

4/22/2026 | 6:00 PM

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

1. Call to Order/Roll Call

2. Consent Agenda

- a. Approval of minutes from March 25, 2026 BZAP meeting.
- b. 1776 Andover Road (VAR-18-26) - To allow a two-story addition to encroach 3'-5" into the eight-foot minimum side yard setback (to match existing).
- c. 2070 Fairfax Road (VAR-19-26) - To allow a detached garage that results in three variances: to increase the permitted area from 525 square feet (7 percent) to 576 square feet (7.7 percent), to increase the height from 17 feet to 18'-10", and to increase building cover from 29 percent to 31 percent.

3. Variance/Conditional Uses

4. Adjournment

3/25/2026 | 6:00 PM

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

Members Present: Daniel Barringer, Todd Boyer, Matt McGrath, Kelsey Priebe, Shannon Tolliver, Bill Westbrook

Members Absent: Kevin Carpenter

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

Call to Order/Roll Call

Chair Tolliver called the meeting to order at 6:02 p.m.

Chair Tolliver called for a motion to excuse the absence of Mr. Carpenter. Mr. McGrath moved, seconded by Mr. Boyer, to excuse the absence of Mr. Carpenter from the March 25, 2026, BZAP meeting. The motion carried unanimously.

Elections

a. Election of BZAP Chair

Mr. Westbrook nominated Shannon Tolliver for Chair of BZAP. There being no further nominations for Chair, the nominations were closed and a vote was called. Mr. Boyer moved to elect Shannon Tolliver as Chair, seconded by Mr. Barringer.

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

VOTING NAY: None

ABSENT: Kevin Carpenter

The motion carried (6-0).

b. Election of BZAP Vice Chair



Chair Tolliver nominated Mr. Barringer as Vice Chair of BZAP. There being no further nominations for Vice Chair, the nominations were closed and a vote was called. Mr. Boyer moved to elect Daniel Barringer as Vice Chair, seconded by Mr. Westbrook.

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

VOTING NAY: None

ABSENT: Kevin Carpenter

The motion carried (6-0).

Consent Agenda

a. Approval of the Board of Zoning and Planning meeting minutes from February 25, 2026.

b. Certification of the 2026 Board of Zoning and Planning

DANIEL BARRINGER (term expires June 30, 2026)
R. TODD BOYER (term expires June 30, 2027)
KEVIN CARPENTER (term expires June 30, 2026)
MATT MCGRATH (term expires June 30, 2026)
KELSEY PRIEBE (term expires June 30, 2027)
SHANNON TOLLIVER (term expires June 30, 2027)
WILLIAM WESTBROOK (term expires June 30, 2026)

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

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

VOTING NAY: None

ABSENT: Kevin Carpenter

The motion carried (6-0).

Variances/Conditional Uses

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



- a. **2525 Brixton Road (VAR-17-26)- To allow a detached garage with a second-floor storage and recreational room to be 20'-8" tall in lieu of the 17-foot maximum height limit.**

City Planner Taylor Mullinax presented the variance application for a 0.31-acre site located northeast of Leeds Road and Brixton Road, zoned R1C. The proposal includes a new 616 square foot-loaded detached garage behind the existing ranch home, connected by an open-covered breezeway. The property contains a 5-foot utility easement and a 10-foot reserve in the rear yard, which restricts buildable areas and necessitates the variance request.

Chair Tolliver asked the applicant to come forward. Brenda Parker, the architect representing the applicant, explained that the project encountered an unexpected challenge when a 10-foot reserve was discovered during the zoning submission process. This reserve, which appears only on the plat and not on other surveys, requires repositioning of the detached garage. The existing home has an unusually small basement limited to the kitchen area, making additional storage space essential. The second floor of the garage will initially serve as storage and later be converted into a recreational room as the family's children become teenagers.

Board members inquired about the nature of the easement and reserve. Assistant City Attorney Darlene Pettit confirmed that the reserve must be treated as unbuildable since no documentation was found to remove it from the property records.

Ms. Mullinax recommended approval based on findings 1, 3, and 4, noting that the platted restrictions establish special conditions requiring the variance, the proposal is compatible with the surrounding area, and it falls below the maximum height previously approved for similar variances.

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-17-26, to allow a detached garage with a second-floor storage and recreational room to be 20'-8" tall in lieu of the 17-foot maximum height limit with findings #1, #3 and #4. Moved by Mr. McGrath, seconded by Ms. Priebe, to approve VAR-17-26.

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

VOTING NAY: None

ABSENT: Kevin Carpenter

The motion carried (6-0).



Development/Site Plans

a. Wellington School, 3650 Reed Road (DEV-01-26)- Review of an amended Major Site Plan application with a Variance to permit improvements to the Upper School and Lower School areas.

Mr. Barringer recused himself from the discussion and vote on DEV-01-26 and left the Council Chamber at 6:15 p.m. and was no longer present for any further business.

Ms. Mullinax presented a comprehensive proposal for the 19-acre Wellington School site, which had previously been reviewed informally at a February 4th work session. The proposal includes expanding the southern parking lot by 48 spaces (bringing the total to 408 spaces), demolition of the 1918 building, construction of a 4,115 square foot building addition, and extensive site improvements including new landscaping, sidewalks, and outdoor learning areas.

Chair Tolliver asked the applicant to come forward. The applicant team including Paul Garland, Paul Lotta, Jonathan Hagenau, and Head of School Eliza McLaren, confirmed their acceptance of staff's recommended conditions. They clarified that the existing gym would be painted to match the new building's brick tones and explained the construction timeline targeting summer commencement.

Chair Tolliver asked if there was anyone in the audience who would like to speak on this variance and the following people came forward:

- Doug Fast at 3734 Lyon Drive raised concerns about the proposal while emphasizing the importance of understanding the site's history and past redevelopment. Mr. Fast reminded the Board of past legal action by neighbors against Wellington and he felt the notice was not adequate enough. He noted that current board members may lack familiarity with prior efforts and stressed that past experiences—while mostly positive—should inform current decisions. He requested a short delay in the approval process to allow neighbors more time to review the plans and engage with the project team. Specifically, he expressed interest in meeting with architects, engineers, and other consultants to better understand the proposal and share community concerns, similar to past collaborative discussions. Additionally, he sought clarification on specific elements of the plan, including the purpose of the overnight illumination of proposed signage and details about traffic flow between parking areas.
- Art Lanciers at 3600 Reed Road at Normandy Square described ongoing problems with Wellington School parents using the condominium space to bypass school drop-off lines, leading to blocked garages, taking parking spaces, and occasional confrontations with parents. Despite prior communication with school leadership, the issue persists at times. He emphasized the importance of mutual respect between neighbors and supported a temporary pause in the approval



process. He stated that additional time would allow residents to thoroughly review plans and provide informed input, drawing on his own experience reviewing site plans and blueprints. He added another concern about construction company surveyors working on their property, which confused them and contributed to their desire for more detailed information about the project.

- Teresa Thompson at 1801 Grace Lane had one specific question about asbestos mitigation in the existing building being demolished.

Mr. Westbrook responded that asbestos mitigation is a federal requirement.

Additional concerns were raised about asbestos mitigation in the 1918 building demolition and the long-term maintenance of landscaping screening. Ms. McLaren acknowledged the traffic concerns, noting two documented instances of unauthorized parent parking that resulted in school resource officer intervention and parent notifications.

The board discussed whether to delay the decision. Staff suggested an alternative approach based on previous precedent, where the board could approve the major framework while requiring the applicant to meet with neighbors, with minor changes to landscaping and lighting delegated to staff approval and significant changes requiring board review.

Ms. McLaren expressed willingness to meet with neighbors but requested that approval not be delayed, citing planned alumni events for the 1918 building before summer break and the need to open on time for the 2027 school year.

After deliberation, the board decided to approve the project with an additional condition requiring neighborhood consultation, following the model of previous projects where the main framework was approved while allowing for post-approval refinements based on community input.

Chair Tolliver called for a motion to approve DEV-01-26, the Wellington School at 3650 Reed Road development plan 01-26 to review an amended major site plan application to permit improvements to the upper school and lower school areas with the conditions that: (1) electric vehicle charging stations provided for the southern parking lot along Fishinger Road, (2) a fence permit or building permit is obtained for all fencing as applicable, (3) the sign permit is obtained for the new wall sign, (4) the applicant continues to work with staff for building permitting to lower the light trespass levels along the west property line and lower the average minimum light level along sidewalks, (5) the applicant shall continue to work with staff on the landscape plan subject to review of the city forester, (6) all overhead utility lines to be removed shall be buried underground when replaced, (7) the applicant continues to work with the fire department and the building division, (8) the applicant meets with the neighborhood, and any significant changes would come back to the Board of Zoning and Planning. Moved by Mr. Boyer, seconded by Mr. Westbrook, to approve DEV-01-26.



VOTING AYE: Todd Boyer, Matt McGrath, Kelsey Priebe, Shannon Tolliver, Bill Westbrook

ABSTAIN: Daniel Barringer

ABSENT: Kevin Carpenter

The motion carried (5-0).

Chair Tolliver called for a motion to approve a variance for Wellington School at 3650 Reed Road to allow a Wall sign within an R-1B one-family district. Moved by Ms. Priebe, seconded by Mr. Westbrook, to approve a variance to allow a wall sign.

VOTING AYE: Todd Boyer, Matt McGrath, Kelsey Priebe, Shannon Tolliver, Bill Westbrook

ABSTAIN: Daniel Barringer

ABSENT: Kevin Carpenter

The motion carried (5-0).

Adjournment

There being no further business, Chair Tolliver called for a motion to adjourn. Mr. Westbrook moved, seconded by Mr. McGrath, to adjourn. The motion carried unanimously, and the meeting was adjourned at 6:57 p.m.

ATTEST:

CHAIR:





Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: April 22, 2026

Subject: 1776 Andover Road (VAR-18-26) - To allow a two-story addition to encroach 3'-5" into the eight-foot minimum side yard setback (to match existing).

Site Description/History

The subject property, 1776 Andover Road, is located on the east side of Andover Road, north of King Avenue, and is zoned R-1c, One-Family Residence District. The 0.19-acre site measures 60 feet in width and 135 feet in depth, and includes a 40-foot front building setback line and a five-foot rear utility easement. The property was platted in 1921 as Lot 6, Block 103 of the Upper Arlington Plat. The site is developed with a two-story Colonial Revival-style home constructed in 1924, located along the building setback line. The home is a Contributing Structure in the Historic District and features brick and horizontal siding. The home has an existing first-floor enclosed porch which encroaches into both the front yard and side yard setbacks. The rear yard contains an existing 534-square-foot patio between the home and the existing detached garage. A driveway along the south side of the property leads to the detached two-car garage, which encroaches into the rear easement; a Hold Harmless Agreement is on file. The property has wood fencing along the side and rear property lines, as well as mature landscaping. The home has been owned by the current owner since 2020.

