

**5/20/2026 | 6:00 PM**

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

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

**2. Consent Agenda**

- a. Approval of the BZAP meeting minutes from April 22 and May 6, 2026.

**3. Variance/Conditional Uses**

- a. 1880 Tremont Road (VAR-20-26) - To permit a two-story addition to encroach up to five feet into the 10-foot rear yard setback and 22'-10" into the rear yard profile coefficient.
- b. 2229 Ridgeview Road (VAR-21-26) - To permit a two-story attached garage addition that encroaches 2.9 feet into the eight-foot minimum side yard setback and reduces the side setback sum from 16 feet to 13.9.
- c. 3141 Asbury Drive (VAR-22-26) - To permit a one-story third bay garage addition to encroach 1'-9" into the 10-foot minimum side yard setback.
- d. ~~[Postponed by the City as conditional use required.] 2641 Alliston Court (VAR-23-26) - To permit the construction of a two-story addition that encroaches up to 6'-9" into the 12-foot minimum side yard setback and up to 7'-5" into the 18'-1" side yard longwall setback. A conditional use is also required in order to create a two-family dwelling.~~

**4. Plat Amendment/Variance**

- a. 2082 Fontenay Place (VAR-24-26) - To permit an increase in development coverage from 45 percent (includes a swimming pool bonus) to 50 percent, in order to permit the retention of swimming pool decking and a patio that was installed without a permit.
- b. 2082 Fontenay Place (OR-##-26) - Review and recommendation to City Council of a plat amendment to permit the retention of swimming pool decking and a patio that was installed without a permit and is located within the platted rear yard, which is prohibited.

## 5. Adjournment

**Record No: 26-1031**

Variance Application

Status: Active

Submitted On: 3/25/2026

**Primary Location**2229 RIDGEVIEW RD  
UPPER ARLINGTON, OH 43221**Owner**SMITH JESSICA M  
COLUMBUS OH 43221

## Variance Information

**Describe Variance Request** 

A variance request for a 2-story addition at the east side of home. The addition will encroach 2.9' into the 8.0' side yard setback, reducing the setback from 8.0' to 5.1'. It will also have a 3'-0" x 3'-0" concrete slab at the man door that will encroach 5.9' into the same side yard setback, reducing the setback from 8.0' to 2.1'

**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?**

An 8.0' side yard setback is significant on this narrow property. The existing home is only 25.1' from the east property line and the homeowner would like to add a 2-car, attached garage on this side of the home. The existing driveway also comes up on the east side of the home, making this the ideal location for the new attached garage. The existing one-car, sideload garage at the rear of the home is small and dilapidated and does not provide enough storage for vehicles and kids toys for their growing family.

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

No, granting this variance will only reduce the side yard setback to 5.1'. A 5.0' side yard setback is common in many residential neighborhoods, and we will still exceed that distance.

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

No, the addition will add to the curb appeal of the existing home and surrounding neighborhood. It will still be far enough from the property line that it will not affect the neighbors to the east.

**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?**

Due to the existing location of the driveway and curb cut on the east side of the home, this is the best location for the attached 2-car garage. There are no other alternatives for adding a two-car attached garage on the property, without losing significant green space.

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

No. The existing property only has a one-car side load garage that is attached to the home by a sunroom. There is not enough room at the rear of the existing garage to add to, and doing so would also take up too much needed backyard space from the growing family. Adding a 2-car attached garage to the home will not only meet their needs but will also increase the value of the home and to the surrounding neighborhood.

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





March 23, 2026

Re: 2229 Ridgeview Road, Upper Arlington, Ohio 43221

To whom it may concern,

Enclosed are the drawings for a variance request for Drew + Jessica Leininger at 2229 Ridgeview Road. They would like to add a 2-car garage with finished space above at the side of the home. The addition will encroach 2.9' into the 8.0' side yard setback, reducing the setback from 8.0' to 5.1'. The addition will also have a 3'-0" x 3'-0" concrete slab at the man door that will encroach 5.9' into the same side yard setback, reducing the setback from 8.0' to 2.1'.

The application will be reviewed at the Board of Zoning and Planning hearing on 5/20 at 6:00pm in the Council Chamber at the Municipal Services Center located at 3600 Tremont Road, Upper Arlington, OH 43221.

Please feel free to contact me or the City of Upper Arlington with any questions.

Thank you,

A handwritten signature in black ink that reads "Heidi M. Bolyard".

Heidi M. Bolyard  
AIA, NCARB, LEED AP BD+C



COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

**Certification of Notice**

**Applicant Name:** Heidi Bolyard, Simplified Living Architecture

**Location of property subject to BZAP request:** 2229 Ridgeview Road

**This application will be heard by the Board of Zoning and Planning on:** 5/20/26

**Describe activity which requires Board of Zoning and Planning review:**

A variance request for a 2-story addition at the east side of home. The addition will encroach 2.9' into the 8.0' side yard setback, reducing the setback from 8.0' to 5.1'. It will also have a 3'-0" x 3'-0" concrete slab at the man door that will encroach 5.9' into the same side yard setback, reducing the setback from 8.0' to 2.1'

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

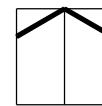
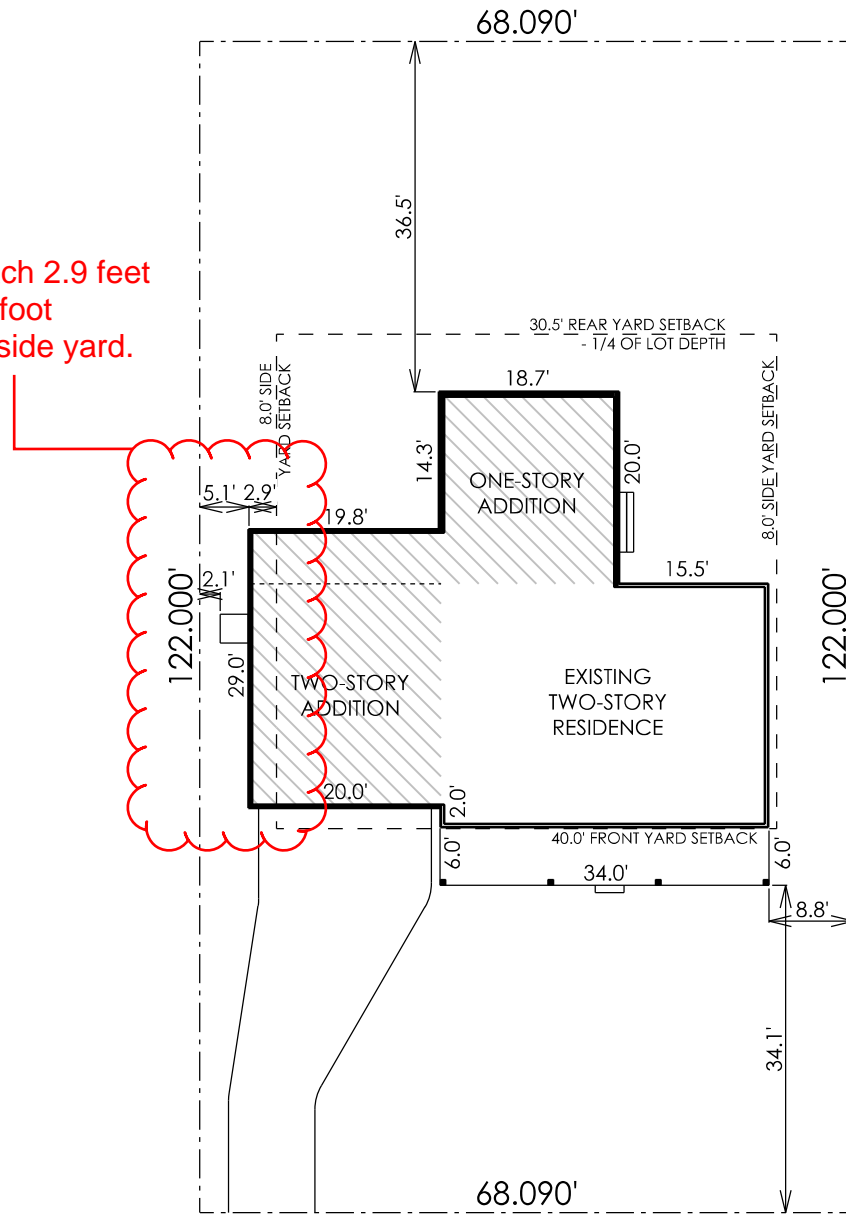
Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
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2228 Farleigh Road	Caitlyn Martin	9589 0710 5270 3231 7672 99	
2236 Farleigh Road	Suzanne Lin	9589 0710 5270 3231 7673 05	
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2228 Ridgeview Road	Charles Hargrove	9589 0710 5270 3231 7674 04	
<b>Applicant Signature:</b> *see below			<b>Date:</b> *see below

4/6



To encroach 2.9 feet into the 8-foot minimum side yard.



# SITE PLAN

NORTH SCALE: 1" = 20'

## LOT COVERAGE

EXISTING LOT AREA: 8296.0 SQUARE FEET  
 EXISTING STRUCTURES: 1324.0 SQUARE FEET  
 EXISTING GARAGE TO BE REMOVED: 240.0 SQUARE FEET  
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 FRONT PORCH ADDITION: 204.0 SQUARE FEET  
 NEW BUILDING COVERAGE: 25.3%  
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 NEW DEVELOPMENT COVERAGE: 49.0%  
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031826	PRELIMINARY
032426	BIDDING
000000	CONSTRUCTION

