

2/25/2026 | 6:00 PM

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

1. Call to Order/Roll Call/Recognition

- a. Recognition of former BZAP member Ms. Marianne Mitchell.

2. Consent Agenda

- a. Review of the Board of Zoning and Planning meeting minutes from January 21, 2026 and February 4, 2026.
- b. 3914 Fairlington Drive (VAR-54-25) - To allow a one-story addition to encroach 1.6 feet into the side yard setback [existing] and 2.8 feet into the side yard longwall setback.
- c. 3715 Dorchester Road (VAR-04-26) - To allow a six-foot tall replacement fence to project up to 15 feet in the Dorchester Road front yard, where only a 42-inch tall fence is permitted.

3. Variance/Conditional Uses

- a. 2459 Fishinger Road (VAR-05-26) - To allow the construction of a detached garage that is 22-feet 22'-6" tall with a 15'-2" 17-foot rear top wall plate, in lieu of the 17-foot overall height and 9'-6" top wall plate height limits.
- b. 4462 Summit Ridge Drive (VAR-16-26) - To allow a new single-family residence to encroach up to 5.5 feet (west) and two feet (east) into the 20-foot minimum side yard setbacks, and up to 4.5 feet into the 60-foot front yard. [*Previously granted Variance VAR-2-24 has expired.*]

4. Adjournment



1/21/2026 | 6:00 PM

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

Members Present: Daniel Barringer, Todd Boyer (6:05 p.m.), Kevin Carpenter, Matt McGrath, Shannon Tolliver,

Members Absent: Bill Westbrook

Staff Present: Senior Planner Justin Milam, Planning Intern Riley Stanek, and Deputy City Clerk Brooke Bowman

Call to Order/Roll Call

Chair Tolliver called the meeting to order at 6:04 p.m.

Chair Tolliver called for a motion to excuse the absence of Mr. Westbrook. Mr. Carpenter moved, seconded by Mr. Barringer to excuse the absence of Mr. Westbrook from the January 21, 2026, BZAP meeting. The motion carried unanimously.

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.**

With the condition that there be installation of landscaping as well as the replacement or repair of seven street trees per the City Forester's determination.

- 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 cover from 29 percent to 33 percent, and project into the rear yard profile. [Postponed from October 15, 2025, BZAP hearing.]

With findings #1 and #4.

- d. **2025 Tremont Road (VAR-01-26) - 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.**

With findings #4 and the condition that the detached garage not be used for sleeping quarters.

- 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).**

With findings #1 and #4 and the condition that the height of the two-story addition is reduced by 2 inches to meet neighborhood compatibility, subject to staff review and approval of the building permit.

- 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.**

With findings #3 and #4.

- 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-foot maximum height limit**

With findings #3 and #4 and the condition that the detached garage not be used for sleeping quarters.

- 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.**

With findings #4 and the condition that the landscape plan, be approved by the City Forester, which includes a new tree in the rear yard.

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

With findings #3, #4 and #9.

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



With findings #1, #3 and #4 and the condition that the two western most windows on the second floor on the northeast elevation be adjusted to protect privacy, subject to staff approval.

- 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-foot height limit (both existing).**

With findings #4 and #6 and the condition that the accessory building not be used for sleeping quarters.

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

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

VOTING NAY: None

ABSENT: Bill Westbrook

The motion carried (5-0).

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

Senior Planner Justin Milam presented the variance request for a detached garage with second floor storage to be 23'-2" tall in lieu of the 17-foot maximum height limit. The property was located on the east side of Chester Road, north of West Lane Avenue. The garage would be similar to others the Board had been reviewing over the past two years, with heights typically ranging from 19-23 feet. Staff noted the design should match the front porch of the house.

Chair Tolliver asked the applicants Mr. and Mrs. Shinn to come forward. Mr. Shinn explained he had lived in the home for 38 years and wanted to build a two-car garage with storage space in the attic that would be accessible via stairs. He stated this would free up basement space and enhance the property's curb appeal. He noted the proposed



design would match the front porch style. Mr. Shen also mentioned that the house is set back 106 feet from the street, so the garage scale relative to the house would not be problematic. The applicant provided a handout for the board members (attached hereto and incorporated herein as Exhibit A).

Board members indicated they were comfortable with the design but requested the height be reduced by 2 inches to be 23 feet even, keeping it under their typical variance maximum. There was also discussion about ensuring the exterior materials matched appropriately.

Chair Tolliver asked if there was anyone in the audience who would like to speak on this variance and no one came forward.

Chair Tolliver called for a motion to approve VAR-02-26, to allow a detached garage with second floor storage to be 23', in lieu of the 17-foot maximum height limit with findings #4 and #6.

Moved by Mr. Carpenter, seconded by Mr. Boyer to approve VAR-02-26.

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

VOTING NAY: None

ABSENT: Bill Westbrook

The motion carried (5-0).

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

City Planning Intern Riley Stanek presented the application for a swimming pool and decking that would increase development coverage from 50% to 59.8%. The property is 0.1 acres located on the north side of Doone Road. Ms. Stanek noted that two letters of support had been received for the application.

Ms. Stanek explained that the Board has historically not granted swimming pool variances due to coverage impacts on adjoining properties and therefore cannot support the proposal.

Chair Tolliver asked the applicant to come forward. The applicant team, Jamal Zukchovich from Destiny Pools and Jason Malicki the homeowner, explained this was a narrow site-specific request for a family of six. They noted they had evaluated alternatives like smaller pool sizes, but these options either didn't materially reduce coverage or didn't



provide comparable amenities. The applicants submitted letters from immediate neighbors indicating no objections regarding privacy, drainage, or neighborhood character (attached hereto and incorporated herein as Exhibit B).

The Board discussed concerns about precedent and stormwater management. Several members expressed willingness to approve if additional drainage measures were included. The applicants agreed to install drainage features as part of the landscape plan.

Chair Tolliver asked if there was anyone in the audience who would like to speak on this variance and no one came forward.

Chair Tolliver called for a motion to approve VAR-13-26, to permit the installation of a swimming pool, which increases development coverage from 50 percent to 59.8 percent. With the condition of a landscape plan, which also addresses drainage issues, be approved by the City Forester and with findings #3 and #8. Moved by Mr. Carpenter, seconded by Mr. McGrath to approve VAR-12-26.

VOTING AYE: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath,

VOTING NAY: Shannon Tolliver

ABSENT: Bill Westbrook

The motion carried (4-1).

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

City Planning Intern Ms. Stanek presented the application for a two-story addition that does not meet the residential design standards. The property owners were requesting to add a 725 square foot two-story addition on the east side of the house and a new 306 square foot covered front porch.

Ms. Stanek explained the proposal failed to follow three sections of the neighborhood compatibility policy: additions should seamlessly blend with the existing home; white-sided homes should incorporate complementary materials; and all facades should include appropriate architectural detailing.

Chair Tolliver asked the applicant Mike and Kristen Easterday to come forward. The homeowners explained they had lived in the home for 10 years with their three children and were investing significantly in this renovation to create their dream home. Their architect, Joel Burke, explained they were willing to add windows to the east elevation and pointed out design features like wood elements that would add warmth to the white exterior.



Board members generally supported the design, noting that the existing house had unusually low ceilings (7'6") on the second floor, making it reasonable to allow a taller addition. The Board agreed to approve the variance with the condition that windows be added to the east elevation.

Chair Tolliver asked if there was anyone in the audience who would like to speak on this variance and no one came forward.

Chair Tolliver called for a motion to approve VAR-09-26, to allow a two-story addition that does not meet the residential design standards with findings #1, #3 and #4 and the condition that windows be added to the east elevation to articulate the blank façade with final design and placement, subject to staff approval.

Moved by Mr. Carpenter, seconded by Mr. McGrath to approve VAR-09-26.

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

VOTING NAY: None

ABSENT: Bill Westbrook

The motion carried (5-0).

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

Mr. Milam presented the application for a new single-family residence that does not meet residential design standards. The exceptionally deep property (80 feet wide by 235 feet deep) is located near Wickliffe Elementary School, between two recently built homes.

The proposed home would be a 28-foot-tall modern farmhouse style with horizontal board and batten siding, stucco, and a stone water table. The third-party architect had concerns about the exterior materials and window placement.

Chair Tolliver asked the applicant Neelkant Raya to come forward. . Mr. Raya explained they were looking to build a retirement home in Upper Arlington after previously living in the area years ago. Their builder, Steve, from Romanelli and Hughes, described the design choices including the steeper 5:12 roof pitch (increased from 3:12) that improved the design but increased the height to 28 feet.

Board members had concerns about the front entry height, garage placement, and window arrangements. They suggested lowering the front entryway to provide more



residential scale and improving window placement for better cohesion. The applicants agreed to make these changes.

Chair Tolliver asked if there was anyone in the audience who would like to speak on this variance and no one came forward.

Chair Tolliver called for a motion to postpone VAR-10-26, to allow the construction of a new single-family residence that does not meet residential design standards. Moved by Mr. Carpenter, seconded by Mr. Boyer to postpone VAR-10-26 to the February 4, 2026, BZAP work session.

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

VOTING NAY: None

ABSENT: Bill Westbrook

The motion carried (5-0).

- 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" is required, a rear yard profile encroachment, and does not meet the residential design standards.~~**

Mr. Milam presented the application for a two-story addition and garage resulting in three variances: a 7.34" encroachment into the side yard longwall setback, a rear yard profile encroachment, and residential design standards issues. Mr. Milam noted that two anonymous letters had been received that afternoon expressing concerns

Chair Tolliver asked the applicant to come forward, the architect Gary Dunn, explained they had worked extensively with staff to address design concerns, particularly regarding how the addition connects to the existing house. He noted that the addition roof needed to be higher due to the low ceiling heights in the existing structure, and that they had made adjustments to create a more seamless connection.

Mr. Dunn also addressed the anonymous letters, explaining that a tree was removed because it was held together by wire and the owner could not obtain homeowners' insurance without removing it.

Board members discussed several design suggestions, including extending a porch across to the front door area for better cohesion, eliminating an unused basement



entrance door, and adding a window to break up a blank wall. The applicant was receptive to these changes.

Chair Tolliver asked if there was anyone in the audience who would like to speak on this variance and no one came forward.

Chair Tolliver called for a motion to postpone VAR-12-26, to allow a two-story addition and garage which results in three variances: a 7.34" encroachment into the side yard longwall setback where 11.34" setback is required, a rear yard profile encroachment, and not meeting residential design standards. Moved by Mr. Carpenter, seconded by Mr. Boyer to postpone VAR-12-26 to February 4, 2026, BZAP work session.

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

VOTING NAY: None

ABSENT: Bill Westbrook

The motion carried (5-0).

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.**

Mr. Milam reported there have been no updates since the work session regarding this plat amendment application to adjust parcel boundaries to create three lots.

The applicant's attorney, Liz Alexander, presented factors supporting the amendment, noting that the change from two lots to three was necessary to accommodate unique, deep parcels that remain vacant and underutilized (attached hereto and incorporated herein as Exhibit C). Ms. Alexander mentioned that the proposal was supported by a majority of property owners within the plat, and that the new lots would exceed minimum size requirements by 2.5 times

The Board agreed to recommend approval to City Council.

Chair Tolliver called for a motion for a positive recommendation to City Council on the plat amendment application. Moved by Mr. Carpenter and seconded by Mr. McGrath to make a positive recommendation to City Council on the plat amendment application.

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



VOTING NAY: None

ABSENT: Bill Westbrook

The motion carried (5-0).

Adjournment

There being no further business, Chair Tolliver called for a motion to adjourn. Mr. Carpenter moved, seconded by Mr. Barringer to adjourn. The motion carried unanimously, and the meeting was adjourned at 8:16 p.m.

ATTEST:

CHAIR:



A Statement in Support of Building Code Variance #25-5456
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.

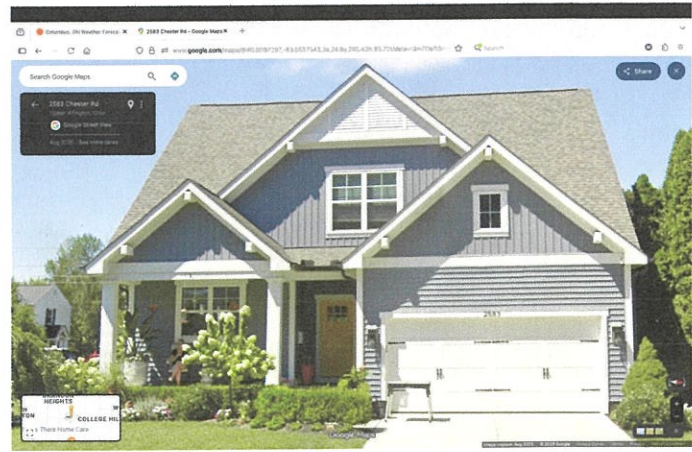


The primary purpose of the increased height is to allow for attic storage with stair access and sufficient headroom to stand upright. As we are in our late seventies, we do not wish to be limited to storing items while standing on a ladder. Accessibility is key to the usability of this storage space. 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

January 7, 2026

Patricia Shinn
2550 Chester Rd.
Upper Arlington, OH 43221

To whomever may consider a permit to build,

Regarding a proposed 6 ft. variance of garage height in the Lane Avenue area.

We have thoughtfully designed and request permits for a two car garage with a design aspect built to accommodate a large collection, stored in our home. We have retired from work as commercial photographer and a nurse working in and around Arlington. We have archived collections from our work. Also articles from Eric's fathers commercial art business, Columbus Art, stored in our living space.

We have witnessed and participated in building meetings during the restructuring of the neighborhood from private homes on this street to hotel, restaurant and apartment buildings. Many one story houses around my home have been replaced by Compass Homes builds that are of varies sizes and heights. Please consider our bid and permit our endeavor to move forward.

We can now afford to replace the one car garage on our property with a two car garage and workspace to provide adequate access and mobility to work during the 10 to 20 years of productivity we anticipate enjoying in Upper Arlington where we have made home for 36 years..

....

Sincerely yours,

Patricia Shinn

**1716 Doone Road – Development Coverage Variance
Variance Application 25-5736**

Board Findings – Basis for Approval

- Improvement limited to **rear yard** only
- No increase** in building mass or height
- At-grade** pool and deck only
- All setbacks, fencing, and safety standards met**
- Screened** by existing fencing and landscaping
- Stormwater managed on site**

- Existing home and detached garage placement constrain usable rear yard
- Required setbacks and pool safety clearances further limit layout
- Safe, functional pool not feasible within coverage limit under fixed conditions

- Alternatives considered (smaller pool, reduced deck, swim spa)
- Alternatives did not materially reduce coverage or provide comparable residential amenity
- Request represents **minimum necessary relief**

- Residential pools are a customary neighborhood amenity
- No adverse impacts to privacy, drainage, or neighborhood character
- Signed letters of no objection from immediate neighboring properties**

- Relief is **site-specific**
- No special privilege conferred
- Spirit and intent of UDO preserved

Requested Action:

- Approve Variance Application 25-5736**

Suggested Findings & Motion Language (For Board Reference)
Variance Application 25-5736 -- 1716 Doone Road

Motion:

I move to approve Variance Application 25-5736 for the property located at 1716 Doone Road to permit development coverage of approximately 59.75 percent, based on the findings that:

- Strict application of the development coverage standard creates a practical difficulty due to the existing placement of the home and detached garage on the lot, combined with required setbacks and mandatory pool safety and circulation clearances;
- The request represents the minimum necessary relief to allow a safe and reasonable residential amenity, after consideration of reduced pool sizes, reduced deck areas, and alternative recreational options;
- The proposed improvement is limited to at-grade, rear-yard improvements only, adds no building mass or height, and is screened from adjoining properties;
- Signed letters from immediate neighboring properties indicate no objection and no anticipated impacts related to privacy, drainage, or neighborhood character; and
- Approval will not adversely affect neighborhood character or public services and is consistent with the spirit and intent of the Unified Development Ordinance.

Re: 1716 Doone Road – Development Coverage Variance

Dear Members of the Board of Zoning & Planning,

We are immediate neighbors of the property located at 1716 Doone Road. We are aware of the proposed plans for the installation of a rear-yard residential swimming pool and are aware of the associated development coverage variance request.

We have no objection to the proposed pool or variance. Based on our understanding, the improvement will be located in the rear yard, will be appropriately screened, and will not negatively affect our privacy, drainage, or the character of the neighborhood.

We respectfully leave the decision to the Board's discretion and thank you for your consideration.

Sincerely,



Rebecca Hellmann
1717 Doone Rd.
Upper Arlington, OH 43221
January 19, 2026

Re: 1716 Doone Road – Development Coverage Variance

Dear Members of the Board of Zoning & Planning,

We are immediate neighbors of the property located at 1716 Doone Road. We are aware of the proposed plans for the installation of a rear-yard residential swimming pool and are aware of the associated development coverage variance request.

We have no objection to the proposed pool or variance. Based on our understanding, the improvement will be located in the rear yard, will be appropriately screened, and will not negatively affect our privacy, drainage, or the character of the neighborhood.

We respectfully leave the decision to the Board's discretion and thank you for your consideration.

Sincerely,



Elaine Dickinson
1722 Doone Rd.
Upper Arlington, OH 43221
January 19, 2026

Re: 1716 Doone Road – Development Coverage Variance

Dear Members of the Board of Zoning & Planning,

We are immediate neighbors of the property located at 1716 Doone Road. We are aware of the proposed plans for the installation of a rear-yard residential swimming pool and are aware of the associated development coverage variance request.

We have no objection to the proposed pool or variance. Based on our understanding, the improvement will be located in the rear yard, will be appropriately screened, and will not negatively affect our privacy, drainage, or the character of the neighborhood.

We respectfully leave the decision to the Board's discretion and thank you for your consideration.

Sincerely,



Jim Xin Liu
1704 Doone Rd.
Upper Arlington, OH 43221
January 19, 2026

Application for Plat Amendment
No. 25-5095
Charing Land LLC
Canterbury Woods Subdivision

Upper Arlington, Ohio
Board of Zoning & Planning
January 21, 2026

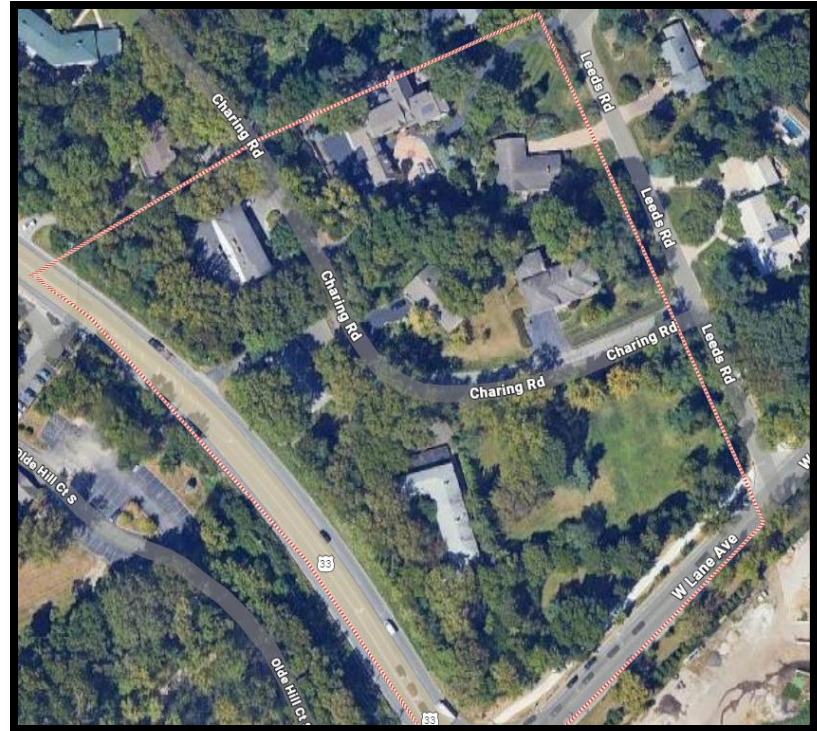
Canterbury Woods

Located just north of Scioto Country Club.

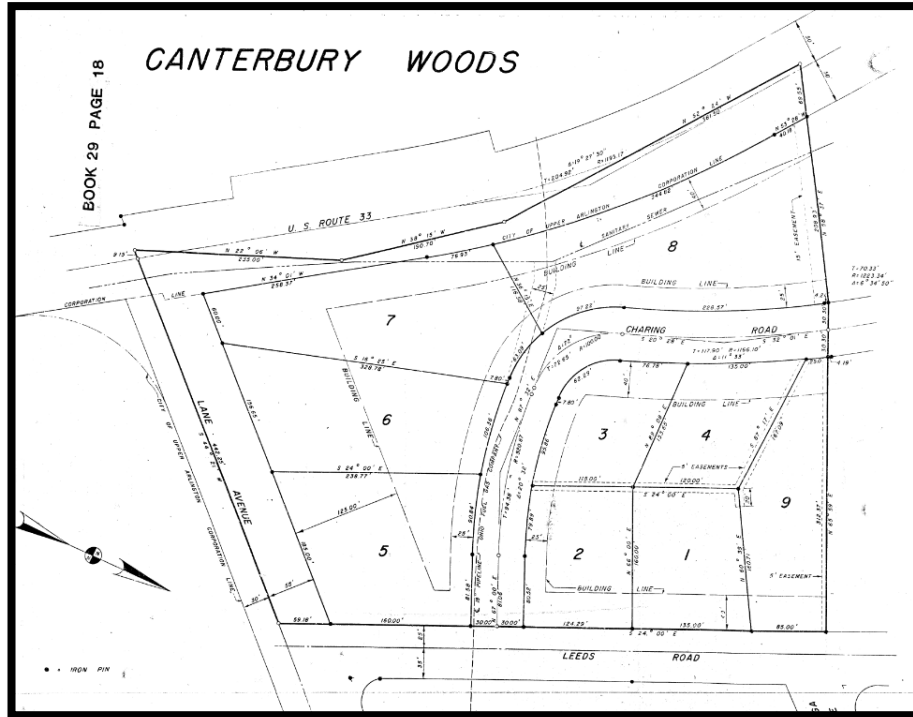
Bordered by Leeds Road, Lane Avenue, and Riverside Drive with Charing Road running through it.

The subdivision contains nine numbered lots consisting of a mix of multi-family and single-family homes.

The lots are zoned R-1c, One-Family Residence District, and R-2, One-to-Four Family Residential District.



Canterbury Woods Plat



“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.”

History

- 1964: two additional units permitted on lot 8
- 2013/14: Lot line adjustment between Lots 5 & 6. A single-family home was approved, but it was never built.

Existing Uses in Canterbury Woods

<u>Lot</u>	<u>Address</u>	<u>Use</u>	<u>Owner/Manager</u>
1	2565 Leeds Rd	Single-family	Matthew Long
2	2520 Charing Rd	Single-family	2520 Charing Road LLC
3	2550 Charing Rd	Single-family	Douglas Callander
4 & 9	2575 Leeds Rd	Single-family	William Hadler
5	-	Vacant	Charing Land LLC
6	-	Vacant	Charing Land LLC
7	2551 Charing Rd	6-unit condo	Charing Turn Condo Assoc.
8	2565 Charing Rd	8-unit condo 2-unit condo	Charing Woods Condo Assoc. Charing Crest Condo

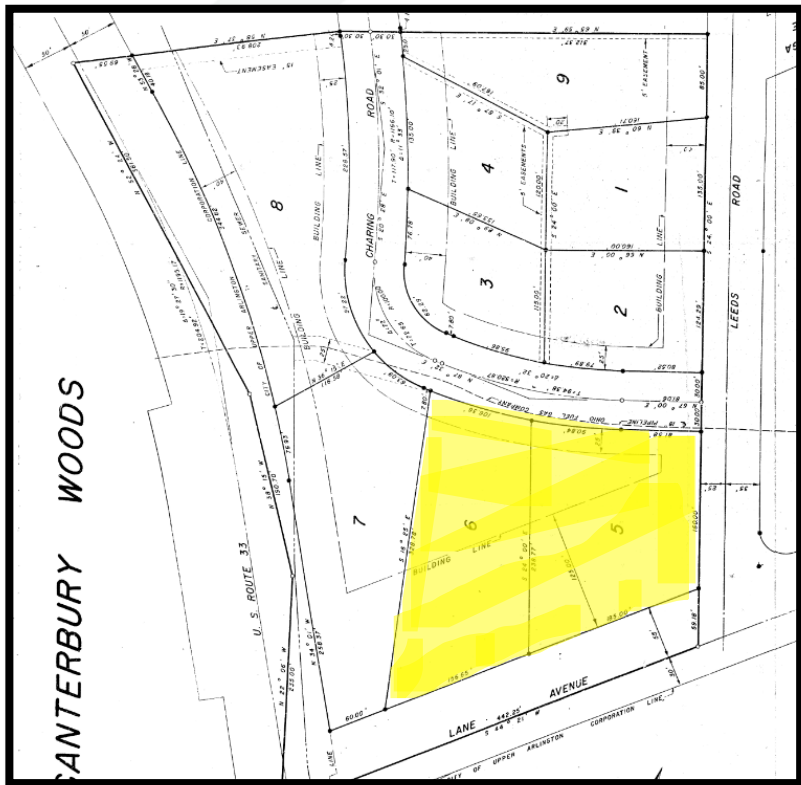
Timeline of Efforts to Amend Plat

July 2023	Charing Land and Other Lot Owners Petition for Judicial Amendment of Plat
October 2023	City Moves to Intervene
November 2023	Petitioners Submit Amended Revised Plat Addressing City Concerns
November 3, 2025	Charing Land Submits Application for Legislative Plat Amendment
January 7, 2026	BZAP Work Session

Charing Land's Request

Recommend approval of the application to amend the Canterbury Woods Plat, which revises Lots 5 and 6 to Lots 5A, 5B, and 6A, such that one single-family home may be constructed on each of the three lots .

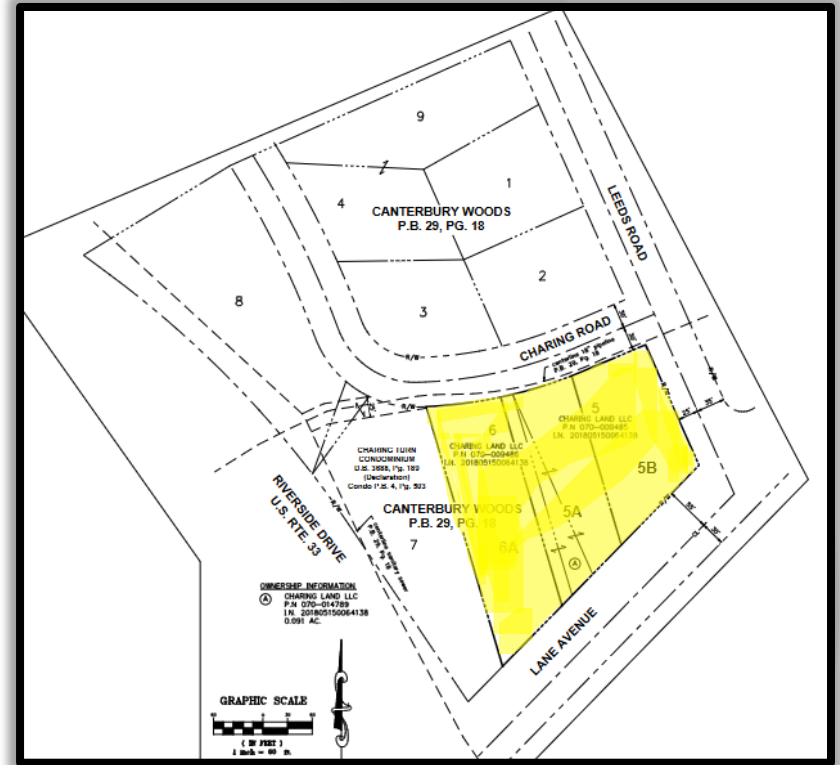
Charing Land's Property



Proposed Amended Plat

NOTE:

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



Proposed Amended Plat

Lot 6A

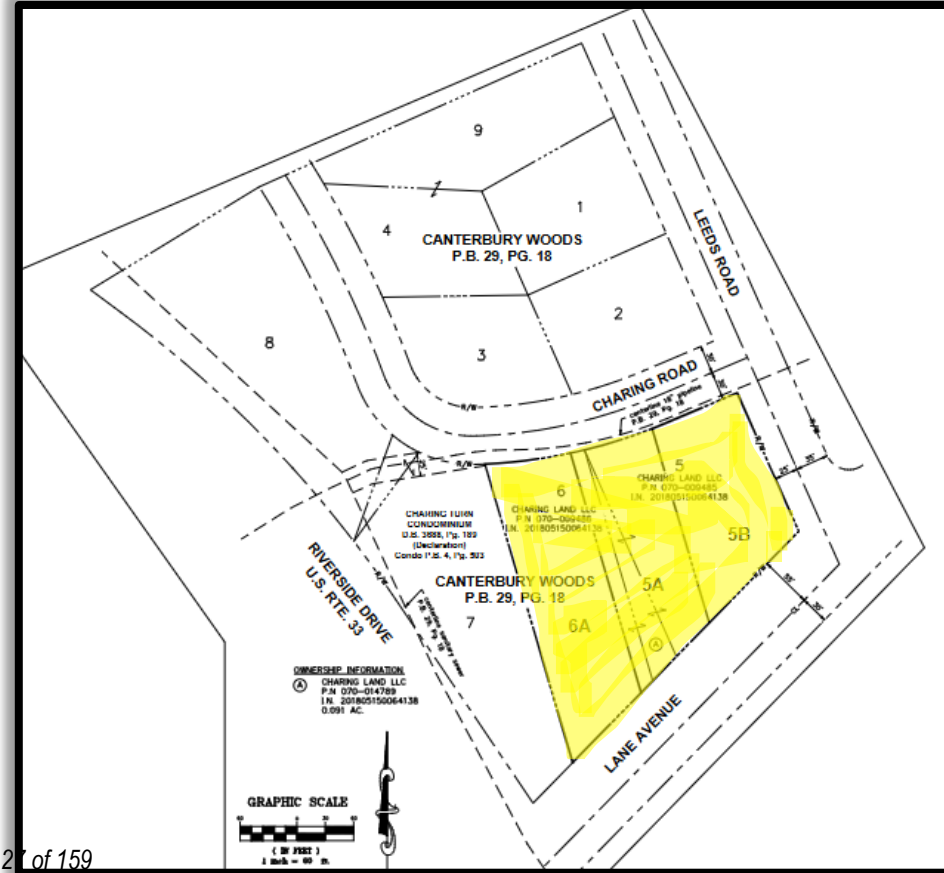
- .609 acres
- 91 feet of frontage on Charing Road and 103 feet of frontage on Lane Avenue

Lot 5A

- .491 acres
- 92 feet of frontage on Charing Road and 103 feet of frontage on Lane Avenue

Lot 5B

- .469 acres
- 97 feet of frontage on Charing Road; 160 feet of frontage on Leeds Road; and 135 feet of frontage on Lane Avenue



Charing Land's Proposed Amended Plat Satisfies UDO 4.06(F)

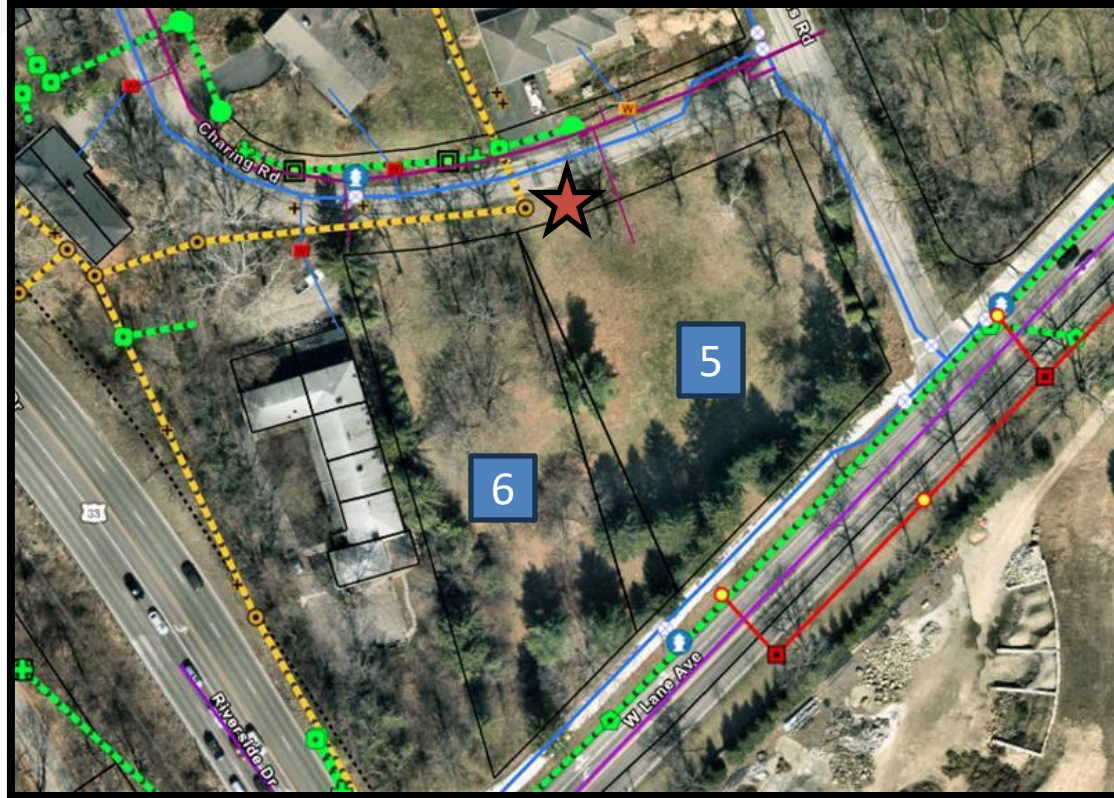
“Upon the application of an owner(s) of land described in a plat within the corporation limits of the City of Upper Arlington, the City Council may amend the final plat, in whole or in part, where unusual **or** exceptional factors **or** conditions require the amendment to avoid undue hardship.”

The Revised Plat Satisfies UDO 4.06(F)

The plat amendment is:

1. Necessary to accommodate unusual and unique parcels that remain vacant and underutilized;
2. Necessary to avoid economic hardship and make reasonable use of the land while providing much needed housing;
3. Consistent with the use and character of surrounding properties with no impact on surrounding lots;
4. Supported by a supermajority of property owners in the plat; and
5. Promote the public interest and policy goals by providing additional housing on lots that exceed minimum lot size requirements.

Sanitary Sewer Access



The Plat Amendment Satisfies All City Requirements

- The Plat Amendment satisfies all requirements pertaining to stormwater management.
- The City Engineer approved the Plat Amendment's access requirements on January 5, 2026.
- The City Fire Chief approved the Plat Amendment's emergency access plans.
- The Plat Amendment's proposed lots exceed the City's minimum lot size requirements for its zoning district.

UDO 4.05(P)(1)(b) Does Not Apply to Plat Amendments

- The standards for a plat amendment, which requires City Council approval, are set forth in UDO 4.06(F)(5)-(6).
- UDO 4.05(P) applies only to “Minor Subdivisions”
 - A minor subdivision is “[a] division of a parcel of land (also known as a lot split) that is approved by BZAP and **does not require a plat to be approved by City Council.**” UDO 2.05.
 - In any event, UDO 4.05(P)(1) lists only “considerations” for BZAP review of a minor subdivision, not requirements.

Even if the City Considered 4.05(P), the Plat Amendment Should Be Approved

Lot 5B → 0.469 Acres

Lot 5A → 0.491 Acres

Lot 6A → 0.609 Acres

Acreage of Properties within Plat			
Charing Turn	2551 Charing Rd	Condominium	0.95
Matthew Long	2565 Leeds Rd	One Family Dwelling	0.47
William Hadler	2575 Leeds Rd	One Family Dwelling	0.97
2520 Charing Rd LLC	2520 Charing Rd	One Family Dwelling	0.44
Charing Woods	2565 Charing Rd	Condominium	0.71
Douglas Callander	2550 Charing Rd	One Family Dwelling	0.37
Charing Crest	2550 Charing/2557 Riverside	Condominium	0.38
		MEDIAN	0.47

Even if the City Considered Applying 4.05(P), the Plat Amendment Should Be Approved

The proposed lots:

- ✓ Exceed the median frontage on Lane Avenue
- ✓ Exceed the median frontage on Leeds Road

Approving the Plat Amendment Will Protect Charing Land's Constitutional Rights and Benefit the City

Approving the Plat Amendment will:

- (1) Increase the single-family housing supply in the City;
- (2) Utilize land that has sat vacant for decades; and
- (3) Maintain the character of Canterbury Woods.



