAL OF THE OWNER.

ALL OTHER MATERIALS NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR PROPER AND COMPLETE INSTALLATION OF THE WORK OF THE SECTION SHALL BE SELECTED BY THE CONTRACTOR, SUBJECT TO APPROVAL BY THE OWNER.

INSPECTION:

INSPECT EXISTING CONDITIONS, INCLUDING ELEMENTS SUBJECT TO MOVEMENT OR DAMAGE DURING CUTTING, EXCAVATING, BACK FILLING, PATCHING, AND OTHER RELATED DEMOLITION WORK.

AFTER UNCOVERING THE WORK, INSPECT CONDITIONS AFFECTING INSTALLATION OF NEW WORK.

IF UNCOVERED CONDITION ARE NOT ANTICIPATED, IMMEDIATELY NOTIFY THE DESIGNER AND SECURE NEEDED DIRECTIONS. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

PROVIDE ALL REQUIRED PROTECTION INCLUDING BUT NOT NECESSARILY LIMITED TO SHORING, BRACING, AND SUPPORT TO MAINTAIN STRUCTURAL INTEGRITY OF THE WORK AND ANY ADJOINING STRUCTURES. PROTECTION FROM DAMAGE TO ALL LANDSCAPING NO DESIGNATED FOR REMOVAL; PROTECTION TO ALL PUBLIC WALKWAYS AND STREETS.

PERFORM ALL REQUIRED EXCAVATING AND BACK FILLING AS REQUIRED. PERFORM CUTTING, REMOVAL AND DEMOLITION WORK BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER PORTIONS OF THE WORK AND SURROUNDING PUBLIC AND PERSONAL AND REAL PROPERTY AND WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIR AND NEW WORK.

GENERAL MAINTENANCE NOTES:

CONTRACTOR SHALL INVESTIGATE EXISTING STRUCTURE IN AREA OF WORK SO AS TO RECOMMEND ANY APPROPRIATE ACTION NEEDED TO ENSURE THE INTEGRITY OF THE EXISTING STRUCTURE.

ELECTRICAL CONTRACTOR SHALL INSPECT EXISTING ELECTRICAL SYSTEMS AND RECOMMEND IMPROVEMENTS TO SAME.

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MEMBER ABD N·C·B·D·C
NARI MEMBER

DATE	BY	REVISION

ANY DISCREPANCIES, ERRORS, AND/OR OMISSION IN THE NOTES, DIMENSIONS, AND/OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THESE DOCUMENTS AND DISCREPANCIES, ERRORS, AND/OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

OC.2025TREMONT
(25082)

OWENS Construction

ROE RESIDENCE
2025 TREMONT RD.
COLUMBUS, OHIO 43221

AS-BUILT/DEMO FIRST FLOOR PLAN

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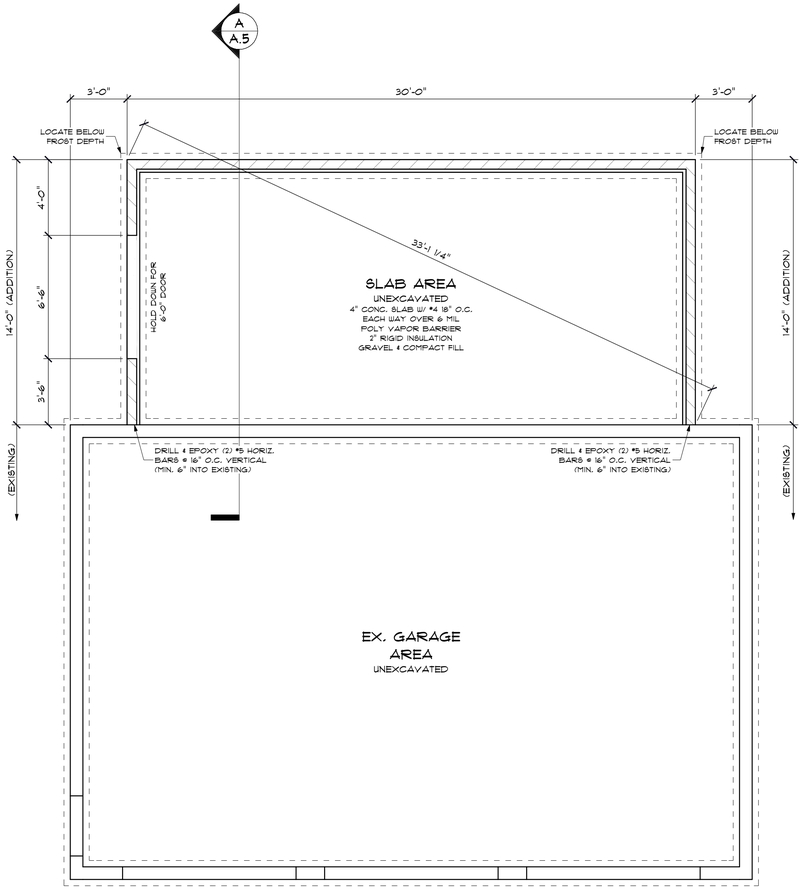
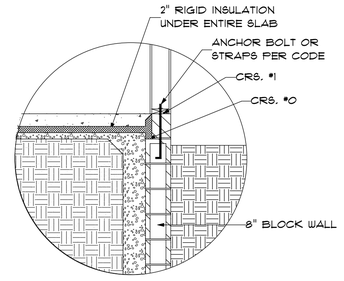
DSN	JW	07.14.2025
LAY	JB	09.11.2025
DET	JB	10.6.2025
CHK	JW	10.10.2025
PNCH	JB	10.10.2025

SHEET:
AS.1



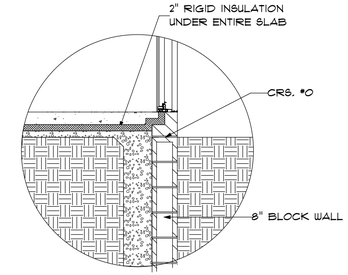
FOUNDATION PLAN

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



INSULATED SLAB DETAIL

SCALE: 1/2" = 1'-0"



INSULATED SLAB DETAIL

SCALE: 1/2" = 1'-0" @ WALKOUT

GENERAL FOUNDATION NOTES:

1. REFER TO GENERAL NOTES AND GENERAL CODE REQUIREMENTS ON SHEET CA.1. REFER TO SHEET CS.1 FOR GENERAL FRAMING NOTES

2. ALL 8" BLOCK OR POURED CONCRETE WALLS SHALL HAVE A MINIMUM 8"x16" CONTINUOUS POURED CONCRETE FOOTING

3. ALL 12" BLOCK OR POURED CONCRETE WALLS SHALL HAVE A MINIMUM 8"x20" CONTINUOUS POURED CONCRETE FOOTING

4. CONCRETE PAD FOOTING TO BE REINFORCED EACH WAY AS FOLLOWS:

30"x30"	(3) #5
36"x36"	(3) #5
42"x42"	(4) #4
48"x48"	(5) #4
54"x54"	(5) #5
60"x60"	(6) #5

5. ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" (MIN.) BEARING AT EACH END.

6. WHEN REBAR IS INSTALLED IN THE FOOTING WALL, REINFORCING SHALL BE BONDED TO THE FOOTING REINFORCING.

7. ALL HORIZONTAL REINFORCING RODS IN THE FOOTING GREATER THAN 20' IN LENGTH SHALL BE BONDED TO THE SERVICE PANEL. W/ THE SAME UL LISTED CLAMP USED FOR THE GROUND ROD # #4 SOLID COPPER THAT IS LONG ENOUGH TO BE TERMINATED AT THE SERVICE PANEL. CONFIRMATION OF THE INSTALLATION SHALL BE DONE AT THE TIME OF FOOTING INSPECTION. (2014 N.E.C. ARTICLE 250.50)

8. DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES BELOW GRADE. APPROVED DRAINAGE SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1'-0" BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6" ABOVE THE TOP OF THE FOOTING AND BE COVERED W/ AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED W/ STRIPS OF BUILDING PAPER, AND THE DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON 2" (MIN.) OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE BEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED W/ NOT LESS THAN 6" OF THE SAME MATERIAL.

9. PLACE 1/2" DIA. ANCHOR BOLT TO CONNECT SILL PLATE TO TOP OF FOUNDATION WALL AT 6'-0" O.C. MAX & WITHIN 12" (MAX.) OF EACH CORNER AND EACH END OF PLATE.

10. FIELD VERIFY THE FINISHED FOUNDATION WALL HEIGHT AT EXTERIOR PORCH FOR EXTERIOR TILE TO BE FLUSH WITH INTERIOR TILE FLOOR.

11. ALL STEEL COLUMNS NOTED ON PLANS ARE SCHEDULE 40 FIXED COLUMNS. SIZES OF STEEL COLUMNS NOTED ON PLANS ARE INTERIOR DIAMETER (I.D.) DIMENSIONS

12. ALL STEEL BEAMS ARE DESIGNED FOR 50 KSI STEEL.

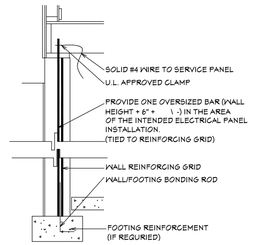
13. STEEL BEAMS ENDING ON AN OPEN POCKET SHALL BE SECURED TO THE FOUNDATION PIER THE RCO SECTION 502.6.3.

14. STEEL BEAMS SHALL BE SECURED TO THE TOP PLATE OF SUPPORTING STEEL COLUMN USING EITHER WELDED OR BOLTED CONNECTIONS AS CALLED FOR IN THE RCO, SECTION 502.9.1.

15. FLOOR ASSEMBLIES SHALL BE PROVIDED WITH A 1/2" GYPSUM BOARD MEMBRANE 5/8" OSCC OR STRUCTURAL PANEL MEMBRANE OR EQUIVALENT MATERIAL WHICH COMPLIES WITH SECTION 302.15 RCO ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER.

STRUCTURAL LEGEND:

- DIRECTION & SPAN OF STRUCTURAL MEMBERS (SPECIFIC AREA INDICATED)
- DIRECTION AND SPAN OF STRUCTURAL MEMBERS
- POST w/ PIER
- PIPE COLUMN w/ PAD
- BEAM POCKET (4" BEARING)
- BEAM POCKET w/ PILASTER (8" BEARING)
- POINT LOAD FROM ABV.
- (2)2x4's (MIN. BEARING)



REINFORCING BONDING DETAIL

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

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ALAN ANDREW ALBRECHT
PE 74229
REGISTERED PROFESSIONAL ENGINEER

10/11/2025

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FOUNDATION PLAN

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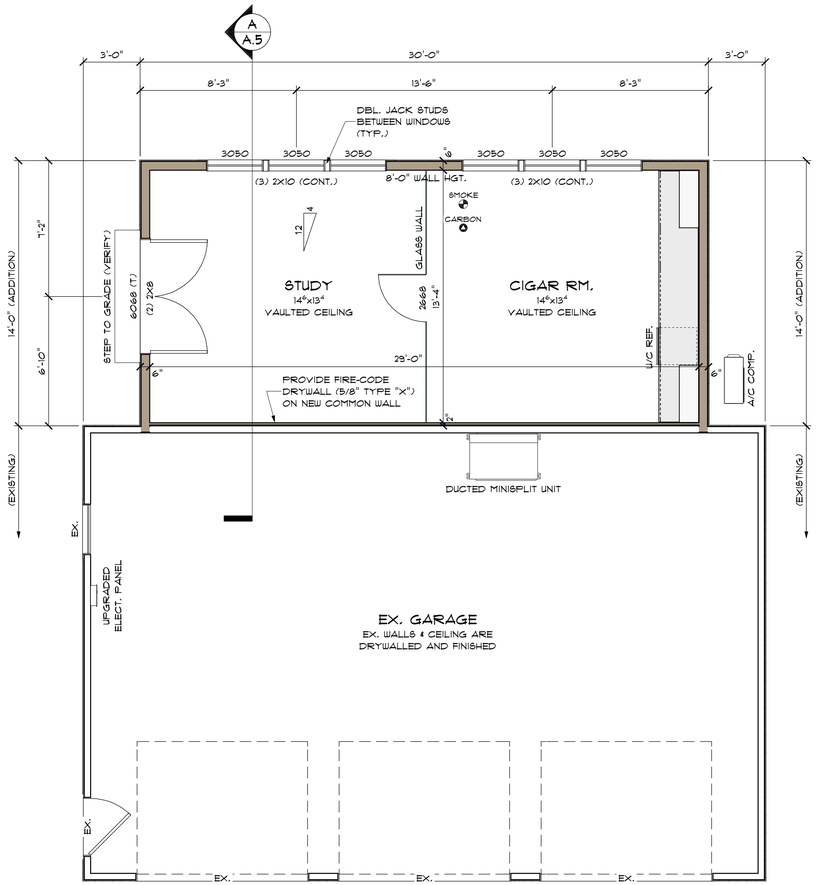
SHEET:

A.1



FIRST FLOOR PLAN

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

GENERAL FLOOR PLAN NOTES:

1. REFER TO GENERAL NOTES AND GENERAL CODE REQUIREMENTS ON SHEET G5.1. REFER TO SHEET G5.1 FOR GENERAL FRAMING NOTES

2. ALL NEW WALLS ARE DIMENSIONED STUD-TO-STUD.

3. ALL INTERIOR WALLS ARE 3-1/2", EXTERIOR WALLS ARE 6" (STUD + SHEATHING) UNLESS OTHERWISE NOTED.

4. ALL ANGLED WALLS ARE 45° UNLESS OTHERWISE NOTED. BOTH SIDES OF THE SQUARE OF THE ANGLE ARE EQUAL EVEN IF ONLY ONE SIDE IS DIMENSIONED.

5. ALL OPENING SHALL HAVE A MINIMUM LINTEL OF (2)2X8's w/ 1/2" PLYWOOD SPACER. APPLY GLUE TO THE FULL MATING SURFACE OF BOTH 2X8's + NAIL TOGETHER PER THE FASTENING SCHEDULE ON SHEET G5.1.

6. ALL POSTS SHALL BE A MINIMUM OF (2) 2X's GLUE APPLIED ON THE FULL MATING SURFACE + NAILED PER THE FASTENING SCHEDULE ON SHEET G5.1.

7. FLOOR JOISTS SHALL BE CROWNED BEFORE PLACEMENT + SHALL BE DOUBLED UNDER ALL PARALLEL WALLS.

8. REFER TO THE WINDOW NOTES ON THIS SHEET.

9. SMOKE + CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED + INTERCONNECTED w/ BATTERY BACK-UP.

10. CONTRACTOR SHALL SHIM ALL EXTERIOR DOOR THRESHOLDS 3/4" VERIFY w/ BUILDER PRIOR TO COMMENCEMENT.

12.FLITCH BEAMS ARE CONNECTED w/ 1/2" DIAMETER THRU BOLTS @ 16" O.C. 2" FROM TOP + BOTTOM U.N.O. STAGGER TOP + BOTTOM ROWS 4".

13. SEE BRACE WALL DETAIL ON SHEET S.3.

WINDOW NOTES:

1. ALL WINDOW SIZES SHOWN ARE FOR NOMINAL WINDOW SIZES (EX. 3060 IS 3'-0" X 6'-0").
2. WINDOW EGRESS REQUIREMENTS:

MAXIMUM SILL HEIGHT ABOVE THE FLOOR:	44"
MINIMUM NET CLEAR OPENING HEIGHT:	24"
MINIMUM NET CLEAR OPENING WIDTH:	20"
MINIMUM NET CLEAR OPENING:	5.7 SQ. FT.

GRADE FLOOR WINDOWS ARE ALLOWED A NET CLEAR OPENING OF 5.0 SQ. FT.

3. IT IS THE BUILDERS' RESPONSIBILITY TO ENSURE THAT WINDOWS FOR ALL SLEEPING AREAS MEET THE ABOVE MINIMUM REQUIREMENTS.

GENERAL FRAMING NOTES:

1. ALL STRUCTURE SHOWN ON THESE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED AS "MINIMUM REQUIREMENTS". THE BUILDER OR CONTRACTOR MAY CHOOSE TO UPSIZE OR ADD MEMBERS FOR EASE OF CONSTRUCTION.

2. BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.

3. ALL BATH + KITCHEN SOFFITS TO BE DESIGNED BY THE OWNER + BUILDER.

4. ALL TRUSSES TO BE DESIGNED + ENGINEERED BY TRUSS MANUFACTURER

5. REFER TO SHEET S.1 FOR FLOOR JOIST BLOCKING DETAIL

6. REFER TO SHEETS G5.1.1 + A.2 FOR GENERAL FRAMING. SEE SHEET A.2 FOR WINDOW REQUIREMENTS.

BRACE WALL KEY:

CS-WSP = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL

NOTE:
THE EXTERIOR WALLS OF THIS STRUCTURE ARE CONTINUOUSLY SHEATHED WITH OSB TO COMPLY WITH THE BRACE WALL REQUIREMENTS USING METHOD CS-WSP. ANY WALL AREAS THAT REQUIRE ALTERNATE BRACING METHODS WILL BE INDICATED AND LABELED WITH THE SPECIFIC METHOD REQUIRED.

ALL HORIZONTAL JOINTS IN THE SHEATHING WILL BE BLOCKED TO ACCOMMODATE FASTENING REQUIREMENTS WHICH ARE 6" O.C. @ THE EDGES AND 12" O.C. IN THE FIELD. ALL WITH 8d COMMON NAILS. ANY TRUSS HEELS OVER 9-1/4" WILL HAVE OSB EXTENDED UP TO THE UNDERSIDE OF THE RAFTER TAIL AND FASTENED IN THE SAME MANNER. TRUSS HEEL SHEATHING MUST SPAN ACROSS THE TOP PLATES AND EXTEND DOWN THE WALL AT LEAST 24".

STRUCTURAL LEGEND:

- DIRECTION + SPAN OF STRUCTURAL MEMBERS (SPECIFIC AREA INDICATED)
- DIRECTION AND SPAN OF STRUCTURAL MEMBERS
- POST w/ PIER
- PIPE COLUMN w/ PAD
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FIRST FLOOR PLAN

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SHEET:
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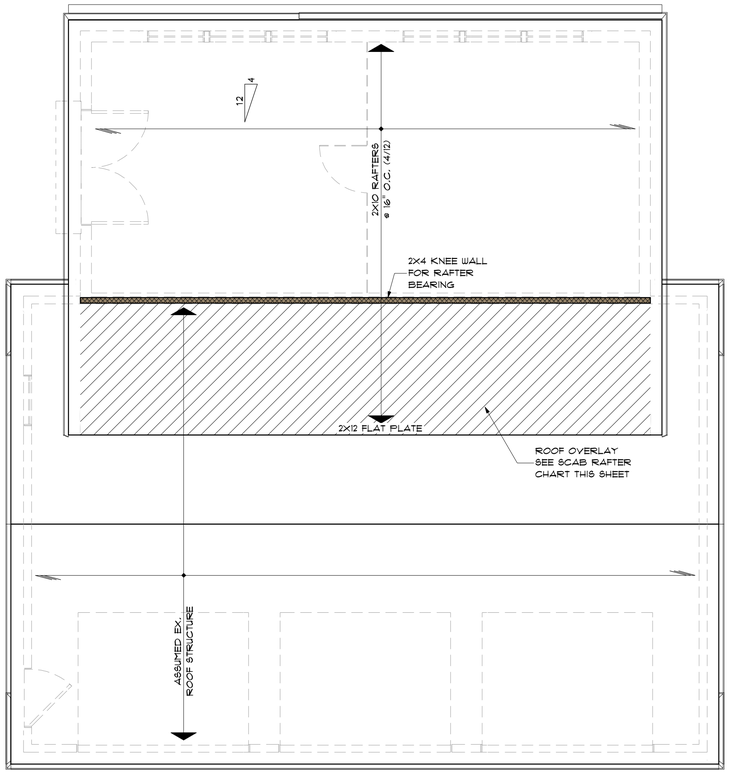

ROOF PLAN

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

GENERAL ROOF NOTES:

1. REFER TO GENERAL NOTES ON SHEET G0.1

2. REFER TO SHEET G0.1 & A2 FOR GENERAL FRAMING NOTES

3. REFER TO FASTENING SCHEDULE ON G0.1

4. ALL RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED W/ A RAFTER TIE, LOCATED AS NEAR THE PLATE AS IS PRACTICAL. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4'-0" O.C. RAFTERS SHALL BE FRAMED TO RIDGE BOARD, OR TO EACH OTHER, W/ GUSSET PLATES AS A TIE.

5. RIDGE BOARD SHALL BE AT LEAST 1" NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHEN THE CUT END OF THE RAFTER EXCEEDS 11", THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2x12 W/ AN ADDITIONAL 2x (AS REQUIRED) FURRED TO THE BOTTOM EDGE OF THE 2x12.

6. VALLEY & HIP RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION WALL, OR BE DESIGNED TO CARRY/DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.

7. HIP & VALLEY RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT ENDS OF THE RAFTERS.

8. ENDS OF CEILING JOISTS SHALL BE LAPPED OR BUTTED OVER BEARING PARTITIONS OR BEAM, & TOE-NAILED TO THE BEARING MEMBER. WHEN CEILING JOIST ARE USED TO PROVIDE RESISTANCE TO RAFTER THRUST, LAP JOIST SHALL BE GLUED & NAILED TOGETHER & BUTTED JOISTS SHALL BE TIED TOGETHER IN A MANNER TO RESIST SUCH THRUST.

9. ALL LINTELS IN EXTERIOR & LOAD BEARING INTERIOR WALLS SHALL BE A MINIMUM OF (2)2x8's GLUED & NAILED, UNLESS NOTED OTHERWISE.

10. ALL POSTS SHALL BE A MINIMUM OF (2)2x4's GLUED & NAILED, UNLESS OTHERWISE NOTED.

11. ALL RAFTER & CEILING JOISTS SIZED FOR MINIMUM ALLOWABLE MEMBER. BUILDER MAY UPSIZE MEMBERS FOR FRAMING EASE.

12. AN ICE BARRIER THAT CONSISTS OF AT LEAST (2) LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR SELF-ADHERED POLYMER BITUMEN SHEET, SHALL BE USED IN LIEU OR NORMAL UNDERLAYMENT & EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. UNDERLAYMENT SHALL COMPLY W/ ASTM D 226 TYPE I.

13. BUILDER TO VERIFY ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION

14. ALL BATH & KITCHEN SOFFITS TO BE DESIGNED BY THE OWNER & BUILDER

TRUSS NOTES:

1. ALL TRUSSES TO BE DESIGNED & ENGINEERED BY TRUSS MANUFACTURER

2. TRUSS MANUFACTURER SHALL VERIFY ALL HEEL CUTS w/ACTUAL FIELD CONDITIONS - ADJUST HEEL AS REQUIRED TO ALLOW FOR ELEVATION DETAILS SHOWN - INCREASE OVERHANGS AT STUCCO STONE VENEER WALLS BY 2-1/2" - ADJUST HEEL ACCORDINGLY - ALL FASCIA/FRIEZE BOARDS SHALL ALIGN PER ELEVATIONS - CONTACT DESIGNER IMMEDIATELY WITH ANY QUESTIONS AND/OR DESIGN ISSUES

3. TRUSS CLIPS TO BE USED TO CONNECT TOP OF WALL PLATES TO TRUSS TO ACCOMMODATE TRUSS UPLIFT

4. SIMPSON MODEL STC ON ALL INTERIOR WALL CONNECTIONS USE SIMPSON TC24 OR TC25 ON EXTERIOR WALLS WITH SCISSOR TRUSSES - DO NOT NAIL TRUSSES TO TOP PLATE OF WALLS

5. 1/2" DRYWALL ON CEILING TO HAVE DRYWALL CLIPS AT ALL INTERIOR WALLS - DRYWALL SCREWED TO ALL SURFACES SCREWS & GLUE ON ALL WALLS

6. USE SIMPSON DS DRYWALL STOPS WHEN APPLYING TO CEILING - HOLD BACK SCREWS & NAILS IN CEILING DRYWALL 15" FROM ALL WALLS

NOTE TO FRAMING CONTRACTOR AND BUILDER:

BECAUSE IT IS IMPOSSIBLE TO KNOW HOW EACH CONTRACTOR WOULD PREFER TO FRAME THE ROOF OF EACH HOUSE, WE HAVE STANDARDIZED ON PROVIDING THE MINIMUM SIZE STRUCTURAL MEMBER THAT WILL MEET THE NEEDS OF EACH SITUATION AS REVISED BY THE STRUCTURAL ENGINEER. WE CONSULT WITH THIS MEANS THAT YOU WILL HAVE A LARGER HIP MEMBER THAN THE ADJACENT RAFTERS AND SOME ADJUSTMENTS TO PLATE HEIGHT AND/OR SEAT CUTS SHOULD BE ANTICIPATED. UPSIZING MEMBERS FOR ALIGNMENT OR EASE OF CONSTRUCTION IS YOUR CHOICE.

ON ROOFS THAT HAVE UNEVEN PITCHES WHERE THE EAVE IS AT A UNIFORM HEIGHT, THE PLATE HEIGHT LABELED IS NOMINAL. YOU WILL NEED TO ADJUST SLIGHTLY FOR THE PITCH THROUGH EITHER YOUR SEAT CUT OR PLATE HEIGHT.

FALSE CHIMNEYS, DORMERS, CUPOLA'S, AND OTHER SIMILAR FEATURES, SHOULD NOT BE FRAMED AS A BOX ON THE ROOF. THE BOX SHOULD BE FRAMED DOWN INTO THE ROOF TO CEILING JOIST LEVEL AND STRUCTURALLY TIED INTO THE ADJACENT RAFTERS AND CEILING JOISTS OR TRUSSES. THE EXTERIOR SHEATHING SHOULD EXTEND DOWN TO THIS LEVEL OTHER THAN WHERE A METAL FLUE NEEDS TO GO THROUGH FROM THE FIREBOX.

420.0 S.F. ATTIC SPACE

ATTIC VENTILATION

WHEN DETERMINED NECESSARY BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTICS & ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN (1) TO (150) OF THE AREA OF SPACE VENTILATED EXCEPT THAT THE AREA MAY BE (1) TO (300) PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-0" ABOVE EAVE OR CORNICE VENTS w/ THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE NET FREE CROSS-VENTILATION AREA MAY BE NOT LESS THAN (1) TO (300) OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING (1) PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

420.0 SQ. FT. / 300 = 1.4 / 2 = 0.7 SQ. FT. OF FREE FLOW REQUIRED IN UPPER 1/3 OF ROOF & 0.7 OF FREE FLOW REQUIRED AT EAVES

PROVIDE RIDGE VENTS OR:

ROOF VENTS: 18"x16" = 61 SQ. IN. (2 NEEDED)

SOFFIT VENTS: 16"x8" = 64 SQ. IN. (2 NEEDED)

SCAB RAFTER CHART		
2X4 SCAB	6'-0"	24" O.C.
2X6 SCAB	9'-0"	24" O.C.
2X8 SCAB	12'-0"	24" O.C.
2X10 SCAB	15'-0"	24" O.C.
2X12 SCAB	18'-0"	24" O.C.

STRUCTURAL LEGEND:

- DIRECTION & SPAN OF STRUCTURAL MEMBERS (SPECIFIC AREA INDICATED)
- DIRECTION AND SPAN OF STRUCTURAL MEMBERS
- POST w/ PIER
- PIPE COLUMN w/ PAD
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ROOF PLAN

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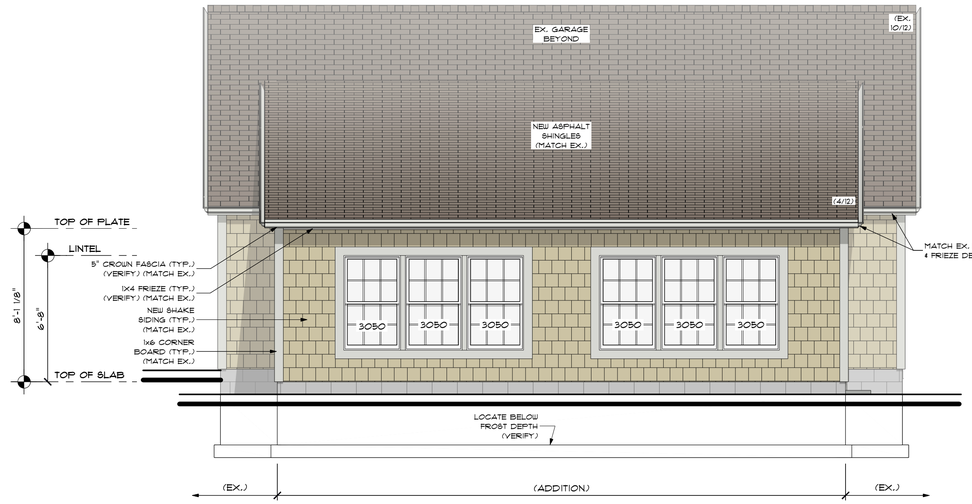
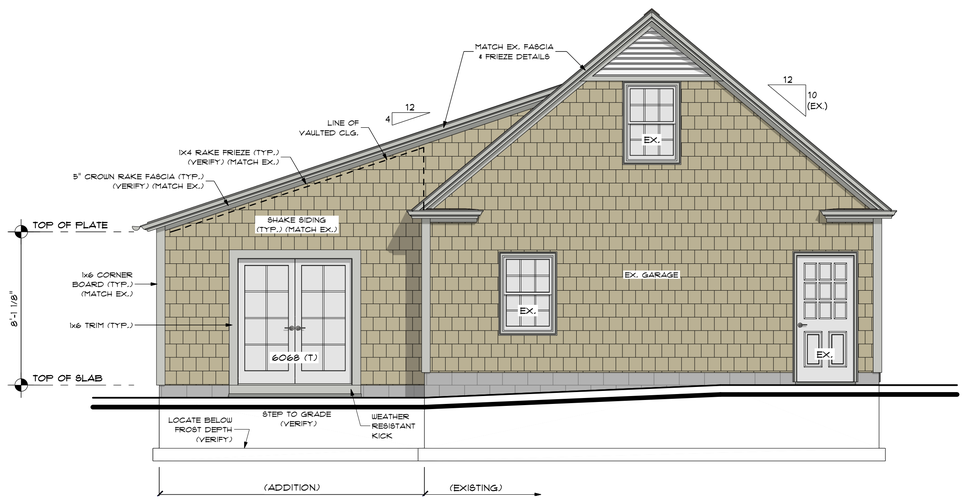


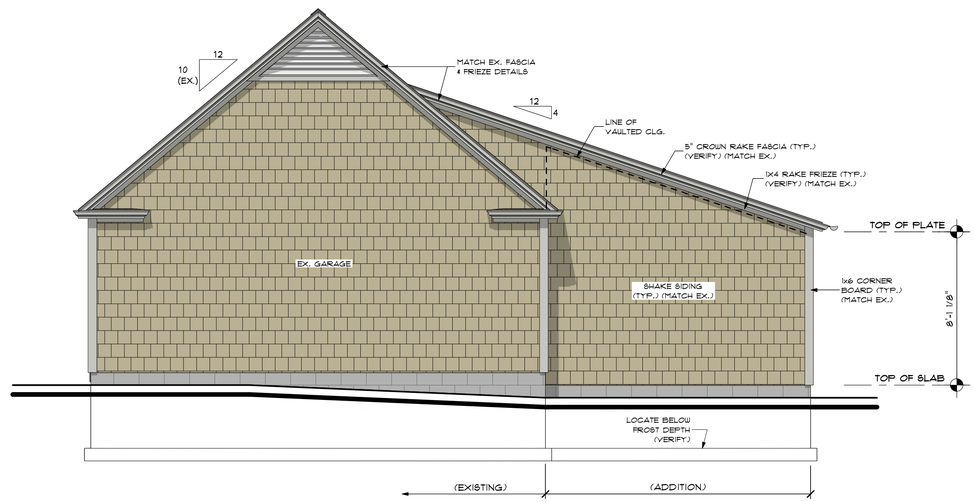
REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

GENERAL ELEVATION NOTES:

1. GRADE SHALL FALL 6" MIN. WITHIN FIRST 10' FROM BUILDING PERIMETER

2. ALL TRIM BOARDS TO BE BACKED W/ 7/16" OSB FOR STUCCO WALLS

3. CORNER BOARDS TO BE OMITTED W/ STUCCO

4. METHOD AND QUANTITY OF ROOF VENTING TO BE DETERMINED BY BUILDER. ADHERE TO LOCAL CODE REQUIREMENTS.

5. TRUSS MANUFACTURER SHALL VERIFY ALL HEEL CUTS W/ ACTUAL FIELD CONDITIONS ADJUST HEEL AS REQUIRED TO ALLOW FOR ELEVATION DETAILS SHOWN. INCREASE OVERHANGS AT STUCCO STONE VENEER WALLS 2-1/2". ADJUST HEEL ACCORDINGLY. ALL FASCIA/FRIEZE BOARDS SHALL ALIGN PER ELEVATIONS. CONTACT DESIGNER IMMEDIATELY WITH ANY QUESTIONS AND/OR DESIGN ISSUES.

HAZARDOUS GLAZING NOTES:

HAZARDOUS LOCATIONS
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

1. GLAZING IN SLIDING DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ITEM 6, IN WALLS PERPENDICULAR TO THE PLAN OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET, STORAGE AREA, OR BATHROOM. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 7.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE THE DRAIN INLET AND 36 INCHES (914 mm) HORIZONTALLY FROM THE INSIDE EDGE OF THE TUB OR COMPARTMENT.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 mm) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 mm) ABOVE THE FLOOR OR WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (.0836 M^2)
   7.2. BOTTOM EDGE LESS THAN 18 INCHES (457 mm) ABOVE THE FLOOR.
   7.3. TOP EDGE GREATER THAN 36 INCHES (914 mm) ABOVE THE FLOOR.
   7.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONTALLY OF THE GLAZING
8. ALL GLAZING IN RAILING REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE THE WALKING SURFACE AND WITHIN 60 INCHES (1524 mm) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 mm) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 mm) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524 mm) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 mm) ABOVE THE NOSE OF THE TREAD.

EXCEPTIONS: THE FOLLOWING PRODUCTS, MATERIAL AND USES ARE EXEMPT FROM THE ABOVE HAZARDOUS LOCATIONS:

1. OPENINGS IN DOORS THROUGH WHICH A 3-INCH (76 mm) SPHERE IS UNABLE TO PASS.
2. DECORATIVE GLASS IN ITEMS 1, 6, OR 7.
3. GLAZING IN ITEM 6, WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
4. GLAZING IN ITEM 6, IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 mm) OR LESS IN DEPTH. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 7.
5. GLAZING IN ITEMS 7 AND 10, WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34- INCHES ± 2 INCHES (914 mm ± 51 mm) ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (14.5 KG/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1½ INCHES (38 mm) IN HEIGHT.
6. OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS IN ITEM 7, WHEN THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 mm) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE, OR OTHER HORIZONTAL (WITHIN 45 DEGREES (.79 RAD) OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.
7. LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF THESE NOTES.
8. MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.
9. SAFETY GLAZING IN ITEM 10 AND 11 IS NOT REQUIRED WHERE:
   9.1. THE SIDE OF A STAIRWAY, LANDING, OR RAMP HAS A GUARDRAIL OR HANDRAIL INCLUDING BALUSTERS OR IN-FILL PANELS, COMPLYING WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE; AND
   9.2. THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES (457 mm) FROM THE RAILING.

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EXTERIOR ELEVATIONS

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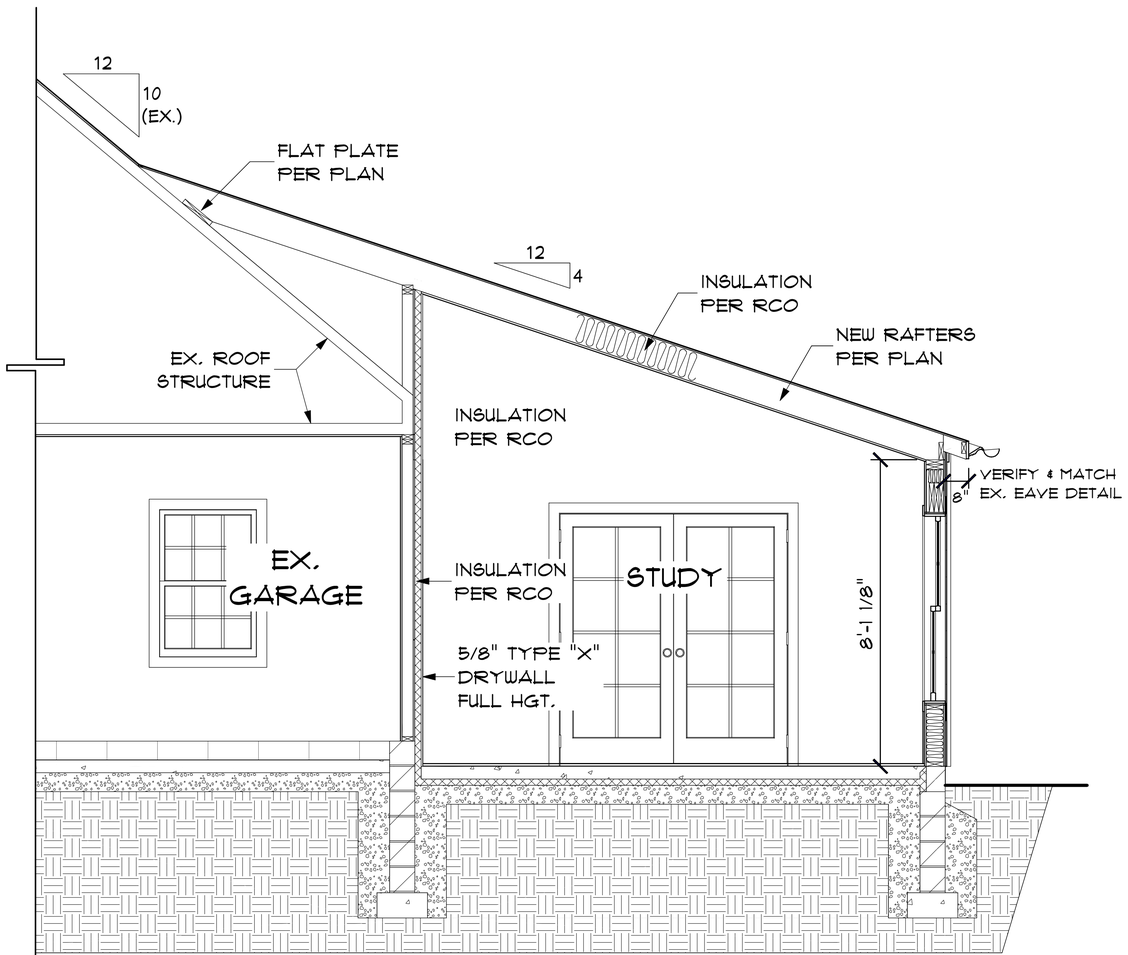
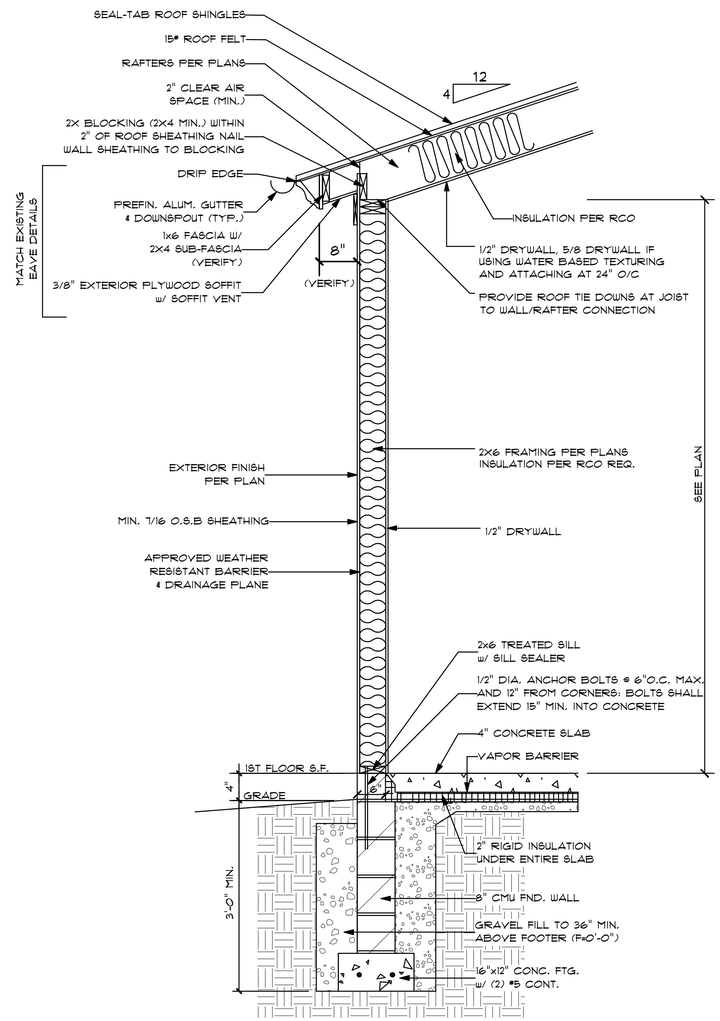


A
A.5
BUILDING SECTION
SCALE: 1/2" = 1'-0"



TYP. WALL SECTION
SCALE: N.T.S.

STATE OF OHIO
ALAN
ANDRAM
ALBRECHT
PE 74229
REGISTERED
PROFESSIONAL ENGINEER
10/11/2025

LIGHT, VENT, and EGRESS SCHEDULE

MANUFACTURER: PELLA

ROOM	ROOM S.F.	TYPE	MODEL # (see notes 1&3)	QTY.	OPERABLE	TEMP. GLAZ.	UNIT S.F. GLAZING	TOTAL S.F. GLAZING	S.F. GLAZ. REQ'D.	UNIT S.F. VENT	TOTAL S.F. VENT	S.F. VENT REQ'D.	S.F. EGRESS (see note 2)
FIRST FLOOR PLAN													
STUDY	193.30	DOUBLE-HUNG	3050 - 1	3	Y	N	10.50	31.50	15.46	5.10	15.30	7.73	-
		GL. DOOR	6068 - 1	1	Y	Y	22.60	22.60		36.20	36.20		36.20
CIGAR RM.	193.30	DOUBLE-HUNG	3050 - 1	3	Y	N	10.50	31.50	15.46	5.10	15.30	7.73	-

1). SCHEDULE INFORMATION SHOWN FOR MULTIPLE MULLED UNITS REFLECTS INDIVIDUAL UNIT SIZE.
2). EGRESS FOR ONE WINDOW ONLY OF MULLED UNIT.
3). WHEN 3 OR MORE UNITS ARE MULLED TOGETHER, ONLY THE END MOST UNITS SHALL BE OPERABLE, UNLESS NOTED OTHERWISE.

NOTE:

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" AFF. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQ.FT.. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 22" THE MINIMUM NET CLEAR OPENING SHALL BE 20". THE MINIMUM GLAZING AREA SHALL BE 8% OF THE HABITABLE FLOOR AREA AND THE MINIMUM VENTILATION SHALL BE 4% OF THE HABITABLE FLOOR AREA.

* NOTE:

THE GLAZED AREAS MAY BE OMITTED IN ROOMS WHERE THE OPENING IS NOT REQUIRED AS DESCRIBED ABOVE, AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM, OR A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OS 15 CUBIC FEET PER MINUTE (CFM) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM, AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (6.461X) OVER THE ARE OF THE ROOM AT A HEIGHT OF 30 INCHES (762mm) ABOVE THE FLOOR LEVEL.

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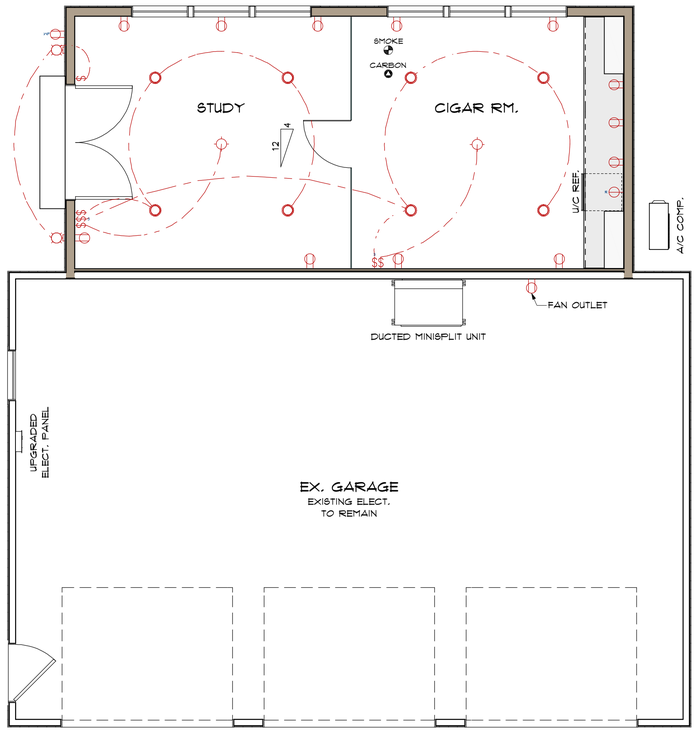

FIRST FLOOR ELECTRICAL PLAN

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

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL SERVICE TO HOMES ARE REQUIRED TO HAVE A SURGE PROTECT DEVICE INSTALLED. THIS APPLIES TO NEW AND REMODELED HOMES.

2. TAMPER RESISTANT OUTLETS SHALL BE INSTALLED IN THE DWELLING AREAS SPECIFIED IN NEC 210.12(B.)

3. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN WHICH THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLS UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED IN COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ELECTRICAL SCHEDULE

2D SYMBOL	DESCRIPTION
S	SINGLE POLE SWITCH
S 3	3-WAY SWITCH
S 4	4-WAY SWITCH
	110V DUPLEX RECEPTICAL
	110V FLOOR MOUNTED DUPLEX RECEPTACLE
	220V SINGLE RECEPTICAL
	QUADRUPLEX RECEPTACLE
WP	110V WEATHERPROOF DUPLEX RECEPTICAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
	CEILING RECESSED FIXTURE
W.P.	RECESSED VAPOR LIGHT
	OWNER SELECTED CLG. MOUNTED FIXTURE
	OWNER SELECTED WALL MOUNTED FIXTURE
	UNDER CABINET MOUNTED LIGHT
	CEILING FAN
	EXHAUST FAN

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FIRST FLOOR ELECTRICAL PLAN

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PNCH	JB	10.10.2025

SHEET:

E.1

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

Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: January 21, 2026

Subject: 3881 Surrey Hill Place (VAR-03-26) - To allow a one-story addition to encroach 15'-11" into the 36-foot rear yard setback (existing).

Site Description/History

The subject property, 3881 Surrey Hill Place, is a 0.33-acre site located at the northwest corner of Surrey Hill Place and Walhaven Court. It has 145 feet of frontage along Surrey Hill Place and 100 feet of frontage along Walhaven Court. The property is zoned R-1b, One-Family Residence District. It was platted as Lot #84 of the Surrey Hill subdivision from 1955, and includes a 40-foot front building line along each street frontage, which is somewhat unusual as the longer frontage on corner lots typically has a shallower setback. By definition for corner lots, the rear yard is opposite the narrower street frontage, which in this case is the north property line. The 1957 brick and stucco residence is one-story and currently encroaches 13'-4" forward of the Surrey Hill Place building line and 15'-11" into the rear yard setback. [Staff was unable to locate any records that explain these encroachments.] A driveway on the south side of the property leads to an existing two-car attached garage. The property has a few mature trees along the Surrey Hill Place frontage, and is heavily landscaped along the north and west property lines [rear and side yard screening]; the neighbor's six-foot tall fence runs for the rear half of the west property line. Single-story homes immediately abut this residence. However, there are two-story homes within the street segment and the surrounding area. The applicant purchased the property in October 2007.

Proposal

The proposal includes the construction of a one-story, 266-square-foot master bathroom addition at the northwest rear corner of the home. This addition will be constructed in line with the existing residence and will maintain the existing 15’-11” rear yard setback encroachment. A second addition is proposed at the southwest corner of the home, adjacent to the existing attached garage, consisting of a 642-square-foot first-floor auxiliary garage and sunroom, along with a 975-square-foot second-floor recreation room, study, and bathroom. The two-story addition will be 25'-8" tall and includes stucco and asphalt shingles as exterior materials. A new 172-square-foot covered patio will be added off the first-floor sunroom, facing the lot interior. Building and development coverage ratios are below the permissible limits. The additions will be screened by existing mature landscaping along the southwest, west, and north property lines.

Zoning Code Requirements

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

- To allow a one-story addition to encroach 15'-11" into the 36-foot rear yard setback (existing)(Article 5.02).

Alternatives

The applicant has met with staff to review multiple design alternatives and has made revisions to avoid multiple variances. The property is a corner lot with 40-foot front building line setbacks, which limits the developable area and constrains the ability to add onto the home without a variance. The proposed addition represents the minimum necessary to make reasonable use of the property while aligning with modern design expectations.

The proposal was reviewed by the City's third-party architect. They noted that the design maintains the hierarchy and integrity of the main house, with the original structure remaining the dominant form despite the addition being taller. Per the Neighborhood Compatibility requirements of UDO Article 7.17 and its accompanying Policy, the maximum permitted building height is 25'-6". The proposed two-story addition is 25'-8" tall, two inches above the permitted maximum. The Neighborhood Compatibility Policy generally discourages additions that exceed the height of the original structure; however, the proposal appears to be an exception. This standard is more rigid when an existing home is already two stories and a taller addition is proposed. In this case, where the main house is one story, a taller addition may be appropriate if thoughtfully designed. Staff recommends a condition of approval that the height is reduced by two inches to meet the maximum permitted height per the neighborhood compatibility policy at building permitting.

Requested Action and Findings

Staff reviewed the application and plans, discussed the proposal with the applicant, and visited the site. The proposed master bathroom addition encroaches 15'-11" into the rear yard setback but does not extend further than the existing nonconforming house location. The addition is designed to be compatible with the existing residence and is not expected to adversely impact adjacent properties (*Findings #1; special conditions of the lot, and #3; not a substantial request*). Although most homes in the surrounding area are one-story, there are several two-story residences within the immediate area. As a result, the proposed second-story addition, which otherwise complies with the UDO with the condition of approval, is not anticipated to create a detriment to the neighborhood (*Finding #4; character of the area*). For these reasons, Staff recommends approval of the application with the following condition:

1. That the height of the two-story addition is reduced by two inches to meet neighborhood compatibility, subject to staff review and approval at building permitting.

Attachments

1.	3881 Surrey Hill Place_Staff Presentation
2.	3881 Surrey Hill Pl - BZAP Application

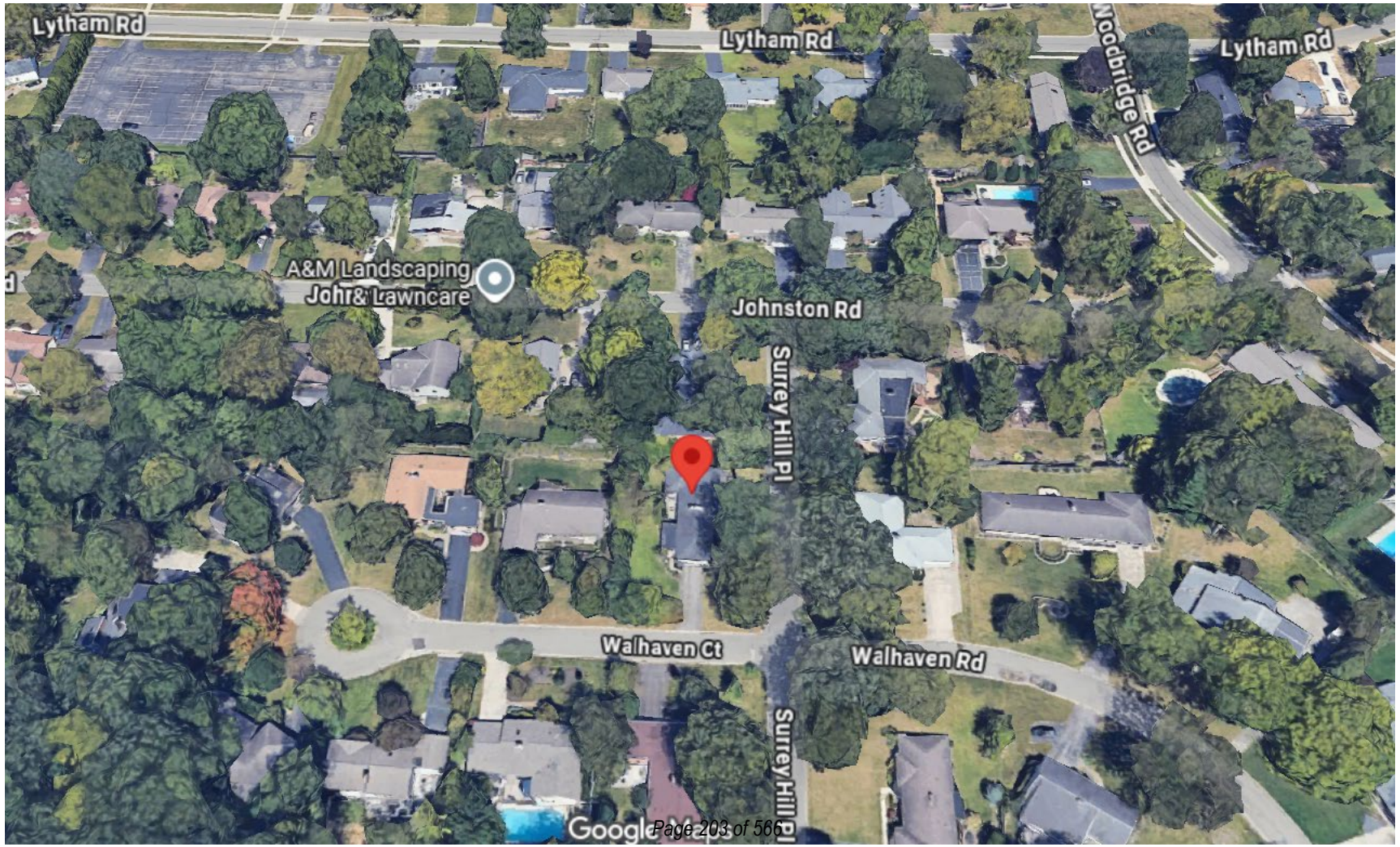
3.	3881 Surrey Hill Pl_Proposed Plans
4.	3881 Surrey Hill Pl_Notices

3881 Surrey Hill Place

BZAP Staff Report Pictures | Variance Application 03-26

January 21, 2026

Google Maps ® Aerial

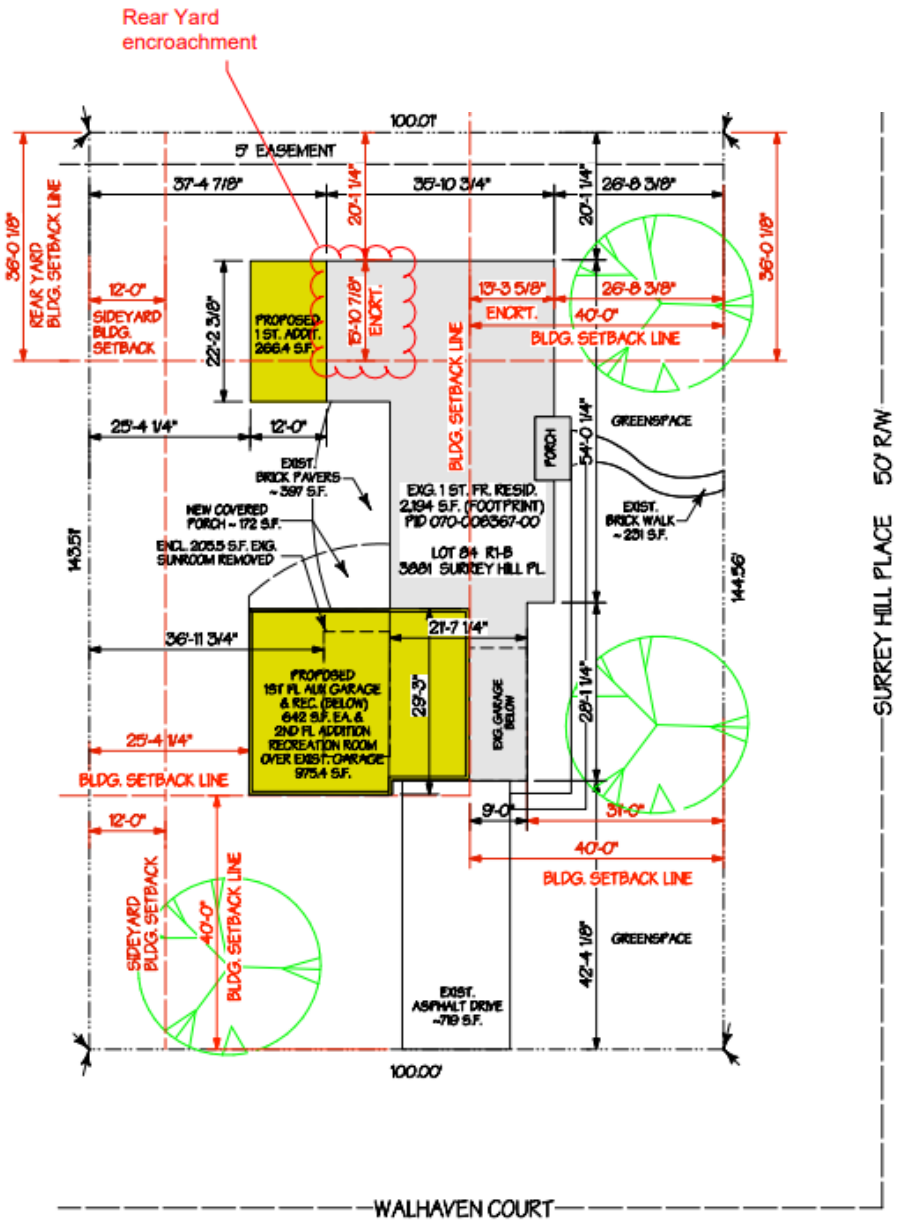


Existing Conditions

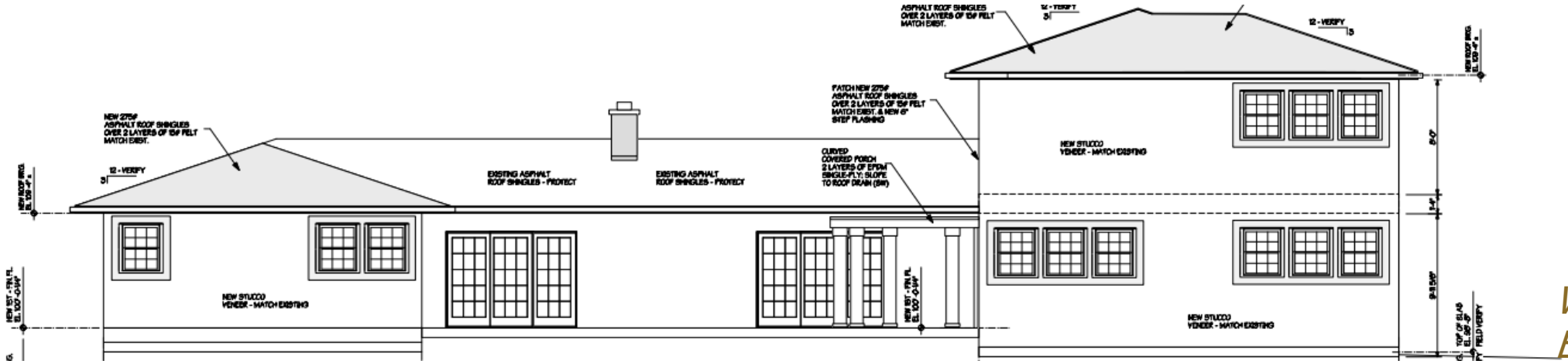
Existing Conditions

Proposed Site Plan

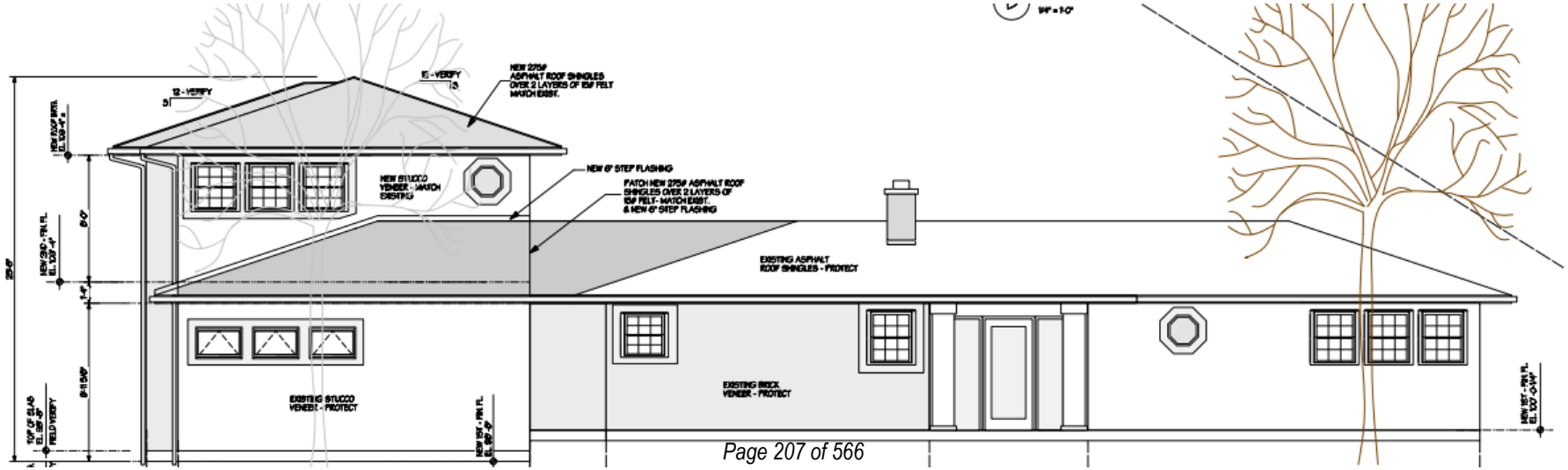
- Proposed improvements:
  - 266 SF, one-story, master bathroom additior
  - Two-story addition:
    - 642 SF first floor auxiliary garage & sunroom
    - 975 SF second floor rec room, study, bathroom
  - 172 SF covered patio
- Variance:
  - To allow a one-story master bathroom addition to encroach 15’-11" [existing] into the 36-foot rear yard setback



Elevations

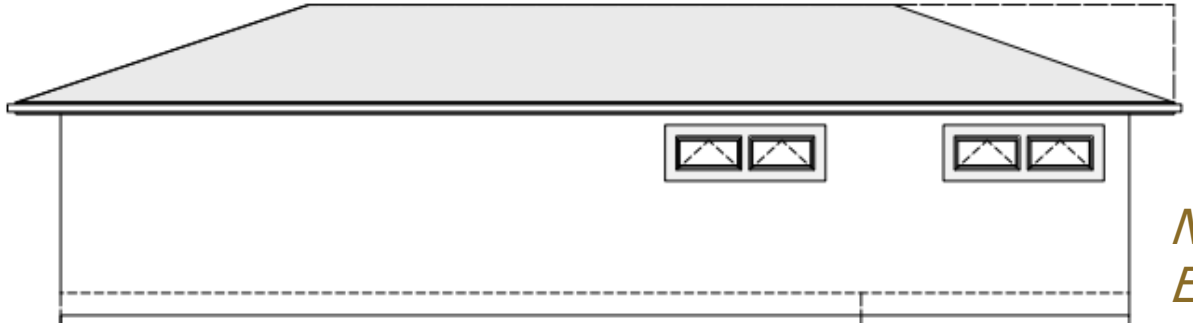


West Elevation

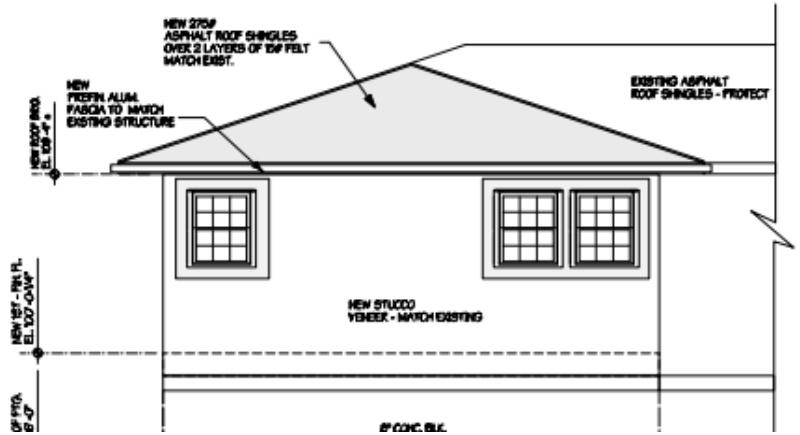


East Elevation

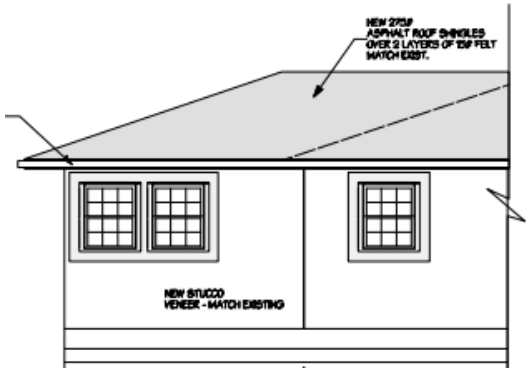
Elevations

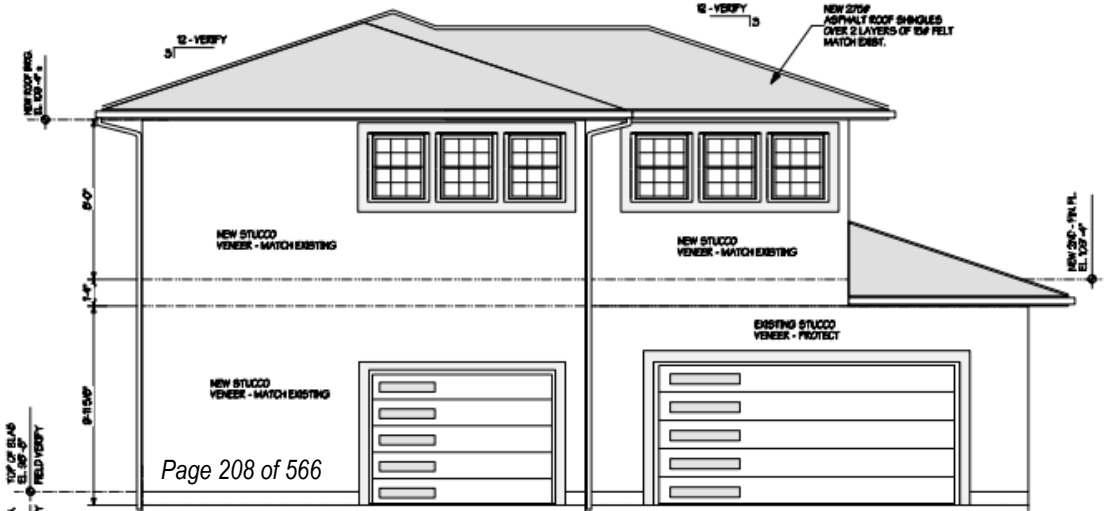


North Elevation



West Elevation





South Elevations

Requested Variance/Staff Recommendation

Requested Variance:

- To allow a one-story addition to encroach 15’-11" [existing] into the 36-foot rear yard setback (Article 5.06).

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

- That the height of the two-story addition is reduced by two inches to meet Neighborhood Compatibility, subject to staff review and approval at building permitting.

Record No: 25-5554

Variance Application

Status: Active

Submitted On: 12/10/2025

Primary Location

3881 SURREY HILL PL
UPPER ARLINGTON, OH 43220

Owner

ROHLETTER DANIEL G TR
Surrey Hill Place 3881 Surrey Hill Place
COLUMBUS OH 43220, Ohio 43220

BZAP Information

BZAP Case #

VAR-03-26

Status

Pending

BZAP Determination Date

01/21/2026

Vote Tally

Primary Variance

Rear Yard Setback

Primary Planner

Taylor Mullinax

Findings of Fact for Approval/Denial

Variance Request

To allow a one-story addition to encroach 15'-11" [existing] into the 36-foot rear yard setback.

BZAP conditions

Variance Information

Describe Variance Request

Addition to northwest portion of existing structure to provide space for the expansion of the current master bathroom (in line with the face of the existing structure).

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

The subject premises is on a corner lot with truncated setback lines that are not generally present in other lots in the subdivision that are not located on a corner, making any expansion of the existing property problematic. The front and rear building line are juxtaposed 90 degrees because of it being a corner lot. This condition forces the existing structure and the bathroom addition to be non-conforming with the existing rear yard setback line.

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

No; other lands, structures or buildings within this district have the same or greater privileges due to there not being situated on a corner lot like the subject property.

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

The essential character of the neighborhood will not be substantially altered as the addition will not be visible from the street and will not impact any neighboring property owners in a negative way as a result of the variance.

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

Yes; the applicant has held preliminary meetings with the planning commission and revised drawings in accordance with suggestions made by the planning commission to make this addition the minimum necessary to make reasonable use of the land and structures.

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

Without this variance it limits the simplest of additional uses and additional upgrades (e.g., a true master bathroom) to the homeowner.

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

☑

STRUCTURAL STEEL

1. MATERIALS:

A. STRUCTURAL STEEL WIDE FLANGE SHAPES: ASTM A 572, FY = 50 KSI. STRUCTURAL STEEL CHANNELS, PLATES, ANGLES, ETC.: ASTM A36, FY = 36 KSI. HIGH STRENGTH BOLTS: ASTM A325 OR A490. ANCHOR BOLTS: ASTM A36 OR ASTM A307. ELECTRODES: SERIES E70. STRUCTURAL PIPES: ASTM A53, TYPE E OR S, GRADE B, FY = 35 KSI. STRUCTURAL TUBING: ASTM A500, GRADE B, FY = 46 KSI.

2. SPECIFICATIONS: WELDING PERSONNEL AND PROCEDURES ARE TO BE QUALIFIED PER AWS D1.1. UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION TO BE GOVERNED BY THE LATEST REVISIONS OF:

A. AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
B. AISC CODE OF STANDARD PRACTICE.
C. STRUCTURAL WELDING CODE, AWS D1.1 OF THE AMERICAN WELDING SOCIETY.
D. SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

3. CONNECTIONS:

A. FIELD CONNECTIONS TO BE BOLTED, EXCEPT AS OTHERWISE INDICATED. SHOP CONNECTIONS TO BE WELDED OR BOLTED CONNECTIONS TO BE DESIGNED BY THE FABRICATOR TO DEVELOP FULL STRENGTH OF MEMBER OR FORCES SHOWN ON PLANS, WHICHEVER GOVERNS. FOLLOW INSTRUCTIONS ON DRAWINGS FOR GENERAL ARRANGEMENT OR PARTICULAR DETAILS.

4. PAINT:

A. DO NOT PAINT STEEL OR ANCHOR BOLTS WHICH WILL BE ENCASED IN CONCRETE OR MASONRY, OR ANY STEEL WHICH WILL BE LOCATED INSIDE THE FINISHED PRODUCT CONCEALED FROM VIEW. PAINT ALL INTERIOR EXPOSED STEEL WITH ONE COAT OF FABRICATOR'S STANDARD PRIMER, UNLESS NOTED OTHERWISE. PAINT LINTELS, EXPOSED MEMBERS, AND ALL EXTERIOR STEEL WITH TWO COATS OF RED OXIDE PRIMER.

5. MISCELLANEOUS:

A. PROVIDE HOLES FOR OTHERS. IF OPENING IS NOT SHOWN ON THE STRUCTURAL DRAWINGS, OBTAIN PRIOR APPROVAL.
B. STEEL SUPPORTING OR CONNECTING TO MECHANICAL AND OTHER EQUIPMENT AND ROOF OPENINGS AS SHOWN ON ARCHITECTURAL, MECHANICAL, AND/OR ON STRUCTURAL DRAWINGS IS SHOWN FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL RECONCILE EXACT SIZE AND LOCATION WITH MECHANICAL AND OTHER REQUIREMENTS BEFORE PROCEEDING WITH HIS WORK.
C. GROUT UNDER BEARING PLATES TO BE NON-SHRINKING TYPE. EXPOSED GROUT SHALL BE NONMETALLIC.
D. STEEL BELOW GRADE TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE OR 4" OF MASONRY.
E. PROVIDE 1/4" THICK SETTING PLATES FOR ALL BEAMS AND BEAM LINTELS BEARING ON MASONRY OR CONCRETE WHICH DO NOT REQUIRE A BEARING PLATE.
F. PROVIDE HEAVY WASHER AT ALL ANCHOR BOLTS.
G. FINISH ENDS OF ALL COLUMNS, STIFFENERS AND ALL OTHER MEMBERS IN DIRECT BEARING.
H. PROVIDE BOLT HOLES FOR WOOD NAILERS AND JOISTS BOLTED TO BEAMS.
I. PROVIDE ATTACHMENT FOR JOINING EXTENDED JOIST BOTTOM CHORDS.
J. MINIMUM BEAM BEARING ON MASONRY = 8".

STRUCTURAL METAL STUDS AND JOISTS

1. MATERIALS:

A. METAL STUDS AND METAL JOISTS SHOWN ON THE CONTRACT DOCUMENTS ARE DESIGNATED BY: DEPTH, SHAPE, WIDTH, AND THICKNESS, AS FOLLOWS
1) DEPTH: 362 = 3 5/8"; 600 = 6"; 800 = 8"; ETC.
2) SHAPE: S = C-SHAPE; T = TRACK; U = CHANNEL.
3) WIDTH: 125 = 1 1/4"; 162 = 1 5/8"; 200 = 2"; ETC.
4) THICKNESS: -18 (25 GA.); -33 (20 GA.); -43 (18 GA.); -54 (16 GA.); -68 (14 GA.)
EXAMPLE: 600 S 162 -54 = 6" C-SHAPE; 1 5/8" FLANGE; 16 GA

B. ALL 18 GA AND LIGHTER STUDS TO BE 33 KSI MATERIAL. ALL 16 GA AND HEAVIER STUDS TO BE 50 KSI MATERIAL.

C. ALL TRACKS AND ACCESSORIES: FY = 33 KSI MINIMUM.

2. SPECIFICATIONS: WELDING PERSONNEL AND PROCEDURES ARE TO BE QUALIFIED PER AWS. DESIGN, FABRICATION, AND ERECTION TO BE GOVERNED BY LATEST REVISIONS OF:

A. AISI "SPECIFICATION OF THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
B. STRUCTURAL WELDING CODE, AWS D1.3 OF THE AMERICAN WELDING SOCIETY.

3. CONNECTIONS:

A. FIELD CONNECTIONS MAY BE EITHER WELDED OR SCREWED, EXCEPT AS SPECIFICALLY DETAILED OTHERWISE.

4. FINISH:

A. ALL MATERIAL TO BE GALVANIZED COATED IN ACCORDANCE WITH ASTM A525 G-60.
B. TOUCH-UP FIELD WELDS WITH ZINC RICH PAINT.

5. MISCELLANEOUS:

A. ALL FIELD CUTTING TO BE PERFORMED WITH A SAW.
B. WELD SIZE TO BE 1/8" WITH AWS TYPE 6013 OR 7014 X20.
C. EXCEPT AS NOTED OTHERWISE, MECHANICAL FASTENERS TO BE SELF TAPPING #10-16 SCREWS AS MANUFACTURED BY: BUILDEX, INC OR EQUAL.
D. TRACKS TO BE SECURELY ANCHORED TO SUPPORTING STRUCTURE WITH WELD OR SCREW AT EACH SIDE OF TRACK.
E. PROVIDE BRIDGING AT 48" OC. MAX. FOR ALL STUD WALLS, UNLESS NOTED OTHERWISE.
F. JOISTS TO BE LOCATED DIRECTLY OVER BEARING STUDS OR A LOAD DISTRIBUTION MEMBER SHALL BE PROVIDED AT THE TOP TRACK.
G. END BLOCKING OR CONTINUOUS TRACK IS TO BE PROVIDED WHERE JOIST ENDS ARE NOT OTHERWISE RESTRAINED FROM ROTATION.
H. EACH MEMBER OF A MULTIPLE MEMBER COLUMNS ARE TO HAVE 1" OF FILLET WELD AT 18" ON CENTER, EACH SIDE EACH PIECE, FULL LENGTH OF THE COLUMN.

MASONRY

1. MATERIALS:

A. CONCRETE BLOCK: ASTM C90 (HOLLOW AND SOLID)
B. MORTAR: TYPE S, MINIMUM COMPRESSIVE STRENGTH 1800 PSI
C. BOND BEAM AND CORE FILL: ASTM C476, COARSE TYPE
D. JOINT REINFORCING: STANDARD DUR-O-WAL, MILL GALVANIZED FINISH

2. MISCELLANEOUS:

A. PROVIDE 100% SOLID BEARING, MINIMUM 3 COURSES UNDER BEAMS, 1 COURSE UNDER JOISTS, UNLESS DETAILED OTHERWISE.
B. FILL CORE SOLID AROUND ANCHOR BOLTS.
C. SET WELD PLATES IN BOND BEAMS AFTER THE GROUT IS PLACED, BUT WHILE IT IS STILL PLASTIC.
D. HOLLOW MASONRY UNITS TO BE LAID WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. WEBS SHALL ALSO BE BEDDED IN ALL COURSES OF PIERS, AND PILASTERS, AND IN THE STARTING COURSE ON FOOTINGS, AND WHEN ADJACENT TO CELLS OR CAVITIES TO BE REINFORCED OR FILLED WITH CONCRETE OR GROUT. SOLID UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
E. PROVIDE JOINT REINFORCING AT 16" EXCEPT AS NOTED.
F. PROVIDE APPROPRIATE MASONRY ANCHORS AT 16" O.C. MAX. TO TIE MASONRY TO ABUTTING VERTICAL STEEL AND CONCRETE SURFACES.
G. PROVIDE SOLID BLOCKS OR SOLIDLY FILLED HOLLOW BLOCKS AT ALL EXPANSION ANCHOR LOCATIONS.
H. EXPANSION ANCHORS SHALL HAVE MINIMUM EMBEDMENT OF 6 BOLT DIAMETERS, EXCEPT AS DETAILED OTHERWISE.
I. WHERE HOLLOW MASONRY UNITS ARE USED ABOVE HOLLOW MASONRY UNITS OF A DIFFERENT THICKNESS, PROVIDE A CONTINUOUS COURSE OF SOLID MASONRY AT LEAST 8" HIGH BELOW THE TRANSITION.
J. AT CORBELLED WALLS, USE SOLID MASONRY FOR THE COURSE BELOW THE FIRST CORBEL AND FOR EACH CORBELLED COURSE. MAXIMUM CORBEL PER COURSE = 1", UNLESS DETAILED OTHERWISE.
K. ALL SPLICES FOR VERTICAL WALL REINFORCING ARE TO BE LAPPED A MINIMUM OF 48 BAR DIAMETERS.
L. ALL GROUTING OF MASONRY WALLS SHALL BE BY THE LOW-LIFT GROUTING METHOD (MAXIMUM LIFT HEIGHT 4'-0"), UNLESS CLEAN-OUTS AND INSPECTION ARE PROVIDED.

LINTEL NOTES

1. PROVIDE LINTELS OVER ALL OPENINGS IN MASONRY WALLS. NOT ALL LINTELS ARE SHOWN ON THE STRUCTURAL DRAWINGS, REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZES AND LOCATIONS OF OPENINGS, AND FOR STANDARD LINTELS. USE THE APPROPRIATE LINTEL FROM THE SCHEDULE IN NOTE 2 BELOW. FOR NUMBERED LINTELS DESIGNATED ON THE STRUCTURAL DRAWINGS, USE THE SCHEDULED LINTEL IN NOTE 2 BELOW.

2. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS, AND USE 6" MINIMUM BEARING EACH END. FOR BEAM LINTELS, STOP BOTTOM PLATE 1/8" SHORT OF JAMBS, AND USE 8" MINIMUM BEARING EACH END.

MASONRY ROUGH OPENING	SECTION
1'0"-4'0"	L 3-1/2 X 3-1/2 X 5/16
4'-1" TO 5'-6"	L 4 X 3-1/2 X 5/16 LLV
5'-7" TO 6'-6"	L 5 X 3-1/2 X 5/16 LLV
6'-7" TO 8'-0"	L 6 X 3-1/2 X 5/16 LLV

3. IN 6" WALLS, PROVIDE 2 L'S 3-1/2 X 2-1/2 X 5/16 WITH LONG LEGS BACK TO BACK, UNLESS NOTED OTHERWISE.

4. IN 10" WALLS, PROVIDE 2 L'S 5 X 5 X 5/16 UNLESS NOTED OTHERWISE.

OPEN WEB TRUSS NOTES

5. MATERIALS:

A. CONNECTIONS: ALL INTERNAL TRUSS CONNECTIONS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER. CONNECTORS SHALL BE DEFORMED PLATE TYPE, OF MINIMUM 20 GAUGE GALVANIZED STEEL SHEET. ALL JOINTS ARE TO BE DESIGNED USING METHODS AS SET FORTH IN ITS STANDARDS 1976.
B. HANGERS: ALL TRUSS TO TRUSS HANGERS SHALL BE MINIMUM 16 GA., AND SHALL BE PROVIDED BY THE TRUSS SUPPLIER.

6. SPECIFICATIONS AND REFERENCE STANDARDS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION, ERECTION, HANDLING AND BRACING REQUIREMENTS ARE TO BE GOVERNED BY THE LATEST REVISIONS OF:

A. NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.
B. TIMBER CONSTRUCTION STANDARDS.
C. DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES.
D. TRUSS PLATE INSTITUTE PUBLICATION BTH BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS.

7. SUBMITTALS:

A. TRUSS DESIGNS ARE TO BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. TRUSS SUBMITTAL SHALL INCLUDE THE FOLLOWING INFORMATION:
1. DESIGN INFORMATION FOR EACH TYPE OF TRUSS SUPPLIED.
2. LAYOUT DRAWING INDICATING LOCATION OF EACH SPECIFIC TRUSS TYPE.
3. TRUSS HANGER TYPE AND LOCATION, FOR ALL TRUSSES FRAMING INTO TRUSSES.
4. TRUSS DESIGNS AND LAYOUT DRAWING STAMPED BY A REGISTERED PROFESSIONAL ENGINEER, STATE OF OHIO.
B. SUBMITTALS WHICH DO NOT INCLUDE THE ABOVE LISTED INFORMATION WILL BE RETURNED TO THE CONTRACTOR PRIOR TO REVIEW.

8. MISCELLANEOUS: UNLESS SPECIFICALLY NOTED OTHERWISE ON THE APPROVED TRUSS SHOP DRAWINGS, ALL MEMBERS OF MULTIPLE TRUSSES ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

GENERAL STRUCTURAL NOTES:

GENERAL

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.

2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

3. MECHANICAL EQUIPMENT LOADS, OPENINGS AND STRUCTURE IN ANY WAY RELATED TO MECHANICAL REQUIREMENTS ARE SHOWN FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL OBTAIN APPROVAL OF MECHANICAL AND OTHER TRADES BEFORE PROCEEDING WITH SUCH PORTION OF THE WORK. EXCESS COST RELATED TO VARIATION IN MECHANICAL REQUIREMENTS TO BE BORNE BY MECHANICAL CONTRACTOR.

4. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, THE SPECIFICATIONS OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.

5. GOVERNING CODE: 2019 OHIO RESIDENTIAL BUILDING CODE

6. DESIGN LOADS:
FLOOR LIVE LOADS (WITH REDUCTIONS PER 1607.9 WHERE APPLICABLE):

OFFICE	50 PSF
CORRIDORS	80/100 PSF
ASSEMBLY	100 PSF
STORAGE	125 PSF (LIGHT)
PARTITION ALLOWANCE	20 PSF
ROOF LIVE LOADS:	25 PSF
ROOF SNOW LOADS:	
- GROUND SNOW LOAD (Pg)	20 PSF
- FLAT ROOF SNOW LOAD (Pf)	20 PSF
- SNOW EXPOSURE FACTOR (Ce)	1.0
- SNOW LOAD IMPORTANCE FACTOR (I)	1.0
- THERMAL FACTOR (Ct)	1.0
- RAIN ON SNOW SURCHARGE	5.0
WIND LOADS: (IN ACCORDANCE WITH 1609)	
- BASIC WIND SPEED	90 MPH
- WIND IMPORTANCE FACTOR	1.0
- EXPOSURE CATEGORY	EXPOSURE B
- INTERNAL PRESSURE COEFFICIENT	+/- 0.18

SEISMIC DESIGN DATA:

- SEISMIC USE GROUP	I
- SITE CLASS	D
- Sds	0.176
- Sd1	0.107
- SEISMIC DESIGN CATEGORY	D
- SEISMIC FORCE RESISTING SYSTEM	LIGHT FRAMED WALLS WITH SHEAR PANELS
- ANALYSIS PROCEDURE:	SIMPLIFIED ANALYTICAL PROCEDURE 1617.5
- SEISMIC BASE SHEAR	4.7 KIPS

REINFORCED CONCRETE

1. MATERIALS:

A. SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI-301-96, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".

B. STRUCTURAL CONCRETE:

CLASS	LOCATION	f'c psi
I	FOOTINGS, INTERIOR PIERS	3,000
II	INTERIOR SLABS ON GRADE, AND ALL INTERIOR CONCRETE NOT OTHERWISE IDENTIFIED	3,500
III	EXTERIOR SLABS ON GRADE, SITE CONCRETE, AND ALL EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED	4,000 (W/AIR)
IV	BACKFILL BELOW FOOTINGS	1,500

C. ALL DEFORMED REINFORCING BARS: FY = 60,000 PSI.

2. FIELD MANUAL: PROVIDE AT LEAST ONE COPY OF THE ACI FIELD REFERENCE MANUAL, SP-15 IN THE FIELD OFFICE AT ALL TIMES.

3. FOOTINGS, PIERS, WALLS:

A. DOWELS IN FOOTINGS TO MATCH VERTICAL PIER OR WALL REINFORCING.
B. PROVIDE CORNER BARS AT WALL AND FOOTING CORNERS TO MATCH HORIZONTAL REINFORCING. MINIMUM LENGTH OF EACH LEG - 36 BAR DIAMETERS.

4. SPLICES:

A. SPLICES FOR VERTICAL STEEL IN WALLS OR PIERS - LAP 30 DIAMETERS, UNLESS NOTED OTHERWISE.
B. MINIMUM LAP FOR FOOTING, SLAB, AND HORIZONTAL WALL REINFORCING = 36 DIAMETERS.

7. CONSTRUCTION JOINTS:

A. CONSTRUCTION JOINTS PERMITTED ONLY WHERE SHOWN OR AS APPROVED BY THE STRUCTURAL ENGINEER.

3881 SURREY HILL PLACE - SITE INFO

ZONED R1-B

SQUARE FOOTAGE

LOT SIZE	= 14,457.4 S.F.	(100%)
EXIST. 1ST FL RESID.	= 2,194 S.F.	(15.17 %)
EXG. SUNROOM REMOVED	= (205.5) S.F.	(0.0142 %)
NEW MSTR. BATH ADDITION	= 266.4 S.F.	(0.0184 %)
NEW GARAGE ADDITION	= 642 S.F.	(0.0442 %)
NEW COVERED PORCH	= 172 S.F.	(0.0118 %)
NEW 2ND FL. ADDITION	= 975.4 S.F.	(0.0674 %)
TOTAL S.F. ADDED	= 1,676.3	(11.581 %)

(ADDITION ON EXISTING STRUCTURE FOOTPRINT
EXISTING LOT = 14,457.4 S.F. = 100%)

REAR YARD

EXISTING REAR YARD (NORTH) = 20'-1-1/4" = (36'-0" ALLOWABLE)
NEW REAR YARD (NORTH) = TO REMAIN CONSTANT = NON-CONFORMING
= EXISTING ENCROUCHMENT 15'-10-7/8"

SIDE YARDS

EXISTING SIDE YARD (WEST) = 36'-11-3/4"
NEW SIDE YARD (WEST) = 25'-4-1/4 (12'-0" MAX. ALLOWABLE)

EXISTING SIDE YARD (EAST) = 26'-8-3/4" (40'-0" MAX. ALLOWABLE)
NEW SIDE YARD (EAST) = TO REMAIN CONSTANT = NON-CONFORMING
= EXISTING ENCROUCHMENT 13'-3-5/8"

FRONT YARD

EXIST. SOUTH FRONT YARD = 42'-4" (40'-0" MAX. ALLOWABLE)
NEW SOUTH FRONT YARD = 40'-0"

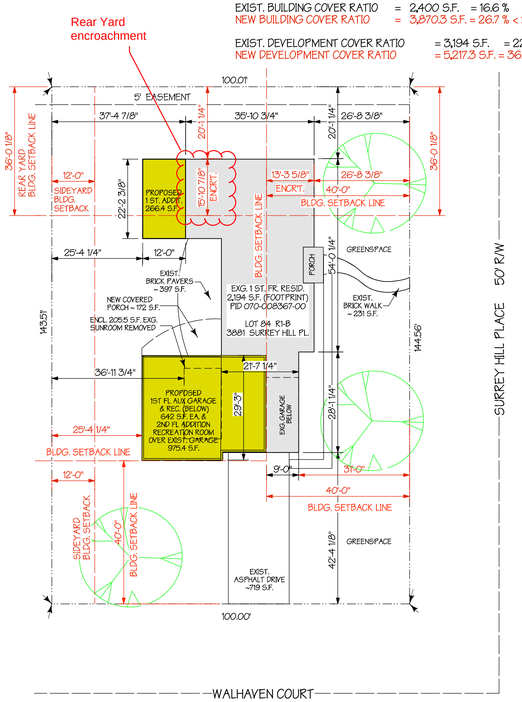
BUILDING HEIGHT

MAX. BUILDING HEIGHT ALLOWABLE = 35'-0" (2 STORIES)
EXISTING BUILDING HEIGHT = ~ 15'-8" (1 STORE)
NEW BUILDING HEIGHT = 26'-8" (2 STORIES)

DEVELOPMENT & BUILDING COVERAGE

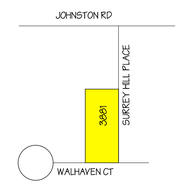
EXIST. BUILDING COVER RATIO = 2,400 S.F. = 16.6 %
NEW BUILDING COVER RATIO = 3,870.3 S.F. = 26.7 % < 27 % ALLOWABLE

EXIST. DEVELOPMENT COVER RATIO = 3,194 S.F. = 22.0 %
NEW DEVELOPMENT COVER RATIO = 5,217.3 S.F. = 36.08 % < 40% ALLOWABLE



A SITE PLAN
1" = 20'-0"

N
0 5' 10' 20'



VICINITY PLAN

SCHEDULE OF DRAWINGS

SHEET	DESCRIPTION
A1	SCHED. OF DWGS., SITE PLAN, BLDG CODE/STRUCTURAL NOTES
A2	EXISTING FLOOR PLANS & DEMO NOTES
A3	REMODELED FOUNDATION, REMODELED FLOOR PLAN ROOF FRAMING PLANS & NOTES
A4	BUILDING ELEVATIONS
A5	BUILDING ELEVATIONS

ROHLETTER RESIDENCE REMODELING
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REVISIONS
12-18-25

COMM. NO.
1025

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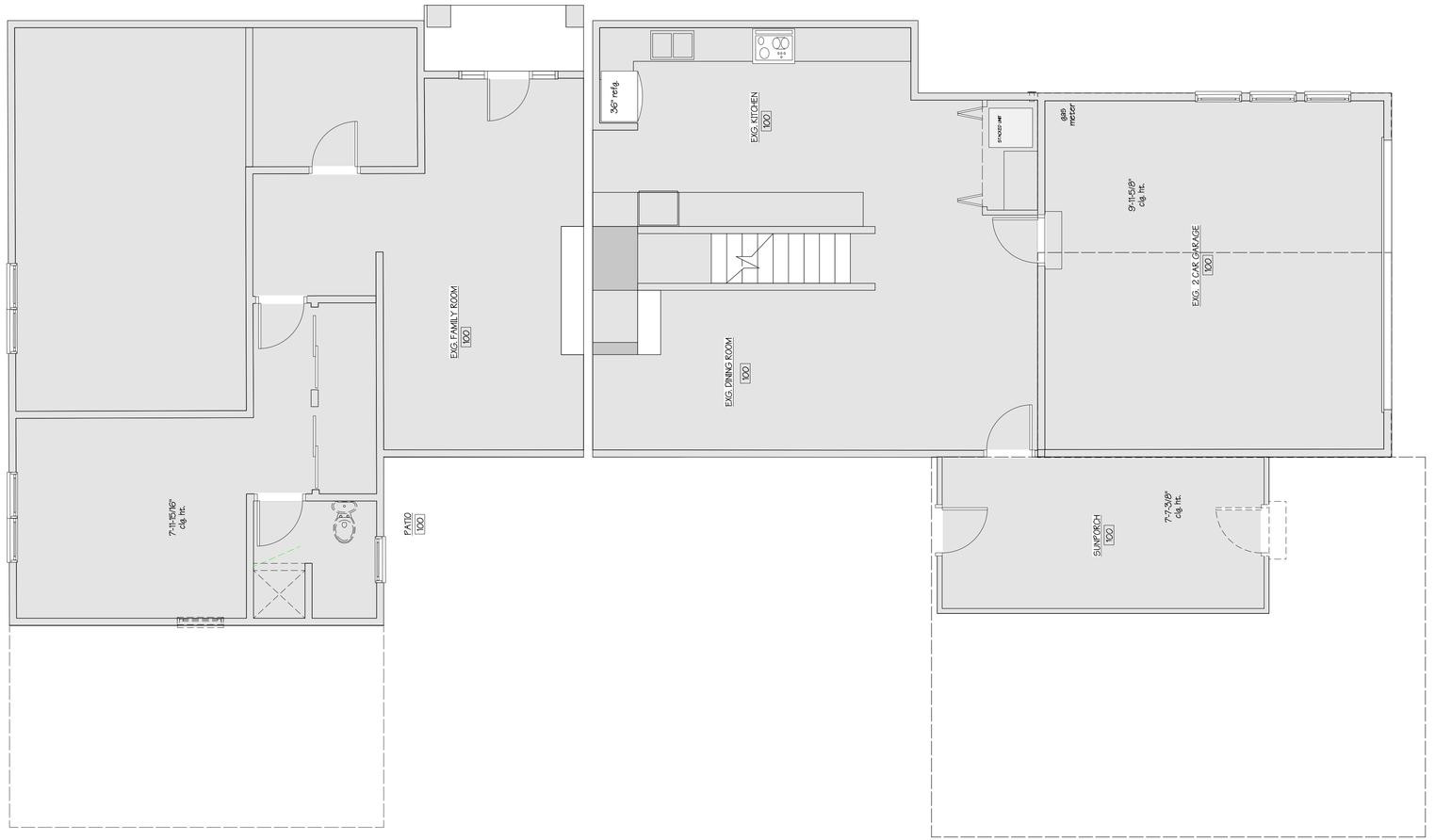
OH 10409 EXP. 12/31/25

DATE
10-08-25

SHEET NO.
A1



A EXG. FIRST FLOOR PLAN
1/4" = 1'-0"

N

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10-08-25

SHEET NO.
A2

Prescriptive R-Values Compliance Method

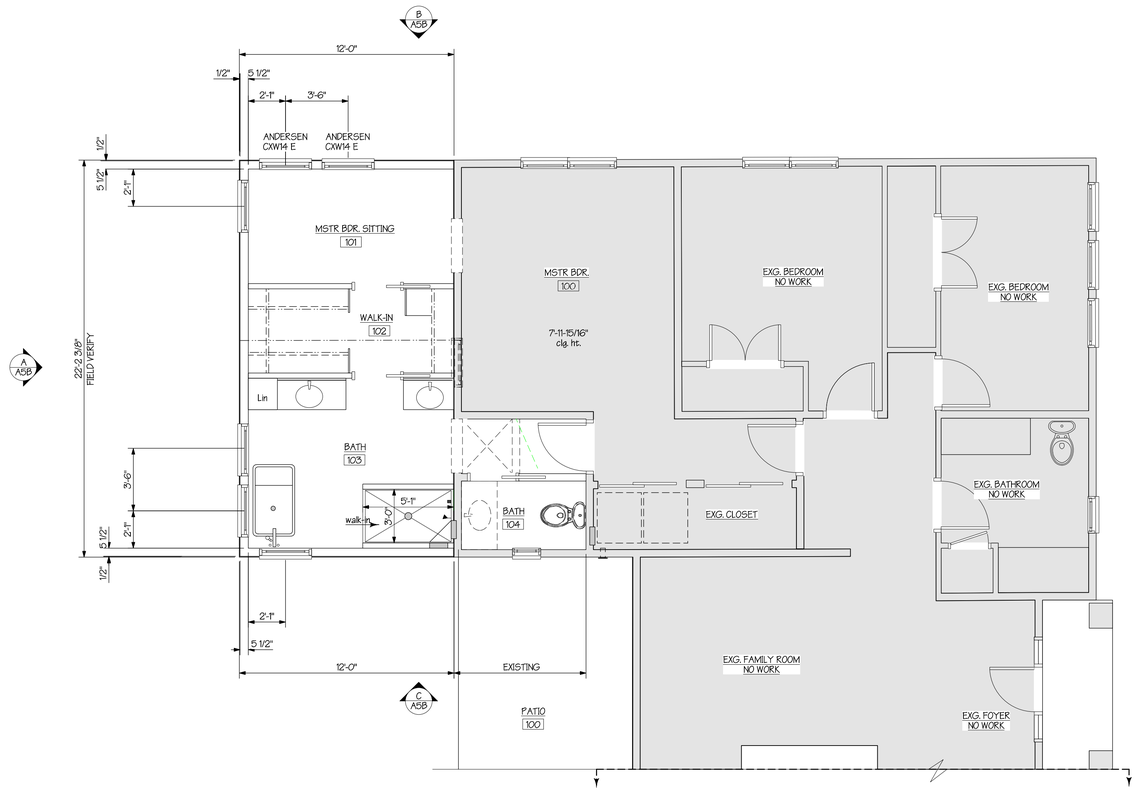
Columbus, Ohio 43214, IECC Climate Zone 5

Prescriptive Compliance		Actual
Fenestration U-Factor	0.35	0.33 > 0.35
Glazing Fenestration SHGC	NR	0.35
Ceiling R-Value	49	49
Wood Frame Wall R-Value	20 (or 13+5)	21.2 (0.68+0.45+19+0.53+0.37+0.17)
Crawlspace Wall R-Value	10/13 (c)	11

R=10 continuous insulation on interior walls

CODED NOTES:

1) GENERAL CONTRACTOR AND SUB-CONTRACTORS TO SECURE ALL NECESSARY BUILDING PERMITS AND APPROVALS FOR THE FULL COMPLETION AND OCCUPANCY OF THE ADDITION & INTERIOR FINISH.
2) COORDINATE AND VERIFY ALL ACCESS, MATERIAL DELIVERIES AND WORK RELATED GUIDELINES WITH BUILDING OWNER OR REPRESENTATIVE. PROTECT BUILDING STRUCTURE, ACCESS AND SURROUNDING AREAS DURING CONSTRUCTION PHASE. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING MECHANICAL SYSTEMS FROM COLLECTING AND DISTRIBUTION OF DIRT AND DUST. ALL CONSTRUCTION DEBRIS TO BE PROMPTLY REMOVED FROM SITE IN STRICT COMPLIANCE WITH ALL CITY CODES AND REGULATOR GUIDELINES.
3) GENERAL CONTRACTOR TO COORDINATE ALL WORK TO BE COMPLETED BY PLUMBING, ELECTRICAL, HVAC, TELECOMMUNICATION, DATA, SUB-CONTRACTORS. CONTRACTOR TO REPORT ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND FIELD CONDITIONS.
4) PROTECT EXISTING HARDWOOD FLOORING AND PARTITION ALL WORK AREAS FROM THOSE AREAS NOT INVOLVED IN THE SCOPE OF CONSTRUCTION WORK TO KEEP FREE OF ALL DUST AND DEBRIS.
5) ALL WINDOWS PROVIDED AND INSTALLED ARE TO MEET OR EXCEED THE 2019 ORC SECTION 310 AND LOCAL JURISDICTIONS BUILDING CODE AND GUIDELINES. ALL GLAZING WITHIN 18" OF THE FINISH FLOOR ELEVATION MUST BE TEMPERED AND SHALL BE PERMANENTLY LABELED PER SECTION 2403.1 AND 2406.3. (WINDOW MODEL NO. ENDING WITH 'E' DESIGNATION INDICATES EMERGENCY EGRESS COMPLIANCE) ANDERSEN WINDOW MDL. NO.S TO MATCH EXISTING 400 SERIES, COORDINATE WITH OWNER.
6) SMOKE AND CARBON MONOXIDE ALARMS TO MEET OR EXCEED THE 2019 ORC SECTIONS 314 AND 315. INSTALLATION PER NEC GUIDELINES.
7) INSTALL NEW DCW & DHW HOSE BIBB WITH FROST-FREE VALVE AND INTERIOR SHUT OFF VALVE
8) ALL GLAZING PROVIDED AND INSTALLED MEET OR EXCEED THE 2019 ORC SECTION 308.4 AND LOCAL JURISDICTIONS BUILDING CODE AND GUIDELINES. ALL GLAZING FOR SHOWERS, BATHTUBS WHIRLPOOLS AND SAUNAS SHALL MEET TABLE 24062(2) ANSI Z97.1 AND SHALL BE PERMANENTLY LABELED PER SECTION 2403.1 AND 2406.3.



A REMODELED/ADDITION FIRST FLOOR PLAN - AREA A

1/4" = 1'-0"

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DATE
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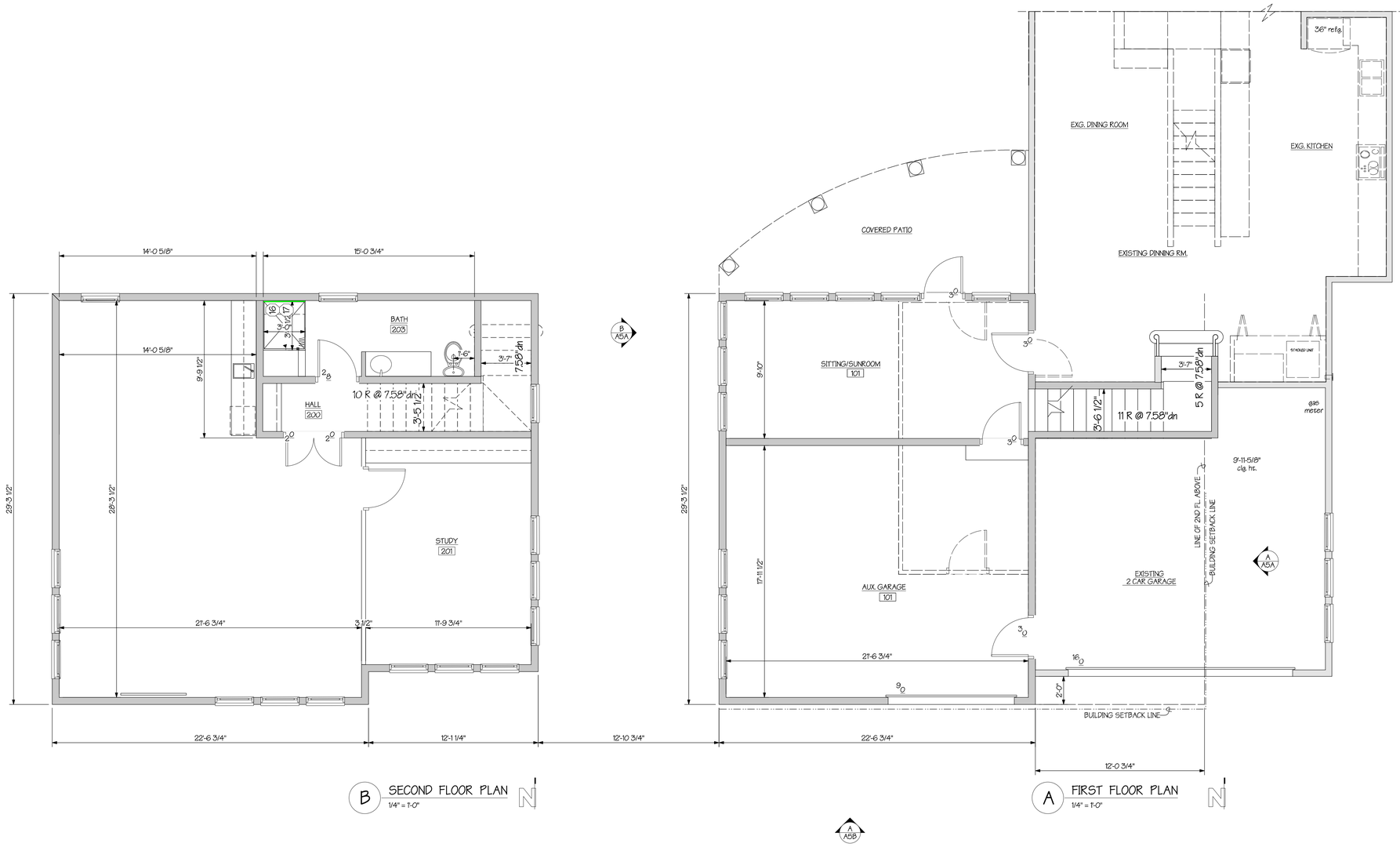
SHEET NO.
A3A



B SECOND FLOOR PLAN
1/4" = 1'-0"

A FIRST FLOOR PLAN
1/4" = 1'-0"

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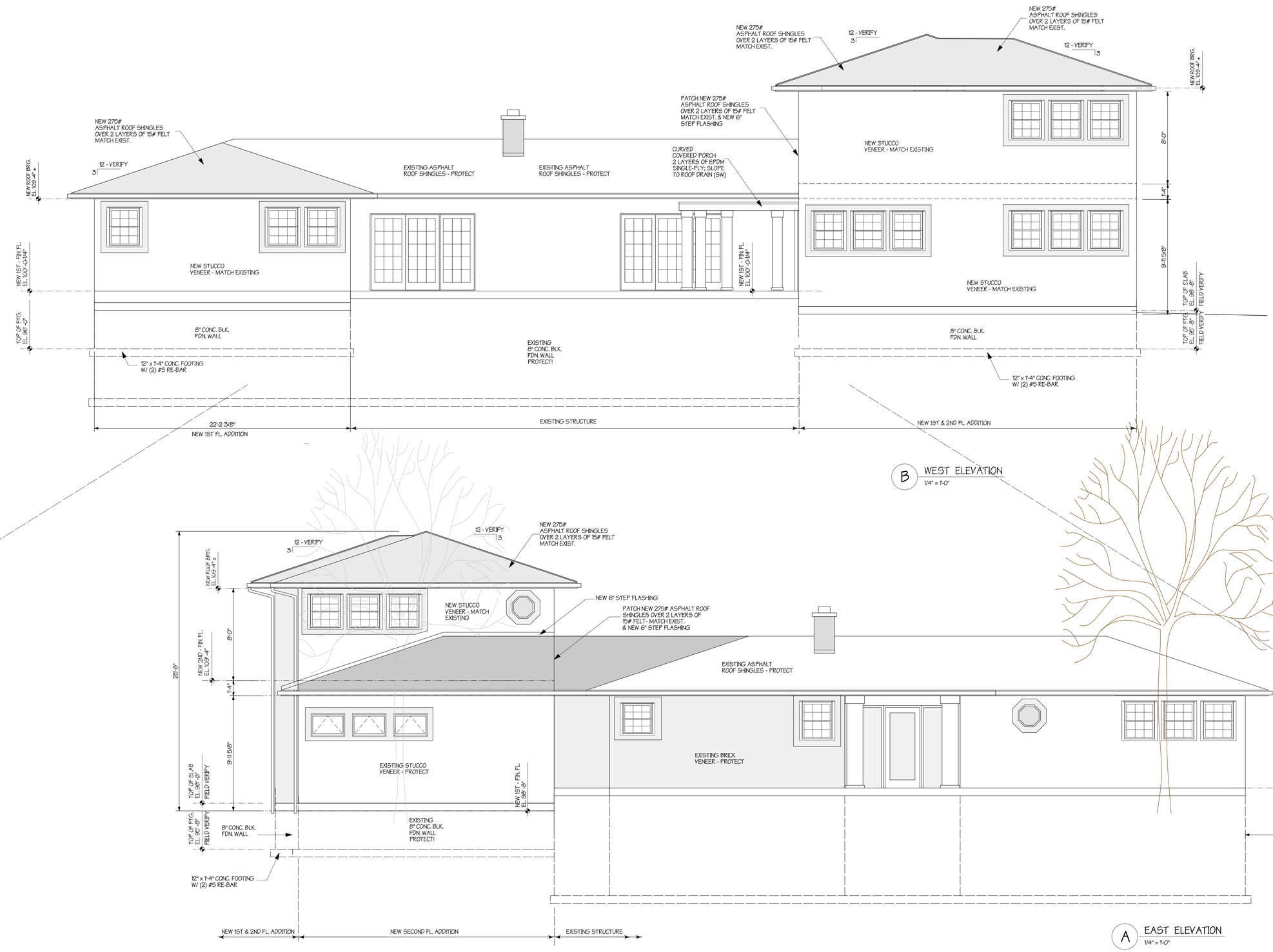
A3B



B WEST ELEVATION
1/4" = 1'-0"

A EAST ELEVATION
1/4" = 1'-0"

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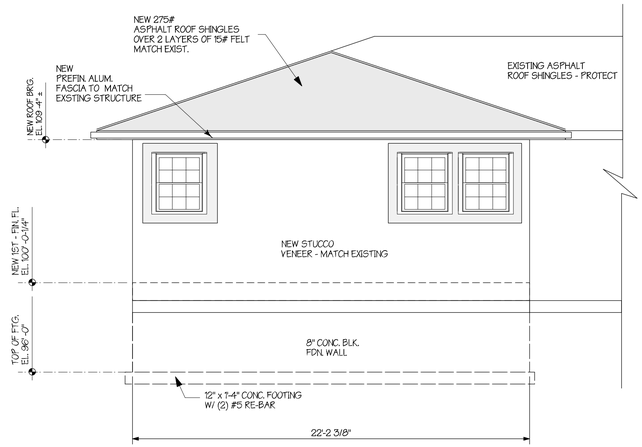
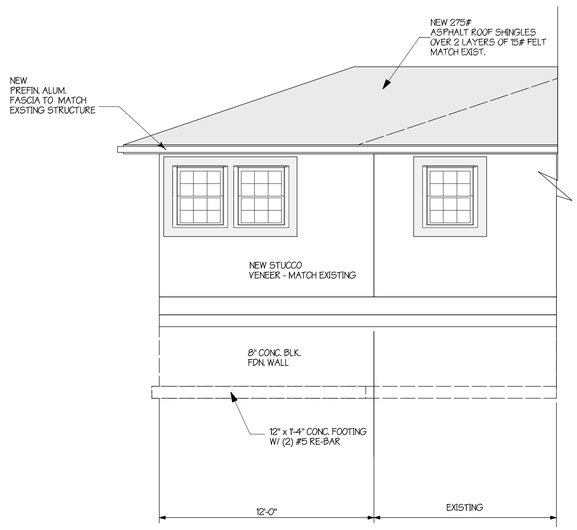
10-03-25

SHEET NO.
A5A

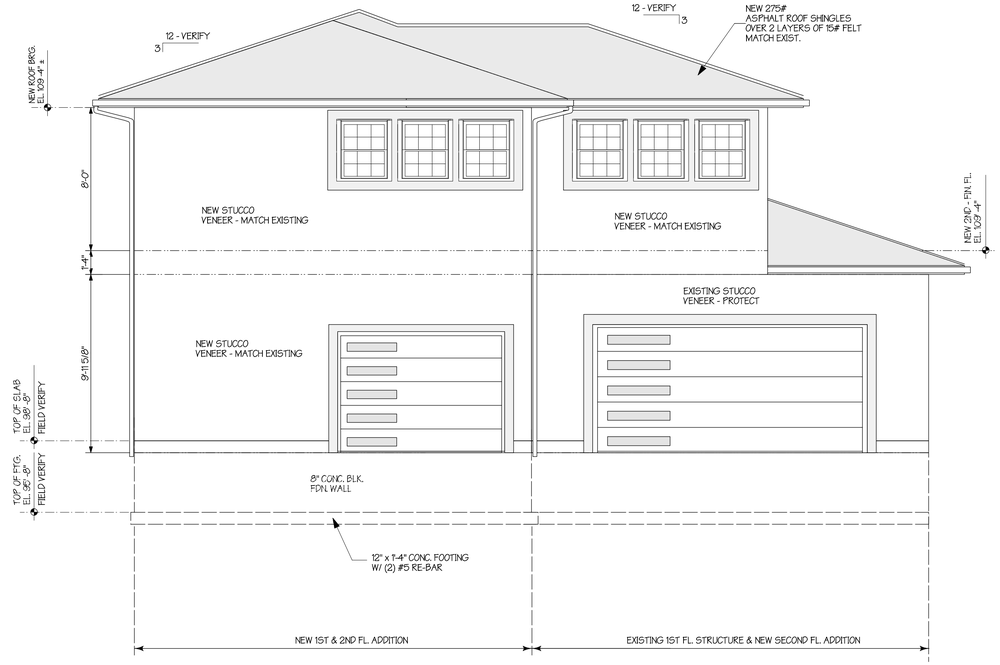
D NORTH ELEVATION
1/4" = 1'-0"



B WEST ELEVATION
1/4" = 1'-0"



C SOUTH ELEVATION
1/4" = 1'-0"



A SOUTH ELEVATION
1/4" = 1'-0"

ROHLETTER RESIDENCE REMODELING
3881 SURREY HILL PLACE
UPPER ARLINGTON, OHIO 43220

JOHN A. EBERTS ARCHITECT
LEED AP 0M0 REG. 10409 AIA
165 ERIE ROAD. SUITE B
COLUMBUS, OHIO 43214
VOICE/FAX 614-430-8770
erts@jebertsarchitect.com

REVISIONS
12 - VERIFY
12-18-25

COMM. NO.
1025

STATE OF OHIO JOHN A. EBERTS 10409 REGISTERED ARCHITECT
OH 10409 EXP. 12/31/25

DATE
10-03-25

SHEET NO.
A5B

Daniel G. Rohletter
3881 Surrey Hill Place
Columbus, Ohio 43220

Dear Neighbor,

I live at 3881 Surrey Hill Place, Columbus, Ohio 43220.