Drew + Jessica Leininger  
 2229 Ridgeview Road  
 Upper Arlington, Ohio 43221

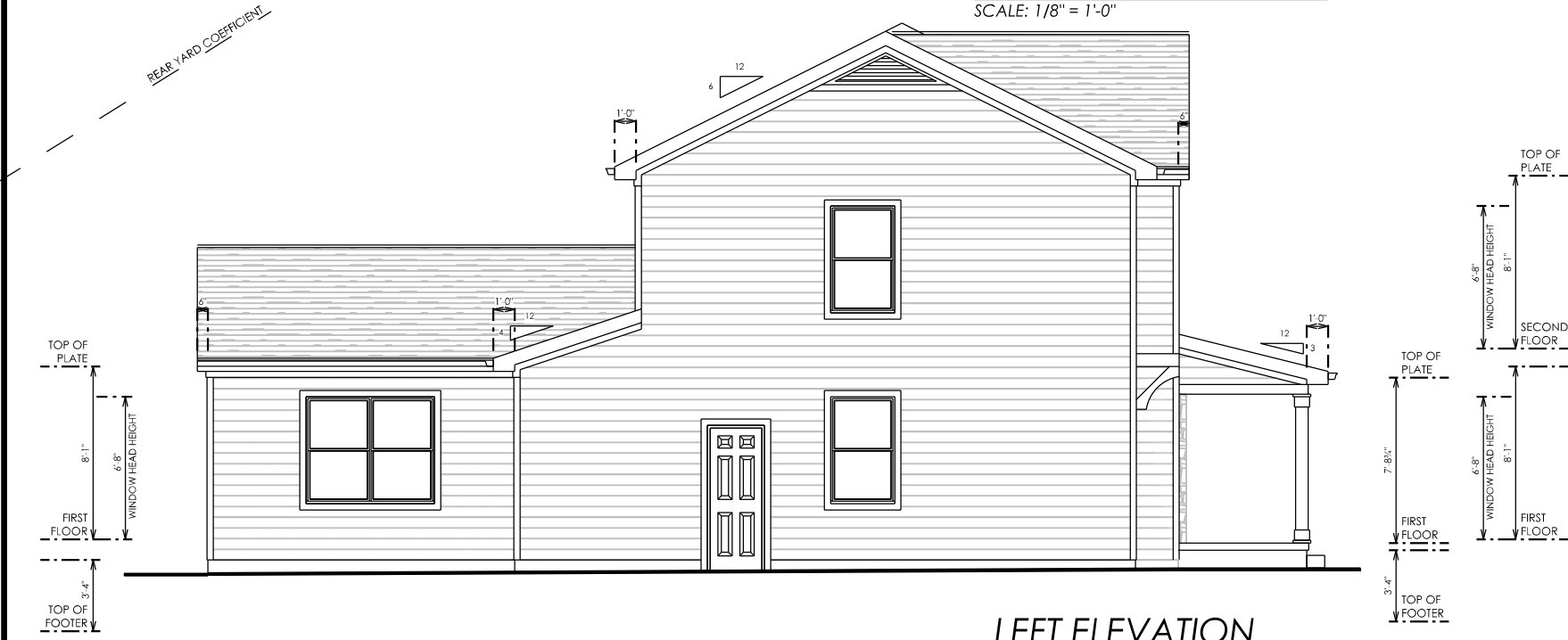


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 614.774.2490 Phone  
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**FRONT ELEVATION**

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



**LEFT ELEVATION**

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

REAR YARD COEFFICIENT

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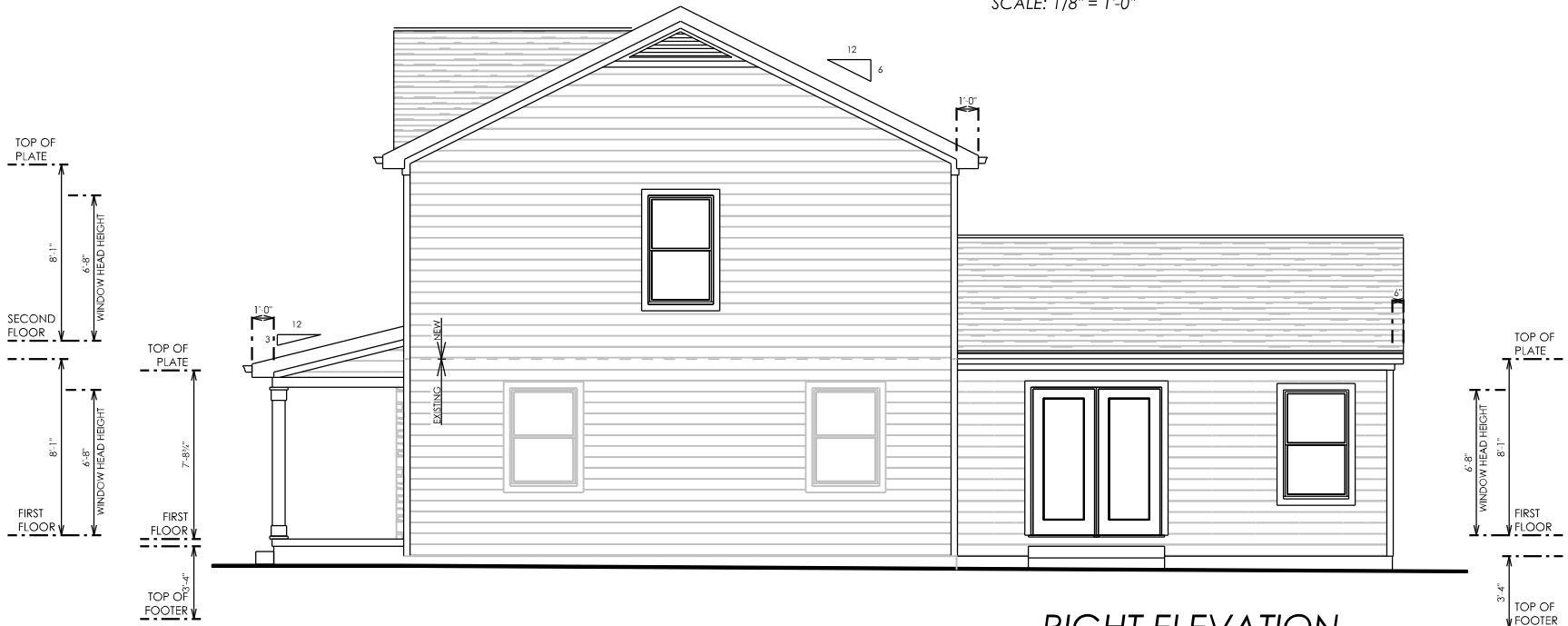


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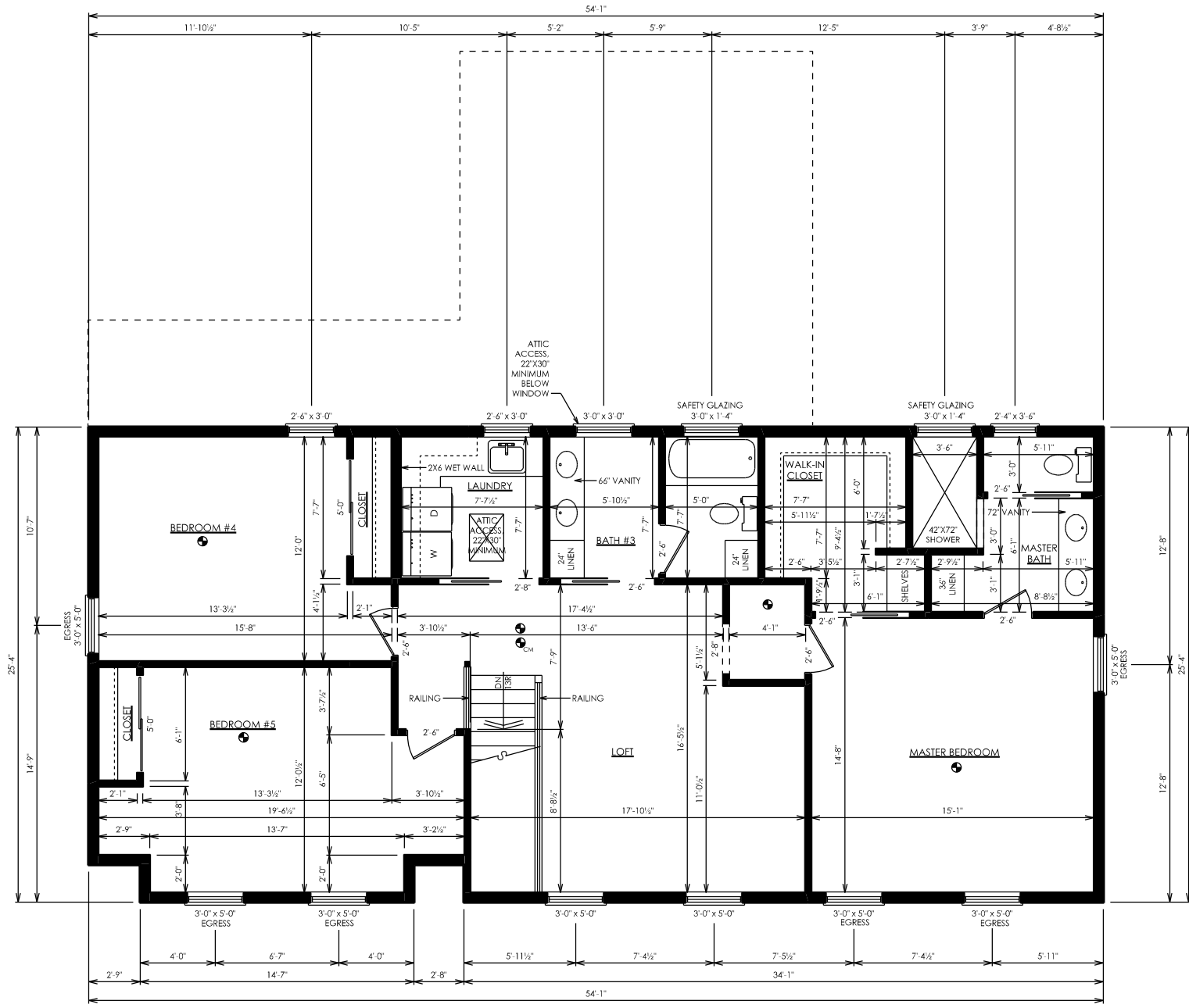


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## SECOND FLOOR PLAN

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

ADDITION: 695.1 SQUARE FEET

- INDICATES LOCATION OF SMOKE DETECTORS
- <sub>CM</sub> INDICATES LOCATION OF CARBON MONOXIDE DETECTORS

**Record No: 26-1031**

Variance Application

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

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**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?**

Due to the existing location of the driveway and curb cut on the east side of the home, this is the best location for the attached 2-car garage. There are no other alternatives for adding a two-car attached garage on the property, without losing significant green space.

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

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





Existing Front Elevation



Existing Left Elevation



Existing Rear Elevation



Existing Right Elevation



March 23, 2026

Re: 2229 Ridgeview Road, Upper Arlington, Ohio 43221

To whom it may concern,

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COMMUNITY DEVELOPMENT DEPARTMENT