Proposal

The proposal includes two second-story additions atop the existing footprint. A 197-square-foot primary bathroom and closet is located above the existing side porch, and a 207-square-foot guest en-suite is located above an existing rear addition. Both additions are designed to blend with the existing home and feature hipped roofs that are just under 26 feet in height, slightly below the existing home. Exterior materials include Hardie Lap siding, asphalt shingles, and Marvin Essential fiberglass windows to match the existing home. The proposed side addition matches the existing encroachment of 3'-5" within the required eight-foot side yard setback (*variance required*). This results in a setback of 4'-7" which has existed since the home was built more than a century ago. All other setbacks (aside from the existing encroachment), as well as development and building coverage and maximum height requirements, are met.

Zoning Code Requirements

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



- To allow a two-story addition to encroach 3'-5" into the eight-foot minimum side yard setback (to match existing).

Alternatives

The property owner considered expanding the first floor; however, this option could have required additional variances. Instead, the owner proposes building above existing first floor areas to avoid removing the existing patio and encroaching further into required setbacks. This approach maintains the existing development coverage and avoids the need for additional variances.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed the proposal with the applicant. The property has three existing nonconforming conditions, including encroachments past the front building line, side yard setback, and a rear yard utility easement. While the proposal does not eliminate these conditions, it does not further increase their degree of nonconformity. The applicant is working within these existing site constraints while minimizing the need for additional variances (Findings #1 and #6 – special conditions/circumstances). The proposed additions do not expand the existing footprint and are limited in size, providing functional space while representing the minimum necessary (Finding #3 – minimum necessary). The design is compatible with the historic home and surrounding district, and the overall height remains below that of the existing residence, maintaining neighborhood character (Finding #4 – character of the area). Most of the homes on this street segment have a one-story enclosed side porch, so this would be the first with a second floor. However, the Board has largely supported such additions that do not further expand the existing footprint of the building. For these reasons, Staff recommends approval of the application.

Attachments

1.	1776 Andover Road_ Staff Presentation
2.	1776 Andover Road_ BZAP Application
3.	1776 Andover Road_ Public Notices
4.	1776 Andover Road_ Plans



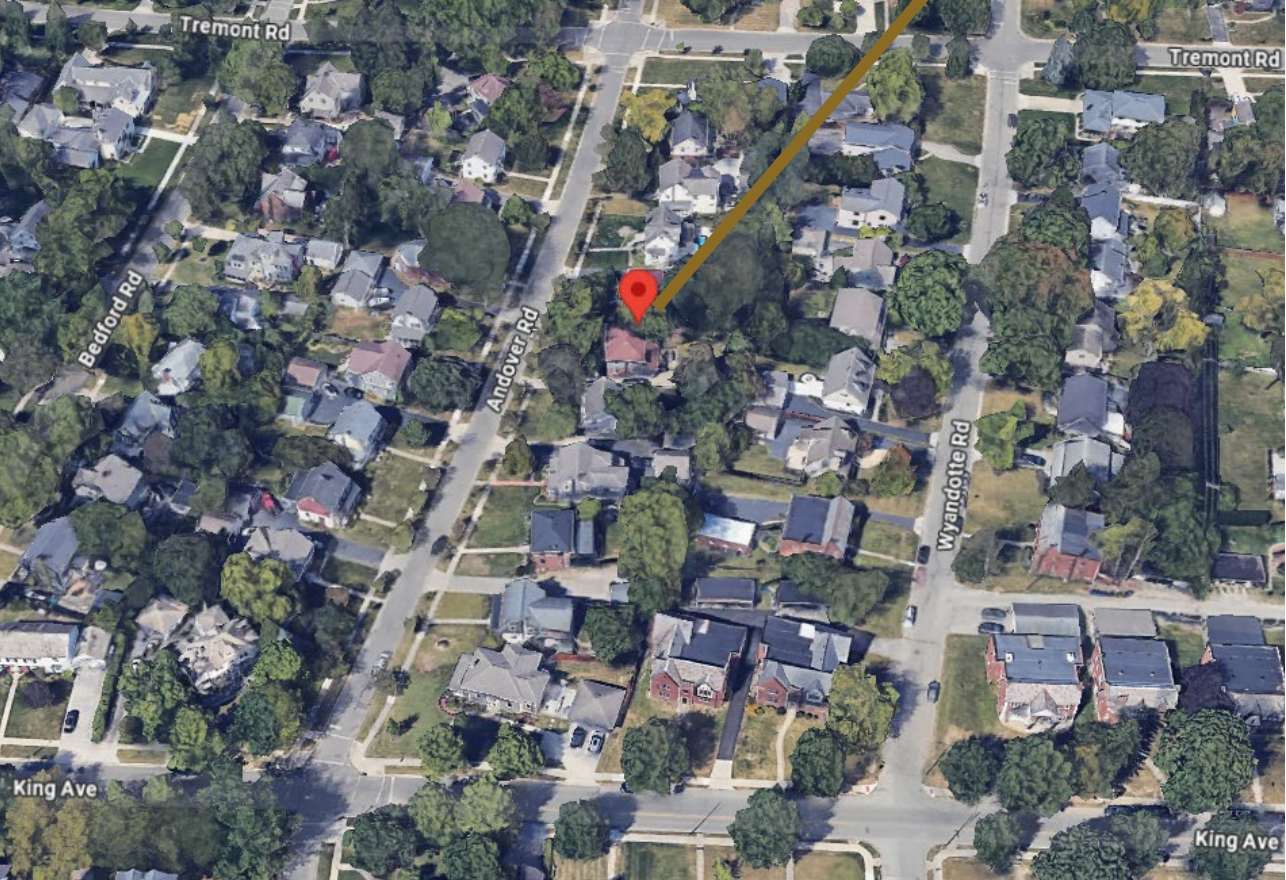
1776 Andover Road

BZAP Staff Report Pictures | Variance Application 18-26

April 22, 2026



Google Maps ® Aerial

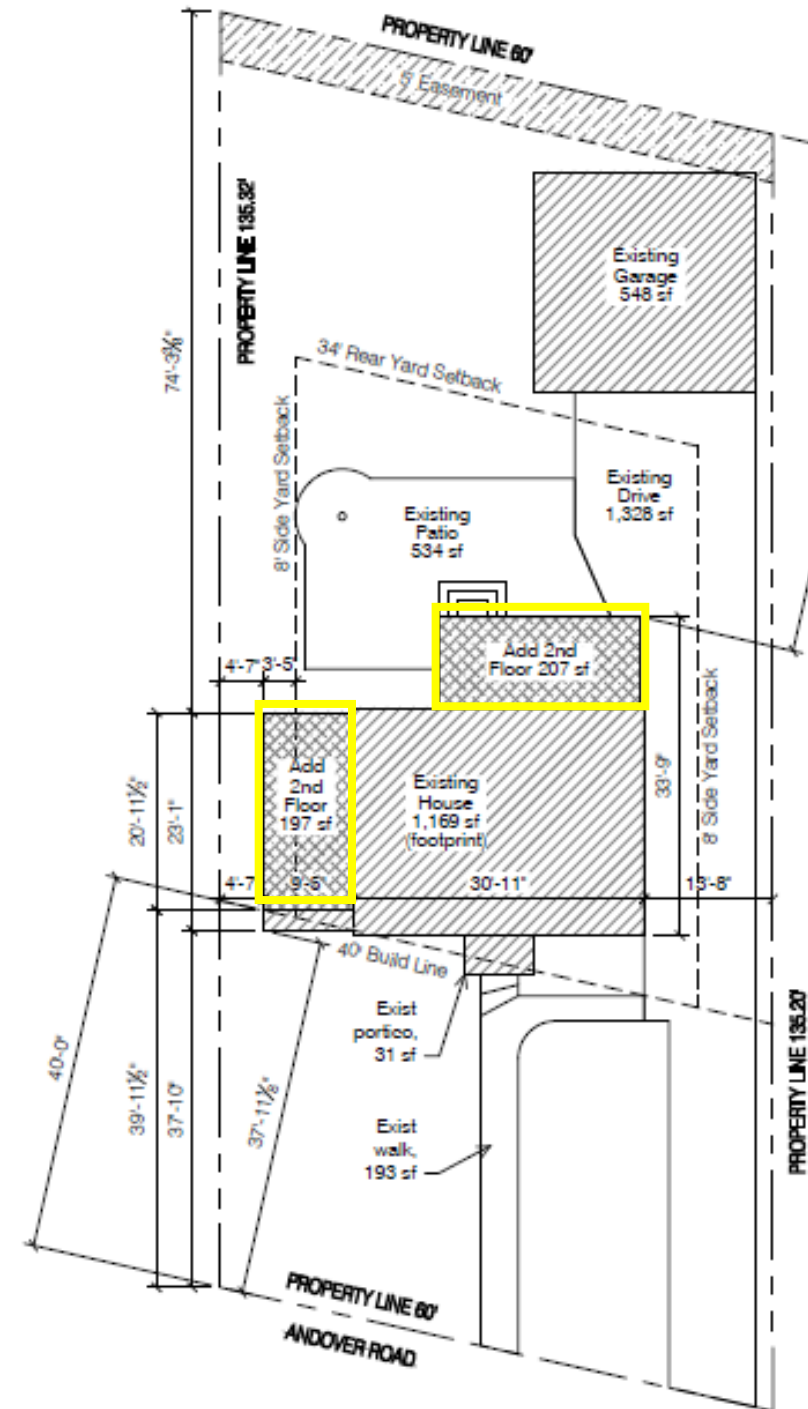


Existing Conditions



Proposed Site Plan

- Two second-story additions:
 - 197 SF primary bathroom/closet
 - 207 SF guest en-suite
- Requested variance:
 - To allow a two-story addition to encroach 3'-5" [existing] into the eight-foot minimum side yard setback



Proposed Elevations



West Elevation - Existing



North Elevation - Existing

Front

Side



West Elevation - w/ Addition



North Elevation - w/ Addition



Proposed Elevations



East Elevation - Existing



South Elevation - Existing

Rear

Side



East Elevation - w/ Addition



South Elevation - w/ Addition



Variance Request/Staff Recommendation

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

- To allow a two-story addition to encroach 3'-5" into the eight-foot minimum side yard setback (to match existing).





