

5/6/2026 | 6:00 PM

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

1. Call to Order/Roll Call

2. Preliminary Reviews

- a. 4190 Greensview Drive (#26-1672) - Informal review of a proposed home gym that exceeds maximum height and setback requirements for detached habitable spaces.
- b. 2471 Westmont Boulevard (#26-1658) - Update to the Board on a preliminary concept for a three-story mixed-use building.

3. Current Projects

- a. 2082 Fontenay Place (OR-xx-26, VAR-24-26) — Review of a plat amendment and variance to permit the retention of swimming pool decking and a patio that was installed without a permit and is located within the rear yard, which is prohibited.

4. Adjournment

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: May 6, 2026

Subject: 4190 Greensview Drive (#26-1672) - Informal review of a proposed home gym that exceeds maximum height and setback requirements for detached habitable spaces.

Overview

The property owner will be present to seek input and direction concerning a proposed detached home gym to be located in the rear yard of 4190 Greensview Drive. *[The property was previously subject to Franklin County Sheriff's Sale in mid-2024 and purchased by the applicant, who has completed several unfinished projects to make the home livable.]* The proposal includes the removal of the existing playground on the north end of the site and the construction of a detached home gym in its spot, adjacent to a large concrete patio/sports court. The structure measures 30' x 25' (750 square feet) and is 10'-10" from the side and rear property lines. Inspirational images have been provided, which show a skewed roof sloping north to south, 11 feet to 15 feet in height. The existing six-foot-tall fencing and landscaping would be retained.

Staff has encouraged the applicant to:

- Consider other possible locations which limit potential impacts on adjacent property. *[For reference, recreational structures require a 12-foot setback from property lines, but detached home gyms need to be located in the buildable area, in this case a 12-foot minimum side yard and a 40-foot minimum rear yard.];*
- Consider reducing the overall square footage of the structure, as 750 square feet is large and above the code permitted maximum (658 square feet);
- Consider reducing the height of the structure below 15 feet. *[Staff could see some support for a structure with a skewed roof, reaching from 10 feet to 12 feet in height, which would match the maximum height for a recreational structure.]; and*
- Consider removal of the concrete expansion area from the proposal and provide development cover calculations, as it appears the property is near the 40% maximum in the R-1b District.

Zoning Code Requirements

Article 6.09 of the City's Unified Development Ordinance (UDO) permits detached habitable structures provided they are located within the buildable area of the property, or within a detached garage, and do not exceed 10 feet in height. Permitted uses include a detached



home office, studio, or gym used exclusively by the property owner. No separate dwelling, sleeping place, or in-law suite is permitted.

Should this application move forward, the applicant would seek the following variances (based on the submitted plan):

- To permit an increase in height from 10 feet to up to 15 feet;
- To permit an increase in the accessory building coverage limit from 3 percent to 3.4 percent;
- To permit a reduction in the side yard setback from 12 feet to 10 feet;
- To permit a reduction in the rear yard setback from 40 feet to 10 feet; and
- To permit an increase in the 40 percent maximum development cover in the R-1b District (*coverage calculations pending*).

Attachments

1.	4190 Greensview Dr_Application
2.	4190 Greensview Dr_Proposed Plan





Record No: 26-1672

Informal BZAP Review

Status: Active

Submitted On: 4/29/2026

Primary Location

4190 GREENSVIEW DR
UPPER ARLINGTON, OH 43220

Owner

Will Shary
4190 Greensview Dr Columbus, OH 43220

Informal Review Request

Work Session Review Date*

05/06/2026

Nature of the Request*

Requesting a variance to permit the construction of a detached accessory structure (home gym) in the rear yard with a reduced rear setback. The proposed location aligns with existing site improvements and requires relief from the standard setback requirements.

Potential Variances*

Rear yard setback variance to allow a detached accessory structure (home gym) to be located closer to the rear property line than permitted. Additional variances may include side yard setback, accessory structure height, and/or lot coverage, if determined applicable during zoning review.

Questions for the Board to answer*

Do the requested variances (including rear yard setback and height allowance) meet the standards for approval based on practical difficulty, minimal impact to surrounding properties, and consistency with neighborhood character?

Work Session Review

Direction Provided by BZAP

The Applicant (Will Shary) is proposing the construction of a detached accessory structure (home gym) in the rear yard of the property. The structure is intended to be a modest, well-designed building that complements the existing residence and surrounding neighborhood.

The proposed structure is intended to provide adequate workout space that cannot be accommodated within the existing residence due to limited ceiling height. The design includes a 10-foot interior ceiling height, requiring a sloped roof that increases to approximately 15 feet on the south side to satisfy structural and architectural requirements for proper drainage and snow load management.

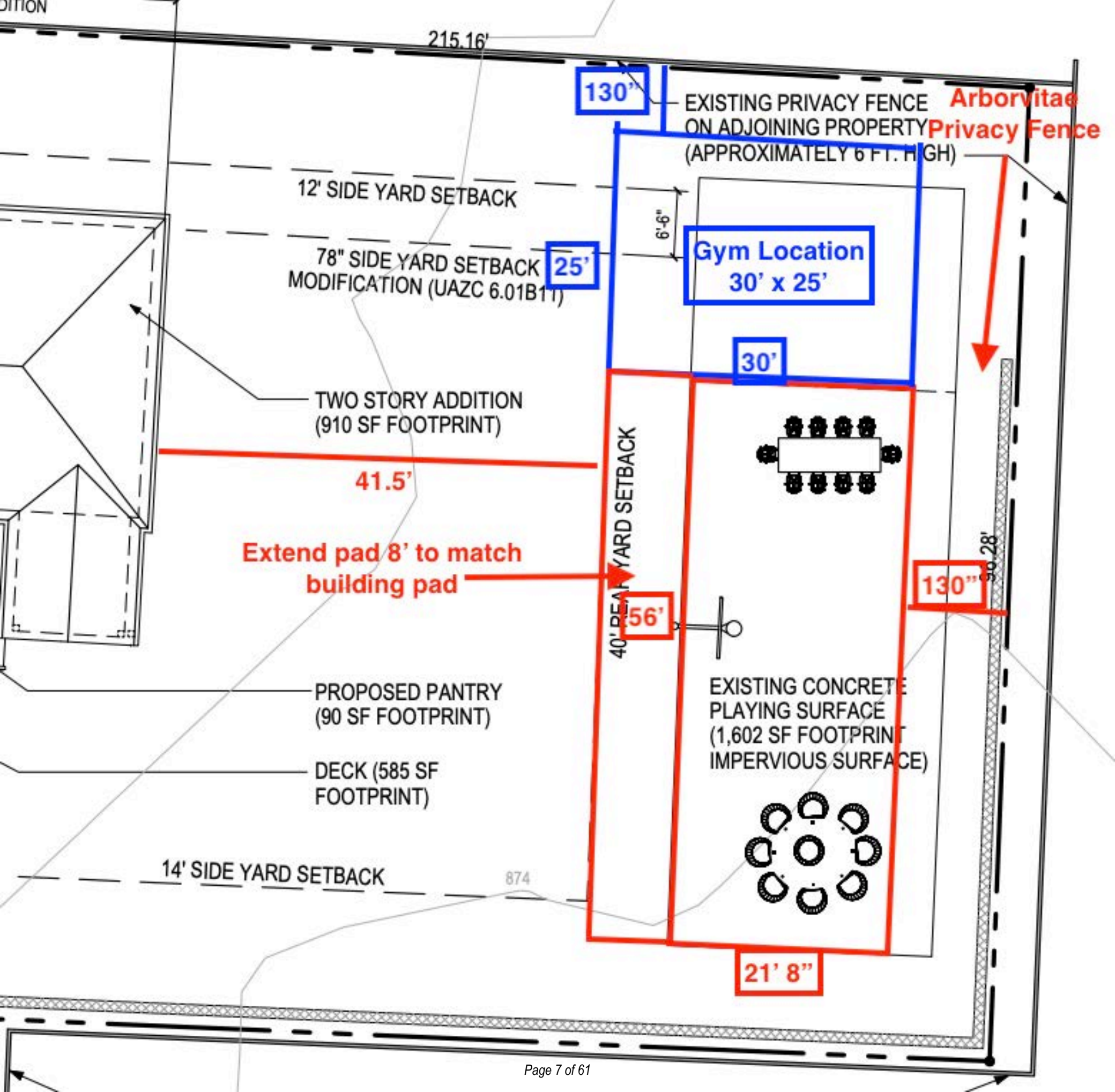
Due to the current configuration of the property, including the presence of an existing concrete basketball slab and the overall layout of the rear yard, strict compliance with the required rear yard setback would significantly limit the ability to construct the structure in a functional and logical location. Placing the building within the standard setback would reduce usable yard space, create an inefficient site layout, and conflict with existing improvements.

The requested variance to reduce the rear yard setback represents the most reasonable and least impactful solution. The proposed location allows the structure to align with existing site features while preserving open space and maintaining the overall usability of the property.

The structure has been thoughtfully designed to minimize impact on adjacent properties. It will be a single-story building with a sloped roof, scaled appropriately for a residential accessory use. The design, materials, and placement will be consistent with the character of the neighborhood. Additionally, the structure will not introduce any significant noise, traffic, lighting, or privacy concerns beyond typical residential use.

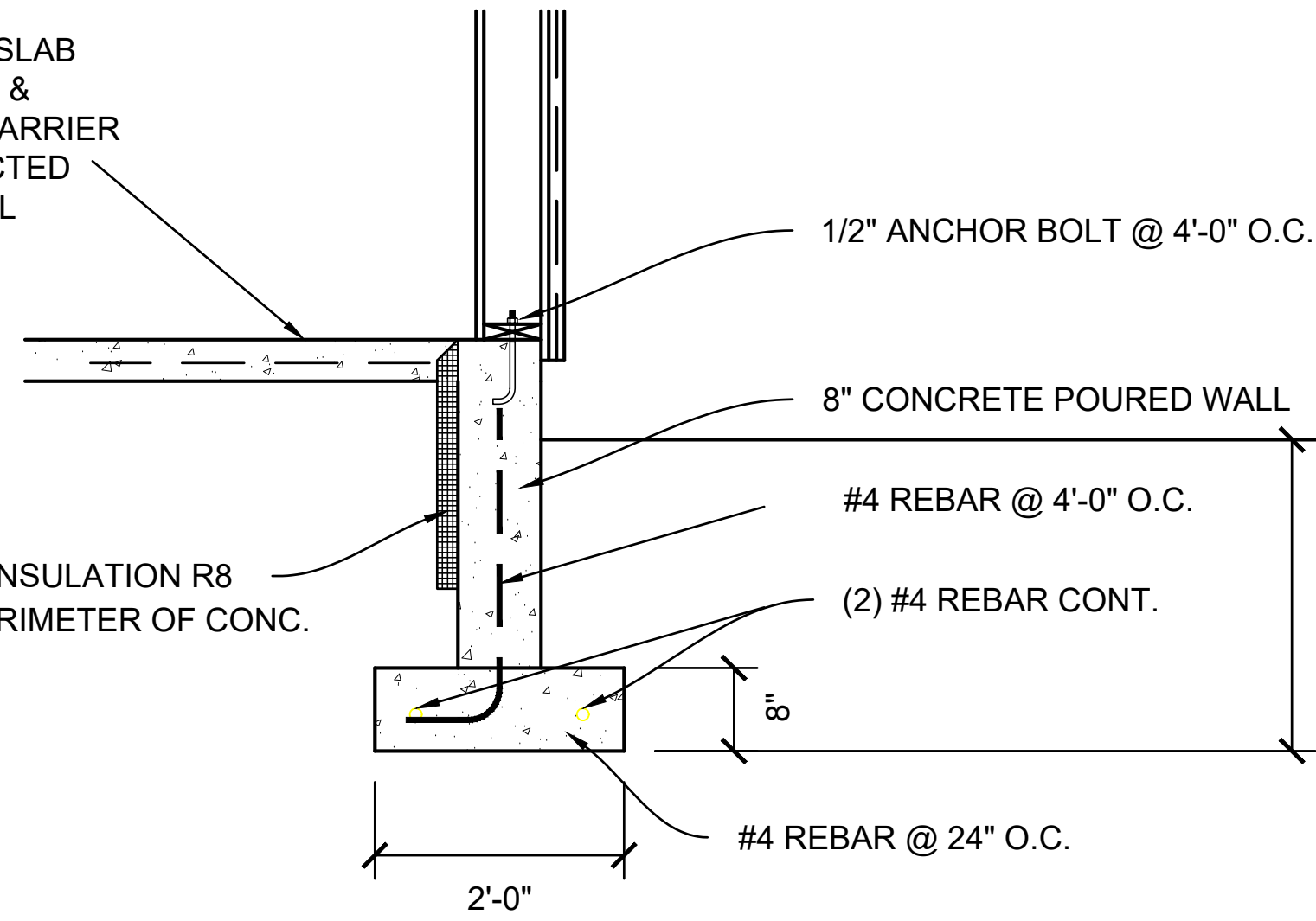
The request is not substantial in nature and does not alter the essential character of the area. The variance is necessitated by practical site constraints rather than personal preference, and the proposed solution represents a balanced approach that respects both the property's limitations and the surrounding community.

For these reasons, the Applicant believes the request meets the standards for practical difficulty and can be granted without adverse impact.

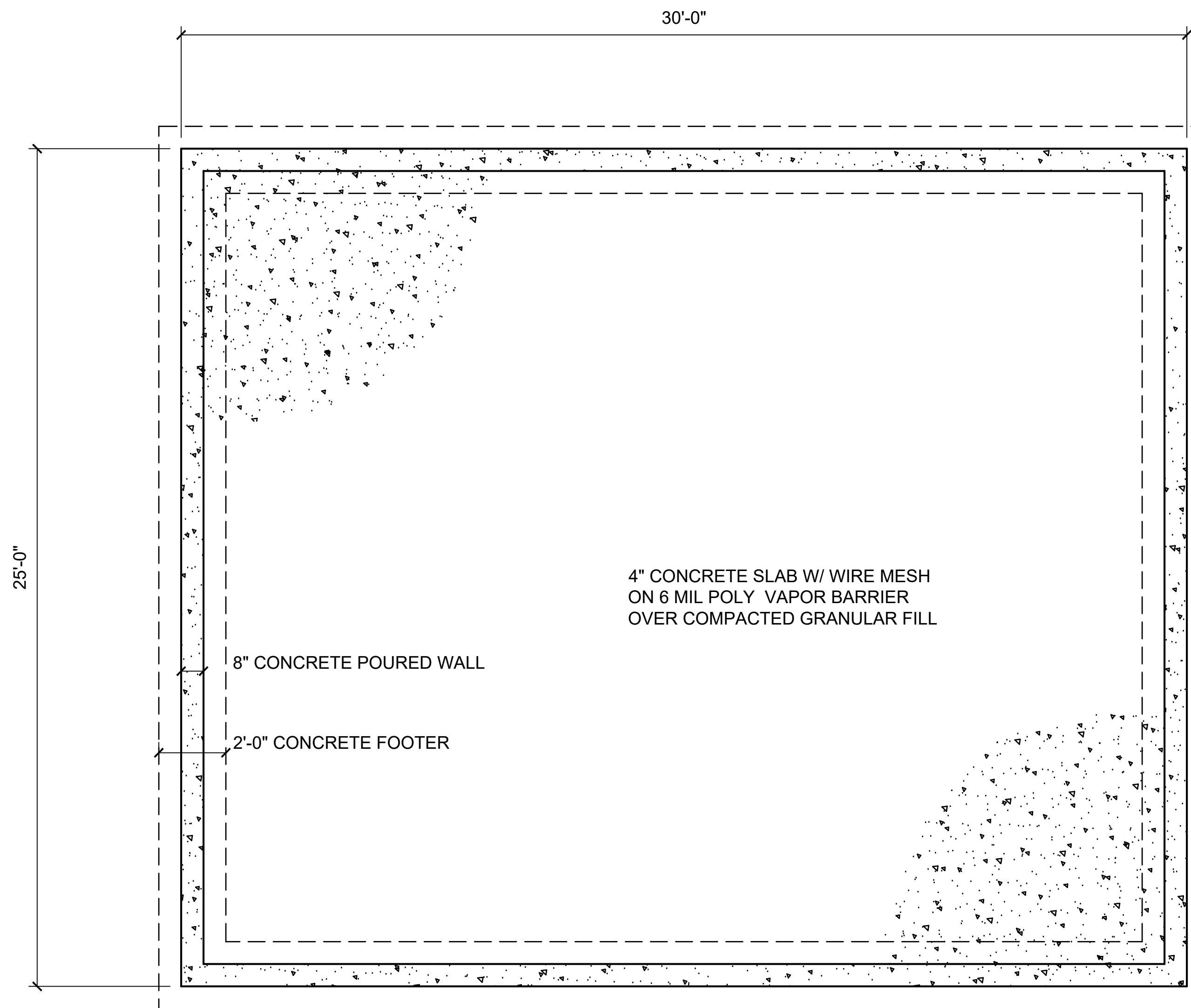


4" CONCRETE SLAB
W/ WIRE MESH &
6 MIL VAPOR BARRIER
OVER COMPACTED
GRANULAR FILL

24"x 24"x 2" INSULATION R8
AROUND PERIMETER OF CONC.



FOOTER DETAIL
3/4" = 1'-0"



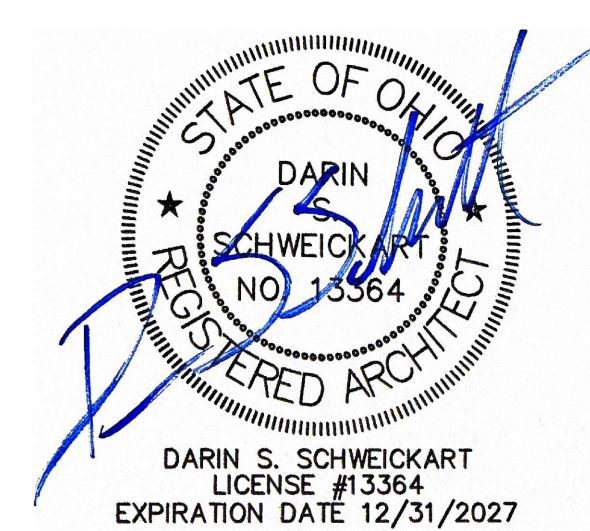
FOUNDATION PLAN
3/8" = 1'-0"

FOUNDATION AND CONCRETE NOTES AND SPECIFICATIONS

1. ALL FOOTER CONCRETE TO HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS
2. ALL FLATWORK CONCRETE TO HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS AND SHALL BE AIR ENTRAINMENT ACCORDING TO ACI 318 SECTION 4.2.1.
3. THE AIR ENTRAINMENT OF INTERIOR FLATWORK RECEIVING A STEEL TROWEL FINISH CAN BE REDUCED TO NOT LESS THAN 3% PROVIDED 4,000 PSI CONCRETE IS USED.
4. ALL REINFORCING STEEL SHALL BE ASTM, GRADE 60.
5. CONSTRUCTION JOINTS SHALL COMPLY WITH THE PROVISIONS OF ACI 318 SECTION 6.4
6. CONCRETE QUALITY MIXING AND PLACING SHALL CONFORM TO SECTION 1905 OF THE OHIO BUILDING CODE.
7. FOOTER SIZES ARE BASED ON AN ASSUMED SOIL BEARING CAPACITY OF 1,500 PSF.