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Revised: May 2023

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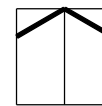
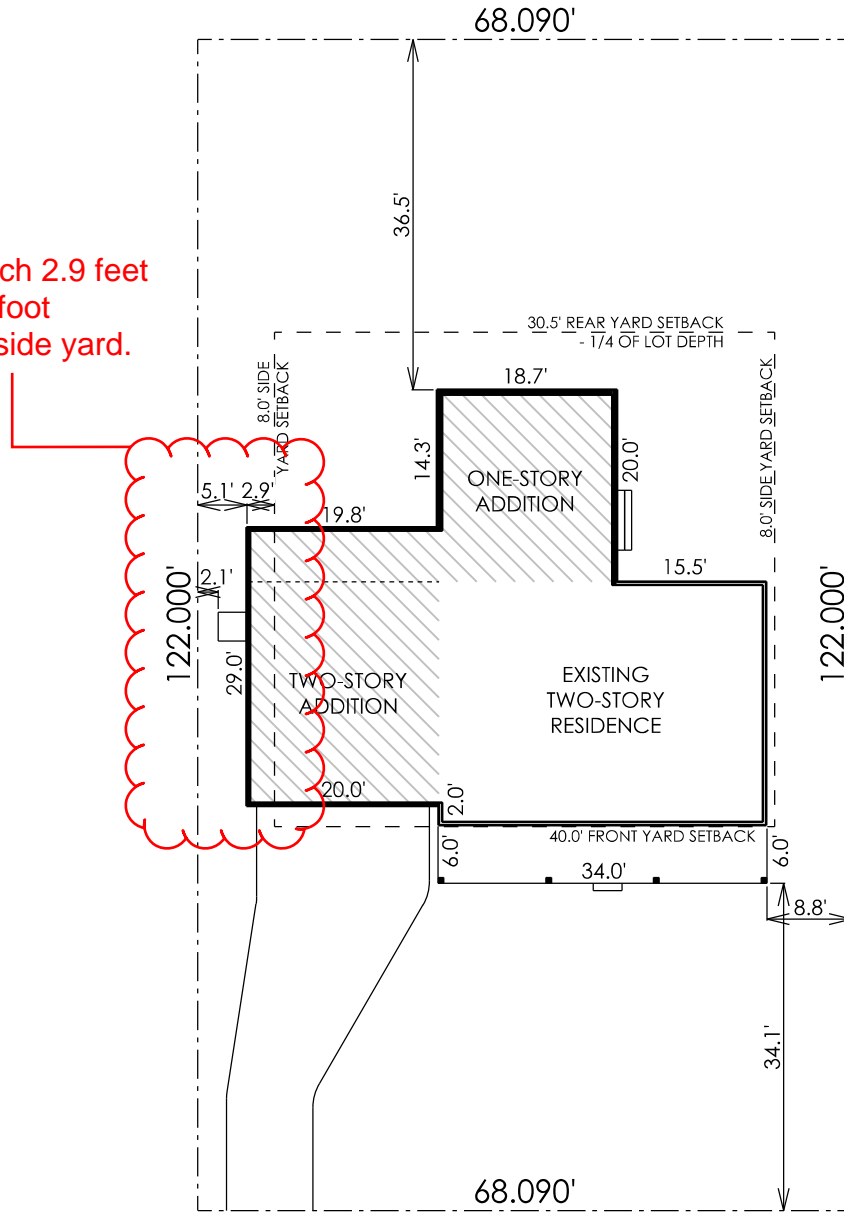
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4/6



To encroach 2.9 feet into the 8-foot minimum side yard.



# SITE PLAN

NORTH SCALE: 1" = 20'

## LOT COVERAGE

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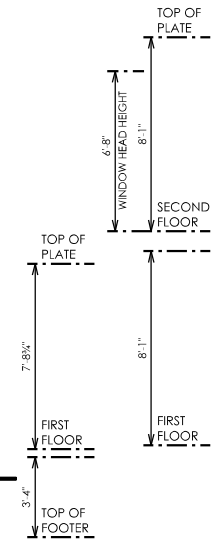


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**FRONT ELEVATION**

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

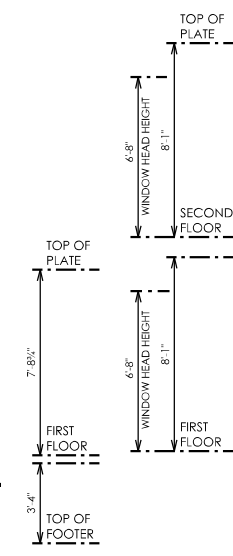


REAR YARD COEFFICIENT



**LEFT ELEVATION**

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



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**REAR ELEVATION**

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



**RIGHT ELEVATION**

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

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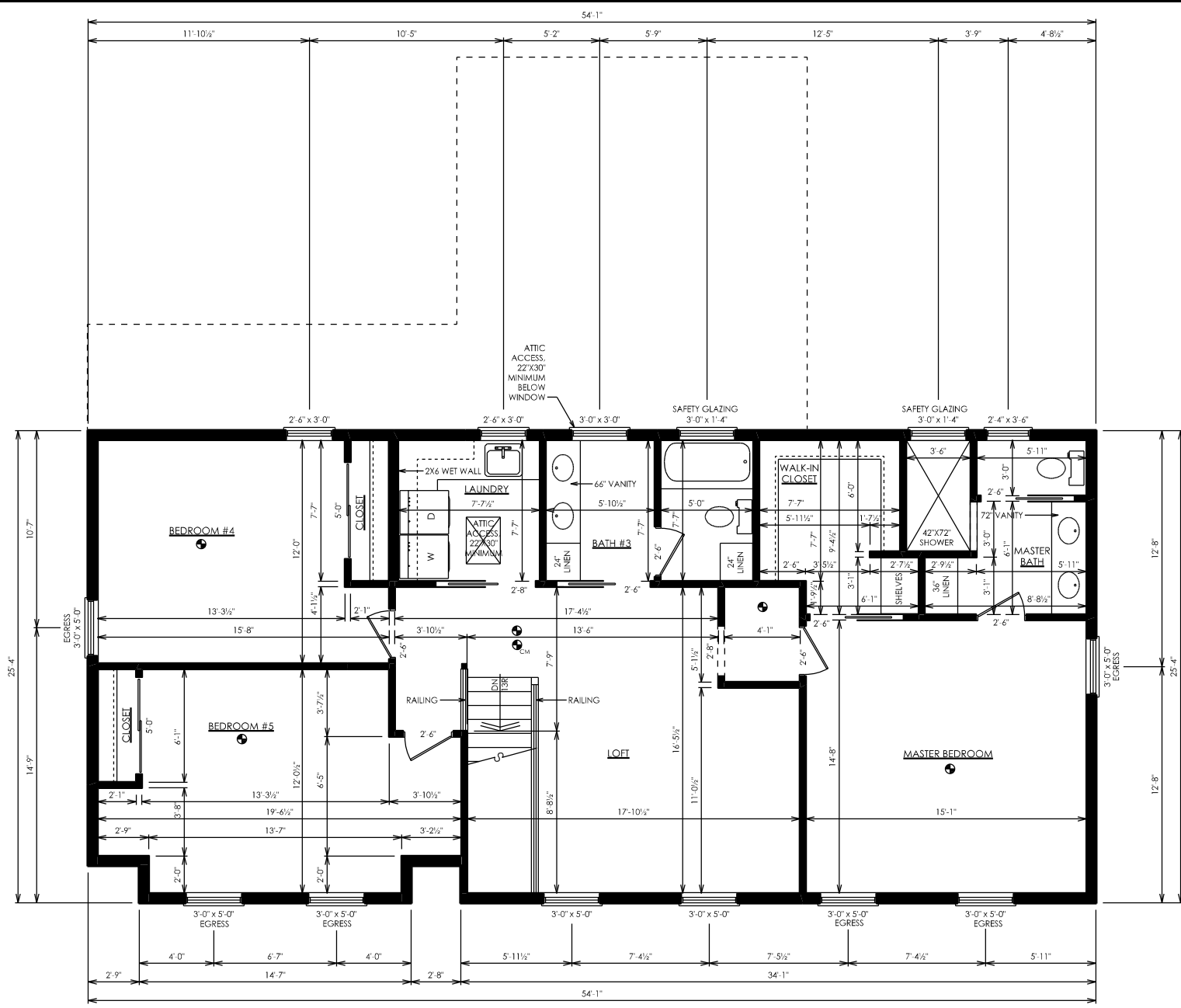


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## SECOND FLOOR PLAN

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

ADDITION: 695.1 SQUARE FEET

- INDICATES LOCATION OF SMOKE DETECTORS
- <sub>CM</sub> INDICATES LOCATION OF CARBON MONOXIDE DETECTORS



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**Objection to Proposed Variance at 3141 Asbury Drive**

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**From** Tobin Juday [REDACTED] >  
**Date** Thu 04/30/2026 7:59 AM  
**To** Planning Web [REDACTED] >

Dear Members of the Committee,

I am writing as an adjoining neighbor to 3141 Asbury Drive to respectfully object to the variance requested by Kyle Rooney. As I understand the proposal, Mr. Rooney is asking to reduce the required 10 foot side yard setback to 8 feet 8 inches in order to build a third car garage that is 12 feet wide, rather than the 10' 3" width that the current setback would allow.

I'd like to begin by acknowledging that Mr. Rooney has been courteous in notifying neighbors and clear in explaining his plans, and I have no objection to him renovating his home within the existing zoning standards. My concern is specifically with the variance itself.

Variances are meant to provide relief in situations where strict application of the zoning code would create a genuine hardship or prevent reasonable use of a property. By the applicant's own description, that is not the situation here. A 10' 3" garage bay is functional, narrower than the standard 12 foot preference, but usable, and a third car garage is by its nature an optional improvement. Granting a variance in this case would, in effect, treat a homeowner's preference for additional width as equivalent to a hardship, which erodes the meaning of the setback requirement for the rest of the neighborhood.

The 10 foot side yard setback is not arbitrary. It preserves spacing between homes, light and air for both properties, room for drainage and maintenance access, and the overall character of our streetscape — all of which benefit every household on the block. I would respectfully ask the committee to apply the existing standard here and deny the requested variance.

I will not be able to attend the May 20 hearing in person, and I'd ask that this letter be entered into the record.

Thank you for your time and for your service to the community.

Respectfully,  
Tobin Juday  
3140 Asbury Dr  
[REDACTED]

**Record No: 26-1362**

Variance Application

Status: Active

Submitted On: 4/15/2026

**Primary Location**2641 ALLISTON CT  
UPPER ARLINGTON, OH 43220**Owner**LILY PATRICIA A TR  
UPPER ARLINGTON OH 43220

## Variance Information

**Describe Variance Request** 

The variance request is for relief between 3 to 4 feet from the side yard set back on the east side of the proposed addition. There is a detached garage structure there now that is actually about the same distance to the property line that the new addition will be. The new addition only violates the side yard set back for part of the length of the addition.

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

There is an existing pool in the back yard that prevents adding to the house for their need in any other location.

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

No, I dont believe so.

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

No, we feel the new addition will create some privacy in the rear yard and will cut down on the noise that would travel from activity in the pool to the neighbors to the east. Also the shape of the lots (2641 Alliston and the lot to the east) allows for the distance between the structures on each property to increase as the addition goes towards the rear of the property.

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

Yes, for what the clients need in order to age in place at the current residence and be close to immediate family as their care giver, adding on was the most feasible option. Due to the pool location behind the house, the proposed addition is the option that fits all the needs.

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

The property is a single family home but is a split level house with multiple staircases to go up and down in order to get around in the house. That condition makes it unrealistic as an option to remain in the current house in order to age in place.

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



Dear Neighbor,

We are writing to inform you that we have applied for a zoning variance for our property.

The purpose of this variance is to allow us to connect our existing detached garage to our home as part of a planned addition. Due to the layout of our lot, a small portion of the addition will encroach slightly into the required setback on one side, which is why the variance is needed.

We have raised our family in this home and care deeply about our neighborhood. This project is especially meaningful to us, as it will allow our daughter and her family to move in with us. By creating additional living space, we can ensure that our growing family can live comfortably together. It also allows us to plan ahead so we can safely age in place, with the support of family close by.

The requested variance is minimal and limited to a small portion of one side yard. We have worked to design the addition in a way that is consistent with our existing home and mindful of neighboring properties, including consideration of privacy, window placement, and overall neighborhood character. We do not anticipate any negative impact on surrounding properties.

This project is intended to accommodate our immediate family and will not change the residential nature of the property or significantly impact traffic, parking, or noise in the neighborhood.

