City of Upper Arlington

AGENDA

BOARD OF ZONING & PLANNING

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

6/17/2026 | 6:00 PM

Municipal Services Center, Council Chamber
3600 Tremont Road

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

2. **Consent Agenda**

   a. Approval of BZAP meeting minutes from May 20, 2026.

3. **Variance/Conditional Uses**

   a. 4684 Riverside Drive (VAR-25-26) - To allow the construction of a 1,300-square foot detached garage that is 20 feet tall, in lieu of the 17-foot maximum height, and exceeds the maximum 870-square foot size. [A smaller version was previously approved by BZAP via VAR-35-20 on January 6, 2021.]

   b. 2826 Zollinger Road (VAR-27-26) - To permit a modern renovation design that does not meet Residential Design Standards, and includes a garage addition that encroaches up to 3.54 feet into the 10-foot minimum side yard setback.

4. **Adjournment**

5/20/2026| 6:00 PM

MUNICIPAL SERVICES CENTER, 3600 TREMONT ROAD
CITY COUNCIL CHAMBERS

Members Present: Todd Boyer, Kevin Carpenter, Matt McGrath, Kelsey Priebe, Shannon Tolliver, Bill Westbrook

Members Absent: Daniel Barringer

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

Call to Order/Roll Call

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

Chair Tolliver called for a motion to excuse the absence of Mr. Barringer. Mr. Carpenter moved, seconded by Ms. Priebe, to excuse the absence of Mr. Barringer from the May 20, 2026, BZAP meeting. The motion carried unanimously.

Consent Agenda

a. **Approval of the Board of Zoning and Planning meeting minutes from April 22 and May 6, 2026.**

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

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

ABSENT: Daniel Barringer

The motion carried (6-0).

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

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.

Planner Taylor Mullinax presented the variance application 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. The property is located at the northwest corner of Tremont and Coventry Roads, is zoned R-1C, and contains a contributing historic structure built in 1925. The proposal introduces two variances, both of which increase existing nonconformities; however, staff found the design compatible with the home and surrounding historic district.

Chair Tolliver asked the applicant to come forward. The applicant's architect, Juliet Bullock, explained that due to the constraints of the corner lot and the historic character of the home, the north side addition was the least obtrusive option. The applicant, Adam Krystal, noted that the neighboring property owner to the north had no objections. Staff recommended approval with a condition requiring substantial landscaping species along the north property line at a minimum height of six feet, with any dead or dying trees to be removed and replaced.

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

Chair Tolliver called for a motion to approve VAR-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 findings #1, 3, 4, and 6, and the condition that all existing and proposed trees along the north property line shall be substantial species planted at a minimum height of six feet to provide adequate screening of the home addition, and that any dead or dying trees shall be removed and replaced. Moved by Mr. Carpenter, seconded by Mr. Westbrook to approve VAR-20-26.

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

ABSENT: Daniel Barringer

The motion carried (6-0).

b. [Postponed by the Applicant] 2229 Ridgeview Road (Var-21-26)- To permit a two-story attached garage addition that encroaches 2'-11" into the eight-foot minimum side yard setback and reduces the side setback sum from 16 feet to 13'-11".

c. 3141 Asbury Drive (VAR-22-26)- To permit a one-story third bay garage addition to encroach ~~1'-9"~~ 1'-3" into the 10-foot minimum side yard setback.

Senior Planner Justin Milam presented the variance application to permit a one-story third bay garage addition to encroach 1'-3" into the 10-foot minimum side yard setback. The applicant had initially received approval for a 10'-8" wide garage bay but determined that width to be insufficient for practical use; the requested encroachment would bring the bay to a more standard 12-foot width. Staff recommended approval with finding number 4, noting the addition would blend into the neighborhood and not adversely impact views from the street or surrounding properties. The item was not placed on the consent agenda due to a letter received from a neighboring property owner, though staff remained comfortable with the proposal.

Chair Tolliver asked the applicant to come forward. Kyle Rooney on behalf of the owners noted that the adjacent property to the north has 40 feet of setback from the shared property line, and that a survey of the block revealed 13 of 26 homes have three-car garages.

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

Chair Tolliver called for a motion to approve VAR-22-26, to permit a one-story third bay garage addition to encroach 1'-3" into the 10-foot minimum side yard setback with findings #4. Moved by Mr. Carpenter, seconded by Ms. Priebe to approve VAR-22-26.

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

ABSENT: Daniel Barringer

The motion carried (6-0).

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.

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 and to reduce the side yard swimming pool decking setback from 10 feet to zero, in order to permit the retention of swimming pool decking and a patio that installed without a permit

The Board noted the applicant and their counsel arrived late; the Board had briefly considered postponing the item.

Applicants' counsel, Attorney Frank Reed, representing the property owners, summarized the history of the project: the pool permit was issued in August 2022, construction was approved and inspected in 2023, and a third contractor subsequently installed additional concrete decking without a separate permit. Cynthia Tzagournis submitted a video taken the morning of the meeting, following significant rainfall, demonstrating that the installed drainage improvements were functioning properly with no standing water.

The Board reviewed the three conditions of approval recommended by staff. The first condition, requiring the swimming pool fence to meet applicable ordinances, was deemed already satisfied following a city inspection earlier in the week. Discussion on the second condition clarified that the structure in question is a landscaping wall, not a structural retaining wall, and as such detailed engineering plans are not available. Staff and the Board agreed the conditions should be reworded accordingly, with the applicant providing documentation of the landscaping wall and drainage improvements to staff by July 1, 2026. The third condition, requiring future rear and side yard improvements to be reviewed by planning staff, was accepted without objection.

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

Chair Tolliver called for a motion to approve VAR-24-26, to permit an increase in development coverage from 45 percent (includes a swimming pool bonus) to 50 percent and to reduce the side yard swimming pool decking setback from 10 feet to zero, in order to permit the retention of swimming pool decking and a patio that was installed without a permit with findings #2 and the following two conditions, (1) the applicant shall provide details to staff regarding the landscaping wall and drainage improvements by July 1, 2026; and (2) any future improvements in the rear and side yards must be reviewed with planning staff to determine if additional variances would be required. Moved by Mr. Carpenter, seconded by Mr. McGrath to approve VAR-24-26.

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

ABSENT: Daniel Barringer

The motion carried (6-0).

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.

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

Chair Tolliver called for a motion to provide a positive recommendation to City Council for a plat amendment for 2082 Fontenay Place, 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, with the condition that the rear yard setback reduction applies to the swimming pool, including decking and walkways, for Lot 3 only. Moved by Mr. Carpenter, seconded by Mr. Westbrook to provide a positive recommendation to Council for a plat amendment.

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

ABSENT: Daniel Barringer

The motion carried (6-0).

Adjournment

There being no further business, Chair Tolliver called for a motion to adjourn. Mr. Westbrook moved, seconded by Mr. McGrath, to adjourn. The motion carried unanimously, and the meeting was adjourned at 6:53 p.m.

ATTEST:

CHAIR:

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: June 17, 2026

Subject: 4684 Riverside Drive (VAR-25-26) - To allow the construction of a 1,300-square foot detached garage that is 20 feet tall, in lieu of the 17-foot maximum height, and exceeds the maximum 870-square foot size. [A smaller version was previously approved by BZAP via VAR-35-20 on January 6, 2021.]

Site Description/History

The subject property, 4684 Riverside Drive, is located on the east side of the road, just north of Lane Road, and is zoned R-Sc, Residential Suburban District. It is unplatted and not part of a recorded subdivision plat. The irregularly shaped parcel contains approximately 100 feet of frontage along Riverside Drive, a portion of which extends into the State Route right-of-way. The lot has a depth of approximately 402 feet along the north property line and 345 feet along the south property line, totaling 0.82 acres. A 1,574-square foot ranch home with siding and a two-car attached garage sits 90 feet from the roadway and was built in 1950. The property is generally enclosed by six-foot-tall vinyl and wood fencing, with mature trees located throughout the rear yard. Located directly behind the house is one of the few remaining septic and leach bed systems in Upper Arlington. The property is also served by a private well and does not include a basement. The applicant purchased the property in August 2016.

On January 6, 2021, the Board approved a variance (VAR-35-20) to permit an 840-square-foot detached garage with conditions:
1) The ridge height of the detached garage is not to exceed 19'-6" in height; and
2) The second floor is not to be used for habitable space.

Building Permit #21-650 was applied for, but never issued, due to a variety of building code issues that were never addressed. Due to its size, the proposed detached garage/pole barn drawings will need to be stamped by an engineer, which was part of the issue with the previous plan. The application, and therefore the variance, expired because a permit was not secured.

Proposal

The proposal includes the construction of a 1,300-square-foot detached garage/pole barn located behind the existing home [*exceeds the 870-square-foot maximum*]. Access to the structure would be provided by extending the existing driveway along the south property line. It is proposed 10 feet from the south property line and over 80 feet from the rear property

line. The proposed structure measures 26 feet in width, 50 feet in depth, and 20 feet in height [*exceeds the 17-foot maximum from grade*]. Its plate height is nine feet above the parking floor per code. The garage design includes a gable roof at a 9/12 pitch and LP Smartside lap siding siding to match the house. The first floor includes vehicle and boat parking and storage, while the second floor includes office space — a note has been added to prohibit sleeping-quarters. Architectural features include overhead garage doors on both the front and rear elevations, a man door on the north elevation, and a total of 12 windows distributed across all four elevations. Building, development, and front yard development coverages all comply with City standards.

Zoning Code Requirements

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

• To allow an increase in the maximum size of a detached garage from 870 square feet to 1,300 square feet; and
• To allow an increase in the maximum height of a detached garage from 17 feet to 20 feet.

Alternatives

In lieu of the two variances, the applicant has several options available to them including:

1. Resubmitting the expired 2021 variance for review by the Board;
2. Reducing the overall height and square footage to a compliant level; or
3. Shifting the garage two feet north, so its location is in the buildable area, which would not require any variances. The minimum side yard setback in this zoning district is 12 feet.

Although the proposed garage is 460 square feet larger than the plan previously approved by the Board, the revised design represents an architectural improvement and is located seven feet further from the south property line than originally approved.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. The proposed detached garage/pole barn is massive and would be one of the biggest in the city. Shifting the proposed garage location two feet further from the side property line or reducing the garage width by two feet would completely eliminate the need for variances. Staff believes that this is an obvious solution which should be fully considered.

Conversely, the proposed design is better than the one previously approved by the Board in 2021, and the plate height has recently been reduced to a compliant level. It is also further from the shared property line than the previous plan. The proposed exterior materials match the existing house, and access to the new structure would be provided by extending the existing driveway. The structure would be located away from underground infrastructure and will not be readily visible from Riverside Drive. Should the Board entertain a motion on this variance application, Staff would recommend consideration for Findings #4 (character of the

area) and #7 (predicament can feasibly be resolved through some method other than a variance).

Attachments

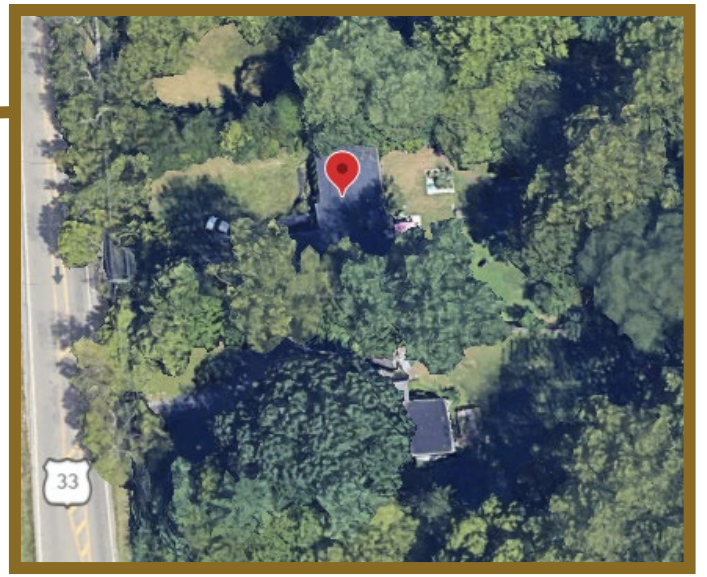
1.	4684 Riverside Dr_Presentation
2.	4684 Riverside Dr_BZAP Application
3.	4684 Riverside Dr_Proposed Plans 6.12.26
4.	4684 Riverside Dr_Proposed Plans
5.	4684 Riverside Dr_Public Notices
6.	4684 Riverside Dr_2021 Plan
7.	BZAP 01.06.2021 Minutes

4684 Riverside Drive

BZAP Staff Report Pictures | Variance Application 25-26

June 17, 2026

Google Maps ® Aerial



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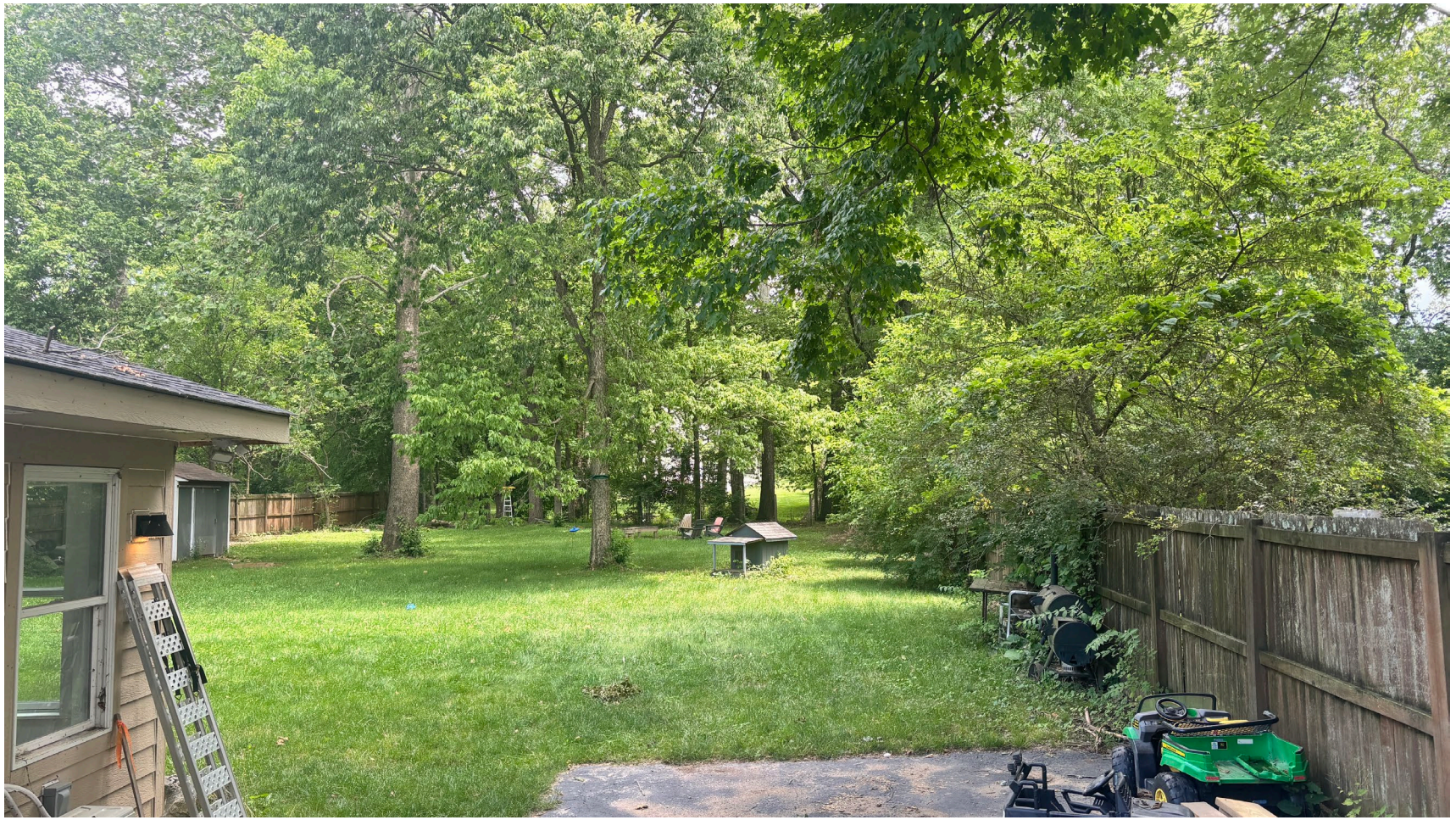
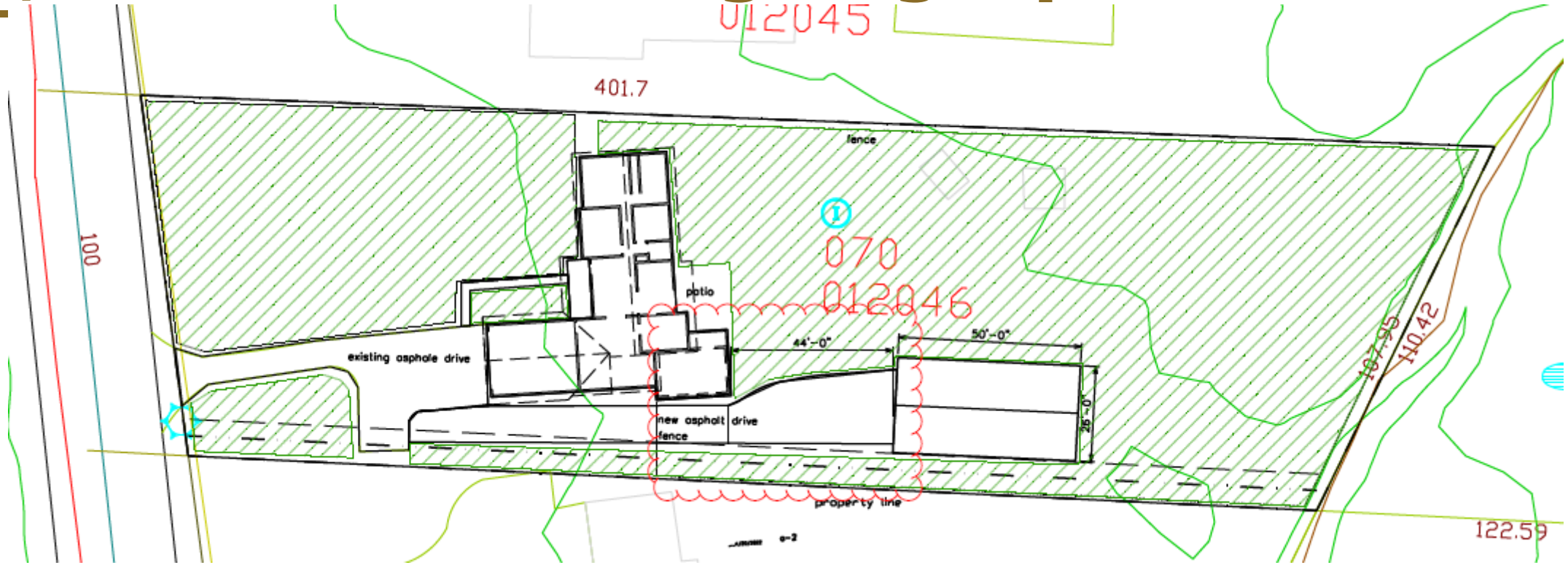
Existing Conditions

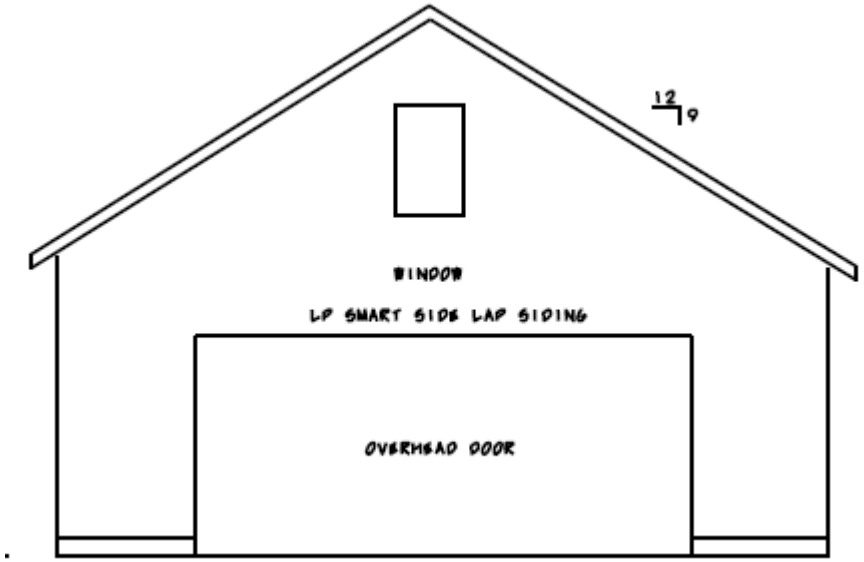
Existing Conditions



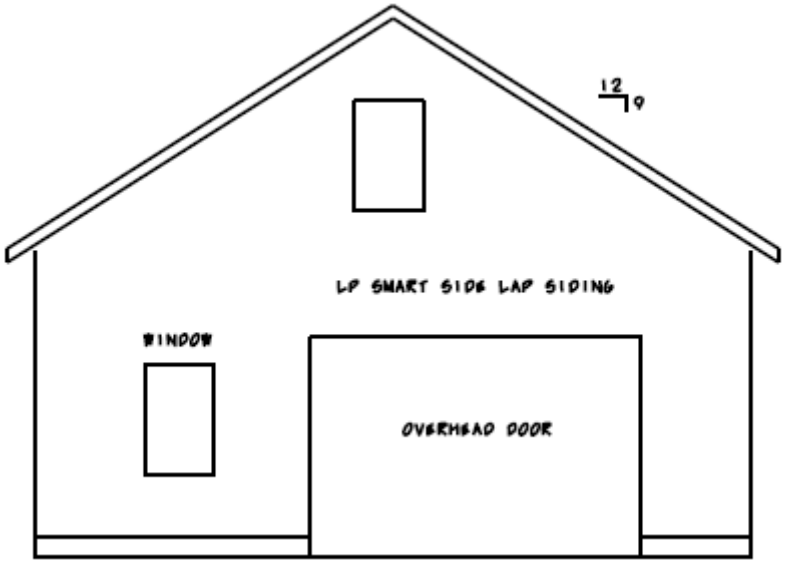
Proposed Site Plan
1,300 SF detached garage/pole barn