Record No: 26-898

Variance Application

Status: Active

Submitted On: 3/16/2026

Primary Location

1776 ANDOVER RD
UPPER ARLINGTON, OH 43212

Owner

CAVALIERI ASHLEY D | CAVALIERI JASON M
Andover Road 1776 COLUMBUS , Ohio 43212

BZAP Information

BZAP Case #

VAR-18-26

Status

Pending

BZAP Determination Date

04/22/2026

Vote Tally

Primary Variance

Primary Planner

—

Findings of Fact for Approval/Denial

Variance Request

BZAP conditions

Variance Information

Describe Variance Request

Request variance to reduce the north side yard setback from 8'-0" to 4'-7".

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

The existing house at 1776 Andover Road is a 2-story Colonial Revival style house with an enclosed single-story side porch at the north side, and an existing single-story addition at the rear. The owners would like to add a second floor addition above the north enclosed porch for a primary bathroom & closet. They would also like to add a second floor addition above the existing rear addition for a guest en-suite.

The existing enclosed porch on the north side encroaches both into the front yard setback and the side yard setback. The second floor addition has been located so that it falls within the front 40' Build Line, but aligns with the first floor wall on the north side and encroaches 3'-5" into the side yard setback.

The owners prefer to build above the existing single-story components of the house to maintain the existing patio and rear yard. The encroachment is an existing condition. The second floor addition design is complimentary to the main house.

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

The variance will not confer a special privilege that is denied to other properties in the same district. The encroachment into the side yard is already present on this property. This condition is fairly common in the historic part of Upper Arlington.

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

The essential character of the neighborhood will not be substantially altered due to the variance request. The second floor additions are complimentary to the existing house with the same roof pitch and the north addition maintains the existing decorative corbels to serve as a belt trim feature.

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

An array of other solutions were explored to avoid a variance request. However, the owners prefer to build above the existing single-story components of the house to maintain the existing patio and rear yard. This is also the most cost-effective solution to gain the desired space.

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

Allowing the side yard setback encroachment will allow the owners to gain space while maintaining the same amount of open area and lot coverage on the site. Thus avoiding additional variances.

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



NOTICE:

Date: March 16, 2026

To:

Please be advised that Jason & Ashley Cavalieri have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 1776 Andover Road, Upper Arlington, Ohio 43212.

The zoning variance requests are as follows:

Request variance to reduce the north side yard setback from 8'-0" to 4'-7".

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, April 22, 2026 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Brenda Parker".

Brenda Parker (Architect)
On behalf of Jason & Ashley Cavalieri

Revised: Jan 2021

Certification of Notice

Applicant Name: _____

Location of property subject to BZAP request: _____

Describe activity which requires Board of Zoning and Planning review:

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

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

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

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

Certification of Notice

Applicant Name: _____

Location of property subject to BZAP request: _____

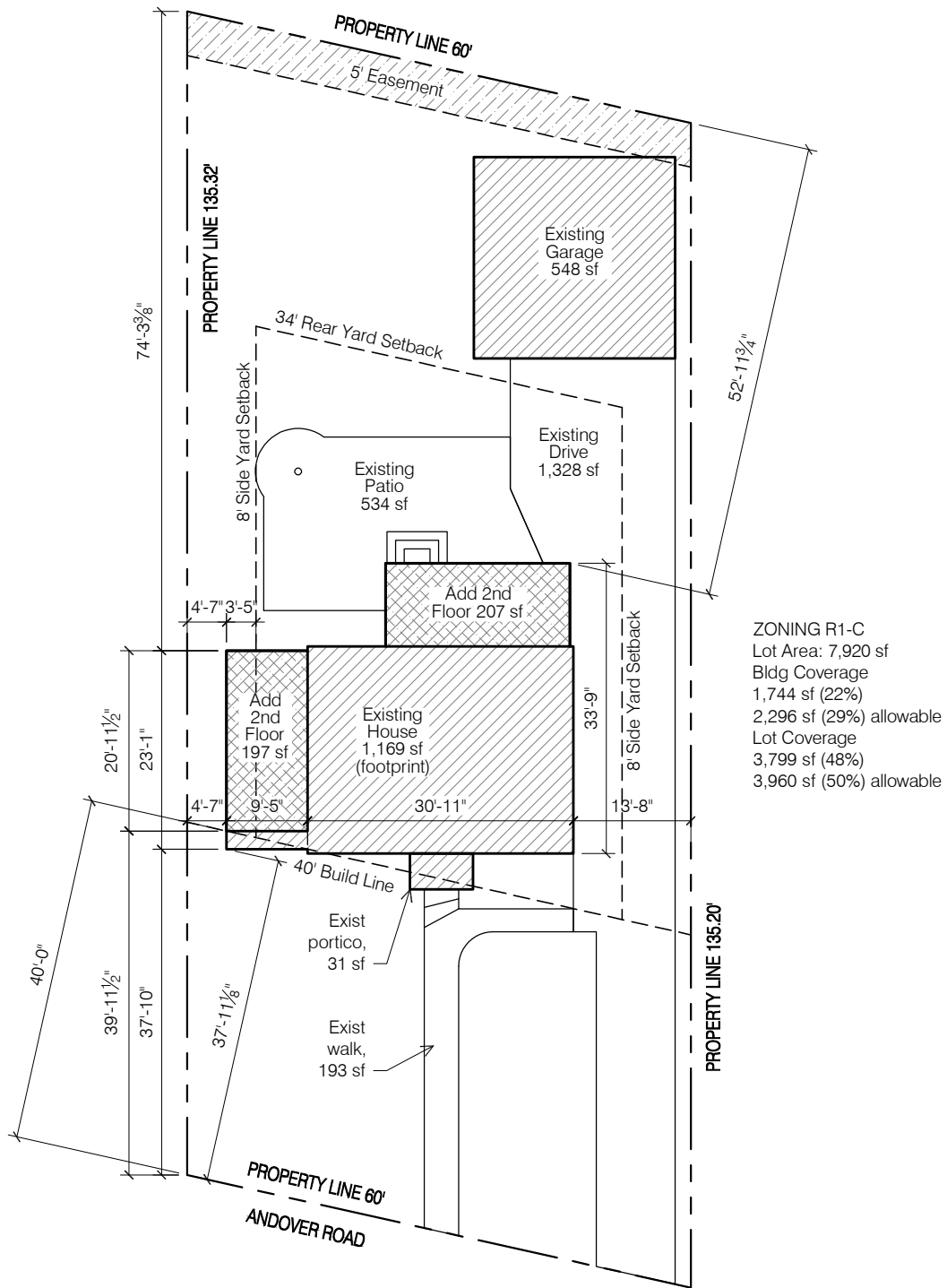
Describe activity which requires Board of Zoning and Planning review:

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

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

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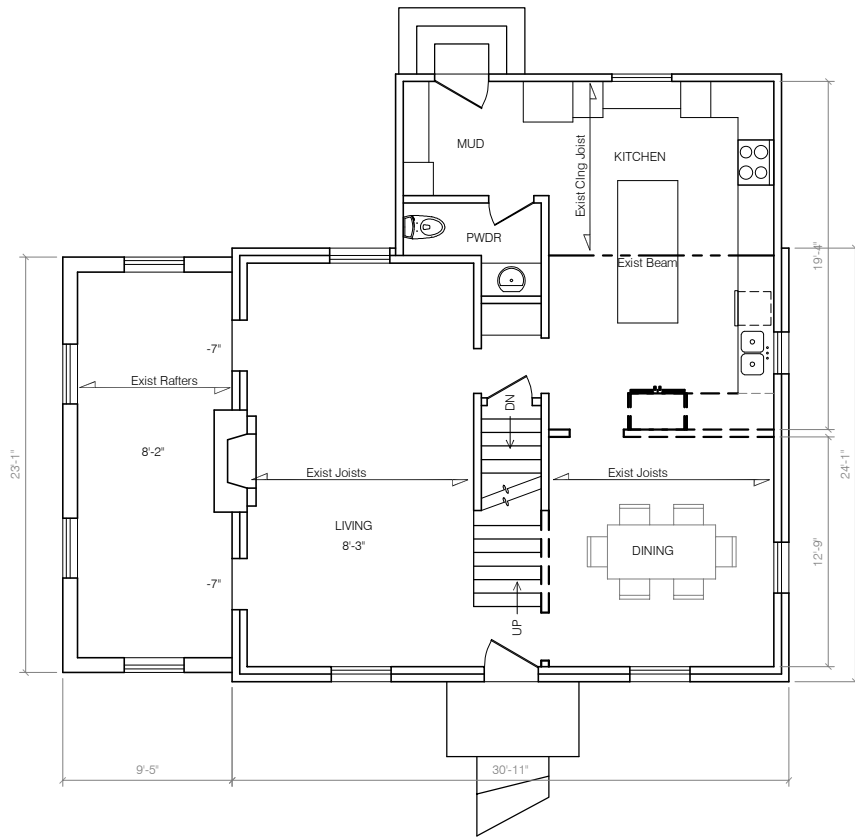
Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
<u>Applicant Signature:</u>			<u>Date:</u>



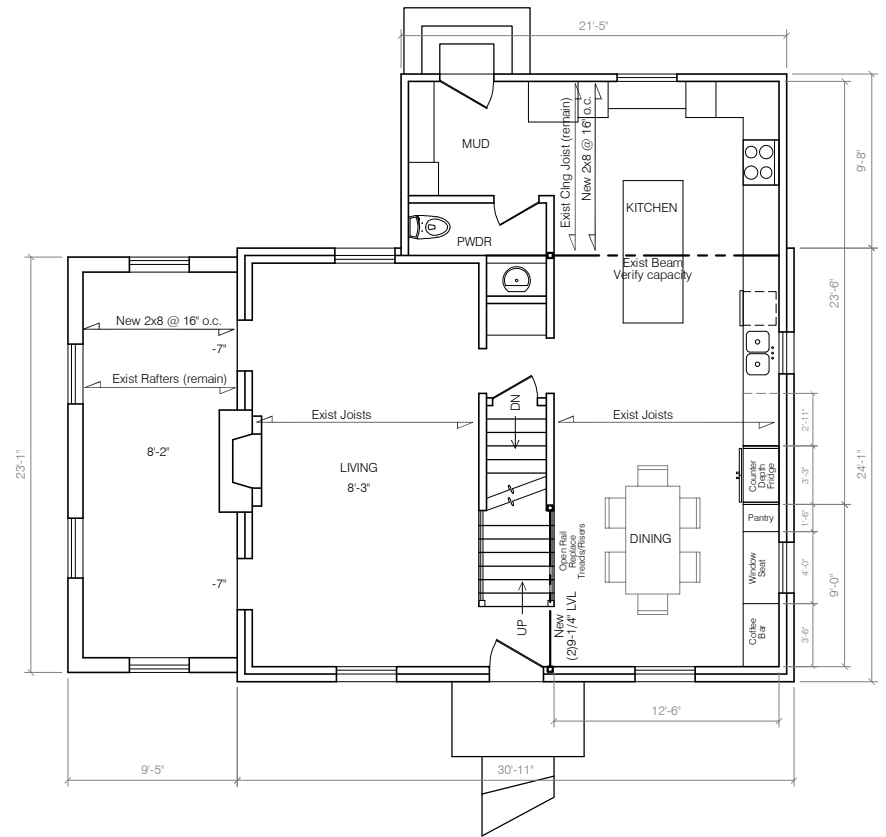
SITE PLAN

SITE PLAN
 Scale: 1" = 20'