I am planning on constructing an addition to our home which will include two (2) components. One, will be the expansion of our current master bathroom to modernize the facilities and provide us with more space in that area of the home. I am enclosing a site plan with this letter so that you can see what I will be doing. This will be on the west side of the home (i.e., the rear yard) and will be barely visible from either Surrey Hill Place, Johnston Road or Walhaven Court.

This first component I have been told by Upper Arlington's Board of Zoning and Planning ("BZAP") will require a variance as the master bathroom additional will be over the existing setback line by approximately 12'. UA's BZAP rules require that for any variance I must notify all property owners within 100' of our property via Certified Mail. Thus, the reason for your receiving this Certified Mail letter.

As you can see from the enclosed site plan, the second component will be the addition of an additional garage and a room over the garage that will be added to the south end of the property. This will be in conformity with existing setbacks and will not require a variance.

The plan will be presented to BZAP at a preliminary meeting on January 8, 2026 at 6:00 p.m. at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221 (I do not set the meeting agenda so unfortunately, I do not know the exact time that BZAP will be reviewing the plan.) There will then be a formal presentation to BZAP on January 22,2026 also at 6:00 p.m. at the same location. Thanks very much.

Dan Rohletter
614-579-0443

City of Upper Arlington
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: Daniel G. Rohletter

Location of property subject to BZAP request: 3881 Surrey Hill Place, Upper Arlington, OH 43220

This application will be heard by the Board of Zoning and Planning on: January 8,2026 & January 22,2026

Describe activity which requires Board of Zoning and Planning review:

The owner is adding an expanded and updated master bath to the rear of the residence on the west side of the home in the backyard. This addition will be over the applicable set back line and will require a variance. The owner is also adding an auxiliary garage and room above that area as well, on the south side of the home, but that addition will be within the applicable set back lines.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2263 Johnston Road, Upper Arlington, Ohio 43220	Michael A. & Adele A. Thomasson	9589071052702743050769	12/8/25
3895 Surrey Hill Place, Upper Arlington, Ohio 43220	Elisa A. Deadman	9589071052702743050776	12/8/25
3890 Surrey Hill Place, Upper Arlington, Ohio 43220	Hugo R. Trux IV & Nancy L. Trux	9589071052702743050783	12/8/25
3880 Surrey Hill Place, Upper Arlington, Ohio 43220	Donna W. Natoli	9589071052702743050790	12/8/25
3850 Surrey Hill Place, Upper Arlington, Ohio 43220	Bryan & Meghan England	9589071052702743050806	12/8/25
2270 Walhaven Court, Upper Arlington, Ohio 43220	Scott A. & Margaret A. Noreen	9589071052702743050813	12/8/25
2280 Walhaven Court, Upper Arlington, Ohio 43220	Geoff Abbate & Marty Eisenbarth	9589071052702743050820	12/8/25
2271 Walhaven Court, Upper Arlington, Ohio 43220	Jesse J. Hackett & Margaret J. Freeman	9589071052702743050837	12/8/25
3853 Surrey Hill Place, Upper Arlington, Ohio 43220	William & Julie Snider	9589071052702743050844	12/8/25
Applicant Signature: Daniel Rohletter			**Date:** 12/8/25

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

Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: January 21, 2026

Subject: 1911 Westwood Avenue (VAR-06-26) - To allow a two-story addition that would increase the permitted building coverage from 29 percent to 30 percent.

Site Description/History

The subject property, 1911 Westwood Avenue, is 0.18-acre site located on the west side of the street, three parcels north of the Westwood Avenue and Stanford Road intersection. It has 60 feet of frontage with 134 feet of depth, similar to others in the neighborhood. The property is zoned R-1c, One-Family Residence District, and was platted as Lot #26 in Block 163 of the Kingswood subdivision (1930). The lot includes a 40-foot front building line and a five-foot easement along the rear property line. The existing two-story residence, constructed in 1952, is finished with stone and siding. A driveway on the north side of the property provides access to an existing one-car attached garage. The site includes mature trees in the front and rear yards along the northern property line, and sparse landscaping along the west and south property lines. The rear and side property lines contain neighboring privacy fencing. The applicant purchased the property in February 2020.

Proposal

The proposal includes converting the existing attached one-car garage into office space, constructing a new two-car detached garage behind the existing residence, and adding a two-story addition with a covered patio and small porch. The two-story addition has a 704-square-foot footprint and will accommodate a new family room, kitchen, and mudroom on the first floor, with a primary suite and laundry room on the second floor. The addition will be approximately 22'-7" tall, which is slightly below the existing residence height of 23'-1". The addition will be finished with vertical siding and asphalt shingle roofing, which differentiates the addition from the original stone and horizontal siding residence. All new, existing, and proposed structures will have asphalt shingle roofing. The massing and roof forms are simple, and the window styles and placement are compatible with and align with the existing residence.

The proposal also includes the construction of a one-story, 528-square-foot detached garage located behind the residence in the northwest corner of the property. The garage will have a pitched roof and a height of approximately 15'-6", which complies with the 17-foot maximum permitted height. The garage door will face east toward the house and street, and the south elevation will include one six-over-one window and a man door providing access to the rear yard. Exterior materials include horizontal siding and asphalt shingle roofing to match the

existing residence. A new driveway will replace the existing driveway and be realigned towards the new detached garage.

Lastly, a 216-square-foot covered patio and a 25-square-foot porch will be constructed off the addition toward the rear yard. The proposal requires the removal of one tree to accommodate these changes; a replacement tree will be planted in the front yard and additional trees/landscaping beside the covered patio. All setbacks, total development and front yard coverage, detached garage size/height, and building heights are compliant. At 30%, the proposed building cover ratio exceeds the 29% maximum by 85 SF.

Zoning Code Requirements

Building coverage limits are in place to ensure properties are not overdeveloped and to keep structures in scale with the lot. This regulation also limits heat island effects and the negative visual impacts of excessive roofs. The proposal results in a slight building cover variance to Unified Development Ordinance (UDO) Article 5.02(C):

- To increase the maximum building coverage limit from 29 percent to 30 percent (+85 SF).

This variance request has historically been difficult for Staff to support and has been strongly policed by the Board for the above reasons. In instances where these requests have been approved, the applicant is asked to mitigate the variance by proposing the minimum necessary, providing additional landscaping to screen any additions, or providing rain barrels or permeable pavements on site.

Alternatives

The applicant explored design alternatives to reduce overall building coverage and avoid a variance; however, those options would compromise the homeowner's design goals of appropriately sizing living spaces to meet current standards of living. The requested variance is minimal and remains consistent with the overall development coverage, which accounts for all structures and hardscape on the site.

Requested Action and Findings

Staff has reviewed the application and plans, coordinated with the applicant, and visited the site. The proposed design, with the requested variance, represents the least impactful option and is the minimum necessary to allow the home to be updated to meet current market expectations (*Finding #3; not a substantial request*). The design breaks the two-story addition into smaller two-story, one-story, and open structural elements, adding visual interest and reducing the overall perceived scale of the home. The essential character of the neighborhood will not be substantially altered by this request, as the overage is 85 square feet and blends well with the home (*Finding #4; character of the area*). The applicant proposes to replace the tree removed from the rear yard with a new tree in the front yard and to plant additional trees/landscaping adjacent to the covered patio. These improvements will help mitigate stormwater runoff and reduce potential impacts to surrounding properties resulting from the proposed work. For these reasons, Staff recommends approval of the variance request.

Attachments

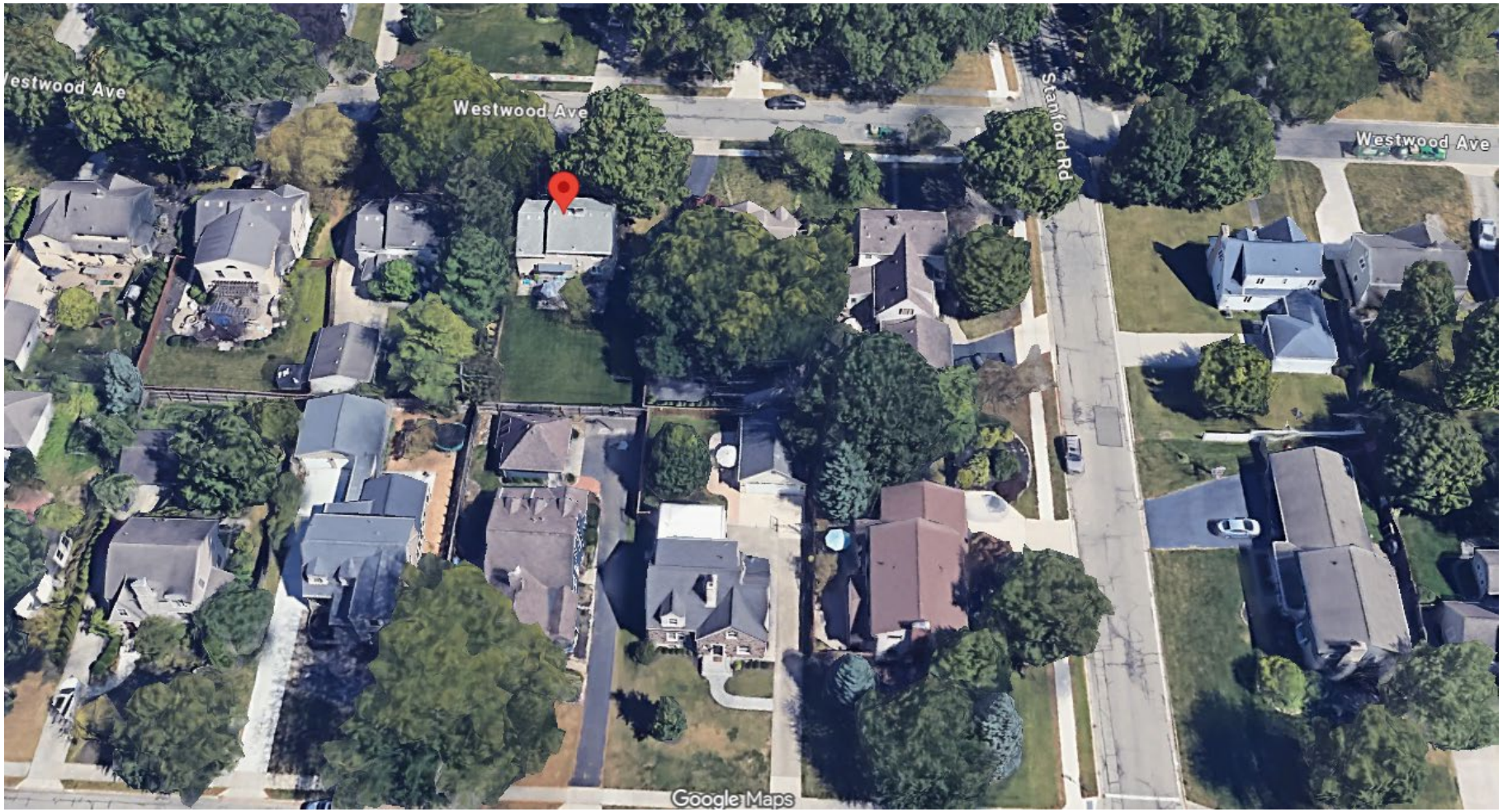
1.	1911 Westwood Ave_Staff Presentation
2.	1911 Westwood Ave_BZAP Application
3.	1911 Westwood Ave_Public Notices
4.	1911 Westwood Ave_Proposed Plans

1911 Westwood Ave

BZAP Staff Report Pictures | Variance Application 06-26

January 21, 2026

Google Maps ® Aerial

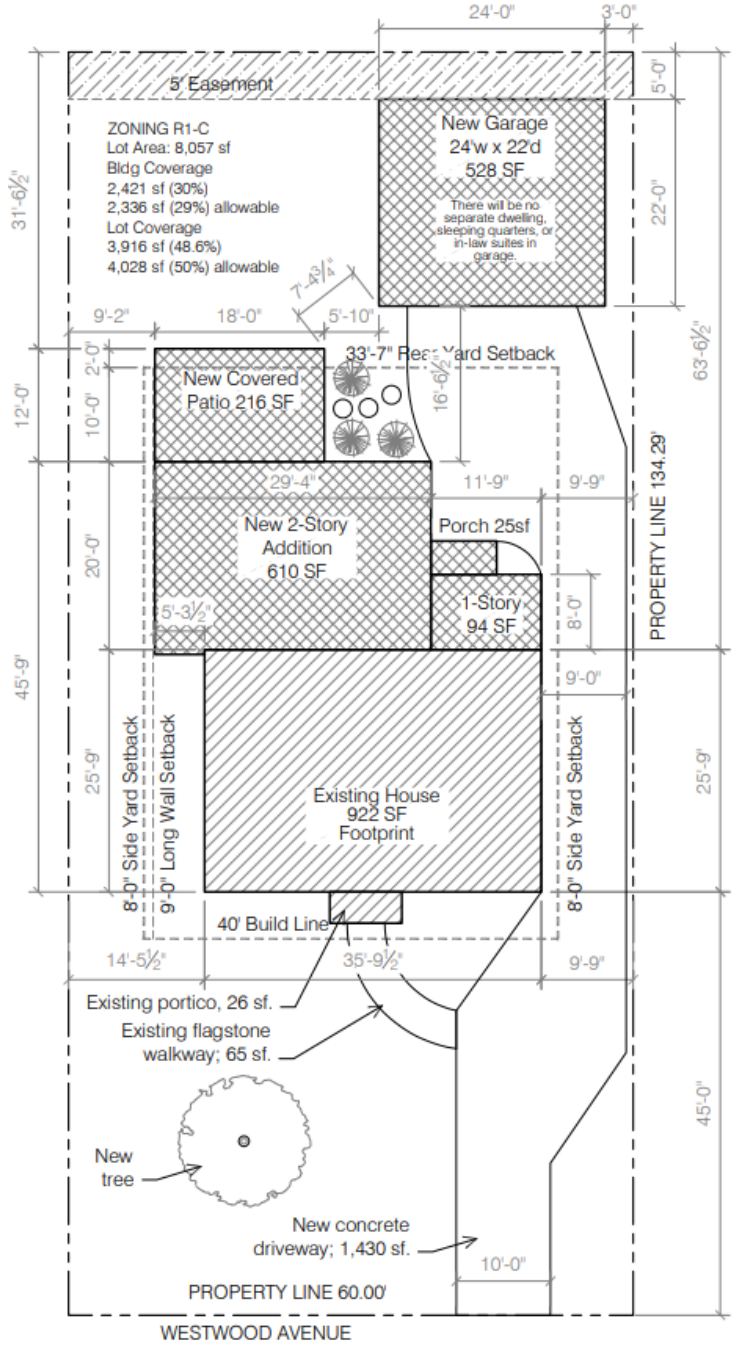


Existing Conditions

Proposed Site Plan

- Proposed improvements:
  - 704 SF (footprint) two-story addition
  - Converting the existing one-car garage into office space
  - A new 528 SF two-car detached garage
  - 216 SF covered patio and a 25 SF porch

- Variance:
  - To increase the maximum building coverage limit from 29 percent to 30 percent (+85 SF)



Proposed East/South Elevations

EAST ELEVATION w/ ADDITION

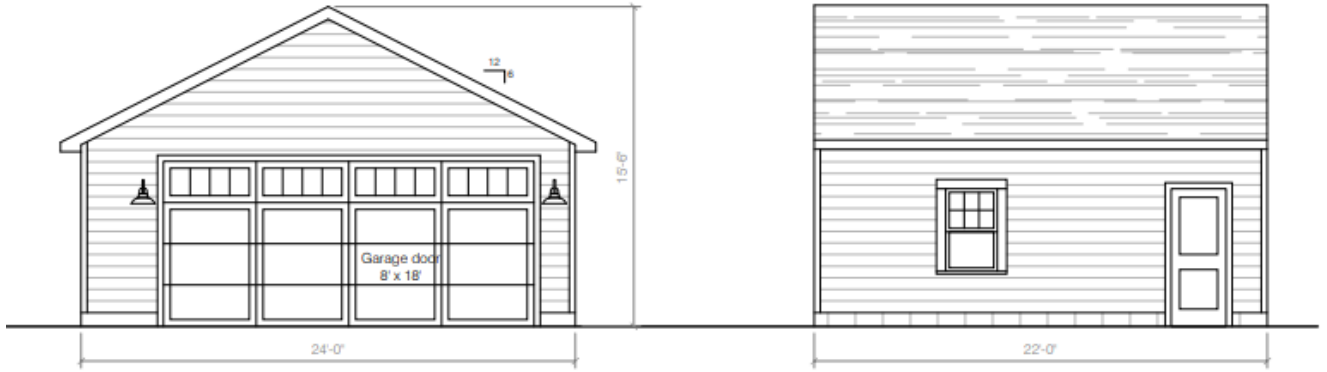
SOUTH ELEVATION w/ ADDITION

Proposed North/West Elevations

WEST ELEVATION w/ ADDITION

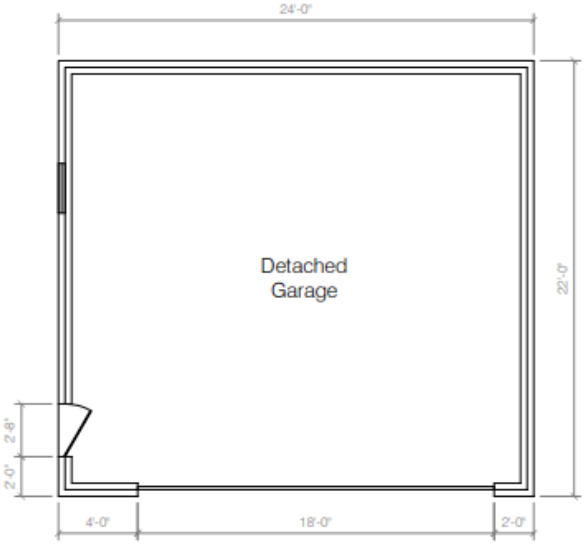
NORTH ELEVATION w/ ADDITION

Detached Garage Elevations

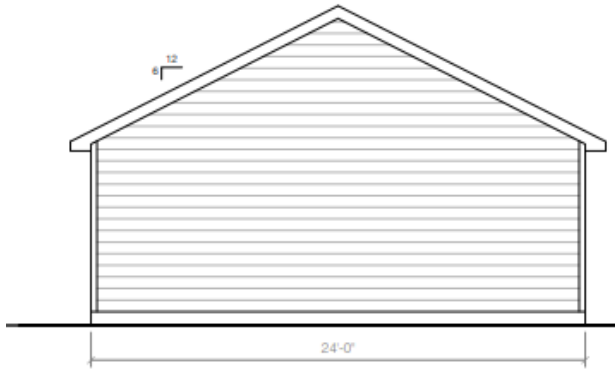


EAST ELEVATION

SOUTH ELEVATION

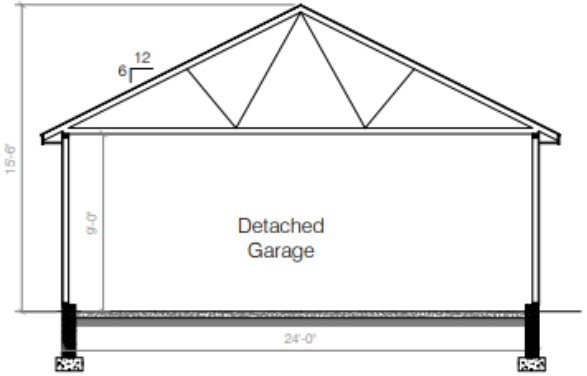


GARAGE PLAN



WEST ELEVATION

NORTH ELEVATION



GARAGE SECTION

Requested Variance/Staff Recommendation

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

- To increase the maximum building coverage limit from 29 to 30 percent (+85 SF) (Article 5.02).

Record No: 25-5689

Variance Application

Status: Active

Submitted On: 12/19/2025

Primary Location

1911 WESTWOOD AVE
UPPER ARLINGTON, OH 43212

Owner

BLOOM KEVIN | BLOOM ANDREA
COLUMBUS OH 43212

BZAP Information

BZAP Case #

VAR-06-26

Status

Pending

BZAP Determination Date

01/21/2026

Vote Tally

Primary Variance

Primary Planner

–

Findings of Fact for Approval/Denial

Variance Request

BZAP conditions

Variance Information

Describe Variance Request

Request variance to increase the building coverage from 29% (2,336 sf) to 30% (2,421 sf).

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

The existing property at 1911 Westwood consists of a two-story house with an attached single car garage. The owners are proposing to convert the attached garage to living space, construct a new 2-car detached garage at the rear, and construct an addition and covered patio structure. In order to right-size these elements for today's standard of living, a building coverage variance is being requested. We worked really hard to pinch down and shrink up some of the spaces to avoid this variance, but it really makes a lot of compromises with the goals for the house. The variance is very minimal at just 1% over. And the allowable lot coverage is compliant; so overall the amount of hard surface, whether roof structure or paving is within the zoning limits.

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

The variance will not confer a special privilege that is denied to other properties in the same district. The request to increase the building coverage is very minimal and the total development coverage is compliant.

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

The essential character of the neighborhood area will not be substantially altered due to the variance request. Although the amount of roof structure is over the allowable, the massing is broken into 2-story components, 1-story components, and open structure components. This creates visual interest and will allow the house to not appear substantially large.

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?

As mentioned previously, we worked really hard to pinch down and shrink up some of the spaces to avoid this variance, but it really makes a lot of compromises with the goals for the house.

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

Allowing the increase in building coverage will allow the owners to obtain everything that is desired for their expansion goals.

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

☑

NOTICE:

Date: December 18, 2025

To:

Please be advised that Kevin & Andrea Bloom have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 1911 Westwood Avenue, Upper Arlington, Ohio 43212.

The zoning variance request is as follows:
Request variance to increase the building coverage from 29% (2,336 sf) to 30% (2,421 sf).

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, January 21, 2026 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

Brenda Parker (Architect)
On behalf of Kevin & Andrea Bloom

City of Upper Arlington
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker-Architect (on behalf of Kevin & Andrea Bloom)

Location of property subject to BZAP request: 1911 Westwood Avenue

Describe activity which requires Board of Zoning and Planning review:

Request variance to increase the building coverage from 29% (2,336 sf) to 30% (2,421 sf).

This application will be heard by the Board of Zoning and Planning on: January 21, 2026

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:
1680 Stanford Road	Mark & Kristin Larrimer	9589 0710 5270 2819 4414 46	12/19/25
1908 Glenn Avenue	Seth & Molly Eddleblute	9589 0710 5270 2819 4414 91	12/19/25
1916 Glenn Avenue	Nicholas Bubb & Kathryn Cunningham	9589 0710 5270 2819 4415 45	12/19/25
1924 Glenn Avenue	Michelle & Yasuyuki Motoyama	9589 0710 5270 2819 4414 53	12/19/25
1927 Westwood Avenue	Steven & Heather Forry	9589 0710 5270 2819 4415 52	12/19/25
1919 Westwood Avenue	Carl & Nabeth Roehrs	9589 0710 5270 2819 4414 60	12/19/25
1903 Westwood Avenue	Allison Bigeh & Chris Valaika	9589 0710 5270 2819 4415 14	12/19/25
1891 Westwood Avenue	Richard & Patricia Goodrich	9589 0710 5270 2819 4415 69	12/19/25
1638 Stanford Road	Gordon & Emily Jablonka	9589 0710 5270 2819 4414 77	12/19/25
1900 Westwood Avenue	Matthew & Jessica Schirner	9589 0710 5270 2819 4415 21	12/19/25
1918 Westwood Avenue	Harry Parsons	9589 0710 5270 2819 4415 76	12/19/25
1926 Westwood Avenue	Scott Hughes	9589 0710 5270 2819 4414 84	12/19/25
1910 Westwood Avenue	John & Judith McKitrick	9589 0710 5270 2819 4415 38	12/19/25
Applicant Signature:			**Date:** 12/19/25

City of Upper Arlington
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker-Architect (on behalf of Kevin & Andrea Bloom)

Location of property subject to BZAP request: 1911 Westwood Avenue

Describe activity which requires Board of Zoning and Planning review:

Request variance to increase the building coverage from 29% (2,336 sf) to 30% (2,421 sf).

This application will be heard by the Board of Zoning and Planning on: January 21, 2026

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:
1932 Glenn Avenue	Adam Kiminas	9589 0710 5270 2819 4415 07	12/19/25
922 Chatham Lane Apt L	Adam Kiminas	9589 0710 5270 2819 4415 83	12/19/25
18908 Glenn Avenue	Seth & Molly Eddleblute	9589 0710 5270 3485 1657 04	12/31/25
Corelogic PO Box9202	Scott Hughes	9589 0710 5270 3485 1657 11	12/31/25
Applicant Signature:			**Date:** 12/19/25

9589 0710 5270 3485 1657 11

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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

0233 17

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12/31/2025

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City, State, ZIP+4®: Coppell, Texas 75019-9200

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

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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
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Total Postage and Fees	$6.08
$	

ATLANTIC BEACH, FL 32233 USPS DEC 31 2025

0233 17

Postmark Here

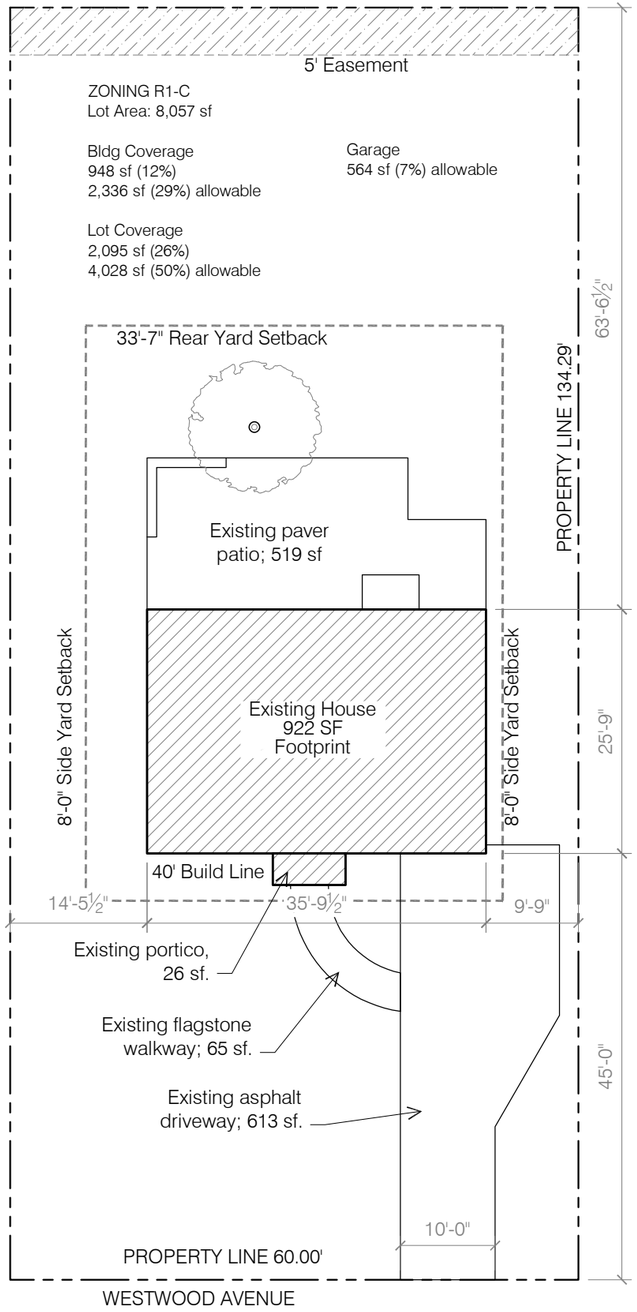
12/31/2025

Sent To: Seth Eddlebute

Street and Apt. No., or PO Box No.: 18903 Calumn Avenue

City, State, ZIP+4®: Upper Arlington Ohio 43212

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



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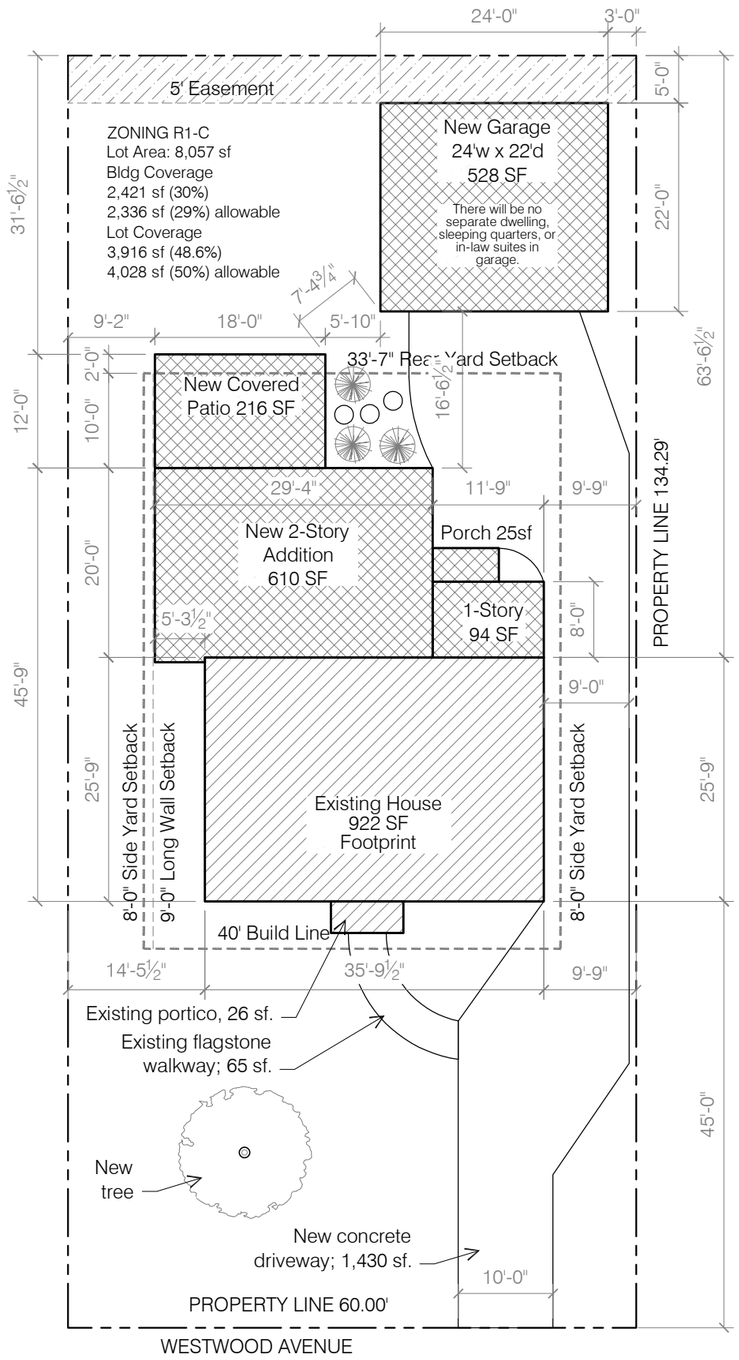
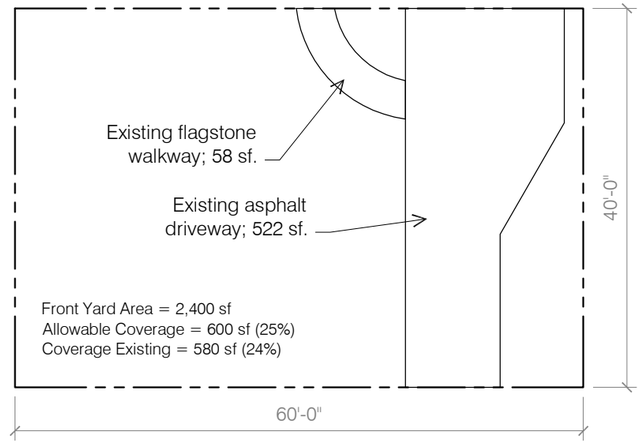


SITE PLAN w/ ADDITION



FRONT YARD - EXISTING

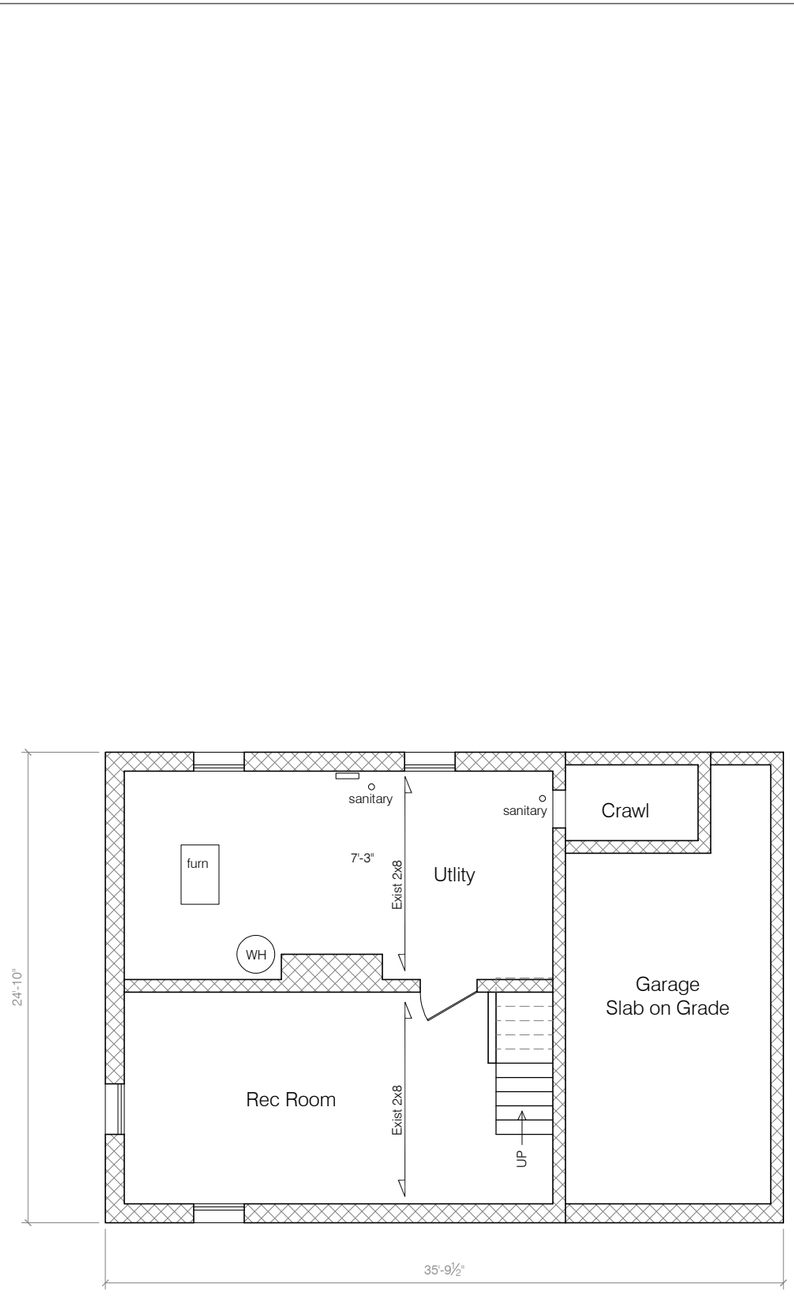
FRONT YARD - PROPOSED

SITE PLANS

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

1911 Westwood Avenue

January 7, 2026



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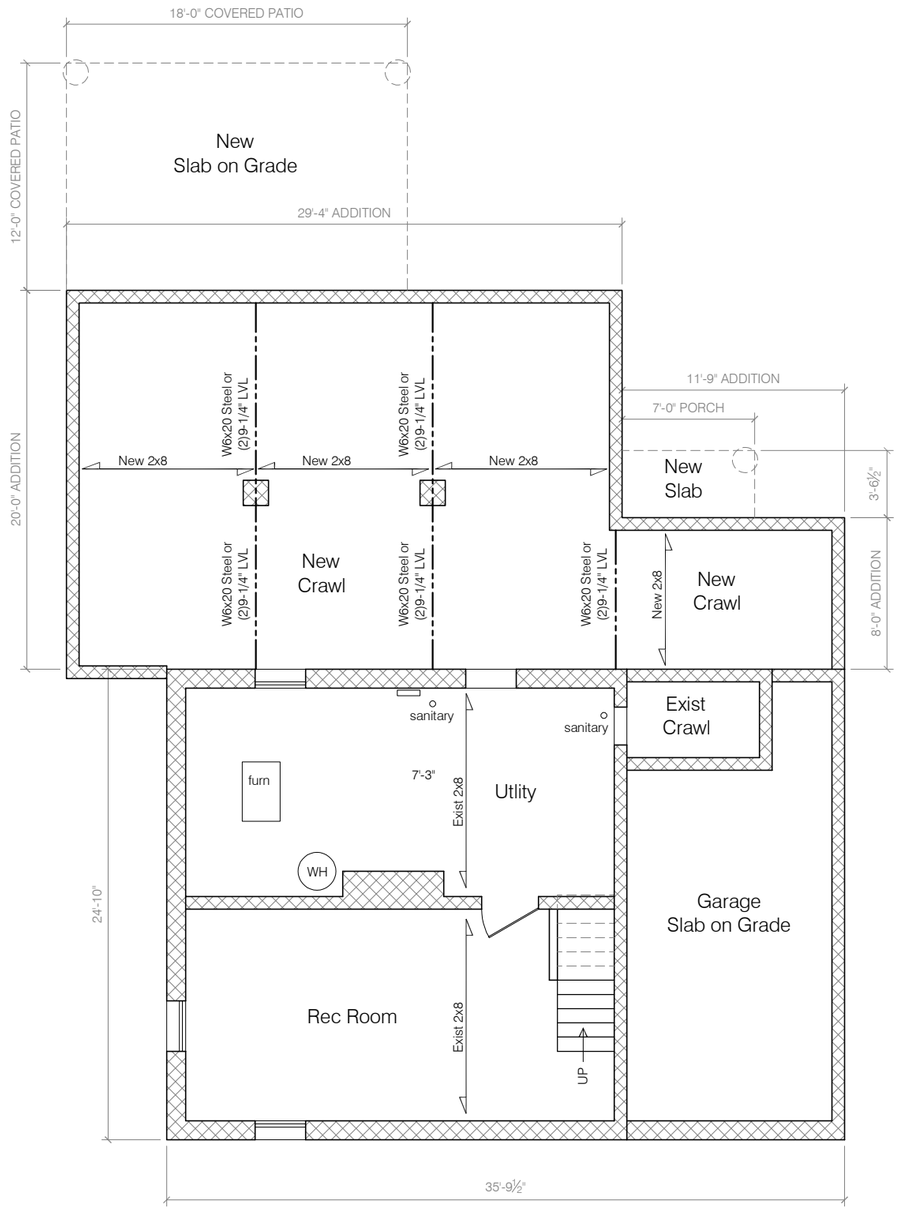


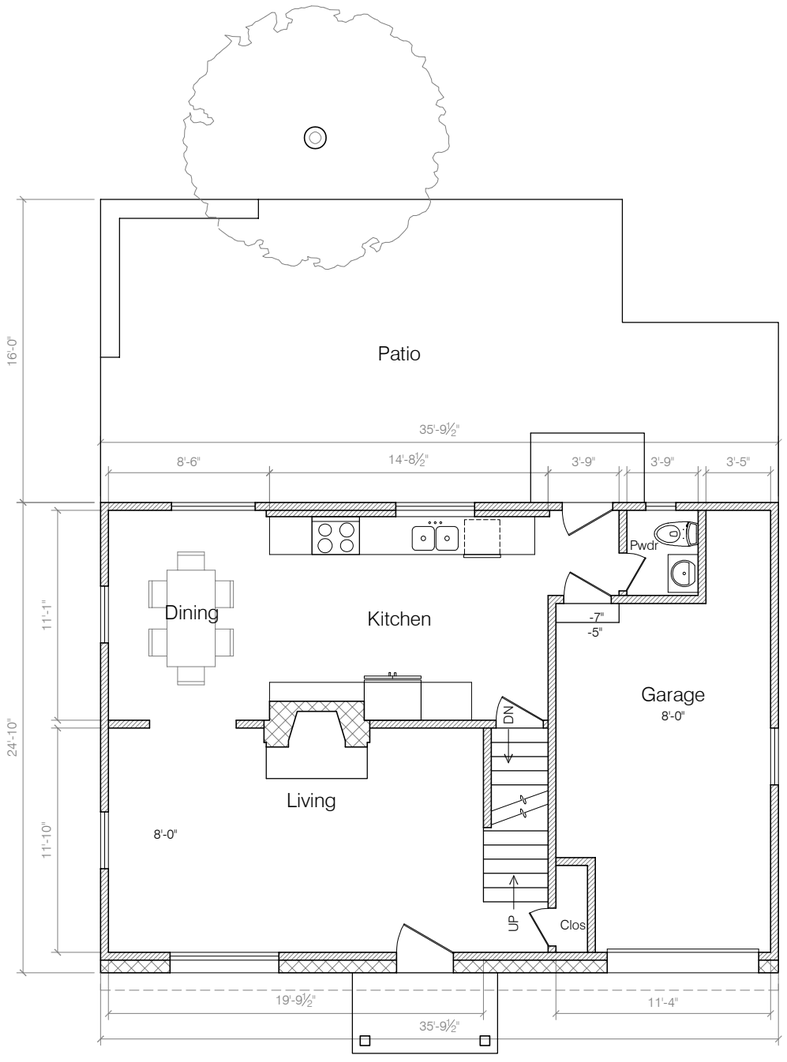
BASEMENT PLAN - PROPOSED

BASEMENT PLANS

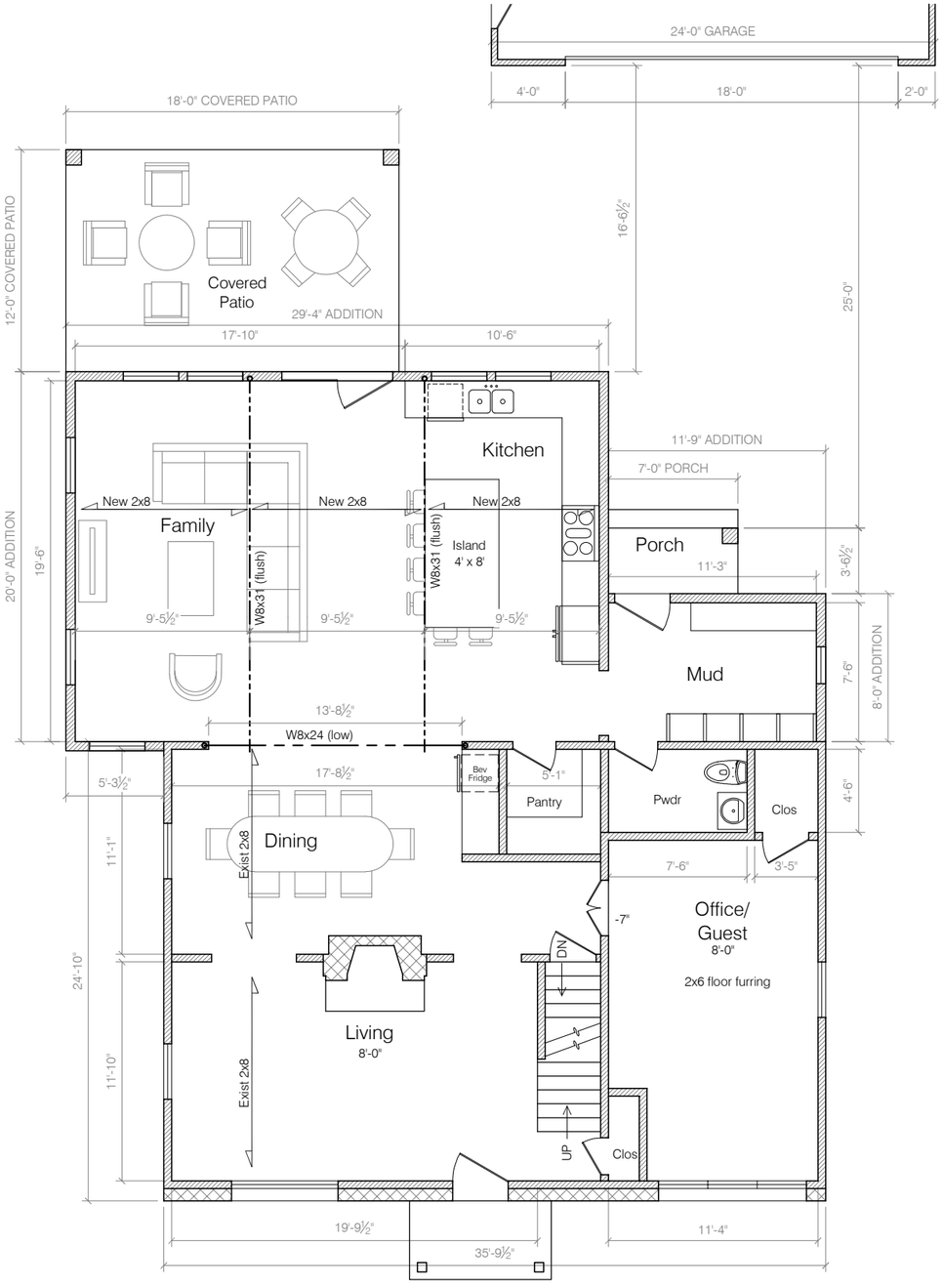
Scale: 1/8" = 1'-0"

1911 Westwood Avenue

December 9, 2025



FIRST FLOOR PLAN - EXISTING



FIRST FLOOR PLAN - PROPOSED

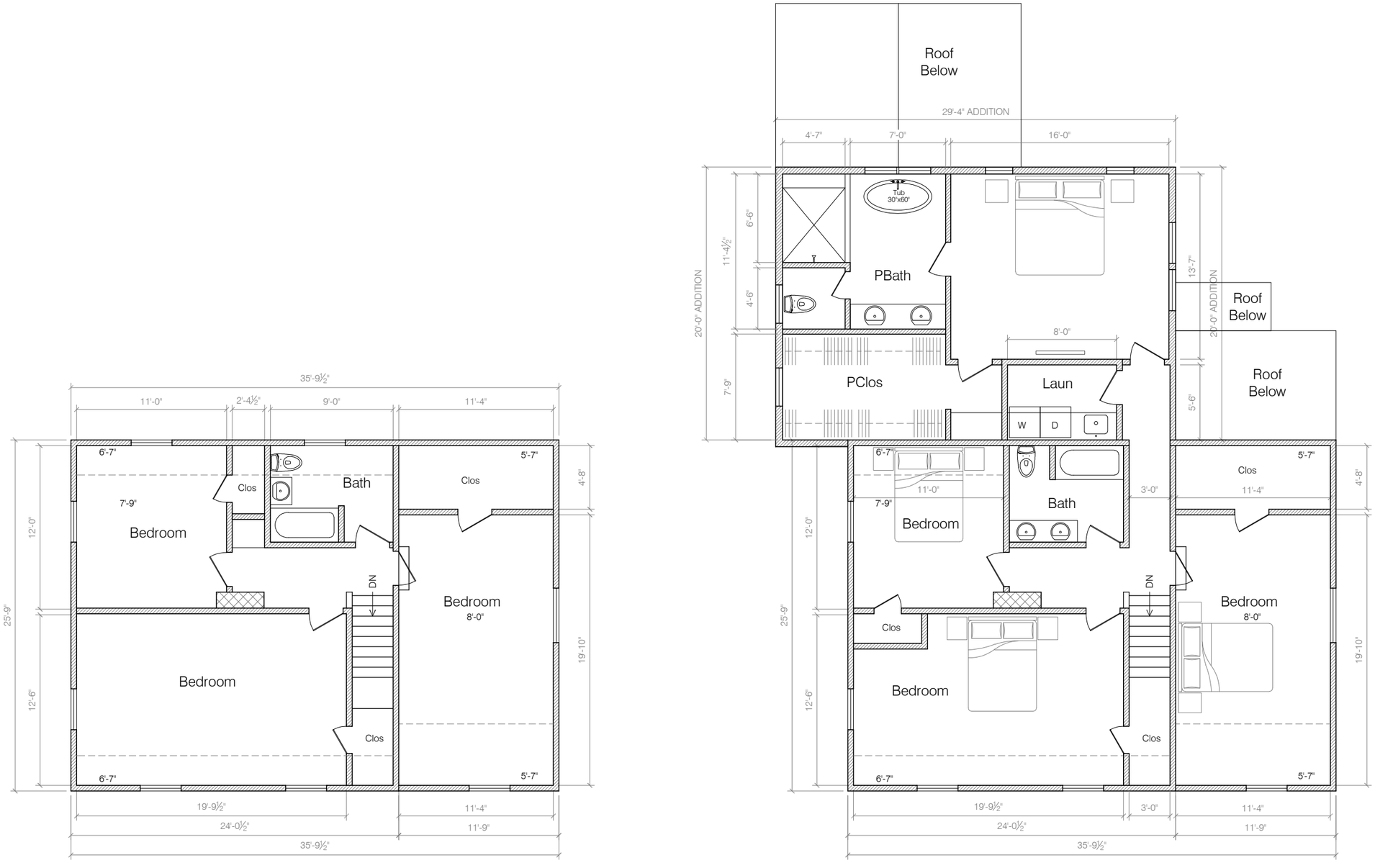
FIRST FLOOR PLANS

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

1911 Westwood Avenue

December 9, 2025

SECOND FLOOR PLAN - EXISTING



SECOND FLOOR PLAN - PROPOSED

SECOND FLOOR PLANS

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

1911 Westwood Avenue

December 9, 2025

EAST ELEVATION - EXISTING

EXTERIOR MATERIAL NOTES

SIDING:
Siding at existing house to be replaced.
Siding configuration TBD.
Casing: Aluminum-wrapped 5/4" x 4".
Fascia: Aluminum-wrapped 1x6.

ROOFING:
All roofing to be replaced with asphalt shingle roofing.

SOFFIT:
2" Continuous linear soffit vent w/ 3/8" exterior grade plywood.

GUTTERS:
5" Aluminum ogee gutter & 3" downspouts. Tie into existing underground storm piping.

FOUNDATION:
Concrete masonry units, smooth.

WINDOWS:
New windows to be Pella vinyl windows (white) to be similar to existing windows.

DOORS:
New doors to be Marvin Essential fiberglass patio doors; full light.

COVERED PATIO:
Floor: Cast in place concrete.
Ceiling: Paulownia bead board.
Column: 1x8 Windsor smooth.
Beams: Wrap w/ Windsor trim.

SOUTH ELEVATION - EXISTING

EAST ELEVATION w/ ADDITION

SOUTH ELEVATION w/ ADDITION

EXTERIOR ELEVATIONS

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

1911 Westwood Avenue

January 7, 2026

WEST ELEVATION - EXISTING

NORTH ELEVATION - EXISTING

EXTERIOR MATERIAL NOTES

SIDING:
Siding at existing house to be replaced.
Siding configuration TBD.
Casing: Aluminum-wrapped 5/4" x 4".
Fascia: Aluminum-wrapped 1x6.

ROOFING:
All roofing to be replaced with asphalt shingle roofing.

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WEST ELEVATION w/ ADDITION

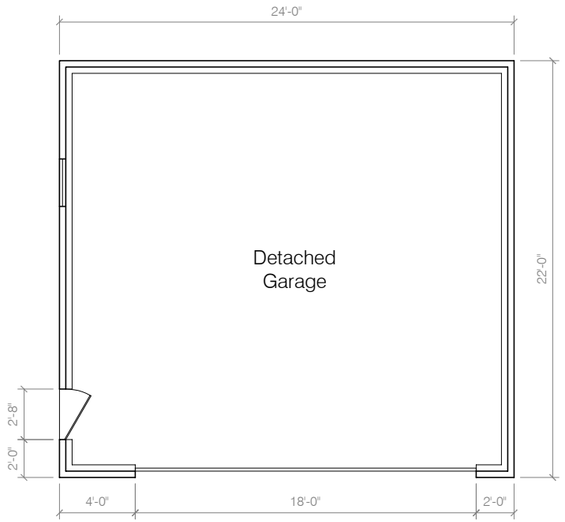
NORTH ELEVATION w/ ADDITION

EXTERIOR ELEVATIONS

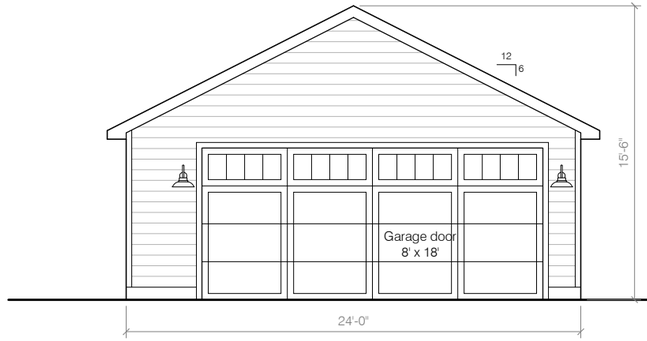
Scale: 1/8" = 1'-0"

1911 Westwood Avenue

January 7, 2026

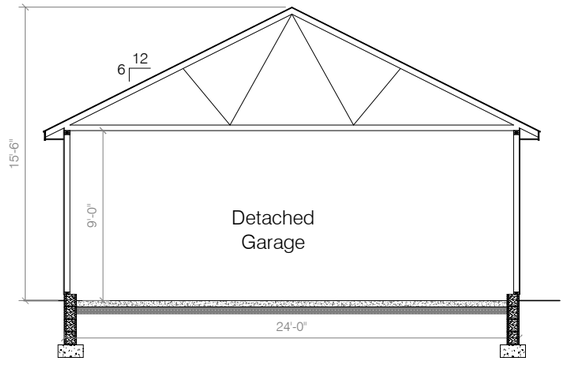


GARAGE PLAN

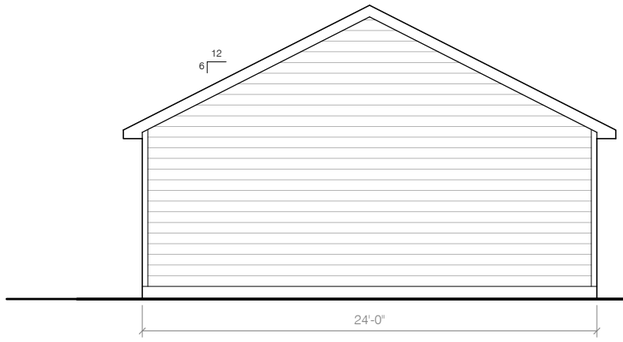


EAST ELEVATION

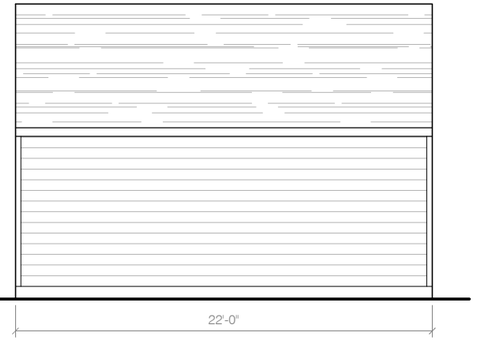
SOUTH ELEVATION



GARAGE SECTION



WEST ELEVATION



NORTH ELEVATION

GARAGE - SINGLE STORY

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

1911 Westwood Avenue

December 9, 2025

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

Authors: Riley Stanek, Community Development Intern

BZAP Meeting Date: January 21, 2026

Subject: 2627 Andover Road (VAR-07-26) - To allow a detached garage with a second floor recreation room to be 21'-2" tall, in lieu of the 17' maximum height limit.

Site Description/History

The subject property, 2627 Andover Road, is located on the west side of the street, just north of Wilshire Drive, and is zoned R-1c, One-Family Residence District. It is 60' wide and 182.5 feet deep, similar to others in the neighborhood, and identified as Lot #57 of the North Arlington Plat from 1922. The 0.25-acre property includes a two-story stone and wood shake siding Cape Cod/Tutor-style home that was built in 1941. A driveway along the south side of the property leads to the foundation of a two-car detached garage, which was unfortunately destroyed by a recent fire. The property includes mature trees and six-foot tall privacy in the rear yard area; all are to remain. The applicant purchased the property in 2015.

Proposal

This application proposes the replacement of a previously existing detached with a new one in the same location, 3.3 feet from the side property line and 16.7 feet from the rear property line. These dimensions align with the remaining foundation from the previous detached garage that was destroyed by a recent fire. It measures 26' x 24' (624 square feet), and would be 21'-2" tall with an 18-foot wide garage door; Hardie siding with an asphalt shingle roof would be utilized. Dormer windows on the front elevation would face the street per code. The first floor includes parking for two vehicles, storage, and a staircase to a recreational space on the upper level. Existing building and development coverages, at 30.6 percent and 51.2 percent, respectively, exceed the 29 and 50 percent limits but will not change.

Zoning Code Requirements

The application requires one variance to the Unified Development Ordinance (UDO):

- To allow a detached garage with a second-floor recreation room to be 21'-2" tall, in lieu of the 17' maximum height limit (Article 6.09).

Alternatives

Instead of building the replacement detached garage to the 17-foot height limit, which would restrict upper level space, the applicant explored expanding the garage's footprint. However,

because of the existing nonconforming coverage, that option would require additional building and development coverage variances. Therefore, the applicant proposes utilizing the current foundation and expanding upwards to gain needed space without increasing current non-conforming coverage.

Requested Action and Findings

Staff reviewed the application and plans, visited the site, and discussed it with the applicant. The proposed reconstructed detached garage blends well with the residence and will be screened by mature trees present on the property, thus not altering the established character of the neighborhood (*Finding #4; character of the area*). Additionally, utilizing the existing foundation will not increase the nonconforming building and development coverage ratios, which is a good solution that meets the needs of the homeowner while minimizing the number of variances (*Finding #3; not a substantial request*). For these reasons, Staff recommends that this application be approved, subject to the detached garage not being used for sleeping-quarters.

Attachments

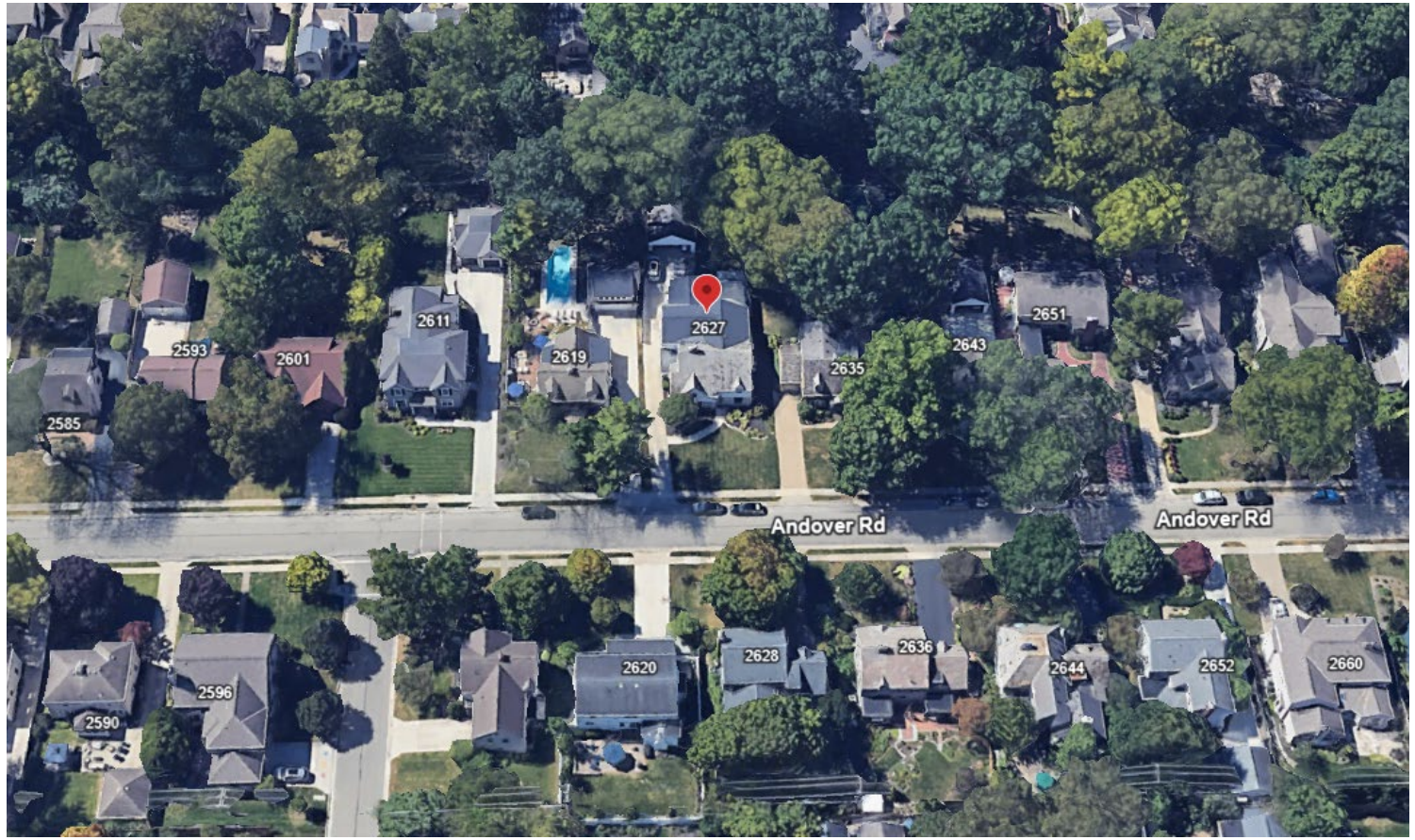
1.	2627 Andover Rd_Staff Presentation
2.	2627 Andover Rd_Application
3.	2627 Andover Rd_Notice
4.	2627 Andover Rd_Proposed Plans

2627 Andover Road

BZAP Staff Report Pictures | Variance Application 07-26

January 21, 2026

Google Maps ® Aerial

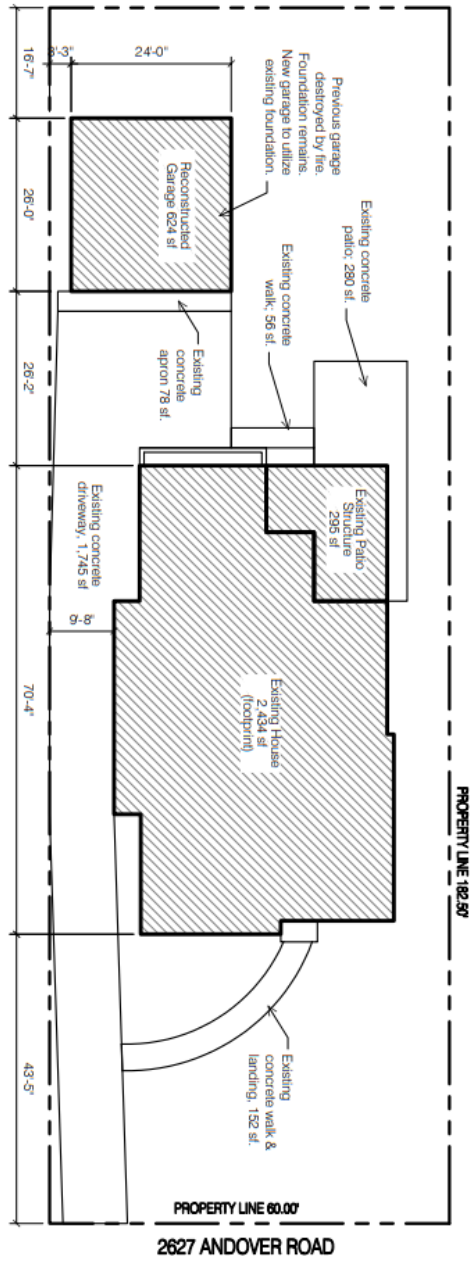


Existing Conditions

Existing Conditions

Proposed Site Plan

- Proposed improvements:
  - 624 SF, two-story, detached garage (built on existing garage foundation)
- Variance:
  - To allow a detached garage with a second-floor recreation room to be 21'-2" tall, in lieu of the 17' maximum height limit.



Elevations

12
3
12
10
21'-2"
Garage door
7' x 18'
1
GARAGE EAST ELEVATION
SCALE: 1/8" = 1'-0"
2
GARAGE NORTH ELEVATION
SCALE: 1/8" = 1'-0"
3
12
12
10
3
GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"
4
GARAGE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Requested Variance/Staff Recommendation

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

- To allow a detached garage with a second-floor recreation room to be 21'-2" tall, in lieu of the 17' maximum height limit (Article 5.06).

Record No: 25-5692

Variance Application

Status: Active

Submitted On: 12/19/2025

Primary Location

2627 ANDOVER RD
UPPER ARLINGTON, OH 43221

Owner

LEDFORD MICHAEL G | THUETHONG SOONTAREE
UPPER ARLINGTON OH 43221

BZAP Information

BZAP Case #

VAR-07-26

Status

Pending

BZAP Determination Date

01/21/2026

Vote Tally

Primary Variance

Detached Garage

Primary Planner

Riley Stanek

Findings of Fact for Approval/Denial

Variance Request

To allow a detached garage with a second floor recreation room to be 21'-2" tall, in lieu of the 17-foot maximum height limit.

BZAP conditions

Variance Information

Describe Variance Request

Request variance to increase the height of the detached garage from 17'-0" to 21'-2".

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

The property at 2627 Andover Road consists of a rectangular lot 60' x 182'. There is an existing 2-story house with an existing rear addition and patio structure. The existing detached garage was 24' wide x 26' deep located at the southwest corner of the property. The detached garage experienced a fire and the structure was demolished down to the foundation. The existing property is slightly above the allowable building coverage and development coverage. The owner had hoped to expand the footprint of the garage up to the allowable garage size, but understanding that the existing property is not in compliance, he has opted to utilize the existing foundation and construct a new garage. To replace the space he was hoping to obtain with the expanded footprint, he would like to add a second story onto the garage. This increases the allowable height from 17'-0" to 21'-2". The second floor is a half-story with the gable facing the side yards and a shed dormer at the front only.

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

The variance will not confer a special privilege that is denied to other properties in the same district. There are many garages that have been approved with the increase in height garage. The height increase is not extreme. The additional height allows for a steeper pitch on the gable to match the existing house.

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

The essential character of the neighborhood area will not be substantially altered due to the variance request. The new garage design will match the exterior renovations that have been completed on the main house so the property will be a singular composition.

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

Several designs for the detached garage were studied in the initial stages of design. An expanded footprint was considered to go up to the allowable size of 766 sf (existing is 624 sf). However, once it was discovered that the building coverage and development coverage were above the allowable, it was determined that the second story could provide the added area for storage and not make the coverages worse than existing.

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

Allowing the increase in garage height will allow this property to have extra storage space with the construction of the new detached garage without increasing the existing building coverage and lot coverage.

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

☑

City of Upper Arlington
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker-Architect (on behalf of Michael Ledford)

Location of property subject to BZAP request: 2627 Andover Road

Describe activity which requires Board of Zoning and Planning review:

Request variance to increase the height of the detached garage from 17'-0" to 21'-2".

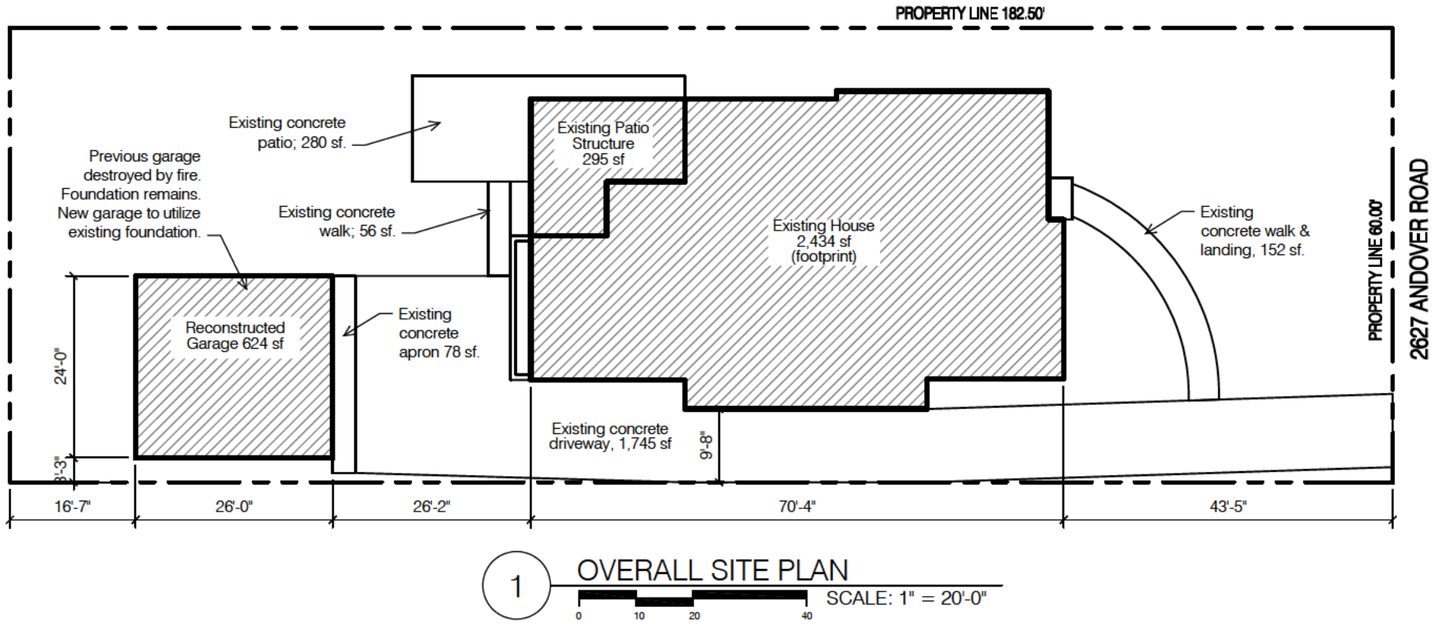
This application will be heard by the Board of Zoning and Planning on: January 21, 2026

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:
2652 Berwyn Road	Theodore & Elizabeth Stutz	9589 0710 5270 2819 4411 94	12/19/25
2644 Berwyn Road	Brant & Sarah Peters	9589 0710 5270 2819 4412 48	12/19/25
2636 Berwyn Road	Paul & Geraldine Schlegel	9589 0710 5270 2819 4412 86	12/19/25
2628 Berwyn Road	Lindsey Burt	9589 0710 5270 2819 4412 00	12/19/25
2620 Berwyn Road	Dean & Lindsay Rutledge	9589 0710 5270 2819 4412 55	12/19/25
2643 Andover Road	Jane Bresler	9589 0710 5270 2819 4412 93	12/19/25
2635 Andover Road	Donald & Cynthia Paynter	9589 0710 5270 2819 4412 17	12/19/25
2619 Andover Road	James Davis & Stephani Kindcaid	9589 0710 5270 2819 4412 62	12/19/25
2611 Andover Road	Gregory & Katherine Moss	9589 0710 5270 2819 4413 09	12/19/25
2610 Andover Road	Carol Ryan	9589 0710 5270 2819 4412 24	12/19/25
2620 Andover Road	James & Leslie Addington	9589 0710 5270 2819 4412 79	12/19/25
2628 Andover Road	Szabo Jere M TTEE	9589 0710 5270 2819 4413 16	12/19/25
2636 Andover Road	Anne Weaver	9589 0710 5270 2819 4412 31	12/19/25

Applicant Signature: Brenda Parker Digitally signed by Brenda Parker DN: C=US, E=BrendaParker@bp-architect.com, O=Brenda Parker - Architect, CN=Brenda Parker Date: 2025.12.19 13:38:41-05'00' **Date:** 12/19/25



1 OVERALL SITE PLAN

SCALE: 1" = 20'-0"

0 10 20 40

GENERAL INFO

Address: 2627 Andover Road, Upper Arlington, Oh 43221
Franklin County Parcel: 070-002002-00

Scope of Project: The project consists of the re-construction of a new detached garage with second floor. The previous garage was destroyed in a fire.

Detached Garage: 624 sf

ZONING: R-1C

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	10,950 sf	n/a
Lot Width:	60'	n/a

Garage Setbacks	Actual	Zoning Req't
Rear Yard West:	15'-7"	5'-0"
Side Yard South:	3'-0"	3'-0"

Detached Garage	Actual	Zoning Req't
Detached Garage Size:	624 sf	766 sf (7%)
Garage Height:	21'-2"	17'-0"
	REQUEST VARIANCE	

Building Cover Limit	Actual	Zoning Req't
Bldg Cover:	3,353 sf (30.6%)	3,175 sf (29%)
	EXISTING CONDITION	

Development Cover Limit	Actual	Zoning Req't
Dvpmt Cover:	5,608 sf (51.2%)	5,475 sf (50%)
	EXISTING CONDITION	

SHEET INDEX

A1.0	Site Plan & General Info	A3.1	Garage Elevations
A2.1	Garage Plans	A4.1	Garage Sections
A2.2	Garage Plans	A4.2	Garage Wall Section
A2.3	Garage Electric Plans		

DESIGN CRITERIA

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

N

Architect:
Brenda Parker
614-586-5514

NEW DETACHED GARAGE
2627 ANDOVER ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE: As Noted

PROJECT NO.:

DATE: Dec 5, 2025

SHEET NO. A1.0

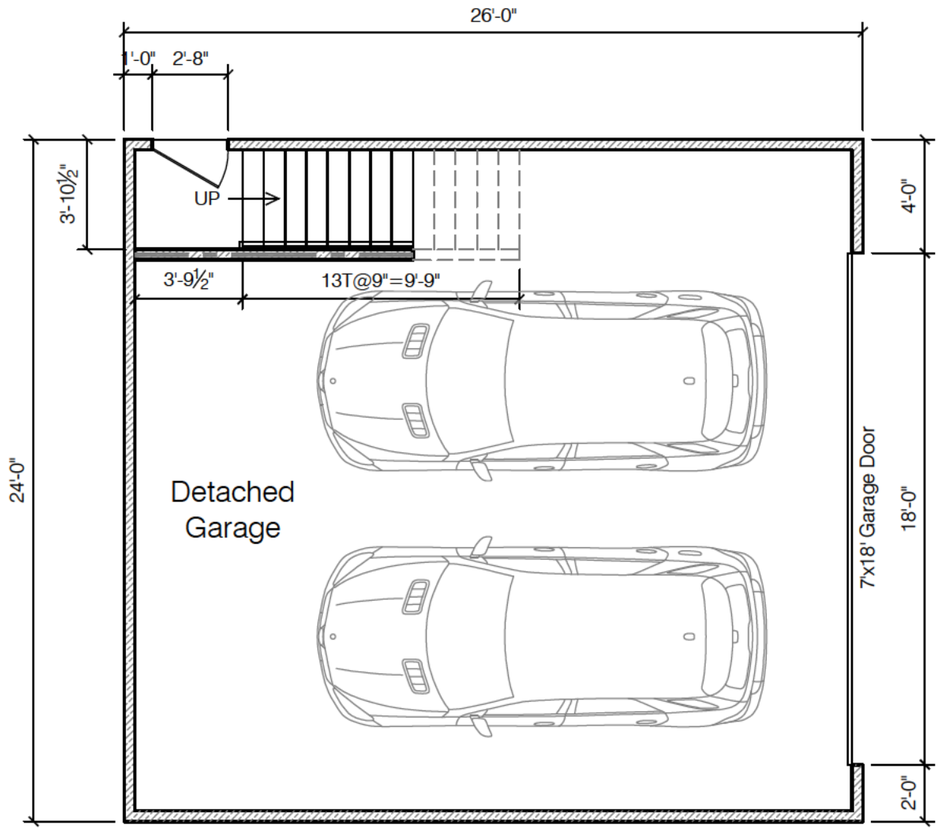
SITE PLAN & GENERAL INFO

WALL LEGEND:

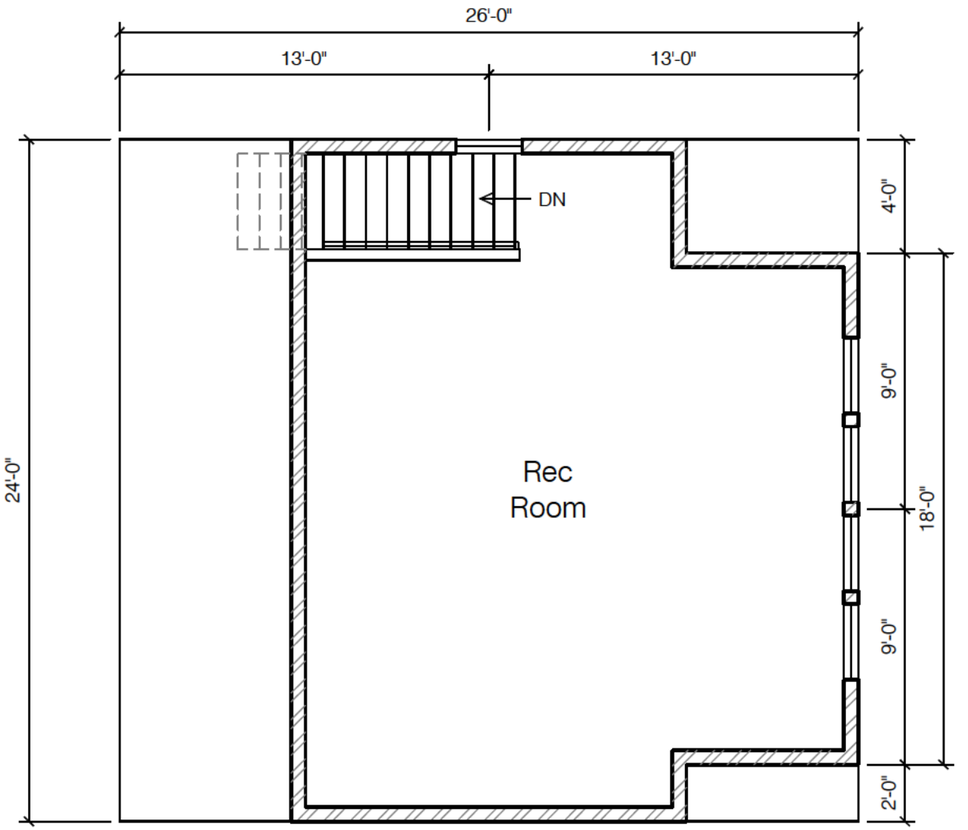
- 8" concrete masonry unit foundation wall.
- New first floor walls: 2x4 wood studs @ 16" o.c. with treated sill plate.
- New second floor exterior walls: 2x6 wood studs @ 16" o.c. w/ R19 kraft-faced fiberglass batt insulation.
- New interior demising walls: 2x4 wood studs @ 16" o.c. 1/2" drywall each side. 1/2" cement board at shower.

GENERAL NOTES:

1. All stairs to comply with RCO 311.7.4. Maximum riser height is 8-1/4", minimum tread depth is 9", all risers to be uniform in height.
2. All handrails to comply with RCO 311.7.7. Height is to be 34"-36" above stair nosing. Handrails shall be continuous from top riser to lowest riser. Handrails shall return to the wall or newel post. Handrails shall be Type 1 (1-1/4"-1-1/2" circular) or Type 2 (Graspable finger recess).
3. Guardrails are required along walking surfaces 30" above the floor or grade. Guards shall be 36" height. Guards shall be configured to not allow passage of a sphere 4" in diameter. Triangular areas at bottom of rails can be 6" sphere.



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



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

N

Architect:
Brenda Parker
614-586-5514
BrendaParker@bp-architect.com

NEW DETACHED GARAGE
2627 ANDOVER ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE: 3/16"=1'-0"

PROJECT NO.:

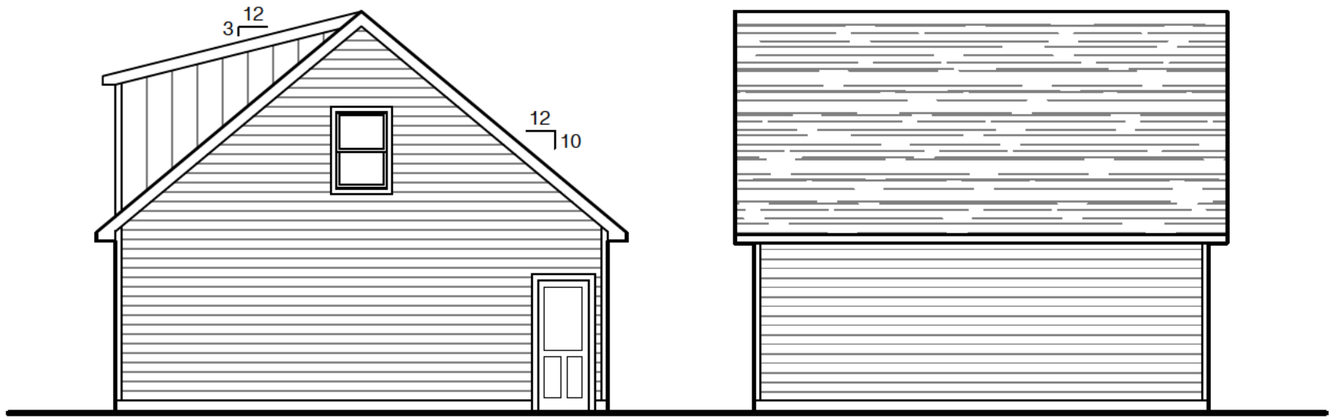
DATE: Dec 5, 2025

GARAGE FLOOR PLANS

SHEET NO.
A2.1

1 GARAGE EAST ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16

2 GARAGE NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16



3 GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16

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

EXTERIOR MATERIAL NOTES

SIDING & TRIM:
HardieLap siding, 6" exposure (match house).
Dormer to be Hardie Board-n-Batten siding.
Corner trim: Windsor 1x4.
Casing: Windsor 1x4.
Fascia: Aluminum-wrapped 1x6.

GUTTERS & DOWNSPOUTS:
5" aluminum ogee gutter & 3" downspouts.
Downspouts to run underground & tie into existing storm water piping to street.

SOFFIT:
Hardie Soffit w/ 2" continuous linear soffit vent.

ROOFING:
Asphalt shingle roofing to match house.
Install double underlayment at 3/12 dormer roof.

GARAGE DOOR:
Overhead sectional garage door 16' wide x 7' height; Clopay Coachman.

SWING DOOR:
Fiberglass swing door 32" x 80".
Half-light with panels below. Tempered labeled glass.

WINDOWS:
Vinyl double hung windows,
Dormer: 2'-8" wide x 4'-0" height.
Gable: 2'-4" wide x 4'-0" height with tempered labeled glass.

Architect:
Brenda Parker
614-586-5514

NEW DETACHED GARAGE
2627 ANDOVER ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

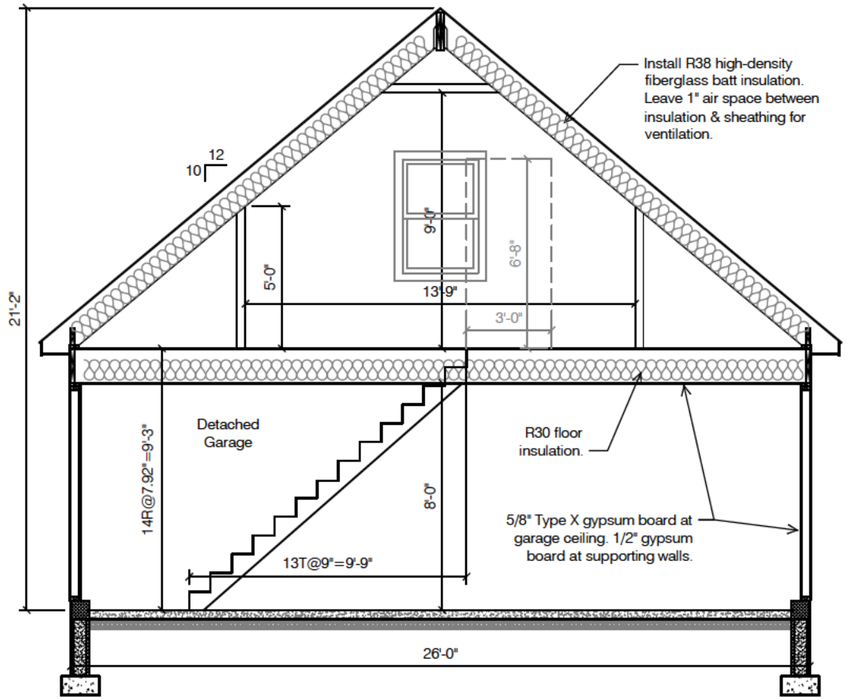
SCALE: 1/8"=1'-0"

PROJECT NO.:

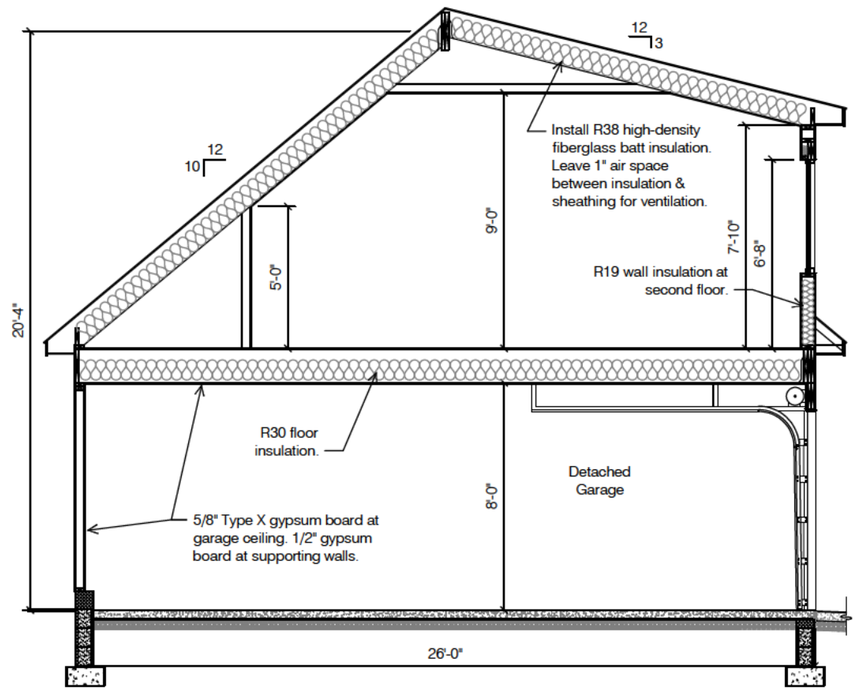
DATE: Dec 5, 2025

GARAGE EXTERIOR ELEVATIONS

SHEET NO.
A3.1



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



2 CROSS SECTION @ DORMER SCALE: 1/4" = 1'-0"

Architect:
Brenda Parker
614-586-5514

NEW DETACHED GARAGE
2627 ANDOVER ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE: 3/16"=1'-0"

PROJECT NO.:

DATE: Dec 5, 2025

GARAGE OVERALL SECTIONS

SHEET NO.
A4.1

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

Authors: Riley Stanek, Community Development Intern

BZAP Meeting Date: January 21, 2026

Subject: 2192 Tremont Road (VAR-08-26) - To allow a detached garage with second floor recreational space that is 23 feet tall, above the 17-foot height limit, and a breezeway connector that encroaches 8'-6" into the required 37'-6" rear yard setback.

Site Description/History

The subject property, 2192 Tremont Road, is located on the north side of the street, three parcels north of Tewksbury Road, and is zoned R-1c, One-Family Residence District. It is 0.21 acres in size, measures 60' wide and 150' deep, similar to others in the neighborhood, and is identified as Lot #3 in Block 74 of the Upper Arlington subdivision. The plat includes a 40-foot building setback line with five-foot wide utility easements along the rear and southern property lines. A 2.5-story stone and siding English Country Revival-style home sits just behind the setback line and is noted as a Contributing Structure in the Historic District. A driveway on the west side of the property leads to a two-car, 437-square foot, detached garage located nine inches (9") from the side property line (nonconforming). The home was built in 1926 and purchased by the applicant in December 2020. The rear yard of the property is bounded by a six-foot-tall wood privacy fence.

Proposal

The application proposes the demolition of the existing nonconforming detached garage and the construction of a new 624-square foot detached garage with a covered breezeway and two porticos. The detached garage is shifted to the rear corner of the property, three feet from the side property line and five feet from the rear (due to an easement). It is 26 feet wide and 24 feet deep with an 18-foot wide door. The first floor accommodates parking for two vehicles, storage, and stairs to an upper-level recreation room. The new detached garage is proposed to be 23 feet tall, exceeding the permitted 17-foot height maximum by six feet (*variance required*), and will feature a stone front façade to match the principal residence, with siding on the other three elevations. It includes a street-facing window dormer to support the upper-level virtual golf area. [*The application originally included a rear-facing dormer, which is prohibited and has since been removed.*] A covered, open breezeway and two porticos are proposed to connect the detached garage to the principal residence. This breezeway encroaches 8'-6" into the required 37'-6" rear yard setback (*variance required*). The placement of the detached garage directly affects the length of the open breezeway, resulting in its encroachment into the rear yard setback. Building, development, and front yard development coverage are compliant.

A comparable variance was approved for the property to the rear, 2209 Fairfax Road, within the same block to allow a detached garage to be 19'-10" in lieu of the 17' maximum (VAR-38-25). The approval involved similar lot dimensions, zoning classification, and layout as the subject property.

Zoning Code Requirements

This application requests two variances to the Unified Development Ordinance (UDO):

- To allow an open breezeway connector from the primary residence to a detached garage that encroaches 8'-6" into the 37'-6" minimum rear yard setback (Article 5.02); and
- To allow a 23-foot tall detached garage with a second floor recreational room, in lieu of the maximum 17-foot height limit (Article 6.09).

Alternatives

Various options exist to either remove or lessen the requested variances; nonetheless, the applicant does not want these changes, as they would lead to a subpar plan. The applicant explored decreasing the garage's height by lowering the second floor, but the current height is the minimum required for a recreational area/golf simulator. The applicant believes this second-story space is best situated above the detached garage rather than as a home addition, which would expand hardscape. The original plan included a non-street-facing dormer, which is prohibited and was subsequently removed from the plan. While the covered breezeway could be removed, it would no longer offer a practical and sheltered entrance to the back of the house.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposed detached garage and open breezeway will not be disproportionate in scale and size relative to neighboring properties, as similar proposals have been approved in the area. The design blends well with the home, and the proposed height is in line with those previously approved by the Board (*Finding #4; character of the area*). Including a covered walkway for the purpose of weather protection makes sense and is also compatible with the neighboring properties. The site currently contains limited tree cover and vegetation; additional landscaping should be added to help screen the height of the detached garage and reduce stormwater runoff on-site, which helps mitigate the requested variances. For these reasons, Staff recommends that this application be conditionally approved pending a landscape plan approved by the City Forester, which includes a new tree in the rear yard.

Attachments

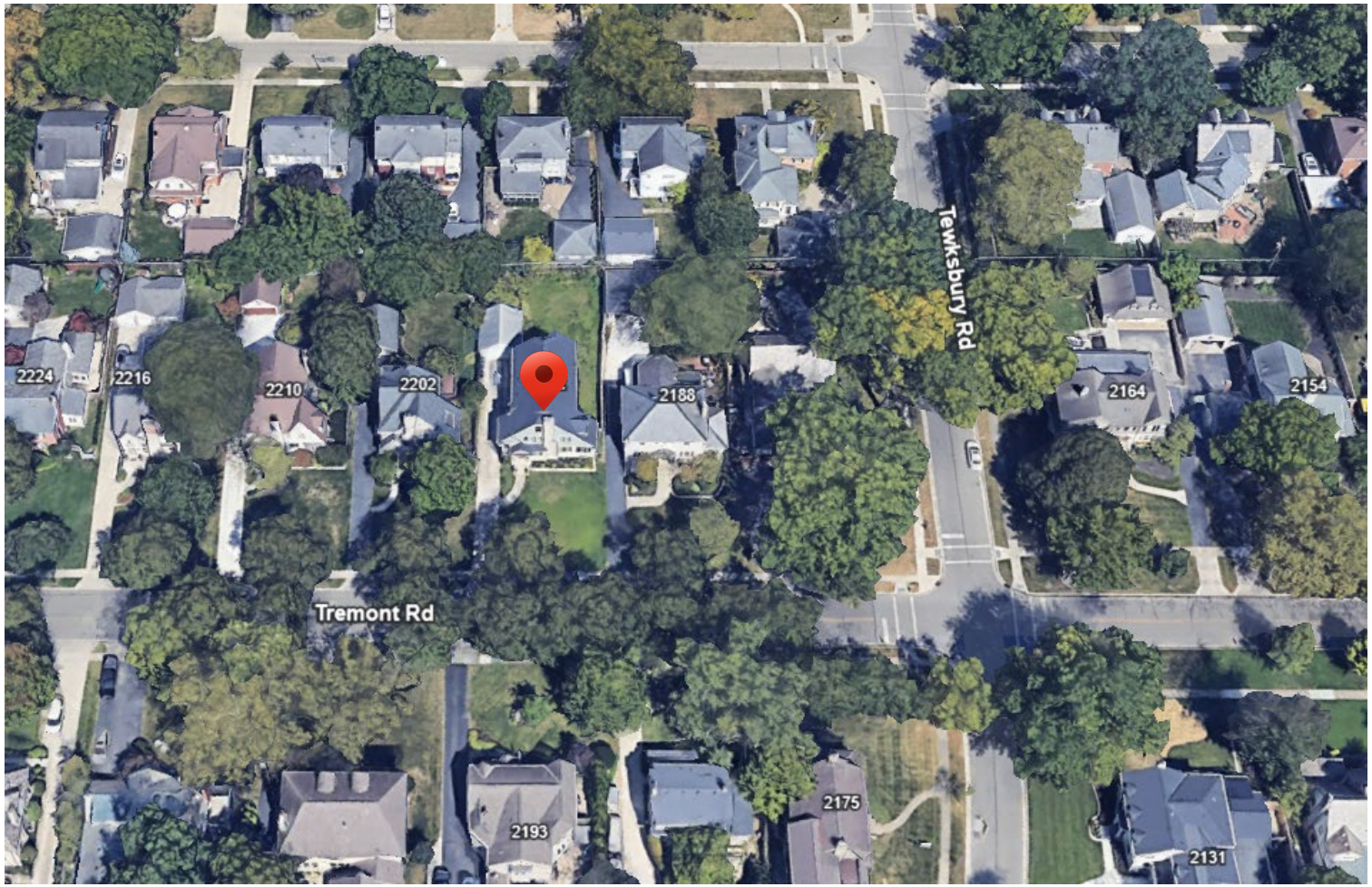
1.	2192 Tremont Rd_Staff Presentation
2.	2192 Tremont Rd_Application
3.	2192 Tremont Rd_Notices
4.	2192 Tremont Rd_Proposed Plan

2192 Tremont Road

BZAP Staff Report Pictures | Variance Application 08-26

January 21, 2026

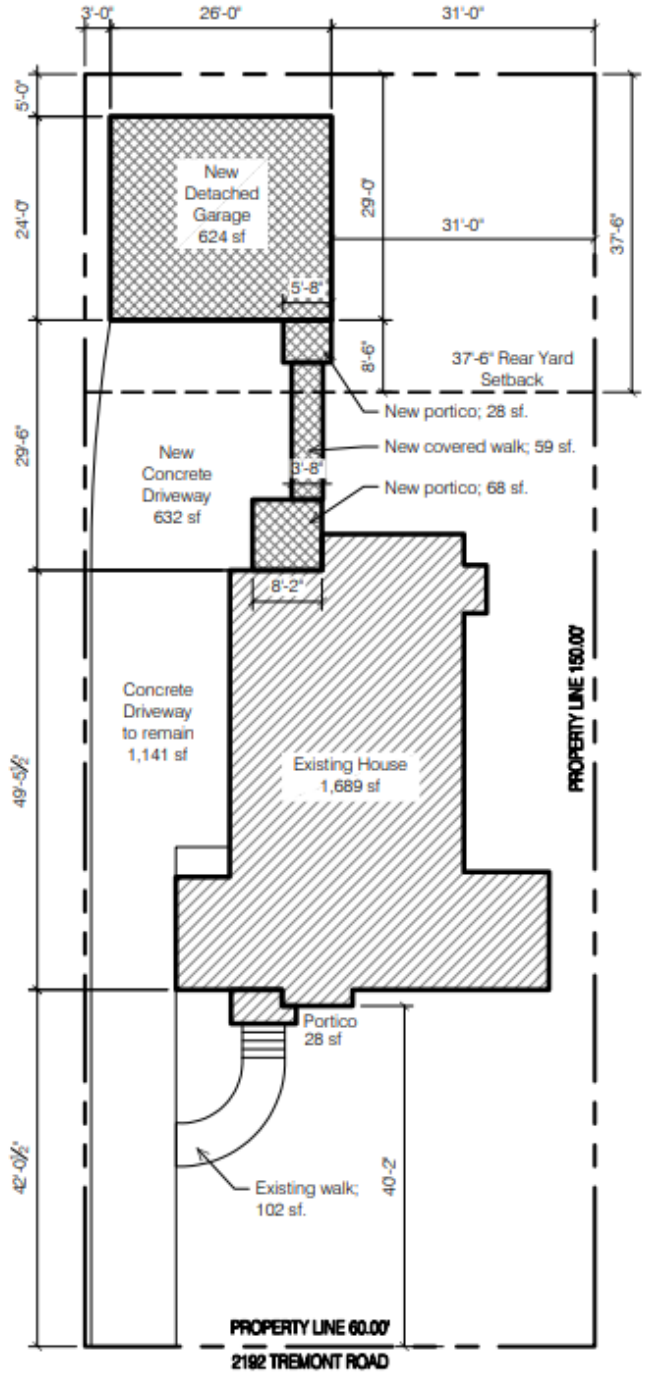
Google Maps ® Aerial Photo



Existing Site Conditions

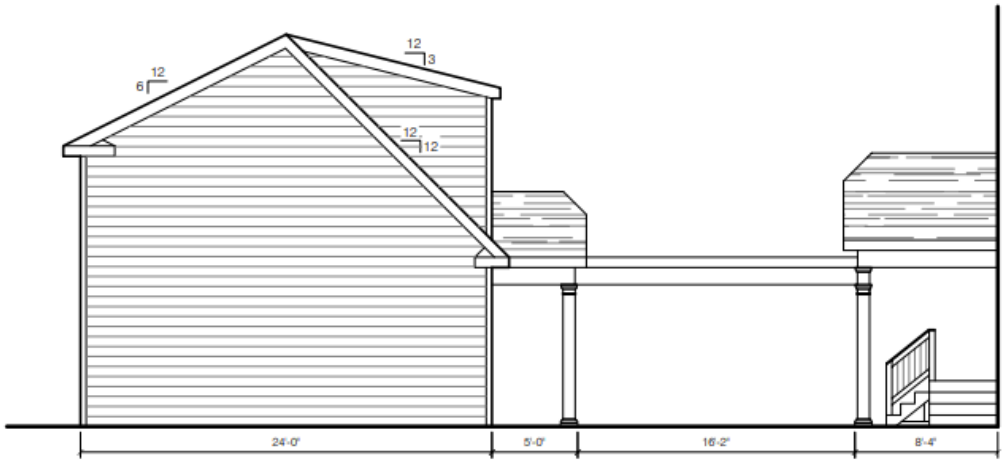
Proposed Site Plan

- Proposed improvement:
  - 624 SF, two-story, detached garage.
  - Covered walkway connecting principal residence to detached garage. 155 SF including the walkway and two portiocs at both entrances.
- Variance:
  - To allow for a detached garage that exceeds the 17' maximum height by 6’.
  - To allow a connecting, open covered breezeway that encroaches 8'-6" into the required 37'-6" rear yard setback.

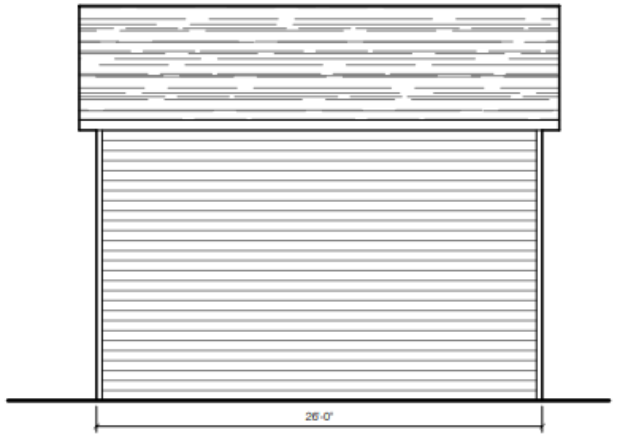


Elevations

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



2 GARAGE & WALKWAY NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

4 GARAGE & WALKWAY SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Requested Variance/Staff Recommendation

Staff recommend **approval** of the application with two variances:

- To allow for a 23' tall detached garage in lieu of the 17' maximum height that is permitted (Article 5.06).
- To allow an 8'-6" encroachment into the required 37'-6" rear yard setback (Article 5.06).

City of Upper Arlington, Ohio

December 29, 2025

Record No: 25-5694

Variance Application

Status: Active

Submitted On: 12/19/2025

Primary Location

2192 TREMONT RD
UPPER ARLINGTON, OH 43221

Owner

SHERMAN MARK D JR | SHERMAN ASHLEY B
COLUMBUS OH 43221

BZAP Information

BZAP Case #

VAR-08-26

Status

Pending

BZAP Determination Date

01/21/2026

Vote Tally

Primary Variance

Primary Planner

Riley Stanek

Findings of Fact for Approval/Denial

Variance Request

BZAP conditions

Variance Information

Describe Variance Request

Request variance to increase the height of the detached garage from 17'-0" to 23'-0".
Request variance to allow a covered walkway to encroach 8'-6" into the 37'-6" rear yard setback.

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

The property at 2192 Tremont Road is a historic property with an amazing house. The house style is tudor revival with craftsman influence. It is a 2-1/2 story house with a large asymmetrical gable facing the street. As awesome as the house is, the existing detached garage is completely opposite. The structure doesn't complement the existing style of the house and with the house addition, it sits too close to the house. Therefore, the existing detached garage is proposed to be torn down.

With the new garage, the owner would like to push the new detached to the back corner of the property allowing maneuverability for vehicles. This would also allow them to park two cars on the property in a side-by-side fashion (versus the tandem situation that exists today). The owners would like to include a second floor in the garage for virtual golf. This property does lend itself to an increase in the height of the garage to bring it into proportion with the existing house. In order to allow for the golf club swing space, a dormer is proposed on the front with windows and a matching dormer on the back without windows which is where the screen would be placed.

To protect from snow & rain, the owners would like to include a covered walkway from the house to the garage. In order to accommodate the changes of elevation, a new portico is proposed over the existing rear house landing and a smaller portico at the garage entrance and a flat roof walkway between the two porticos. This allows the height of the roof to transition to follow the grade. Since the garage is pushed toward the rear of the property, a portion of the covered walkway is located within the rear 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?

The variance will not confer a special privilege that is denied to other properties in the same district. There are many garages that have been approved with the increase in height garage. The height increase is not extreme. The additional height allows for a steeper pitch on the gable to match the scale and style of the existing house.

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

The essential character of the neighborhood area will not be substantially altered due to the variance request. The new garage design will match the exterior renovations that have been completed on the main house so the property will be a singular composition.

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

Several designs for the detached garage were studied in the initial stages of design. Shorter garages were studied but did not provide adequate clearance for the virtual golf requirements.

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

Allowing the increase in garage height and encroachment into the rear yard for the covered walkway will allow the owners the maximum use of the property which will allow them to remain in the house versus relocating.

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

☑

Attachments

Site Plan REQUIRED
2025.1218 2192 Tremont Garage_11x17.pdf
Uploaded by Brenda Parker on Dec 19, 2025 at 3:29 PM

Elevations REQUIRED
2025.1218 2192 Tremont Garage_11x17.pdf
Uploaded by Brenda Parker on Dec 19, 2025 at 3:29 PM

Floor Plans REQUIRED
2025.1218 2192 Tremont Garage_11x17.pdf
Uploaded by Brenda Parker on Dec 19, 2025 at 3:29 PM

Certificate of Notice Form (property owners within 100' of the property) REQUIRED
Certificate-of-Notice-2192 Tremont_Complete.pdf
Uploaded by Brenda Parker on Dec 19, 2025 at 3:29 PM

Copy of Letter Mailed to Neighbors REQUIRED
2192 Tremont Letter to Neighbors.pdf
Uploaded by Brenda Parker on Dec 19, 2025 at 3:29 PM

Record Activity

Brenda Parker started a draft Record	12/19/2025 at 3:27 pm
Brenda Parker added file 2025.1218 2192 Tremont Garage_11x17.pdf	12/19/2025 at 3:29 pm
Brenda Parker added file 2025.1218 2192 Tremont Garage_11x17.pdf	12/19/2025 at 3:29 pm
Brenda Parker added file 2025.1218 2192 Tremont Garage_11x17.pdf	12/19/2025 at 3:29 pm
Brenda Parker added file Certificate-of-Notice-2192 Tremont_Complete.pdf	12/19/2025 at 3:29 pm
Brenda Parker added file 2192 Tremont Letter to Neighbors.pdf	12/19/2025 at 3:29 pm
Brenda Parker submitted Record 25-5694	12/19/2025 at 3:30 pm
OpenGov system altered payment step Application Fees, changed status from Inactive to Active on Record 25-5694	12/19/2025 at 3:30 pm
OpenGov system completed payment step Application Fees on Record 25-5694	12/19/2025 at 3:31 pm
OpenGov system altered approval step Application Complete & Scheduled for BZAP Review, changed status from Inactive to Active on Record 25-5694	12/19/2025 at 3:31 pm
OpenGov system assigned approval step Application Complete & Scheduled for BZAP Review to Justin Milam on Record 25-5694	12/19/2025 at 3:31 pm
Justin Milam changed form field entry BZAP Determination Date from "" to "01/21/2026" on Record 25-5694	12/19/2025 at 3:39 pm

Justin Milam changed form field entry Status from "" to "Pending" on Record 25-5694	12/19/2025 at 3:39 pm
Justin Milam changed form field entry BZAP Case # from "" to "VAR-08-26" on Record 25-5694	12/19/2025 at 3:39 pm
Justin Milam changed form field entry Primary Planner from "" to "Riley Stanek" on Record 25-5694	12/29/2025 at 9:28 am
Justin Milam approved approval step Application Complete & Scheduled for BZAP Review on Record 25-5694	12/29/2025 at 12:30 pm
OpenGov system altered approval step Board of Zoning & Planning Review, changed status from Inactive to Active on Record 25-5694	12/29/2025 at 12:30 pm
OpenGov system assigned approval step Board of Zoning & Planning Review to Justin Milam on Record 25-5694	12/29/2025 at 12:30 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
Application Fees	12/19/2025, 3:30:13 PM	12/19/2025, 3:31:09 PM	Brenda Parker	-	Completed
✔ Application Complete & Scheduled for BZAP Review	12/19/2025, 3:31:10 PM	12/29/2025, 12:30:20 PM	Justin Milam	-	Completed
✔ Board of Zoning & Planning Review	12/29/2025, 12:30:21 PM	-	Justin Milam	-	Active
BZAP Result	-	-	-	-	Inactive

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker-Architect (on behalf of Mark & Ashley Sherman)

Location of property subject to BZAP request: 2192 Tremont Road

Describe activity which requires Board of Zoning and Planning review:

Request variance for garage height & encroachment into rear yard.

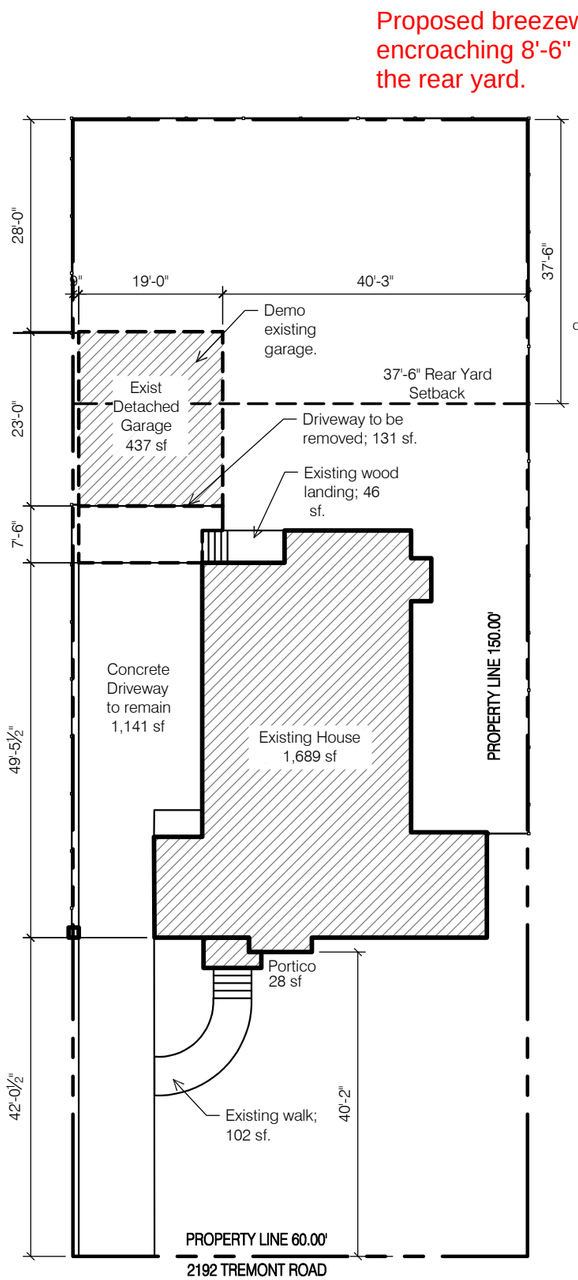
This application will be heard by the Board of Zoning and Planning on: January 21, 2026

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:
2185 Tremont Road	Seth Wolfe & Charity Fox	9589 0710 5270 2819 4414 23	12/19/25
2180 Tremont Road	Frank & Judy Bozick	9589 0710 5270 2819 4413 61	12/19/25
2188 Tremont Road	Steven & Dristine McCann	9589 0710 5270 2819 4414 08	12/19/25
2202 Tremont Road	Rosemary Huffman	9589 0710 5270 2819 4413 30	12/19/25
2210 Tremont Road	Jonni Ford	9589 0710 5270 2819 4413 85	12/19/25
2229 Fairfax Road	Robert & Kay Hutchinson	9589 0710 5270 2819 4414 15	12/19/25
2219 Fairfax Road	Steven Kretzer & Jennifer Weiss	9589 0710 5270 2819 4413 47	12/19/25
2209 Fairfax Road	Jeff VonDerau & Rebecca Grimes	9589 0710 5270 2819 4413 78	12/19/25
2205 Fairfax Road	Robert Koblentz	9589 0710 5270 2819 4414 22	12/19/25
2195 Fairfax Road	Leslie Caldwell	9589 0710 5270 2819 4413 54	12/19/25
2205 Tremont Road	John & Kimberly Hanks	9589 0710 5270 2819 4413 92	12/19/25
2193 Tremont Road	Roxsann Wilson & Michael Mathews	9589 0710 5270 2819 4414 39	12/19/25

Applicant Signature: Brenda Parker Digitally signed by Brenda Parker DN: C=US, E=BrendaParker@bp-architect.com, O=Brenda Parker - Architect, CN=Brenda Parker Date: 2025.12.19 13:42:58-05'00' **Date:** 12/19/25



1 OVERALL SITE PLAN

SCALE: 1" = 20'-0"

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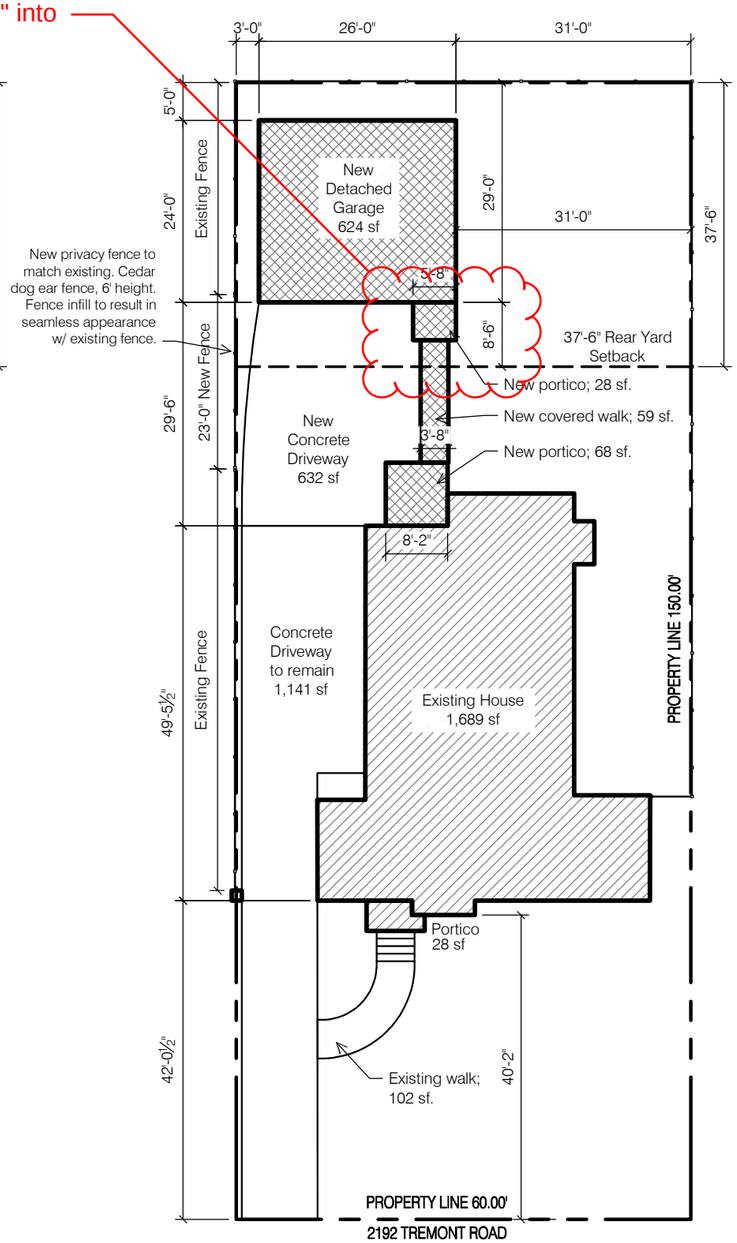


2 SITE PLAN - NEW WORK

SCALE: 1" = 20'-0"

0 10 20 40

N

GENERAL INFO

Address: 2192 Tremont Road, Upper Arlington, Oh 43221
Franklin County Parcel: 070-000794-00

Scope of Project: The project consists of the demolition of an existing detached garage and construction of a new detached garage w/ covered walk between house & garage.