Proposed Elevations 20’ tall with 9’ plate

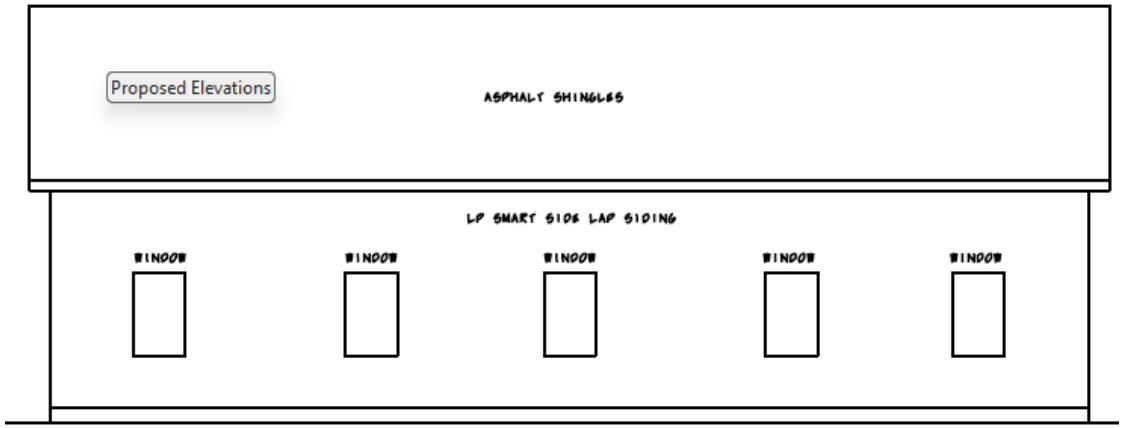


Front (west) elevation

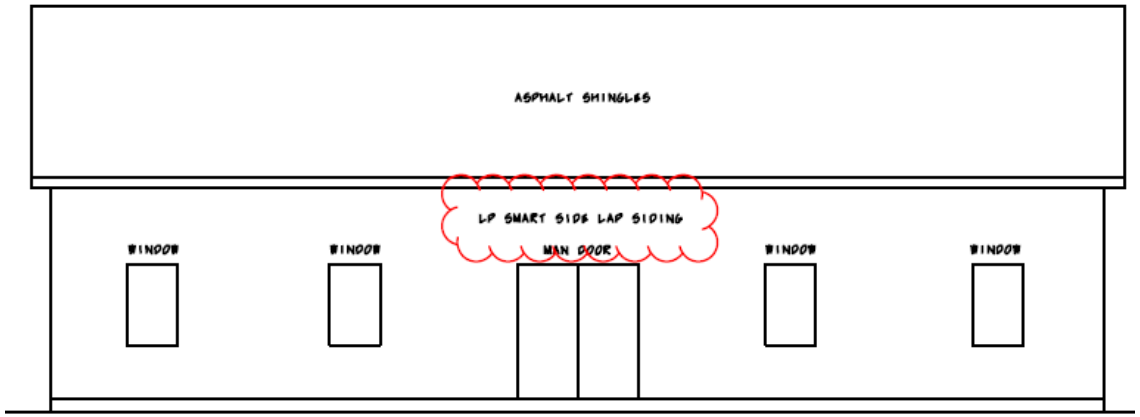


East elevation

Proposed Elevations

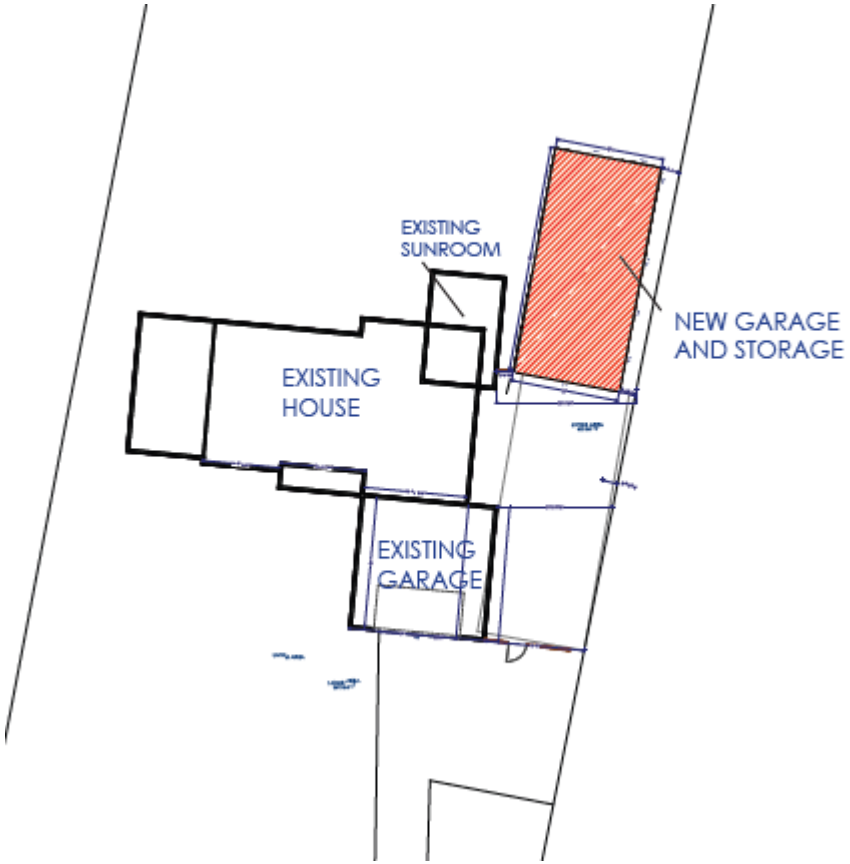


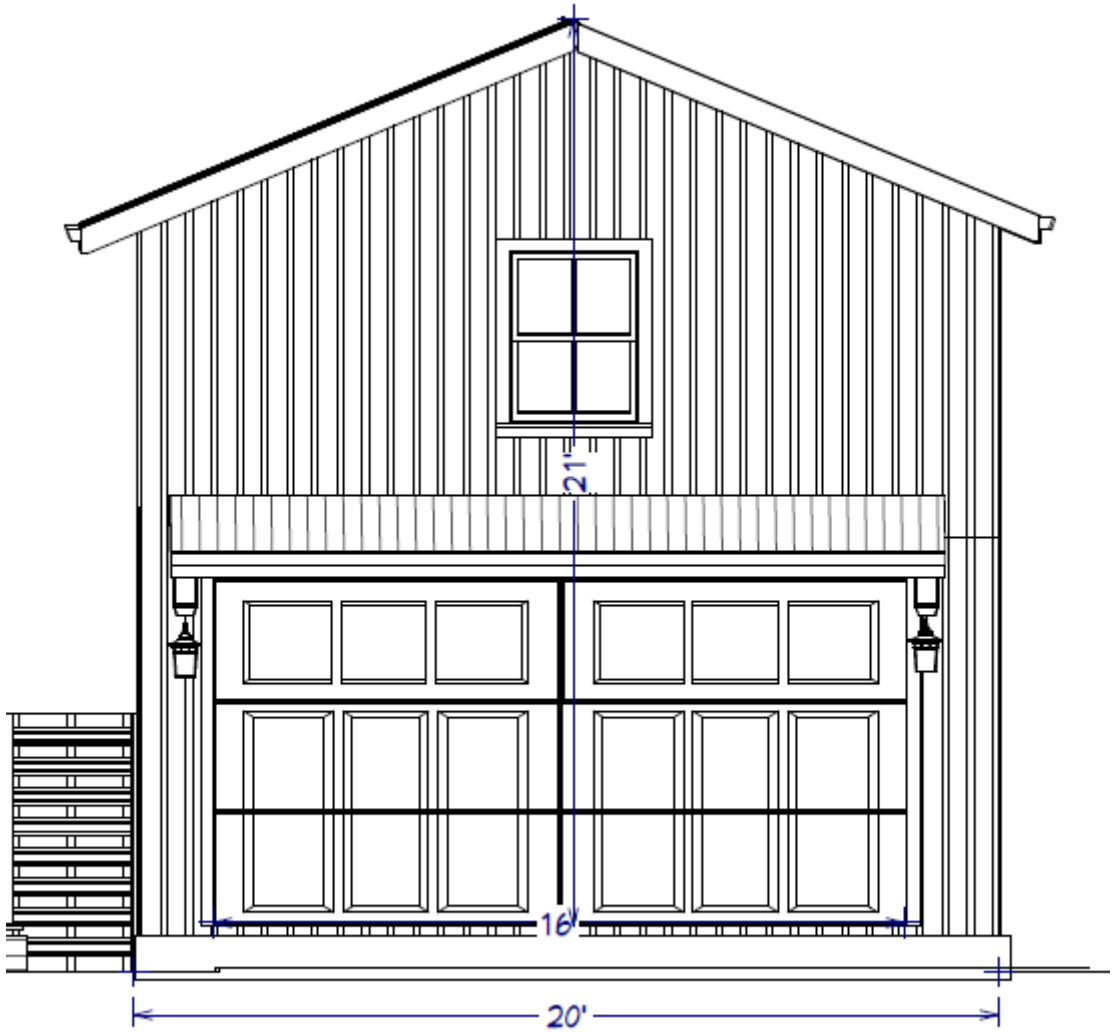
South elevation



North elevation

Previously Approved Variance 19’-6” tall





Variance Request/Staff Recommendation

The proposal results in the following variance to Article 6.09 of the Unified Development Ordinance (UDO):

- To allow an increase in the maximum size of a detached garage from 870 square feet to 1,300 square feet; and
- To allow the construction of a detached garage that is 20 feet tall, in lieu of the 17-foot maximum height limit.

Alternatives:

- Move detached garage/pole barn two feet to avoid all variances.
- If entertaining a vote, Staff would recommend Finding #4 be considered.

City of Upper Arlington, Ohio

June 4, 2026

Record No: 26-1872

Variance Application

Status: Active

Submitted On: 5/11/2026

Primary Location

4684 RIVERSIDE DR
UPPER ARLINGTON, OH 43220

Owner

MUHARREM ERDEM
RIVERSIDE 4684 COLUMBUS, OH 43220

BZAP Information

BZAP Case #

VAR-25-26

Status

Pending

BZAP Determination Date

06/17/2026

Vote Tally

Primary Variance

Detached Garage

Primary Planner

Justin Milam

Findings of Fact for Approval/Denial

Variance Request

To allow the construction of a detached garage that is 20 feet tall, in lieu of the 17-foot maximum height limit.

BZAP conditions

Variance Information

Describe Variance Request

To build a detached garage that results in 1 variance request. The proposed garage is 20' Height in lieu of the 17 foot height limit.

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?

We are limited to where we can build a garage because of the spetic and leach bed. We also do not have a basement or crawl space with storage, limited access to attic because of height.

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, it appears like structures were build on Lane Rd.

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, neighbors to the south and east have 2 story residence and are on higher elevations.

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, due to septic and leach bed alternatives are not an option.

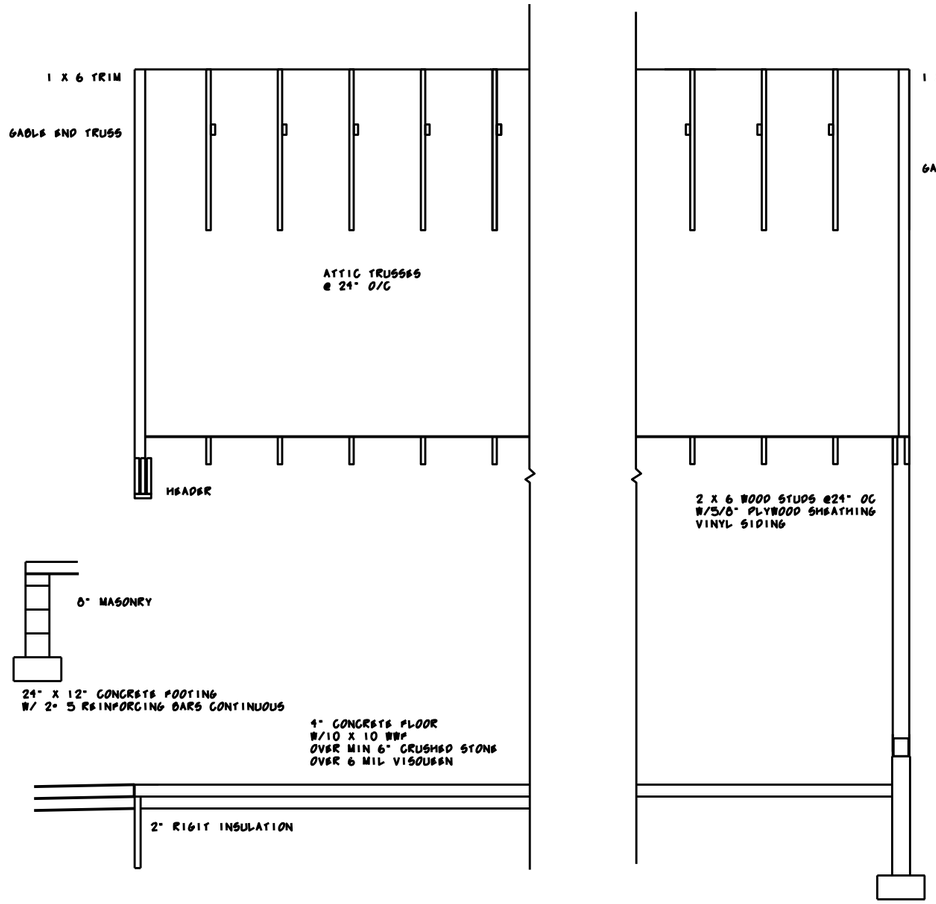
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

No, We need more accessible storage for our growing family.

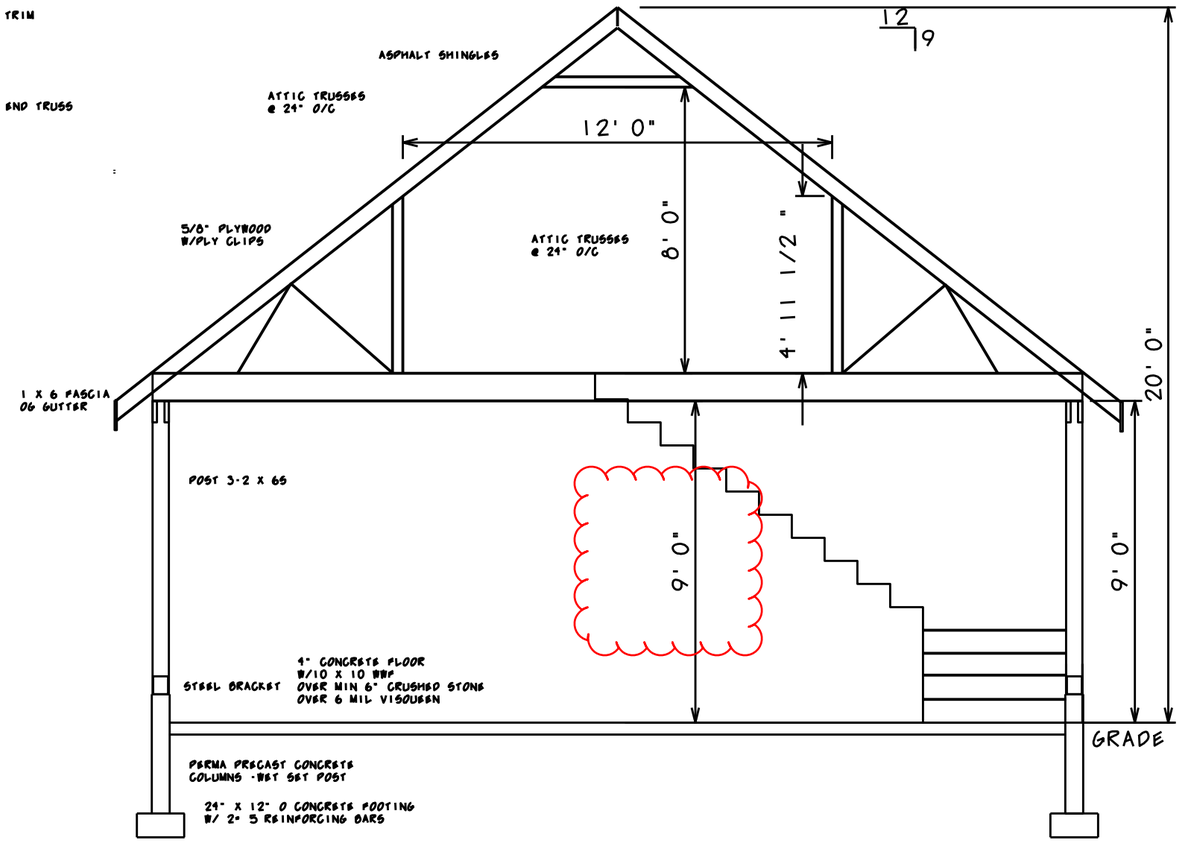
Acknowledgement: I or a representative will be present at the BZAP hearing.*

☑

DESIGN NOTES:
FLOOR LIVE LOAD - 40*/SF
STORAGE FLOOR LIVE LOAD - 40*/SF
ROOF LIVE LOAD - 20*/SF
GROUND SNOW LOAD - 20*/SF
WIND SPEED - 105MPH
SEISMIC CATEGORY - A
SITE CLASS - D
NOT IN FLOOD HAZARD AREA
SOIL BEARING - 1,500PSF



LONGITUDIONAL SECTION
SCALE: 1/2" = 1'-0"



CROSS SECTION
SCALE: 1/2" = 1'-0"

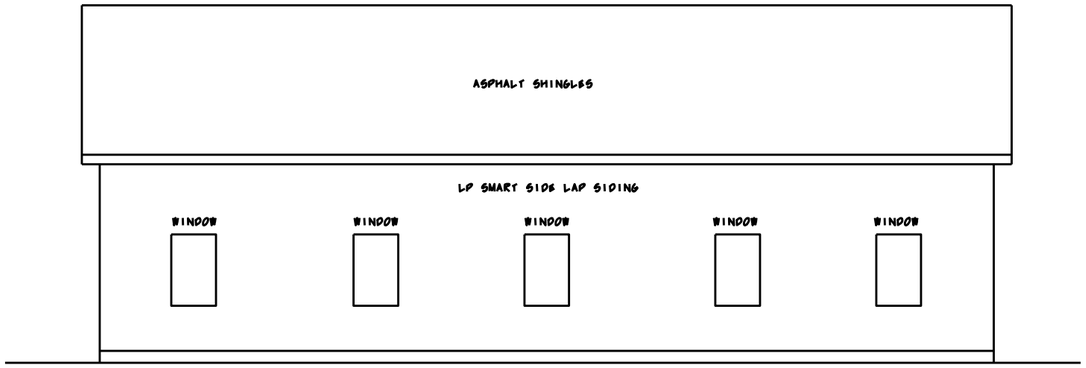
A - 4

PROJECT:

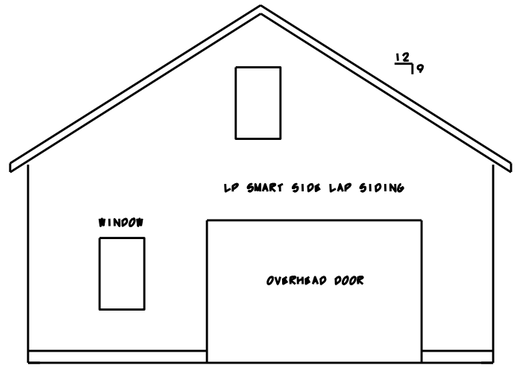
DATE: REV 5/25/2026

B J SCANLON - ARCHITECT
ARCHITECTURAL CONSULTANT
1203 GLENN AVENUE, GRANDVIEW HEIGHTS, OHIO 43212
•614• 500-7905 E-MAIL BERNARDSCANLON@OUTLOOK.COM

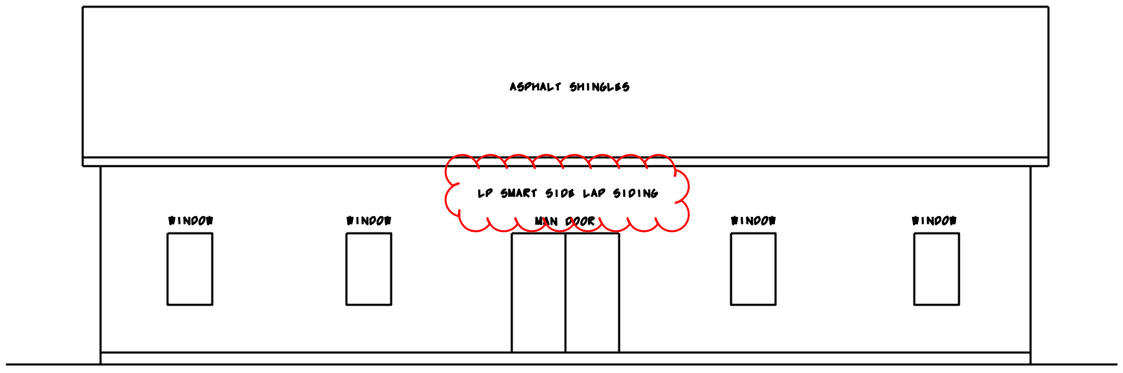
BERNARD JAY SCANLON, LICENSE •8307332
EXPIRATION DATE 12/31/2027



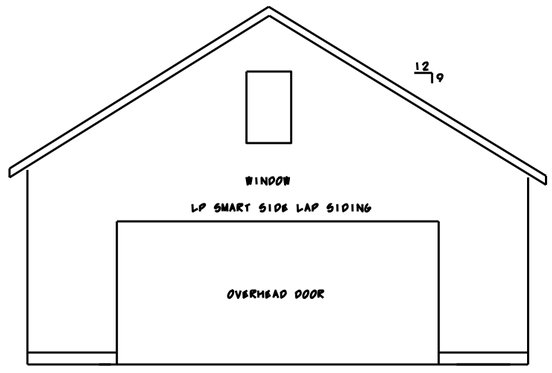
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