2/4/2026

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

Members Present: Daniel Barringer, Kevin Carpenter, Matt McGrath, Kelsey Priebe, Shannon Tolliver, Bill Westbrook

Members Absent: Todd Boyer

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

Call to Order

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

Chair Tolliver called for a motion to excuse the absence of Mr. Boyer. Mr. Carpenter moved, seconded by Mr. Barringer to excuse the absence of Mr. Boyer from the February 4, 2026, BZAP meeting. The motion carried unanimously.

Unfinished Business

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

- a. 2490 Wickliffe Road (VAR-10-26)- To allow the construction of a new single-family residence that does not meet residential design standards. [Postponed from January 21,2026 BZAP hearing.]**

Senior Planner Justin Milam reviewed the application with the Board, which had been postponed from the January 21, 2026, meeting. The applicant had previously submitted revised plans addressing the Board's earlier concerns.

The key changes included:



- Modifications to the front elevation with an improved entry design
- A more comprehensive and cohesive window design on all four elevations
- Addition of a landscape plan extending to the front yard

Mr. Milam noted that the City Forester reviewed the landscape plan and approved the street tree requirements and mix of native plantings and perennials. The only variance requested was for neighborhood compatibility related to building height, which exceeded the allowable height by approximately 2.5 feet.

Mr. Carpenter inquired about setback requirements that could eliminate the need for a variance. Mr. Milam explained that if the house had deeper setbacks, the property could qualify for a height bonus and avoid the need for a variance.

The Board discussed the applicant's decision to maintain the home's 114-foot length rather than reducing it to meet setback requirements, with Mr. Carpenter expressing some concern about approving a variance for a new build.

Chair Tolliver asked if there was anyone in the audience who would like to speak on this variance and no one came forward.

Chair Tolliver asked the applicant Neelkant Raya and their builder, Steve, from Romanelli and Hughes to come forward to answer the Board's questions.

Chair Tolliver called for a motion to approve VAR-10-26, to allow the construction of a new single-family residence that does not meet residential design standards, with findings #3 and #4. Moved by Mr. Carpenter, seconded by Mr. Barringer to approve VAR-10-26.

VOTING AYE: Daniel Barringer, Matt McGrath, Kelsey Priebe, Shannon Tolliver, Bill Westbrook

VOTING NAY: Kevin Carpenter

ABSENT: Todd Boyer

The motion carried (5-1).

- b. 1694 Essex Road (VAR-12-26)- To allow a two-story addition and garage which results in two variances: a 7.34-inch encroachment into the side yard longwall setback where an 11.34-inch setback is required, and projects into the rear yard profile. [Postponed from January 21,2026 BZAP hearing.]**

Planner Taylor Mullinax reviewed the revised application for a 2,640-square-foot two-story addition and attached garage, which had been postponed from the January 21, 2026, meeting. The site is located at the northwest corner of Essex Road and Hartford Road and is zoned R1C1 Single-family residence district.



The Board had previously expressed general support for the proposal with recommendations to reduce the perceived mass, better integrate the addition with the existing home, improve functionality, and limit the number of entries.

The applicant made several changes including:

- Removal of the side porch and door facing Hartford Road, replaced with windows
- Extension of the existing porch along Hartford Road to provide weather protection
- Addition of steps along the walkway from the driveway to accommodate grade changes

The revised design eliminated one variance that was previously required [to allow architectural deviations from the Residential Design Standards for Neighborhood Compatibility (Article 7.7)], leaving two variances needed: a 7.34-inch encroachment into the side yard longwall setback and a projection into the rear yard profile.

Chair Tolliver asked the applicant's representative, Gary Dunn, to come forward and answer any of the Board's questions.

Chair Tolliver asked if there was anyone in the audience who would like to speak on this variance and no one came forward.

Chair Tolliver called for a motion to approve VAR-12-26, to allow a two-story addition and garage which results in two variances: a 7.34-inch encroachment into the side yard longwall setback where an 11.34-inch setback is required and projects into the rear yard profile. With findings #4 and #6 and the condition that the landscape plan be submitted with the building permit providing additional plantings along the northeast and west property lines, subject to approval by the City Forester. Moved by Mr. Carpenter, seconded by Mr. Westbrook to approve VAR-12-26.

VOTING AYE: Daniel Barringer, Kevin Carpenter, Matt McGrath, Kelsey Priebe, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT: Todd Boyer

The motion carried (6-0).

Current Projects

- 2728 Swansea Road (26-69)- Confirmation that a new home with an attached garage is acceptable along this segment of Swansea Road per the residential design standards.**



Mr. Milam sought confirmation that a new home with an attached garage would be acceptable along this segment of Swansea Road per residential design standards. This was not a formal application requiring a vote but rather a request for guidance.

The property is a vacant lot on Swansea Road across from Fancyburg Park. Mr. Milam explained that staff were seeking direction on neighborhood compatibility, noting the street segment includes 17 detached garages, three homes with no garage, and three with attached garages.

The City's third-party architect reviewed the plan and supported the design, noting the attached garage was well-integrated into the home's massing.

The Board reached consensus supporting the proposed attached garage, which staff will take into consideration when reviewing the building permit.

Preliminary Reviews

a. The Wellington School, 3650 Reed Road (26-302)- Informal review of proposed future improvements to the Upper School and Lower School areas.

Mr. Milam introduced an informal review of proposed future improvements to The Wellington School campus. The proposal includes removal of the 1918 Fishinger Road School building and replacement with a smaller addition connected to other parts of the facility. The project would also include parking improvements, site access upgrades, and potential enhancements to sports areas and classrooms.

The Wellington School representatives presented their plans, explaining they aim to create a new entry point for the upper school since the current facility has all schools (upper, middle, and lower) entering from the same point on Reed Road. The 1940s portion attached to the 1918 building is currently underutilized.

The Board offered feedback on the eastern drive approach location, expressing concern about its placement near a curve where lanes widen. Staff noted they were working with the applicant on this.

The applicant indicated they plan to return to the Board for a formal vote at a future meeting.

b. 2641 Alliston Court (26-337)- Informal review of a two-story accessory dwelling unit (ADU) for family members.

Mr. Milam presented an informal review of a proposal for a two-story accessory dwelling unit (ADU) for family members. The plan would replace an existing detached garage with a two-story structure containing a ground-level garage and upper-level living space.

Mr. Milam explained that the current code does not allow detached ADUs - mother-in-law suites must be attached to the house, limited to 816 square feet, and accessed from within the house. The Assistant City Attorney noted that several neighboring communities have



changed their zoning codes to allow ADUs, but Upper Arlington's code has not been updated to permit them.

Chair Tolliver asked the applicants, Larry and Patty Lilly to come forward. The applicants explained their desire to remain on their property as they age by having their daughter and son-in-law move into the main house while they live in the ADU. This would allow them to maintain independence while having family support nearby and avoiding a nursing home.

The Board suggested the applicants consider attaching the proposed structure to the main house via a breezeway or other connection, which would still require variances but would be more likely to receive approval under the current code. Board members provided several design suggestions to make this approach more feasible.

The Board indicated that waiting for potential code changes through the master plan process could take years, while pursuing an attached in-law suite with variances could be addressed much more quickly.

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 7:13 p.m.

ATTEST:

CHAIR:





Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: February 25, 2026

Subject: 3914 Fairlington Drive (VAR-54-25) - To allow a one-story addition to encroach 1.6 feet into the side yard setback [existing] and 2.8 feet into the side yard longwall setback.

Site Description/History

The subject property, 3914 Fairlington Drive, is located northeast of River Park Drive, and is zoned R-1b, One-Family Residence District. The 0.46-acre site measures 120 feet wide along its frontage (95 feet along the rear property line) and 188 feet deep. It is identified as Lot #13 in Block 403 of the Riverside Park Addition Extension No. 1 from 1954. The plat includes a 40-foot building setback line along the Fairlington Drive frontage, and a five-foot easement along the rear property line. It includes a one-story stone and siding residence with an attached two-car garage built in 1956. Mature landscaping is located along the side and rear property lines. The property was purchased by the applicant in 2016.

Building Permit #25-4370 was submitted by the applicant in September 2025, but denied by Staff due to setback issues. A variance application was submitted in late October 2025, but was not completed until recently.

Proposal

The proposal includes the construction of a 230-square-foot primary suite addition and a 148-square-foot kitchen addition at the rear of the residence; as well as interior floor plan modifications to relocate rooms and a bathroom. The additions will have an approximate floor-plate height of eight feet, with the overall height remaining subordinate to the primary roofline of the existing home (16'-9"), which meets the 35-foot maximum permitted height. Exterior updates include new windows along the rear elevation, repainting the existing stucco a tan color, and finishing the additions with dark grey board-and-batten siding and dimensional shingles to match the existing residence. Elements of the existing front porch will be replaced, including new columns and board-and-batten siding with white decorative truss and corbel detailing in the gable. Lastly, a new 217-square-foot open, covered porch is proposed off the new dining room, extending into the rear yard. The applicant has not indicated if there are any accessory structures underneath the proposed covered rear porch, including a fireplace, outdoor kitchen, etc.

The location of the additions is in-line with the existing residence, not extending beyond the depth of the existing garage. However, the master bedroom addition encroaches 1.6 feet into the 10-foot required side yard setback (existing). Additionally, the addition encroaches 2.8 feet



into the required 11.2-foot side yard longwall setback. Staff conducted independent calculations and confirmed that all other setbacks, development standards, and building coverage requirements were met. Minor discrepancies were identified in the applicant's square footage and calculations, which will be resolved during building permitting.

Zoning Code Requirements

The proposal results in the following variances to Article 5.02 of the Unified Development Ordinance (UDO):

- To allow a one-story addition to encroach 1.6 feet into the ten-foot minimum side yard setback [existing]; and
- To allow a one-story addition to encroach 2.8 feet into the side yard longwall setback.

Alternatives

Staff discussed the addition's encroachments with the applicant, along with alternative design options that could be pursued to avoid the requested variances. One alternative included 'stepping in' the master bedroom addition and increasing its depth rather than widening it to match the width of the existing residence, which is already within the side yard setback. This alternative was not supported by the applicant. The proposed additions align with the exterior walls of the existing residence, helping them blend with the existing building. Any additions located within the buildable area and compliant with zoning requirements would be deep and narrow, resulting in spaces that are likely functionally unsuitable for modern living.

The proposal was shared with the City's third-party architect, focusing their review on the proposed design, material, and color changes for the home. Feedback included the following:

- Maintain a single architectural style, ideally Craftsman, with all detailing consistent with that style. Emphasize the low-slung gable and existing wall shingles, and incorporate Craftsman elements such as enhanced rake detailing, brackets, and wider porch columns. All elements should be painted.
- Maintain consistent materials and colors across the existing home, additions, and porches.

Previous iterations of the proposed design included stained wood detailing on the front and rear porches with painted trim. Mixing stained and painted elements is generally unsuccessful in most architectural styles unless the colors closely align and are minimally contrasting. The applicant submitted a revised design shortly thereafter, which incorporated the architectural feedback above.

Requested Action and Findings

Staff reviewed the application and plans, discussed the proposal with the applicant, and visited the site. The existing home's location is legally nonconforming to the 10-foot side yard setback requirement. Any proposed rear addition would not meet this requirement due to the existing encroachments (Finding #1; nonconforming conditions). The proposed additions represent the minimum necessary to make reasonable use of the property while aligning with



modern design expectations (Finding #3; minimum necessary). The additions are designed to be compatible with the existing residence and are not expected to adversely impact adjacent properties (Finding #4; character of the area). For these reasons, Staff recommends approval of the application.

Attachments

1.	3914 Fairlington Dr_ Staff Presentation
2.	3914 Fairlington Dr_ Application
3.	3914 Fairlington Dr_ Proposed Plans
4.	3914 Fairlington Dr_ Public Notices

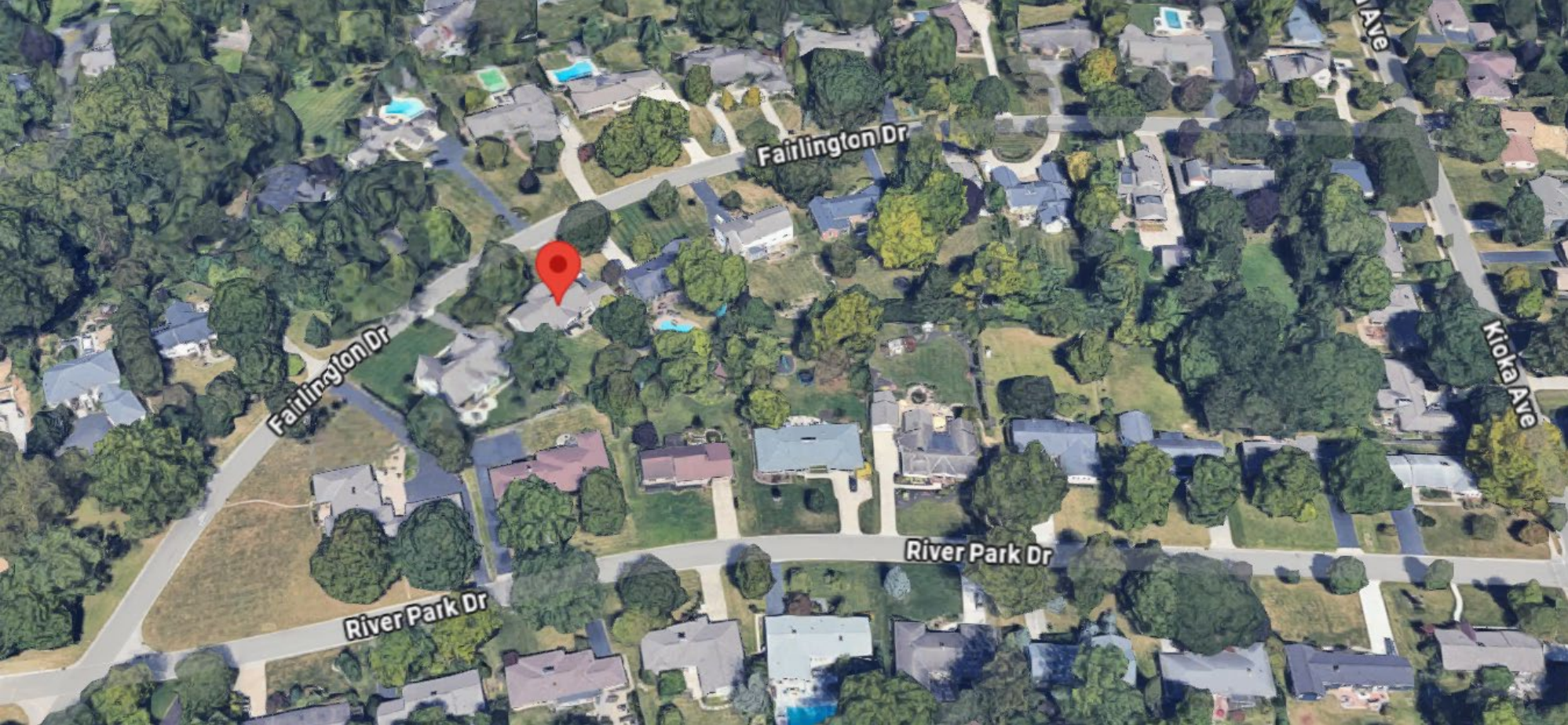


3914 Fairlington Drive

BZAP Staff Report Pictures | Variance Application 54-25
February 25, 2026



Google Maps ® Aerial

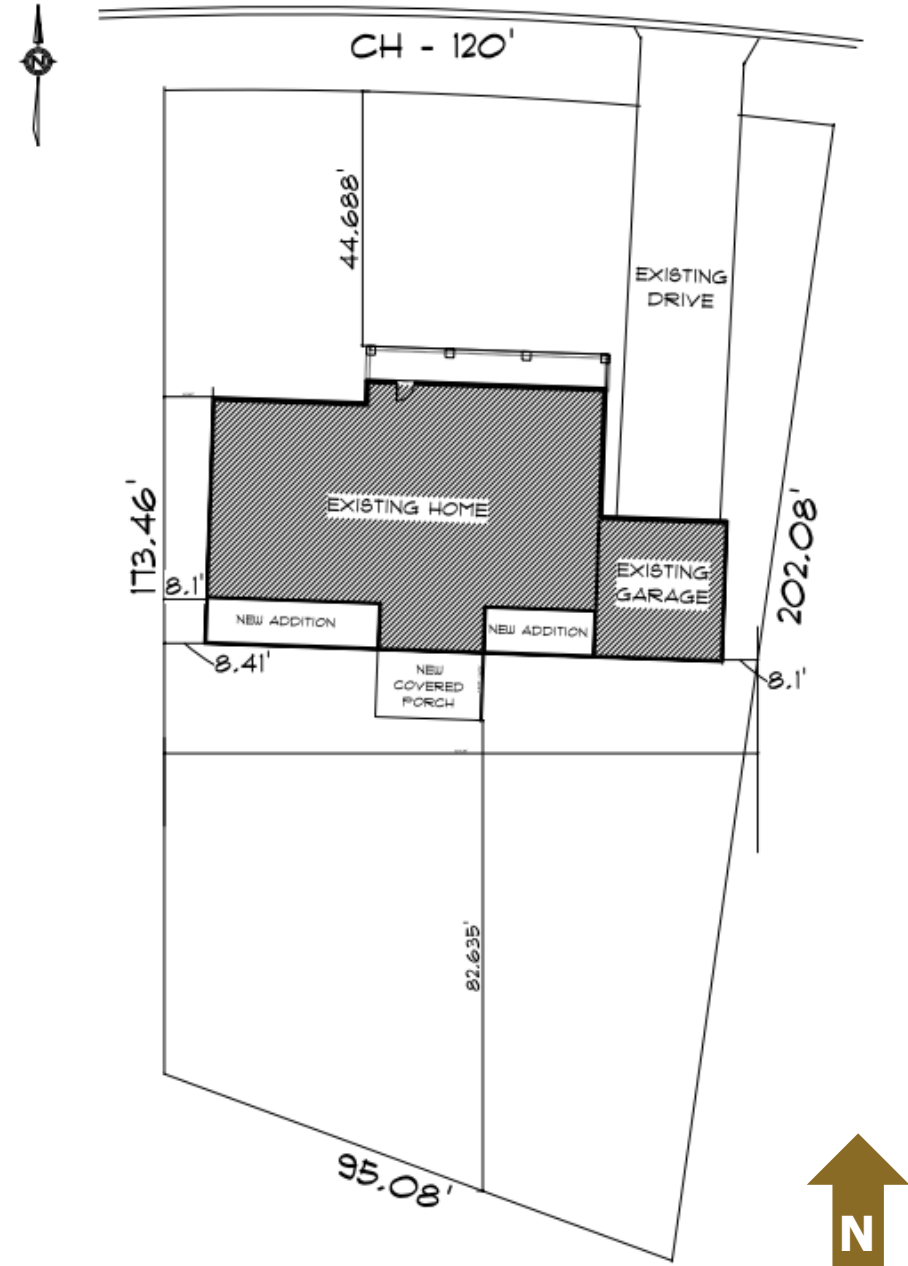


Existing Conditions



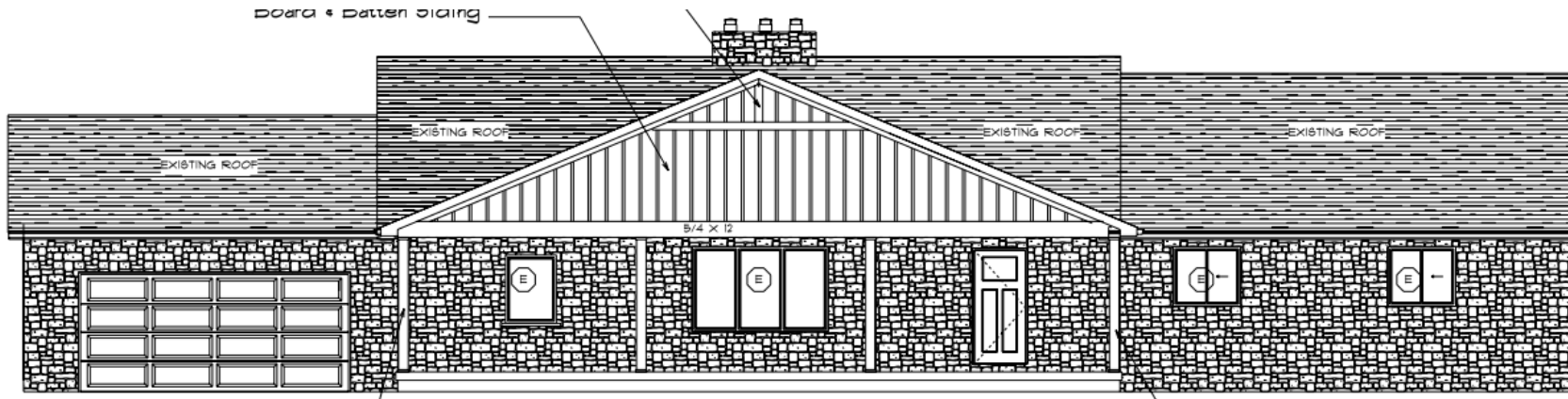
Proposed Site Plan

- Proposed improvements:
 - 230 SF primary suite addition
 - 148 SF kitchen addition
 - 217 SF covered porch (rear yard)
 - Exterior material changes
- Requested variances:
 - To allow a one-story addition to encroach 1.6 ft. into the side yard setback, and 2.8 ft. into the side yard longwall setback



Proposed Elevations

**Minor porch details have changed, see colored renderings*



FRONT ELEVATION

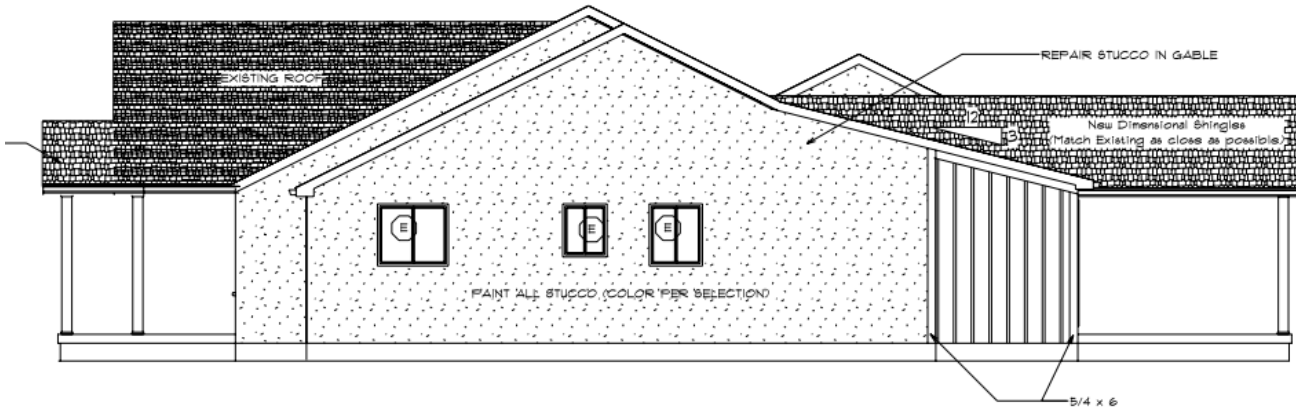


REAR ELEVATION



Proposed Elevations

**Minor porch details have changed, see colored renderings*



RIGHT ELEVATION



LEFT ELEVATION



Existing / Proposed Renderings



Proposed Renderings



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Variance Requests/Staff Recommendation

The proposal results in the following variances to Article 5.02 of the Unified Development Ordinance (UDO). Staff recommends **approval** of the application.

- To allow a one-story addition to encroach 1.6 feet into the ten-foot minimum side yard setback [existing]; and
- To allow a one-story addition to encroach 2.8 feet into the side yard longwall setback.





Record No: 25-4906

Variance Application

Status: Active

Submitted On: 10/21/2025

Primary Location

3914 FAIRLINGTON DR
UPPER ARLINGTON, OH 43220

Owner

SMITH STEPHEN J | MONTGOMERY JENNIFER
E
COLUMBUS OH 43220

Variance Information

Describe Variance Request ?

We are requesting a variance for a side yard set back on the west side of the house to accomdate an addition of the 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?

None

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

No

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

No, the addition will not impact neighbors facing the west side

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, a new site plan was developed and the current home is already over, this is a request for an additional variance

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

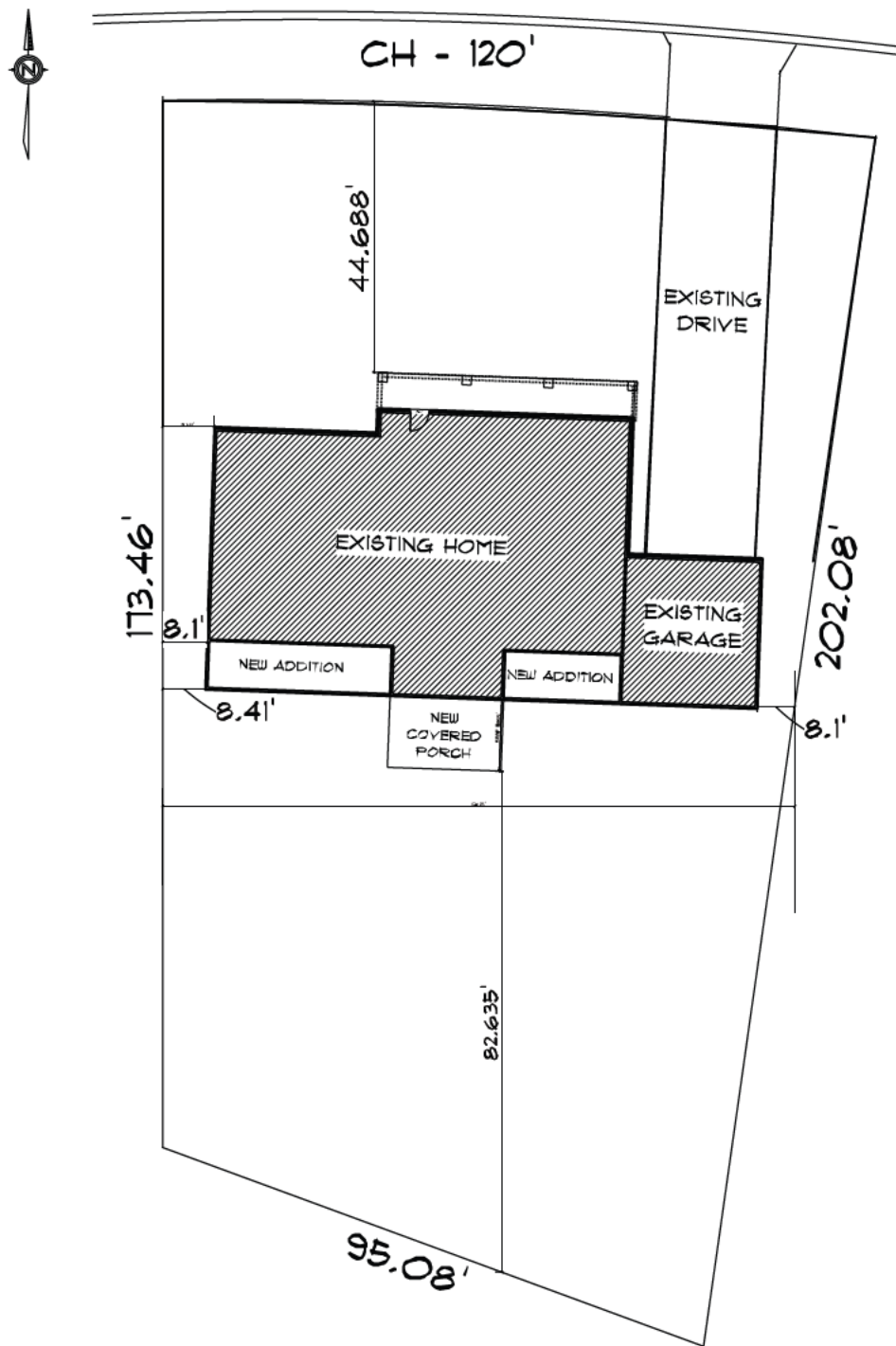
Yes the property can be used however the work requested by the homeowner cannot be completed without this

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



3914 FAIRLINGTON DRIVE
 UPPER ARLINGTON OH 43220
 PARCEL # 070-007883-00

1" = 30'



ITEM	SF	%
TOTAL LOT AREA	19,602	100%
EXISTING HOME	2,770	
EXISTING GARAGE	570	
EXISTING PORCHES	281	
NEW ADDITION	413	
NEW COVERED REAR PORCH	222	
TOTAL BLDG COVERAGE	4,256	21.7%

TOTAL FRONT YARD AREA	6,363	100%
TOTAL FRONT YARD COVERAGE	814	17.4%

TOTAL LOT AREA	19,602	100%
TOTAL BUILDING/PORCH AREA	4,256	
DRIVEWAY	5,567	
TOTAL DEVELOPMENT COVERAGE	5,567	28.4%



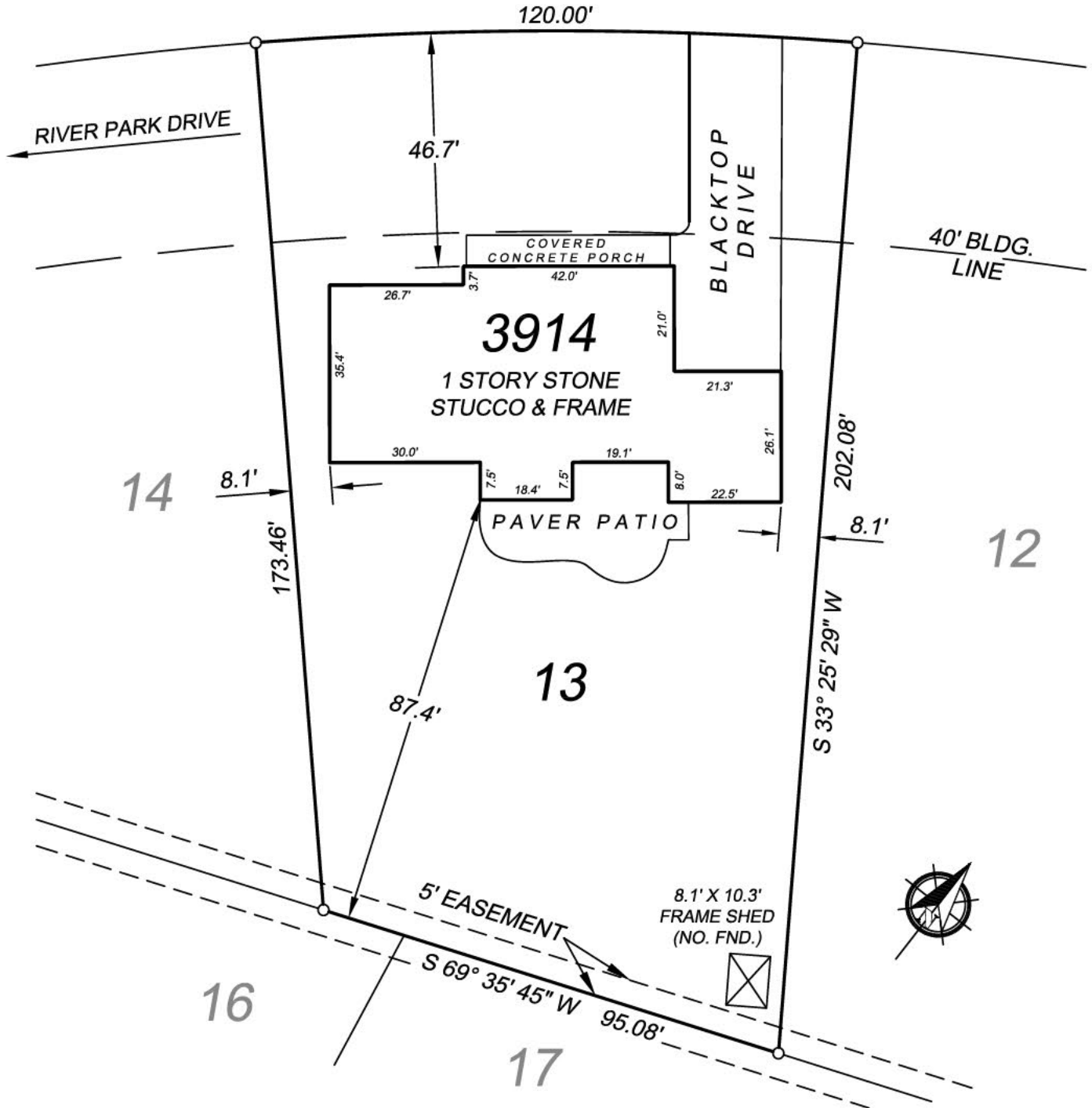
JOB NUMBER #: 4369-2025 S DATE OF DRAWING 10-10-25

CERTIFIED TO STEPHEN J. SMITH & JENNIFER E. MONTGOMERY

LEGAL DESC. LOT 13, BLOCK 403 ~ RIVERSIDE PARK ADDITION EXTENSION NO. 1 P.B. 27 PG. 11

CITY/TWP. UPPER ARLINGTON COUNTY FRANKLIN DRN. KLH CK. SJH DRAWING SCALE 1" = 30'

FAIRLINGTON DRIVE 60'



I hereby certify that this location survey was prepared from an actual inspection of the premises completed on October 14, 2025 under my direct supervision and that it and the information, courses and distances as shown are correct to the best of my knowledge and belief. Easements shown on this exhibit were taken from the subdivision plat of record. Additional easements affecting this property may exist.

By Steven J. Hoy





FRONT ELEVATION

Smith-Montgomery

V1
SHEET

1 / 2
PAGE

DRAWN BY:
SCALE: 0.17" = 1'-0"

DATE: Friday, February 13, 2026

Plans are the property of the Custom Home Building Consultants. 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.



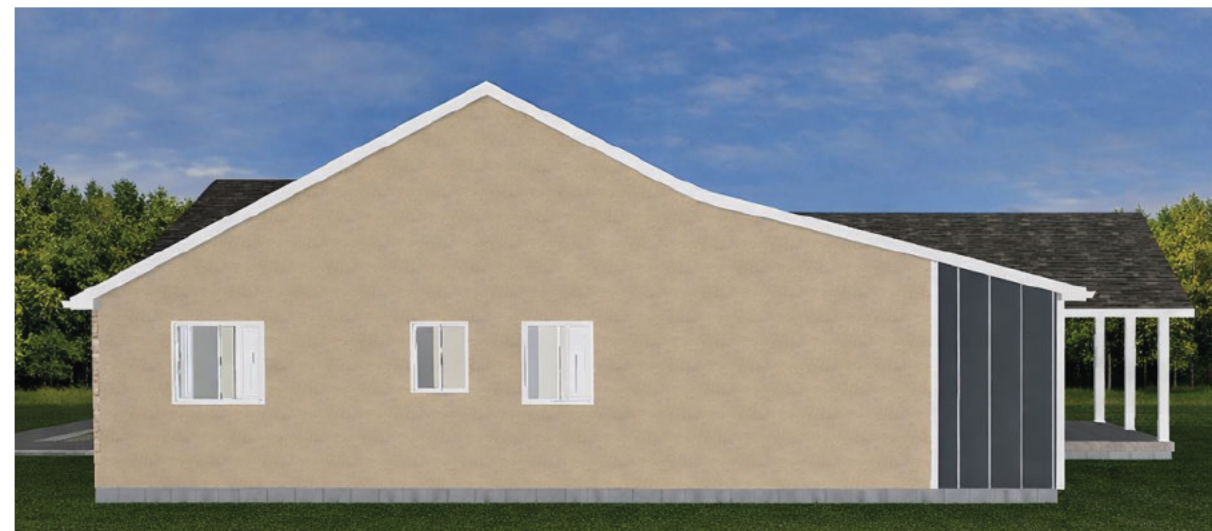
Custom Home Building Consultants
3060 Abbey Knoll Drive
Levi's Center, OH 43035



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Smith-Montgomery	V2 SHEET	2 / 2 PAGE
	DRAWN BY:	
	SCALE: 3/16" = 1'-0"	
DATE: Friday, February 13, 2026		

Plans are the property of the Custom Home Building Consultants. 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.

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All dimensions to be verified prior to construction.

Custom Home Building Consultants
 3060 Abbey Knoll Drive
 Lewis Center, OH 43035

Jenny Montgomery & Stephen Smith

3914 Fairlington Drive

Upper Arlington, OH

Dear Neighbors,

I hope this letter finds you well. I'm writing to let you know that I will be submitting a request for a setback variance to the Upper Arlington Zoning Board/Planning Department regarding my property at 3914 Fairlington.

The variance request is related to extending our primary suite off the back of our existing house.

I wanted to inform you personally before the official notice is sent by the city, as I value being transparent with my neighbors and maintaining good communication within our community. If you have any questions or would like to see the plans in more detail, I'd be happy to share them with you and discuss the project further.

Thank you for your understanding and consideration.