REVISIONS
NONE

PROJECT: NEW GYM FOR: WILL SHARY
LOCATION: CLIENT: WILL SHARY
ADDRESS: COUNTY: FRANKLIN
PROJECT #: 26-115
DATE: APRIL 16, 2026



SHEET: S1/1

DS2 architects
107 West Second Street
Maysville, KY 41056
Phone: 606.564.0961 Fax: 606.564.0962







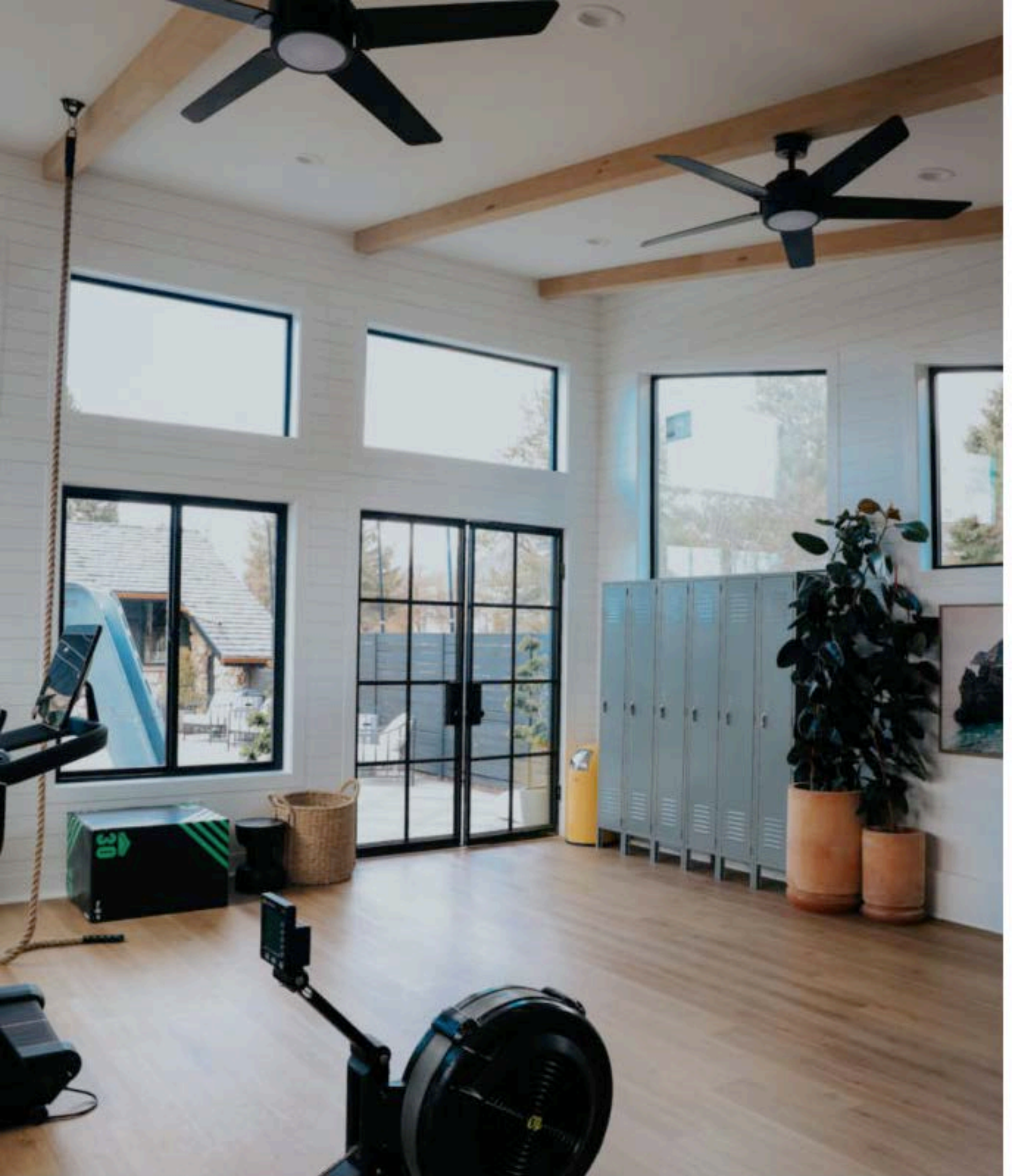














Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: May 6, 2026

Subject: 2471 Westmont Boulevard (#26-1658) - Update to the Board on a preliminary concept for a three-story mixed-use building.

Overview

Representatives from Good Night Brands will be present to share an update and revised plans for their proposed three-story mixed-use concept at 2471 Westmont Boulevard. The plan includes first floor retail (5,325 SF), second floor event space (5,375 SF) and a third floor private member's lounge with a rooftop patio (4,400 SF). [These figures *include* exterior space.]

Changes since the previous informal review, November 2025:

- The public/private plaza along W. Lane Avenue was removed; the building was moved closer to W. Lane Avenue and includes a first floor covered patio, a second floor balcony, and a third floor open-air balcony within the building's footprint.
- Parking spaces on the west side of Westmont Boulevard are noted as a valet/ride-share/loading zone.
- The north side of the property is identified with a trash enclosure and three parking spaces.
- The applicant's parking service is working with adjacent property owners to secure off-site parking spaces for employees — likely to occur during construction (if approved). A Memorandum of Understanding (MOU) has been signed with OhioHealth, noting the potential framework of a future agreement.
- Further development of the proposed exterior, which includes red brick on the front section of the building and lap/shake siding on the rear and upper section of the building. The third floor includes a pitched roof and trellis along Westmont Boulevard. Inspirational imagery was also provided, showing where some of the design thought came from. *[Staff would like the Board to review the third floor design and would recommend that the applicant continue the north elevation material treatment to the west elevation in lieu of the proposed CMU.]*

Zoning Code Requirements

In addition to BZAP review of a Final Development Plan with variances, this conceptual plan would require approval from City Council to occupy approximately 12 feet of right-of-way on the west side of Westmont Boulevard. Other right-of-way agreements granted in the area were



primarily for mixed-use projects that include higher income or bed tax-generating uses (i.e., office and hotel) as part of an economic development incentive.

The current proposal would necessitate a number of variance requests, which are entirely a result of being surrounded by the Westmont Boulevard and Lane Avenue street frontages. The variances noted at this time include, but are not limited to:

- To permit an increase in the building setback from the W. Lane Avenue curb from 30 feet to 32 feet;
- To permit a decrease in the building setback from Westmont Boulevard curb from 15 feet to 10 feet;
- To permit a zero setback for parking spaces on the north side of the site, in lieu of the 10-foot minimum rear setback; and
- To permit a reduction in the minimum number of parking spaces from 51 to six (provided on- and off-site).

Attachments

1.	2471 Westmont Blvd_ Revised Plans
2.	2471 Westmont Blvd_ Parking Service
3.	2471 Westmont Blvd_ OhioHealth Parking MOU
4.	2471 Westmont Blvd_ Work Session Summary_ Nov2025





**GOOD
NIGHT
BRANDS**

Westmont + Lane
Work Session Submission

MAY 06, 2026

archall
a r c h i t e c t s

Project Description

Located at the corner of Westmont Blvd and West Lane Ave, the proposed building is located on a primarily commercial corridor in the Center Context Area of the Lane Avenue Planned Mixed Use District. Designed to embrace Upper Arlington's pedestrian-friendly character, the project blends indoor and outdoor experiences, activating the street frontage with future tenant space and an outdoor patio, while providing event space and a member's lounge on the upper levels.

Pedestrian Connectivity

Strong pedestrian connections have been established within the building's ground level design to integrate the site with the greater community. An outdoor patio on the south side of the building offers seating for both residents and visitors, and will feature dual orientations towards both Westmont Blvd and West Lane Ave. Planters and landscaping will be further developed to reinforce the character of the corridor while serving as a buffer from street traffic. Building entrances are located on both street frontages and are oriented toward the predominant pedestrian movement route. The dynamic storefront design offers transparency into the future tenant space to encourage pedestrian activity while simultaneously providing visual interest. Internal circulation of the building is directly connected to the existing sidewalk system to further enhance the area as a walkable center.

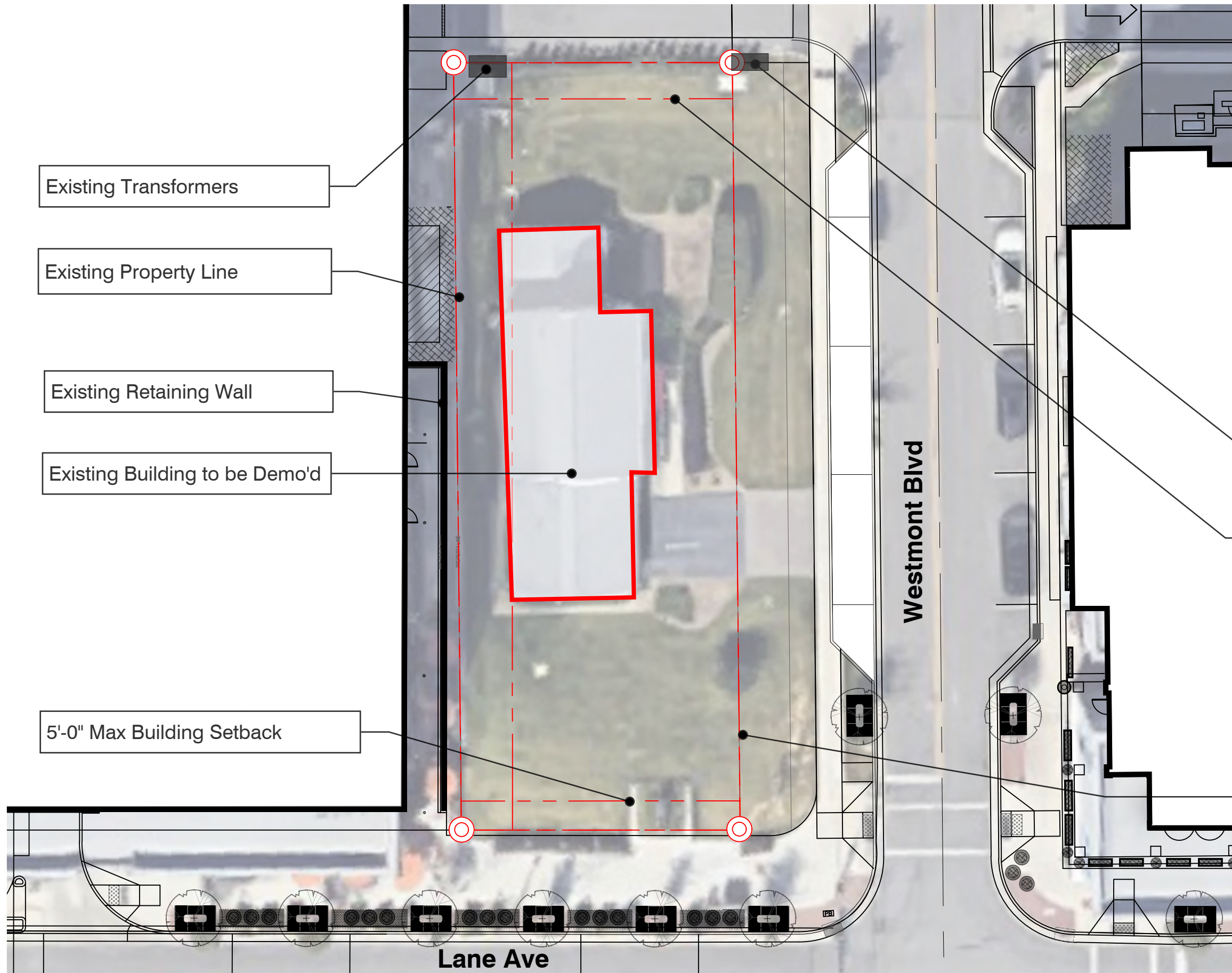
Architecture & Materiality

The proposed three-story building respects the established scale of the surrounding context while introducing a thoughtfully articulated mass that adds to the aesthetic value of the area. The base of the building presents a simple yet refined form articulated by a rhythmic arrangement of windows and a carved corner void that creates covered pedestrian areas on the first and second level. The third level is set back and defined by a pitched roof, creating a sense of intrigue and visual contrast as its dynamic shape stands out against the simplicity below. Brick will be the primary exterior material utilized on the Westmont and Lane facades, highlighting the main pedestrian and street facing elevations. The addition of landscaped and planted areas on the outdoor areas of each level will soften hard edges and enhance human scale.

SITE // TOTALS **v1.0**

SITE INFO // CURRENT

ACRES	// 00.19 AC
JURISDICTION	// CITY OF UPPER ARLINGTON
ZONING	// COMMERCIAL C
HEIGHT	// REFER TO ZONING



Existing Transformers

Existing Property Line

Existing Retaining Wall

Existing Building to be Demo'd

5'-0" Max Building Setback

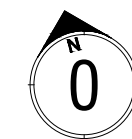
Existing Water Meter

Existing Parking Setback

Existing Property Line

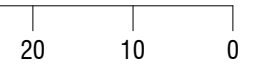
Westmont Blvd

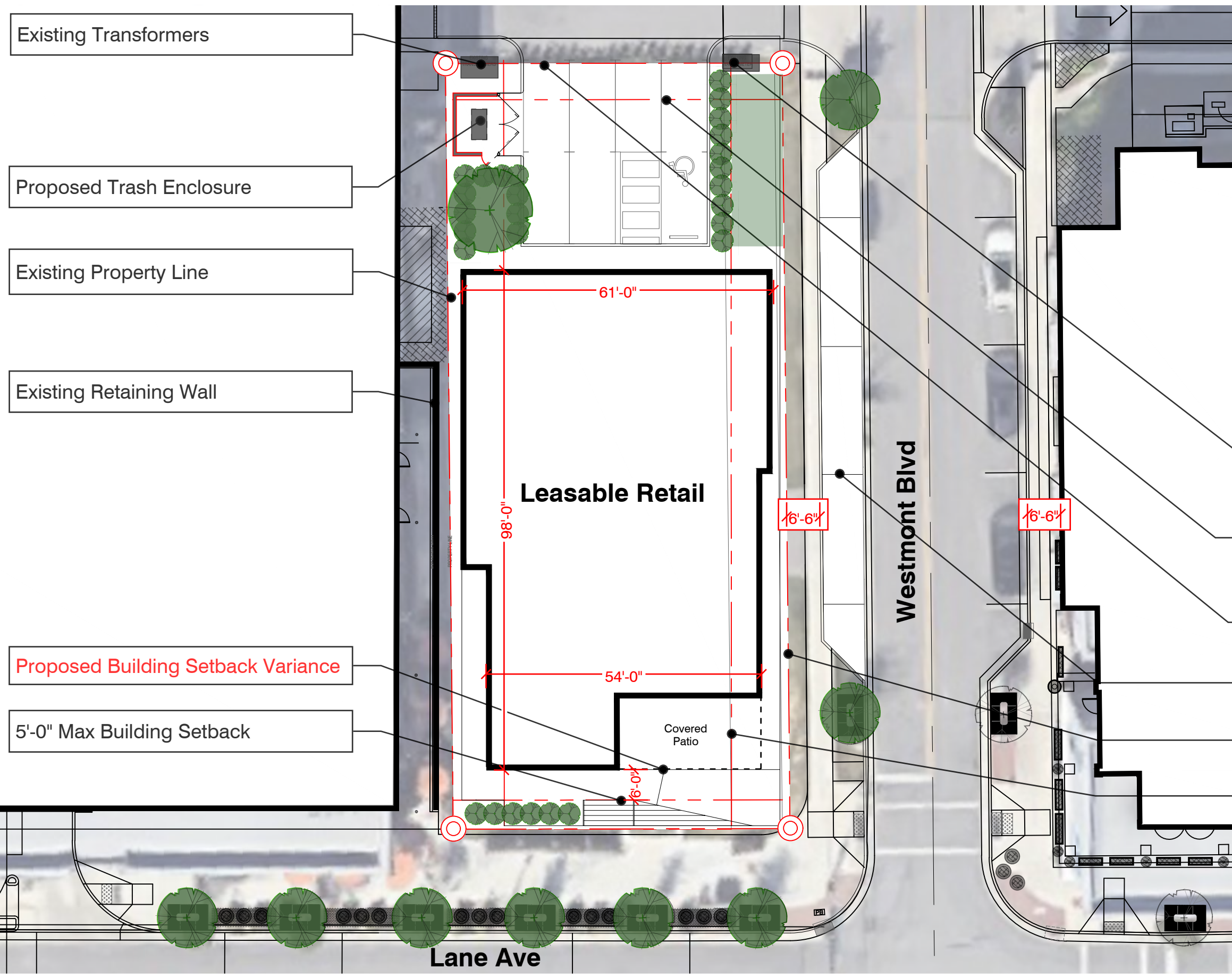
Lane Ave



Existing Site Plan

SCALE 1" = 20'-0"





SITE // TOTALS v1.0

SITE INFO // PROPOSED	
ACRES	// 00.23 AC
JURISDICTION	// CITY OF UPPER ARLINGTON
ZONING	// PMUD
HEIGHT	// 60'

PROPOSAL //	
BLDG TYPE	// COMMERCIAL NEW BUILD
# BLDGS	// 01
#LEVELS	// 03
FOOTPRINT	// 05,300 SF
PARKING	// 07 SURFACE SPACES