1776 Andover Road
 March 5, 2026



FIRST FLOOR - EXISTING



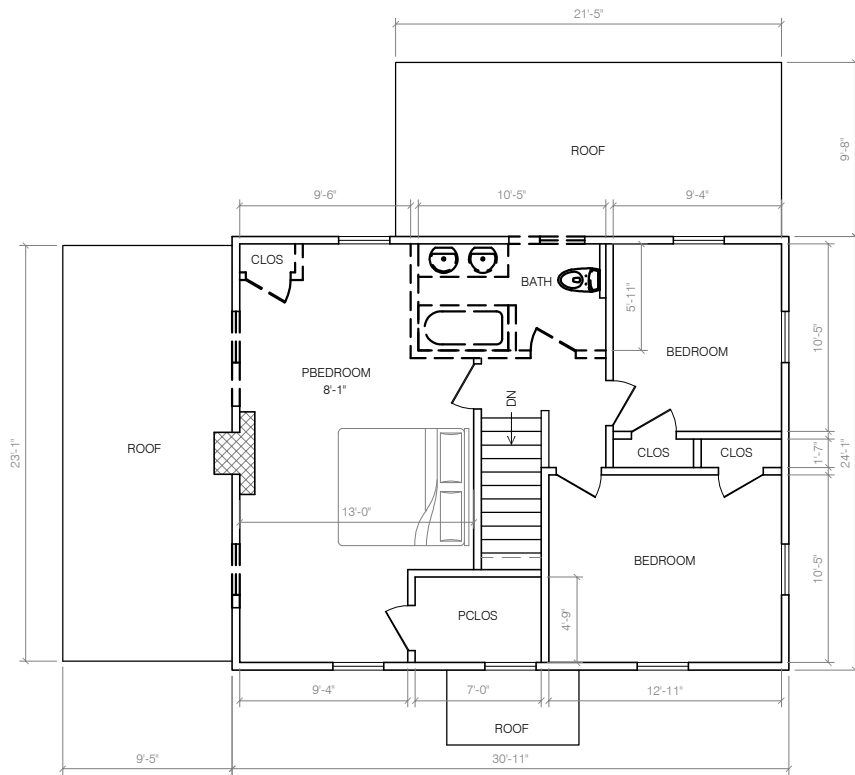
FIRST FLOOR - NEW WORK

FIRST FLOOR PLANS

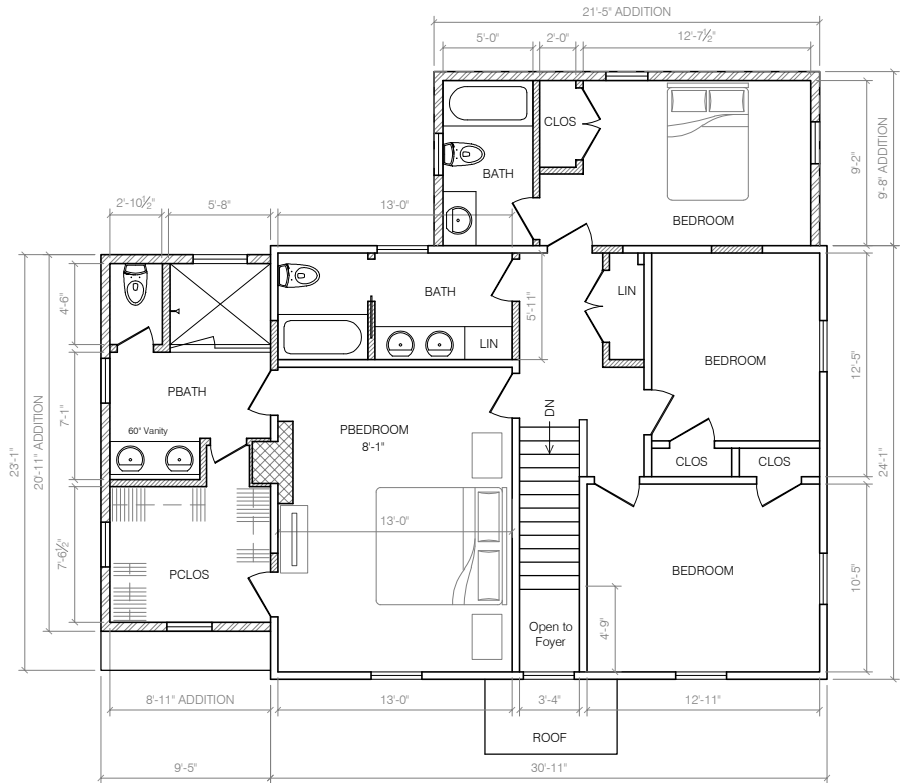
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1776 Andover Road

March 5, 2026



SECOND FLOOR - EXISTING



SECOND FLOOR - NEW WORK

SECOND FLOOR PLANS

Scale: 3/32" = 1'-0"

1776 Andover Road

March 5, 2026



West Elevation - Existing



North Elevation - Existing



West Elevation - w/ Addition



North Elevation - w/ Addition

EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"

1776 Andover Road

March 5, 2026



East Elevation - Existing



South Elevation - Existing



East Elevation - w/ Addition



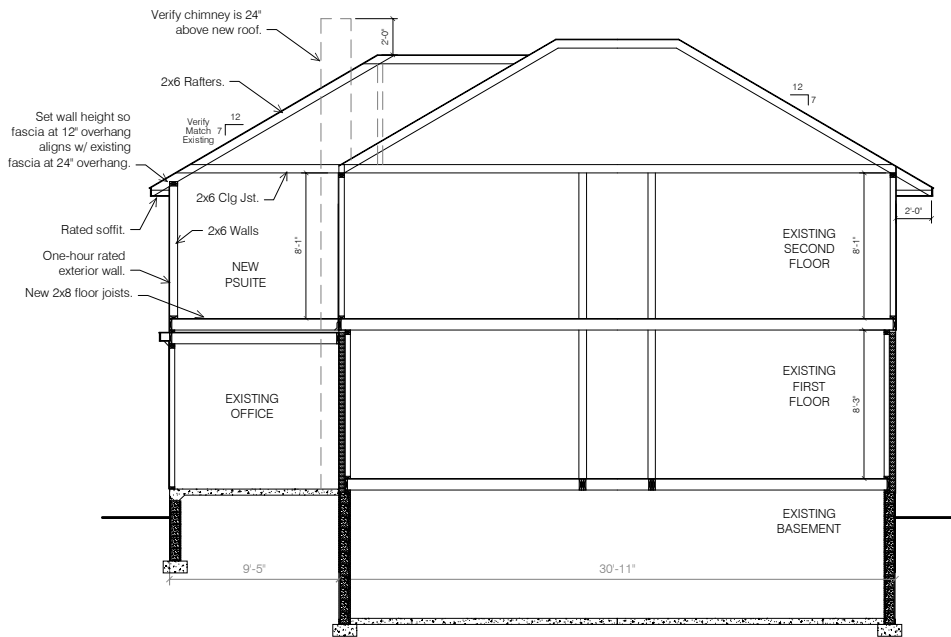
South Elevation - w/ Addition

EXTERIOR ELEVATIONS

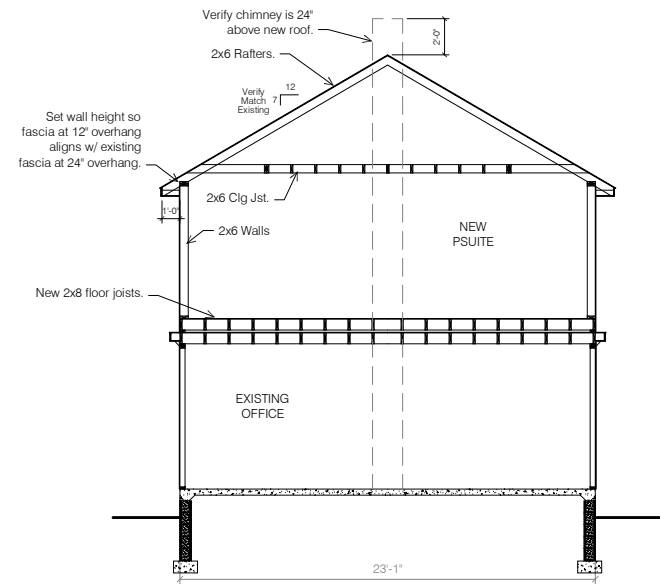
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1776 Andover Road

March 5, 2026



Section at Side Addition - Side to Side



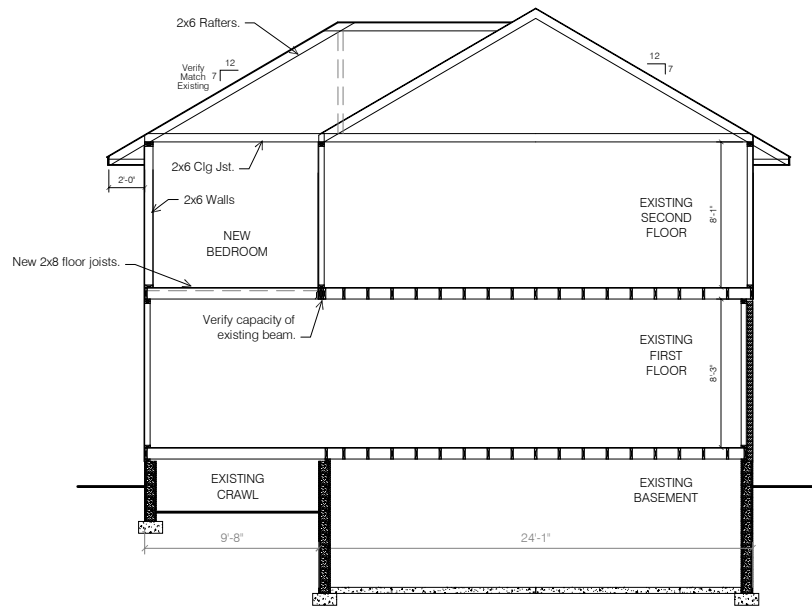
Section at Side Addition - Front to Back