Warm regards,

Jenny Montgomery and Stephen Smith

Jenny Montgomery & Stephen Smith

3914 Fairlington Drive

Upper Arlington, OH

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Warm regards,

Jenny Montgomery and Stephen Smith

3933 Fairlington Dr

12/30/2025

Tonya Mark

Jenny Montgomery & Stephen Smith

3914 Fairlington Drive

Upper Arlington, OH

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Warm regards,

Jenny Montgomery and Stephen Smith

3936 Fairlington Dr

12/30/2025

Anthony Lee

Jenny Montgomery & Stephen Smith

3914 Fairlington Drive

Upper Arlington, OH

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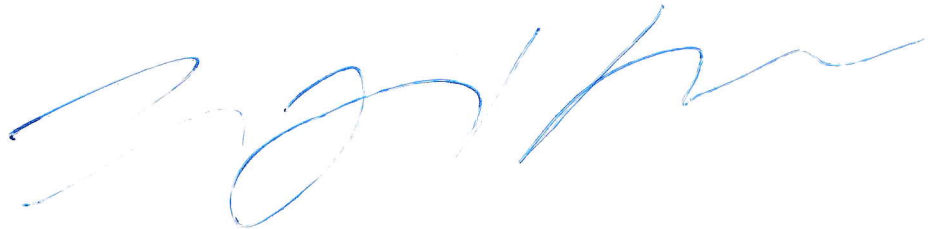
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Warm regards,

Jenny Montgomery and Stephen Smith

2688 River Park
12/30/2025

A handwritten signature in blue ink, appearing to be 'Jenny Montgomery', written in a cursive style.

Jenny Montgomery & Stephen Smith

3914 Fairlington Drive

Upper Arlington, OH

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Warm regards,

Jenny Montgomery and Stephen Smith

3895 Fairlington Dr

Brett Hummel

Jenny Montgomery & Stephen Smith

3914 Fairlington Drive

Upper Arlington, OH

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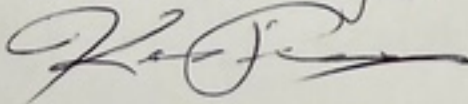
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Warm regards,
Jenny Montgomery and Stephen Smith

11-6-25

3928 Fairlington Dr.



Jenny Montgomery & Stephen Smith

3914 Fairlington Drive

Upper Arlington, OH

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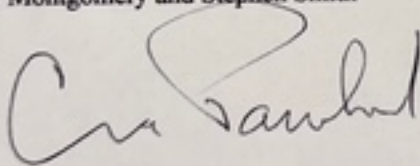
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Warm regards,

Jenny Montgomery and Stephen Smith



11-7-25 3929 Fairlington Dr.

Jenny Montgomery & Stephen Smith

3914 Fairlington Drive

Upper Arlington, OH

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Warm regards,
Jenny Montgomery and Stephen Smith

11-7-25

2700 River Park Dr.

Aysun Tokan
Aysun Tokan

Jenny Montgomery & Stephen Smith

3914 Fairlington Drive

Upper Arlington, OH

Dear Neighbors,

I hope this letter finds you well. I'm writing to let you know that I will be submitting a request for a setback variance to the Upper Arlington Zoning Board/Planning Department regarding my property at 3914 Fairlington.

The variance request is related to extending our primary suite off the back of our existing house.

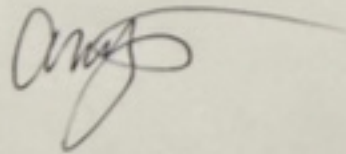
I wanted to inform you personally before the official notice is sent by the city, as I value being transparent with my neighbors and maintaining good communication within our community. If you have any questions or would like to see the plans in more detail, I'd be happy to share them with you and discuss the project further.

Thank you for your understanding and consideration.

Warm regards,

Jenny Montgomery and Stephen Smith

2720 RIVER PARK DR.

A handwritten signature in black ink, appearing to be 'Amy', written over a horizontal line.

11-6-25

Jenny Montgomery & Stephen Smith

3914 Fairlington Drive

Upper Arlington, OH

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Warm regards,

Jenny Montgomery and Stephen Smith

11-6-25

Acknowledged

11/21/2015

Bon and Michelle Ponlone
3896 Fairlington Dr.
Upper Arlington, OH 43220

Jenny Montgomery & Stephen Smith

3914 Fairlington Drive

Upper Arlington, OH

Dear Neighbors,

I hope this letter finds you well. I'm writing to let you know that I will be submitting a request for a setback variance to the Upper Arlington Zoning Board/Planning Department regarding my property at 3914 Fairlington.

The variance request is related to extending our primary suite off the back of our existing house.

I wanted to inform you personally before the official notice is sent by the city, as I value being transparent with my neighbors and maintaining good communication within our community. If you have any questions or would like to see the plans in more detail, I'd be happy to share them with you and discuss the project further.

Thank you for your understanding and consideration.

Warm regards,
Jenny Montgomery and Stephen Smith

11-6-25

Bonnie Cole

3915 Fairlington Dr.

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLUMBUS MAIL OFFICE

Certified Mail Fee

\$ 3.70

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ 0.00
- Return Receipt (electronic) \$ 0.00
- Certified Mail Restricted Delivery \$ 0.00
- Adult Signature Required \$ 0.00
- Adult Signature Restricted Delivery \$ 0.00

Postage

\$ 0.70

Total Postage and Fees

\$ 6.00

Sent To

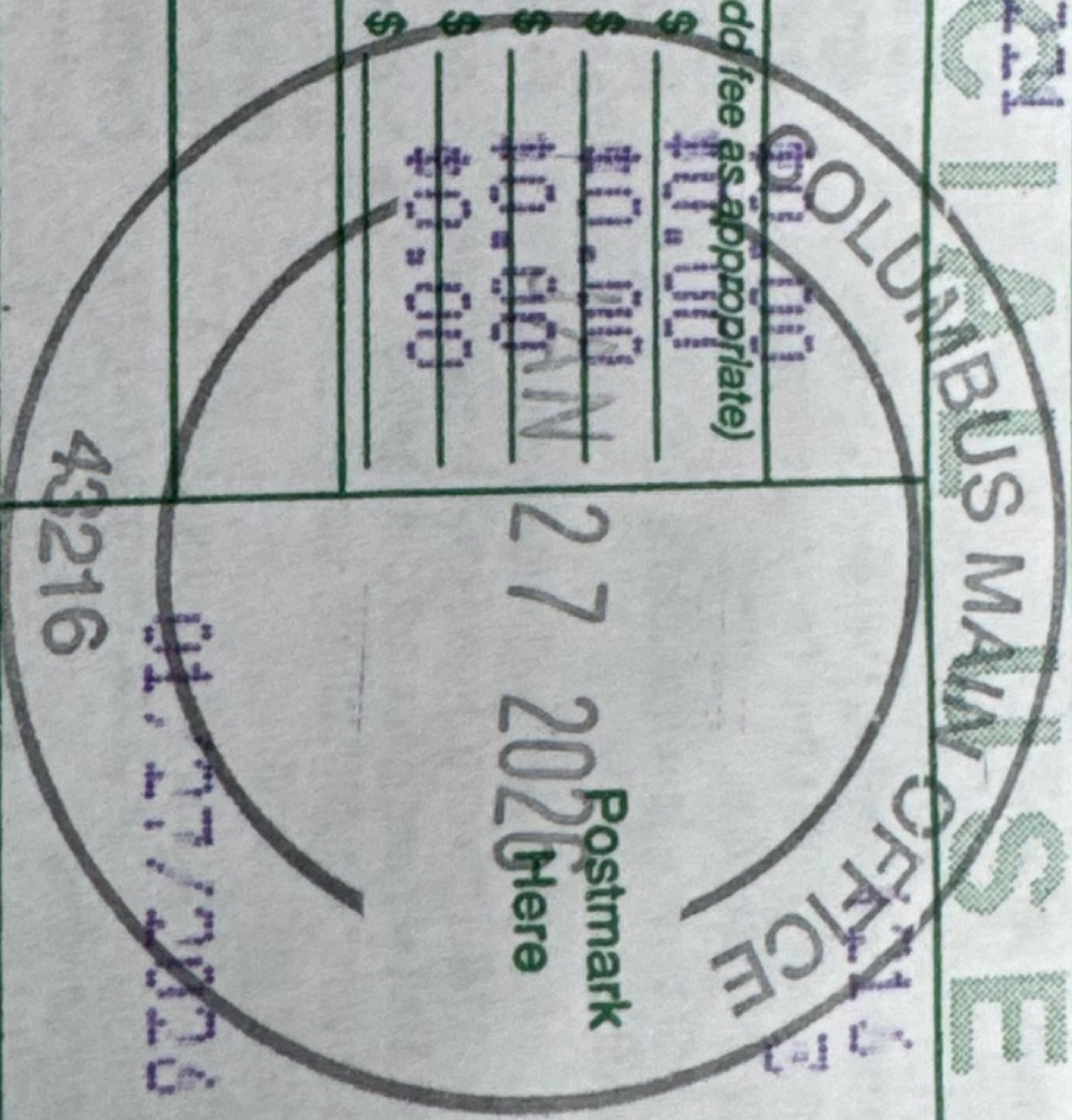
RESIDENT

Street and Apt. No., or PO Box No.

2355 Nottingham Rd

City, State, ZIP+4®

Upper Arlington 43221





Authors: Riley Stanek, Community Development Intern

BZAP Meeting Date: February 25, 2026

Subject: 3715 Dorchester Road (VAR-04-26) - To allow a six-foot tall replacement fence to project up to 15 feet in the Dorchester Road front yard, where only a 42-inch tall fence is permitted.

Site Description/History

The subject property, 3715 Dorchester Road, is located at the southwest corner of Fishinger and Dorchester Roads, and is zoned, R-1c, One-Family Residence District. It measures 70 feet wide and 123 feet deep with a 35-foot building setback line along Fishinger Road and a 15-foot building setback line along Dorchester Road; a five-foot-wide utility easement exists along the southern property line. The site is platted as Lot #23 in the 1926 River Ridge Addition subdivision. The property is developed with a one-story home which has a one-car attached garage and a driveway located in the northeast area of the lot. An existing concrete patio on the south side of the house is enclosed by a six-foot-tall wood fence. This existing fence projects approximately 19 feet forward of the residence, into the Dorchester Road front yard adjacent to the right-of-way. The site contains a limited number of mature trees, which are primarily located along the Dorchester Road right-of-way.

Aerial and street-level imagery show a six-foot-tall wood fence, running parallel to Dorchester Road along the eastern property boundary. It was installed around 2011 by a previous owner without a permit. In 2014, an additional section of the six-foot-tall wood fencing was installed along the southern property line per Fence Permit #2014-1364, completed by a previous owner. Fence Permit #25-4636 was submitted by the applicant, but denied by Staff as the tall fence was located in the front yard.

Proposal

The application includes removing the existing six-foot tall wood fence and replacing it with a new six-foot tall white vinyl fence that would project 15 feet into the Dorchester Road front yard. The proposed vinyl fence will attach to an existing six-foot tall fence at the southern property line. The fence will include solid lower panels and a decorative open-picket section towards the top edge.

Zoning Code Requirements

This application includes a variance to Article 6.09 of the Unified Development Ordinance (UDO):



- To allow a six-foot tall replacement fence to project up to 15 feet in the Dorchester Road front yard, where only a 42-inch tall fence is permitted.

Alternatives

The applicant could consider keeping the fence in the same proposed location, but decreasing its height to 42 inches in order to avoid the variance. This would, however, limit the amount of privacy and could look out of place since the direct neighbor to the south (2432 Edgevale Road) has an adjacent six-foot tall wooden fence that the proposed fence would connect to. This alternative would create a dramatic height difference between the two fences and not create a seamless transition from one yard to another. Another alternative would be to keep the proposed height of the fence at six feet, but move it back 15 feet, but would then significantly limit the amount of enclosed yard space available to the homeowners and not meet their needs. These alternatives would result in less privacy than what exists today.

For fences located in the front yard, the Board has historically required new (or retained) landscaping be added between the fence and City right-of-way to soften the impact of a fence located close to the street. In this case, supplementing screening between the proposed fence and the street to offset the visual impacts would serve the application well.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant and visited the site. The proposed replacement fence is located in the same location as an existing fence that has been in place for at least 15 years (Finding #6, *actions of a previous owner*). The fence would tie into an existing six-foot-tall fence to the south, thus not altering the character of the area when combined with proposed landscaping in front of the fence (and with 15 feet of City right-of-way) (Finding #4, *character of the area*). For these reasons, Staff recommends that this application be approved, subject to review and approval of a landscape plan by the City Forester for the Dorchester Road front yard/right-of-way.

Attachments

1.	3715 Dorchester Rd_ Staff Presentation
2.	3715 Dorchester Rd_ Application
3.	3715 Dorchester Rd_ Public Notices
4.	3715 Dorchester Rd_ Proposed Plans

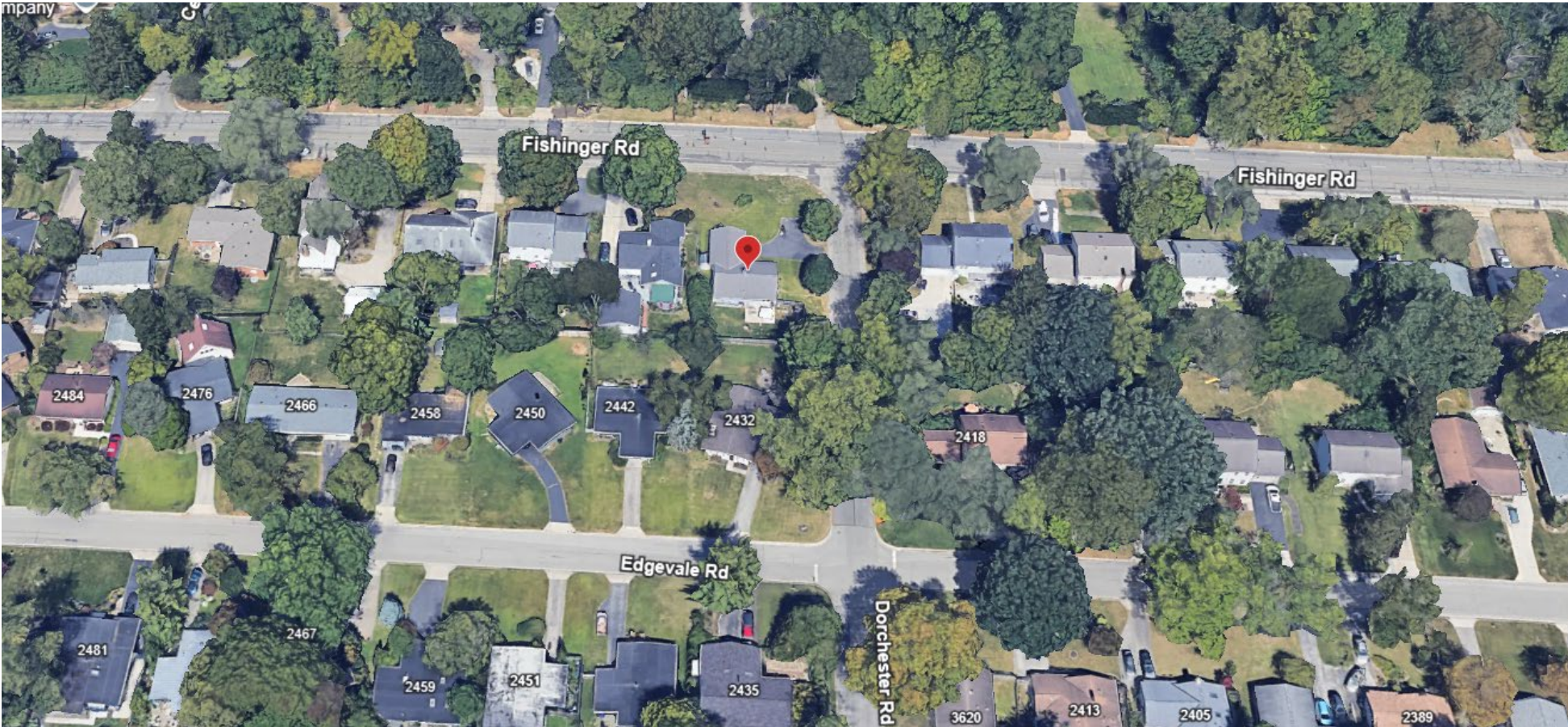


3715 Dorchester Road

BZAP Staff Report Pictures | Variance Application 04-26
February 25, 2026



Google Maps ® Aerial



Existing Conditions



Existing Conditions

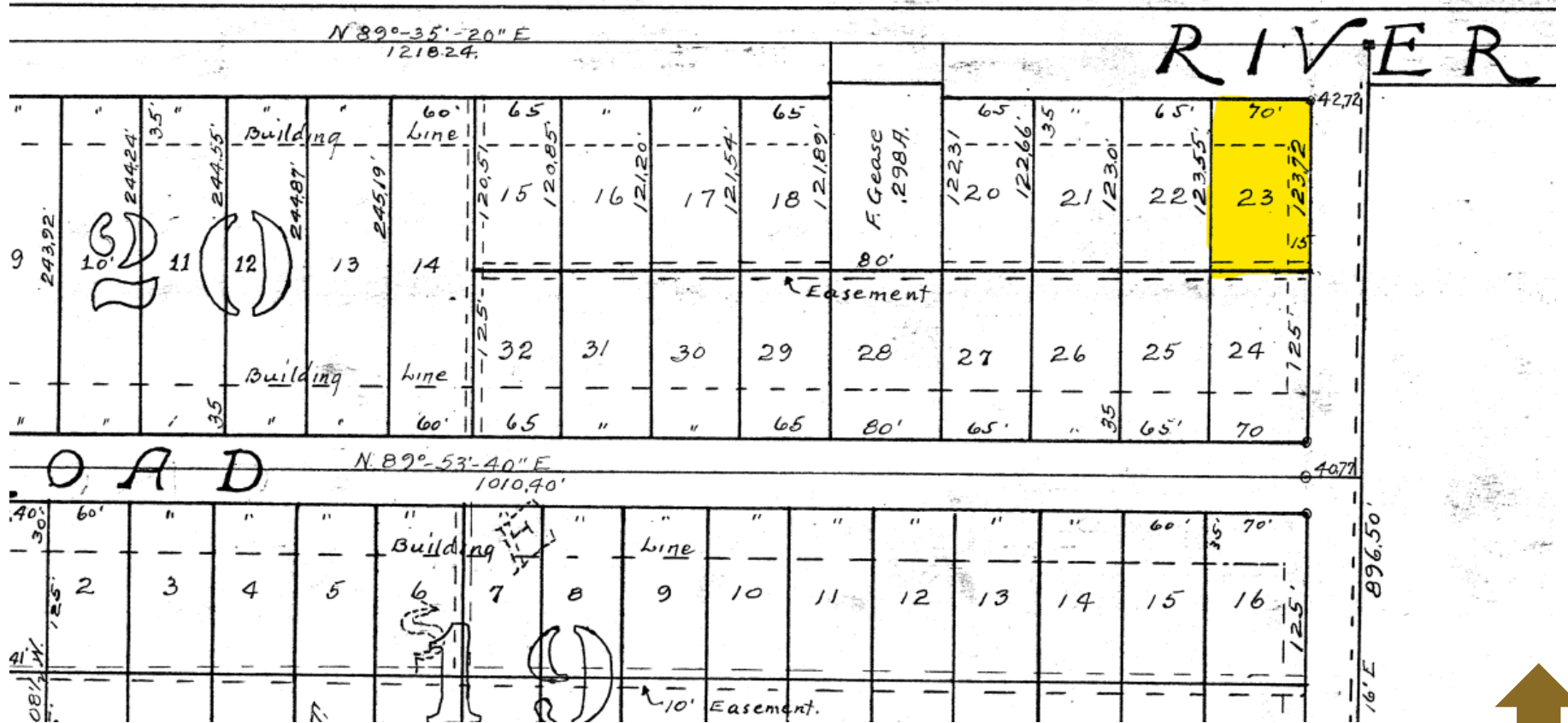


Proposed Site Plan/ Variances

- Proposed improvements:
 - The reconstruction of the existing 6' wooden fence into a 6' vinyl fence.
- Requested variances:
 - To allow a six-foot tall replacement fence to project up to 15 feet in the Dorchester Road front yard, where only a 42-inch tall fence is permitted.



Plat



Variance Requests/Staff Recommendation

Staff recommend **approval** of the requested Variance:

- To allow a six-foot tall replacement fence to project up to 15 feet in the Dorchester Road front yard, where only a 42-inch tall fence is permitted.

Recommended condition:

- Subject to review and approval of a landscape plan by the City Forester for the Dorchester Road front yard/right-of-way.





Record No: 25-5582

Variance Application

Status: Active

Submitted On: 12/11/2025

Primary Location

3715 DORCHESTER RD
UPPER ARLINGTON, OH 43221

Owner

JOHNSON AARON | JOHNSON BRITTANY
UPPER ARLINGTON OH 43221

BZAP Information

BZAP Case #

VAR-04-26

Status

Pending

BZAP Determination Date

02/25/2026

Vote Tally

Primary Variance

Fence

Primary Planner

Riley Stanek

Findings of Fact for Approval/Denial

Variance Request

To allow a six-foot tall fence to project 19' forward of the residence (within the 15' front yard projection) in lieu of the 42-inch height maximum.

BZAP conditions

Variance Information

Describe Variance Request

Replacing the existing 6' fence

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 maximum permitted fence is 42" but there is currently a 72" fence there and connecting in the rear

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, the neighbors have the same height fence

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

No, it is replacing an existing old fence with a nicer vinyl

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

We wish to have the new fence at 72", same as the existing


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

The new proposed fence will add value to the home and neighborhood.

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




Attachments

- 


Notice to Neighbors - Google Docs.pdf

Notice to Neighbors - Google Docs.pdf

Uploaded by Alex Brennan on Jan 20, 2026 at 1:26 PM
- 


Certificate-of-Notice-Form---May-2023-PDF_Thu_Dec_11_2025_09-51-22.pdf

Certificate-of-Notice-Form---May-2023-PDF_Thu_Dec_11_2025_09-51-22.pdf

Uploaded by Riley Stanek on Jan 23, 2026 at 9:31 AM
- 


Notice to Neighbors - Google Docs.pdf

Notice to Neighbors - Google Docs.pdf

Uploaded by Taylor Mullinax on Feb 3, 2026 at 1:36 PM
- 


Site Plan REQUIRED

Site Plan with Fence Location.pdf

Uploaded by Alex Brennan on Oct 27, 2025 at 12:13 PM
- 


Elevations REQUIRED

Screenshot 2025-10-27 12.14.32 PM.png

Uploaded by Alex Brennan on Oct 27, 2025 at 12:14 PM
- 


Floor Plans REQUIRED

image.png

Uploaded by Alex Brennan on Dec 11, 2025 at 9:53 AM
- 

Certificate of Notice Form (property owners within 100' of the property) REQUIRED

Certificate-of-Notice-Form---May-2023-PDF.pdf

Uploaded by Alex Brennan on Dec 11, 2025 at 9:51 AM
- 

Copy of Letter Mailed to Neighbors REQUIRED

Notice to Neighbors - Google Docs.pdf

Uploaded by Alex Brennan on Dec 11, 2025 at 10:09 AM

Record Activity

- alex@peerlessfence.com started a draft Record
10/27/2025 at 11:39 am
- Alex Brennan added file Site Plan with Fence Location.pdf
10/27/2025 at 12:13 pm
- Alex Brennan added file Screenshot 2025-10-27 12.14.32 PM.png
10/27/2025 at 12:14 pm

Alex Brennan added file Certificate-of-Notice-Form---May-2023-PDF.pdf	12/11/2025 at 9:51 am
Alex Brennan added file image.png	12/11/2025 at 9:53 am
Alex Brennan added file Notice to Neighbors - Google Docs.pdf	12/11/2025 at 10:09 am
Alex Brennan submitted Record 25-5582	12/11/2025 at 2:17 pm
OpenGov system altered payment step Application Fees, changed status from Inactive to Active on Record 25-5582	12/11/2025 at 2:17 pm
OpenGov system completed payment step Application Fees on Record 25-5582	12/11/2025 at 2:19 pm
OpenGov system altered approval step Application Complete & Scheduled for BZAP Review, changed status from Inactive to Active on Record 25-5582	12/11/2025 at 2:19 pm
OpenGov system assigned approval step Application Complete & Scheduled for BZAP Review to Justin Milam on Record 25-5582	12/11/2025 at 2:19 pm
Justin Milam changed form field entry BZAP Determination Date from "" to "01/21/2026" on Record 25-5582	12/12/2025 at 11:13 am
Justin Milam changed form field entry Status from "" to "Pending" on Record 25-5582	12/12/2025 at 11:13 am
Justin Milam changed form field entry BZAP Case # from "" to "VAR-04-26" on Record 25-5582	12/12/2025 at 11:13 am
Justin Milam altered approval step Application Complete & Scheduled for BZAP Review, changed status from Active to On Hold on Record 25-5582	12/12/2025 at 3:07 pm
Justin Milam added Primary Planner to Record 25-5582	12/29/2025 at 9:29 am
Alex Brennan added file Notice to Neighbors - Google Docs.pdf to Record 25-5582	01/20/2026 at 1:26 pm
Justin Milam changed form field entry BZAP Determination Date from "01/21/2026" to "02/18/2026" on Record 25-5582	01/22/2026 at 6:47 am
Riley Stanek added file Certificate-of-Notice-Form---May-2023-PDF_Thu_Dec_11_2025_09-51-22.pdf to Record 25-5582	01/23/2026 at 9:31 am
Riley Stanek altered approval step Application Complete & Scheduled for BZAP Review, changed status from On Hold to Complete on Record 25-5582	01/23/2026 at 9:31 am
OpenGov system altered approval step Board of Zoning & Planning Review, changed status from Inactive to Active on Record 25-5582	01/23/2026 at 9:31 am
OpenGov system assigned approval step Board of Zoning & Planning Review to Justin Milam on Record 25-5582	01/23/2026 at 9:31 am
Taylor Mullinax reactivated approval step Application Complete & Scheduled for BZAP Review on Record 25-5582	01/26/2026 at 9:35 am
Taylor Mullinax altered approval step Application Complete & Scheduled for BZAP Review, changed status from Active to On Hold on Record 25-5582	01/26/2026 at 10:00 am

Riley Stanek altered approval step Application Complete & Scheduled for BZAP Review, changed status from On Hold to Complete on Record 25-5582	02/02/2026 at 8:59 am
Taylor Mullinax reassigned approval step Board of Zoning & Planning Review from Justin Milam to Riley Stanek on Record 25-5582	02/03/2026 at 1:35 pm
Taylor Mullinax added file Notice to Neighbors - Google Docs.pdf to Record 25-5582	02/03/2026 at 1:36 pm
Justin Milam changed form field entry Variance Request from "" to "<h3 style='margin: 0px; padding: 0px; outline: 0px; border: 0px; font-style: normal; font-variant...' on Record 25-5582	02/10/2026 at 3:54 pm
Justin Milam changed form field entry Primary Variance from "" to "Fence" on Record 25-5582	02/10/2026 at 3:54 pm
Riley Stanek changed form field entry BZAP Determination Date from "02/18/2026" to "02/25/2026" on Record 25-5582	02/13/2026 at 11:09 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Application Fees	12/11/2025, 2:17:27 PM	12/11/2025, 2:19:09 PM	Alex Brennan	-	Completed
 Application Complete & Scheduled for BZAP Review	12/11/2025, 2:19:11 PM	2/2/2026, 8:59:31 AM	Justin Milam	-	Completed
 Board of Zoning & Planning Review	1/23/2026, 9:31:40 AM	-	Riley Stanek	-	Active
 BZAP Result	-	-	-	-	Inactive

Revised: May 2023

Certification of Notice

Applicant Name: _____


Location of property subject to BZAP request: _____

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

Describe activity which requires Board of Zoning and Planning review:

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

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

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





Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: February 25, 2026

Subject: 2459 Fishinger Road (VAR-05-26) - To allow the construction of a detached garage that is 22 feet 22'-6" tall with a 15'-2" 17-foot rear top wall plate, in lieu of the 17-foot overall height and 9'-6" top wall plate height limits.

Site Description/History

The subject property, 2459 Fishinger Road, is located on the south side of the street, five homes west of Dorchester Road. The property has 75 feet of frontage and 128 feet of depth, similar to others in the area, and is zoned R-1c, One-Family Residence District. A two-story farmhouse-style home, built in the late 1880s, sits 20 feet from City right-of-way, and is not part of any subdivision plat. [It is Staff's understanding that this home was the original farmhouse for the surrounding orchards in the 1920s-1940s.] The 1,640-square foot home includes horizontal siding with a side porch, second floor balcony and open rear porch. A driveway on the east side of the property leads to a two-car, 440-square foot, two-story detached garage built around 1930. The property is enclosed with six-foot tall wood fencing and was purchased by the applicant in 2021.

Proposal

This application includes demolition of the existing detached garage and construction of a new one, largely in the same location. The proposed detached garage is 22' x 28' (616 square feet) in size, and is located 3'-8" from the side property line and 8'-6" from the rear property line, matching existing site conditions. It is 22'-6" feet tall with a 17-foot tall rear top plate wall height (*variance required*). The proposed elevations show siding to match the residence with a forward-facing dormer window. Ground level transom glass block windows are provided on both the east and west side elevations; a man door with three upper windows is proposed on the west side as well. The rear elevation includes gutters and a downspout. The first floor includes parking for vehicles and storage, with an 18-foot wide garage door, and a staircase leading to a second level workshop. Exterior light fixtures and floodlights are shown on the front and back. [Outdoor lighting is not allowed to cross the property line.] Access will be from the existing driveway that runs along the east side of the property. Building (23.2 percent) and development (38.3 percent) cover ratios are below City standards.

[The revised plans increased the height of the original plan by six inches, as a forward-facing window dormer was added that reduced the front top plate wall height from 15'-2" to a compliant nine feet, but increased it to 17 feet at the rear.]



Zoning Code Requirements

This application results in two variances to Article 6.09 of the Unified Development Ordinance (UDO):

- To increase the height of a detached garage from 17 feet to 22'-6"; and
- To increase the height of a detached garage's rear top plate from 9'-6" to 17'-0".

Alternatives

Upon finishing the application, Staff contacted the applicant to inquire about potential modifications. Staff pointed out that the proposed original design's excessive top plate made it appear more commercial, and suggested alterations. Additionally, Staff requested that the plans include notes to limit commercial use, unless a home occupation permit is obtained, and to prevent the structure from being used for sleeping quarters. Staff also provided details of previously approved variances for detached garages to the applicant. Other minor detail issues were also noted. Revisions were made to add a forward-facing window dormer, which increased the height of the detached garage by six inches (above the Board's recent tolerance of 22 feet), lowered the front top plate wall to a compliant level, but increased the rear by almost two feet.

The City's third-party architect felt the revised design was inappropriate for the house and neighborhood, and suggested turning the ridge to match the house, adding side dormers (which would result in a variance), and matching the roof pitch and rake details of the house. Staff and the Board have historically not supported side-facing dormers due to privacy concerns.

Staff has been contacted by two concerned residents who were notified of the pending application; identified concerns were with the proposed commercial design and potential use.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. The proposed detached garage replaces one that is nearly 100 years old with one that is more functional and meets today's modern living standards. Staff identified several issues with the application, but only some have been accounted for with the revised design, with others being exacerbated. Should the Board choose to support this application, Findings #4 (*essential character*) and #8 (*spirit and intent*) should be fully vetted.

Should a motion be made on this application, Staff would recommend that the following conditions be considered:

- An overall height reduction of at least six inches to align with previously-granted variances;
- Addition of a conspicuous note on the plans that the workshop is not to be used for commercial purposes; and
- Addition of a conspicuous note on the plans that the detached garage is not to be used for sleeping quarters.