B J SCANLON - ARCHITECT
ARCHITECTURAL CONSULTANT
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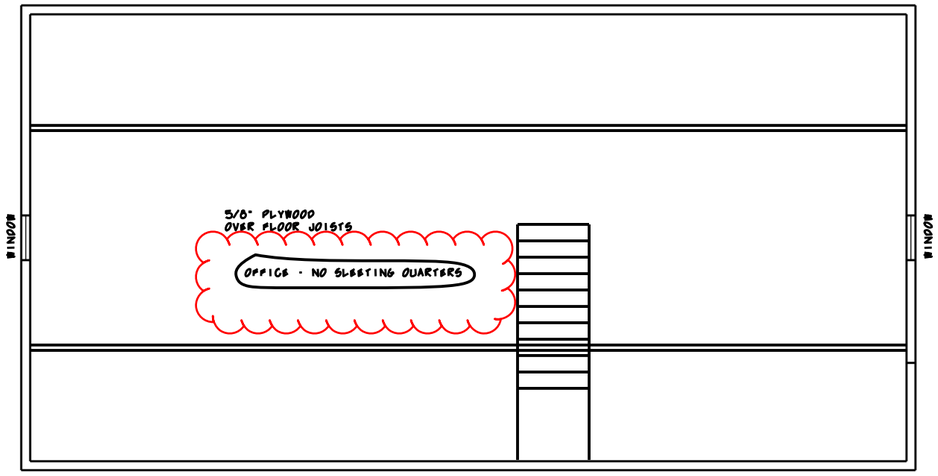
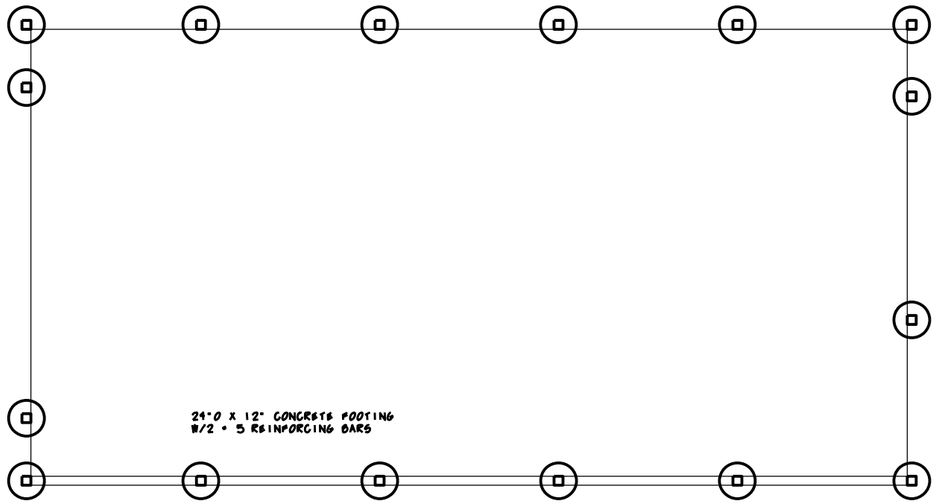
PROJECT:
DATE: REV. 6/12/2026

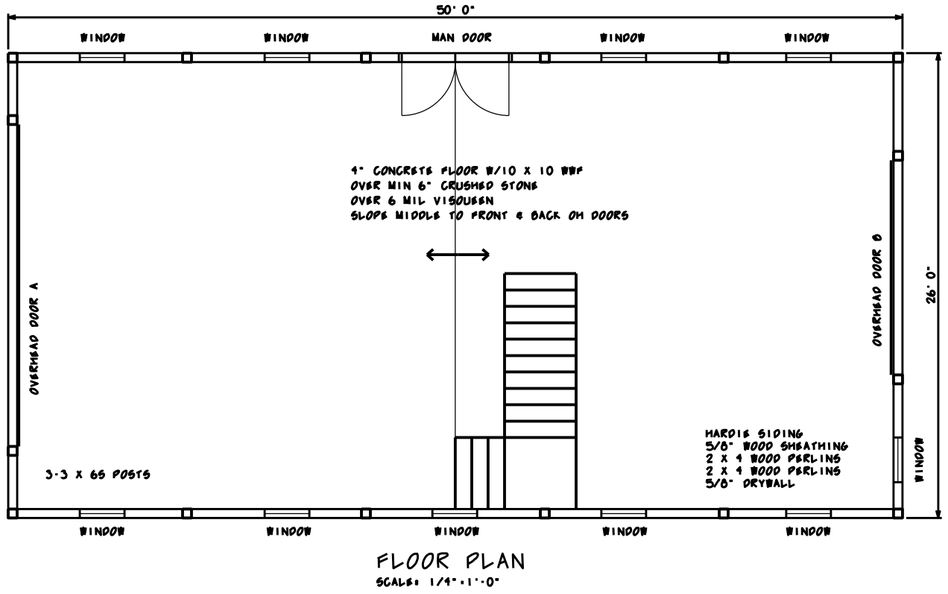
A-3



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



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



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

WINDOW - PELLA DOUBLE HUNG WINDOWS TO MATCH HOUSE
MAN DOORS - PAIR 3/0 X 6/8 X 1 3/4 WOOD DOOR
W/ 1 1/2" PAIR 4 1/2 X 4 1/2 X 4 1/2 STEEL BUTS
STORAGE ROOM, LEVER HANDLE
OVERHEAD DOOR A -16 X 8 INSULATED PANEL DOOR
OVERHEAD DOOR B - 12 X 8 INSULATED PANEL DOOR

DESIGN NOTES:
FLOOR LIVE LOAD - 125#/SF
STORAGE LEVEL LIVE LOAD - 40#/SF
STORAGE LEVEL DEAD LOAD - 10#/SF
ROOF LIVE LOAD - 20#/SF
ROOF DEAD LOAD - 10#/SF
GROUND SNOW LOAD - 20#/SF
WIND SPEED - 105 MPH
SEISMIC CATEGORY - A
SITE CLASS - D
NOT IN FLOOR HAZARD AREA
SOIL BEARING - 1,500PSF
SIMPSON JOIST & RAFTER STRAPS

BERNARD JAY SCANLON, LICENSE #8307532
EXPIRATION DATE 12/31/2027

A-2

PROJECT:

DATE: 5/8/2026

B J SCANLON - ARCHITECT
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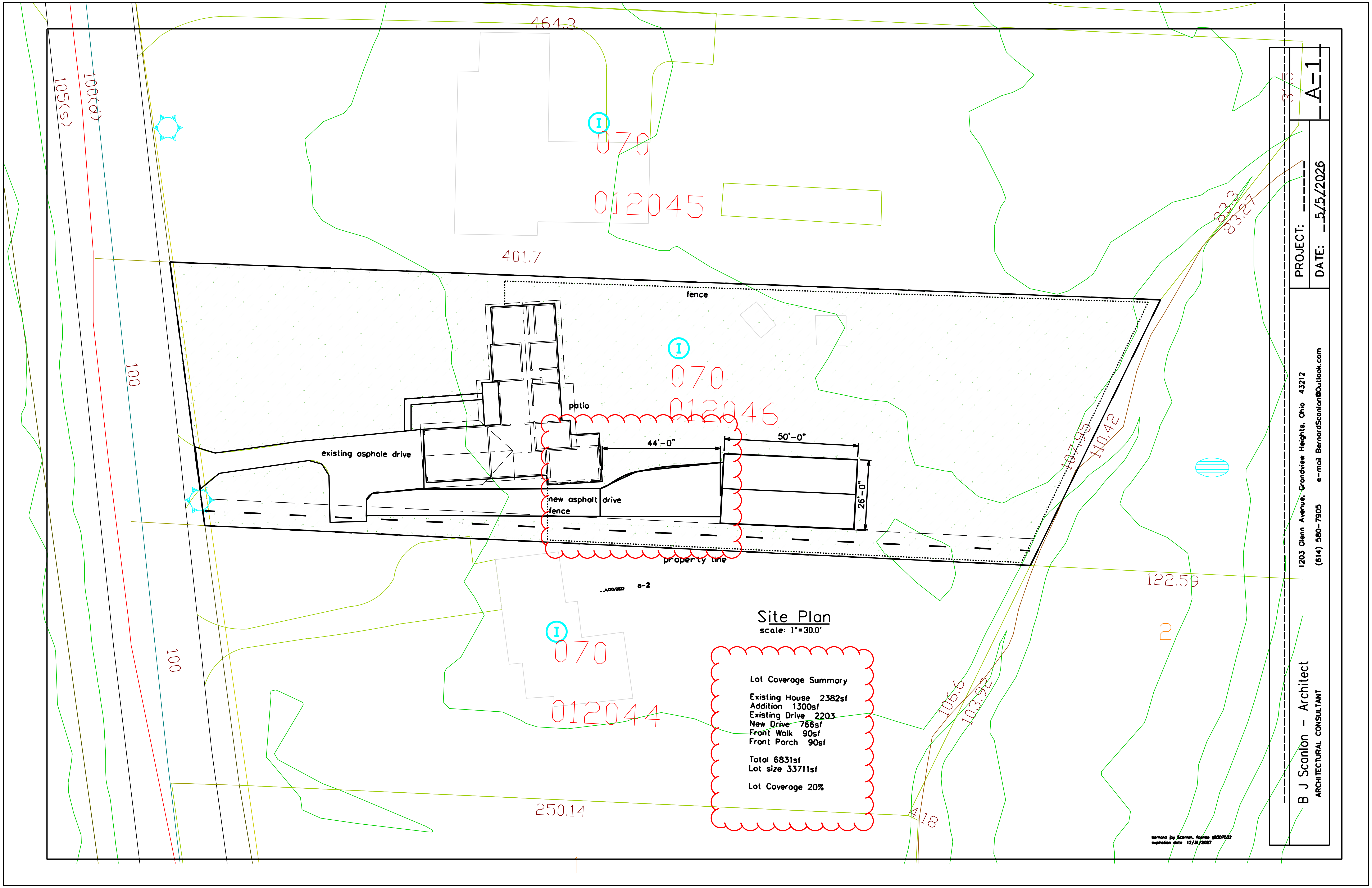


Site Plan
scale: 1"=30.0'
Lot Coverage Summary
Existing House 2382sf
Addition 1300sf
Existing Drive 2203
New Drive 766sf
Front Walk 90sf
Front Porch 90sf
Total 6831sf
Lot size 33711sf
Lot Coverage 20%
existing asphale drive
new asphalt drive
fence
patio
property line
44'-0"
50'-0"
26'-0"
070
012045
012046
012044
464.3
401.7
250.14
122.59
107.95
110.42
106.6
103.92
83.3
83.27
31.5
4.18
105(s)
100(d)
100
1
2
PROJECT:
DATE: 5/5/2026
A-1
1203 Glenn Avenue, Grandview Heights, Ohio 43212
(614) 580-7905 e-mail BernardScanlon@Outlook.com
B J Scanlon - Architect
ARCHITECTURAL CONSULTANT

Cedar Texture Lap

Cedar texture

The Bold Look of Cedar Without Many of the Worries

- One of the most durable lap siding options in the market today
- 16' length can result in faster installation
- May create fewer seams than traditional 12' siding
- Pre-primed for exceptional paint adhesion
- Self-aligning SmartLock™ option installs faster and more efficiently
- Treated engineered wood strand substrate
- APA-certified lap siding

Also available in fiber substrate.

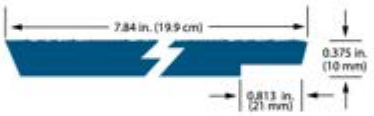
- CPA-certified lap siding
- Treated engineered wood fiber substrate

38 Series Cedar Texture Lap (strand)

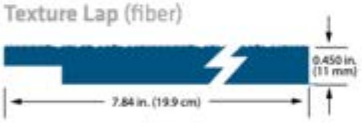
76 Series Cedar Texture Lap (fiber)

76 Series Cedar Texture Lap (strand)

76 Series SmartLock Cedar Texture Lap (strand)



120 Series Self-Aligning Cedar Texture Lap (fiber)



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER
38 Series Cedar Texture Lap (strand)	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	25796
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	25797
	16 ft. (192 in.)(4.9 m)	11.84 in. (30.1 cm)	0.315 in. (8 mm)	25799
76 Series Cedar Texture Lap (strand)	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.375 in. (10 mm)	25785
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.375 in. (10 mm)	25786
	16 ft. (192 in.)(4.9 m)	11.84 in. (30.1 cm)	0.375 in. (10 mm)	25787
76 Series Cedar Texture Lap (fiber)	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.375 in. (10 mm)	25922
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.375 in. (10 mm)	25923
	16 ft. (192 in.)(4.9 m)	9.47 in. (24.1 cm)	0.375 in. (10 mm)	25924
	16 ft. (192 in.)(4.9 m)	11.84 in. (30.1 cm)	0.375 in. (10 mm)	25925
76 Series SmartLock Cedar Texture Lap (strand)	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.375 in. (10 mm)	30317
120 Series Self-Aligning Cedar Texture Lap (fiber)	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.450 in. (11 mm)	25905

Fiber substrate products may have specific features and functional benefits. See LPSmartSide.com for product details.
Please contact your local LP SmartSide sales representative for product availability. | Metric units are rounded.

SW 7005 | SW 7008 | SW 7566 | SW 7570 | SW 7634 | SW 7647 | SW 7671

SAVE

Expert Pick

SW 7005

Pure White

FULL DETAILS

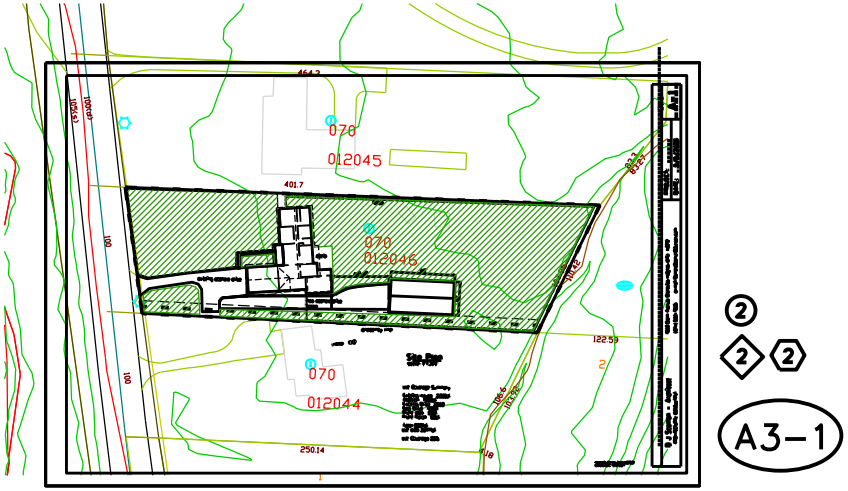
This versatile, bright white has the slightest yellow undertone that keeps it from appearing too stark. Use on trim for the perfect complement.

Sample this color:

FREE Color Chip | Peel & Stick | Paint Sample

Or, shop paint:

Interior Paint | Exterior Paint


070
012045
070
012046
070
012044
401.7
250.14
122.59
A3–1

464.3

105(s)

100(d)

100

070

012045

401.7

070

012046

44' 0"

50' 0"

26' 0"

10' SETBACK

PROPERTY LINE

SITE PLAN

SCALE: 1"=30.0'

070

012044

100

250.14

418

106.6

103.92

107.95

110.42

122.59

2

83.3

83.27

31.5

A-1

PROJECT:

DATE: 5/5/2026

D J SCANLON - ARCHITECT

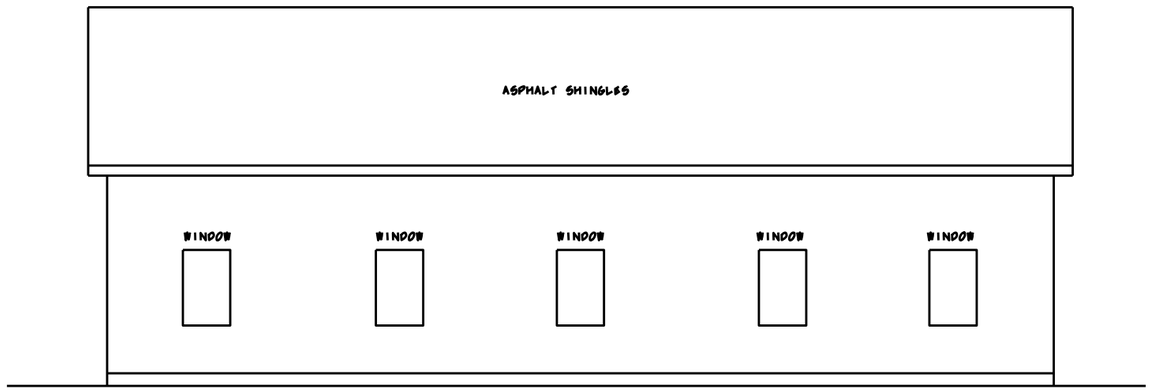
ARCHITECTURAL CONSULTANT

1203 GLENN AVENUE, GRANDVIEW HEIGHTS, OHIO 43212

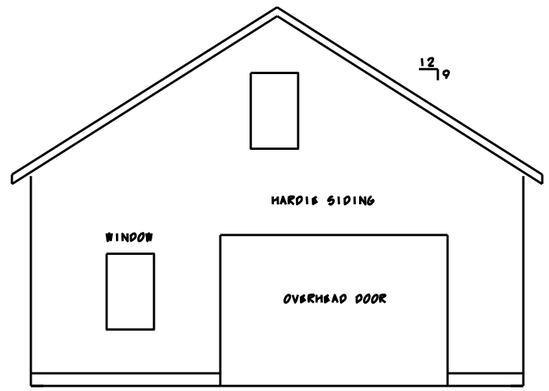
•614• 580-7905 E-MAIL DJSCANLON@OUTLOOK.COM

REGISTERED JAY SCANLON, LICENSE #8307532

EXPIRATION DATE 12/31/2027

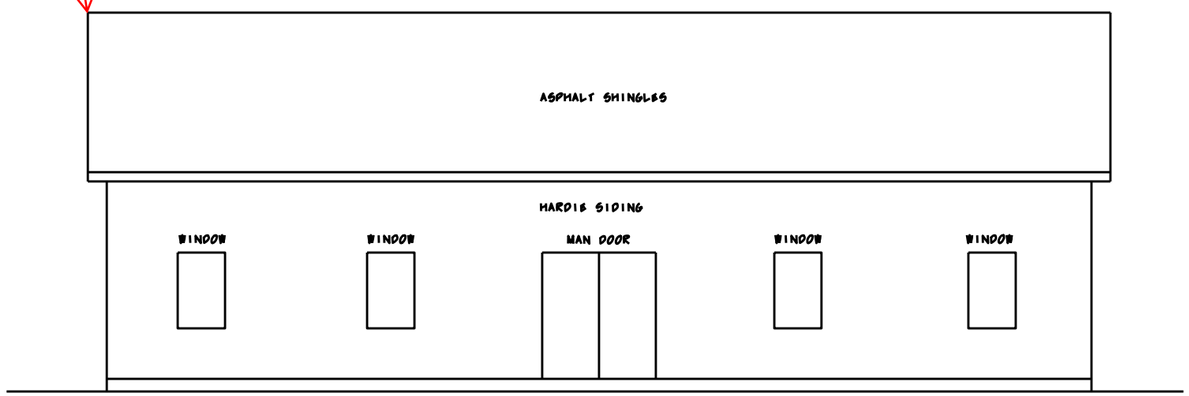


SOUTH ELEVATION
SCALE: 1/4"=1'-0"

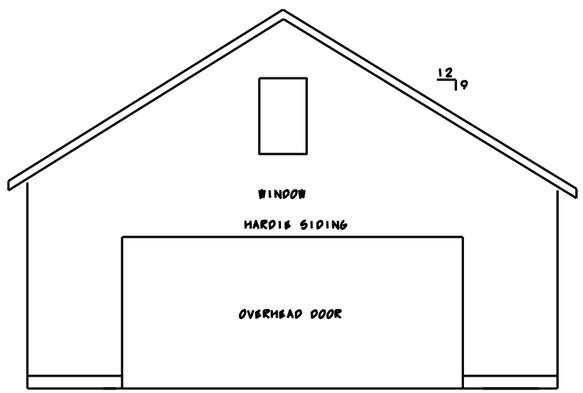


EAST ELEVATION
SCALE: 1/4"=1'-0"

20' tall, in lieu of 17' maximum height



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



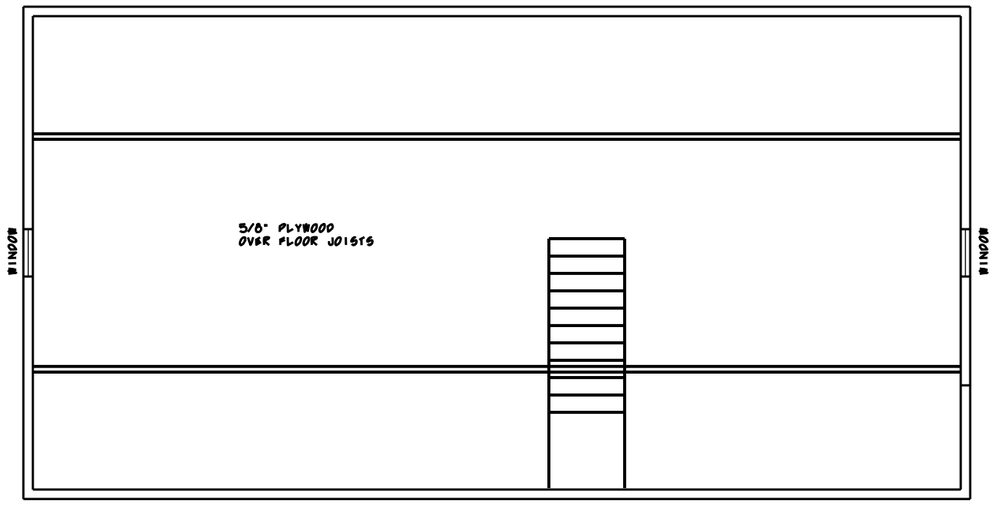
WEST ELEVATION
SCALE: 1/4"=1'-0"

D J SCANLON - ARCHITECT
ARCHITECTURAL CONSULTANT
1203 GLENN AVENUE, GRANDVIEW HEIGHTS, OHIO 43212
•614• 580-7905 E-MAIL DSCANLON@OUTLOOK.COM

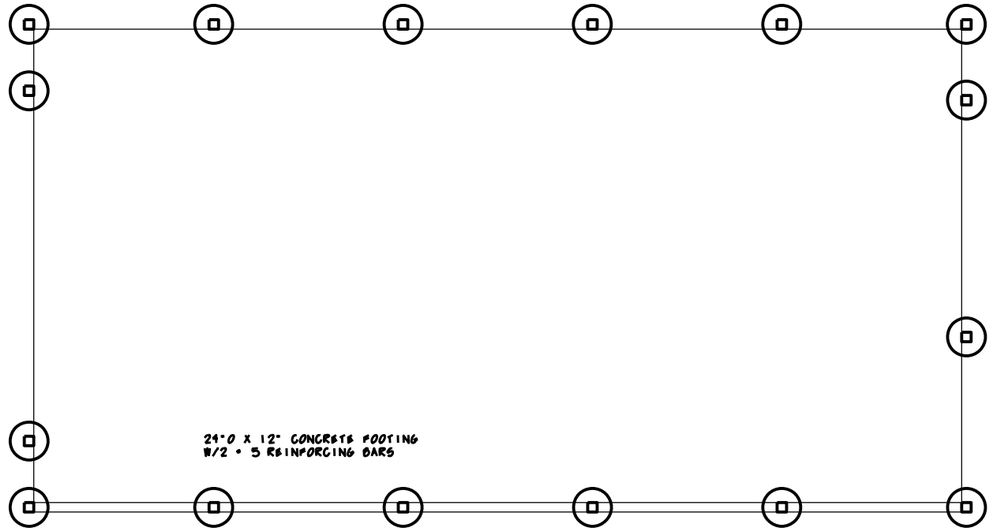
PROJECT:

DATE: 5/6/2026

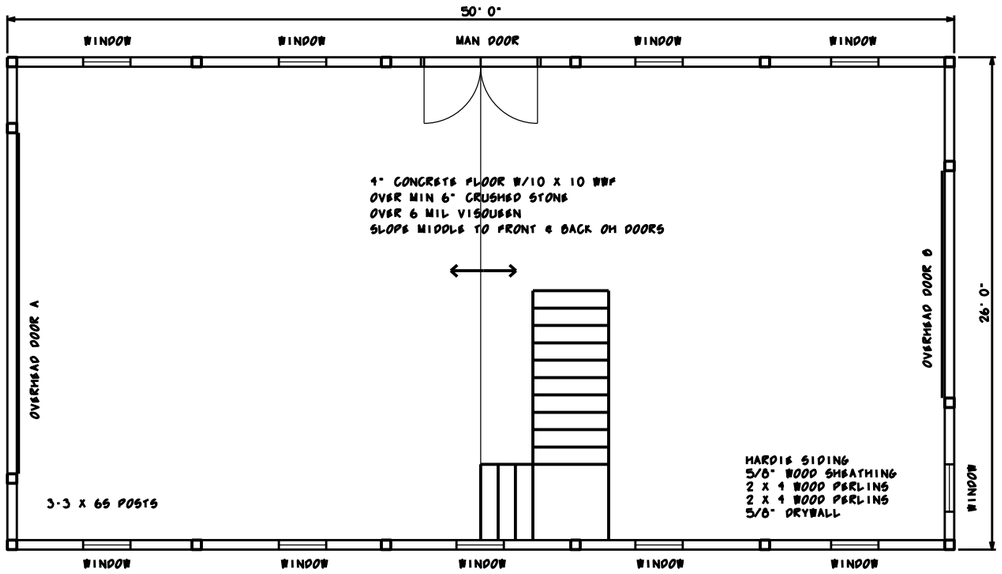
A-3



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



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



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

WINDOW - PELLA DOUBLE HUNG WINDOWS TO MATCH HOUSE
MAN DOORS - PAIR 3/0 X 6/8 X 1 3/4 WOOD DOOR
W/ 1 1/2" PAIR 4 1/2 X 4 1/2 STEEL BUTS
STORAGE ROOM, LEVER HANDLE
OVERHEAD DOOR A -18 X 8 INSULATED PANEL DOOR
OVERHEAD DOOR B - 12 X 8 INSULATED PANEL DOOR

DESIGN NOTES:
FLOOR LIVE LOAD - 125#/SF
STORAGE LEVEL LIVE LOAD - 40#/SF
STORAGE LEVEL DEAD LOAD - 10#/SF
ROOF LIVE LOAD - 20#/SF
ROOF DEAD LOAD - 10#/SF
GROUND SNOW LOAD - 20#/SF
WIND SPEED - 105 MPH
SEISMIC CATEGORY - A
SITE CLASS - D
NOT IN FLOOR HAZARD AREA
SOIL BEARING - 1,500PSF
SIMPSON JOIST & RAFTER STRAPS

RICHARD JAY SCANLON, LICENSE #8307532
EXPIRATION DATE 12/31/2027

A-2

PROJECT:

DATE: 5/6/2026

RJ SCANLON - ARCHITECT
ARCHITECTURAL CONSULTANT
1203 GLENN AVENUE, GRANDVIEW HEIGHTS, OHIO 43212
•614• 580-7905 E-MAIL BERNARDSCANLON@OUTLOOK.COM

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: AnnieLaurie Muharrem

Location of property subject to BZAP request: 4684 Riverside Drive, Upper Arlington, OHIO 43220

This application will be heard by the Board of Zoning and Planning on: June 17, 2026

Describe activity which requires Board of Zoning and Planning review:

A detached garage on the south side of our house facing Riverside Drive. Little to no visibility for all neighbors, creating more privacy between neighbor with architectural appealing design that fits the style of our home.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
4676 RIVERSIDE DR.	PATRICIA STURTZ		5/24/2026
4700 RIVERSIDE DR.	JESS CUNNINGHAM		5/27/2026
2820 LANE RD.	JOHN BELL	9589 0710 5270 3841 4013 78	5/27/2026
1533 LAKESHORE DR. #100	JOHN PATTON	9589 0710 5270 3841 4014 08	5/27/2026
90 W BROAD ST. RM 425	CITY OF COLUMBUS	9589-0710-5270-3841 4013 85	5/27/2026
3355 MARCLIFF DR.	HOSEIN + GANDHI HOLDINGS	9589 0710 5270 3841 4013 92	5/27/2026
3763 ATTUCKS DRIVE	RIVERSTONE HOLDINGS	9589 0710 5270 3841 4013 61	5/27/2026

Applicant Signature: A. Muharrem **Date:** 5-25-2026

MUHARREM RESIDENCE

DETACHED GARAGE

4684 RIVERSIDE DRIVE, UPPER ARLINGTON, OHIO 43220

MUHARREM RESIDENCE

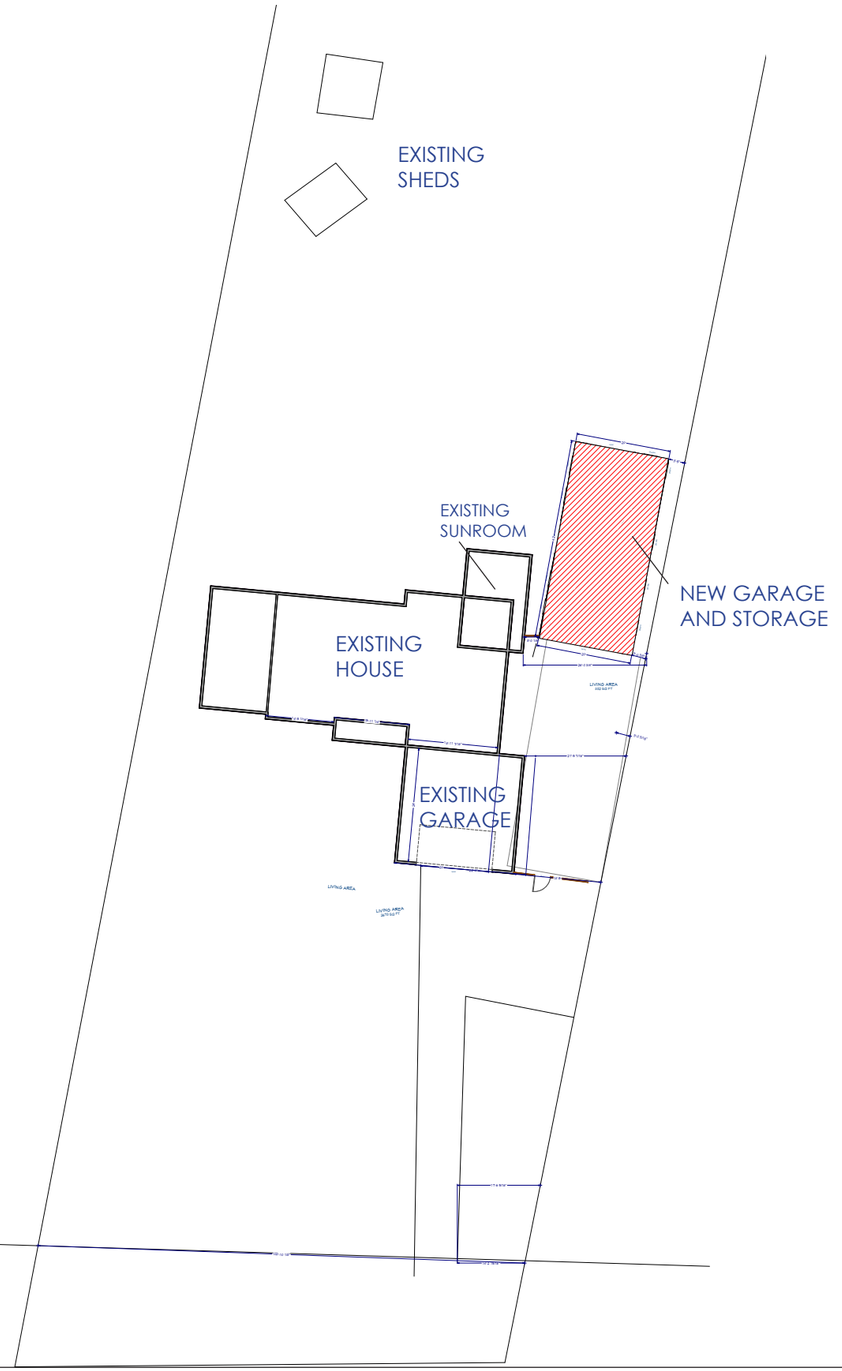
4684 RIVERSIDE DRIVE, UPPER ARLINGTON, OHIO 43220

COVER PAGE

DATE
8/4/2020

PLOT SCALE

SHEET NO.
1



WILE RESIDENCE

1062 CIRCLE ON THE GREEN, COLUMBUS, OHIO 43235

EXISTING PLAN

DATE	6/25/2020
PLOT SCALE	1/4" SCALE
PROJECT NUMBER	4377-20

SHEET NO.

2

SINGLE CAR GARAGE/ 2ND FLOOR STORAGE

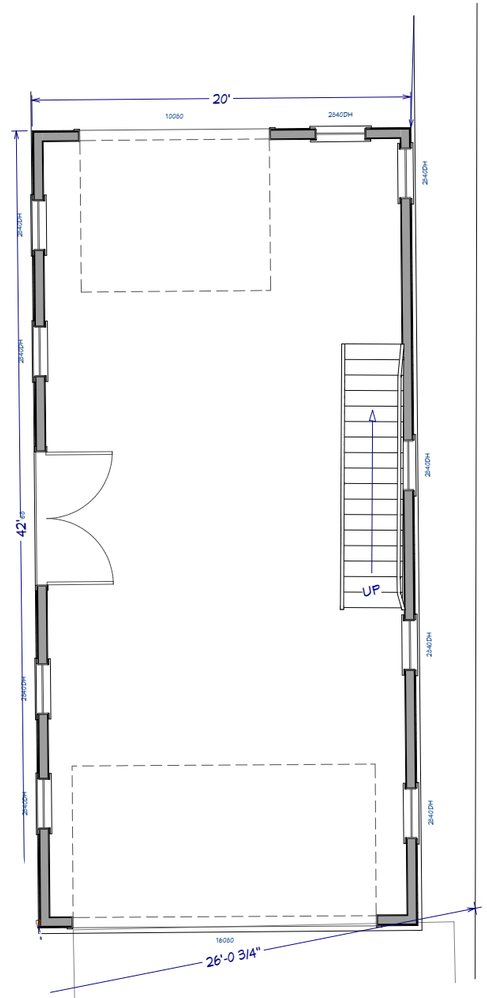
- SINGLE CAR GARAGE, BOAT STORAGE, MOTORCYCLE, TRACTOR, TOOL BENCH, KIDS BIKES & TOYS.

- 2ND FLOOR STORAGE - NO STORAGE ACCESS IN HOUSE DUE TO CRAWL SPACE ONLY. ATTIC IN HOUSE IS VERY DIFFICULT TO ACCESS. HOUSE IS 1500 SF WITH NO BASEMENT, ACCESSIBLE ATTIC OR CLOSET SPACE. THE STORAGE WILL BE FOR CLOTHES, HEIRLOOMS, BABY/ KIDS ITEMS AND CLOTHES.

- WELL AND SEPTIC MAKE THIS THE ONLY LOCATION FOR NEW GARAGE.

- LOT COVERAGE 5.67 %

- NOT EASILY SEEN FROM STREET VIEW AS PASSING UNLESS FRONT ON. NO ONE, WILL BE STANDING AT THE FRONT OF OUR DRIVE WAY TO LOOK FRONT ON. LOT IS .85 ACRES HEAVY TREE COVERED LOT.



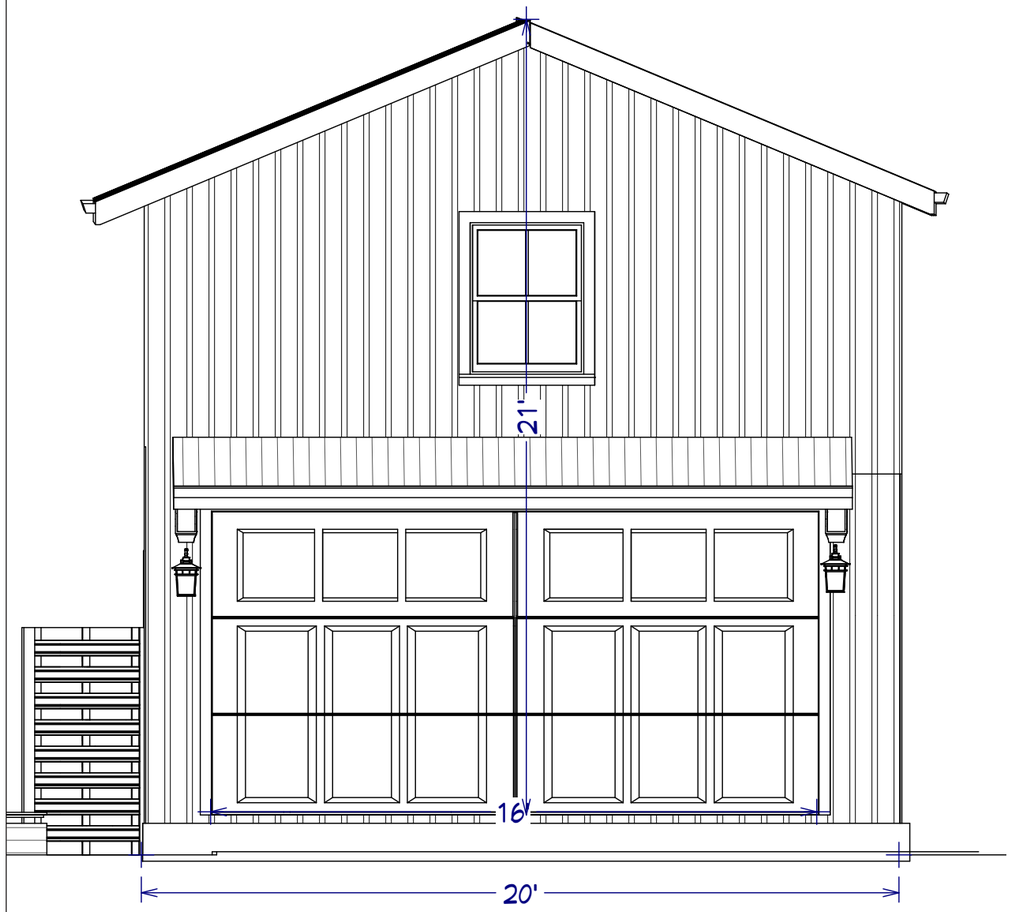
FLOOR PLAN - NEW GARAGE

MUHARREM RESIDENCE
4684 RIVERSIDE DRIVE, UPPER ARLINGTON, OHIO 43220

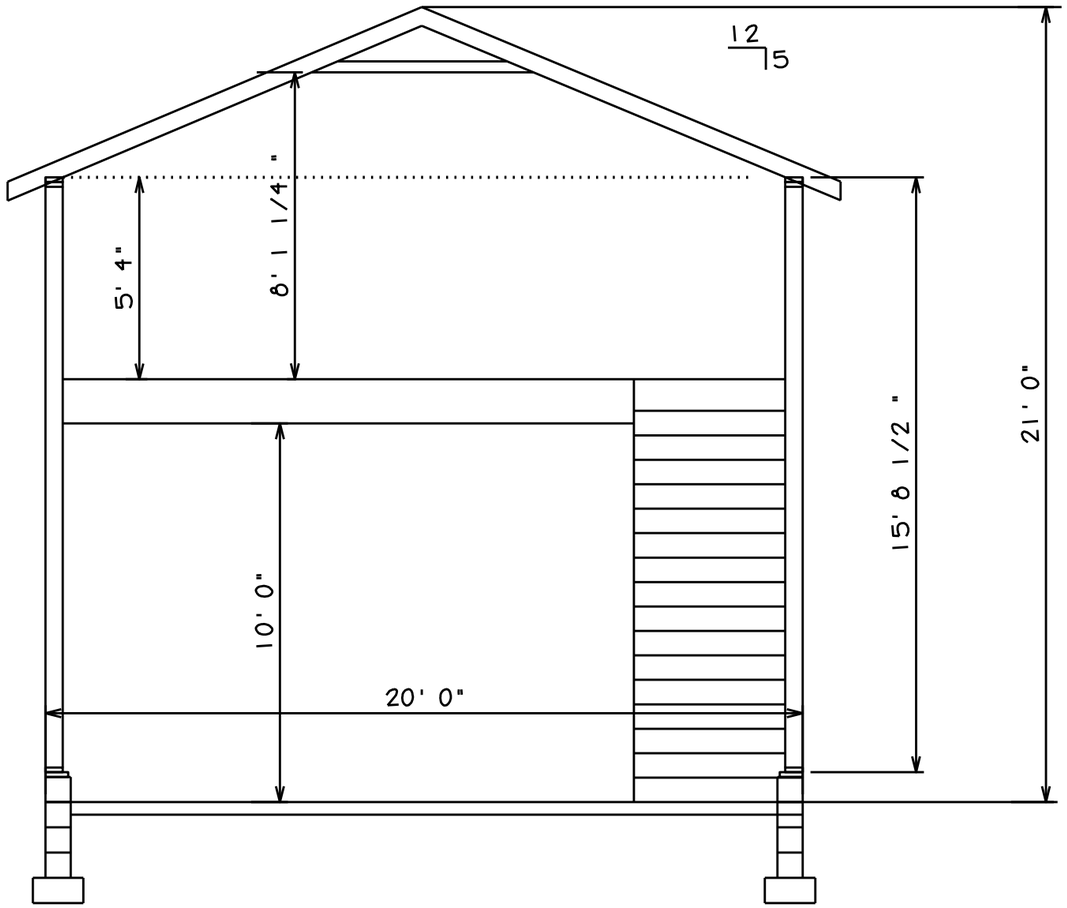
NEW PLAN

DATE	8/4/2020
PLOT SCALE	1/4" SCALE
PROJECT NUMBER	4377-20

SHEET NO. **4**



SECTION - NEW GARAGE
21' HEIGHT OPTION



SECTION - NEW GARAGE
21' HEIGHT OPTION

MUHARREM RESIDENCE
4684 RIVERSIDE DRIVE, UPPER ARLINGTON, OHIO 43220

NEW PLAN

DATE
8/4/2020

PLOT SCALE
1/4" SCALE

PROJECT NUMBER
4377-20

SHEET NO.
6

January 6, 2020 | 6 PM
Virtual Zoom Meeting

Members Present

Kevin Carpenter	**Dan Barringer**	**Marianne Mitchell**
Don Osterhout	**Shannon Tolliver**	**Robert Tullett**
Bill Westbrook		

Also Present

Community Development Director Chad Gibson	**Senior Planner Justin Milam**	**Planning Officer Alyssa (Sexton) Kelly**
Assistant City Attorney Darlene Pettit		

MINUTES

1. **1400 Langston Drive (VAR-38-20, Parker)**
   Case postponed to February 3, 2021 Work Session at the request of the applicant.

2. **4684 Riverside Drive (VAR-35-20, Muharrem)**
   Motion by Mr. Westbrook, seconded by Ms. Tolliver, to approve the request with two conditions carried (6-1), with Ms. Tolliver voting in the negative. Findings #1, #3, and #4 were cited as justification for approval.

   Conditions: The ridge height of the detached garage is not to exceed 19'-6" in height and the second floor is not to be used for habitable space.

   Discussion: Mr. Milam gave an overview of the request. The original submittal included a detached garage that was almost 23 feet in height. The updated plans show the garage at 21 feet in height and the roof pitch was adjusted to match the home. The head height on the second floor decreased by five inches. He reminded the Board that they were comfortable with the location, but had concerns about the height and design

at the previous meeting. The submitted plan is nearly the same plan as the one presented at the end of the November BZAP meeting.

Ms. Muharrem, 4684 Riverside Drive, was present and duly sworn in. She gave an overview of the revisions to the plan and asked the Board for their feedback.

Mr. Milam confirmed for Mr. Carpenter that the detached garage meets the setback and maximum square footage requirements.

Ms. Tolliver said that she did not understand the hardship related to the request because the garage height could still be lowered and accommodate the resident's needs. Ms. Muharrem remarked the garage was needed for storage and the attic space in the garage is needed. The home does not have a basement or attic space. The plan to park their boat inside the garage.

Mr. Tullett said the ceiling height of the first floor could be reduced to nine feet and the second-story could also be reduced to a minimum of four feet of head height. Ms. Muharrem said the first floor could be reduced to 9.5 feet and still meet code requirements. Mr. Osterhout agreed with Mr. Tullett's comments and said the garage could be under 20 feet in height as well.

In response to a question from Mr. Westbrook, Ms. Muharrem said she was unsure of the height of the house. Mr. Milam said it is probably 14 to 15 feet. She agreed.

Mr. Milam, in response to a question from Mr. Tullett, remarked that reducing the garage to 19.5 feet would be closer to code requirements, which is 17 feet. The plate height would remain an issue as it is well above code.

Ms. Muharrem, in response to a question from Mr. Westbrook, said the only comment was from the most impacted neighbor and she had no issues with it. Mr. Milam added that Staff has not received any calls or e-mails from neighbors.

Mr. Milam said the second floor potentially being habitable space was a previous concern from the Board. Mr. Carpenter said this is a concern. Ms. Mitchell asked if there was an appropriate deed restriction for this instance. Ms. Pettit said a variance condition would follow with the property and Staff does not typically review deed restrictions when reviewing plans. If there was a condition on the variance, the homeowner would have to come to the Board to change that condition. Mr. Milam felt that with the reduced height, the second floor habitable space would not be a major issue, but felt a condition would still be appropriate.

Mr. Barringer asked if there would be any plumbing or HVAC mechanicals in the garage. Ms. Muharrem confirmed there would only be electricity.

3. **2685 Canterbury Road (VAR-44-20, Sawyers)**
Motion by Mr. Osterhout, seconded by Ms. Tolliver, to approve the request with two conditions carried (7-0). Findings #2 and #4 were cited as justification for approval.

Conditions: A landscape plan is to be submitted for review and approval by Staff, which includes a new walkway connector from the driveway to the house, and a Hold Harmless Agreement is to be submitted due to the existing swimming pool's location within a utility easement.

Discussion: Ms. Kelly gave an overview of the request to the Board. Previous plans included a circular driveway and parking area that resulted in 44 percent front yard coverage when 25 percent is the permitted coverage. Staff is recommending approval of the revised plans with three conditions: that a landscape plan be submitted; that the front walkway be connected to the driveway without increasing coverage; and that a Hold Harmless agreement be executed for the swimming pool that is within an easement.

The applicant noted this would require 200 square feet of additional coverage and Staff felt this increased the coverage too much. Therefore, Staff recommends the walkway be connected without increasing coverage.

Ms. Kelly confirmed for Mr. Tullett that the parking space orientation requires a variance in both the previous and current plans because it was not parallel to the existing driveway.

In response to a question from Ms. Mitchell, Mr. Milam confirmed there have not been variances granted for parking pad orientation and Mr. Gibson added this requirement reduces the visual impacts of parking spaces.