OVERALL SECTIONS

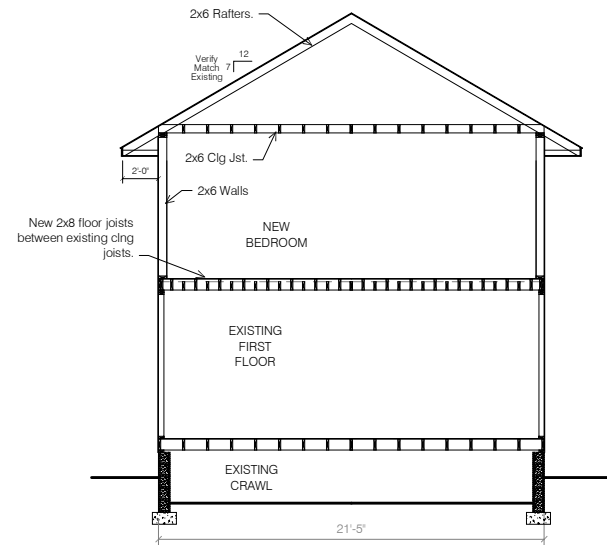
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1776 Andover Road

March 5, 2026



Section at Rear Addition - Front to Back



Section at Rear Addition - Side to Side

OVERALL SECTIONS

Scale: 3/32" = 1'-0"

1776 Andover Road

March 5, 2026



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: April 22, 2026

Subject: 2070 Fairfax Road (VAR-19-26) - To allow a detached garage that results in three variances: to increase the permitted area from 525 square feet (7 percent) to 576 square feet (7.7 percent), to increase the height from 17 feet to 18'-10", and to increase building cover from 29 percent to 31 percent.

Site Description/History

The subject property, 2070 Fairfax Road, is located on the east side of the street, mid-block between Guilford and Waltham Roads; it is zoned R-1c, One-Family Residence District. Upper Arlington Fire Station #71 and the Mallway Historic District is located immediately behind the site. [It sits roughly three feet above the subject property.] The property has 60 feet of frontage with a 40-foot building setback line and a depth of 125 feet. A two-story, Colonial Revival-style home sits six feet above the street, along the setback line, and was built in 1926. It is listed as a Contributing Structure in the Historic District. A rear two-story addition is currently under construction per Building Permit #26-434. A driveway on the south side of the property leads to a two-car, 366-square foot detached garage that was also built in 1926. The rear yard is enclosed with six-foot tall wood privacy fencing; several mature trees were removed as part of the construction project. The property was purchased by the owner in November 2022.

Proposal

The proposal includes a replacement detached garage located in largely the same location, but 210 square feet larger and outside the utility easement. The proposed garage measures 24' x 24' (576 square feet) and is sited in a compliant location: five feet from the side and rear property lines due to easements. It is 18'-10" tall (*variance required*), matching the 9/12 roof pitch of the house with a nine-foot-tall plate height. A pull-down stair provides access to an unfinished storage area. The gable ends will face north and south, as opposed to east and west today, thus limiting visual impacts from the fire station. The exterior includes Hardie shake siding to match the house. The applicant is working on a new landscape plan to provide screening and beauty to the rear yard.

The plan exceeds codified standards for garage size and building cover (*variances required*), but meets development coverage (48.3 percent). The area of the proposed detached garage exceeds the codified limits by 51 square feet and the site's overall building coverage exceeds standards by 74 square feet. The height of the garage exceeds standards by 1'-10" as well. The applicant has looked at a variety of options to reduce coverage, but feels the



minimum is proposed for their needs. They would also like the "extra" garage height in order to match the roof pitch of the house and have storage space above the parking area.

As part of the approved building permit, there was a note on the plans to address potential stormwater issues: *All new storm drainage to tie into the existing drainage system. Field verify that the existing system is adequate to handle new drainage. Make improvements to existing system if required.*

Zoning Code Requirements

This application requests three variances to the City's Unified Development Ordinance (UDO):

1. To increase the maximum size of a detached garage from 525 square feet (7 percent of the lot size) to 576 square feet (7.7 percent);
2. To increase the height of a detached garage from 17 feet to 18'-10"; and
3. To increase building cover from 29 percent to 31 percent.

Alternatives

The applicant has explored several alternative options at the request of Staff in order to reduce coverage and height. Any reduction in the area of the detached garage would impact vehicle space and storage, and it may not be practical to reduce the square footage of the addition currently under construction.

Requested Action and Findings

Staff has reviewed the application and plans, discussed them with the applicant, and visited the site. The proposal adds a replacement detached garage to the property that is currently undergoing an extensive addition and renovation project. With the City's fire station immediately beyond the existing fence, the proposal creates an important buffer from Fire and EMS equipment running with lights and sirens throughout the day (Finding #1). The proposed building coverage is at the upper limit of what has historically been supported by the Board in conjunction with a landscape plan approved by the City Forester (Finding #8). The detached garage coverage and height requests have historically been more difficult to support, by both the Staff and the Board, as adjustments impact the long-standing scale and proportions of the garage to the primary structure. In this instance, due to the fire station being immediately in the rear yard and located several feet above the subject property, Staff feels these two requests go hand-in-hand, are warranted and would not be precedent-setting (Finding #7). For these reasons, Staff recommends that this application be approved, subject to a *landscape plan that provides additional screening in the rear yard be submitted with the building permit application and is approved by the City Forester.*

Attachments

1.	2070 Fairfax Road_ Staff Presentation
2.	2070 Fairfax Road_ BZAP Application
3.	2070 Fairfax Road_ Public Notice
4.	2070 Fairfax Road_ Plans
5.	2070 Fairfax Road_ Revised Site Plan





2070 Fairfax Road

BZAP Staff Report Pictures | Variance Application 19-26

April 22, 2026



Google Maps ® Aerial



Existing Conditions

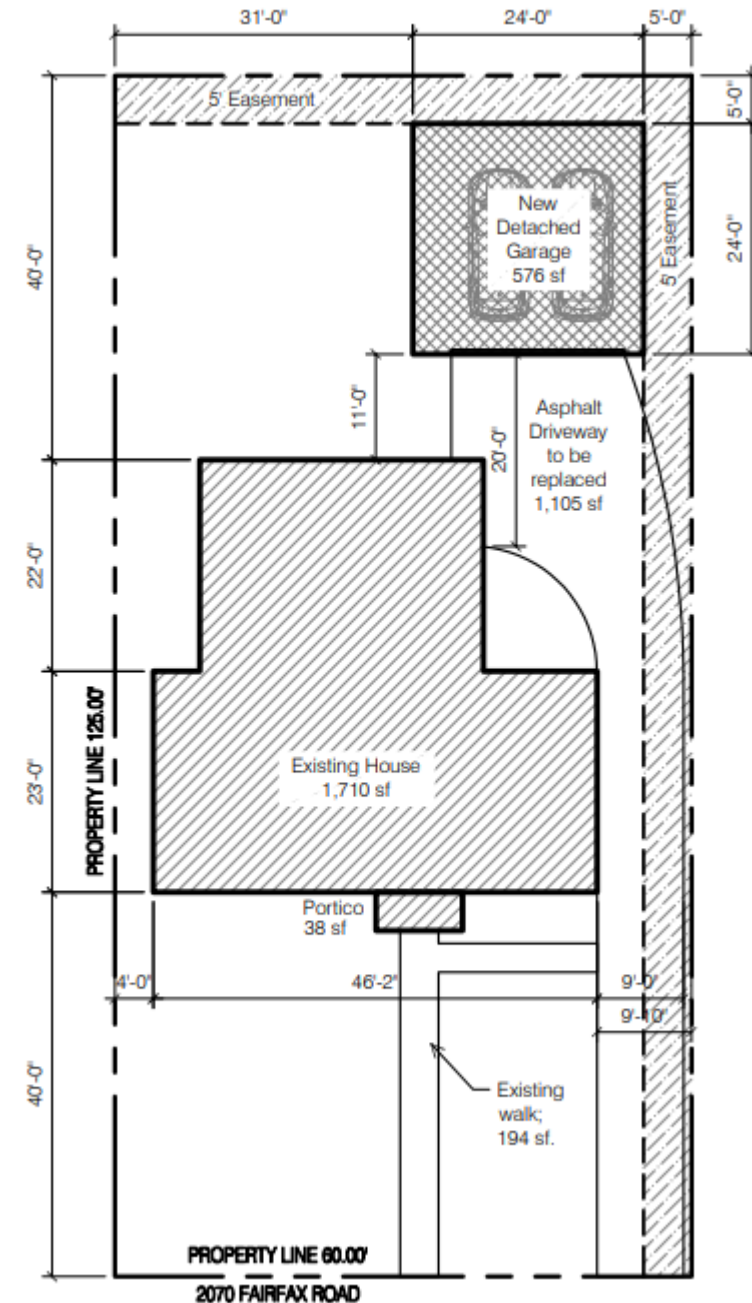


Existing Conditions

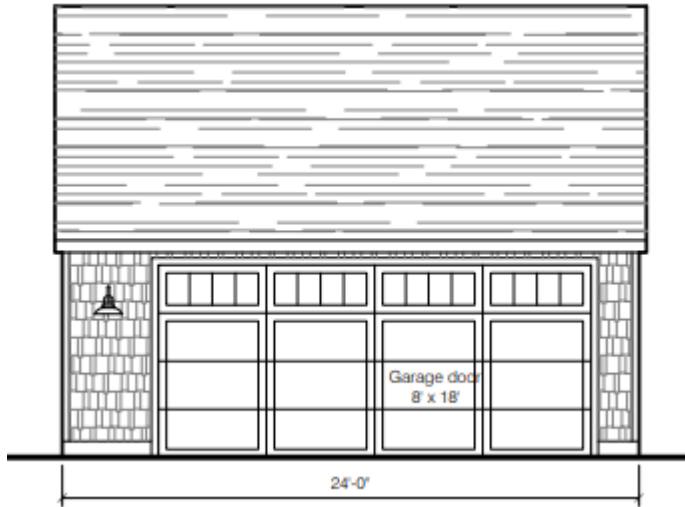


Proposed Site Plan

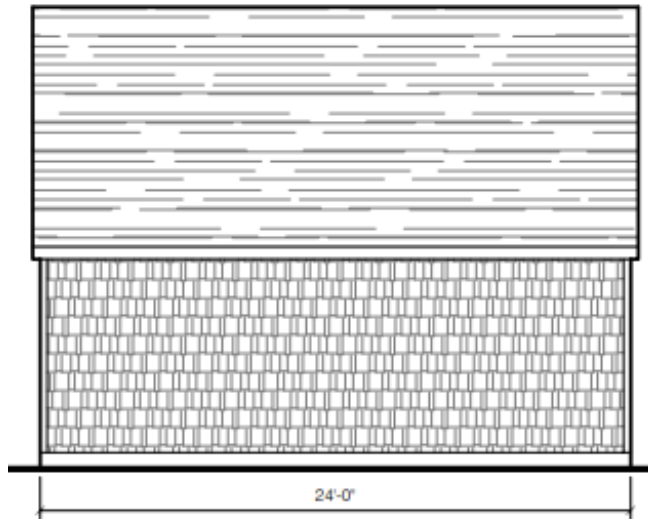
- Replacement 576 square feet detached garage.
- Requested variance:
 - To allow a detached garage that results in three variances: to increase the permitted area from 525 square feet (7 percent) to 576 square feet (7.7 percent), to increase the height from 17 feet to 18'-10", and to increase building cover from 29 percent to 31 percent.