Detached Garage: 624 sf
Covered Walkway: 155 sf

ZONING: R-1C

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	9,000 sf	n/a
Lot Width:	60'	n/a

Garage Setbacks	Actual	Zoning Req't
Rear Yard East:	5'-0"	5'-0"
Side Yard North:	3'-0"	3'-0"

Breezeway Setbacks	Actual	Zoning Req't
Rear Yard East:	29'-0"	37'-6" (encroach 8'-6")
	REQUEST VARIANCE	

Detached Garage	Actual	Zoning Req't
Detached Garage Size:	624 sf	630 sf (7%)
Garage Height:	23'-0"	17'-0"
	REQUEST VARIANCE	

Building Cover Limit	Actual	Zoning Req't
Bldg Cover:	2,496 sf (27.7%)	2,610 sf (29%) Meets zoning

Development Cover Limit	Actual	Zoning Req't
Dvpmt Cover:	4,371 sf (48.6%)	4,500 sf (50%) Meets zoning

SHEET INDEX

A1.0	Site Plan & General Info	A3.1	Garage Elevations
A2.1	Garage Plans	A4.1	Garage Sections

DESIGN CRITERIA

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

Architect:
Brenda Parker
614-586-5514
BrendaParker@bp-architect.com

NEW DETACHED GARAGE
2192 TREMONT ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

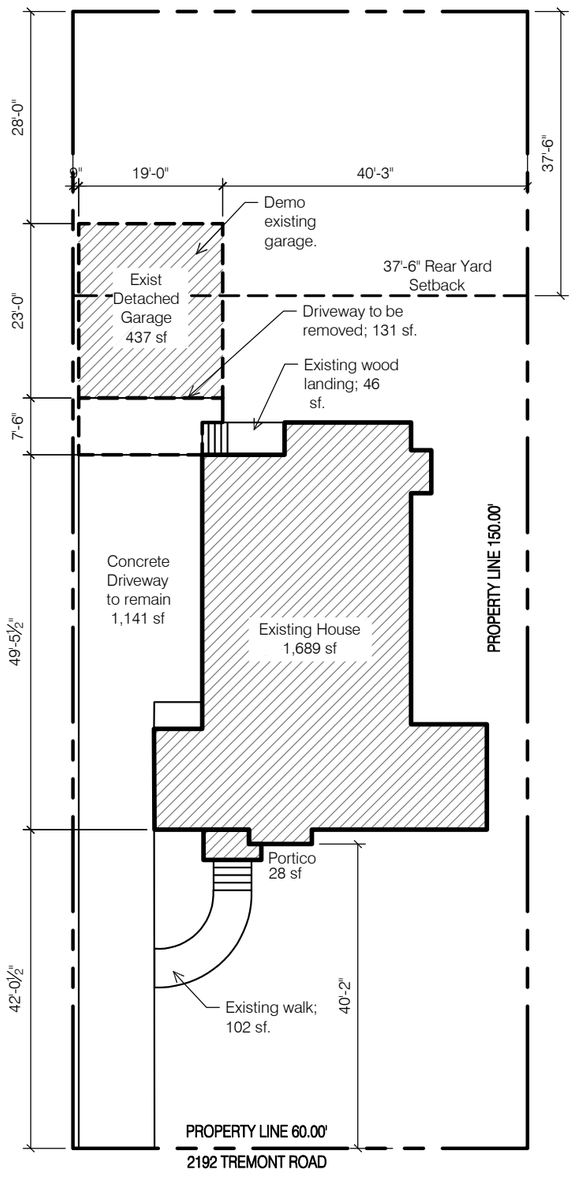
SCALE: As Noted

PROJECT NO.:

DATE: Jan 7, 2026

SHEET NO. A1.0

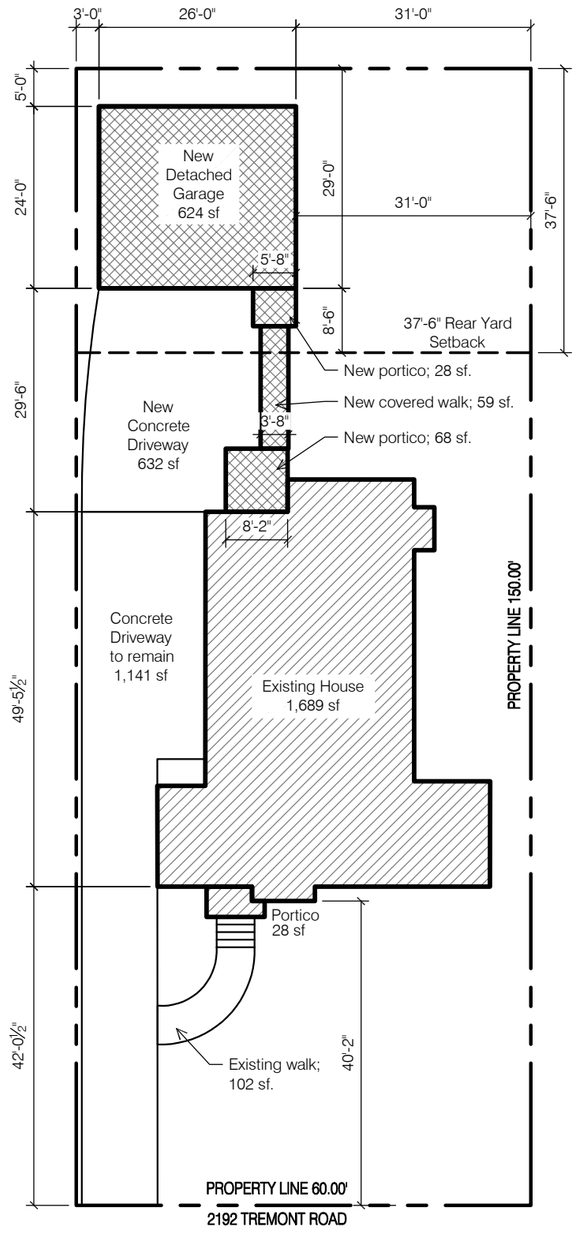
SITE PLAN & GENERAL INFO



1 OVERALL SITE PLAN

SCALE: 1" = 20'-0"

0 10 20 40



2 SITE PLAN - NEW WORK

SCALE: 1" = 20'-0"

0 10 20 40

N

GENERAL INFO

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Franklin County Parcel: 070-000794-00

Scope of Project: The project consists of the demolition of an existing detached garage and construction of a new detached garage w/ covered walk between house & garage.

Detached Garage: 624 sf
Covered Walkway: 155 sf

ZONING: R-1C

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	9,000 sf	n/a
Lot Width:	60'	n/a

Garage Setbacks	Actual	Zoning Req't
Rear Yard East:	5'-0"	5'-0"
Side Yard North:	3'-0"	3'-0"

Breezeway Setbacks	Actual	Zoning Req't
Rear Yard East:	29'-0"	37'-6" (encroach 8'-6")
	REQUEST VARIANCE	

Detached Garage	Actual	Zoning Req't
Detached Garage Size:	624 sf	630 sf (7%)
Garage Height:	23'-0"	17'-0"
	REQUEST VARIANCE	

Building Cover Limit	Actual	Zoning Req't
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Seismic Category = A
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Ice Barrier Underlayment = Yes.
Floor Live Load = 40 psf
Snow Load Roof = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

Architect:
Brenda Parker
614-586-5514
BrendaParker@bp-architect.com

NEW DETACHED GARAGE
2192 TREMONT ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE: As Noted

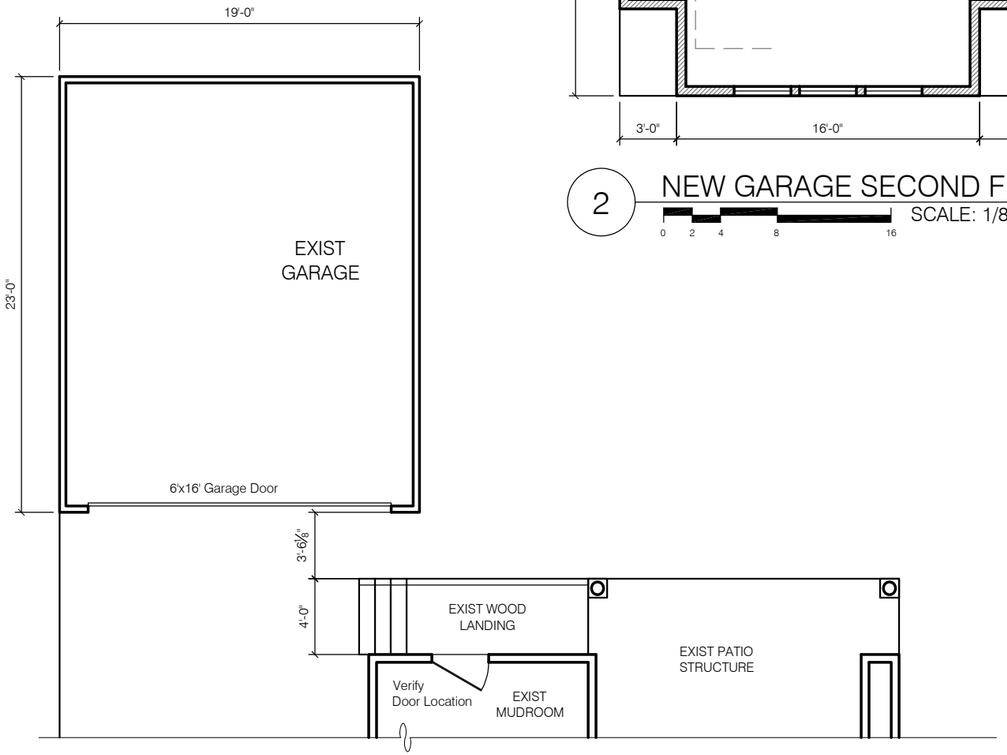
PROJECT NO.:

DATE: Dec 30, 2025

SHEET NO.

A1.0

SITE PLAN & GENERAL INFO



0 PARTIAL FIRST FLOOR - EXISTING

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

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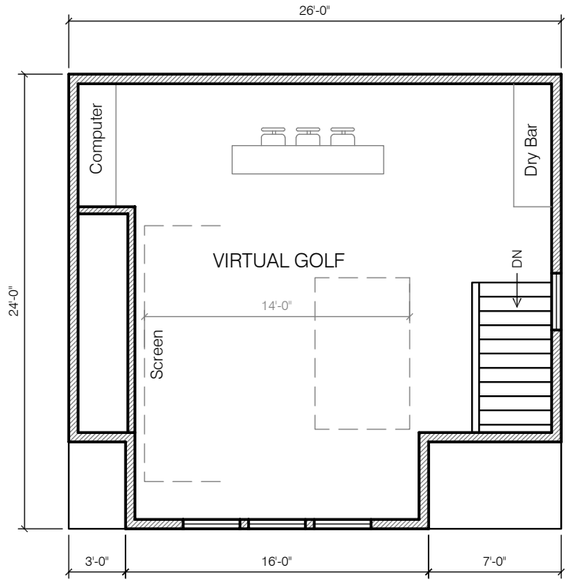

2 NEW GARAGE SECOND FLOOR

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

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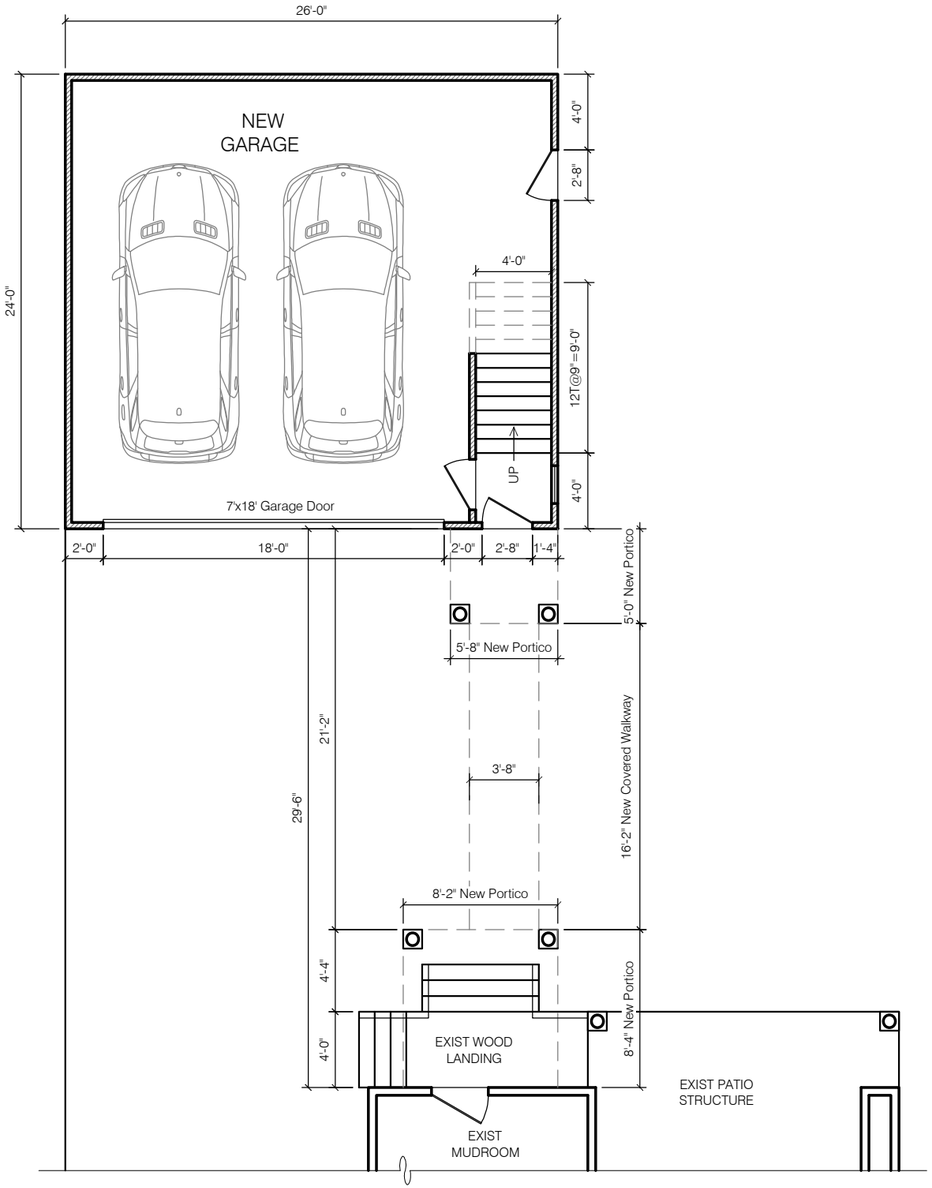


1 PARTIAL FIRST FLOOR - NEW WORK

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

0 2 4 8 16

N

Architect:
Brenda Parker
614-586-5514
BrendaParker@bp-architect.com

NEW DETACHED GARAGE

2192 TREMONT ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE:
3/16"=1'-0"

PROJECT NO.:

DATE:
Dec 30, 2025

GARAGE FLOOR PLANS

SHEET NO.

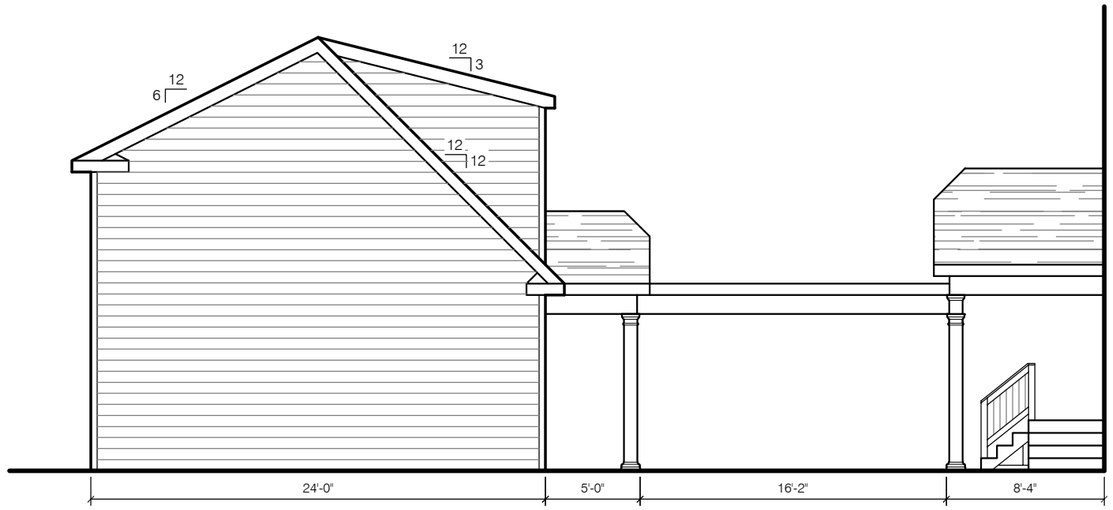
A2.1

Exceeds the 17' maximum height limit.

1 GARAGE WEST ELEVATION

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

0 2 4 8 16



2 GARAGE & WALKWAY NORTH ELEVATION

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

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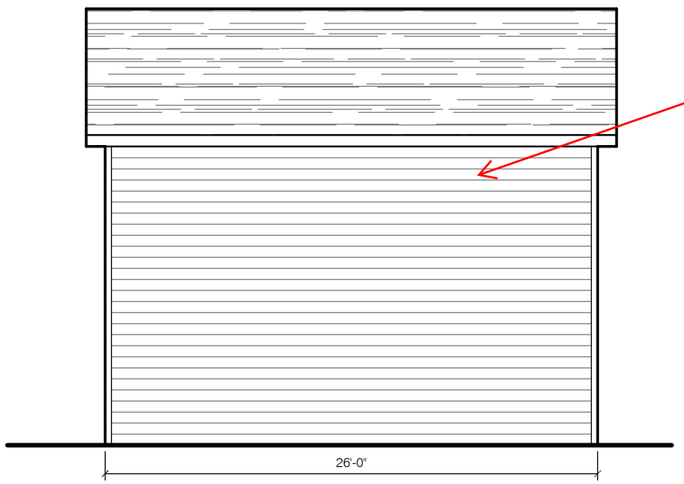
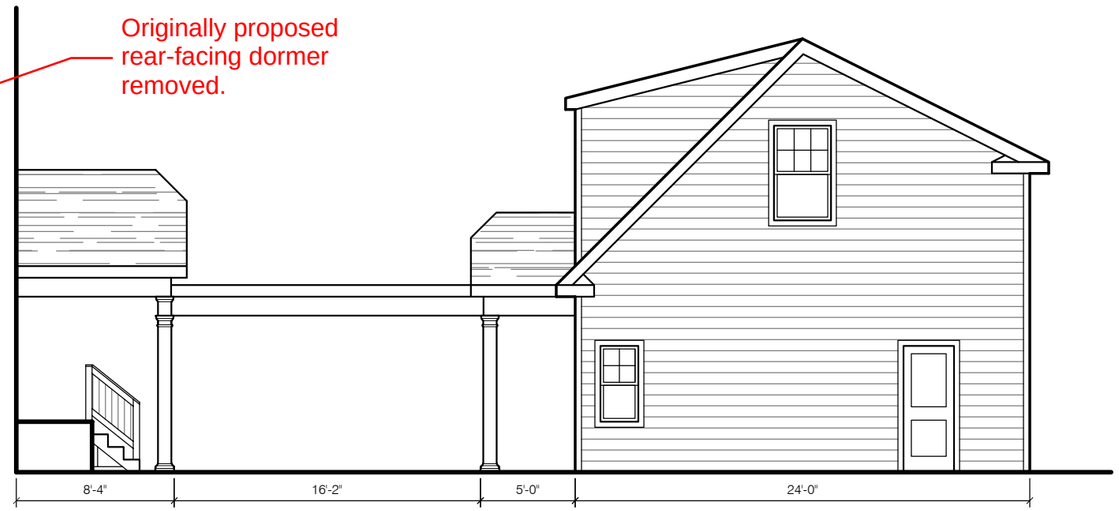


3 GARAGE EAST ELEVATION

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

0 2 4 8 16

Originally proposed rear-facing dormer removed.



4 GARAGE & WALKWAY SOUTH ELEVATION

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

0 2 4 8 16

Architect:
Brenda Parker
614-586-5514
BrendaParker@bp-architect.com

NEW DETACHED GARAGE
2192 TREMONT ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

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

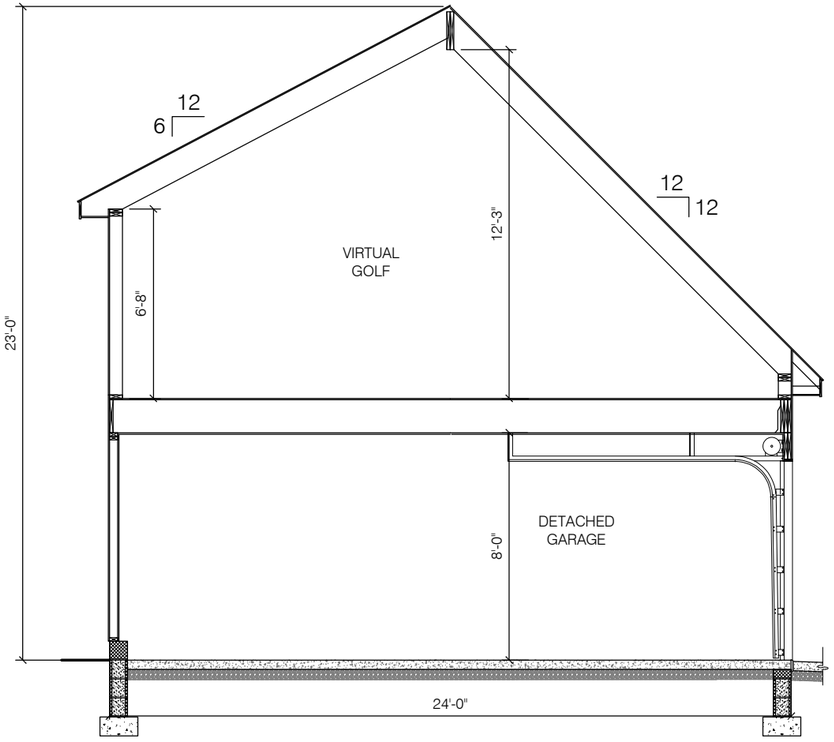
PROJECT NO.:

DATE: Dec 30, 2025

GARAGE EXTERIOR ELEVATIONS

SHEET NO.

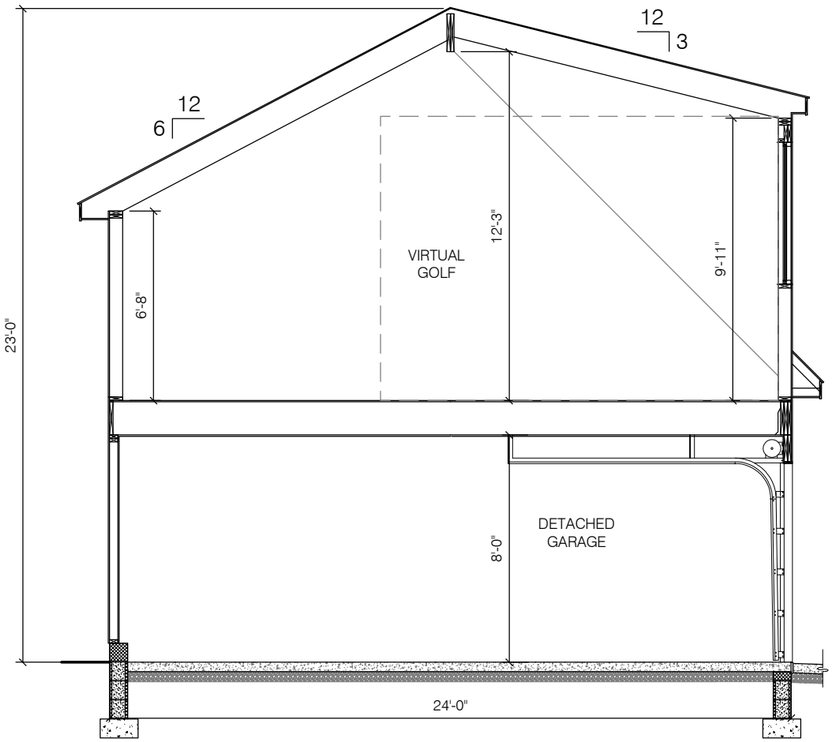
A3.1



1 CROSS SECTION

SCALE: 3/16" = 1'-0"

0 1 2 4 8



2 CROSS SECTION @ DORMER

SCALE: 3/16" = 1'-0"

0 1 2 4 8

Architect:
Brenda Parker
614-586-5514
BrendaParker@bp-architect.com

NEW DETACHED GARAGE
2192 TREMONT ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE:
3/16"=1'-0"

PROJECT NO.:

DATE:
Dec 30, 2025

GARAGE OVERALL SECTIONS

SHEET NO.
A4.1

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

Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: January 21, 2026

Subject: 2595 Dorset Road (VAR-11-26) - To allow a primary suite and mudroom addition, and a garage expansion to increase the permitted building coverage from 29 percent to 31 percent.

Site Description/History

The subject property, 2595 Dorset Road, is a 0.32-acre site located on the south side of the street, three parcels west of Leeds Road. It has 100 feet of frontage with 135 feet of depth, similar to others in the neighborhood. The property is zoned R-1c, One-Family Residence District, and was platted as Lot #16 of the Canterbury Place Addition subdivision in 1948. The lot includes a 40-foot front building line and a five-foot easement along the rear property line. The existing ranch home, constructed in 1952, is finished with stone, stucco, and tongue-and-groove siding. A driveway located on the east side of the property provides access to an existing 1.5-car attached garage. The site is heavily landscaped, with mature evergreen shrubs along the east, south, and portions of the west property lines. The applicant purchased the property in October 2011.

Proposal

The proposal includes the construction of a one-story, 822-square-foot addition at the southeast corner of the home to accommodate a primary suite and mudroom, and to expand the existing one-and-a-half-car garage into a functional two-car garage. The existing garage hip roofline will be raised to closely align with the tallest portion of the existing residence, which is approximately 16 feet in height. The addition remains subordinate to the existing home at approximately 13 feet tall. Exterior materials will include diagonal tongue-and-groove siding, full-depth stone, and dimensional roof shingles to match the existing residence. All setbacks, total development coverage, and building heights comply with the applicable requirements. At 4,216 SF of building cover, the proposal exceeds the 29% maximum by 301 SF, resulting in a 31% ratio.

Zoning Code Requirements

Building coverage limits are in place to ensure properties are not overdeveloped and to keep structures in scale with the lot. This limit also helps preserve the character of the area, as well as limiting damaging stormwater runoff, increased heat island effects, and negative visual impacts of too much roofscape. The proposal results in a building cover variance to Unified Development Ordinance (UDO) Article 5.02(C):

- To increase the maximum building coverage limit from 29 percent to 31 percent (+301 SF).

This variance request has historically been difficult for Staff to support and has been strongly policed by the Board for the above reasons. In instances where these requests have been approved, the applicant is asked to mitigate the variance by proposing the minimum necessary, providing additional landscaping to screen any additions, or providing rain barrels or permeable pavements on site.

Alternatives

The existing residence includes two-foot-wide roof overhangs around the perimeter, which contribute approximately 619 square feet to the building coverage calculation. These overhangs limit the ability to add an addition while remaining within the maximum permitted building coverage. The proposed addition incorporates matching overhangs to remain consistent with the architectural character of the existing home. However, this further restricts the buildable area on the lot. If the existing and proposed overhangs were reduced to six inches, the requested variance would not be necessary. The applicant explored multiple design alternatives to avoid a variance, including relocating the addition to other areas of the lot, placing the primary suite on a second story or reducing size.

Requested Action and Findings

Staff has reviewed the application and plans, coordinated with the applicant, and visited the site. The proposed design, with the requested variance, represents the least impactful option and is the minimum necessary to allow the home to be updated to meet current market expectations (*Finding #3; minimum necessary*). The one-story addition is compatible with the existing residence and is screened by a privacy fence and mature tree lines along the perimeter of the property. As a result, the improvements will not be visible from surrounding properties and are expected to have minimal impact on the neighborhood (*Finding #4; character of the area*). While not all nearby homes include similar roof overhangs, comparable properties in the area have been granted building coverage variances under similar circumstances. Therefore, approval of this request would not confer any special privilege to the applicant (Finding #9). Given the substantial existing landscaping that already screens the addition, this works to reduce potential impacts and stormwater runoff. For these reasons, Staff recommends that this application be approved.

Attachments

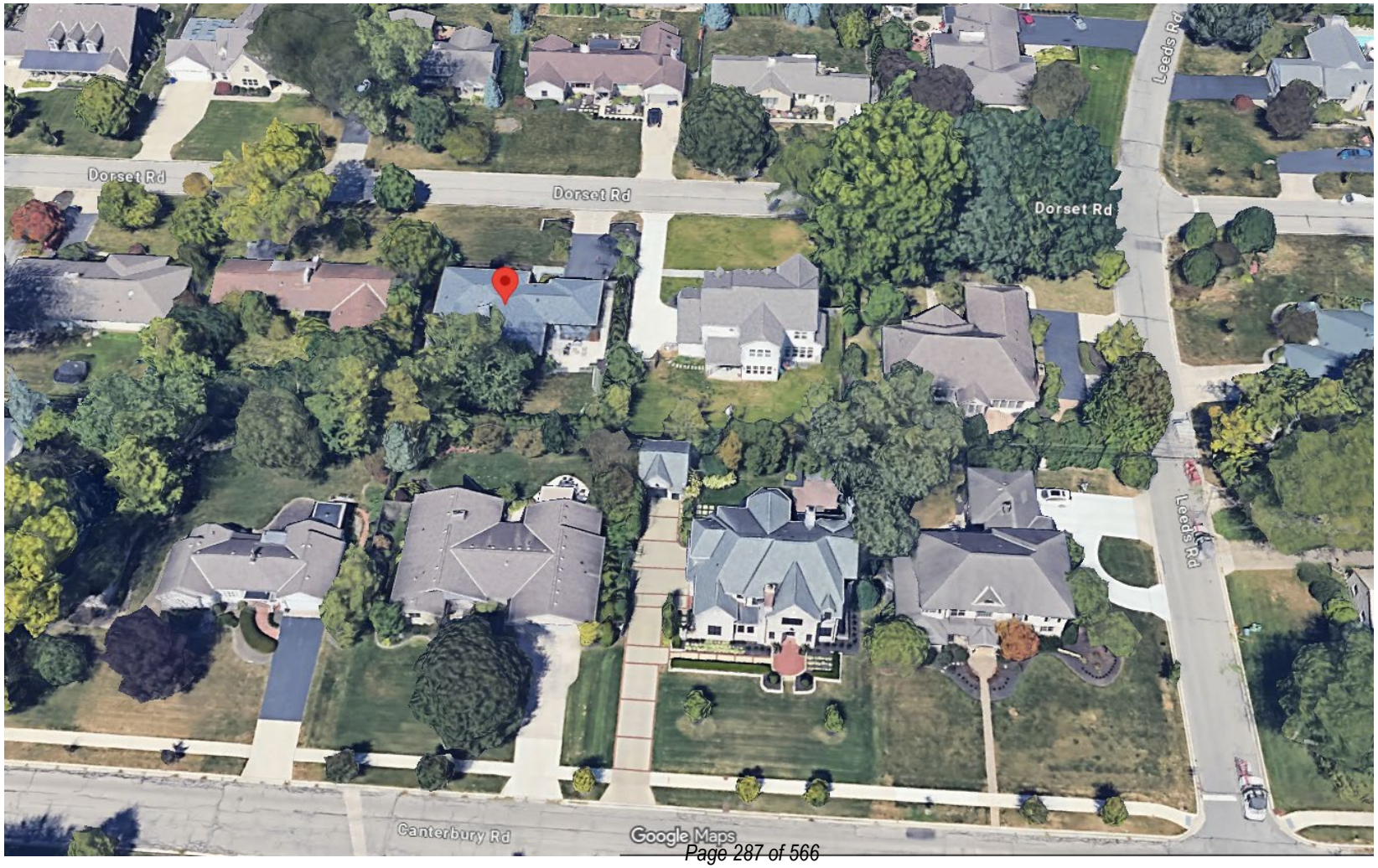
1.	2595 Dorset Road_Staff Presentation
2.	2595 Dorset Road_BZAP Application
3.	2595 Dorset Road_Plans
4.	2595 Dorset Road_Public Notices

2595 Dorset Road

BZAP Staff Report Pictures | Variance Application 11-26

January 21, 2026

Google Maps ® Aerial

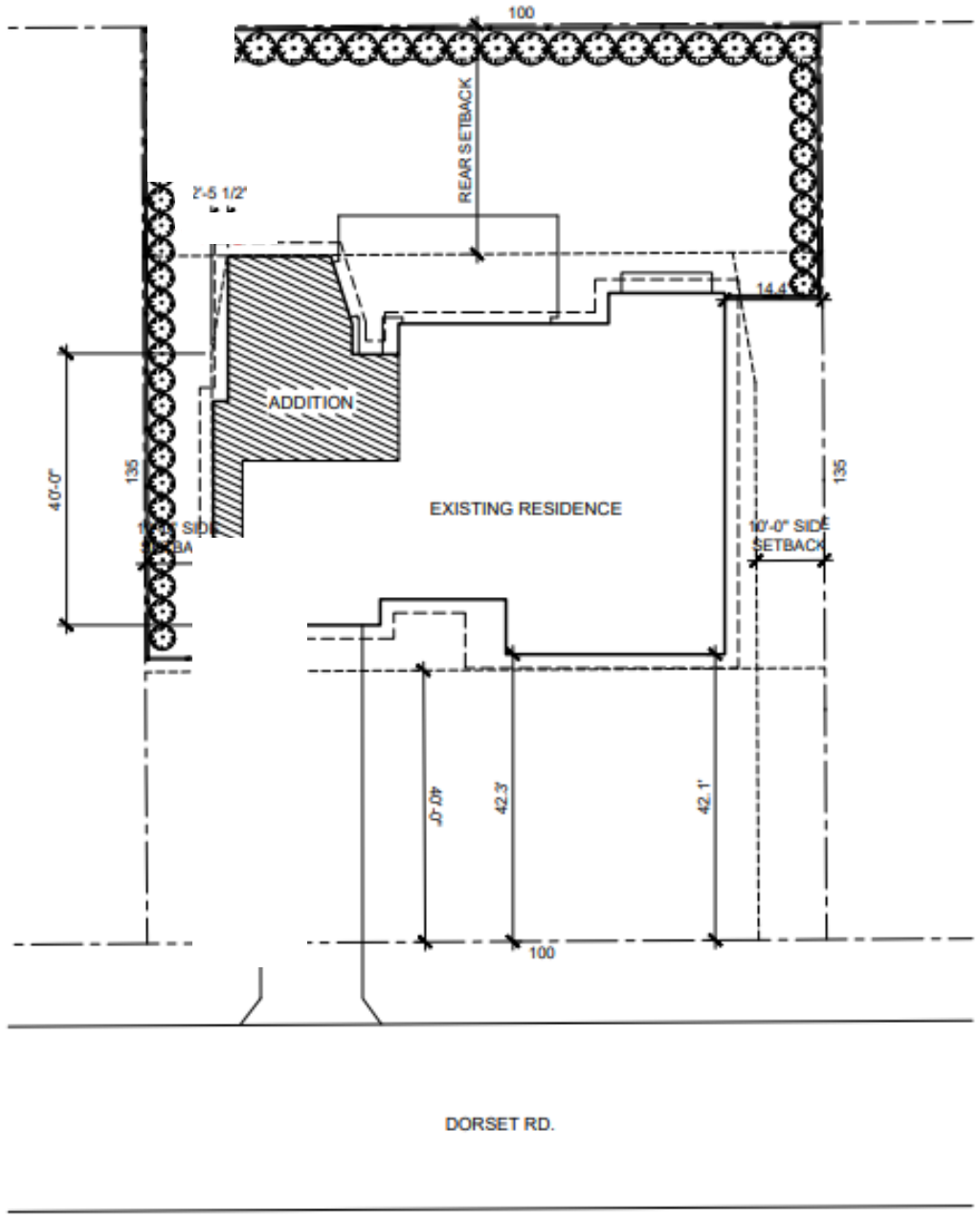


Existing Conditions

Proposed Site Plan

- Proposed improvements:
  - 822 SF primary suite/mudroom addition
  - Garage expansion – 1.5 to 2 car spaces

- Variance:
  - To allow a primary suite and mudroom addition, and a garage expansion to increase the permitted building coverage from 29 percent to 31 percent.



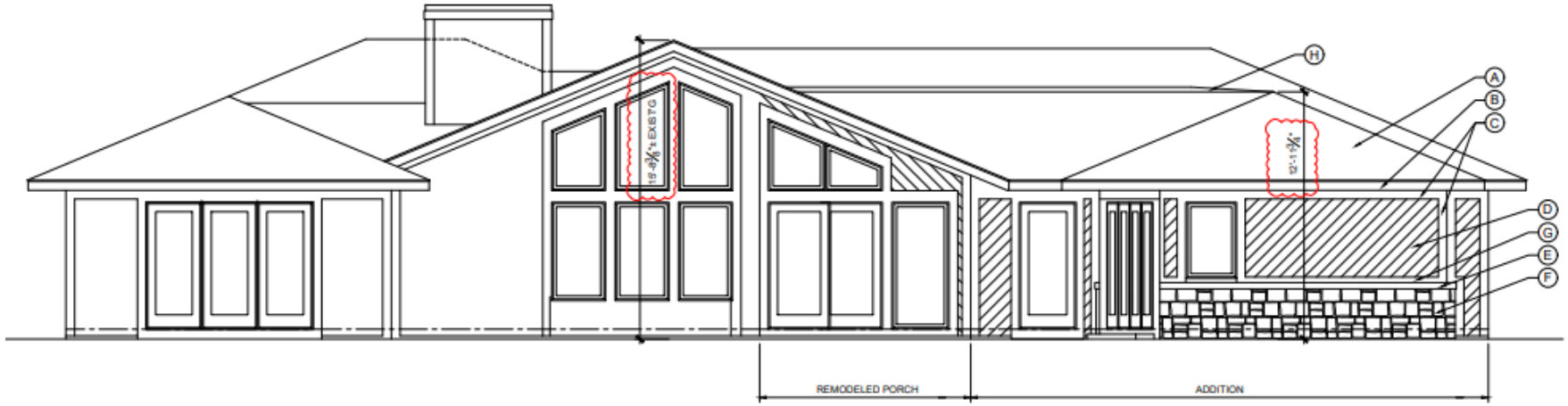
Front Elevation

Existing

Proposed

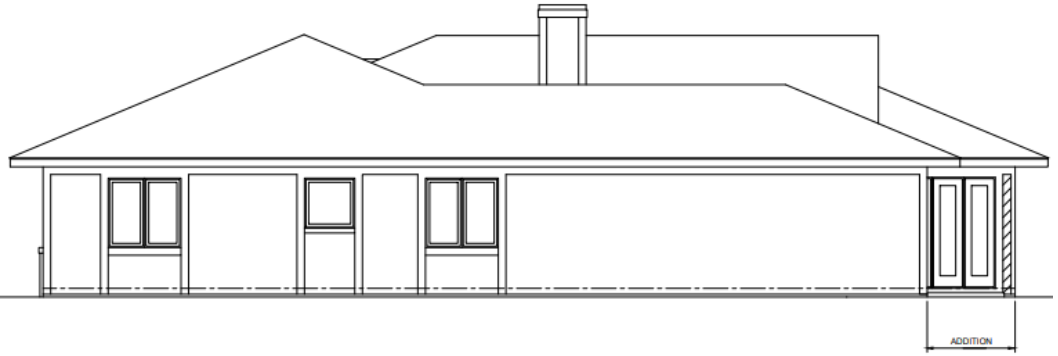
Rear Elevation

Existing

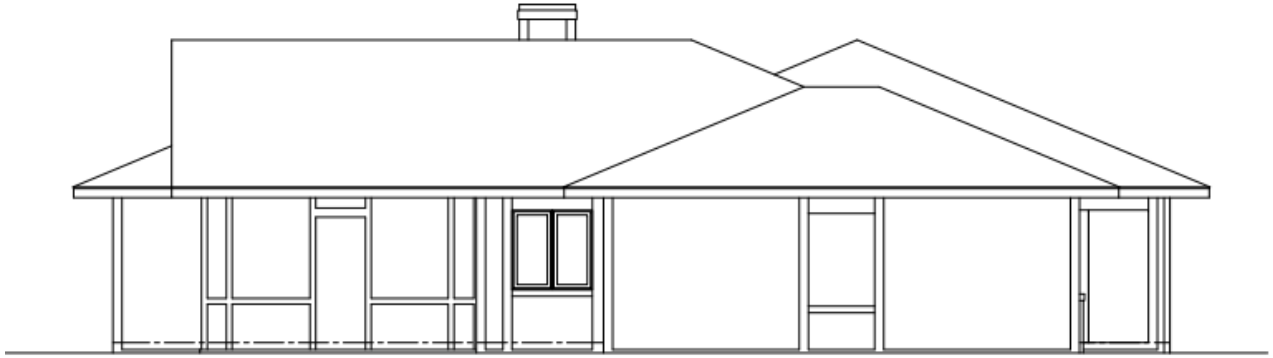


Proposed

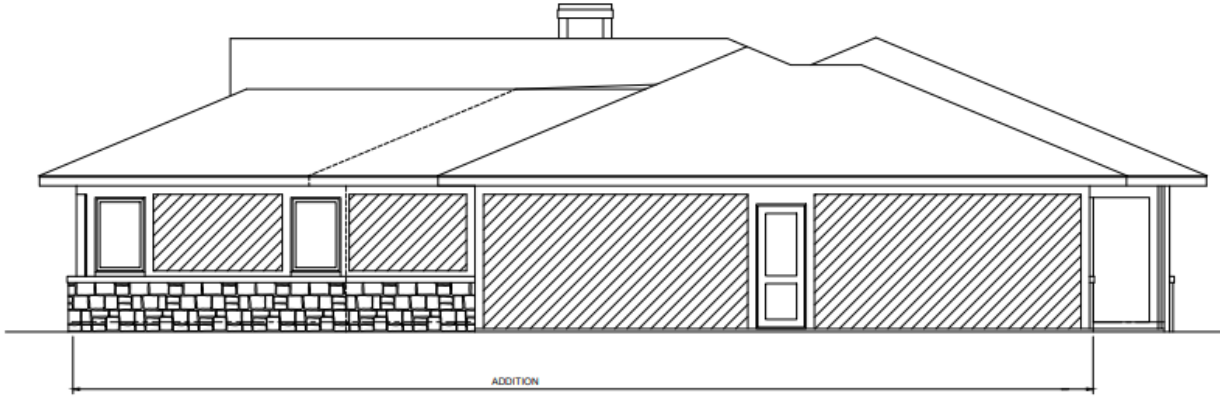
East & West Elevations



Proposed



Existing



Proposed

Requested Variance/Staff Recommendation

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

- To increase the maximum building coverage limit from 29 to 31 percent (+301 SF)(Article 5.02).

Record No: 25-5753

Variance Application

Status: Active

Submitted On: 12/23/2025

Primary Location

2595 DORSET RD
UPPER ARLINGTON, OH 43221

Owner

ROGERS MICHAEL | ROGERS COURTNEY L
Dorset Rd. 2595 COLUMBUS OH 43221

BZAP Information

BZAP Case #

VAR-11-26

Status

Pending

BZAP Determination Date

01/21/2026

Vote Tally

Primary Variance

Building Coverage

Primary Planner

Taylor Mullinax

Findings of Fact for Approval/Denial

Variance Request

To allow a primary suite and mudroom addition, and a garage expansion to increase the building coverage to 31 percent in lieu of the 29 percent maximum.

BZAP conditions

Variance Information

Describe Variance Request

The variance is to exceed the permitted building cover for the site. Granting the variance will permit the expansion of the current garage to a two-car garage and allow for the addition of a mudroom and primary suite.

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

The design of the existing house has 2'-0" wide overhangs around the perimeter. Because these overhangs contribute 619 sq. ft. to the building cover calculation, the area available for additions is limited. To match the design of the existing house, the addition also incorporates these wide overhangs, further limiting the amount of interior space that can be added.

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

Not all homes in the community have overhangs as wide as those on this house. If the overhangs on this house were 6", this variance would not be needed. Other projects have been granted a variance for the same reason.

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 is one-story and is within the setbacks. The closet neighbor to the addition is shielded by a privacy fence and a wall of trees. All exterior surfaces of the addition will match those of the existing house. When complete the changes will not be apparent.

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

The house currently has three bedrooms. The home is in need of an office. The size of the smallest bedroom limits its ability to function as a bedroom, but can be used as an office. As a result a new bedroom is needed. The location of this bedroom suite anywhere else on the site would have resulted in additional variances.
Placing it on the second floor may compromise the original design and have more of an impact one of the neighboring properties.

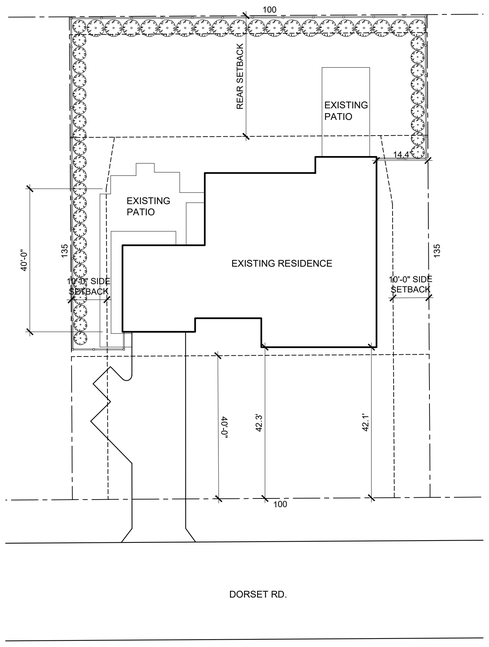
The expanded garage and the new bedroom suite are not excessive. Their areas have been limited by the setback restrictions on the property. The overall development cover is well below the permitted maximum.

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

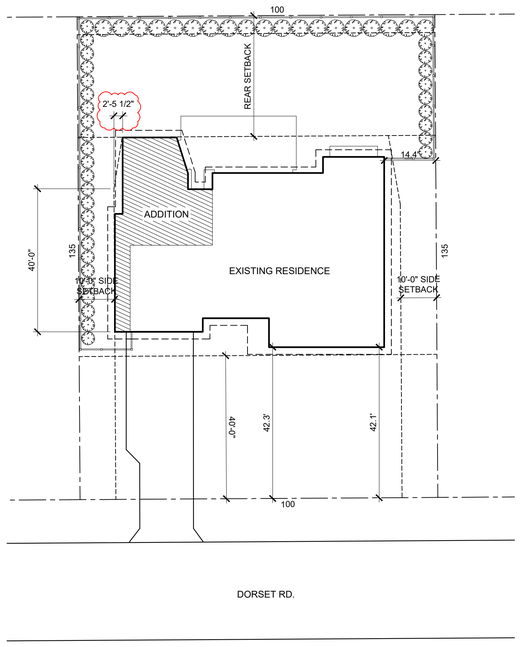
The house is currently a 2 bedroom house with a 1 1/2 car garage. The variance will allow this house to be brought up to the expectations of the current marketplace and the standards of other homes in the neighborhood.

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

☑



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



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

ZONING INFORMATION

PARCEL ID		070-003834-00	
ZONING DISTRICT		R-1C	
LOT AREA		13,500 SQ. FT.	
EXISTING BUILDING COVER	-	3,394 SQ. FT.	25% OF LOT AREA
PERMITTED BUILDING COVER	-	3,915 SQ. FT.	29% OF LOT AREA
PROPOSED BUILDING COVER	-	4,216 SQ. FT.	31% OF LOT AREA
EXISTING DEVELOPMENT COVER	-	5,061 SQ. FT.	37% OF LOT AREA
PERMITTED DEVELOPMENT COVER	-	6,075 SQ. FT.	45% OF LOT AREA
PROPOSED DEVELOPMENT COVER	-	5,477 SQ. FT.	41% OF LOT AREA
BUILDING COVER DUE TO 2'-0" OVERHANG	-	619 SQ. FT.	
BUILDING COVER WITH 6" OVERHANG	-	3,743 SQ. FT.	28% OF LOT AREA

ADDITION & REMODELING
THE ROGERS RESIDENCE
2595 DORSET ROAD

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

ZON. VAR.: 12-23-2025
REVISED: 01-08-2026

A-1

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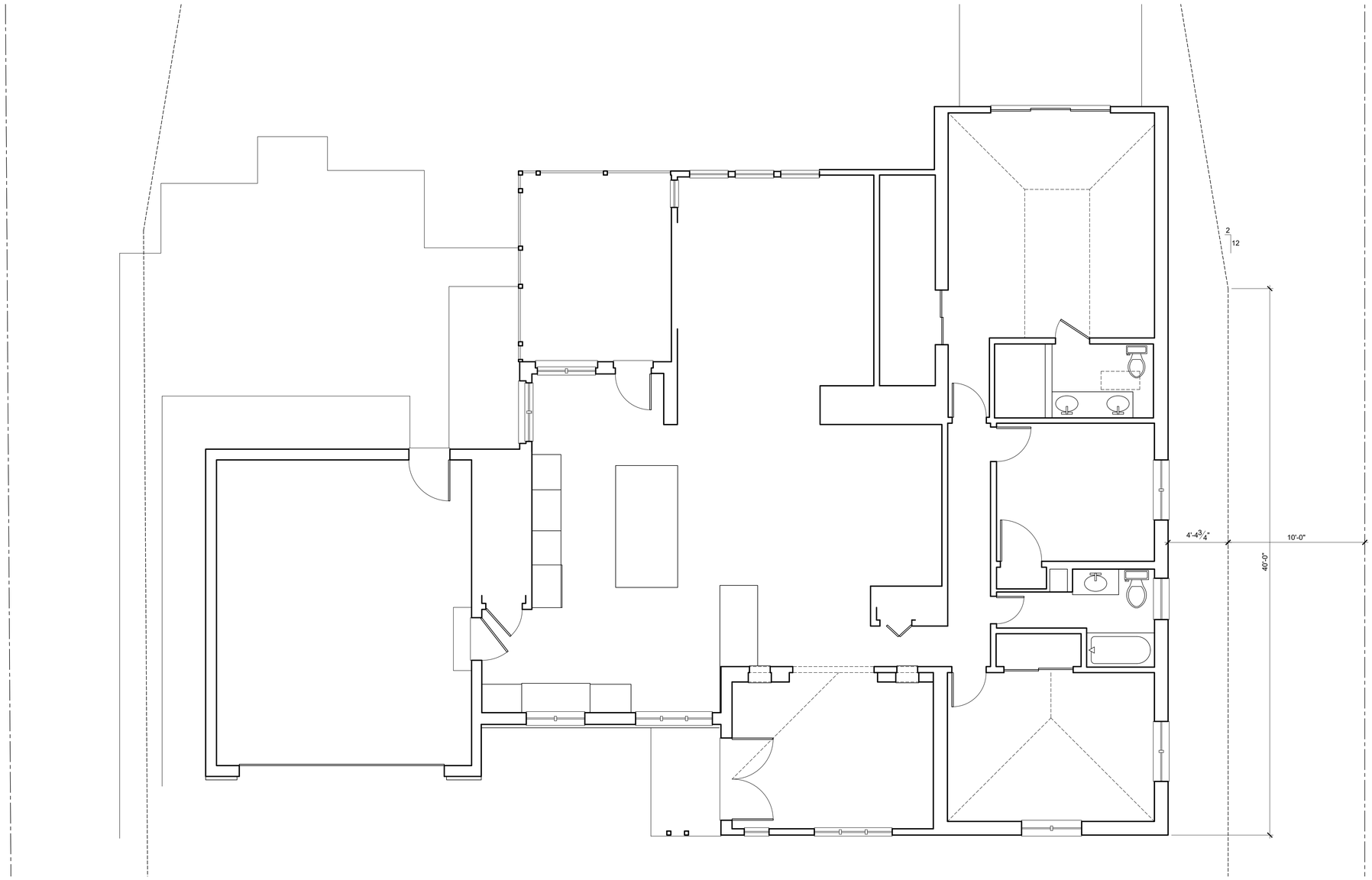

FIRST FLOOR PLAN

EXISTING

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

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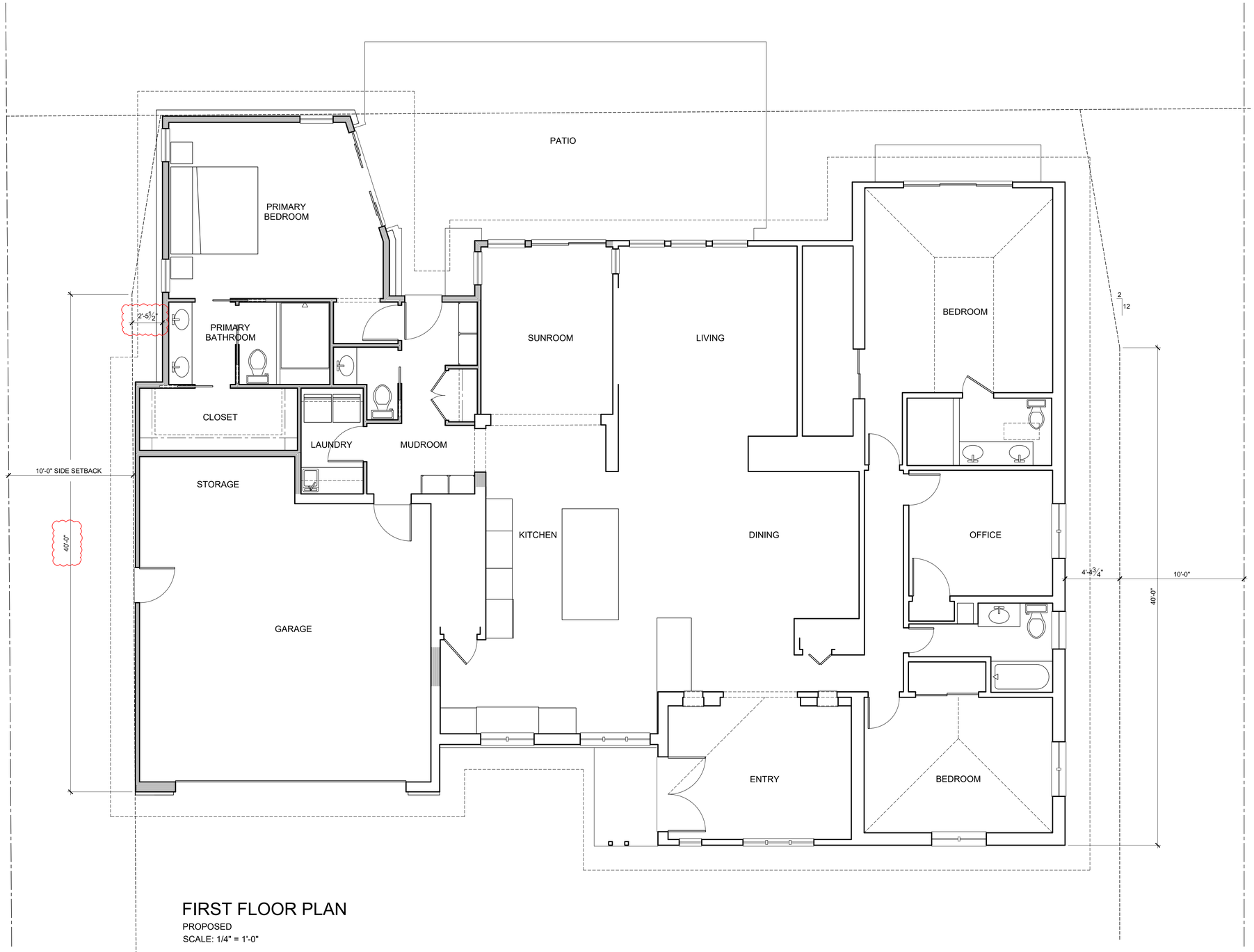
ADDITION & REMODELING
THE ROGERS RESIDENCE
2595 DORSET ROAD

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

ZON. VAR.: 12-23-2025

A-2 EXIST



FIRST FLOOR PLAN

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

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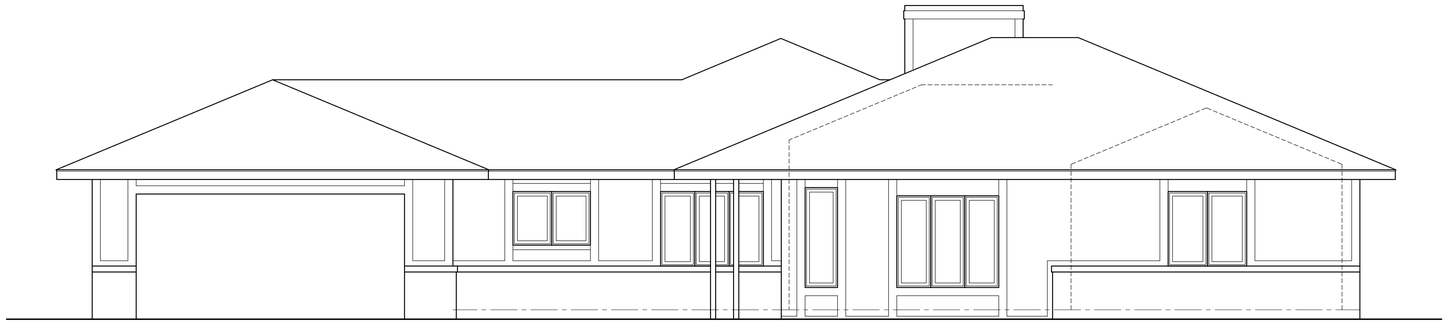
ADDITION & REMODELING
THE ROGERS RESIDENCE
2595 DORSET ROAD

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

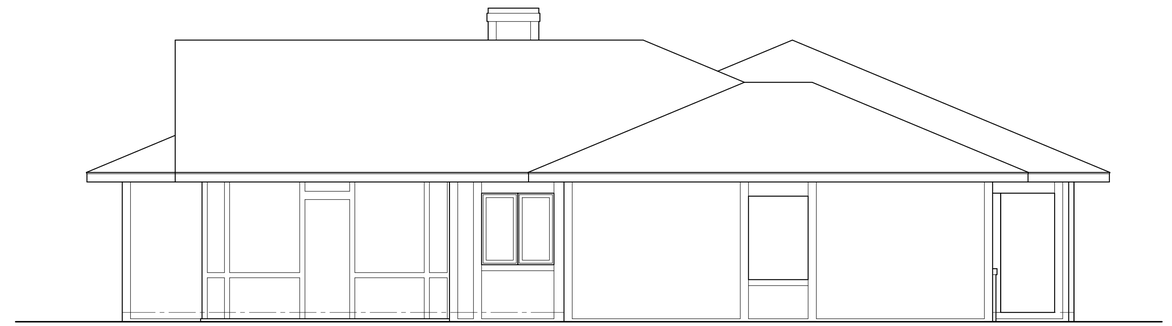
ZON. VAR.: 12-23-2025
REVISED: 01-08-2026

A-2



FRONT (NORTH) ELEVATION

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



SIDE (EAST) ELEVATION

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

REAR (SOUTH) ELEVATION

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

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ADDITION & REMODELING
THE ROGERS RESIDENCE
2595 DORSET ROAD

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

ZON. VAR.: 12-23-2025

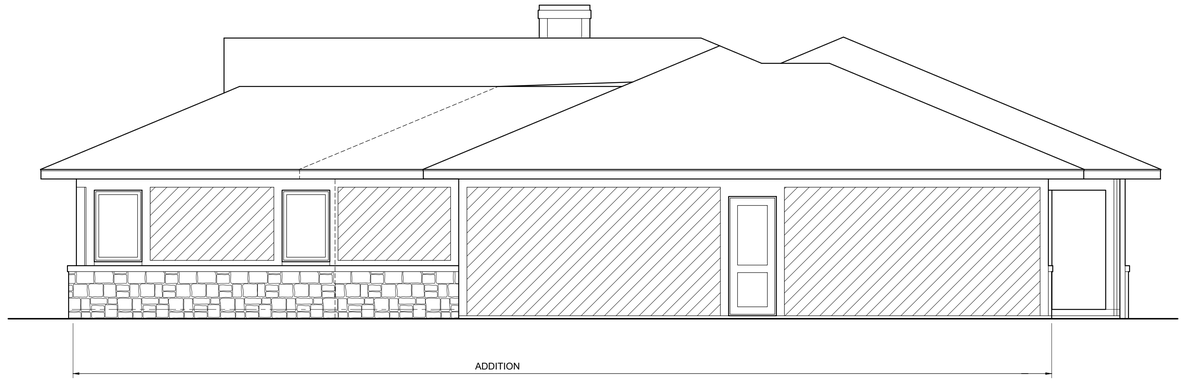
A-3 EXIST

FRONT (NORTH) ELEVATION

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

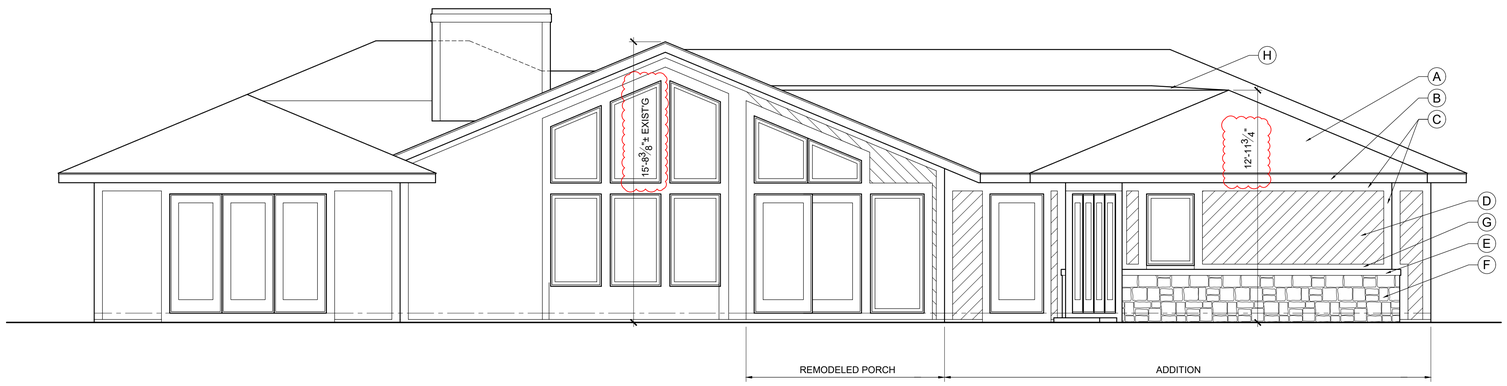
SIDE (WEST) ELEVATION

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



SIDE (EAST) ELEVATION

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



REAR (SOUTH) ELEVATION

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

EXTERIOR MATERIALS

- A. DIMENSIONAL SHINGLES TO MATCH EXISTING
- B. FASCIA TO MATCH AND ALIGN WITH EXISTING
- C. TRIM TO MATCH EXISTING
- D. DIAGONAL T&G SIDING TO MATCH EXISTING
- E. STONE CAP TO MATCH AND ALIGN WITH EXISTING
- F. FULL DEPTH STONE TO MATCH EXISTING
- G. TRIM AT TOP OF STONE. EXPOSURE TO MATCH EXISTING. WALL FLASHING BEHIND TRIM AND SIDING
- H. REINFORCED RUBBER MEMBRANE ROOF

ADDITION & REMODELING
THE ROGERS RESIDENCE
2595 DORSET ROAD

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

ZON. VAR.: 12-23-2025
REVISED: 01-08-2026

A-3

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December 29, 2025

Dorset Road

Re: Zoning variance request for an addition at 2595 Doret Rd

To Our Dorset Neighbors:

We are writing to inform you that we are requesting a zoning variance for a one-story addition to rear of our residence at 2595 Dorset Road. This request will be heard on January 21, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

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

Sincerely,

Courtney and Michael Rogers
323-528-5712

City of Upper Arlington

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

Revised: May 2023

Certification of Notice

Applicant Name: Michael and Courtney Rogers

Location of property subject to BZAP request: 2595 Dorset Road

This application will be heard by the Board of Zoning and Planning on: Jan. 21, 2026

Describe activity which requires Board of Zoning and Planning review:

A variance is required to permit the expansion of our garage and to construct a one-story addition at the rear of our home.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2585 DORSET ROAD	JONATHAN & JANE ESTES		12/18/25
2586 CANTERBURY ROAD	STACEY GILLER		12/18/25
2592 CANTERBURY ROAD	LARRY WOLPERT & SHELLY HAMILTON		12/18/25
2600 CANTERBURY ROAD	DORIS STARLIN	9589 0710 5270 2743 0553 20	12/29/25
5080 SQUIRREL BEND/2630 CANTER.	MANA KIAWAH LLC	9589 0710 5270 2743 0553 44	12/29/25
2621 DORSET ROAD	NATHAN DONHAM & MARISSA MUTCHLER	9589 0710 5270 2743 0553 13	12/29/25
2607 DORSET ROAD	ANGELIQUE GAAL-OREILLY	9589 0710 5270 2743 0553 06	12/29/25
5080 SQUIRREL BEND/2571 DORSET	MANA KIAWAH LLC	9589 0710 5270 2743 0553 44	12/29/25
2578 DORSET ROAD	PENNY HELSCEL	Peggy L. Helscel	12/20/25
2588 DORSET ROAD	ALLEN & LISA CARD		12/18/25
2600 DORSET ROAD	ERIC & ANNE SANDSTROM	Eric Sandstrom	12/18/25
2612 DORSET ROAD	MATTHEW NAWROCKI & MONA PRASAD	9589 0710 5270 2743 0553 37	12/29/25
Applicant Signature:			**Date:** 12/20/25

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

Authors: Riley Stanek, Community Development Intern

BZAP Meeting Date: January 21, 2026

Subject: 1856 Baldridge Road (VAR-14-26) - To allow a two-story addition to encroach four feet into the eight-foot minimum side yard setback.

Site Description/History

The subject property, 1856 Baldridge Road, is located at the northern corner of Baldridge and Andover Roads, and is zoned R-1c, One-Family Residence District. The 0.21-acre site measures 132 feet wide and 70 feet deep, and is identified as Lot #16 in Block 146 of the Village of Upper Arlington Plat from 1940. The plat includes a 40-foot building setback line along the Baldridge Road frontage, a 20-foot building setback line along the Andover Road frontage, and a five-foot easement along the rear property line. The property includes a two-story stone and brick residence with an existing single-story attached garage accessed via Andover Road, and was built in 1946. An existing wood privacy fence encloses the rear and side yards. The property was purchased by the applicant in 2021.

Proposal

The proposal includes the construction of a 1,634-square-foot, two-story addition at the northeast corner of the home to accommodate a two-car garage and a primary bedroom suite. The existing flat-roof, two-car garage will be demolished, and the new addition will be constructed in its place.

The addition will be approximately 23 feet tall, aligning with the height of the existing residence and remaining below the 35-foot maximum permitted height. The addition will feature a steep gabled roof that complements the existing home, with two projecting shed roofs extending east and west. Exterior materials will include brick on the lower level and stucco/EIFS cladding with decorative trim boards on the upper level, all painted in an earth-toned tan color to match the existing residence. The roof will be finished with a rust-colored standing-seam metal roof to match the existing primary residence. A decorative standing-seam metal awning with corbels is proposed above the garage door. The upper floor of the northeast elevation includes four windows, which could be a privacy issue for the neighbor.

Other improvements include extending the concrete driveway to align with the new addition and new four-foot tall landscaping will be added along the east property line five feet north of the addition.

The rear setback, total development coverage, building coverage, and building height comply

with applicable requirements. The addition encroaches approximately four feet into the required eight-foot side yard setback along the property line opposite Andover Road.

Zoning Code Requirements

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

- To allow a two-story addition to encroach four feet into the eight-foot minimum side yard setback (Article 5.02).

Alternatives

The applicant presented multiple design alternatives to staff, which were also reviewed by the City's third-party architect. Earlier iterations resulted in additions that were taller than the existing residence, roof forms that did not align with the existing home, overly complex rooflines that could increase the potential for maintenance issues, and architectural elements that were not consistent with the character of the existing residence. Some of these alternatives would also have required an additional variance to the rear yard profile. The proposed design addresses these concerns and represents the option that requires the fewest variances.

Requested Action and Findings

Staff reviewed the application and plans, discussed the proposal with the applicant, and visited the site. The property is a corner lot with 40-foot and 20-foot front building line setbacks, which somewhat limit the developable area and constrain the ability to add onto the home without a variance (*Finding #1; special conditions of the site*). The proposed addition represents the minimum necessary to make reasonable use of the property while aligning with modern design expectations (*Finding #3; minimum necessary*). The addition is designed to be compatible with the existing residence and is not expected to adversely impact adjacent properties, where second story additions are common (*Finding #4; character of the area*). In most cases, a 50 percent setback encroachment would be cause for concern. However, the previously noted factors effectively mitigate this request. For these reasons, Staff recommends approval of the application with the stipulation that the two westernmost second floor windows on the northeast elevation be adjusted to protect privacy, subject to approval by Staff.

Attachments

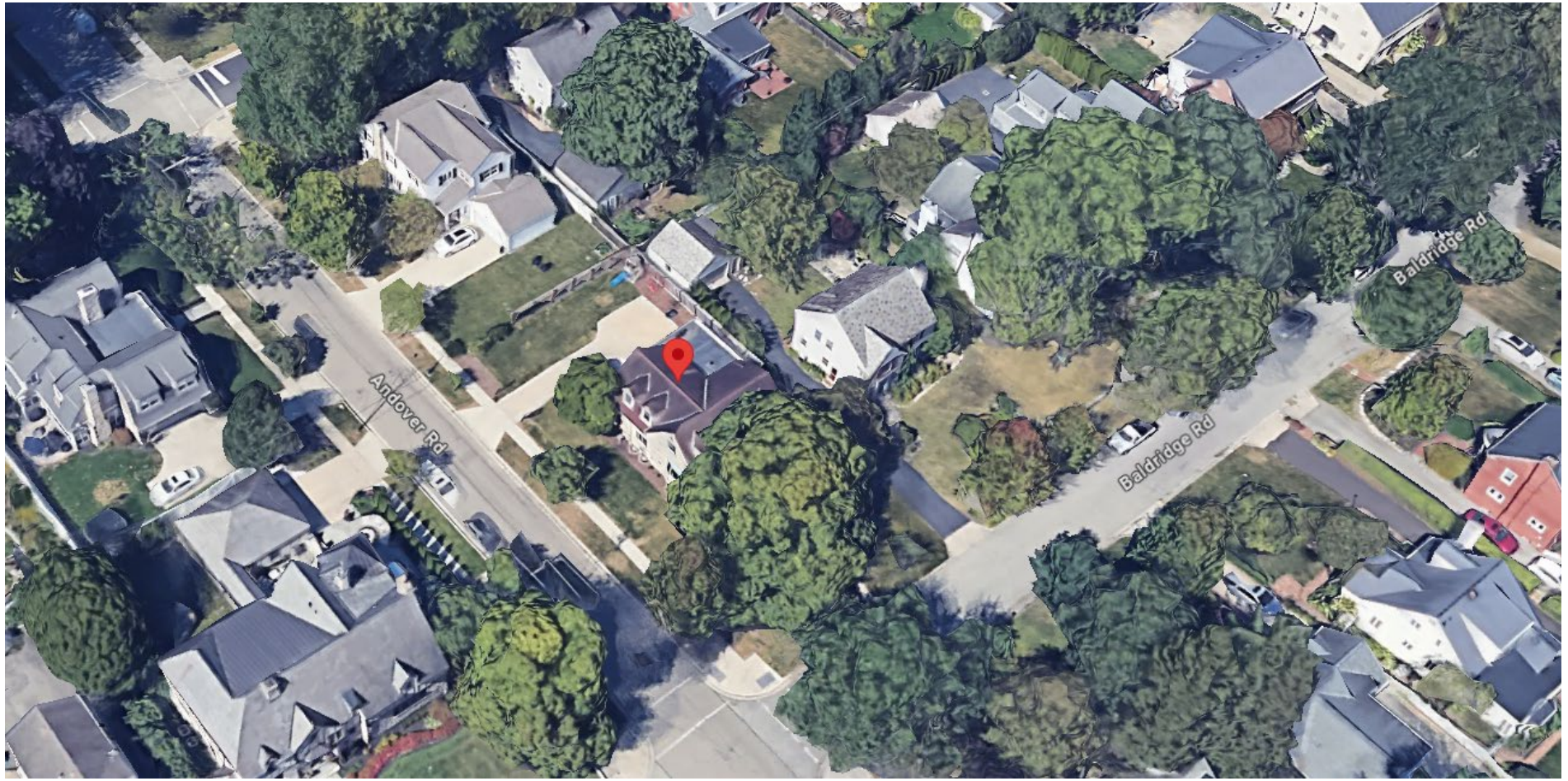
1.	1856 Baldridge Rd_Staff Presentation
2.	1856 Baldridge Rd_Application
3.	1856 Baldridge Rd_Notices
4.	1856 Baldridge Rd_Revised Plans
5.	1856 Baldridge Rd_Proposed Plans

1856 Baldridge Road

BZAP Staff Report Pictures | Variance Application 14-26

January 21, 2026

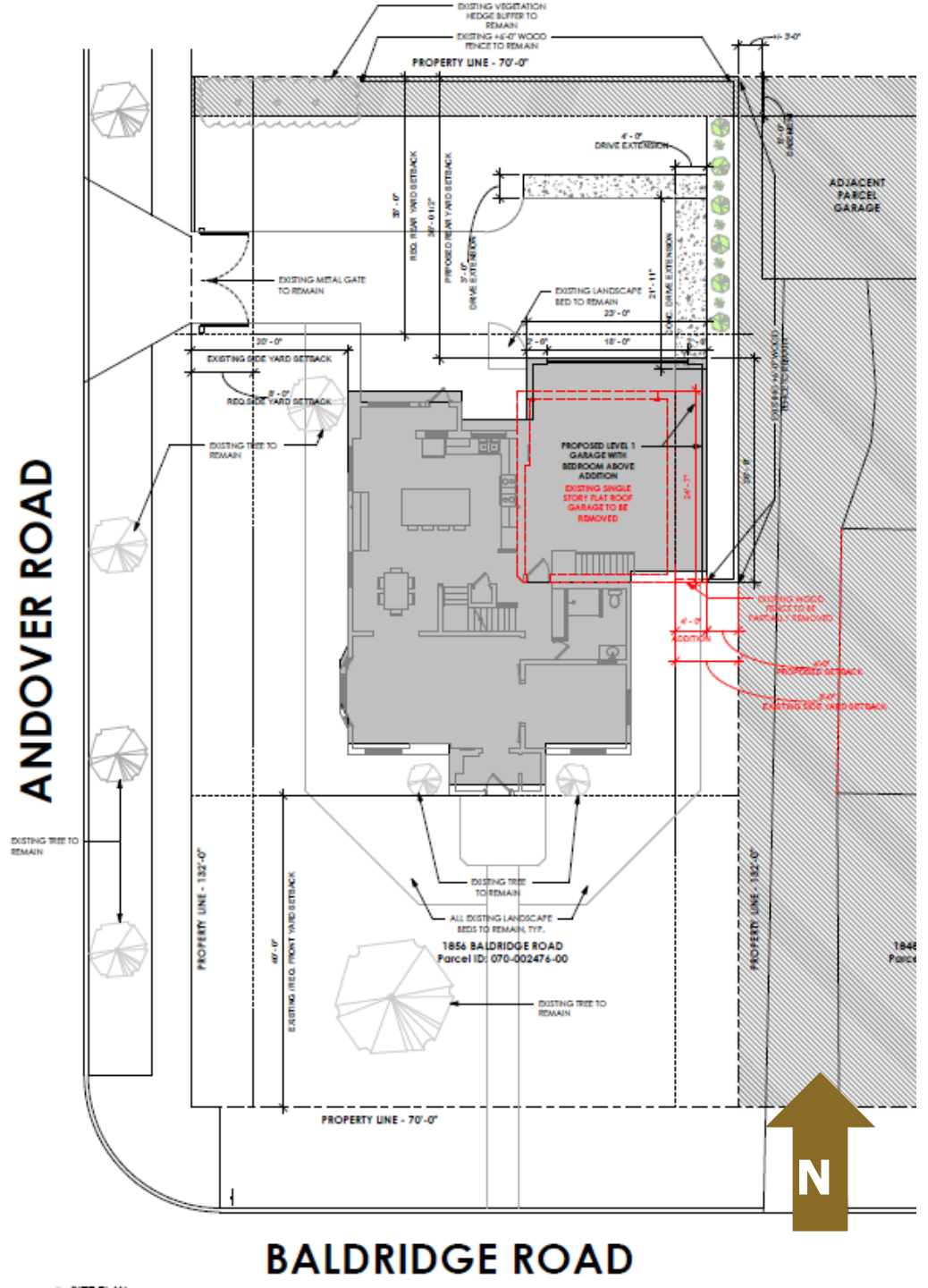
Google Maps ® Aerial Photo



Existing Site Conditions

Proposed Site Plan

- Proposed improvement:
  - Two-story garage and bedroom addition.
- Variance:
  - To allow a two-story addition to encroach four feet into the eight-foot minimum side yard setback.



Proposed Elevations

Variance Request/Staff Recommendation

- To allow a two-story addition to encroach four feet into the eight-foot minimum side yard setback (Article 5.02)

Staff recommends that this application be approved, subject to the two westernmost second floor windows be adjusted to protect privacy, subject to approval by Staff.

Record No: 25-5745

Variance Application

Status: Active

Submitted On: 12/23/2025

Primary Location

1856 BALDRIDGE RD
UPPER ARLINGTON, OH 43221

Owner

YEAGER JAMES A | YEAGER KATIE E
Baldridge Road 1856 UPPER ARLINGTON OH , Ohio 43221

BZAP Information

BZAP Case #

VAR-14-26

Status

Pending

BZAP Determination Date

01/21/2026

Vote Tally

Primary Variance

Side Yard

Primary Planner

Riley Stanek

Findings of Fact for Approval/Denial

Variance Request

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

BZAP conditions

Variance Information

Describe Variance Request

The removal of a single story garage being replaced with a new 2 story addition is being proposed on the northeast side (side yard) of the existing 2 Story single family residence. The addition encroaches into the required side yard setback by 4'-0" providing a 4'-0" setback in lieu of 8'-0". The existing 6'-0" tall screen fences along the north and east property line are to remain.

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 are no special conditions peculiar to this property. However, being a corner lot, the area available for the expansion of structures is more limited than non-corner lots. As such, the options for expansion are slightly restricted.

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

We do not feel that the granting of this variance would confer any special privilege as there are adjacent structures which are closer than the required 8'-0" side yard setback

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

We feel that the essential character of the neighborhood will be maintained and have purposefully designed these improvements with the potential impacts in mind. As such, we do not believe this variance will negatively impact the surrounding neighbors.

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

An alternate layout, respecting the side yard setback would not achieve the desired organization and associations of garage and second floor bedroom space.

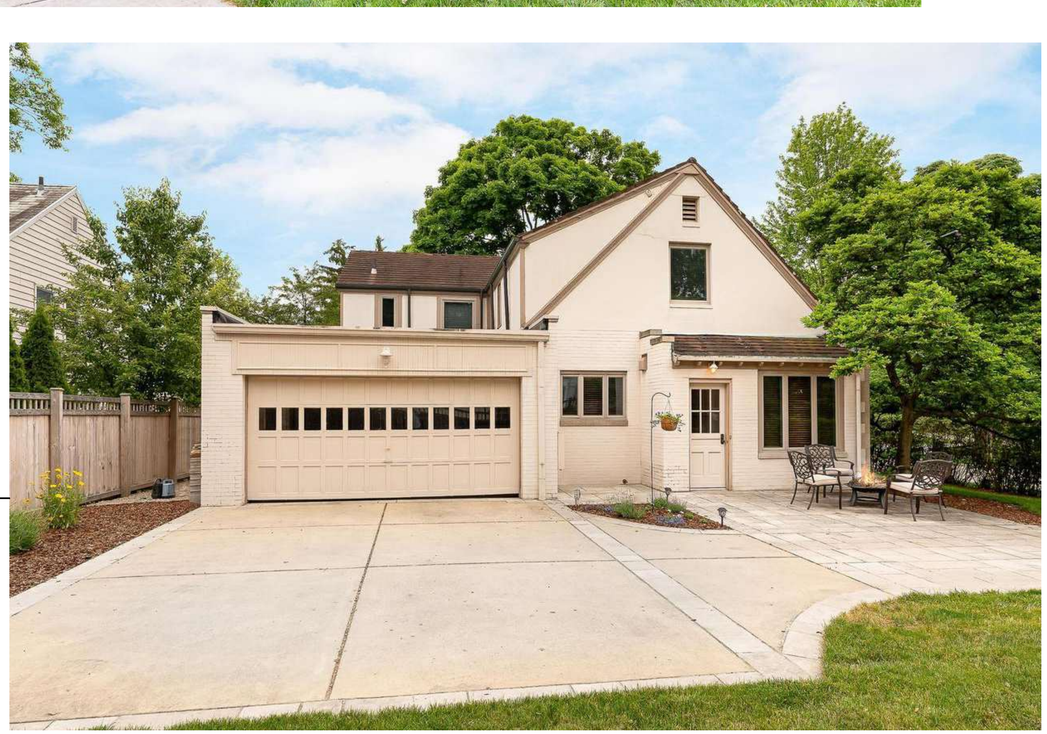
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

This property would continue to yield a reasonable return without the variance and implementation of the requested improvements. That being said, the property owner is very happy with their home and would like to continue to reside here. Having been constructed in 1946, many aspects of the house no longer function in a manner that is consistent with modern-day like. As such, the proposed addition looks to resolve such discrepancies to improve the home's function and comfort. These improvements will be beneficial to, both, the Yeager family and future owners of this property.

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

☑

EXISTING CONDITION IMAGES - EXTERIOR



BEAN

J. CHRIS BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5 1 1
FAX 614 262 2329

YEAGER RESIDENCE
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221
FOR
JIM & KATIE YEAGER
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date	Description
	12.23.25	CONCEPT

DRAWING TITLE
EXISTING CONDITION
EXTERIOR IMAGES

DRAWING NUMBER
A-0.2

BEANProject Number

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City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Katie & James Yeager

Location of property subject to BZAP request: 1856 Baldridge Road Upper Arlington, Ohio 43221

This application will be heard by the Board of Zoning and Planning on: 01.21.2026

Describe activity which requires Board of Zoning and Planning review:

The removal of a single story garage being replaced with a new 2 story addition is being proposed on the northeast side (side yard) of the existing 2 Story single family residence. The addition encroaches into the required side yard setback by 4'-0" providing a 4'-0" setback in lieu of 8'-0'. The existing 6'-0" tall screen fences along the north and east property line are to remain.

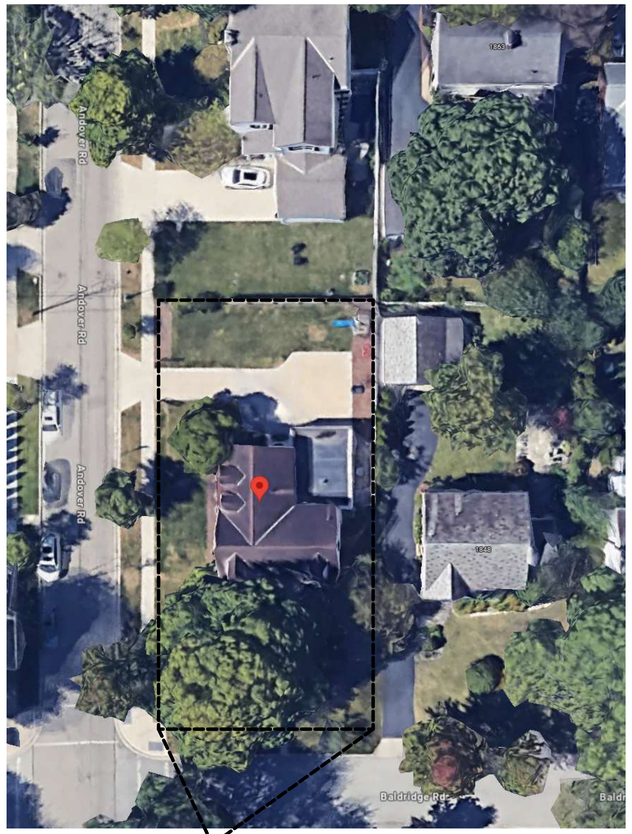
Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1885 Suffolk Road Upper Arlington, Ohio 43221	John & Lindsey Dehring	9589 0710 5270 2743 0548 59	12/23/25
1865 Baldridge Road Upper Arlington, Ohio 43221	Stephanie & Connor Mcgrath	9589 0710 5270 2743 0548 66	12/23/25
1843 Baldridge Road Upper Arlington, Ohio 43221	Abigail & Tim Hollingsworth	9589 0710 5270 2743 0548 73	12/23/25
1848 Baldridge Road Upper Arlington, Ohio 43221	Michele & Kevin Sweet	9589 0710 5270 2743 0548 80	12/23/25
1855 Suffolk Road Upper Arlington, Ohio 43221	1855 Suffolk Road LLC	9589 0710 5270 2743 0548 97	12/23/25
1871 Suffolk Road Upper Arlington, Ohio 43221	Katherine & Alexander Bishop	9589 0710 5270 2743 0549 03	12/23/25
1870 Baldridge Road Upper Arlington, Ohio 43221	Andrew & Courtney Neckers	9589 0710 5270 2743 0549 10	12/23/25
1849 Baldridge Road Upper Arlington, Ohio 43221	Kearstin & Christopher Hamad	9589 0710 5270 2743 0549 27	12/23/25
1837 Baldridge Road Upper Arlington, Ohio 43221	James Bieber	9589 0710 5270 2743 0549 34	12/23/25
1840 Baldridge Road Upper Arlington, Ohio 43221	Ashlee Lawson	9589 0710 5270 2743 0549 41	12/23/25
1863 Suffolk Road Upper Arlington, Ohio 43221	Dushka Crane	9589 0710 5270 2743 0549 58	12/23/25
3600 Tremont Road, Upper Arlington, OH 43221	Justin Milam	9589 0710 5270 2743 0549 65	12/23/25
Applicant Signature:			**Date:** 12/22/25

YEAGER RESIDENCE - MASTER ADDITION

01.12.26



1856 BALDRIDGE ROAD,
UPPER ARLINGTON, OH 43221

BEAN
CHRISTOPHER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
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FAX 614 262 2329

YEAGER RESIDENCE
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221
FOR
JIM & KATIE YEAGER
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date	Description
01.12.26	REVISED CONCEPT	

DRAWING TITLE
TITLE SHEET

DRAWING NUMBER
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EXISTING CONDITION IMAGES - EXTERIOR

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OHIO • 43214
TEL 614 262 5 1 1
FAX 614 262 2329

YEAGER RESIDENCE
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221
FOR
JIM & KATIE YEAGER
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date	Description
01.12.26	REVISED CONCEPT	

DRAWING TITLE
EXISTING CONDITION
EXTERIOR IMAGES

DRAWING NUMBER
A-0.2

BEAN Project Number

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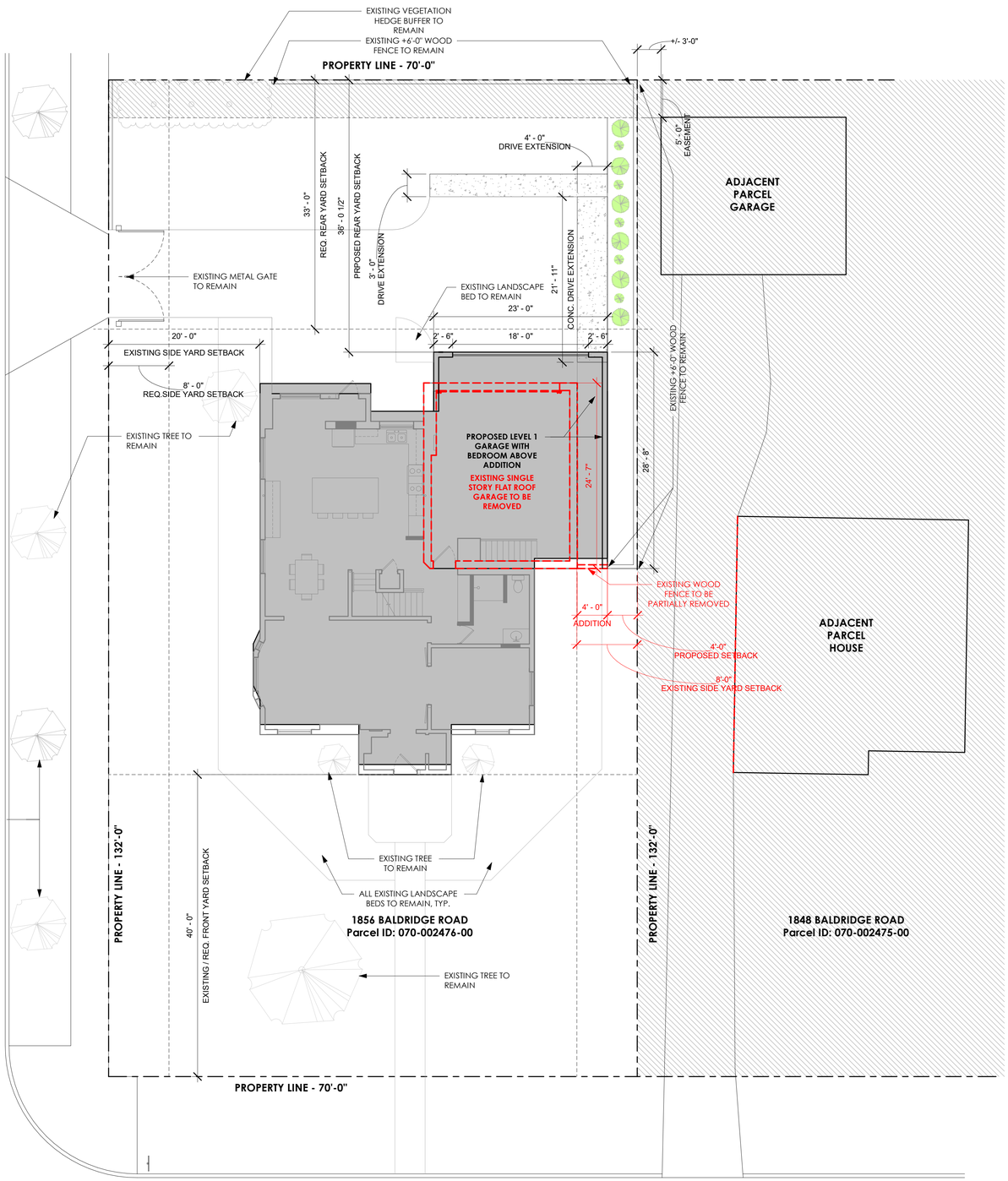


PLANTINGS

NOTE:
*** SPECIES SUBJECT TO CHANGE AS FINAL LANDSCAPE PLAN IS TO BE PROVIDED**
*** ALL EXISTING SITE VEGETATION TO REMAIN**

ALONG EAST PROPERTY LINE (SOUTH OF EASEMENT)

East property line along drive, starting +/- 5 ft from addition.
Japanese Plum Yew
Mature height 4' feet
Width 2 feet
Space every 5 feet on center

ALONG EAST PROPERTY LINE (SOUTH OF EASEMENT)

Alternating rows of Gold Pillar Barberry and Helmond Pillar Barberry
Mature height 3-4 ft
Spaced every 5 ft on center

ZONING	R-1C
ZONING DISTRICT	One-Family Residence District
MIN LOT AREA	9,000 S.F.
MIN LOT FRONT	75'
FRONT YARD SETBACK	40' or platted
SIDE YARD SETBACK	Lot width <75' = 8' or ≥75' = 10'
MIN SIDE YARD SUM	Lot width <75' = 16' or ≥75' = 20'
REAR YARD SETBACK	1/4 lot depth up to 40'
BUILD HEIGHT MAX	35' (2.5 stories); 28' in River Ridge
MAX DEVELOP COVER PERMIT	Lot width <75' = 50% or ≥75' = 45% TLA
MAX BUILD COVER	29% TLA

ZONING INFORMATION

LOT SQ FT: .21 ACRES = 9,240 SF
EXISTING BUILDING COVER: 1,375 SF
PROPOSED BUILDING LOT COVERAGE: 2,031 SF

EXISTING BUILDING COVER %: 15 %
PROPOSED BUILDING COVER %: 22 %

ALLOWABLE BUILDING COVER: 29%

PROPOSED DEVELOPMENT COVERAGE %: 3,583 SF / 9,240 SF = 38.7 %
ALLOWABLE DEVELOPMENT COVERAGE %: 45%

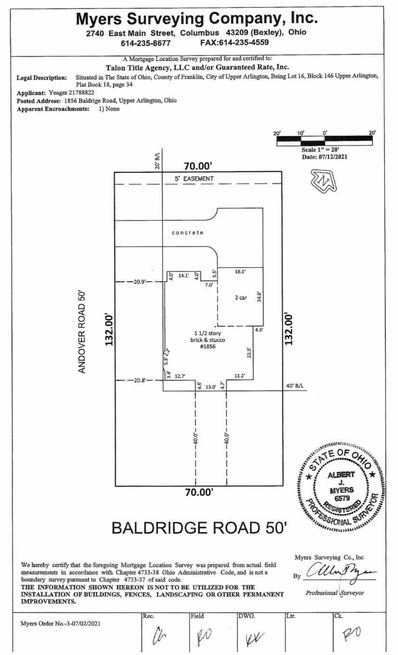
BUILDING INFORMATION

EXISTING BUILDING GSF: 2,430 SF (not including basement)

PROPOSED BUILDING GSF: (including garage / not including basement)
LEVEL 1: 2,032 SF
LEVEL 2: 2,032 SF

TOTAL: 4,064 SF

ALLOWABLE BUILDING HEIGHT: 35'-0"
PROPOSED BUILDING HEIGHT: 23'-0"



BALDRIDGE ROAD

1 SITE PLAN
1/8" = 1'-0"

EXISTING AERIAL IMAGE - N.T.S.

2 EXISTING SURVEY
1" = 30'-0"

NOTE:
1. ACCURACY OF ALL SITE INFORMATION IS BASED UPON SURVEY PROVIDED BY MYERS SURVEYING COMPANY, INC. DATED 7.12.21. ANY DIMENSIONAL DISCREPANCIES RELATED TO SITE DIMENSIONS, SETBACKS, R.O.W., AND DRIVES ARE TO BE FIELD VERIFIED AND COORDINATED WITH SURVEYING COMPANY.
2. FINAL LANDSCAPE PLAN TO BE PROVIDED BY SUBCONTRACTOR

BEAN
CLIFFORD BEAN ARCHITECT
4200 CORPORATE DRIVE
SUITE 240 ▼ COLUMBUS
OHIO ▼ 43214
TEL 614.262.5151
FAX 614.262.2525

YEAGER RESIDENCE
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221
FOR
JIM & KATIE YEAGER
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date	Revision Description
1	Date 1	Revision 1

01.12.26 REVISED CONCEPT

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
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BEAN Project Number

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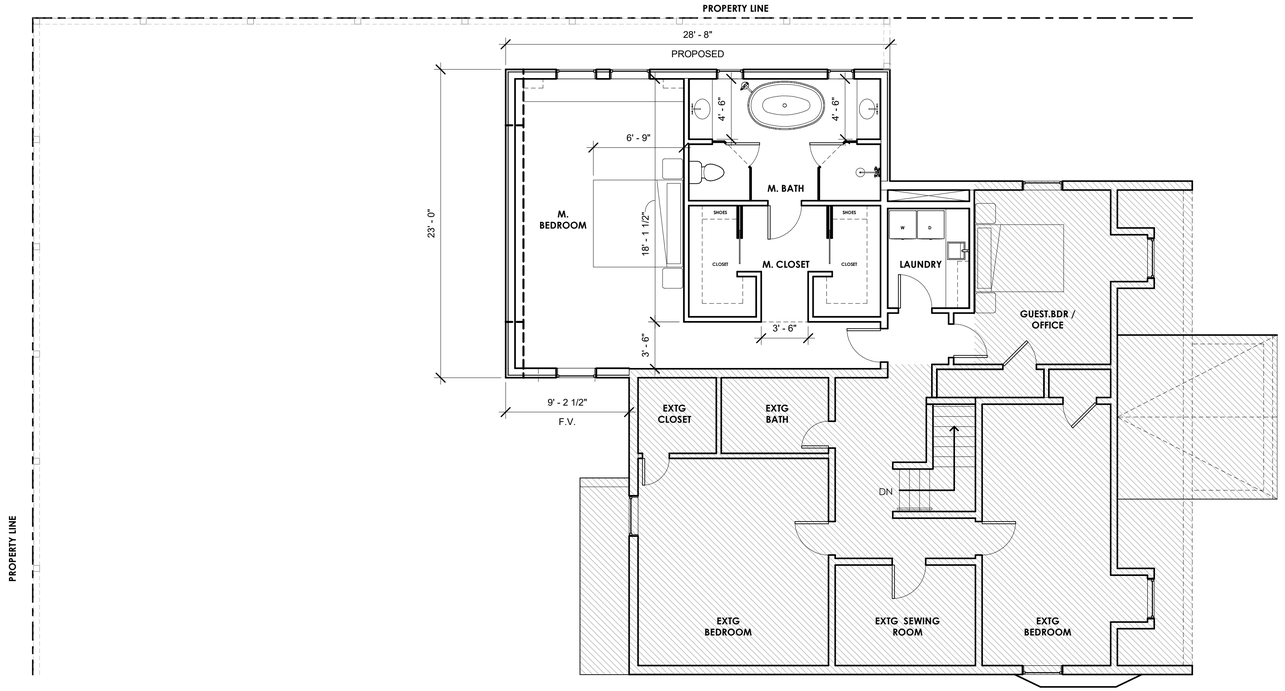
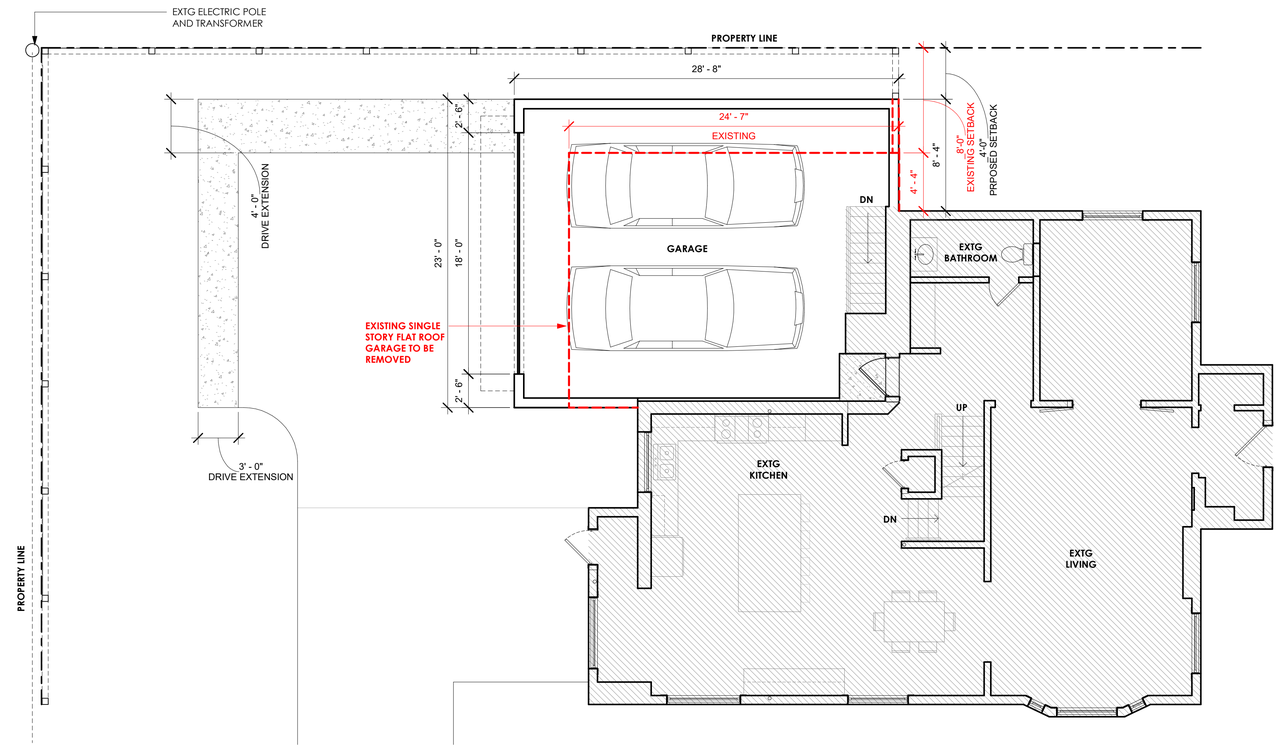


2 SECOND FLOOR PLAN
3/16" = 1'-0"



1 FIRST FLOOR PLAN
3/16" = 1'-0"

BEAN
42 EAST DEATH STREET
42 EAST GAY STREET
SUITE 240 ▼ COLUMBUS
OHIO ▼ 43214
TEL 614 262 5151
FAX 614 262 2329

YEAGER RESIDENCE

1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

FOR

JIM & KATIE YEAGER

1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date	Description
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DRAWING TITLE
FLOOR PLANS

DRAWING NUMBER
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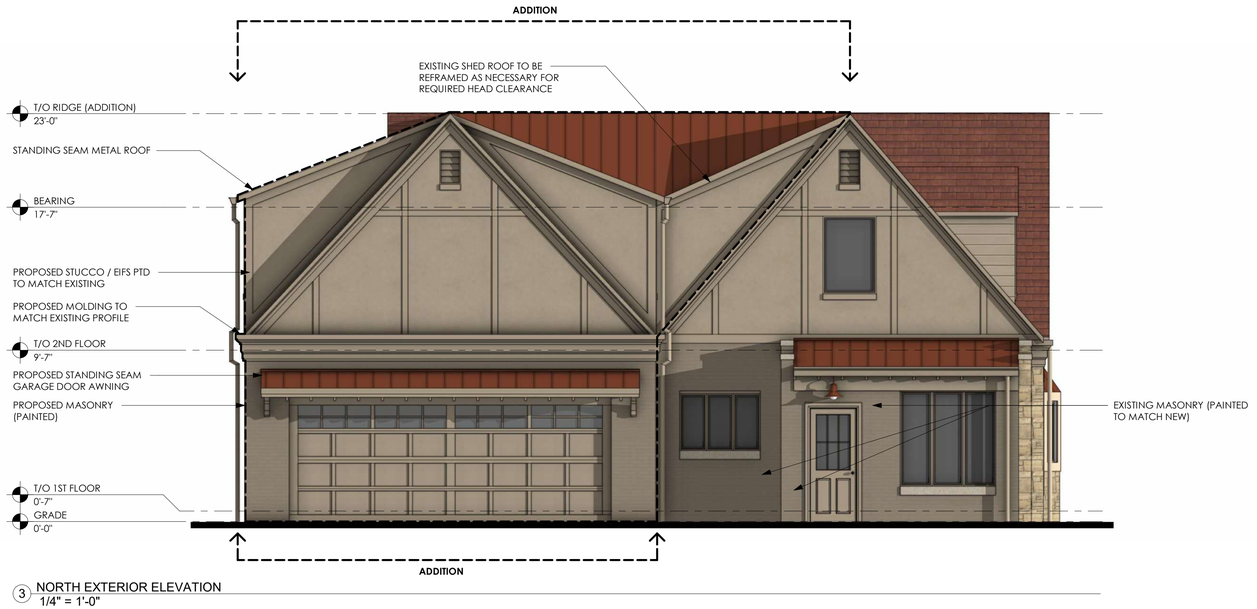

3 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

BEAN
J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
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TEL 614 262 5111
FAX 614 262 2329

YEAGER RESIDENCE
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

FOR

JIM & KATIE YEAGER
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date	Description
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DRAWING TITLE
EXTERIOR ELEVATIONS

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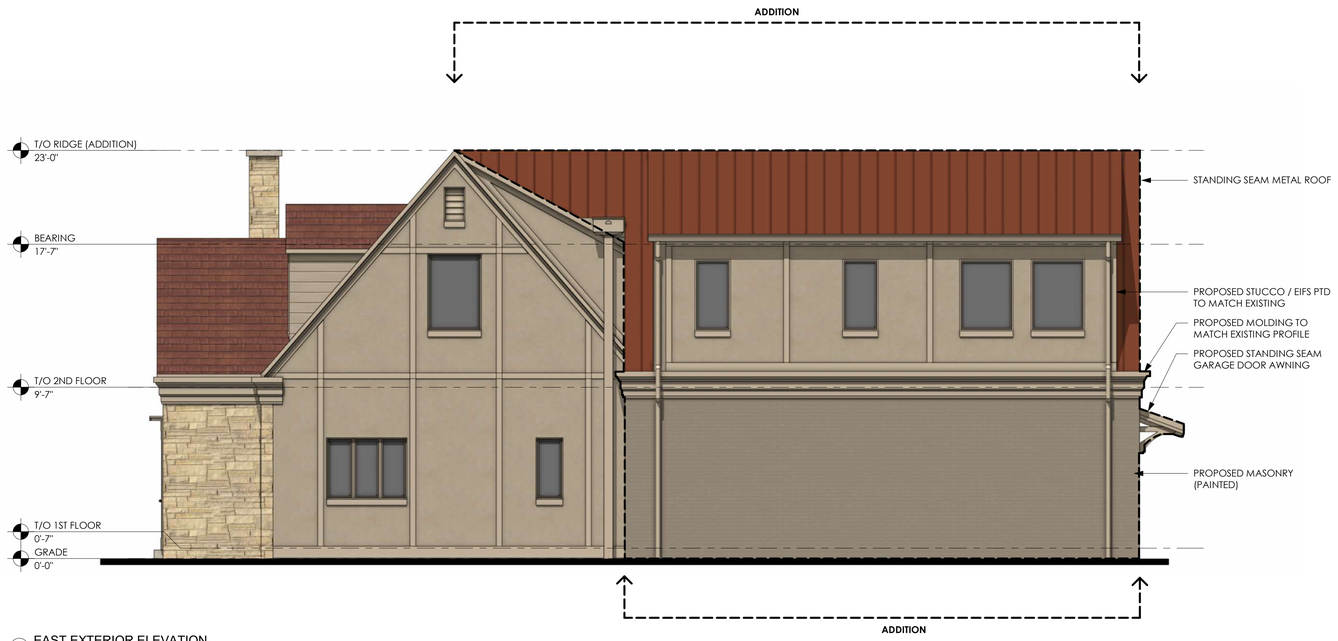

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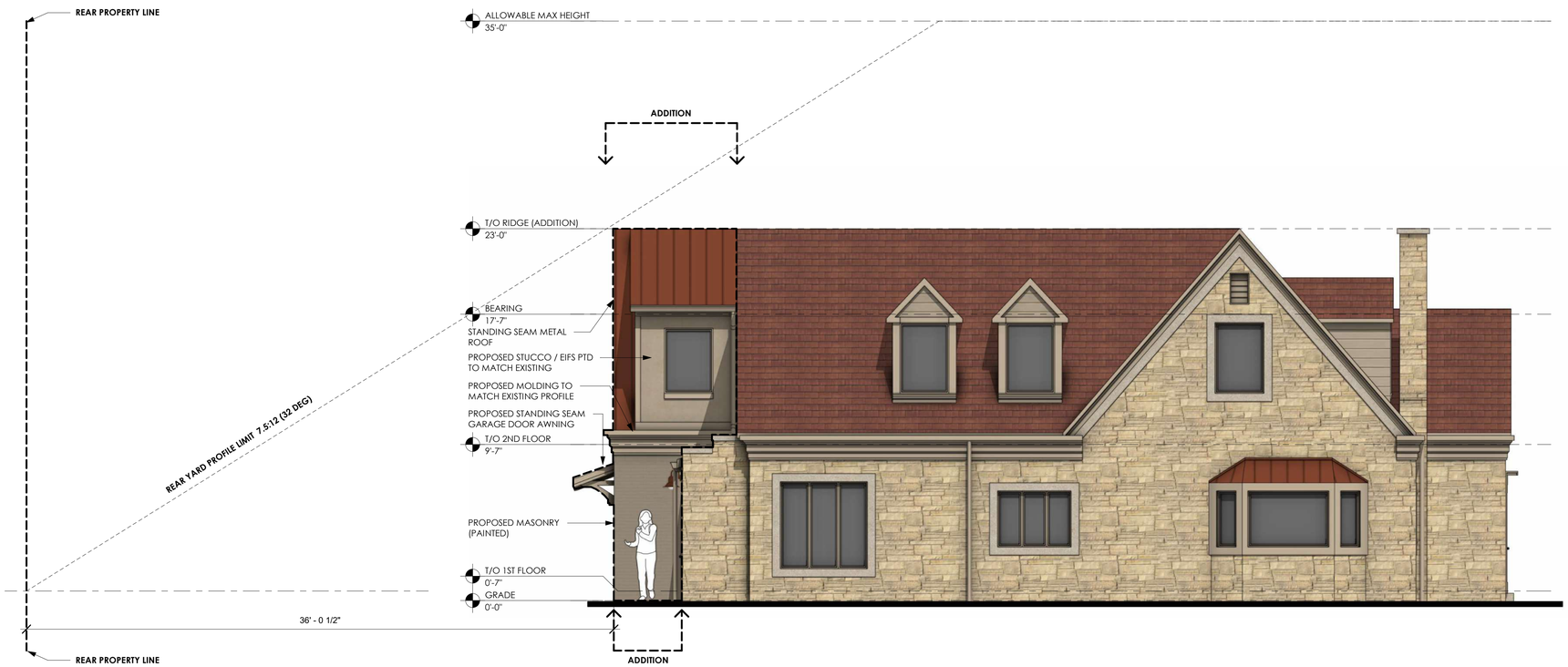
1/4" = 1'-0"



1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

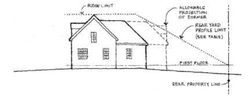
CODE OF ORDNANCES - TABLE 5E - BUILDING AREA, DENSITY AND SETBACK

Building Area, Density and Setback

District			Maximum Number of Stories[4]	Net Lot Area (in square feet)[5]	Lot Area per Dwelling Unit	Net Density	Min Lot Width[6]	Front Yard Setback[8]	Min Side Yard Width[9]	Side Yard Sum[9]	Rear Yard Depth[9]	Least Rear Yard Profile Coeff. (degree angle from rear property line; feet of rise in each 12 feet of run)
		OPU-7		130,680			200		75	95		
		Churches		43,560			150		25	50		
R-1		All Churches	1 to 3	76,000	NA	NA	100	40	15	30	40	NA
	R-1a	Res.	1&2	15,000	15,000	2.9	90	40	10	20	40	39.8:6
			2&2.5						12	25		
		OPU	1&2	40,000	40,000	1.09	150		15	35		
			2&2.5						17	40		
	R-1b	Res.	1&2	12,000	12,000	3.63	80	40	10	25	40	30.4:7
			2&2.5						12	25		
		OPU-7	1&2	40,000	40,000	1.09	150		15	35		
			2&2.5						17	40		
	R-1c	Lesser lot of both:	2&2.5	7,500	7,500	5.81	60	40	8	20	40	27.5:5
		pre-1995 corner lot ≥75 width:									10	
		pre-1995 corner lot <75 width:		NC	NC	NC	NC		8	16	8	
		pre-1962 ≥70 width:									40	
		pre-1962 ≤69 width:										
		OPU-7	1&2	40,000	40,000	1.09	150		15	35		
			2&2.5						17	40		

CODE OF ORDNANCES - ARTICLE 2 - 2.06 - REAR YARD PROFILE LIMIT

Yard, rear (profile limit): means a sloping plane which may not be penetrated by the height and bulk of any principal structure. This imaginary plane slopes up from each rear property line segment to its intersection with the maximum building height permitted in Table 5-E. This slope begins at the intersection formed by the vertical projection of each rear property line segment and the horizontal projection of the first-floor elevation of the principal structure at its lowest point. The maximum slope permitted is defined by the profile coefficients, or cotangents, listed for each zone in Table 5-E. No principal structure shall exceed the height and number of stories specified in Table 5-E, nor shall its outermost roof membrane project above the rear yard profile limit specified in Table 5-E. Window dormers may project above the rear yard profile limit when the top of the dormer does not exceed the ridge height of the roof to which it is attached, and when the face of the dormer does not project beyond the face of the dormer wall below. Shed dormers may not project above the rear yard profile limit.