Mr. Milam shared the landscape plan for the project. The Board was receptive to this plan and Mr. Milam confirmed the landscape plan shows the previous driveway plan; it would be updated for the new plans.

In response to a question from Mr. Westbrook, Mr. Milam confirmed there have been no comments from neighbors received by Staff.

Mr. Adam Wilcox, 1171 Cheseapeake Avenue, Columbus, Ohio, was present and duly sworn in. Mr. Wilcox said the landscape plan is outdated but would be updated with landscaping where the circular driveway was. Since the last meeting, the plans have been updated to be closer to compliance.

In response to a question from Ms. Tolliver, Mr. Wilcox confirmed the walkway to the house would be completed using a sidewalk and they could work within the proposed coverage.

4. **1670 W. Lane Avenue (DEV-01-21, Crawford Hoying)**
Discussion: Mr. Milam gave an update on the status of the projects on W. Lane Avenue, Lane 2 and Arlington Gateway.

Ms. Kelly gave an overview of the graphics plan. The plan closely aligns with expected updates to the Lane Avenue PMUD and any signage would be reviewed by Staff through the permitting process. Staff did have a few considerations for the applicant including requiring halo-lit signage for tenants, unless otherwise approved by Staff. Staff also had concern with the location of the super-graphic and wanted to ensure it was not disruptive to the residential neighborhood. Staff also requested the parking signs be blue to follow district standards and additional information be submitted on lighting of the development signs.

Mr. Milam added that the graphics plan includes a lot of detail on specific signage types.

Mr. Tullett noted there is awning signage in the plan but Staff is recommending no awning signage. Mr. Milam confirmed awnings are allowed but in most areas of the City awning signage is discouraged.

Mr. Carpenter confirmed the parapet signage would be illuminated. Mr. Milam noted this would be one of the first higher-up signs that are illuminated. However, it does not face the residential neighborhood and is supported in the Lane Avenue Planning Study. Ms. Tolliver noted the other developments on W. Lane Avenue do not have illuminated parapet signs.

Mr. Matthew Starr, Crawford Hoying, gave details on the parapet signs. The letters would sit in a metal pan; they would not be individual letters because this would be more difficult to hang and light. Mr. Starr confirmed for Mr. Barringer that the backing would be a panel painted to match the building. Mr. Starr noted for Mr. Tullett that the parapet signs will be face-lit and that the graphics plan would be a part of the lease agreement. He noted that he was agreeable to removing awning signage. Mr. Milam confirmed awnings would be permitted but signage on awnings is discouraged. Mr. Starr also was agreeable to the condition that tenant signs should be halo-lit unless Staff approved an alternative style.

Mr. Starr requested additional comments on the super-graphic and agreed to update the parking blade sign to blue.

Mr. Barringer requested additional details on the parapet sign and the super-graphic. Mr. Tullett also requested details on the signage lighting. Mr. Milam noted the signage could be unlit should the Board have concerns.

Ms. Pettit noted the Board should consider the graphics plan under the current code. Mr. Milam shared the proposed code changes that show roof and skyline signage. Mr. Barringer added that since the code has not been adopted, the code could change.

The Board was generally agreeable with the super-graphic, but requested additional details on the installation.

5. 1325-75 W. Lane Avenue (DEV-02-21, Continental Real Estate)

Discussion: Mr. Carpenter recused himself from the discussion due to a professional conflict. Ms. Kelly gave an overview of the proposed graphics plan. Staff noted the importance of mitigating any impacts to the neighborhood from signage and lighting. The applicant has proposed parapet signage on the east, north, and west but the west will remain unlit. The applicant is also reviewing color scheme options; initially, gold, black, and white were proposed. However, Staff noted there are common requests for signage to reflect the branding of the tenant.

Mr. Matt Wilhite, Continental Real Estate, gave additional details on the plan. The north and east parapet signs would be lit because of the visibility to major thoroughfares or open farm fields. The signage is important to tenants. Due to the height of the buildings, the signage will not be highly visible from adjacent neighborhoods. The development signage may change based on the final marketing and naming of the building. The lumen level of the parapet sign cannot be estimated unless a mock-up is created. Office tenants will have the option to have a wall sign or large blade sign.

Mr. Barringer expressed concern about the cluttering of office blade signs. Mr. Wilhite remarked that he understood the concern but, depending on the number of tenants, they desire flexibility in sign options.

Mr. Milam, in response to a question from Mr. Barringer, said Staff can verify if there is a maximum size for blade signs in the code. However, the graphics plan can supersede code requirements. Concerns of clutter have been a concern of Staff, but Staff believes the current plan will not look cluttered.

Mr. Gibson asked if a note could be added to the graphics plan that the number of blade signs over a certain limit need to be reviewed by the Board. Mr. Wilhite was agreeable to a condition like this. Mr. Wilhite added that the office wall signs would likely not be preferable to the blade signs. The wall signs could be removed from the plan and two blade signs added. Ms. Mitchell was agreeable to this change.

Mr. Wilhite added one of the office wall signs could become a building sign. The only signage on the south side is a parking blade sign. He agreed to reduce the number of signs for the office tenants.

ADJOURNMENT

Meeting was adjourned at 7:32 PM

ATTEST: 

CHAIR: 

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: June 17, 2026

Subject: 2826 Zollinger Road (VAR-27-26) - To permit a modern renovation design that does not meet Residential Design Standards, and includes a garage addition that encroaches up to 3.54 feet into the 10-foot minimum side yard setback.

Site Description/History

The subject property, 2826 Zollinger Road, is located on the north side of the street, mid-block between Riverside Drive (to the west) and Kioka Avenue (to the east). It includes 85 feet of frontage, with a 40-foot building setback line, 206 feet of depth, and is zoned R-1c, One-Family Residence District. A 2,000-square-foot stucco and stone ranch home sits 10 feet behind the setback line, where a driveway on the east side of the property leads to an attached two-car garage. This garage only functions as a single-car garage due to a geothermal mechanical room located on the eastern side of the space. There are two large mature trees located in the front yard, with several others behind the home near the western property line. A five-foot tall black ornamental fence runs along the side property lines; a six-foot-tall wooden fence is along the rear property line. The home was built in 1958 and purchased by the applicant in 2003.

Building Permit #26-1446 was submitted by the applicant on April 19, 2026, but denied by Staff on May 11, 2026. The applicant had previously provided preliminary designs for Staff's review, where Staff noted concerns with the proposed modern design in comparison to other homes on the street segment, as well as the required side yard setback variance. The street segment includes a variety of home styles, including ranches, Cape Cods and two-story, Garrison-style homes. Horizontal siding is the primary material used on the street segment, as is brick with stucco, stone with stucco, and wood shake siding. The home to the west is a two-story all-siding home, while the home to the east, which sits two feet higher, is an all siding and stone ranch.

Proposal

The proposal includes two phases, both of which necessitate variances to the Unified Development Ordinance (UDO):

- Phase 1, 2026: Includes a 116-square foot, one-story addition to the front of the home. The floor plan shows a new entrance gallery and art studio, and the enlargement of an existing fitness room. The addition is 17'-6" tall with a skewed roof

and clerestory window, and includes vertical composite fluted siding and concrete cladding. It would remain two feet behind the front building line. Metal canopies provide a protected entry into the home.
- Phase 2, 2027: Includes an 188-square foot, one-story addition to the existing attached garage, bringing the east side forward 10'-10", still behind the front building line, and expanding it 3'-6" toward the side property line. It would encroach 3.54 feet into the 10-foot minimum side yard setback. This plan would allow parking for two vehicles in the garage, plus yard storage behind the garage. The addition is roughly 14 feet tall, also with a skewed roof and vertical composite fluted siding. The design would match the addition proposed in Phase 1. This front addition would result in a small side yard longwall encroachment at the rear of the home.

Building, development and front yard development coverage, as well as the rear yard profile, are compliant with City standards.

Zoning Code Requirements
The proposal results in three variances to the Unified Development Ordinance (UDO):

1. To permit a modern renovation design that does not meet Residential Design Standards (Article 7.17);
2. To permit a garage addition that encroaches up to 3.54 feet into the 10-foot minimum side yard setback (Article 5.02); and
3. To permit a garage addition that results in a three-inch encroachment into the side yard longwall setback at the rear of the home (Article 5.02).

Unified Development Ordinance (UDO) Article 7.17 applies to the "design of additions" and requires that "The proposal shall be consistent and compatible with the noticeable and recognizable characteristics of the homes and lots on the street segment. Such characteristics include lot width and size, architectural style and materials, heights and massing, front yard setbacks, roof pitch and shape, garage location, amount of impervious surface, and other defining features of the street segment." It adds: "The Policy for Neighborhood Compatibility shall be used to determine compliance."

This application fails to follow the following sections of the Policy:
4.1 While there is a wide range of architectural styles found in the community, there are many distinct neighborhoods with generally consistent styles. New homes shall be consistent with the architectural style and era in which the street segment was built. Additions shall seamlessly blend with the existing home, unless in the case of historic homes, where a distinction may help preserve the historic integrity of the home.
4.10 Roof Design: The roof design of a new home or addition shall be comparable with prominent roof styles located on the street segment. All roof plans that comprise the main house mass should have equal pitches, while secondary elements such as dormers, porches and bays may have differing pitches (depending on the home style).

The Policy does, however, note the following:

4.8 Architecturally modern-styled homes may be approved by the Community Development Director, only after consultation with the City's third-party architect, when exterior materials are consistent with the street segment and the maximum height of the house is 22 feet or less.

Alternatives

Setback Variances:
Instead of a front garage addition, the applicant could pursue a detached garage in the rear yard. This would, however, result in additional development coverage and potentially more impacts on the street and adjacent property. This front addition results in a small side yard longwall issue at the rear of the home, a "reverse side yard longwall".

Modern Design:
The City's third-party architect reviewed the preliminary plans, as well as those submitted as part of the Building Permit application. He expressed concern about the proposed massing along the side elevations, and their possible impacts on adjacent property. He felt the initial plan was too large relative to the existing house. As the plans were updated for the variance application, he felt the plan was significantly more cohesive and was supportive. To avoid this variance request, the applicant could:

- Utilize brick or stone with horizontal siding to become more consistent with the street segment. This would, however, significantly affect the design of the home.
- The front entry addition would have to be reduced in height by approximately one-third, and the garage bay's roof pitch and style would have to match the existing residence. This too would significantly affect the intended design.

Requested Action and Findings

Staff has reviewed the application and plans, discussed them with the applicant, and visited the site. The proposal re-imagines the existing typical 1950s ranch-style home into a more modern one, with skewed roofs, and a variety of materials in different colors. It creates one main eye-catching entry with a mirrored garage bay. The proposed setback variances, encroachments into both the side yard and side yard longwall, are modest and the minimum necessary for the project- these are supported by Staff (Finding #3). As for the design, it is a clear departure from the roof styles and exterior building materials used on the street segment. However, it has been approved by the City's third-party architect and is less than 22 feet in height. There are a few modern homes located within a mile or so range from the subject property, as pointed out in the application. Should the Board choose to support this design, Staff would recommend that Finding #4 (*character of the area*) be considered.

Attachments

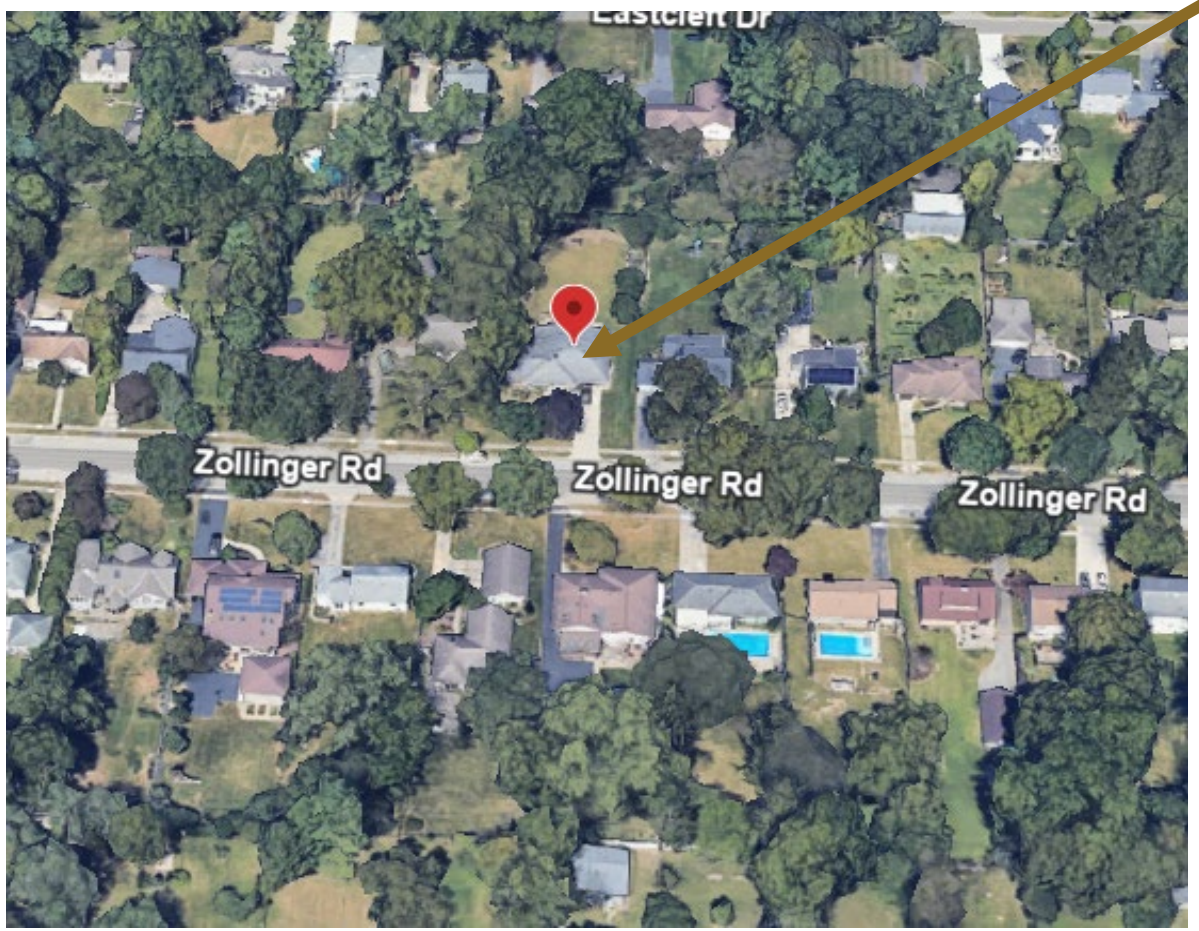
1.	2826 Zollinger Rd_Presentation
2.	2826 Zollinger Rd_BZAP Application
3.	2826 Zollinger Rd_Proposed Plans- Phase 1
4.	2826 Zollinger Rd_Proposed Plans- Phase 2
5.	2826 Zollinger Rd_Public Notices

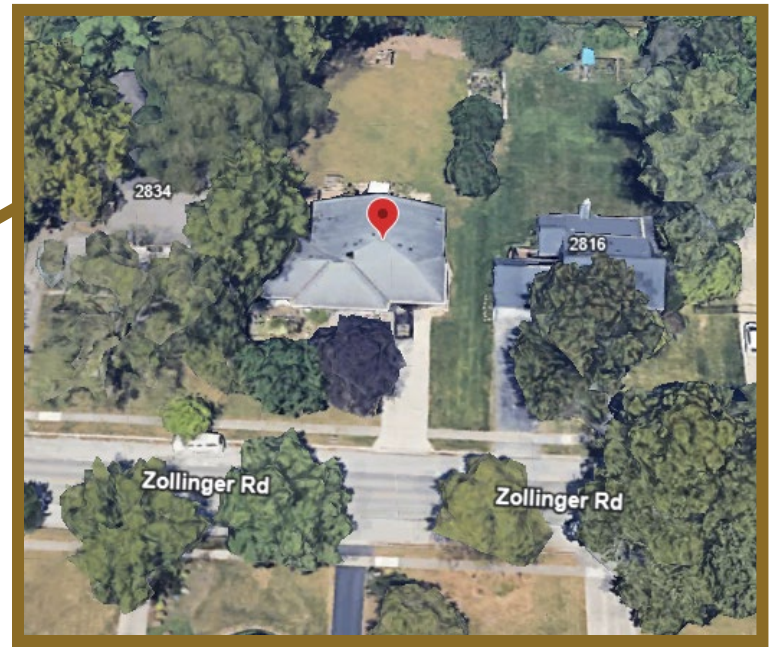
2826 Zollinger Road

BZAP Staff Report Pictures | Variance Application 27-26

June 17, 2026

Google Maps ® Aerial





N

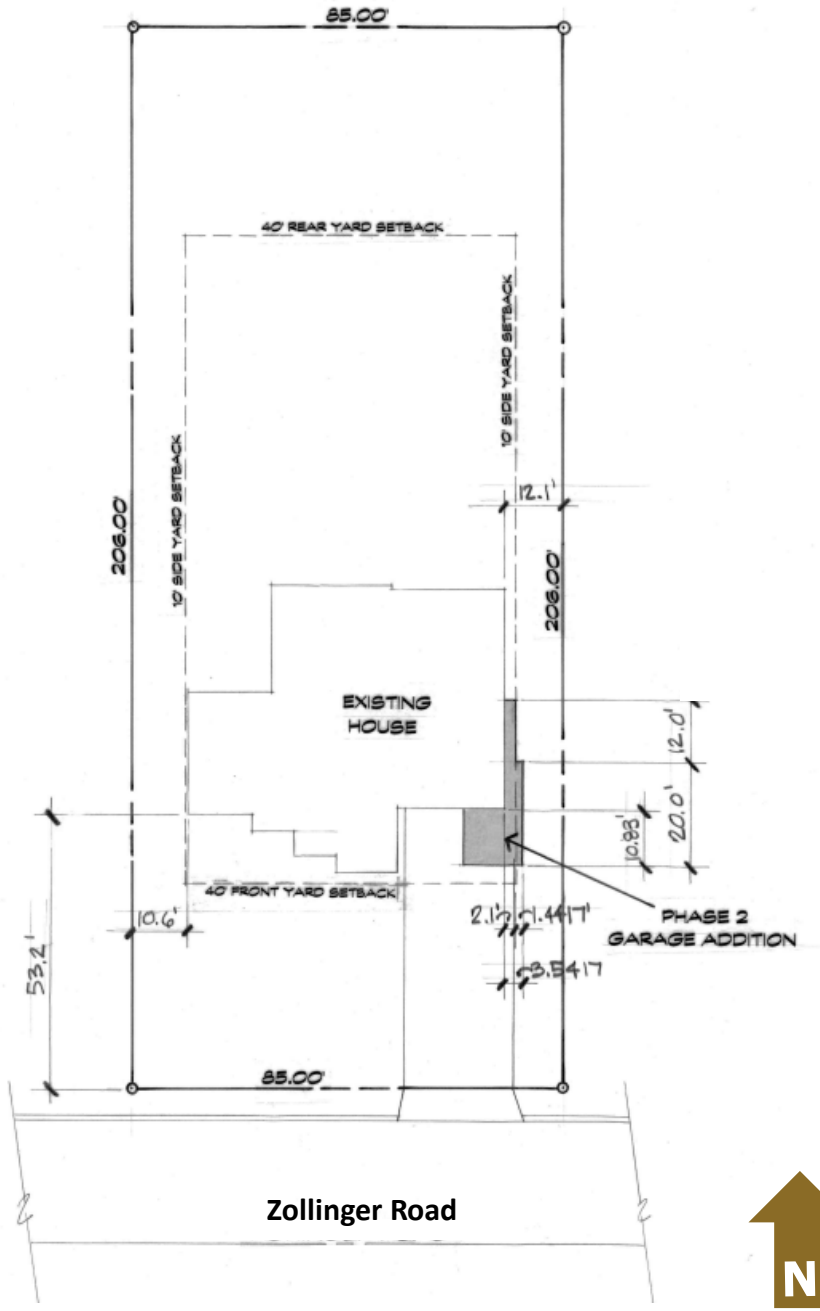
Existing Conditions

Existing Conditions

Proposed Site Plan

- Remodel existing home to include:
  - Modern design
  - Two-car attached garage

- Requested variances:
  - To permit a modern renovation design that does not meet Residential Design Standards; and
  - To allow a garage addition that encroaches up to 3.54 feet into the 10-foot minimum side yard setback; and
  - To allow a garage addition that results in a three-inch encroachment into the side yard longwall setback.



Proposed Renderings

Front (south) rendering- P1 (entry) and P2 (garage)

Rear (northeast) rendering

Proposed Renderings

Right (east) elevation where variance requested

Variance Request/Staff Recommendation

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

1. To permit a modern renovation design that does not meet Residential Deign Standards (Article 7.17);
2. To allow a garage addition that encroaches up to 3.54 feet into the 10-foot minimum side yard setback (Article 5.02); and
3. To permit a garage addition that results in a three-inch encroachment into the side yard longwall setback at the rear of the home (Article 5.02).

- Approval of Variances #2 and #3 with Finding #3. Consider Finding #4 for Variance #1.

City of Upper Arlington, Ohio

June 5, 2026

Record No: 26-2004

Variance Application

Status: Active

Submitted On: 5/18/2026

Primary Location

2826 ZOLLINGER RD
UPPER ARLINGTON, OH 43221

Owner

LISHEID DEBORAH M
Zollinger Road 2826 Zollinger Road
COLUMBUS , OH 43221

BZAP Information

BZAP Case #

VAR-27-26

Status

Pending

BZAP Determination Date

06/17/2026

Vote Tally

Primary Variance

Side Yard, Neighborhood Compatibility

Primary Planner

–

Findings of Fact for Approval/Denial

Variance Request

To permit a modern design that does not Residential Design Standards, and includes a garage addition that encroaches up to 3.54 feet into the 10-foot minimum side yard setback.

BZAP conditions

Variance Information

Describe Variance Request

#1 - variance request for design
#2 - variance request to extend into the same vertical plane as the existing garage roof eave; 2.1' into the east side setback. This eave was part of the garage addition permitted and built in 2007 (Permit No. 07050139). A variance for the eave overhang into the setback was applied for and approved; signed by homeowners Tim and Debbie Sullivan (since moved). I have attached the Plan Approval letter dated May 24, 2007. I do not have a copy of the variance.

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

The/my circumstances are financial; a practical difficulty that likely exists and is applicable to other projects. The original estimate was developed in 2025 and was 60% less than 2026 pricing. In other words, what was originally going to be a $150k-$200k project is now exceeding $340k

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 don't believe this variance will confer a special privilege that is, or could be denied to other homeowners in the neighbourhood.

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

In my opinion, the character of the neighbourhood could be perceived to be altered, but it is one of improvement and elevation. My home is nearing 70 years since being built and reflects a dated design that, in my opinion, brings the neighbourhood character down. Adjoining property owners within 100' of my property lines in all directions have remarked, in their own words, that this design will elevate the area.