The request is scheduled to be reviewed by the Board of Zoning and Planning (BZAP) on May 20, 2026 at 6:00 PM.

We truly value being part of this neighborhood and want to be thoughtful neighbors. If you have any questions, concerns, or would like to see the plans, we would sincerely welcome the opportunity to speak with you and would be happy to address any concerns prior to the zoning review process.

If approved, we will ensure that construction is conducted respectfully, with attention to minimizing disruption to our neighbors.

Thank you for your time and consideration.

Sincerely,  
Larry and Patty Lilly  
2641 Alliston Court  
614-578-4423

**Certification of Notice**

Applicant Name: Patricia A Lilly Tr

Location of property subject to BZAP request: 2641 Alliston Ct

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

Describe activity which requires Board of Zoning and Planning review:

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at [upperarlingtonoh.portal.civicclerk.com](http://upperarlingtonoh.portal.civicclerk.com). For further information, please contact the Planning Division at [planning@usoh.net](mailto:planning@usoh.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:
2634 Clairmont Ct	Montero Angel Jr	9589 0710 5270 3073 2584 05	3/27/26
2626 Clairmont Ct	Hazard Bruce	9589 0710 5270 3073 2583 99	
2614 Clairmont Ct	Park Emmet	9589 0710 5270 3073 2584 12	
2600 Clairmont Ct	Hunter Carmine V Jr	9589 0710 5270 3073 2564 70	
2590 Clairmont Ct	Boyd Barbara C	9589 0710 5270 3073 2564 87	
4341 Shelbourne Ln	Macintosh Larry J	9589 0710 5270 3073 2565 55	
2660 Alliston Ct	Hampel Heather J	9589 0710 5270 3073 2564 94	
2656 Alliston Ct	McAllister Blake Ed	9589 0710 5270 3073 2565 00	
2646 Alliston Ct	Woodridge Alison L	9589 0710 5270 3073 2565 17	
2633 Alliston Ct	McLafferty Sydney	9589 0710 5270 3073 2565 24	
261 Alliston Ct	Siddiqi Lamanal H	9589 0710 5270 3073 2565 31	
4355 Shelbourne Ln	Clifford Brante Lisa	9589 0710 5270 3073 2565 48	
2626 Alliston Ct	Kusumi Jennifer L	9589 0710 5270 3073 2583 82	3/27/26

Applicant Signature: Patricia A Lilly

Date: 3/27/2026

Revised: May 2023

**Certification of Notice**

Applicant Name: Patricia A Lilly Tr

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This application will be heard by the Board of Zoning and Planning on: May 20, 2026

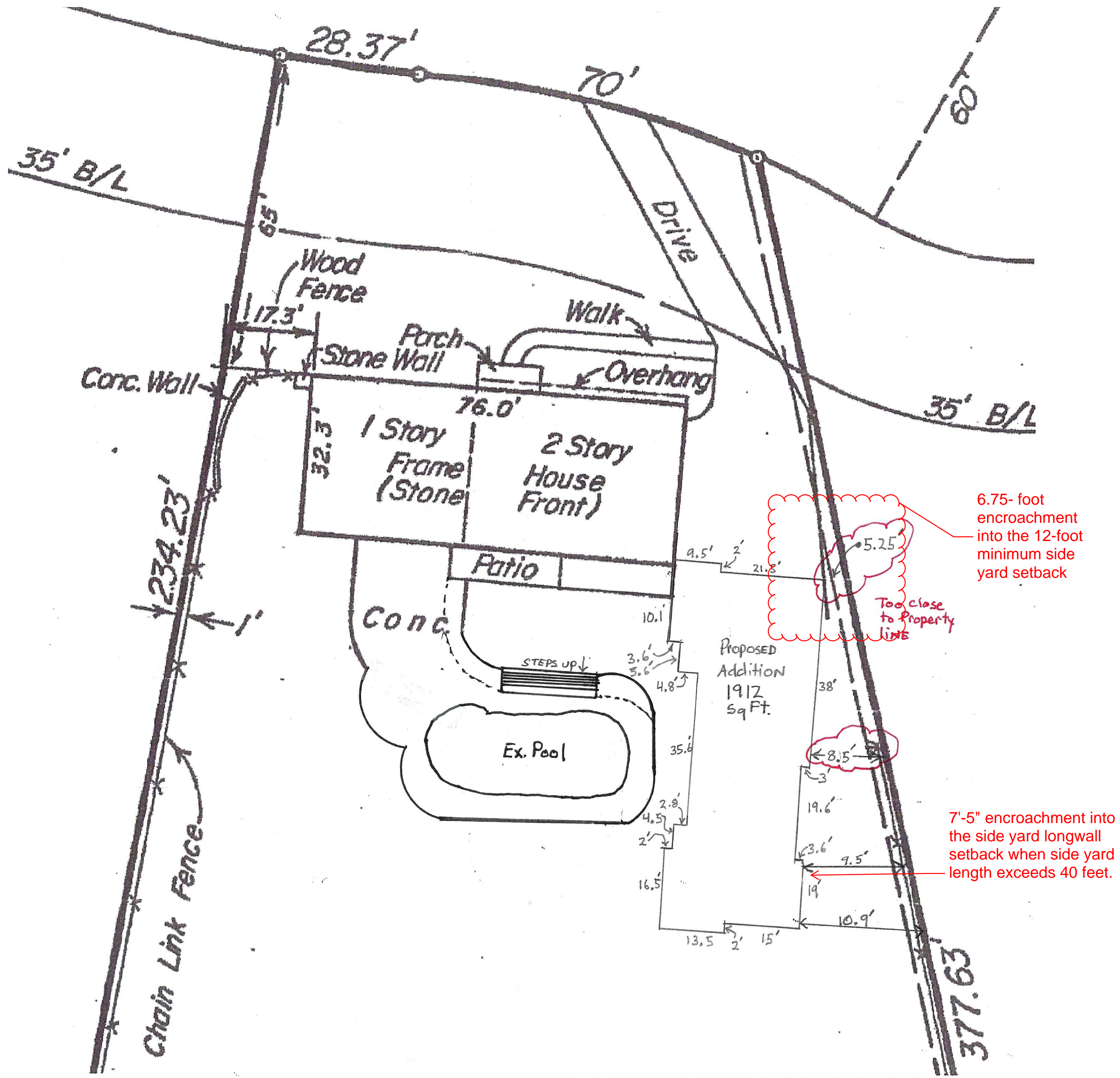
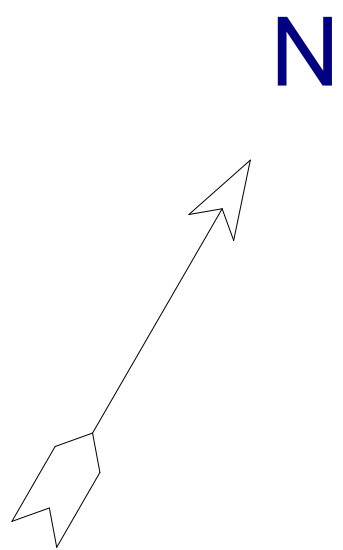
Describe activity which requires Board of Zoning and Planning review:

Variance of the setback for a home addition

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Applicant Signature: <u>Patricia A Lilly</u>			Date: <u>3/27/2026</u>

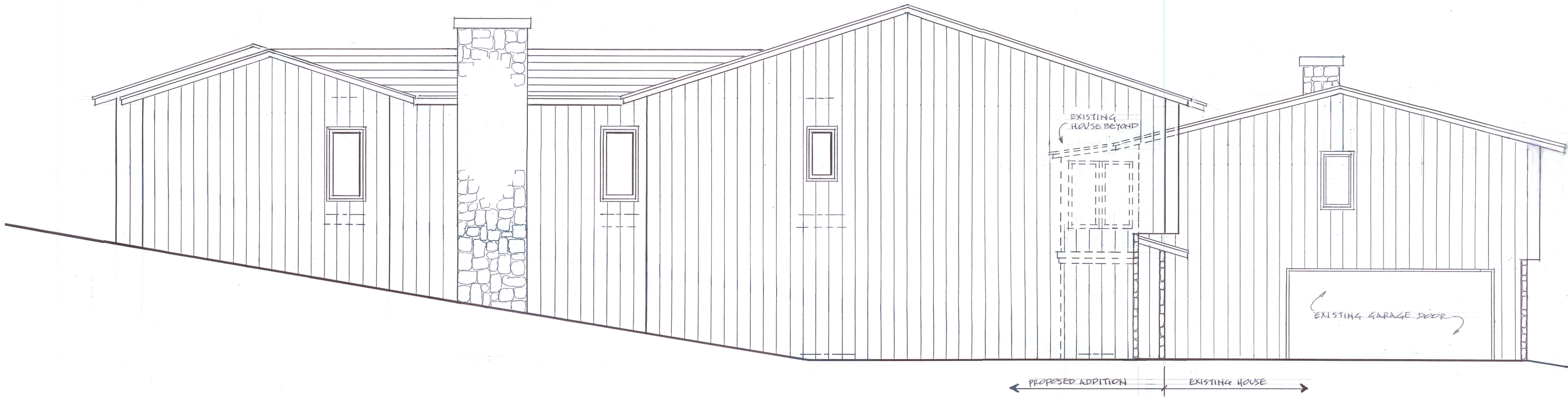


Ross Builders and Design  
 6120 Crystal Valley Dr  
 Galena, OH 43021  
 PH# 614-204-5661

Plan #: PROPOSED SITE PLAN  
 Scale: 1" = 25'  
 Date: 4 - 14 - 26

The Lilly Residence  
 2641 Alliston Ct.  
 Upper Arlington Ohio 43220





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



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

REVISIONS	BY

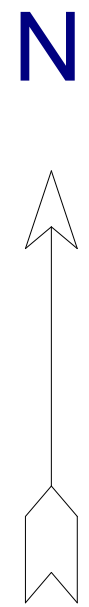
Ross Builders and Design  
6120 Crystal Valley Dr  
Galena, OH 43021  
614-204-5661