BEAN
42 EAST DEPOT STREET
SUITE 210 ▼ COLUMBUS
OHIO ▼ 43215
TEL 614 262 5151
FAX 614 262 2525

YEAGER RESIDENCE

1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

FOR

JIM & KATIE YEAGER

1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date	Description
	01.12.26	REVISED CONCEPT

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER
A-2.2

BEAN Project Number

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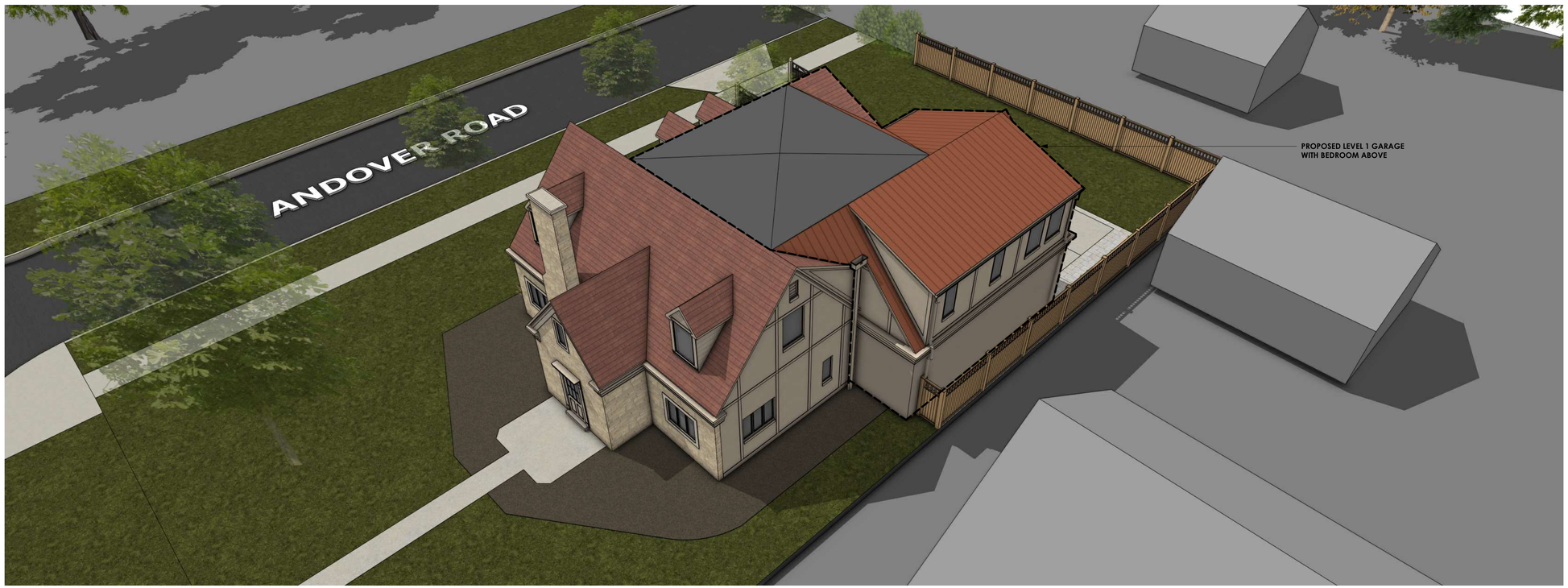
3D AERIAL LOOKING SOUTHEAST - N.T.S.

3D AERIAL LOOKING NORTHWEST- N.T.S.



BEAN
J. CARTER BEAN ARCHITECT
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SUITE 401 • COLUMBUS
OHIO • 43214
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FAX 614 262 2329

YEAGER RESIDENCE

1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

FOR

JIM & KATIE YEAGER

1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date	Description
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DRAWING TITLE
3D IMAGES

DRAWING NUMBER
A-2.3

BEANProject Number

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3D VIEW LOOKING SOUTHEAST FROM ANDOVER ROAD - N.T.S.

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CHRISTOPHER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5111
FAX 614 262 2329

YEAGER RESIDENCE

1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

FOR

JIM & KATIE YEAGER

1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date	Description
01.12.26	REVISED CONCEPT	

DRAWING TITLE
3D IMAGES

DRAWING NUMBER
A-2.4

BEANProject Number

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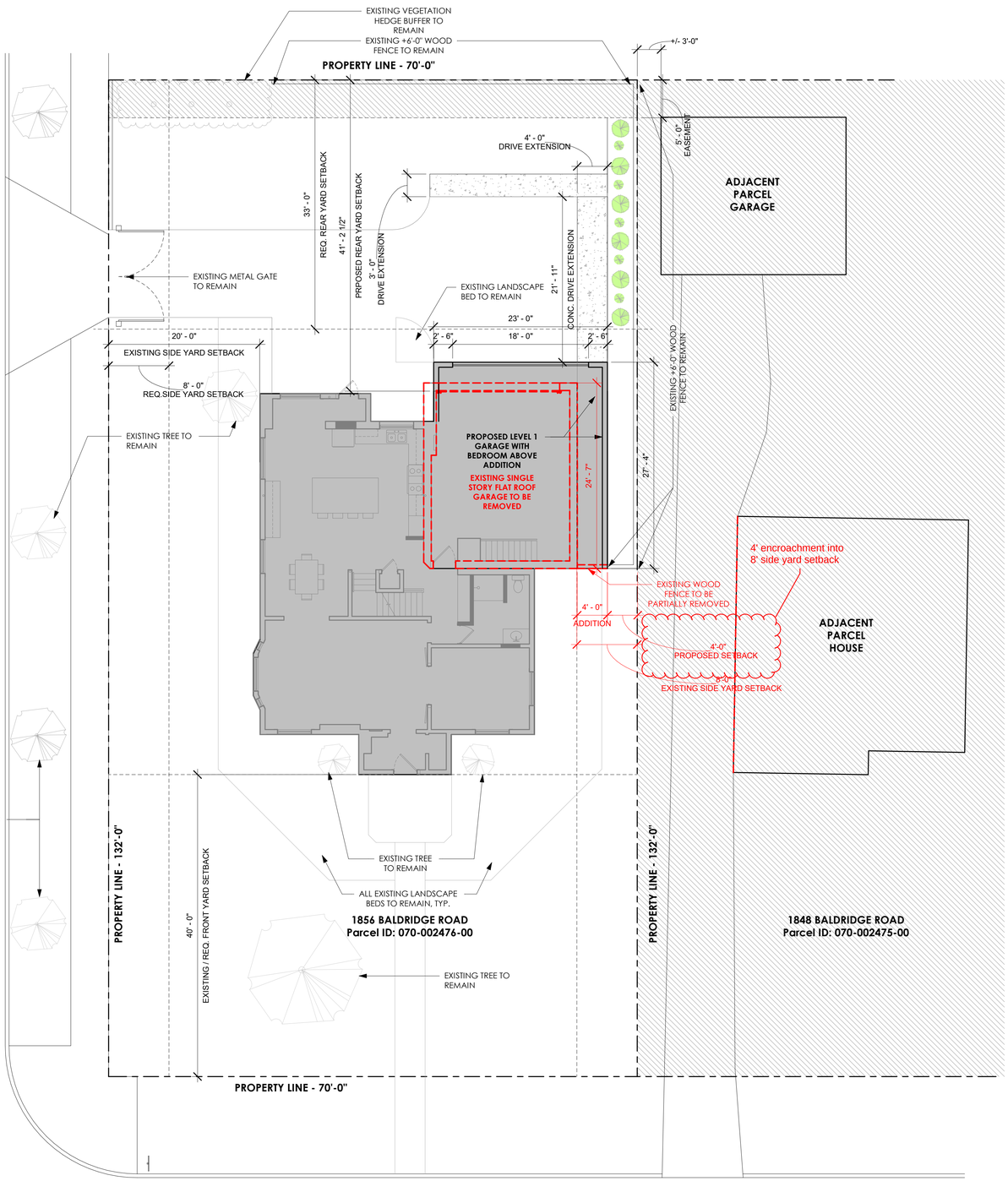


PLANTINGS

NOTE:
*** SPECIES SUBJECT TO CHANGE AS FINAL LANDSCAPE PLAN IS TO BE PROVIDED**
*** ALL EXISTING SITE VEGETATION TO REMAIN**

ALONG EAST PROPERTY LINE (SOUTH OF EASEMENT)

East property line along drive, starting +/- 5 ft from addition.
Japanese Plum Yew
Mature height 4' feet
Width 2 feet
Space every 5 feet on center

ALONG EAST PROPERTY LINE (SOUTH OF EASEMENT)

Alternating rows of Gold Pillar Barberry and Helmond Pillar Barberry
Mature height 3-4 ft
Spaced every 5 ft on center

ZONING	R-1C
ZONING DISTRICT	One-Family Residence District
MIN LOT AREA	9,000 S.F.
MIN LOT FRONT	75'
FRONT YARD SETBACK	40' or platted
SIDE YARD SETBACK	Lot width <75' = 8' or ≥75' = 10'
MIN SIDE YARD SUM	Lot width <75' = 16' or ≥75' = 20'
REAR YARD SETBACK	1/4 lot depth up to 40'
BUILD HEIGHT MAX	35' (2.5 stories); 28' in River Ridge
MAX DEVELOP COVER PERMIT	Lot width <75' = 50% or ≥75' = 45% TLA
MAX BUILD COVER	29% TLA

ZONING INFORMATION

LOT SQ FT: .21 ACRES = 9,148 SF
EXISTING BUILDING COVER: 1,375 SF
PROPOSED BUILDING LOT COVERAGE: 2,001 SF

EXISTING BUILDING COVER %: 15 %
PROPOSED BUILDING COVER %: 21.9 %

ALLOWABLE BUILDING COVER: 29%

PROPOSED DEVELOPMENT COVERAGE %: 3,552 SF / 9,148 SF = 38.8 %
ALLOWABLE DEVELOPMENT COVERAGE %: 45%

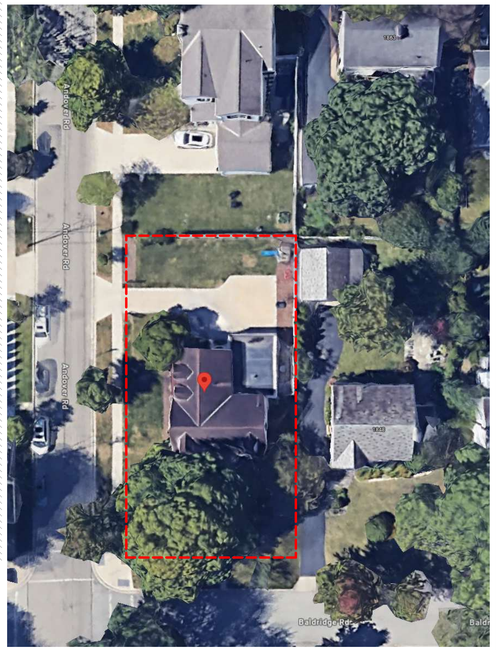
BUILDING INFORMATION

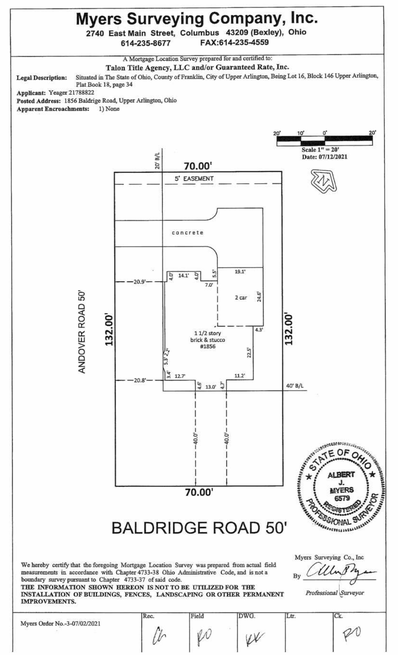
EXISTING BUILDING GSF: 2,430 SF (not including basement)

PROPOSED BUILDING GSF: (including garage / not including basement)
LEVEL 1: 2,001 SF
LEVEL 2: 2,001 SF

TOTAL: 4,002 SF

ALLOWABLE BUILDING HEIGHT: 35'-0"
PROPOSED BUILDING HEIGHT: 26'-0"





BALDRIDGE ROAD

1 SITE PLAN
1/8" = 1'-0"

EXISTING AERIAL IMAGE - N.T.S.

2 EXISTING SURVEY
1" = 30'-0"

NOTE:
1. ACCURACY OF ALL SITE INFORMATION IS BASED UPON SURVEY PROVIDED BY MYERS SURVEYING COMPANY, INC. DATED 7.12.21. ANY DIMENSIONAL DISCREPANCIES RELATED TO SITE DIMENSIONS, SETBACKS, R.O.W., AND DRIVES ARE TO BE FIELD VERIFIED AND COORDINATED WITH SURVEYING COMPANY.
2. FINAL LANDSCAPE PLAN TO BE PROVIDED BY SUBCONTRACTOR

BEAN
4 CLIFFORD PLACE, SUITE
4200 NORTHWEST 33RD
SUITE 240 ▼ COLUMBUS
OHIO ▼ 43224
TEL 614 262 5151
FAX 614 262 2525

YEAGER RESIDENCE
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221
FOR
JIM & KATIE YEAGER
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date 1 Date	Revision 1 Description
	12.23.25	CONCEPT

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
SD-1.1

BEAN Project Number

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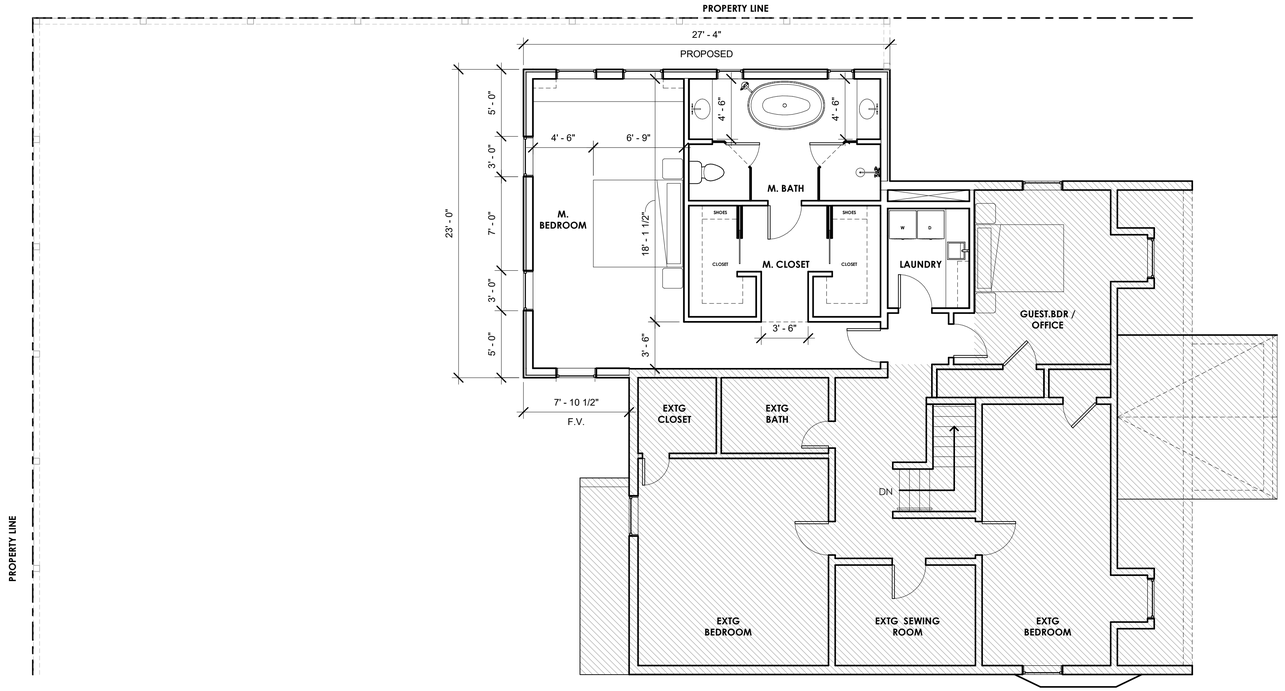
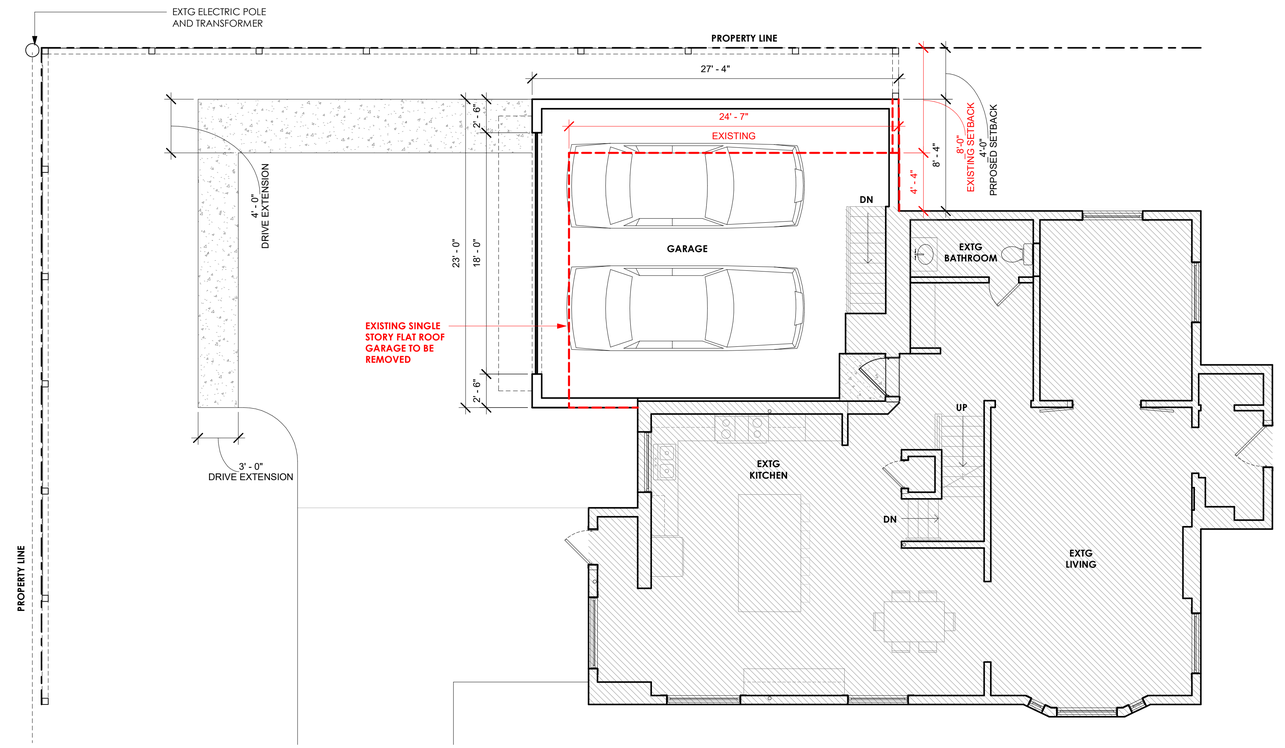


2 SECOND FLOOR PLAN
3/16" = 1'-0"



1 FIRST FLOOR PLAN
3/16" = 1'-0"

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BEAN

CHRISTOPHER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5111
FAX 614 262 2329

YEAGER RESIDENCE

1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

FOR

JIM & KATIE YEAGER

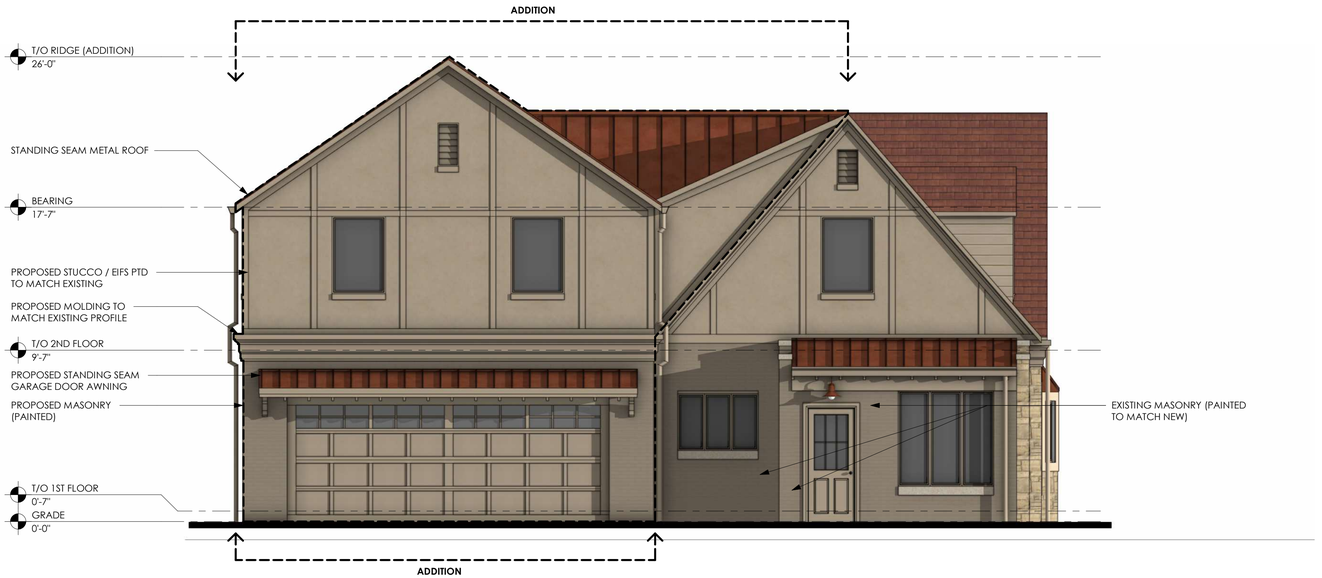
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date	Description
	12.23.25	CONCEPT

DRAWING TITLE
FLOOR PLANS

DRAWING NUMBER
A-1.1

BEANProject Number



3 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

BEAN
CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5 EXT 1
FAX 614 262 2329

YEAGER RESIDENCE
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

FOR

JIM & KATIE YEAGER
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date	Description
	12.23.25	CONCEPT

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER
A-2.1

BEANProject Number

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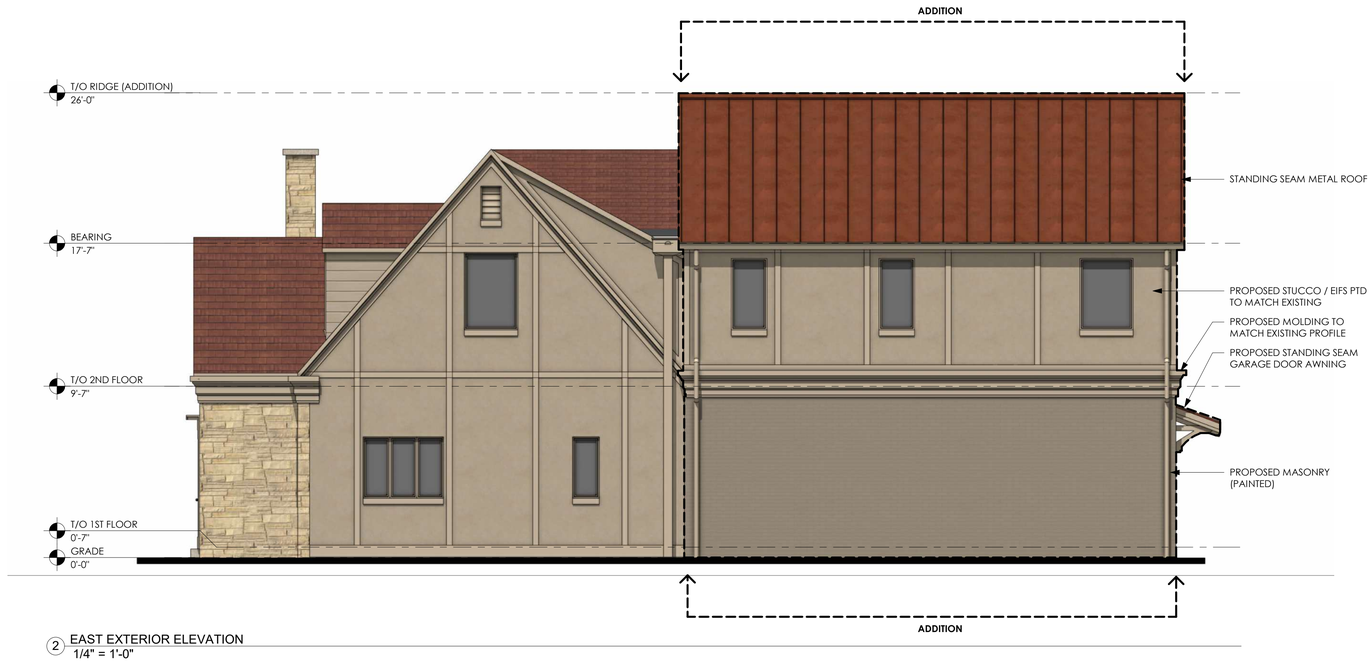
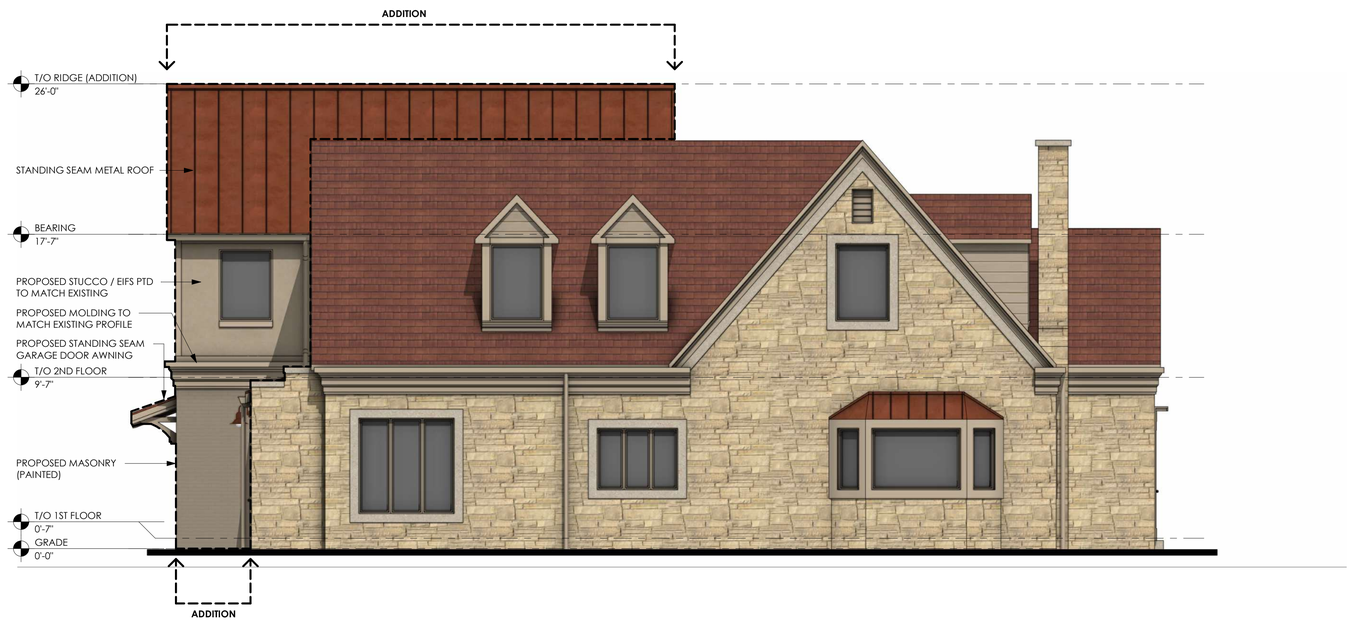


2 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

BEAN
CHRISTOPHER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5111
FAX 614 262 2329

YEAGER RESIDENCE
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

FOR

JIM & KATIE YEAGER
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date	Description
	12.23.25	CONCEPT

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER
A-2.2

BEANProject Number

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3D AERIAL LOOKING SOUTHEAST - N.T.S.

3D AERIAL LOOKING NORTHWEST- N.T.S.

BEAN
42 EAST GAY STREET
SUITE 240 • COLUMBUS
OHIO • 43215
TEL 614 262 5111
FAX 614 262 2229

YEAGER RESIDENCE
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221
FOR
JIM & KATIE YEAGER
1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date	Description
	12.23.25	CONCEPT

DRAWING TITLE
3D IMAGES

DRAWING NUMBER
A-2.3

BEAN Project Number

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3D VIEW LOOKING SOUTHEAST FROM ANDOVER ROAD - N.T.S.

BEAN
CHRISTOPHER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5111
FAX 614 262 2329

YEAGER RESIDENCE

1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

FOR

JIM & KATIE YEAGER

1856 BALDRIDGE ROAD, UPPER ARLINGTON, OH 43221

No.	Date	Description
	12.23.25	CONCEPT

DRAWING TITLE
3D IMAGES

DRAWING NUMBER
A-2.4

BEANProject Number

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

Authors: Riley Stanek, Community Development Intern

BZAP Meeting Date: January 21, 2026

Subject: 4318 Lyon Drive (VAR-15-26) - To allow the conversion of an existing detached garage into a fitness and storage building (habitable space), which would encroach 4.8 feet into the 12-foot minimum side yard setback and is 18'-6" tall, in lieu of the 10' height limit (both existing).

Site Description/History

The subject property, 4318 Lyon Drive, is located on the east side of the street, one parcel north of Langston Drive, and is zoned R-1b, One-Family Residence District. Sunny 95 Park and Greensview Elementary School are located immediately to the east, where there is a combination of mature trees and sloping topography. The lot, one-acre in size and identified as Lot #9 of the 1966 Essex Place No. 3 Plat, is irregular in shape and measures an average of 154.2' in width and 323.5' in depth. The plat includes a 40' building setback line, a 10' easement at the rear of the property, and a 5' easement at the northern property line. The property contains a two-story residence, constructed in 1969, with a two-car detached garage, built in 2005, located northeast of the home. The property includes many mature trees in the front — several of which are located near the right-of-way line — and the rear of the principal residence. The property was purchased by the applicant in August 2025.

Note: A variance for an oversized swimming pool equipment and storage building was granted by the Board in March 1993 (BZ-19-93), but was removed alongside the swimming pool in 2004.

Proposal

The application proposes converting the existing detached garage into a fitness and storage accessory structure. The proposed conversion will not result in any changes to the existing detached structure's footprint. However, the exterior garage doors will be changed to windows and the interior of the structure will be renovated. Other than the proposed replacement of the existing garage doors, no changes to the exterior materials are proposed, and the structure will remain brick to match the principal residence. Detached habitable structures like home offices, gyms and family rooms are permitted within the rear yard buildable area, which requires a minimum 40-foot rear yard setback and 12-foot side yard setback; the existing structure encroaches 4.8' into this setback (*variance required*). The proposed conversion would also exceed the maximum permitted height for accessory structures, which is 10 feet, by 8'-6" (*variance required*). Building and development coverage ratios remain unchanged. Accessory building coverage is within the amount permitted, which is 2.5% of the total lot area

[1,087 SF]. A modest one-story addition to the rear of the home is also proposed and meets all development standards.

Zoning Code Requirements

This application requests two variances to the Unified Development Ordinance (UDO), both of which are existing conditions:

- To allow a 4.8-foot encroachment into the required 12-foot minimum side yard setback (Article 6.09); and
- To allow the height of an accessory habitable structure to be 18'-6" in lieu of the maximum permitted height of 10' (Article 6.09).

Alternatives

The applicant could leave the detached garage 'as is' and not convert the structure into a fitness and storage area. This alternative course of action would not satisfy the homeowners' need for a fitness and storage space. Also, the homeowner could choose to build a second story on the existing detached garage and equip the second level for a fitness space. This alternative option would most likely result in the need for a height variance, as the existing structure is already 18'-6" tall. Moreover, this would limit the amount of space available for the fitness and storage area, thus, not fully meeting the needs of the homeowner.

Another alternative would be to leave the existing detached garage 'as is' and construct a new accessory structure to be used as a fitness and storage space. This option would greatly limit the height of the structure as the permitted height of accessory structures is 10'. Given what the applicant is proposing, a structure of this height (10') would limit the functionality of the space and may not adequately accommodate the proposed use.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposed change in use of the existing detached garage will not seem out of place in relation to neighboring properties. The property features many mature trees, which will help to screen the proposed fitness and storage space (*Finding #4; character of the area*). Using an existing structure that does not currently meet the needs of the homeowner and converting it into something that will be used makes sense (*Finding #6; special conditions*). For these reasons, Staff recommends that this application be approved with the stipulation that the accessory building not be used for sleeping-quarters.

Attachments

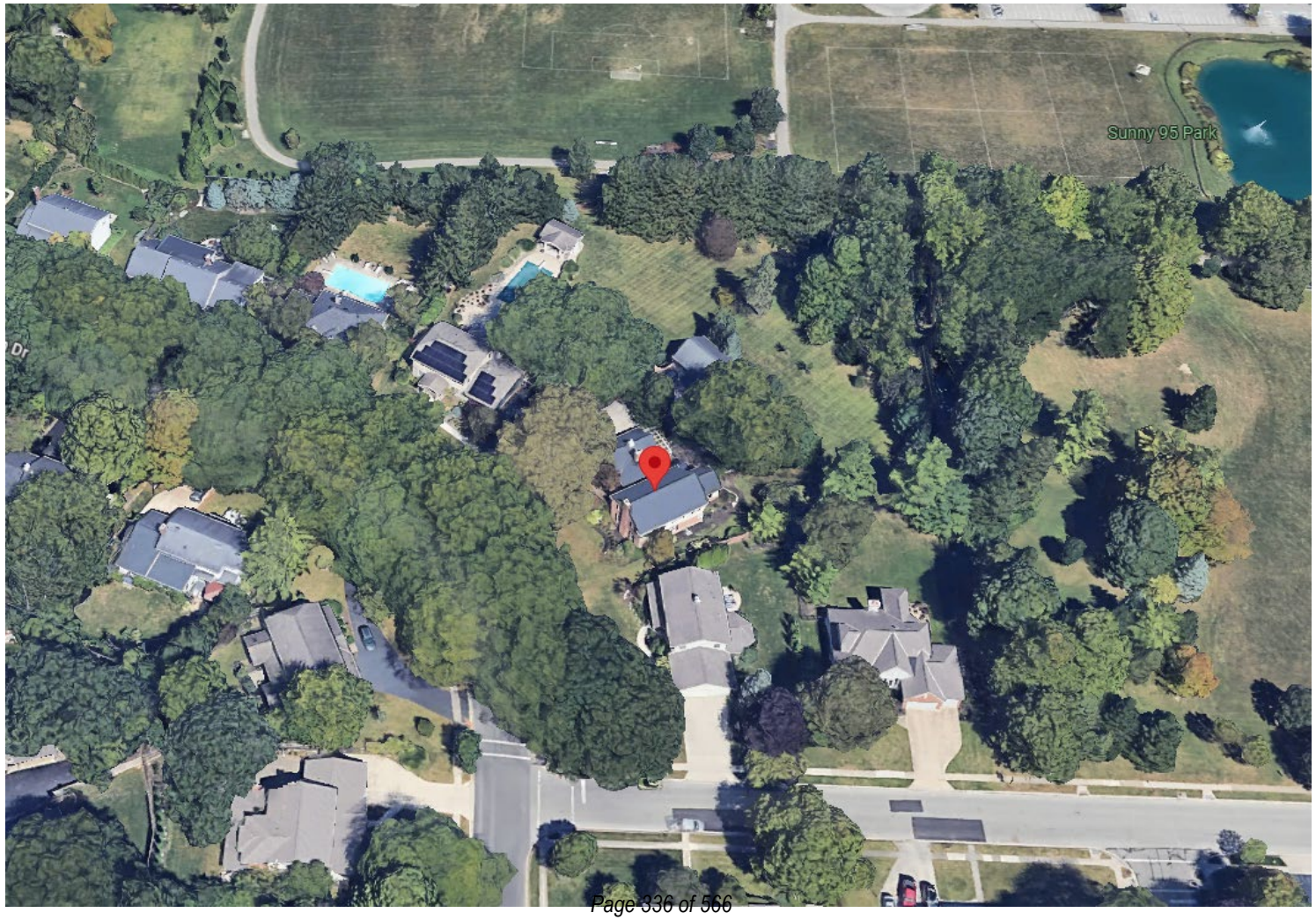
1.	4318 Lyon Dr_Staff Presentation
2.	4318 Lyon Dr_Application
3.	4318 Lyon Dr_Notice
4.	4318 Lyon Dr_Proposed Plans

4318 Lyon Drive

BZAP Staff Report Pictures | Variance Application 15-26

January 21, 2026

Google Maps ® Aerial Photo

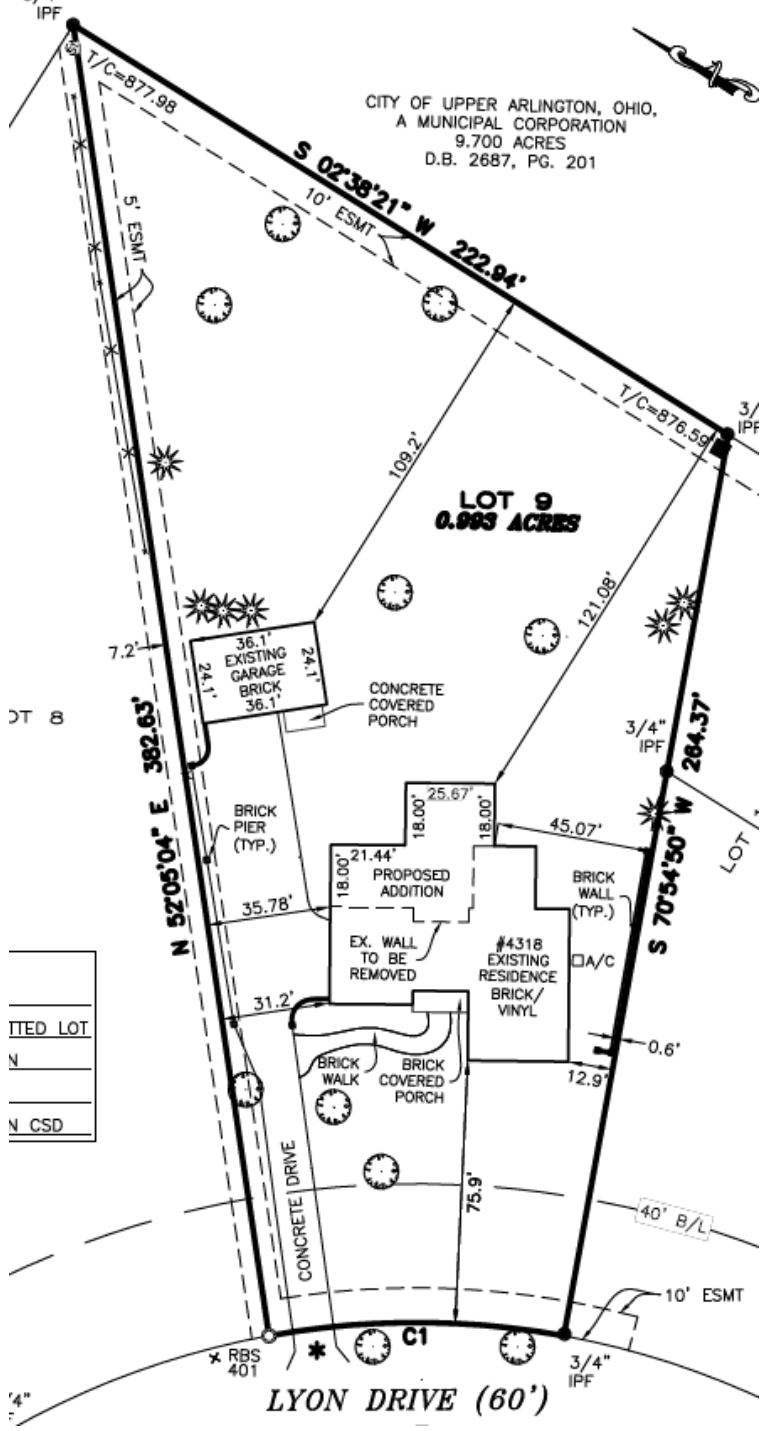


Existing Site Conditions

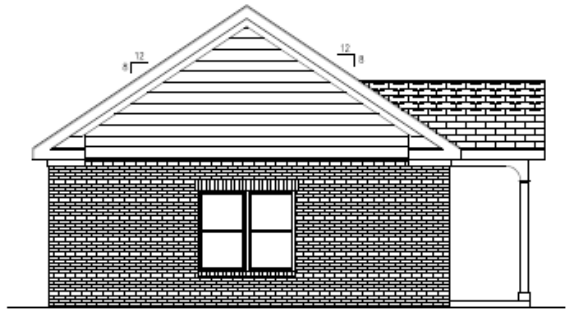
Existing Site Conditions

Proposed Site Plan

- Proposed improvement:
  - Convert the existing 870 SF detached garage to detached habitable space for fitness and storage.
  - Cosmetic changes to the exterior
- Variances:
  - To allow a 4.8-foot encroachment into the 12-foot minimum side yard setback; and
  - To allow an accessory habitable structure to be 18’-6” tall, in lieu of the 10-foot height limit.

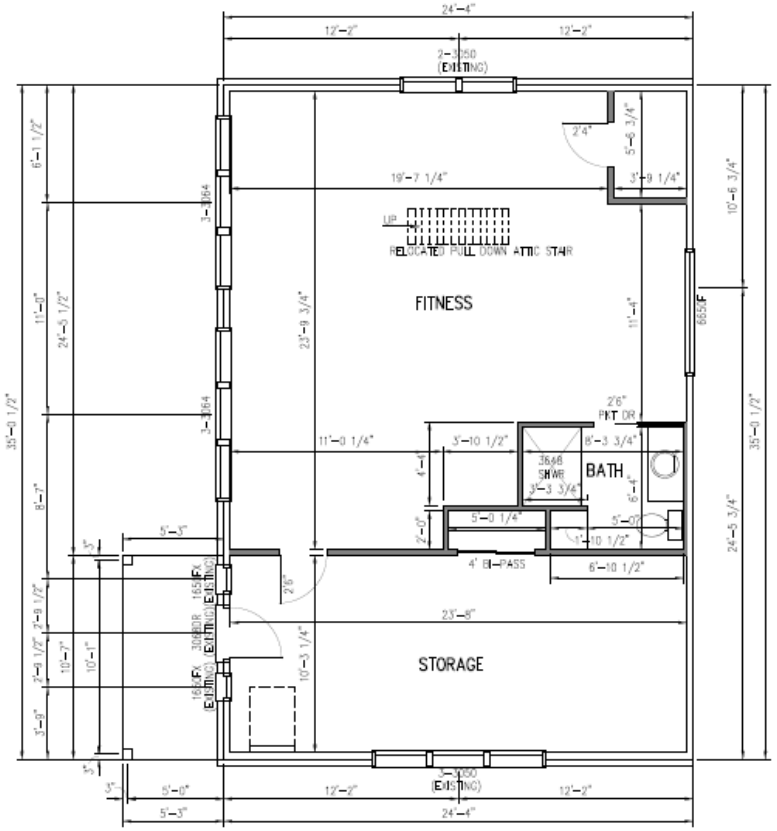


Proposed Elevations/Floor Plan



LEFT SIDE ELEVATION 1/4" = 1'-0"

FRONT ELEVATION 1/4" = 1'-0"

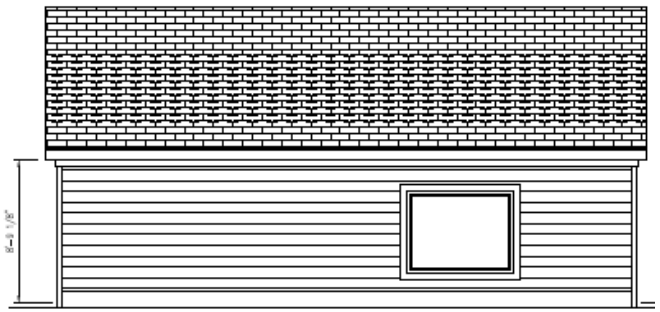


FIRST FLOOR PLAN

- 853 SF LIVING AREA
- 9' CEILING UNLESS NOTED OTHERWISE
- SEPARATE LOAD JOINTS ENSURE FULL BEARING FROM ROOF TO FOUNDATION (MIN 2-2x4)
- ALL INTERIOR WALL HEADERS FLUSH UNLESS NOTED OTHERWISE

Detached habitable spaces must be located within the buildable area

RIGHT SIDE ELEVATION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"

Variance Request/Staff Recommendation

- To allow a 4.8-foot encroachment into the 12-foot minimum side yard setback (Article 6.09); and
- To allow an accessory habitable structure to be 18’-6” tall, in lieu of the 10-foot height limit (Article 6.09).

Staff recommends that this application be approved, subject to the accessory building not be used for sleeping-quarters.

Record No: 25-5750

Variance Application

Status: Active

Submitted On: 12/23/2025

Primary Location

4318 LYON DR
UPPER ARLINGTON, OH 43220

Owner

David James Effler Jr
SHERINGHAM RD 2151 Columbus, OH 43220

BZAP Information

BZAP Case #

VAR-15-26

Status

Pending

BZAP Determination Date

01/21/2026

Vote Tally

Primary Variance

Accessory Structure

Primary Planner

Riley Stanek

Findings of Fact for Approval/Denial

Variance Request

To allow the conversion of an existing detached garage to a fitness and storage space, which is located outside of the buildable area.

BZAP conditions

Variance Information

Describe Variance Request

Existing garage within the sideyard setback converting to a fitness and storage space

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

no

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

no

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

no

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

yes

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

Yes leave the structure as is (a garage) which would not meet the owners satisifcation.

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

☑

ROMANELLI & HUGHES BUILDING COMPANY
148 W. SHROCK ROAD WESTERVILLE, OH 43081
WWW.RH-HOMES.COM

Variance Application – 4318 Lyon Drive, Columbus, Ohio 43220

I am requesting zoning variance approval to convert the existing garage into a private home fitness room.

The scope of work includes an interior change of use and the removal of the existing garage doors, which will be replaced with windows that match the architectural character of the home. No expansion of the building footprint and no changes to building height, setbacks, or lot coverage are proposed.

The space will be used solely for private residential purposes and will not create any adverse impacts to neighboring properties.

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Sarah Effler

Location of property subject to BZAP request: 4318 Lyon Dr

This application will be heard by the Board of Zoning and Planning on: 01/21/2026

Describe activity which requires Board of Zoning and Planning review:

Existing garage within the sideyard setback converting to a fitness and storage space

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1570 Langston Dr	Larger Ann B TR	7021 0350 0001 0436 1988	12/23/25
4395 Carriage Hill Ln	City of Upper Arlington	7021 0350 0001 0436 1971	12/23/25
4334 Lyon Dr	Schoener Jill A Tr	7021 0350 0001 0436 1964	12/23/25
4326 Lyon Dr	Elam John W	7021 0350 0001 0436 1957	12/23/25
4310 Lyon Dr	Turner Charles A III	7021 0350 0001 0436 1933	12/23/25
4315 Lyon Dr	Costinescu Vlad	7021 0350 0001 0436 1926	12/23/25
4331 Lyon Dr	Ramsey Sean C	7021 0350 0001 0436 1919	12/23/25
4305 Lyon Dr	Barnett Kevin L	7021 0350 0001 0436 1902	12/23/25

Applicant Signature: Sarah Effler **Date:** 12/23/25

LANDMARK SURVEY GROUP
690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION

ORDER NO. RHU1–JOB37–PP

DATE: 11/26/25

FOR ROMANELLI & HUGHES HOUSE STYLE ADDITION COUNTY OF FRANKLIN

LOT/SUBDIVISION LOT 9, ESSEX PLACE 3 CITY/TWP OF UPPER ARLINGTON

ADDRESS 4318 LYON DRIVE SCALE 1"= 40' DRAWN BY: JD

MINIMUMS: R: 40' OR 1/4 LOT DEPTH S: 12' BK: 38 PG: 112

BUILDER TO MAINTAIN A MINIMUM GRADE OF 6" OF FALL IN THE FIRST 10' AWAY FROM HOUSE.

PROPOSED HOUSE ELEVATIONS HAVE BEEN ESTABLISHED TO PROVIDE A POSITIVE DRAINAGE PATTERN. BUILDER AND HOMEOWNER APPROVAL REQUIRED.

DOWNSPOUT DRAINS AND CONDUCTOR LINES MAY BE ADJUSTED BY HOME BUILDER DURING INSTALLATION.

MAXIMUM BUILDING HEIGHT = 35'

PLOT PLAN SHOWS APPROXIMATE LOCATION OF CITY FACILITIES IN RIGHT–OF–WAY. FIELD CONFIRMATION IS REQUIRED.

GENERAL NOTES:

ALL FLAT WORK AND HAND FORMED CURB PLACED IN CITY ROW SHALL USE COC CLASS "S" 4500PSI STRENGTH CONCRETE.

ALL CONSTRUCTION CONDUCTED IN THE ROW SHALL BE PERFORMED IN ACCORDANCE WITH COC CONSTRUCTION AND MATERIAL SPECIFICATIONS 2012.

ALL CONCRETE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED USING RUBBERIZED EXPANSION JOINT MATERIAL.

CONTACT THE CITY FORESTER AT 614–583–5340 PRIOR TO PLANTING, REMOVING, PRUNING, OR DIGGING WITHIN 10–FT OF A TREE IN THE ROW.

CONCRETE PLACE IN THE DRIVE APPROACH AND IN THE SIDEWALK CROSSING THE DRIVE APPROACH SHALL BE A MINIMUM OF 6" THICK.

STANDARD DRAWINGS: 2010 STANDARD CURB AND GUTTER, 2300 SIDEWALKS, 2179 BACKFILL IN ROW, 1441 PAVEMENT AND UTILITY CUT REPAIRS, 123 UA CURB OPENING FOR ROOF DRAIN, UA SPOT CURB DETAIL, 2320 PIPE ROOF DRAIN, 2201 STANDARD RESIDENTIAL DRIVEWAY. OTHER DRAWINGS MAY BE APPLICABLE DEPENDING ON PROJECT.

ZONING INFORMATION

PARCEL ID 070–011270

LAND USE 510–ONE FAMILY DWELLING ON PLATTED LOT

TAX DISTRICT 070–CITY OF UPPER ARLINGTON

ZONING DISTRICT R–1B

SCHOOL DISTRICT 2512 OF UPPER ARLINGTON CSD

B/C BACK OF CURB

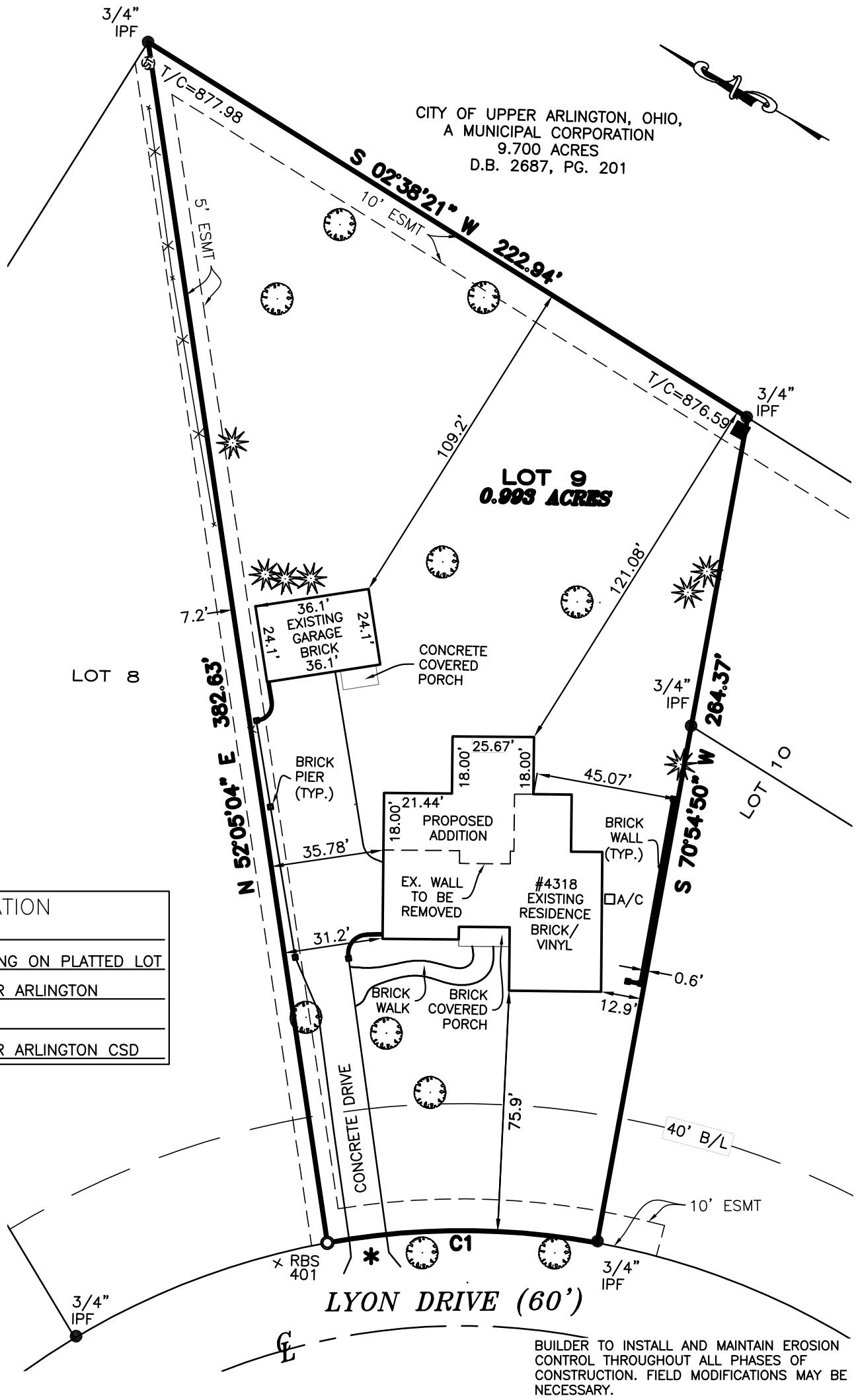
XXX.X PROPOSED GRADE

XXX.X EXISTING GRADE

—XXX— EXISTING CONTOUR

✱ STABILIZE CONSTRUCTION ENTRANCE.

THIS PROPERTY IS LOCATED IN FLOOD ZONE X .
MAP NO. 39049C 0166K.
EFF. DATE: 6/17/2008.



BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	236.85'	85.46'	20°40'20"	N 29°25'25" W	84.99'

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

STATE OF OHIO
WESLEY B. HAAS
PS–8803
REGISTERED
PROFESSIONAL SURVEYOR

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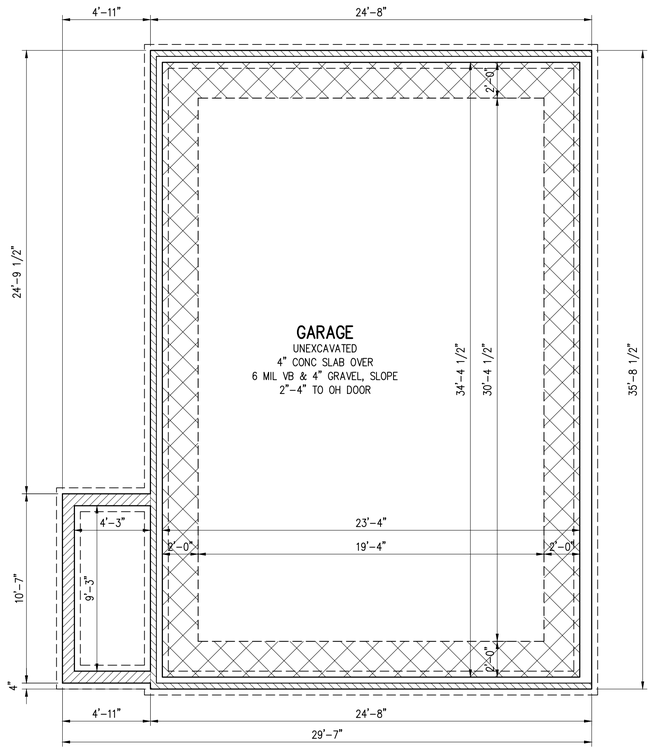
11/26/25
WESLEY B. HAAS DATE
REGISTERED SURVEYOR NO. 8803



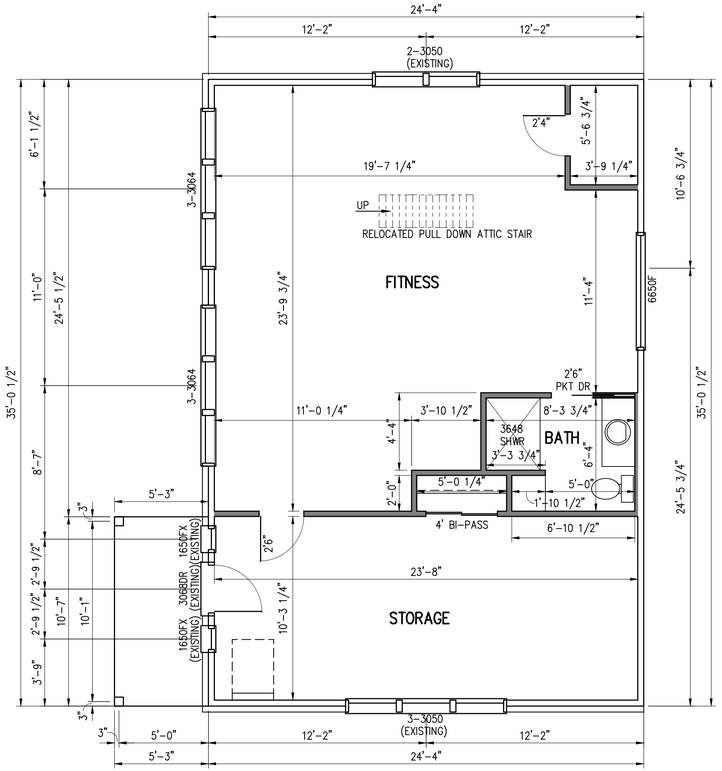
FOUNDATION PLAN 1/4" = 1'-0"

- ⊠ INDICATES LOAD POINTS PROVIDE SOLID BLOCKING FROM ROOF TO FOUNDATION (MIN 2-2x4)
- FIRE BLOCKING SHALL BE INSTALLED IN JOIST SPACE ABOVE WALLS DIVIDING FINISHED SPACE FROM UNFINISHED UNLESS ALL JOIST MEET ORC 302.13-EXCEPTION 4

▨ – T/WALL +4" (EXISTING)

▨ – 8" CMU BLOCK WALL w/ 4" BRICK LEDGE (EXISTING)

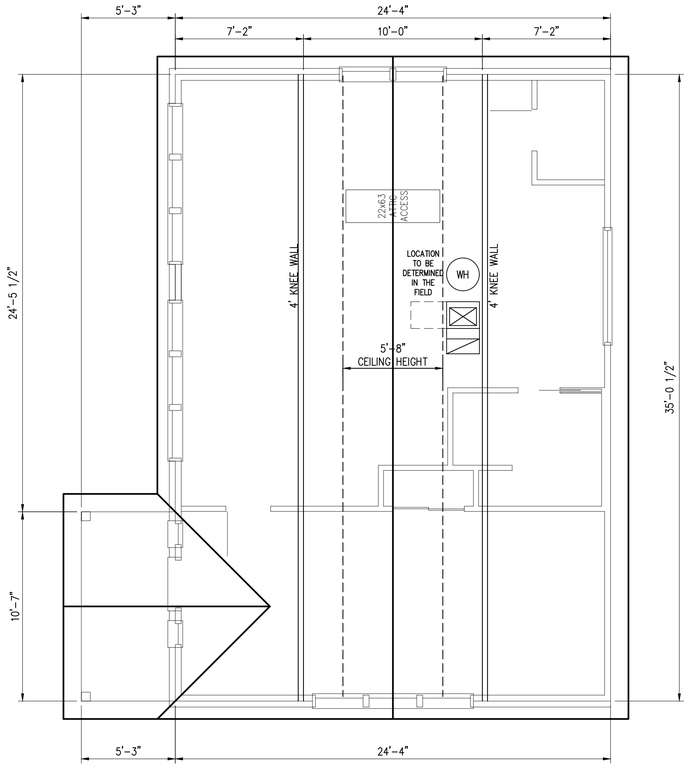
▨ – 2'-0" R-10 RIGID INSULATION UNDERNEITH



FIRST FLOOR PLAN

- 853 SF LIVING AREA
- 9' CEILING UNLESS NOTED OTHERWISE
- ⊠ INDICATES LOAD POINTS PROVIDE SOLID BLOCKING FROM ROOF TO FOUNDATION (MIN 2-2x4)
- ALL INTERIOR WALL HEADERS FLUSH UNLESS NOTED OTHERWISE

Detached habitable spaces must be located within the buildable area



ROOF PLAN

Romanelli & Hughes
BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
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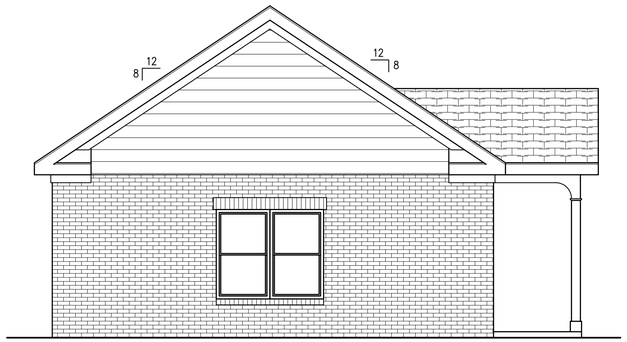
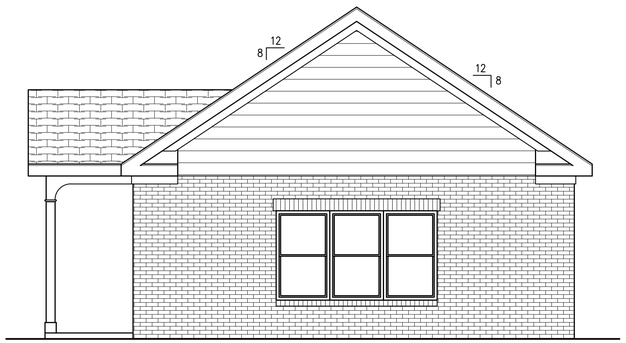
DATE	ISSUE	DATE	ISSUE
11/24/25	FOR ZONING		

4318 LYON DRIVE
EFFLER RESIDENCE

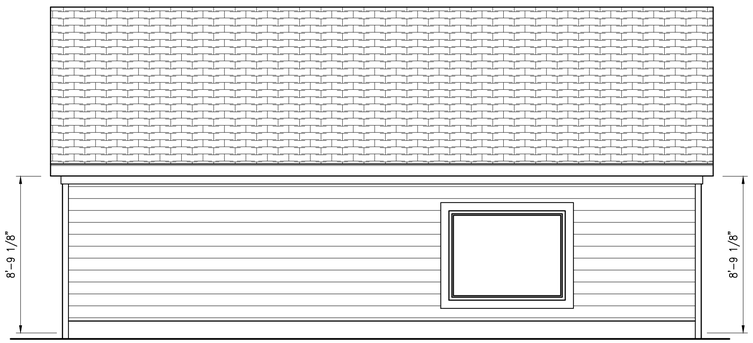


LEFT SIDE ELEVATION 1/4" = 1'-0"

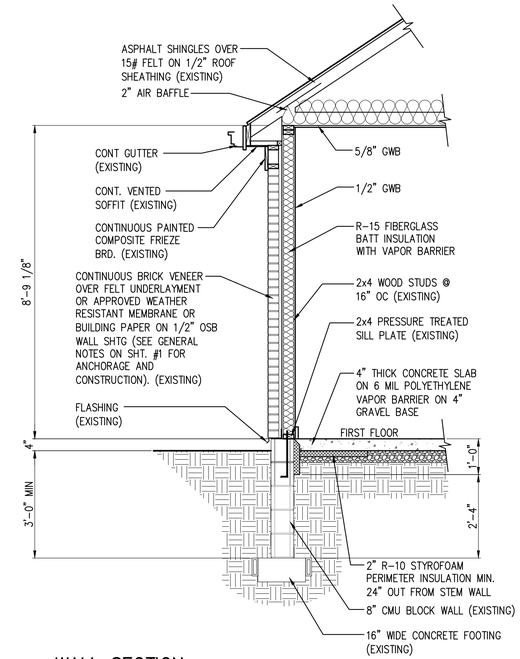
FRONT ELEVATION 1/4" = 1'-0"



RIGHT SIDE ELEVATION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"



WALL SECTION 1/2" = 1'-0"

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4318 LYON DRIVE
EFFLER RESIDENCE

GENERAL NOTES:

1. All work shall comply with the 2019 Residential Code of Ohio (RCO). All work shall meet all applicable codes, including but not limited to ACCA, ACI, International Fuel Gas Code, NEC and NFPA.

2. Handrails shall be compliant with RC0311.7.7. Handrails shall be provided on all stairs with 4 or more risers, handrail height shall be 34"–38" above sloping plan of the stair nosing, handrails shall be continuous form end of top riser to end of bottom riser with ends returned to wall, newel post of safety terminal.

3. Guards shall be compliant with RC0312. Guards will be provided along any open sided walking surface, including stairs, ramps and landings, that are more than 30" measured vertically to the floor or grade below at any point within 36" horizontally. Guards shall be 36" or more in height and have openings that will not permit passage of a 4" sphere, triangular openings on stairs shall not allow passage of a 6" sphere, and guards on open sides of stairs shall not allow passage of 4 3/8" sphere.

4. Hazardous glazing locations compliant with RC0308.4.
   a. Glazing in all fixed and operable panels of swinging and bi–fold doors, except as code allows.
   b. Glazing in a fixed or operable panels to a door where there nearest vertical edge is within a 24" arc of the door in a closed position and whose bottom edge is less that 60" above the floor, except as code allows.
   c. Glazing that is larger than 9 SF and whose bottom edge is less than 18" above the floor and the top edge is more than 36" above the floor and a walking surface is within 36" measured horizontally and in a straight line of the glazing, except as code allows.
   d. All glazing in railing.
   e. Glazing in enclosures for walls facing hot tubs, whirlpools, saunas, steam rooms, bath tubs and showers where the bottom exposed edge of the glazing is less than 60" measured vertically above any standing or walking surface.
   f. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60" above a walking surface and with 60" measured horizontally and in a straight line of the waters edge.
   g. Glazing adjacent to stairways landing and ramps within 36" horizontally of a walking surface when the exposed edge is less than 60" above the walking surface, except as code allows.
   h. Glazing adjacent to stairways within 60" horizontally of the bottom tread of the stairway in any direction when the exposed surface of the glazing is less than 60" above the nose of the tread, expect as code allows.

5. Emergency Escape and Rescue openings shall be compliant with RC0310. All bedrooms shall have a window or exterior door that meets the following:
   a. Minimum opening of 5.7 SF (grade floor may have 5.0 SF opening)
   b. Minimum opening height of 24"
   c. Minimum opening width of 20"
   d. Operable from the inside with standard latches
   e. Sill height of not more than 44"
   f. Window wells minimum 9 SF, with opening being 36" minimum in width and depth and permanent ladder or steps if vertical depth is greater than 44" (only required for bedrooms).

6. Smoke alarms shall be compliant with RC0314. Smoke alarms shall be located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms and on each additional story of a dwelling including basements and habitable attics. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the house hold fire warning equipment provisions of NFPA 72. On each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies shall be installed. Separate or dual–sensing smoke alarms may be used. A smoke alarm located in accordance with section 314.3(2) shall include photoelectric technology. RCO 314.1
   Smoke alarms shall be installed in each sleeping room, outside each sleeping room, and basements. RCO 314.3
   Smoke alarms and smoke detectors shall not be installed within a 36 inch horizontal path from a door to a bathroom containing a shower or tub. NFPA 72 29.8.3.4(5).

7. Carbon Monoxide alarms shall be compliant with RC0315. Carbon Monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.

8. Foam plastic shall have a thermal barrier compliant with RC0316.4. Foam plastic shall be separated from the interior of a building by an approved thermal barrier of minimum 1/2" gypsum wall board or per RC0316.5.1 is separated by 1" thickness of masonry or concrete, except as code allows.

9. Protection of wood and wood based products against decay shall be compliant with RC0317. This includes:
   a. Wood joists or the bottom of wood flooring closer than 18" or wood girders when closer than 12" to the exposed ground in crawl space or unexcavated area located within the periphery of the building foundation.
   b. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8" from the exposed ground.
   c. Sills and sleepers on concrete or masonry slab that is in direct contact with the ground unless separated from the slab by an impervious moisture barrier.
   d. Wood siding sheathing and wall framing on the exterior of a building having a clearance of less than 6" from the ground or less than 2" measured vertically from concrete steps, porch and patio slabs or similar horizontal surfaces exposed to weather.
   e. Wood structural members supporting moisture permeable floors or roofs that exposed to the weather, unless separated by an impervious moisture barrier.
   f. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or wood framing.

10. Insulation shall be compliant with RC0302.8 through RC0302.10. All insulation shall meet the flame spread and smoke developed index rating as required by code.

11. Per the Residential Code of Ohio Section 601.3, required class 3 vapor retarder shall be provided by latex paint applied over gypsum board at interior surface of all exterior walls. Third party verification shall be provided by paint manufacturer on site.

12. Fire blocking shall be compliant with RC0302.11
    Fire Blocking in wood frame construction shall be provided in:
    a. Concealed spaced of stud walls and partitions including furred and parallel rows of studs or staggered studs as follows:
       – Vertically at the ceiling and floor levels
       – Horizontally at intervals not exceeding 10 feet
    b. At all interconnections between concealed vertical and horizontal spaces, such as occur at soffits, drops ceilings and cove ceilings.
    c. In concealed spaces between stairs stringers at the top and bottom of the run.
    d. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling the annular space shall not be required to meet the ASTM E 136 requirements.
    e. For the fire blocking of chimneys and fireplaces. See ORC section 1003.19

Fire Blocking Materials:
- 2 inch nominal lumber
- Two thicknesses of 1 inch nominal lumber with broken lap joints
- One thickness if 23/32 inch wood structural panels with joints backed by 23/32 inch wood structural panels
- One thickness of 3/4 inch particle board with joints backed by 3/4 inch particle board
- One–half inch gypsum board.
- One–quarter inch cement based mill board
- Batts or blankets of mineral wood or glass fiber or other approved materials
  installed in such a manor as to be securely retained in place.

13. Dimensional lumber shall have the following minimum properties:
    – Fb = 875 PSI single member
    – Fb = 1,310 PSI repetitive use
    – E = 1,600,000 PSI
    Maximum moisture content 15%

14. ■ Indicates load points, provide minimum 2–2x4 or 2–2x6 depending on wall framing. Blocking shall be continuous and solid to the foundation or supporting beam.

15. Minimum bearing for wood members is 1 1/2", minimum bearing for steel members is 3".

16. Laminated beams shall be attached and holes and notches allowed only per manufactures instructions.

17. Wood studs shall be compliant with RCO table 602.3(5) and table 602.3.1 and as shown and noted on the plans.

18. Drilling and Notches in studs shall be compliant with RC0602.6
    a. Bored holes maximum 40% of the stud size or less with 5/8" clear of any edge
    b. Bored holes 40%–60% maximum of the stud size requires double stud and 5/8" clear to any edge
    c. Notches must not exceed 25% of the stud depth and bored holes shall not be located in the same cross section cut or notch in the stud
    d. Interior non–load bearing walls allow bored holes 60% maximum of the stud depth with 5/8" clear to any edge
    e. Interior non–load bearing walls allow notches up to 40% of the stud depth
    f. Top plates of exterior walls and interior load bearing walls may have drilling or notching of 50% with the installation of a metal galvanized tie not less than 16ga. x 1 1/2" wide extending 6" past the cut on each side & fastened with 8–16 nails.

19. Drilling and Notches in dimensional lumber floor joists shall be compliant with RC0502.8
    a. No notches permitted in the middle 1/3rd of the joist
    b. Notches limited to depth 1/6th the depth of the member and width 1/3rd the depth of the member
    c. Bored holes limited to 1/3rd the depth of the member and 2" minimum clear to the bottom edge of the joist

20. Drilling and Notches in dimensional lumber roof framing members shall be compliant with RC0502.8
    a. Notches shall not exceed 1/6th the depth of the member and the width shall not exceed 1/3rd the depth of the member and shall not be located in the middle 1/3rd of the span
    b. Notches at the ends of the member exceed 1/4th the depth of the member
    c. The tension side of members 4" or greater in nominal thickness shall not be notched except for the ends
    d. Bored holes shall not exceed 1/3rd the depth of the member and be 2" clear of the top and bottom edges.

21. Wall bracing shall be compliant with RC0602.10 as identified on the plans and notes.

22. Window and door headers in exterior walls and interior load bearing walls shall be compliant with RC0602.7 and tables 502.5(1) and 505.2(2). Provide a minimum 2–2x6 header unless noted otherwise.

23. Sub flooring shall be 3/4" plywood OSB tongue and groove.

24. Wall sheathing shall be 7/16" plywood OSB exterior grade.

25. Roof sheathing shall be 7/16" plywood OSB exterior grade. Provide plywood clips at unsupported edges @ 12" OC.

26. Trusses shall be designed by a structural engineer registered in the state of Ohio. Trusses shall be designed for the loads as listed and required by code, along with the following:
    – No 2x3 material allowed
    – Continuous member size on girders
    – 8'–0" maximum panel length on top chords
    – 10'–0" maximum panel length on bottom chords
    – Trusses 24'–0" and over must have 2x4 #1 SYP or better chord material

27. Trusses and roof assemblies shall have roof tie downs compliant with RC0802.10 and 802.11. Provide Simpson H25T connectors at every truss to wall connection.

28. Flashing and weep screeds shall be installed in accordance with RC0703.6.2.1 weep screed, RC0703.6.3 water resistive barriers, RCO figures 703.7, 703.7.2.1 and 703.7.2.2 at masonry, RC0905.2.8 flashing, and per standard details. Flashing shall be provided in such manner as to prevent entry of water into the wall cavity, penetration of water to the building structural framing components and through roof joints in copings, intersections, openings and penetrations.

29. All metal fasteners, connectors or other hardware in direct contact with any preservative treated lumber shall be stainless steel type 304 or 316 or have a galvanized coating that complies with ASTM A123 connectors or ASTM A153 fasteners Class D Standards for the fasteners and hardware. The connectors and fasteners must be made of the same material for compatibility.

TABLE 602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENER
	ROOF		
1	Blocking between joists or rafters to top plate, toe nail	3–8d (2 1/2"x0.113")	– – – – –
2	Ceiling joists to plate, toe nail	3–8d (2 1/2"x0.113")	– – – – –
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3–10d	– – – – –
4	Collar tie rafter, face nail or 1 1/4"x20 gage ridge strap	3–10d (3"x0.128")	– – – – –
5	Rafter to plate, toe nail	2–16d (3 1/2"x0.135")	– – – – –
6	Roof rafters to ridge, valley or hip rafters: Toe nail Face nail	 4–16d (3 1/2"x0.135") 3–16d (3 1/2"x0.135")	 – – – – – – – – – –
	WALL		
7	Built–up corner studs	10d (3"x0.128")	24" o.c.
8	Built–up header, two pieces with 1/2" spacer	16d (3 1/2"x0.135")	16" o.c. along each edge
9	Continued header, two pieces	16d (3 1/2"x0.135")	16" o.c. along each edge
10	Continued header to stud, toe nail	4–8d (2 1/2"x0.113")	– – – – –
11	Double studs, face nail	10d (3"x0.128")	24" o.c.
12	Double top plates, face nail	10d (3"x0.128")	24" o.c.
13	Double to plates, minimum 24–inbch offset of end joists, face nail in lapped area	8–16d (3 1/2"x0.135")	– – – – –
14	Sole plate to joist or blocking, face nail	16d (3 1/2"x0.135")	16" o.c.
15	Sole plate to joist or blocking at braced wall panels	3–16d (3 1/2"x0.135")	16" o.c.
16	Stud to sole plate, toe nail	3–8d (2 1/2"x0.113") or 2–16d (3 1/2"x0.135")	– – – – –
17	Top or sole plate to stud, end nail	2–16d (3 1/2"x0.135")	– – – – –
18	Top plates, laps at corners and intersections, face nail	2–10d (3"x0.128")	– – – – –
19	1" brace to each stud and plate, face nail	2–8d (2 1/2"x0.113") 2 staples 1 3/4"	– – – – –
20	1"x6" sheathing to each bearing, face nail	2–8d (2 1/2"x0.113") 2 staples 1 3/4"	– – – – –
21	1"x8" sheathing to each bearing, face nail	2–8d (2 1/2"x0.113") 3 staples 1 3/4"	– – – – –
22	Wider than 1"x8" sheathing to each bearing, face nail	3–8d (2 1/2"x0.113") 4 staples 1 3/4"	– – – – –
	FLOOR		
23	Joist to sill or girder, toe nail	3–8d (2 1/2"x0.113")	– – – – –
24	1"x6" subfloor or less to each joist, face nail	2–8d (2 1/2"x0.113") 2 staples 1 3/4"	– – – – –
25	2" subfloor to joist or girder, blind and face nail	2–16d (3 1/2"x0.135")	– – – – –
26	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2"x0.113")	6" o.c.
27	2" planks (plank & beam – floor & roof)	8–16d (3 1/2"x0.135")	at each bearing
28	Built–up girders and beams, 2–inch lumber layers	10d (3"x0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice
29	Ledger strip supporting joists or rafters	3–16d (3 1/2"x0.135")	at each joist or rafter

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER	SPACING OF FASTENER: Edges (inches)	SPACING OF FASTENER: Intermediate supports (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particle board wall sheathing to framing			
30	3/8" – 1/2"	6d common (2"x0.113") nail (subfloor wall) 8d common (2 1/2"x0.131") nail (roof)	6	12
31	19/32" – 1"	8d common nail (2 1/2"x 0.131")	6	12
32	1 1/8"x 1 1/4"	10d common (3"x0.148") nail or 8d (2 1/2"x0.131") deformed nail	6	12
	Other wall sheathing			
33	1/2" structural cellulosic fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga. 1 1/4" long	3	6
34	25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga. 1 1/2" long	3	6
35	1/2" gypsum sheathing	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7	7
36	5/8" gypsum sheathing	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	3/4" and less	6d deformed (2"x0.120") nail or 8d common (2 1/2"x0.131") nail	6	12
38	7/8" – 1"	8d common (2 1/2"x0.131") nail or 8d deformed (2 1/2"x0.120") nail	6	12
39	1 1/8" – 1 1/4"	10d common (3"x0.148") nail or 8d deformed (2 1/2"x0.120") nail	6	12
	STEEL COLUMN, POSTS, AND BEAM ATTACHMENT			
40	Beams ending in a beam pocket, beam clip angles	Clip angles either welded to the beam along each clip angle's entire length or bolted to the beam using a minimum of 1/2" diameter bolts. Clip angle attached to the foundation wall using no less than a 1/2" diameter anchor	==	==
41	Beams, steel column top plate	Column top plate either welded along the length of the two sides perpendicular to the beam's length or bolted with no less than two 1/2" diameter bolts placed diagonally through the top plate	==	==
42	Beams ending over a steel column, steel column top plate	Column top plate bolted to beam with at least four 1/2" diameter bolts.	==	==
43	Steel column(s) base plate(s) (for beams ending in beam pockets), footing(s)	Anchored top concrete footing pad(s) with no less than two 1/2" diameter anchors placed diagonally through the base plate(s) of the steel column(s) into the concrete footing pad(s)	==	==
44	Steel column base plate (when beam ends over a steel column), footing	Anchored to concrete footing pad with no less than four 1/2" diameter anchors through the base plate of the steel column to the concrete footing pad	==	==

TABLE 602.3(2)
ALTERNATE ATTACHMENTS

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION OF FASTENER AND LENGTH (inches)	SPACING OF FASTENER: Edges (inches)	SPACING OF FASTENER: Intermediate Supports (inches)
Wood structural panels, subfloor, roof and wall sheathing to framing and particle board wall sheathing to framing			
up to 1/2	Staple 15 ga. 1 3/4	4	8
	0.097 – 0.099 Nail 2 1/4	3	6
	Staple 16 ga. 1 3/4	3	6
19/32 and 5/8	0.113 Nail 2	3	6
	Staple 15 and 16 ga. 2	4	8
	0.091 – 0.099 Nail 2 1/4	4	8
23/32 and 3/4	Staple 14 ga. 2	4	8
	Staple 15 ga. 1 3/4	3	6
	Staple 14 ga. 2	4	8
1	Staple 14 ga. 2 1/4	4	8
	0.113 Nail 2 1/3	3	6
	Staple 15 ga. 2 1/4	4	8
	0.097 – 0.099 Nail 2 1/2	4	8

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION OF FASTENER AND LENGTH (inches)	SPACING OF FASTENER: Edges (inches)	SPACING OF FASTENER: Body of Panel (inches)
Floor underlayment; plywood–hardboard–particleboard			
Plywood			
1/4 and 5/16	1 1/4 ring or screw shank nail – minimum 12 1/2 ga. (0.099") shank diameter	3	6
	Staple 18 ga., 7/8, 3/16 crown width	4	8
11/32, 3/8, 15/32, and 1/2	1 1/4 ring or screw shank nail – minimum 12 1/2 ga. (0.099") shank diameter	6	8
19/32, 5/8, 23/32, and 3/4	1 1/2 ring or screw shank nail – minimum 12 1/2 ga. (0.099") shank diameter	6	8
	Staple 16 ga. 1 1/2	6	8
Hardboard			
0.200	1 1/2 long ring–grooved underlayment nail	6	6
	4d cement–coated sinker nail	6	6
	Staple 18 ga., 7/8 long (plastic coated)	3	6
Particle board			
1/4	4d ring–grooved underlayment nail	3	6
	Staple 18 ga., 7/8 long, 3/16 crown	3	6
3/8	6d ring grooved underlayment nail	6	10
	Staple 16 ga., 1 1/8 long, 3/8 crown	3	6
1/2, 5/8	6d ring grooved underlayment nail	6	10
	Staple 16 ga., 1 5/8 long, 3/8 crown	3	6

DESIGN CRITERIA

Climatic and Geographic Design Criteria
- Ground Snow Load – 20 PSF
- Wind Design Speed – 90 MPH exposure B
- Seismic Design Category A
- Subject to damage from weathering – Severe
- Front Line Depth – 36"
- Subject to damage from termite – Moderate to Heavy
- Winter design temperature 6°, 5060 heating degree days
- Ice barrier underlayment required
- Flood hazards as noted on plot plan
- Air Freezing Index – 1500
- Mean annual temperature by jurisdiction

Minimum Uniformly Distributed Live Loads
- Attics without storage – 10 PSF
- Attics with limited storage – 20 PSF
- Habitable attics and with fixed stairs – 30 PSF
- Balconies (exterior) and decks – 40 PSF
- Fire escapes – 40 PSF
- Guardrails and handrails – 200 PSF
- Guardrail fill in components – 50 PSF
- Passenger vehicle garages – 50 PSF
- Rooms other than sleeping rooms – 40 PSF
- Sleeping Rooms – 30 PSF
- Stairs – 40 PSF

Roof Live Load – 20 PSF

Allowable deflection of structural members
- Rafters having slopes greater than 3:12 with no finished ceiling attached to rafters – L/180
- Interior walls and partitions – H/180
- Floors and plastic ceilings – L/360
- All other structural members – L/240
- Exterior walls with plaster or stucco finish – H/360
- Exterior walls – wind loads with brittle finishes – H/240
- Exterior walls – wind loads with flexible finishes – L/180
- Lintels supporting masonry veneer walls – L/600

Additional deflection and load criteria for Romanelli & Hughes
- Floors in kitchens and master bathrooms – L/480
- Kitchen islands, cabinets, and master bathtubs – additional 50 PSF
- Double joist under kitchen cabinets that run parallel to floor joist and exceed 8'–0" in length

Foundations based on RCO 401.4.1, Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH) – 1,500 PSF

RCO 302.13 Fire Resistance of Floors, exception 4.
Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2 inch by 10 inch nominal dimension.

RCO 1304 Fuel Type – Natural Gas

RCO chapter 11 – Energy Efficiency
Ohio Building Code 1112 Ohio Home Builders Association Alternative Energy Code Option – Path 1

DRAWING INDEX

C–1	COVER SHEET
1	EXTERIOR ELEVATIONS & FRONT PORCH SECTION
2	EXTERIOR ELEVATIONS, GARAGE WALL SECTION, & BUILDING SECTION
3	FOUNDATION PLAN, CONCRETE WALL NOTES, & PORCH SECTION
4	FIRST FLOOR PLAN, BUILDING SECTION, & SECTION DETAILS
5	SECOND FLOOR PLAN & BUILDING SECTION
6	ROOF PLAN, INFILL DETAIL, & WINDOW SCHEDULE
D1	BUILDING DETAILS, NOTES
D2	STRUCTURAL CONNECTION DETAILS
E	ELECTRICAL DRAWING
M	MECHANICAL DRAWING
SWD–1	SHEAR WALL DETAILS
FJ–1	FLOOR JOIST DRAWING
FJ–2	FLOOR JOIST DRAWING

BUILDING SQUARE FOOTAGE

FIRST FLOOR SQUARE FOOTAGE (EXISTING)		1,908 SF
FIRST FLOOR SQUARE FOOTAGE (NEW)		465 SF
SECOND FLOOR SQUARE FOOTAGE (EXISTING)		1,243 SF
SECOND FLOOR SQUARE FOOTAGE (NEW)		695 SF
		4,311 SF
BASEMENT AREA		
	UNFINISHED SPACE	1,429 SF
	FINISHED SPACE	944 SF
GARAGE SQUARE FOOTAGE		
	EXISTING	613 SF
	NEW	378 SF
		991 SF
FRONT PORCH SQUARE FOOTAGE (EXISTING)		91 SF
REAR VERANDA SQUARE FOOTAGE		462 SF

PERMIT SET - 2025-12-08

EFFLER RESIDENCE

4318 LYON DRIVE

COLUMBUS, OHIO 43220

R&H
Romanelli & Hughes
BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
614–891–2042 Fax 614–891–2045

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DATE	ISSUE	DATE	ISSUE
11/25/25	FINAL REVIEW		
12/05/25	FOR BID		
12/08/25	FOR PERMIT		

4318 LYON DRIVE
COVER SHEET
C–1

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 21, 2026

Subject: 2550 Chester Road (VAR-02-26) - To allow a detached garage with second floor storage to be 23'-2" tall, in lieu of the 17-foot maximum height limit.

Site Description/History

The subject property, 2550 Chester Road, is located on the east side of the street, five properties north of Westmont at the Lane on W. Lane Avenue. It measures 60' x 162.5' in size with a 40-foot building setback line and 15-foot rear utility easement (vacated alley from 1937). It was platted as Lot #63 in the College Hill subdivision in 1923. A two-story, Dutch Colonial Revival-style home sits along the front building setback line. It includes stucco with two dormer windows and a gambrel roof. A driveway along the north side of the property leads to a 1.5-car detached garage behind the home. Some landscaping is present and will remain. The home was built in 1953 and has been in the family (Shinn) since 1988.

A Building Permit for this proposed detached garage was originally submitted in March 2023, but was denied by Staff due to its proposed height. A variance application was then submitted and ultimately withdrawn, as the applicant did not want to be one of the first to challenge the height limit. [*Since then, the Board has approved several taller detached garages where a home office or other habitable spaces are included, and has been more open-minded to those with second floor storage.*] A similar Building Permit was submitted again in September 2025, and again denied by Staff due to its proposed height.

Proposal

The application includes the removal of the existing detached garage and the construction of a larger one in the same general location. The proposed garage is 626 square feet in size (22.2' x 28.2') and is 23'-2" tall (*variance required*) with a 12:12 roof pitch. The top plate wall height is set at a compliant height of 9'-6" or less. The front elevation includes a large triangular gable with three exposed structural bracing supports to match that of the residence. All elevations include horizontal wood siding on the lower half with vertical board and batten on the upper half; windows are present on all elevations. The first floor is large enough for vehicles, trash receptacles, and an interior staircase that leads to second floor storage. No habitable space or occupied rooms are proposed on the second floor. It is set three feet from the north property line and 37.5 feet from the rear.

The plan also includes a compliant one-story rear addition with an open-style breezeway off the existing home, but with a 4:14 roof pitch. The addition includes a bedroom, bathroom,

breakfast nook, and laundry, with a board and batten siding exterior. Building, development, and front yard development coverages are compliant.

Zoning Code Requirements

This application requests one variance to the City's Unified Development Ordinance (UDO):

- To allow a detached garage with second floor storage to be 23'-2" tall, in lieu of the 17-foot maximum height limit (Article 6.09).

Alternatives

The applicant has considered several alternatives in an attempt to avoid a variance. These include: eliminating the second floor storage area and relocating to a larger room addition, shifting the garage seven feet so that it is located within the buildable area of the property, and/or simply reducing the overall height. All three alternatives were not supported by the applicant, as there is a need for additional storage.

The City's third-party architect reviewed the plans and had concerns with both the height and scale of the proposed detached garage, as well as its non-complementary design to the home. An alternate was presented to the applicant just before this report was issued.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposal creates a larger garage with the desired storage space, but its roof style (12:12 pitch) does not match the home (gambrel style), front porch (12:10 pitch), or the proposed rear addition (4:12 pitch). The Board has approved taller garages with habitable spaces on the second level recently, but has been more hesitant with those with storage. Staff is also unsure why the proposed 12:12 roof pitch is needed, since it does not match the home or dramatically increase the amount of second floor storage. It is also two inches above the limit recently used. In this case, Staff believes that a roof height/pitch reduction (or a change to a gambrel style to match the home) would still allow for ample second floor storage while reducing the severity of the height variance request. Should the Board make a motion on the application, Staff recommends that Findings #4 (*character of the area*) and #6 (*special conditions or circumstances*) be considered in its deliberation.

Attachments

1.	2550 Chester Rd_Staff Presentation
2.	2550 Chester Rd_Application
3.	2550 Chester Rd_Notice
4.	2550 Chester Rd_Variance Statement
5.	2550 Chester Rd_Proposed Plans

2550 Chester Road

BZAP Staff Report Pictures | Variance Application 02-26

January 21, 2026

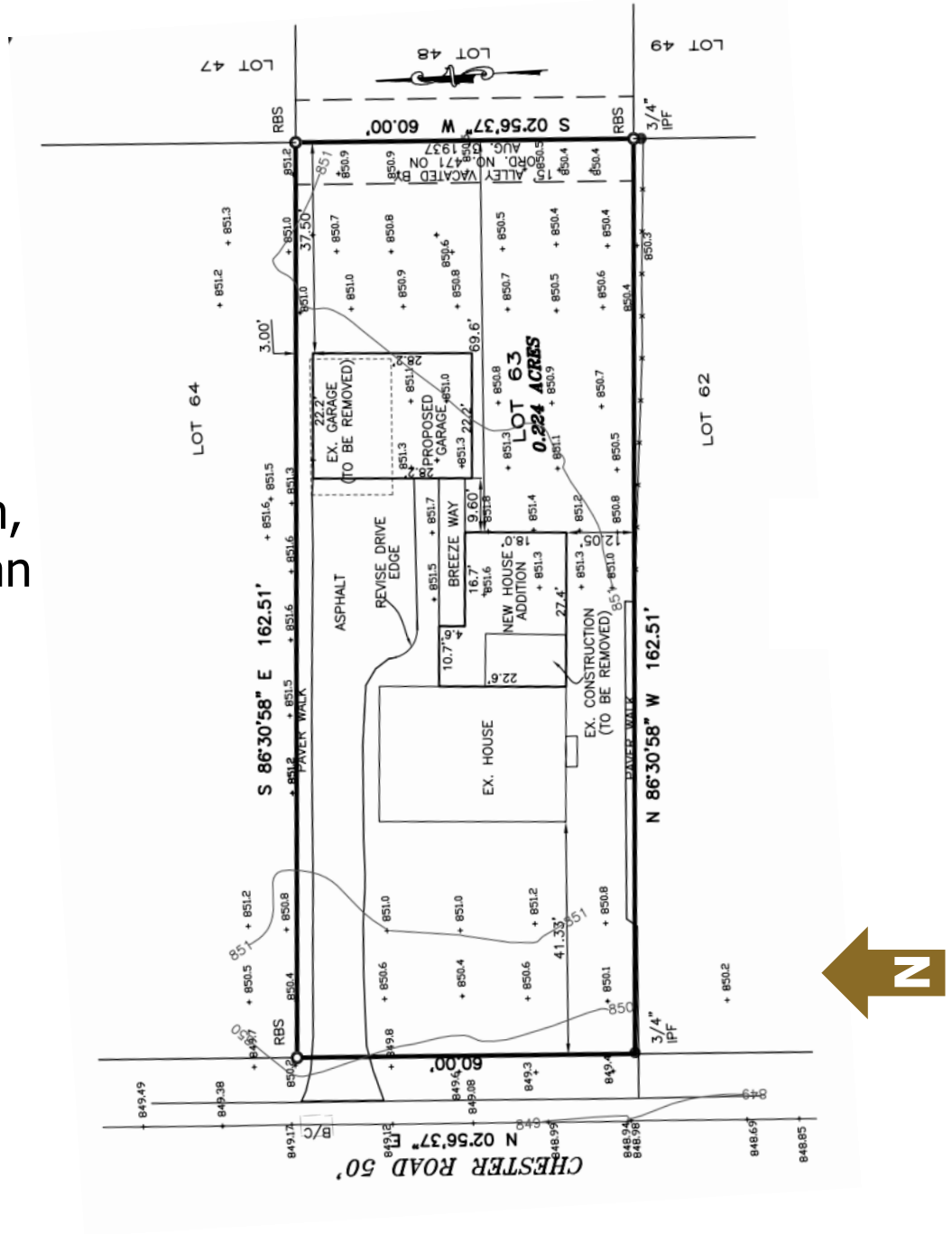
Google Maps ® Aerial Photo

Existing Site Conditions

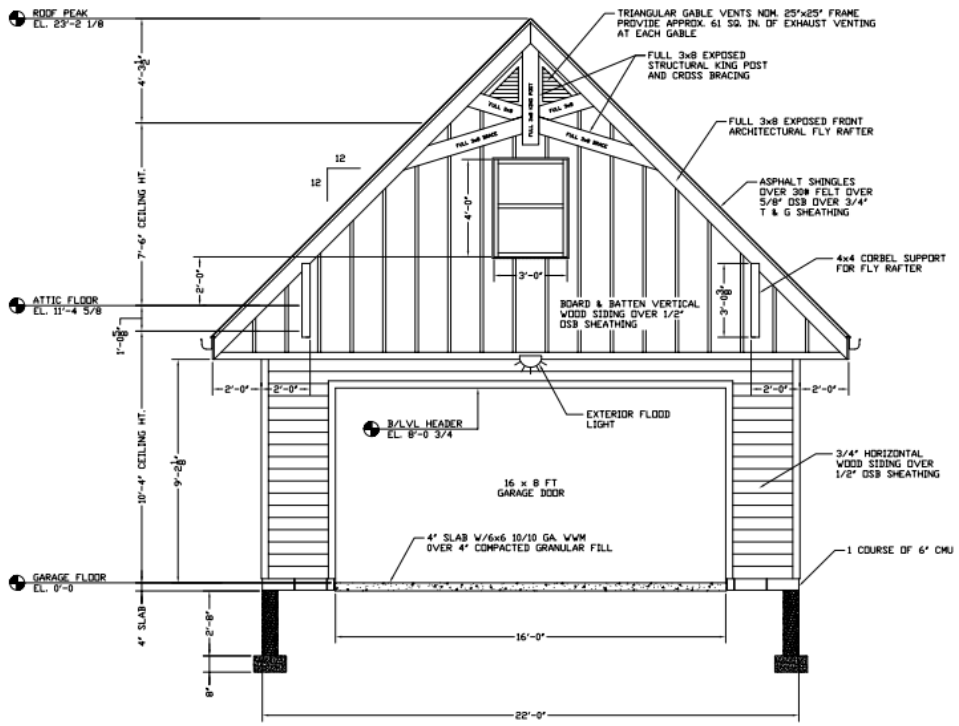
Existing Site Conditions

Proposed Site Plan

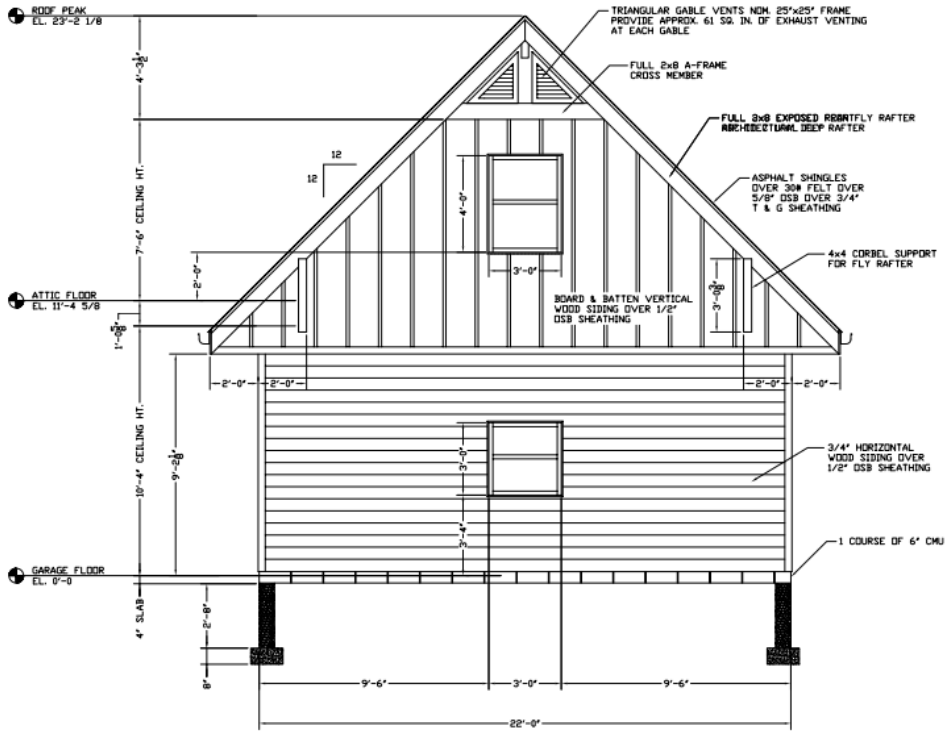
- Proposed improvement:
  - The construction of a 626 SF two-story, detached garage.
  - A one-story rear addition including a bedroom, bathroom, breakfast nook, and laundry with an open breezeway off of the existing home.
- Variance:
  - To allow a detached garage with second floor storage to be 23'-2" tall, in lieu of the 17-foot maximum height limit.



Garage Elevations

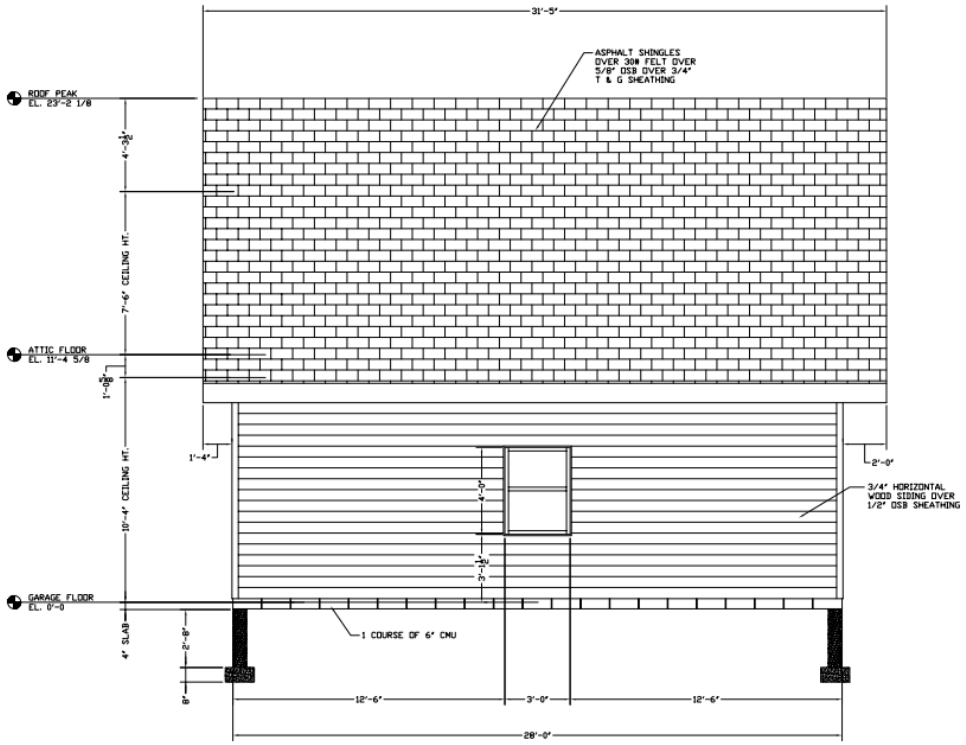


West Elevation

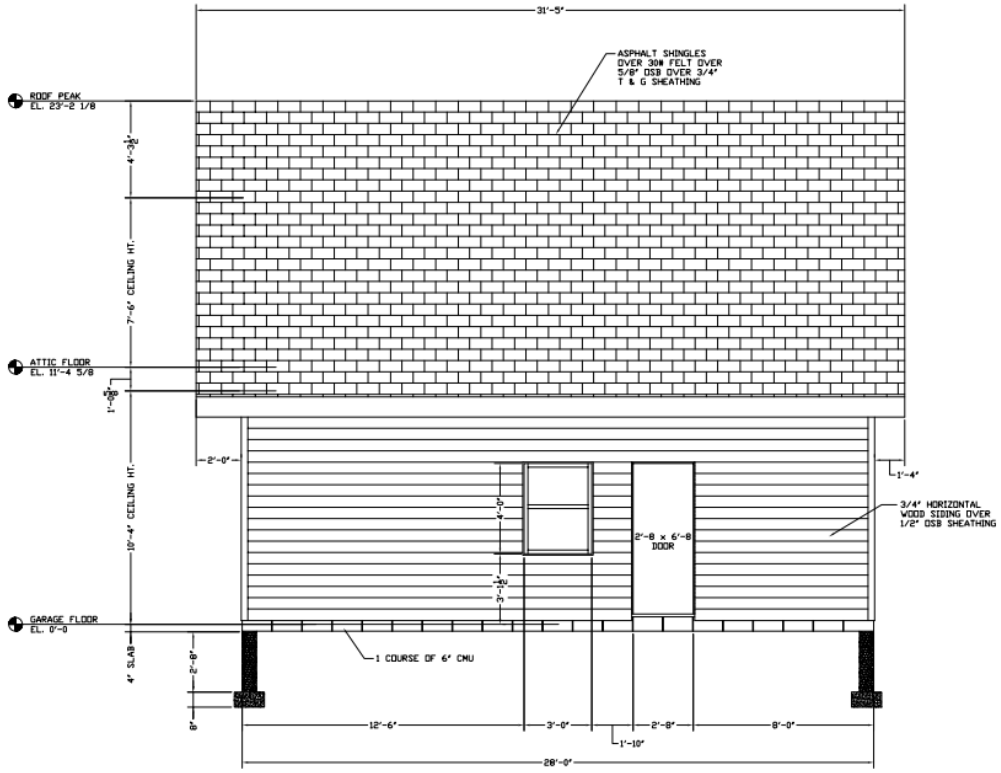


East Elevation

Garage Elevations

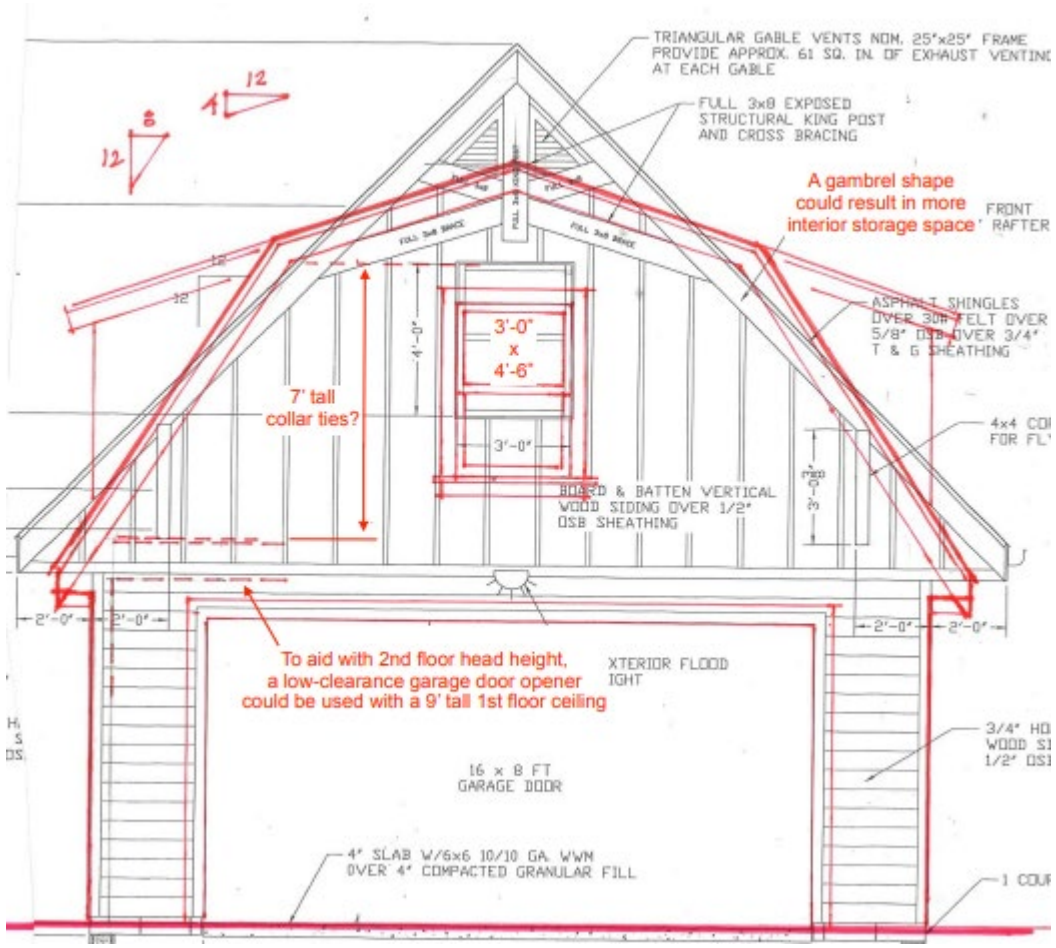


North Elevation



South Elevation

Third-Party Architect Review



The submitted architectural design of the detached garage is foreign to the existing home. The roof pitch feels out of place, and that results in a form that is unrelated to existing conditions. We suggest trying options. Below is one possibility, although you are welcome to try other ideas suited for the unique and charming look of the existing main house form.

Variance Request/Staff Recommendation

- To allow a detached garage with second floor storage to be 23'-2" tall, in lieu of the 17-foot maximum height limit (Article 6.09).

Staff recommends that the applicant consider design changes to reduce the proposed height and a style to better match the existing residence.

Record No: 25-5456

Variance Application

Status: Active

Submitted On: 12/3/2025

Primary Location

2550 CHESTER RD
UPPER ARLINGTON, OH 43221

Owner

SHINN ERIC | SHINN PATRICIA A
Chester Rd 2550 UPPER ARLNGTN, OH 43221

BZAP Information

BZAP Case #

VAR-02-26

Status

Pending

BZAP Determination Date

01/21/2026

Vote Tally

Primary Variance

Detached Garage

Primary Planner

Justin Milam

Findings of Fact for Approval/Denial

Variance Request

To allow a detached garage with second floor storage to be 23'-2", in lieu of the 17-foot maximum height limit.

BZAP conditions

Variance Information

Describe Variance Request

Build a garage that is 6 feet taller than building code of 17 feet, by increasing the pitch of the roof on this proposed single story building.

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?

Need attic storage space accessible by stairs and usable in an upright standing posture by owners in their late 70s.

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

This information not available us.

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 objective is to improve the esthetic charm of the neighborhood and match design features of the house.

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

Yes

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

The property could be sold as is. However the value and appeal of the property will be improved with the approval of the variance request.

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

☑

Eric & Patricia Shinn
your neighbors at
2550 Chester Rd. Upper Arlington, OH 43221

Date

Property Owner
Address
City State Zip

Dear Neighbor,

This letter is to let you know about our application for a building code variance for construction of a new, two car garage behind our house at 2550 Chester Rd to replace our one car garage.

We would like a useable storage space in the attic of the garage that will allow us to stand upright. With an increase in the pitch of the roof from 6 x 12 to 12 x 12 it will be possible. Upper Arlington Building code limits the height of the garage to 17 feet. The peak of our new garage would be 6 feet higher.

If the variance is allowed, we will have the room we need for household storage in addition to our cars. Additionally, we feel that the new garage will enhance the value of our home and add to the overall appearance of the neighborhood.

This application will be heard by the Board of Zoning and Planning on January 21, 2026.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at https://upperarlingtonoh.portal.civicclerk.com/event/637/files/attachment/2998.
For further information, please contact the Planning Division at planning@uaoh.net.

The city has required us to properly notify our immediate neighbors of the request. You are encouraged to attend any and all meetings regarding this matter.

Sincerely yours,

Eric Shinn
ph: 614-477-3177

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Eric Shinn

Location of property subject to BZAP request: 2550 Chester Rd, Upper Arlington, OH 43221

This application will be heard by the Board of Zoning and Planning on: January 21, 2026

Describe activity which requires Board of Zoning and Planning review:

Request building code variance for a new two car garage to replace a one car garage at the address above. The garage would be 6 ft taller than code for usable storage in the attic.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2569 CHESTER RD	William Burney	[signature]	12/4/25

Applicant Signature: [signature] **Date:** 11/21/25

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Eric Shinn

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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:
2561 CHESTER RD	CRAIG CARRIGAN		11-28-25
2553 CHESTER RD	JONATHAN DORMO		
2545 CHESTER RD	DANIEL A GESLER		11-29-25
2537 CHESTER RD	JEFF ROBISON		11/29/25
2566 CHESTER RD	TIFFANEE MOHLER		11/30/25
2558 CHESTER RD	HOWARD A EPSTEIN		11/30/25
2542 CHESTER RD	RANDOLPH BLACK		11-30-25
2534 CHESTER RD	BROOKE A SANDY		11/28/25
2559 WESTMONT BL	AARON S CAVE		11/28/25
2551 WESTMONT BL	STEPHEN KENNEDY		11/30/25
2543 WESTMONT BLVD	THOMAS J RYAN		12/2/25
2535 WESTMONT BLVD	CHRISTINE FRASCA		11/30/2025
2527 WESTMONT BL	JOHN S WITHERS		11/28/25
Applicant Signature:			**Date:** 12/3/25

A Statement in Support of a Building Code Variance
Regarding Garage Height at 2550 Chester Rd., Upper Arlington, OH

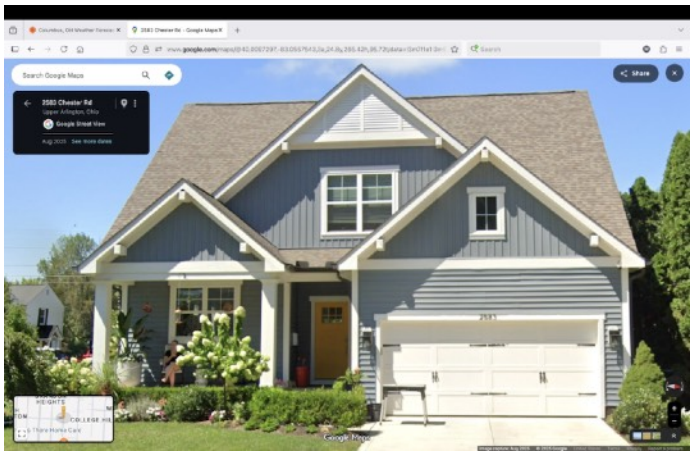
I have lived most of my life in Upper Arlington and graduated from Upper Arlington High School in the Class of 1966. I have lived at my current address on Chester Road for nearly 38 years. I am 77 years old, and my wife is 76. The additional six feet of garage height provides critical advantages for us as we age.

The primary purpose of the increased height is to allow for attic storage with stair access and sufficient headroom to stand upright. As we are in our late seventies, we do not wish to be limited to storing items while standing on a ladder. Accessibility is key to the usability of this storage space. The proposed garage will also allow us to relocate items that do not require a heated environment from our overcrowded basement, thereby freeing up usable, heated living space.

Our home includes a newly designed front porch intended to improve curb appeal. The proposed garage, which will be visible from the street, mirrors and accentuates the style of the new front porch. This design would not be achievable with the roof pitch required to reduce the garage height by six feet, as important architectural elements—such as the gable cross braces—would not be possible. I personally find low-pitch roofs unattractive and am not inclined to construct a structure that I do not find visually appealing. Please refer to the mockup photo above to see how the house and garage work together to enhance the architectural style. The new garage will be set back significantly from the street and will appear balanced with the house.

I have received only positive feedback from my neighbors after sharing my plans while obtaining notification signatures from all property owners within 100 feet of our home.

The view to the south from the adjacent backyard to the north will be blocked by an additional six feet; however, the view being blocked is of five-story apartment buildings on Lane Avenue. We are the fifth house from these apartments, and the buildings are highly visible from our backyard.



Additionally, across the street and three doors north, a newly constructed home includes a connected garage that is very similar to the one I am proposing, further demonstrating that this design is consistent with the neighborhood.

In summary, I am requesting approval to build a garage that improves the usability of our home and enhances its curb appeal. This improvement will increase the value of the property and contribute positively to the overall neighborhood.

Thank you for your time and consideration.