Attachments

1.	2459 Fishinger Rd_ Staff Presentation
2.	2459 Fishinger Rd_ Application
3.	2459 Fishinger Rd_ Public Notices
4.	2459 Fishinger Rd_ Revised Plans
5.	2459 Fishinger Rd_ Proposed Plans



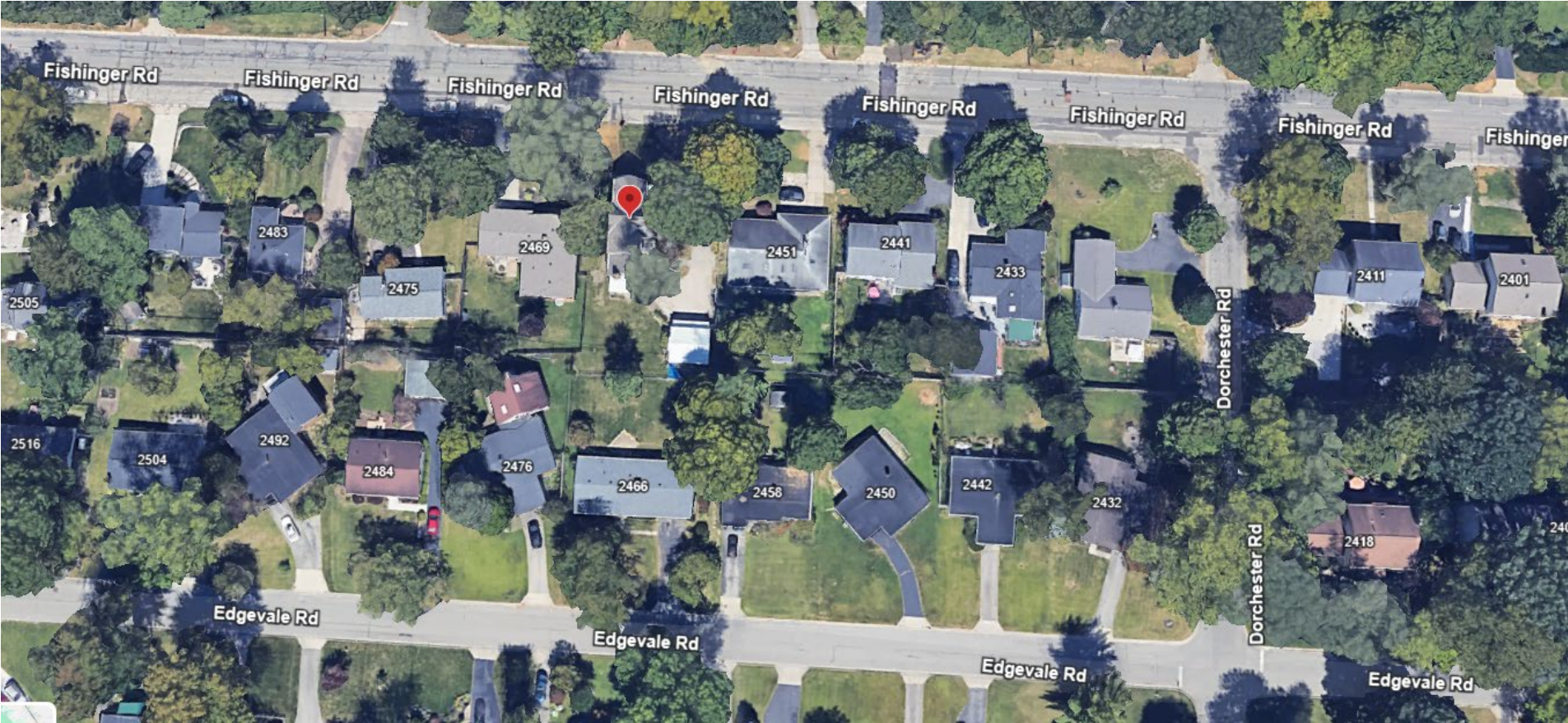


2459 Fishinger Road

BZAP Staff Report Pictures | Variance Application 05-26
February 25, 2026



Google Maps ® Aerial



Existing Conditions

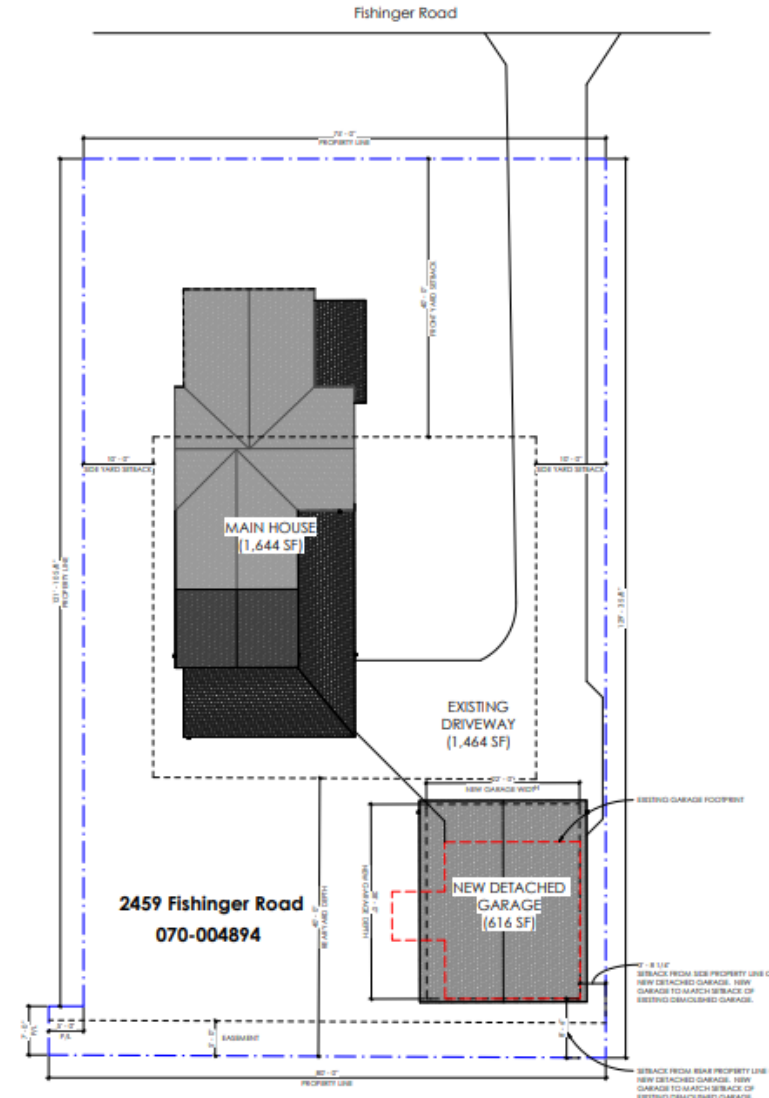


Existing Conditions

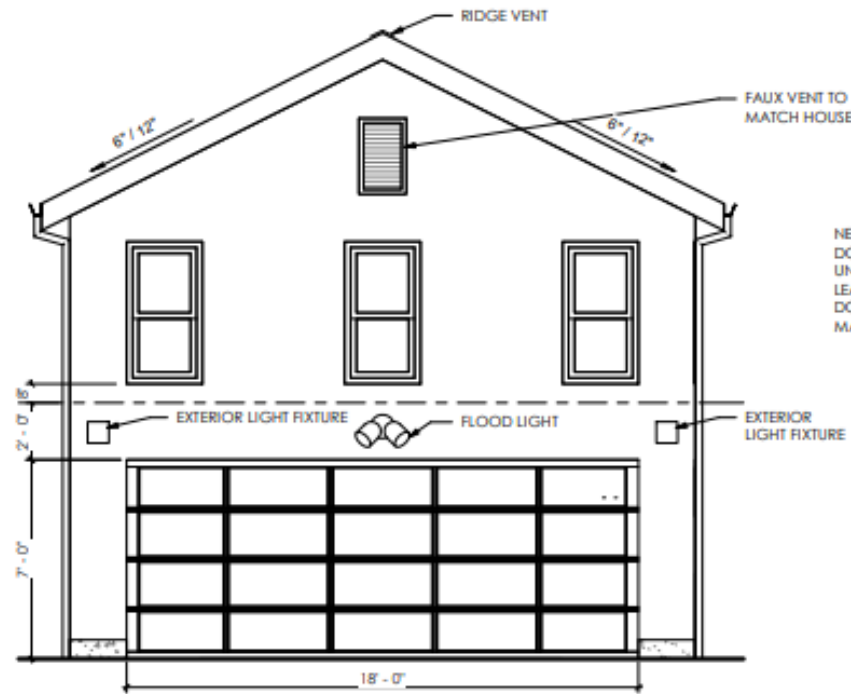


Proposed Site Plan/Variations

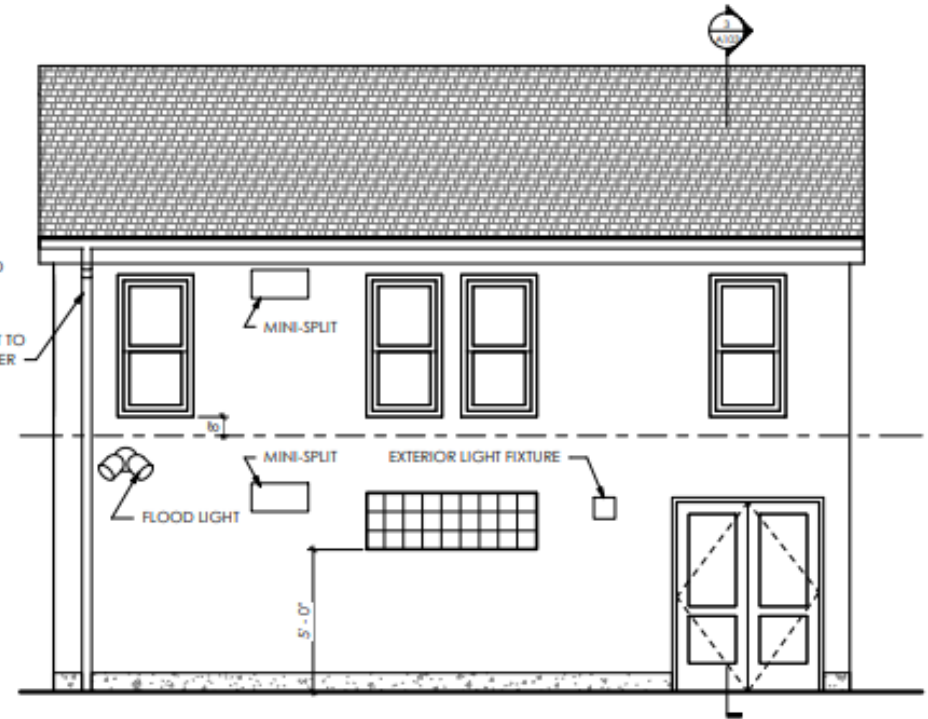
- Proposed improvements:
 - The reconstruction of a detached garage two-story garage to allow space for a workshop on the second floor.
- Requested variances:
 - To allow the construction of a detached garage that is 22'-6" tall with a 17-foot rear top wall plate, in lieu of the 17-foot overall height and 9'-6" top wall plate height limits.



Original Elevations



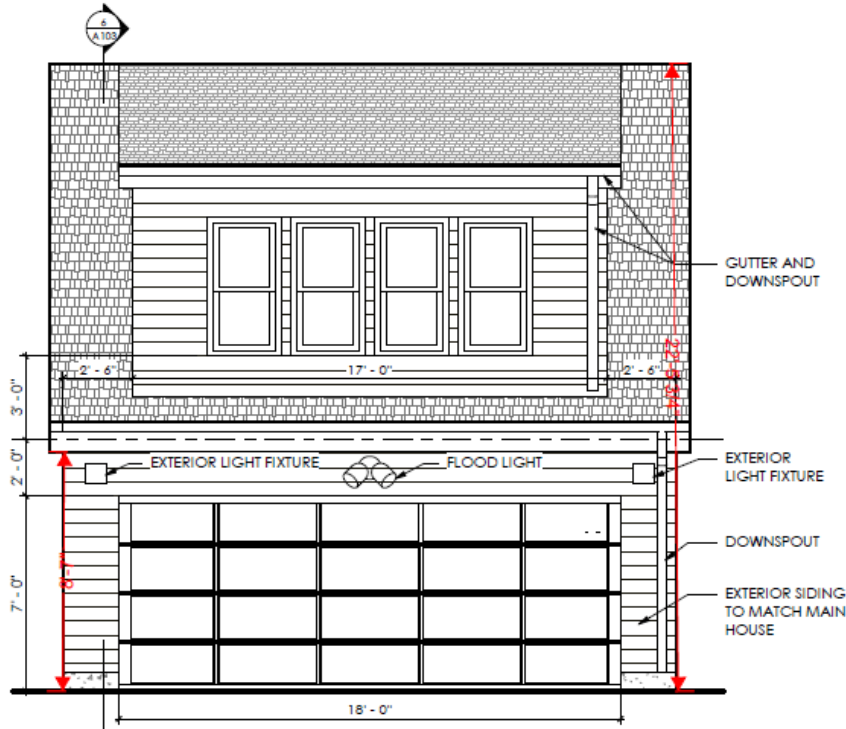
North (front) Elevation



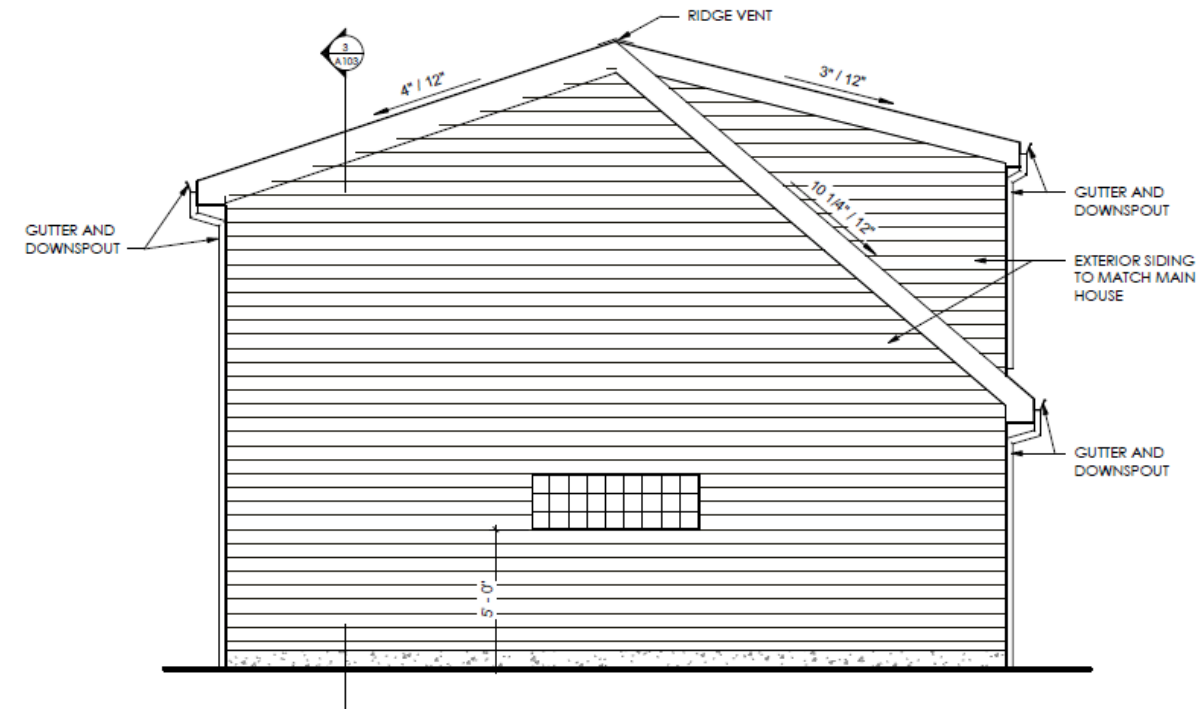
Side Elevation



Revised Elevations



North (front) Elevation



Side Elevation





Staff Recommendation

Should a motion be made on this application, Staff would recommend that the following conditions be considered:

- An overall height reduction of at least six inches to align with previously-granted variances;
- Addition of a conspicuous note on the plans that the workshop is not to be used for commercial purposes; and
- Addition of a conspicuous note on the plans that the detached garage is not to be used for sleeping quarters.





Record No: 25-5670

Variance Application

Status: Active

Submitted On: 12/18/2025

Primary Location

2459 FISHINGER RD
UPPER ARLINGTON, OH 43221

Owner

TUTTLE FRANKLIN E | HOLLAND-LOWE WENDI
A
Fishinger Rd 2459 Upper Arlington, Ohio
43221

BZAP Information

BZAP Case # 

VAR-05-26

Status 

Pending

BZAP Determination Date 

02/18/2026

Vote Tally 

Primary Variance 

Detached Garage

Primary Planner 

—

Findings of Fact for Approval/Denial 

Variance Request 

To allow the construction of a detached garage that is 22 feet tall with a 15'-2" top plate, in lieu of the 17-foot overall height and 9'-6" top plate height limits.

BZAP conditions 

Variance Information

Describe Variance Request

Detached Garage height variance, from 17' to 22'-6" to allow for occupiable space above the garage. The homeowner is a woodworker and intends to have his shop/studio within this 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?

17' ridge height does not allow for enough head height for a second story above the garage.

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

No, this variance has been granted to other similar properties.

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 additional height of 5'-6" will not substantially alter the character of the neighborhood nor cause substantial detriment to surrounding properties.

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

Yes, unfortunately the basement of this home is not deep enough to be a comfortable standing/working height and there is no other space to put this workshop/studio.

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

Yes, but this variance will help make this property more efficient and functional.

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



1/16/2025

Dear Neighbor,

We are writing to inform you that we are submitting for a zoning variance to allow for the ridge height of our garage to go from the allowable 17' height to 22'-6". As required by the City of Upper Arlington's Unified Development Ordinance, I am notifying all property owners within 100 feet of this property about the upcoming zoning meeting on February 25, 2026.

If you have any questions about the Zoning application or review process, please contact the Upper Arlington Community Development Department at (614) 583-5070.

Thank you for your understanding as we undertake this project.

Sincerely,

Frank Tuttle and Wendi Holland-Lowe
2459 Fishinger Rd

Revised: May 2023

Certification of Notice

Applicant Name: _____

Location of property subject to BZAP request: _____

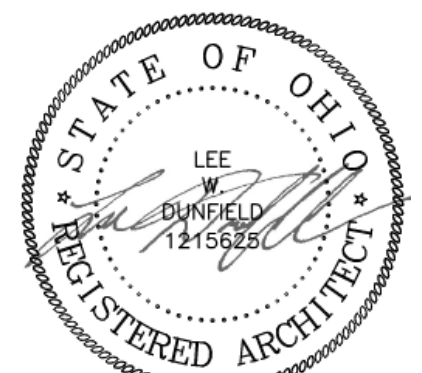
This application will be heard by the Board of Zoning and Planning on: _____

Describe activity which requires Board of Zoning and Planning review:

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

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



Lee Dunfield, License # 1215625
Expiration Date: December 31, 2027

#	Description	Date

PROJECT INFORMATION

Tuttle Residence

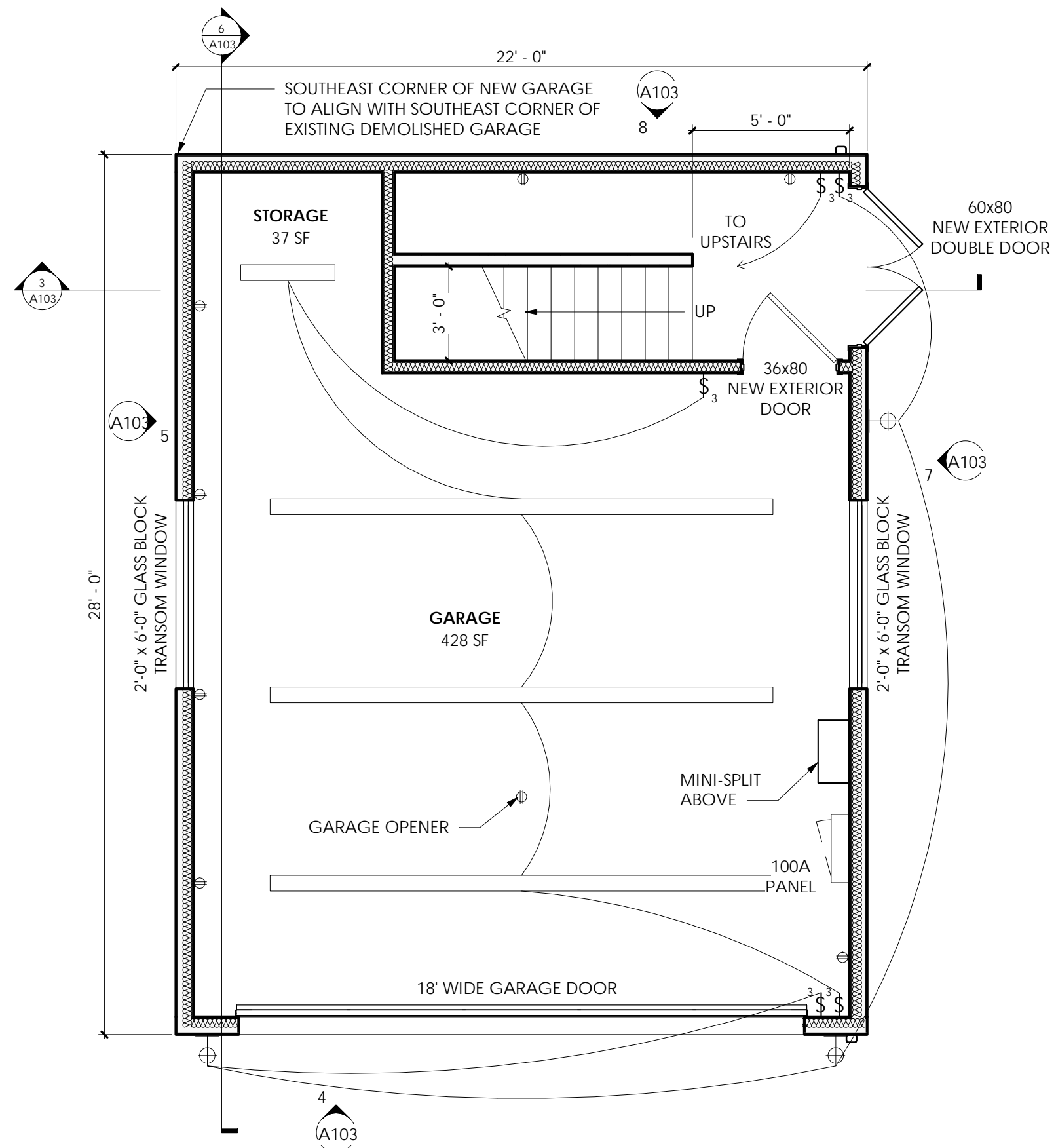
2459 Fishinger Road
Upper Arlington, OH 43221