MACKO-BOEHMER  
ASSOCIATES, INC.  
Residential Design Company

LILLY RESIDENCE  
2641 Alliston Court  
Upper Arlington, Ohio 43220

**ROSS**  
BUILDERS AND DESIGN

Date: 4-11-26
Scale: AS SHOWN
Drawn: T.J.H.
Job: LILLY
Sheet:
Of      Sheets



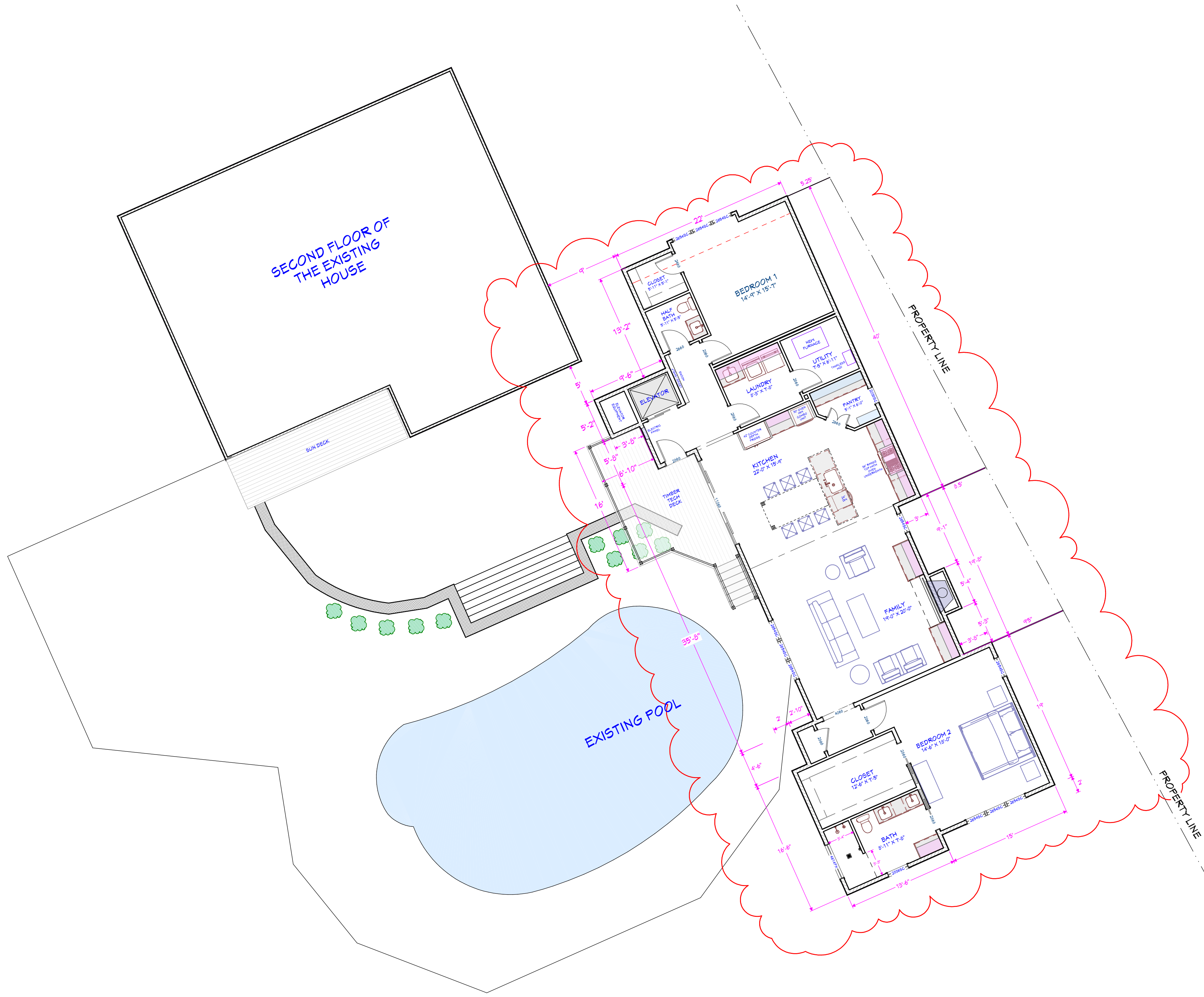
Ross Builders and Design  
6120 Crystal Valley Dr  
Galena, OH 43021  
PH# 614-204-5661

Plan #: NEW FLOOR PLAN - LOWER LEVEL  
Scale: 1/8" = 1'  
Date: 4 - 14 - 26

The Lilly Residence  
2641 Alliston Ct.  
Upper Arlington Ohio 43220



N





## 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

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## 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.

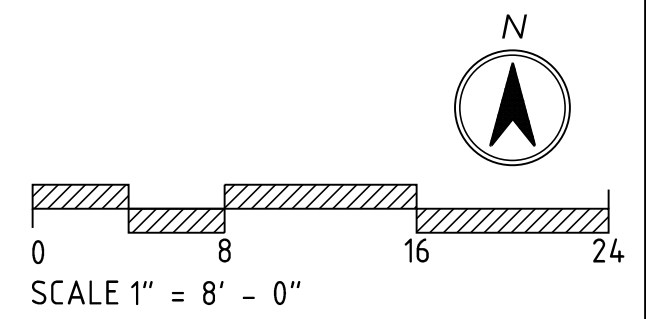
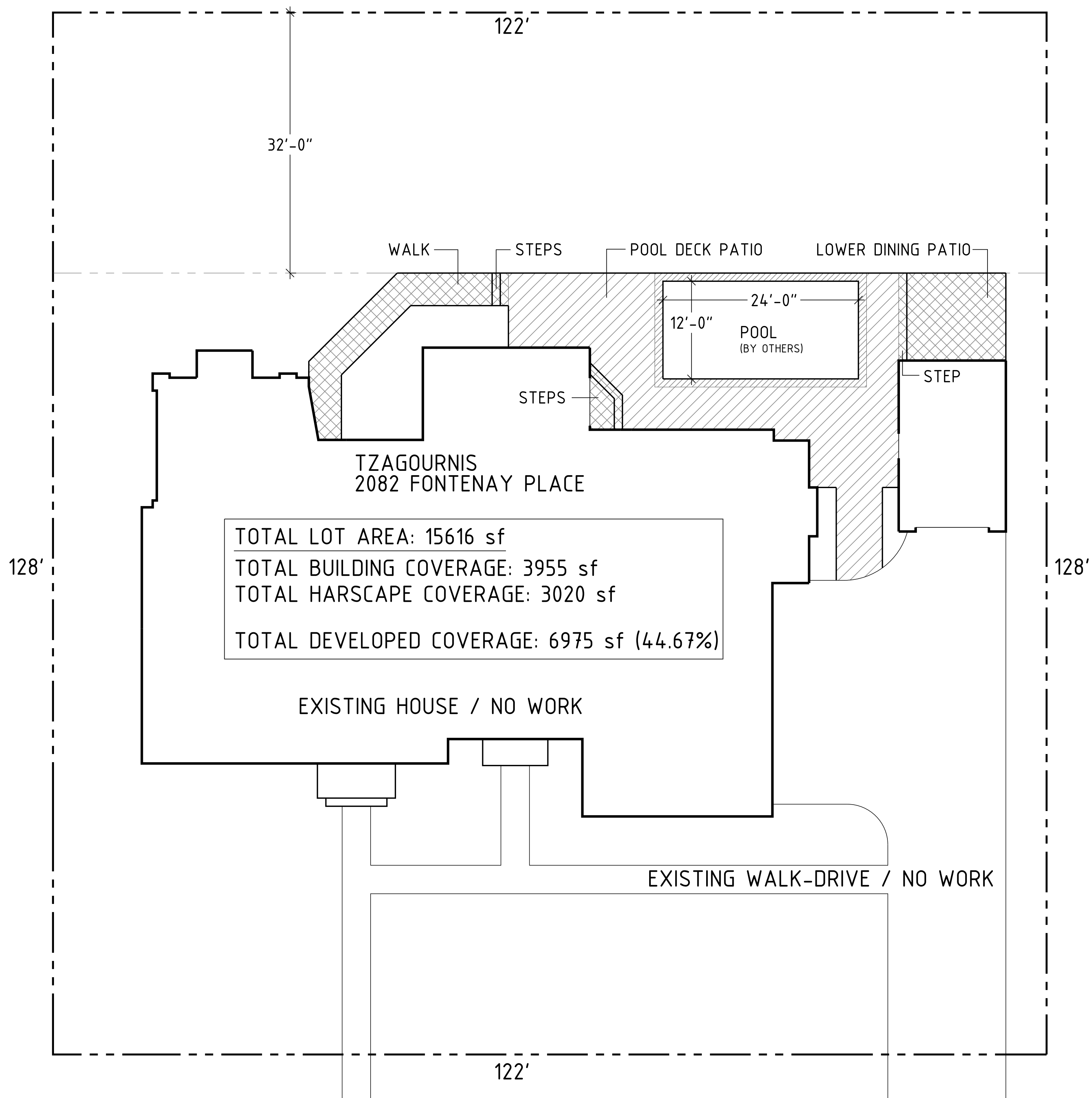
**Acknowledgement: I or a representative will be present at the BZAP hearing.\***



NO.	REVISIONS	BY

JOB NO:	
DATE:	7.27.2022
SHEET:	L-1

OF



**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 VGBA.
- 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

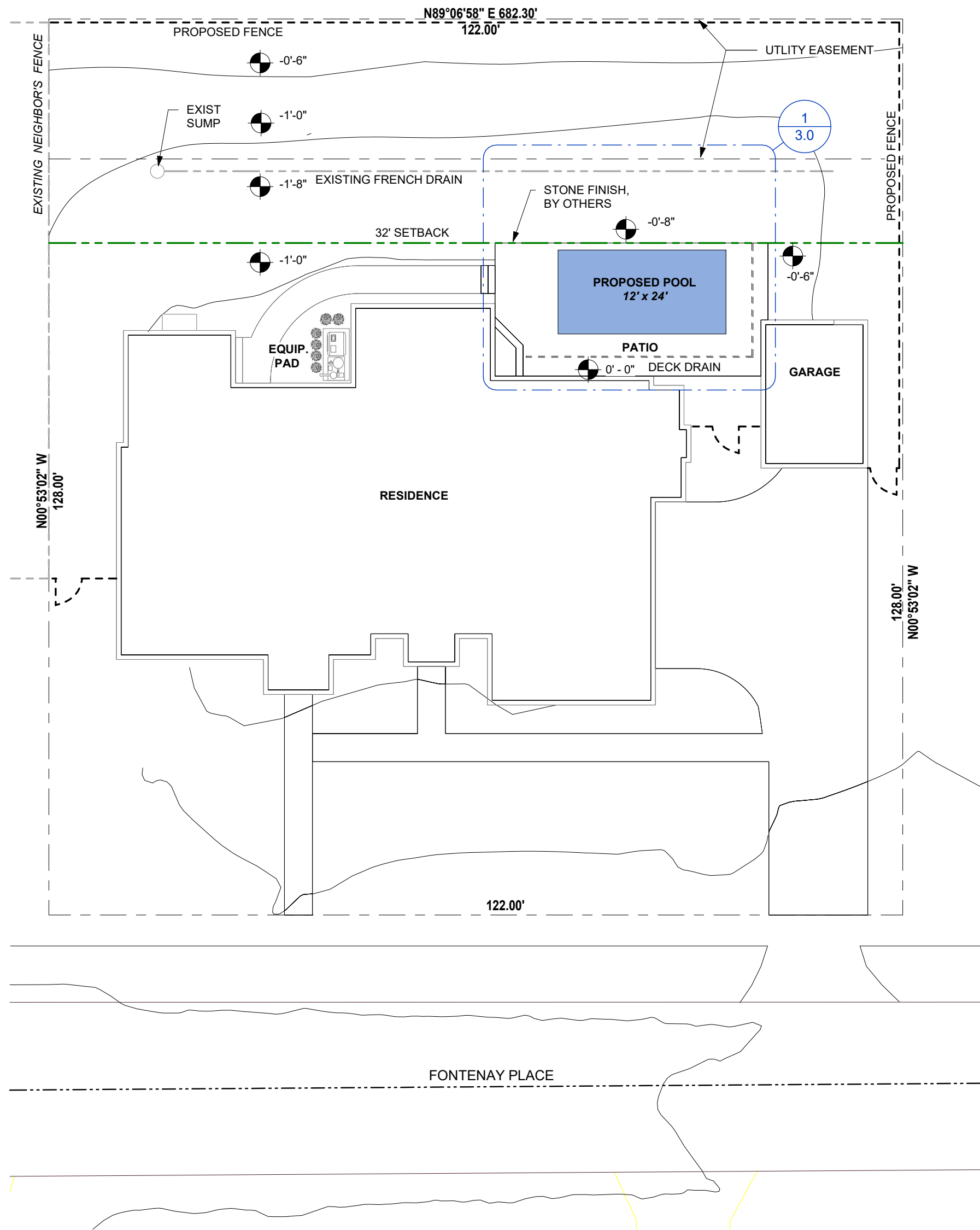


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REV	DATE	DESCRIPTION

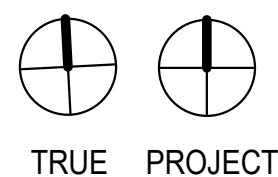
**TZAGOURNIS RESIDENCE  
 SWIMMING POOL**  
 2082 FONTENAY PLACE  
 UPPER ARLINGTON, OH 43220