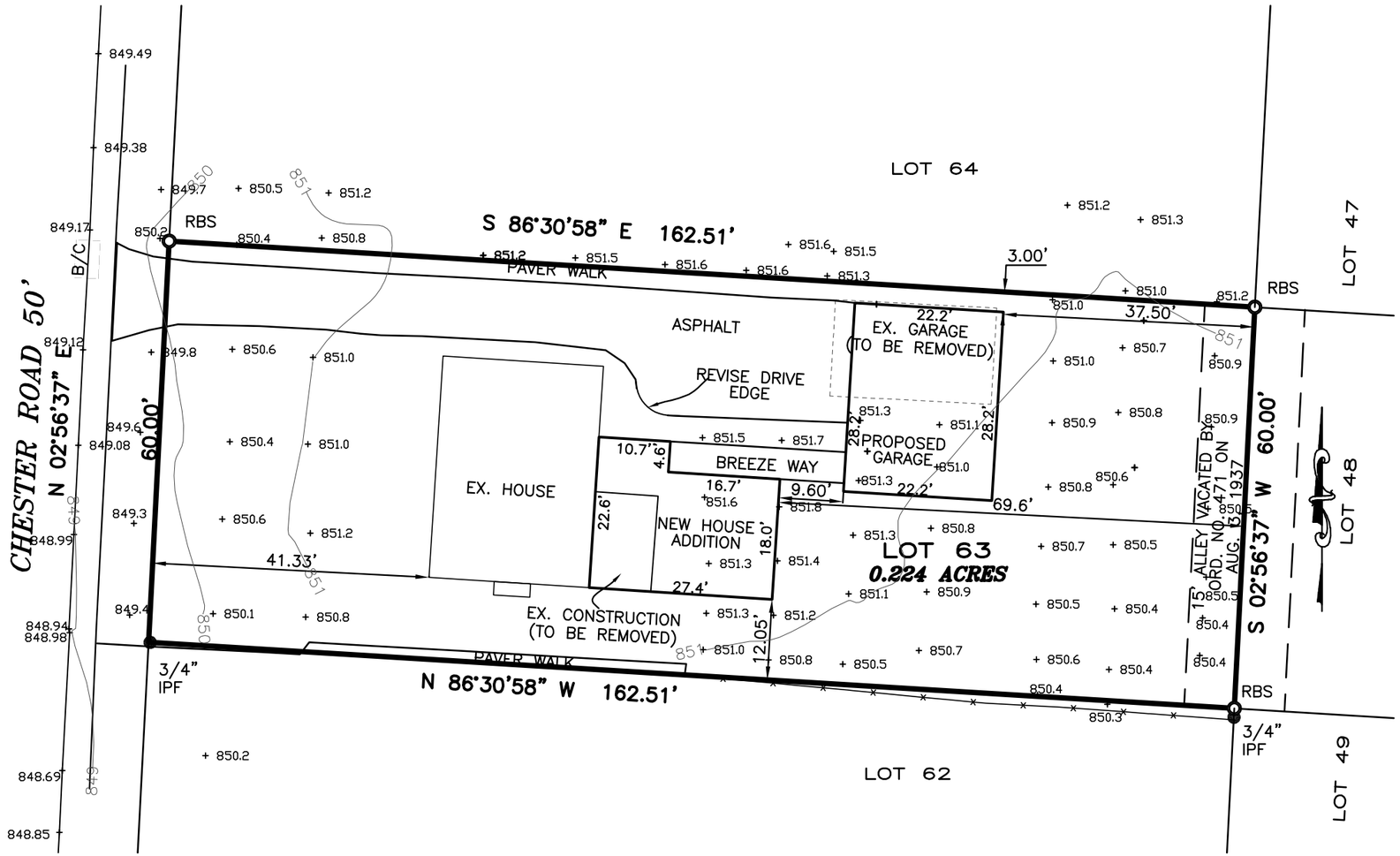
Eric Shinn

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- EXISTING FENCE LINE

DEED REFERENCE:

ERIC SHINN & PATRICIA A SHINN
P.I.D. 70-2198-3
INST: 201112160164647



BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0168K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN SEPTEMBER OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

10/01/25
WESLEY B. HAAS DATE
REGISTERED SURVEYOR NO. 8803

STATE OF OHIO
WESLEY B. HAAS
PS-8803
REGISTERED PROFESSIONAL SURVEYOR

DRAWN BY: NV

SURVEY OF

LOT 63

LYING IN

COLLEGE HILL SUBDIVISION
PLAT BOOK 10 PAGE 354
CITY OF UPPER ARLINGTON, COUNTY OF FRANKLIN
STATE OF OHIO

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

LANDMARK SURVEY GROUP
690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

DATE: 10/01/25 FILE NO. SLF25-JB132-TOPO

2550 CHESTER ROAD, UPPER ARLINGTON, OHIO
NEW HOUSE ADDITION WITH CONNECTED GARAGE

NEW HOUSE ADDITION LIVING SPACE:	503 S.F.
NEW HOUSE ADDITION CRAWL SPACE:	492 S.F.
NEW GARAGE PARKING/FLOOR SPACE:	567 S.F.
NEW GARAGE ATTIC STORAGE SPACE:	567 S.F.
4/12 ROOF AREA (HORIZONTAL PROJECTION):	702 S.F.
4/12 ROOF SURFACE AREA:	740 S.F.
12/12 ROOF AREA (HORIZONTAL PROJECTION):	819 S.F.
12/12 ROOF SURFACE AREA:	1159 S.F.
EXTERIOR SOFFIT AREA:	405 S.F.

GENERAL ARTISTIC RENDERING - LOOKING SOUTH

REFER TO ELEVATIONS FOR FINISHING COSMETICS

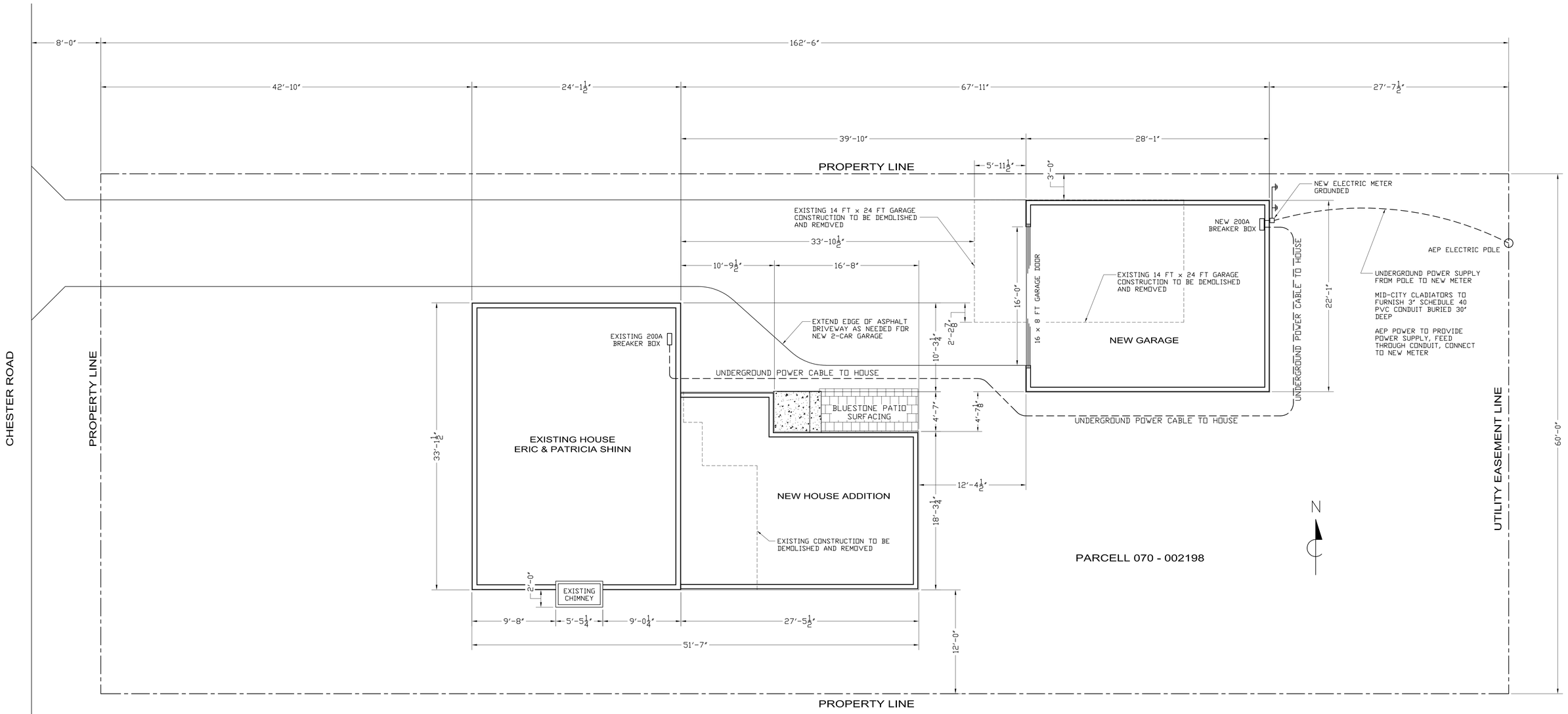
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN PTJ DATE 11-24-25 DWG. NO. 1 OF 38

PROJECT NO. SECTION:

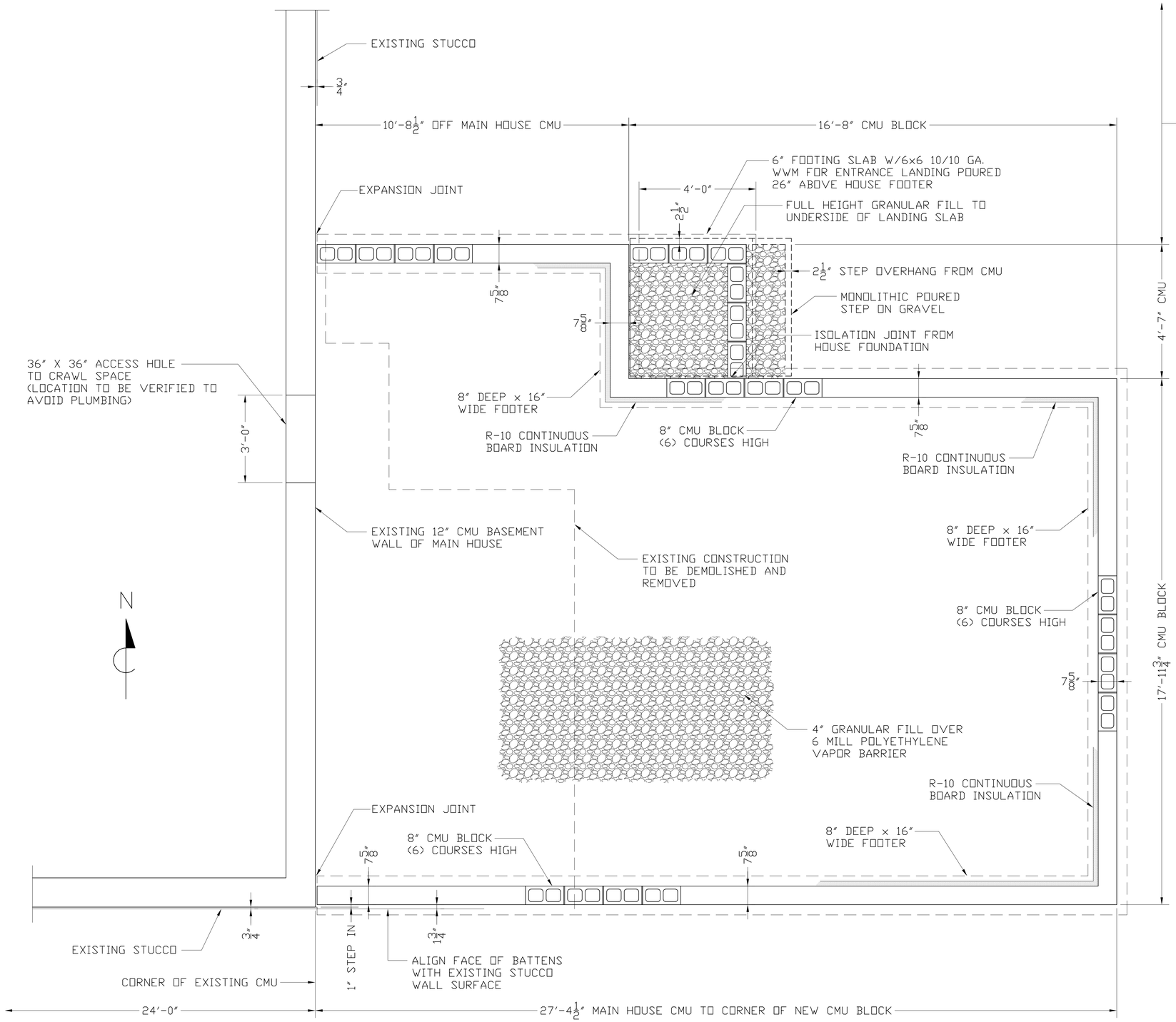


NEW HOUSE ADDITION AND CONNECTED GARAGE - SITE PLAN

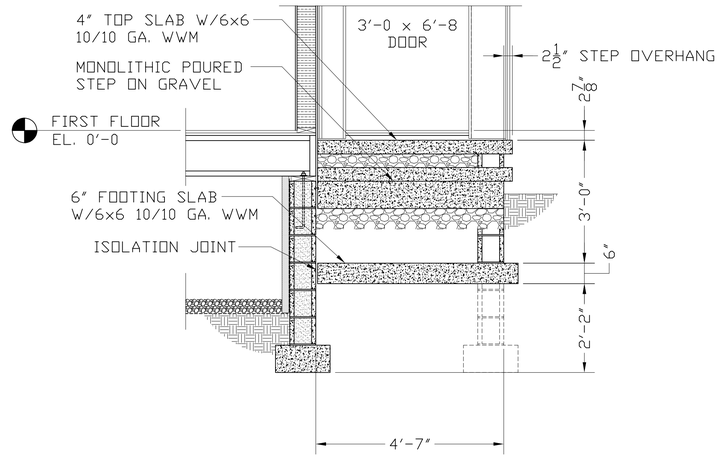
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)
DRAWN	PTJ
DATE	11-24-25
PROJECT NO.	
SECTION:	
DWG. NO.	2 OF 38

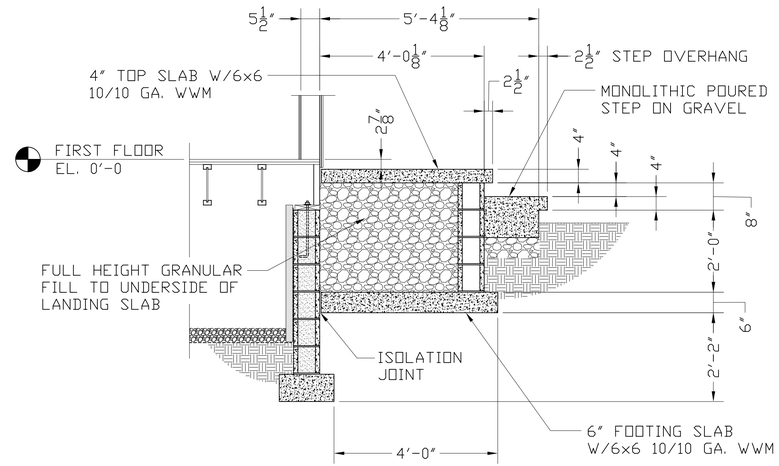


NEW HOUSE ADDITION - FOUNDATION / CRAWL SPACE PLAN



SECTION AT LANDING STEPS

OVERHANG CONCRETE STEPS 2 1/2" FROM CMU BLOCK TO ALLOW ROOM FOR 1" STONE FINISHING MATERIALS



SECTION AT LANDING STEPS

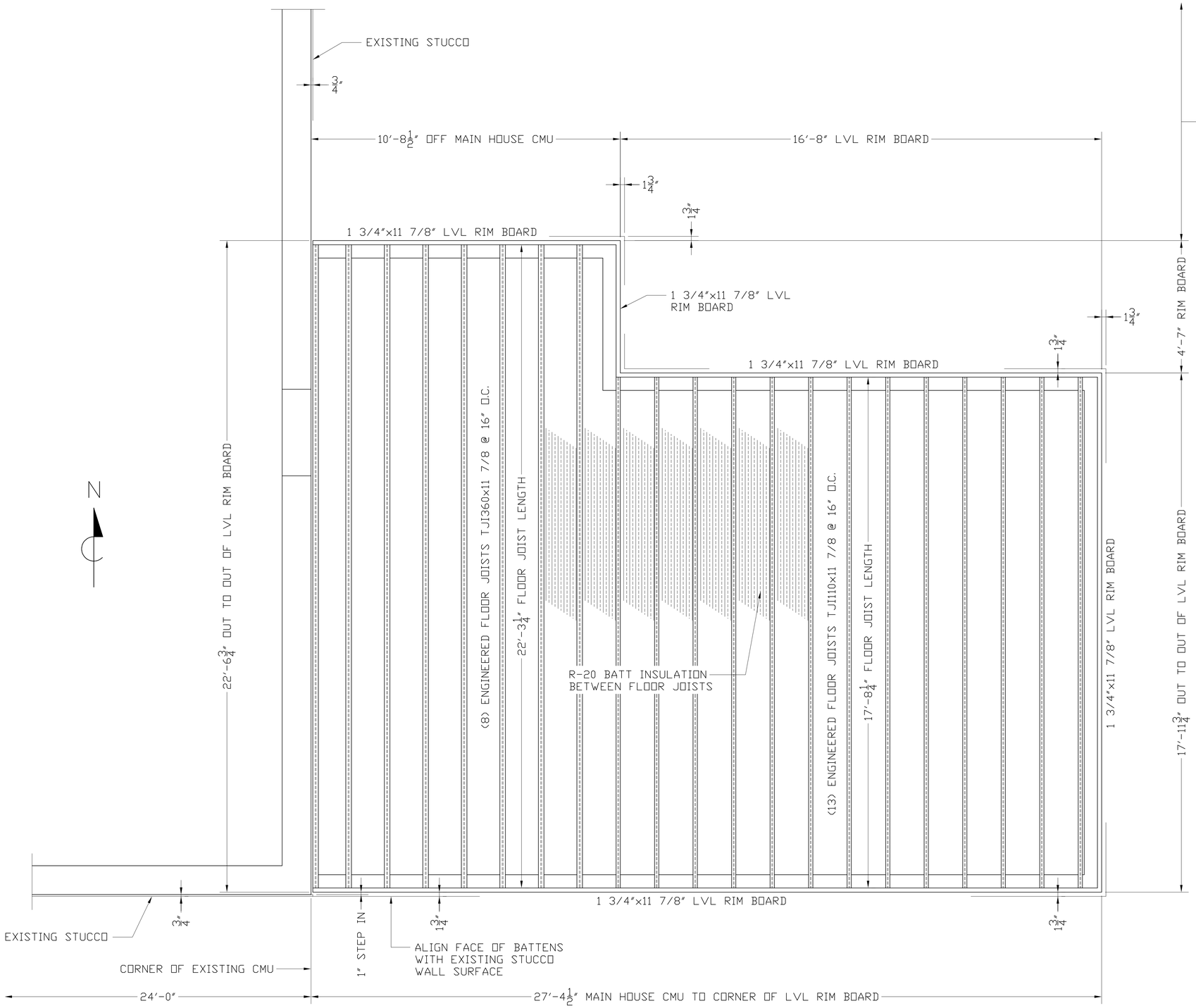
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

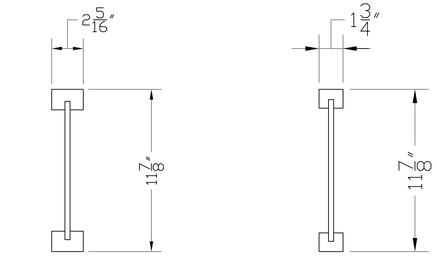
PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 3 OF 38

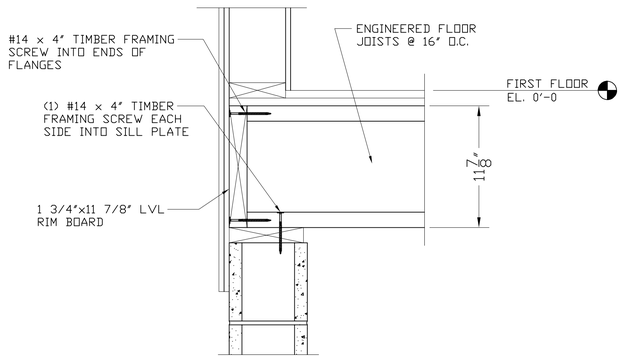


N



TJI360 x 11 7/8"
(8) @ 22'-3 1/4

TJI110 x 11 7/8"
(13) @ 17'-8 1/4



TJI FLOOR JOIST CONNECTION TO SILL PLATE

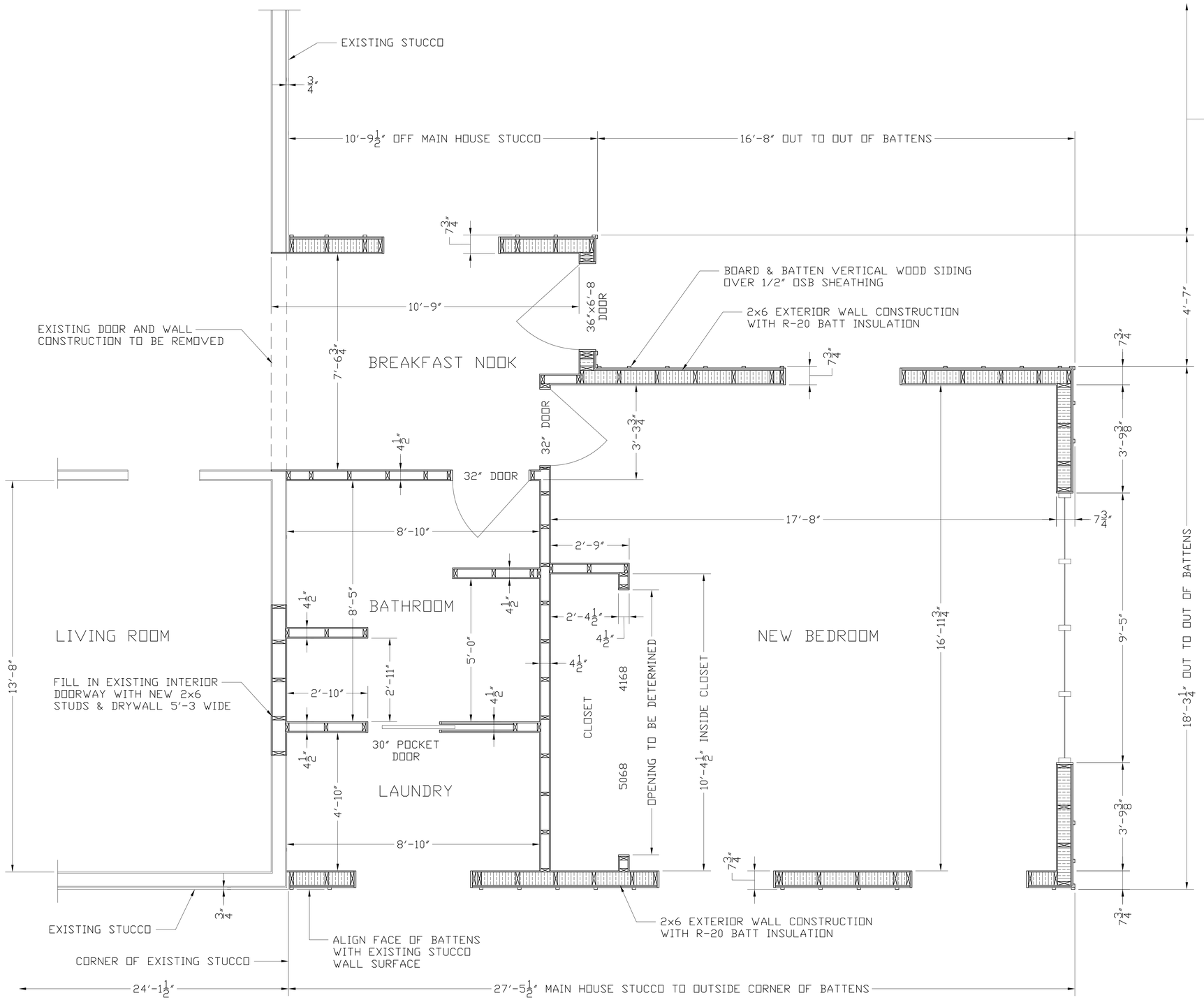
NEW HOUSE ADDITION - TJI ENGINEERED FLOOR JOIST PLAN

REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN PTJ	DATE 11-24-25	DWG. NO. 4 OF 38
PROJECT NO.	SECTION:	



NEW HOUSE ADDITION - FIRST FLOOR DIMENSION PLAN

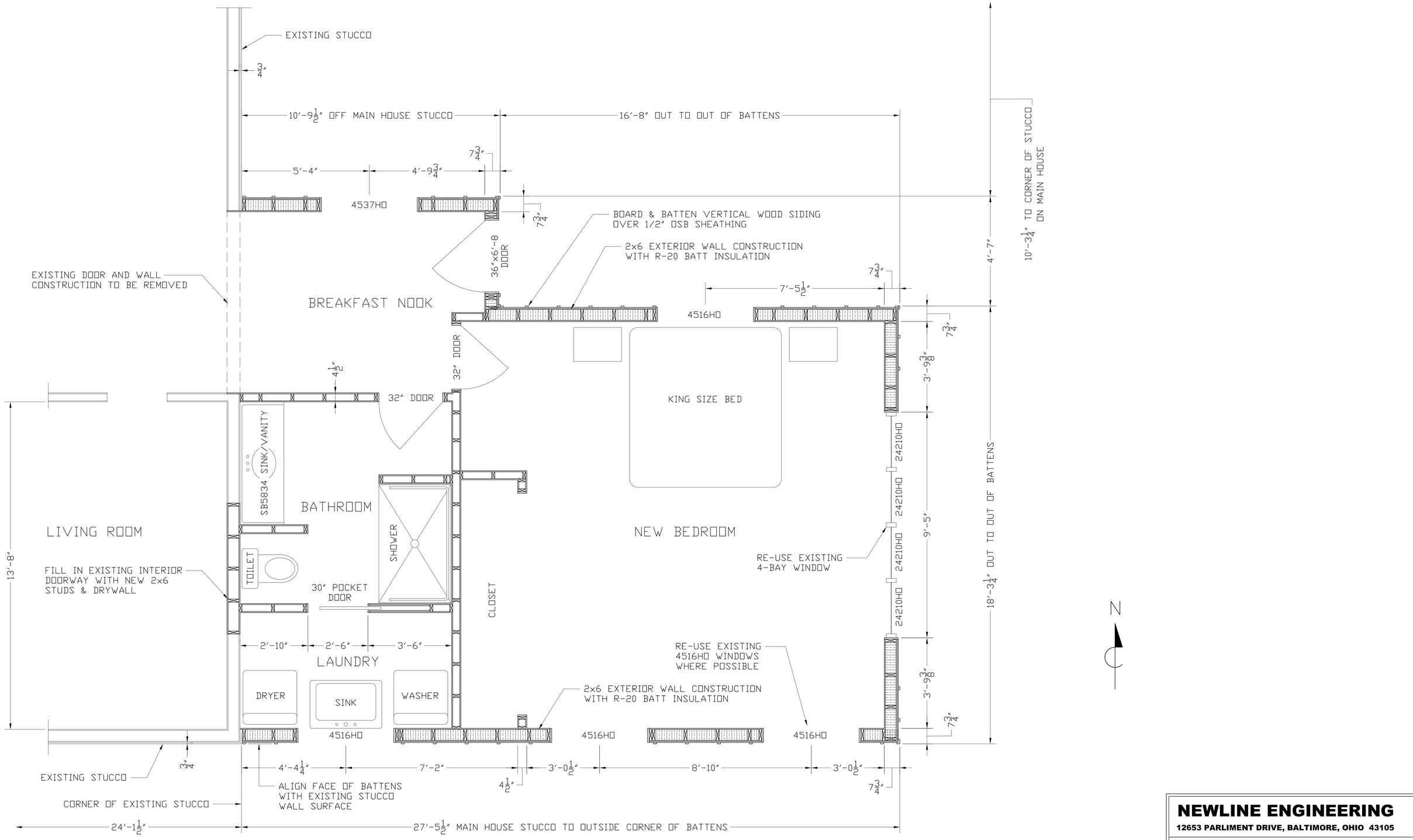
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 5 OF 38



NEW HOUSE ADDITION - FIRST FLOOR APPLIANCE PLAN

REV. NO.	DATE	DESCRIPTION	BY

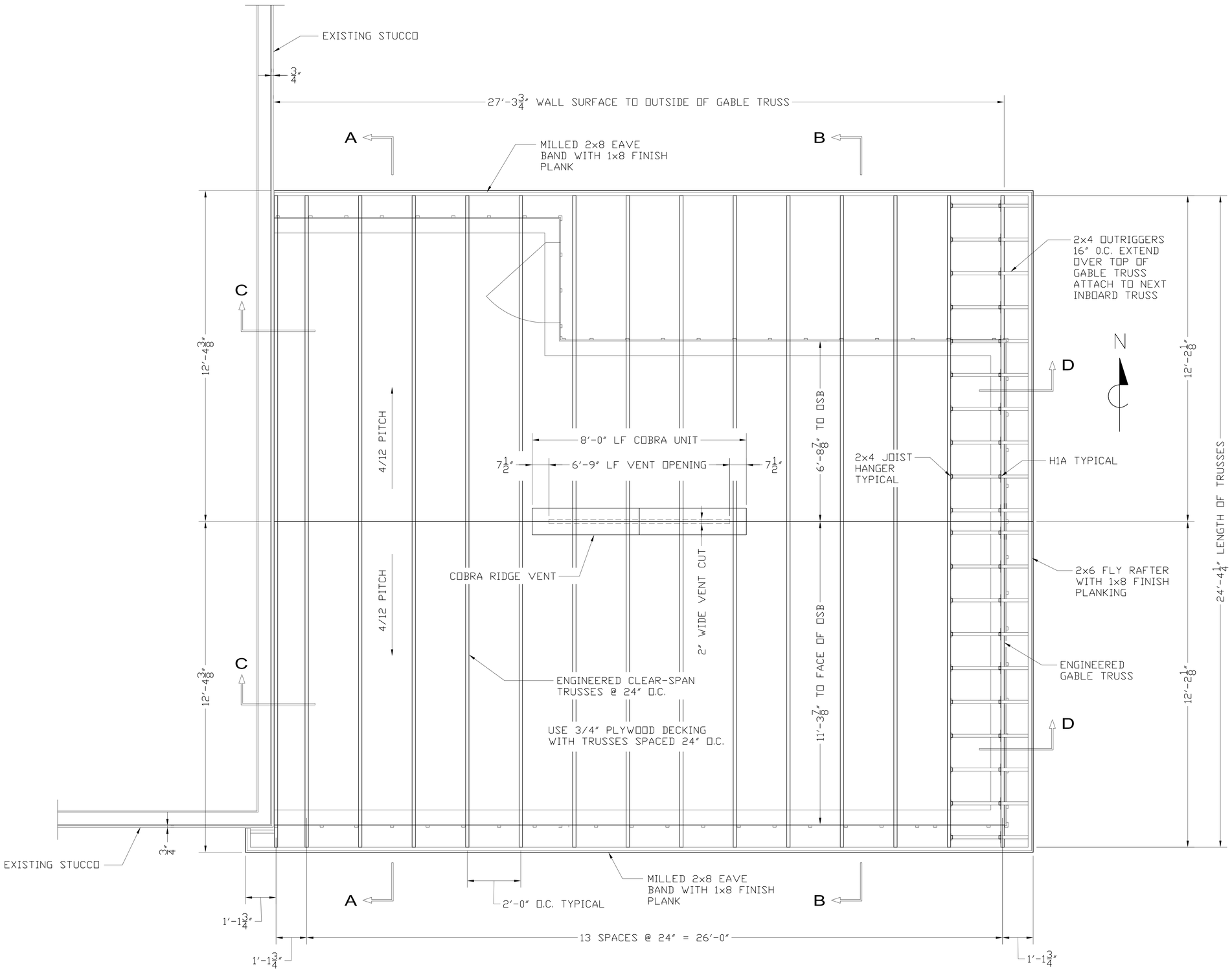
NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 6 OF 38

NEW GARAGE



VENTILATION REQUIREMENTS OVER NEW HOUSE ADDITION PER 2019 ORC:

ROOF FOOTPRINT AREA = 672 SF
MINIMUM VENTILATION: 672/300 = 322 SQ. INCHES
- MINIMUM EXHAUST AREA = 129 SQ. INCHES
- MAXIMUM EXHAUST AREA = 161 SQ. INCHES
- ACTUAL EXHAUST AREA = 150 SQ. INCHES
- MINIMUM INTAKE AREA = 172 SQ. INCHES

SEE SHEETS 13 & 14 FOR SECTIONS A-A & B-B
SEE SHEET 8 FOR SECTIONS C-C & D-D

NEW HOUSE ADDITION - ROOF TRUSS PLAN

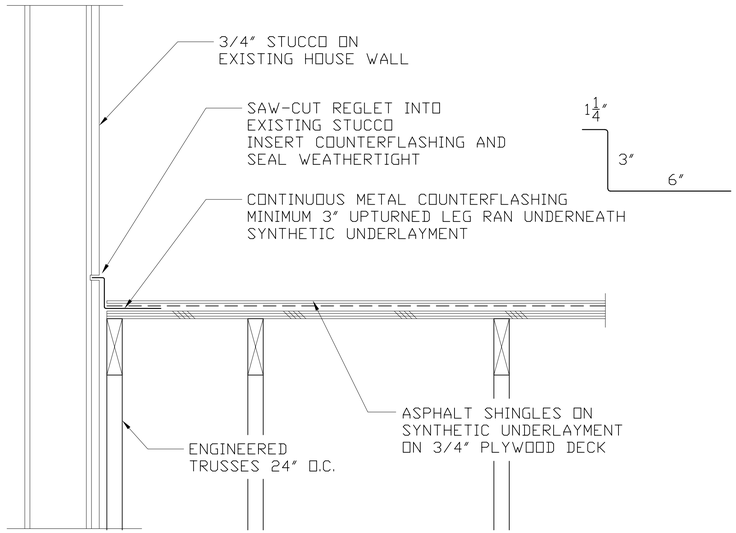
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

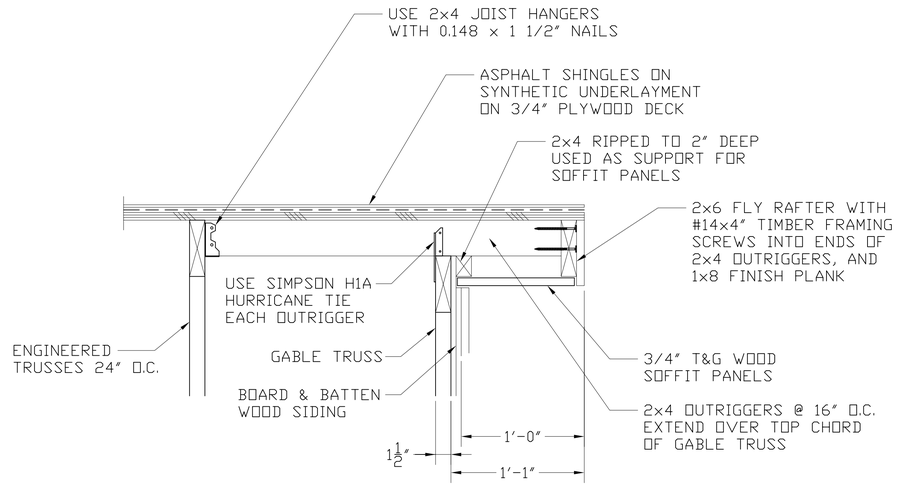
DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 7 OF 38



NEW HOUSE ADDITION SECTION C - C

ROOF SYSTEM TO EXISTING HOUSE



NEW HOUSE ADDITION SECTION D - D

RAKE DETAIL AT GABLE

REV. NO.	DATE	DESCRIPTION	BY

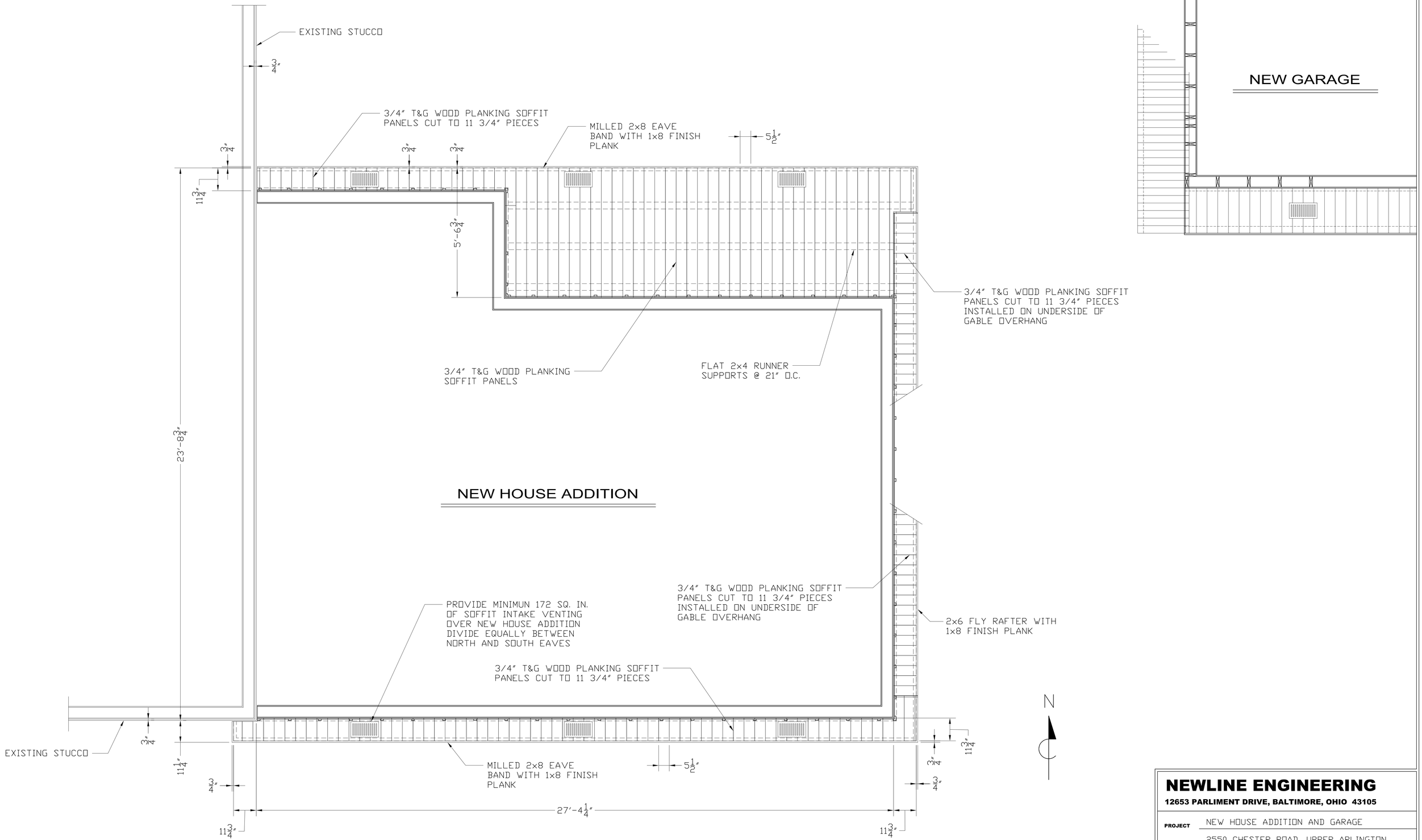
NEWLINE ENGINEERING

12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN PTJ DATE 11-24-25 DWG. NO. 8 OF 38

PROJECT NO. SECTION:



NEW HOUSE ADDITION - SOFFIT PANEL PLAN

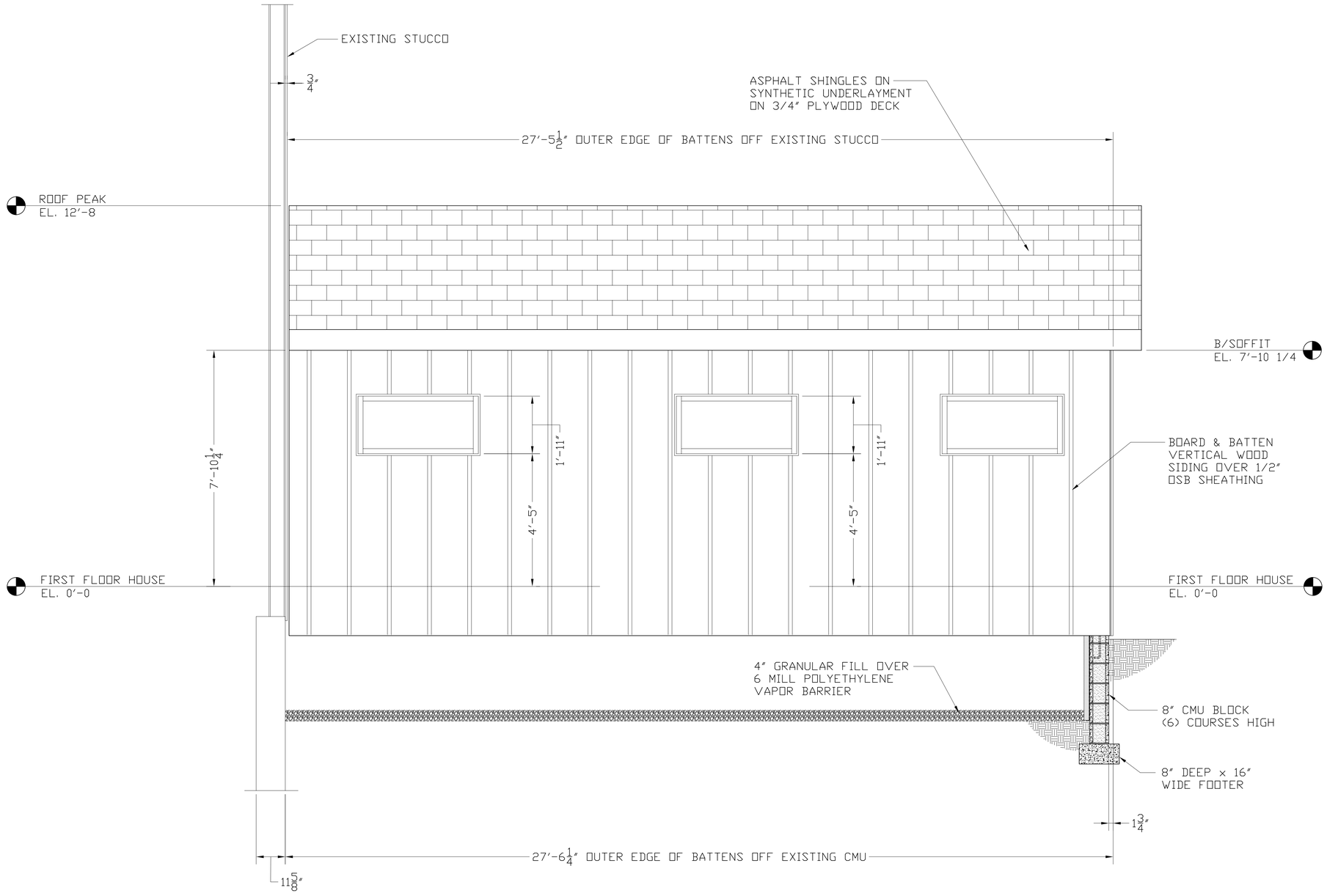
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 9 OF 38



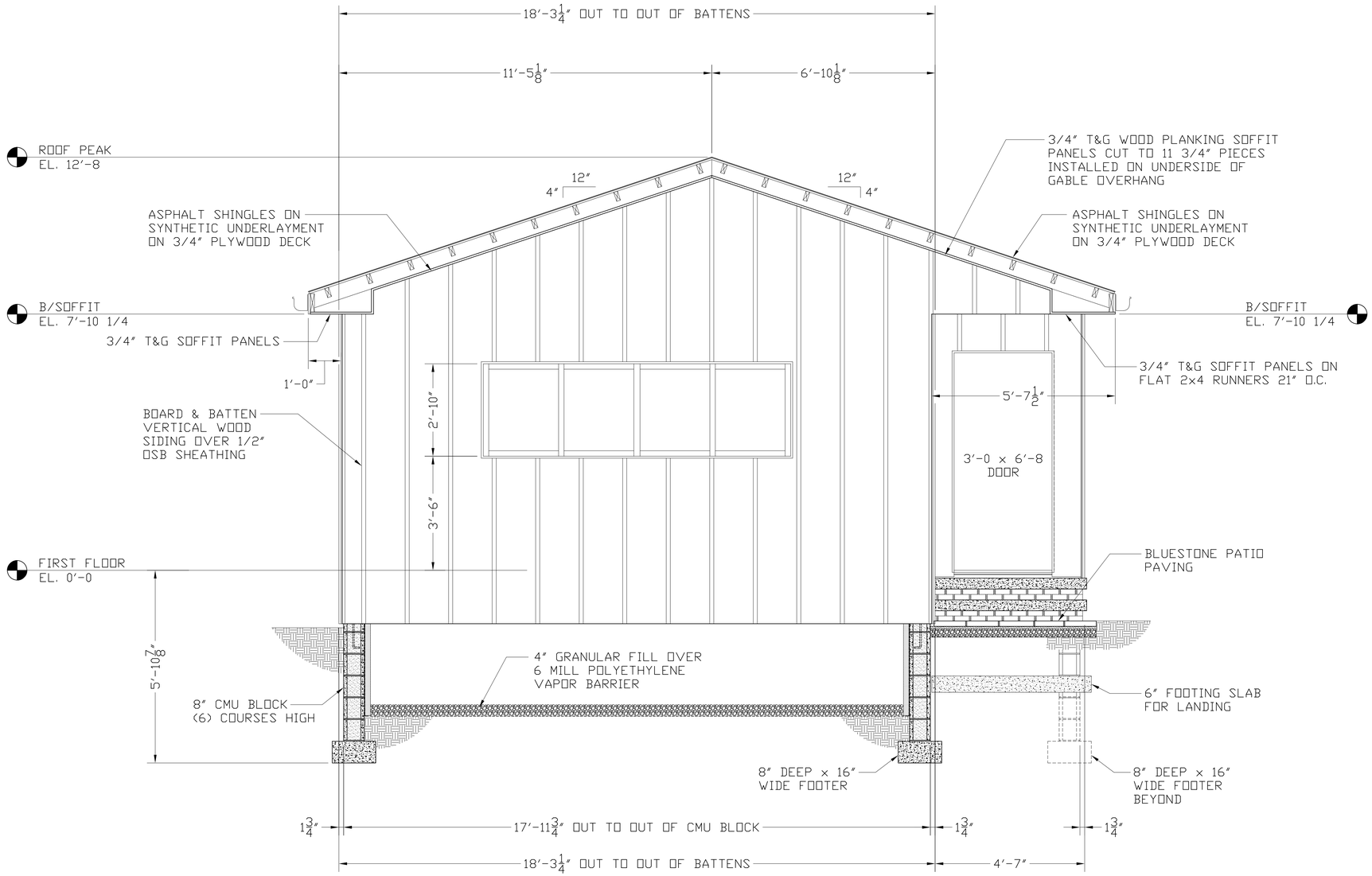
NEW HOUSE ADDITION SOUTH ELEVATION

REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN PTJ DATE 11-24-25 DWG. NO. 10 OF 38
PROJECT NO. SECTION:



NEW HOUSE ADDITION EAST ELEVATION

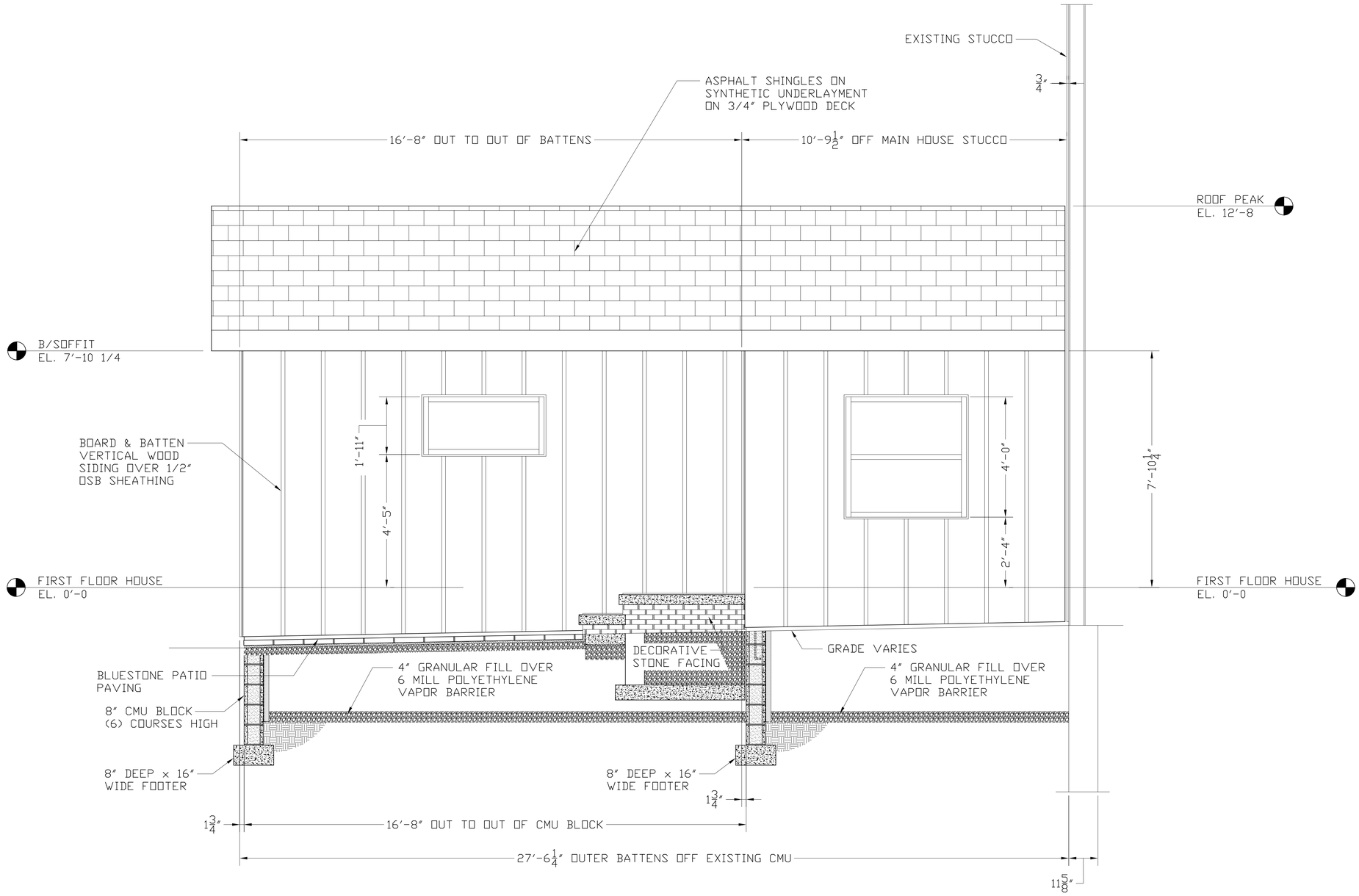
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 11 OF 38



NEW HOUSE ADDITION NORTH ELEVATION

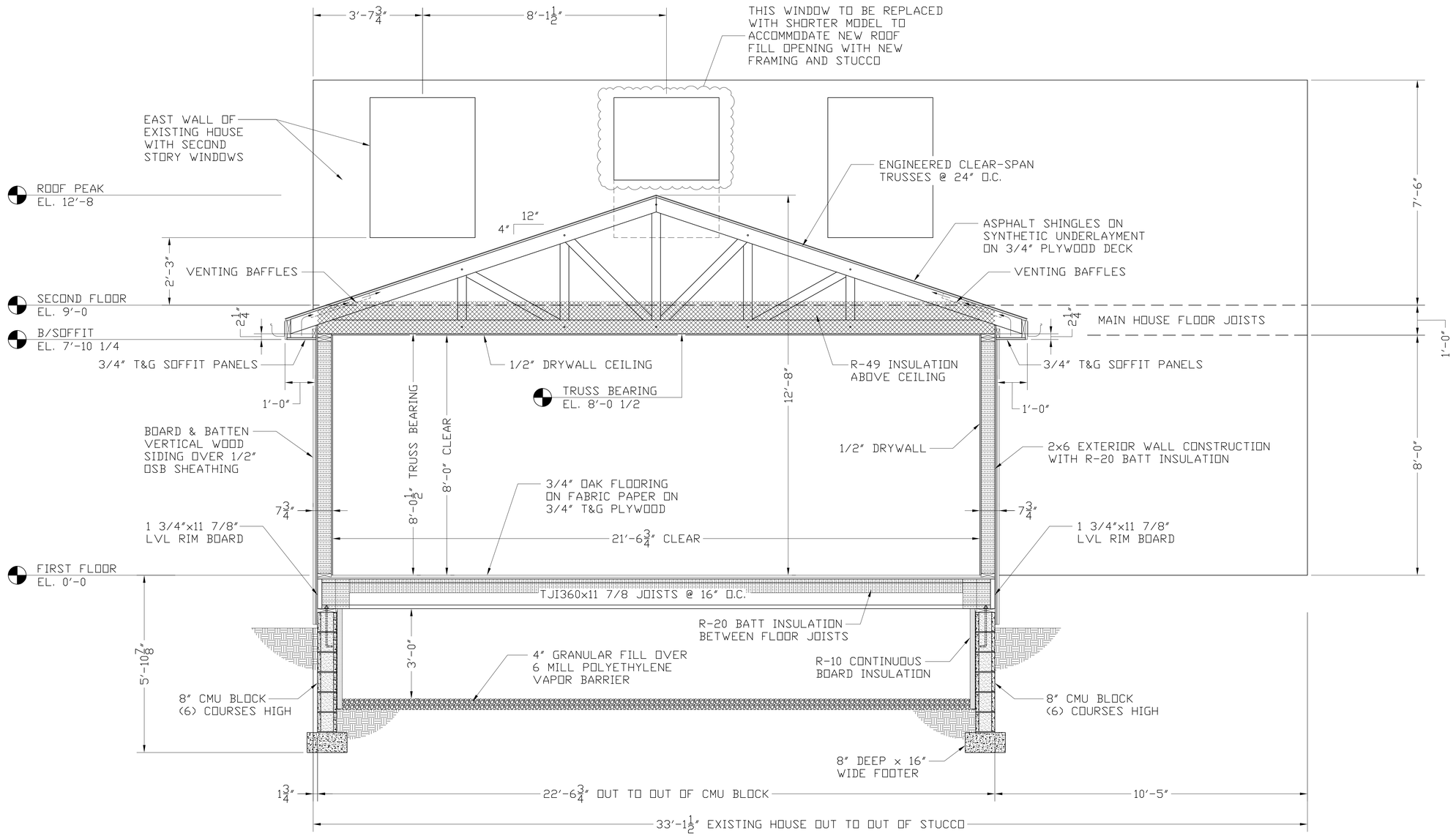
REV. NO.	DATE	DESCRIPTION	BY

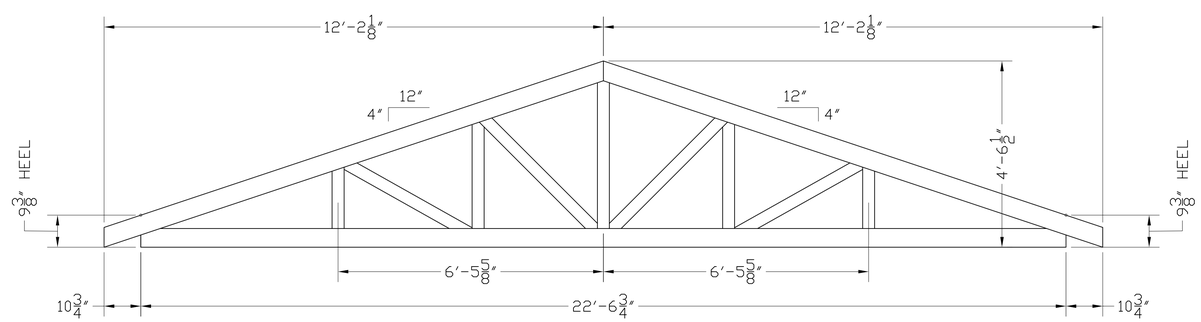
NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 12 OF 38





(14) PRE-ENGINEERED TRUSSES AS SHOWN @ 24″ O.C. SPACING

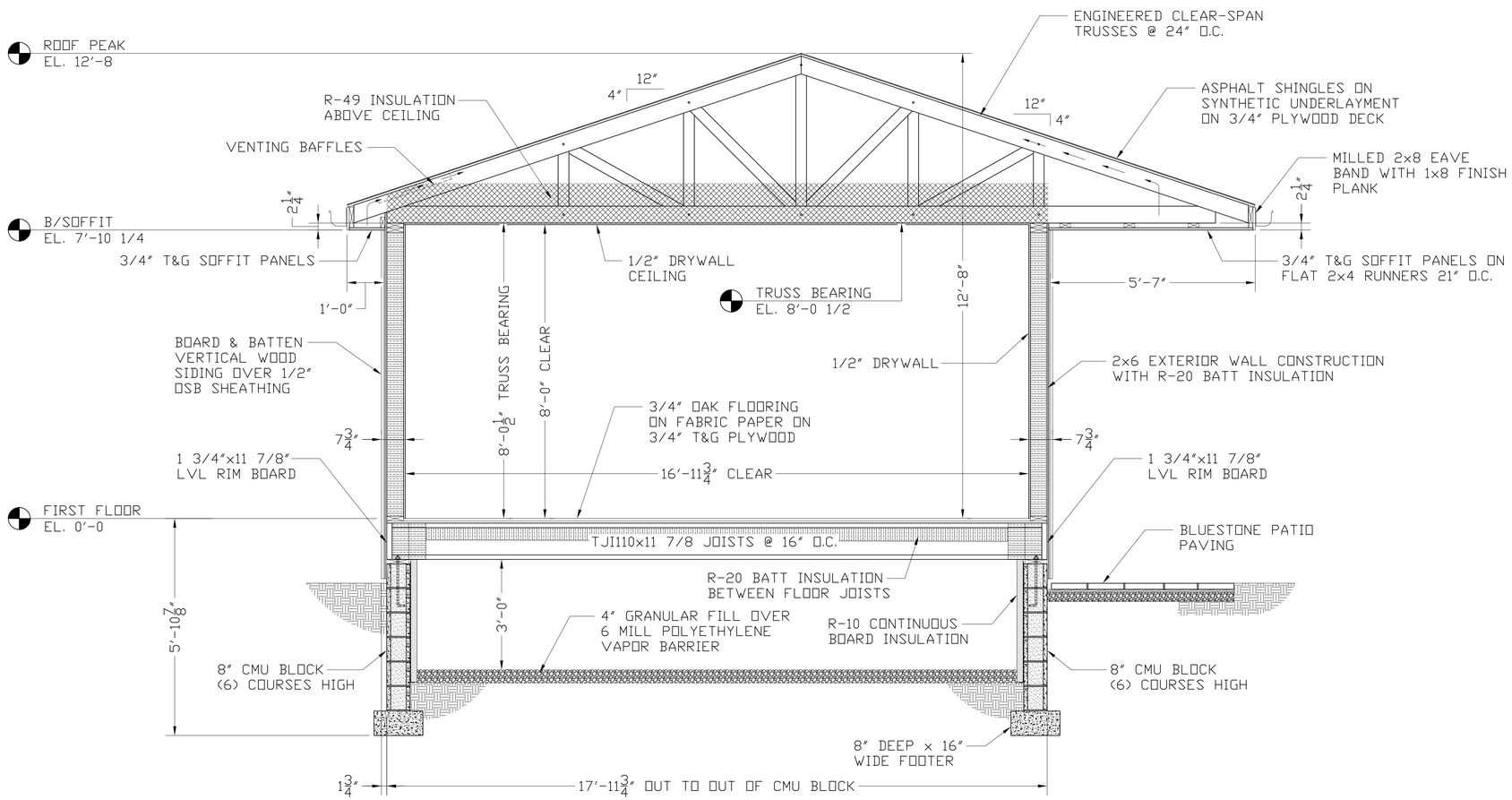
NEW HOUSE ADDITION SECTION A - A

REV. NO.	DATE	DESCRIPTION	BY

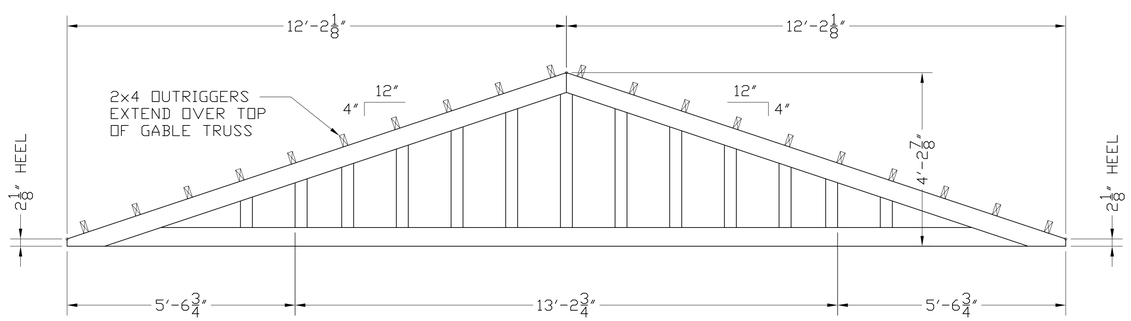
NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

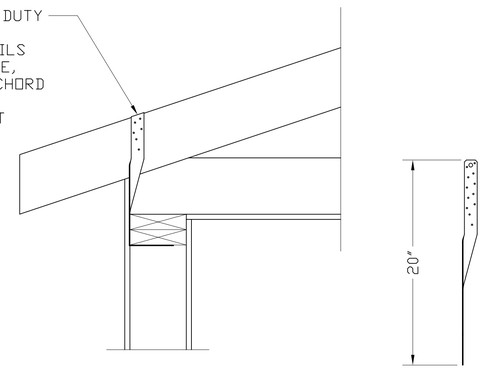
DRAWN PTJ | DATE 11-24-25 | DWG. NO. 13 OF 38
PROJECT NO. | SECTION:



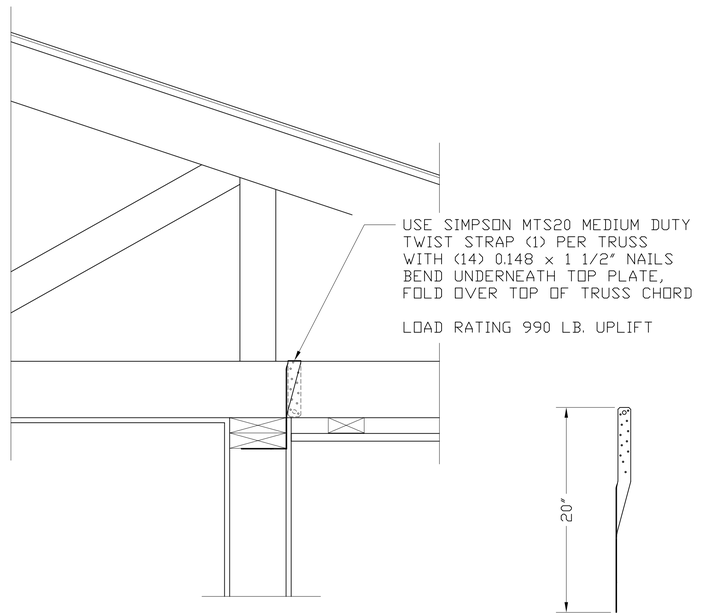
NEW HOUSE ADDITION SECTION B - B



(1) PRE-ENGINEERED GABLE TRUSS AS SHOWN



TRUSS CONNECTION TO TOP PLATE AT EAVE



TRUSS CONNECTION TO TOP PLATE AT OVERHANG

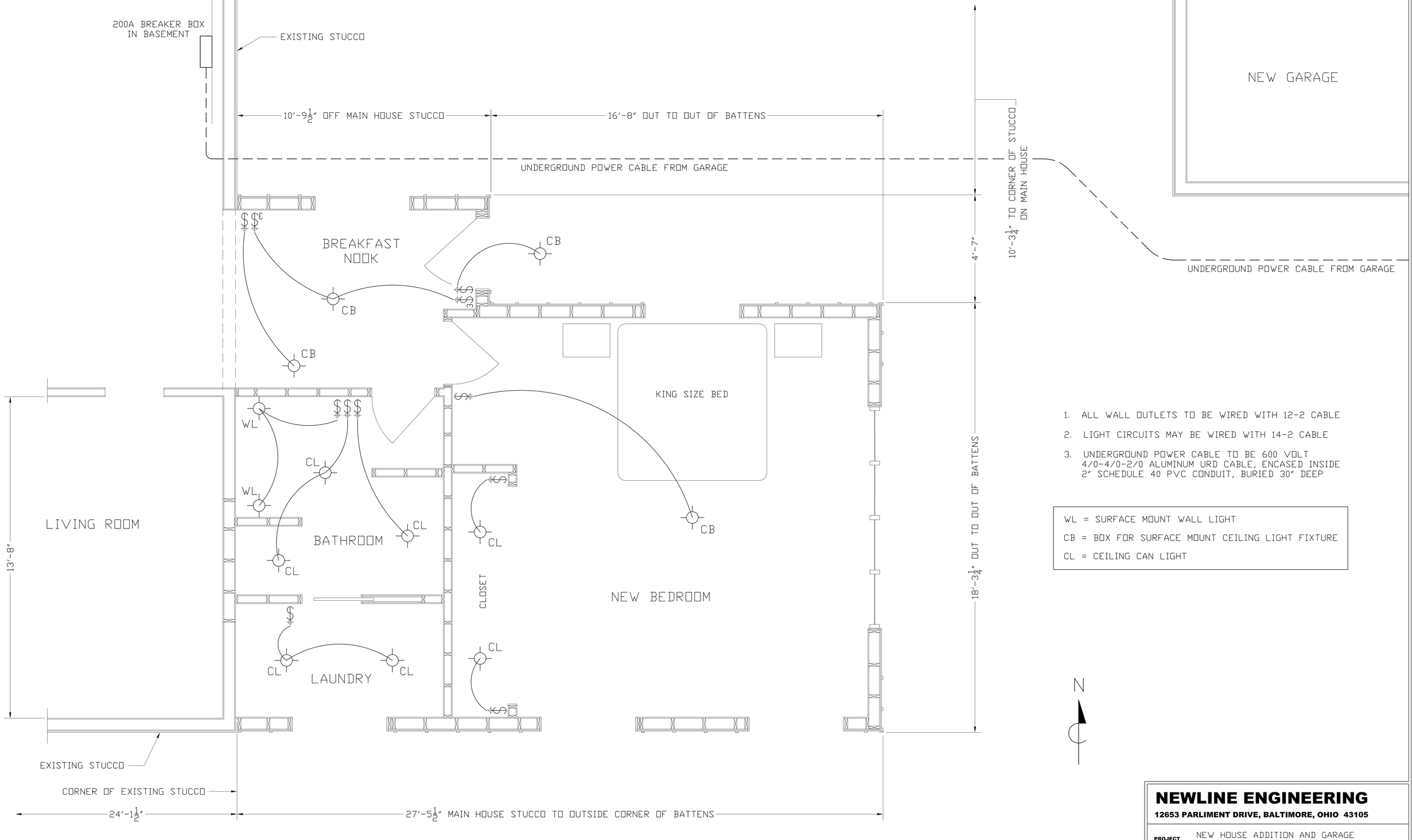
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 14 OF 38



1. ALL WALL OUTLETS TO BE WIRED WITH 12-2 CABLE
2. LIGHT CIRCUITS MAY BE WIRED WITH 14-2 CABLE
3. UNDERGROUND POWER CABLE TO BE 600 VOLT 4/0-4/0-2/0 ALUMINUM URD CABLE, ENCASED INSIDE 2" SCHEDULE 40 PVC CONDUIT, BURIED 30" DEEP

WL = SURFACE MOUNT WALL LIGHT

CB = BOX FOR SURFACE MOUNT CEILING LIGHT FIXTURE

CL = CEILING CAN LIGHT

N

NEW HOUSE ADDITION ELECTRCAL PLAN

SWITCHES AND LIGHTS

REV. NO.	DATE	DESCRIPTION	BY

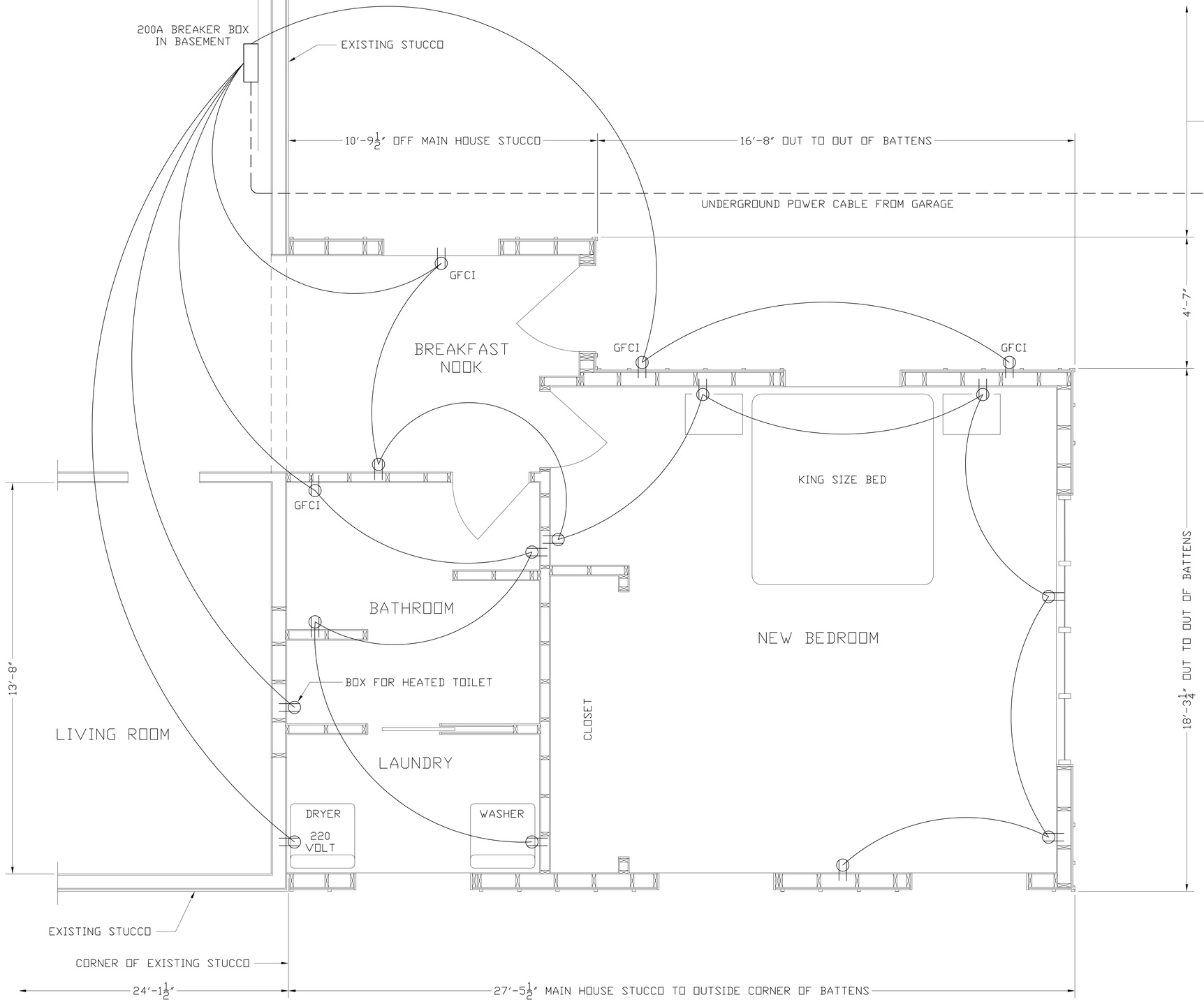
NEWLINE ENGINEERING

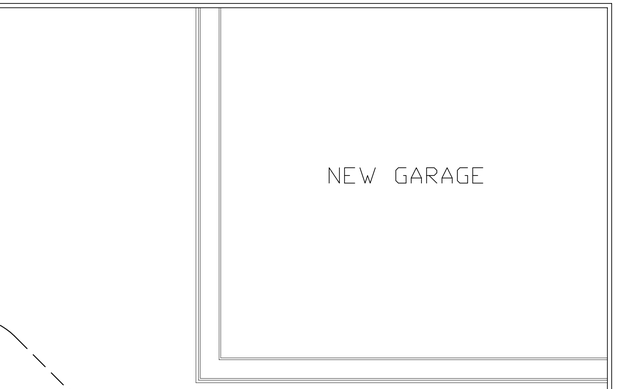
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 15 OF 38





1. OUTSIDE WALL OUTLETS TO BE 24" OFF GRADE
2. BATHROOM & LAUNDRY OUTLETS TO BE MIN. 42" OFF FLOOR
3. ALL OTHER WALL OUTLETS TO BE 16" OFF FLOOR
4. ALL WALL OUTLETS TO BE WIRED WITH 12-2 CABLE
5. LIGHT CIRCUITS MAY BE WIRED WITH 14-2 CABLE
6. UNDERGROUND POWER CABLE TO BE 600 VOLT 4/0-4/0-2/0 ALUMINUM URD CABLE, ENCASED INSIDE 2" SCHEDULE 40 PVC CONDUIT, BURIED 30" DEEP

N

NEW HOUSE ADDITION ELECTRCAL PLAN

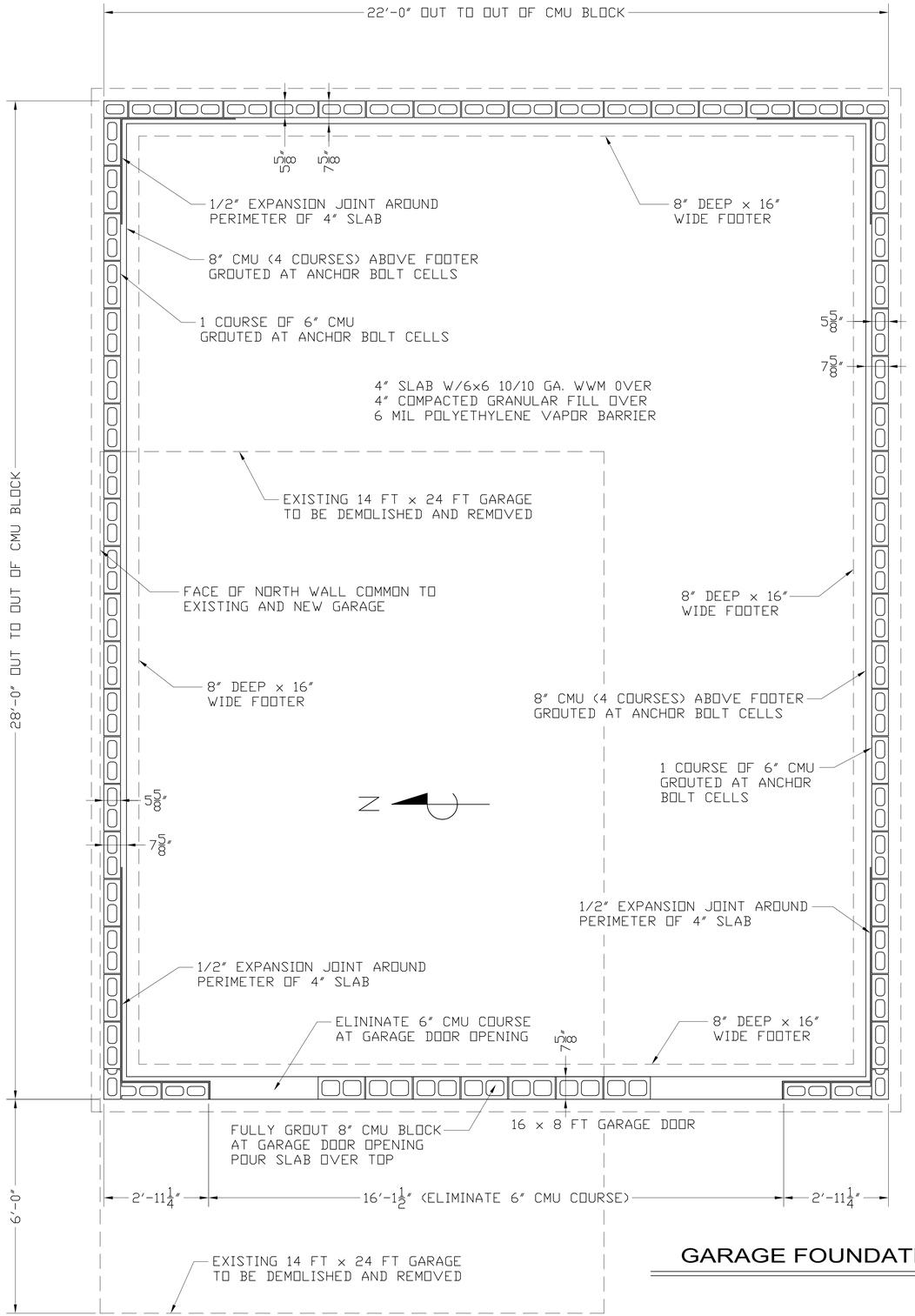
OUTLETS

REV. NO.	DATE	DESCRIPTION	BY

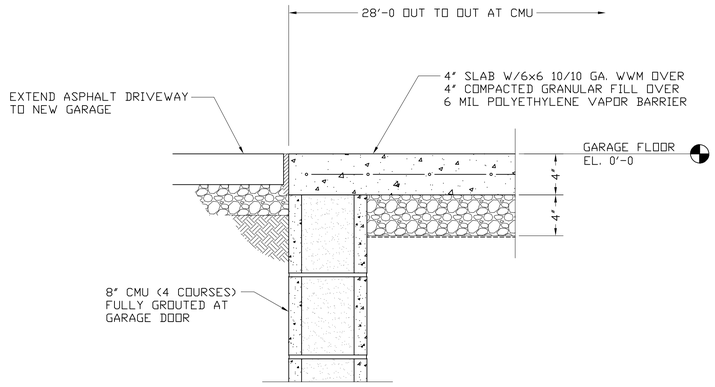
NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

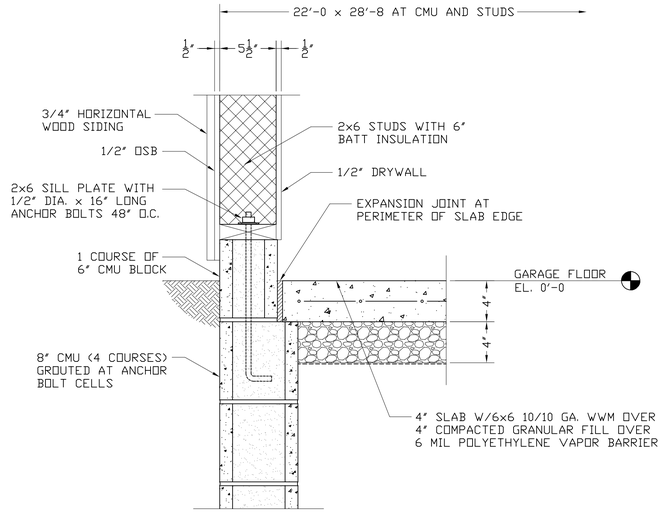
DRAWN PTJ	DATE 11-24-25	DWG. NO. 16 OF 38
PROJECT NO.	SECTION:	



GARAGE FOUNDATION PLAN



EDGE DETAIL AT GARAGE DOOR



TYPICAL BASE DETAIL

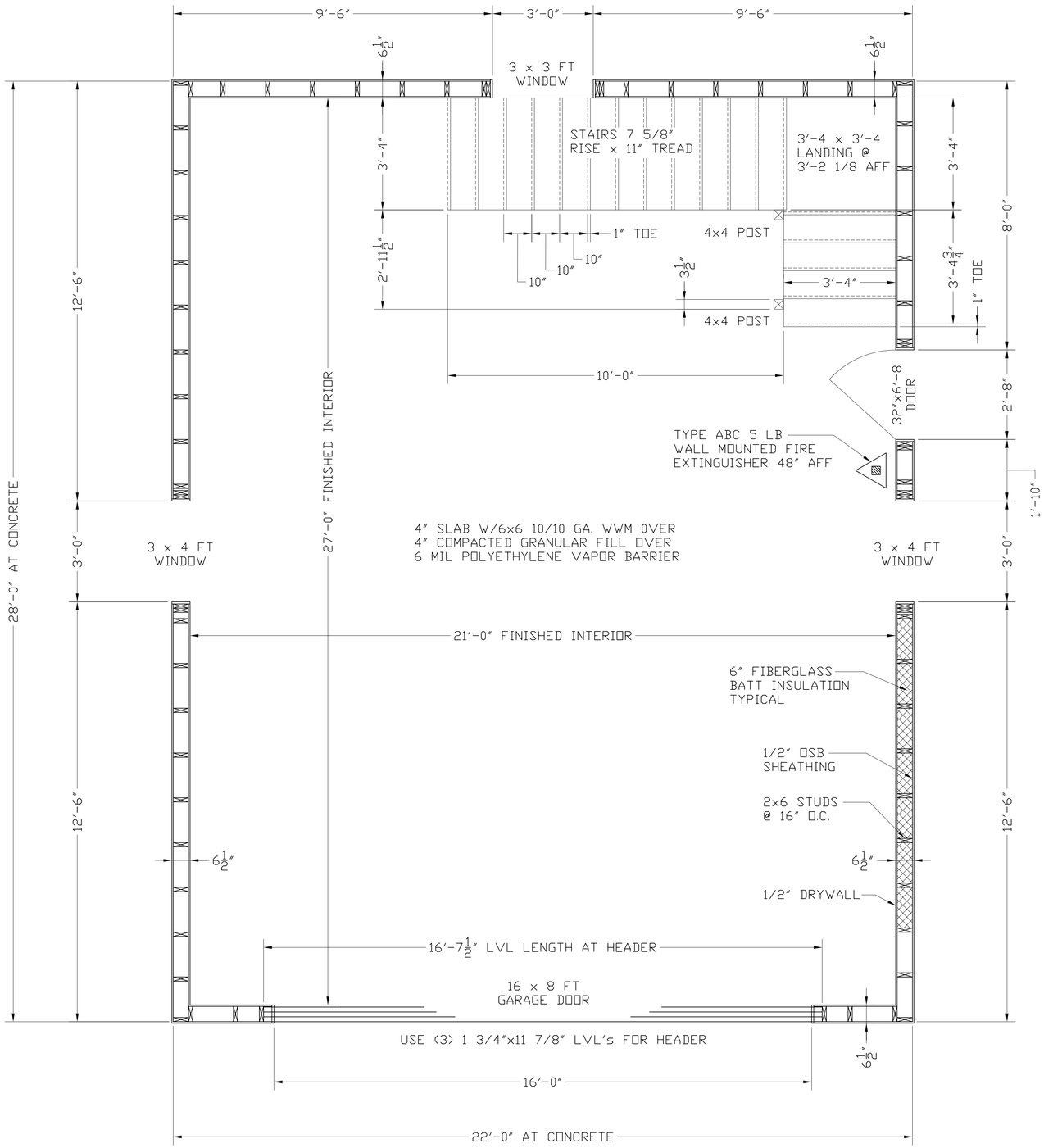
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

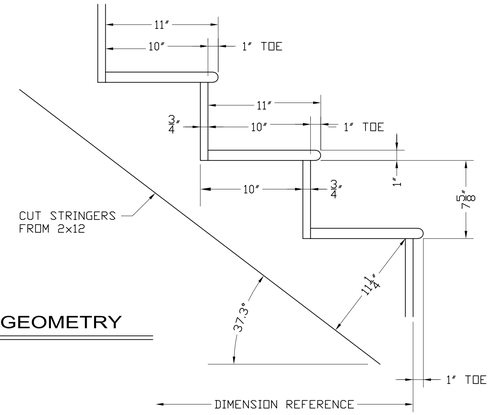
PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

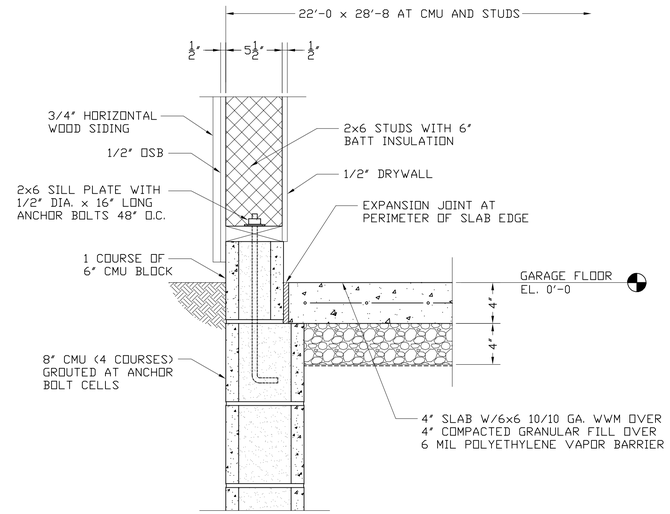
DWG. NO. 17 OF 38



GARAGE FLOOR PLAN



STAIR GEOMETRY



TYPICAL BASE DETAIL

REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN PTJ DATE 11-24-25 DWG. NO. 18 OF 38
PROJECT NO. SECTION:

To exceed the 17-foot height limit for detached garages.

ROOF PEAK
EL. 23'-2 1/8

4'-3 1/2"

7'-6" CEILING HT.

ATTIC FLOOR
EL. 11'-4 5/8

1'-0 5/8"

10'-4" CEILING HT.

9'-2 1/8"

GARAGE FLOOR
EL. 0'-0

4" SLAB

2'-8"

8"

TRIANGULAR GABLE VENTS NOM. 25"x25" FRAME
PROVIDE APPROX. 61 SQ. IN. OF EXHAUST VENTING
AT EACH GABLE

FULL 3x8 EXPOSED
STRUCTURAL KING POST
AND CROSS BRACING

FULL 3x8 KING POST

FULL 3x8

FULL 3x8

FULL 3x8 BRACE

FULL 3x8 BRACE

FULL 3x8 EXPOSED FRONT
ARCHITECTURAL FLY RAFTER

12

12

ASPHALT SHINGLES
OVER 30# FELT OVER
5/8" OSB OVER 3/4"
T & G SHEATHING

4'-0"

3'-0"

4x4 CORBEL SUPPORT
FOR FLY RAFTER

3'-0"

BOARD & BATTEN VERTICAL
WOOD SIDING OVER 1/2"
OSB SHEATHING

2'-0" 2'-0" 2'-0" 2'-0"

B/LVL HEADER
EL. 8'-0 3/4

EXTERIOR FLOOD
LIGHT

3/4" HORIZONTAL
WOOD SIDING OVER
1/2" OSB SHEATHING

16 x 8 FT
GARAGE DOOR

4" SLAB W/6x6 10/10 GA. WWM
OVER 4" COMPACTED GRANULAR FILL

1 COURSE OF 6" CMU

16'-0"

22'-0"

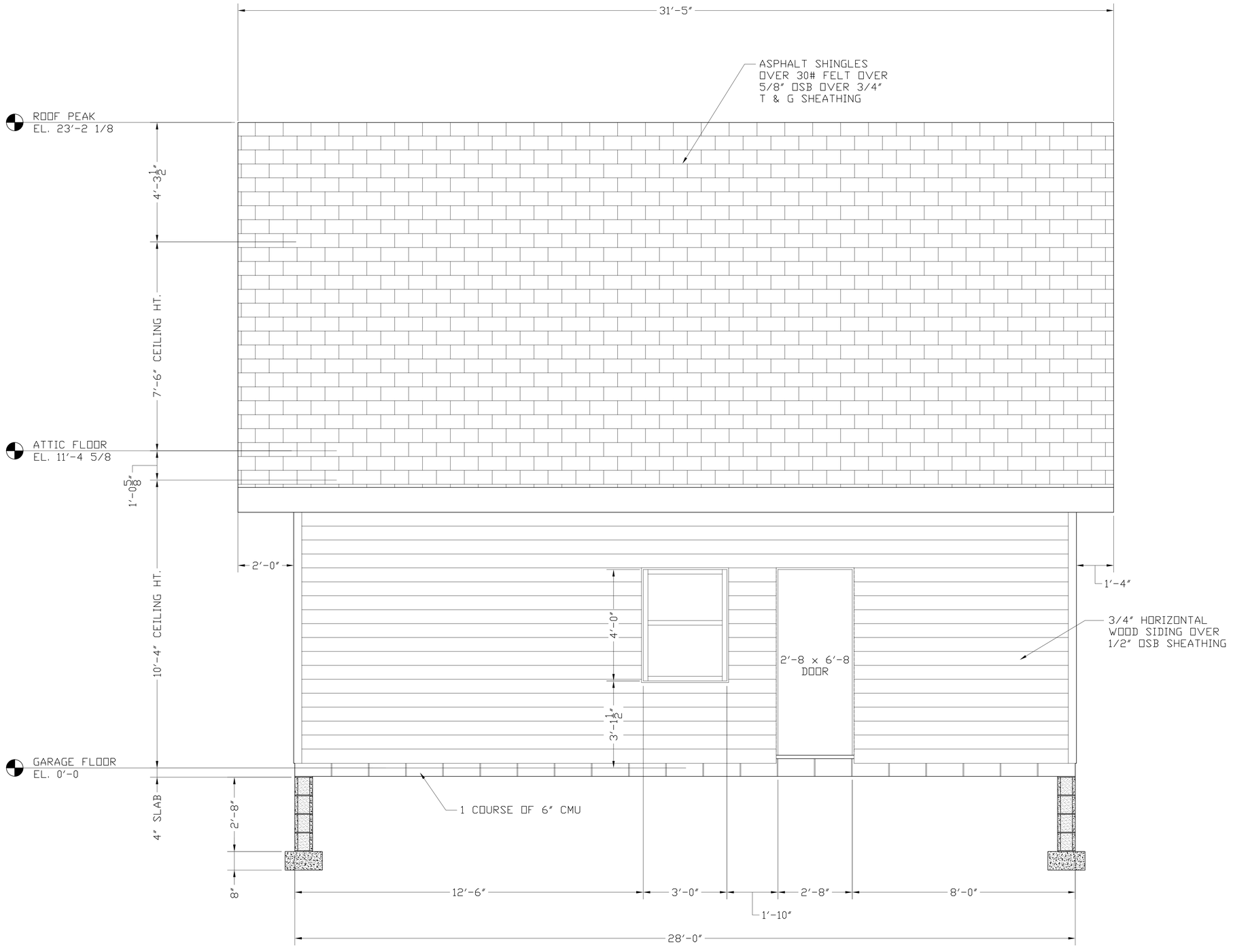
GARAGE WEST ELEVATION

REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN PTJ DATE 11-24-25
PROJECT NO. SECTION:
DWG. NO. 19 OF 38



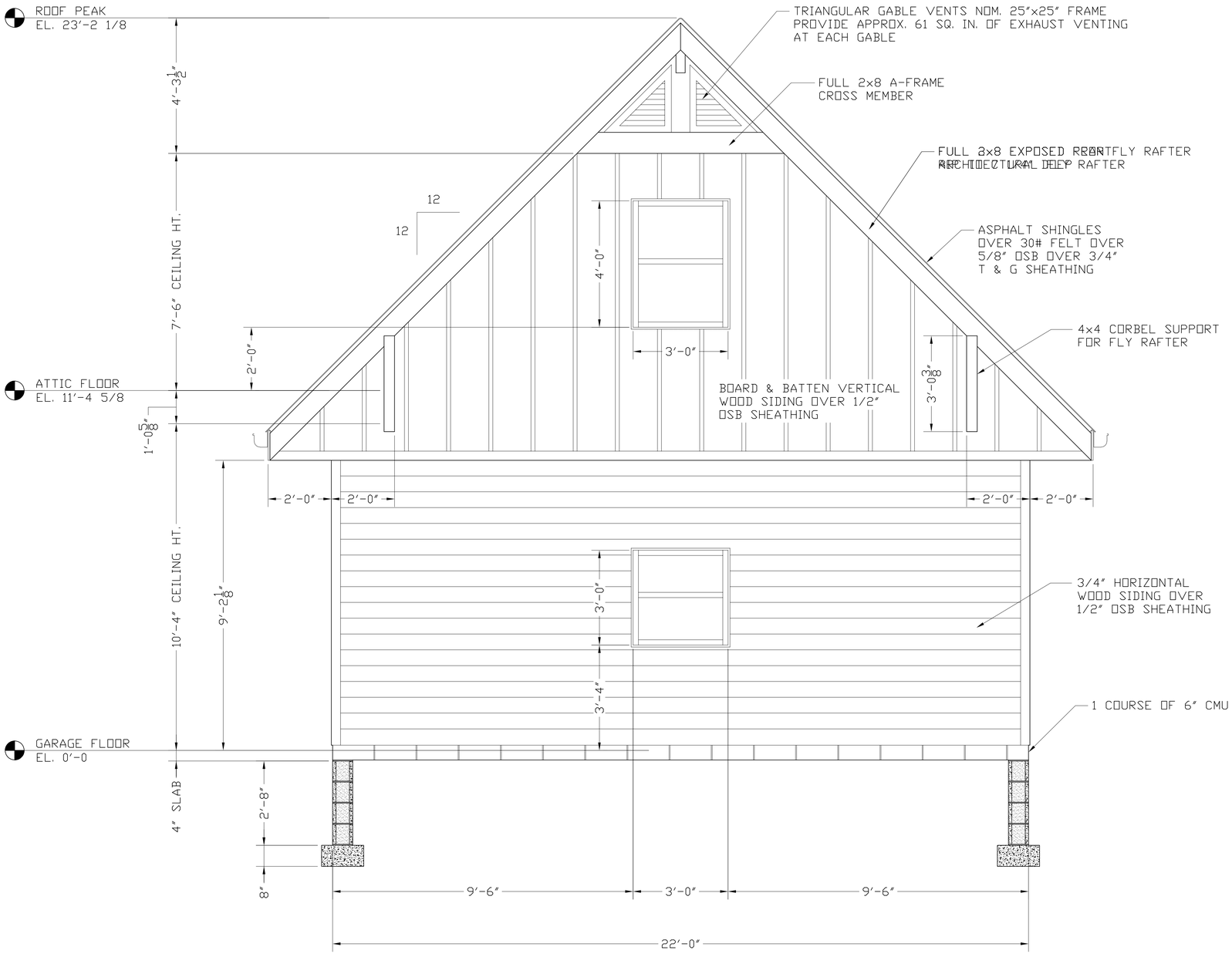
GARAGE SOUTH ELEVATION

REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN PTJ DATE 11-24-25 DWG. NO. 20 OF 38
PROJECT NO. SECTION:



GARAGE EAST ELEVATION

REV. NO.	DATE	DESCRIPTION	BY

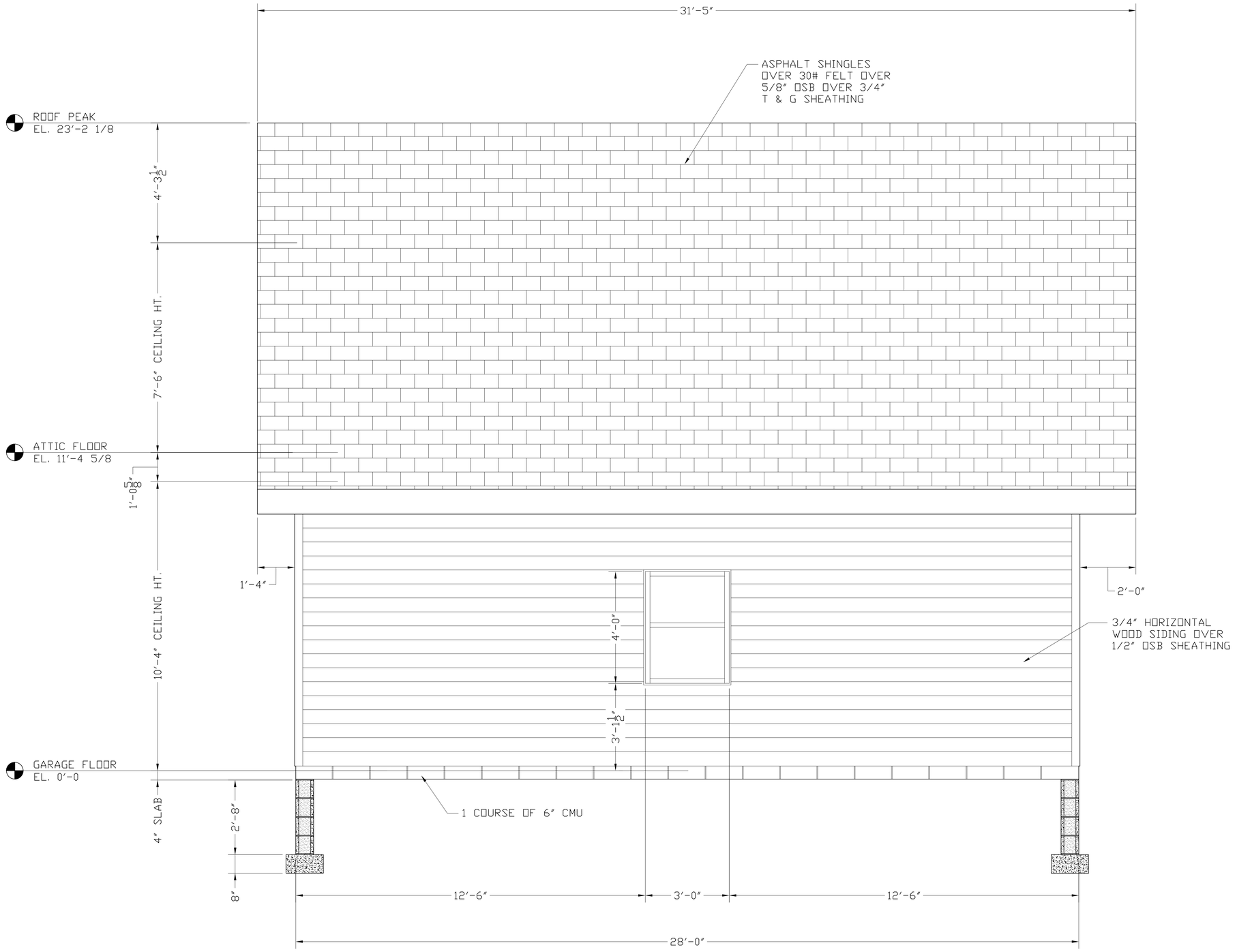
NEWLINE ENGINEERING

12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 21 OF 38



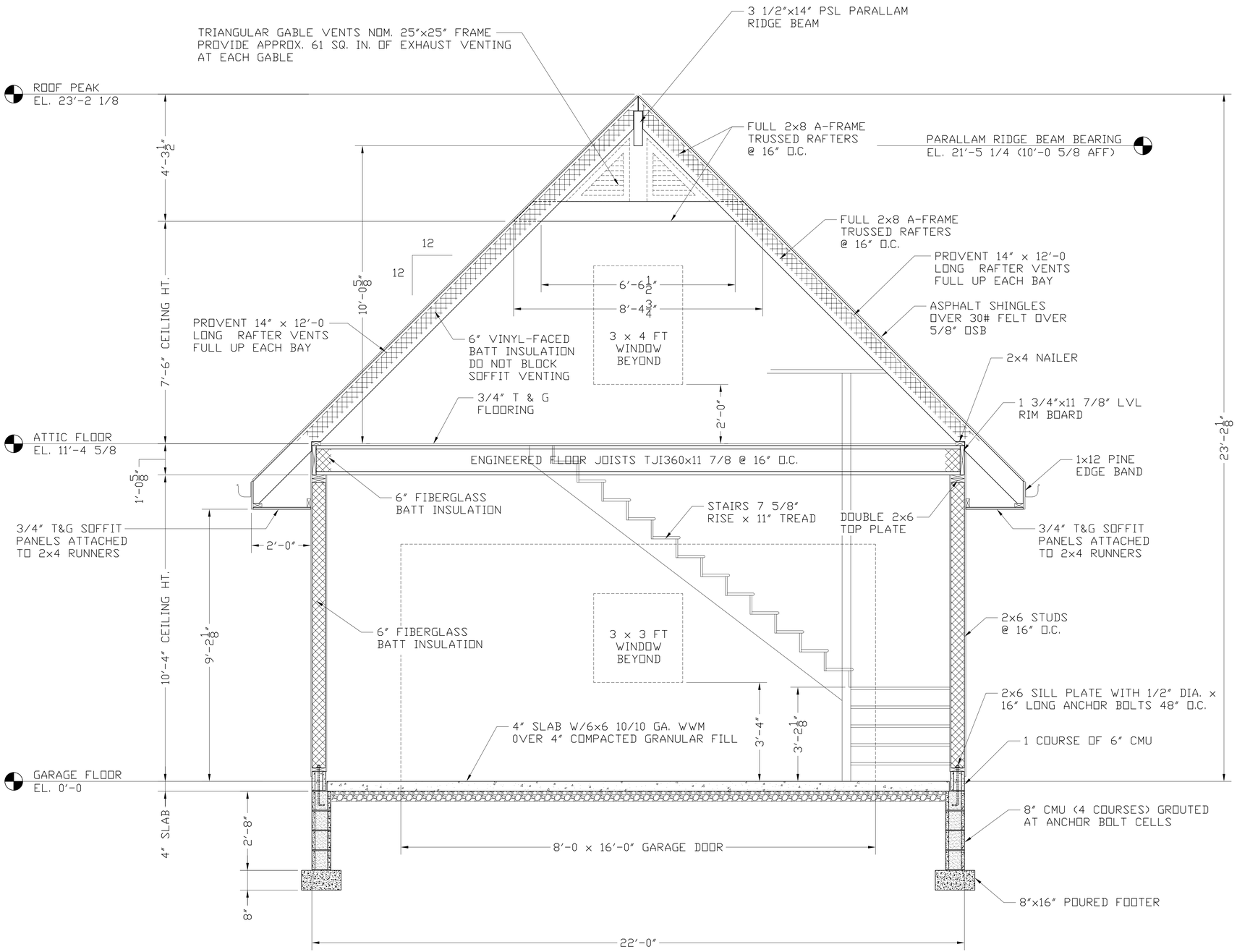
GARAGE NORTH ELEVATION

REV. NO.	DATE	DESCRIPTION	BY

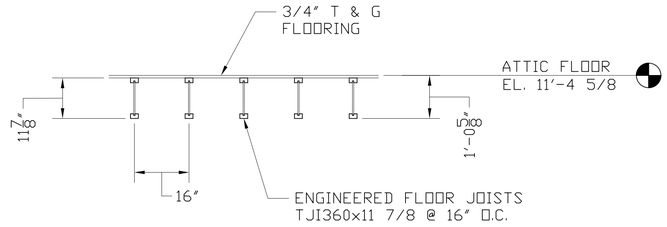
NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN PTJ DATE 11-24-25 DWG. NO. 22 OF 38
PROJECT NO. SECTION:



GARAGE CROSS SECTION



SECTION VIEW AT ATTIC FLOOR

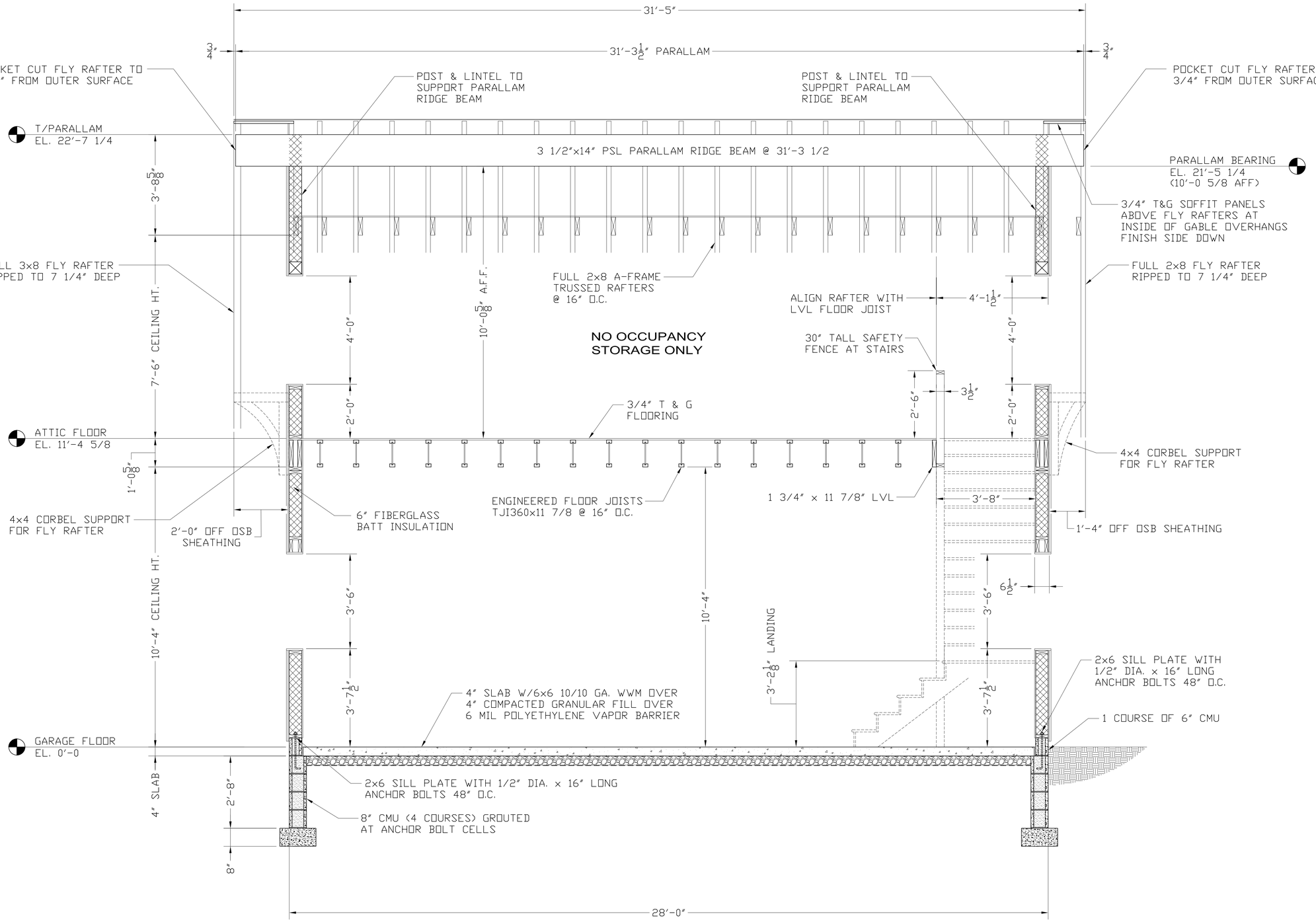
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 23 OF 38



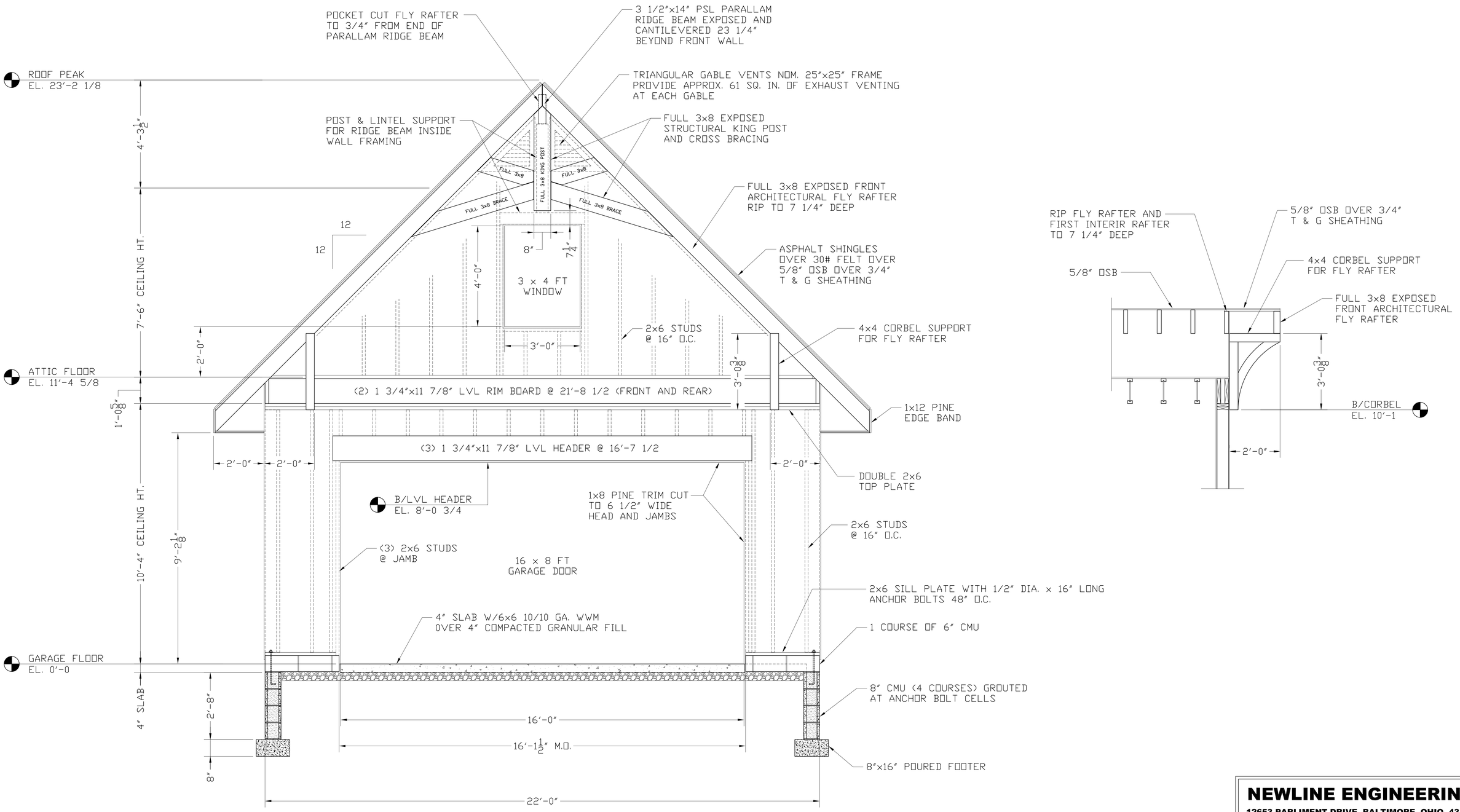
GARAGE LONGITUDINAL CROSS SECTION AT RIDGE BEAM

REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN PTJ DATE 11-24-25 DWG. NO. 24 OF 38
PROJECT NO. SECTION:



GARAGE WEST ELEVATION FRAMING

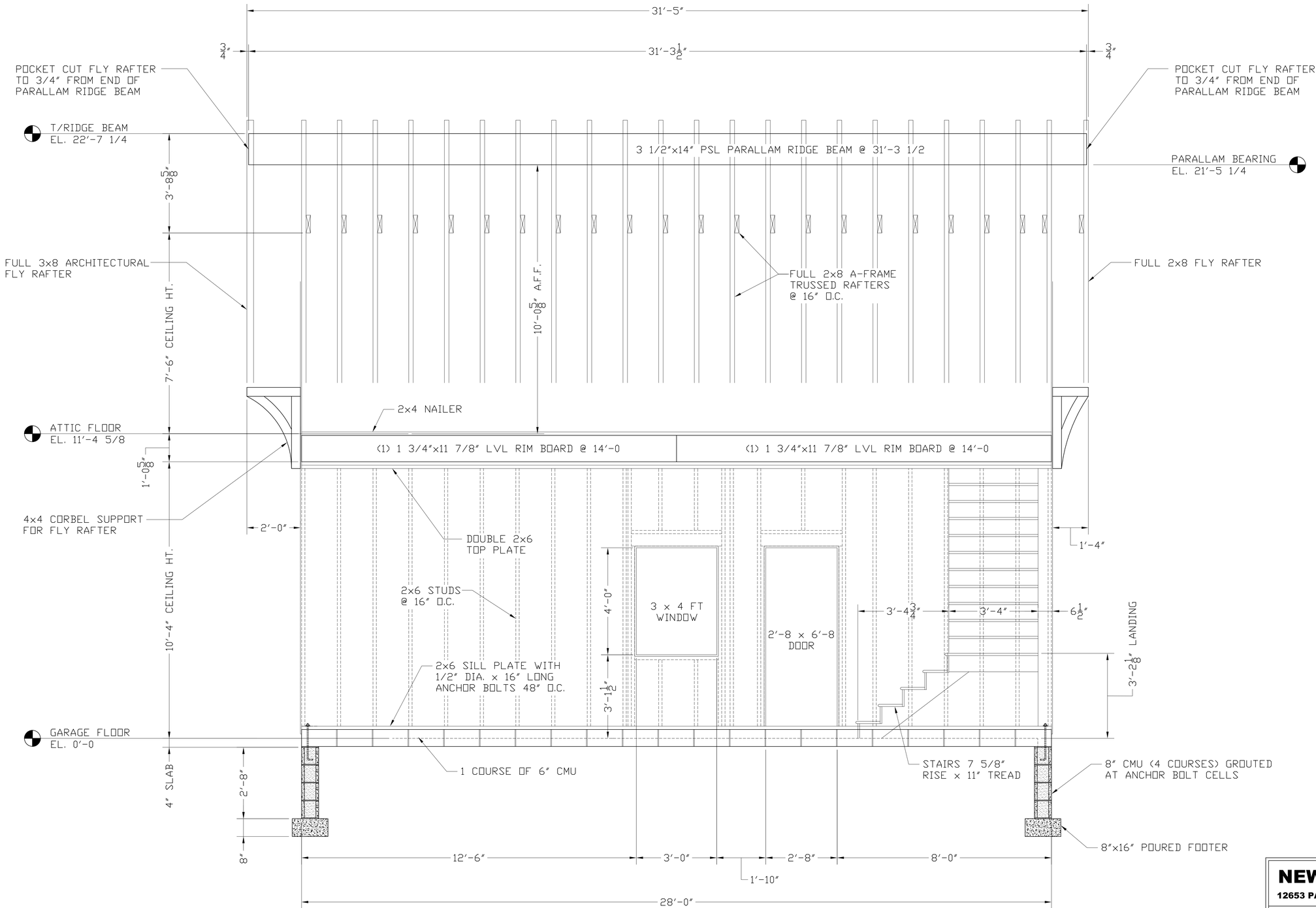
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 25 OF 38