Existing Transformers

Proposed Trash Enclosure

Existing Property Line

Existing Retaining Wall

Proposed Building Setback Variance

5'-0" Max Building Setback

Existing Water Meter

Existing Parking Setback

Proposed Parking Setback Variance

Valet/ Ride Share/ Loading Zone

Proposed Property Line Variance

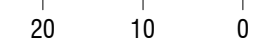
Existing Property Line

*Landscape Design Subject To Change



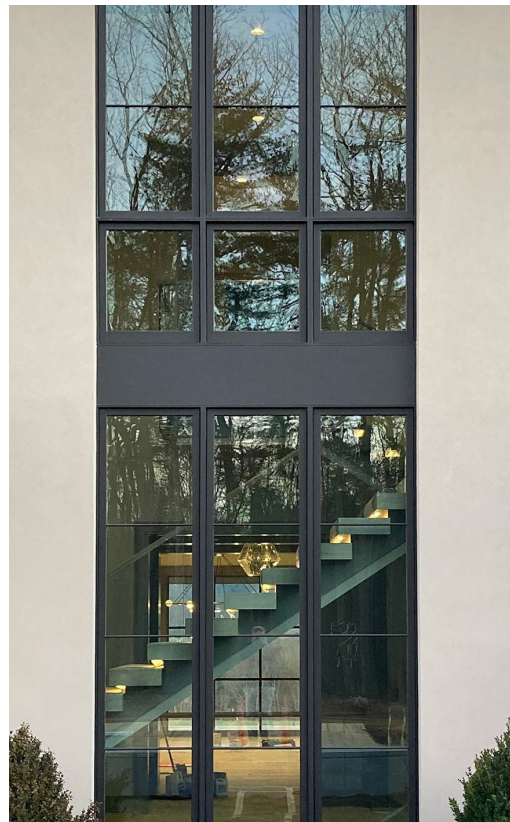
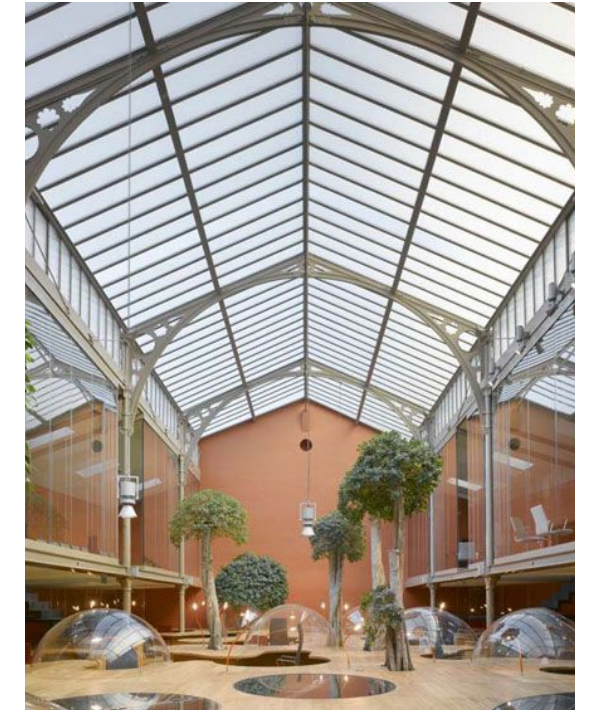
Proposed Site Plan

SCALE 1" = 20'-0"





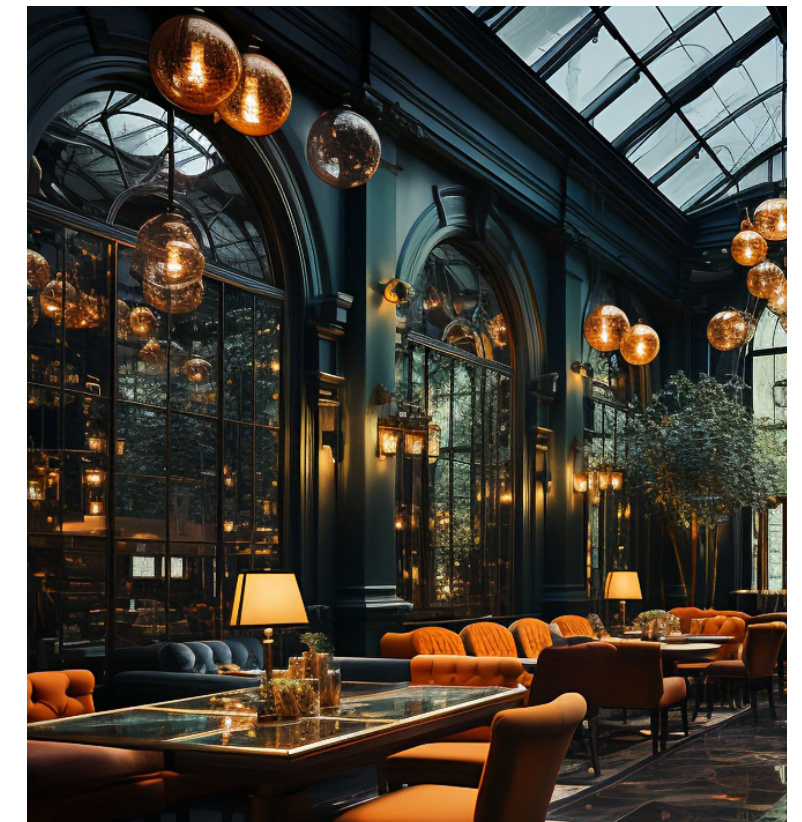
detailed



classic



elegant









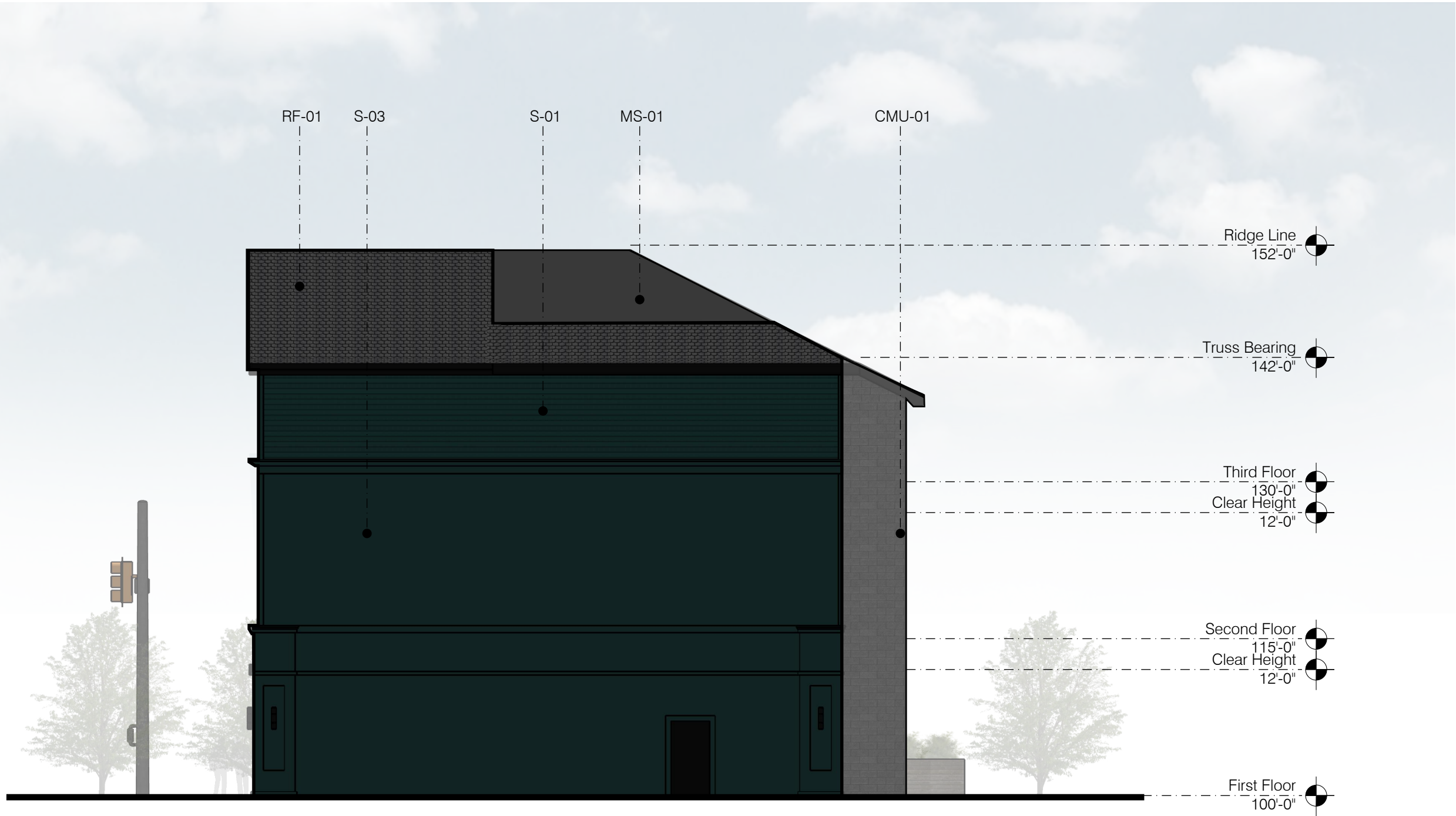
South Elevation
3/32" = 1'-0"



East Elevation
3/32" = 1'-0"



West Elevation
3/32" = 1'-0"

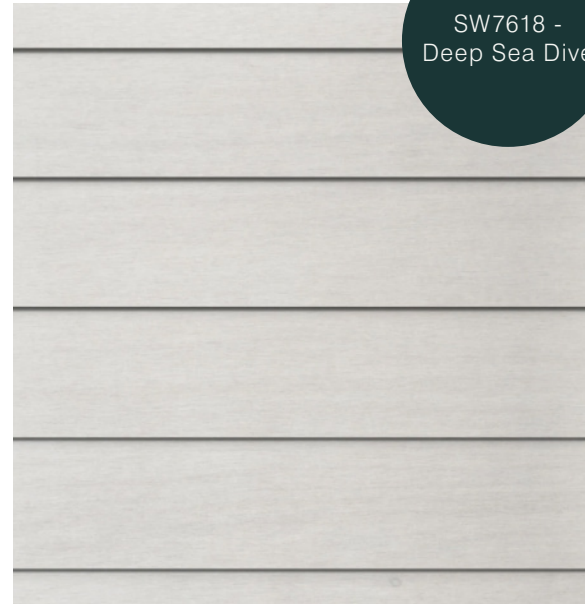


North Elevation
3/32" = 1'-0"



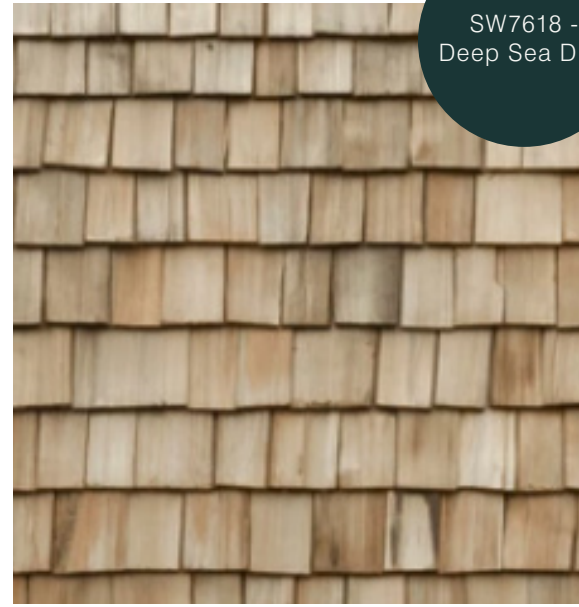
BR-01

MANUFACTURER
GLEN-GERY
PRODUCT
GLAZED BRICK
COLOR
BADLANDS SMOOTH
MORTAR
BEIGE



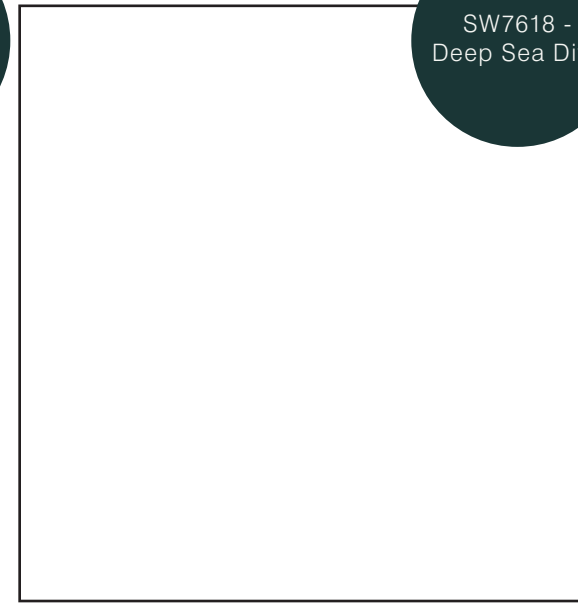
S-01

MANUFACTURER
JAMES HARDIE
PRODUCT
LAP SIDING
COLOR
DEEP SEA DIVE



S-02

MANUFACTURER
JAMES HARDIE
PRODUCT
SHAKE SIDING
COLOR
DEEP SEA DIVE



S-03

MANUFACTURER
JAMES HARDIE
PRODUCT
HARDIE PANEL
COLOR
DEEP SEA DIVE



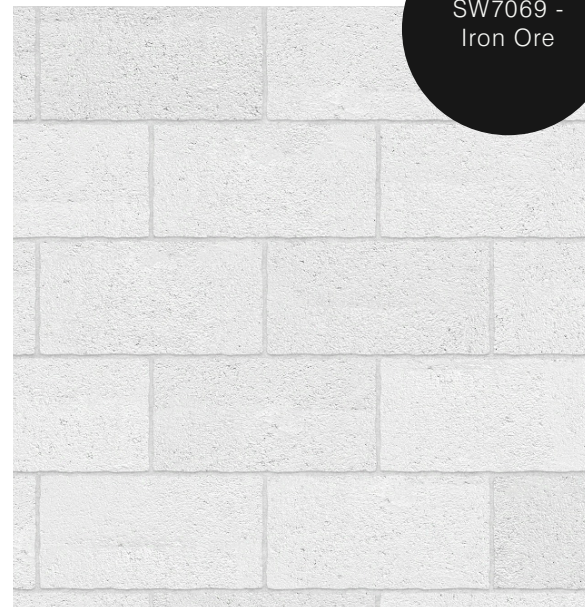
RF-01

MANUFACTURER
GAF
PRODUCT
CAMELOT II
COLOR
CHARCOAL



BFC-01

MANUFACTURER
TBD
PRODUCT
BOARD-FORM CONCRETE
COLOR
NATURAL



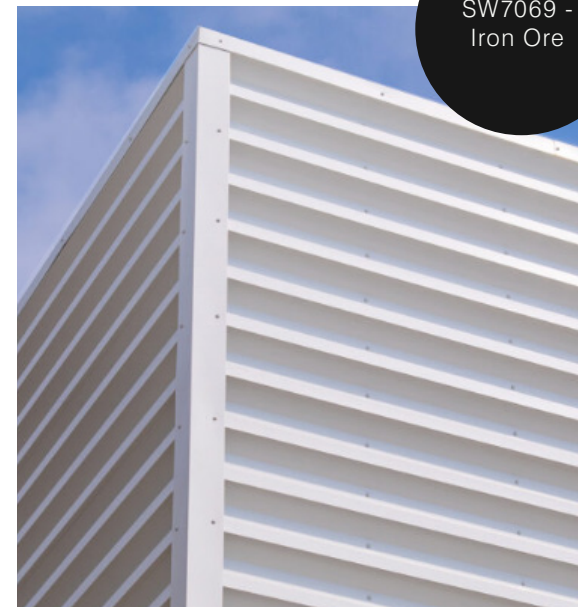
CMU-01

MANUFACTURER
TBD
PRODUCT
CONCRETE MASONRY UNIT
COLOR
IRON ORE



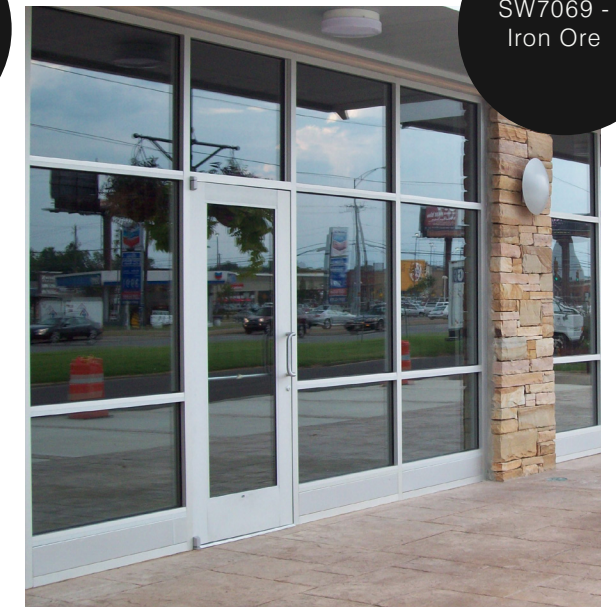
RL-01

MANUFACTURER
TBD
PRODUCT
ALUMINUM RAILING
COLOR
IRON ORE



MS-01

MANUFACTURER
TBD
PRODUCT
MECHANICAL SCREENING
COLOR
IRON ORE



SF-01

MANUFACTURER
TBD
PRODUCT
STORE FRONT ASSEMBLY
COLOR
IRON ORE

Thank
You!

Premier Valet Parking
100 East Broad St, #1301
Columbus, Ohio 43215
Phone: (614) 499 2899



Re: Valet and Parking Operations for Westmont Avenue & Lane Avenue Project

City of Upper Arlington

This letter confirms that Goodnight Investments intends to retain J Z Valet, doing business as Premier Valet Parking, as the valet and parking service provider for the proposed development located at the intersection of Westmont Avenue and Lane Avenue in Upper Arlington.

Premier Valet Parking is capable of procuring and managing the off site parking necessary to support valet operations for this project.

Parking will be sourced from surrounding properties in the immediate area that do not conduct business during evening hours. Preliminary discussions with these property owners have been positive, with a few informal agreements currently in place to utilize parking. Several owners prefer to finalize formal agreements closer to the start of operations.

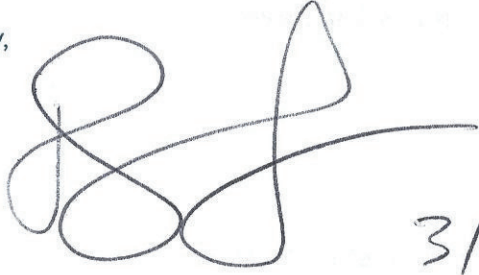
Properties that may permit after hours parking use include, but are not limited to:

- Crimson Cup Coffee
- Wright-Patt Credit Union
- Arlington Optical
- First Bank of Central Ohio
- Ohio State Bank
- Heartland Bank
- WesBanco Bank
- Fifth Third Bank
- John Romans Construction
- Huntington Bank
- La Chatelaine French Bakery and Bistro
- Banfield Pet Hospital
- Upper Arlington Veterinary Hospital

Premier Valet Parking is prepared to obtain written consent and execute formal agreements for the required parking spaces within 90 days of the commencement of business operations.

Please contact us if any additional information or clarification is needed.

Sincerely,



3/5/26

Ryan Gale - President

Premier Valet Parking

MEMORANDUM OF UNDERSTANDING (Non-Binding Shared Parking Agreement)

This Memorandum of Understanding (“MOU”) is entered into as of _____, by and between Ohio Health (“Licensor”) and 1660 West Lane Ave, LLC (“Licensee”) collectively referred to as the “Parties.”

1. PURPOSE

The purpose of this MOU is to outline the preliminary understanding between the Parties regarding a potential shared parking arrangement, whereby Licensor may permit Licensee to utilize a portion of its parking facilities.

This MOU is intended solely as a framework for discussion and does not constitute a binding agreement, except as expressly stated herein.

2. PROPERTY

The parking spaces subject to this MOU are located at 1480 W Lane Ave, Columbus, OH 43221 (the “Property”) more specifically described in “Exhibit A.”

3. PARKING USE

Licensor anticipates making available approximately 20-50 parking spaces for use by Licensee. The exact number of spaces, location within the Property shall be mutually agreed upon in a future definitive agreement. The hours of permitted use are Monday through Friday 6:00 p.m. to 6:00 a.m., and Saturday and Sunday all day. Use will only include employee and valet parking. No customer self-parking will be allowed. The final permitted hours of use shall be determined during the execution of the formal license agreement.