SHEET NAME

Garage Plans and Elevation

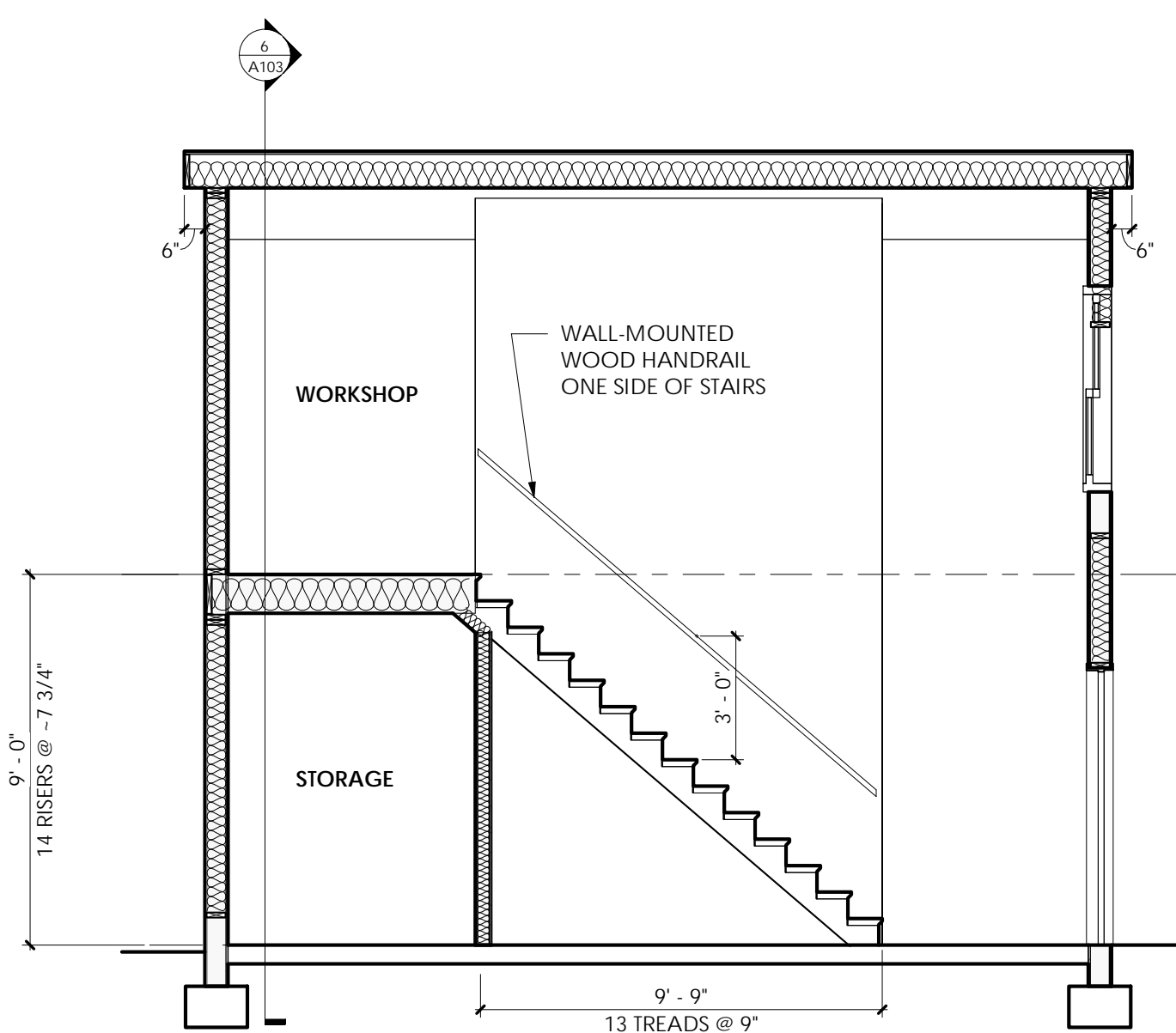
SHEET NUMBER

A103



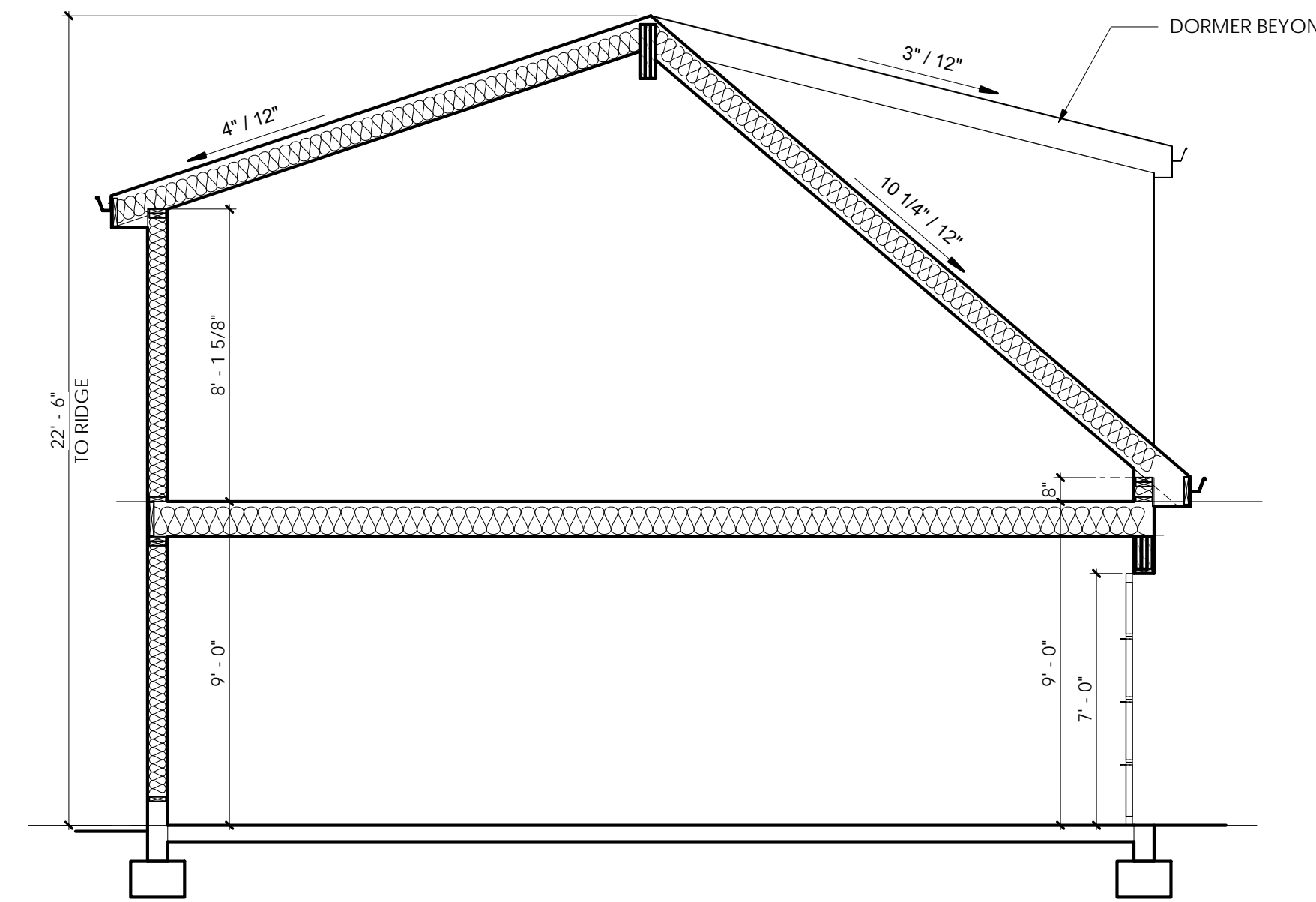
Garage First Floor Plan

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



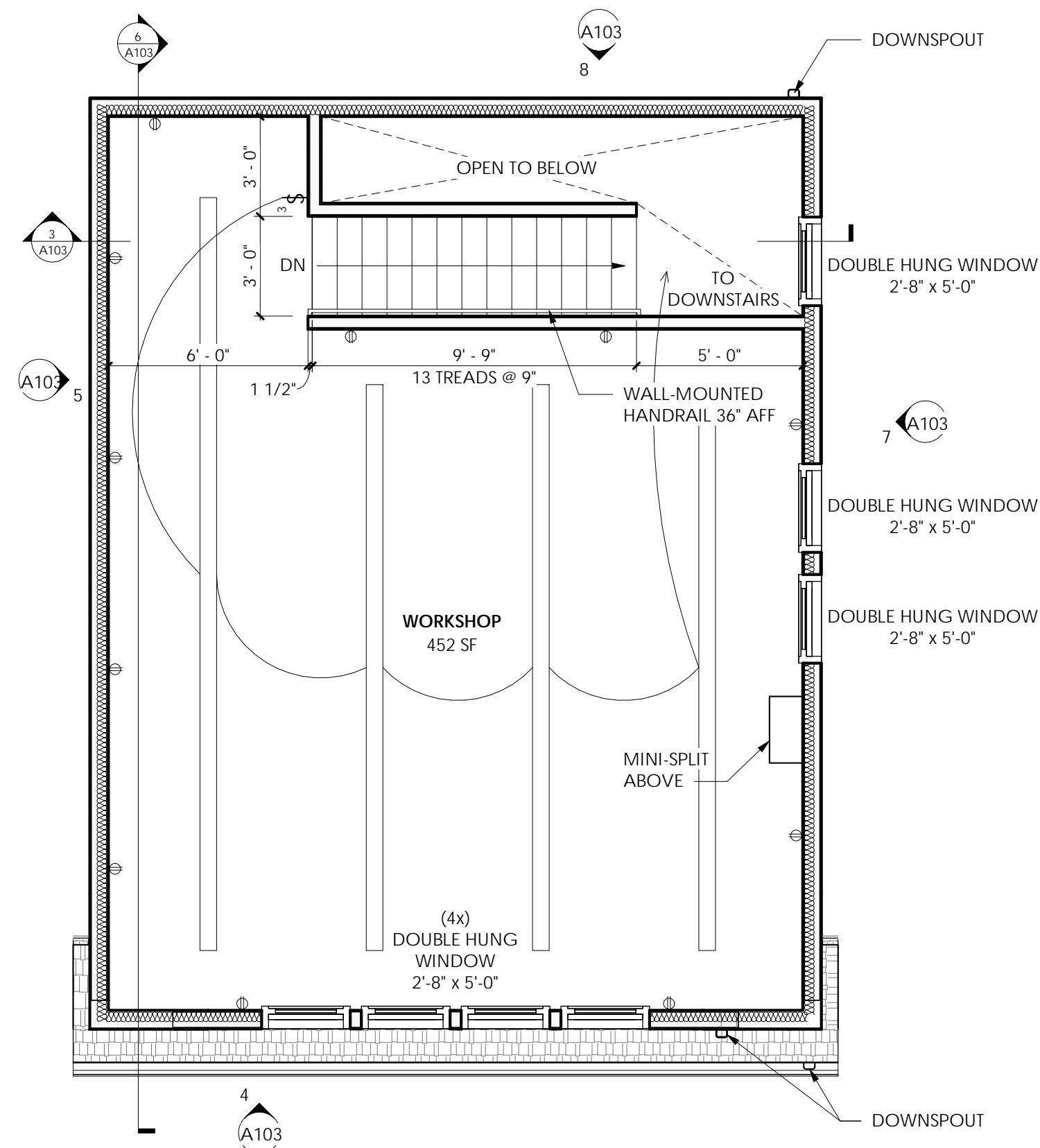
3 Garage Stair Section

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



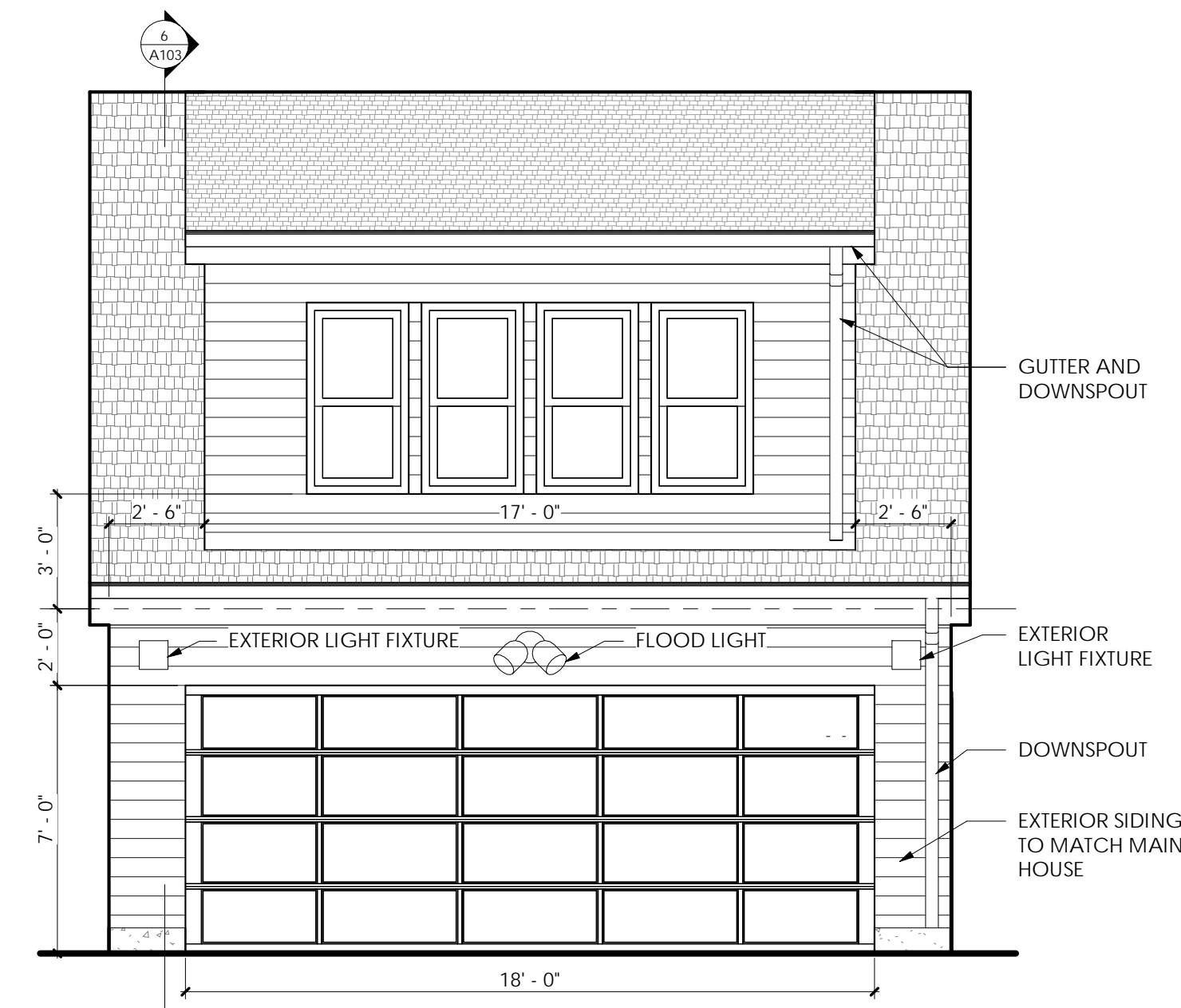
6 Garage Section

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



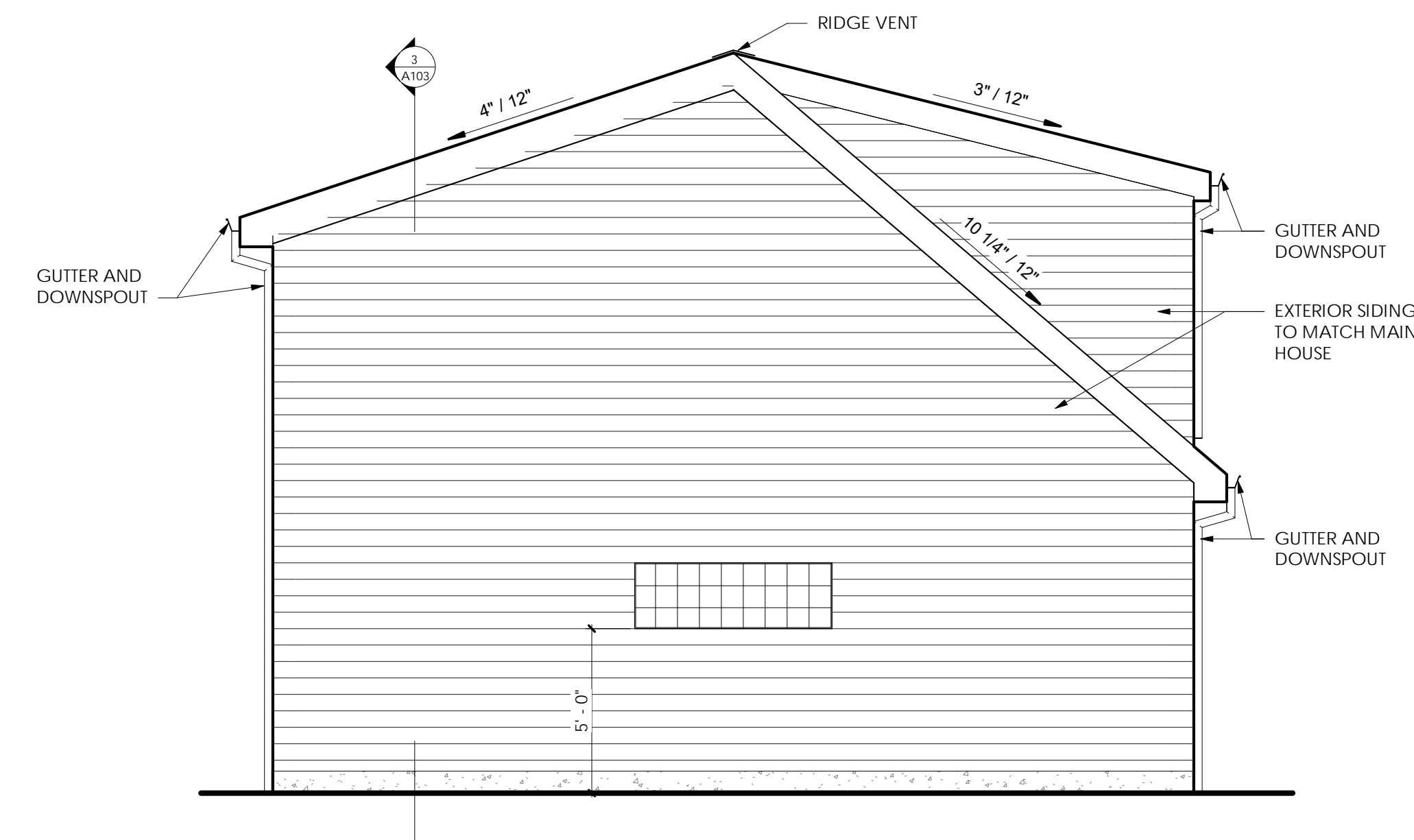
Garage Second Floor Plan

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



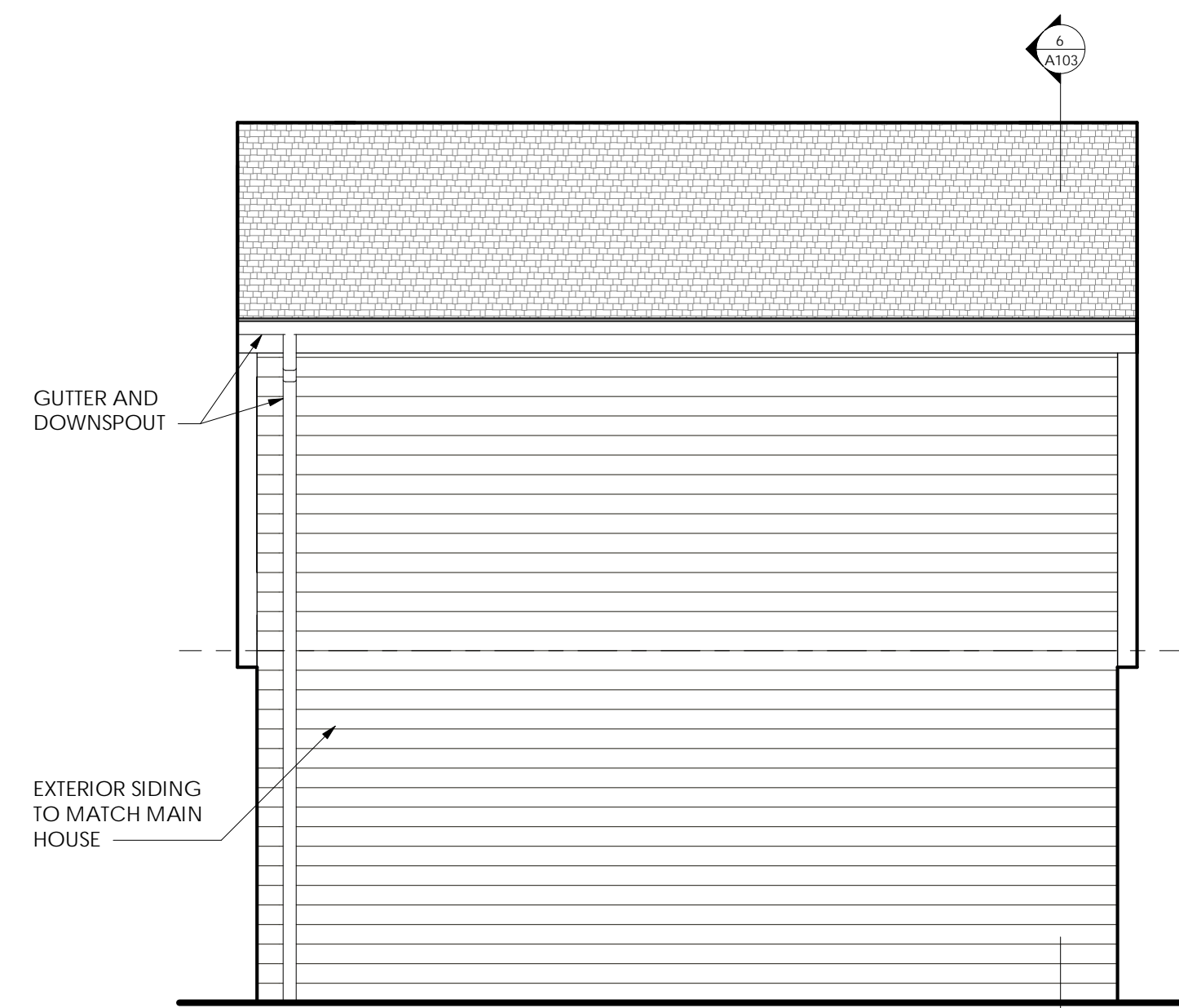
4 Garage North Elevation

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



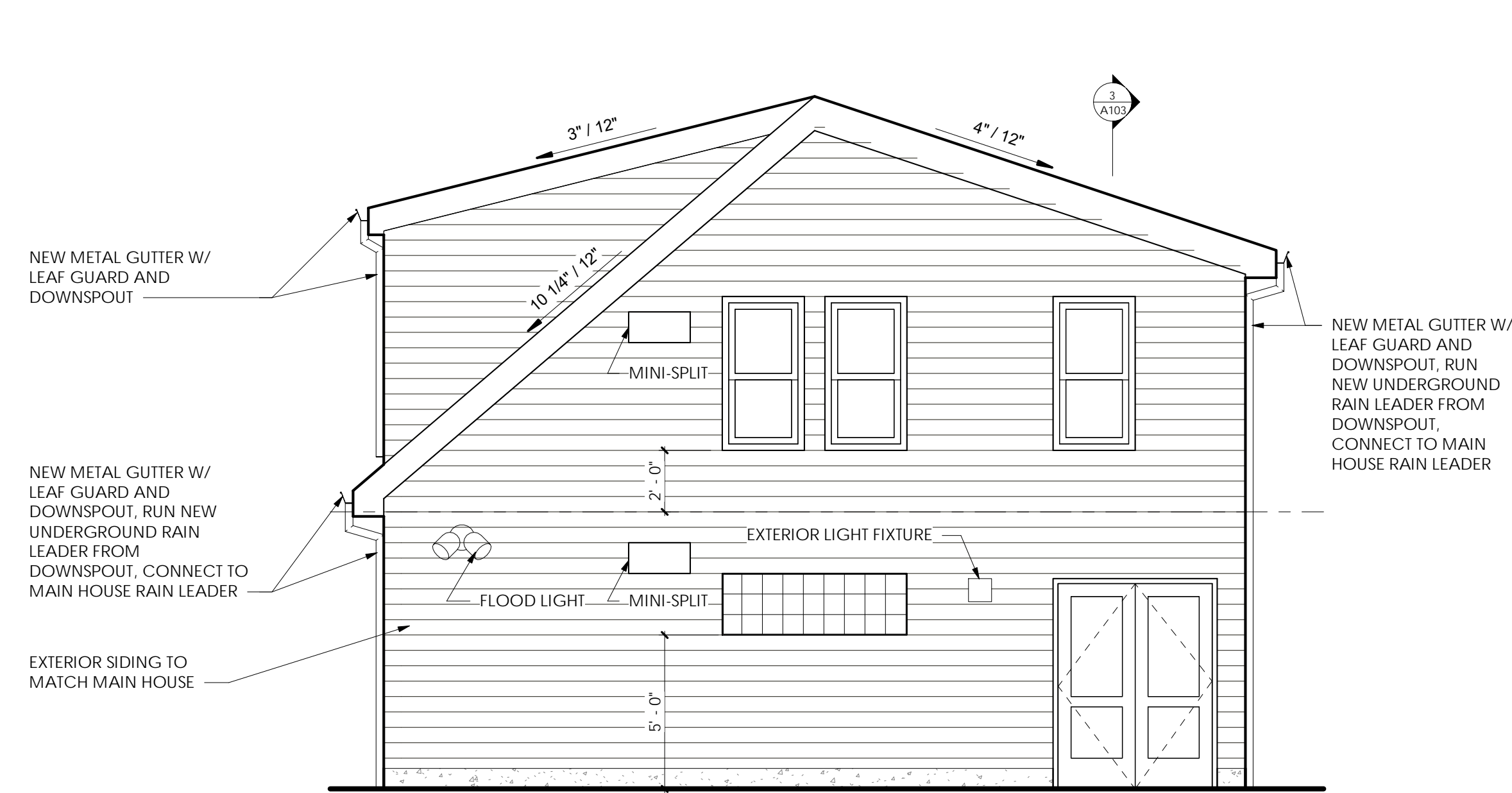
5 Garage East Elevation

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



8 Garage South Elevation

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



7 Garage West Elevation

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

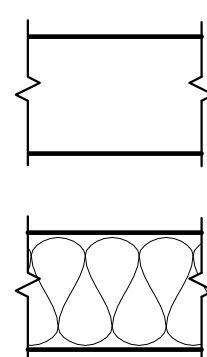
ELECTRICAL SYMBOL LEGEND

- ⊕ SCENCE
- ⊙ OUTLET
- LED STRIP LIGHTS
- ⌘ SWITCH
- ⌘ 3-WAY SWITCH

LEGEND - ARCHITECTURAL PLAN

Indicates new construction

Indicates batt insulation within wall. Batt thickness based on stud size. Provide sound sealant continuous at all joints at interior locations. Refer to specifications sheet for additional information.





ASTRA STUDIOS

PROJECT STATUS

Permit Set

CURRENT ISSUE DATE

December 17, 2025

PROJECT NO.

24007



Lee Dunfield, License # 1215625
Expiration Date: December 31, 2027

REVISIONS

#	Description	Date

PROJECT INFORMATION

Tuttle Residence

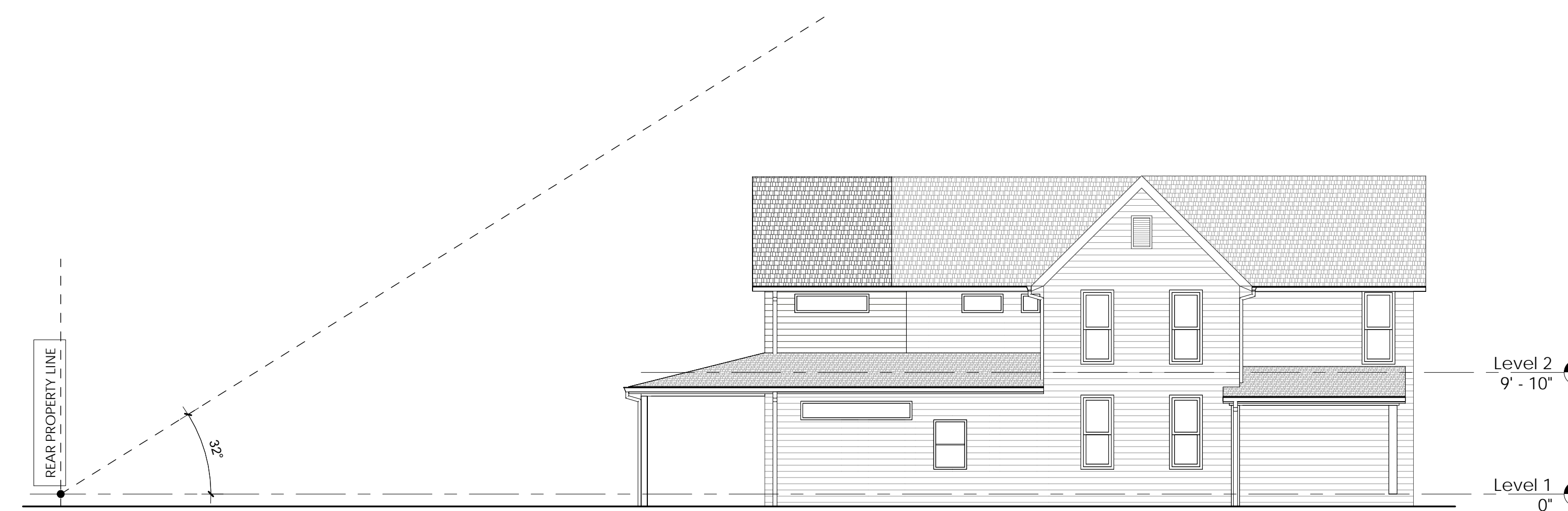
2459 Fishing Road
Upper Arlington, OH 43221

SHEET NAME

Site Plan

SHEET NUMBER

A100



East Elevation - Rear Yard Profile Coefficient

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

ZONING INFORMATION

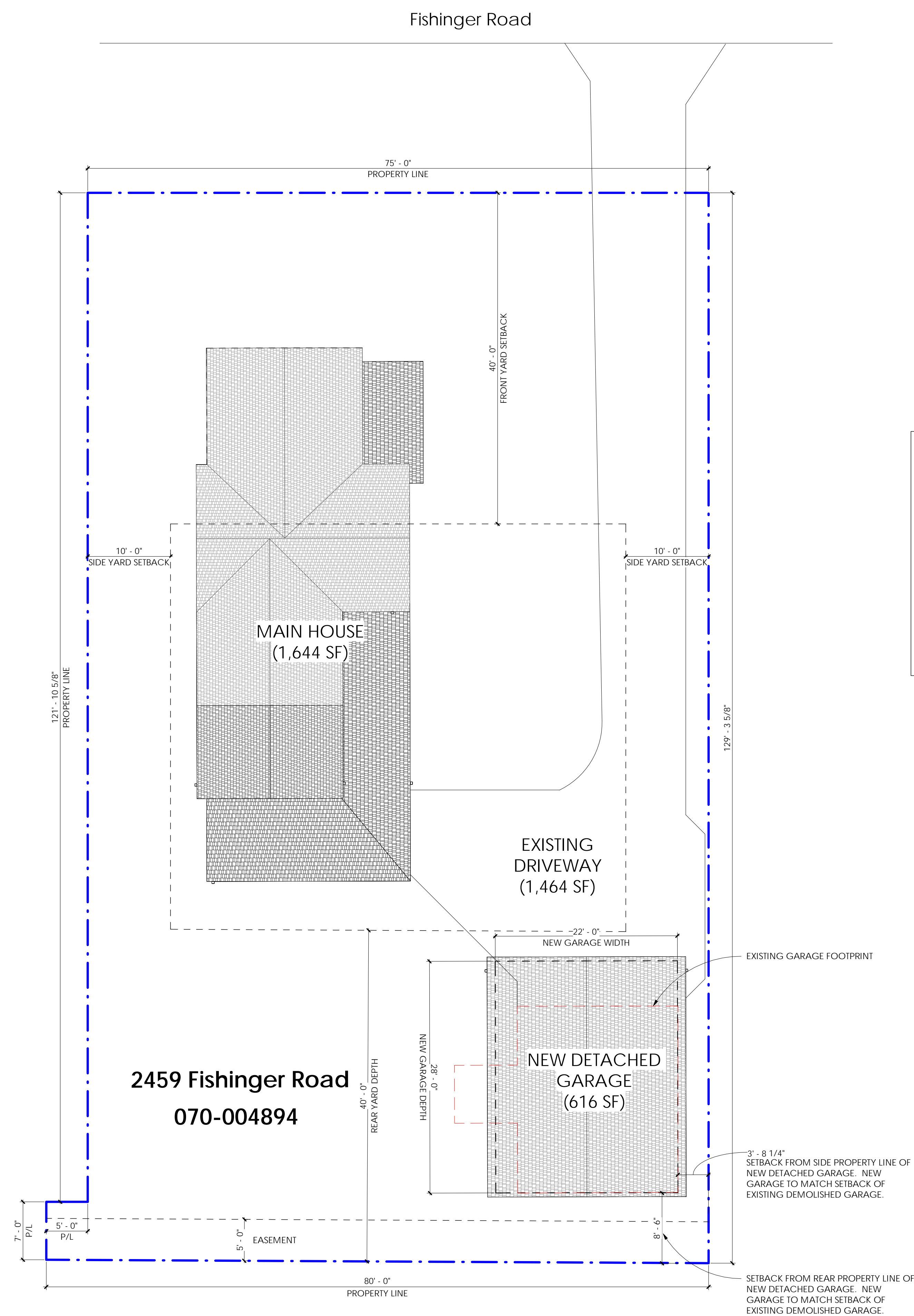
Project Address: 2459 Fishing Road, Upper Arlington, OH 43221
Parcel ID: 070-004894
Owner: Frank Tuttle & Wendi Holland-Lowe
Zoning: R-1C (interior lot > 75' width)
Lot Size: 9,718 SF

Building Coverage: 29% allowed
 • Existing: 2,109 SF = 21.70%
 • Proposed: 2,260 SF = 23.26%

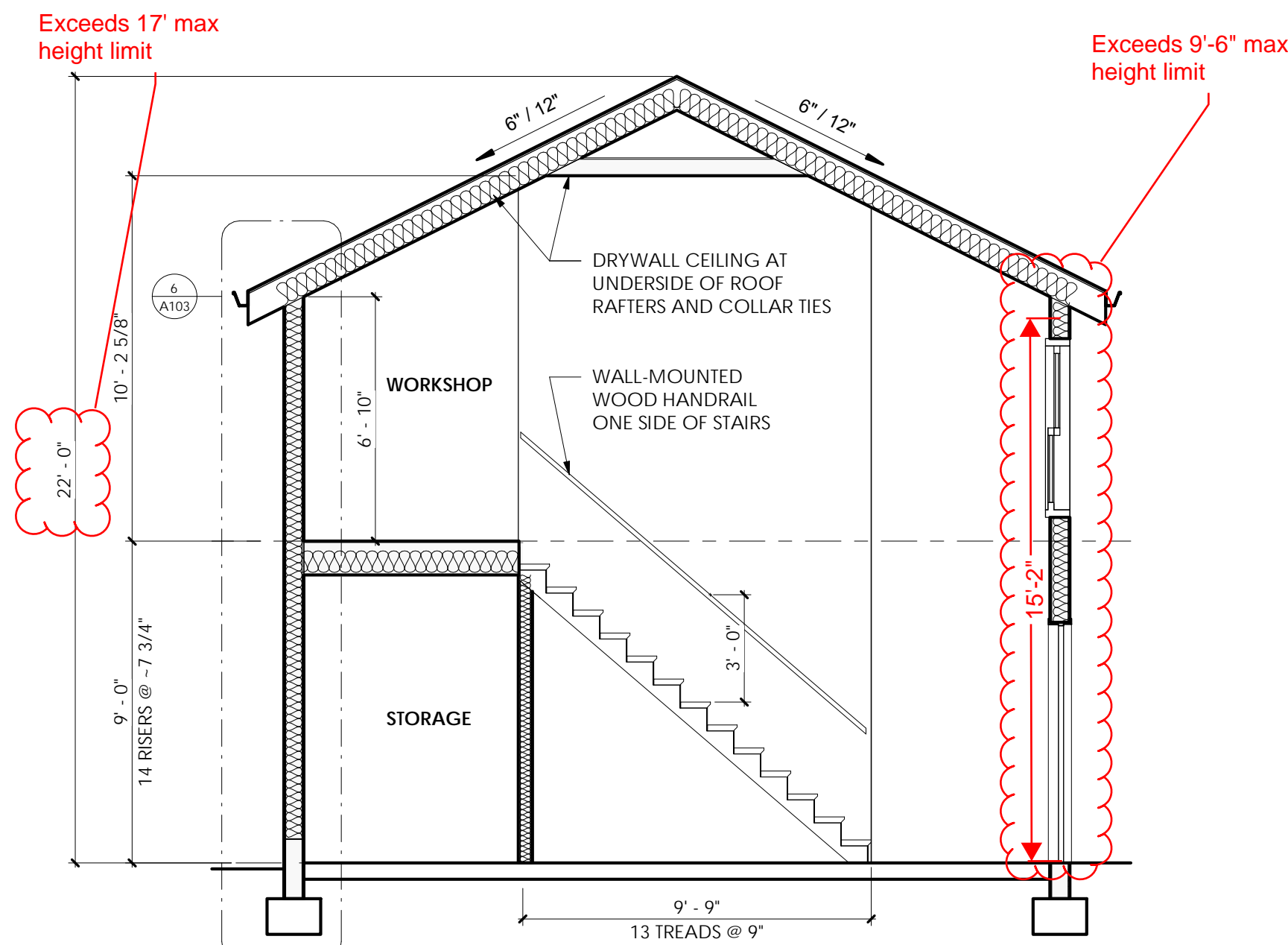
Developed Coverage: 45% allowed
 • Existing: 3,573 SF = 36.77%
 • Proposed: xxx SF = 38.32%

Detached Garage Coverage: 6.39% allowed
 • Existing: 490 SF = 5.04%
 • Proposed: 616 SF = 6.34%

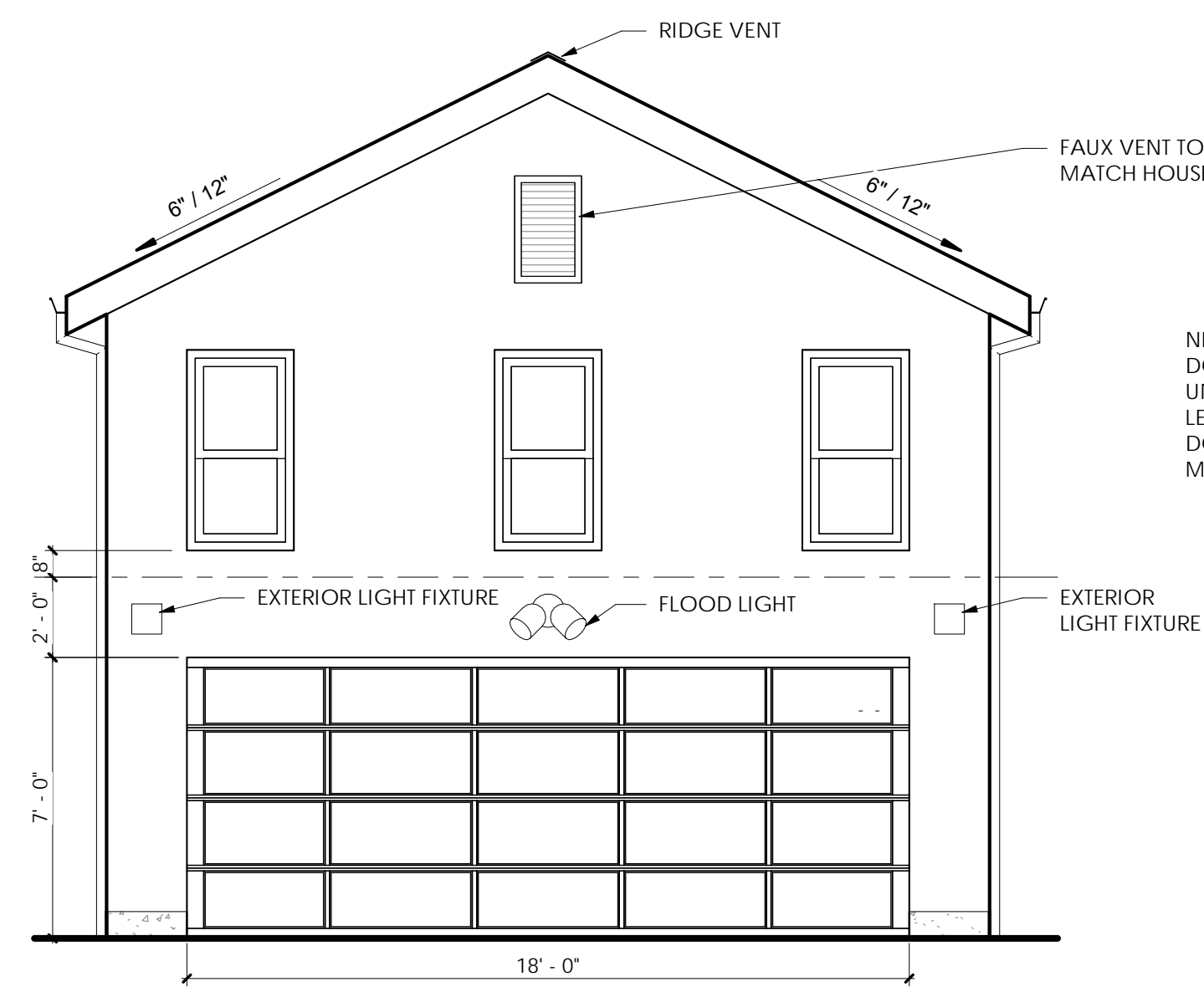
Variance Required:
 • Detached Garage Height: 17' allowed, 22' requested



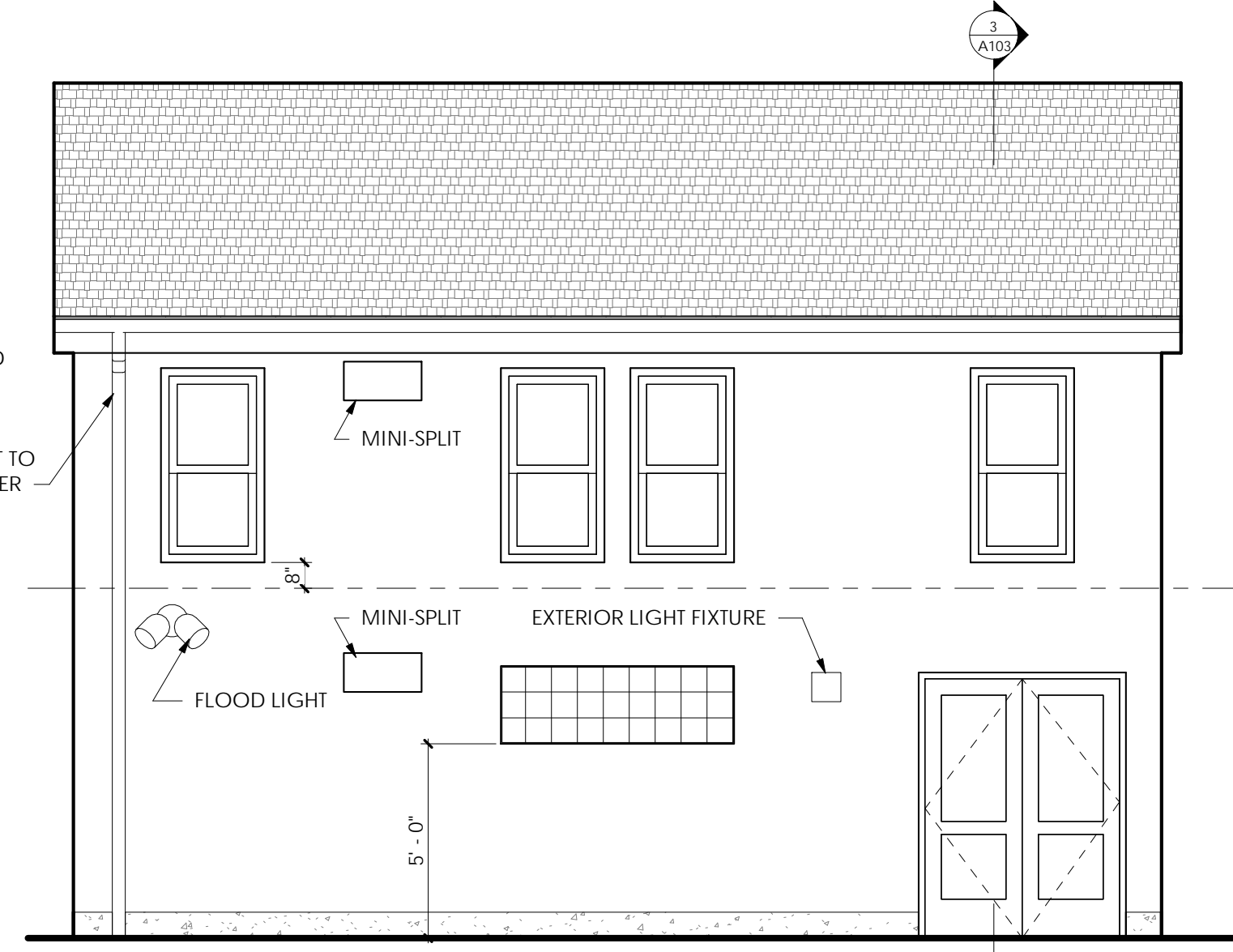
Site Plan
Scale: 1/8" = 1'-0"



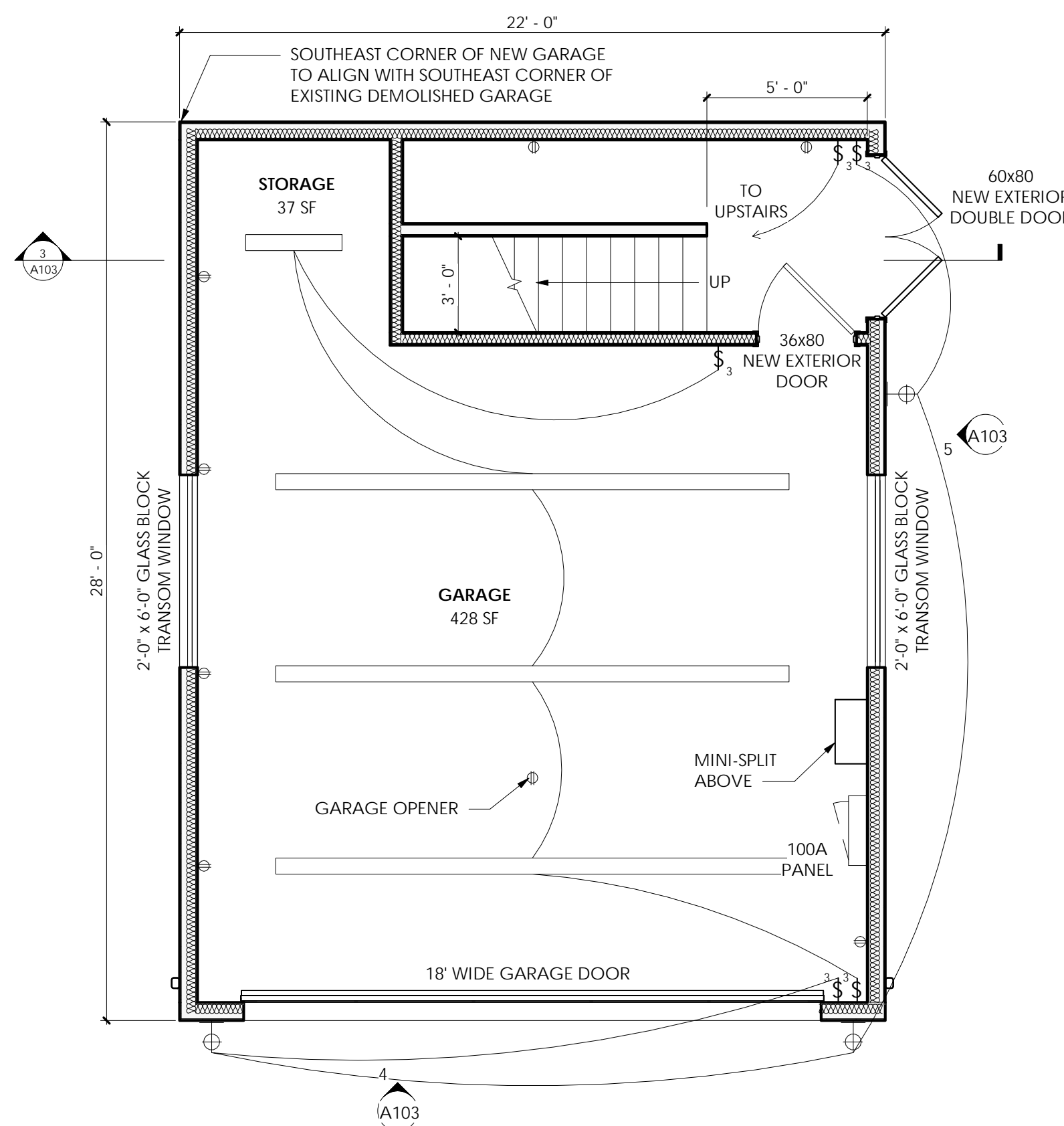
3 Garage Stair Section
Scale: 1/4" = 1'-0"



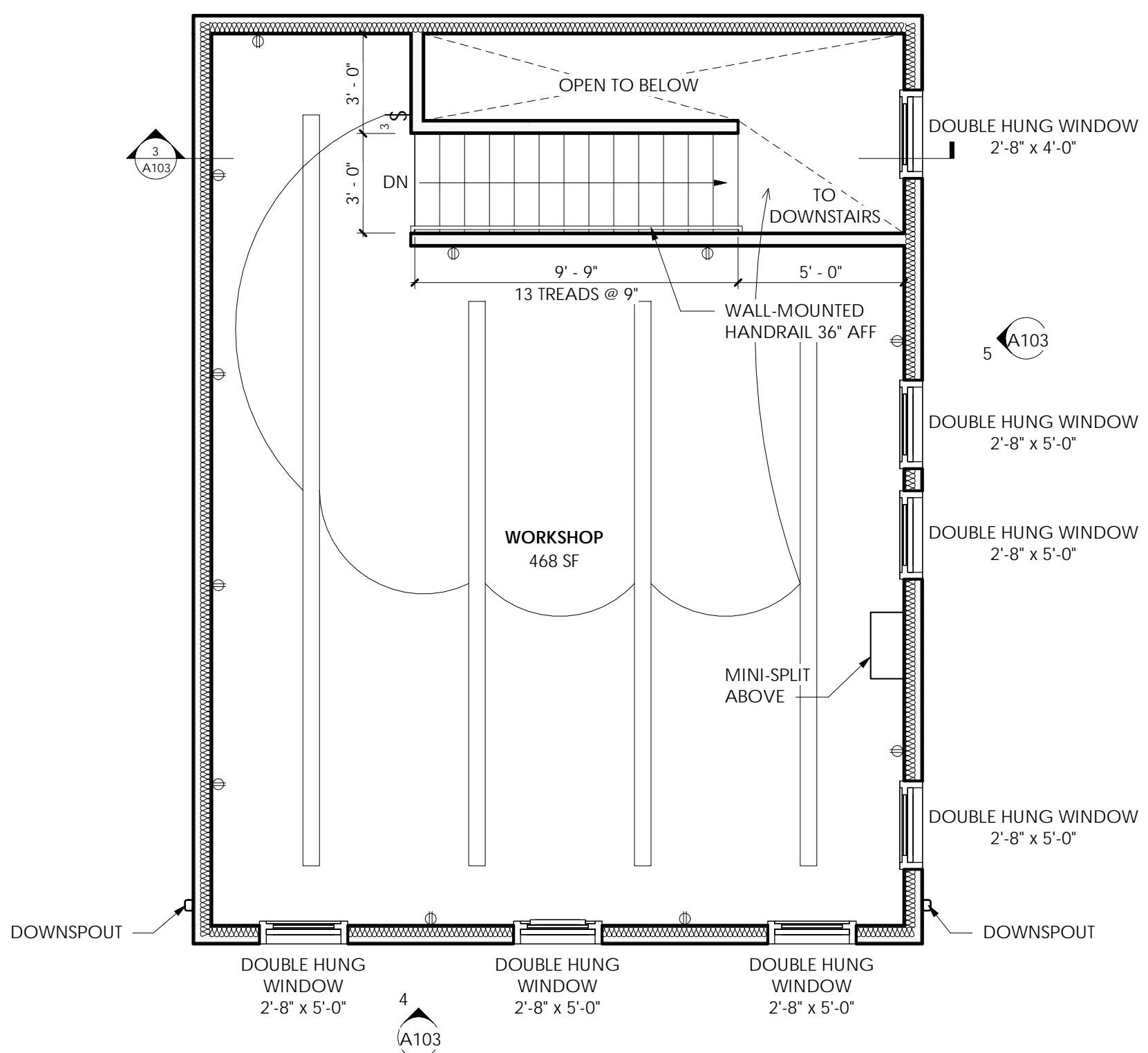
4 Carport Elevation
Scale: 1/4" = 1'-0"



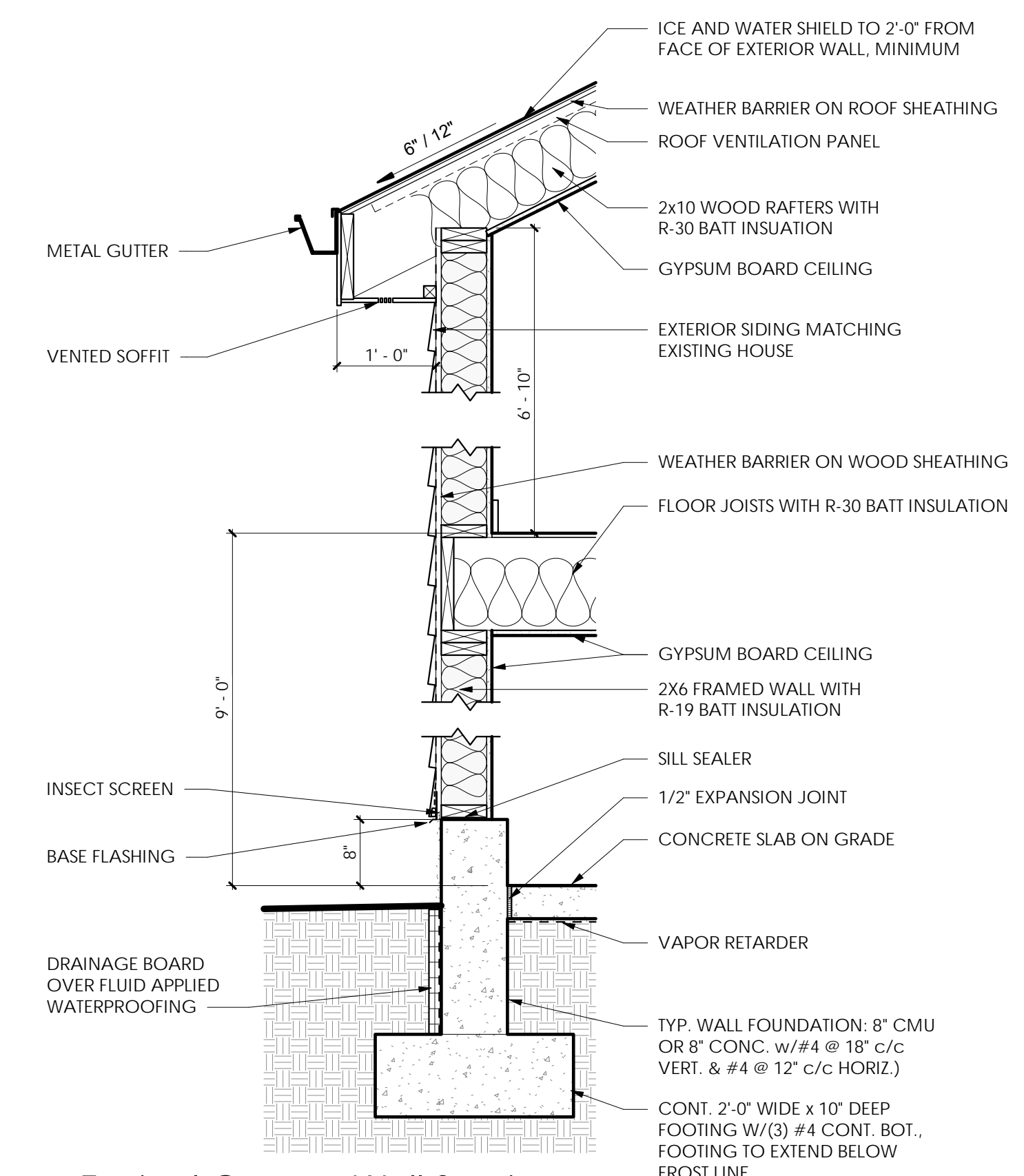
5 Carport Elevation
Scale: 1/4" = 1'-0"



Garage First Floor Plan
Scale: 1/4" = 1'-0"



Garage Second Floor Plan
Scale: 1/4" = 1'-0"



6 Typical Garage Wall Section
Scale: 3/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND

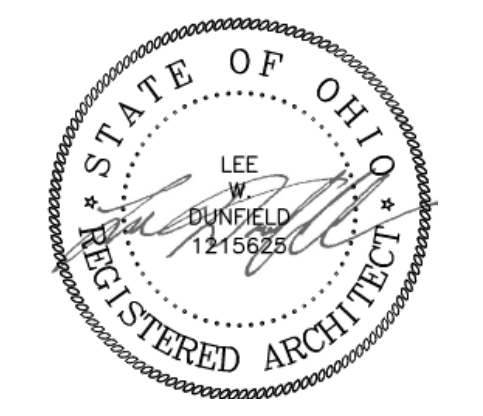
- ⊕ SCONCE
- ⊕ PENDANT
- CAN LIGHT
- ⊠ BATHROOM FAN
- ⊠ FAN/LIGHT
- ⊙ CEILING LIGHT
- LED STRIP LIGHTS
- ⊙ OUTLET
- ⌘ SWITCH
- ⌘ 3-WAY SWITCH
- ⌘ DIMMER SWITCH
- TRACK LIGHT
- ⊙ CEILING FAN WITH LIGHT

LEGEND - ARCHITECTURAL PLAN

- Indicates existing to remain.
- Indicates new construction.
- Indicates batt insulation within wall. Batt thickness based on stud size. Provide sound sealant continuous at all joints at interior locations. Refer to specifications sheet for additional information.