GARAGE SOUTH ELEVATION FRAMING

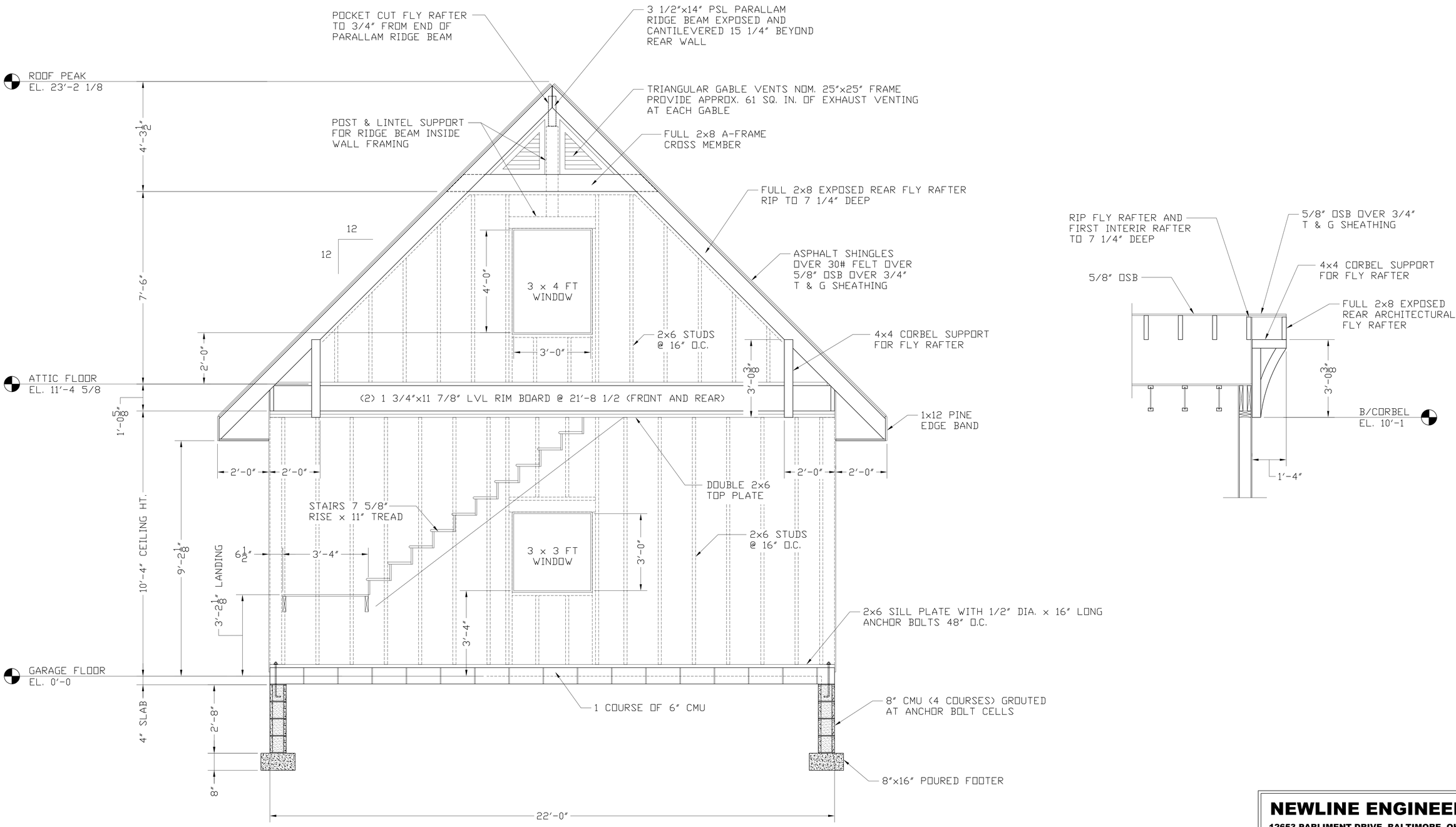
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 26 OF 38



GARAGE EAST ELEVATION FRAMING

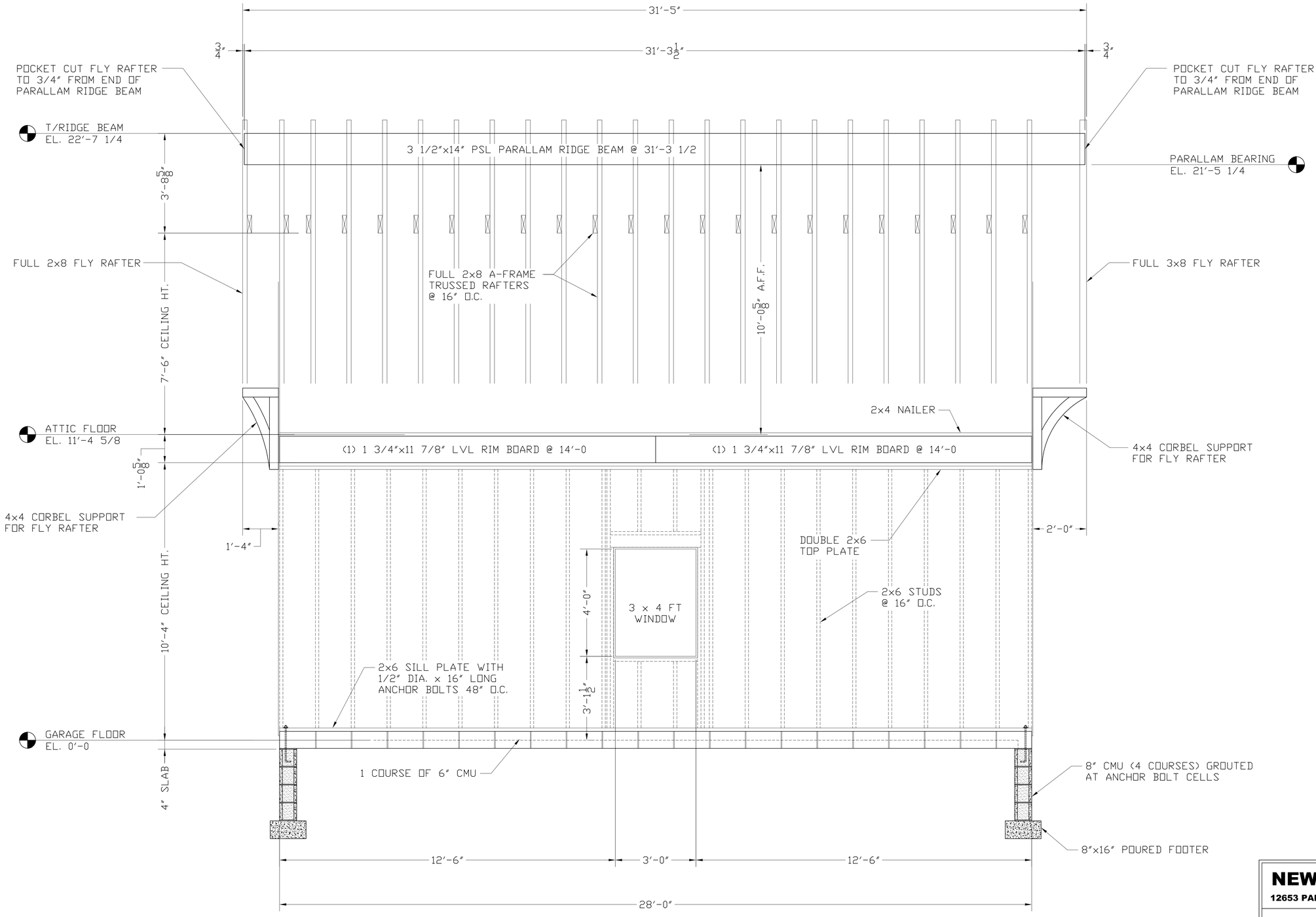
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 27 OF 38



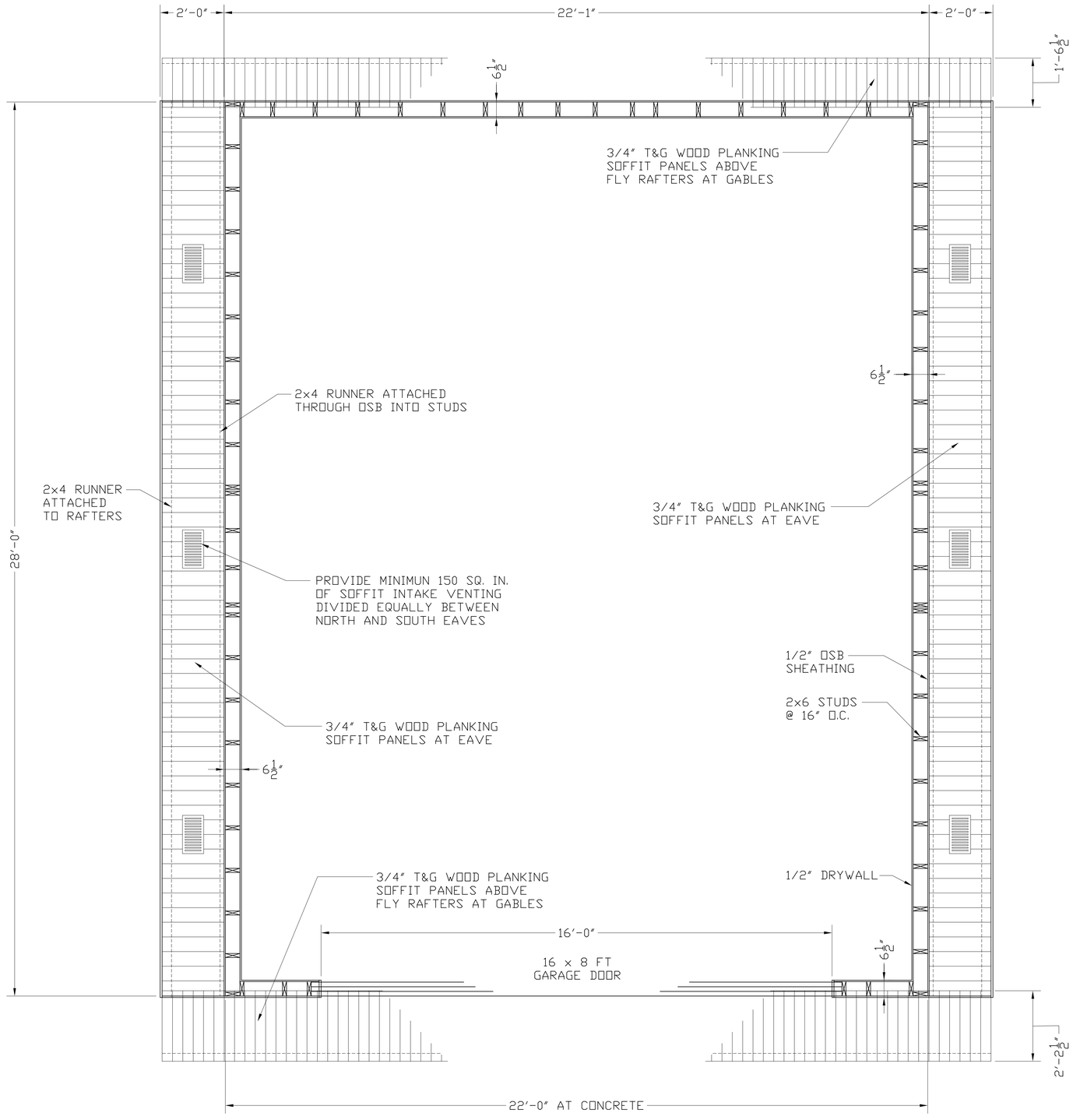
GARAGE NORTH ELEVATION FRAMING

REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN PTJ DATE 11-24-25 DWG. NO. 28 OF 38
PROJECT NO. SECTION:



VENTILATION REQUIREMENTS OVER NEW GARAGE PER 2019 ORC:

ATTIC FOOTPRINT AREA = 21 x 27 = 567 SF
MINIMUM VENTILATION: 567/300 = 272 SQ. INCHES
MINIMUM EXHAUST AREA = 109 SQ. INCHES
MAXIMUM EXHAUST AREA = 136 SQ. INCHES
TARGET EXHAUST AREA = 122 SQ. INCHES
MINIMUM INTAKE AREA = 150 SQ. INCHES

N

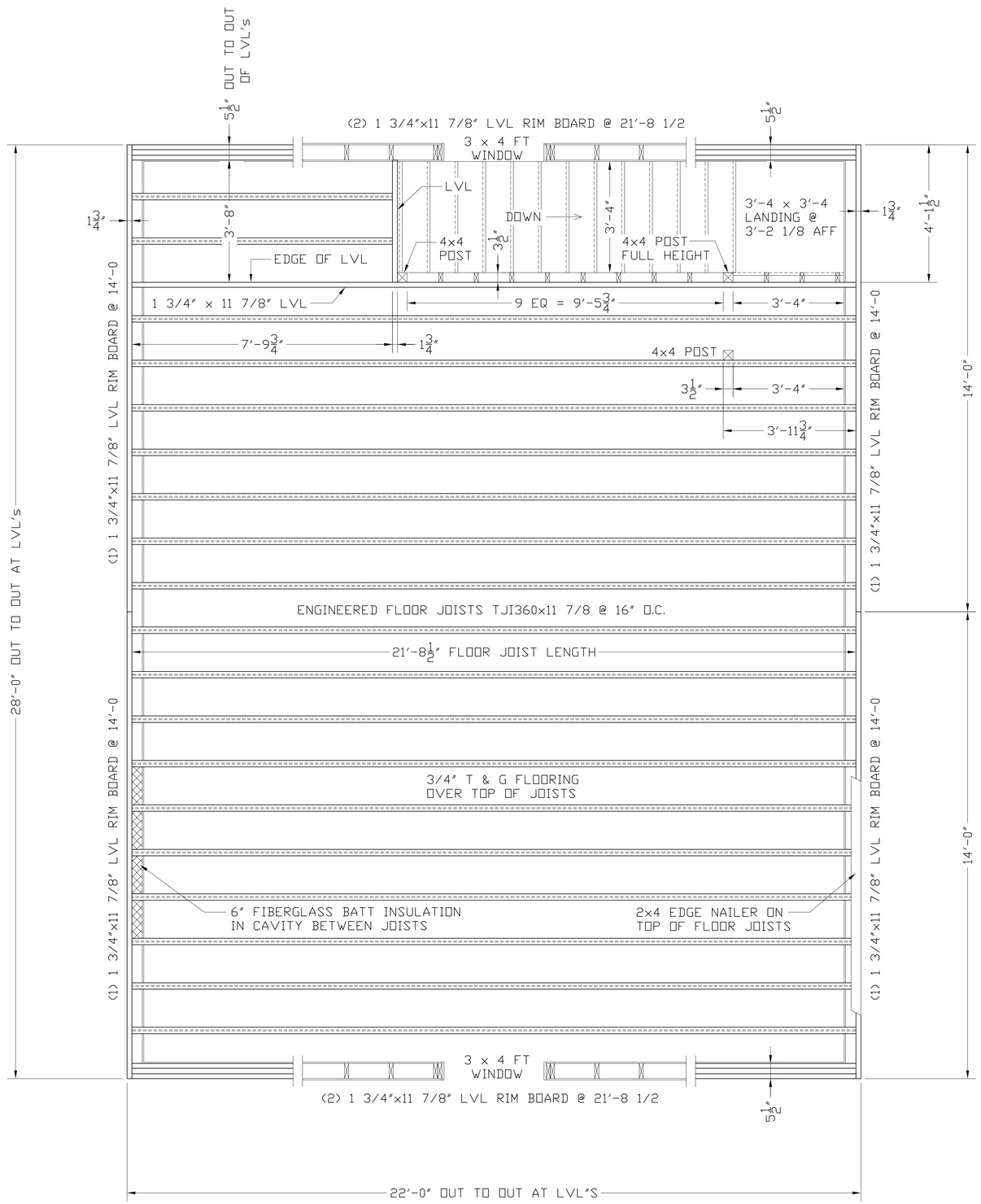
GARAGE SOFFIT PLAN

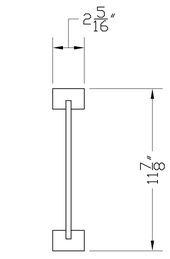
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

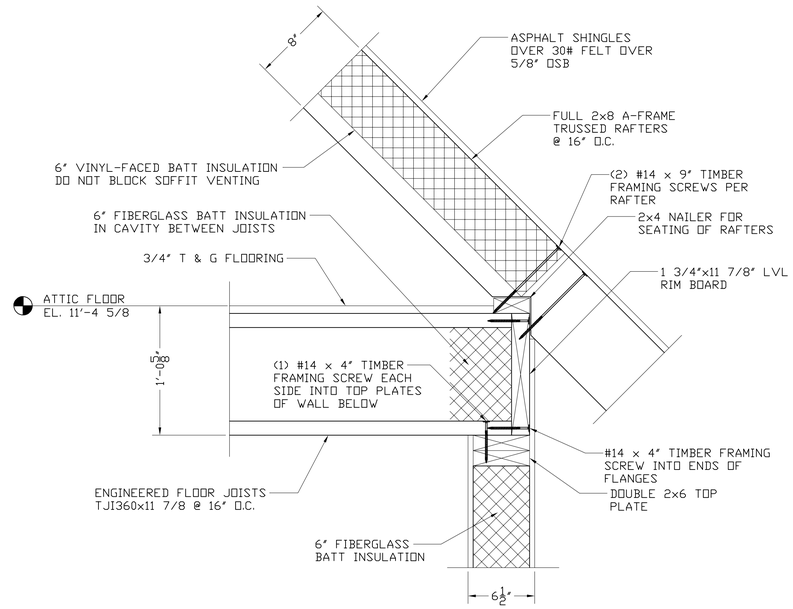
PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN PTJ | DATE 11-24-25 | DWG. NO. 29 OF 38
PROJECT NO. | SECTION:

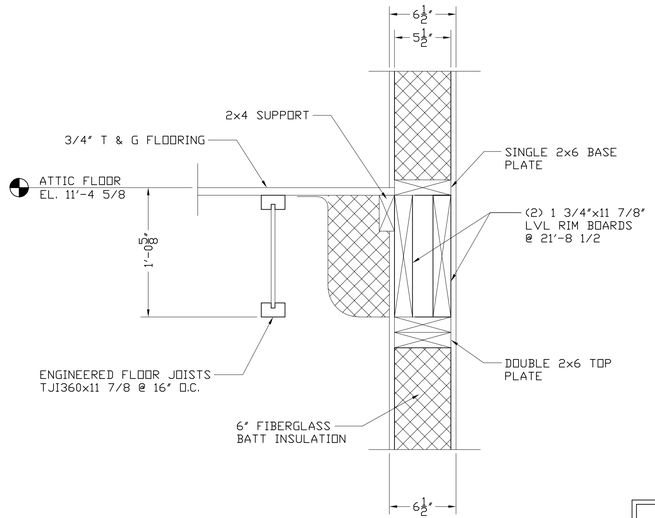




TJI360 x 11 7/8"
(17) @ 21'-8 1/2
(2) @ 7'-9 3/4



ATTIC FLOOR EDGE AT EAVE



ATTIC FLOOR EDGE AT GABLE WALL

N

GARAGE ATTIC FLOOR PLAN

NO OCCUPANCY - STORAGE ONLY

FLOOR PLAN LVL SCHEDULE
(5) 1 3/4"x11 7/8" LVL @ 21'-8 1/2
(4) 1 3/4"x11 7/8" LVL @ 14'-0
(1) 1 3/4"x11 7/8" LVL @ 3'-8

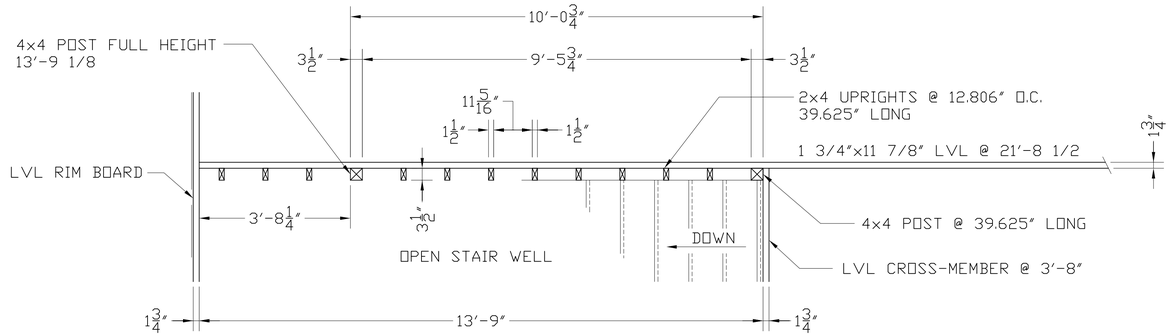
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

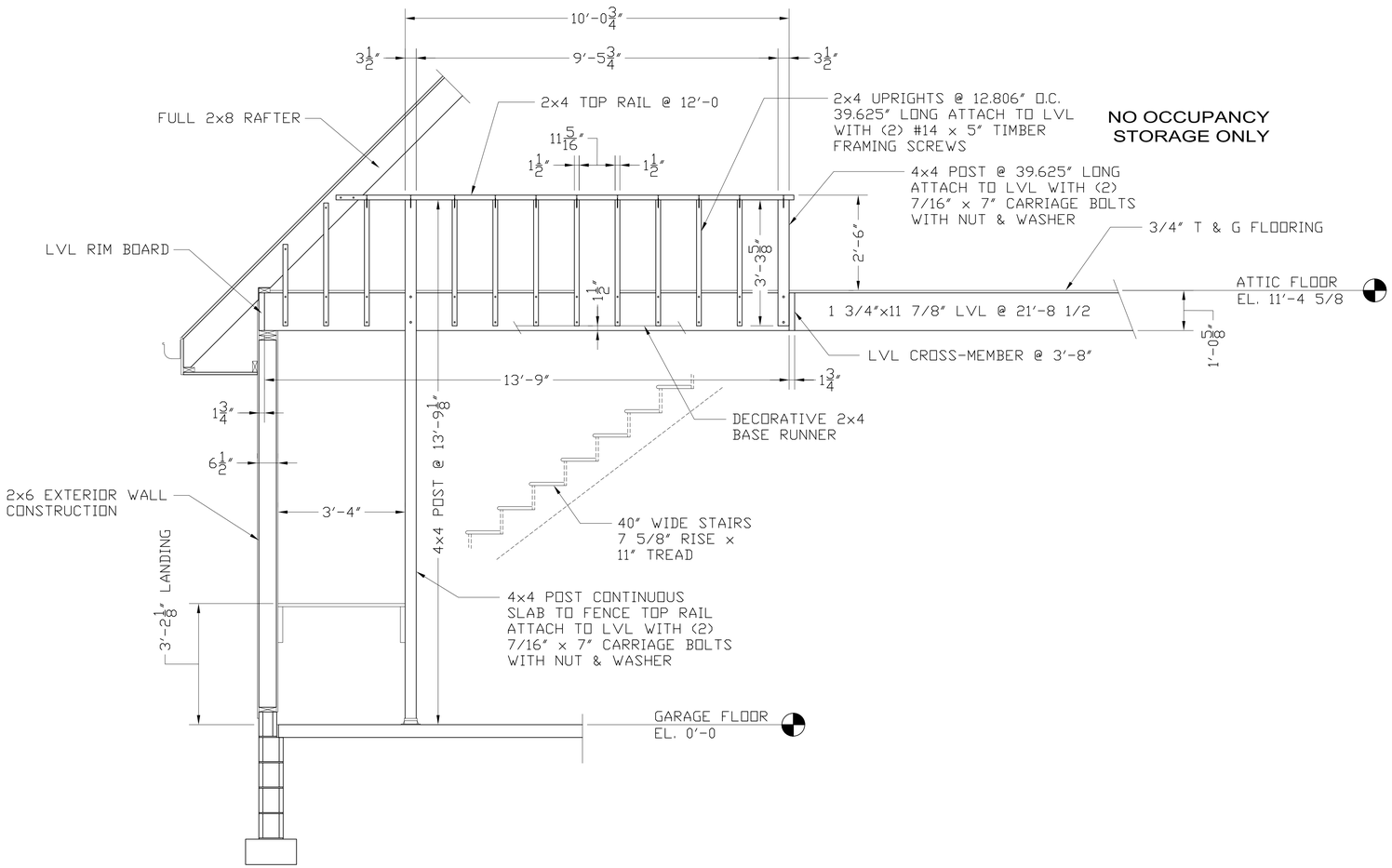
DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 30 OF 38



GARAGE ATTIC CROSS SECTION AT STAIR WELL FENCE

PLAN VIEW LOOKING DOWN



GARAGE CROSS SECTION AT STAIR FENCE

ELEVATION VIEW LOOKING WEST FROM STAIR WELL

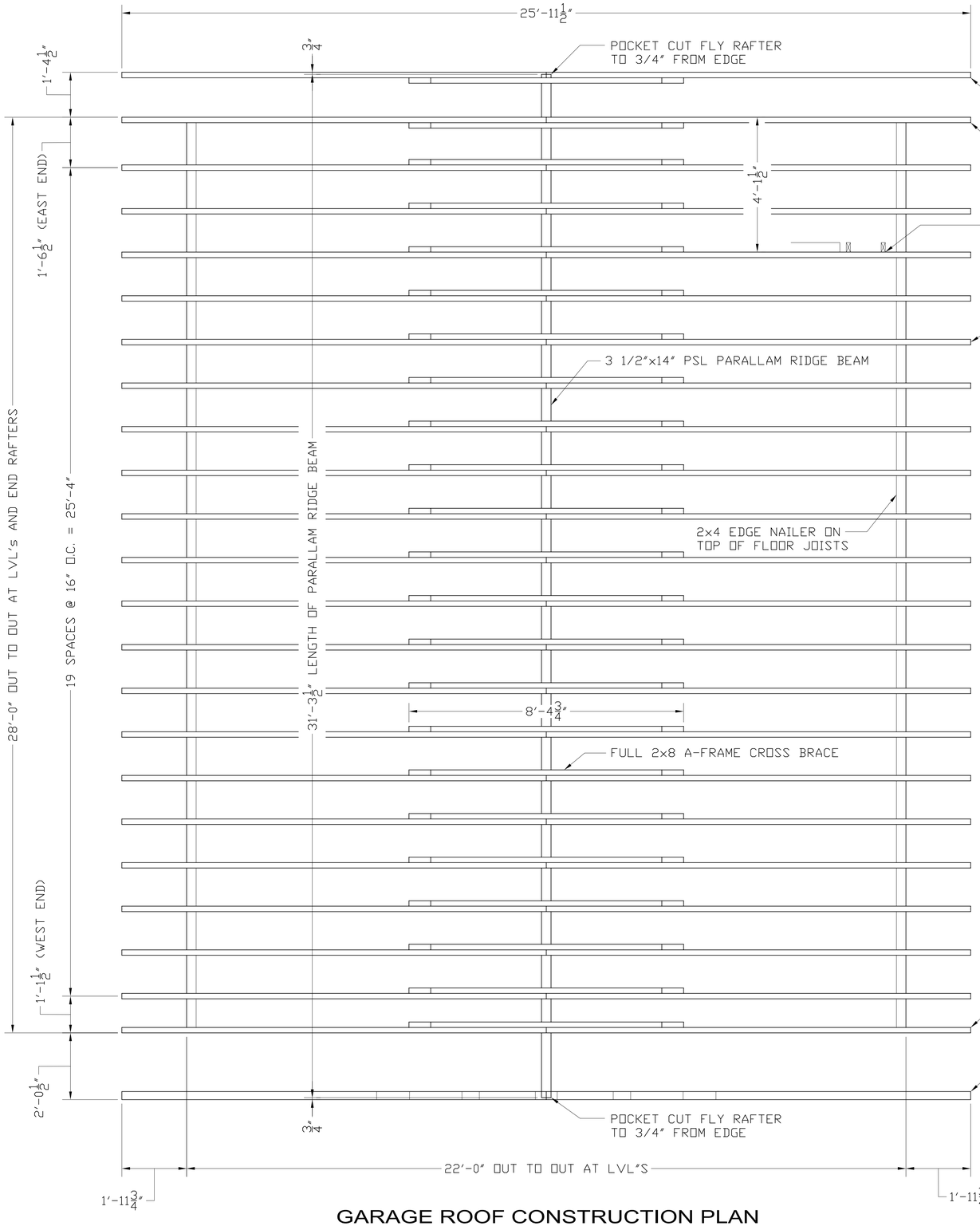
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

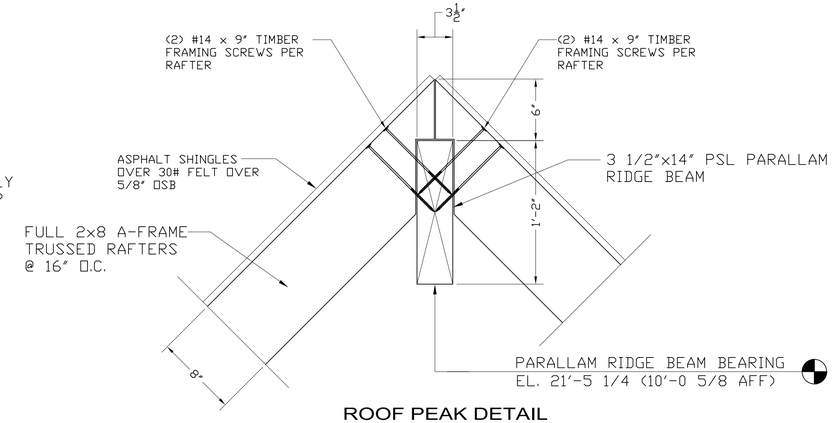
PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

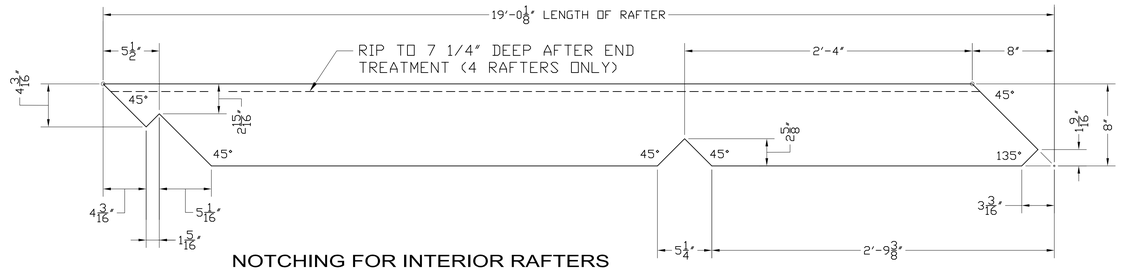
DWG. NO. 31 OF 38



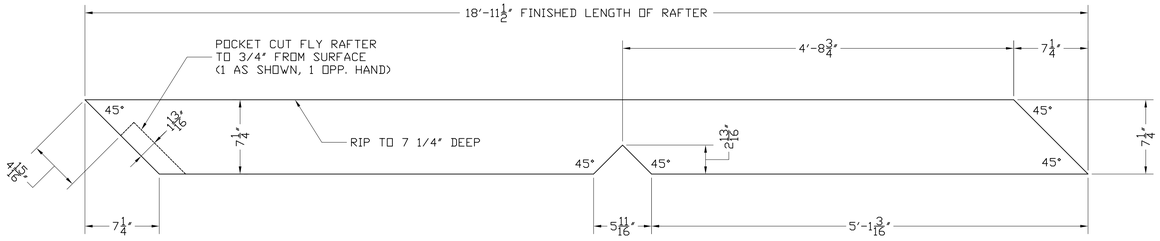
GARAGE ROOF CONSTRUCTION PLAN



ROOF PEAK DETAIL

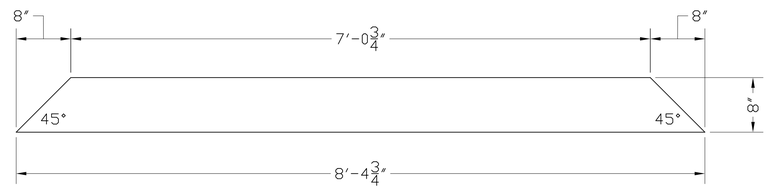


NOTCHING FOR INTERIOR RAFTERS



NOTCHING FOR FLY RAFTERS

2 AS SHOWN, 2 OPPOSITE HAND
FULL 2 x 8 AT EAST GABLE, FULL 3 x 8 AT WEST GABLE



RAFTER CROSS BRACE

FRONT FLY RAFTER TO BE 3 x 8
ALL OTHERS TO BE 2 x 8

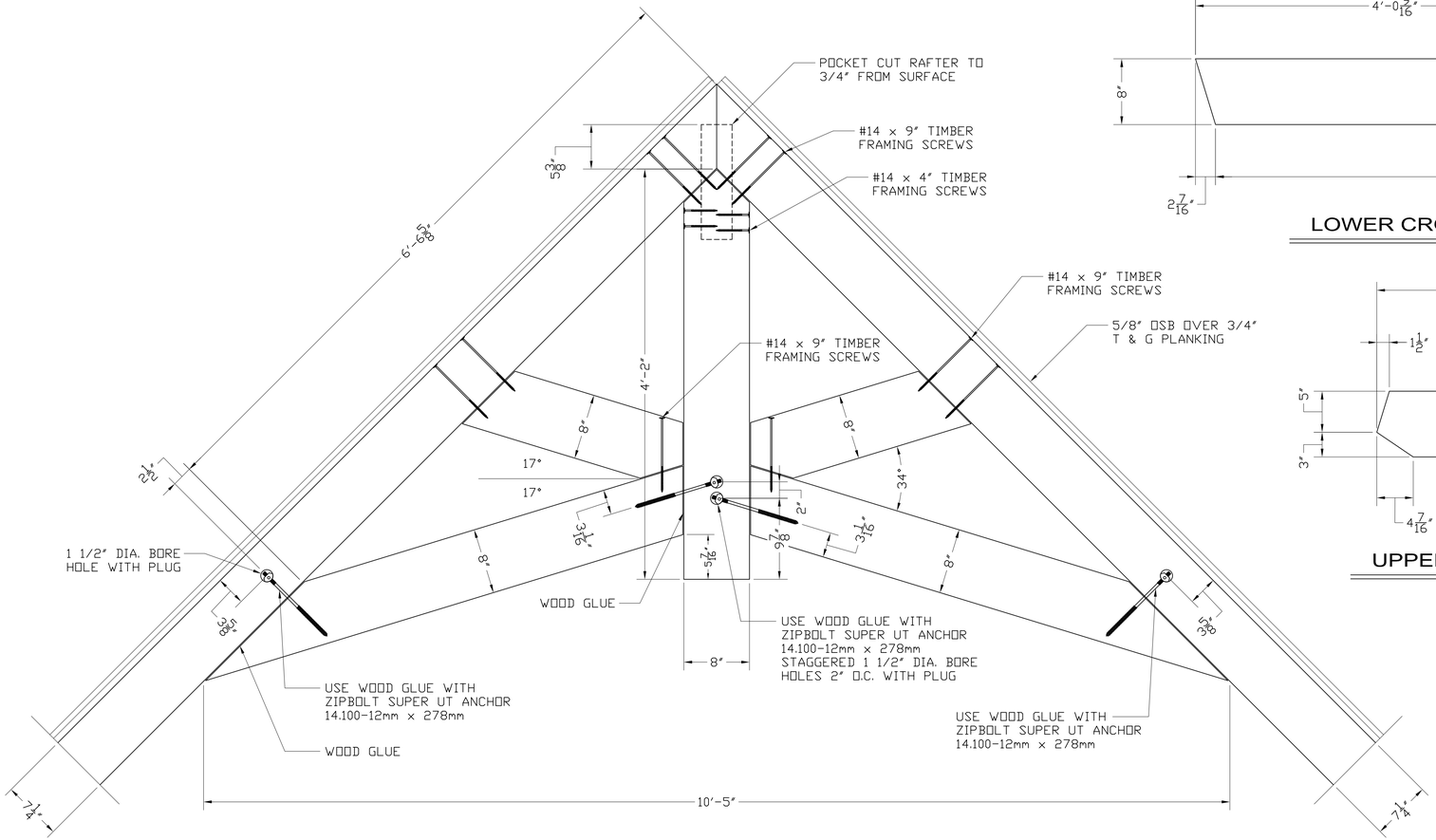
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

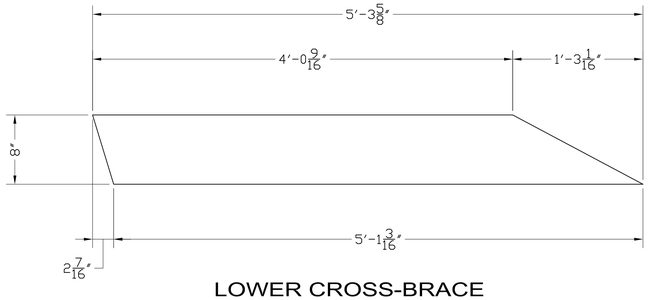
DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 32 OF 38

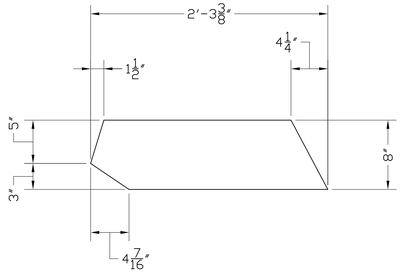


KING POST AND CROSS-BRACE

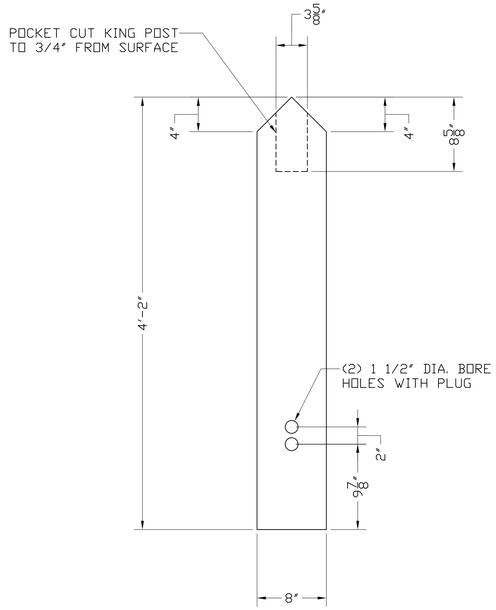
AT FRONT FLY RAFTER



LOWER CROSS-BRACE



UPPER CROSS-BRACE



KING POST

ALL MEMBERS THIS SHEET ARE FULL 3 x 8
RAFTERS ARE RIPPED TO 7 1/4"

INSTALLATION SEQUENCE

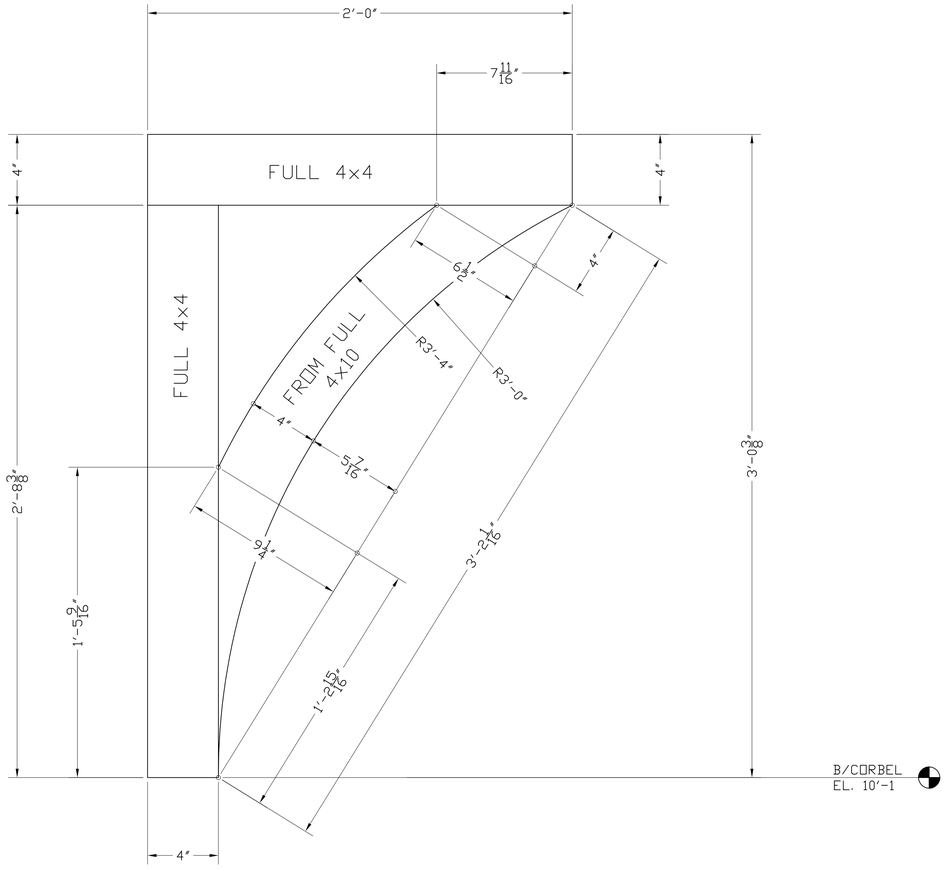
1. CONNECT LOWER CROSS BRACES TO KING POST USING WOOD GLUE AND ZIPBOLT SUPER UT ANCHOR.
2. SECURE KING POST TO END OF PARALLAM RIDGE BEAM USING (2) #14 x 4" TIMBER FRAMING SCREWS PER SIDE.
3. INSTALL 3 x 8 RAFERS. CONNECT RAFTER TO LOWER CROSS BRACE USING WOOD GLUE AND ZIPBOLT SUPER UT ANCHOR. SECURE TOP OF RAFTER TO PARALLAM RIDGE BEAM AND TO KING POST USING (2) #14 x 9" TIMBER FRAMING SCREWS PER SIDE.
4. INSTALL THE SHORT UPPER CROSS BRACES USING #14 x 9" TIMBER FRAMING SCREWS.

REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

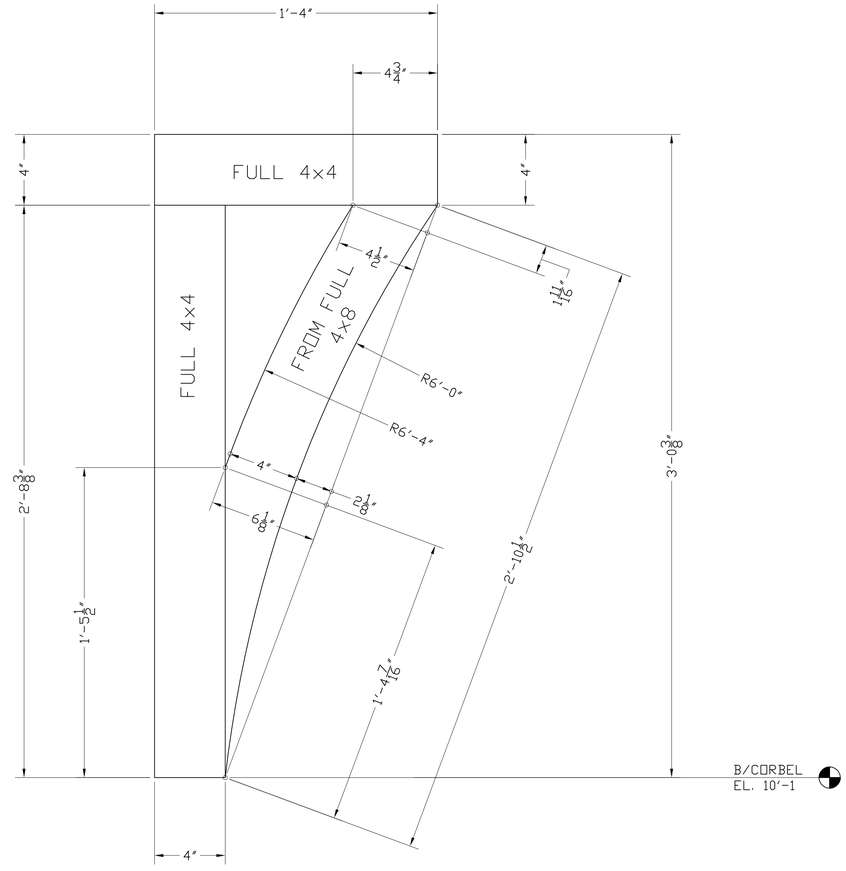
PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN PTJ DATE 11-24-25 DWG. NO. 33 OF 38
PROJECT NO. SECTION:



FRONT CORBEL

AT FRONT FLY RAFTER



REAR CORBEL

AT REAR FLY RAFTER

REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING

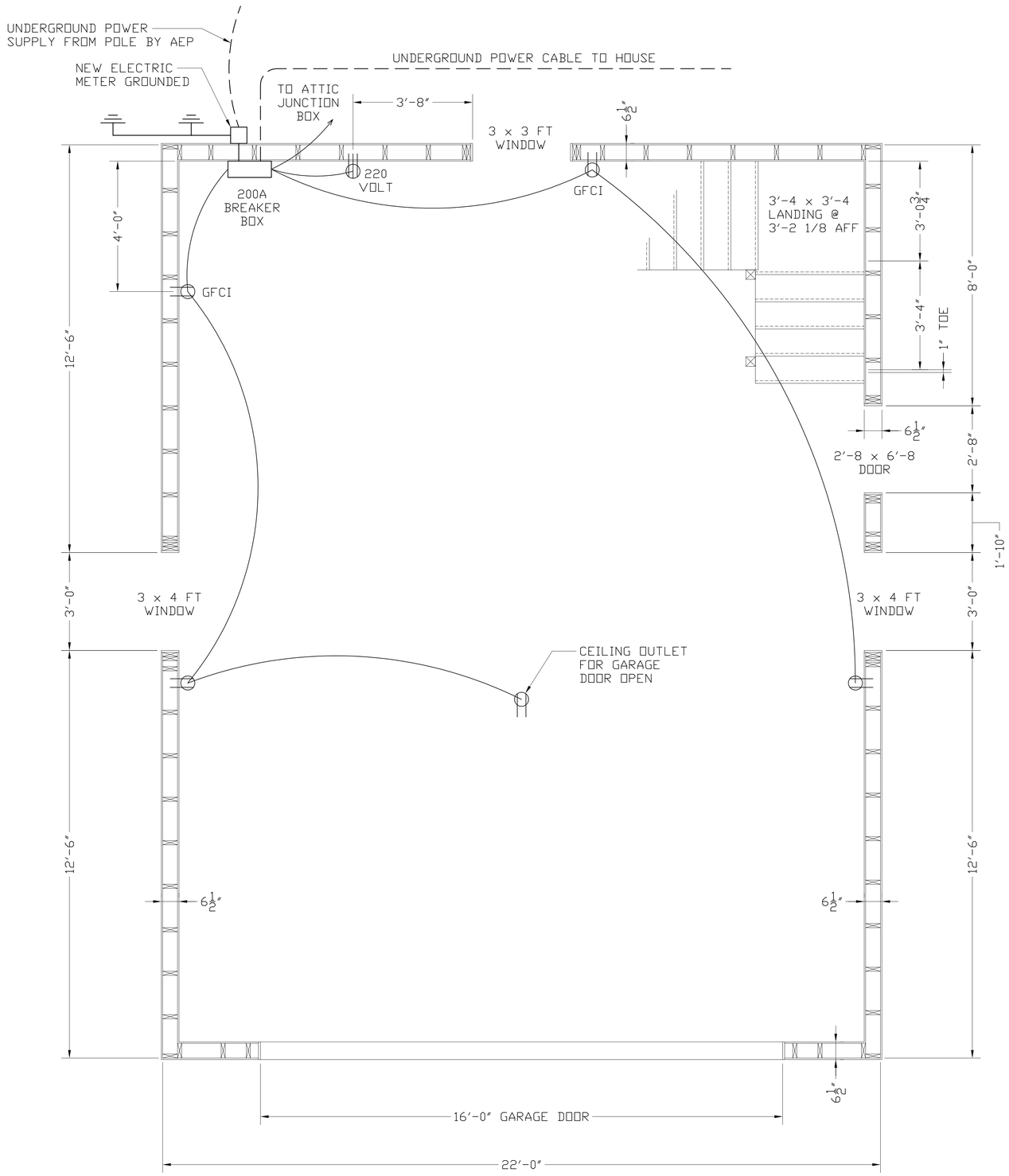
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN PTJ DATE 11-24-25

PROJECT NO. SECTION:

DWG. NO. 34 OF 38



1. ALL WALL OUTLETS TO BE 48" OFF SLAB
2. ALL WALL OUTLETS TO BE WIRED WITH 12-2 CABLE
3. LIGHT CIRCUITS MAY BE WIRED WITH 14-2 CABLE
4. NEW METER TO BE GROUNDED WITH 2 SOLID COPPER DRIVEN RODS, MINIMUM 8 FT LONG SPACED 6 FT O.C.
5. UNDERGROUND POWER CABLE FROM GARAGE TO HOUSE TO BE 600 VOLT 4/0-4/0-2/0 ALUMINUM URD CABLE, ENCASED INSIDE 2" SCHEDULE 40 PVC CONDUIT, BURIED 30" DEEP
6. UNDERGROUND POWER SUPPLY FROM POLE TO NEW METER FURNISHED BY AEP POWER. MID-CITY CLADIATORS TO FURNISH 3" SCHEDULE 40 PVC CONDUIT BURIED 30" DEEP.

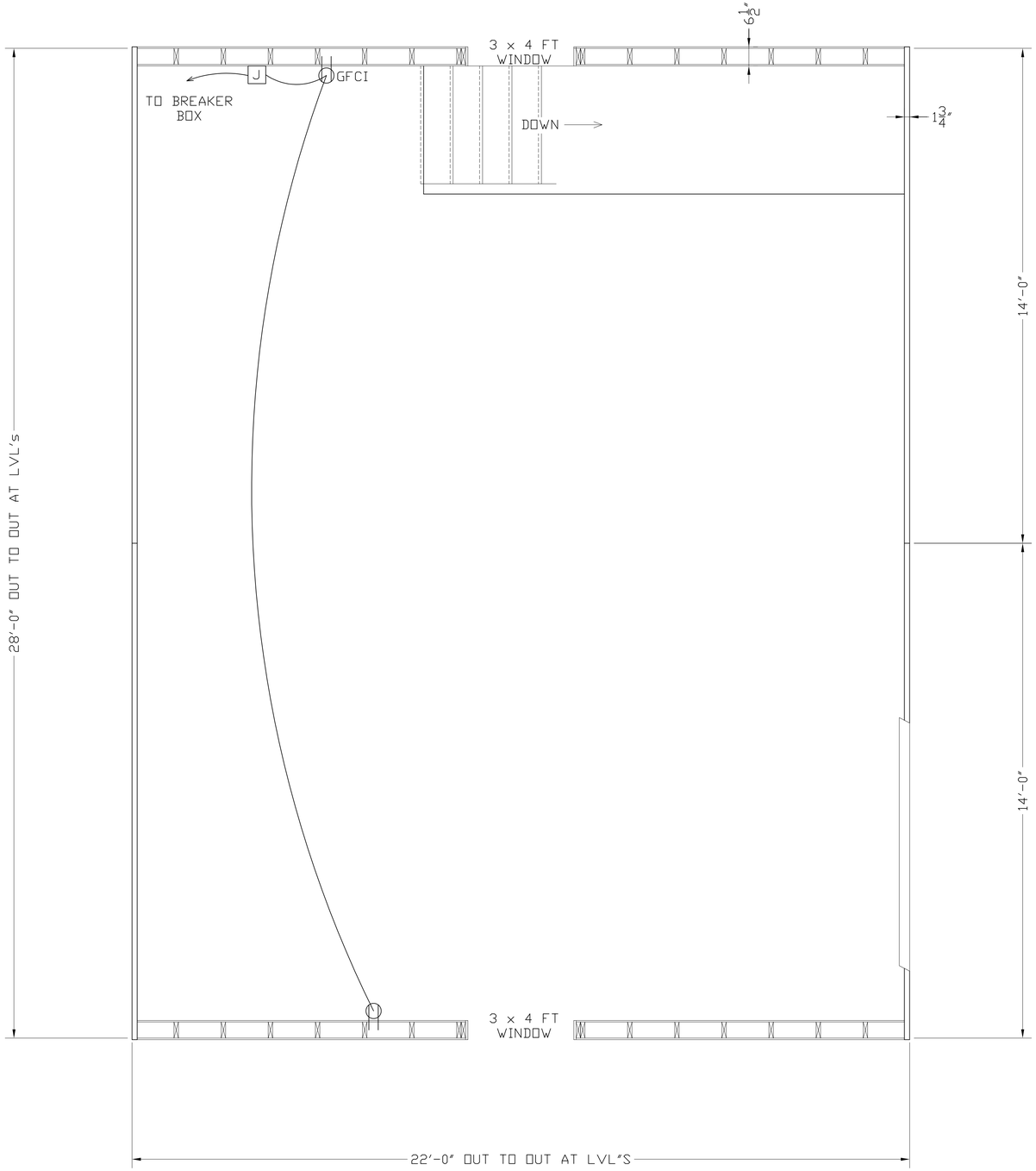
GARAGE FLOOR ELECTRICAL PLAN

OUTLETS

REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)
DRAWN PTJ	DATE 11-24-25
PROJECT NO.	SECTION:
DWG. NO.	35 OF 38



1. ALL WALL OUTLETS TO BE 24" OFF ATTIC FLOOR
2. ALL WALL OUTLETS TO BE WIRED WITH 12-2 CABLE
3. LIGHT CIRCUITS MAY BE WIRED WITH 14-2 CABLE

ATTIC FLOOR ELECTRICAL PLAN

OUTLETS

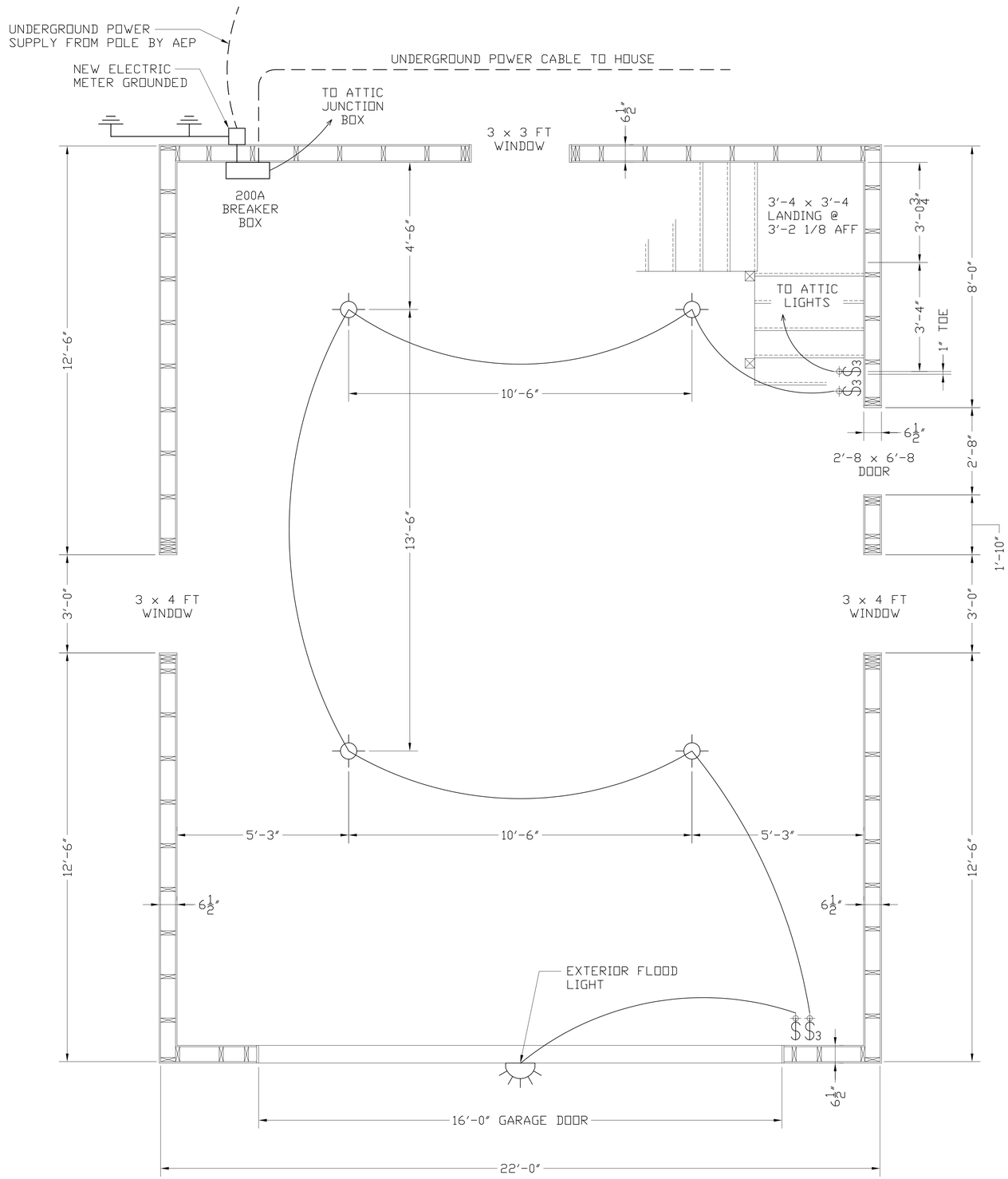
REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING

12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN PTJ	DATE 11-24-25	DWG. NO. 36 OF 38
PROJECT NO.	SECTION:	



1. ALL WALL OUTLETS TO BE 48" OFF SLAB
2. ALL WALL OUTLETS TO BE WIRED WITH 12-2 CABLE
3. LIGHT CIRCUITS MAY BE WIRED WITH 14-2 CABLE
4. NEW METER TO BE GROUNDED WITH 2 SOLID COPPER DRIVEN RODS, MINIMUM 8 FT LONG SPACED 6 FT O.C.
5. UNDERGROUND POWER CABLE FROM GARAGE TO HOUSE TO BE 600 VOLT 4/0-4/0-2/0 ALUMINUM URD CABLE, ENCASED INSIDE 2" SCHEDULE 40 PVC CONDUIT, BURIED 30" DEEP
6. UNDERGROUND POWER SUPPLY FROM POLE TO NEW METER FURNISHED BY AEP POWER. MID-CITY CLADIATORS TO FURNISH 3" SCHEDULE 40 PVC CONDUIT BURIED 30" DEEP.

GARAGE FLOOR ELECTRICAL PLAN

SWITCHES AND LIGHTS

REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING
12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

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LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
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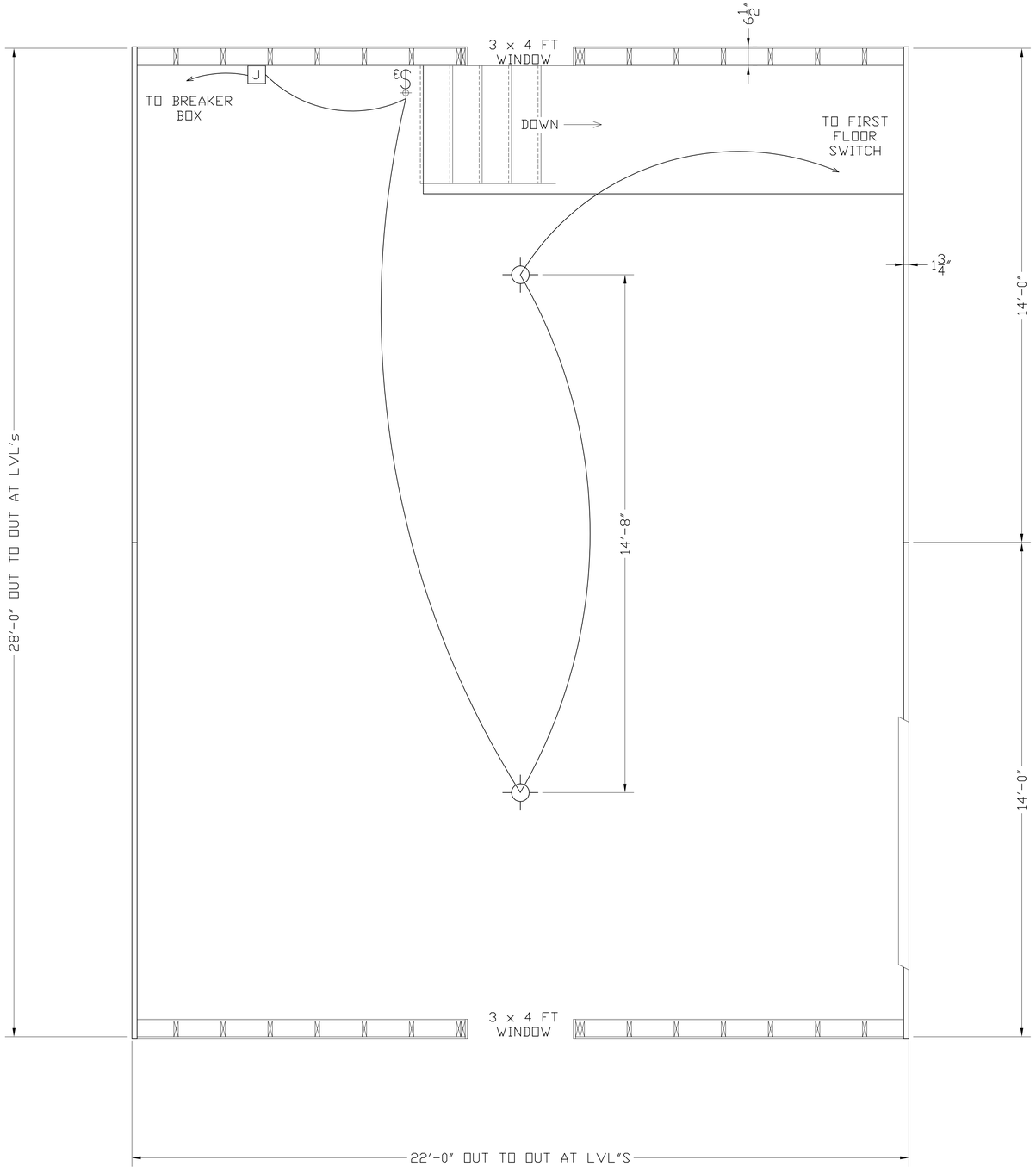
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 37 OF 38



1. ALL WALL OUTLETS TO BE 24" OFF ATTIC FLOOR
2. ALL WALL OUTLETS TO BE WIRED WITH 12-2 CABLE
3. LIGHT CIRCUITS MAY BE WIRED WITH 14-2 CABLE

ATTIC FLOOR ELECTRICAL PLAN

SWITCHES AND LIGHTS

REV. NO.	DATE	DESCRIPTION	BY

NEWLINE ENGINEERING

12653 PARLIMENT DRIVE, BALTIMORE, OHIO 43105

PROJECT	NEW HOUSE ADDITION AND GARAGE
LOCATION	2550 CHESTER ROAD, UPPER ARLINGTON
BUILDER	MID-CITY CLADIATORS, LLC.
CUSTOMER	ERIC & PATRICIA SHINN (OWNER)

DRAWN	PTJ	DATE	11-24-25
PROJECT NO.		SECTION:	

DWG. NO. 38 OF 38

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

Authors: Chad Gibson, AICP, Community Development Director

BZAP Meeting Date: January 21, 2026

Subject: 1716 Doone Road (VAR-13-26) - To permit the installation of a swimming pool and decking, which increases development coverage from 50 percent to 59.8 percent.

Site Description/History

The subject property, 1716 Doone Road, is a 0.19-acre lot located on the north side of Doone Road, five properties west of Harford Road; it is zoned R-1c, One-Family Residence District. It is developed with a two-story, 2,904-square foot Colonial-style home built in 1950. The parcel is 60' x 138.5 and has a five-foot wide easement along the rear property line, similar to others in the neighborhood. The property has a driveway on the west side of the lot, which accesses a detached, front-loaded, two-car garage. The parcel was platted in 1924 as Lot #5 in Block # 17 of the University Subdivision. The rear yard is enclosed with six-foot tall wood privacy fencing; a large tree is located in the middle of the rear yard and is to be removed. The applicant purchased the property in February 2007.

The Board has previously granted two variances here. In 2017, a variance was unanimously granted for a two-story addition that encroaches six inches into the eight-foot (east) side yard setback (BZ-28-17). In 2018, a rear addition and interior renovations were approved and constructed per Building Permit #2018-02001.

Proposal

This application proposes the construction of a 20' x 27' swimming pool and paver decking in the rear yard, which results in 59.8 percent development cover, in lieu of the 50 percent development cover maximum for R-1c lots that are less than 75 feet wide (*variance required*). The proposed pool (540 SF) and paver decking (270 SF) would add 840 square feet of development cover to the lot, which brings the proposed development coverage total to 4,972 SF (+817 SF).

The pool and its decking are set back 10 feet from the side and rear property lines, which complies with the minimum code — UDO Article 6.09(D)(11). The proposed pool is located five feet from both the existing detached garage and covered patio, which will need stamped approval from a design professional. The proposed swimming pool equipment is located along the east side of the house, next to the A/C unit, roughly five feet from the side property line/fence.

Zoning Code Requirements

This application requests one variance to the Unified Development Ordinance (UDO):

- To permit the installation of a swimming pool, which increases development coverage from 50 percent to 59.8 percent (Article 5.02).

Alternatives

A swim spa, hot tub, or other (smaller) outdoor recreation option could be pursued in lieu of the proposed 20' x 27' swimming pool with paver decking. A rain garden, rain barrels and/or other runoff mitigating options like curbing and extensive landscaping could be pursued to help offset excess runoff generated by the proposed 'overdevelopment'.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site and discussed it with the applicant. Given the small size of the property, the existing 2,904-square foot home, covered porch, driveway, and detached garage already effectively 'max out' the allowable development cover. The remaining, open backyard is quite small and does not include much room for further development. Unfortunately, the proposed amount of development coverage greatly exceeds the already generous 50 percent ratio afforded by the code; the Board has also historically not granted swimming pool variances of any kind due to their coverage and impacts on adjoining property. As a result, Staff cannot support the proposal.

Should the Board consider a motion on this request, Staff recommends that Findings #3 (*whether the variance is substantial*) and #8 (*spirit and intent of the zoning requirement*) be specifically discussed.

Attachments

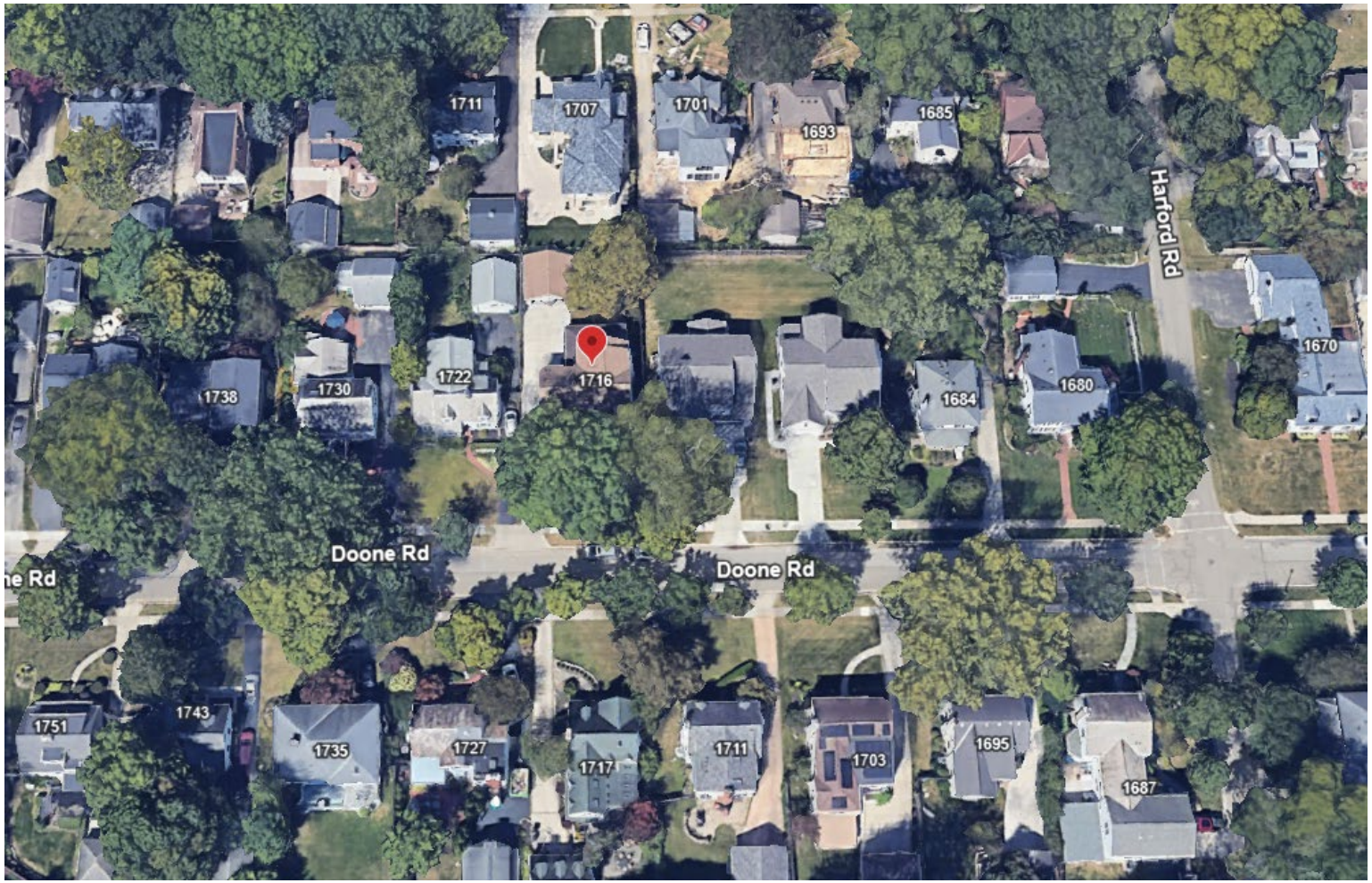
1.	1716 Doone Rd_Staff Presentation
2.	1716 Doone Rd_Application
3.	1716 Doone Rd_Notices
4.	1716 Doone Rd_Proposed Plans

1716 Doone Road

BZAP Staff Report Pictures | Variance Application 13-26

January 21, 2026

Google Maps ® Aerial

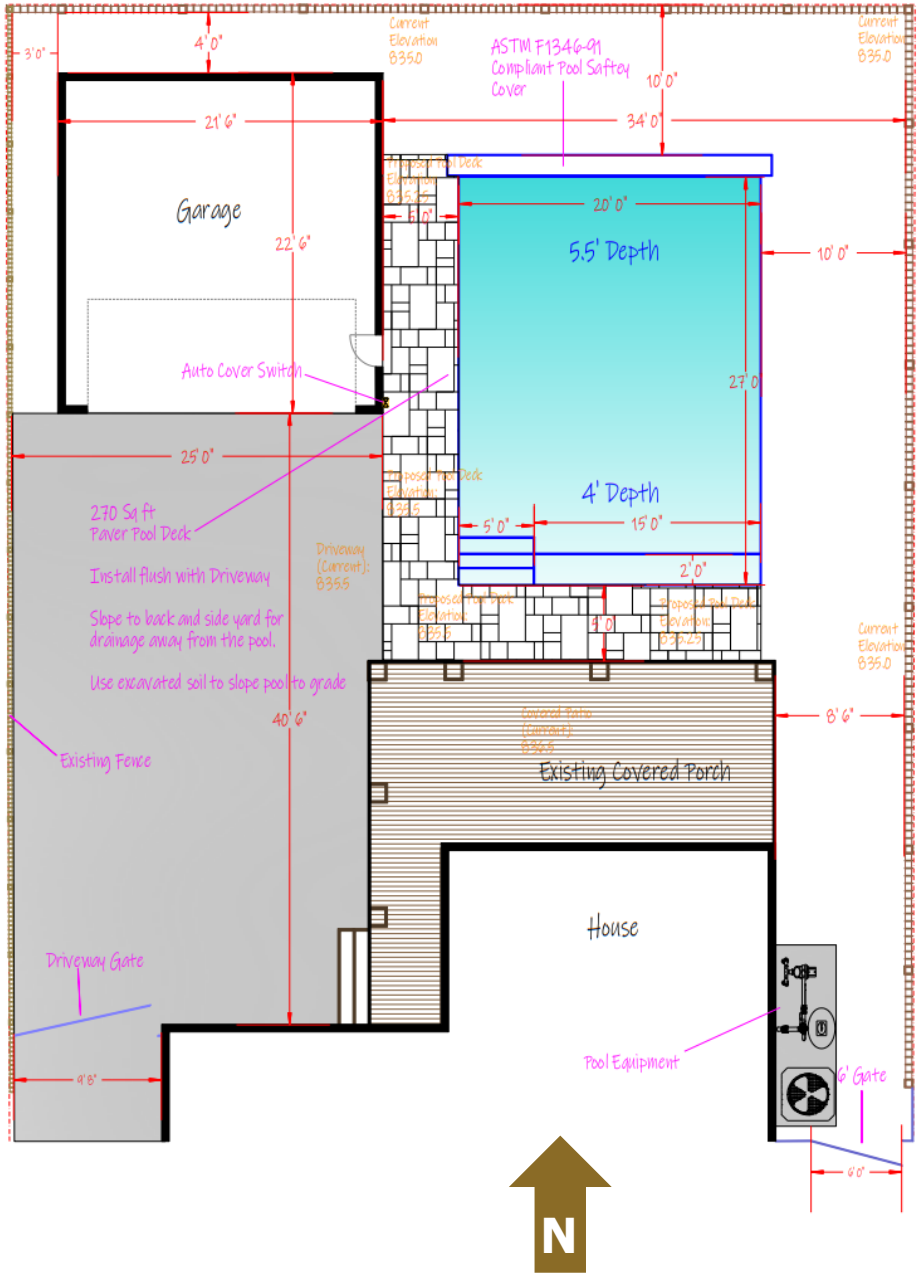


Existing Conditions

Existing Conditions

Proposed Site Plan

- Proposed improvements:
  - The construction of a 540 SF swimming pool.
  - 270 SF of a paver decking surrounding the south and west perimeter of the pool.
- Variances:
  - To permit the installation of a pool which increases development coverage from 50 to 59.8 percent.



Variance Request/Staff Recommendation

Staff **do not recommend** approval of the application with the following variance request:

- To permit the installation of a swimming pool, which increases development coverage from 50 percent to 59.8 percent (Article 5.02).

Record No: 25-5736

Variance Application

Status: Active

Submitted On: 12/22/2025

Primary Location

1716 DOONE RD
UPPER ARLINGTON, OH 43221

Owner

MLICKI JASON J | MLICKI MARISA
COLUMBUS OH 43221

BZAP Information

BZAP Case #

VAR-13-26

Status

Pending

BZAP Determination Date

01/21/2026

Vote Tally

Primary Variance

Swimming Pool

Primary Planner

Justin Milam

Findings of Fact for Approval/Denial

Variance Request

To permit the installation of a swimming pool, which increases development coverage from 50 percent to 59.75 percent.

BZAP conditions

Variance Information

Describe Variance Request

We respectfully request approval of a development coverage variance to allow **59.75% total development coverage** for the construction of an in-ground residential swimming pool with associated at-grade pool deck, located entirely within the rear yard of the property.

The proposed pool meets all applicable setback, fencing, and safety requirements. However, due to the existing placement and footprint of the home and garage, combined with required setbacks and mandatory pool safety and circulation clearances, it is not possible to design a safe and functional residential pool on this property while remaining within the maximum development coverage limit.

Multiple design options were evaluated to reduce development coverage, including smaller pool dimensions, reduced deck area, and alternate layouts. These options either did not materially reduce coverage or resulted in unsafe or impractical configurations. The proposed plan reflects the **minimum necessary relief** to allow a reasonable and customary residential amenity.

The additional development coverage consists solely of at-grade improvements, does not add building mass, and is fully confined to the rear yard. **The pool and deck will be screened by an existing fence and landscaping**, and the project will not alter the character of the neighborhood, adversely affect neighboring properties, or impact public services. Stormwater will be managed on site. Approval of the variance would allow reasonable use of the property while remaining consistent with the intent of the City's development coverage standards.

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 practical difficulty arises from the existing configuration of the property and the placement of existing structures, rather than from the proposed pool itself. The location and footprint of the existing home and garage, in combination with required setbacks, significantly limit the usable rear-yard area available for pool placement.

Within this constrained area, current residential pool safety requirements require minimum circulation, access, and clearance around the pool. When these requirements are applied, there is limited flexibility to further reduce the pool or deck configuration without creating unsafe or nonfunctional conditions. As a result, strict application of the development coverage standard makes it impractical to construct a safe and functional residential pool on this property.

These conditions are specific to the subject property as developed. While other properties in the zoning district may be able to accommodate similar amenities within permitted coverage limits, the particular placement of existing structures on this lot, combined with mandatory safety clearances, creates a site-specific constraint that is not generally applicable to all properties in the district.

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

Granting the requested variance would not confer a special privilege that is denied to other properties in the same zoning district. The request is limited to a modest increase in development coverage to accommodate a residential swimming pool, which is a common and customary amenity within the district.

The variance is based on site-specific conditions, including the existing placement of the home and garage and the application of current setback and pool safety requirements. Similar variances have been granted in comparable circumstances where these physical constraints prevent reasonable use of a property without limited relief.

Approval of the variance would not exempt the property from other zoning requirements, nor would it permit a use or structure that is otherwise prohibited. The relief requested is narrowly tailored to address the practical difficulty created by the existing site conditions and does not establish a precedent for broader or unrelated deviations from the development coverage standards.

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

Granting the requested variance will not substantially alter the essential character of the neighborhood or result in substantial detriment to adjoining properties. The proposed swimming pool and associated at-grade deck are located entirely within the rear yard and will not be visible from the public right-of-way.

The project does not add building height, mass, or habitable floor area and does not change the scale or intensity of development on the property. Residential swimming pools and similar outdoor amenities are common within the neighborhood and are consistent with the established residential character of the area.

The pool and deck will be screened by an existing fence and landscaping, preserving privacy for adjoining properties. Noise, lighting, and activity levels will be consistent with typical residential use. Stormwater will be managed on site to ensure there are no adverse drainage impacts to neighboring properties.

For these reasons, the variance will not negatively affect surrounding properties or alter the character of the neighborhood.

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. Reasonable alternatives were carefully evaluated to reduce development coverage while still allowing a safe and functional residential swimming pool. These alternatives included reducing the pool dimensions, minimizing deck and hardscape area, and evaluating alternate pool orientations and layouts within the rear yard.

Each of these alternatives was found to be infeasible. In some cases, reductions did not materially decrease overall development coverage due to required safety clearances and circulation space. In other cases, the resulting designs created unsafe conditions or impractical layouts that did not meet reasonable standards for residential pool use.

The proposed design represents the smallest feasible pool and deck configuration that satisfies required safety, access, and circulation standards within the constraints of the existing home and garage placement. As a result, the variance request reflects the minimum necessary relief to allow reasonable use of the property.

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

Without the requested variance, the property cannot reasonably accommodate a safe and functional residential swimming pool, which is a customary and reasonable amenity for a single-family property in this zoning district. While the property can continue to be used as a residence, strict application of the development coverage standard effectively prevents reasonable use of the rear yard for this common residential improvement.

Due to the existing placement of the home and garage, required setbacks, and mandatory pool safety and circulation clearances, a compliant pool layout cannot be achieved without limited variance relief. Designs that attempt to meet the coverage standard either fail to meet safety requirements or result in impractical configurations that do not allow reasonable use of the pool or surrounding area.

Granting the variance allows the property to achieve a reasonable and beneficial residential use that is consistent with neighborhood expectations, without introducing additional building mass or altering the character of the property or surrounding area.

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

☑

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Jason Mlicki and Marisa Mlicki (c/o Destiny Pools & Hardscapes, LLC)

Location of property subject to BZAP request: 1716 Doone Rd, Columbus, OH 43221

This application will be heard by the Board of Zoning and Planning on: January 21, 2026

Describe activity which requires Board of Zoning and Planning review:

Installation of new residential swimming pool and surrounding patio.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1694 Doone Rd	Andrei Salem Goncalves & Brant Garcez Goncalves Ludmila	9589 0710 5270 3548 3504 67	12/22/25
1722 Doone Rd	Matthew B Dickinson & Elaine Dickinson	9589 0710 5270 3548 3504 74	12/22/25
1730 Doone Rd	Jacob Matthew Skeans & Teresa Corinne Giacomazzi	9589 0710 5270 3285 1957 10	12/22/25
1723 Cardiff Rd	Kimberly E Good & Jonathan Boldon	9589 0710 5270 3285 1956 28	12/22/25
1711 Cardiff Rd	Robert G Gulcher & Susan C Gulcher	9589 0710 5270 0038 3651 23	12/22/25
1707 Cardiff Rd	Natalia Ciminello & Wesley Kim	9589 0710 5270 0038 3651 30	12/22/25
1701 Cardiff Rd	Brandon T Pauley & Alexandra Pauley	9589 0710 5270 3548 3504 81	12/22/25
1693 Cardiff Rd	Nathan D Smith & Kristen L Benninger	9589 0710 5270 3548 3504 98	12/22/25
1735 Doone Rd	Craig S Hagkull, TR, & Molly R Youngstrom Hagkull	9589 0710 5270 3548 3505 04	12/22/25
1727 Doone Rd	Paul E Webb & Robin S Webb, TTEE	9589 0710 5270 3548 3505 11	12/22/25
1717 Doone Rd	Rebecca Hellmann	9589 0710 5270 3548 3505 28	12/22/25
1711 Doone Rd	Paul A Kudlak & Kelly E Walker	9589 0710 5270 3548 3505 35	12/22/25
1703 Doone Rd	Lisa A Lex, TR	9589 0710 5270 3548 3505 42	12/22/25
Applicant Signature: , CEO DESTINY Pools & Hardscapes, LLC			**Date:** 12/22/25

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

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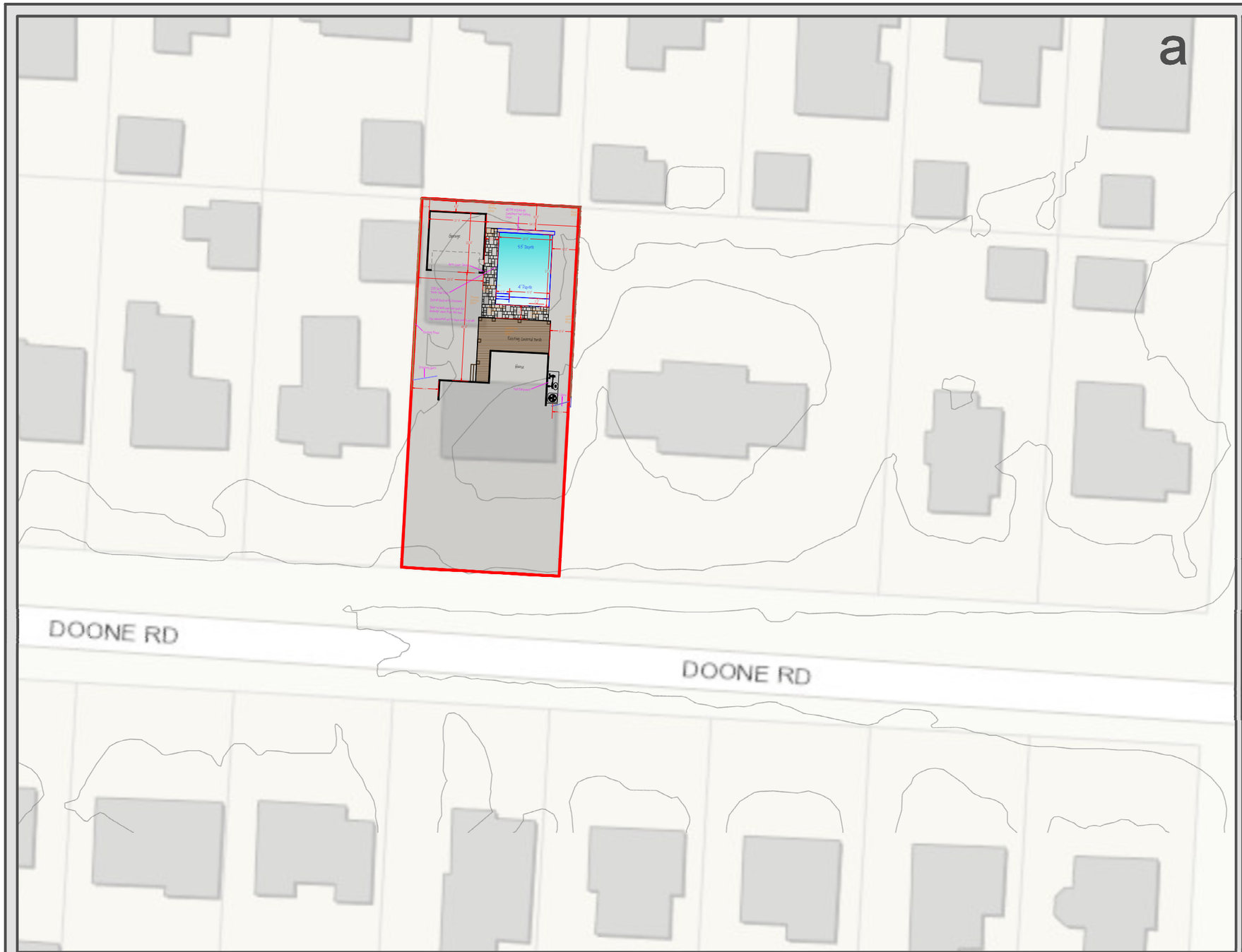
Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1704 Doone Rd	Shengyi Mao & Jim Xin Liu	9589 0710 5270 3548 3505 59	12/22/25

Buffer search results

Results **1 - 15** of **15**

Parcel ID	Site Address	Owner 1	Owner 2
070-001846-00	1694 DOONE RD	GONCALVES ANDREI SALEM	CALDEIRA BRANT GARCEZ GO...
070-001848-00	1716 DOONE RD	MLICKI JASON J	MLICKI MARISA
070-001849-00	1722 DOONE RD	DICKINSON MATTHEW B	DICKINSON ELAINE
070-001850-00	1730 DOONE RD	SKEANS JACOB MATTHEW	GIACOMAZZI TERESA CORINNE
070-001861-00	1723 CARDIFF RD	GOOD KIMBERLY E	BOLDON JONATHAN
070-001862-00	1711 CARDIFF RD	GULCHER ROBERT G	GULCHER SUSAN C
070-001863-00	1707 CARDIFF RD	CIMINELLO NATALIA	KIM WESLEY
070-001864-00	1701 CARDIFF RD	PAULEY BRANDON T	PAULEY ALEXANDRA
070-001865-00	1693 CARDIFF RD	SMITH NATHAN D	BENNINGER KRISTEN L
070-001882-00	1735 DOONE RD	HAGKULL CRAIG S TR	YOUNGSTROM HAGKULL MOLLY...
070-001884-00	1727 DOONE RD	WEBB PAUL E TTEE	WEBB ROBIN S TTEE
070-001885-00	1717 DOONE RD	HELLMANN REBECCA	
070-001886-00	1711 DOONE RD	KUDLAK PAUL A	WALKER KELLY E
070-001887-00	1703 DOONE RD	LEX LISA A TR	
070-014852-00	1704 DOONE RD	MAO SHENGYI	LIU JIM XIN



Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- XXX-XXXXXX Parcel IDs
- 100 Parcel Dimensions
- 100 Lot Numbers
- 123 Main St Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

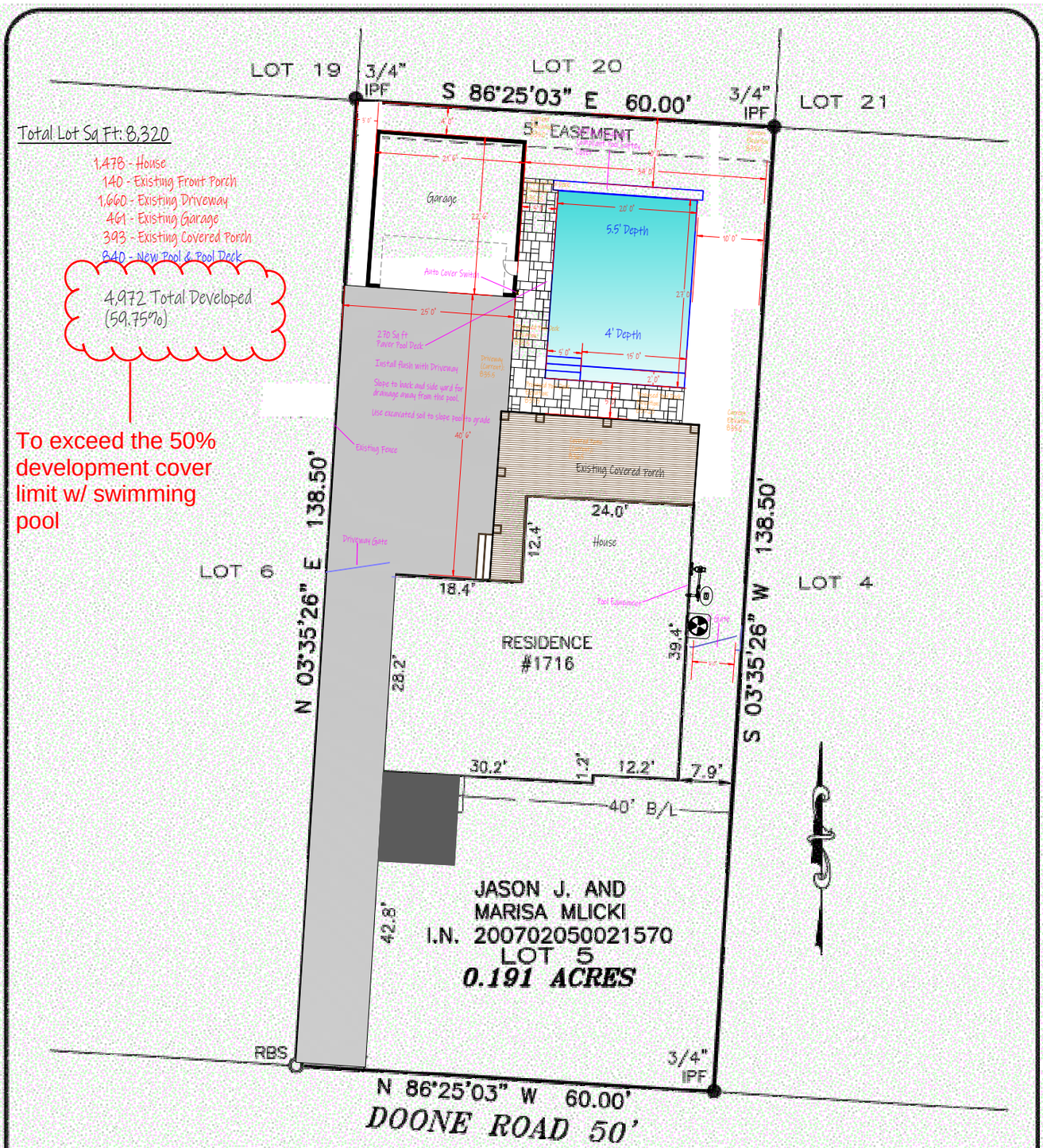
MICHAEL STINZIANO
Franklin County Auditor
CONNECT. PROTECT. REASSESS.

Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced November 18, 2025



LEGEND

- ● IPF IRON PIN FOUND
- RBF REBAR FOUND
- ○ RBS REBAR SET
- —×— EXISTING FENCE LINE

GRAPHIC SCALE

0 10 20 40

(IN FEET)

1 inch = 20 ft.

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JULY OF 2019 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grundei 7/18/19

SCOTT D. GRUNDEI, P.S. DATE
REGISTERED SURVEYOR NO. 8047

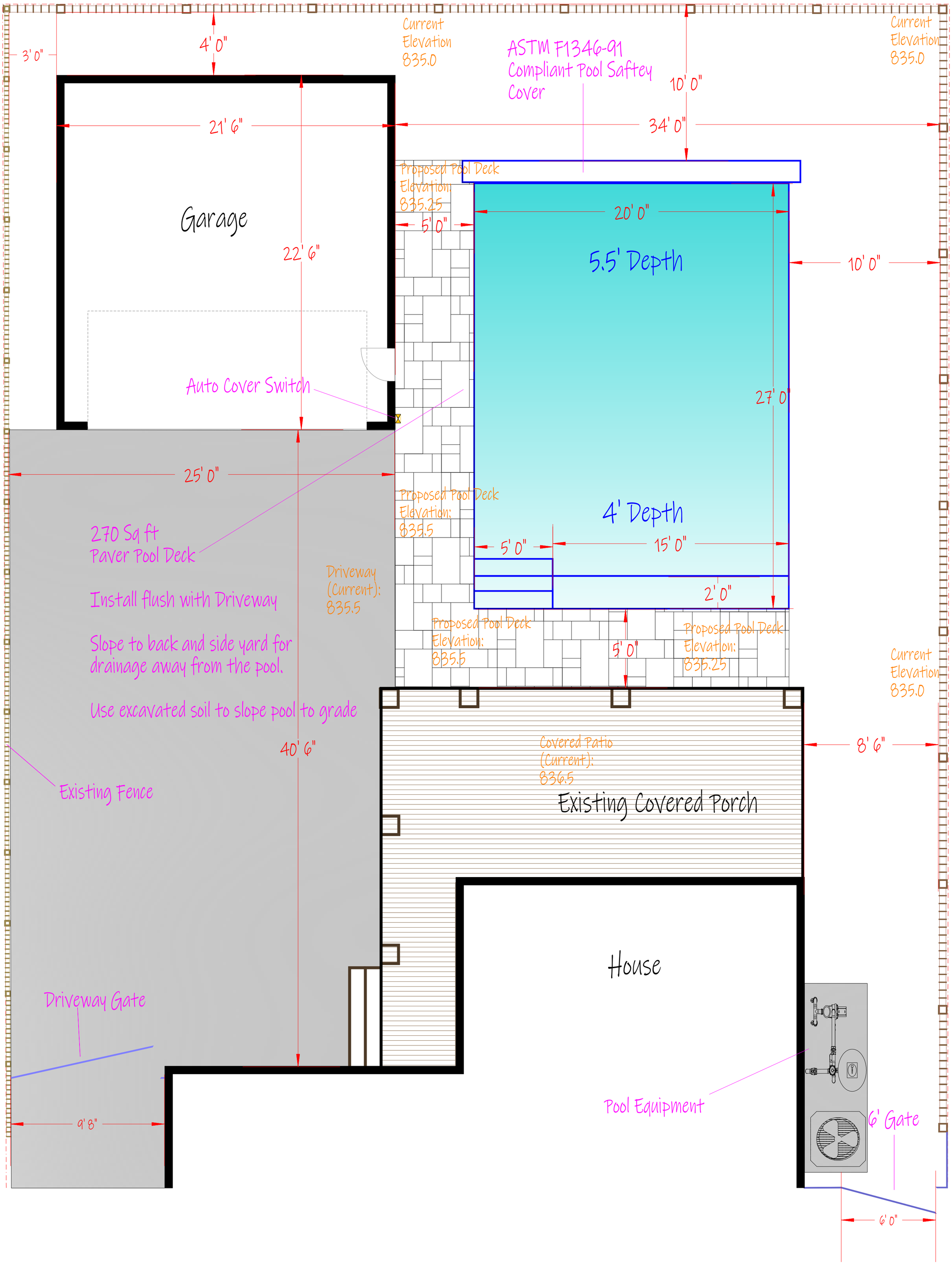
STATE OF OHIO
SCOTT D. GRUNDEI
S-8047
REGISTERED PROFESSIONAL SURVEYOR

DRAWN BY: DJH

SURVEY OF
LOT 5
LYING IN
UNIVERSITY ADDITION
PLAT BOOK 16, PAGE 39
CITY OF COLUMBUS,
COUNTY OF FRANKLIN
STATE OF OHIO

LS GI LANDMARK SURVEY GROUP, INCORPORATED
2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 7/18/19 FILE NO. 1906.4797



Revision #: 3 Date: 11/5/2025	Scale: 1/4" = 1' Print: 18 by 24"	1716 Doone Rd Columbus, OH 43221 Landscape Design by: Renders By Randy LLC	DESTINY POOLS & HARDSCAPES

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

Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: January 21, 2026

Subject: 1856 Berkshire Road (VAR-09-26) - To allow a two-story addition that does not meet the residential design standards.

Site Description/History

The subject property, 1856 Berkshire Road, is a 0.19-acre site located mid-block on the north side of Berkshire Road between Andover Road and Northwest Boulevard. It has 60 feet of frontage and is one of the narrower lots on that side of the street segment. The property was platted as Lot #15 in Block 141 of the Upper Arlington Plat, Blocks 60 and 126–150 (excluding Blocks 140 and 143) in 1940. The lot includes a 40-foot front building line setback along Berkshire Road and a five-foot easement along the rear property line. The property is zoned R-1c, One-Family Residence District, and contains a 1,825-square-foot, two-story residence constructed in 1946 and finished with stone and siding. An attached two-car garage is located at the front of the home and is accessed by a driveway along the east side of the lot. A storage shed is located in the northwest corner of the backyard. The site includes several mature trees in both the front and rear yards, as well as a wood privacy fence along the rear property line and chain-link fencing along the side property lines. The applicant purchased the property in August 2015.

Building Permit #25-5452 was submitted in early December and denied by Staff due to site plan issues and concerns with the design.

Proposal

The proposal includes a partial interior remodel to accommodate a new 725-square-foot, two-story addition on the east side of the house with a new 306-square-foot covered front porch. The proposed two-story addition is 23'-9" tall, approximately two feet taller than the existing home. The addition would allow for an expanded kitchen on the first floor and a new primary suite with 9'-6" ceilings on the second floor above the existing garage. It features a hip roof that aligns with the existing residence. The exterior of the home will be refinished with white composite siding with a seven-inch exposure, asphalt roof shingles, a new wood front door, a new wood garage door with glass paneling, and new windows. The proposed front porch will include a dark-colored standing seam metal roof, stained wood posts that complement the wood door accents on the residence, and a cable railing system. Additional improvements include a new 220-square-foot covered rear patio off the expanded kitchen and a reduction in driveway pavement width to accommodate the front porch. The proposal is compliant with building, development, and front yard coverage limitations, as well as all setback requirements.

Zoning Code Requirements

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

- To allow a two-story addition that does not meet residential design standards (Article 7.17).

Unified Development Ordinance (UDO) Article 7.17 applies to the "design of new single-family homes and addition" and requires that "*The proposal shall be consistent and compatible with the noticeable and recognizable characteristics of the homes and lots on the street segment. Such characteristics include lot width and size, architectural style and materials, heights and massing, front yard setbacks, roof pitch and shape, garage location, amount of impervious surface, and other defining features of the street segment.*" It adds: "*The Policy for Neighborhood Compatibility shall be used to determine compliance.*"

This application fails to follow the following sections of the Policy:
4.1: *Additions shall seamlessly blend with the existing home, unless in the case of historic homes, where a distinction may help preserve the historic integrity of the home*. Staff is primarily concerned that the proposed addition is not subordinate to the main structure, as is typical, as the proposed height and massing are above it, and feels misplaced overall. The policy discourages additions that exceed the height of the original structure. This standard is more rigid when an existing home is already two stories and a taller addition is proposed. This could be achieved by aligning the eave of the addition with the existing roof on the primary structure, using pop-up dormers (styled to compliment the existing architecture) to achieve second floor head height, or to create a taller corner element that still allows the existing main residence massing to read as the dominant element.
4.4: *Entirely white-sided homes shall incorporate complementary materials, such as stone, to better reflect the earth-toned color palette of the surrounding homes along the street segment.*
4.6: *The facades of all four sides of a home shall include windows or other appropriate architectural detailing to avoid blank elevations.*

Alternatives

Staff have worked closely with the applicant to ensure the proposed project meets the UDO. Earlier iterations of the project raised several concerns, which have since been addressed, including:

- Providing a property survey to verify the minimum eight-foot side yard setback; and
- Reducing the total front yard coverage, which is an existing nonconforming condition of 28.1 percent, to 24.9 percent — meeting the maximum 25 percent coverage with the addition of the front porch.

The applicant has presented final alternatives that they feel address the neighborhood compatibility concerns raised by Staff and the third-party architect. Their responses have been included within the Board packet for reference and are summarized below:

- Nearby homes on the street (1864 Berkshire and 2396 Andover) include second-story elements above garages that are set back and finished with materials consistent with the primary façade. The addition in this proposal follows a similar design approach to maintain compatibility with the scale and character of the neighborhood.
- The proposed porch roof, railing, and posts introduce visual relief to the front façade, breaking up the continuous white siding through the use of earth-toned and natural wood elements (1843 Berkshire) that reflect materials found on nearby properties.
- Two windows can be added on the east façade to provide further articulation, within the functional constraints of the garage layout.

Staff response: The properties and their noted features predate the Neighborhood Compatibility Policy, which was adopted in 2022. If constructed today, these homes may not meet the policy standards. Others do the opposite and actually support Staff's position.

Requested Action and Findings

Staff reviewed the plans, visited the site, and shared the proposal with the City's third-party architect. The revised plans address several significant issues present in earlier iterations. Notably, the proposal removes the additional front yard development coverage (3.1 percent), thereby remedying a nonconforming condition that would otherwise require a variance to expand (Finding #1). The applicant worked closely with staff and provided a new survey of the property to confirm exact setback numbers and avoid any encroachments. The proposed addition develops the minimum necessary to make reasonable use of the property for modern-day living (Finding #3). However, the proposal would benefit from further refinement to address architectural character, align the addition with the original residence, and articulate blank elevations to more fully comply with the Neighborhood Compatibility Policy and minimize potential impacts on views from surrounding properties (Finding #4).

For these reasons, Staff recommends that the applicant seek feedback from the Board on the proposal and make any necessary design adjustments, as applicable. The Board could take one of the following actions on this application:

1. Approve the application with the requested Neighborhood Compatibility variance and a recommended condition of approval:
-Multiple windows be added to the east elevation to articulate the blank facade, with final design and placement subject to staff approval.

2. The applicant could request to postpone the application to a future BZAP meeting to make adjustments to the proposed design based on the Board's feedback, and potentially avoid the Neighborhood Compatibility variance.

3. Approve the application, subject to changes being made per the direction of the City's third-party architect.

Attachments

1.	1856 Berkshire Road_Staff Presentation

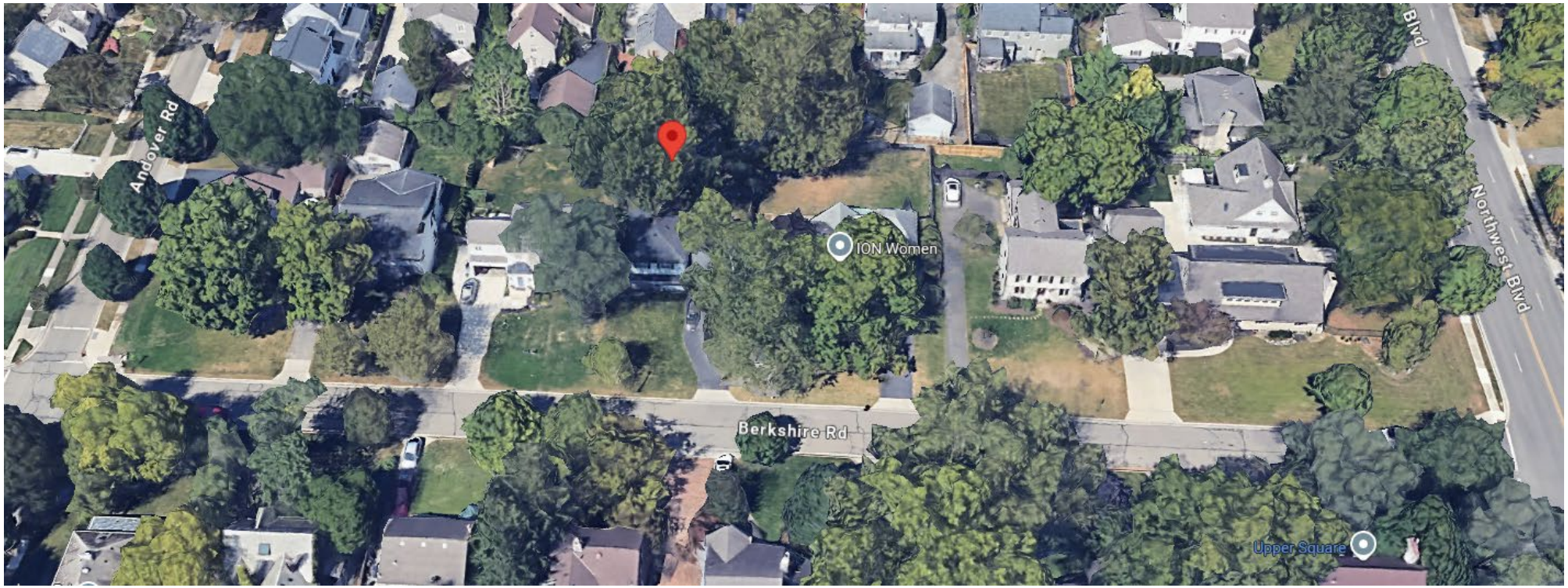
2.	1856 Berkshire Rd_BZAP Application
3.	1856 Berkshire Rd_Notices
4.	1856 Berkshire Rd_Proposed Plans
5.	1856 Berkshire Rd_Property Survey
6.	1856 Berkshire Rd_Applicant Email Responses

1856 Berkshire Road

BZAP Staff Report Pictures | Variance Application 09-26

January 21, 2026

Google Maps ® Aerial

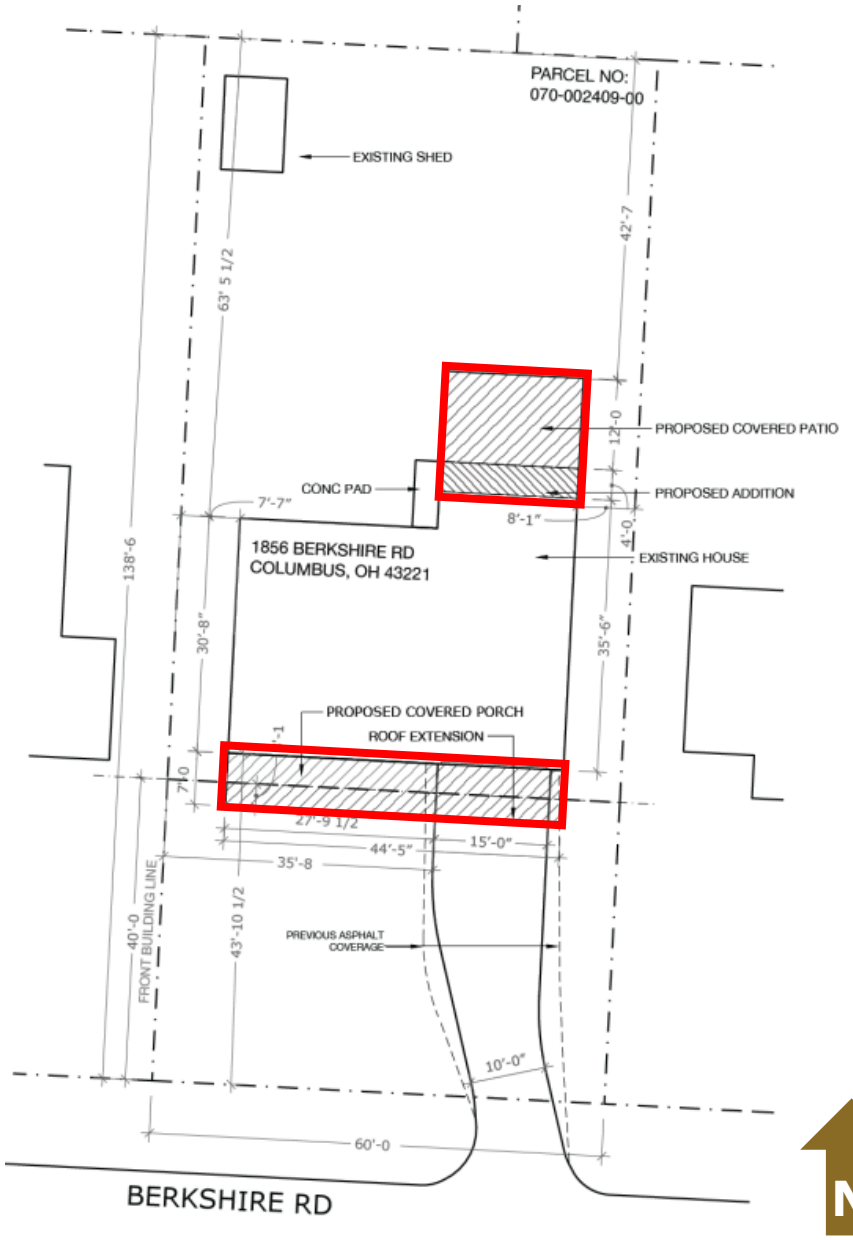


Existing Conditions

Proposed Site Plan

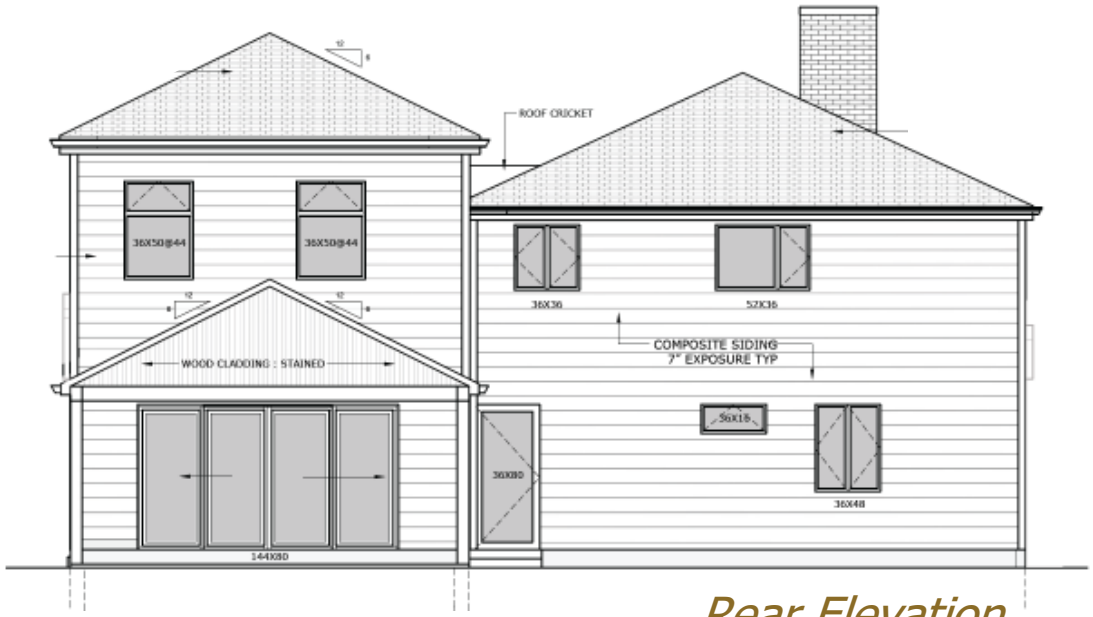
- Proposed improvements:
  - 725 SF two-story addition
  - 306 SF covered front porch
  - 220 SF rear covered patio
  - Reduced driveway pavement

- Variance:
  - To allow architectural deviations from the Residential Design Standards for Neighborhood Compatibility



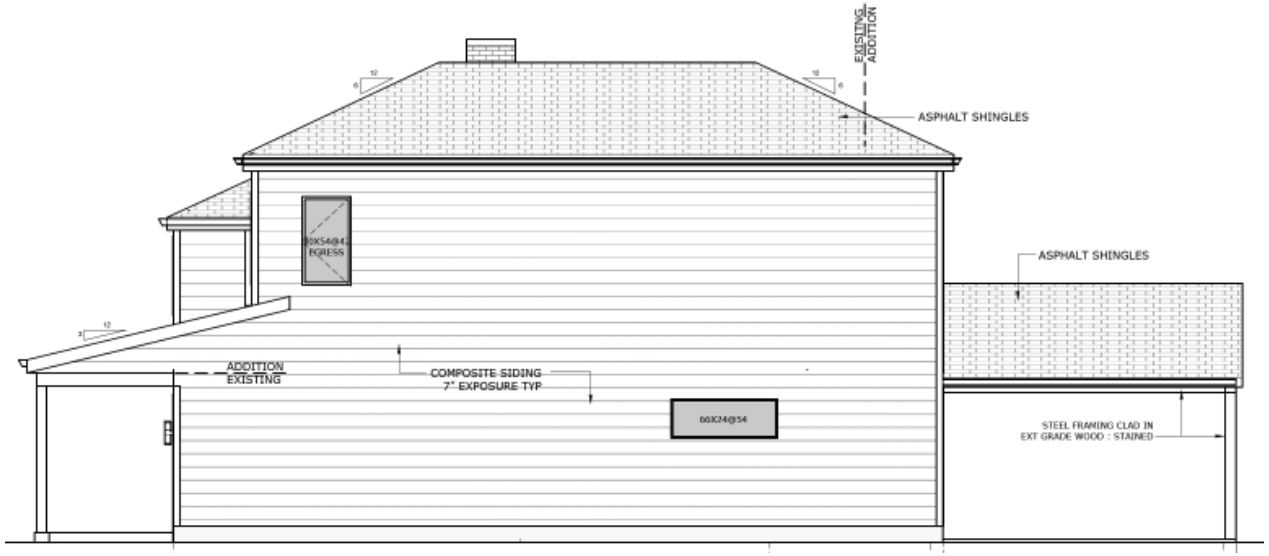
Front/Rear Elevations

Front Elevation

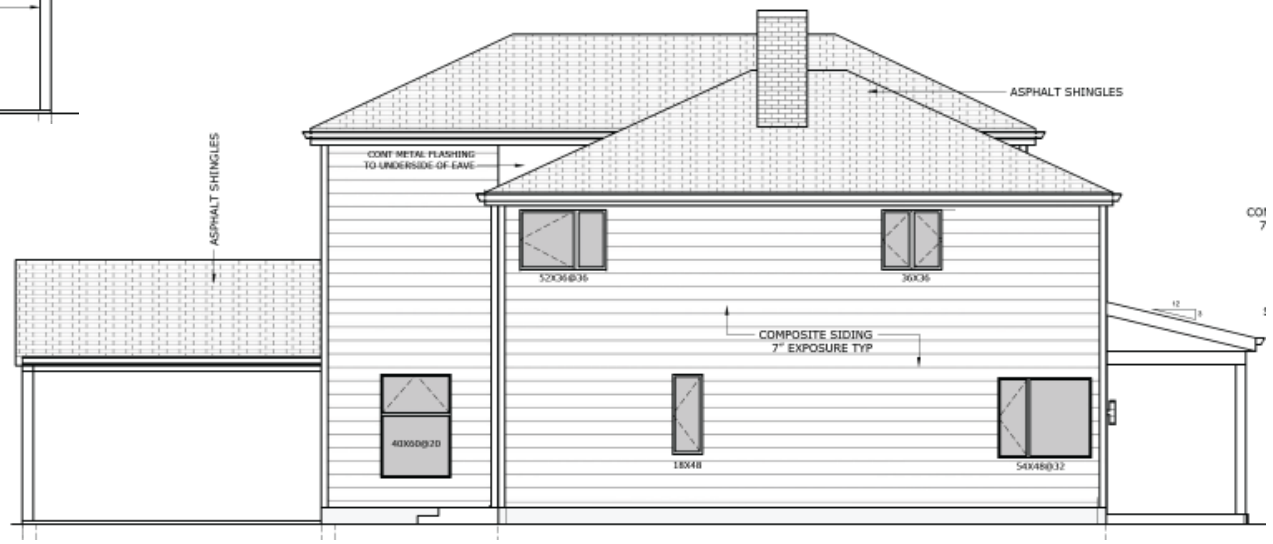


Rear Elevation

East/West Elevations



East Elevation

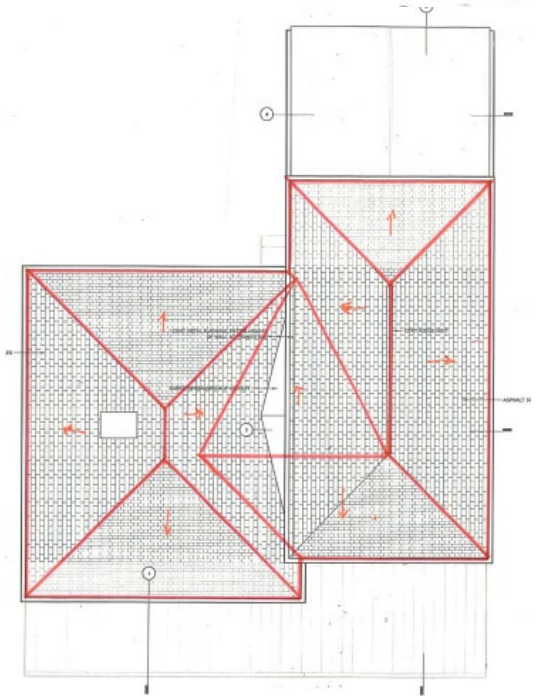


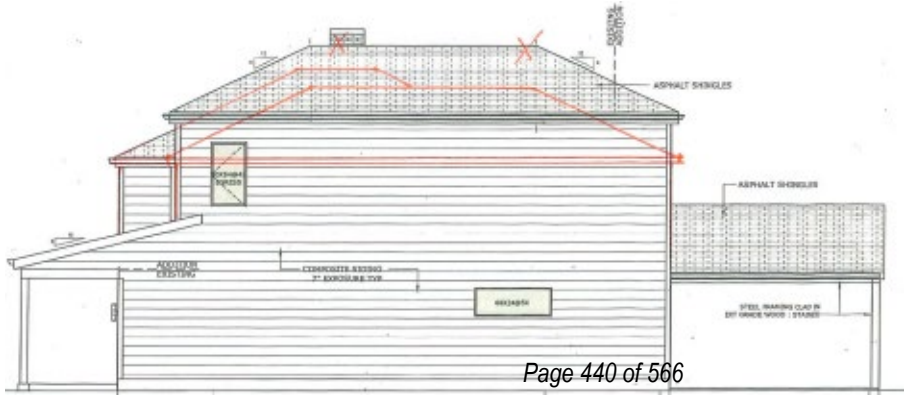
West Elevation

Third-Party Architect Review

Page 1 of 2

Additions must remain subservient to the main house mass, as such, the eave of the addition will need to align with that of the existing roof.