4. TERM

The Parties intend to negotiate a mutually agreeable term for the parking arrangement. Such term may include initial duration and renewal options, to be defined in a future agreement.

5. PRICING

The Parties acknowledge that pricing has not yet been determined. Both Parties agree to negotiate in good faith to establish: Monthly or annual parking fees, and/or Per-space or usage-based pricing structure, and/or Revenue-sharing or hybrid models (if applicable)

6. USE RESTRICTIONS

Use will be limited to parking of passenger vehicles associated with Licensee’s lawful business operations. No buses, trailers, RVs, vehicle storage, repairs, fueling, washing, or hazardous materials.

7. NON-BINDING NATURE

This MOU is non-binding and intended solely to memorialize the Parties' current understanding and intent to negotiate. No Party shall be legally obligated to proceed with the transaction unless and until a definitive written agreement is executed.

8. GOOD FAITH NEGOTIATIONS

The Parties agree to negotiate in good faith toward a mutually acceptable definitive parking agreement.

9. CONFIDENTIALITY

The Parties agree to keep the terms and discussions related to this MOU confidential, except as required by law or as necessary for advisors, lenders, or partners.


10. NO PARTNERSHIP OR JOINT VENTURE

Nothing in this MOU shall be deemed to create any partnership, joint venture, or agency relationship between the Parties.

11. GOVERNING LAW

This MOU shall be governed by the laws of the State of Ohio.

SIGNATURES

LICENSOR:	LICENSEE:
By: 	By: _____
Name: Maggie Pope	Name: Gretchen Bonasera
Title: VP – Real Estate	Title: member 1660 West Lane Ave, LLC
Date: 4/23/2024	Date: _____

**EXHIBIT A
PARKING AREA DIAGRAM / SITE PLAN**



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 5, 2025

Subject: 2471 Westmont Boulevard - Informal review of a conceptual three-story mixed-use building with two parking spaces and an outdoor patio along W. Lane Avenue.

Overview

Ms. Gretchen Bonasera from Goodnight Investments will present a concept for a new three-story mixed-use development at 2471 Westmont Boulevard. This development will replace the former State Farm Insurance office and is flanked on two sides by the five-story Westmont at the Lane mixed-use development.

The applicant is the owner/operator of [80 East](#) (Powell) and [114 West](#) (Plain City), both of which are membership-only private bars and event spaces. The proposed concept for this location includes a private bar on the first floor, a social/co-working space on the second floor, and a member-only event space on the third floor, featuring a large balcony. Additionally, an outdoor patio and plaza will be created along W. Lane Avenue.

The applicant is currently in their due diligence period, and is seeking to determine whether this concept would be supported by the Board (and the City).

Zoning Code Requirements

The property is located within the Lane Avenue Planned Mixed Use District (PMUD) - Center Overlay and will have to adhere to those requirements. Per UDO Article 5.05, Eating and Drinking Establishments and Outdoor Dining, as well as In-Between Gathering Places like pubs, are permitted uses in this Context Area — it appears the proposed uses would fall under an in-between gathering place.

Following preliminary review, Staff has identified several substantive issues with the concept that warrant further discussion and study, should Final Development Plan application approval and Council approval of a right-of-way lease be sought.

Westmont Boulevard Right-of-Way

This conceptual plan would require approval from City Council to occupy approximately 10 feet of right-of-way on the west side of Westmont Boulevard. Other agreements granted in the area were primarily for mixed-use projects that include higher income or bed tax-generating uses (i.e., office and hotel) as part of an economic development incentive.



The City Engineer notes the absence of public infrastructure in the proposed right-of-way lease area, which generally reduces concerns over its use. At a width of 80 feet, Westmont Boulevard's right-of-way is also wider than most.

The City Forester also requests a minimum five-foot-wide sidewalk with a tree lawn and street trees. A high-quality landscape plan would be needed along both road frontages, with special attention paid to compliance with the W. Lane Avenue streetscape standards.

Parking

The plan includes just **two (2)** on-site parking spaces for loading/valet service and four new on-street parking spaces on the west side of Westmont Boulevard (one handicap space). Existing public parking in the area would be utilized for all employees and patrons. Based on the proposed square footage and uses, a total of **53** parking spaces would be needed; however, this number may be reduced to 44 if the Shared Parking Factor is approved by the Community Development Director, per code. A cursory survey of existing public parking in the area reveals some surplus, though availability becomes limited on Friday and Saturday evenings. Such a large parking deficit is concerning, and Staff strongly recommends a detailed parking study be performed, as well as establishing a formal off-site parking agreement for employees.

Event Space

Staff have concerns that the proposed event space may generate excess noise, traffic, and parking issues. More information is needed regarding how the event space will be used and how the other locations operate. Additionally, the proposed third-floor balcony is located directly adjacent to apartment balconies and near office space, so privacy/intrusion into these residents' homes and places of business is a concern. An alternative design is encouraged. More information will be needed on catering, deliveries, and trash service.

Lane Avenue Plaza

Further details are needed regarding whether the proposed plaza will be available for public use or if it will be restricted to members only. Since City property is needed to accommodate the proposal, public use of the plaza would likely be required as part of such an agreement. Information on programming and usage is also required.

Building/Fire

Please ensure your architect performs a full analysis of potential fire separation issues between the proposed structure and the adjacent Westmont at the Lane and determines whether the building will require a suppression system and/or an elevator.

Attachments

1.	2471 Westmont Blvd_ Applicant Narrative
2.	2471 Westmont Blvd_ Proposed Plans





Authors: Justin Milam, AICP, Senior Planner
Chad Gibson, AICP, Community Development Director

BZAP Meeting Date: May 6, 2026

Subject: 2082 Fontenay Place (OR-xx-26, VAR-24-26) — Review of a plat amendment and variance to permit the retention of swimming pool decking and a patio that was installed without a permit and is located within the rear yard, which is prohibited.

Overview

Property owner's representatives will be present to introduce a proposed plat amendment and variance application for their property located at 2082 Fontenay Place. The applicant is seeking to retain swimming pool decking and a patio that was installed without a permit and is located in the 32-foot platted rear yard. The proposed plat amendment would apply specifically to this property, not any others in the Fontenay Place Subdivision, and would reduce the rear setback from 32 feet to 19.5 feet. The code does not offer specific conditions of approval for plat amendments, but notes that the City Council may amend the plat, in whole or in part, where unusual or exceptional factors or conditions require the amendment to avoid undue hardship. *[In previous plat amendment applications where setbacks were modified, the variance approval standards have been used as a guide.]* The code requires a Letter of Adequacy from the City's Public Services Director, which is anticipated to be completed prior to the Board's formal hearing on this matter. Plat amendment review by City Council has been tentatively scheduled for June.

History

On June 12, 2024, the City was contacted about improvements in the rear yard of the subject property beyond the scope of approved permits. As background, the City had previously approved a swimming pool and certain improvements for the rear yard. After receiving the complaint, the City performed an inspection and observed both code violations and completed work beyond the permitted scope. The City's Code Compliance Officer issued a citation on the basis of persistent zoning and building code violations (Zoning Compliant #24-2661) with regard to non-permitted improvements made after a final inspection of the swimming pool (Swimming Pool Permit #23-1416) on October 19, 2023. A Certificate of Zoning Compliance (#25-3154) was filed on June 30, 2025 seeking to reduce lot coverage by replacing a concrete walkway with pavers, but was not approved due to deficiencies in the application. Additionally, a previous version of the Plat Amendment Application (#25-3173) was originally filed on July 1, 2025, but was not processed at that time as the application was incomplete. A variance application was submitted on April 15, 2026.



The Code Compliance Case in Upper Arlington Mayor's Court was ultimately dismissed to allow the applicant an opportunity to pursue a resolution to these code variances through the variance and plat amendment processes.

Since June 2024, Staff has met with the applicant and/or their legal counsel at least six times, including the most recent site inspection on April 16, 2026, which revealed swimming pool barrier violations and no abatement of the persisting zoning violations.

Proposal

- Amends the 32-foot platted rear yard setback to 19.5 feet to permit the retention of the existing swimming pool and associated patio/decking.
- Requests variances to retain the improvements that were made without a permit and allow an increase to the total development cover maximum from 45% to 50%.

Zoning Code Requirements

Article 4.06(F) states:

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

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

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

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

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

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

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



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

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

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

For the variance application, the following are being requested:

- Development cover exceeds the 45% maximum allowed in the R-1a District – UDO Article 5.02(C) [Table 5-F]
- Swimming pool and related decking encroach upon the platted 32’ rear yard setback – UDO Article 6.09(D)(11)
- Swimming pool decking encroaches the 10’ minimum side yard setback – UDO Article 6.09(D)(11)
- Swimming pool fence relocated/modified without a permit – UDO Article 6.09(D)(12) [also building code implications]
- Retaining wall constructed without a permit – UDO Article 6.09(D)(12) [also building code implications]
- Drainage improvements in an easement – [building code and engineering implications]

Today, Plat Amendment (#25-3177) remains in progress since its initial filing on July 1, 2025. A Variance Application (#26-1385) was filed on April 15, 2026, and is asking for an increase of the maximum development coverage to be increased from 45% (including 5% swimming pool “bonus”) to 50% to accommodate the increase of impervious surfaces added to the site by Martinez Landscaping performed in the fall of 2023. This work included landscaping and the installation of additional concrete decking which was done without a permit.

Attachments

1.	2082 Fontenay Place As-Built Survey - SEPT 2024
2.	2082 Fontenay Place 23-1416 - Approved pool site plan
3.	2082 Fontenay Place CZC 22-3038 - Site Plan
4.	2082 Fontenay Place Attachments - 6.11.24



5.	2082 Fontenay Place Letter - 6.11.24
6.	2082 Fontenay Place BZAP Variance Application
7.	2082 Fontenay Place BZAP Plat Amendment Application



Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX:614-235-4559

A Mortgage Location Survey prepared for and certified to:

Cindy & George Tzagornis

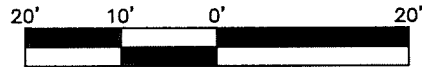
Legal Description: Situated in The State of Ohio, County of Franklin, City of Upper Arlington, in Quarter Township 1, Range 19, United States Military Lands, Being Lot 3 of Fontenay, Plat Book 108, Page 88.

Applicant: Buyer

Posted Address: 2082 Fontenay Drive, Upper Arlington, Ohio

* = Ex. pool - "Phase 1" Permit Improvement approved by City - ± 1.5' over setback line

** = Ex. concrete patio - "Phase 2" No Permit - 12.5'± over setback line



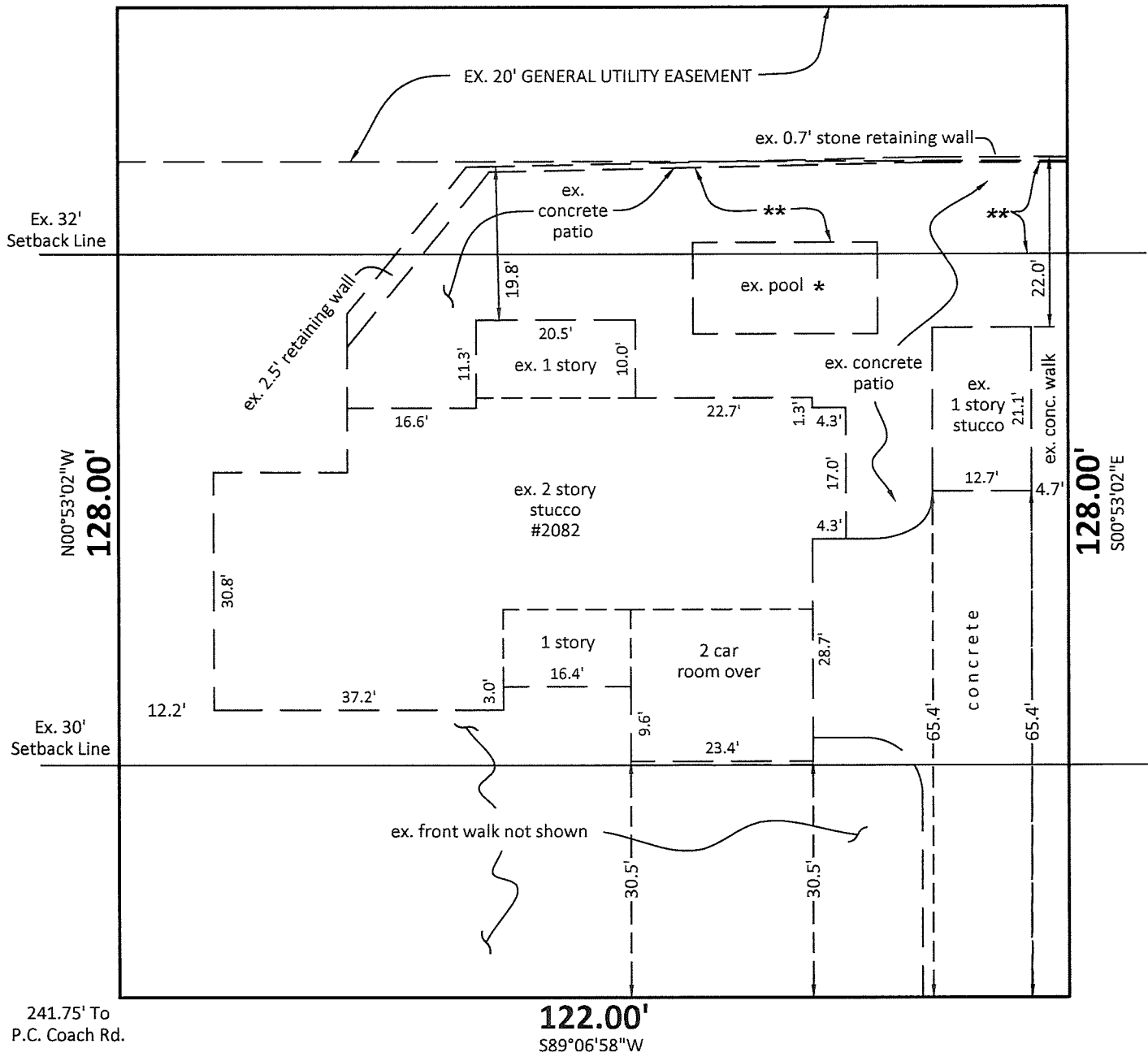
Scale 1" = 20'

Date: 08/12/2024



N89°06'58"E

122.00'



241.75' To P.C. Coach Rd.

122.00'

S89°06'58"W

FONTENAY PLACE 50'

Myers Surveying Co., Inc

We hereby certify that the foregoing Mortgage Location Survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

By _____

THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Professional Surveyor

Myers Order No.-7-07/25/2024	Rec.	Field	DWG.	Ltr.	Ck.
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GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY TO THE 2019 RESIDENTIAL CODE OF OHIO WITH CITY OF UPPER ARLINGTON ORDINANCES, APPLICABLE CODES, AND SWIMMING POOL REGULATIONS LISTED.
- IT IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR, TO FOLLOW ALL THE APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE FAMILIAR WITH THE ENTIRE SCOPE OF THE PROJECT AND SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THAT OF OTHER CONTRACTORS.
- THE CONTRACTOR SHALL VISIT SITE AND BE FULLY FAMILIARIZED WITH EXISTING CONDITIONS. NOTHING CONTAINED HEREIN SHALL BE CONSTRUED AS TO FULLY REPRESENTING EXISTING CONDITIONS AT THE BUILDING SITE. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR FROM FURNISHING OR INSTALLING ANY WORK THAT MAY BE REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS WITHOUT ADDITIONAL COST TO THE OWNER.
- VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS AND ANY AND ALL OTHER APPLICABLE ITEMS; INSTALL APPLICABLE NEW PLUMBING, LINES AND HEADS, CONDUITS, AND OTHER RELATED AND APPURTENANT ITEMS.
- DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATION MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITION AND SHALL BE INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS WITH THE DRAWINGS. IN PARTICULAR OVERALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. CONTRACTOR IS TO REPORT IMMEDIATELY TO THE OWNER ANY VARIANCES IN THE PLANS, DETAILS, DIMENSIONS, SPECIFICATIONS, OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE PRIOR TO ORDERING MATERIALS, OR BEGINNING WORK. CONTRACTOR SHALL NOTIFY OWNER FOR CLARIFICATION OF DESIGN INTENT FOR ANY DISCREPANCIES AND / OR INCONSISTENCIES, PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL EXAMINE THE DRAWINGS AND BRING TO THE IMMEDIATE ATTENTION OF THE OWNER IN WRITING ANY DISCREPANCIES FOUND BETWEEN THE PROJECT DOCUMENTS AND EXISTING CONDITIONS.
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.
- THE GENERAL CONTRACTOR (G.C.) SHALL BE RESPONSIBLE TO COORDINATE ALL WORK FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES OF CONSTRUCTION. ALL CORRESPONDENCE FROM SUB-CONTRACTORS SHALL BE ROUTED THROUGH THE G.C.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY PROVIDERS, I.E. (ELECTRIC UTILITY, GAS, SANITARY SEWER, WATER, ETC.) AND INCLUDING THE COST OF THE SERVICE INSTALLATIONS BUT NOT LIMITED TO ALL WIRE, CONDUIT, TRENCHING, TRANSFORMERS, GAS LINES, WATER LINES, SANITARY SEWER LINES, STORM LINES, TAPS, PERMITS, FEES, AID TO CONSTRUCTION, ETC. IN THEIR BID.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SCHEDULING AND ALL ON SITE TESTING AND INSPECTIONS PERTINENT TO THEIR TRADE.
- WORKMANLIKE AND WORK SHALL BE PERFORMED IN A NEAT, ACCURATE WORKMANLIKE AND PROFESSIONAL MANNER.
- CONTRACTORS SHALL PROTECT BUILDING SURFACES WHICH MAY BECOME DAMAGED WHILE MOVING PERSONNEL, EQUIPMENT OR MATERIAL. ANY DAMAGE TO BUILDING SURFACES RESULTING FROM OPERATIONS SHALL BE REPAIRED AND RESTORED TO PRECONSTRUCTION CONDITION WITHOUT ADDITIONAL COST TO OWNER OR ARCHITECT/ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES FOR THE ENTIRE DURATION OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY DUST BARRIERS, LIGHTING, COVERINGS, FIRE PROTECTION AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THE CONSTRUCTION CONTRACT.
- ALL PRODUCTS AND MATERIALS SHALL BE NEW AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL FURNISH AND INSTALL MISCELLANEOUS ITEMS WHICH ARE NOT NECESSARILY SHOWN ON THE DRAWINGS BUT ARE REQUIRED TO FULLY COMPLETE THE WORK.
- CONTRACTOR SHALL RESTORE ALL LANDSCAPE AREAS DAMAGED BY CONTRACTOR BACK TO ORIGINAL CONDITION.
- ALL CONTRACTORS SHALL LEAVE THE SITE CLEAN, FREE OF DEBRIS AND UNUSED MATERIALS AS A RESULT OF THIS CONTRACT. RESTORE SITE AND EXISTING BUILDING AREAS TO CONDITIONS PRIOR TO THE START OF CONSTRUCTION.