PROJECT STATUS
Permit Set
CURRENT ISSUE DATE
December 17, 2025
PROJECT NO.
24007



Lee Dunfield, License # 1215625
Expiration Date: December 31, 2027

REVISIONS

#	Description	Date

PROJECT INFORMATION

Tuttle Residence

2459 Fishinger Road
Upper Arlington, OH 43221

SHEET NAME

Garage Plans and Elevation

SHEET NUMBER

A103



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: February 25, 2026

Subject: 4462 Summit Ridge Drive (VAR-16-26) - To allow a new single-family residence to encroach up to 5.5 feet (west) and two feet (east) into the 20-foot minimum side yard setbacks, and up to 4.5 feet into the 60-foot front yard. [*Previously granted Variance VAR-2-24 has expired.*]

Site Description/History

The subject property, 4462 Summit Ridge Drive, is located at the southern terminus of the street, south of W. Henderson Road. The 0.76-acre property is irregular in shape with 54 feet of frontage and roughly 310 feet of depth; it is zoned R-Sb, Residential Suburban District, and not part of any platted subdivision. [This zoning district has the second-deepest minimum front yard setback requirement in the City, at 60 feet, and the widest minimum side yard setback requirement at 20 feet.] The site has been clear of any type of structure since late 2023, when an existing two-story home was demolished after structural issues were discovered during an addition/renovation project. Much of the building's area has been cleared of trees, with existing ones located to the north and south mostly preserved over the past several years. A six-foot tall vinyl fence runs along the center of the west property line. Slate Run is located along the southern property line, at an elevation more than 50 feet lower than the street.

Over the past few years, several permits have been approved for the property and have since expired. Given the property's significant history, the permit and case history are captured below:

- January 2023 - Variance #21-23 was granted for the previous home for a front porch and garage addition that encroached on front and side yard setbacks.
- August 2023 - Building Permit #22-5404 was issued per an approved variance. Once construction started, the property owner and contractor found substantial structural and other issues that made the approved renovation cost-prohibitive.
- November 2023 - Building Permit #23-5309 was submitted for a new single-family residence. The proposal was significantly different from what the Board had previously approved, and required variances to be constructed.
- December 2023 - Demolition Permit #23-5434 was conditionally issued so that the site could be restored to grass to prevent safety hazards.
- January 2024 - BZAP conditionally approved front and side yard Variances for the property. Those conditions included a simplification of materials and roof design,



subject to Staff approval. Permits were never submitted, and the variances expired January 16, 2026.

- January 2026 - Building Permit #26-191 was submitted by the applicant and a different contractor, which was denied by Staff because the previously granted variances were set to expire. [*Variance expiration is prevented by a timely permit issuance and commencement of work, not just a submittal.*]

Proposal

This application includes the construction of a new single-family residence, mostly in the same location as the one demolished two years ago, but necessitates three variances. The proposal includes a 4,386-square foot home footprint, located 55.5 feet from the Summit Ridge Drive right-of-way at its closest point (*variance required*). The proposed home has a "soft contemporary" design, blending with other styles elsewhere in the area, and includes a one-story, 18'-5" tall, side-load, two-car garage on the northeast side of the property. It is 14.5 feet from the west property line - 30 feet from the adjacent home, and 18 feet from the east - 40 feet from the adjacent home (*variances required*). The main central section of the home is 29'-9" tall and increases to 38'-5" on the south end as a result of the existing topography - the height of the house meets neighborhood compatibility standards both from an overall height and street view standpoint. It includes a stone base with Hardie board siding on all elevations. [The City's third-party architect supports the proposed design and did not have concerns with the scale and massing of the home as it relates to the surrounding context.]

All coverage ratios are well below City standards, with 18 percent in the front yard, 7.8 percent building coverage and 15.1 percent development coverage. Grading and draining of the property will be reviewed during the building permit process; no issues are anticipated, as stormwater will be directed southeast to the ravine and Slate Run. Because a sanitary sewer line is not readily accessible, the new home will utilize a replacement and upgraded septic system (to be reviewed and approved by Franklin County Public Health).

Zoning Code Requirements

This application requests three variances to Unified Development Ordinance (UDO) Article 5.02, where the previously approved ones have been updated to reflect the new plan:

- To allow a new home to encroach up to 40 5.5 feet into the 20-foot minimum west side yard;
- To allow a new home to encroach up to ~~five~~ two feet into the 20-foot minimum east side yard setback; and
- To allow a new home to encroach up to 4'-6" into the 60-foot minimum (unplatted) front yard setback.

Article 4.09 states that variances shall expire within two years unless a Building Permit is issued and work starts within six months. The previously granted variance was approved by the Board on January 17, 2024, but a permit was never secured.

The City will review all plans to ensure compliance with grading and drainage requirements per City ordinances and State Law. All stormwater generated on-site must be directed to an approved drainage outlet per Chapter 1304.04.



Alternatives

The applicant has explored a variety of site plans to try to avoid a variance application, as they are aware the Board rarely grants variances for new single-family homes when there is essentially a "clean slate". In this instance, the applicant wishes to build a new home that is largely on the same footprint as the initial replacement home plan, but were able to *reduce* the previously-granted side yard encroachments by 4.5 feet on the west side and three feet on the east. Moving the home back (south) is not possible due to steep topography, and reducing the overall depth of the home would negatively impact the proposed floor plan.

Staff met with adjacent neighbors, who expressed concerns about the application (see attachments). Among the concerns raised: septic sytem capacity/location, stormwater drainage, construction parking in the 'common area', the previously granted variance as well as the requested variances. The first three items are outside the Board's purview and would be addressed during the Building Permit review process per State and local ordinances. Staff does not believe the proposed home will impact access to daylight or views of the ravine and Slate Run based on its position and roof design.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant (and adjacent neighbors). The subject property is irregularly-shaped and includes significant topographical limitations; the entire *rear half* of the property is unusable due to a steep ravine with mature trees. Also, the front yard has a deep setback with more mature trees. With 20-foot minimum side yard setbacks on each side of the property, the width/layout of the replacement home is also limited. A prior Board approval led the applicant to a newly-designed plan in the spirit of the original home's location. [Three of the four existing homes at the end of this street segment encroach the minimum side yard.]

As for the design of the home, three of the four homes at the end of the street segment are ranches and the front elevation proposed here includes a one-story courtyard-style garage before increasing in scale and massing as the site's topography begins to drop. The proposed design is supported by the City's third-party architect after reviewing the plans and site photos. It is rare for Staff to support variances for new construction, but Staff believes this is a unique and extraordinary situation. For these reasons, Staff recommends that this variance application be approved, noting Findings #1 (*special conditions/unique circumstances*) and #8 (*spirit and intent of the code*).

Attachments

1.	4462 Summit Ridge Dr_ Staff Presentation
2.	4462 Summit Ridge Dr_ Application
3.	4462 Summit Ridge Dr_ 2023 Variance Approval
4.	4462 Summit Ridge Dr_ Public Notice
5.	4462 Summit Ridge Dr_ Proposed Plans
6.	4462 Summit Ridge Dr_ Proposed Site Plan
7.	4462 Summit Ridge Dr_ Public Comments



4462 Summit Ridge Drive

BZAP Staff Report Pictures | Variance Application 16-26
February 25, 2026



Google Maps ® Aerial



Existing Conditions



Existing Conditions

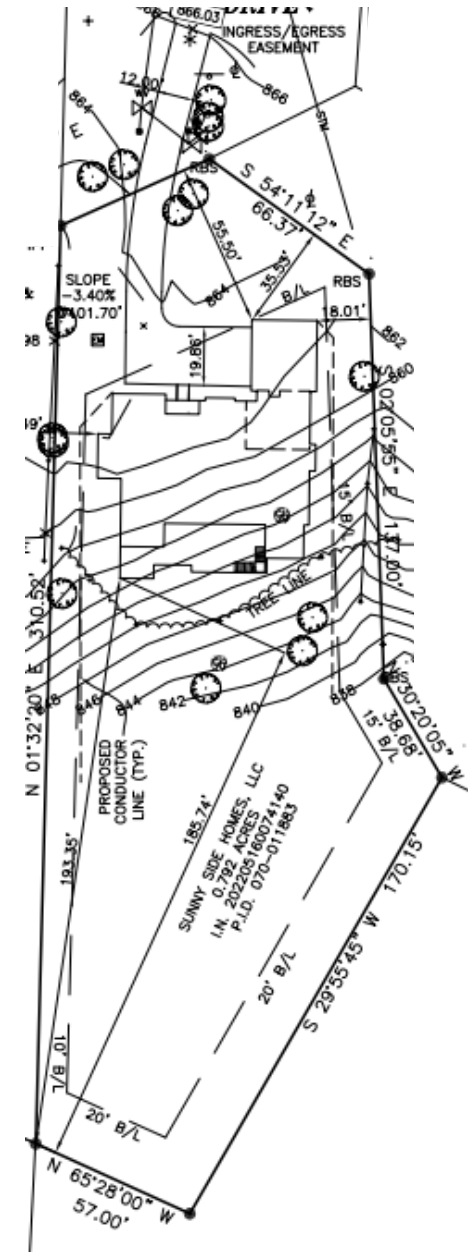


Existing Conditions



Proposed Site Plan/ Variances

- Proposed improvements:
 - New two-story, single-family residence with a one-story two-car attached garage.
- Requested variances:
 - To allow a new single-family residence to encroach up to 5.5 feet (west) and two feet (east) into the 20-foot minimum side yard setbacks, and up to 4.5 feet into the 60-foot front yard. [*Previously granted Variance VAR-2-24 has expired.*]



Proposed Elevations



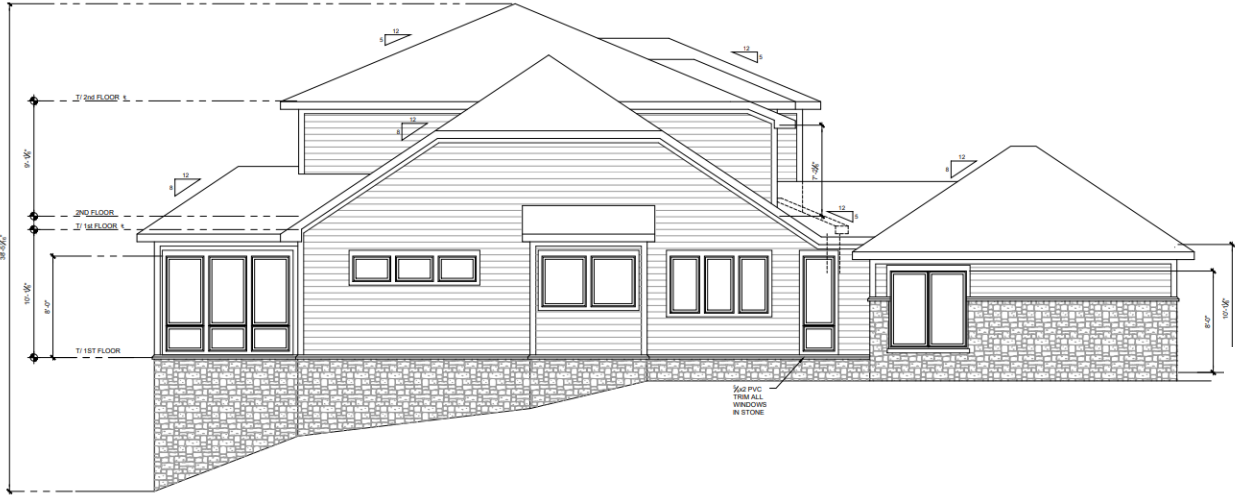
Front Elevation



Rear Elevation



Proposed Elevations



Left Elevation



Right Elevation



Variance Requests/Staff Recommendation

The proposal results in the following variances to Article 5.02 of the Unified Development Ordinance (UDO). Staff recommends **approval** of the application.

- To allow a new home to encroach up to ~~10~~ 5.5 feet into the 20-foot minimum west side yard;
- To allow a new home to encroach up to ~~five~~ two feet into the 20-foot minimum east side yard setback; and
- To allow a new home to encroach up to 4'-6" into the 60-foot minimum (unplatted) front yard setback.





Record No: 26-416

Variance Application

Status: Active

Submitted On: 2/4/2026

Primary Location

4462 SUMMIT RIDGE DR
UPPER ARLINGTON, OH 43220

Owner

SUNNY SIDE HOMES LLC
Rushmore 3771 Upper Arlington, OH 43220

BZAP Information

BZAP Case #

VAR-16-26

Status

Pending

BZAP Determination Date

02/25/2026

Vote Tally

Primary Variance

Side Yard

Primary Planner

Justin Milam

Findings of Fact for Approval/Denial

Variance Request

To allow a new single-family residence to encroach up to 5.5 feet (west) and two feet (east) into the 20-foot minimum side yard setbacks, and up to 4.5 feet into the 60-foot front yard. [Previously granted variance 2-24 has expired.]

BZAP conditions

Variance Information

Describe Variance Request

To reaffirm the previously approved variance granted in 23-5623

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?

Located in an area of irregular lots, this property presents significant elevation changes. Its narrowest point is at the front, which sits at the top of the slope, making the site layout particularly complex.

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, granting this variance will not confer a special privilege. Instead, it seeks to provide the property with the same reasonable use and enjoyment already afforded to other lands in the same area that do not suffer from similar physical constraints

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

No, granting the variance will not substantially alter the essential character of the neighborhood, nor will it result in a detriment to adjoining properties. On the contrary, the proposed development is designed to integrate harmoniously with the existing residential fabric while addressing the unique physical constraints of the site

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 alternatives have been thoroughly investigated. It has been determined that the requested variance represents the minimum relief necessary to allow for a functional and safe use of the property that is consistent with the surrounding neighborhood.

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

No, without the variance, the property cannot yield a reasonable return nor be put to a beneficial use. Due to the unique combination of the lot's narrow frontage and its steep elevation, strict adherence to the existing regulations would render the land effectively undevelopable to a similar level of surrounding properties.

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



Variance Application 23-5623

This is an e-permit. To learn more, scan this barcode or visit

Issued to: James Ross for Application #VAR-02-24 on January 17, 2024

Location: 4462 SUMMIT RIDGE DR in Upper Arlington, OH

BZAP Review: Approved | **Vote Tally:** 5-0 | **Findings:** #1 and #8

Variance(s) granted: To allow a new home to encroach up to 10 feet into the 20-foot minimum west side yard setback (existing), up to 5 feet into the 20-foot minimum east side yard setback, and up to 4'-6" into the 60-foot minimum front yard setback (three-foot existing encroachment).

Conditions: That the applicant simplify the material selection and roof design, subject to review and approval by Staff.

**A permit must be secured (or resubmitted) within two years or the variance becomes void.*

***Please be aware that: Any person aggrieved by any order, requirement, decision, or determination made by BZAP per Table 4-A of the Unified Development Ordinance that is not eligible for legislative review, who actively participated at the hearing at which the order, requirement, decision, or determination being appealed was made, may appeal to the Franklin County Court of Common Pleas within 30 days after issuance of the Board's decision. A person actively participates where they appear at the hearing at which the order was made, either in person or through their legal counsel, and state their position on the record. The City Manager, the Director of Community Development, or a designated representative; may appeal any order, requirement, decision, or determination made by the BZAP.*

«Names»
«Address»
«CSZ»

February 4, 2026

Re: Variance Hearing for 4462 Summit Ridge Dr.

Dear «Names»,

On January 16, 2026, we filed a Building Permit Application with the City of Upper Arlington to construct a new home for our client, Sunny Side Homes, LLC, the owner of 4462 Summit Ridge Dr. Our design took into consideration the variances that were granted to this property on January 17, 2024 via Variance Application 23-5623.

Recently, we filed a Variance Application to confirm the variances granted via Variance Application 23-5623 are applicable to our project. Accordingly, we are required to provide the following notice to property owners within 100' of our client's property.

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. The meeting for this property is scheduled for February 25, 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.

We are required to send this notice to you via USPS Certified Mail. A duplicate copy of this notice is mailed to you via USPS First Class mail.

You are also welcome to reach out to me to discuss this project. I can be reached at ted@compasshomes.com or 614.507.0796

Sincerely,

Ted Nemeth
Development Manager

Names	Address	CSZ
Sandra Fekete	4486 Summits Ridge Dr	Upper Arlington, Ohio 43220 9589 0710 5270 2743 0578 36
Scott White	2600 Slate Run Rd	Upper Arlington, Ohio 4 9589 0710 5270 2743 0578 43
David Devore	4469 Summit Ridge Dr	Upper Arlington, Ohio 4 9589 0710 5270 2743 0578 50
Mary Lewis	4474 Summit Ridge Dr	Upper Arlington, Ohio 4 9589 0710 5270 2743 0578 67
Barbara Holland	4837 Slate Run Ct	Upper Arlington, Ohio 4 9589 0710 5270 2743 0578 74
5050 Squirrel Bend LLC	5050 Squirrel Bend Rd	Upper Arlington, Ohio 4 9589 0710 5270 2743 0578 81
5050 Squirrel Bend LLC	2375 Tremont Rd	Upper Arlington, Ohio 4 9589 0710 5270 2743 0578 98
Ciaran Powers	4480 Summit Ridge Dr	Upper Arlington, O 9589 0710 5270 2743 0579 04
Lynn Ness	3655 Waldo Pl	Upper Arlington, Ohio 43220 9589 0710 5270 2743 0579 11

First-Class Mail® 1 \$0.78
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 Columbus, OH 43221
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 Estimated Delivery Date
 Fri 02/06/2026
 Certified Mail®
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 Total \$6.08

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 \$5.30
 Total \$6.08



NORTHWEST FINANCE UNIT
 1822 HENDERSON RD
 COLUMBUS, OH 43220-9997
 www.usps.com

02/04/2026 03:34 PM

TRACKING NUMBERS

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9589	0710	5270	2743	0579	04
9589	0710	5270	2743	0579	11

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



TRACK STATUS BY TEXT MESSAGE
 Send tracking number to 28777 (2USPS)
 Standard message and data rates may apply

TRACK STATUS ONLINE
 Visit <https://www.usps.com/tracking>
 text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.78
Columbus, OH 43220			
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Estimated Delivery Date			
Fri 02/06/2026			
Certified Mail®			
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Total			\$6.08
First-Class Mail® Letter	1		\$0.78
Columbus, OH 43220			
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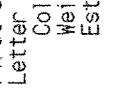
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First-Class Mail® 1 \$0.78
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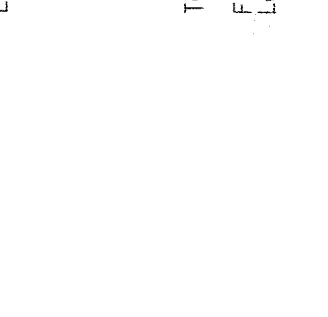
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GENERAL NOTES

A. GENERAL REQUIREMENTS

- GENERAL STRUCTURAL AND ARCHITECTURAL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS AND SPECIFICATIONS. SHOULD CONFLICTS EXIST BETWEEN THE GENERAL STRUCTURAL OR ARCHITECTURAL NOTES AND THE DRAWINGS, THE STRICTEST PROVISION SHALL GOVERN.
- DO NOT SCALE DRAWINGS. Written dimensions take precedence over scaled dimensions.

B. GENERAL STRUCTURAL REQUIREMENTS

GROUND SNOW LOAD	WIND SPEED DIRECTION MPH	SEISMIC CAT.	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	SHEILD UNDER LAYMENT RECD	FLOOD HAZARDS	AIR FREEZE INDEX	MEAN ANNUAL TEMP
			Weathering	Frost Line Depth	Termites					
20	90	B	Severe	Moderate to Heavy	Light to Moderate	5	YES	YES	1000-2000	52°

- STRUCTURAL MEMBERS DESIGN CRITERIA:
 - 40 P.S.F. LIVE LOAD IN ALL LIVING AREAS
 - 15 P.S.F. DEAD LOAD IN ALL LIVING AREAS
- C. A. RAFTERS: 25 PSF LIVE LOAD, 15 PSF DEAD LOAD
- B. ROOF TRUSSES: 20 PSF TOP CHORD LIVE LOAD, 10 PSF TOP CHORD DEAD LOAD, 10 PSF BOTTOM CHORD LIVE LOAD, 5 PSF BOTTOM CHORD DEAD LOAD
- DIMENSIONAL LUMBER JOISTS WITH A DEPTH TO WIDTH RATIO EQUAL TO OR GREATER THAN 6 TO 1 (NOMINALLY) SHALL HAVE BRIDGING INSTALLED BETWEEN JOISTS. (i.e. 2X12 JOISTS OR TALLER).
- ALL FOOTINGS TO EXTEND BELOW FROST LINE.
 - 32" MIN. FROM GRADE TYPICAL U.O.
 - 34" MIN. FROM GRADE AT UNION COUNTY.
 - 36" MIN. FROM GRADE AT DUBLIN CITY & DELAWARE COUNTY
- WIND SPEED DESIGN LOADS BASED ON 115 MPH (3 SEC. GUST) EXPOSURE C
- GROUND SNOW LOAD 20 PSF.
- MIN. BEARING ON WOOD OR METAL TO BE 1 1/2" OR 3" ON MASONRY W/ ALL LOADS SOLID BLOCKED FROM ROOF TO FOUNDATION.
- CONCRETE DRIVEWAYS, CURBS, WALKS, PATIOS, & ANY OTHER EXT. FLATWORK, INCLUDING THE GARAGE SLABS SHALL BE 3500 PSI AIR ENTRAINED.
- BASEMENT & ALL INTERIOR CONCRETE SLABS SHALL BE 2500 PSI WALLS-3000 PSI, EXT-3500 PSI. FOUNDATION WALLS, GAR. FLOORS AND EXT. CONCRETE AIR ENTRAINED 5-7%
- STEEL BEAMS ARE DESIGNED BASED ON ASTM-A992 (50 KSI).
- MASONRY & CONCRETE FOUNDATION WALLS SHALL BE WATERPROOFED BY APPLYING AN AVY. GRADE DAMP PROOFING PRODUCT & BY APPLYING A BITUMINOUS WATER PROOFING PRODUCT WITH A PROTECTIVE INSULATION BOARD BELOW GRADE. A PROPER DRAINAGE SYSTEM SHALL ALSO BE INSTALLED.
- THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL A MIN. OF 6 INCHES WITHIN 10 FEET.

C. CARPENTRY/FRAMING

- FURNISH ALL LABOR, MATERIALS, & EQUIPMENT NECESSARY TO COMPLETE CARPENTRY WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS AND/OR SPECIFIED HEREINAFTER AND LISTED BELOW.
- ALL STRUCTURAL CONNECTORS, INCLUDING BUT NOT LIMITED TO FASTENERS, CONCRETE & MASONRY CONNECTORS, HOLD-DOWNS, TRUSS & RAFTER TIE-DOWNS, CAPS & BASES, HANGERS, ANGLES, & STRAPS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL. SAID CONNECTIONS SHALL BE EVALUATED & APPROVED FOR USE BY ALL APPLICABLE CODES.
- DIMENSIONAL LUMBER FRAMING SHALL PROVIDE THE DESIGN VALUES EQUAL TO OR EXCEEDING THE FOLLOWING:

JOISTS & BEAMS:	
MODULUS OF ELASTICITY (E):	1,600,000 PSI
FIBER STRESS IN BENDING (Fb):	1000 PSI
HORIZONTAL SHEAR (Fv):	145 PSI
HEADERS:	
MODULUS OF ELASTICITY (E):	1,400,000 PSI
FIBER STRESS IN BENDING (Fb):	875 PSI
HORIZONTAL SHEAR (Fv):	135 PSI
- LAMINATED VENEER LUMBER (LVL) SHALL PROVIDE THE DESIGN VALUES EQUAL TO OR EXCEEDING THE FOLLOWING:

MODULUS OF ELASTICITY (E):	1,900,000 PSI
FIBER STRESS IN BENDING (Fb):	2650 PSI
HORIZONTAL SHEAR (Fv):	285 PSI
- PARALLEL STRAND LUMBER (PSL) SHALL PROVIDE THE DESIGN VALUES EQUAL TO OR EXCEEDING THE FOLLOWING:

MODULUS OF ELASTICITY (E):	2,000,000 PSI
FIBER STRESS IN BENDING (Fb):	2900 PSI
HORIZONTAL SHEAR (Fv):	290 PSI
- ROOF & FLOOR TRUSS SYSTEMS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER & PERFORMED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER.
- WOOD TRUSSES SHALL BE DESIGNED TO SUSTAIN THE LOADS FROM THE SPANS, PROFILES, AND ARRANGEMENTS INDICATED IN THE CONSTRUCTION DOCUMENTS. TRUSS LAYOUTS IS SCHEMATIC ONLY. TRUSS MANUFACTURER AND/OR ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN, INCLUDING SPACING, OF ALL TRUSSES.
- TRUSS MANUFACTURER SHALL SUBMIT SETS OF SEALED SHOP DRAWINGS TO THE BUILDER & THE BUILDING DEPARTMENT FOR APPROVAL OF TRUSSES & STRUCTURAL BEAMS. QUANTITY PROVIDED T.B.D. BY RECIPIENT.
- ALL TRUSSES SHALL BE SECURELY BRACED BOTH DURING ERECTION & AFTER PERM. INSTALLATION IN ACCORDANCE W/ COMMENTARY AND RECOMMENDATIONS AS PUBLISHED BY THE TRUSS PLATE INSTITUTE OR AS SHOWN ON SEALED DRAWINGS.
- TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
- TRUSSES SHALL BE CONNECTED TO WALL PLATES BY THE USE OF APPROVED CONNECTORS HAVING A RESISTANCE TO UPLIFT OF NOT LESS THAN 175 LBS. AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED WOOD.
- FLOOR SHEATHING SHALL BE 3/4 INCH TONGUE AND GROOVE OSB, GLUED AND NAILED. PANEL SPAN RATING SHALL BE APA 24/32, EXPOSURE 1 WITH SEALED EDGES. INSTALL PER MANUFACTURERS SPACING AND EDGE REQUIREMENTS.

- PROVIDE 1/4" UNDER LAYMENT (MINIMUM) UNDER TILE ON WOOD FRAME FLOOR SYSTEMS.
- ALL VERTICAL JOINTS OF SHEATHING SHALL OCCUR OVER STUDS.
- NOT LESS THAN 3 STUDS SHALL BE INSTALLED AT EVERY CORNER OF AN EXTERIOR WALL.
- STUD SPACING FOR ALL EXTERIOR WALLS AND BEARING WALLS SHALL BE SPACED 16" OC UNLESS OTHERWISE NOTED.
- ALL WALLS GREATER THAN 10'-0" IN STUD HEIGHT SHALL BE 2X6 WOOD STUDS, BALLOON FRAMED TO THE UPPER PLATE LINE.
- PROVIDE BACKING AS REQUIRED FOR ALL LIGHT FIXTURES, CABINETS, WARDROBES, BRACKETS, HANDLES, GYPSUM BD., ETC.
- PROVIDE "BOX-OUT" FRAMING BEHIND ALL HEAT SUPPLIES IN WALLS COMMON TO GARAGE SPACE SO AS TO ALLOW A FULL 3 1/2 INCH INSULATION BATT BEHIND THE HEAT SUPPLY DUCT.
- FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE
- FRAMING UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. FRAMING THAT IS SEPARATED TO ALLOW FOR THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL DEPTH, SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES IN NOMINAL THICKNESS, SPACED NOT MORE THAN 4'-0" OC.
- PROVIDE STUD GUARDS WHERE ANY PIPING IS LESS THAN 1 1/2 INCH FROM STUD FACE.
- FASTENERS FOR PRESSURE PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- ALL OPENINGS UP TO 3'-4" WIDE TO HAVE A MIN. OF 1-2x4, STUD GRADE SPF, JACK STUD UNLESS NOTED OTHERWISE.
- ALL OPENINGS GREATER THAN 3'-4" WIDE TO HAVE A MIN. OF 2-2x4, STUD GRADE SPF, JACK STUD UNLESS NOTED OTHERWISE.
- PROVIDE FLASHING AND SHEET METAL REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
- GUARDRAILS SHALL HAVE A HEIGHT OF 36 INCHES AT ALL STAIRS AT ALL RAISED SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR AND SPINDLES SHALL BE POSITIONED AS TO NOT ALLOW PASSAGE OF A 4" SPHERE
- HANDRAILS HAVE MIN AND MAX HEIGHT OF 34" & 38" MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. TREAD NOSING 3/4" TO 1 1/2" HANDRAIL ENDS SHALL TERMINATE AT WALL POST & SHALL NOT HAVE SPACE LESS THEN 1 1/2" BETWEEN THE WALL AND HANDRAIL. THE HANDGRIP PORTION SHALL NOT BE MORE THAN 2 1/2" IN CROSS SECTION DIMENSION OR AN APPROPRIATE SHAPE WHICH SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.

D. SIDING, MASONRY VENEER, AND ROOFING

- SIDING SHALL BE AS INDICATED ON THE DRAWINGS.
- PANEL SIDING SHALL BE INSTALLED WITH LONG DIMENSION PARALLEL TO STUDS. VERTICAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE SEALED WITH CAULKING OR COVERED WITH BATTENS (PER ELEVATION). HORIZONTAL JOINTS SHALL BE FLASHED WITH 2" FLASHING AND BLOCKED WITH SOLID WOOD BLOCKING.
- WEATHER RESISTANT SHEATHING PAPER, ASPHALT SATURATED FELT OR OTHER WEATHER RESISTANT MATERIAL COMPLYING WITH ASTM D 226 SHALL BE APPLIED. OVER WALL SHEATHING AND SHALL RUN CONTINUOUS BEHIND ALL ROOF TO WALL INTERSECTIONS.
- MASONRY VENEER SHALL BE ATTACHED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES
- VENEER TIES SHALL BE SHEET METAL TIES NOT LESS THAN NO. 22 U.S. GAUGE BY 7/8", CORRUGATED. EACH TIE SHALL BE SPACED NOT MORE THAN 24" O.C. HORIZONTALLY & VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2'3" SO FEET OF WALL AREA. ADD'L TIES AT 36" O.C. AROUND ALL OPENINGS WITH 12" OF OPENINGS THERE SHALL BE A MIN. OF 1" CLEAR SPACE BEHIND VENEER.
- MASONRY VENEER SHALL NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF THE VENEER ABOVE.
- VENEER ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS AS SPECIFIED ON PLANS.
- LENGTH OR BEARING SHALL NOT BE LESS THAN 4 INCHES.
- MASONRY VENEER SUPPORTED BY WOOD OR COLD FORMED STEEL SHALL HAVE A MOVEMENT JOINT SEPARATING THE VENEER SUPPORTED ON THE WOOD OR COLD FORMED STEEL AND VENEER SUPPORTED BY HOT ROLLED STEEL OR THE FOUNDATION.
- FLASHING SHALL BE INSTALLED PER SECTION 703.7.5 AND 703.8 OF THE CURRENT RESIDENTIAL CODE OF OHIO.
- WEEP HOLES WITH BRICK VENEER SHALL BE INSTALLED PER SECTION 703.7.6 OF THE CURRENT RESIDENTIAL CODE OF OHIO. (IF STUCCO VENEER, SECTION 703.6.2.1 GOVERNS).
- AN ICE BARRIER SHALL BE PLACED FROM THE EAVE EDGE TO A MINIMUM OF 24" FROM INSIDE FACE OF THE EXTERIOR WALL. (ICE BARRIER SHALL BE TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET).
- ROOF SLOPES FROM 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL TWO LAYERS OF UNDERLAYMENT SHALL BE INSTALLED PER SECTION R905.2.7 OF THE CURRENT RCO. (USE OF SINGLE LAYER OF 30 LB FELT UNDERLAYMENT IS EQUIVALENT TO DOUBLE LAYER OF 15 LB FELT, DIRECT SUBSTITUTION IS ALLOWED.)
- THE TOTAL NET FREE AREA OF ROOF VENTING SHALL BE NOT LESS THAN 1 TO 150 OF THE AREA OF SPACE TO BE VENTILATED. TOTAL NET FREE AREA IS PERMITTED TO BE REDUCED TO 1 TO 300 PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. THE BALANCE OF THE REQUIRED VENTILATING AREA SHALL BE PROVIDED AT THE EAVES.
- INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.
- AN ATTIC ACCESS HAVING A VERTICAL HEIGHT OF 30 INCHES OR GREATER SHALL BE PROVIDED TO ATTIC AREAS EXCEEDING 30 SF. THE ROUGH FRAMED OPENING OF NOT LESS THAN 22 IN. X 30 IN. SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. A 30 INCH UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS.

- ALL GUTTERS TO BE 4 INCH, .027 GAUGE ALUMINUM WITH BAKED ENAMEL FINISH. GUTTER DOWNSPOUTS SHALL BE 4 INCH, .20 GAUGE ALUMINUM WITH BAKED ENAMEL FINISH.