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

A1

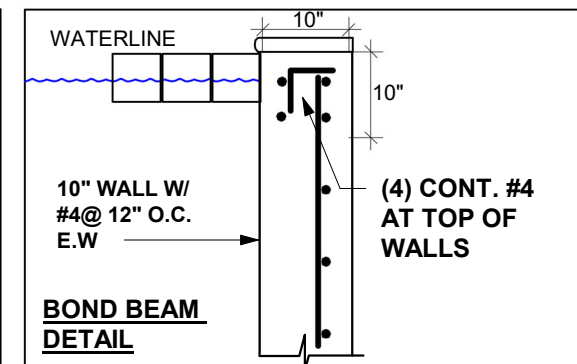
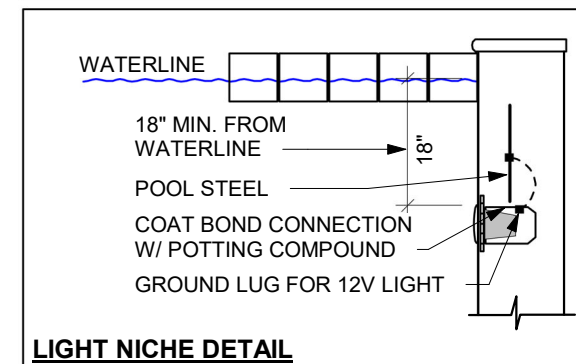
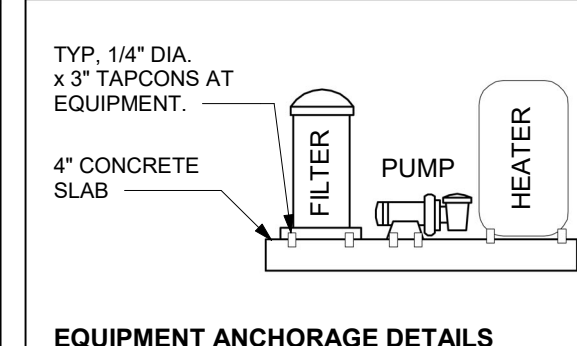
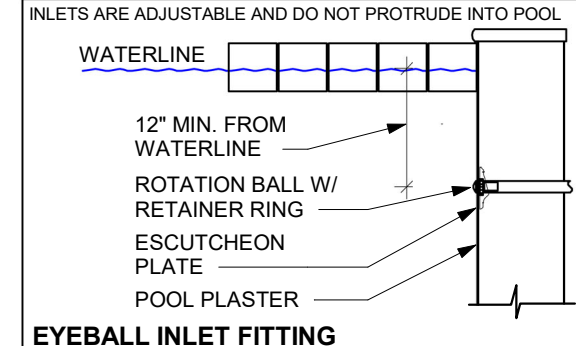
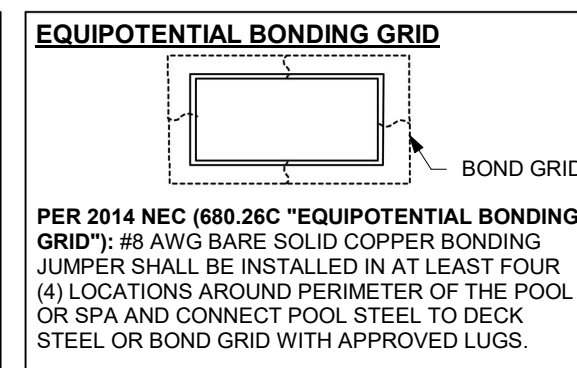
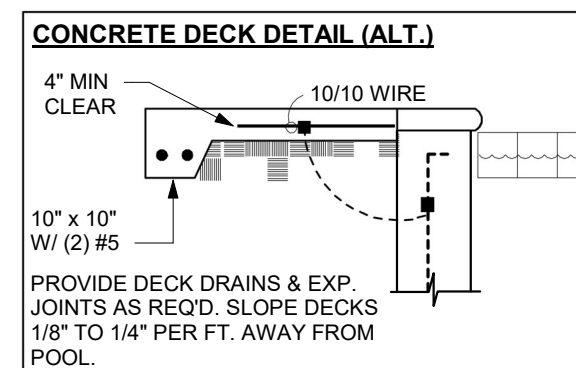
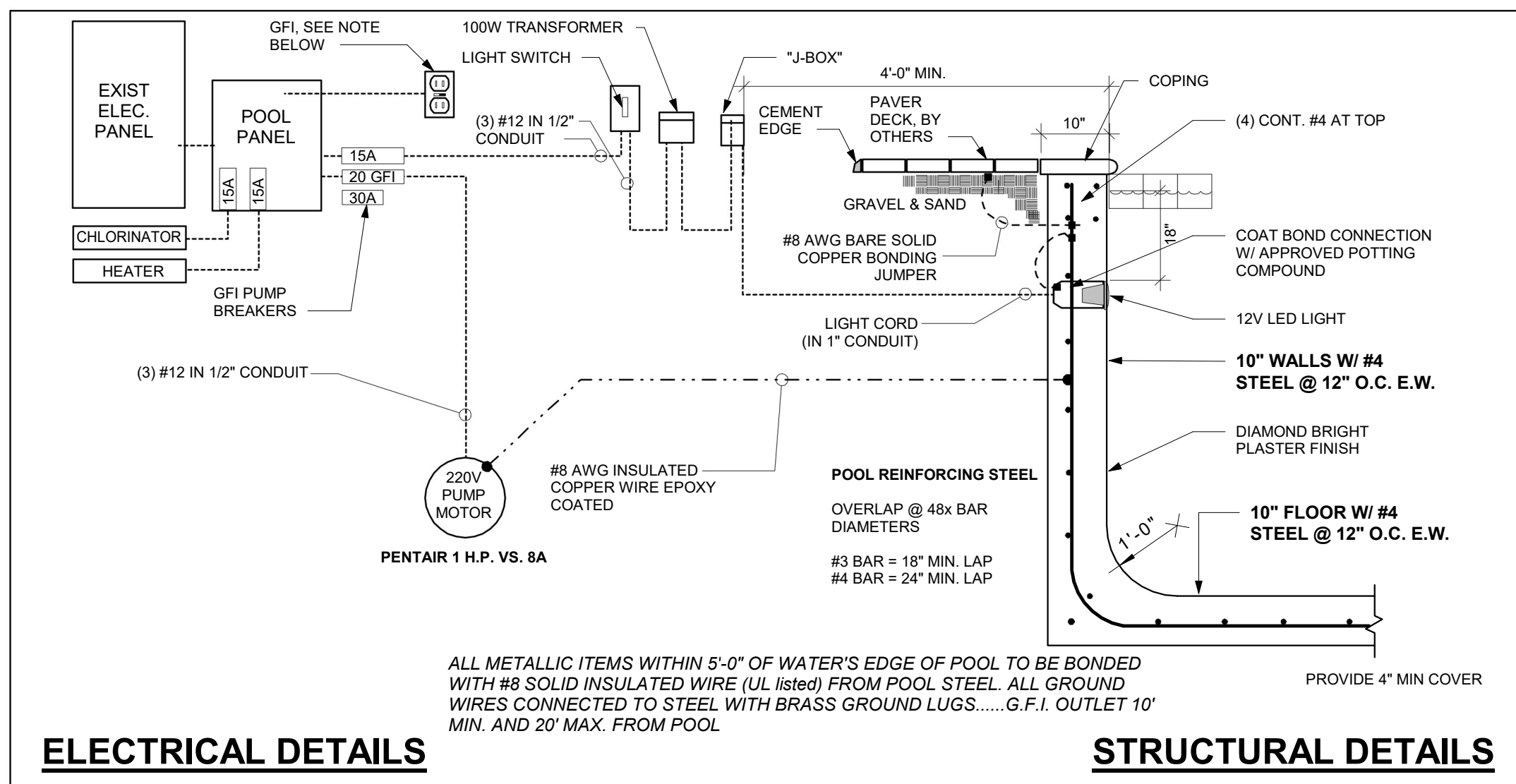
2