POOL CONSTRUCTION NOTES

- DESIGN BASED ON SITE WITH UNDISTURBED SOIL WITH A MINIMUM BEARING VALUE OF 1500 PSF.
- FINISH GRADING - GRADE AROUND FINISHED POOL & DECK. SLOPE TO PROVIDE RAIN WATER RETENTION ON SUBJECT PROPERTY. PROVIDE BERMS & SWALES AS NECESSARY. DO NOT DRAIN TO NEIGHBOR'S PROPERTY.
- PRIOR TO EXCAVATION, CONFIRM THERE ARE NO UNDERGROUND CABLES, PIPES, LINES OR UTILITIES IN THE POOL AREA.
- PROVIDE FENCE ENCLOSURE MINIMUM 4' HIGH, NON-CLIMBABLE W/ SELF CLOSING / SELF LATCHING GATES WITH ALARM.
- PROVIDE LANDSCAPE BARRIER AROUND POOL EQUIPMENT.
- DO NOT ALLOW ANY CONSTRUCTION TO TAKE PLACE INTO ANY EASEMENT.
- WATER SUPPLY AND DISPOSAL SHALL BE SO ARRANGED THAT THERE IS NO CROSS CONNECTION WITH A DOMESTIC WATER SUPPLY OR WATER DISPOSAL SYSTEM.
- HEATER MAX. TEMPERATURE TO BE LIMITED TO 104 DEGREES F.
- ALL METALLIC ITEMS WITHIN 5'-0" OF WATER'S EDGE OF POOL TO BE BONDED WITH #8 SOLID INSULATED WIRE (U.L. LISTED) TO POOL STEEL. ALL GROUND WIRES CONNECTED TO POOL STEEL WITH BRASS GROUND LUGS..... G.F.I. OUTLET 10' MIN. AND 20' MAX. FROM POOL.
- DECK SHALL HAVE A SLIP RESISTANT FINISH WITH NO SHARP EDGES AND BE POSITIVELY SLOPED FOR DRAINAGE.
- BACKFILLING OF THE POOL SHALL BE DONE CAREFULLY TO ASSURE NO DAMAGE TO THE PIPING OCCURS AND BACKFILL SHALL BE DONE WITH CLEAN SOIL FREE FROM ORGANICS AND DEBRIS AND SHALL BE COMPACTED SO THAT NO VOIDS EXIST PROVIDING A FIRM BEARING FOR THE DECK.
- ALL PIPING TO BE SCHEDULE 40 MINIMUM AND ALL PRESSURE PIPING AND MAIN DRAIN PIPING MUST BE PRESSURE TESTED PRIOR TO CONCRETE.
- PIPING TO BE INSTALLED 18" MIN BELOW GRADE AND TRENCHES TO BE BACKFILLED W/ CLEAN SAND.
- SWIMMING POOL FILL HOSE TO BE EQUIPPED WITH A VACUUM BREAKER.
- LOCATE POOL RETURNS DOWN 18" MIN. BELOW WATERLINE.
- IF GROUND WATER IS ENCOUNTERED DURING EXCAVATION, PROVIDE HYDROSTATIC PRESSURE RELIEF AND 4" CLEAN GRAVEL BASE UNDER THE POOL FLOOR.

CONCRETE CONSTRUCTION IN ACCORDANCE WITH ACI 318-08

- MONOLITHIC POOL, AUTOMATIC COVER VAULT, SUNSHELF, AND STAIRS SHALL BE 4,000 PSI REINFORCED CONCRETE CONFORMING TO ACI 301 AND ACI 318-08. CONCRETE MIX DESIGN TO LIMIT WATER CEMENT RATIO TO NOT GREATER THAN 0.50.
- CONCRETE SHALL BE CERTIFIED BY THE CONCRETE SUPPLIER AS TO COMPRESSIVE STRENGTH. CERTIFIED DELIVERY TICKETS FOR EACH TRUCK LOAD SHALL BE FORWARDED TO A/E.
- ALL REINFORCING STEEL SHALL BE DEFORMED BARS & CONFORM TO ASTM A615 GRADE 60, Fy = 60 KSI.
- PROVIDE REINFORCING GRID OF #4 REBAR @ 12" ON CENTER, U.N.O. USE CLASS 'A' LAP SPLICES A MINIMUM OF 24".
- MINIMUM COVER AGAINST EARTH SURFACES SHALL BE 3" WITH MINIMUM BAR SPACING BETWEEN ADJACENT BARS 2.5".
- PROVIDE REINFORCING GRID OF #4 REBAR @ 12" ON CENTER AND CONTINUOUS #4 NOSING BARS AT ALL SUNSHELF AND STAIR LOCATIONS. DOWEL REINFORCING INTO FLOOR SLAB WITH MINIMUM LAP SPLICES.

POOL FOUNDATION NOTES

- ALL FOUNDATIONS, FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED, NON-ORGANIC MATERIALS, COMPACTED STRUCTURAL FILL OR CRUSHED STONE.
- THE GENERAL CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHAA REGARDING OPEN HOLES, SLOPE STABILITY AND EXCAVATION PROCEDURES.
- BACKFILLING OF FOUNDATIONS SHALL NOT EXCEED MORE THAN 2'-0" UNBALANCED BACK FILL.
- FOOTING TO BE SCHEDULED FOR INSPECTION BY MUNICIPALITY IN ACCORDANCE WITH LOCAL REQUIREMENTS.

ELECTRICAL AND PLUMBING

ALL ELECTRICAL AND PLUMBING WORK SHALL BE IN CONFORMANCE WITH RESIDENTIAL CODE OF OHIO (2019) WITH ORDINANCES AND APPLICABLE CODES LISTED.

- ELECTRICAL AND PLUMBING CONTRACTORS REGISTERED WITH MUNICIPALITY AND ARE TO PULL ALL NECESSARY PERMITS.
- ALL WORK TO BE IN ACCORDANCE WITH NEC SECTION 680.26. ALL METAL WITHIN 5' HORIZ. OF INSIDE WALL OF POOL AND 12' VERT. ABOVE WATER LINE MUST BE BONDED VIA EQUIPOTENTIAL BONDING GRID. BONDING GRID SHALL EXTEND UNDER PAVED WALKING SURFACES 3' HORIZ. BEYOND INSIDE WALL OF POOL. CONCRETE REINFORCING TIE WIRES SHALL BE MADE TIGHT FOR BONDING PURPOSES. ALL BONDING TO BE SCHEDULED FOR INSPECTION BY MUNICIPALITY IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND LOCAL REGULATIONS.
- BACKWASH SHALL BE DISPOSED OF IN AN APPROVED MANNER.
- POOL/SPA WATER HEATER AND GAS PIPING INSTALLATION TO BE IN CONFORMANCE WITH THE RESIDENTIAL CODE OF OHIO (2019).
- WHERE REINFORCING STEEL IS ENCAPSULATED WITH A NONCONDUCTIVE COMPOUND, PROVISIONS SHALL BE MADE FOR AN ALTERNATIVE MEANS TO ELIMINATE VOLTAGE GRADIENTS THAT WOULD OTHERWISE BE PROVIDED BY BONDED REINFORCING STEEL.

POOL EQUIPMENT SLAB DETAILS

- FORM ALL 4 SIDES OF NEW EQUIPMENT SLAB W/ SEPARATION FROM RESIDENCE AND ANCHOR EQUIPMENT TO SLAB AS REQUIRED.
- POUR CONCRETE EQUIPMENT SLAB SAME TIME AS POOL FOR CONSTRUCTION EXPEDIENCY AND ECONOMY.
- MAINTAIN 3' CLEARANCE FROM HEATER TO WINDOWS AND AVOID INSTALLATION OF HEATERS BELOW ROOF OVERHANG.
- POOL EQUIPMENT PLACEMENT ON SLAB CAN VARY; PROVIDE FLOW FROM POOL TO PUMP TO FILTER TO HEATER TO CHLORINE GENERATOR TO POOL.
- ONE DIMENSION IS CRITICAL AND SHOULD NEVER VARY; PROVIDE 5 TIMES PIPE DIAMETER CLEAR STRAIGHT LENGTH ON SUCTION SIDE OF PUMP.

APPLICABLE CODES

- 2019 RESIDENTIAL CODE(RCO) WITH CITY OF UPPER ARLINGTON ORDINANCES
 - 2017 NATIONAL ELECTRIC CODE (NEC - NFPA 70)
 - 2017 OHIO PLUMBING CODE
 - 2017 OHIO MECHANICAL CODE
 - 2015 INTERNATIONAL FUEL GAS CODE
 - 2012 INTERNATIONAL ENERGY CONSERVATION CODE ASHRAE 90.1 2010
- COMPLIANCE WITH ADA: ICC A117.1 - 2009 PER OHIO CODE

SWIMMING POOL STANDARDS AND REGULATIONS

ANSI/NSPI 3, ANSI/NSPI 5, ANSI/APSP 7, ANSI/APSP/ICC 15 INTERNATIONAL SWIMMING POOL & SPA CODE - ELECTRICAL AND BONDING REQUIREMENTS SHALL COMPLY WITH CURRENT NEC. ANSI/NSPI - TYPE O POOL

VIRGINIA GRAEME BAKER POOL AND SPA SAFETY ACT ANTI-ENTRAPMENT REQUIREMENTS

- ALL EQUIPMENT MUST COMPLY WITH CURRENT 2021 UPDATES TO VGSA.
- MAIN DRAIN SUCTION OUTLETS TO CONSIST OF (2) DRAIN COVERS AT LEAST 36" APART INSTALLED PER MANUFACTURER SPECIFICATIONS.
- SUCTION OUTLETS MUST BE PIPED SO WATER IS DRAWN THROUGH THEM SIMULTANEOUSLY THROUGH A VACUUM RELIEF PROTECTED LINE TO THE PUMP.

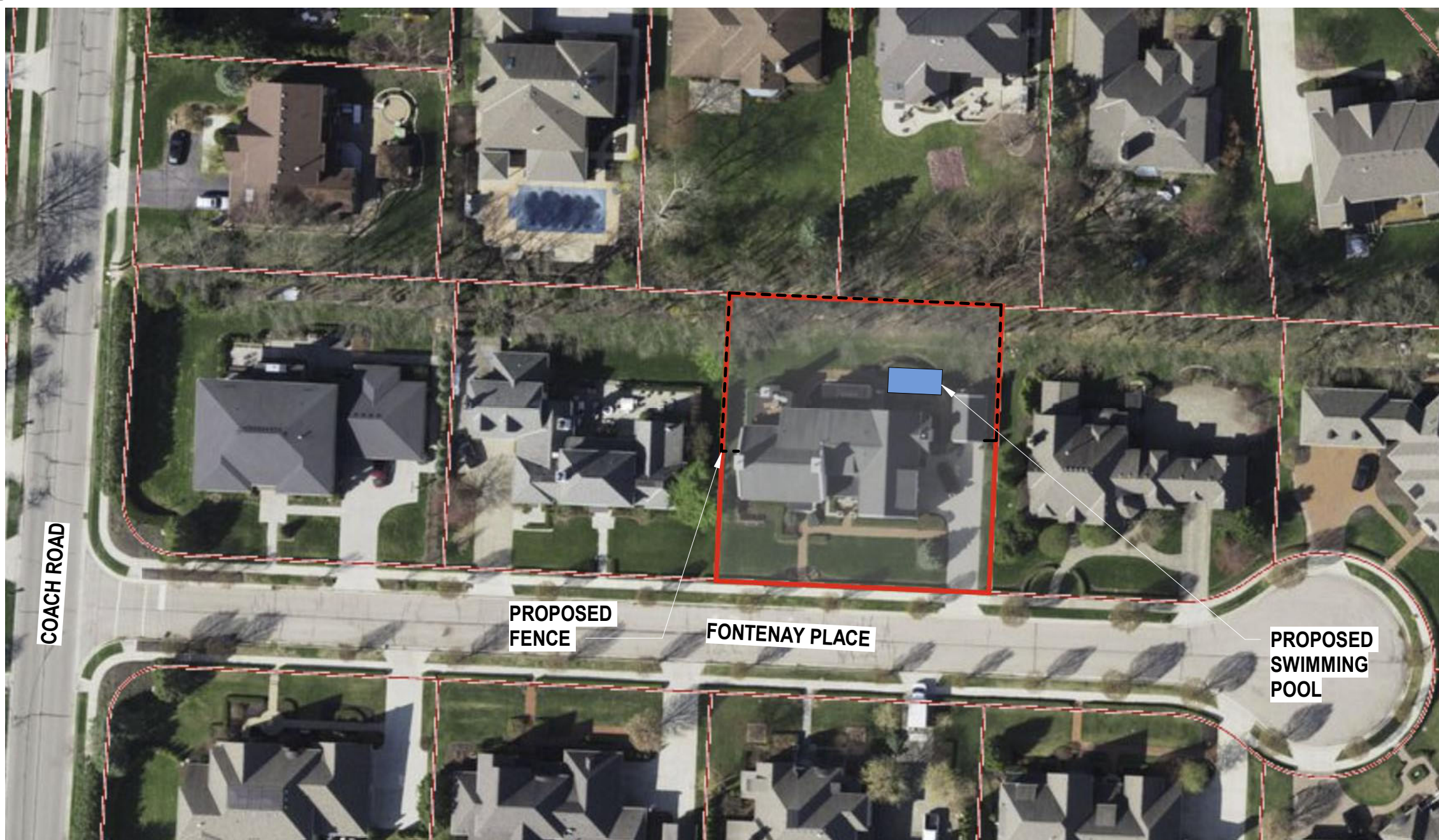


175 S. THIRD ST. SUITE 200
COLUMBUS, OHIO 43215
INFO@ALLISONSTRUCTURAL.COM



REV DATE DESCRIPTION

1 LOCATION MAP



INSPECTIONS REQUIRED POOL INSPECTIONS (614) 583-5080 | ELECTRICAL INSPECTIONS (614) 583-5081

INSPECTION	TIME TO SCHEDULE
ELECTRICAL / BONDING	BEFORE PLACING THE BOTTOM OF THE POOL
FOOTER	BEFORE POURING CONCRETE
ELECTRICAL / BONDING	BEFORE PLACING DECK
FINAL ELECTRIC	FINAL HEATING
FINAL	AFTER FENCE IS ERECTED

DRAWING LIST

SHEET NUMBER	DESCRIPTION
1.0	GENERAL NOTES AND PROJECT INFORMATION
2.0	SITE PLAN, ZONING, TOPOGRAPHIC AND DRAINAGE PLAN
3.0	POOL LAYOUT, PIPING, FILTRATION, AND EQUIPMENT PLAN
4.0	STRUCTURAL, ELECTRICAL AND POOL PROFILE CONSTRUCTION DETAILS

POOL SPECIFICATIONS (PERMIT DATA FOR ONLINE PORTAL APPLICATION)

LENGTH	24'-0"
WIDTH	12'-0"
MIN. DEPTH	3'-6"
MAX. DEPTH	4'-6"
SWIMMING POOL AREA	288 SQ. FT.
PERIMETER	72 FT.
CAPACITY	7000 GALLONS
HEIGHT ABOVE GRADE	0'-0"
DRAINAGE OPTION	STORM SEWER
WALK WIDTH AROUND POOL NORTH	1'-0"
WALK WIDTH AROUND POOL SOUTH	6'-0"
WALK WIDTH AROUND POOL WEST	8'-0"
WALK WIDTH AROUND POOL EAST	6'-0"
INLETS	(3) WALL 1-1/2" DIRECTIONAL INLETS
LIGHTS	(2) LED 12V PENTAIR INTELLIBRIGHT 5G
PUMP	(1) PENTAIR INTELLIFLO 11 VARIABLE SPEED SAND FILTER
FILTER SYSTEM TYPE	
SIZE OF FILTER (IN INCHES)	16
FILTER AREA (IN SF)	2
RATE OF FLOW (IN GPM/SF)	80
TURNOVER RATE (IN HRS)	4.4
MAIN DRAINS	(2) 8" VGB COMPLIANT DRAINS
SKIMMERS	1
HEATER	GAS FUEL
TYPE OF CHLORINATION	SALT WATER GENERATOR
CONNECTED TO COLUMBUS WATER	NO
CONNECTED TO SANITARY SEWER	NO

ADDITIONAL REQUIREMENTS

54" HIGH BLACK ALUMINUM FENCE WITH VERTICAL PULL GATES AND ALARM PER FENCE INSTALLER.

TZAGOURNIS RESIDENCE SWIMMING POOL

2082 FONTENAY PLACE
UPPER ARLINGTON, OH 43220

DESIGN / DRAWN BY: GA CHECKED BY: NN

PROJECT NO. ASG23-006 DATE: 4/20/23

GENERAL NOTES AND PROJECT INFORMATION

1.0

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ZONING REQUIREMENTS	SITE PLAN LEGEND	REQUIREMENT	PROPOSED
MINIMUM FRONT YARD SET BACK		N/A	N/A
MINIMUM SIDE YARD SETBACK (TO PATIO / DECKING)		12' (PER PLAT)	19'-3"
MINIMUM REAR YARD SETBACK (TO PATIO / DECKING)		32' (PER PLAT)	32'
MAXIMUM HEIGHT ABOVE GRADE		2'	0'-0" (PATIO LEVEL)
SWIMMING POOL EQUIPMENT		3' SETBACK, NOT IN AN EASEMENT AND 60DB MAX AT THE PROPERTY LINE.	20'+ MAX. DB 45 AT UNIT
FENCE REQUIRED		YES	YES
LOCKABLE COVER		NO	NO
FENCE		MINIMUM 48"	54" TO MATCH NEIGHBORS

GENERAL ZONING INFORMATION

PARCEL ID: 070-014528-00
 SUBDIVISION: FONTENAY
 LOT: 3
 PROJECT ADDRESS: 2082 FONTENAY PLACE, UPPER ARLINGTON, OH 43220
 COUNTY: FRANKLIN
 NEAR: CORNER OF COACH ROAD AND FONTENAY PLACE

ZONING DISTRICT: R-1A, ONE-FAMILY RESIDENCE DISTRICT
 BUILDING OWNER: TZAGOURNIS GEORGE M, TZAGOURNIS CYNTHIA L

NOTE: PRIOR TO EXCAVATION, CONFIRM THERE ARE NO UNDERGROUND CABLES, PIPES, LINES OR UTILITIES IN THE POOL AREA. DO NOT PROVIDE ANY CONSTRUCTION IN EASEMENT.