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?

My primary goal is to have a two car garage. The area of the current two car garage was reduced in square footage when I installed a geothermal system that required a mechanical room, which we located in the garage. There are no economically viable alternatives; extending into the setback is the most cost efficient solution.

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

The planned remodel will yield, at minimum, a twofold return.
1) The two car garage will draw more buyers at resale.
2) The proposed design gets inspiration from multiple remodels and new builds within a 1.1 mile radius; it could inspire others nearby to upgrade their exteriors. I have attached those images.

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

☑

LISHEID RESIDENCE ADDITION & REMODELING

2826 Zollinger Road
Columbus, Ohio 43221

CONSTRUCTION DOCUMENTS & OUTLINE SPECIFICATIONS

April 20, 2026

INDEX TO DRAWINGS:

Rich Pontius, AIA, Architect

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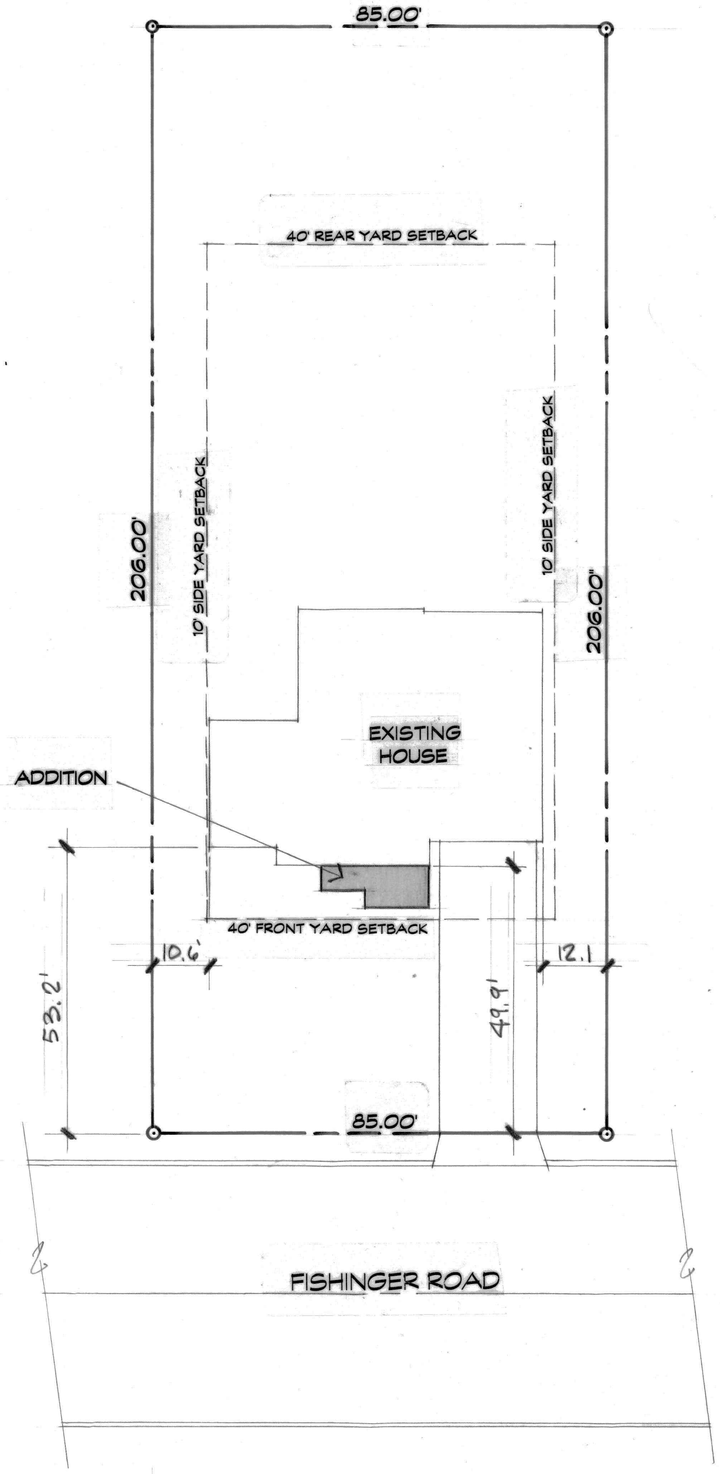
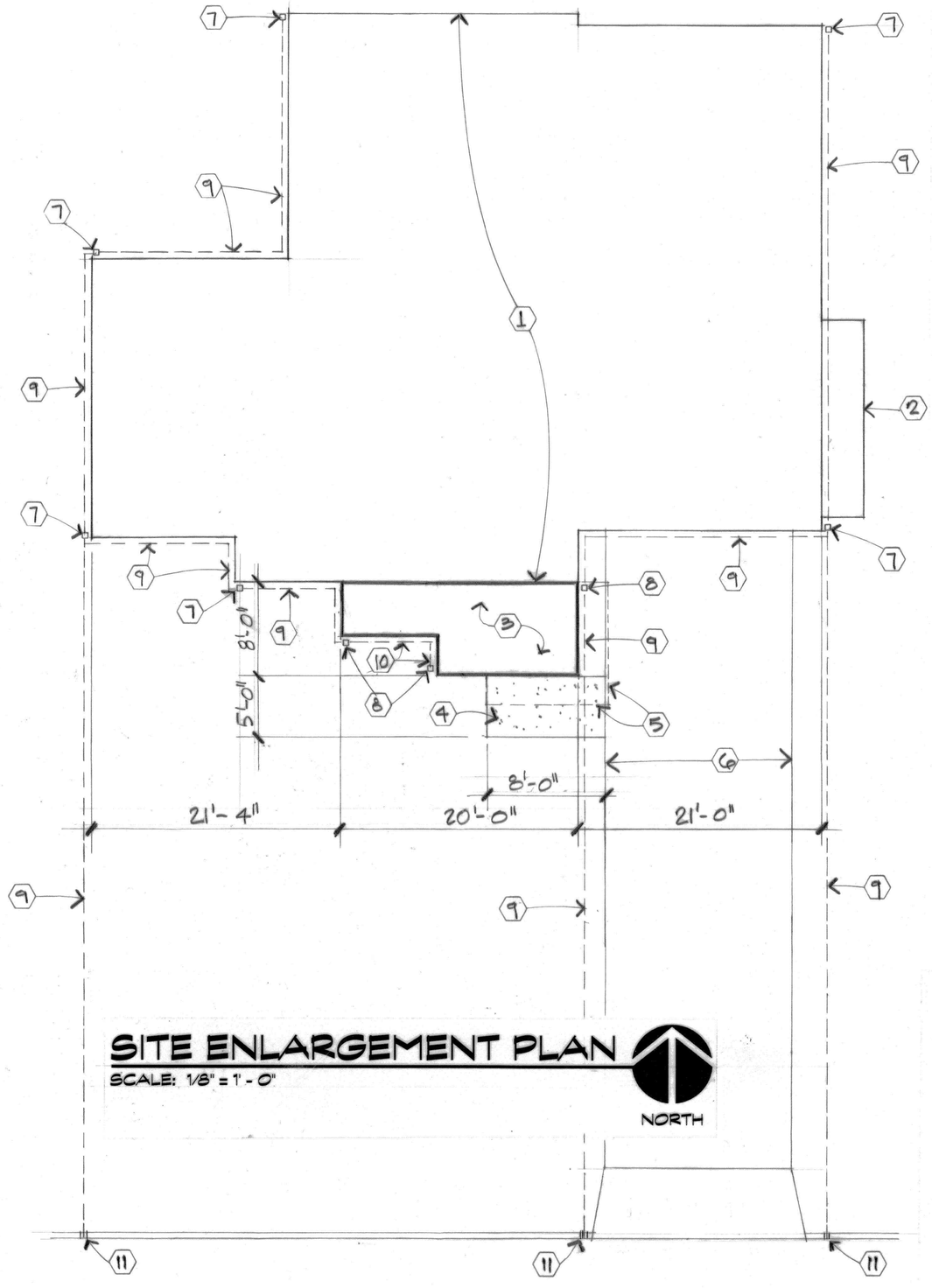
STATE OF OHIO
RICHARD A. PONTIUS
9942
REGISTERED ARCHITECT



SITE PLAN

SCALE: 1" = 20' - 0"

NORTH



SITE ENLARGEMENT PLAN

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

NORTH

SITE PLAN CODED NOTES:

1. Line of existing house.
2. Line of existing shed under eave.
3. New addition.
4. New concrete sidewalk.
5. Line of new sunshade over windows (overhangs 30").
6. Line of existing driveway.
7. Existing downspout.
8. New downspout. Connect to new or existing subsurface drain tile.
9. Existing subsurface drain tile.
10. New subsurface drain tile connected to existing drain tile.
11. Drain tile outlet at curb.

GENERAL NOTES:

1. Refer to Demolition Plan for exact locations of existing downspouts.
2. Refer to Floor Plan for exact locations of new downspouts.

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LISHEID RESIDENCE
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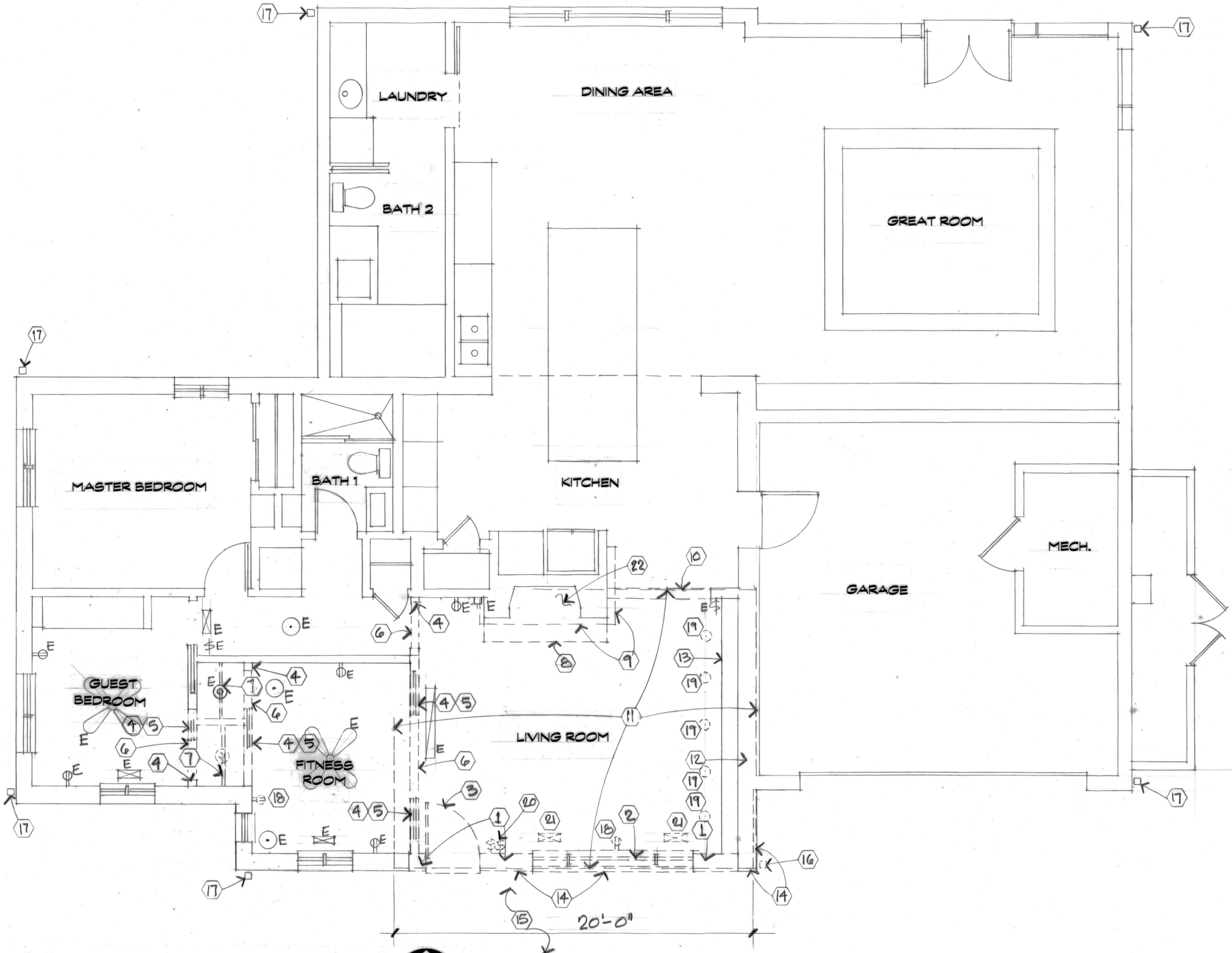
2826 Zollinger Road
Columbus, Ohio 43221

Date: Apr. 20, 2026

A1



DEMOLITION PLAN

SCALE: ¼" = 1' - 0"

NORTH

DEMOLITION PLAN CODED NOTES:

1. Remove existing exterior wall down to concrete block foundation wall.
2. Remove existing window. Note: Existing window connected to security system.
3. Remove existing front door. Salvage for Owner.
4. Remove existing interior wall. Patch adjacent wall surfaces smooth.
5. Remove existing pocket door. Salvage door for reuse. Salvage pocket door frame, if possible.
6. Remove existing cased opening. Patch adjacent wall & ceiling surfaces smooth.
7. Remove existing rod and shelves. Salvage for reuse, if possible.
8. Remove existing stone hearth. Salvage slate tiles, if possible, for reuse.
9. Line of existing fireplace mantel to remain.
10. Line of existing cased opening to remain. Location of new exterior wall above.
11. Remove existing ceiling, roof framing & roof materials to limits indicated for New Entrance Gallery and New Art Studio spaces.
12. Existing wall to remain up to top of concrete block, assumed to be at approximately 8'-0" AFF.
13. Existing casework to remain. Protect during construction.
14. Remove existing stucco and lath back to concrete block.
15. Remove existing front stoop, planting bed walls and pavers in this area.
16. Remove existing downspout.
17. Existing downspout to remain.
18. Remove existing receptacle. Circuit to remain for new receptacle(s).
19. Remove existing ceiling light. Circuit to remain for new light fixtures.
20. Remove existing light switches. Circuit to remain for new switches.
21. Remove existing ceiling supply air register. Duct to be reworked for new work.
22. Demolish fireplace above roof and as depicted on Roof Framing Plan, Sheet A5.

DEMOLITION PLAN GENERAL NOTES:

1. Refer to Floor Plan, Sheet A4, for location of new walls.
2. All hollow walls to remain.
3. "E" indicates existing to remain.

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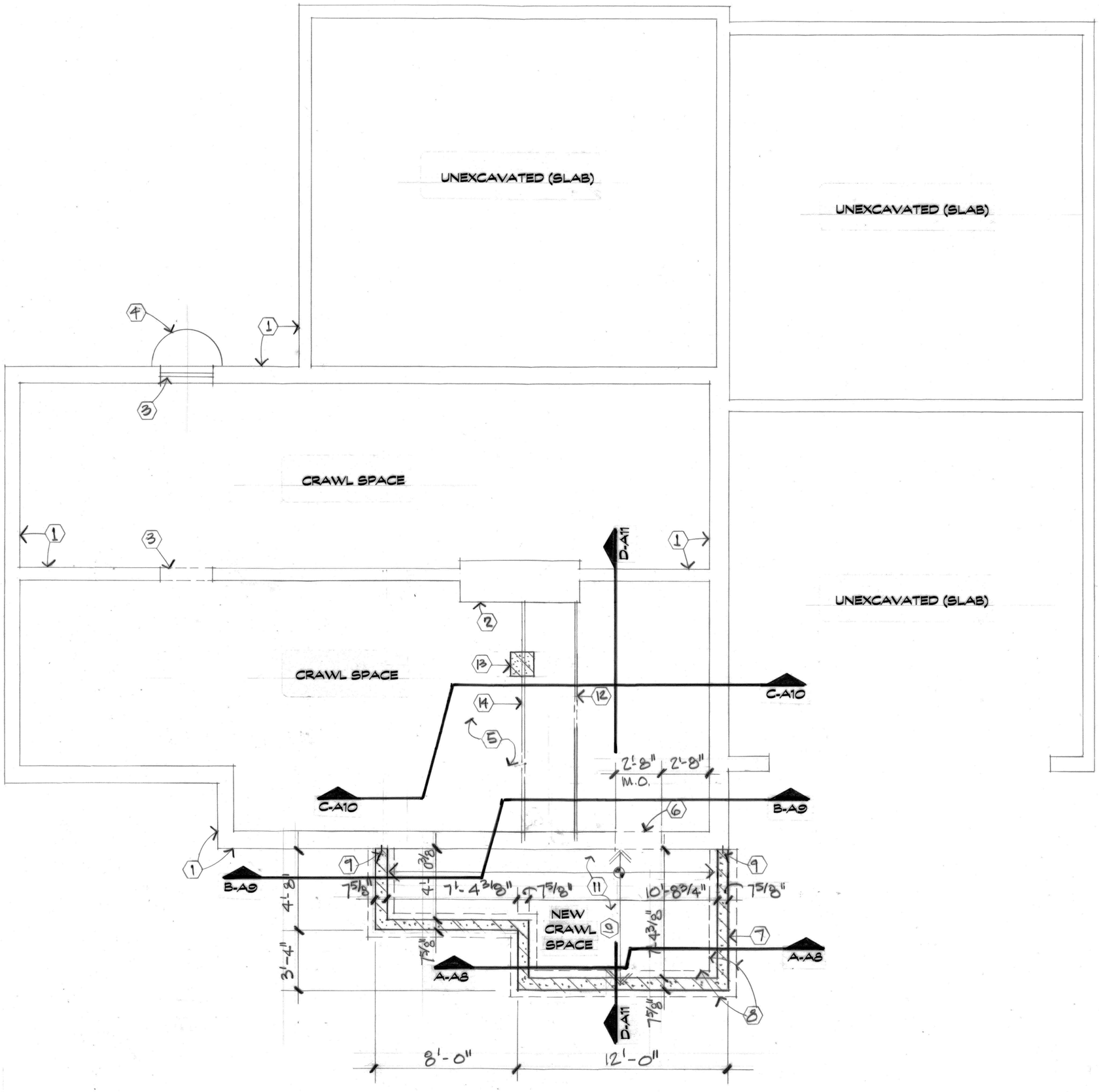
A2



FOUNDATION PLAN

SCALE: ¼" = 1' - 0"

NORTH

FOUNDATION PLAN CODED NOTES:

1. Existing concrete block foundation wall to remain.
2. Existing fireplace foundation to remain.
3. Existing crawl space access.
4. Existing crawl space access cover.
5. Existing 2x10 floor joists @ 16" on center above.
6. Remove existing concrete block foundation wall for opening for access to New Crawl Space. Confirm this is the best location in the field and confirm sill plate and ledger board are not spliced. Undamaged sill plate and ledger board to span new opening.
7. 8" Nominal concrete block wall with #4 reinforcing bars at 48" on center, maximum, full height, turned in footing 12"; grout rebar cores solid.
8. 8" Deep by 16" wide concrete footing with 2, #4 reinforcing bars with 3" minimum cover.
9. Anchor new concrete block to existing concrete block wall with galvanized straps. Anchor new footing to existing footing with (2) #4 x 12" dowels. Drill and epoxy 6" into existing footing.
10. New 2x10 floor joists @ 16" on center with joist hangers on existing ledger board.
11. 10 Mil, White, vapor barrier over 4" deep pea gravel.
12. Add 2x10 floor joist to existing floor joist below wall above.
13. 16" Square concrete block pier, centered in both directions, below First Floor post bearing with 16" square x 8" thick concrete footing below pier. Top of footing to be top of crawl space.
14. Double 2x10 floor joists, centered on pier over 2x6 pressure-treated plate.

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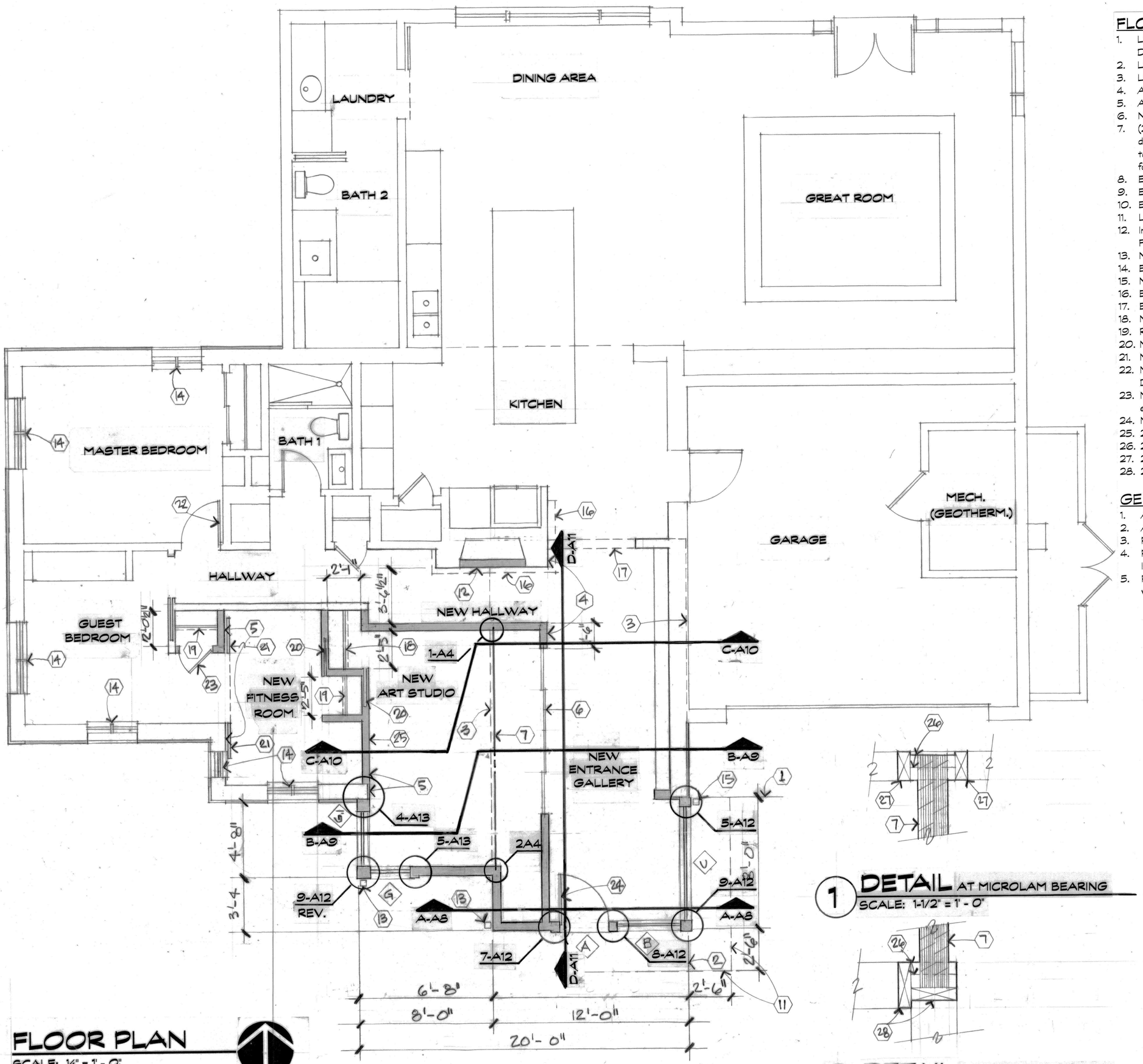
A3



FLOOR PLAN

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

FLOOR PLAN CODED NOTES:

1. Line of existing house concrete block end wall without stucco. See Demolition Plan for clarification.
2. Line of existing concrete block wall and new foundation wall below.
3. Line of exterior wall above.
4. Align new finished wall with existing fireplace.
5. Align new wall with existing wall.
6. New 10'-0" wide x 8'-0" high aluminum and glass bi-parting door.
7. (2) 1-3/4" x 11-7/8" Microlams with 3 rows of Simpson SDW 0.22" diameter x 3-3/8" long screws @ 16" on center, 1-1/2" from bottom and top. Install 2 jack studs and 2 king studs bearing each end. See Details for configuration.
8. Existing casework to remain.
9. Existing fireplace mantel to remain.
10. Existing cased opening.
11. Line of canopy above.
12. Infill fireplace opening with 2x4 wood studs with Durock backerboard. Finish with salvaged slate tile to match existing.
13. New downspout. Connect to existing stormwater drain tile.
14. Existing window to remain.
15. New downspout from canopy above.
16. Existing fireplace mantel.
17. Existing cased opening.
18. New closet rod and Poplar shelf.
19. Reinstall existing closet rod and install new Poplar shelf.
20. New 2'-4" wide x 6'-8" high pocket door.
21. New 2'-2" wide x 6'-8" high door on sliding door track.
22. New 2'-4" wide x 6'-8" high wood paneled door. Confirm size in field. Door paneling to match existing doors.
23. New 2'-0" wide x 6'-8" high wood paneled door. Door paneling to match existing doors.
24. New 3'-0" wide x 8'-0" high aluminum-clad, wood door.
25. 2x6 Wood studs @ 16" on center with ½" gypsum board each side.
26. 2x6 Jack stud.
27. 2x4 King stud.
28. 2x6 King stud.