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5





**FLOW AND TURN OVER SCHEDULE**

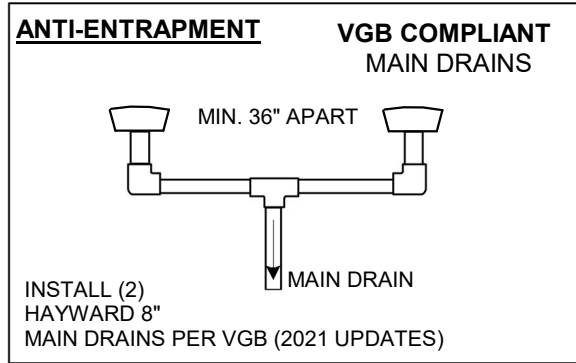
**ANSI/APSP-7**

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

**ANSI/APSP-15**

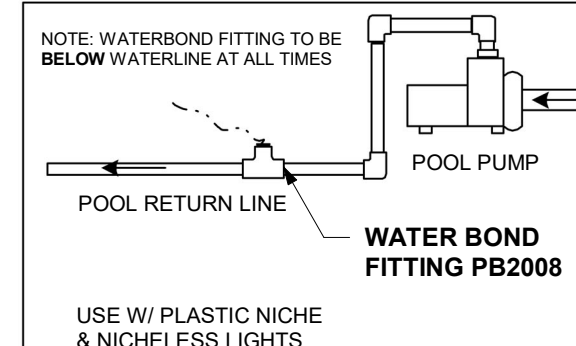
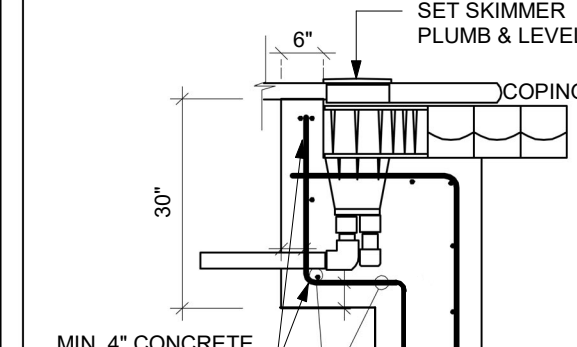
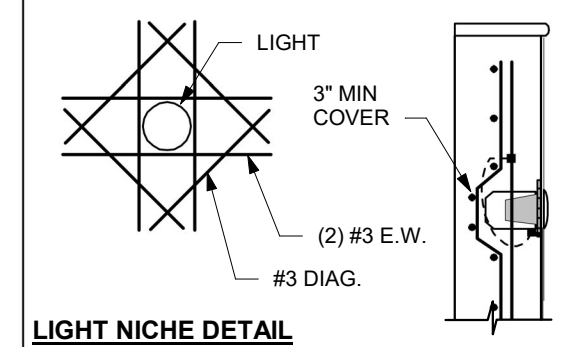
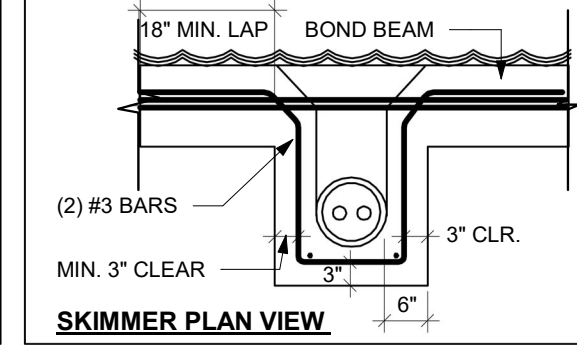
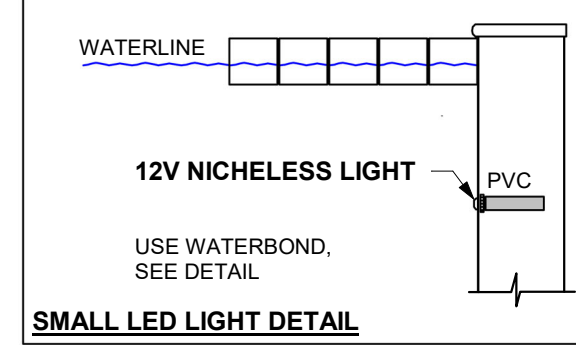
LINE TYPE	SIZE	FLOW (GPM)	FPS
MAIN DRAIN POOL LINE	2"	26.7	2.73
RETURN LINE	2"	26.7	2.73

**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.



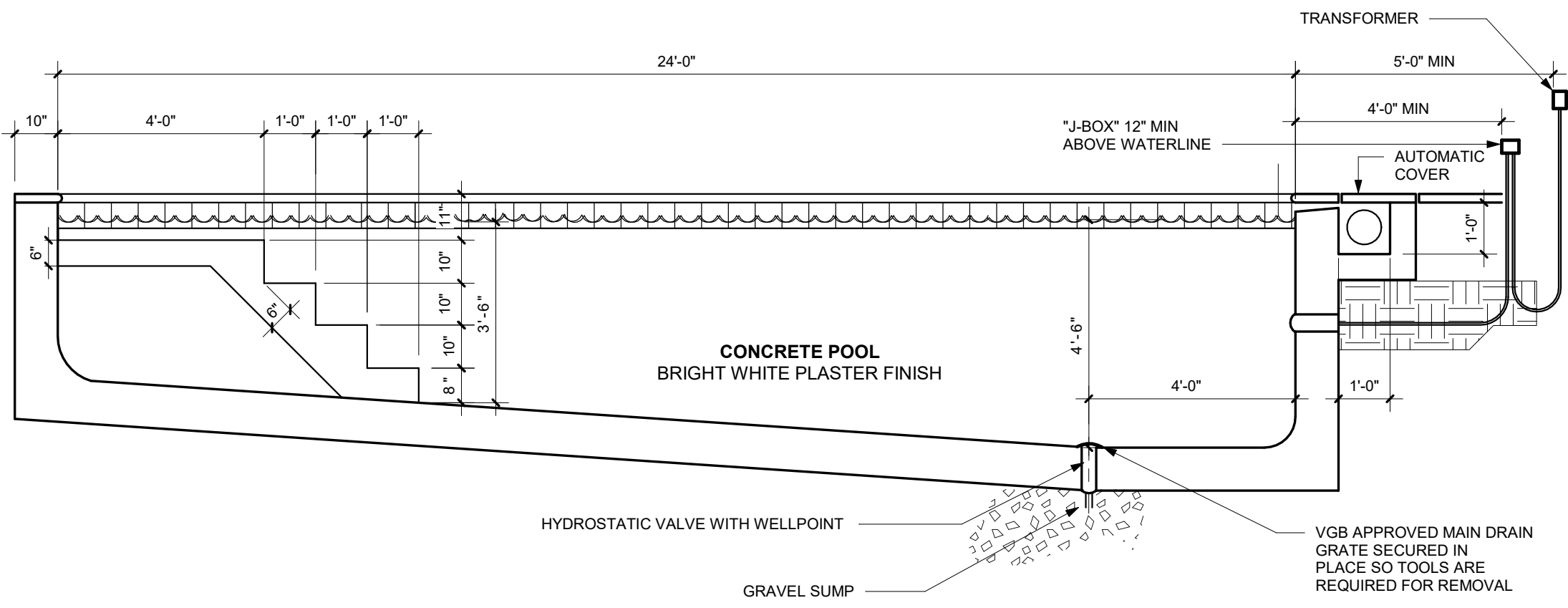
**FINISH GRADING**

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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# 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**

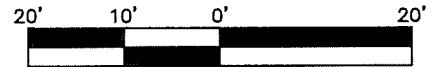
**Legal Description:** Situated in The State of Ohio, County of Franklin, City of Upper Arlington, in Quarter Township 1, Range 19, United States Military Lands, Being Lot 3 of Fontenay, Plat Book 108, Page 88.

**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



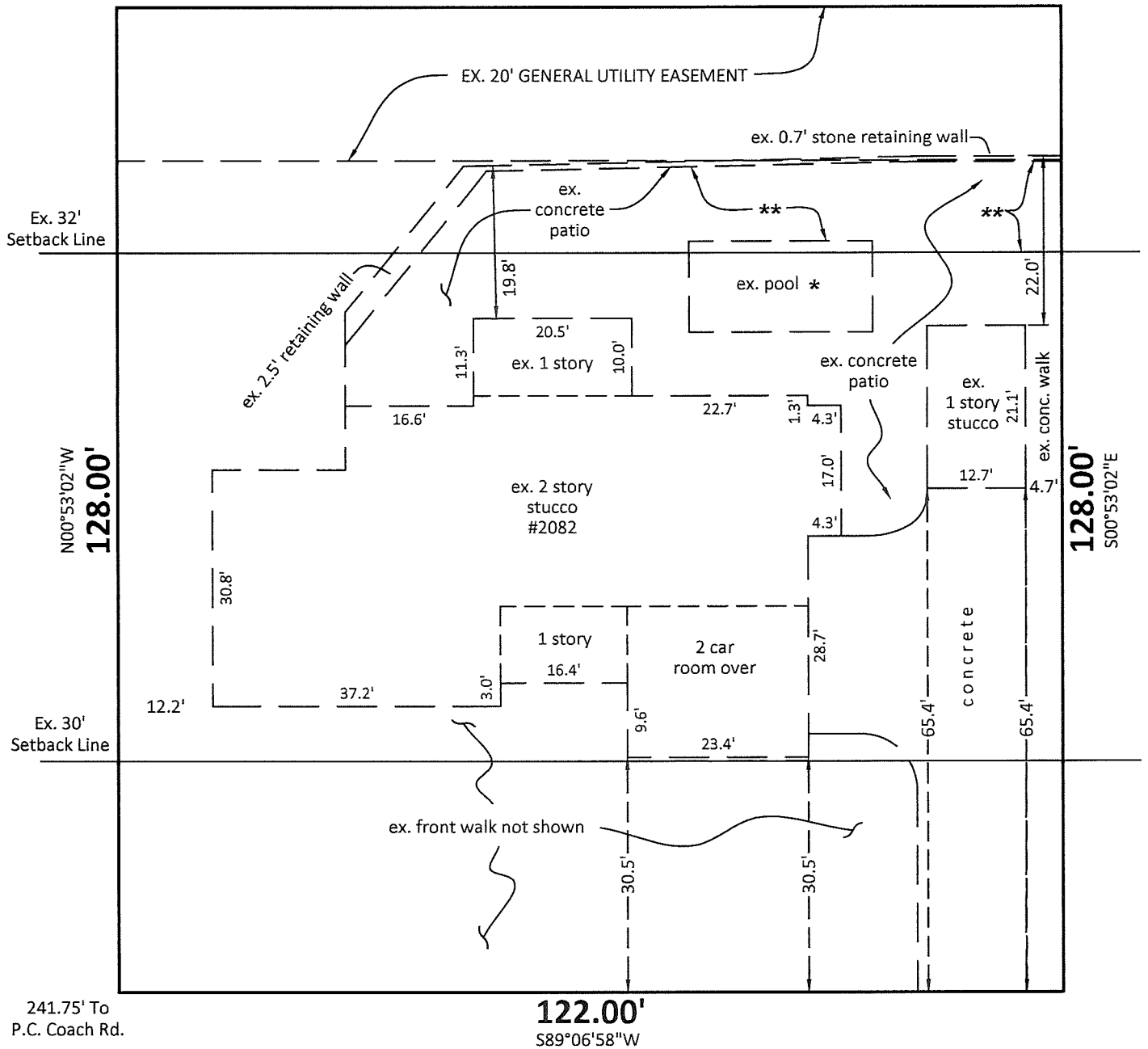
Scale 1" = 20'

Date: 08/12/2024



N89°06'58"E

122.00'