175 S. THIRD ST. SUITE 200
 COLUMBUS, OHIO 43215
 INFO@ALLISONSTRUCTURAL.COM

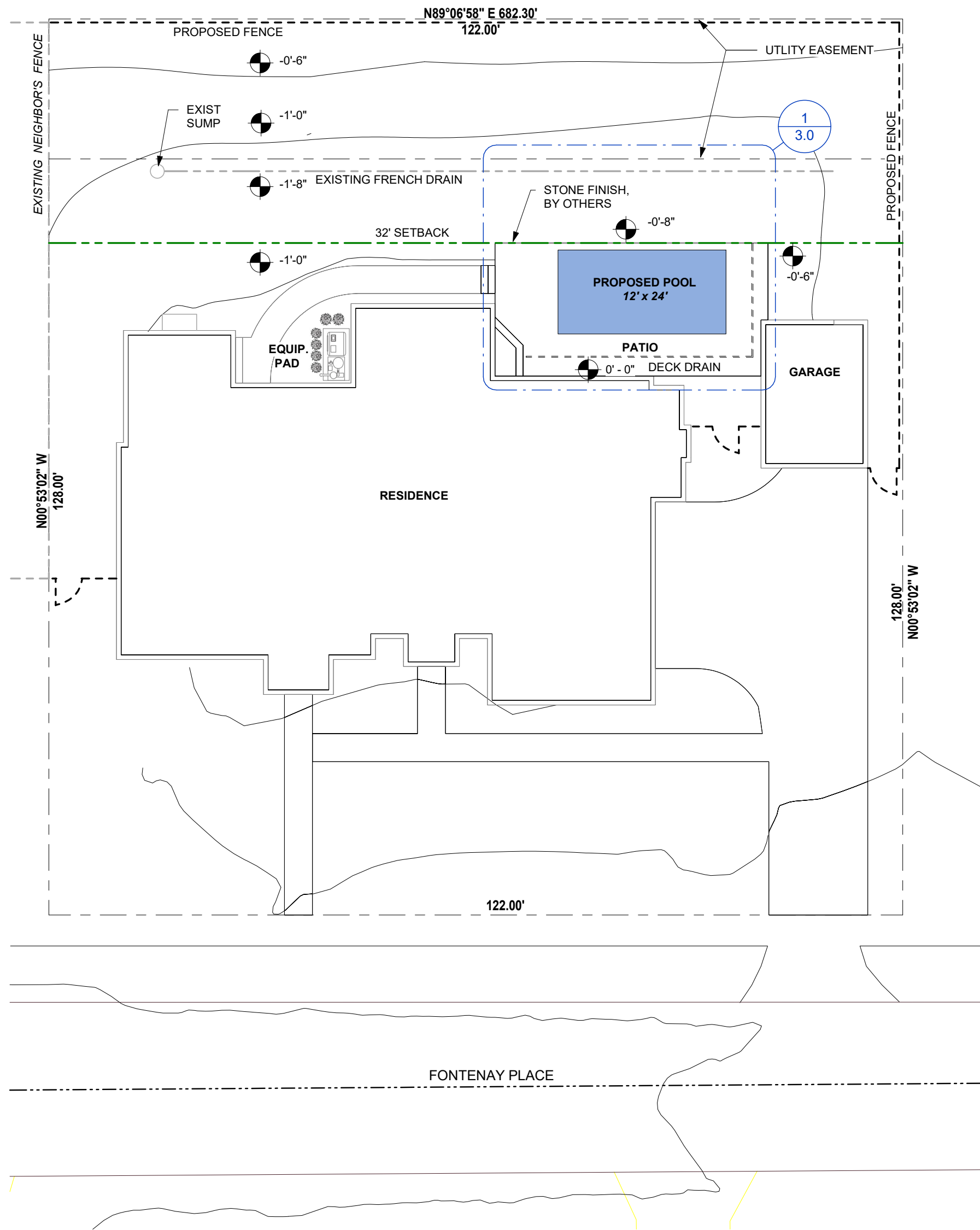


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REV	DATE	DESCRIPTION
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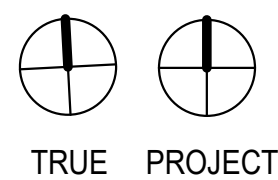
**TZAGOURNIS RESIDENCE
 SWIMMING POOL**
 2082 FONTENAY PLACE
 UPPER ARLINGTON, OH 43220

DESIGN / DRAWN BY: GA
 CHECKED BY: NN

PROJECT NO. ASG23-006
 DATE: 4/20/23

**SITE PLAN, ZONING,
 TOPOGRAPHIC AND
 DRAINAGE PLAN**

② SITE PLAN
 1 : 180



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2.0

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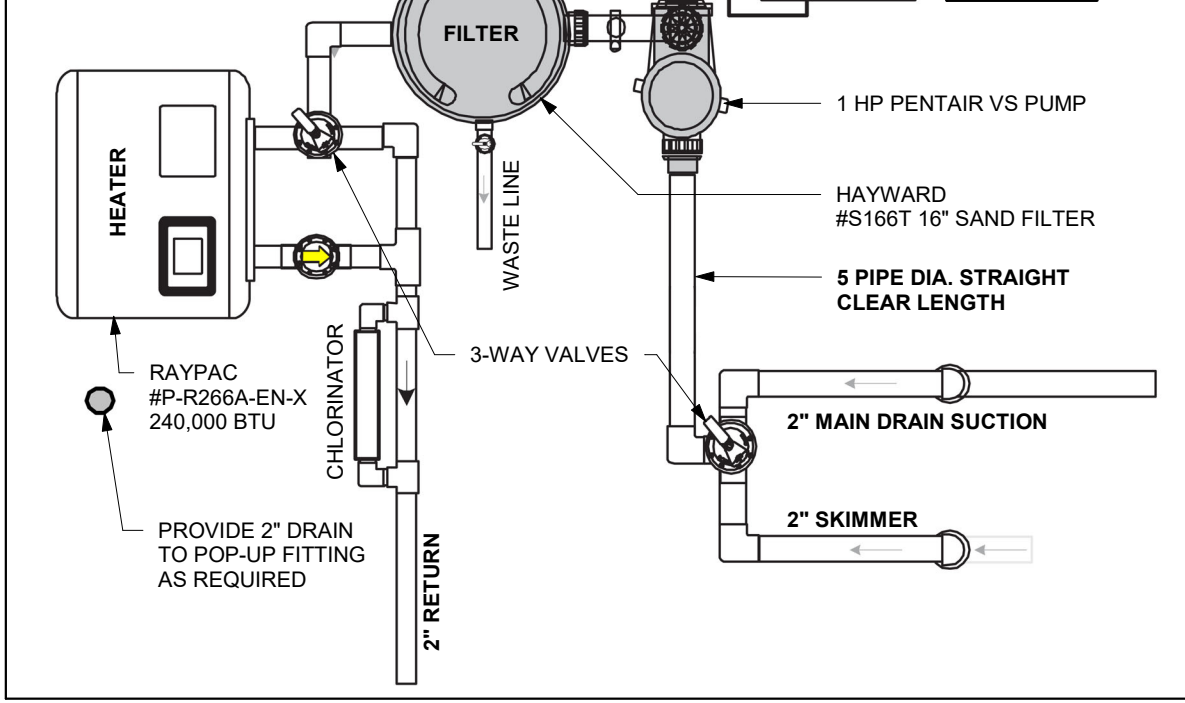
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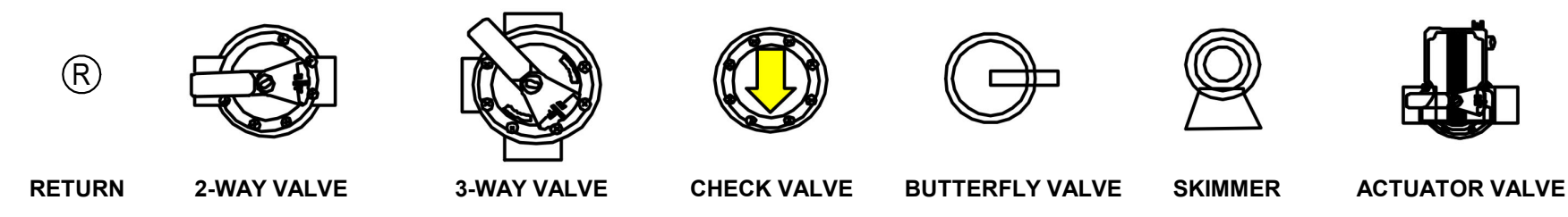
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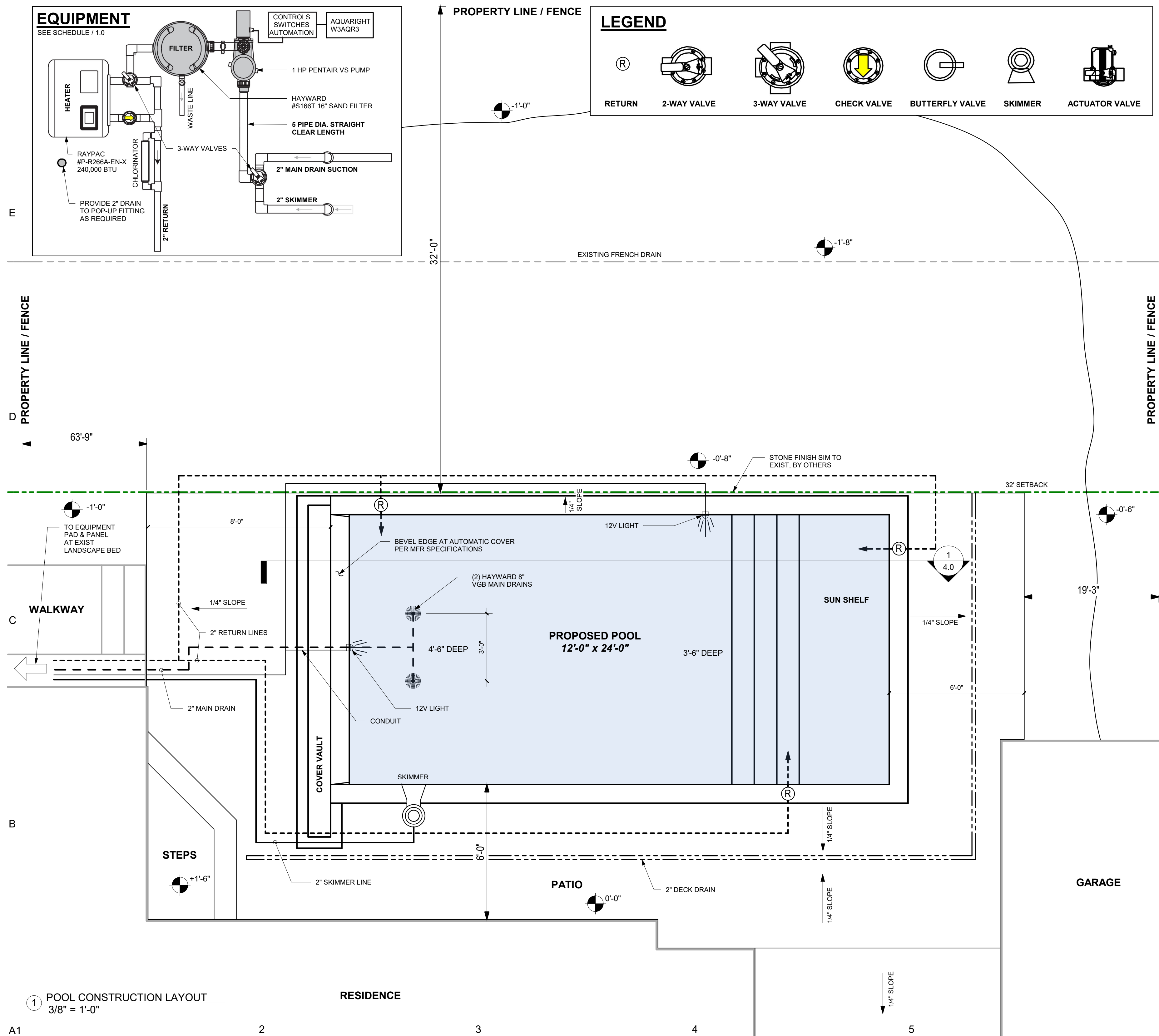
EQUIPMENT
SEE SCHEDULE / 1.0



LEGEND



175 S. THIRD ST. SUITE 200
COLUMBUS, OHIO 43215
INFO@ALLISONSTRUCTURAL.COM



REV	DATE	DESCRIPTION
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TZAGOURNIS RESIDENCE SWIMMING POOL
2082 FONTENAY PLACE
UPPER ARLINGTON, OH 43220

DESIGN / DRAWN BY: GA
CHECKED BY: NN

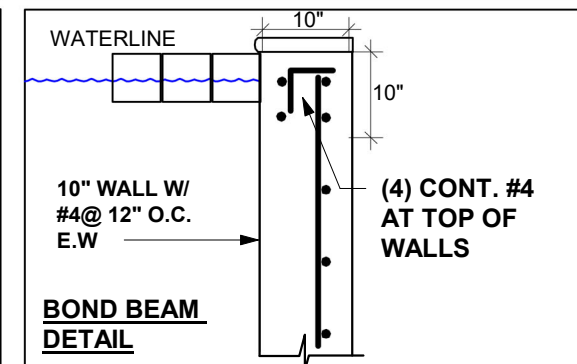
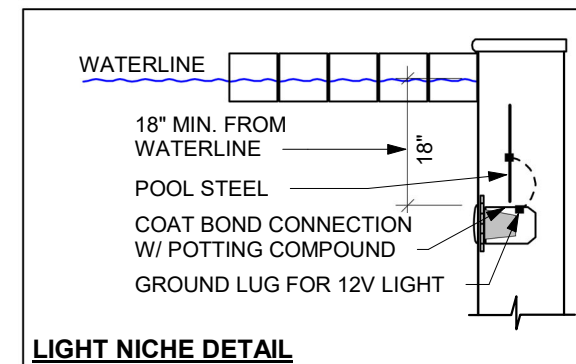
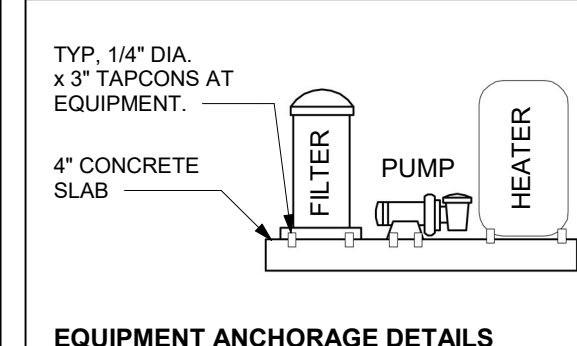
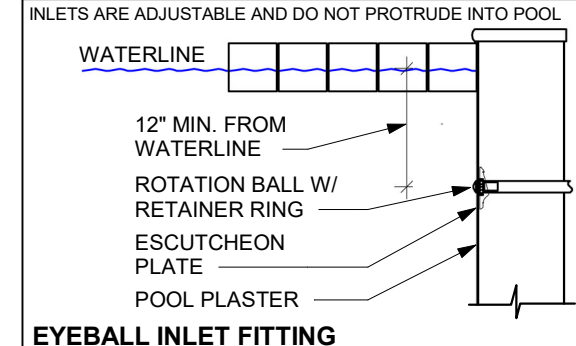
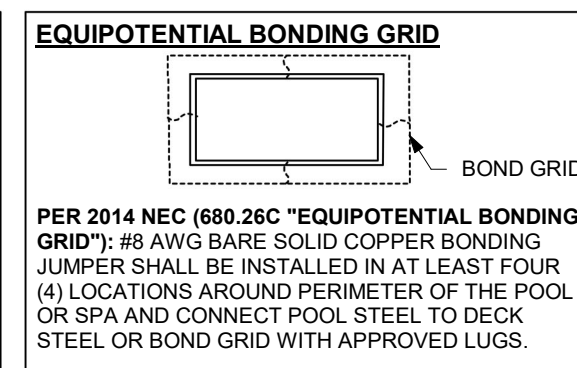
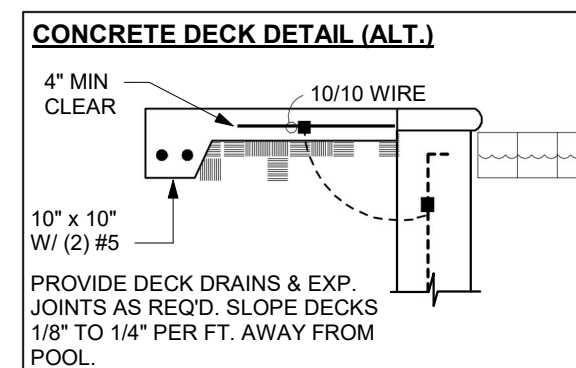
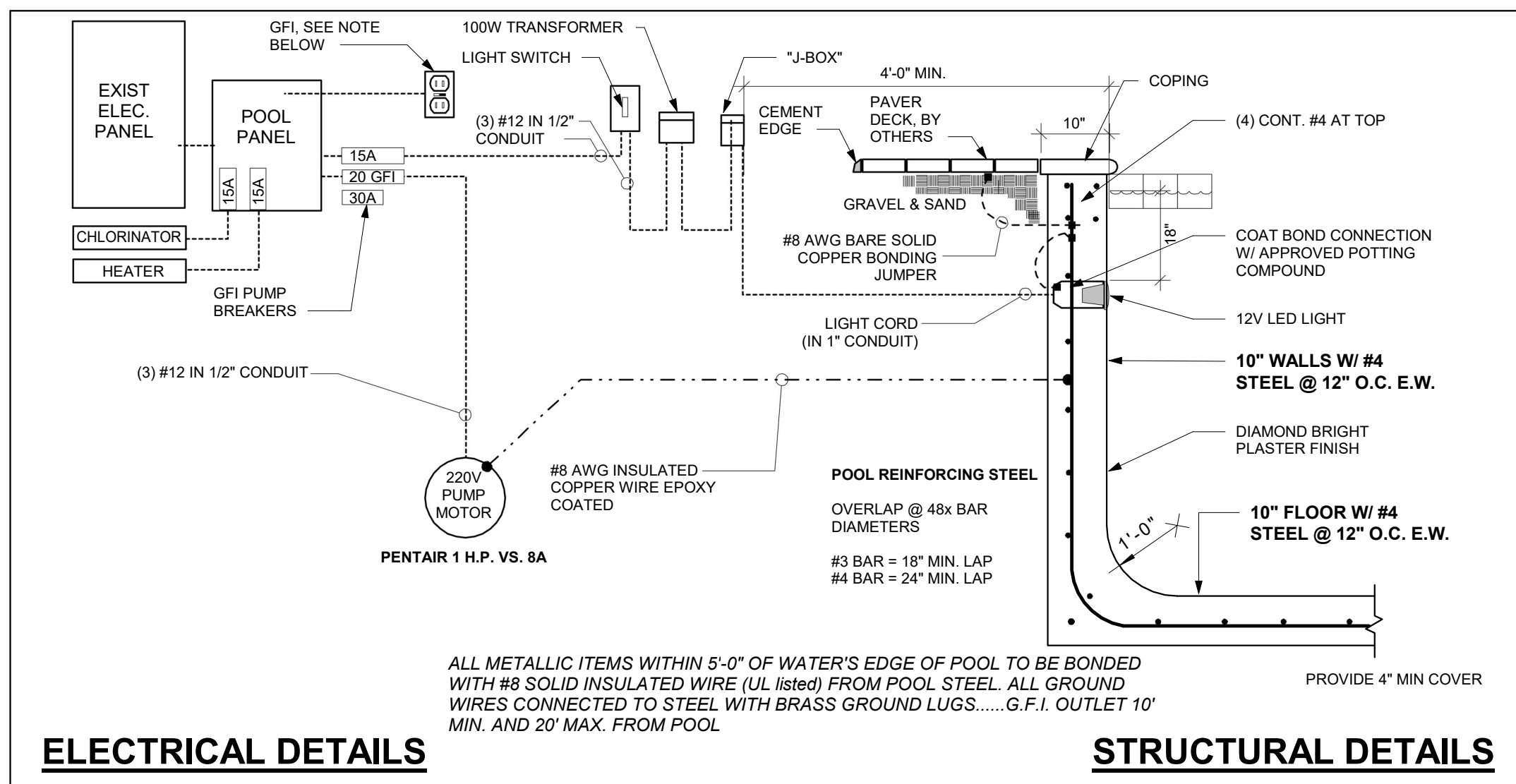
PROJECT NO. ASG23-006
DATE: 4/20/23