E. ENERGY EFFICIENCY

- ALL JOINTS, SEAMS, PENETRATIONS, OPENINGS BETWEEN WINDOWS AND DOORS AND THEIR RESPECTIVE FRAMING, AND OTHER SOURCES OF AIR LEAKAGE (INFILTRATION OR EXFILTRATION) THROUGH THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, WRAPPED OR OTHERWISE SEALED.
- INSULATION EXPOSED TO ATTIC, CRAWL SPACE OF DWELLING UNIT SHALL HAVE MAX FLAME SPREAD RATING OF 25 AND MAX. SMOKE DEVELOPMENT FACTOR OF 450, PER CODE SECTION 316
- ENCLOSED, INSULATED RAFTER SPACES SHALL BE PROVIDED WITH CROSS VENTILATION OR VAPOR BARRIER.
- COMBUSTIBLE INSULATION SHALL BE SEPARATED BY A MINIMUM DIMENSION OF 3 INCHES FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND ALL OTHER HEAT PRODUCING DEVICES.
- INSULATION MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH A ACCOMPANYING SMOKE DEVELOPED INDEX NOT EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

F. GYPSUM WALLBOARD

- THE GARAGE AND RESIDENCE SHALL BE SEPARATED BY A MIN. 1/2" GYPSUM BOARD STANDARD. ALL CEILINGS TO RECEIVE A WATER BASED TEXTURE MATERIAL SHALL HAVE 5/8" GYPSUM BOARD APPLIED. IF HABITABLE SPACE IS LOCATED ABOVE GARAGE, 5/8" TYPE X GYPSUM BOARD IS REQUIRED AT GARAGE CEILING.
- PROVIDE (1) LAYER OF 1/2 INCH GYPSUM BOARD UNDER ALL STAIRS WITH ENCLOSED ACCESSIBLE SPACE.

G. DOORS & WINDOWS

- ALL PATIO DOORS SHALL HAVE THE OPERABLE LEAF TO THE INSIDE.
- PROVIDE TEMPERED GLAZING IN ALL AREAS DEEMED HAZARDOUS BY SECTION 308.4 OF THE CURRENT RES. BUILDING CODE OF OHIO.
- ALL SASHES, SLIDING GLASS DOORS, ENTRANCE DOORS AND BOTTOM PLATES SHALL BE CAULKED (ALL SIDES OF OPENING) AND ALL WINDOW AND DOOR HEADS SHALL BE FLASHED.
- EMERGENCY AND ESCAPE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF. AND SILL IS A 44" AFF MAX.
- EMERGENCY AND ESCAPE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES AND WIDTH OF 20 INCHES.
- OPENINGS SEPARATING GARAGE AND RESIDENCE SHALL BE SEPARATED WITH 20 MIN. RATED FIRE DOORS.
- ANY WINDOW WITHIN 2'-0" OF A DOOR, ALL SIDELITES & SHOWER DOORS TO BE TEMPERED PER CODE SECTION 308.0
- EXTERIOR DOORS SHALL HAVE A LANDING ON EACH SIDE THAT WILL NOT BE LESS THAN THE DOOR BEING SERVICED W/ A MIN. OF 36" IN EACH DIRECTION PER CURRENT RCO, SECTION 311.3

H. HEATING & VENTILATION

- ALL CLOTHES DRYER EXHAUSTS TO VENT TO THE OUTSIDE. MANUFACTURER SPECIFICATIONS AND MODEL TYPE GOVERN THE LENGTH OF DRYER EXHAUST RUNS. SPECIFICATIONS TO BE SUBMITTED WITH PERMIT SET. IF MANUFACTURER IS NOT KNOWN, 25'-0" MAXIMUM RUN WITH A 5'-0" DUCT FOR EACH 90 DEGREE ELBOW. CONTRACTOR TO VERIFY INSTALLATION LOCATION PRIOR TO INSTALL.
- PROVIDE PASSIVE RADON MITIGATION SYSTEM PER MUNICIPALITY REQUIREMENTS
- MECHANICAL APPLIANCES SHALL BE ACCESSIBLE WITHOUT REMOVING PERMANENT CONSTRUCTION. 30 INCHES OF WORKING SPACE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE THE APPLIANCE.
- EXHAUST DUCTS SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, MECH. VENTILATION SHALL HAVE GRAVITY DAMPERS THAT CLOSE WHEN SYSTEM IS NOT IN OPERATION.
- ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.
- ALL INTERIOR EXHAUST FANS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR. DUMPING OF EXHAUSTED AIR INTO ATTIC SPACES IS PROHIBITED.
- BATHROOM AND POWDER ROOM EXHAUST FANS SHALL BE SIZED IN ACCORDANCE WITH SCHEDULE AND SHALL BE PROVIDED WITH A SUITABLE CAP AND BACK DRAFT DAMPER.
- PROVIDE INDIVIDUAL GAS SHUTOFF VALVES TO RANGE, WATER HEATER, DRYER AND FURNACE IF APPLICABLE.
- DUCTS ARE INSULATED WITH AT LEAST R-8 INSULATION WHERE LOCATED OUTSIDE THE THERMAL ENVELOPE.
- CRAWL SPACE VENTILATION SHALL BE PROVIDED BY MECHANICAL VENTILATION AT A RATE OF 1.0 CFM. FOR EACH 50 SQUARE FEET.
- ALL MANUF. BUILT FIREPLACES SHALL COMPLY W/ SPECIFICATIONS OF MANUF. AND/OR THE LATEST EDITION OF UL 127.

J. PLUMBING

- ALL PLUMBING TO COMPLY W/ THE OHIO PLUMBING CODE
- PROVIDE (2) FROST PROOF HOSE BIBS WITH VACUUM BREAKERS AT EACH BUILDING.
- PLUMBER SHALL REMOVE ALL SPOILS REMOVED FROM HIS WORK AND SHALL REPLACE REMOVED SOILS WITH COMPACTED GRAVEL.
- PLUMBING ROUGH-INS SHALL BE COMPLETE AS TO WASTE, WATER SUPPLY AND VENTING.
- PLUMBING SYSTEMS AND/ OR PIPES PASSING THROUGH WALLS, CEILINGS, EXISTING CONCRETE SLABS, OR PASSING THROUGH CONCRETE WALLS, SHALL BE PROTECTED FROM BREAKAGE AND/ OR CORROSION BY PROTECTIVE SLEEVES AS APPROVED BY OHIO PLUMBING CODE.
- WHIRLPOOL TUBS ARE TO HAVE AN ACCESS FOR SERVICING THE MOTOR & PUMPS.



the
Sunnyside Homes LLC
 residence
 4462 Summit Ridge Dr.
 Upper Arlington, OH
CPR SET
7.23.25

	OHBA TABLE 1112.2.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT							SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE		
Compliance Path #1	0.32	0.60	NR	49	15 or 13+3	13/17	30	10/13 (minimum 4' feet)	10/13
Compliance Path #2	0.32	0.60	NR	49	13	13/17	30	10/13 (minimum 4' feet)	10/13

1112.2.2 Specific Insulation Requirements
1112.2.2.1 Ceilings with Attic Spaces:
 When section 1112.2.1 would require R-49 in the ceiling, R-38 shall be deemed to satisfy the requirement for R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the U-factor alternative approach in section 1112.2.1.2 and the total UA alternative in section 1112.2.1.3

1112.2.2.2 Ceilings without Attic Spaces:
 Where section 1112.2.1 would require insulation levels above R-30 and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction of insulation from the requirements of section 1112.2.1 shall be limited to 500 square feet (46m2) or twenty percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the U-factor alternative approach in section 1112.2.1.2 and the total UA alternative in section 1112.2.1.3

1112.2.4.2.1 Testing
 Tested Air Leakage is less than 5 ACH when tested with a blower door at a pressure of 50 pascals (0.007psi). Testing Shall occur after rough in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation and combustion appliances.

1112.3.2.2 Sealing
 Post-Construction test: Post construction duct tightness shall be verified to meet the values prescribed in Table 1112.3.2.2(a) by testing either the "Leakage to Outdoors" or the "Total Leakage" in accordance with the chosen compliance path. Testing shall be conducted at a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test.

OHBA TABLE 1112.3.2.2(a) POST CONSTRUCTION DUCT TIGHTNESS TESTING		
	Leakage to Outdoors (per 100 ft ² (9.29 m ²) of conditioned floor area)	Total Leakage (per 100 ft ² (9.29 m ²) of conditioned floor area)
Compliance Path #1	<6 cfm (2.83 L/s)	<9 cfm (4.24 L/s)
Compliance Path #2	<4 cfm (1.89 L/s)	<6 cfm (2.83 L/s)

Rough-In test: Rough-in duct tightness shall be verified to meet the values prescribed in Table 1112.3.2.2(b) by testing the "Total Leakage" in accordance with the chosen compliance path. Testing shall be conducted at a pressure differential of 0.1 inch w.g. (25 Pa) across the roughed-in system, including the manufacturer's air handler enclosure, if installed at the time of the test. All register boots shall be taped or otherwise sealed during the test.

OHBA TABLE 1112.3.2.2(b) ROUGH-IN DUCT TIGHTNESS TESTING		
	Total Leakage - with air handler installed (per 100 ft ² (9.29 m ²) of conditioned floor area)	handler installed (per 100 ft ² (9.29 m ²) of conditioned floor area)
Compliance Path #1	<6 cfm (2.83 L/s)	<4 cfm (1.89 L/s)
Compliance Path #2	<4 cfm (1.89 L/s)	<3 cfm (1.41 L/s)

Exception: Duct tightness test is not required if the air handler and all ducts are located within conditioned space

Sheet List Table

Sheet Number	Sheet Title
C	Cover Sheet Columbus
1.0	Front & Rear Elevation
1.1	Left & Right Elevation
1.A	Elevation Details
2.0	Foundation
2.A	Foundation Details
2.1	Finished Basement
3.0	First Floor Plan
4.0	Second Floor Plan
4.A	Second Floor Plan Details
5.0	Stair Sections
6.0	First Floor Framing
7.0	Second Floor Framing
8.0	Roof Plan
E1.0	Finished Basement Electric
E2.0	First Floor Electric
E2.1	First Floor Electric (Reflective Ceiling)
E3.0	Second Floor Electric

CUSTOMER PLAN REVIEW SIGNATURE

I understand that my new Compass Home will be built in general conformance to the plans, specifications, selections and the purchase agreement (or construction agreement), all of which I have reviewed and approved. If there is any discrepancy between these documents, this set of plans will rule.

I have reviewed all of the room dimensions, ceiling heights, door swings, window locations and mullion (grid) patterns on these plans, and unless noted, I accept them as drawn. I understand that the room dimensions are measured from the rough framing, and that they may vary slightly from the plans.

I have reviewed the plot plan for my house and understand that there may be some field adjustments as to the exact location of the house on the home site. I understand that if I add anything to my property after closing, including, but not limited to, fences, pools, landscaping, trees, etc. that I am responsible for ensuring that whatever I add is within the property boundaries, and meets any zoning codes that apply to the property. I will not rely on the edge of sod installed by Compass Homes, as this will occasionally be placed beyond the lot lines for erosion control purposes.

I further understand that my home will not be built exactly like any other Compass Home, or model and that some minor variations from my plans and specifications may occur since every home that is built has its own set of unique construction challenges that must be dealt with as the home is being built.

CUSTOMER: _____ DATE: _____
 CUSTOMER: _____ DATE: _____

REVISIONS

1	---
2	---
3	---
4	---

Custom
 4462 Summit Ridge Dr.
 Upper Arlington, OH



3763 Attucks Drive
 Powell, Ohio 43065
 Ph 614-885-8300

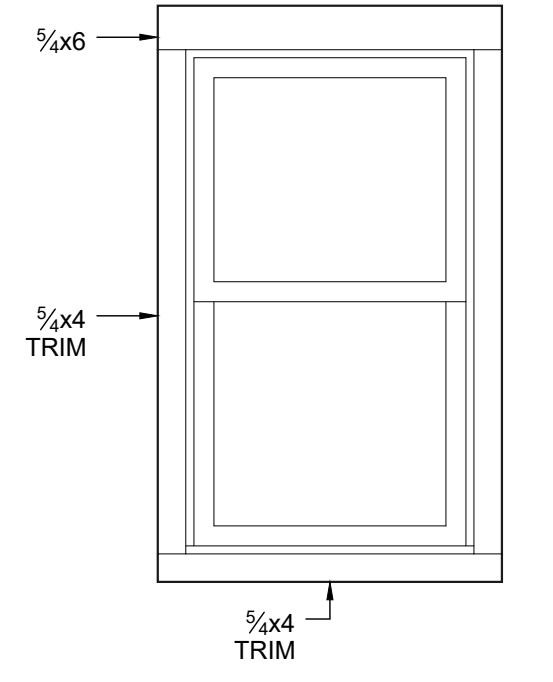
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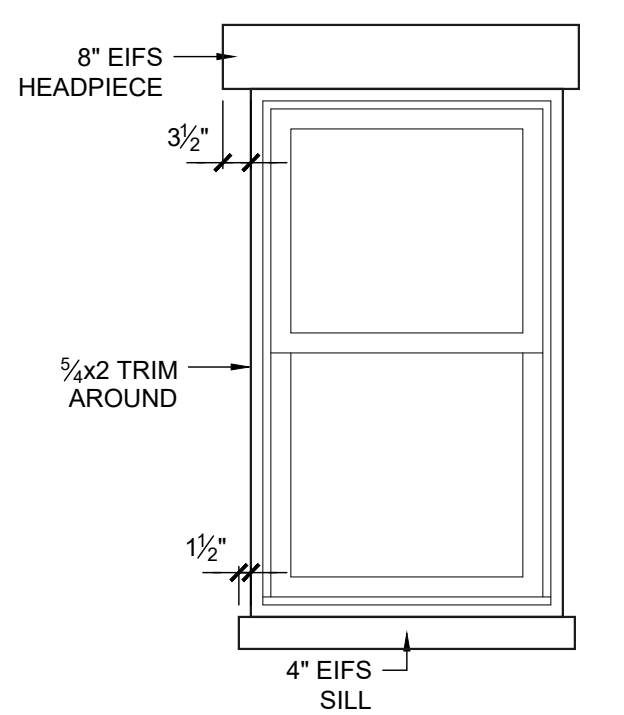


ALL ROOF SLOPES UNDER 4:12 TO HAVE ICE & WATER SHIELD

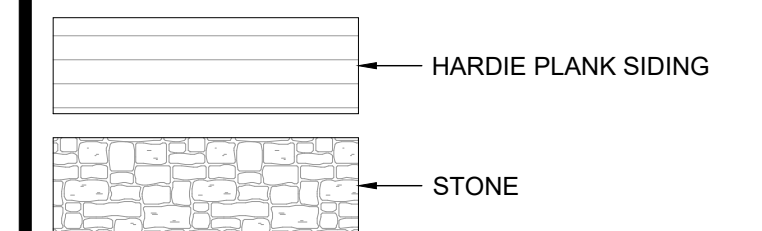
FRONT WINDOW TRIM ELEVATION



WINDOW DETAIL IN STONE



ELEVATION MATERIAL LEGEND



REVISIONS

NO.	DESCRIPTION
1	---
2	---
3	---
4	---

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

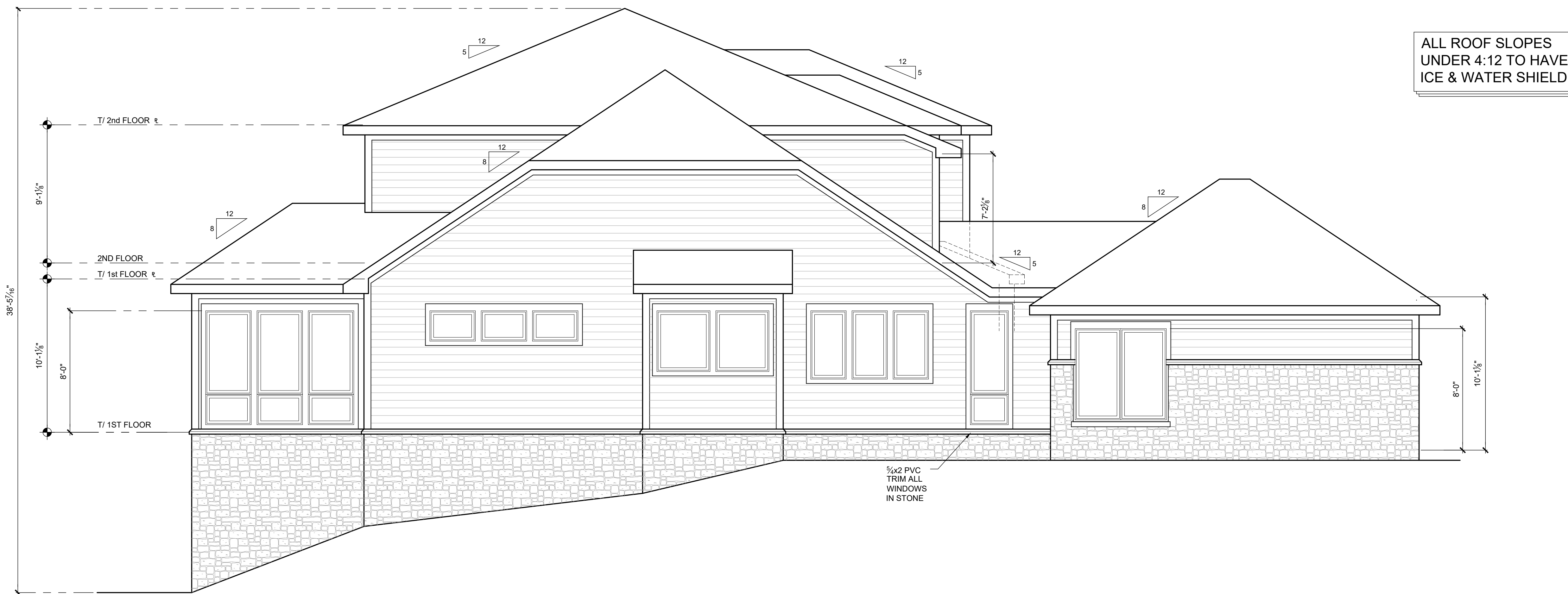


ALL ROOF SLOPES UNDER 4:12 TO HAVE ICE & WATER SHIELD

NOTE: GRADE @ REAR TERRACE TO BE DETERMINED ON FINAL HOUSE LOCATION & HEIGHT

NOTE: PRELIMINARY DECK/STAIRS/TERRACE DRAWING. THESE OPTIONS ARE NOT INCLUDED BUT THERE IS AN ALLOWANCE INCLUDED IN THE PWA FOR FINAL DESIGN

2 REAR ELEVATION SCALE: 1/4"=1'-0"

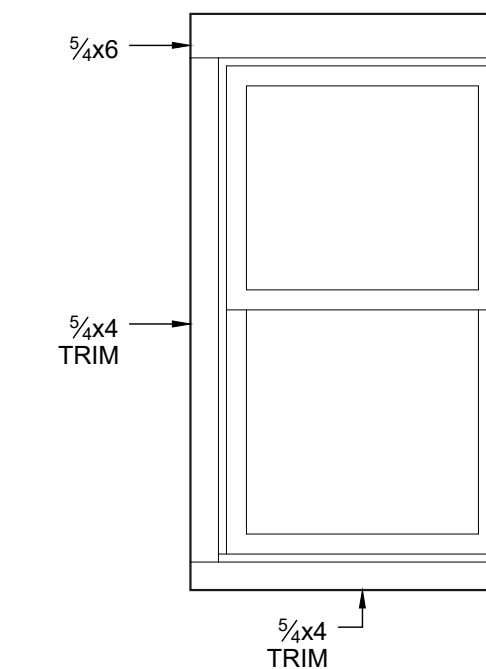


1 LEFT ELEVATION SCALE: 1/4"=1'-0"

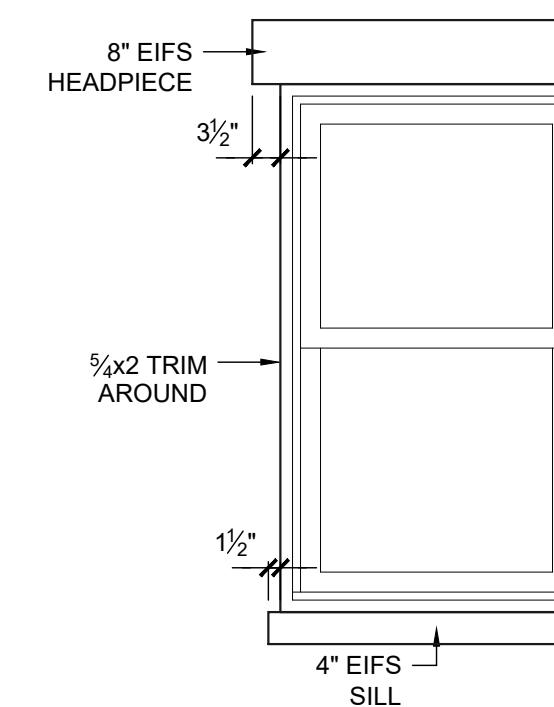


2 RIGHT ELEVATION SCALE: 1/4"=1'-0"

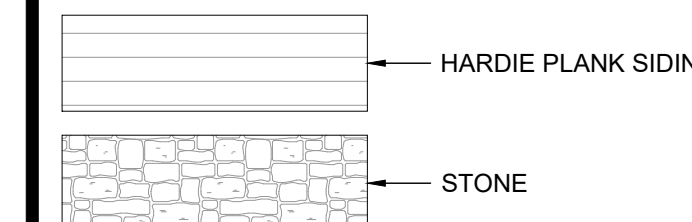
WINDOW TRIM ELEVATION



WINDOW DETAIL IN STONE



ELEVATION MATERIAL LEGEND



REVISIONS

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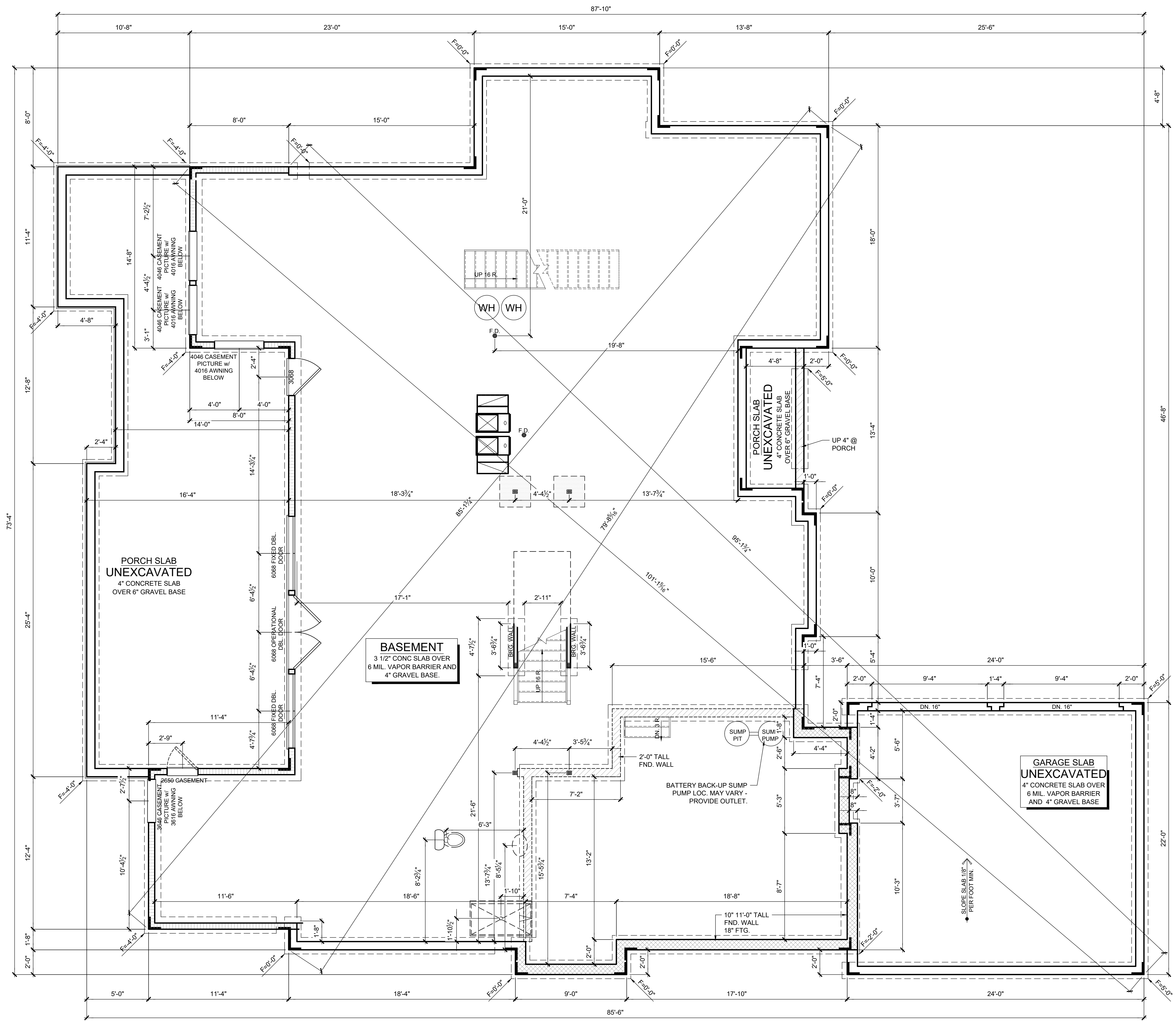
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SHEET:

1.1

BAR DRAIN
R.I. LOC. TO
BE DET.



FOUNDATION NOTE:

- ALL FOOTINGS DESIGNS BASED ON AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF
- FOOTING DEPTH @ GARAGE DOOR OR PORCH MAY VARY TO MAINTAIN DEPTH FOR FROSTLINE

POURED WALL NOTE:

- FOUNDATION REINFORCEMENT PER ATTACHED DETAIL SHEET
- STAIRS TO BE 10" TREADS W/ 1" NOSING AND MAX. 7 3/4" RISERS
- BASEMENT STAIRS WALLS: 2x4 @ 16" O.C., P.T. PLATES, 1/2" GWB INSIDE, HAND RAIL ONE SIDE
- FOOTINGS TO BE 8" LARGER THAN POURED WALL SIZE ABOVE
- PROVIDE CONTROL JOINTS ALONG EVERY BEAM LINE & OFF OF EVERY INTERIOR CORNER

9'-0" POURED CONC. WALLS

REVISIONS

- 1 ---
- 2 ---
- 3 ---
- 4 ---

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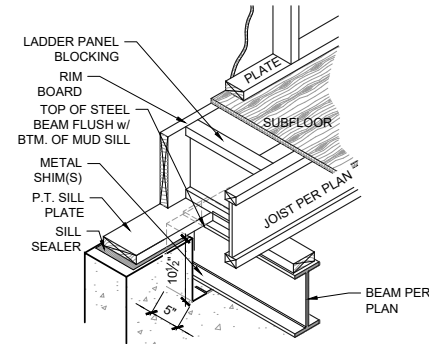
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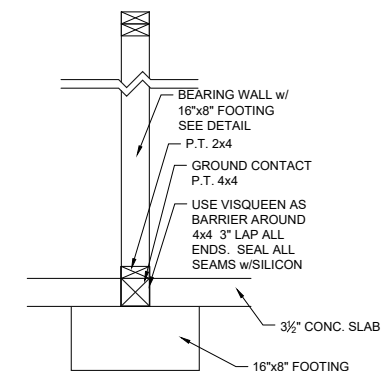
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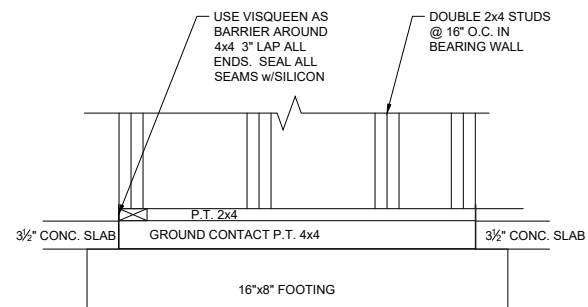
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



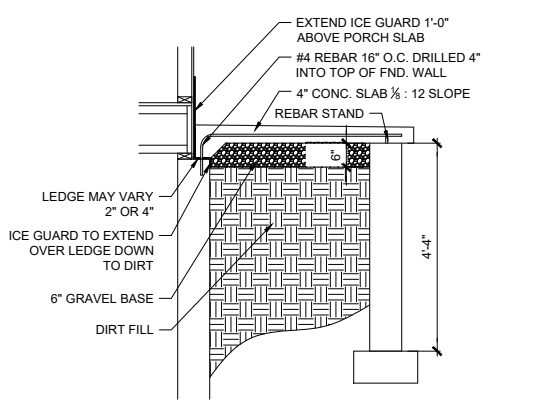
HEIGHT OF POCKET 1/2" TALLER THAN BEAM
 OVER 40 WEIGHT STEEL, 1/8" TALLER
A BEAM POCKET DETAIL
 SCALE: NTS B-101.00



SECTION

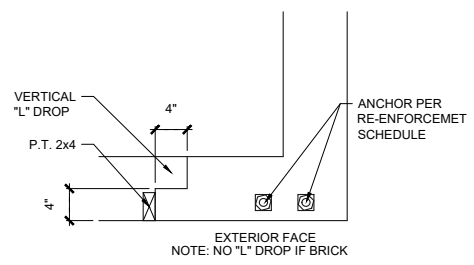


ELEVATION

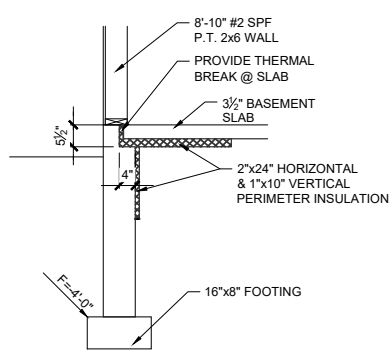


B PORCH FOUNDATION DETAIL
 SCALE: 1/2"=1'-0" B-103.00

G BEARING WALL DETAIL
 SCALE: 1"=1'-0" B-104.00



C GARAGE DOOR OPENING
 SCALE: 1"=1'-0" B-100.00



Page 141 of 150
D WALKOUT DETAIL
 SCALE: 1/2"=1'-0" B-105.00

REVISIONS

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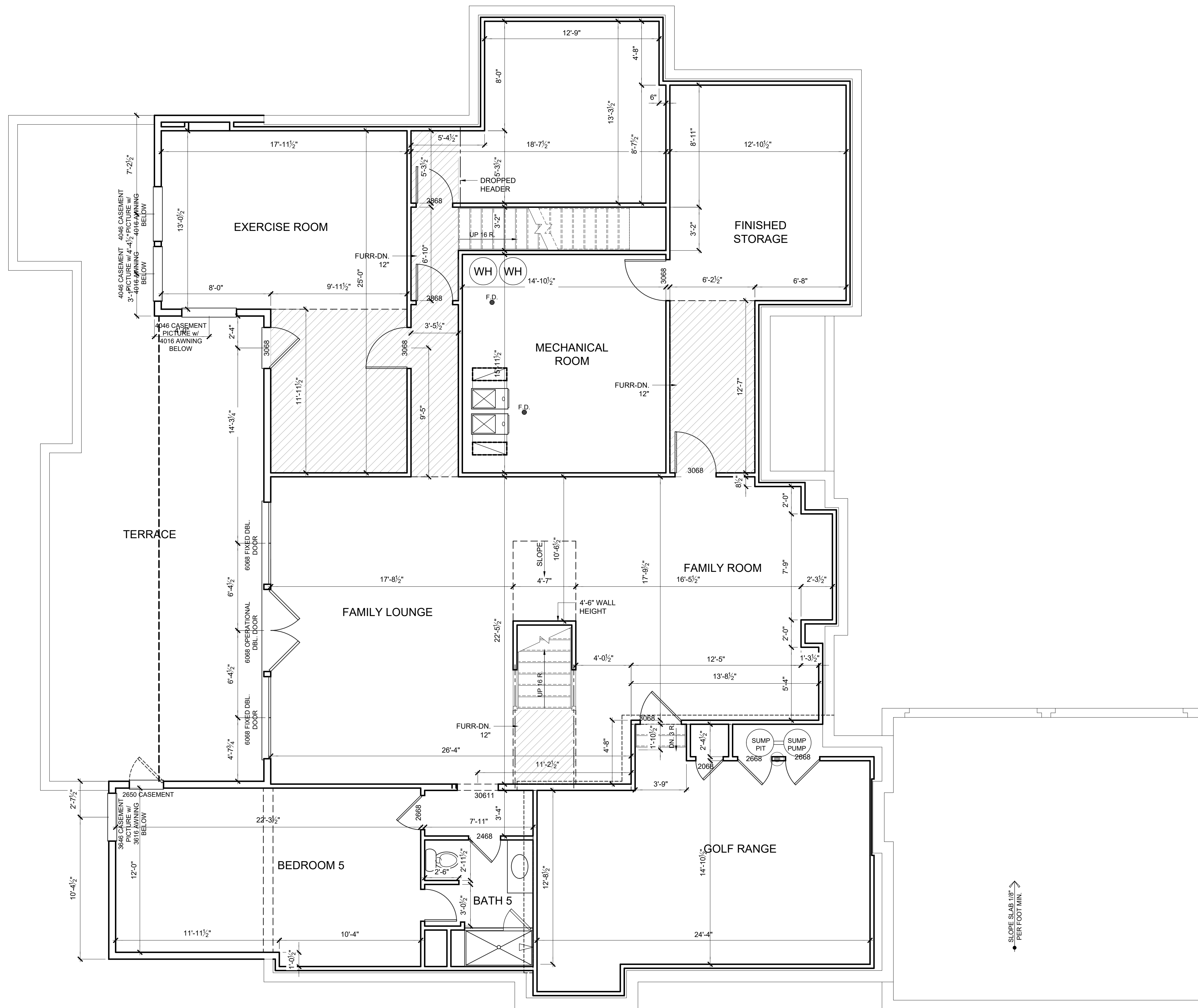


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FINISHED LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"

REVISIONS

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- 2 ---
- 3 ---
- 4 ---

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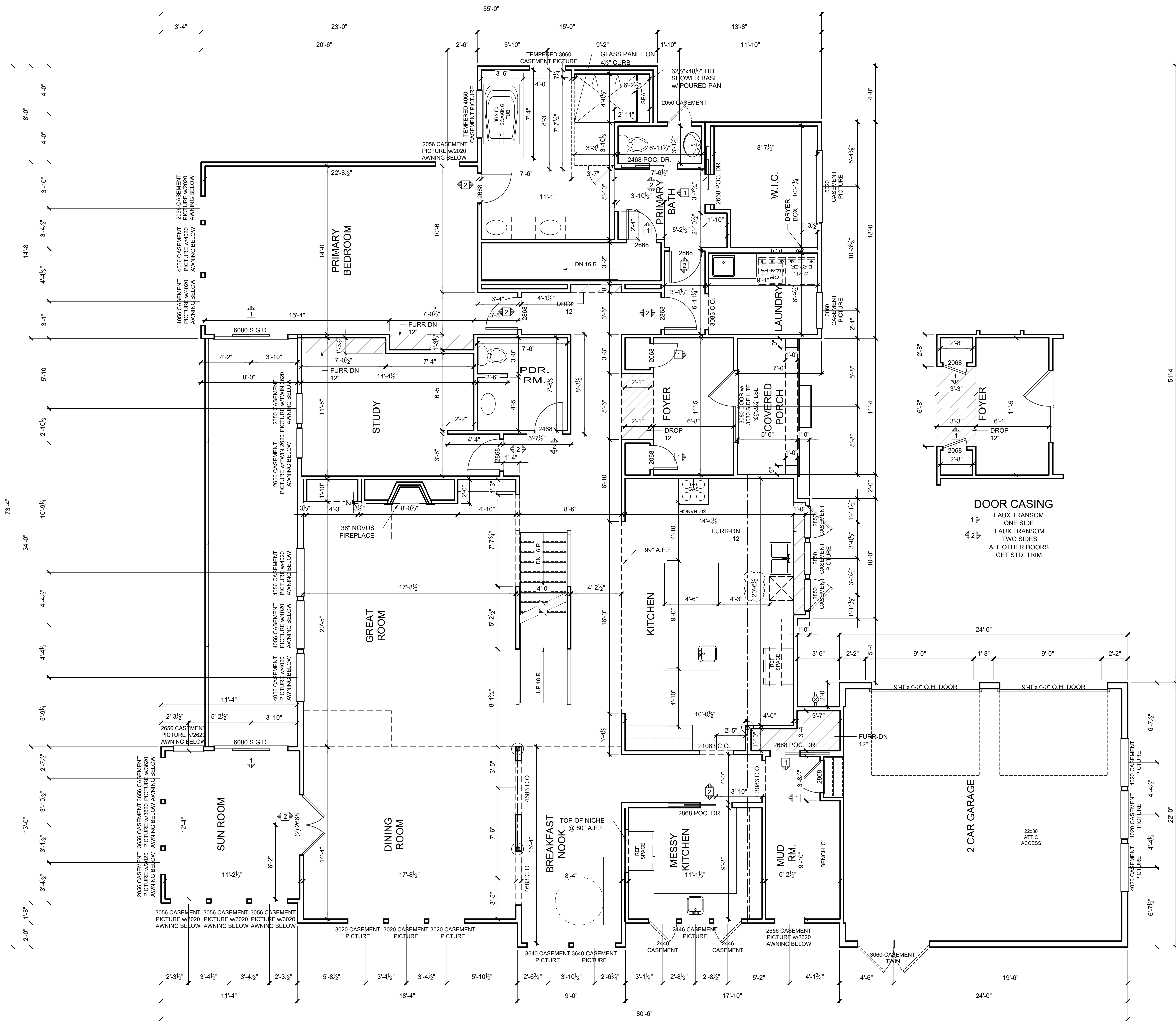


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- NOTE:**
- INDICATES NON-STANDARD HEIGHT WALLS - AS NOTED
 - INDICATES INTERIOR LOAD BEARING WALLS, FRAME 16" O.C. W/ DBL. TOP PLATE
 - ALL OTHER WALLS ARE 10'-1 1/8" HIGH
 - ALL POINT LOADS TO BE BLOCKED SOLID TO FINAL SUPPORT MEMBER OR FOUNDATION.
 - INDICATES (3) 2x4 SPF #2 STUDS (U.N.O.)
 - INDICATES QUANTITY OF RIPPED LVL (2650 Fb-1.9E) or PSL STUDS, WIDE BY WALL THICKNESS

INSULATION REQ. FOR LIVING AREA ABOVE GARAGE SPACE:

1. UNDERSIDE OF DECK TO BE SPRAYED WITH 2" CLOSED CELL FOAM R13.4 WITH R-30 FIBERGLASS INSUL. BELOW. BANDS TO BE SPRAYED WITH 1" CLOSED CELL FOAM R6.7 AND COVERED WITH R-11 FIBERGLASS INSULATION.
2. SOLID BATT OF 8" THICK INSULATION HIGH DENSITY INSULATION R-30 IN ALL JOIST SPACES OF ATTIC TRUSSES.
3. ALL PLUMBING IN JOIST SPACE OF ATTIC TRUSSES TO BE SPRAYED FULL WITH CLOSED CELL FOAM.