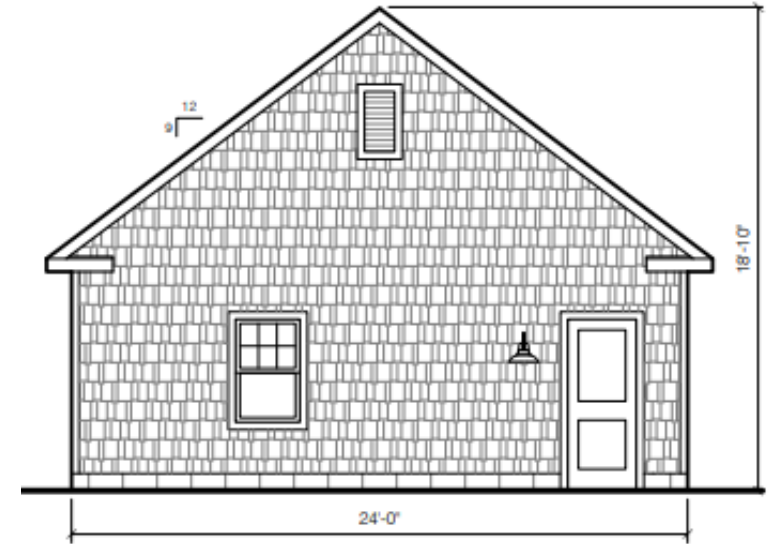
Proposed Elevations



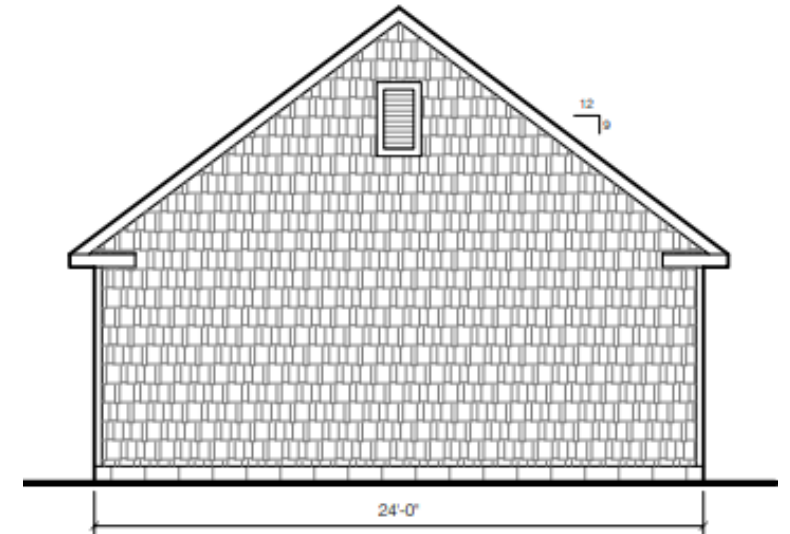
West (front) elevation



*East (back) elevation
facing the Fire Station*



North (side) elevation



South (side) elevation



Variance Request/Staff Recommendation

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

- To increase the maximum size of a detached garage from 525 square feet (7 percent of the lot size) to 576 square feet (7.7 percent);
- To increase the height of a detached garage from 17 feet to 18'-10"; and
- To increase building cover from 29 percent to 31 percent.





Record No: 26-920

Variance Application

Status: Active

Submitted On: 3/17/2026

Primary Location

2070 FAIRFAX RD
UPPER ARLINGTON, OH 43221

Owner

SMITH BENJAMIN | GRYPAN NICOLE
Fairfax Road 2070 UPPER ARLINGTON, Ohio
43221

BZAP Information

BZAP Case #

VAR-19-26

Status

Pending

BZAP Determination Date

04/22/2026

Vote Tally

Primary Variance

Detached Garage

Primary Planner

Justin Milam

Findings of Fact for Approval/Denial

Variance Request

To allow a detached garage that results in three variances: to increase the permitted area from 525 square feet (7 percent) to 576 square feet (7.7 percent), to increase the height from 17 feet to 18'-10", and to increase building cover from 29 percent to 31 percent.

BZAP conditions 

Variance Information

Describe Variance Request 

Request variance to increase the building coverage from 29% (2,250 sf) to 31% (2,324 sf).

Request variance to increase the garage size from 7% (525 sf) to 7.7% (576 sf).

Request variance to increase the garage height from 17'-0" to 18'-10".

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

The property at 2070 Fairfax Road consists of a two-story Colonial Revival house. An existing detached garage is located at the rear of the property with a driveway along the south side. The home is undergoing a major renovation and addition. The owners would like to improve the garage along the same timeline as construction of the addition. The current garage is inadequate to park both of their large SUVs. Therefore, the owners would like to expand the size of the garage from 18'x20' to 24'x24'.

Enlarging the size of the garage to accommodate today's standard of living impacts two zoning conditions. The first is the allowable garage size. The allowable size is 525 sf (7% of the property area). The 24'x24' is an increase of 51 sf (7.7% of the property area). The 24'x24' will allow the owners to park both SUVs, plus bicycles, lawn mower, strollers, wagons, etc. within the footprint. The second impact is the building coverage. With the size of the existing house, the proposed addition, and the garage, the allowable building coverage exceeds the allowable by 74 sf. Building coverage is not as flexible as lot coverage, so the building coverage can't be reduced without severely affecting functionality. The variance is minimal at 2% over. And the allowable lot coverage is compliant; so overall the amount of hard surface, whether roof structure or paving is within the zoning limits. The last requested variance is the height of the garage. The owners would like to match the 9/12 roof pitch of the main house. This increased pitch will also allow for attic storage with a pull down ladder.

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

The variance will not confer a special privilege that is denied to other properties in the same district. These historic properties are a challenge to integrate today's expected functionality while meeting all the zoning codes. The variance requests are minimal and the total development coverage is compliant.

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

The essential character of the neighborhood area will not be substantially altered due to the variance request. A 24'x24' garage is a standard size. The 24' width allows for an 18' garage door width to accommodate maneuvering in and out. The roof pitch and eave detailing match the original house so the garage will be complimentary.

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?

Multiple garage sizes were tested to determine the smallest size that would fit all the storage items. 24'x24' was deemed the best option and maintained the most useable yard space.

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

Allowing the increase in garage size, garage height, and building coverage will allow the owners to obtain everything that is desired for their storage goals.

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



NOTICE:

Date: March 17, 2026

To:

Please be advised that Benjamin & Nicole Smith have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 2070 Fairfax Road, Upper Arlington, Ohio 43221.

The zoning variance request is as follows:

Request variance to increase the building coverage from 29% (2,250 sf) to 31% (2,324 sf).

Request variance to increase the garage size from 7% (525 sf) to 7.7% (576 sf).

Request variance to increase the garage height from 17'-0" to 18'-10".

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, April 22, 2026 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Parker".

Brenda Parker (Architect)
On behalf of Benjamin & Nicole Smith

Revised: Jan 2021

Certification of Notice

Applicant Name: _____

Location of property subject to BZAP request: _____

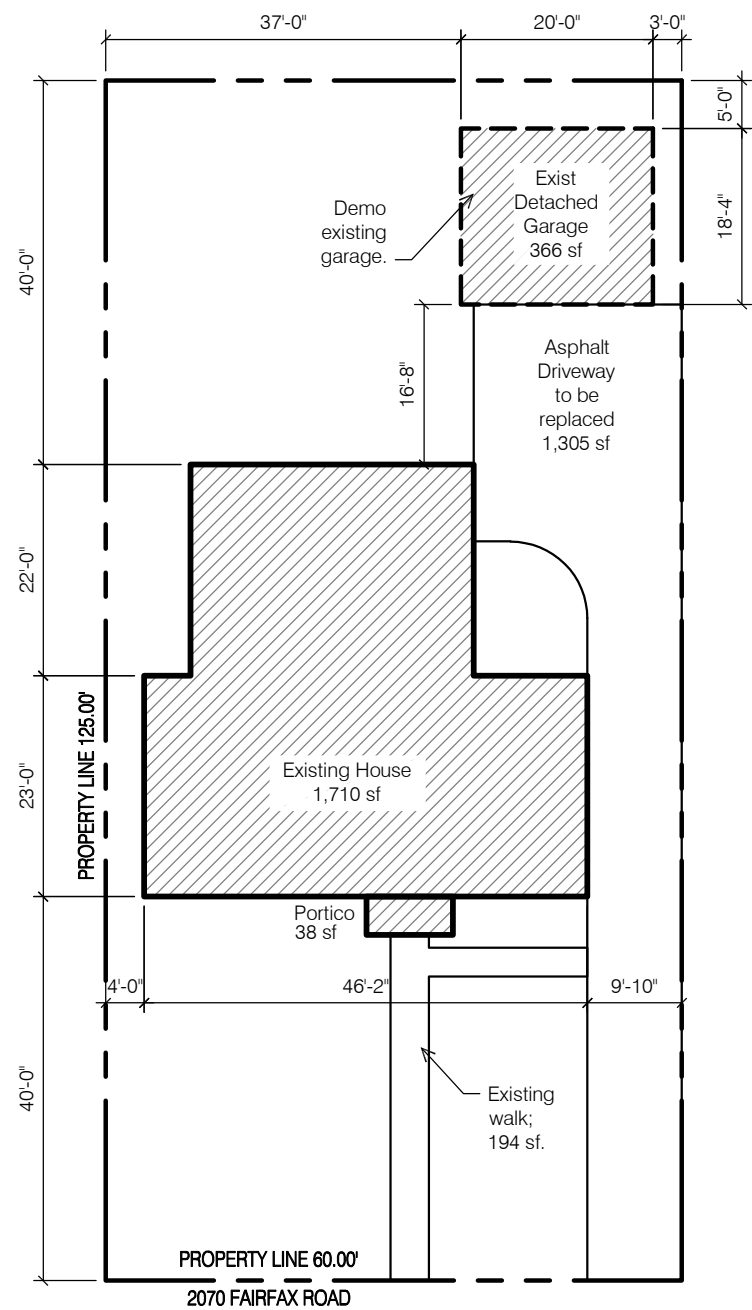
Describe activity which requires Board of Zoning and Planning review:

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

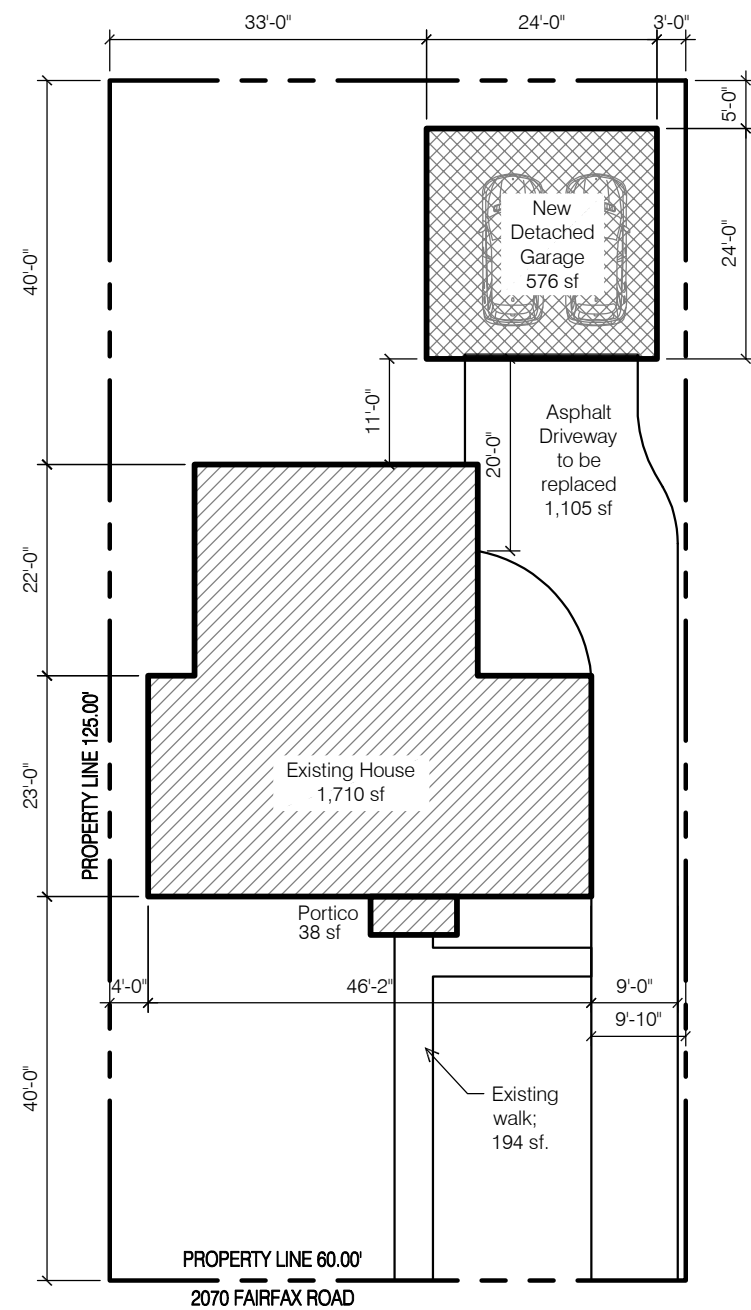
Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. **Due to the ongoing COVID-19 pandemic, meetings MAY be held remotely via video conference and telephone call-in.**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

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

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



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



2 SITE PLAN - NEW WORK
SCALE: 1" = 20'-0"

GENERAL INFO

Address: 2070 Fairfax Road, Upper Arlington, Oh 43221
 Franklin County Parcel: 070-000296-00

Scope of Project: The project consists of the demolition of an existing detached garage and construction of a new detached garage.

Detached Garage: 576 sf

Architect:
 Brenda Parker
 614-586-5514
 BrendaParker@bp-architect.com

ZONING: R-1C

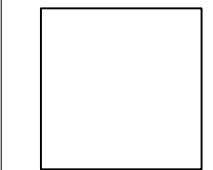
Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	7,500 sf	n/a
Lot Width:	60'	n/a
Garage Setbacks	Actual	Zoning Req't
Rear Yard East:	5'-0"	5'-0"
Side Yard South:	3'-0"	3'-0"
Detached Garage	Actual	Zoning Req't
Detached Garage Size:	576 sf (7.7%)	525 sf (7%) Request Variance
Garage Height:	18'-10"	17'-0" Request Variance
Building Cover Limit	Actual	Zoning Req't
Building Cover:	2,324 sf (31%)	2,250 sf (29%) Request Variance
Development Cover Limit	Actual	Zoning Req't
Development Cover:	3,623 sf (48.3%)	3,750 sf (50%) Meets Zoning

SHEET INDEX

- A1.0 Site Plan & General Info
- A2.0 Garage Drawings

DESIGN CRITERIA

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



NEW DETACHED GARAGE
 2070 FAIRFAX ROAD
 UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE:
 As Noted
 PROJECT NO.:

DATE:
 March 17, 2026
 SHEET NO.

A1.0

SITE PLAN & GENERAL INFO

EXTERIOR MATERIAL NOTES

SIDING & TRIM:

FIRST FLOOR:

HardieShingle siding (to match house).
 Corner trim: Windsor 1x4.
 Casing: Windsor 1x4.
 Fascia: Windsor 1x6 on 2x4 subfascia.

SOFFIT:

2" Continuous linear soffit vent & 3/8" exterior grade plywood soffit (match house).

ROOFING:

Asphalt shingle roofing to match house.

SWING DOOR:

Fiberglass 2-panel door 32"x80".
 Doors to have tempered, labeled glass.

WINDOWS:

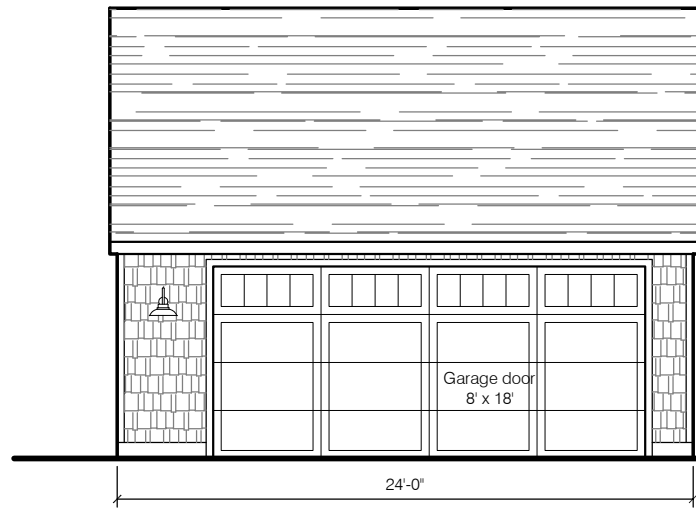
Windows to match house. Verify manufacturer & material. 2'-6" x 4'-0" Double Hung.

GUTTERS & DOWNSPOUTS:

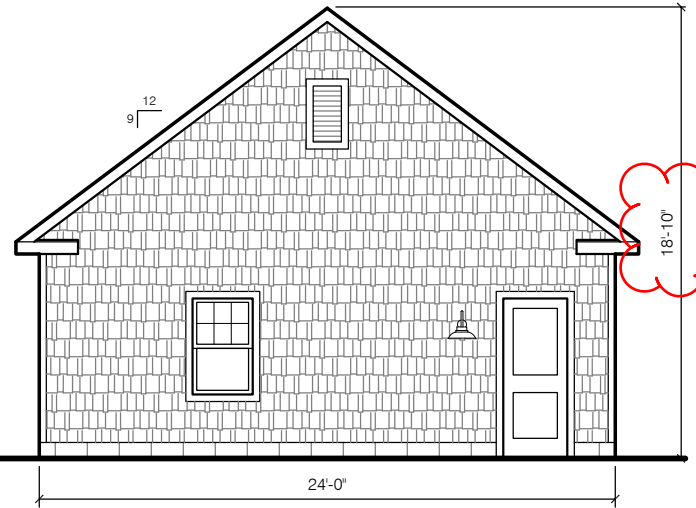
5" aluminum ogee gutter & 3" downspouts.
 Downspouts to run underground & tie into existing storm water piping to street.

GARAGE DOOR:

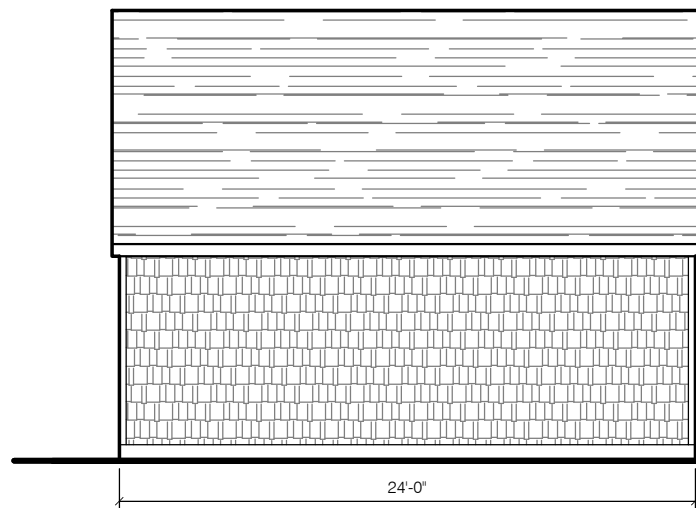
Overhead sectional garage door 18' wide x 8' height. Clopay carriage style.