POOL LAYOUT, PIPING, FILTRATION, AND EQUIPMENT PLAN

COPYRIGHT ASG 2023

3.0

1 POOL CONSTRUCTION LAYOUT
3/8" = 1'-0"



FLOW AND TURN OVER SCHEDULE

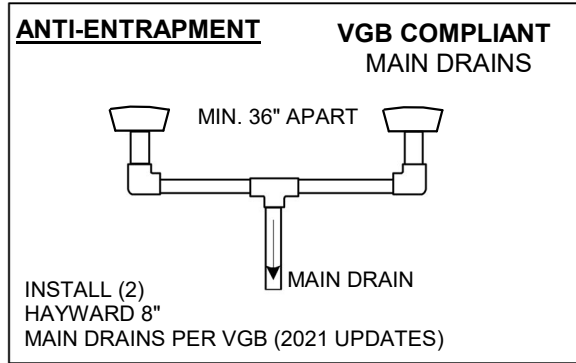
ANSI/APSP-7

LINE TYPE	SIZE	FLOW (GPM)	FPS
MAIN DRAIN LINE POOL	2"	80	8.17
RETURN LINE	2"	80	8.17

ANSI/APSP-15

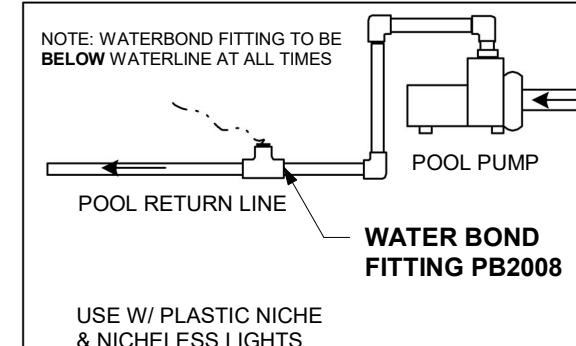
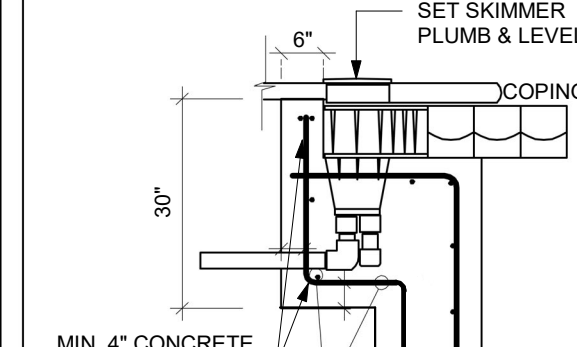
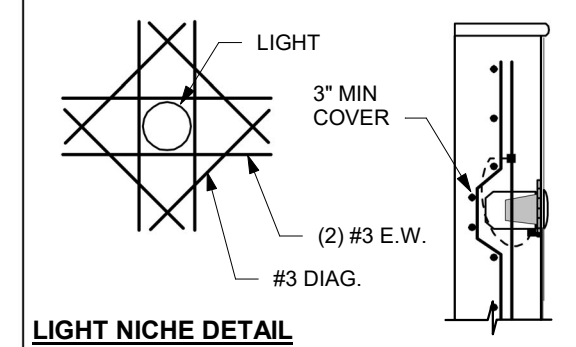
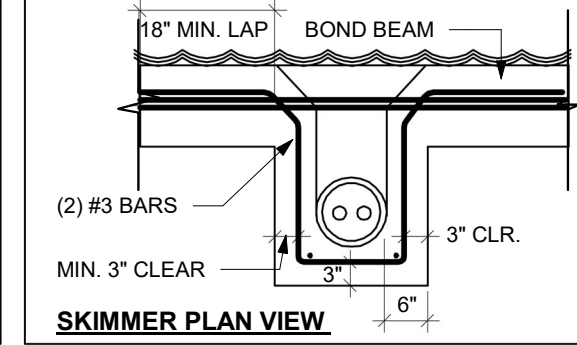
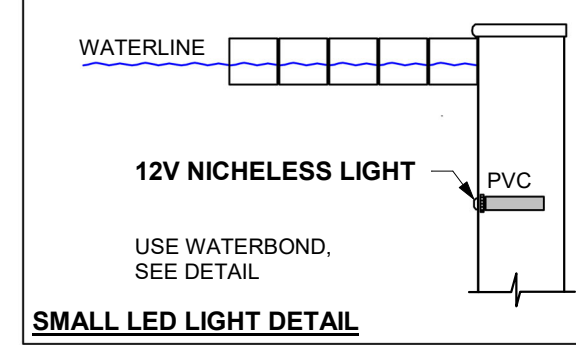
LINE TYPE	SIZE	FLOW (GPM)	FPS
MAIN DRAIN POOL LINE	2"	26.7	2.73
RETURN LINE	2"	26.7	2.73

PUMP PENTAIR INTELLIFLO i1 VARIABLE SPEED
 CURVE A @3450 26.7 GPM
 CAPACITY 7000 GALLONS
 TURN OVER 4.4 HRS
 FILTER RATE MAX. 0.375 GAL. PER S.F.



FINISH GRADING

GRADE AROUND FINISHED POOL & DECK. SLOPE TO PROVIDE RAIN WATER RETENTION ON SUBJECT PROPERTY. PROVIDE BERMS & SWALES AS NECESSARY. DO NOT DRAIN TO NEIGHBOR'S PROPERTY.

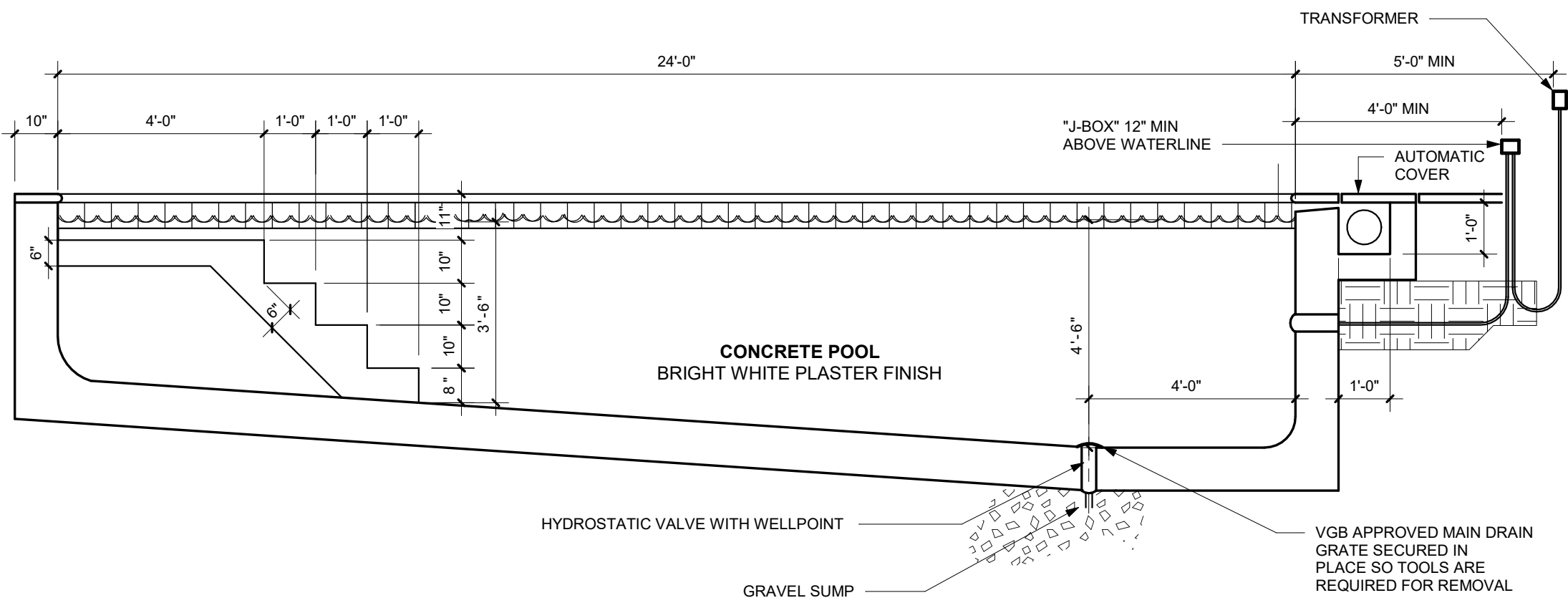


IF GROUND WATER IS ENCOUNTERED DURING EXCAVATION, PROVIDE HYDROSTATIC PRESSURE RELIEF AND 4" CLEAN GRAVEL BASE UNDER THE POOL FLOOR

HEATER MAX. TEMPERATURE LIMITED TO 104 DEGREES F.

FINISHING NOTES

- FILL ALL VOIDS WITH HYDRAULIC CEMENT OR POOL PATCH.
- PROVIDE CLEAN, SMOOTH SURFACE. WASH W/ MURIATIC ACID IF NECESSARY.
- APPLY BOND COAT AND INSTALL NEW DIAMOND BRITE FINISH, PEBBLE TEC OR OTHER AGREGATE FINISH. INSTALL EYEBALL FITTINGS, FEATURE FITTINGS, JET FITTINGS, ETC., AND VGB APPROVED MAIN DRAIN COVER.
- FILL POOL W/ POTABLE WATER (THROUGH A FILTER) IF NECESSARY. ADD CHEMICALS AS RECOMMENDED BY A PROFESSIONAL OR A POOL WATER TEST KIT.
- AFTER POOL IS FILLED WITH WATER, PROGRAM HAYWARD AQUARIGHT SALT GENERATOR SYSTEM IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND RE-TEST PRIOR TO USE.



ASG

175 S. THIRD ST. SUITE 200
 COLUMBUS, OHIO 43215
 INFO@ALLISONSTRUCTURAL.COM



REV	DATE	DESCRIPTION

TZAGOURNIS RESIDENCE SWIMMING POOL

2082 FONTENAY PLACE
 UPPER ARLINGTON, OH 43220

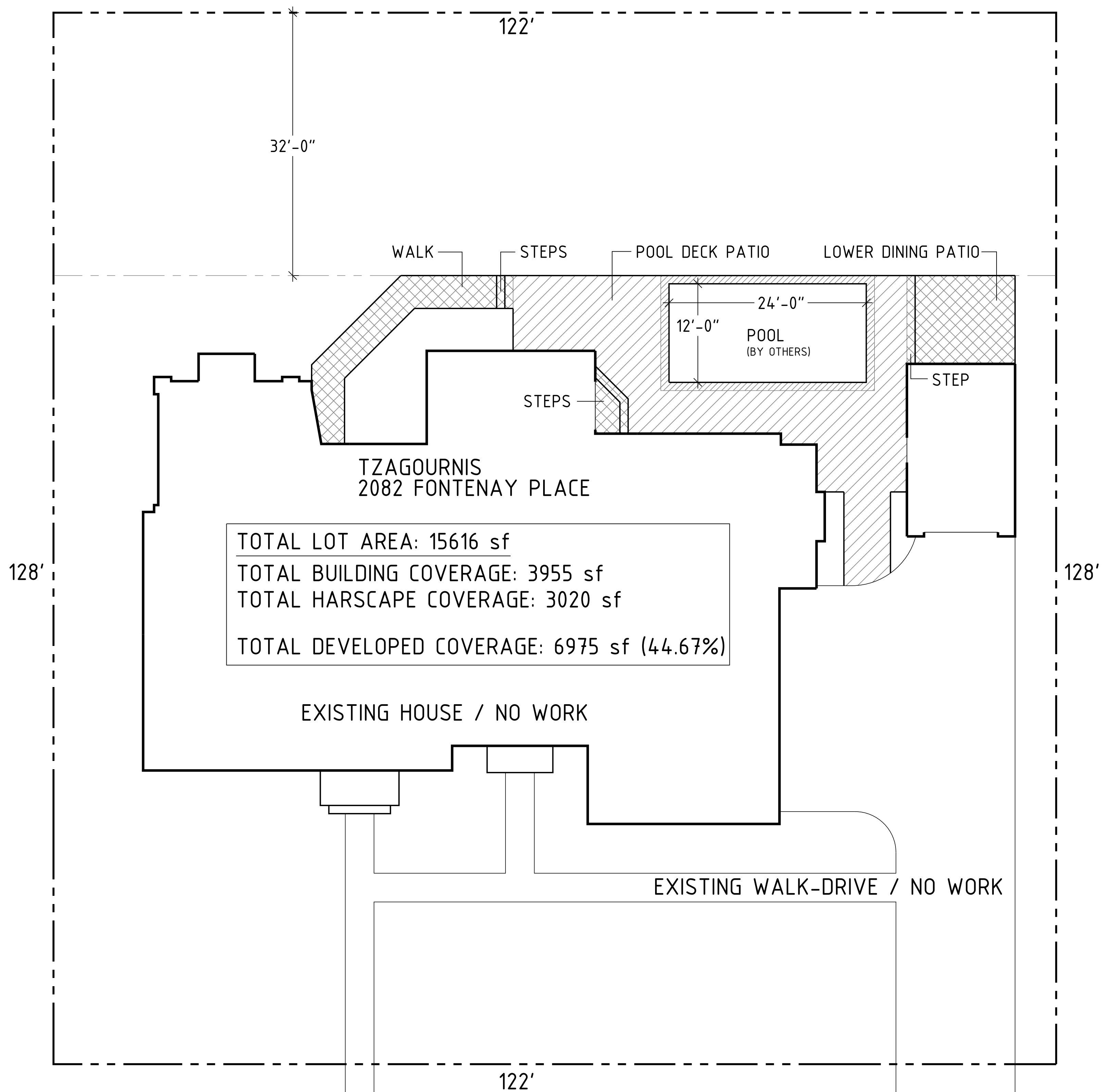
DESIGN / DRAWN BY: GA
 CHECKED BY: NN

PROJECT NO. ASG23-006
 DATE: 4/20/23

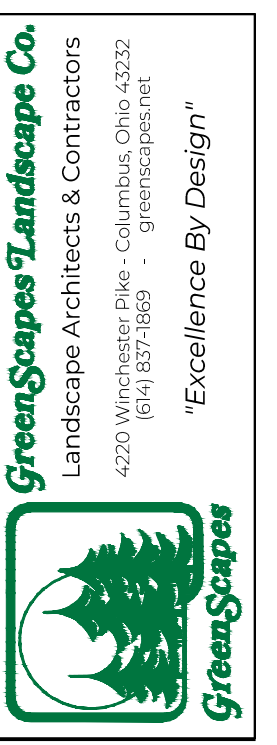
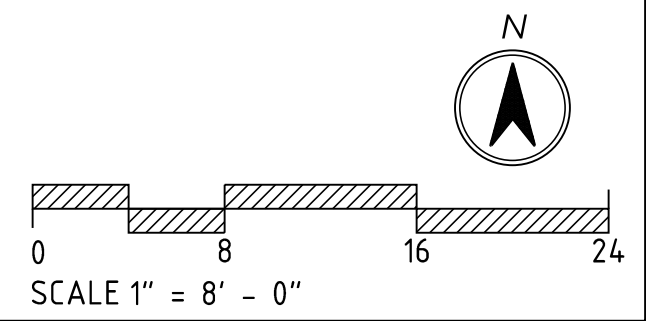
STRUCTURAL, ELECTRICAL AND POOL PROFILE CONSTRUCTION DETAILS

4.0

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TOTAL LOT AREA: 15616 sf
 TOTAL BUILDING COVERAGE: 3955 sf
 TOTAL HARSCAPE COVERAGE: 3020 sf
 TOTAL DEVELOPED COVERAGE: 6975 sf (44.67%)