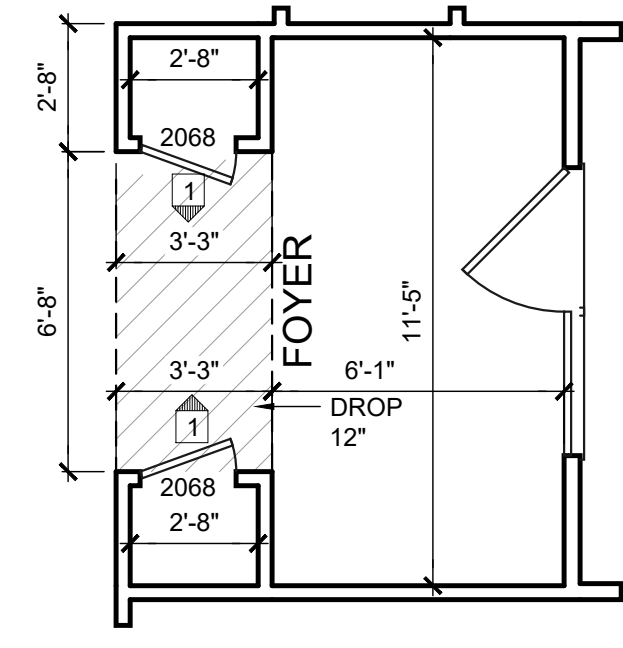
GARAGE SHALL BE SEPARATED FROM HOUSE AND ATTIC BY 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD.

WINDOW ROUGH OPENINGS:
ROUGH OPENINGS SHALL BE AS WINDOW CALL OUT AND ADDING 1/2" TO THE ROUGH OPENING HEIGHT TO ALLOW FOR CEDAR DRIP EDGE.
EX. 3060 ROUGH OPENING SHALL BE 3'-0" WIDE 6'-0 1/2" HIGH.
ROUGH OPENINGS OF TWIN UNITS SHALL BE AS WINDOW CALL OUT AND ADDING 1/2" TO WIDTH TO ALLOW FOR MULL AND ADDING 1/2" TO THE HEIGHT TO ALLOW FOR CEDAR DRIP EDGE.
EX. 3060 TWIN ROUGH OPENING SHALL BE 6'-0 1/2" WIDE 6'-0 1/2" HIGH.
ROUGH OPENINGS OF WINDOWS WITH TRANSOMS SHALL BE THE HEIGHT OF BOTH WINDOWS ADDED TOGETHER PLUS ADDING 1/2" TO THE HEIGHT TO ALLOW FOR THE CEDAR DRIP EDGE.
EX. 3060 W/3018 TRANS. ABV. ROUGH OPENING SHALL BE 3'-0" WIDE 7'-8 1/2" HIGH.

DOOR ROUGH OPENINGS:

2868	34"x83 1/4"
3068	38"x83 1/4"
3080	38"x99 1/4"
3068 w/2-12" SL	65"x83 1/4"
3068 w/14" TRANSOM	38"x96 1/4"
3068 w/2-12" SL & 14" TRANSOM	65"x96 1/4"
3068 w/1 3'-0" SL (DBL DOOR)	75 1/2"x83 1/4"
3068 w/1 3'-0" SL & 14" TRANSOM	75 1/2"x96 1/4"
3080 w/2-12" SL	65"x99 1/4"
3080 w/1 3'-0" SL (DBL DOOR)	75 1/2"x99 1/4"

ALL SL. GL. DOOR ROUGH OPENINGS ARE THE CALL-OUT SIZES... EX. 6068 IS 72"x80" R.O.



DOOR CASING

1	FAUX TRANSOM ONE SIDE
2	FAUX TRANSOM TWO SIDES
	ALL OTHER DOORS GET STD. TRIM

REVISIONS

1	---
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SHEET:	3.0

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



**ELECTRIC PLAN
FINISHED LOWER
LEVEL PLAN**
SCALE: 1/4"=1'-0"

REVISIONS

- 1 ---
- 2 ---
- 3 ---
- 4 ---

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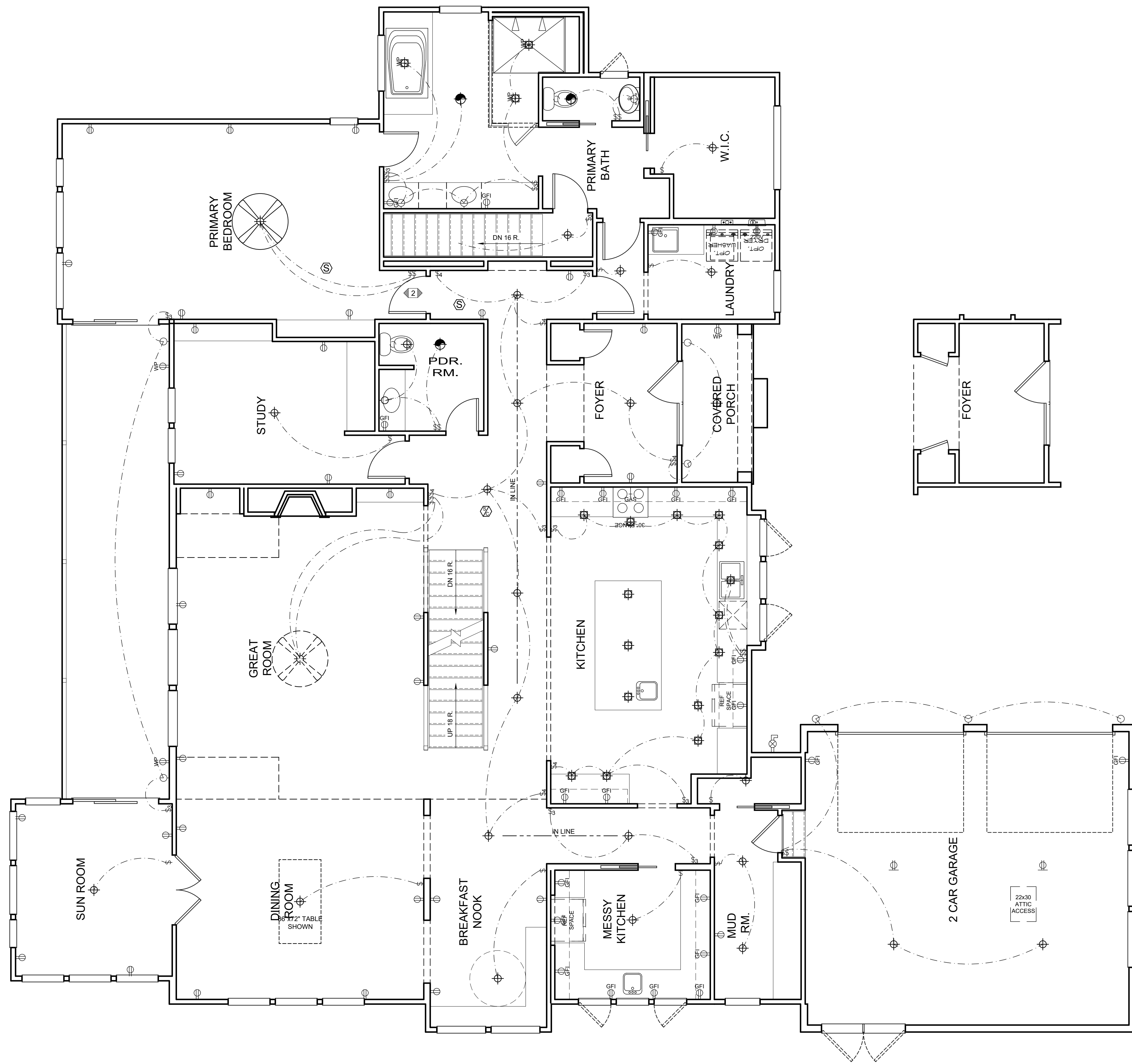


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ELECTRICAL NOTES

- PROVISIONS OF THE CURRENT NATIONAL ELECTRIC CODE, NFPA 70, SHALL GOVERN THE INSTALLATION, TESTING, AND OPERATION OF THE ELECTRICAL SYSTEMS.
- ELEC. OUTLETS WILL BE TAMPER RESISTANT & SPACED PER SEC. 210-52 OF CURRENT NEC
- PROVIDE SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ 100V AC WITH BATTERY BACK-UP. ALL SMOKE DETECTORS TO USE IONIZATION AND PHOTOELECTRIC TECHNOLOGY ON ALL LEVELS.
- ELECTRICAL OUTLETS AT ALL COUNTERTOPS, IN GARAGE OR BASEMENT, & ON THE EXTERIOR SHALL BE GFCI PROTECTED PER NEC SECTION 210.8
- ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL BRACH CIRCUITS SUPPLYING MOST OUTLETS PER NEC 210.12B
- MIN. 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED SOLELY FOR LAUNDRY RECEPTACLES
- ATTIC ILLUMINATION SHALL BE PROVIDED AND SWITCHED AT THE POINT OF ATTIC ENTRANCE.

SYMBOLS LEGEND

- ⊕ CEILING OR WALL MOUNTED LIGHT FIXTURE
- ⊕ RECESSED LIGHT FIXTURE
- ⊕ FLUORESCENT FIXTURE W/ NO. OF TUBES INDICATED
- ⊕ 110V. DUPLEX RECEPTACLE: 14" ABOVE FLOOR (TYP)
- ⊕ 220V. RECEPTACLE
- ⊕ 110V. DUPLEX RECEPTACLE: WATERPROOF RECEPTACLE
- ⊕ 110V. DUPLEX RECEPTACLE: GROUND FAULT INTERRUPT OUTLET
- ⊕ SINGLE POLE SWITCH: 52" A.F.F. (TYP)
- ⊕ THREE WAY SWITCH: 52" A.F.F. (TYP)
- ⊕ FOUR WAY SWITCH: 52" A.F.F. (TYP)
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN W/ LIGHT
- ⊕ EXHAUST FAN W/ LIGHT & HEATER
- ⊕ TELEVISION OUTLET
- ⊕ DATA OUTLET
- ⊕ TELEPHONE OUTLET
- ⊕ SMOKE DETECTOR W/110V. JUNCTION BOX
- ⊕ CARBON MONOXIDE DETECTOR W/110V. JUNCTION BOX
- ⊕ SMOKE AND CARBON MONOXIDE DETECTOR W/110V. JUNCTION BOX
- ⊕ FREEZE PROTECTED HOSE BIB

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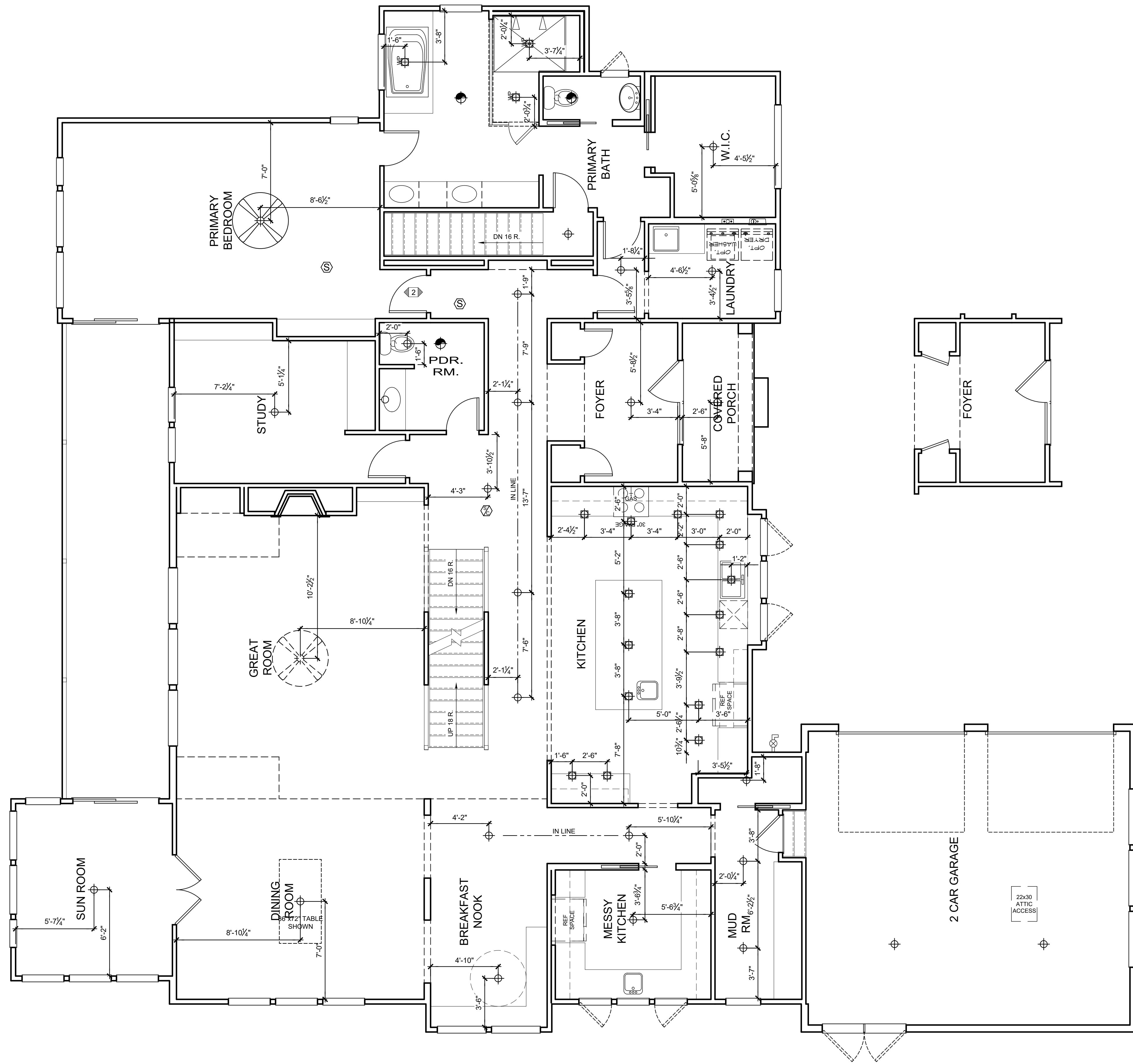
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**ELECTRIC PLAN
 FIRST FLOOR PLAN**

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



**REFLECTED CEIL'G PLAN
FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"

ELECTRICAL NOTES

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- ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL BRACH CIRCUITS SUPPLYING MOST OUTLETS PER NEC 210.12B
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SYMBOLS LEGEND

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- ⊕ EXHAUST FAN W/ LIGHT
- ⊕ EXHAUST FAN W/ LIGHT & HEATER
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- ⊕ DATA OUTLET
- ⊕ TELEPHONE OUTLET
- ⊕ SMOKE DETECTOR W/110V. JUNCTION BOX
- ⊕ CARBON MONOXIDE DETECTOR W/110V. JUNCTION BOX
- ⊕ SMOKE AND CARBON MONOXIDE DETECTOR W/110V. JUNCTION BOX
- ⊕ FREEZE PROTECTED HOSE BIB

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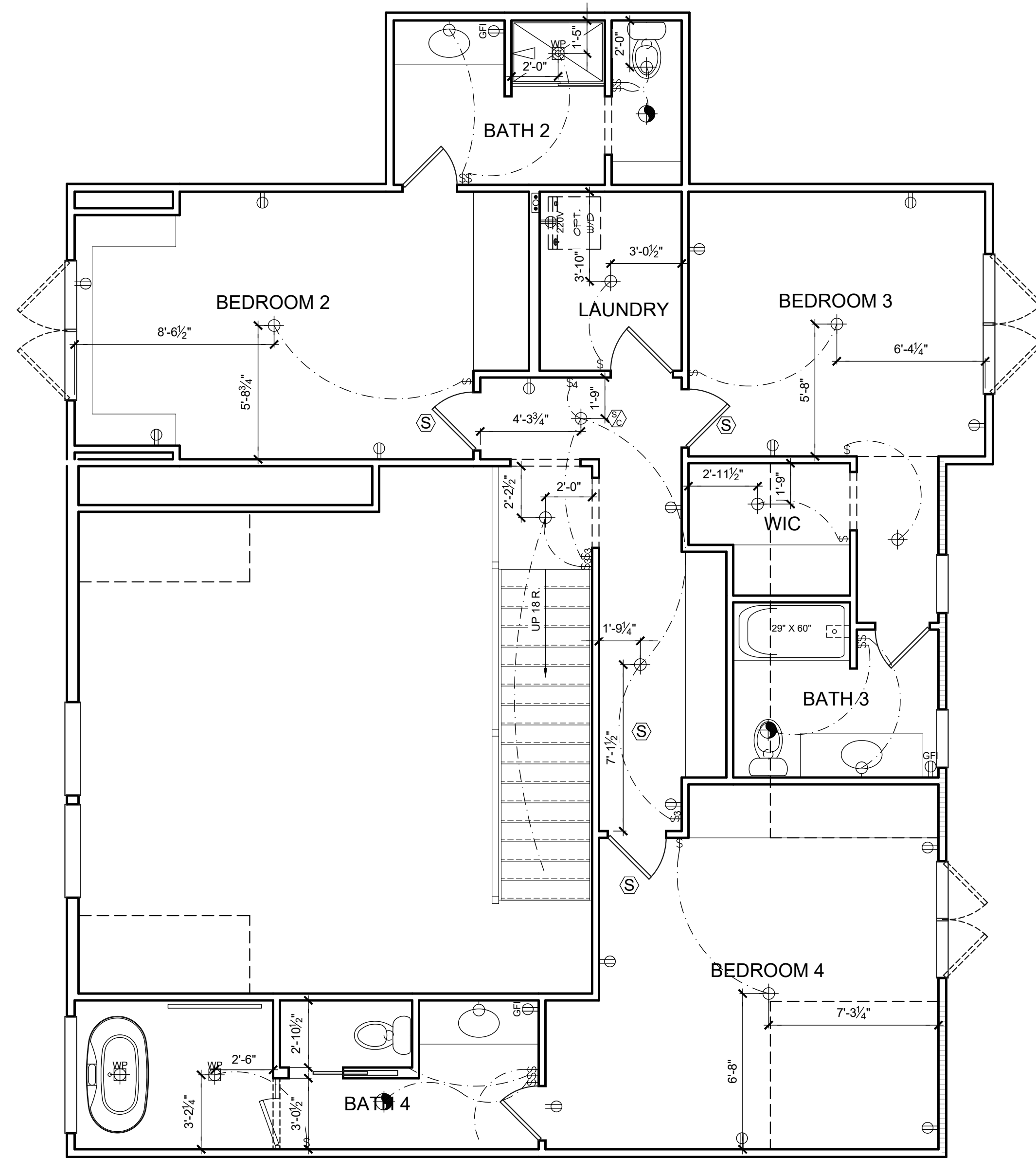


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- ⊕ SMOKE AND CARBON MONOXIDE DETECTOR W/110V. JUNCTION BOX
- ⊕ FREEZE PROTECTED HOSE BIB

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**ELECTRIC PLAN
 SECOND FLOOR PLAN**

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



690 LAKEVIEW PLAZA BLVD. SUITE A
 WORTHINGTON OH. 43085
 PHONE: (614) 485-9000
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ORDER NO. COMPAS-JOB65-PP

REVISIONS	DESCRIPTION
08/22/24	REV AS PER EMAIL(AEL)
11/21/24	REV AS PER EMAIL(RG)
11/25/24	REV AS PER EMAIL(RG)
12/20/24	BOUNDARY ADJUSTMENT (sq)
05/02/25	REV FND (AEL)
07/30/25	CORRECTED HOUSE (JI)

DATE: 11/21/24

FOR COMPASS HOMES HOUSE STYLE CUSTOM COUNTY OF UPPER ARLINGTON
 LOT/SUBDIVISION PIN 070-011883 CITY/TWP OF FRANKLIN
 ADDRESS 4462 SUMMIT RIDGE DRIVE SCALE 1"= 40' DRAWN BY: AEL
 MINIMUMS: R: 20' S: PER VARIANCE INST NO 202205160074140

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	R-SB
ZONING DISTRICT	Residential Suburban District
MIN LOT AREA	87,120 S.F.
MIN LOT FRONT	150'
FRONT YARD SETBACK	60' or platted
SIDE YARD SETBACK	20'
MIN SIDE YARD SUM	40'
REAR YARD SETBACK	1/4 lot depth or 60' whichever is less
BUILD HEIGHT MAX	35' (2-1/2 stories)
MAX DEVELOP COVER PERMIT	25% TLA; 3% bonus w/ swimming pool
MAX BUILD COVER	20% TLA

R-SB
 LOT SQUARE FOOTAGE = 34501.77 S.F.
 FRONT YARD SQUARE FOOTAGE: = 850.69 S.F.

FRONT YARD COVERAGE
 PERMITTED = 1169.02 (25% FRONT YARD)
 SHOWN = 850.69 (18.17%)

BUILDING COVERAGE
 PERMITTED = 6900.35 (20% OF LOT)
 SHOWN = 4386.87 (7.86%)

DEVELOPMENT COVERAGE
 PERMITTED = 8625.44 (25% OF LOT)
 SHOWN = 5237.56 (15.18%)

ZONING INFORMATION	
PARCEL ID	070-011883
LAND USE	511 ONE FAMILY DWELLING ON UNPLATTED LOT
TAX DISTRICT	070-CITY OF UPPER ARLINGTON
ZONING DISTRICT	R-SB
SCHOOL DISTRICT	2512 OF UPPER ARLINGTON CSD

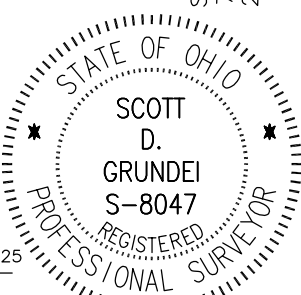
* STABILIZE CONSTRUCTION ENTRANCE.

LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY, AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

NOTE: NO SANITARY SERVICE IS LOCATED ON THIS LOT

BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

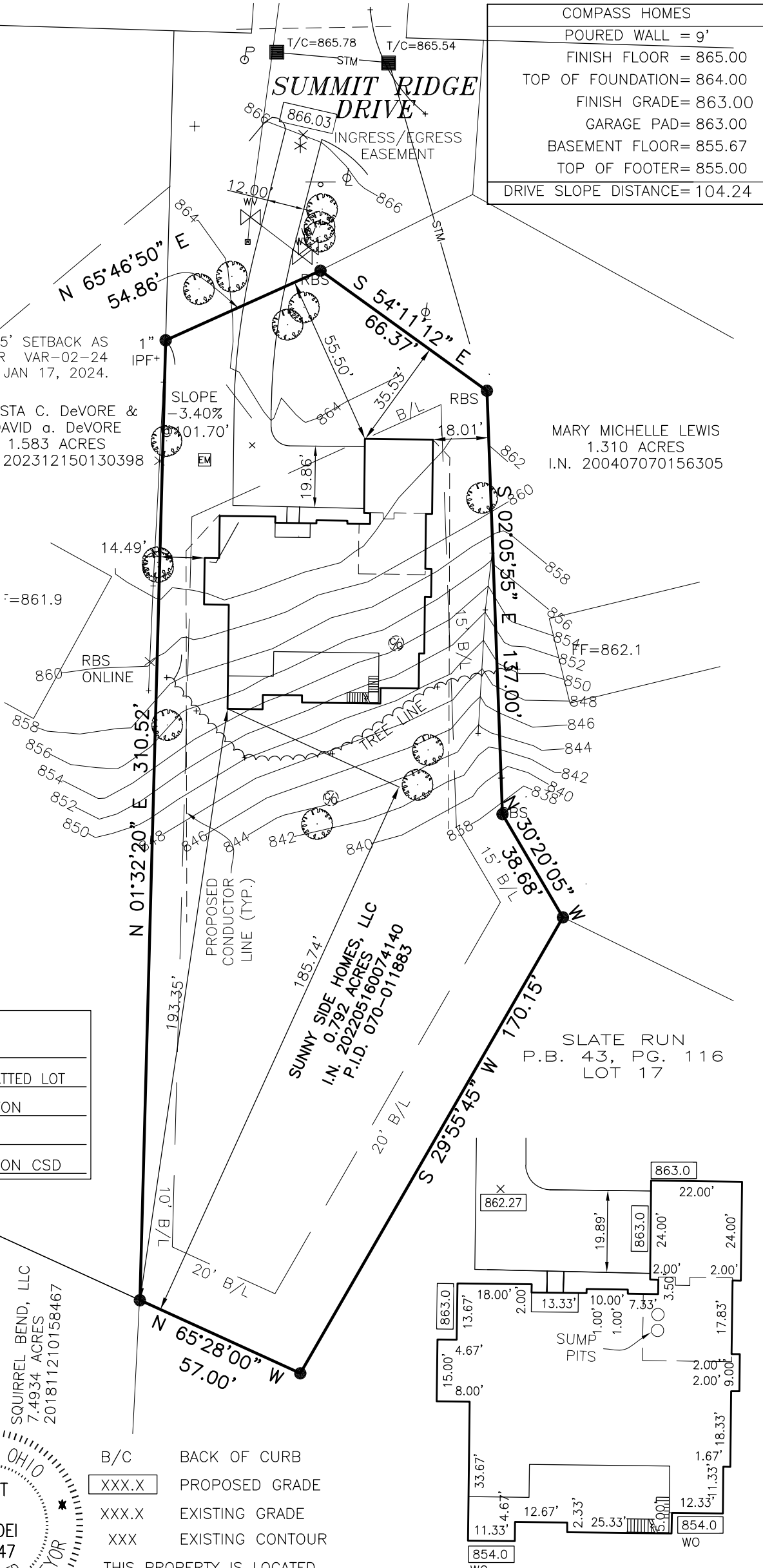
WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.



- B/C BACK OF CURB
- XXX.X PROPOSED GRADE
- XXX.X EXISTING GRADE
- XXX EXISTING CONTOUR

THIS PROPERTY IS LOCATED IN FLOOD ZONE X.
 MAP NO. 39049C0162K
 EFF. DATE: 6/17/2008

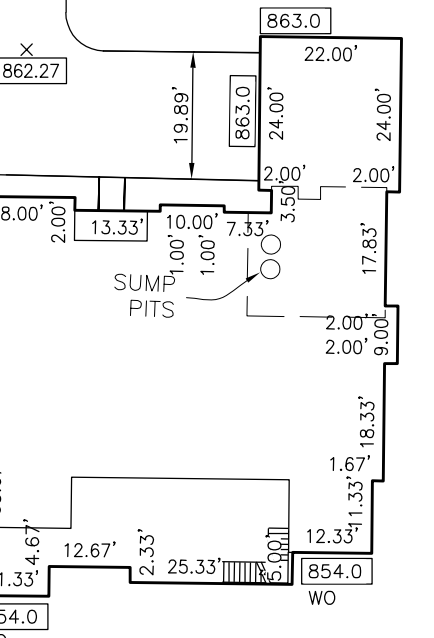
Scott D. Grundeil 04/24/25
 SCOTT D. GRUNDEIL, P.S. DATE
 REGISTERED SURVEYOR NO. 8047



COMPASS HOMES	
POURED WALL	= 9'
FINISH FLOOR	= 865.00
TOP OF FOUNDATION	= 864.00
FINISH GRADE	= 863.00
GARAGE PAD	= 863.00
BASEMENT FLOOR	= 855.67
TOP OF FOOTER	= 855.00
DRIVE SLOPE DISTANCE	= 104.24

MARY MICHELLE LEWIS
 1.310 ACRES
 I.N. 200407070156305

SLATE RUN
 P.B. 43, PG. 116
 LOT 17



HOUSE DETAIL
 SCALE 1"=30'

Date: February 20, 2026

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

From: Upper Arlington Citizens and Neighbors with Existing Homes located next to the empty lot located at 4462 Summit Ridge

Subject: Variance Requests for New Home Design Proposal - 4462 Summit Ridge - and Concerns Related to Proposed Home Design and Site Plan

Listed below are a series of important questions and concerns we ask Upper Arlington Board of Zoning and Planning members to address before approval is granted:

Sewer Treatment Systems

- Does the city require connection to the city's sanitary sewer for new homes? If so, why does this new home design include a septic?
- May we see a copy of the submitted August 2025 septic plan which was discussed during a February 19 meeting with the Upper Arlington Community Development Director and Senior City Planner?
- Does the proposed septic system described in this August 2025 plan adequately and safely support a 5 bedroom, 5 ½ bath home on this site which is located on a ravine that includes the Slate Run waterway which is a tributary within the Lower Olentangy River watershed, which is subject to Ohio EPA-authorized pollution management, including Total Maximum Daily Loads under the Clean Water Act?
- Does the proposed septic system meet the Ohio Administrative Codes for Septage and sewage management?
- Is the proposed septic system located in the floodway adjacent to Slate Run and if current best practice for new septic systems includes a backup septic field where will this be located?
- How will the septic field be serviced from Summit Ridge as the proposed design plan includes side variance requests on both the left and right sides of the new home because the proposed home design is wider than current Upper Arlington code allows?
- Will mature trees located along Slate Run be cut down to accommodate a new septic system? If so, how many trees will be lost in this forest ecosystem and which trees does this include?

Drainage

- The new home will be built 2-4 feet above the current grade according to information shared during a recent meeting with a representative from the builder - Compass Homes. Is the proposed swale adequate to direct water down the ravine and away from the homes located to the left and right of the proposed new home?
- How will this runoff be handled with respect to land erosion on the steep ravine?
- What are the implications for Slate Run waterway?

Common Area

There is a common area located at the front of the Summit Ridge cul-de-sac shared by owners of the 3 existing homes surrounding the empty lot. The paved surface area and landscape plantings in this area is privately maintained by the current homeowners.

- It is expected and anticipated that construction truck traffic in this area will most likely cause a deterioration of the asphalt surface. Current homeowners will document the “before” condition of this area and expect to have it restored after construction of the new home is completed.
- Neighbors are concerned about access to and from homes during the construction process and at a recent meeting, employees of the City of Upper Arlington provided a non-emergency phone number for the UA Police to assure neighbors that access will be maintained. UA City employees also offered reassurances that the builder will be sensitive to and accommodate neighbors' needs.

Previous Variance has Expired

- During the February 19 meeting with City of Upper Arlington employees, it was confirmed there is no approved variance in place. The previous variance expired and is not relevant to the current proposal.
- Current homeowners living at 4469 Summit Ridge received a letter from Compass Homes dated February 4, 2026 referring to a variance that was approved on January 17, 2024. During the February 19 meeting with City of Upper Arlington employees, it was confirmed that this notification was not received and the current homeowners were not properly notified and given the opportunity to express concerns and questions about variances. Since then, the variance has expired.

Current Variance Request and Neighborhood Compatibility

- The American Institute of Architects (AIA) supports new home designs that complement existing neighborhoods by focusing on the creation of designs that respect the surrounding scale and character of adjacent homes. AIA values context-sensitive design and advises that new homes should align with the established height, width, and massing of neighboring houses to avoid appearing oversized, out of proportion and jarring.
- Neighbors of the Summit Ridge area ask members of the Upper Arlington Board of Zoning and Planning to please consider these widely accepted architectural guidelines when evaluating this proposed new home project. A visual supplement with photos and diagrams has been included in the BZAP package of documents to illustrate how the proposed home will look on the site and how it compares to the existing homes in the neighborhood.

Existing Homes

Home #1

Home #2

Home #3



Empty Lot

Designed to Fit Topography of Land and Ravine

The Spacious Adjacent Luxury Homes are
Less than 15 ft above Ground Level with Lower Level Walkout Design



Home #2 - Height
From ground level to
Top Point of Front Roof

14 ft 3 in

Home #3 - Height
From ground Level to
Top Point of Front Roof

14 ft 6 in



Slate Run
A Major Waterway at
Bottom of Ravine Flowing to Pond
and Scioto River

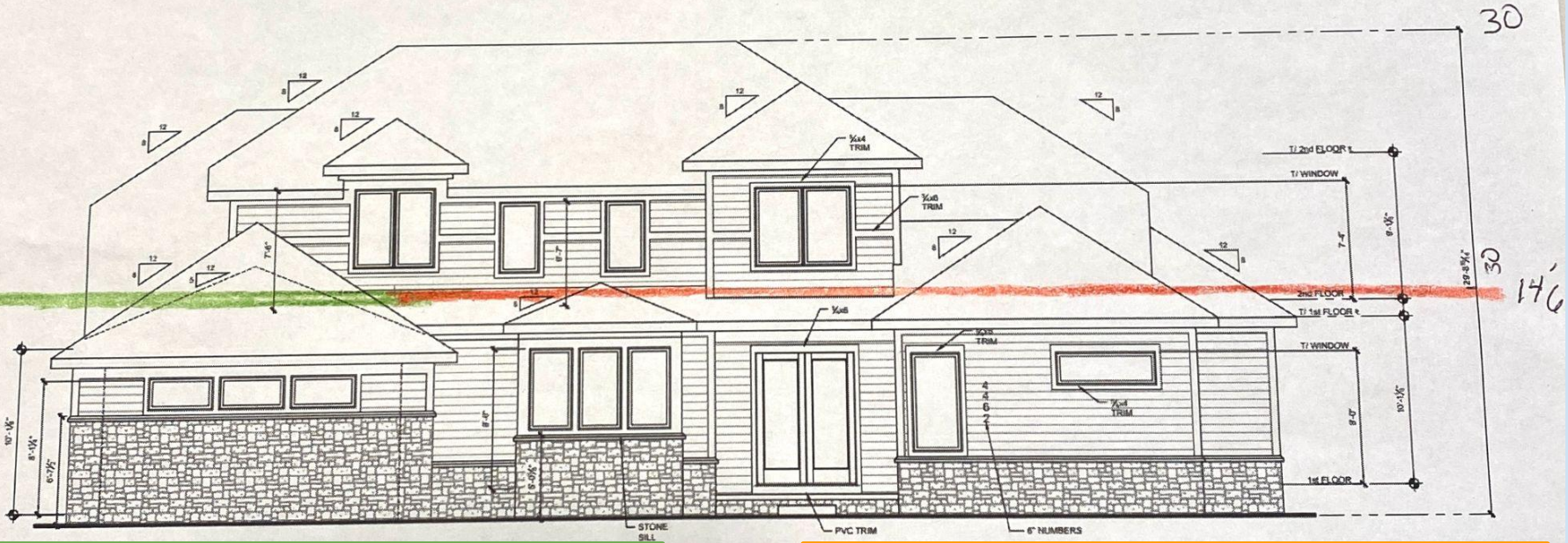
Proposed New Home Design:



Wide Home with Side Variance Requests and 2 ½ Story Design

Does this complement the existing homes without overpowering them?

Plan Submitted for Proposed New Home



Top of Existing House #2 on Left
Is at Green Line (to scale)

Top of Existing House #3 on Left
Is at Orange Line (to scale)

The Lot is the Same. . . The New Home is Larger

Does the Septic System, Drainage Mechanics,
and Proposed Home Design
Fit the Lot and Neighborhood and Protect Slate Run?

- The Original Home on the Same Lot - 4 Bedroom Home - 2,450 sq. ft.
- **New Home on the Same Lot - 5 Bedroom, 5 ½ Bath Home - 8,000 sq. ft.**

Would a Revised Design
Be an Improvement to Meet the Needs of All Property Owners?

Thank You for Your Consideration!