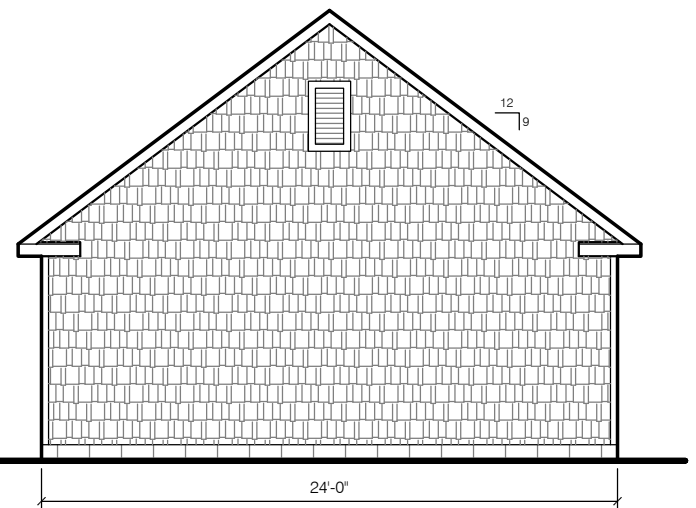
2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



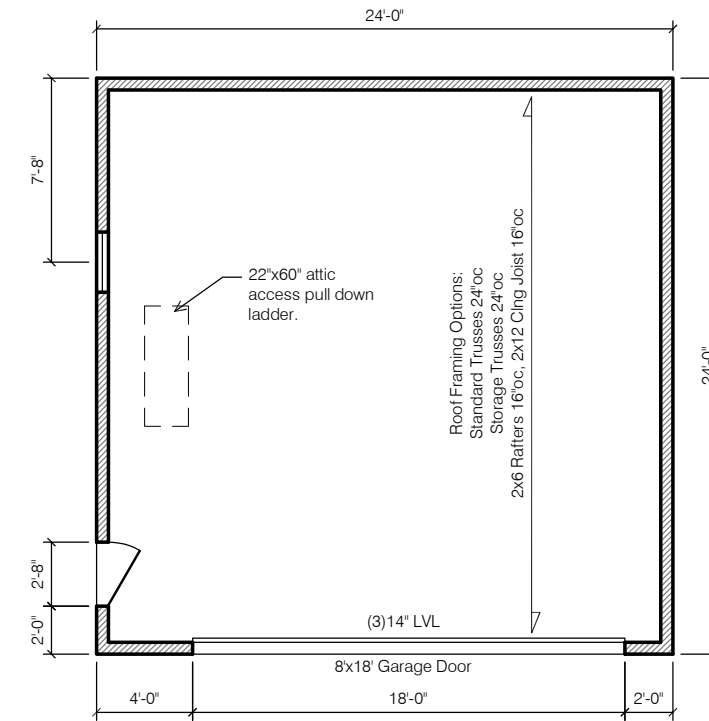
3 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



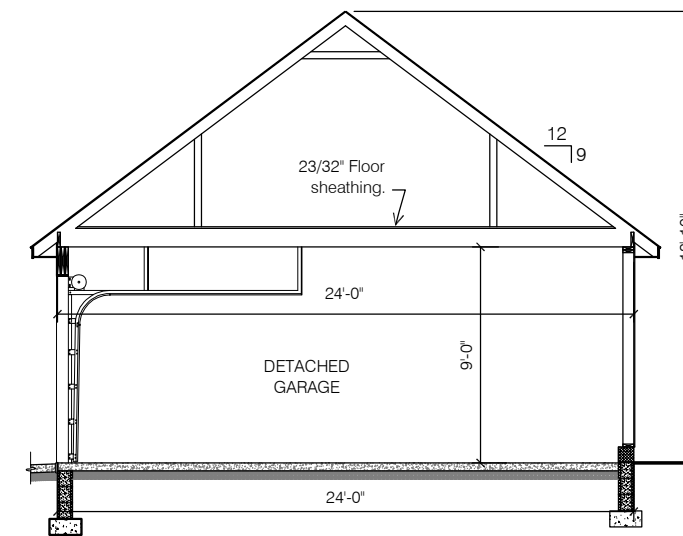
4 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



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



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



6 GARAGE SECTION
 SCALE: 1/8" = 1'-0"



Architect:
 Brenda Parker
 614-586-5514
 BrendaParker@bp-architect.com

NEW DETACHED GARAGE
 2070 FAIRFAX ROAD
 UPPER ARLINGTON, OHIO 43221

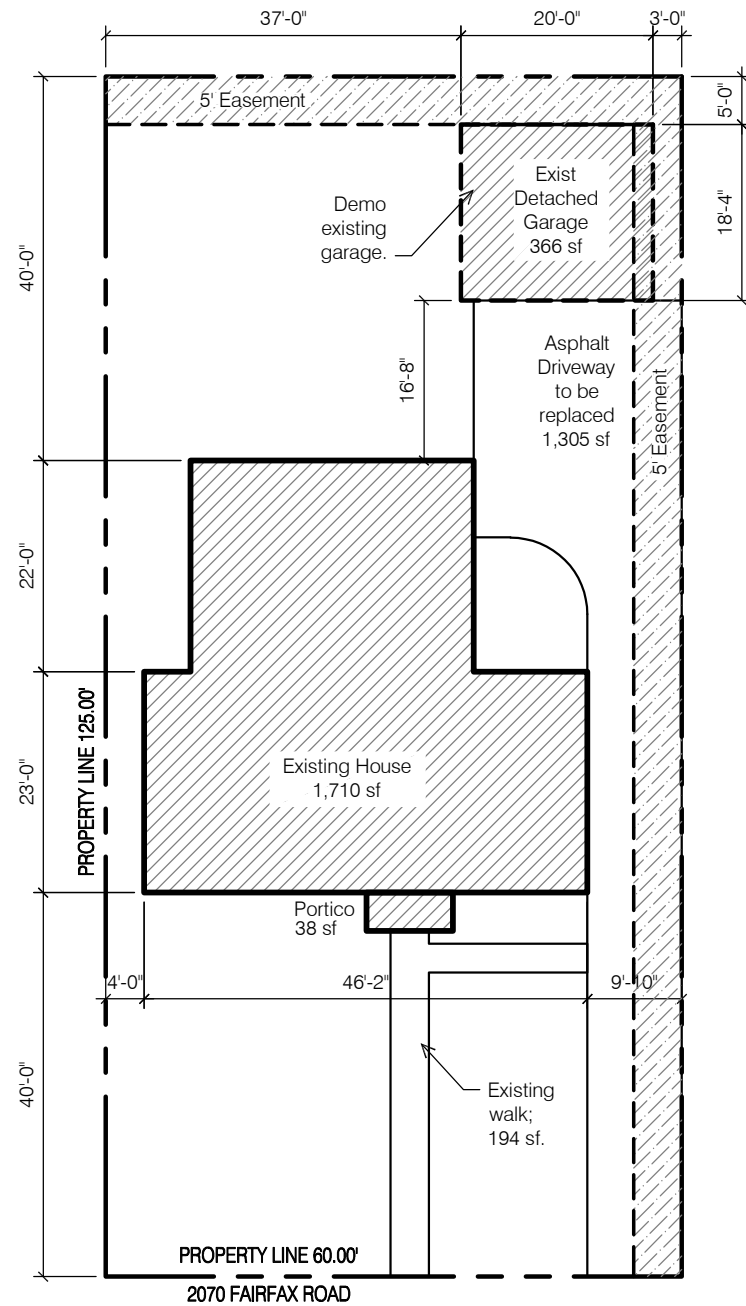
Zoning Set

SCALE:
 As Noted
 PROJECT NO.:

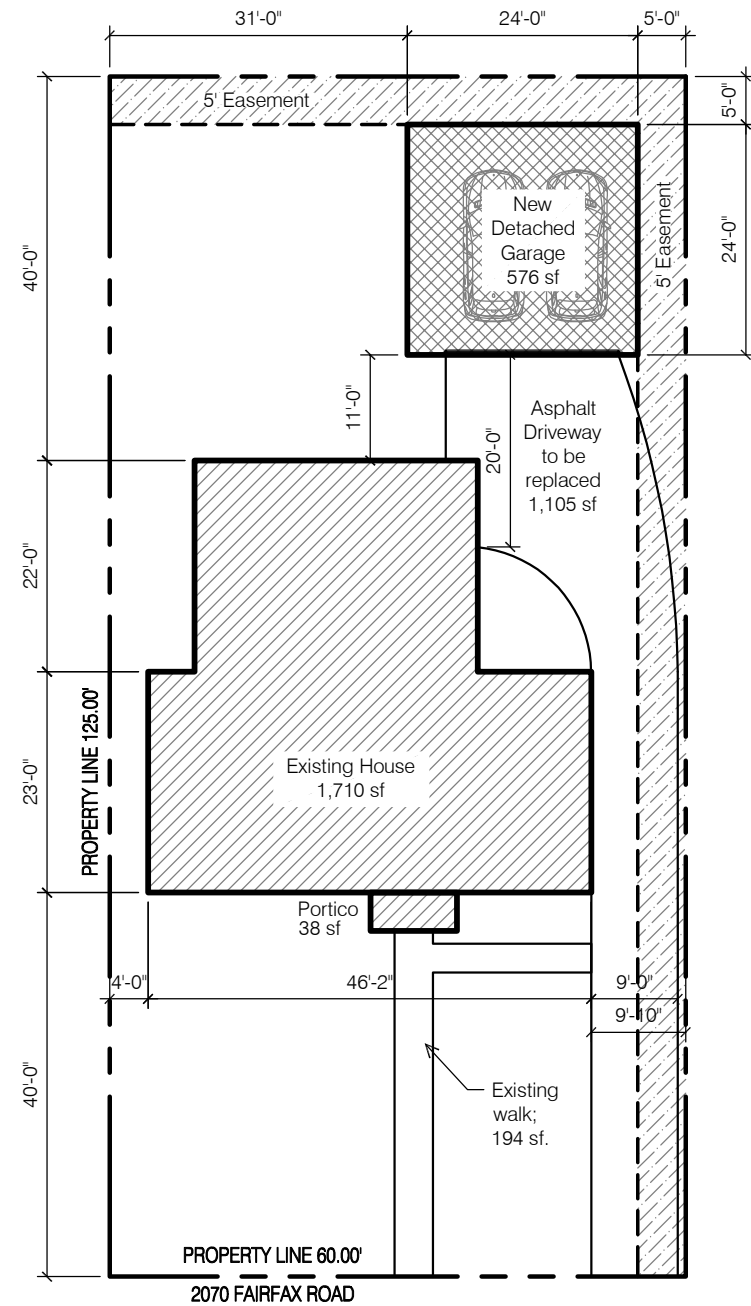
DATE:
 March 17, 2026
 SHEET NO.

A2.0

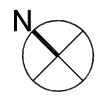
GARAGE DRAWINGS



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NEW DETACHED GARAGE
2070 FAIRFAX ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE:
As Noted

PROJECT NO.:

DATE:
April 9, 2026

SHEET NO.

A1.0

SITE PLAN & GENERAL INFO