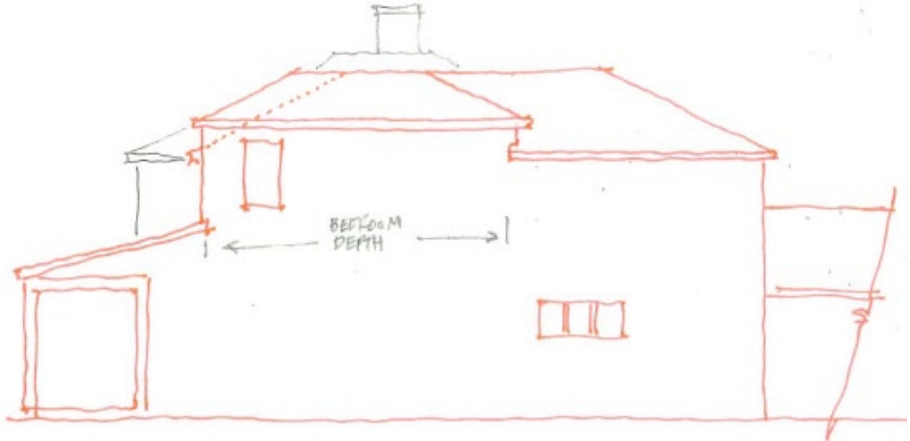




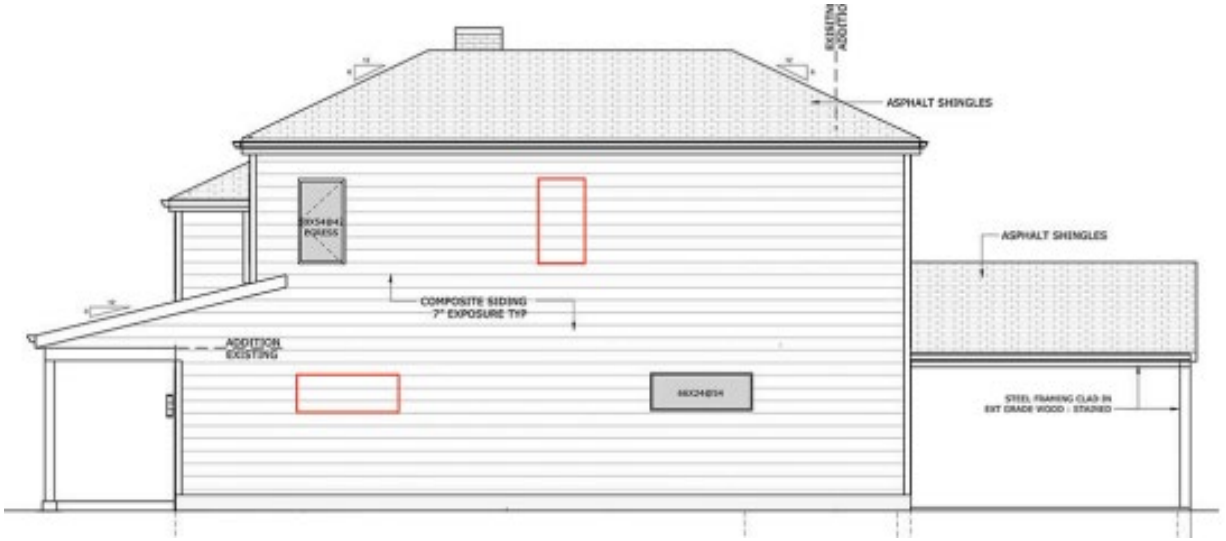
Perhaps use pop up dormers (styled to compliment the existing architecture) to achieve second floor head height if needed.

Another option, as shown on this page, is to possibly create a taller corner element that still allows the existing main house mass to read as the dominant element.

Regardless of the design solution, the addition is required to be secondary in nature relative to the existing home.



Alternatives/Applicant Examples



East Elevation

2396 Andover Rd

1864 Berkshire Rd

Variance Request/Staff Recommendation

The proposal results in the following Variance to the Unified Development Ordinance (UDO):

- To allow a two-story addition that does not meet residential design standards (Article 7.17).

The Board could take one of the following actions on this application:

- 1. Approve the application with the requested Neighborhood Compatibility variance and a recommended condition of approval: -Multiple windows be added to the east elevation to articulate the blank facade, with final design and placement subject to staff approval.
- 2. The applicant could request to postpone the application to a future BZAP meeting to make adjustments to the proposed design based on the Board's feedback, and potentially avoid the Neighborhood Compatibility variance.
- 3. Approve the application, subject to changes being made per the direction of the City's third-party architect.

Record No: 25-5757

Variance Application

Status: Active

Submitted On: 12/23/2025

Primary Location

1856 BERKSHIRE RD
UPPER ARLINGTON, OH 43221

Owner

EASTERDAY MICHAEL R | EASTERDAY KRISTEN A
BERKSHIRE 1856 COLUMBUS , OH 43221

BZAP Information

BZAP Case #

VAR-09-26

Status

Pending

BZAP Determination Date

01/21/2026

Vote Tally

Primary Variance

Primary Planner

Taylor Mullinax

Findings of Fact for Approval/Denial

Variance Request

To allow architectural deviations from the Residential Design Standards for Neighborhood Compatibility.

BZAP conditions

Variance Information

Describe Variance Request

The proposed project at 1856 Berkshire Drive requests a variance from Policy Section 4.1 of the Neighborhood Compatibility guidelines, specifically the statement that “additions should seamlessly blend with the existing home.” Staff has interpreted this provision to mean that the proposed addition does not comply because “the roofline of the second-story addition exceeds the height of the existing home’s roofline, and the eave lines of the two structures do not align” (per staff email dated 01/09/2026).

A review of the adopted Neighborhood Compatibility guidelines and associated Residential Design Standards does not identify a defined or measurable standard for the term “seamless,” nor does it establish a requirement that roof heights or eave lines of an addition must align with those of the existing structure. These criteria are not expressly stated, illustrated, or otherwise codified within the policy.

In the absence of clearly defined standards, compliance with Policy Section 4.1 becomes inherently subjective. The proposed design has been developed to respect the scale, massing, and architectural character of the existing home while allowing for functional improvements typical of residential additions. The requested variance seeks limited relief where the policy language does not provide objective guidance.

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

The existing home is characterized by a low hip roof with shallow pitch and low eave lines, resulting in an overall roof height that is lower than many nearby homes that utilize steeper-pitched gable roof forms. This condition is specific to the structure and directly affects both exterior massing and interior space.

As a result of this roof configuration, the existing second floor has a maximum ceiling height of approximately 7'-6", with perimeter ceiling heights sloping down to approximately 7'-0". Maintaining this roof geometry for the proposed addition would perpetuate these limitations and significantly restrict the functionality and usability of the second-floor living space.

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

Granting the requested variance will not confer a special privilege that is denied to other lands, structures, or buildings within the same zoning district. The variance does not seek additional density, floor area beyond what is otherwise permitted, or a deviation from use or setback requirements applicable to similarly situated properties.

Rather, the variance provides reasonable flexibility to address conditions specific to the existing structure, particularly its roof form and resulting interior height limitations. Approval of the variance would place the property in a functionally comparable position to other homes in the district, rather than granting an advantage or special privilege beyond what is reasonably available to others.

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

Granting the requested variance will not substantially alter the essential character of the neighborhood or result in detriment to adjoining properties. The proposed addition is consistent with the scale, massing, and residential character of the surrounding homes, utilizing materiality that is complementary to the neighborhood.

The variance is limited to roof and eave configuration and does not increase lot coverage, reduce required setbacks, or create impacts related to light, air, privacy, or access beyond what is typical for residential additions. Rather, the project represents a meaningful reinvestment in the property that improves the overall condition of the home and contributes positively to the neighborhood streetscape.

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. Multiple design alternatives were explored for this property, including options that maintained the existing roof and eave configuration. Those approaches resulted in significant limitations to interior functionality and did not allow for reasonable use of the second-floor living space. Throughout this process, careful consideration was given to both interior requirements and resulting exterior aesthetics.

The proposed design requests the minimum variance necessary to address the constraints of the existing structure while maintaining compatibility with the surrounding neighborhood. It balances functional improvements with exterior scale and massing that align with the established character of the area.

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

Without the requested variance, the property can continue to be occupied; however, the existing roof and eave configuration imposes significant limitations on the functionality and usability of the second-floor living space. Retaining and reinforcing these constraints would prevent reasonable improvements consistent with contemporary residential standards and market expectations.

The variance is necessary to allow a beneficial and reasonable use of the structure by enabling functional interior space while maintaining neighborhood compatibility. Without this relief, the property's potential for meaningful reinvestment and reasonable return would be substantially limited.

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

☑

Dear Upper Arlington Resident,

Your neighbors, Mike and Kristen Easterday, wish to inform you of their upcoming renovation and addition project at 1856 Berkshire Road, which includes a request for a side yard setback variance.

This project is intended to improve the overall condition of the existing home, addressing functionality, long-term maintenance, and reinvestment in the property. The existing residence has a side yard condition that is less than the 8 feet currently required by the zoning code. The proposed addition would align with the existing building line and would not increase the current encroachment.

The intent of the work is to strengthen and update the home in a way that respects its existing footprint and relationship to adjacent properties, while allowing reasonable improvements that would not be feasible if the full setback were required.

If you wish to learn more about the project, please see the information below.

The variance request will be reviewed by the Board of Zoning and Planning (BZAP).

Board of Zoning and Planning meetings begin at 6:00 PM on Wednesdays and are held at:
Upper Arlington Municipal Services Center
3600 Tremont Road
Upper Arlington, Ohio 43221

The next formal meeting is January 21, 2026. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com

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

Thank you for your time and acknowledgement of this notice.

Sincerely,

Joel Burke
JRB Design, LLC

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: JOEL R BURKE - JRB DESIGN

Location of property subject to BZAP request: 1856 BERKSHIRE RD

This application will be heard by the Board of Zoning and Planning on: 01/21/2026

Describe activity which requires Board of Zoning and Planning review:

As part of a renovation and addition project, the property at 1856 Berkshire Road is requesting a variance from the 8-foot side yard setback requirement. The current property is situated over the 8-foot side yard requirement.

The proposed addition will follow the existing building line to the rear of the property and will not increase the current setback encroachment.

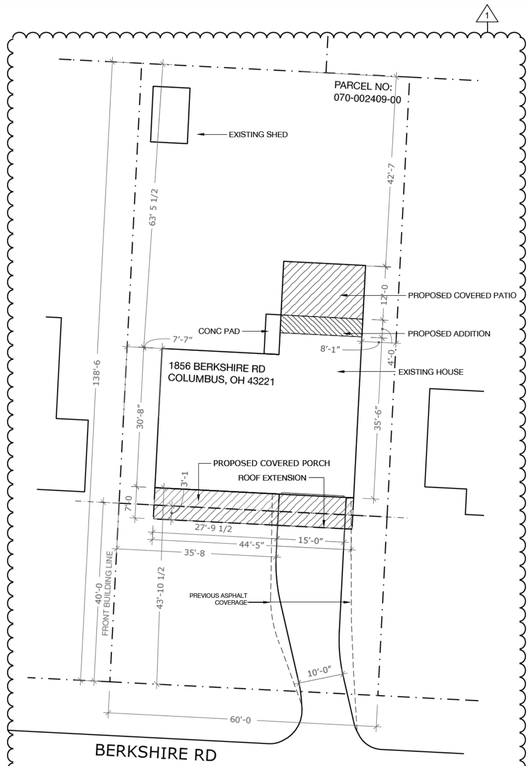
Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1865 COLLINGSWOOD RD	DAVIES GREGORY JAMES MCNEALY SPAINE ANNE ELIS...	9589 0710 5270 3512 5346 02	12-31-25
1857 COLLINGSWOOD RD	VALDEZ DANNY VALDEZ CARRIE	9589 0710 5270 3512 5346 19	12-31-25
1851 COLLINGSWOOD RD	HARGROVE ALLISON MORAN HARGROVE CHARLES SCOTT	9589 0710 5270 3512 5346 26	12-31-25
1845 COLLINGSWOOD RD	HENNESSY TERRANCE P III HALL MEGAN K	9589 0710 5270 3512 5346 33	12-31-25
1837 COLLINGSWOOD RD	IRESON DUANE R IRESON ELIZABETH M	9589 0710 5270 3512 5346 40	12-31-25
1829 COLLINGSWOOD RD	FISHKING TIMOTHY M FISHKING TRACIE L	9589 0710 5270 3512 5346 57	12-31-25
1838 BERKSHIRE RD	GRIFFIN CARLY GRIFFIN MICHAEL		12/31/25
1846 BERKSHIRE RD	MURPHEY JOHN M SIMS BETHANY A		12/31/25
1856 BERKSHIRE RD	EASTERDAY MICHAEL R EASTERDAY KRISTEN A	Kristen easterday	12-31-25
1864 BERKSHIRE RD	BUSCH MICHAEL FEYES EMILY		12-31-25
1872 BERKSHIRE RD	BLOOMFIELD TONI M		12-31-25
1873 BERKSHIRE RD	HUBBARD JOHN B	9589 0710 5270 3512 5346 01	12-31-25
1867 BERKSHIRE RD	CAMPBELL SCOTT A	9589 0710 5270 3512 5346 64	12-31-25
1859 BERKSHIRE RD	HUTCHINS KRISTOPHER HUTCHINS EMILY	Emily Hutchins	12-31-25
1851 BERKSHIRE RD	POOTRAKUL LLANA TISO MICHAEL R	9589 0710 5270 3512 5346 88	12-31-25
1843 BERKSHIRE RD	MAGAN AMIT	9589 0710 5270 3512 5346 71	12-31-25
Applicant Signature:			**Date:** 12/31/2025

EXTERIOR VIEW

FROM THE SOUTHEAST



SITE PLAN

1/16" = 1'-0"

BUILDING CODE DATA

PROJECT DESCRIPTION:
TH S PROJECT NCLUDES A PART AL NTER OR REMODEL AND A F RST & SECOND FLOOR ADD T ON TO AN EX ST NG APPROX 1825 SF 2 STORY S NGLE FAM LY HOME

WORK INCLUDES STRUCTURAL FRAMING, PLUMBING, MECHANICAL, ELECTRICAL WORK & INTERIOR / EXTERIOR FINISHES INCLUDING EXTERIOR DOORS AND WINDOWS.

PARCEL NO: 070 002409 00

OWNER: M CHAEL & KR STEN EASTERDAY

ADDRESS: 1856 BERKSHIRE RD
COLUMBUS, OH 43221

CODE INFORMATION

APPLICABLE CODES:
2019 OHIO RESIDENTIAL CODE, 2009 IECC

DISTRICT: CITY OF UPPER ARLINGTON

CONSTRUCTION TYPE: V-B
OCCUPANCY: RESIDENTIAL-R

PROJECT AREA

1ST FLOOR

RENOVATION	440 SF
ADDITION	75 SF
BACK PORCH	175 SF
FRONT PORCH	190 SF

2ND FLOOR

RENOVATION	760 SF
ADDITION	650 SF

PROJECT TOTAL

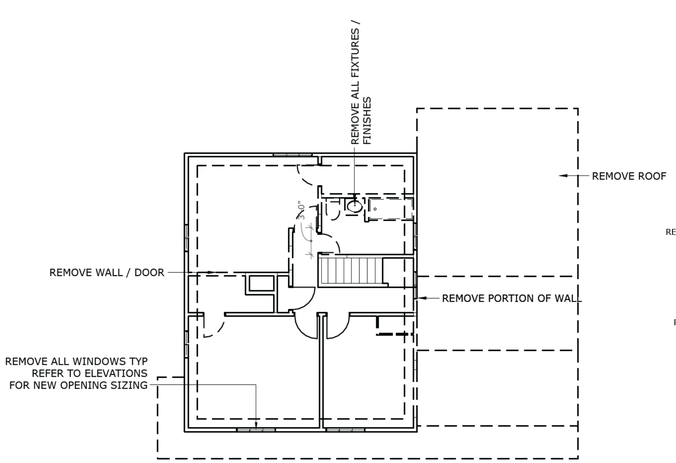
INTERIOR SF	1925 SF
EXTERIOR SF	365 SF

SHEET INDEX

A0 PROJECT NFORMAT ON / DEMO PLANS
A1 FLOOR PLANS
A2 FLOOR PLANS
A3 REFLECTED CE L NG PLANS
A4 EXTER OR ELEVAT ONS
A5 NTER OR ELEVAT ONS
A6 BU LD NG SECT ONS
A7 WALL SECT ONS

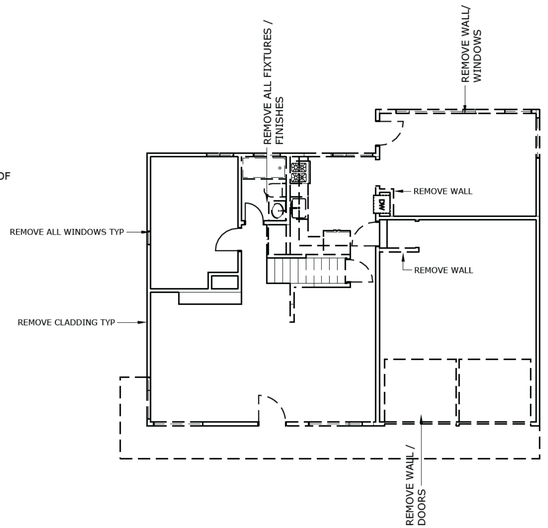
LOCATION MAP

NOT TO SCALE



DEMO PLAN - SECOND FLOOR

1/8" = 1'-0"



DEMO PLAN - FIRST FLOOR

1/8" = 1'-0"

LOT COVERAGE

TOTAL LOT AREA	**8310 SF**	
EXISTING		
FRONT PORCH / ROOF	132 SF	
DRIVEWAY	674 SF	(EXCLUDING UNDER ROOF)
SHED	96 SF	
FOOTPRINT	1455 SF	
REAR PATIO	120 SF	
	2477 SF	**29.8% LOT COVERAGE**
PROPOSED		
FRONT PORCH / ROOF	306 SF	
DRIVEWAY	465 SF	(EXCLUDING UNDER ROOF)
SHED	96 SF	
FOOTPRINT	1528 SF	
CONCRETE PAD	30 SF	
REAR COVERED PATIO	220 SF	
	2645 SF	**31.8% LOT COVERAGE**

FRONT YARD AREA	**2400 SF**	
EXISTING (PORTION IN FRONT YARD SETBACK)		
DRIVEWAY	674 SF	
	674 SF	**28.1% FRONT YARD LOT COVERAGE**
PROPOSED (PORTION IN FRONT YARD SETBACK)		
FRONT PORCH	135 SF	
DRIVEWAY	465 SF	(EXCLUDING UNDER ROOF)
	600 SF	**25.0% FRONT YARD LOT COVERAGE**

BERKSHIRE RD RESIDENCE

1856 BERKSHIRE RD
COLUMBUS OH 43221

© 2026 JRB DESIGN LLC

DESIGNER

JOEL R BURKE
JRB DESIGN LLC
[redacted]
614.565.0844

STRUCTURAL ENGINEER

MIKE MCCRAW P.E.
RIGID ENGINEERING
[redacted]
404.731.3816

GENERAL NOTES

1. ALL SERVICES PERFORMED BY A DESIGNER PURSUANT TO ORC GUIDELINES 3791.04(A) to 4703.19.DRAWINGS PRODUCED WITH AN UNDERSTANDING OF THE SCOPE OF WORK BASED ON DOCUMENTS PROVIDED BY THE OWNER. DESIGNER WILL NOT BE HELD LIABLE FOR INACCURACIES OR DISCREPANCIES IN THE FIELD.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, CONTRACTOR SHALL CONTACT OWNER FOR CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION.
3. DIMENSIONS ARE FINISHED SURFACE TO FINISHED SURFACE UNLESS NOTED OTHERWISE.
4. ALL WORK SHALL CONFORM TO CURRENT EDITIONS OF NATIONAL, STATE AND LOCAL CODES AND ANY OTHER REGULATORY AGENCIES THAT HAVE AUTHORITY OVER ANY PORTION OF WORK. ALL AGENTS PERFORMING GENERAL CONSTRUCTION, MECHANICAL, PLUMBING, ELECTRICAL OR RELATED WORK SHALL COMPLY WITH APPLICABLE SECTIONS OF CODES.
5. ALL INTERIOR FINISHES SHALL CONFORM TO OHIO BUILDING CODE CHAPTER 8, SECTIONS 801-806 TO LIMIT FLAME SPREAD AND SMOKE DEVELOPMENT.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES
7. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BARRIERS, LIGHTING, COVERINGS,FIRE PROTECTION TO PROTECT SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERIOD OF CONSTRUCTION.
8. PRIOR TO STARTING WORK CONTRACTOR TO FIELD VERIFY EXISTING CONDITION TO ENSURE WORK CAN BE PERFORMED AND INSTALLED PER THE INTENT OF DRAWING SHOWN. CONTRACTOR IS OBLIGATED TO INFORM THE OWNER IMMEDIATELY OF ANY ISSUES WITH CONSTRUCTIBILITY PRIOR TO PERFORMING WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE TO PATCH WHERE CUTTING AND/OR DEMOLITION OCCURS.
10. STOCKPILE, SORT, HAUL FROM SITE, RECYCLE AND DIVERT AS MUCH WASTE MATERIAL AS POSSIBLE. LEGALLY DISPOSE OF REMAINING WASTE MATERIAL AND DEBRIS. MAINTAIN DISPOSAL ROUTES CLEAR, CLEAN, AND FREE OF DEBRIS.
11. PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES.
12. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING ADEQUATE AIR FLOW TO NEW OCCUPIABLE SPACES.

CONSTRUCTION DRAWINGS

01.07.2026

PROJECT INFORMATION

A0

24X36 | SCALE AS NOTED

FRAMING INFORMATION

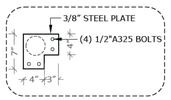
- EXISTING WALLS
- TYP EXTERIOR WALL, R-19 MIN. BATT INSULATED 2X6 SPF #2 16" O.C. W/ COMPOSITE SIDING FINISH OVER HOUSEWRAP ON 1/2" O.S.B. ON EXTERIOR FACE AND 1/2" G.W.B. ON INTERIOR UNLESS NOTED OTHERWISE, FULL HEIGHT
- TYP INTERIOR WALL, 2X4 WOOD STUD @ 16" O.C. W/ 1/2" G.W.B. ON BOTH SIDES UNLESS NOTED OTHERWISE
- TYP EXTERIOR FOUNDATION WALL, 8X8X16 CMU W/ #5 @ 48" O.C. VAPOR BARRIER W/ 2" RIGID FOAM INT. (CONT. R-10) DAMPPROOFING BELOW GRADE ON EXTERIOR
- ASPHALT SHINGLES OVER CONT ROOFING FELT & 5/8" SHEATHING: INSTALL WATERPROOF UNDERLAYMENT ICE DAMN PROTECTION AT EAVES NO LESS THAN 36" BEYOND THE EXTERIOR WALL LINE : TURN DOWN OVER FASCIA

NOTE:
G.C. TO VERIFY ALL EXISTING/NEW ROUGH OPENING DIMENSIONS WITH SELECTED WINDOW/DOOR PRODUCTS BEFORE ORDERING.

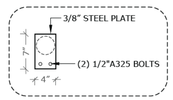
REPLACE ALL WINDOWS IN EXISTING OPENING UNLESS NOTED OTHERWISE WITH AN ABOVE FINISH FLOOR DIMENSION

ALL NEW OPENINGS TO HAVE MATCHING SILL / DRYWALL RETURN OPENINGS

STEEL CONNECTION CONDITION
ALL (4) CORNERS @ BOTTOM
(2) OUTSIDE CORNER CONDITIONS @ TOP



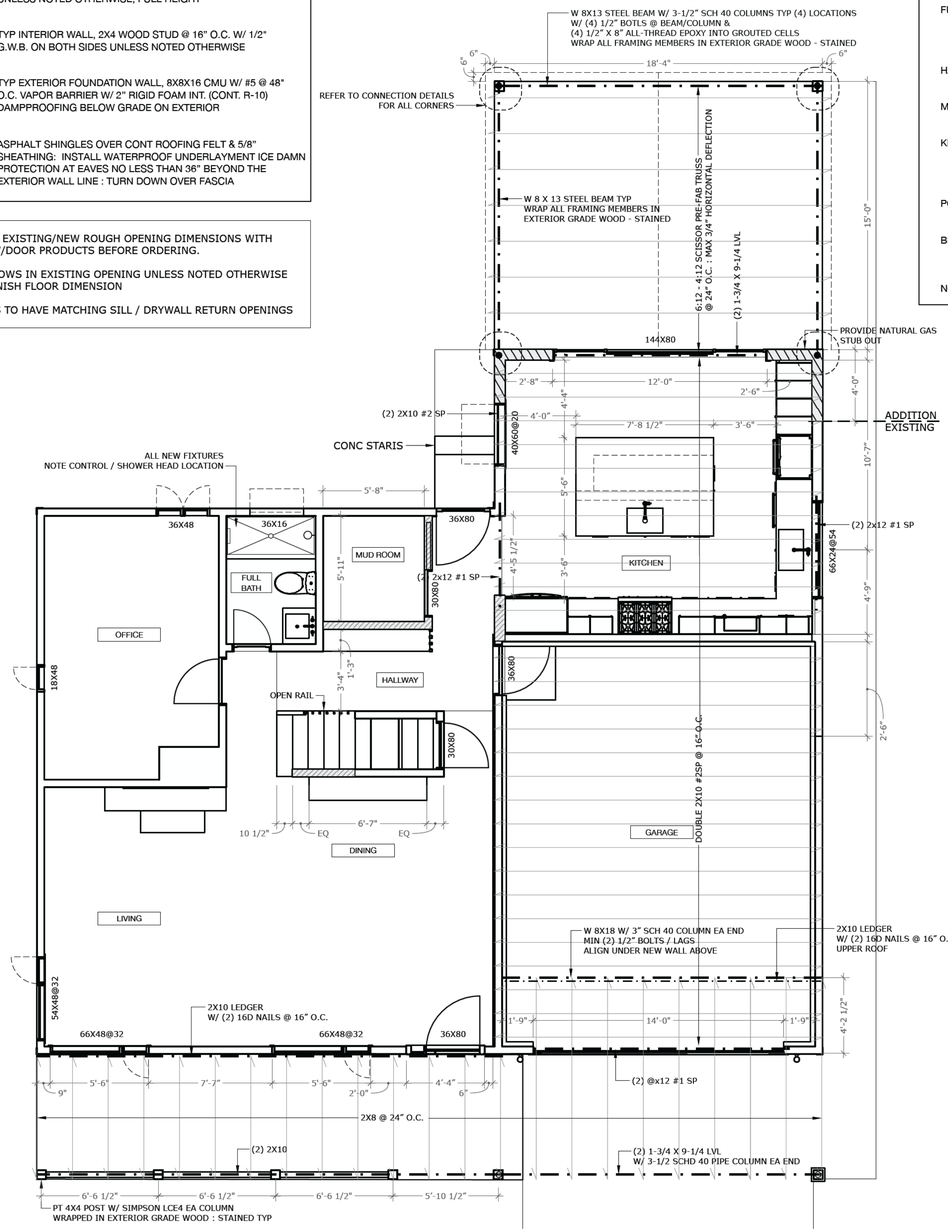
STEEL CONNECTION CONDITION
(2) END CONDITIONS @ TOP



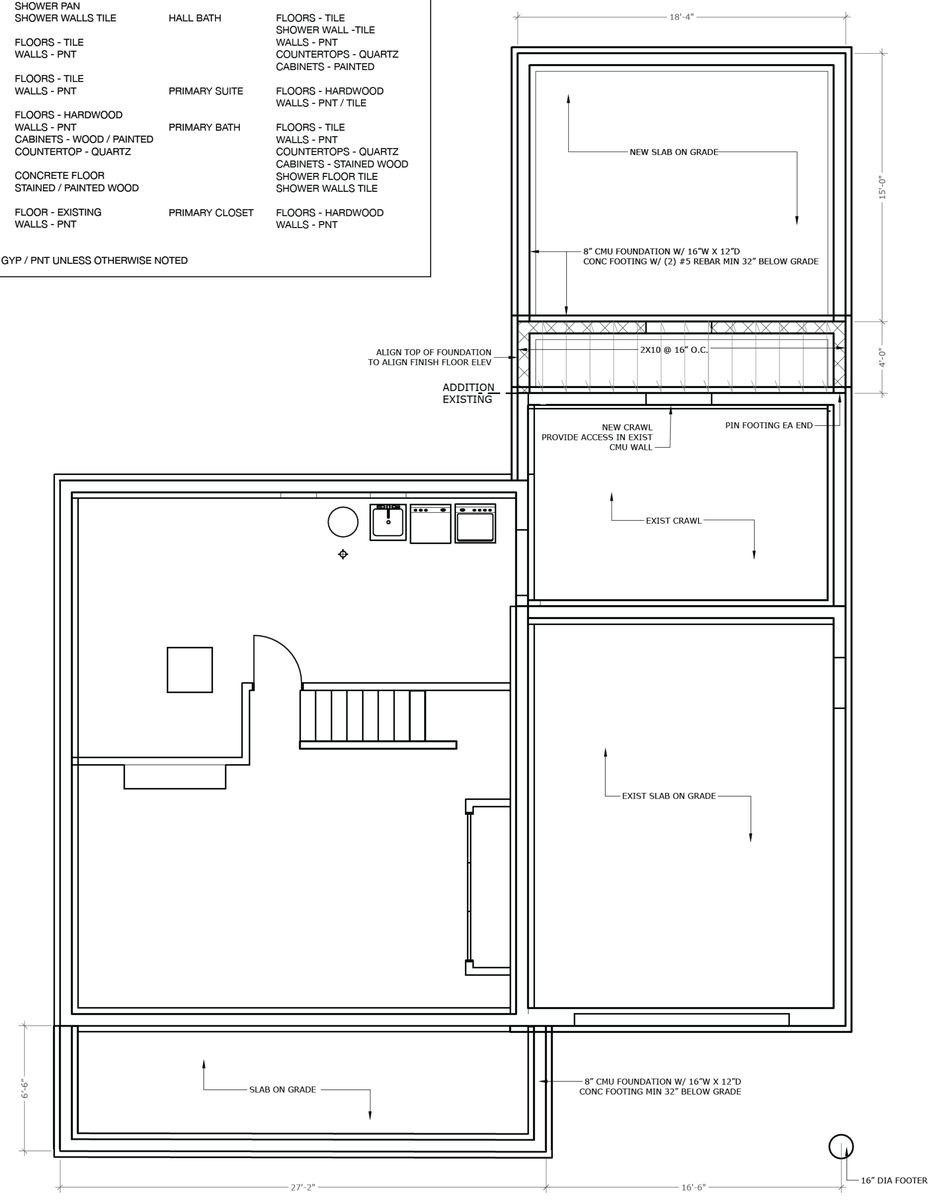
FINISH SCHEDULE

ENTRY	FLOORS - EXISTING WALLS - PNT	BEDROOM 2	FLOOR - EXISTING WALLS - PNT
DINING ROOM	FLOORS - EXISTING WALLS - PNT	BEDROOM 3	FLOOR - EXISTING WALLS - PNT
LIVING ROOM	FLOORS - EXISTING WALLS - PNT	LAUNDRY	FLOORS - LVP WALLS - PNT
FULL BATH	FLOORS - TILE WALLS - PNT SHOWER PAN SHOWER WALLS TILE	HALLWAY	FLOORS - EXIST WALLS - PNT
HALLWAY	FLOORS - TILE WALLS - PNT	HALL BATH	FLOORS - TILE SHOWER WALL -TILE WALLS - PNT COUNTERTOPS - QUARTZ CABINETS - PAINTED
MUD ROOM	FLOORS - TILE WALLS - PNT	PRIMARY SUITE	FLOORS - HARDWOOD WALLS - PNT / TILE
KITCHEN	FLOORS - HARDWOOD WALLS - PNT CABINETS - WOOD / PAINTED COUNTERTOP - QUARTZ	PRIMARY BATH	FLOORS - TILE WALLS - PNT COUNTERTOPS - QUARTZ CABINETS - STAINED WOOD SHOWER FLOOR TILE SHOWER WALLS TILE
PORCH	CONCRETE FLOOR STAINED / PAINTED WOOD		
BEDROOM 1	FLOOR - EXISTING WALLS - PNT	PRIMARY CLOSET	FLOORS - HARDWOOD WALLS - PNT

NOTE: ALL CEILING GYP / PNT UNLESS OTHERWISE NOTED



2 FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"



1 FLOOR PLAN - BASEMENT
1/4" = 1'-0"

BERKSHIRE RD RESIDENCE

1856 BERKSHIRE RD
COLUMBUS OH 43221

© 2025 JRB DESIGN LLC

DESIGNER

JOEL R BURKE
JRB DESIGN LLC
[redacted]
614.565.0844

STRUCTURAL ENGINEER

MIKE MCCRAW P.E.
RIGID ENGINEERING
[redacted]
404.731.3816

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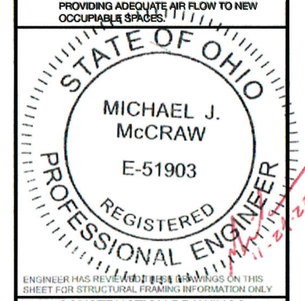

ENGINEER HAS REVIEWED THESE DRAWINGS ON THIS SHEET FOR STRUCTURAL FRAMING INFORMATION ONLY

CONSTRUCTION DRAWINGS
REVISION 1

12.23.2025

FLOOR PLANS

A1

24X36 | SCALE AS NOTED

FRAMING INFORMATION

- EXISTING WALLS
- TYP EXTERIOR WALL, R-19 MIN. BATT INSULATED 2X6 SPF #2 16" O.C. W/ COMPOSITE SIDING FINISH OVER HOUSEWRAP ON 1/2" O.S.B. ON EXTERIOR FACE AND 1/2" G.W.B. ON INTERIOR UNLESS NOTED OTHERWISE, FULL HEIGHT
- TYP INTERIOR WALL, 2X4 WOOD STUD @ 16" O.C. W/ 1/2" G.W.B. ON BOTH SIDES UNLESS NOTED OTHERWISE
- TYP EXTERIOR FOUNDATION WALL, 8X8X16 CMU W/ #5 @ 48" O.C. VAPOR BARRIER W/ 2" RIGID FOAM INT. (CONT. R-10) DAMPPROOFING BELOW GRADE ON EXTERIOR
- ASPHALT SHINGLES OVER CONT ROOFING FELT & 5/8" SHEATHING: INSTALL WATERPROOF UNDERLAYMENT ICE DAMN PROTECTION AT EAVES NO LESS THAN 36" BEYOND THE EXTERIOR WALL LINE : TURN DOWN OVER FASCIA

NOTE:
G.C. TO VERIFY ALL EXISTING/NEW ROUGH OPENING DIMENSIONS WITH SELECTED WINDOW/DOOR PRODUCTS BEFORE ORDERING.

REPLACE ALL WINDOWS IN EXISTING OPENING UNLESS NOTED OTHERWISE WITH AN ABOVE FINISH FLOOR DIMENSION

ALL NEW OPENINGS TO HAVE MATCHING SILL / DRYWALL RETURN OPENINGS

FINISH SCHEDULE

ENTRY	FLOORS - EXISTING WALLS - PNT	BEDROOM 2	FLOOR - EXISTING WALLS - PNT
DINING ROOM	FLOORS - EXISTING WALLS - PNT	BEDROOM 3	FLOOR - EXISTING WALLS - PNT
LIVING ROOM	FLOORS - EXISTING WALLS - PNT	LAUNDRY	FLOORS - LVP WALLS - PNT
FULL BATH	FLOORS - TILE WALLS - PNT SHOWER PAN SHOWER WALLS TILE	HALLWAY	FLOORS - EXIST WALLS - PNT
HALLWAY	FLOORS - TILE WALLS - PNT	HALL BATH	FLOORS - TILE SHOWER WALL -TILE WALLS - PNT COUNTERTOPS - QUARTZ CABINETS - PAINTED
MUD ROOM	FLOORS - TILE WALLS - PNT	PRIMARY SUITE	FLOORS - HARDWOOD WALLS - PNT / TILE
KITCHEN	FLOORS - HARDWOOD WALLS - PNT CABINETS - WOOD / PAINTED COUNTERTOP - QUARTZ	PRIMARY BATH	FLOORS - TILE WALLS - PNT COUNTERTOPS - QUARTZ CABINETS - STAINED WOOD SHOWER FLOOR TILE SHOWER WALLS TILE
PORCH	CONCRETE FLOOR STAINED / PAINTED WOOD		
BEDROOM 1	FLOOR - EXISTING WALLS - PNT	PRIMARY CLOSET	FLOORS - HARDWOOD WALLS - PNT

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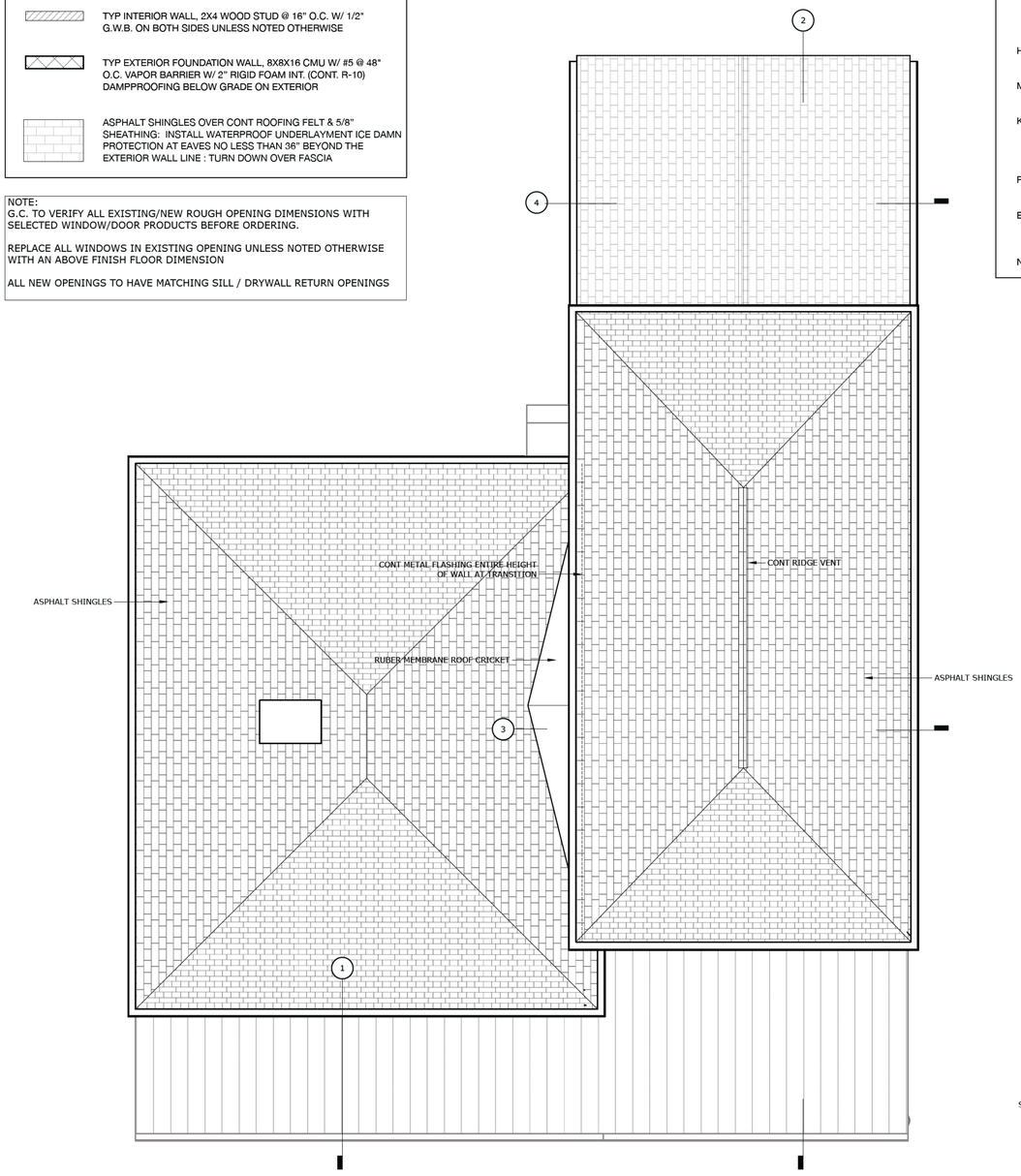
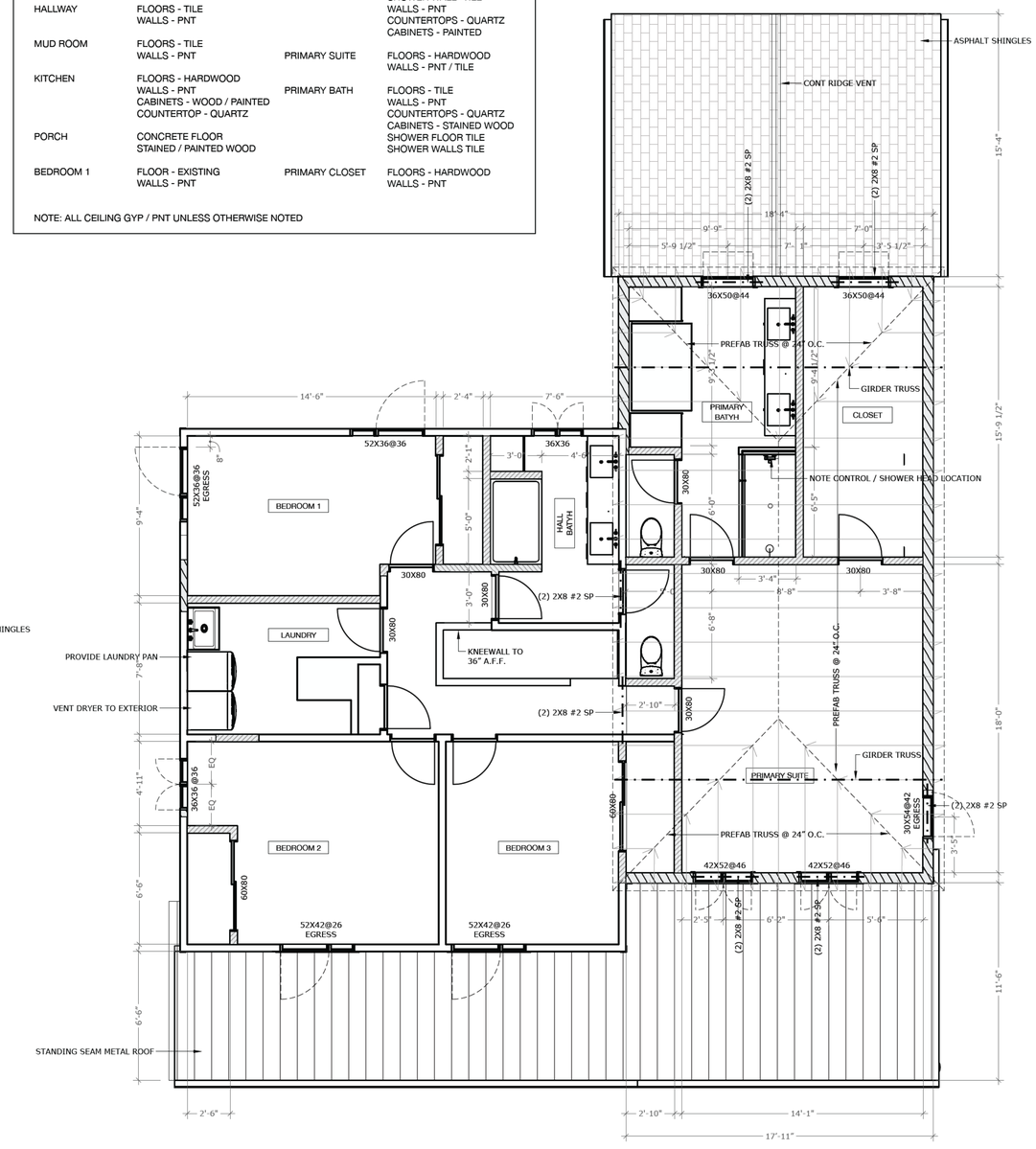


ROOF PLAN
1/4" = 1'-0"



FLOOR PLAN - SECOND FLOOR
1/4" = 1'-0"

BERKSHIRE RD RESIDENCE

1856 BERKSHIRE RD
COLUMBUS OH 43221

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DESIGNER

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JRB DESIGN LLC
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614.565.0844

STRUCTURAL ENGINEER

MIKE MCCRAW P.E.
RIGID ENGINEERING
[redacted]
404.731.3816

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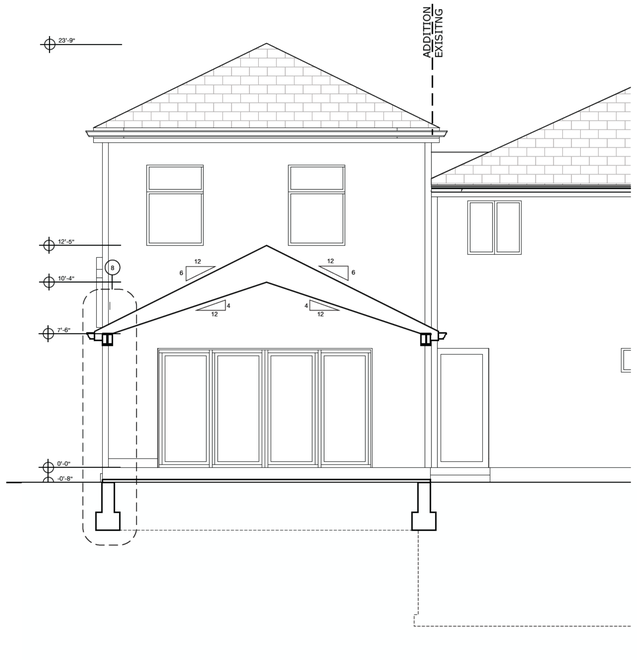
CONSTRUCTION DRAWINGS
REVISION 1

12.23.2025

FLOOR PLANS

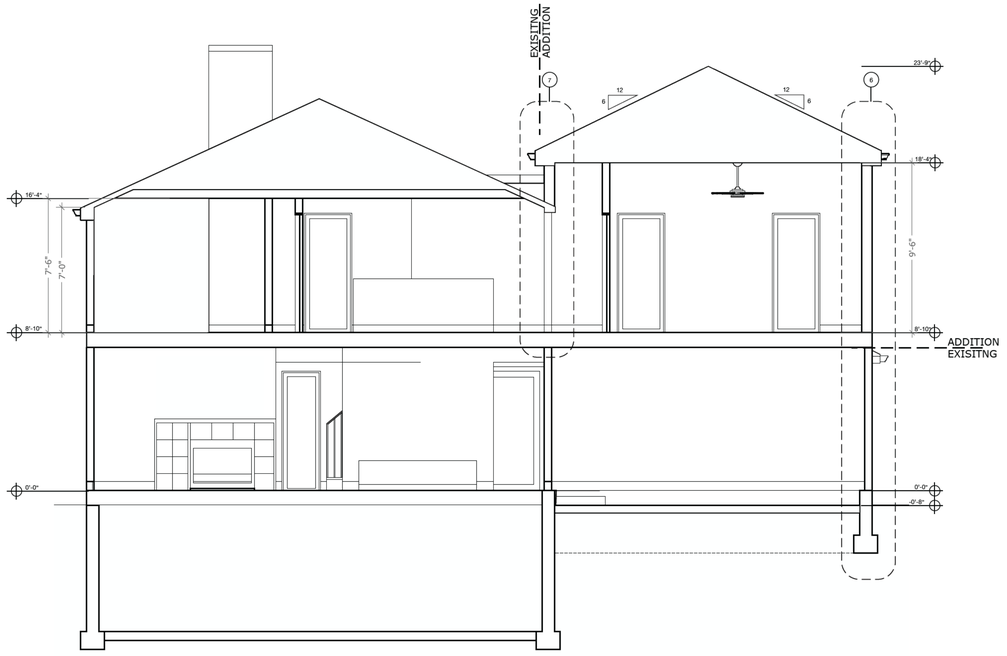
A2

24X36 | SCALE AS NOTED



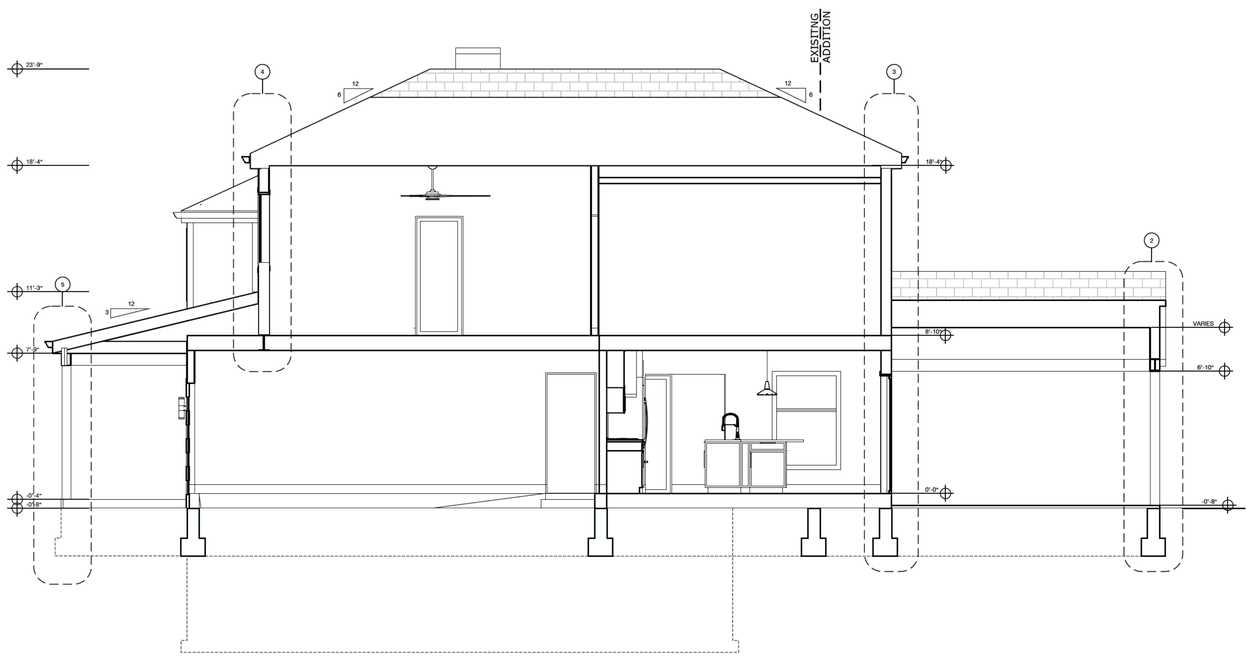
4 BUILDING SECTION

1/4" = 1'-0"



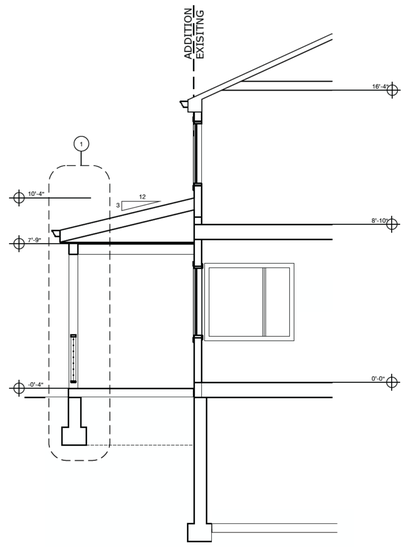
3 BUILDING SECTION

1/4" = 1'-0"



2 BUILDING SECTION

1/4" = 1'-0"



1 BUILDING SECTION

1/4" = 1'-0"

BERKSHIRE RD RESIDENCE

1856 BERKSHIRE RD
COLUMBUS OH 43221

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DESIGNER

JOEL R BURKE
JRB DESIGN LLC
[redacted]
614.565.0844

STRUCTURAL ENGINEER

MIKE MCCRAW P.E.
RIGID ENGINEERING
[redacted]
404.731.3816

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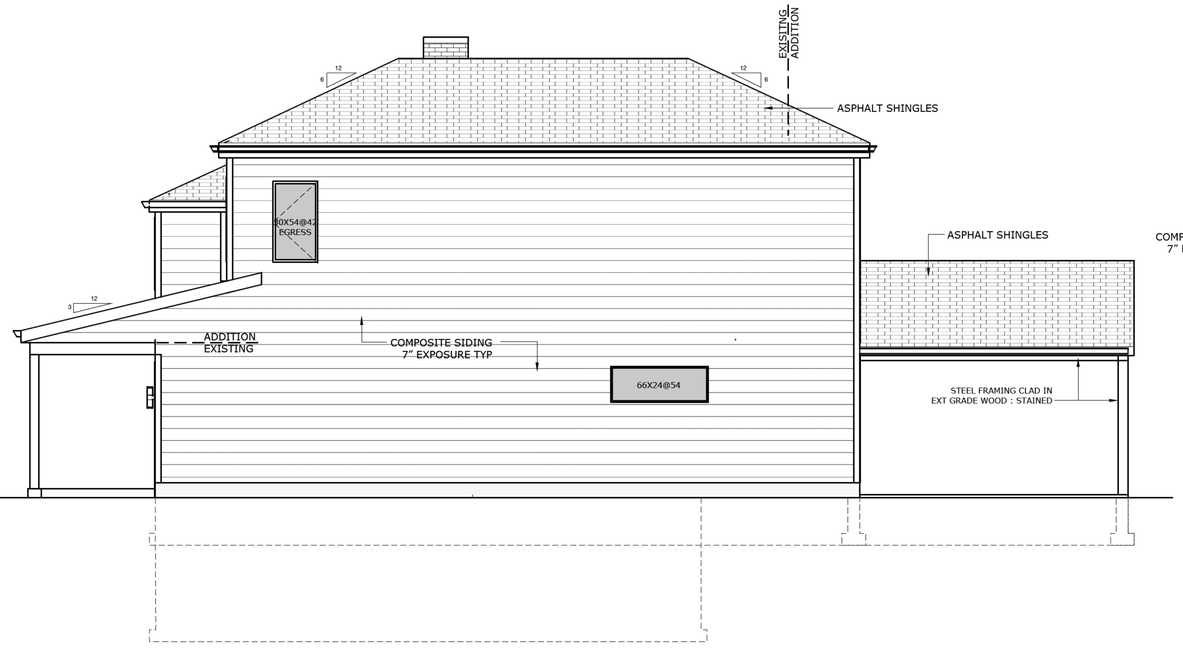
CONSTRUCTION DRAWINGS
REVISION 1

12.23.2025

BUILDING SECTIONS

A6

24X36 | SCALE AS NOTED

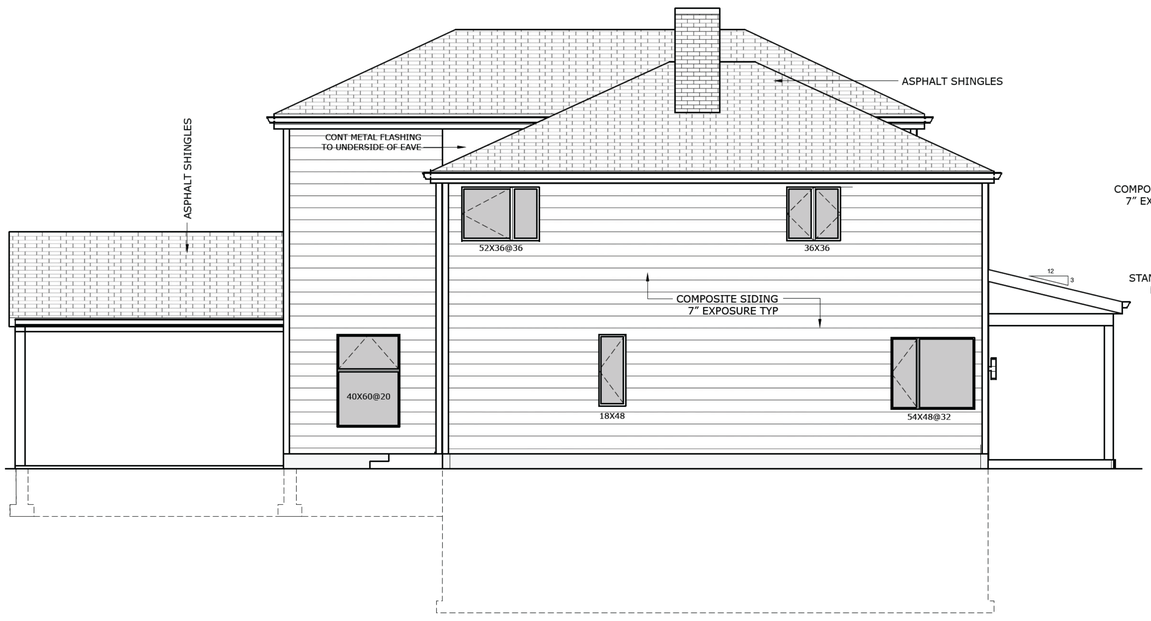


4 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"

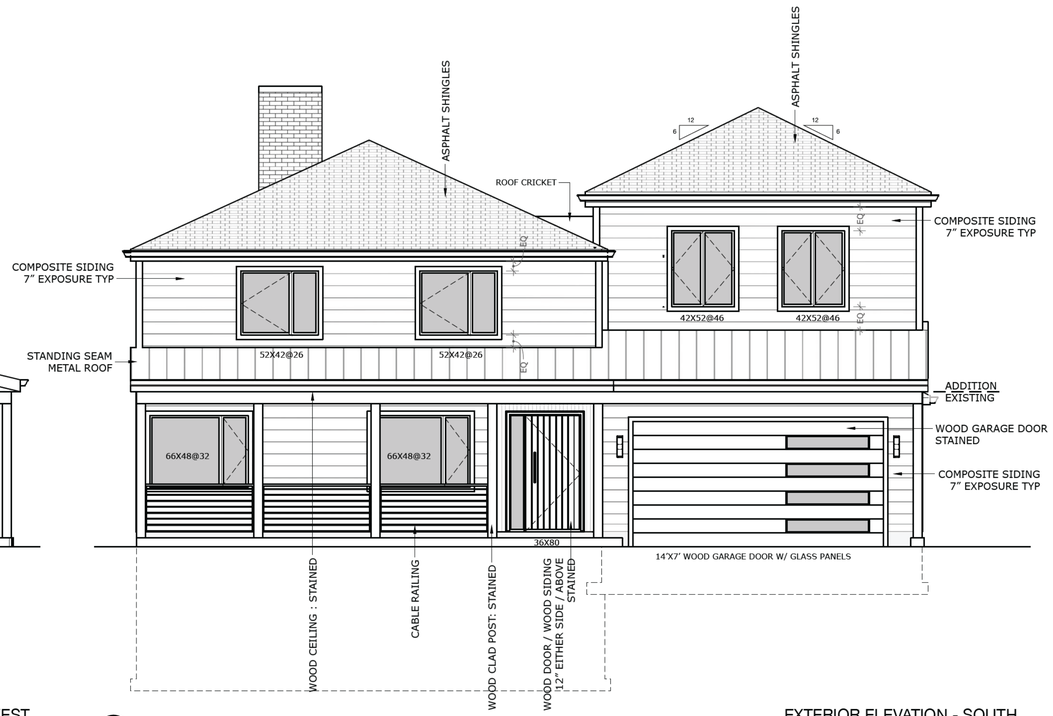
3 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"

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COLUMBUS OH 43221

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JRB DESIGN LLC

DESIGNER

JOEL R BURKE
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CONSTRUCTION DRAWINGS
REVISION 1

12.23.2025

EXTERIOR ELEVATIONS

A4

24X36 | SCALE AS NOTED

Upper Arlington : Third Party Architect Review Response
1856 Berkshire Rd Home Remodel & Addition
December 20, 2025

Designer: JRB Design LLC
794 S Pearl St
Columbus, OH 43206

Contacts: Joel Burke
614-565-0844
[redacted]

To whom it may concern,

This memorandum is provided to clarify the applicable standards related to the Third-Party Architect Review comments dated December 17, 2025, regarding roofline configuration, massing hierarchy, and the characterization of the proposed addition. This proposed project complies with the City of Upper Arlington Code of Ordinances, and the discussion below is intended to address how the review comments align with the applicable zoning standards and design guidance.

1. Governing Zoning Authority – Article 6: Development Standards

Article 6 of the Upper Arlington Code of Ordinances establishes the enforceable development standards applicable to residential additions, including maximum building height, required setbacks, and lot coverage. Article 6 does not differentiate between new construction and additions with respect to allowable height or building mass. No provision within Article 6 requires an addition to be lower than the existing structure, nor does it require alignment of roof eaves or ridge heights. Provided the proposed addition complies with the dimensional standards of Article 6, it is permitted as a matter of zoning compliance.

2. Article 7 – §7.17 Residential Design Standards

Section 7.17 of Article 7 establishes Residential Design Standards intended to guide the design of new single-family dwellings and additions that affect street-facing massing. These standards function as qualitative design guidance and do not impose additional dimensional limitations beyond those set forth in Article 6. References in the Third-Party Architect Review to additions being “subordinate” or rooflines not “visually overpowering” the existing structure derive from the purpose and compatibility intent language found in §7.17(A) and §7.17(B). These sections articulate design goals and considerations but do not establish quantifiable or mandatory requirements.

3. Subordination and Roofline Hierarchy

The Upper Arlington Code of Ordinances does not define the term “subordinate,” nor does it provide a metric by which subordination is to be measured. No subsection of §7.17 requires that an addition’s roof eave align with that of the existing structure, nor does any subsection mandate a stepped or lowered roofline relative to the original residence. Accordingly, statements asserting that an addition is “required” to be secondary in massing or roofline exceed the enforceable authority of §7.17 and represent design preference rather than code mandate.

4. Neighborhood Compatibility Policy

The Neighborhood Compatibility Policy is an adopted policy document intended to guide discussion of contextual design and neighborhood character. It is not part of the zoning ordinance and does not create independent regulatory authority. While it may inform design dialogue, it cannot impose binding requirements or override compliance with Articles 6 or 7 of the zoning code.

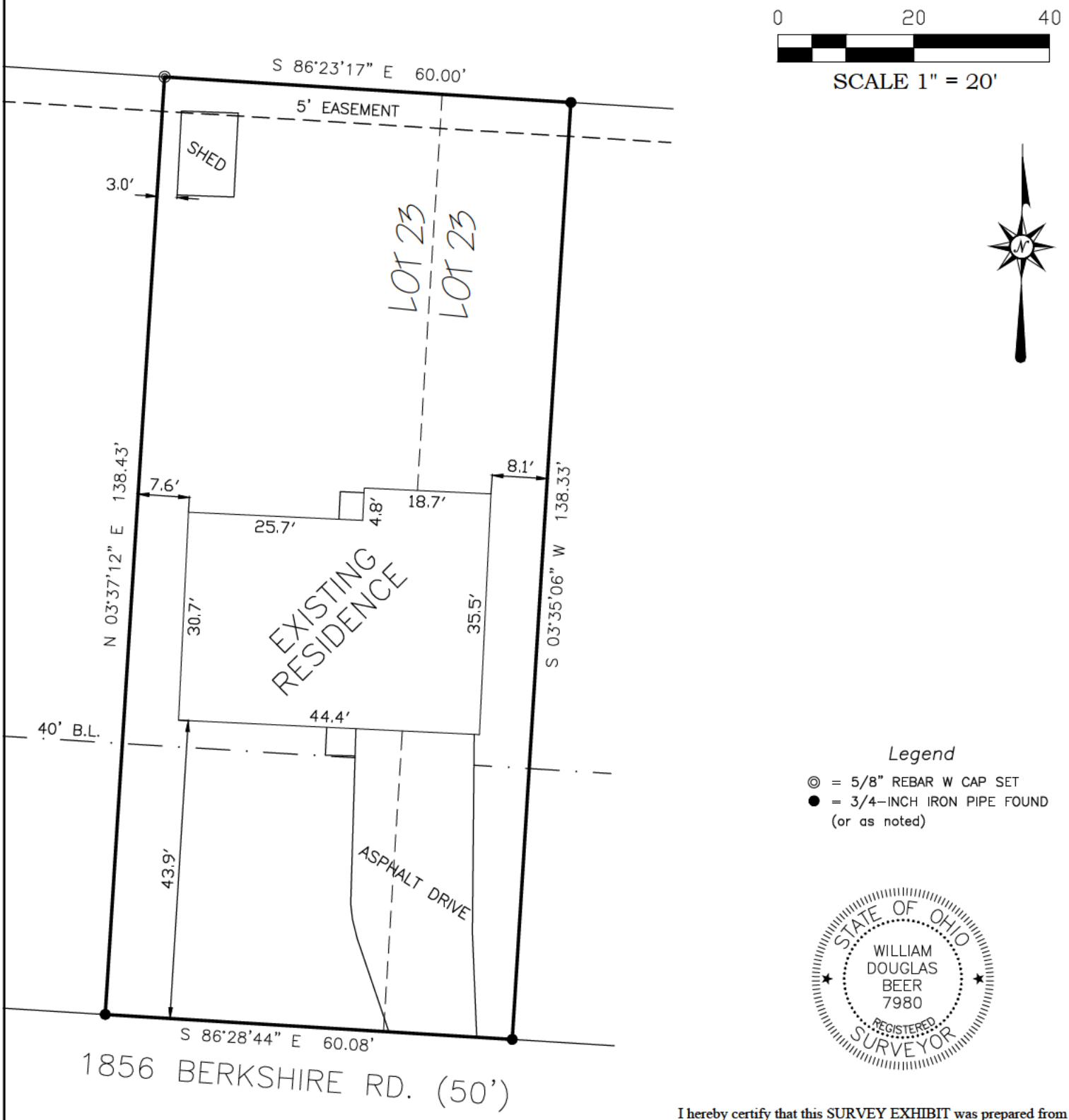
In summary, the Third-Party Architect Review appropriately raises design considerations related to massing and roof articulation; however, portions of the review incorrectly characterize advisory design guidance as mandatory requirements. The Upper Arlington Code of Ordinances does not require roof eave alignment, reduced roof height, or a prescribed hierarchy beyond compliance with Article 6 Development Standards. Design responses to these comments should therefore be evaluated as discretionary design choices rather than zoning compliance obligations.

Sincerely,

Joel Burke
JRB Design, LLC

LOCATION EXHIBIT

Being all of PARCEL # 070-002409, part of Lots 14 & 15, Block 141 in UPPER ARLINGTON, of record in P.B. 18, Page 34, located in the City of Columbus, Franklin County, Ohio



Legend

◎ = 5/8" REBAR W CAP SET
● = 3/4–INCH IRON PIPE FOUND (or as noted)

STATE OF OHIO
WILLIAM DOUGLAS BEER
7980
REGISTERED SURVEYOR

I hereby certify that this SURVEY EXHIBIT was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

William D. Beer 01/06/2026

WILLIAM D. BEER DATE
Registered Surveyor No. 7980

BENCHMARK LAND SURVEYING
3501 Manila Drive,
Westerville, Ohio 43081
(614) 794-9609 ~ Office

NOTE: Additional monumentation was located and used during the course of this survey. Most of the additional pins were not depicted on this Exhibit (due to distance away).

Outlook

Re: 1856 Berkshire Rd - Neighborhood Notice Form

From Joel Burke [redacted]
Date Thu 1/8/2026 6:17 PM
To Taylor Mullinax [redacted]
Cc Kristen Easterday [redacted]; Mike Easterday [redacted]; Justin Milam [redacted]

Taylor,
Thank you for the simplified list of necessary amendments / clarifications needed to keep this project moving forward. Our goal is to prevent the need to continue through the variance process and as such we have provided the following information. Please review and if you are in agreement we can get the official drawings updated and reloaded onto the portal.

Q: Per Policy Section 4.1, additions shall seamlessly blend with the existing home.

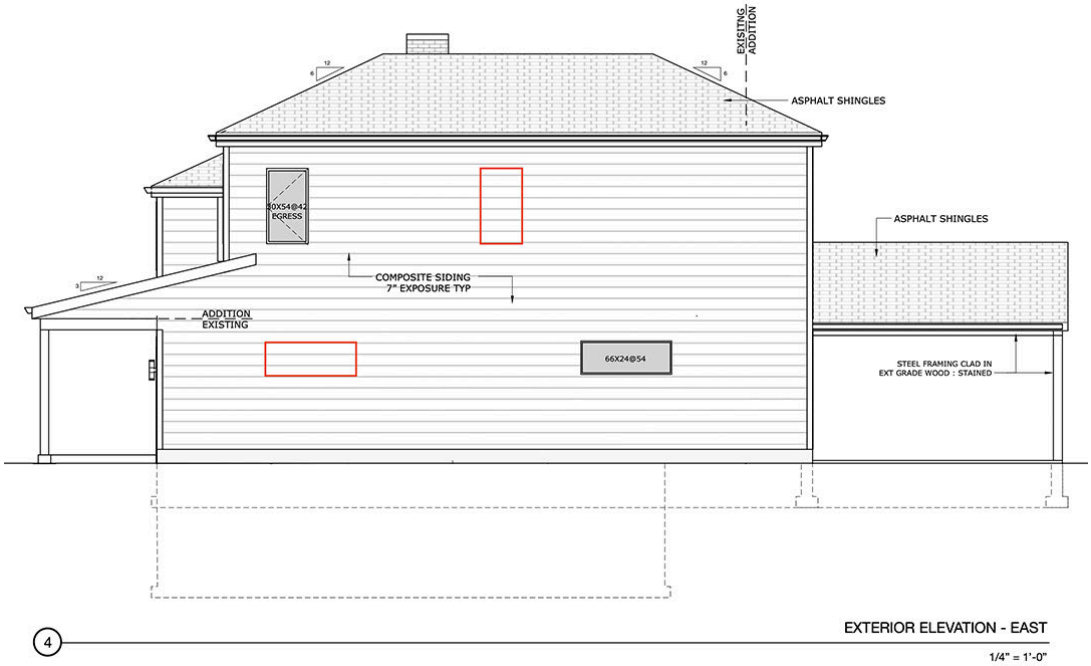
R: I was unable to find any clarity on the definition of 'seamless' in the UA codes. There are numerous homes on the street with a second story element above the garage. This element is typically set back and in the same materiality as the front most facade. (1864 Berkshire : 2396 Andover) Our project is following the same string of logic to make the addition fit seamlessly within the existing scale of the neighborhood and the property.

Q: The proposed home design does not fully align with the architectural character of the street segment. Per Policy Section 4.4(d), a solid, blank white-sided façade is not permitted. Incorporating complementary materials, such as stone (e.g., a featured wall or water table), would better reflect the earth-toned palette of surrounding homes and help integrate the design into the streetscape.

R: We consider the porch roof, railing and posts a major contributing element breaking up the continuous white exterior materiality. Beyond stone, there are other elements in immediate proximity to our project that add earth-toned elements including stained wood (1843 Berkshire). We have proposed a similar approach to break up the typical white siding of the front facade utilizing natural wood for the front door design, post wraps and the garage door. We have included a rendering of the submitted design to clarify our design approach.

Q: Additionally, per Policy Section 4.6, the east elevation contains an excessive amount of blank wall area. Staff recommends incorporating additional architectural elements—such as windows or stone—to better balance and articulate the façade.

R: We propose the addition of (2) additional windows to the east facade. Although there are concerns from the client about security in the garage we are limited to the areas we are able to add additional windows on that facade.



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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 21, 2026

Subject: 2490 Wickliffe Road (VAR-10-26) - To allow the construction of a new single-family residence that does not meet residential design standards.

Site Description/History

The subject property, 2490 Wickliffe Road, is located on the north side of the street, four lots west of Cimmaron Road and Wickliffe Elementary School, and is zoned R-1c, One-Family Residence District. It measures 80' x 235' at 0.43 acres and is similar in size and shape to other parcels on the street and to the south. [Lots to the north are both significantly narrower (by 20 feet) and shallower (by 110 feet).] It is identified as Lot #199 in the East-Cleft-on-the-Scioto subdivision from 1910 and includes a 40-foot default building setback line. Several new homes have been built nearby, with ones recently completed on either side of the subject property; both are 25'-6" tall. The property is currently vacant as the previous home was demolished in 2024.

A neighborhood compatibility variance was approved by the Board for a new modern home and detached garage in February 2024 (VAR-12-24). The project never proceeded, and the property was sold to the applicant in August 2025, who immediately started working on new home plans with Staff.

Proposal

This application proposes the construction of a new 1.5-story single-family residence in a Modern Farmhouse style on the existing vacant parcel. The home is located along the 40-foot front building setback line, in line with others on the street, is 10 feet from the west property line, 12'-10" from the east property line, and 76 feet from the rear property line. The footprint of the home is roughly 56 feet wide and **114 feet long**, which is much deeper than all other homes on the street segment. It includes an attached three-car garage at the front of the home, with the main bulk of the house centered on the lot; the owner's suite and main living space are on the first floor, with three bedrooms on the upper level. The one-story garage portion includes vertical board and batten siding with a stone watertable and is 18 feet tall. The main section of the house also includes board and batten siding on the front and east elevations and is 28 feet tall. Stucco is used on the remaining sections of the house and is just under 23 feet tall. Access is from a new driveway on the east side of the property. Building, development, and front yard development coverage are under permissible limits.

Zoning Code Requirements

• To allow the construction of a new single-family residence that does not meet residential design compatibility standards (Article 7.17).

Unified Development Ordinance (UDO) Article 7.17 applies to the "design of new single-family homes" and requires that "*The proposal shall be consistent and compatible with the noticeable and recognizable characteristics of the homes and lots on the street segment. Such characteristics include lot width and size, architectural style and materials, heights and massing, front yard setbacks, roof pitch and shape, garage location, amount of impervious surface, and other defining features of the street segment.*" It adds: "*The Policy for Neighborhood Compatibility shall be used to determine compliance.*"

This application fails to follow the following sections of the Policy:
4.1: New homes shall be consistent with the architectural style and era in which the street segment was built.
4.2: Building height shall not exceed more than 150 percent of the street segment median, which includes both sides of the street between two intersecting streets. The five most adjacent homes to the rear (example: one home to the rear and then the two homes to each side of it) are to be included in this calculation.
4.4: Exterior Materials: Exterior materials are to be consistent with the architectural style of the home and with others on the street segment.

Alternatives

Staff initially identified several concerns with the proposal in October 2025: attached garage orientation and architectural style, overall depth of the house, exterior materials not matching home design, roof pitches, window form, and front porch. Revisions were submitted, including a fencing and landscape plan. After consultation with the City's third-party architect, these initial concerns were reduced to the following, which were shared with the applicant in December 2025; Staff advised that a variance would be needed if these could not be met:

1. *The proposed home style does not lend itself to board and batten siding, and should be removed from the exterior material's palette. Stucco would be the most suitable exterior material for the proposed house form, rather than board and batten. Please bring the stone up higher on the main house mass to align with the one-story eave prominent on the right elevation. Leave everything else as stucco instead of board and batten siding. On the garage, leave the stone as is with the stucco above.*
2. *Look for ways to achieve a steeper roof pitch so it is not so flat. The height limit for the neighborhood is 25'-6", but can increase to 28 feet in height if we can get to an 80-foot setback from the house to the rear property line.*
3. *Please take a closer look at the window design and placement.*

The City's third-party architect was not troubled by the proposed depth of the house, because the property is one of the few in the community that would lend itself to a deep house. It is exceptionally rare to have a lot that is 235 feet deep. The proposed floor plan moves the activity toward the center of the property, away from side property lines, and a fencing and landscaping plan was submitted to mitigate perceived issues with its depth.

The applicant did look closer at creating a steeper roof pitch (Item #2), and did so, but increased the height of the house from 25'-5" to 28 feet, which is above the height limit for the street segment and at the height limit for properties in the River Ridge area. The height allowance is not achievable here unless the depth of the house is decreased by four feet. [The City's third-party architect supports this.]

Staff has spoken with several neighbors who have expressed concerns about the proposed home, namely its architectural style and depth; some have submitted letters of concern (see attached).

Requested Action and Findings

Staff has reviewed the application and plans, met and discussed the plans with the applicant and property owner, and visited the site. The Residential Design Standards (Article 7.17) ensure that infill redevelopment protects the character of the residential neighborhoods by requiring new homes and additions to blend in and be compatible with existing and prominent neighborhood characteristics. This includes its overall height, massing and scale, exterior materials, roof style and pitch, orientation, among many other items.

Modern farmhouse styles, which are extremely popular nationwide, are beginning to gain traction in the community. Of those approved by the City, they have all included height and massing reductions, as well as exterior material changes to better blend with existing street segment and neighborhood conditions. In this instance, Staff has been unable to support the proposed design, even after multiple rounds of revisions. Staff agrees that the property supports a deeper home, and the design mitigates concerns by 'stepping in' the home the further it goes back. Staff also supports the additional 2'-6" home height above the policy limit (25'-6") because the roof pitches better match the street segment, and the required rear yard for the "bonus" is short by only four feet, a depth of 80 feet versus 76. Unfortunately, Staff and the City's third-party architect are still not convinced that the proposed exterior materials and window design/placement meet the standards. The City certainly appreciates the applicant's significant investment in the community. However, the proposed design is too far from what is required by the Residential Design Standards and Policy for Neighborhood Compatibility, and cannot support the requested variance.

Should the Board offer a motion on this application, Finding #4 for the essential character of the neighborhood not being substantially altered should be considered. Staff would support a postponement to the February 4, 2026, Work Session as well.

Attachments

1.	2490 Wickliffe Rd_Staff Presentation
2.	2490 Wickliffe Rd_Application
3.	2490 Wickliffe Rd_Notice
4.	2490 Wickliffe Rd_Proposed Plans
5.	2490 Wickliffe Rd_Renderings
6.	2490 Wickliffe Rd_Screening Plan
7.	2490 Wickliffe Rd_Doyle letter

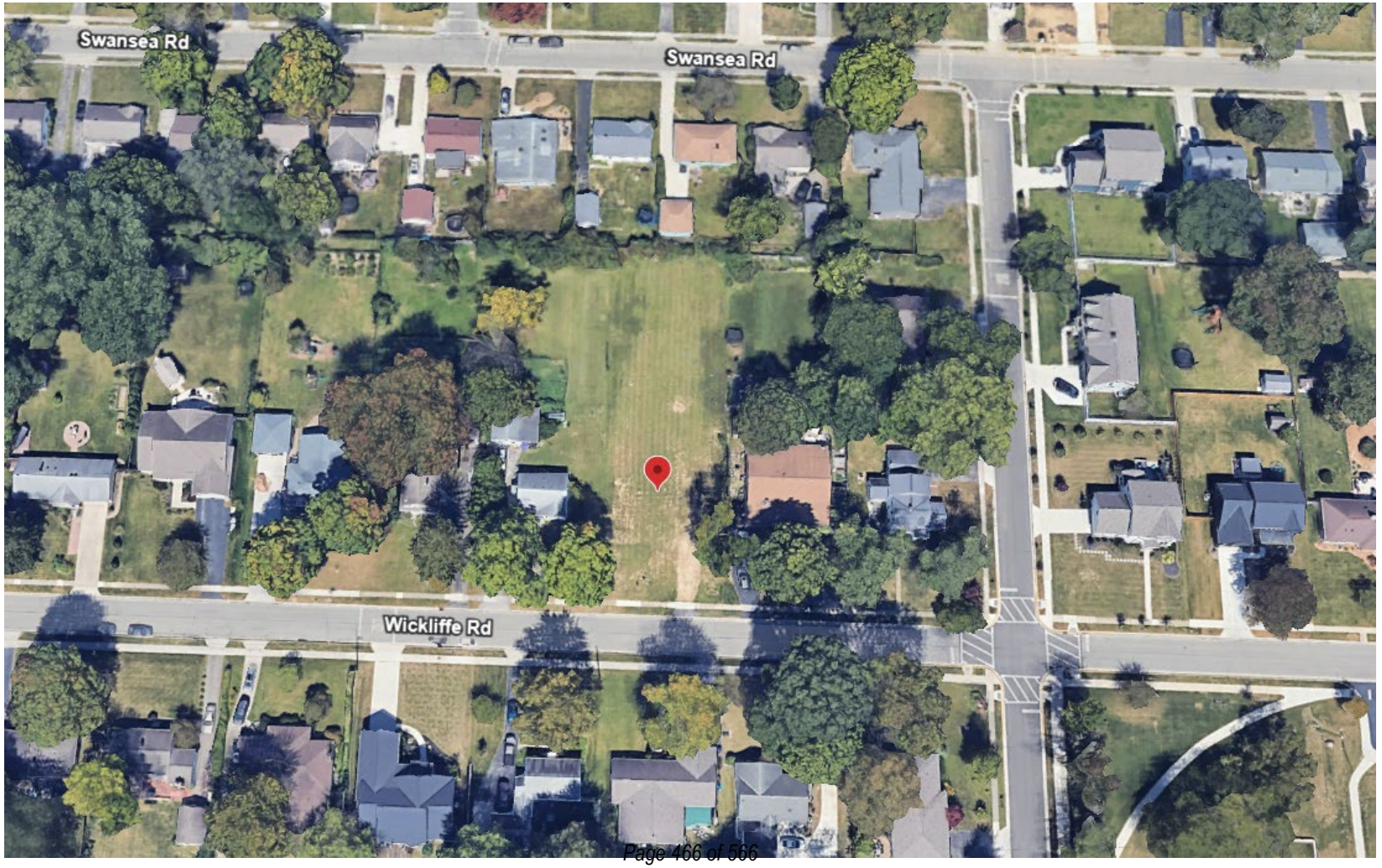
8.	2490 Wickliffe Rd_Fortman letter
9.	2490 Wickliffe Rd_Wada letter

2490 Wickliffe Road

BZAP Staff Report Pictures | Variance Application 10-26

January 21, 2026

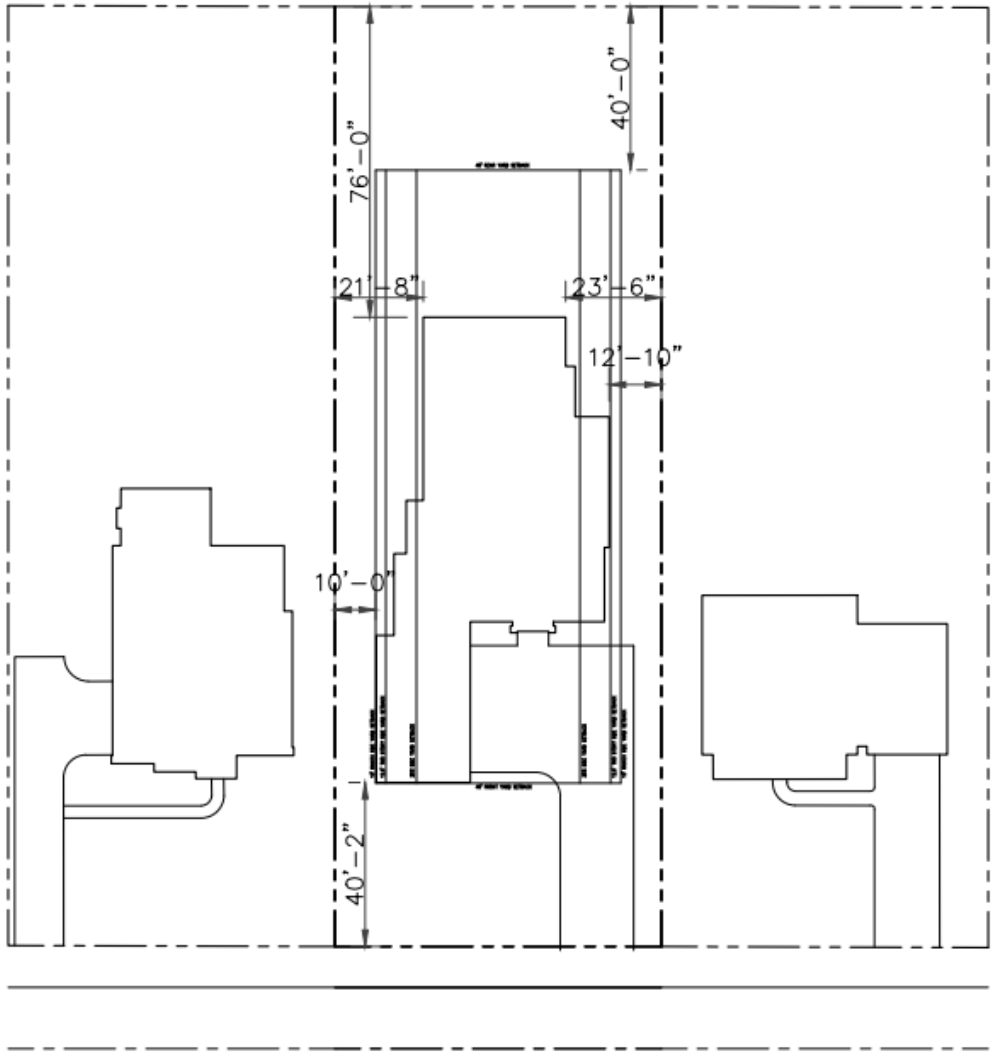
Google Maps ® Aerial Photo



Existing Site Conditions

Proposed Site Plan

- Proposed improvement:
  - The construction of a new 1.5-story single-family residence with an attached garage on an existing vacant parcel.
- Variance:
  - To allow the construction of a new single-family residence that does not meet residential design standards.



Elevations

FRONT ELEVATION 1/4" = 1'-0"
– ALL TRIM IS WOOD (HARDI AND SMARTSIDE)

REAR ELEVATION 1/4" = 1'-0"
– ALL TRIM IS WOOD (HARDI AND SMARTSIDE)

Elevations

RIGHT ELEVATION 1/4" = 1'-0"

- ALL TRIM IS WOOD (HARDI AND SMARTSIDE)

LEFT ELEVATION 1/4" = 1'-0"

- ALL TRIM IS WOOD (HARDI AND SMARTSIDE)

Renderings

Requested Variance/Staff Recommendation

Staff cannot support a recommendation of approval for the requested variance:

- To allow the construction of a new single-family residence that does not meet residential design compatibility standards (Article 7.17).

Staff would support a postponement to the February 4, 2026, Work Session.

Record No: 25-5751

Variance Application

Status: Active

Submitted On: 12/23/2025

Primary Location

2490 WICKLIFFE RD
UPPER ARLINGTON, OH 43221

Owner

NEELKANT Raya
Laurelwood Drive 7643 Canal Winchester, OH 43110

BZAP Information

BZAP Case #

VAR-10-26

Status

Pending

BZAP Determination Date

01/21/2026

Vote Tally

Primary Variance

Neighborhood Compatibility

Primary Planner

Justin Milam

Findings of Fact for Approval/Denial

Variance Request

To allow the construction of a new single-family residence that does not meet neighborhood compatibility requirements.

BZAP conditions

Variance Information

Describe Variance Request

Proposed new construction of a single-family residence with an attached garage. The requested variance is limited solely to the building height, which is proposed at 28'-0" to be consistent with the adjacent residence. Additionally, the overall size of the home is evaluated based on a subjective standard.

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

No

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

No

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

No

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

Yes

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

Yes a smaller home which would not meet the owners satisifcation.

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

☑

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Neel Raya

Location of property subject to BZAP request: 2490 Wickliffe Road

This application will be heard by the Board of Zoning and Planning on: 01/21/2026

Describe activity which requires Board of Zoning and Planning review:

Proposed new construction of a single-family residence with an attached garage. The requested variance is limited solely to the building height, which is proposed at 28'-0" to be consistent with the adjacent residence. Additionally, the overall size of the home is evaluated based on a subjective standard.

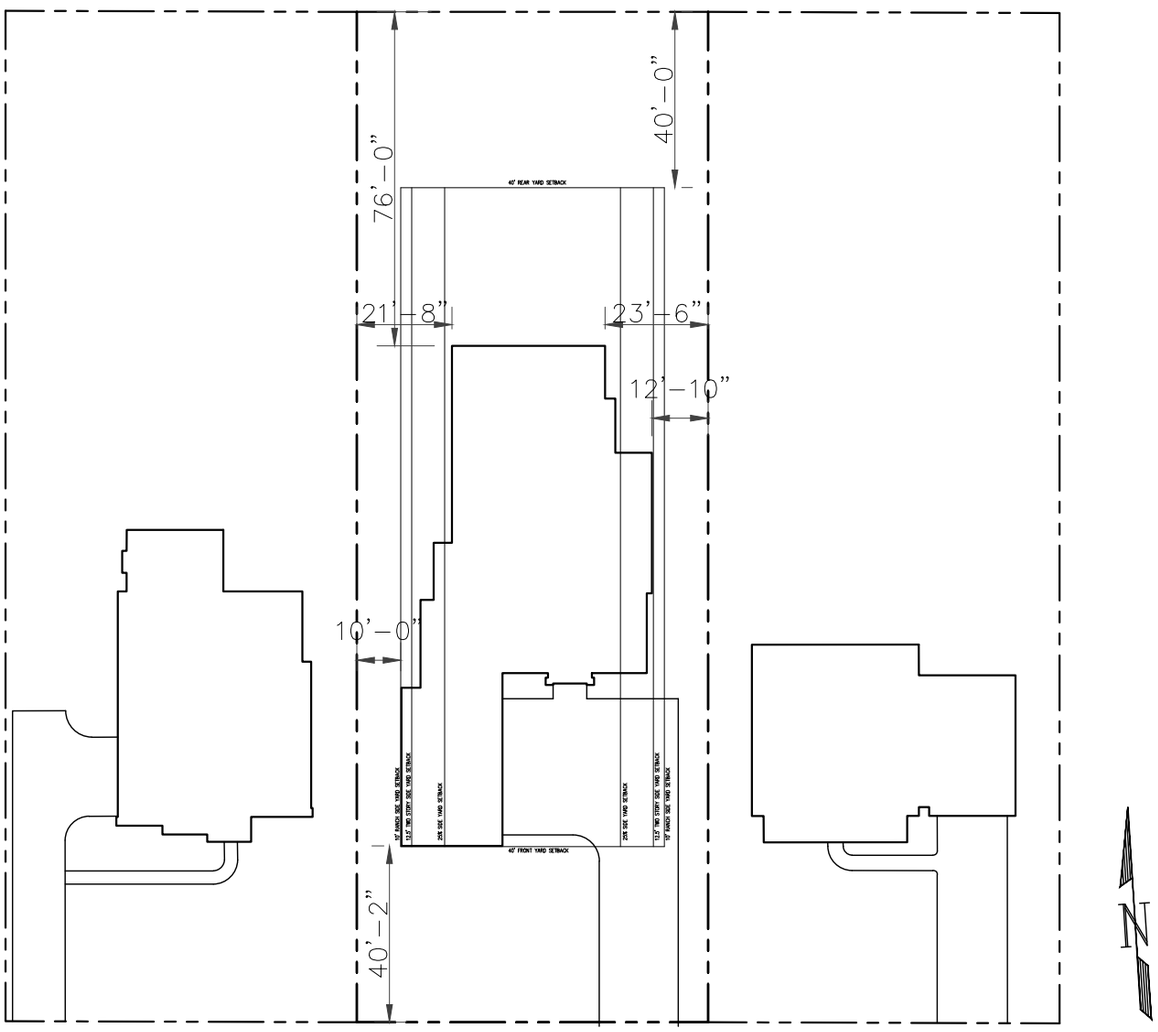
Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2480 Wickliffe Rd	Akira & Kara Wada	7021 0350 0001 0436 1896	12/23/25
2470 Wickliffe Rd	Douglas & Ashley Schoer	7021 0350 0001 0436 1889	12/23/25
2500 Wickliffe Rd	Craig & Kara Fortman	7021 0350 0001 0436 1872	12/23/25
2512 Wickliffe Rd	Thais Doyle	7021 0350 0001 0436 1865	12/23/25
2485 Wickliffe Rd	Carl & Sarah Schweisthal	7021 0350 0001 0436 1858	12/23/25
2495 Wickliffe Rd	Connie Kennedy	7021 0350 0001 0436 1841	12/23/25
2505 Wickliffe Rd	Donna Jarjour	7021 0350 0001 0436 1834	12/23/25
2499 Swansea Rd	Stephen & Jennifer Henry	7021 0350 0001 0436 1827	12/23/25
2491 Swansea Rd	Ralston 2004 LLC	7021 0350 0001 0436 1810	12/23/25
2483 Swansea Rd	Bethany Harlan & Cory Muth	7021 0350 0001 0436 1803	12/23/25
2475 Swansea Rd	Henthorn Holdings Company LLC	7021 0350 0001 0436 1797	12/23/25
2467 Swansea Rd	David & Sara Stutes	7021 0350 0001 0436 1780	12/23/25
2459 Swansea Rd	Brad Campbell & Lucy Bartimole	7021 0350 0001 0436 2039	12/23/25

Applicant Signature: NEELKANT RAYA. **Date:** 12/23/25

Parcel 070-005635-00, Sabrina Neelkant Revocable Trust, Neelkant Raya Trustee



SITE PLAN 1" = 40'

Romanelli & Hughes
BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

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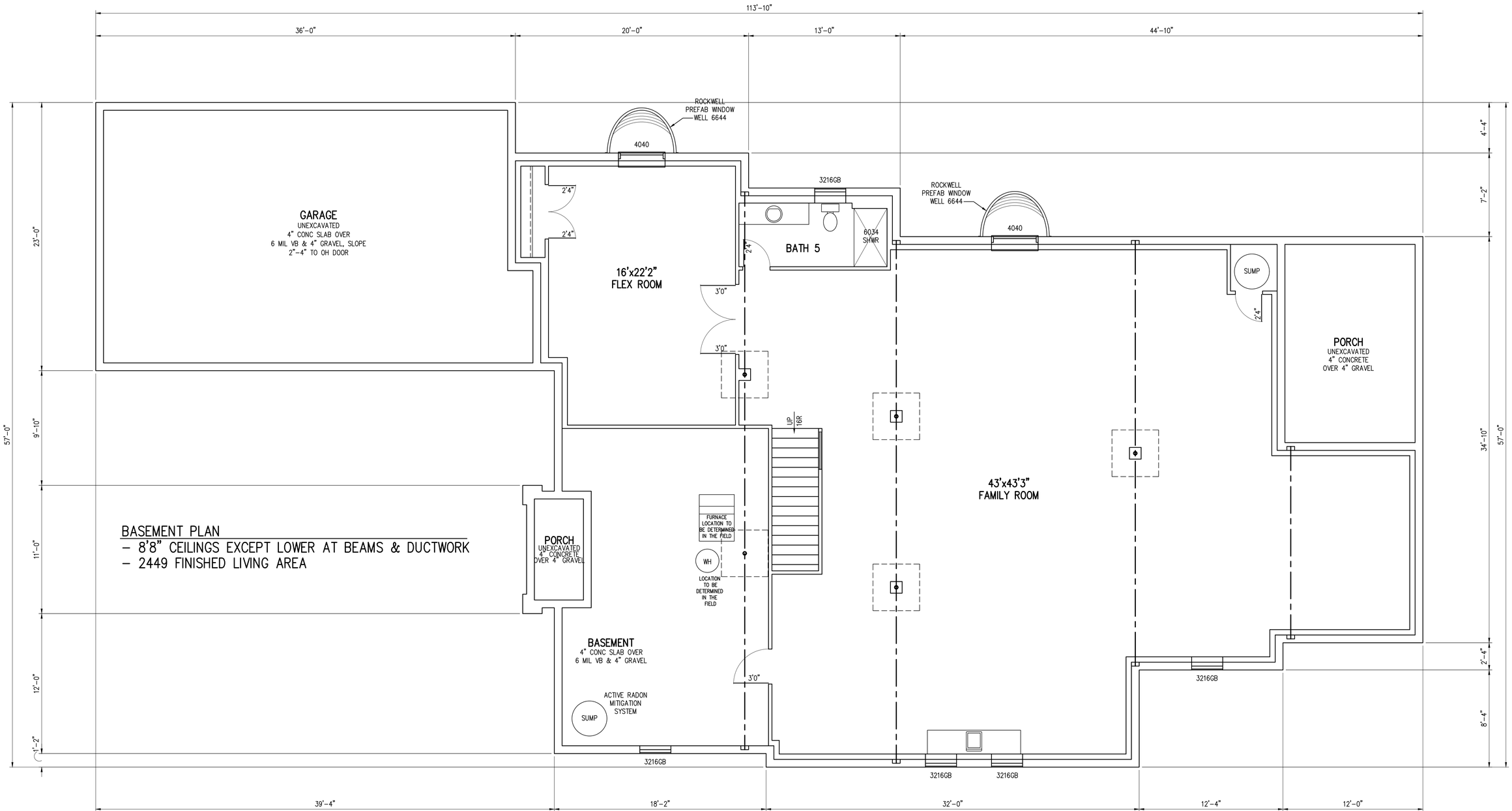
DATE	ISSUE	DATE	ISSUE
12/05/25	PROPOSED SITE PLAN		

RAYA RESIDENCE
2490 WICKLIFFE ROAD

SITE



BASEMENT PLAN

- 8'8" CEILINGS EXCEPT LOWER AT BEAMS & DUCTWORK
- 2449 FINISHED LIVING AREA

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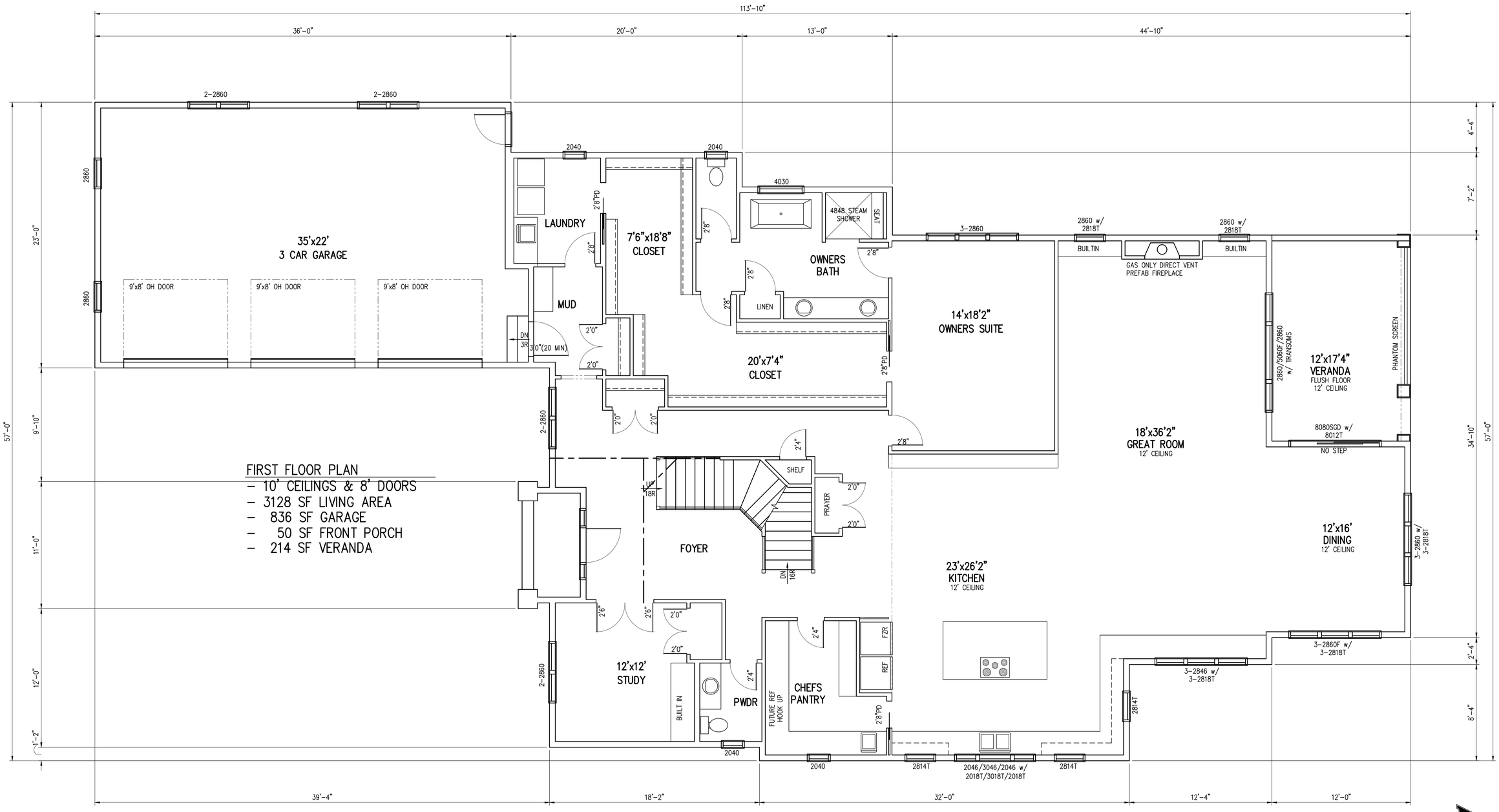
DATE	ISSUE	DATE	ISSUE
12/19/25	PRELIMINARY		

RAYA RESIDENCE
2490 WICKLIFFE

XX



FIRST FLOOR PLAN
- 10' CEILINGS & 8' DOORS
- 3128 SF LIVING AREA
- 836 SF GARAGE
- 50 SF FRONT PORCH
- 214 SF VERANDA

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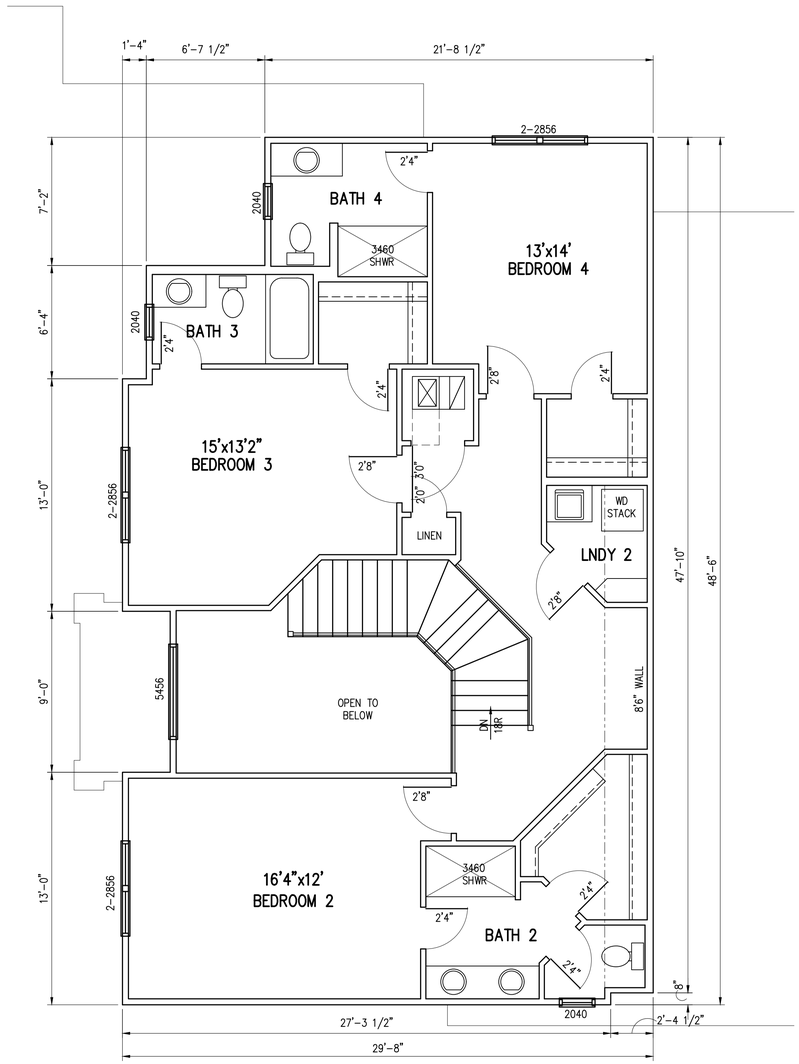
DATE	ISSUE	DATE	ISSUE
12/19/25	PRELIMINARY		

RAYA RESIDENCE
2490 WICKLIFFE
XX



SECOND FLOOR PLAN
-9' CEILINGS & 6'8" DOORS
- 1181 SF LIVING AREA

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BUILDING COMPANY
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614-891-2042 Fax 614-891-2045

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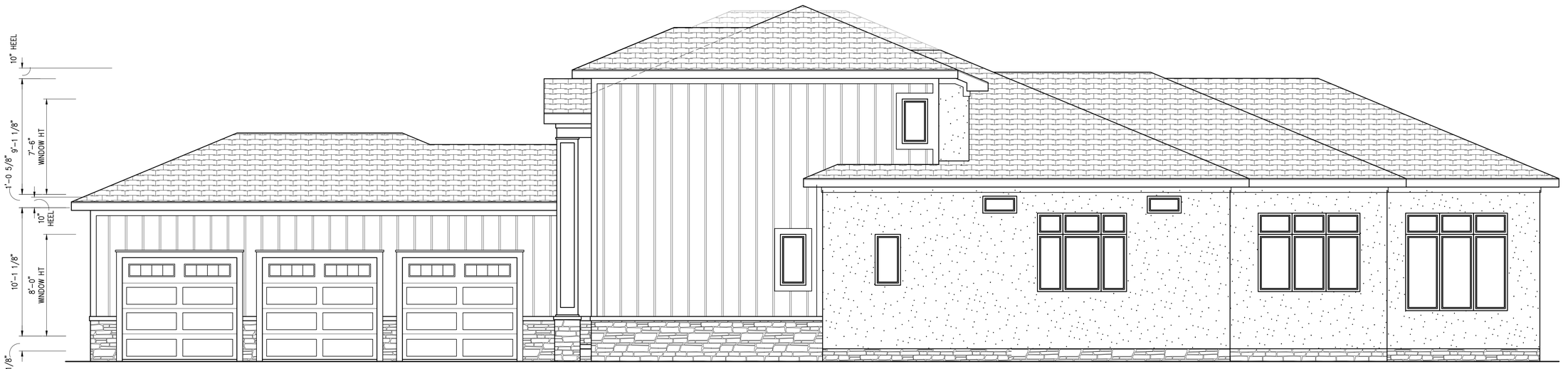
DATE	ISSUE	DATE	ISSUE
12/19/25	PRELIMINARY		

RAYA RESIDENCE
2490 WICKLIFFE
XX

FRONT ELEVATION 1/4" = 1'-0"

– ALL TRIM IS WOOD (HARDI AND SMARTSIDE)



RIGHT ELEVATION 1/4" = 1'-0"

– ALL TRIM IS WOOD (HARDI AND SMARTSIDE)

R&H

Romanelli & Hughes

BUILDING COMPANY

148 W. Schrock Road Westerville, Ohio 43081

614-891-2042 Fax 614-891-2045

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DATE	ISSUE	DATE	ISSUE
12/19/25	PRELIMINARY		

RAYA RESIDENCE

2490 WICKLIFFE

XX

REAR ELEVATION 1/4" = 1'-0"

– ALL TRIM IS WOOD (HARDI AND SMARTSIDE)

LEFT ELEVATION 1/4" = 1'-0"

– ALL TRIM IS WOOD (HARDI AND SMARTSIDE)

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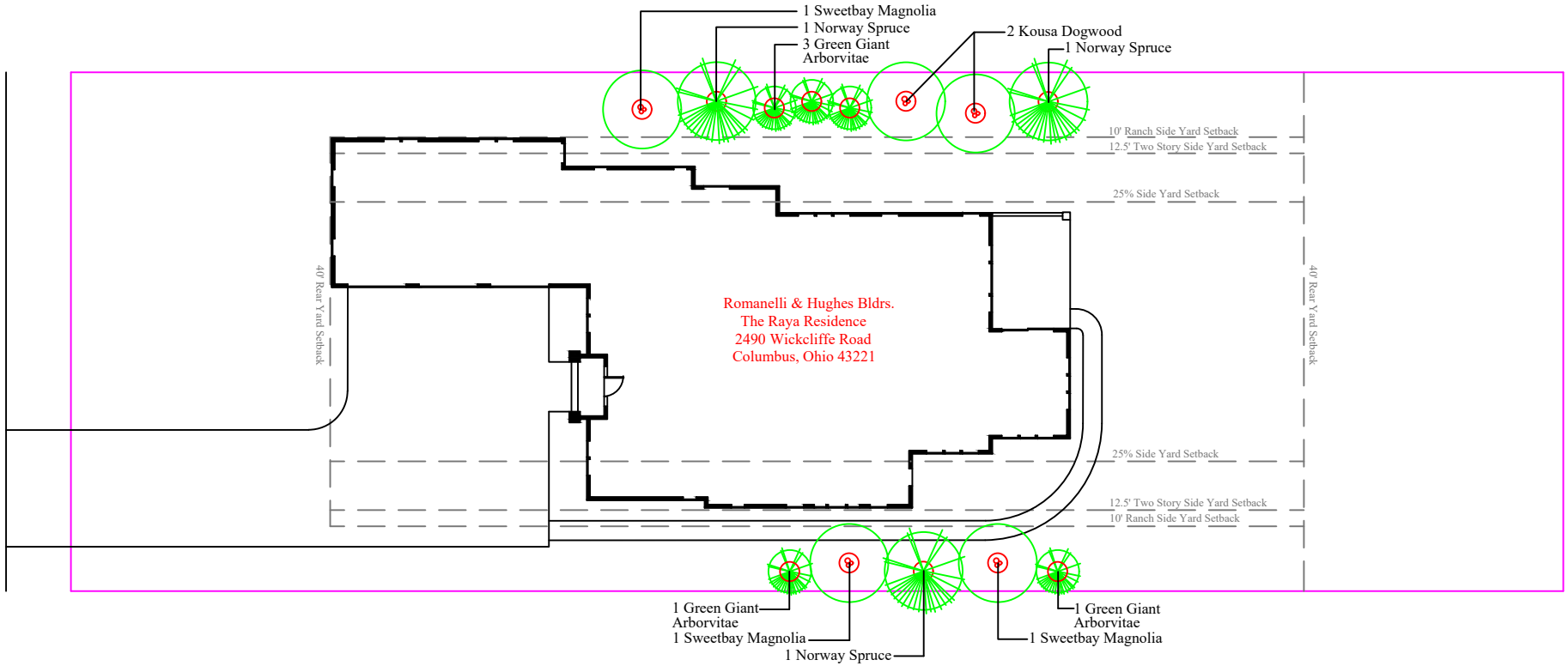
DATE	ISSUE	DATE	ISSUE
12/19/25	PRELIMINARY		

RAYA RESIDENCE
2490 WICKLIFFE
XX

2480


1 Sweetbay Magnolia
1 Norway Spruce
3 Green Giant Arborvitae
2 Kousa Dogwood
1 Norway Spruce
10' Ranch Side Yard Setback
12.5' Two Story Side Yard Setback
25% Side Yard Setback
40' Rear Yard Setback
Romanelli & Hughes Bldrs.
The Raya Residence
2490 Wickcliffe Road
Columbus, Ohio 43221
40' Rear Yard Setback
25% Side Yard Setback
12.5' Two Story Side Yard Setback
10' Ranch Side Yard Setback
1 Green Giant Arborvitae
1 Sweetbay Magnolia
1 Norway Spruce
1 Green Giant Arborvitae
1 Sweetbay Magnolia

Outlook

2490 Wickliffe road

From T Doyle [redacted] >
Date Mon 12/29/2025 2:05 PM
To Planning-Web <City.Planning@uaoh.net>

Hello, I am writing to express my concerns about the variance requested for 2490 Wickliffe road. I live two houses down from the lot and I think that having a house that size built on our street would detract from the character of the neighborhood which is mostly smaller historic homes built in the mid 1900s. Looking at the proposed construction, it looks like a commercial building such as an apartment complex due to its large size, and does not look like a residential home which would fit in to our residential neighborhood. The variance requested for a taller building would look completely out of place compared to the plethora of ranch homes on the street. The depth of the build is also much farther back than any other house so that when people are in their backyards they would see a building rather than being able to enjoy nature and green space. The fact that the house has a three-car garage is also very out of character with the entire neighborhood which has smaller houses with one or two car garages.
I have spoken to many neighbors who live in original houses that have been here for decades, and we all feel very concerned at this impact a house of this height would have to our beloved neighborhood. If you allow this house to have a variance with no extenuating reason why they should need it, it would also create a precedent for other new builds to ask for higher and higher heights until our whole neighborhood looks like a commercial street.
Thank you very much for your time,
-Thais

Gmail Neel R <[redacted]>

Re: Subject: 2490 Wickliffe – Introduction & Courtesy Note on Our Home Design

1 message

Craig Fortman <[redacted]> Wed, Nov 19, 2025 at 9:43 PM
To: Neel R [redacted]>
Cc: Kara Fortman [redacted]>

Hello,

Thanks for sharing the preliminary plans for the future home at 2490 Wickliffe. We have had a chance to review them and do not have any concerns with the garage orientation or design of the house. We support the project.