## FONTENAY PLACE 50'

Myers Surveying Co., Inc

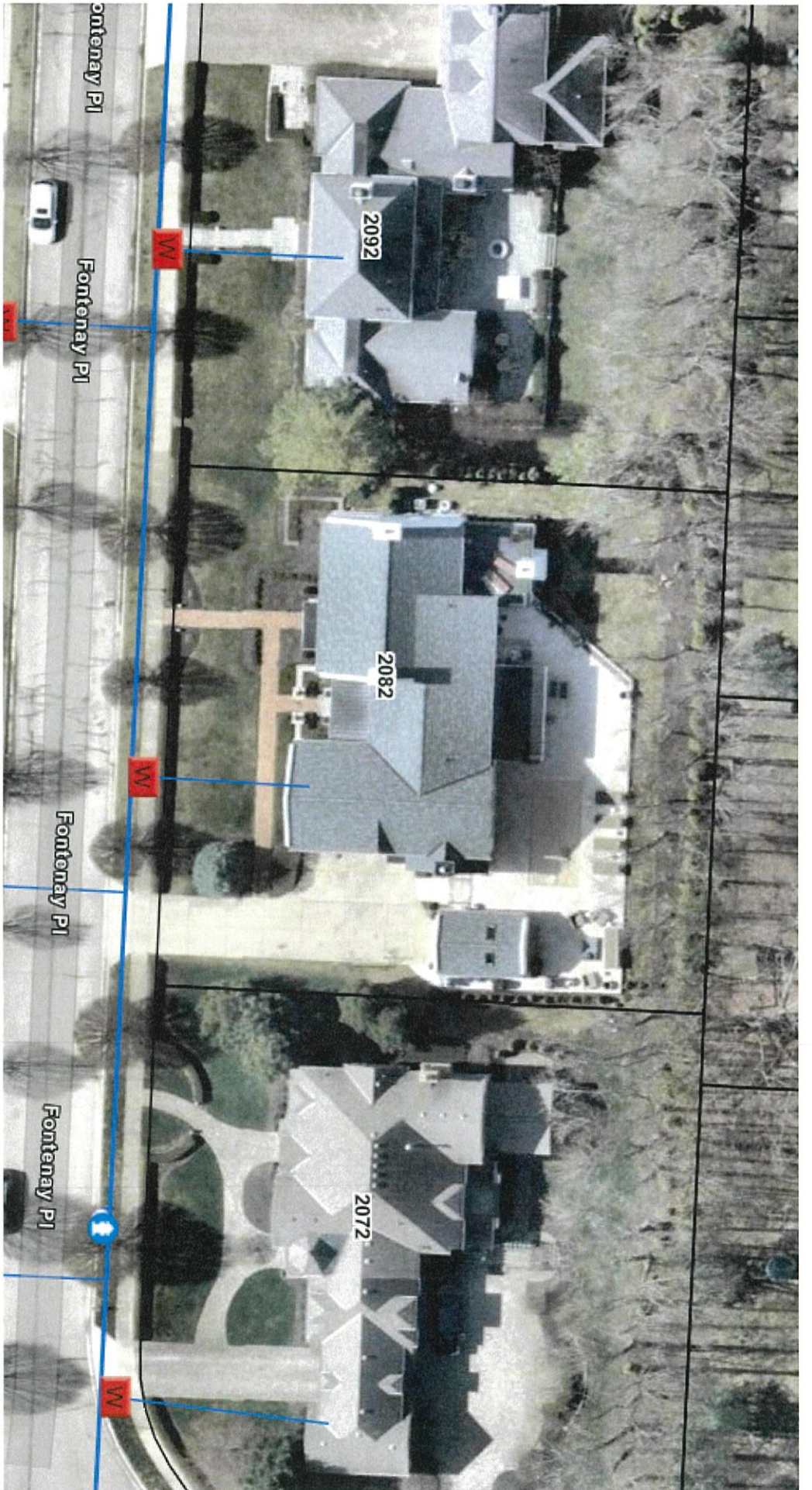
We hereby certify that the foregoing Mortgage Location Survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

By \_\_\_\_\_

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

Professional Surveyor

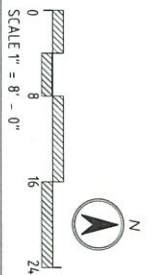
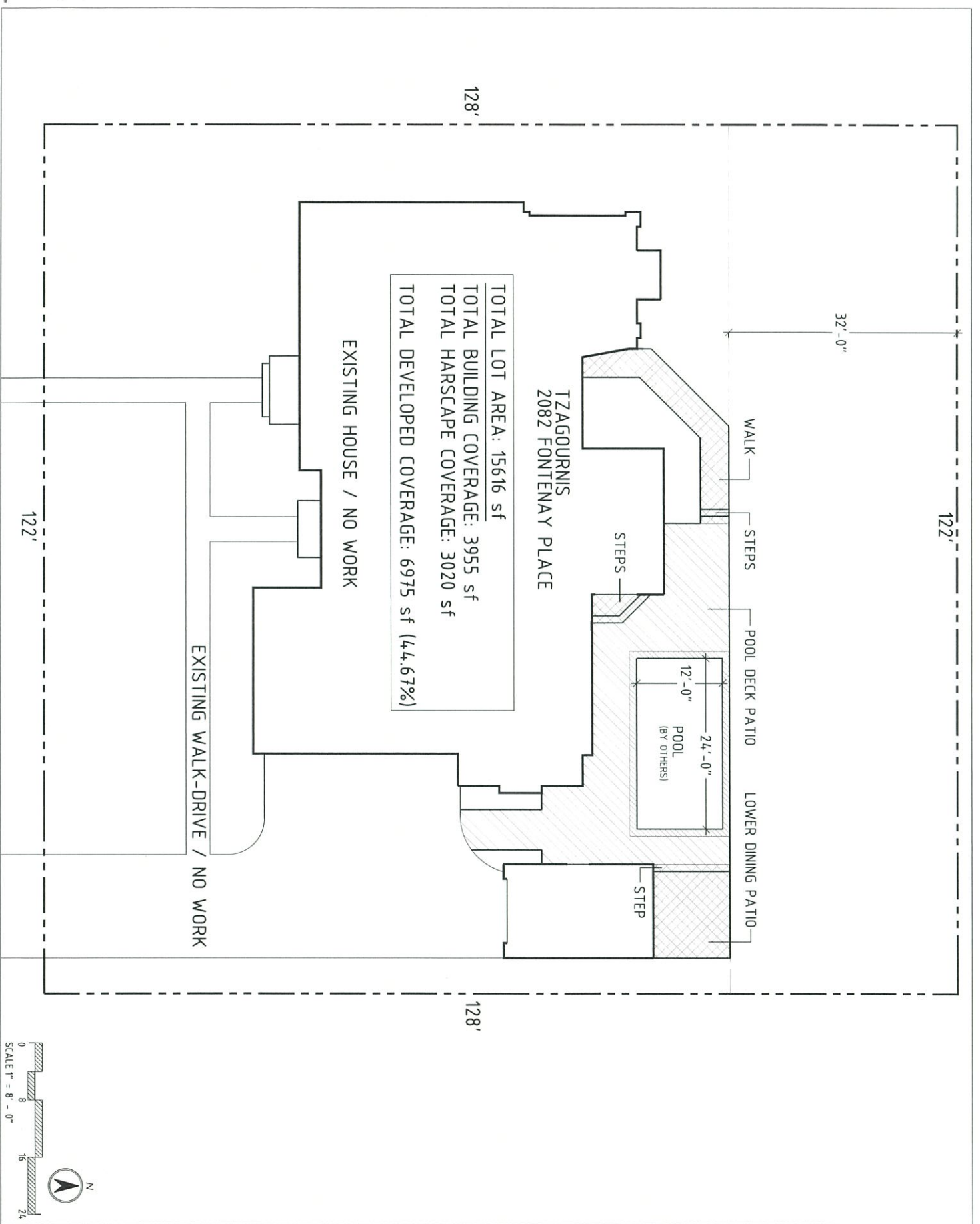
Myers Order No.-7-07/25/2024	Rec.	Field	DWG.	Ltr.	Ck.
------------------------------	------	-------	------	------	-----



Parcel ID: 070-014528-00  
TZAGOURNIS GEORGE M

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





NO.	REVISIONS	DATE

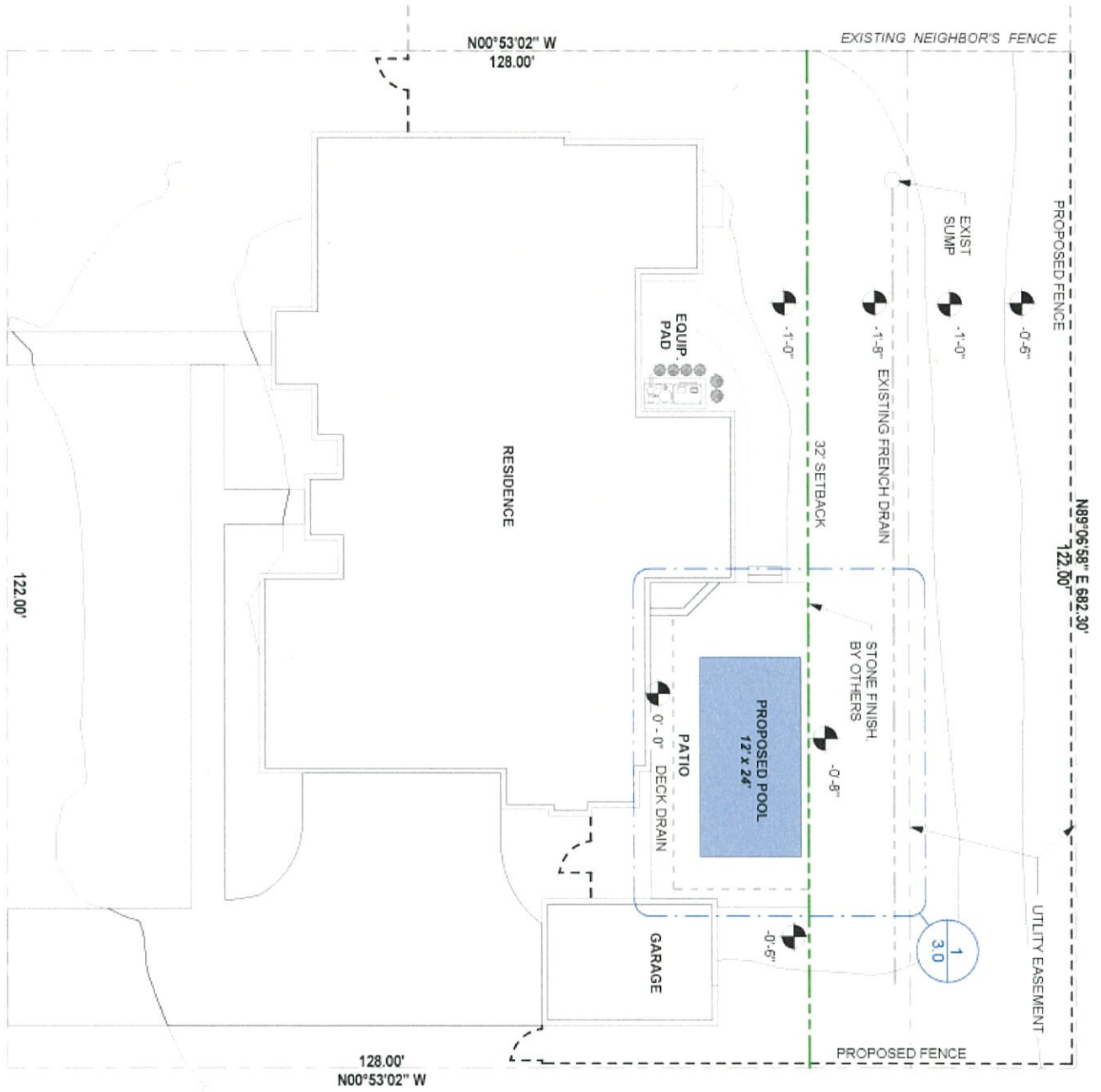
**TZAGOURNIS RESIDENCE**

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"





**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





## 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



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](mailto: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)

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