GENERAL NOTES:

1. All dimensions rough to wood studs.
2. All interior rough wood wall thickness 3-1/2" unless noted otherwise.
3. Refer to Window Details for location of some exterior walls.
4. Refer to Window Details, Sheets A12 and A13, to determine window locations.
5. Refer to Window Details, Sheets A12 and A13, for lintels above windows.

1 DETAIL AT MICROLAM BEARING

SCALE: 1-1/2" = 1' - 0"

2 DETAIL AT MICROLAM BEARING

SCALE: 1-1/2" = 1' - 0"

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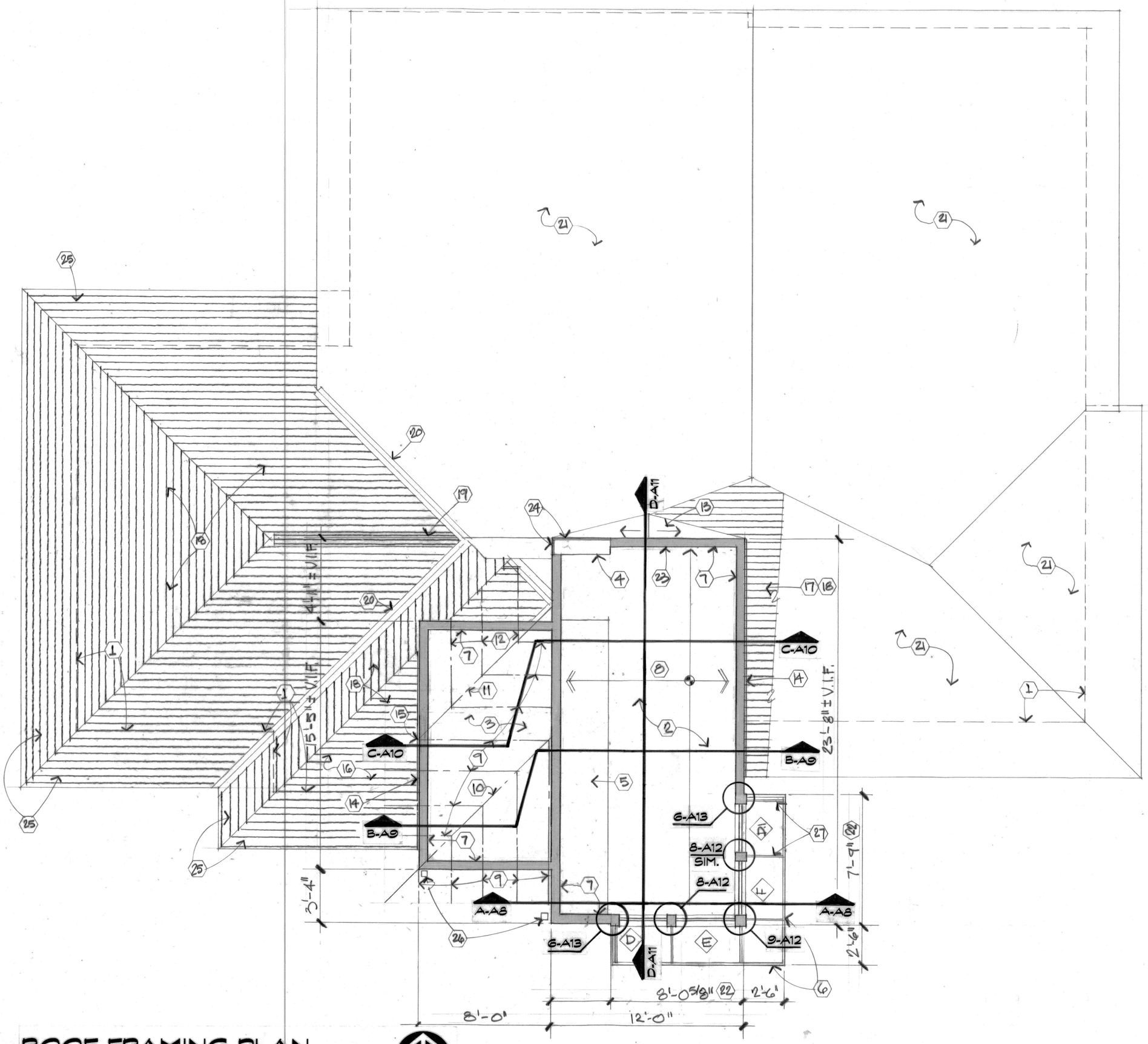
A4



ROOF FRAMING PLAN

SCALE: ¼" = 1' - 0"

NORTH

ROOF FRAMING PLAN CODED NOTES:

1. Line of existing wall below.
2. Area above New Entrance Gallery.
3. Area above New Art Studio.
4. Existing fireplace. Remove fireplace chimney above roof line. Cap with roof framing.
5. Light shelf below.
6. Canopy below.
7. Exterior wall. Refer to Building Sections for materials.
8. 2x12 Roof rafters @ 24" on center. Refer to Building Sections for insulation and other materials.
9. 2x6 Roof rafters @ 24" on center. Refer to Building Sections for insulation and other materials.
10. 2x6 Hip rafter.
11. 2x6 Valley rafter.
12. 2x6 Infill roof framing between new valley rafter and existing hip rafter.
13. 2x6 Saddle framing.
14. New 2x4 ledger board along wall to support existing roof deck.
15. New rafter dies into existing roof plane. Start of valley.
16. Existing 2x8 roof framing; spacing varies 18" to 24" on center.
17. Tooth in new asphalt shingles into existing shingles.
18. New asphalt shingles over 15# felt over existing sheathing. Replace existing sheathing if deteriorated or sagging with new 5/8" CDX roof sheathing with clips
19. "Shingle-over" ridge vent.
20. Metal valley flashing.
21. Existing shingles to remain until Phase 2.
22. Confirm dimensions of canopy with window rough openings and details.
23. This wall aligns with existing wall below. Refer to Building Section D-D, Sheet A11.
24. Composite siding, oriented vertical, over existing fireplace, with aluminum clips between panels on ½" x 2" plywood furring strips at 24" on center.
25. Waterproof membrane under asphalt shingles 2'-0" past interior wall line. Refer to Building Sections for similar conditions.
26. New downspout. See First Floor Plan for continuation.
27. Canopy tie rod (typical of 6).

GENERAL NOTES:

1. All dimensions rough to wood studs.
2. Refer to Window Details, Sheets A12 and A13, to determine window locations.
3. Refer to Window Details, Sheets A12 and A13, for lintels above windows.

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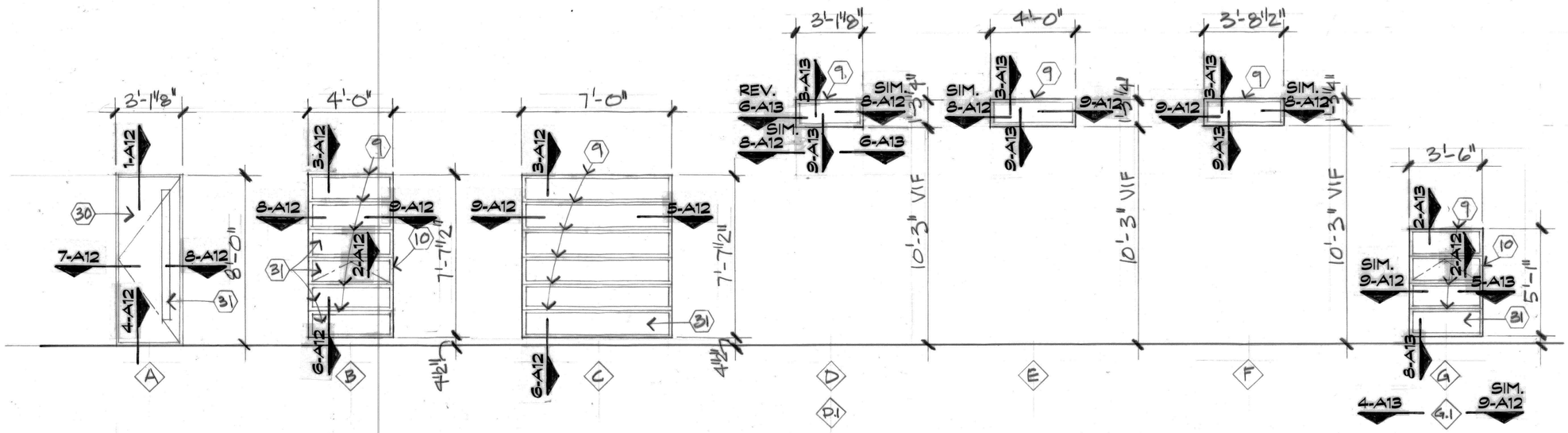
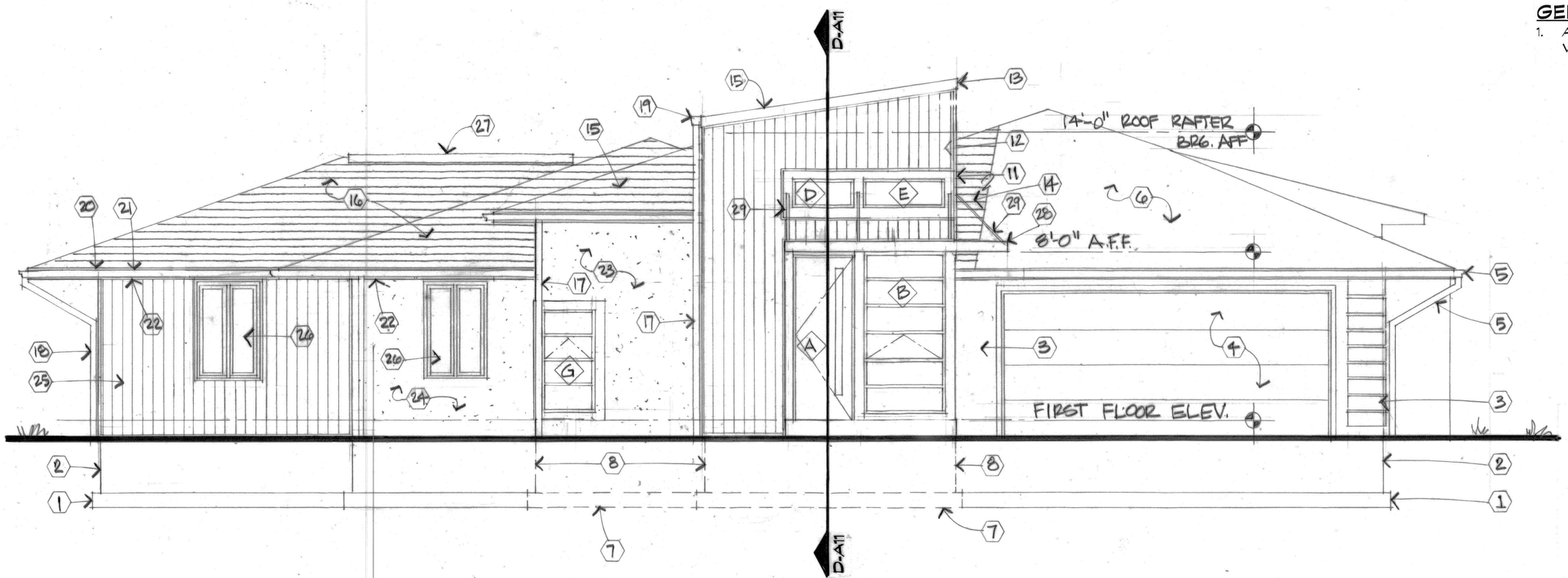
A5



WINDOW SCHEDULE

SCALE: ¼" = 1' - 0"



SOUTH (FRONT) ELEVATION

SCALE: ¼" = 1' - 0"

WINDOW SCHEDULE & FRONT EXTERIOR ELEVATION CODED NOTES:

1. Line of existing concrete footing below grade.
2. Line of existing concrete block foundation wall below grade.
3. Existing stucco to remain.
4. Existing garage door to remain.
5. Existing gutter and downspout to remain.
6. Existing asphalt shingles roof to remain until Phase 2.
7. Line of new concrete footing below grade.
8. Line of new concrete block foundation wall below grade.
9. Aluminum-clad, direct-set, fixed, wood window.
10. Aluminum-clad, awning, wood window.
11. New aluminum corner trim.
12. New composite siding, oriented vertical.
13. New metal coping.
14. Tooth in new asphalt shingles into existing shingles.
15. New asphalt shingles.
16. Replace existing shingles with new asphalt shingles.
17. New downspout connected to existing storm system drain tile.
18. Replace existing downspout with new downspout.
19. New aluminum gutter.
20. Replace existing gutter with new gutter.
21. New aluminum fascia over existing wood trim (under gutter).
22. New aluminum soffit (under eave).
23. New lightweight concrete cladding.
24. New lightweight concrete cladding over existing stucco.
25. New composite, fluted siding, oriented vertical.
26. Existing window to remain.
27. New "shingle-over" ridge vent.
28. New metal canopy.
29. New metal tie rod.
30. Aluminum-clad entrance door.
31. Tempered safety glass.

GENERAL NOTES:

1. All window dimensions are rough openings. Refer to Window Details for locations.

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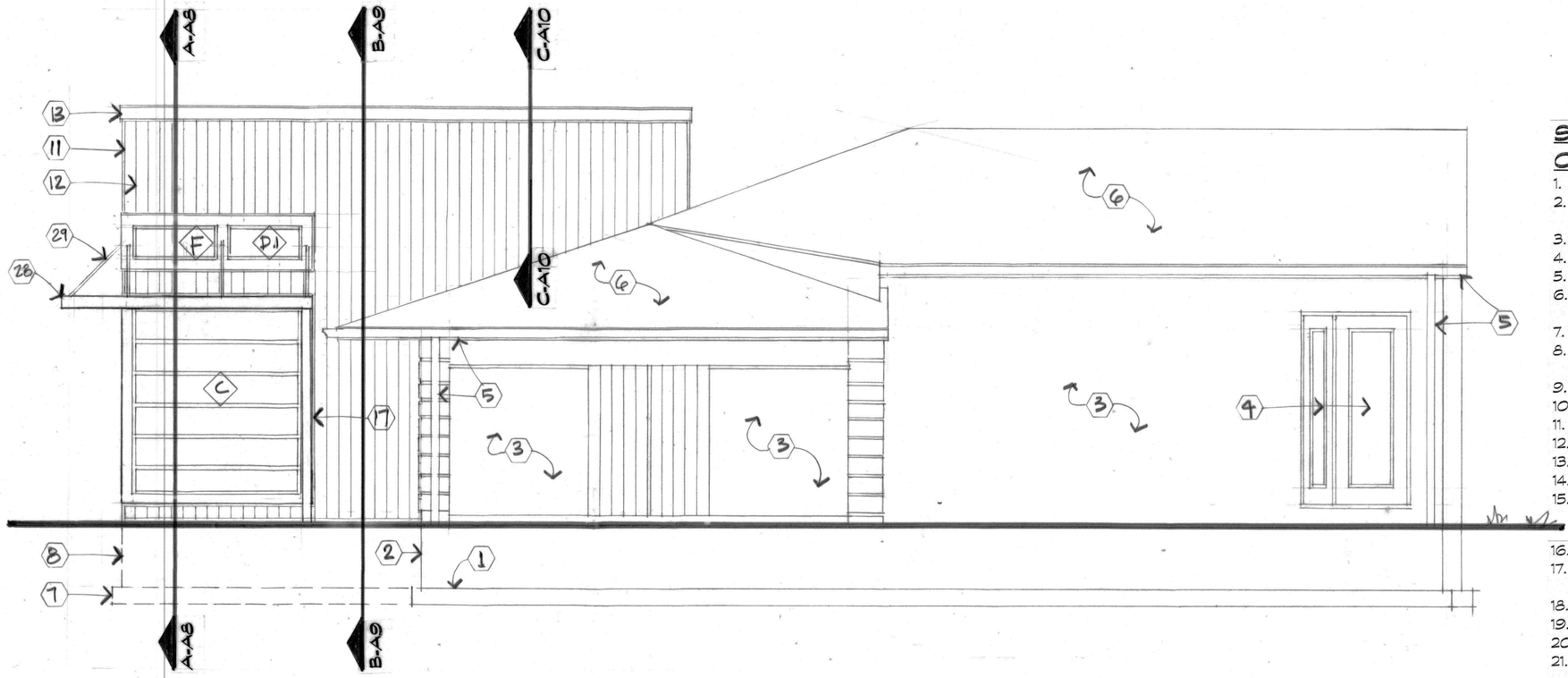
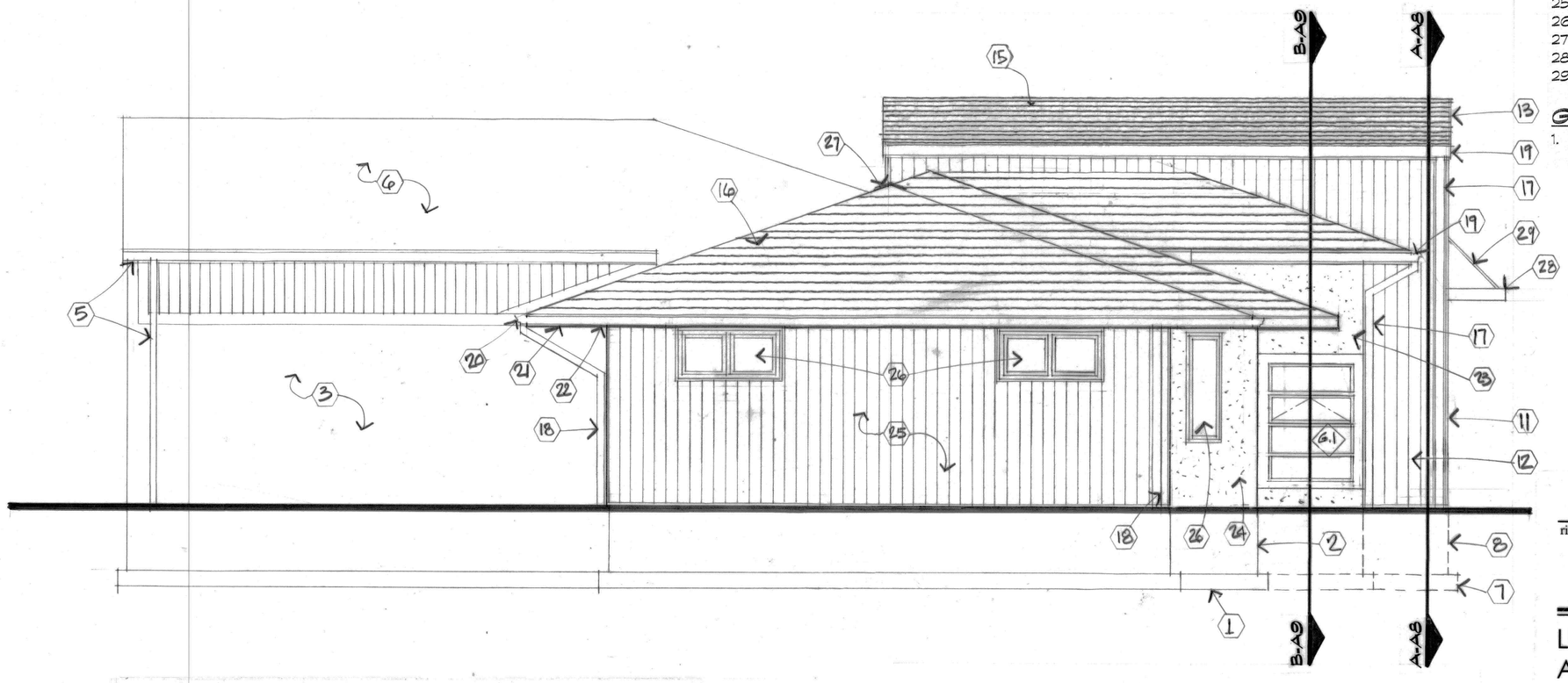
Date: Apr. 20, 2026

A6



EAST (SIDE) ELEVATION

SCALE: ¼" - 10' - 0"



WEST (SIDE) ELEVATION

SCALE: ¼" = 1' - 0"

SIDE EXTERIOR ELEVATIONS CODED NOTES:

1. Line of existing concrete footing below grade.
2. Line of existing concrete block foundation wall below grade.
3. Existing stucco to remain.
4. Existing door to remain.
5. Existing gutter and downspout to remain.
6. Existing asphalt shingles roof to remain until Phase 2
7. Line of new concrete footing below grade.
8. Line of new concrete block foundation wall below grade.
9.
10.
11. New aluminum corner trim.
12. New composite siding, oriented vertical.
13. New metal coping.
14.
15. New asphalt shingles.
16. Replace existing shingles with new asphalt shingles.
17. New aluminum downspout connected to existing Storm system drain tile.
18. Replace existing downspout with new downspout.
19. New aluminum gutter.
20. Replace existing gutter with new gutter.
21. New aluminum fascia over existing wood trim (under gutter).
22. New aluminum soffit (under eave).
23. New lightweight concrete cladding.
24. New lightweight concrete cladding over existing stucco.
25. New composite, fluted siding, oriented vertical.
26. Existing window to remain.
27. New "shingle-over" ridge vent.
28. New metal canopy.
29. New metal tie rod.