Craig and Kara Fortman

> On Nov 14, 2025, at 6:50 PM, Neel R [redacted]> wrote:
>
> Dear Dr. Fortman,
>
> I hope you are doing well. My name is **Neel Raya**, and Sabitha and I recently purchased **2490 Wickliffe Road**, just east of your home. Since we are immediate neighbors, I wanted to reach out personally and let you know that we are preparing to build a new custom home on the lot.
>
> We are scheduled to meet with the City next week as part of the Article 7.17 neighborhood compatibility review. We have worked carefully to design a home that aligns well with the street, maintains appropriate scale, and respects all adjacent properties.
>
> For your awareness, I've attached the following:
>
> - The **front elevation**
> - The **side elevation** facing your property
> - The **site plan** showing the home on the lot
>
> If you have any questions or concerns, I would be glad to discuss them.
>
> And if you feel the project does not raise any issues for you as a neighboring property owner, a short note confirming that would be helpful as we navigate the City review process.
>
> Thank you very much, and I look forward to meeting you soon.
>
> Warm regards,
> **Dr. Neel Raya**
> Email [redacted]
> Cell [redacted]

3 attachments

2490 Wickliffe-6-EL2.pdf
64K

2490 Wickliffe-6-PP.pdf
123K

2490 Wickliffe-6-EL1.pdf
212K

Re: Subject: 2490 Wickliffe – Introduction & Courtesy Note on Our Home Design

1 message

Akira Wada [redacted]m> Wed, Nov 19, 2025 at 8:22 AM
To: Neelkant Raya [redacted]m>
Cc: Kara Wada [redacted]>

Thank you for your email. We do not have any significant concerns to the provided plans. Ultimately we will defer to the City of Upper Arlington to provide guidance based on what the city feels is in the best interest for the neighborhood.

Best,
Akira

On Nov 15, 2025, at 7:38 AM, Akira Wada [redacted] wrote:

Begin forwarded message:

From: Neel R [redacted]m>
Date: November 14, 2025 at 6:46:40 PM EST
T[redacted]
Subject: Subject: 2490 Wickliffe – Introduction & Courtesy Note on Our Home Design

Dear Dr. Wada,

I hope this finds you well. My name is **Neel Raya**, and Sabitha and I are your new neighbors at **2490 Wickliffe Road**, just west of your home. Since we'll be part of the same block, I wanted to introduce myself and also share that we are moving forward with a new custom home on the property.

We are meeting with the City next week as part of the Article 7.17 neighborhood compatibility review. Our focus has been to design a home that fits well on the lot, respects neighboring properties, and contributes positively to the street.

For your reference, I've attached:

- The **front elevation**
- The **side elevation** facing your property
- The **site plan** showing the house positioned on the lot

If you have any concerns or questions, I would be more than happy to discuss them.

And if you feel the project does not pose any issue from your standpoint, a brief note to that effect would be helpful for our City review file, though of course there is no obligation.

Thank you, and I look forward to meeting you soon.

Warm regards,
Dr. Neel Raya

Email [redacted]
Cell [redacted]

---

4 attachments

Letter for 2490 Wickliffe.pdf
83K

2490 Wickliffe-6-EL2.pdf
64K

2490 Wickliffe-6-PP.pdf
123K

2490 Wickliffe-6-EL1.pdf
212K

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

Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: January 21, 2026

Subject: 1694 Essex Road (VAR-12-26) - To allow a two-story addition and garage which results in ~~four~~ three variances: ~~31.5 percent building coverage in lieu of the 29 percent maximum allowed~~, a 7.34" encroachment into the side yard longwall setback where 11.34" setback is required, a rear yard profile encroachment, and does not meet the residential design standards.

Site Description/History

The subject property, 1694 Essex Road, is a 0.21-acre corner lot located at the northwest corner of Essex Road and Harford Road. The lot has approximately 65 feet of frontage along Essex Road and 139 feet along Harford Road, and is similar in size and configuration to other corner lots in the surrounding area. The property was platted as Lot #1 in Block 18 of the University Addition subdivision in 1924. The lot includes a 40-foot front building line setback along Essex Road and a 20-foot front building line setback along Harford Road [Unified Development Ordinance Section 6.01(B)(9) requires a minimum 20-foot front setback along the longer street frontage for corner lots without a platted setback]. The property is zoned R-1c, One-Family Residence District. The site contains a 2,424-square-foot, two-story residence constructed in 1936 and finished with stone and siding. The home is located along the Essex Road setback and one-foot behind the Harford Road setback. An existing 440-square-foot, two-car detached garage is located in the northwest corner of the property behind the residence and is accessed from Harford Road. The detached garage encroaches 0.8 feet into the five-foot rear yard easement. Mature shrubs line the west property line from the rear yard toward Essex Road, and a neighboring wood privacy fence is located along the rear property line. The applicant purchased the property in September 2024.

Proposal

The proposal includes the demolition of the existing detached garage and the construction of a 2,640-square-foot, two-story addition to the west and north of the residence. The existing residence is just under 26 feet in height, and the proposed addition and garage will be slightly lower at approximately 25'-1". At the north end of the addition, a garage will be located on the first level and a primary suite located on the second level. The garage will be located just under ten feet from the rear property line, removing it from the rear yard easement, and will be approximately 16.3 feet from the side property line, meeting the required eight-foot side and rear yard setbacks. Per the Unified Development Ordinance (UDO) Article 5.02, the rear yard profile requires roof massing to remain below a minimum 32-degree angle from the rear (north) property line, measured from the finished floor elevation, which equates to seven-and-

a-half feet of vertical rise for every 12 feet of horizontal run. Due to its proximity to the rear property line, the proposed two-story garage encroaches approximately 12 feet into the rear yard profile, requiring a variance. The remainder of the two-story addition is located between the existing residence and the two-story garage, which will include a dining room, sunroom, mudroom, game room, reading loft, and storage space. A second entrance to the home faces Harford Road and is beneath a long covered porch that spans nearly half the length of the home. This entrance is emphasized with stone detailing and projects forward from the remainder of the addition to create depth and visual interest. The entrance aligns with the façade of the new garage. The dining room portion of the addition will be located eight feet from the side property line, meeting the required side yard setback, but will encroach just over seven inches into the side yard longwall setback, requiring a variance. Exterior materials will include stone, siding, and dimensional shingle roofing to match the existing residence. Most of the first floor of the existing home and the proposed addition will be clad in stone. The second story, except for the front of an existing side addition, will be finished with a cream-colored siding. The majority of existing and proposed second-story windows will include black shutters. The proposal is compliant with building, development, and front yard coverage limitations, as well as setback requirements, excluding the side yard longwall.

Zoning Code Requirements

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

1. To encroach 7.34" into the side yard longwall setback where 11.34" is required (Article 5.02);
2. To allow a garage and two-story addition to project 12 feet into the rear yard profile (Article 5.02);and
3. To allow architectural deviations from the Residential Design Standards for Neighborhood Compatibility (Article 7.17).

Alternatives

Staff have worked closely with the applicant through multiple meetings and rounds of feedback to refine the proposed design. Earlier iterations of the project raised several significant concerns, which have mostly been addressed, including:

- Aligning the existing residence, two-story addition, and garage along the side property line, which resulted in a significant side yard longwall variance request;
- Relocating the garage out of the side and rear yard setbacks to eliminate encroachments (and out of existing utility easements);
- Reducing the size of the two-story addition and garage to avoid a building coverage variance;
- Moving the garage out of the Harford Road front yard and behind the original residence;
- Increasing the depth and articulation of the Harford Road entryway to avoid a flat, monotonous facade;
- Removing the elongated porch spanning the Harford Road elevation and garage, which emphasized the overall building depth;
- Adding a porch roof over the side door along Harford Road to introduce architectural interest; and

- Incorporating additional stone on the two-story addition and garage to reduce the amount of siding and better integrate the structures.

As noted earlier in the report, the proposal requires variances to the side yard longwall setback and rear yard profile. The proposal was reviewed by the City's third-party architect, who, in coordination with Staff, identified design concerns related to Neighborhood Compatibility requirements of UDO Article 7.17. Specifically:

- *The overall massing and organization of the proposal still require further refinement. The building lacks a clear hierarchy and cohesive architectural composition, making it difficult to read as a unified single-family residence;*
- *The design does not clearly distinguish between the primary structure and the additions.* The overall form appears fragmented and warrants additional study of the proposed massing. The original residence should remain the dominant element, with subordinate additions that support and reinforce the primary structure; and
- *A comprehensive reconsideration of the addition's form, scale, and relationship to the existing home is recommended to achieve consistency with the residential design standards.*

Final alternatives were presented to the applicant to avoid a neighborhood compatibility variance and included the following:

- Per Policy Section 4.1, the proposed home design does not fully align with the architectural character of the street segment. The proposed additions and attached garage when combined with the original residence, read as a multi-family structure and is a major departure from other homes on the street segment (between Northwest Boulevard and Harford Road).
- Per Policy Section 4.5, building footprints that exceed 2,000 square feet shall introduce massing-reducing measures. This could include lowering roof eaves, making material changes, or projecting/recessing elements. Specifically, lowering the roof eaves was recommended to the applicant.
- Per Policy Section 4.6, blank elevations lacking windows are not permitted. The left elevation contains blank walls and could introduce additional windows or other architectural detailing to balance and articulate the facade.

Requested Action and Findings

Staff reviewed the final plans, visited the site, discussed them with the applicant, and shared the proposal with the City's third-party architect. The revised plans resolve several significant issues present in earlier iterations. Notably, the proposal removes the existing garage encroachment from the rear yard easement, thereby remedying a nonconforming structure located within an easement (Finding #1; special conditions). The applicant worked closely with Staff to reduce overall building coverage, propose the minimum development necessary to make reasonable use of the property, and ensure compliance with the maximum permitted building coverage (Finding #3; minimum necessary). However, the proposal would benefit

from additional refinements to better address architectural character, incorporate additional mass-reducing measures, articulate blank elevations to more fully comply with the residential design standards, and minimize potential impacts on views from surrounding properties (*Finding #4; character of the area*). Many corner lots in the vicinity feature homes that extend significantly across the property but are perceived as one single-family residence. The designs presented here are continually evolving, but unfortunately, additional work is required to better connect the proposed addition with the existing house so that it doesn't appear as two separate homes. For these reasons, Staff recommends that the applicant continue refining the design, seek feedback from the Board, and postpone a final determination to the February BZAP Work Session.

Attachments

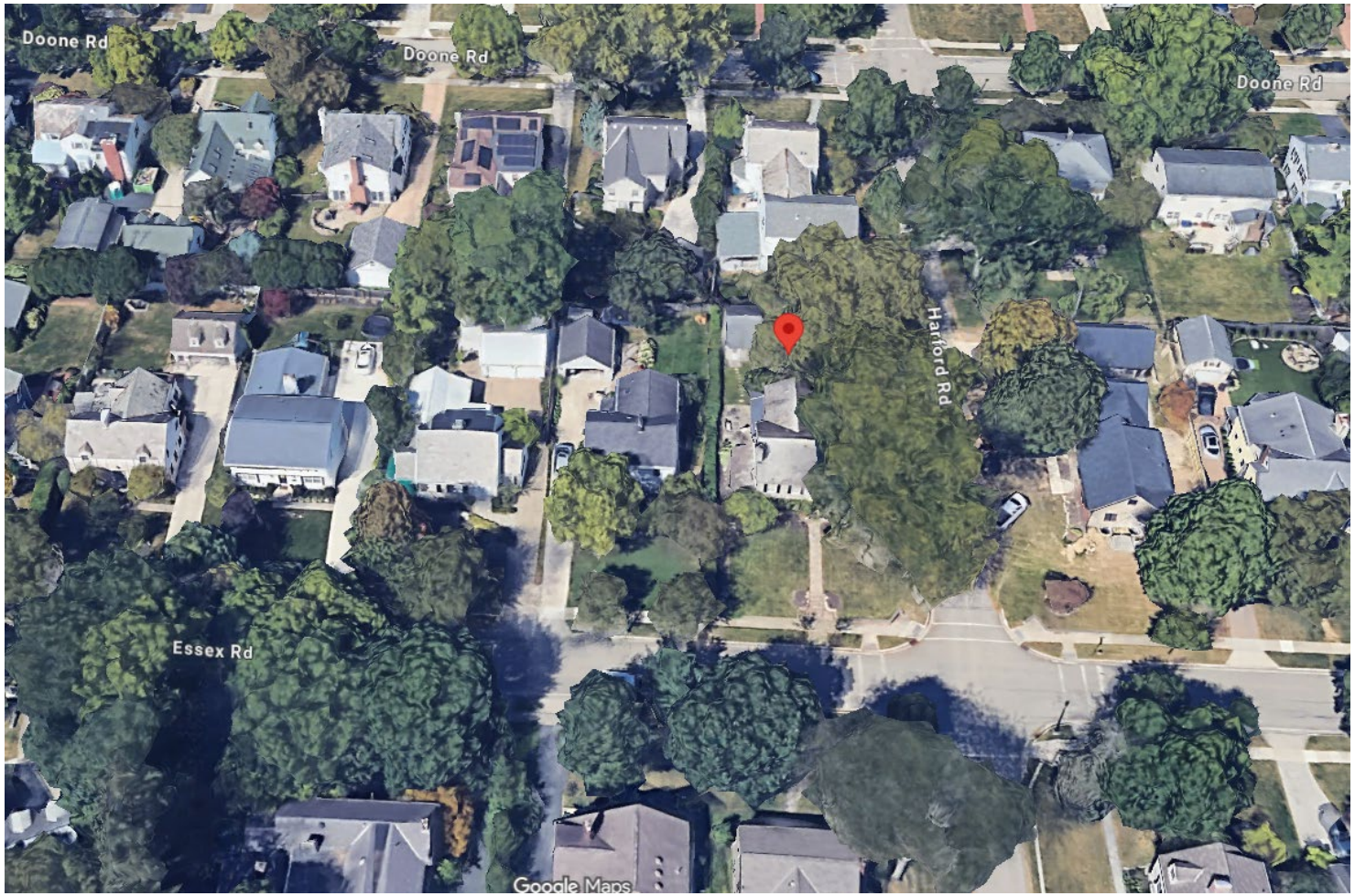
1.	1694 Essex Road_Staff Presentation
2.	1694 Essex Road_BZAP Application
3.	1694 Essex Road_Public Notices
4.	1694 Essex Road_Plans
5.	1694 Essex Road_Plans_Revised

1694 Essex Road

BZAP Staff Report Pictures | Variance Application 12-26

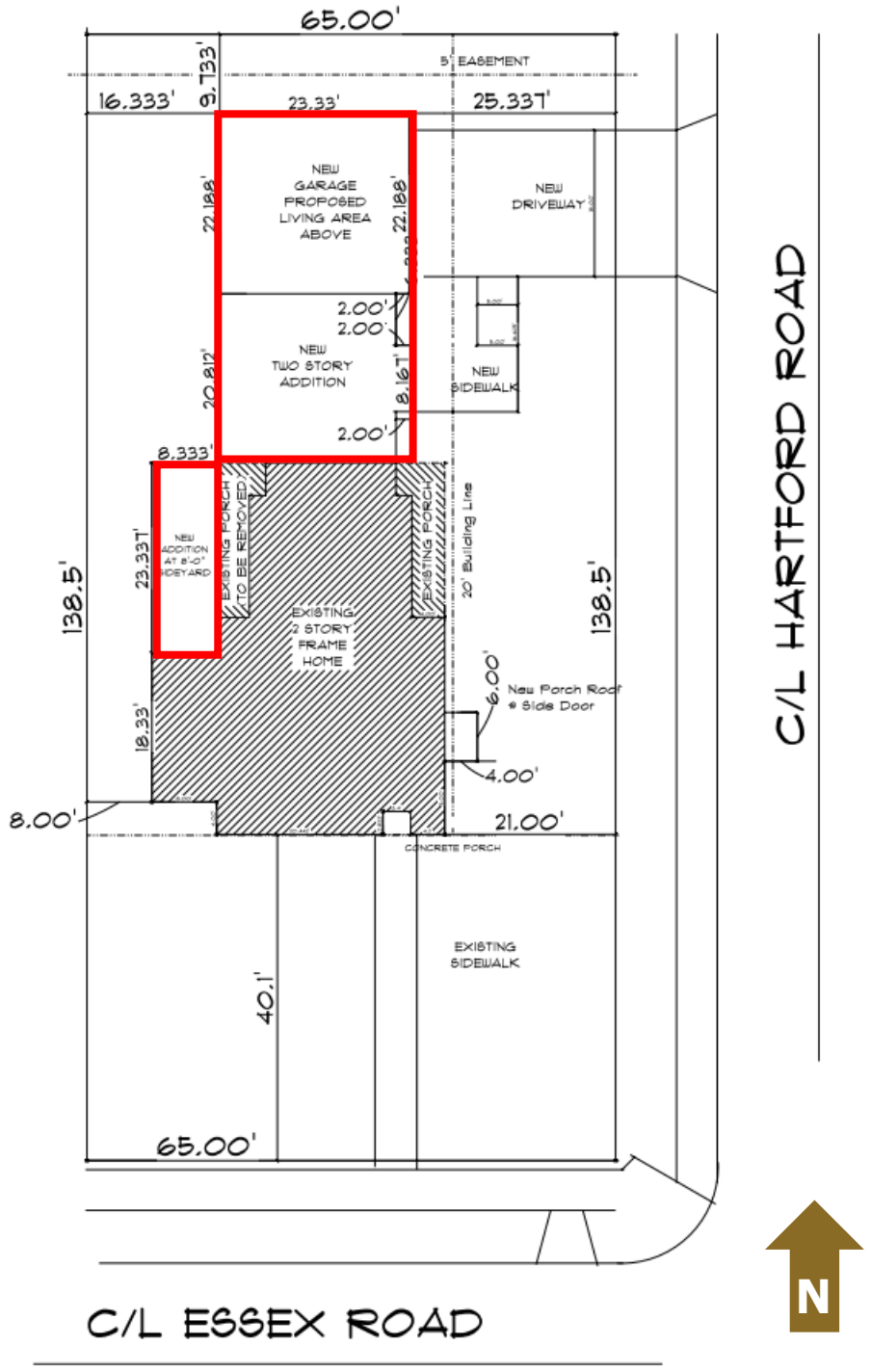
January 21, 2026

Google Maps ® Aerial

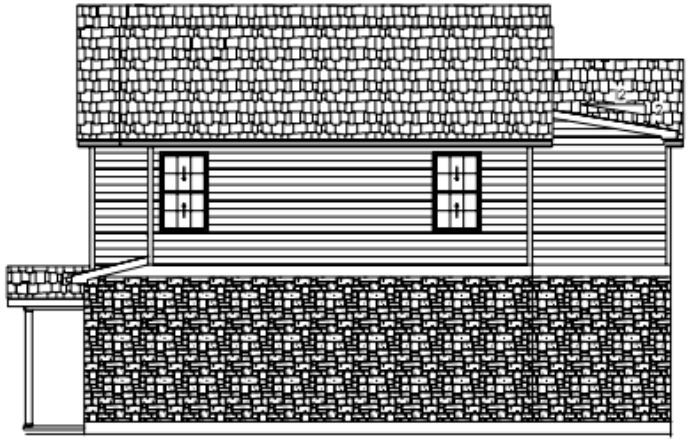


Proposed Site Plan

- Proposed improvements:
  - Demolish the existing detached garage
  - 2,640 SF two-story addition:
    - Garage, primary suite, dining room, sunroom, mudroom, game room, reading loft, and storage space
- Variances:
  - To encroach 7.34” into the side yard longwall setback where 11.34” is required
  - To allow a garage and two-story addition project 12 feet into the rear yard profile
  - To allow architectural deviations from the Residential Design Standards for Neighborhood Compatibility



Proposed Elevations



North (Rear) Elevation

East (Right) Elevation

West (Left) Elevation

Third-Party Architect Review/Alternative

Existing and Updated Essex Rendering

Existing and Updated Harford Rendering

Proposed West Elevation

Variance Request/Staff Recommendation

The proposal results in the following Variances to the Unified Development Ordinance (UDO):

- To encroach 7.34" into the side yard longwall setback where 11.34" is required (Article 5.02);
- To allow a garage and two-story addition to project 12 feet into the rear yard profile (Article 5.02);
- To allow architectural deviations from the Residential Design Standards for Neighborhood Compatibility (Article 7.17).

Staff recommends that the applicant continue refining the design, seek feedback from the Board, and postpone a final determination to the February BZAP Work Session.

Record No: 25-5748

Variance Application

Status: Active

Submitted On: 12/23/2025

Primary Location

1694 ESSEX RD
UPPER ARLINGTON, OH 43221

Owner

LEWIS ROBERT | CATERINO GINA
COLUMBUS OH 43221-3845

BZAP Information

BZAP Case #

Status

–

BZAP Determination Date

01/21/2026

Vote Tally

Primary Variance

Primary Planner

Taylor Mullinax

Findings of Fact for Approval/Denial

Variance Request

BZAP conditions

Variance Information

Describe Variance Request

A Variance to Section 6.01 Table 5-E to allow a Rear Yard Profile Coefficient Angle as noted on the Site Plan. and to Allow a Variance to Section 6.01 Side Yard Longwall to allow an Wall Length of 45'8' and to Further allow a Longwall Set Back as shown on the Site Plan.

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

The Existing Home was a smaller 3 Bedroom Two Story with a detached garage. The need for the family to have a 4 Bedroom Home requires a significant addition and the required cconnector structure to achieve this.

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

In neither case the granting of a variance is in keeping with other similar projects that were granted variances

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?

Numerous plan versions have been reviewed and it has been determined that this plan provides the space desired with fewer variances required than other options

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

Not and provide the 4 bedrooms desired

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

☑

Attachments

1694 Essex Site Plan.pdf
1694 Essex Site Plan.pdf
Uploaded by Gary Dunn on Dec 23, 2025 at 10:46 AM

Site Plan REQUIRED
1694 Essex Site Plan.pdf
Uploaded by Gary Dunn on Dec 23, 2025 at 10:44 AM

Elevations REQUIRED
ELEVATION RENDERING.pdf
Uploaded by Gary Dunn on Dec 23, 2025 at 10:36 AM

Floor Plans REQUIRED
Lewis Residence - 12222025.pdf
Uploaded by Gary Dunn on Dec 23, 2025 at 10:36 AM

Certificate of Notice Form (property owners within 100' of the property) REQUIRED
Certificate-of-Notice-Form-May-2023 (PDF).pdf
Uploaded by Gary Dunn on Dec 23, 2025 at 10:37 AM

Copy of Letter Mailed to Neighbors REQUIRED
Neighbor Letter.pdf
Uploaded by Gary Dunn on Dec 23, 2025 at 10:40 AM

Record Activity

Gary Dunn started a draft Record	12/22/2025 at 3:12 pm
Gary Dunn added file 1694 Essex Site Plan.pdf	12/23/2025 at 10:32 am
Gary Dunn added file ELEVATION RENDERING.pdf	12/23/2025 at 10:36 am
Gary Dunn added file Lewis Residence - 12222025.pdf	12/23/2025 at 10:36 am
Gary Dunn added file Certificate-of-Notice-Form-May-2023 (PDF).pdf	12/23/2025 at 10:37 am
Gary Dunn added file Neighbor Letter.pdf	12/23/2025 at 10:40 am
Gary Dunn removed file 1694 Essex Site Plan.pdf	12/23/2025 at 10:44 am
Gary Dunn added file 1694 Essex Site Plan.pdf	12/23/2025 at 10:44 am
Gary Dunn submitted Record 25-5748	12/23/2025 at 10:44 am
OpenGov system altered payment step Application Fees, changed status from Inactive to Active on Record 25-5748	12/23/2025 at 10:44 am
Gary Dunn added file 1694 Essex Site Plan.pdf to Record 25-5748	12/23/2025 at 10:46 am
Taylor Mullinax changed form field entry BZAP Determination Date from "" to "01/21/2026" on Record 25-5748	12/23/2025 at 11:17 am
Taylor Mullinax changed form field entry Primary Planner from "" to "Taylor Mullinax" on Record 25-5748	12/23/2025 at 11:17 am
OpenGov system completed payment step Application Fees on Record 25-5748	12/23/2025 at 12:58 pm

OpenGov system altered approval step Application Complete & Scheduled for BZAP Review, changed status from Inactive to Active on Record 25-5748	12/23/2025 at 12:58 pm
OpenGov system assigned approval step Application Complete & Scheduled for BZAP Review to Justin Milam on Record 25-5748	12/23/2025 at 12:58 pm
Taylor Mullinax reassigned approval step Application Complete & Scheduled for BZAP Review from Justin Milam to Taylor Mullinax on Record 25-5748	12/23/2025 at 1:16 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
Application Fees	12/23/2025, 10:44:36 AM	12/23/2025, 12:58:31 PM	Gary Dunn	-	Completed
✓ Application Complete & Scheduled for BZAP Review	12/23/2025, 12:58:31 PM	-	Taylor Mullinax	-	Active
✓ Board of Zoning & Planning Review	-	-	-	-	Inactive
BZAP Result	-	-	-	-	Inactive

12/22/2025

To Whom It May Concern,

I hope this letter finds you well. My name is Robert Lewis and my wife Gina, and I reside at 1694 Essex Rd, Upper Arlington, OH 43221. I am writing to inform you about a variance request we are pursuing with the City of Upper Arlington to allow for a decrease in the required Long Wall Side Yard requirements and in what is termed the Rear Yard Profile requirement. These are not extreme variances and have been granted in prior cases by the city.

The existing structure is currently within the city's required 10-foot side yard setback, which many home are as this was changed after the home was built. Our proposed addition will extend the single length of the current Long Wall from 22'4" to 44'-8" and continue an additional 43' at an offset of 16'-4" . Specifically we are requesting that our Long Side Wall be decreased from the required 17'-2" to 16'-4". Homes being in the side yard setback or having side walls longer than 40 feet are not uncommon in the area. The other variance relates to what is called the Rear Yard Profile, this is an imaginary sloping plan that the building roof cannot exceed.

As part of the variance request process, we, as homeowners, are required to notify neighbors within 100 feet of the property line. The application for variance will be reviewed by the Board of Zoning and Planning (BZAP) on January 21, 2026. The BZAP meetings begin at 6 PM and will be held at the Upper Arlington Municipal Services Center, located at 3600 Tremont Road, Upper Arlington, Ohio, 43221.

Thank you for taking the time to read this letter. If you have any questions about this process or need further information, please feel free to contact me.

Sincerely,

Robert and Gina Lewis

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Gary K. Dunn

Location of property subject to BZAP request: 1694 Essex Road

This application will be heard by the Board of Zoning and Planning on: Jaunary 21, 2026

Describe activity which requires Board of Zoning and Planning review:

Granting of variances for Long Wal Requirements and Rear yard Profile Requirements

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

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

mailed 12-26-25

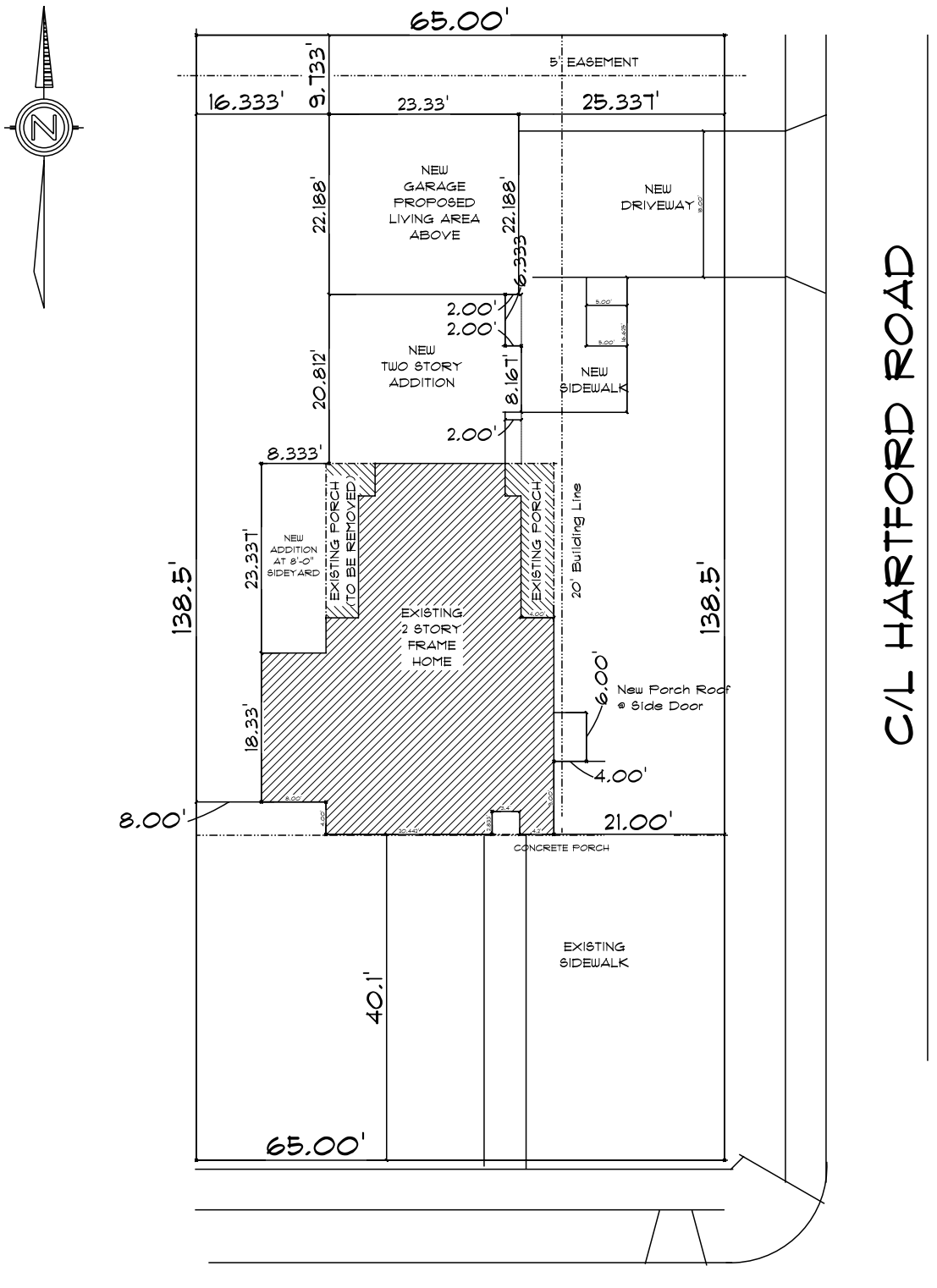
Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1710 Essex Rd.	Carol J Miller	1238 Willow Creek St. NE North Canton, OH 44720	9589071052706664 77 0 2649
1711 Essex Rd.	John F. Martin	1711 Essex Rd, Columbus OH 43221	Lana Martin
1695 Doone Rd.	John M. Schueler	1695 Doone Rd. Columbus, OH 43221	John Schueler
1699 Essex Rd.	Robert M. Murphy	1699 Essex Rd. Columbus, OH 43221	9589 0710 5270 3522 1576 62
1676 Essex Rd.	Cindy L. Kruse	1676 Essex Rd. Columbus, OH 43221	
1687 DOONE RD	Daniel Haugen	1687 DOONE RD COLUMBUS 43221	
1703 DOONE RD	Lisa A Lex	1703 DOONE RD COLUMBUS 43221	Lisa A. Lex
1673 DOONE RD	Jason S Haren	1673 DOONE RD COLUMBUS 43221	
1695 ESSEX RD	Lara J.Minor	1695 ESSEX RD COLUMBUS 43221	
1681 ESSEX RD	Christopher Kimmet	1681 ESSEX RD COLUMBUS 43221	
1700 ESSEX RD	Ralph W. Curcio	1700 ESSEX RD COLUMBUS 43221	
1694 Essex Rd.	Robert Lewis	1694 Essex Rd Columbus 43221	
3600 Reed Rd unit 27	Robert Murphy	3600 Reed Rd unit 27 Columbus oh 43220	9589 0710 5270 2650 0574 93 mailed 12-27-25

Applicant Signature:

Date: 12/26/25

1694 ESSEX ROAD
PARCEL # 070-001868-00

1" = 20'



ITEM	SF	%
TOTAL LOT AREA	9,003	100%
EXISTING HOME	1,198	
EXISTING GARAGE	440	
EXISTING PORCHES	182	
NEW ADDITION	683	
ADDITIONAL NEW GARAGE	72	
ADDITIONAL PORCHES	24	
TOTAL BLDG COVERAGE	2,599	28.8%
* * * * * * * * * * * * * * * * *		
TOTAL FRONT YARD AREA	4,672	100%
TOTAL FRONT YARD COVERAGE	814	17.4%
* * * * * * * * * * * * * * * * *		
TOTAL LOT AREA	9,003	100%
TOTAL BUILDING/PORCH AREA	2,599	
TOTAL SIDEWALK AREA	340	
DRIVEWAY	474	
TOTAL DEVELOPMENT COVERAGE	3,413	37.9%

BUILDING CODE STATEMENT

Where applicable and not explicitly stated all construction shall conform to the requirements of the 2019 Residential Code of Ohio (RCO)

PLAN INDEX

C-1 Cover Sheet	A-6 Roof Framing	
A-1.1 Existing Fndn Plan	A-7 Roof Framing Plan	
A-1.2 Foundation Plan	MEP HVAC/Electric Plan	
A-2.1 Existing 1st Flr Plan	D-1 Details	
A-2.2 1st Flr Demo Plan		
A-2.3 1st FLr Plan		
A-3 2nd Flr Plan		
A-4 Elevation Plan		
A-5 1st/2nd Flr Framing Plan		

DOOR OPENING SCHEDULE

1/6 x 6/8 Prehung Door	1'-8" X 6'-10 1/2"
2/0 x 6/8 Prehung Door	2'-2" X 6-'10 1/2"
2- 2/0 x 6/8 Prehung Door	4'-2" X 6'-10 1/2"
2/4 x 6/8 Prehung Door	2'-6" X 6-'10 1/2"
2/6 x 6/8 Prehung Door	2'-8" X 6'-10 1/2"
2- 2/6 x 6/8 Prehung Door	5'-2" X 6'-10 1/2"
2/8 x 6/8 Prehung Door	2'-10" X 6'-10 1/2"
4/0 x 6/8 Bifold Door	4'-1 1/2" X 6'-10"
5/0 x 6/8 Bifold Door	5'-1 1/2" X 6'-10"
6/0 x 6/8 Bifold Door	6'-1 1/2" X 6'-10"
3/0 x 6/8 Entrance Door	3'-2" X 6-10 1/2"
2/8 x 6/8 House/Garage Door	2'-10" X 6'-10 1/2"
5/0 x 6/8 Sliding Patio Door	5'-2" x 6'-10"
6/0 x 6/8 Sliding Patio Door	6'-2" x 6'-10"

STRUCTURAL DESIGN DATA

Live Load - Dwelling	40 Lb/SF
Live Load - Sleep Rms	30 Lb/SF
Live Load - Roof	20 Lb/SF
Dead Load	10 Lb/SF
Ground Snow Load	20 Lb/SF
Wind Speed	115 MPH
Wind Pressure	20.7 Lb/SF
Lumber Grade/Species	#2 SPF Unless Noted
Seismic Zone	A
Weathering/Frost Depth	Severe/36"
Termite Infestation	Moderate to Heavy
Decay Probability	Slight to Moderate
Ice Shield Required	Yes
Flood Hazards	A

GENERAL FRAMING NOTES

All interior dimensions are face of stud

All exterior dimensions are from outside of sheathing.

Unless otherwise noted interior walls are 3-1/2"

Unless otherwise noted exterior walls are 4"

Unless otherwise noted headers are #2 SPF

Unless otherwise noted joists are #2 SPF

AREA SCHEDULE

Area	Sq FT
Existing 1st Floor	1,244
Add 1st Floor	780
Total 1st Floor	2,024
Existing 2nd Floor	1,183
Add 2nd floor	1,036
Total Area	5,084

C-1 SHEET:

1 /4 PAGE:

Lewis Residence
1694 Essex Rd.
Columbus, Ohio 43221

SCALE: 1/4" = 1'-0"
DRAWN BY: Gary Dunn
DATE: 1/8/2026

Plan Revisions

#	Date	Description

Plans are the property of:
Custom Home Building Consultants LLC
Use by anyone other than the purchaser of a Project Set is prohibited.

These plans are drawn in substantial conformity to the 2019 Ohio Residential Code, but, the Owner and/or Builder utilizing these plans shall be SOLELY RESPONSIBLE for insuring the plans meet all applicable local building codes and requirements.

Prior to construction, the plans should be reviewed by a licensed structural engineer to insure structural components are properly designed to comply with local building codes seismic conditions, snow loads, wind and other site and/or special conditions that may affect the structure.

All dimensions to be verified prior to construction.

Custom Home Building Plan Drawer

Custom Home Building Consultants
3060 Abbey Knoll Dr.
Lewis Center, OH 43035
Phone: 614 496-0589
[redacted]

1694 ESSEX ROAD

SCALE:	0.16" = 1'-0"
DRAWN BY:	Gary Dunn
DATE:	1/8/2026

Lewis Residence

1694 Essex Rd.
Columbus, Ohio 43221

SHEET: A-4

PAGE: 4 /4

Plan Revisions

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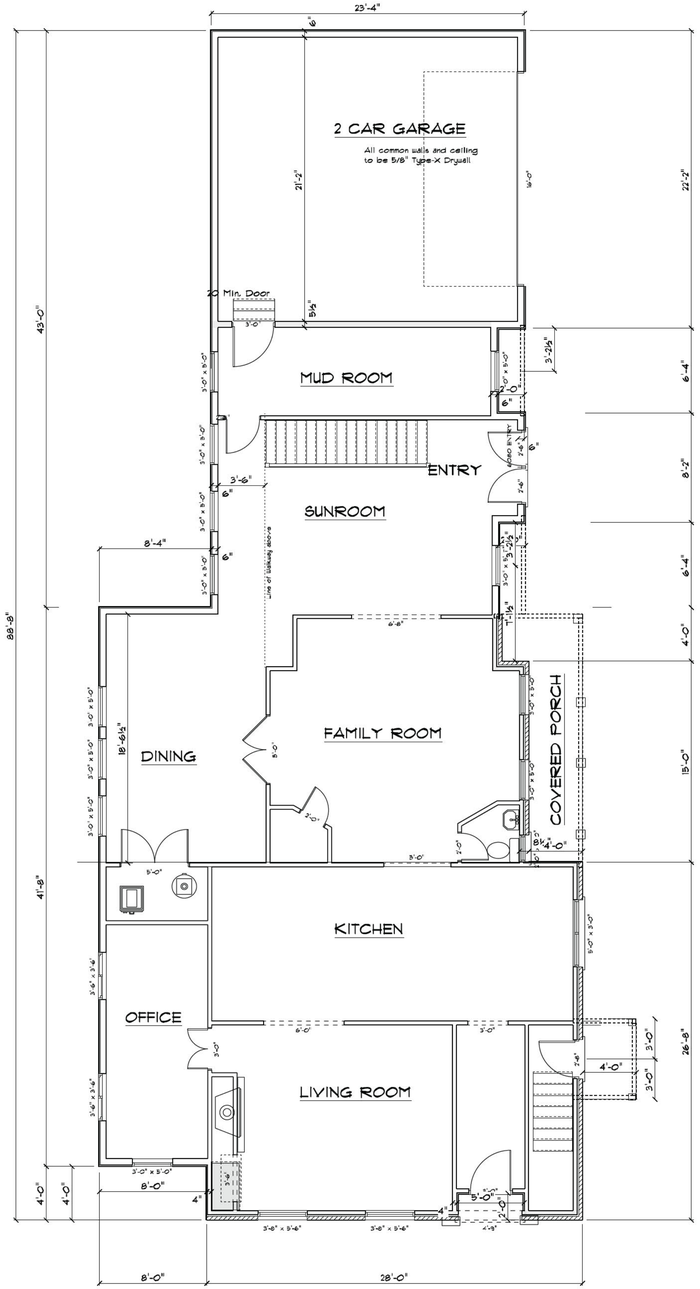
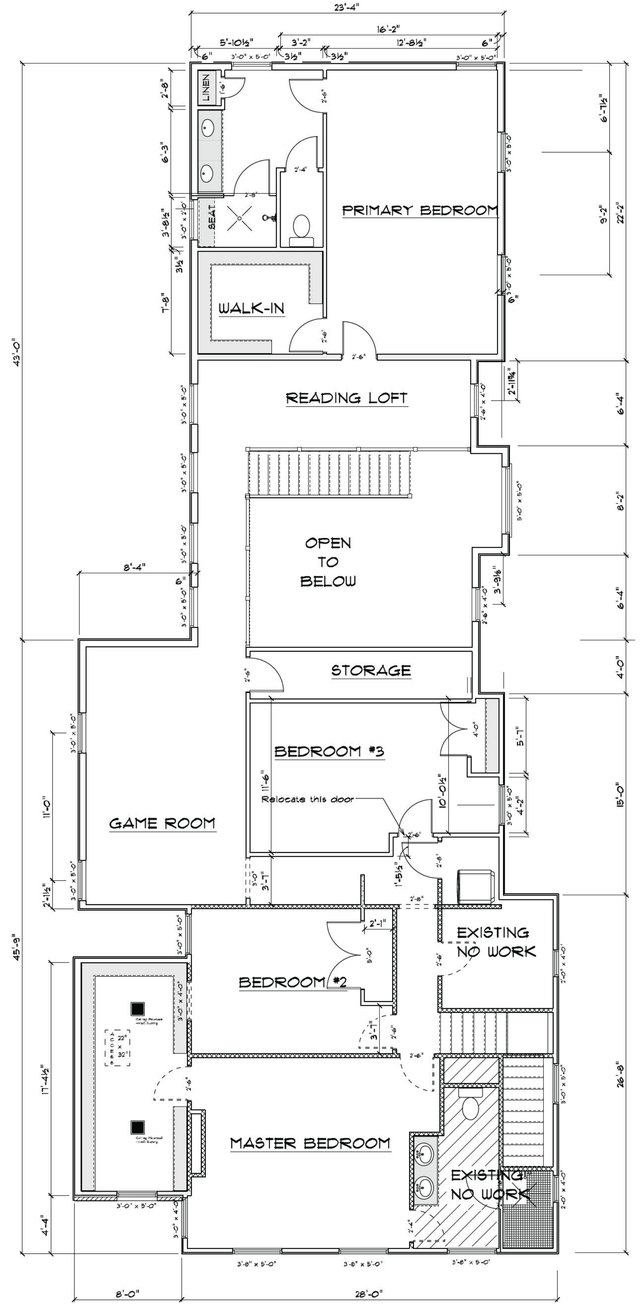
Lewis Center, OH 43035
Phone: 614 496-0589
[redacted]



1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"



2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"

Lewis Residence

1694 Essex Rd.
Columbus, Ohio 43221

SHEET: A-2

PAGE: 2 /4

SCALE: 3/16" = 1'-0"

DRAWN BY: Gary Dunn

DATE: 1/8/2026

Plan Revisions

#	Date	Description

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All dimensions to be verified prior to construction.

Custom Home Building Plan Drawer

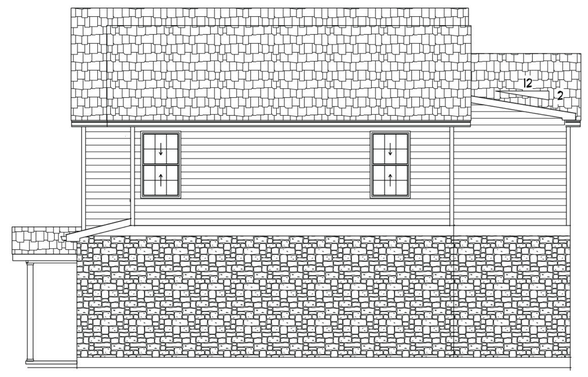
Custom Home Building Consultants
3060 Abbey Knoll Dr.
Lewis Center, OH 43035
Phone: 614 496-0589
[redacted]

LEFT ELEVATION

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

RIGHT ELEVATION

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



REAR ELEVATION-N

SCALE: 3/16" = 1'-0"

A-3
SHEET:

3 /4
PAGE:

Lewis Residence
1694 Essex Rd.
Columbus, Ohio 43221

SCALE: As Noted
DRAWN BY: Gary Dunn
DATE: 1/8/2026

Plan Revisions

#	Date	Description

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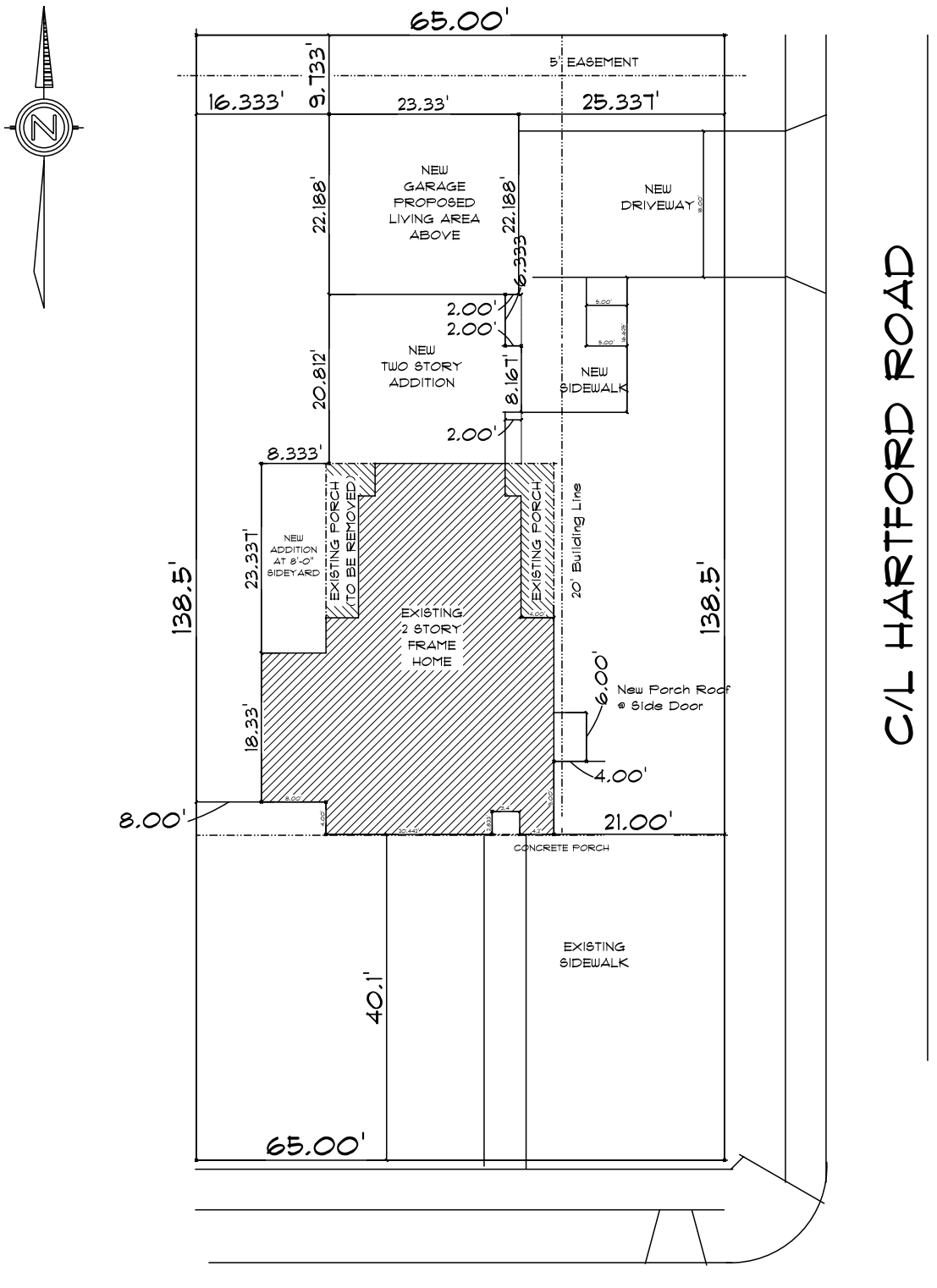
All dimensions to be verified prior to construction.

Custom Home Building Consultants
3060 Abbey Knoll Dr.
Lewis Center, OH 43035
Phone: 614 496-0589
[redacted]

1694 ESSEX ROAD
PARCEL # 070-001868-00

1" = 20'



ITEM	SF	%
TOTAL LOT AREA	9,003	100%
EXISTING HOME	1,198	
EXISTING GARAGE	440	
EXISTING PORCHES	182	
NEW ADDITION	683	
ADDITIONAL NEW GARAGE	72	
ADDITIONAL PORCHES	24	
TOTAL BLDG COVERAGE	2,599	28.8%
* * * * * * * * * * * * * * * *		
TOTAL FRONT YARD AREA	4,672	100%
TOTAL FRONT YARD COVERAGE	814	17.4%
* * * * * * * * * * * * * * * *		
TOTAL LOT AREA	9,003	100%
TOTAL BUILDING/PORCH AREA	2,599	
TOTAL SIDEWALK AREA	340	
DRIVEWAY	474	
TOTAL DEVELOPMENT COVERAGE	3,413	37.9%

BUILDING CODE STATEMENT

Where applicable and not explicitly stated all construction shall conform to the requirements of the 2019 Residential Code of Ohio (RCO)

PLAN INDEX

C-1 Cover Sheet	A-6 Roof Framing	
A-1.1 Existing Fndn Plan	A-7 Roof Framing Plan	
A-1.2 Foundation Plan	MEP HVAC/Electric Plan	
A-2.1 Existing 1st Flr Plan	D-1 Details	
A-2.2 1st Flr Demo Plan		
A-2.3 1st FLr Plan		
A-3 2nd Flr Plan		
A-4 Elevation Plan		
A-5 1st/2nd Flr Framing Plan		

DOOR OPENING SCHEDULE

1/6 x 6/8 Prehung Door	1'-8" X 6'-10 1/2"
2/0 x 6/8 Prehung Door	2'-2" X 6-'10 1/2"
2- 2/0 x 6/8 Prehung Door	4'-2" X 6'-10 1/2"
2/4 x 6/8 Prehung Door	2'-6" X 6-'10 1/2"
2/6 x 6/8 Prehung Door	2'-8" X 6'-10 1/2"
2- 2/6 x 6/8 Prehung Door	5'-2" X 6'-10 1/2"
2/8 x 6/8 Prehung Door	2'-10" X 6'-10 1/2"
4/0 x 6/8 Bifold Door	4'-1 1/2" X 6'-10"
5/0 x 6/8 Bifold Door	5'-1 1/2" X 6'-10"
6/0 x 6/8 Bifold Door	6'-1 1/2" X 6'-10"
3/0 x 6/8 Entrance Door	3'-2" X 6-10 1/2"
2/8 x 6/8 House/Garage Door	2'-10" X 6'-10 1/2"
5/0 x 6/8 Sliding Patio Door	5'-2" x 6'-10"
6/0 x 6/8 Sliding Patio Door	6'-2" x 6'-10"

STRUCTURAL DESIGN DATA

Live Load - Dwelling	40 Lb/SF
Live Load - Sleep Rms	30 Lb/SF
Live Load - Roof	20 Lb/SF
Dead Load	10 Lb/SF
Ground Snow Load	20 Lb/SF
Wind Speed	115 MPH
Wind Pressure	20.7 Lb/SF
Lumber Grade/Species	#2 SPF Unless Noted
Seismic Zone	A
Weathering/Frost Depth	Severe/36"
Termite Infestation	Moderate to Heavy
Decay Probability	Slight to Moderate
Ice Shield Required	Yes
Flood Hazards	A

GENERAL FRAMING NOTES

All interior dimensions are face of stud

All exterior dimensions are from outside of sheathing.

Unless otherwise noted interior walls are 3-1/2"

Unless otherwise noted exterior walls are 4"

Unless otherwise noted headers are #2 SPF

Unless otherwise noted joists are #2 SPF

AREA SCHEDULE

Area	Sq FT
Existing 1st Floor	1,244
Add 1st Floor	780
Total 1st Floor	2,024
Existing 2nd Floor	1,183
Add 2nd floor	1,036
Total Area	5,084

C-1 SHEET:

1 /4 PAGE:

Lewis Residence
1694 Essex Rd.
Columbus, Ohio 43221

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

DRAWN BY: Gary Dunn

DATE: 1/17/2026

Plan Revisions

#	Date	Description

Plans are the property of:
Custom Home Building Consultants LLC
Use by anyone other than the purchaser of a Project Set is prohibited.

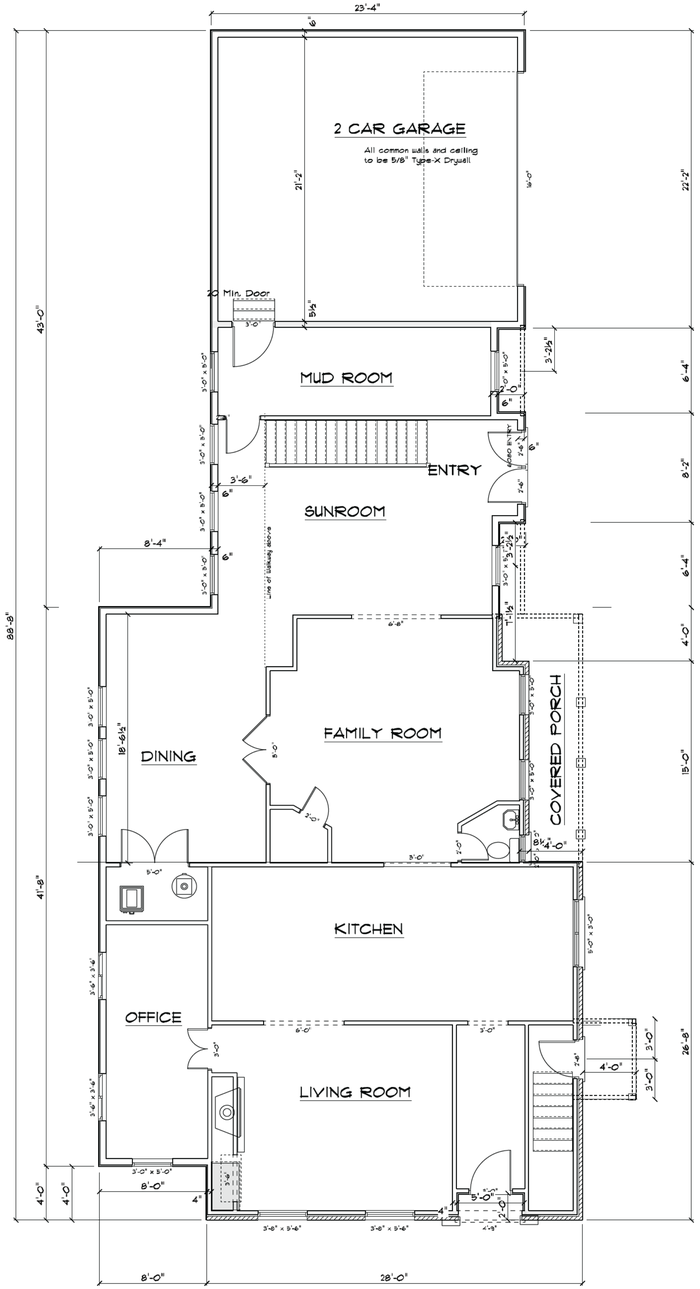
These plans are drawn in substantial conformity to the 2019 Ohio Residential Code, but the Owner and/or Builder utilizing these plans shall be SOLELY RESPONSIBLE for insuring the plans meet all applicable local building codes and requirements.

Prior to construction, the plans should be reviewed by a licensed structural engineer to insure structural components are properly designed to comply with local building codes seismic conditions, snow loads, wind and other site and/or special conditions that may affect the structure.

All dimensions to be verified prior to construction.

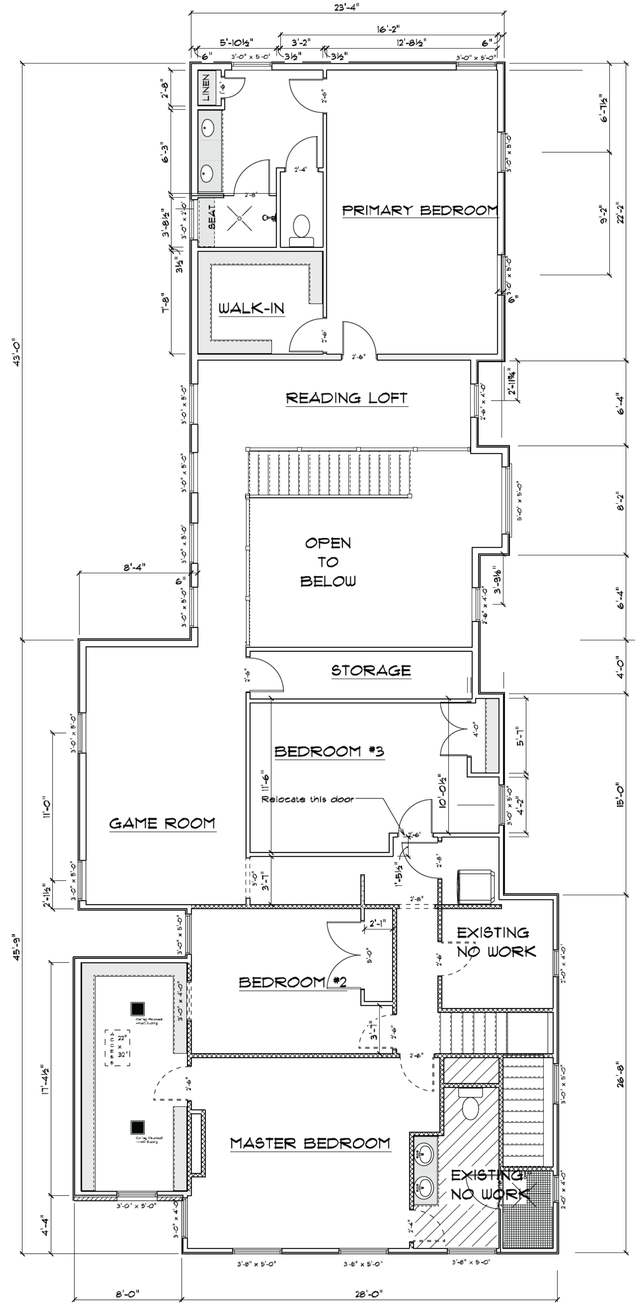
Custom Home Building Plan Drawer

Custom Home Building Consultants
3060 Abbey Knoll Dr.
Lewis Center, OH 43035
Phone: 614 496-0589
Email: [redacted]



1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"



2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

DRAWN BY: Gary Dunn

DATE: 1/17/2026

Lewis Residence

1694 Essex Rd.
Columbus, Ohio 43221

SHEET: A-2

PAGE: 2 /4

Plan Revisions

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Custom Home Building Plan Drawer

Custom Home Building Consultants
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Lewis Center, OH 43035
Phone: 614 496-0589
Email: [redacted]

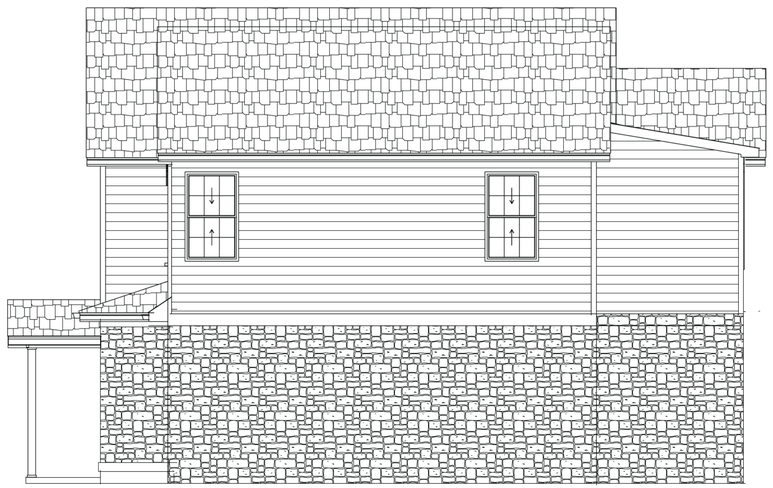
REDUCED WALL HEIGHT TO 7'6" TO MATCH
ROOF LINE OF EXISTING HOME

REAR YARD ROOF PROFILE

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

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

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



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

A-3
SHEET:

3 /4
PAGE:

Lewis Residence
1694 Essex Rd.
Columbus, Ohio 43221

SCALE: 1/4" = 1'-0"
DRAWN BY: Gary Dunn
DATE: 1/17/2026

Plan Revisions

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All dimensions to be verified prior to construction.

Custom Home Building Plan Drawer

Custom Home Building Consultants
3060 Abbey Knoll Dr.
Lewis Center, OH 43035
Phone: 614 496-0589
Email: [redacted]

1694 ESSEX ROAD

Lewis Residence	A-4 SHEET:
1694 Essex Rd. Columbus, Ohio 43221	4 /4 PAGE:

SCALE: 0.16" = 1'-0"
DRAWN BY: Gary Dunn
DATE: 1/17/2026

Plan Revisions

#	Date	Description

Plans are the property of:
Custom Home Building Consultants LLC
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These plans are drawn in substantial conformity to the 2019 Ohio Residential Code, but the Owner and/or Builder utilizing these plans shall be SOLELY RESPONSIBLE for insuring the plans meet all applicable local building codes and requirements.

Prior to construction, the plans should be reviewed by a licensed structural engineer to insure structural components are properly designed to comply with local building codes seismic conditions, snow loads, wind and other site and/or special conditions that may affect the structure.

All dimensions to be verified prior to construction.

Custom Home Building Consultants
3060 Abbey Knoll Dr.
Lewis Center, OH 43035
Phone: 614 496-0589
Email: [redacted]

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 21, 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 lots, as well as its guiding language.

Site Description/History

The Canterbury Woods subdivision is located at the northeast corner of Riverside Drive and W. Lane Avenue, northwest of the Scioto Country Club. The subdivision was platted in 1957 as nine lots and includes parcels with frontage on Leeds Road, Charing Road, Riverside Drive, and W. Lane Avenue. Lot sizes largely range between 0.40 and 0.65 acres; most parcels are wider than they are deep, some have been combined with other lots. Typical building setbacks include 40 feet along Leeds Road, 25 feet to 40 feet along Charing Road, 40 feet along Riverside Drive, and 75 to 125 feet along W. Lane Avenue. The subdivision includes seven properties zoned R-1c, One-Family Residence District, and two parcels zoned R-2, One-to-Four Family Residential District. Five of the seven single-family zoned parcels include homes; two are vacant, including the subject property, 2521 Charing Road. Condominiums are built on two multi-family residentially-zoned properties, which are bounded by Riverside Drive and Charing Road. Charing and Leeds Road are unimproved streets and do not include curb and gutter. Mature trees are located throughout the subdivision, including a large wooded area along W. Lane Avenue. The entire subdivision slopes dramatically from the western edge to Riverside Drive (30+ feet). A shared-use path was recently installed by the City within W. Lane Avenue right-of-way, and will connect to a new path being installed this summer along the west side of Riverside Drive.

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 subdivision. The applicant is seeking a recommendation from the Board to City Council to approve the plat amendment. Review by City Council is tentatively scheduled for January 26, 2026.

The applicant attended the January 7, 2026, BZAP Work Session to introduce and discuss the application. Staff provided an overview and history of the application, which included past plat amendments and other reviews by the Board. Staff explained that the originally published Work Session summary had been updated after determining that this is only a plat amendment application and does not include a minor subdivision with variances. The minor subdivision standards may be used by the Board to aid in its determination whether to recommend approval of the plat amendment. The Board appeared to be largely supportive of

the proposed plan. No comments have been submitted to the City relative to this application.

Abbreviated History:

- 2012: BZAP and City 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). This includes a landscape preservation buffer along W. Lane Avenue;
- 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 Franklin County Auditor 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 subdivision 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

This plat amendment application 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; Lots #5A and 6A will have frontage on Charing Road and W. Lane Avenue, while Lot #5B will have three street frontages. It also amends the subdivision plat language so that single-family homes could be built on each of those three lots.

All three proposed parcels meet minimum R-1c zoning standards for minimum lot area (9,000 SF or 0.21 acre) and minimum lot frontage (75 feet):

- Lot 5B = 0.469 acres w/ 97, 160, and 135 feet of frontage
- Lot 5A = 0.491 acres w/ 92 and 103 feet of frontage
- Lot 6A = 0.609 acres w/ 91 and 103 feet of frontage

Exhibits demonstrating buildable areas have been provided, confirming building setbacks and preservation areas. Requested exhibits for schematic home footprints and designs were unfortunately not provided. If approved, Building Permits will undergo review to ensure they adhere to the City's neighborhood compatibility standards, which also include building, engineering, and forestry reviews. Considering existing structures and the proposed property measurements, new homes could reach a height of 35 feet. Brick or stone serves as the main building material, with a mix of architectural designs present.

The City Engineer and Fire Chief have stated that access for the three parcels must be from Charing Road only; the applicant has agreed to this condition. Visual clearance from its intersection with Leeds Road will be important due to mature trees and topography.

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.

The City's Public Service Director issued a Letter of Adequacy (see #4 above), which advised that adequate access and capacity exist for all utilities except sanitary sewer. An issue was identified where the easternmost lot did not have access to it. The property will be serviced via a lateral and easement across the middle parcel, and will tie in directly to the main line under Charing Road. This plan has been approved by the Public Services Director and City Engineer.

Alternatives

If the plat amendment is not approved, the applicant could build two houses on the two lots (using the triangle parcel as approved for setback lines on that home), or wait on the outcome of the pending court case seeking a plat revision. Alternatively, the applicant may choose to wait to redevelop these properties at a future time.

Requested Action and Findings

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, and has been addressed and approved. The applicant intends to utilize a private utility easement and sewer lateral from Lot #5A to Lot #5B, and to the existing main line north of Lot #5A, to provide service to this property.

In its recommendation for approval or denial recommendation to City Council, the Board will have to identify those unusual or exceptional factors that are present to avoid undue hardship. Some potential factors to consider include, but are not limited to: lot sizes and frontages meeting minimum zoning standards, the preservation of mature trees along the south portion of the subdivision, or limited access to/from a neighborhood street only.

Attachments

1.	2521 Charing Rd_Staff Presentation
2.	2521 Charing Rd_Application
3.	2521 Charing Rd_Notice
4.	2521 Charing Rd_Existing Canterbury Woods Plat
5.	2521 Charing Rd_Proposed Plat
6.	2521 Charing Road - Letter of Adequacy
7.	2521 Charing Rd_Sanitary Sewer Access Memo
8.	Work Session Summary - 2521 Charing Road revised

2521 Charing Road Plat Amendment

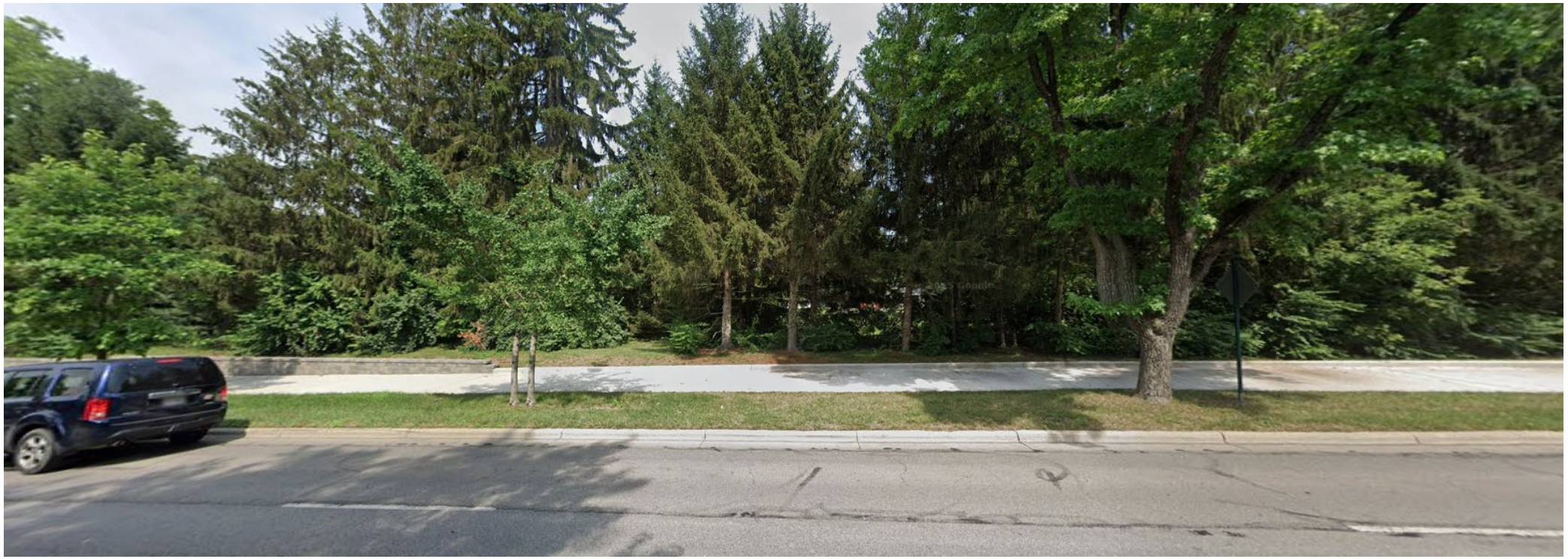
Board of Zoning and Planning Review | Ord 1-26

Google Maps ® Aerial – Looking North

Existing Conditions (from Charing Road)

Existing Conditions (from middle of site)

Summer Conditions (from W. Lane Avenue)



Area Zoning Map

R-1c, One-Family Residence District

Scioto Country Club, Residential Suburban District

R-2, One-to-Four Family Residential District

Plat Amendment, 2012

RECORD OF ORDINANCES
CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 75-2012

TO ACCEPT A PLAT AMENDMENT TO REDUCE THE BUILDING SETBACK LINE ALONG WEST LANE AVENUE FROM 125 FEET TO 50 FEET FOR LOT 5 AND FROM 125 FEET TO 75 FEET FOR LOT 6 OF THE CANTERBURY WOODS SUBDIVISION AND DECLARING AN EMERGENCY

WHEREAS, the applicant has made application for a plat amendment in accordance with the Codified Ordinances of the City of Upper Arlington; and

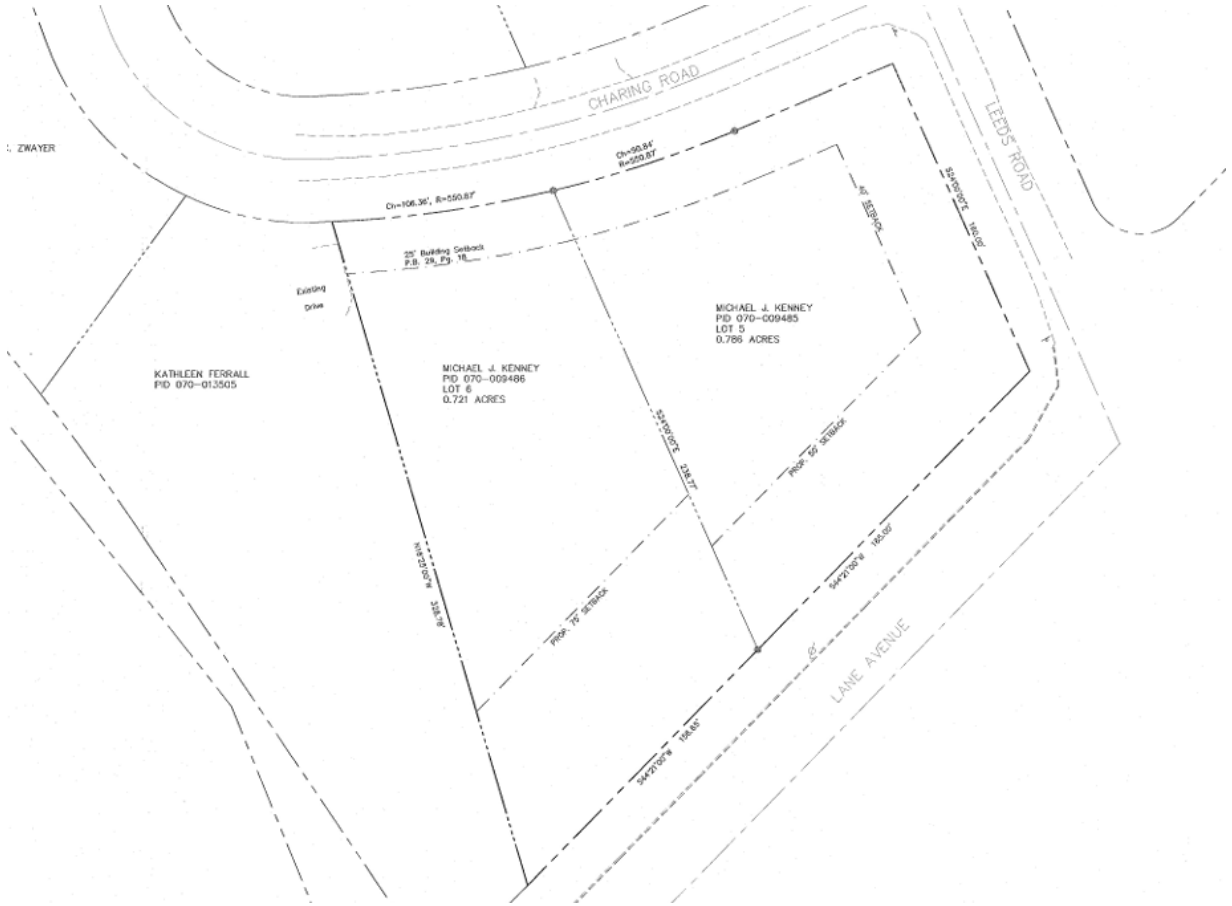
WHEREAS, the Board of Zoning and Planning reviewed the application at their November 19, 2012 meeting and has made a recommendation of approval to City Council subject to one condition: *that the established landscape buffer along West Lane Avenue be maintained at a minimum 75 percent opacity*;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

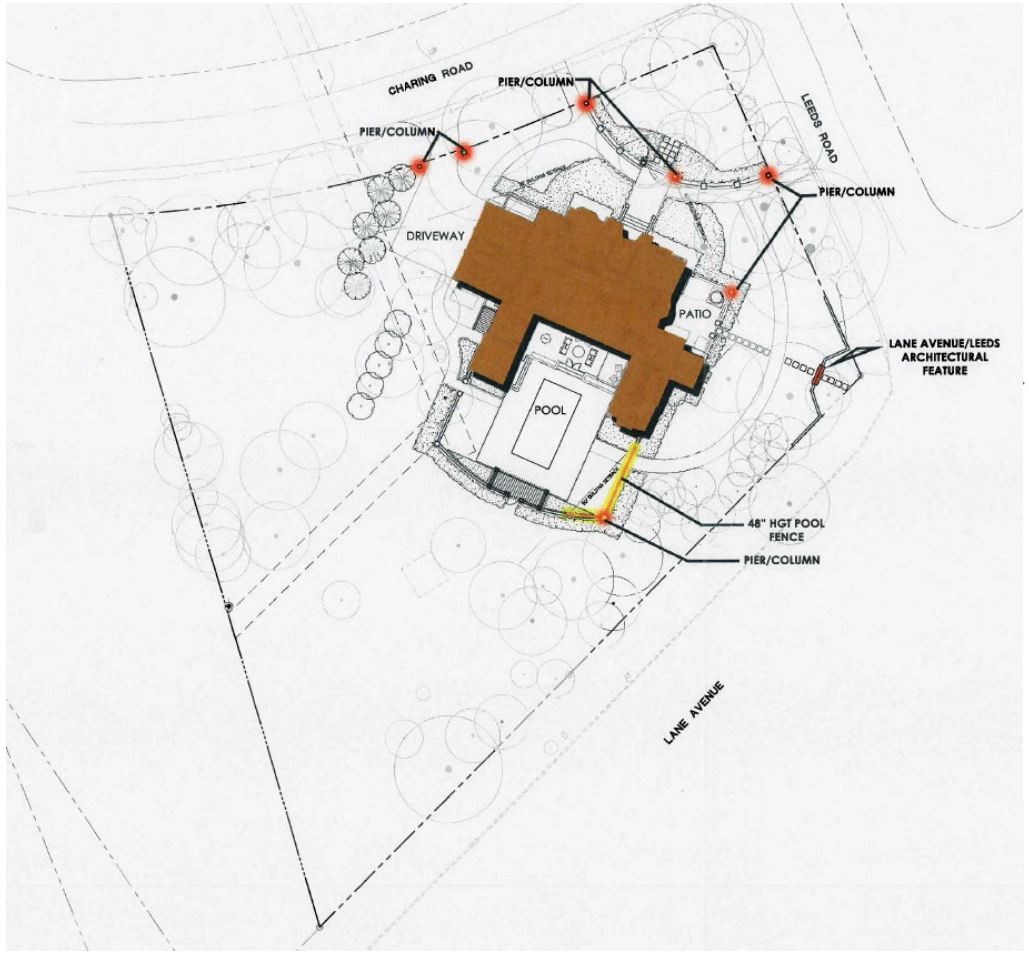
SECTION 1. That the plat amendment to reduce the building setback line along West Lane Avenue from 125 feet to 50 feet for Lot 5 and from 125 feet to 75 feet for Lot 6 of the Canterbury Woods Subdivision, approved by the Board of Zoning and Planning on November 19, 2012, is hereby accepted subject to the landscape buffer along West Lane Avenue being maintained at a minimum 75 percent opacity.

SECTION 2. That this ordinance is hereby declared to be an emergency measure for the preservation of the public peace, health and safety in this City, therefore this Ordinance shall take effect immediately upon passage.

PASSED: December 10, 2012



Proposed House, 2013-14



2014

MINOR SUBDIVISION APPLICATION
(Lot Split – Lot Line Adjustment)
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT, UPPER ARLINGTON, OHIO
UDO 4.05(P) and 4.07(S)

CK# 3656 $161

Filing Date: 12/02/2013 1-6-14	Application No.: 2014-00000002	Filing Fee: PAID $~~X~~.00 #350.00

Submission Requirements: See attached for information required. Note: Information may be submitted electronically.

Minor Subdivision Types

LOT LINE ADJUSTMENT: means the sale or exchange of land between adjoining lots, where such sale or exchange does not create an additional buildable lot or lots and where the lot or lots resulting are not reduced below what is the minimum required to constitute a buildable lot.

LOT SPLIT: means the division of a parent lot into not more than 4 additional lots, for the purpose of transfer of ownership of all or a portion thereof and where the lot or lots resulting are not reduced below the minimum standards required to constitute a buildable lot. A lot split of more than 4 additional lots or involving the opening, widening of any street or easement of access must go through major process.

Applicant(s) Name: Thomas M. Warner	Email: twarner@advancedcivildesign.com	Phone: 614-428-7743
Applicant(s) Mailing Address(es): 422 Beecher Road Gahanna, Oh 43230		
Owner(s) Name(s): Michael J. Kenney	Email: mkenney@triangle-drk.com	Phone: 614-901-2400
Owner(s) Mailing Address(es): 470 Olde Worthington Road Suite 470 Westerville, Oh 43082		

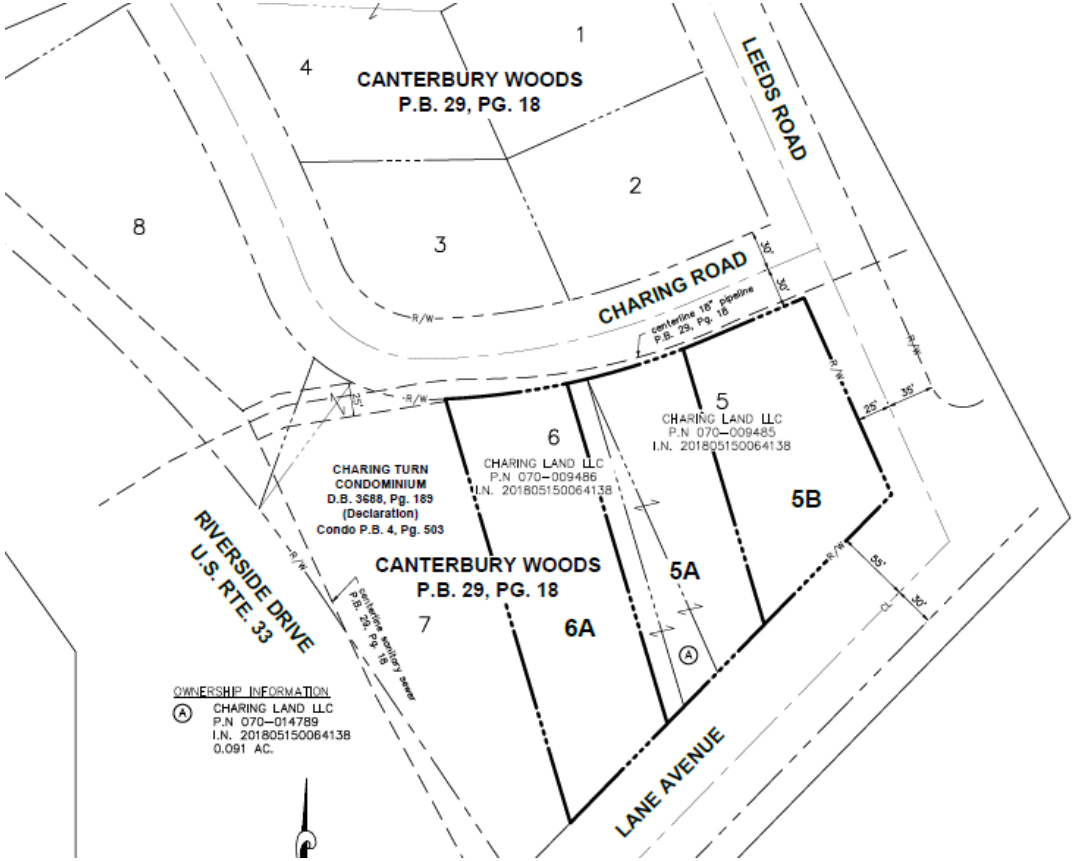
LOCATION, ZONING, SIZE, AND USE:

Property Located At: (street no. and name)	2521 Charing Road
Side of Street: (N, S, E, W)	South
Between What Streets, or:	Charing Road, Leeds Road & Lane Avenue
At What Intersection:	Charing Road, Leeds Road & Lane Avenue
Present Zoning Classification:	R-1C One-Family Residence
Present Land Use: (single family residence, office, commercial, etc.)	Single Family Residence
No. of Existing Acres Affected:	1.507 Acres

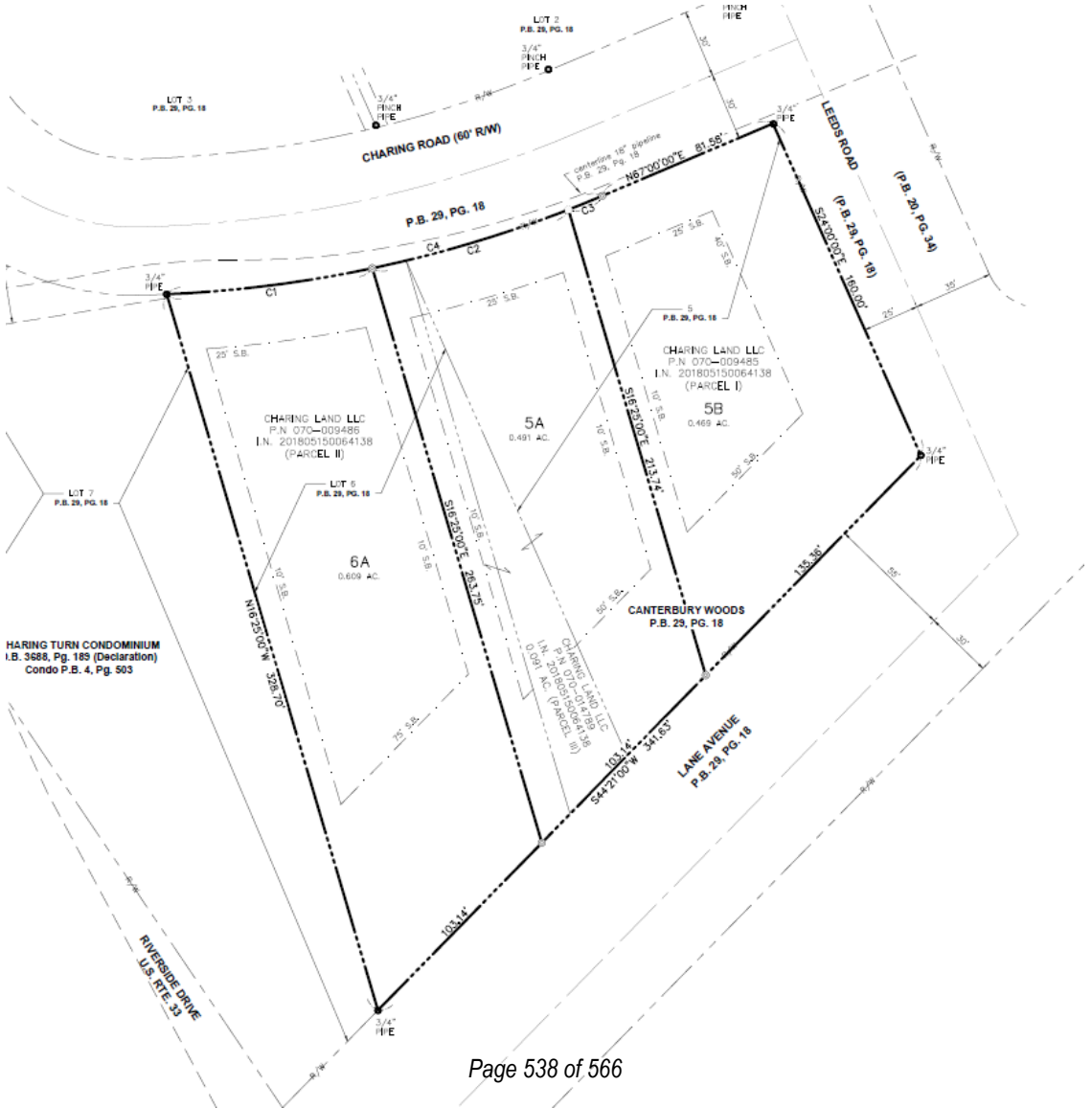
ANSWER THE FOLLOWING QUESTIONS REGARDING YOUR LOT LINE ADJUSTMENT and/or LOT SPLIT REQUEST:

Does this property front on an existing public street? Yes	Street Name: Charing Road

Existing and Proposed Parcel Boundaries



Proposed Buildable Areas



Existing and Proposed Plat Language

Existing:

LINES" indicate the distance the houses must be set back from the street or street.
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,

Proposed:

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 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

Development Standards

R-1c minimum lot area = 9,000 SF (0.21 acre)
R-1c minimum lot frontage = 75’

Lot 5B = 0.469 acres w/ 97, 160 and 135 feet of frontage
Lot 5A = 0.491 acres w/ 92 and 103 feet of frontage
Lot 6A = 0.609 acres w/ 91 and 103 feet of frontage

City Reviews

City Engineer:
- Access approved only from Charing Road
- Stormwater Management approved via future Building Permit applications
- Sanitary Sewer lateral via easement to main line, not manhole

Fire Division:
- Emergency access approved for access only from Charing Road

Next Steps

Recommendation to City Council
- Plat amendment approval or denial to City Council
- 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.

City Council review:
- Tentatively scheduled for January 26, 2026

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
[redacted]
52 East Gay Street
Columbus, OH 43215

BZAP/City Council Information

BZAP/Council Ordinance #

Status

Pending

BZAP Recommendation Date

–

City Council Review Date

–

Plat Amendment Request

BZAP conditions

Plat Amendment Application

Lot #*

5

Subdivision*

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.

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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*.

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52 East Gay Street
P.O. Box 1008
Columbus, Ohio 43216-1008

614.464.6400 | vorys.com

Founded 1909

Joseph R. Miller
Direct Dial (614) 464-6233
Direct Fax (614) 464-6233
Email [redacted]

December 31, 2025

VIA CERTIFIED MAIL

Matthew B. Long & Mary Russ
2565 Leeds Road
Upper Arlington, OH 43221

Re: Notice of January 21, 2026 Upper Arlington Board of Zoning and Planning Hearing

Dear Neighbor:

We write on behalf of Charing Land LLC ("Charing Land") to provide you with notice of Charing Land's requested amendment to the Canterbury Woods Subdivision Plat. The proposed plat amendment will allow Charing Land to amend the two original lots owned by Charing Land (original lots 5 and 6) to three revised lots (revised lots 5A, 5B, and 6A) to allow one single-family home to be constructed on each of the three lots (the "Plat Amendment"). The Plat Amendment does not make any changes to any other lot lines on the plat, nor does it alter any other previously approved revisions, restrictions, or other alterations to any property located within the Canterbury Woods Subdivision Plat.

The Plat Amendment is scheduled to be heard by the Upper Arlington Board of Zoning and Planning on January 21, 2026, during its regular monthly meeting beginning at 6:00 p.m. in Council Chambers of the Municipal Services Center at 3600 Tremont Road. As an owner of property located within the Canterbury Woods Subdivision Plat, we are sending you this letter to provide you with notice of the hearing.

Should you wish to discuss the Plat Amendment application prior to the Upper Arlington Board of Zoning and Planning hearing, please do not hesitate to contact Charing Land through legal counsel. My contact information is below. Charing Land is happy to meet with you in person to review its plans for the three new lots it seeks to develop.

Very truly yours,

Joseph R. Miller

JRM/hjm

cc: Elizabeth S. Alexander

Property Owners within Canterbury Woods Subdivision

Lot 1:

- Matthew B. Long
    - 2565 Leeds Rd

Lot 2:

- 2520 Charing Rd LLC
    - 2520 Charing Rd

Lot 3:

- Douglas R. Callander
    - 2550 Charing Road

Lot 4:

- William N. Hadler
    - 2575 Leeds Rd

Lot 5:

- Charing Land LLC

Lot 6

- Charing Land LLC

Lot 7:

- ***Condominium
- Megan Gibson
    - 2551-2556 Charing Rd Unit 6
- Laura L Tod Kincaid
    - 2551-2555 Charing Rd Unit 5
- 2551-4 Charing LLC
    - 2551-2554 Charing Rd Unit 4
- Daniel Hummer

    - 2551-2553 Charing Rd Unit 3
- 2551-2 Charing LLC
    - 2551-2552 Charing Rd Unit 2
- 2551-1 Charing LLC
    - 2551 Charing Rd Unit 1

Lot 8:

- Benjamin M. Chapman
    - 2550 Riverside Drive
- Casundra J. Perry
    - 2557 Charing Rd
- Amy S. Maxwell
    - 2565 Charing Rd Apartment 8
- 2565-7 Charing LLC
    - 2565 Charing Drive 7
- 2565-6 Charing LLC
    - 2565 Charing Rd 6
- 2565-5 Charing LLC
    - 2565 Charing Rd 5
- 2565-4 Charing LLC
    - 2565 Charing Rd 4
- 2565-3 Charing LLC
    - 2565 Charing Rd 3
- 2565 Charing LLC
    - 2565 Charing Rd 2
- Raymond T. Klosz
    - 2565 Charing Rd 1

Lot 9:

- William N. Hadler
    - 2575 Leeds Rd

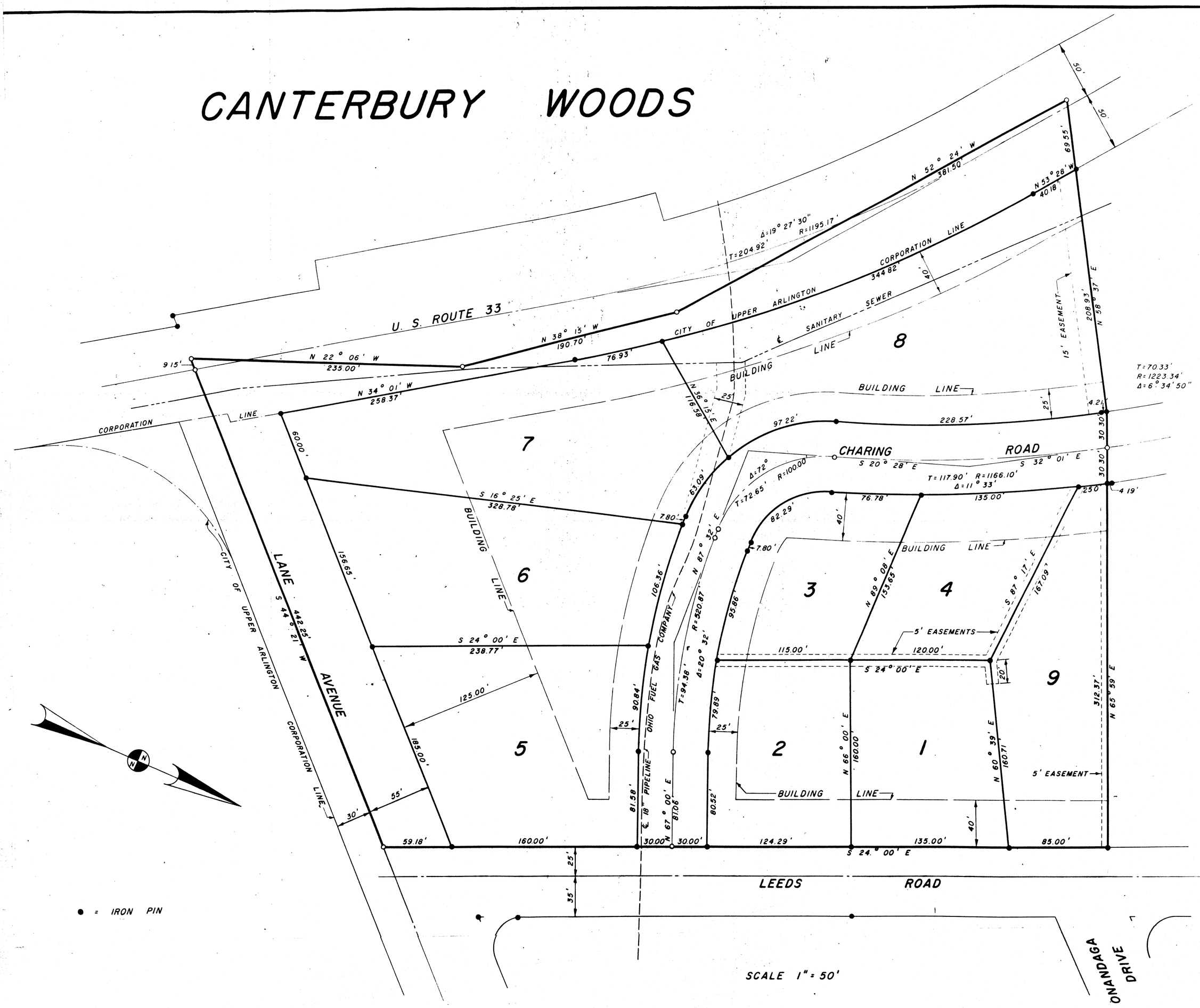
Certified Mail Tracking Numbers for January 21 BZAP Hearing

9414726699042980231646	2551 Charing Rd Unit 2
9414726699042980231639	2551 Charing Rd Unit 1
9414726699042980231622	2520 Charing Rd
9414726699042980231615	William N. Hadler
9414726699042980231608	Raymond T. Klosz
9414726699042980231592	Megan Gibson
9414726699042980231585	Matthew B. Long
9414726699042980231578	Laura Tod Kincaid
9414726699042980231561	Douglas Callander
9414726699042980231554	Daniel Hummer
9414726699042980231547	2565 Charing Rd
9414726699042980231530	2551 Charing Rd
9414726699042980231653	2557 Charing Rd
9414726699042980231660	2550 Riverside Drive
9414726699042980231677	2565 Charing Rd
9414726699042980231684	2565 Charing Rd 7
9414726699042980231691	2565 Charing Rd 6
9414726699042980231707	2565 Charing Rd 5

941472669904298023176 9	2565 Charing Rd 4
941472669904298023177 6	2565 Charing Rd 3
941472669904298023175 2	2565 Charing Rd 2
941472669904298023174 5	2551 Charing Rd Unit 4
941472669904298023167 7	2565 Charing Rd -Amy Maxwell
941472669904298023165 3	2557 Charing Rd- Casundra J. Perry
941472669904298023166 0	2550 Riverside Drive – Benjamin M. Chapman

CANTERBURY WOODS

94



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 1.20 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

George H. Simons

Robert R. Royce

Helen S. Royce

Harold F. 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.

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

C. C. Sprague
Registered Surveyor No 3911

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 6, 1957.

P. Z. Bloser
Parker Z. Bloser, 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. Bloser
Parker Z. Bloser, 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

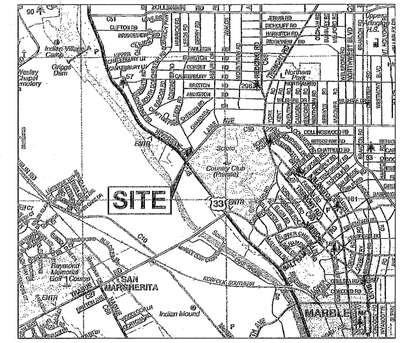
Recorded in Plat Book 29, Page 18, on this 19th day of June, 1957

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

Ray Elzey
Deputy Recorder

Received Original 6/28/57

George H. Simons



VICINITY MAP
SCALE: NTS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

City of Upper Arlington, Franklin County, Ohio

SETBACK EXHIBIT
FOR
2521 CHARING ROAD

PLAN PREPARED BY: DRB
CHECKED BY: JCD

ADVANCED CIVIL DESIGN ENGINEERS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 30'
DATE: NOV. 28, 2012

SHEET 1 / 1
JOB NO.: 12-0045-65

Z:\12-0045-65\2521 Charing Road\Setback Exhibit.dwg Layout1 Nov 28, 2012 - 7:33:31am twarner

RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 75-2012

TO ACCEPT A PLAT AMENDMENT TO REDUCE THE BUILDING SETBACK LINE ALONG WEST LANE AVENUE FROM 125 FEET TO 50 FEET FOR LOT 5 AND FROM 125 FEET TO 75 FEET FOR LOT 6 OF THE CANTERBURY WOODS SUBDIVISION AND DECLARING AN EMERGENCY

WHEREAS, the applicant has made application for a plat amendment in accordance with the Codified Ordinances of the City of Upper Arlington; and

WHEREAS, the Board of Zoning and Planning reviewed the application at their November 19, 2012 meeting and has made a recommendation of approval to City Council subject to one condition: *that the established landscape buffer along West Lane Avenue be maintained at a minimum 75 percent opacity*;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. That the plat amendment to reduce the building setback line along West Lane Avenue from 125 feet to 50 feet for Lot 5 and from 125 feet to 75 feet for Lot 6 of the Canterbury Woods Subdivision, approved by the Board of Zoning and Planning on November 19, 2012, is hereby accepted subject to the landscape buffer along West Lane Avenue being maintained at a minimum 75 percent opacity.

SECTION 2. That this ordinance is hereby declared to be an emergency measure for the preservation of the public peace, health and safety in this City, therefore this Ordinance shall take effect immediately upon passage.

PASSED: December 10, 2012

President of Council

ATTEST: **City Clerk**

I, Jennifer Delgado, City Clerk of Upper Arlington, Ohio, do hereby certify that the above is a true and correct copy.

City Clerk

CERTIFICATE OF POSTING

I, Jennifer Delgado, City Clerk of the City of Upper Arlington, Ohio, do hereby certify that publication of the foregoing was made by posting a true copy of Ordinance No. 75-2012 at the most public place in said corporation as determined by the Council, the Municipal Building, 3600 Tremont Road, for a period of ten (10) days commencing December 11, 2012.

City Clerk of the City of Upper Arlington

Vote Slip

Sponsor:	Mr. Schadek
Date Introduced:	December 10, 2012
Legal Ad:	
Newspaper:	
Reading Date(s):	December 10, 2012
Voting Aye:	Unanimous
Voting Nay:	
Abstain:	
Absent:	
Date of Passage:	December 10, 2012

City Council Conference Session/Other Review: December 3, 2012

Other: Emergency; Suspension of Rules

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

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___.

_____ BY:_____
WITNESS NICHOLAS KING
AUTHORIZED SIGNATORY

_____
WITNESS

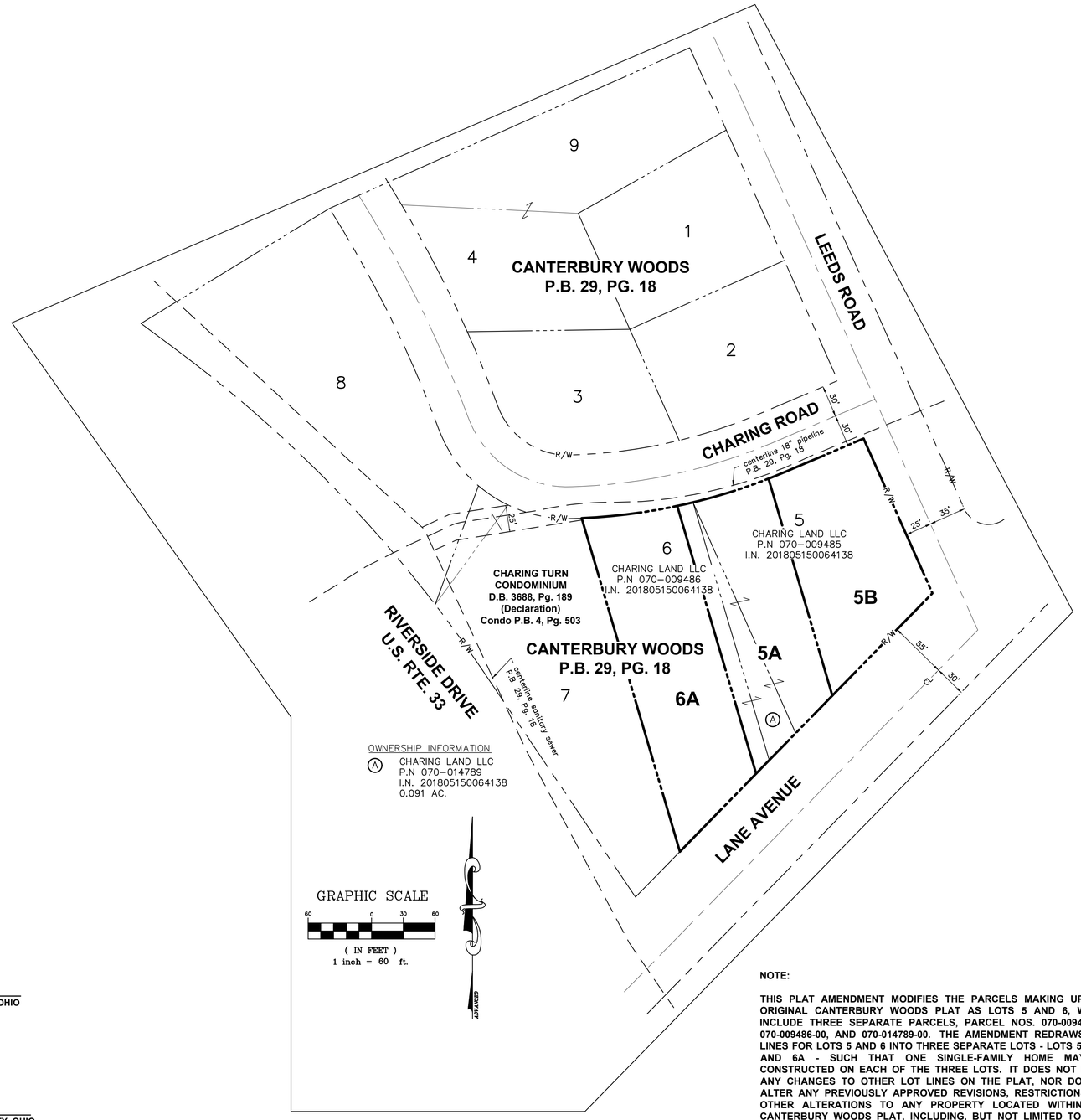
STATE OF OHIO
COUNTY OF FRANKLIN, SS:

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 _____

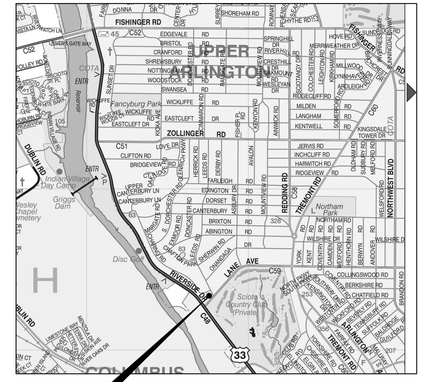
_____
NOTARY PUBLIC, STATE OF OHIO



OWNERSHIP INFORMATION

(A) CHARING LAND LLC
P.N 070-014789
I.N. 201805150064138
0.091 AC.

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.



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 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.

TRANSFERRED THIS _____ DAY OF _____, 20___

_____
AUDITOR, FRANKLIN COUNTY OHIO

_____
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 20___
AT _____, FEE _____

File No._____

_____
RECORDER, FRANKLIN COUNTY, OHIO

Recorded this _____ day of _____ 20__

_____
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

Plat Book _____, Pages _____

LEGEND
○ = IRON PIN SET
◎ = PERMANENT MARKER
⌑ = PK NAIL SET
● = IRON PIN FOUND
✖ = PK NAIL FOUND

RE-PLAT

PLAN PREPARED BY: JEP
CHECKED BY: JEP

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Blvd., Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

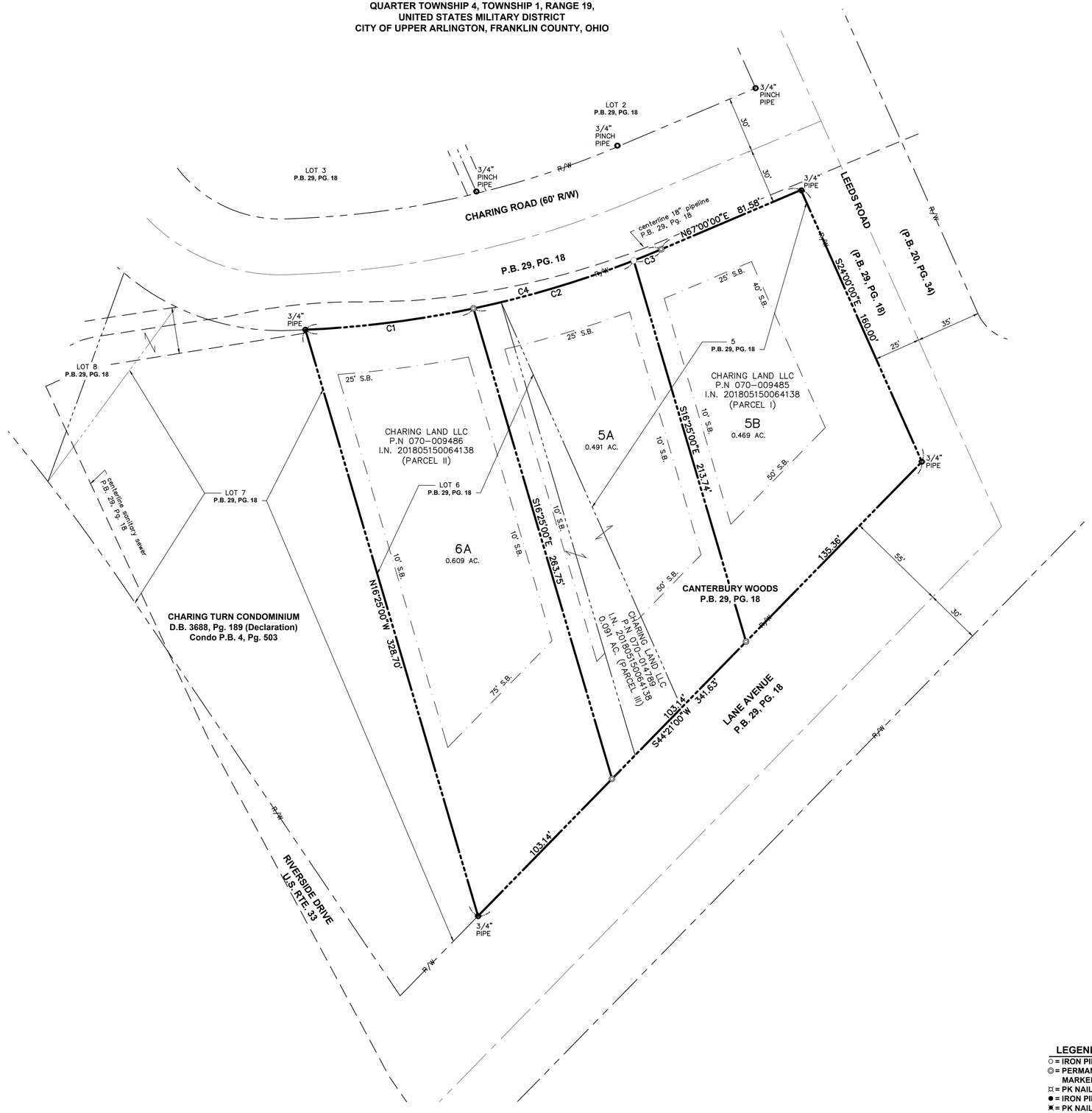
DATE: October 28, 2025
SHEET 1 / 2
JOB NO.: 12-0045-65

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'



GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

SITE STATISTICS

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

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 2 / 2
JOB NO.: 12-0045-65

Z:\21-0220-65\DWG\PRODUCTION DRAWINGS\SURVEY\21-0220-65 Charing Road RePlat.dwg Layout2 Oct 28, 2025 - 8:59:40am jpheips

City of Upper Arlington
PUBLIC SERVICE DEPARTMENT
4100 Roberts Road | Columbus, OH 43228
614-583-5350 | upperarlingtonoh.gov

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

V

M E M O R A N D U M

TO: Justin Milam
The City of Upper Arlington
3600 Tremont Road
Upper Arlington, OH 43221

CC: Elizabeth A. Alexander
Vorys, Sater, Seymour & Pease LLP

Jared Smith
Chief Development Officer, Preferred Living

Tom Warner
Advanced Civil Design

FROM: Joseph R. Miller

DATE: January 14, 2026

RE: Charing Land LLC's Plan for Sanitary Sewer Access

During the City's review of plat amendment application number 25-5095 (the "Plat Amendment") filed by Charing Land LLC ("Charing Land"), the City has requested Charing Land's plan for sanitary sewer access for proposed lot 5B. To provide sanitary sewer access for proposed lot 5B, Charing Land will have proposed lot 5A grant an easement to proposed lot 5B. Proposed lot 5B will construct a lateral sanitary sewer line, run that lateral line across proposed lot 5A pursuant to the easement, and connect the lateral line to the main sanitary sewer line. This lateral sewer line and easement plan will ensure that all proposed lots have sanitary sewer access.

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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