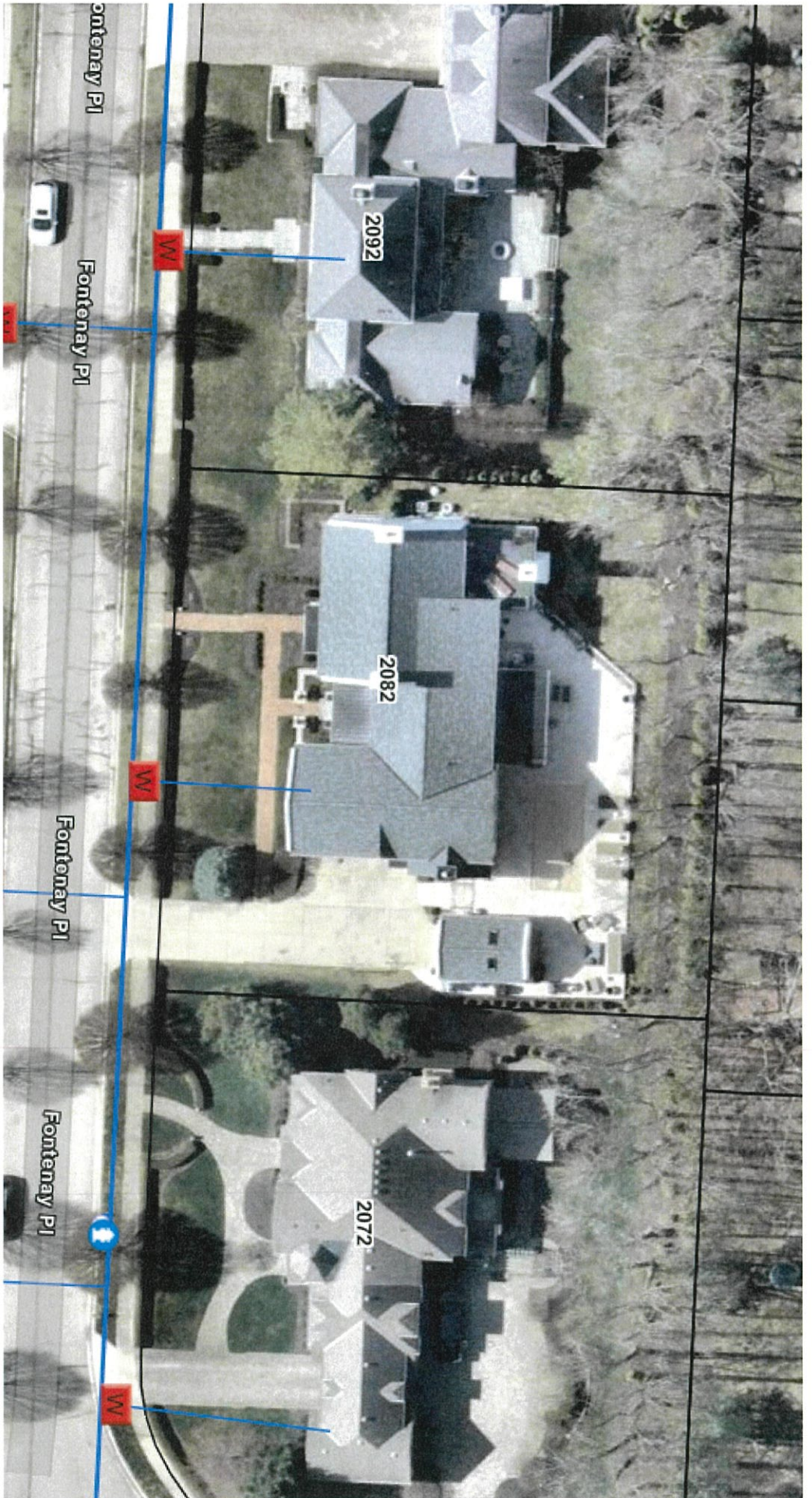


TZAGOURNIS RESIDENCE
 2082 FONTENAY PLACE
 UPPER ARLINGTON, OHIO
 LAYOUT COVERAGE PLAN

MA

NO.	REVISIONS	BY

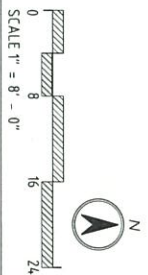
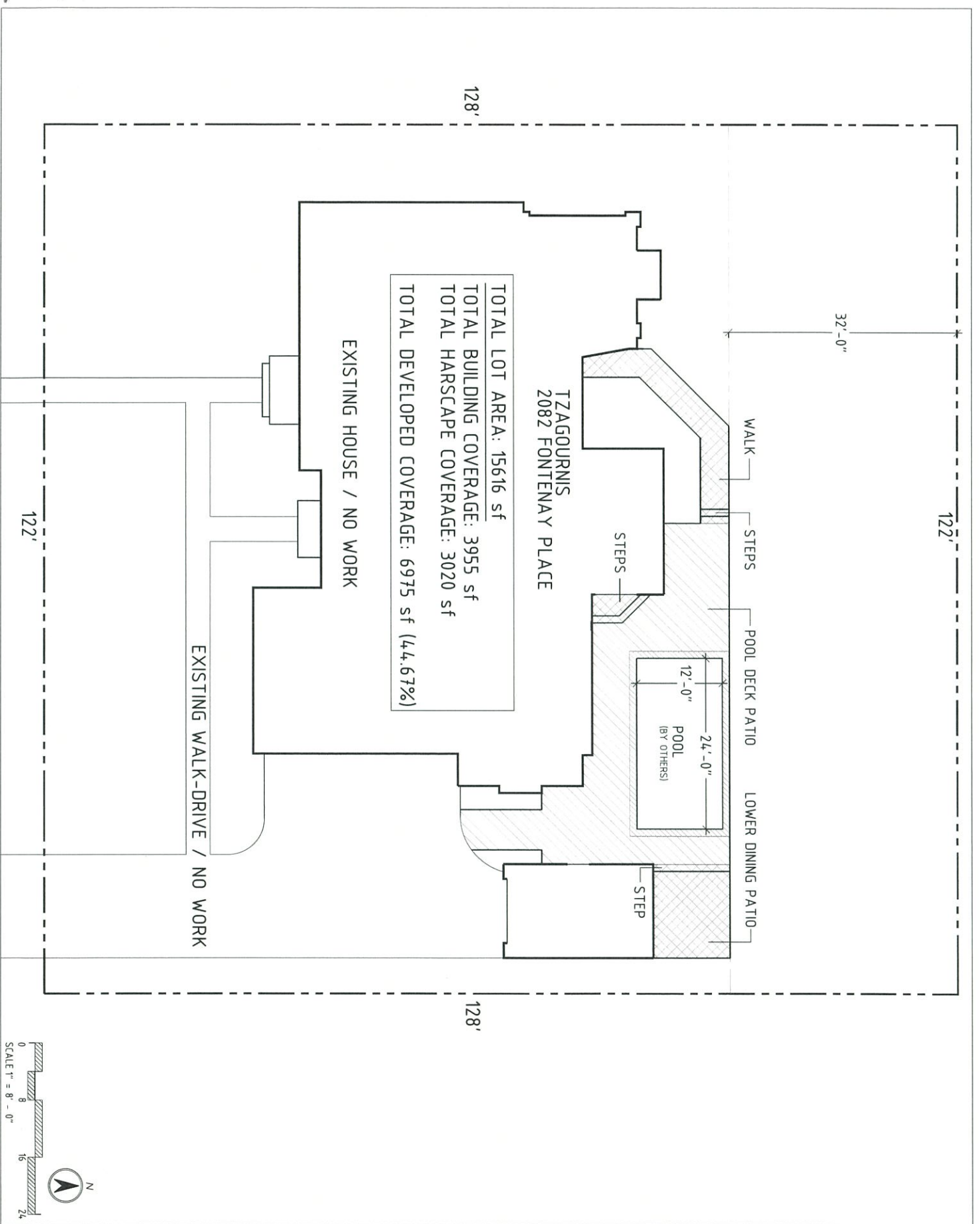
JOB NO:
 DATE: 7.27.2022
 SHEET:
L-1
 OF



Parcel ID: 070-014528-00
TZAGOURNIS GEORGE M

Map Routing: 070-N232FG -003-00
2082 FONTENAY PL





NO.	REVISIONS	DATE

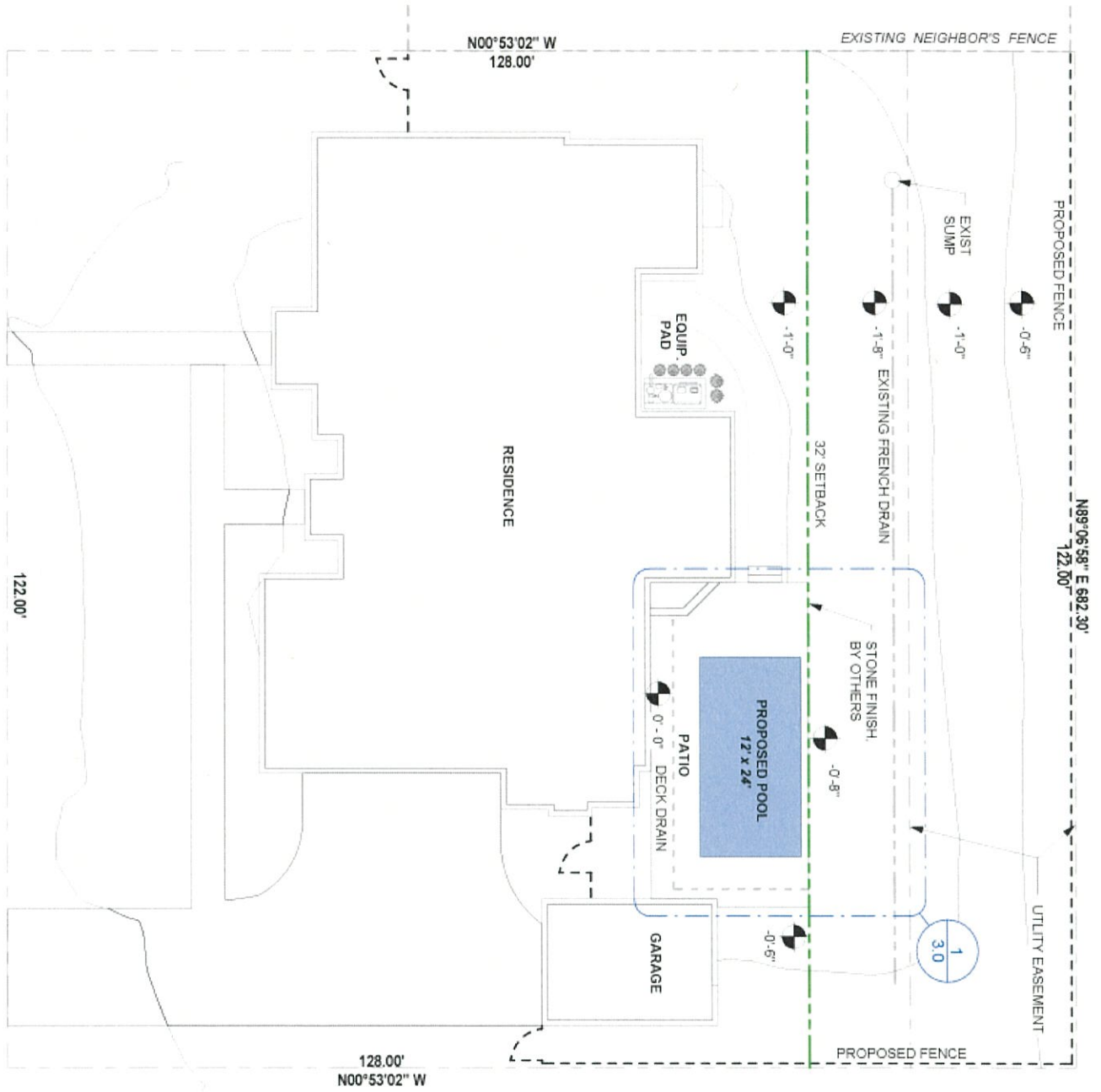
TZAGOURNIS RESIDENCE

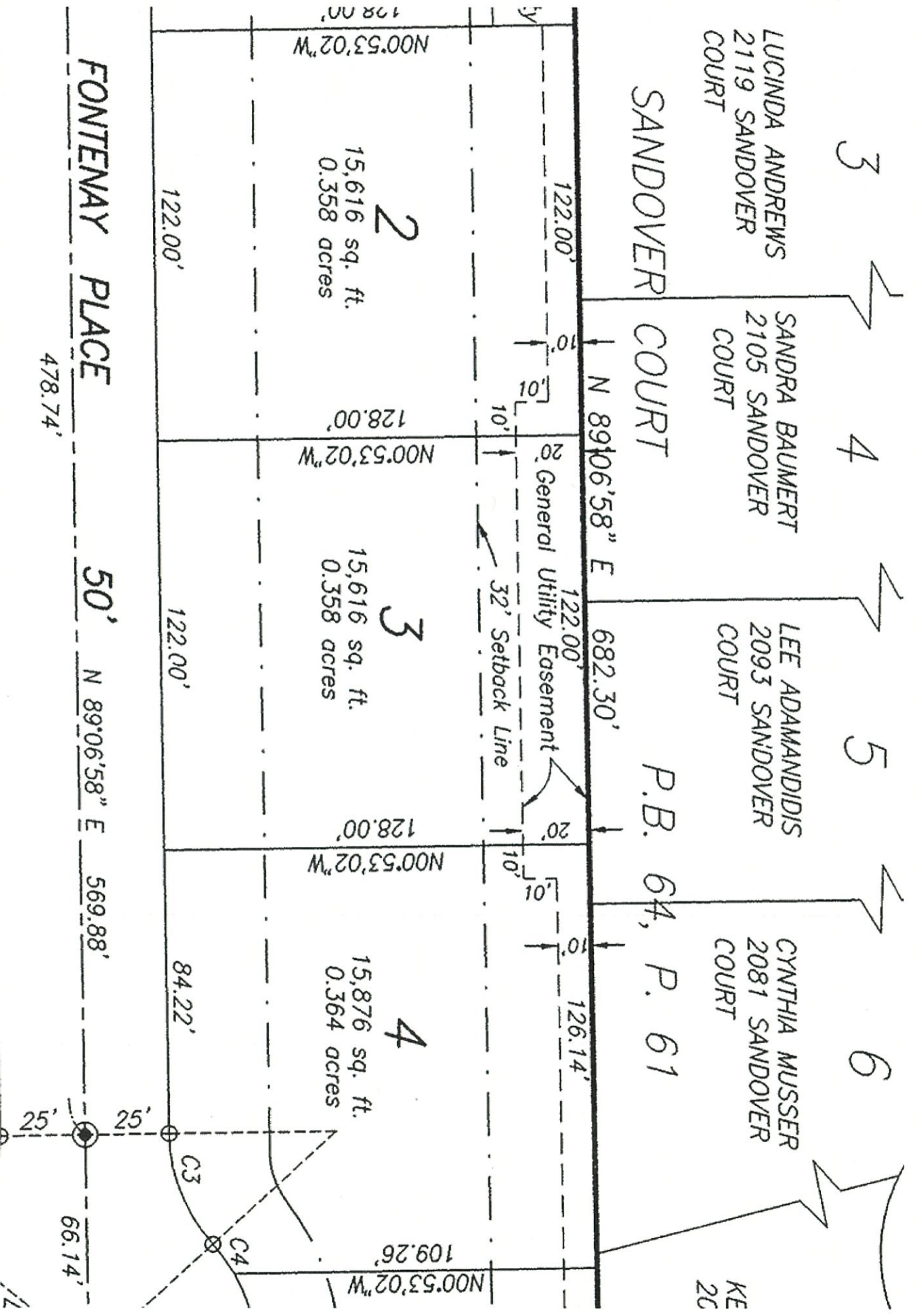
2082 FONTENAY PLACE
UPPER ARLINGTON, OHIO

LAYOUT COVERAGE PLAN

MA

GreenScapes Landscape Co.
Landscape Architects & Contractors
4220 Winchester Pike - Columbus, Ohio 43232
(614) 837-1859 - greenschapes.net
"Excellence By Design"





LUCINDA ANDREWS
2119 SANDOVER
COURT

SANDRA BAUMERT
2105 SANDOVER
COURT

LEE ADAMANDIDIS
2093 SANDOVER
COURT

CYNTHIA MUSSER
2081 SANDOVER
COURT

SANDOVER
COURT

P.B. 64, P. 61

FONTENAY PLACE

478.74'

50'

N 89°06'58" E 569.88'

66.14'

2

3

4

3

4

5

6



June 11, 2024

Dr. George and Mrs. Cynthia Tzagournis
2082 Fontenay Place
Upper Arlington, OH 43220

RE: Certificate of Zoning Compliance #22-3038 and Swimming Pool Permit #23-1416

Dear Dr. and Mrs. Tzagournis –

The City has been made aware of possible discrepancies between improvements authorized as part of the Certificate of Zoning Compliance (CZC) #22-3038 and Swimming Pool Permit #23-1416 for your property at 2082 Fontenay Place. Per CZC #22-3038 and Swimming Pool Permit #23-1416, the pool and all associated decking were appropriately located outside of the platted 32-foot rear yard setback. Recent aerial images from both the City of Upper Arlington's GIS and the Franklin County Auditor's Office appear to show additional improvements located within this platted rear setback (and possibly a utility easement), which is prohibited.

The final inspection for the pool occurred on October 19, 2023 and the pool was passed due to conformance with code and the approved plans. It appears that additional work may have occurred after this final inspection. Per Unified Development Ordinance (UDO) [Article 3.06](#) (Enforcement and Penalties) it is unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain, or use any building or land in violation of any of the provisions of the UDO. Should violations exist, citations may be issued with daily fines assessed.

In order to resolve this matter, we request access to your property so as to ascertain compliance. In addition, if you have any relevant documentation that demonstrates the pool and decking are compliant with the CZC and Swimming Pool Permit, please submit them to me for review. Please contact me by **June 28, 2024** to schedule a time for us to inspect the property. In the alternative, the City will proceed based on the information it currently has.

Please feel free to reach out if you have questions.

Respectfully,



Chad D. Gibson, AICP

Community Development Director

614-583-5074

cgibson@uaoh.net

C: Darren Shulman, City Attorney
Roger Eastep, Chief Building Official
Michael Morris, Code Compliance Assistant

Attachments: Aerial images: Upper Arlington GIS (dated 3/11/2024) and Franklin County Auditor's Office (11/25/2023)
Approved site plans from Swimming Pool Permit #23-1416 and CZC #22-2038
[Fontenay Place](#) subdivision plat map (Lot #3)



Record No: 26-1385

Variance Application

Status: Active

Submitted On: 4/15/2026

Primary Location

2082 FONTENAY PL
UPPER ARLINGTON, OH 43220

Owner

TZAGOURNIS GEORGE M | TZAGOURNIS
CYNTHIA L
10 W. Broad Street COLUMBUS OH 43220,
Ohio 43215

Variance Information

Describe Variance Request

Please allow this letter to serve as an application for Lot Coverage Variance. The subject property is located at 2082 Fontenay Place Upper Arlington Ohio 43220. The Plat allows a maximum of 40% coverage, plus an additional 5% swimming pool “bonus” for a total of 45% maximum coverage. The purpose of this maximum coverage is for stormwater control and aesthetics. The purpose of this Lot Coverage Variance Application is as follows:

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?

This variance application is to accommodate a swimming pool and swimming pool deck which has been installed in the back yard of the property. The permit for the pool and the original deck was issued and approved by the City on August 17, 2022. On April 7, 2023, the Applicant hired Ohio Pool Services, LLC, along with Alison Structural Group, an engineering firm to submit design plans, and begin actual construction, consistent with the permit. The City approved the final Plan on April 26, 2023. The project was inspected and approved on October 19, 2023. Later that same year, in the fall of 2023, a third company, Martinez Landscaping, completed landscaping work around the pool and installed additional concrete decking north of the pool. However, a new permit application was not submitted. Despite this mistake, the application shows that the improvements installed on the property were tastefully made and make the property better in every way. There is improved drainage. There is no longer flooding on the property or adjacent properties. The applicant's improvements have improved the diversion of runoff to existing stormwater controls and has improved functionality and aesthetics. In addition, the applicant has installed a rain garden in the backyard which provides additional stormwater controls during wet weather events.

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

In applying these 9 factors, the applicant submits: This property is unique. It is one of only ten single-family homes (all valued in excess of \$2 Million dollars) in the Fontenay Cul-de-sac. The facts that give rise to his variance request are also unique. The special conditions and circumstances are peculiar to this land and this structure. The circumstances of this variance application do not apply to other lands or structures in the same zoning district.

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

If granted, the variance will yield a reasonable return and there will be a beneficial use of the property, which cannot be obtained without the grant of a variance. The variance is requesting 50% lot coverage (instead of 45%).

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

The variance requests the very minimum necessary for reasonable use of the land. Granting the variance does not substantially alter the essential character of the neighborhood and no adjoining property will suffer substantial detriment.

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

Granting the variance will not adversely affect government service delivery (water, sewer, etc.). The reasons behind this request are unique and not as a result of actions of any current or previous owners. The property's predicament cannot be resolved through any other method. Granting the variance does not cause injustice to either the spirit or intent behind the zoning requirement. And, finally, granting the variance will not confer any special privilege to the subject property, nor has any adjacent land been denied a similar variance in the same development.

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





Record No: 25-3177

Plat Amendment

Status: Active

Submitted On: 7/1/2025

Primary Location

2082 FONTENAY PL
UPPER ARLINGTON, OH 43220

Owner

TZAGOURNIS GEORGE M | TZAGOURNIS
CYNTHIA L
Fontenay Place 2082 fontenay place
COLUMBUS OH , OH 43220

Plat Amendment Application

Lot #*

3

Subdivision*

Fonatenay Place

Description of the Request*

Allow a swimming pool decking and a patio 12.5 feet into 32ft rear setback area

Reason for the Request*

Structural engineer recomends we don't remove hardscape adjacent to pool requesting variance if possible to avoid damaging integrity of pool structure