GENERAL NOTES:

1. All window dimensions are rough openings. Refer to Window Details for locations.

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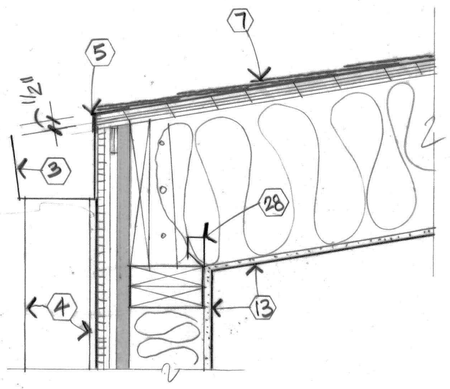
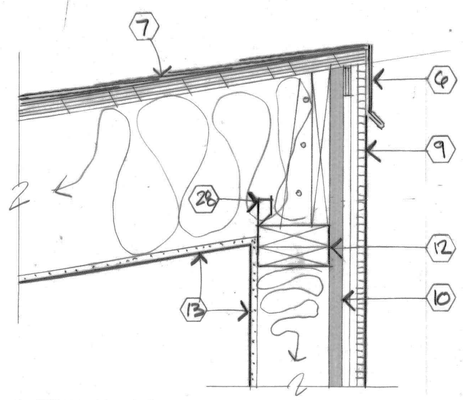
Date: Apr. 20, 2026

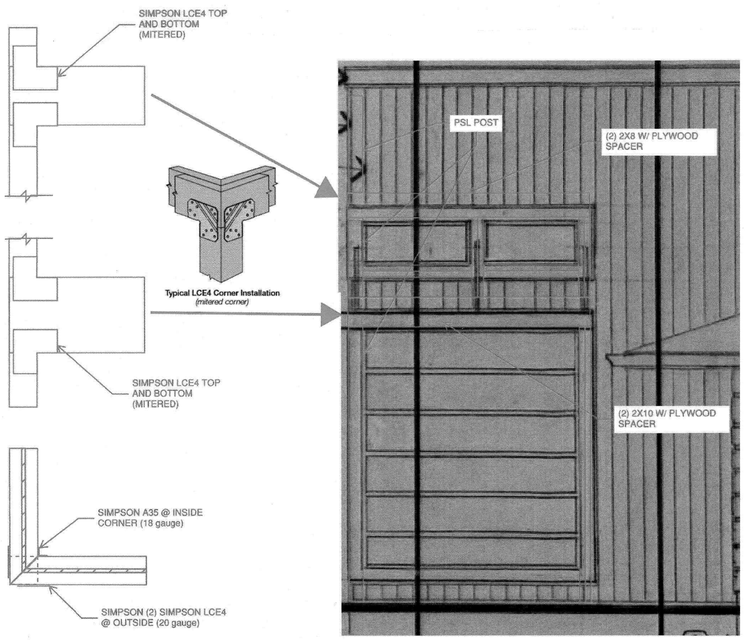
A7



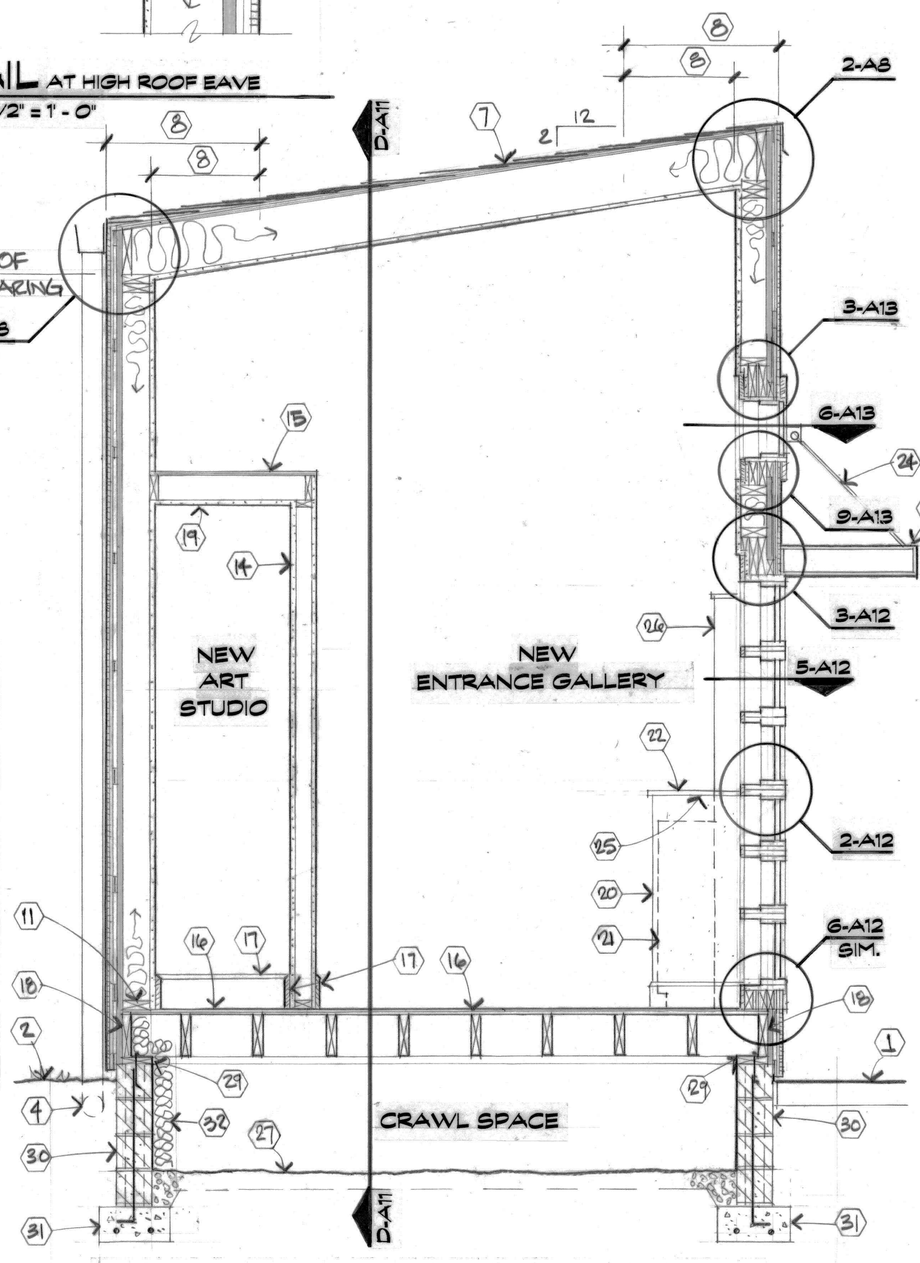
1 DETAIL AT ROOF LOW EAVE
SCALE: 1-1/2" = 1' - 0"



2 DETAIL AT HIGH ROOF EAVE
SCALE: 1-1/2" = 1' - 0"



PARALLAM CONNECTIONS/DETAILS
NOT TO SCALE



BUILDING SECTION A-A
SCALE: 1/2" = 1' - 0"

BUILDING SECTION A-A CODED NOTES:

1. Existing concrete driveway.
2. Existing finished grade.
3. Continuous, aluminum box gutter.
4. Aluminum downspout connected to existing drain tile storm system.
5. Metal drip edge with metal on roof under waterproofing membrane.
6. Metal coping with drip edge with metal on roof under waterproofing membrane.
7. Asphalt shingles over 2 layers of 15# felt over 5/8" CDX roof sheathing with clips over 2x12 wood roof joists @ 24" on center with R-38 batt insulation and ledger boards each end. Roof not ventilated.
8. Waterproof membrane (2'-0" past interior wall line).
9. Composite siding, oriented vertical, with aluminum clips between panels on ½" x 2" plywood furring strips at 24" on center.
10. 1" Zip panel with R 3.6 continuous insulation over 2x6 wood studs @ 16" on center with R-21 batt insulation.
11. Single 2x wood plate.
12. Double 2x top plate.
13. ½" Gypsum board over 4 mil vapor barrier.
14. 2x4 wood studs @ 16" on center with ½" gypsum board each side.
15. ½" Plywood over 2x6 wood studs @ 16" on center with ledger board each end.
16. New ¾" hardwood plank flooring over ¾" plywood over 2x10 wood floor joists at 16" on center.
17. Wood base to match existing.
18. 2x10 Ledger board.
19. ½" Gypsum board.
20. Wing wall/knee wall.
21. Existing casework behind wing/knee wall.
22. 1x Poplar cap with ¾" overhang.
23. Metal canopy.
24. Aluminum tie rod.
25. Align bottom of Poplar cap with bottom of window mullion.
26. Existing wall beyond.
27. 10 Mil, White, vapor barrier over 4" deep pea gravel.
28. Simpson H2.5A strong tie at each roof rafter end installed per Simpson's specifications
29. 2x8 Pressure-treated plate over sill sealer with ½" diameter anchor bolts @ 48" on center with 7" embedment, aligned with reinforcing bars in concrete block per Coded Note 30 below.
30. 8" Nominal concrete block wall with #4 reinforcing bars @ 48" on center, maximum, full height, turned 4" in footing; grout rebar cores solid.
31. 8" Deep x 16" wide concrete footing with 2, #4 reinforcing bars with 3" minimum cover.
32. R-13 Batt insulation in floor joist cavity & down concrete block wall.

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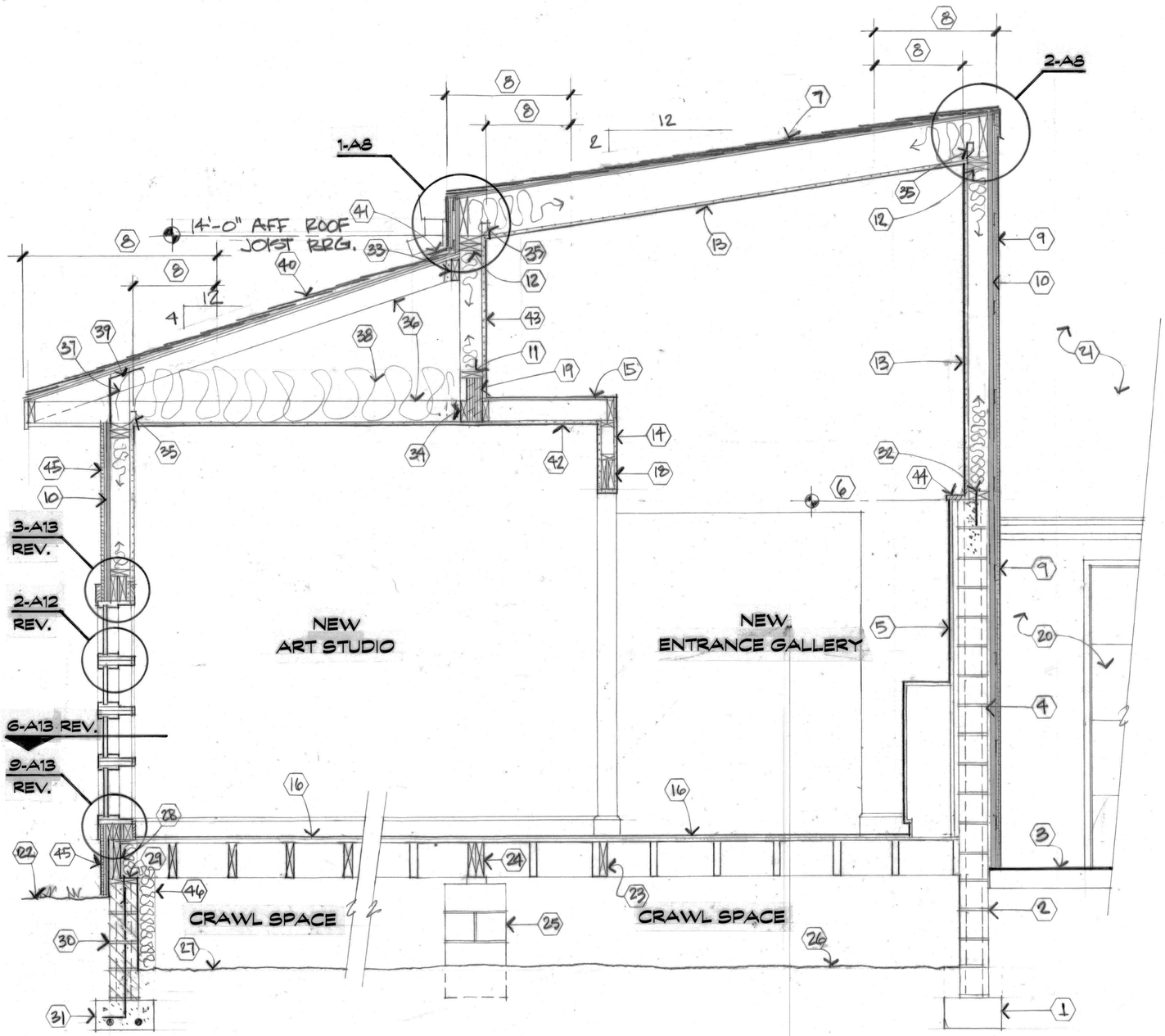
A8



BUILDING SECTION B-B

SCALE: ½" = 1' - 0"

BUILDING SECTION B-B CODED NOTES:

1. Existing concrete footing.
2. Existing concrete block foundation wall.
3. Existing concrete driveway.
4. Assumed existing 8" nominal concrete block wall. Confirm in field.
5. Existing ½" gypsum board over assumed 2x wood furring. Confirm in field.
6. Top of existing concrete block unknown but assumed to be around 8'-0" AFF.
7. Asphalt shingles over 2 layers of 15# felt over 5/8" CDX roof sheathing with clips over 2x12 wood roof joists @ 24" on center with R-38 batt insulation and ledger boards each end. Roof not ventilated.
8. Waterproof membrane (2'-0" past interior wall line).
9. Composite siding, oriented vertical, with aluminum clips between panels on ½" x 2" plywood furring strips at 24" on center.
10. 1" Zip panel with R 3.6 continuous insulation over 2x6 wood studs @ 16" on center with R-21 batt insulation.
11. Single 2x6 wood plate.
12. Double 2x6 top plate.
13. ½" Gypsum board over 4 mil vapor barrier.
14. 2x4 wood studs @ 16" on center with ½" gypsum board each side.
15. ½" Plywood over 2x6 wood studs @ 16" on center with ledger board each end.
16. New ¾" hardwood plank flooring over existing ¾" plywood over 2x10 wood floor joists at 16" on center.
17. Wood base to match existing (typical).
18. (2) 2x10s with ½" plywood spacer with 3 rows of 10d nails at 8" on center, 1-1/2" from bottom and top.
19. (2) 1-3/4" x 11-7/8" Microlams with 3 rows of Simpson SDW 0.22" diameter x 3-3/8" long screws @ 16" on center, 1-1/2" from bottom and top. Align east side with east side of 2x6 wood studs above.
20. Exterior of existing Garage beyond.
21. Existing roof beyond.
22. Existing finished grade.
23. Add 2x10 floor joist next to existing floor joist below wall above. Confirm location in field.
24. Double 2x10 floor joists. Refer to Foundation Plan, Sheet A3, for location.
25. New concrete block pier and foundation beyond. Refer to Foundation Plan, Sheet A3, for location & design.
26. Existing Crawl Space floor with visqueen over gravel.
27. 10 Mil, White, vapor barrier over 4" deep pea gravel.
28. 2x10 Ledger board.
29. 2x8 Pressure-treated plate over sill sealer with ½" diameter anchor bolts @ 48" on center with 7" embedment, aligned with reinforcing bars in concrete block per Coded Note 30 below.
30. 8" Nominal concrete block wall with #4 reinforcing bars @ 48" on center, maximum, full height, turned 4" in footing; grout rebar cores solid.
31. 8" Deep x 16" wide concrete footing with 2, #4 reinforcing bars with 3" minimum cover.
32. Single 2x6 wood plate with ½" diameter anchor bolts @ 48" on center with 7" embedment in existing concrete block, grouted.
33. Continuous 2x6 ledger with (2) ½" x 6" lag screws at each stud with Simpson LRU26Z hanger at each roof rafter installed per Simpson's specifications.
34. Continuous 2x6 ledger with (2) ½" x 6" lag screws aligned with each stud above with Simpson LUS26 harger at each roof rafter installed per Simpson's specifications.
35. Simpson H2.5A strong tie at each roof rafter end installed per Simpson's specifications.
36. 2x6 Roof rafters @ 24" on center.
37. 2x6 Wood strut with (3) 10d Nails top and bottom.
38. R-38 Batt insulation.
39. Ventilation baffle.
40. Asphalt shingles over 15# felt over 5/8" CDX roof sheathing with clips.
41. "Shingle-over" shed roof vent.
42. ½" Gypsum board.
43. ½" Gypsum board over 2x6 wood studs @ 16" on center.
44. 1x Poplar trim cap with ¾" overhang.
45. ½" Lightweight concrete cladding.
46. R-13 Batt insulation in floor joist cavity & down concrete block wall.

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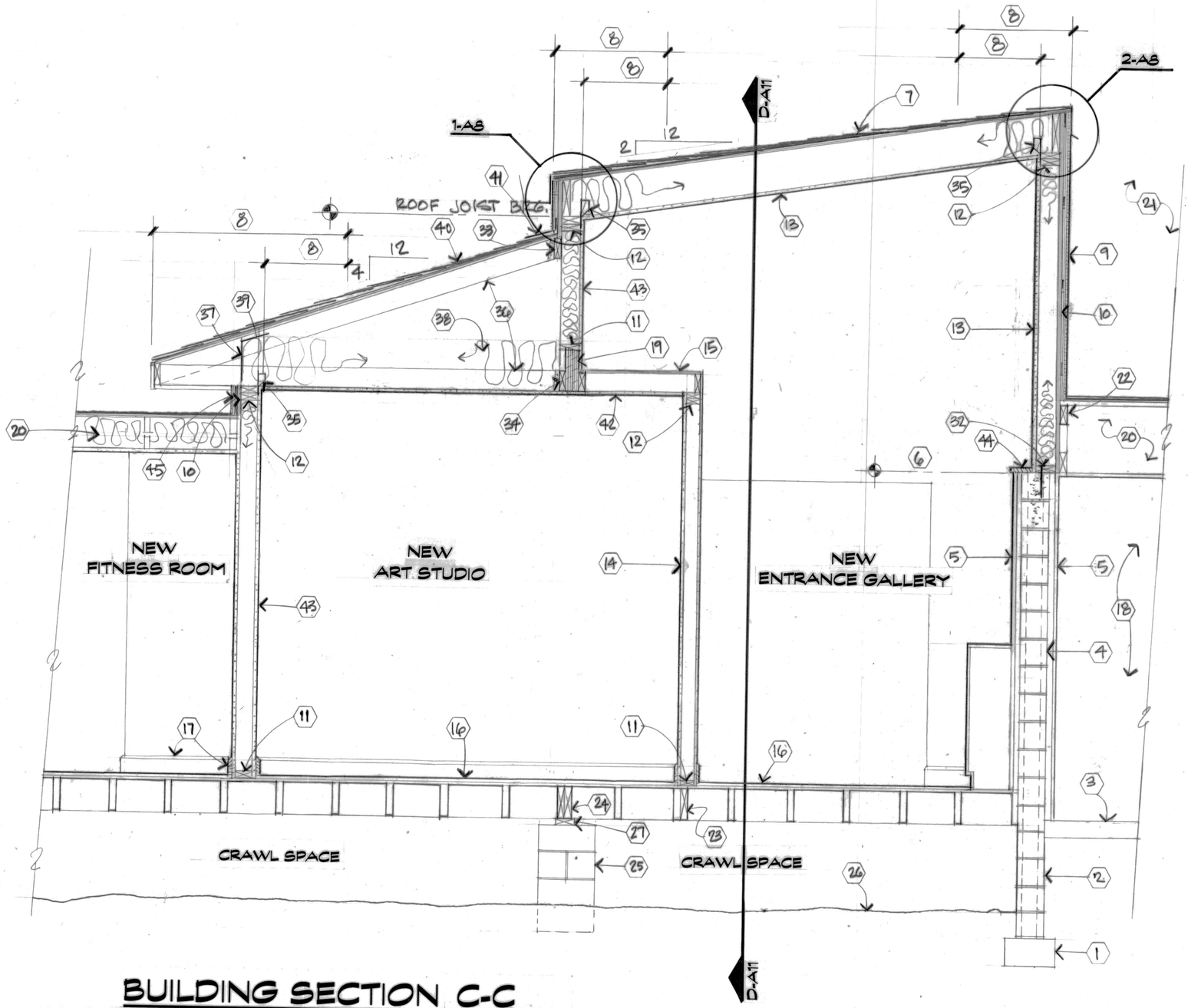
A9



BUILDING SECTION C-C

SCALE: ½" = 1' - 0"

BUILDING SECTION C-C CODED NOTES:

1. Existing concrete footing.
2. Existing concrete block foundation wall.
3. Existing concrete driveway.
4. Assumed existing 8" nominal concrete block wall. Confirm in field.
5. Existing ½" gypsum board over assumed 2x wood furring. Confirm in field.
6. Top of existing concrete block unknown but assumed to be around 8'-0" AFF.
7. Asphalt shingles over 2 layers of 15# felt over 5/8" CDX roof sheathing with clips over 2x12 wood roof joists @ 24" on center with R-38 batt insulation and ledger boards each end. Roof not ventilated.
8. Waterproof membrane (2'-0" past interior wall line).
9. Composite siding, oriented vertical, with aluminum clips between panels on ½" x 2" plywood furring strips at 24" on center.
10. 1" Zip panel with R 3.6 continuous insulation over 2x6 wood studs @ 16" on center with R-21 batt insulation.
11. Single 2x6 wood plate.
12. Double 2x6 top plate.
13. ½" Gypsum board over 4 mil vapor barrier.
14. 2x4 wood studs @ 16" on center with ½" gypsum board each side.
15. ½" Plywood over 2x6 wood studs @ 16" on center with ledger board each end.
16. New ¾" hardwood plank flooring over existing ¾" plywood over 2x10 wood floor joists at 16" on center.
17. Wood base to match existing (typical).
18. Existing Garage.
19. (2) 1-3/4" x 11-7/8" Microlams with 3 rows of Simpson SDW 0.22" diameter x 3-3/8" long screws @ 16" on center, 1-1/2" from bottom and top. Align east side with east side of 2x6 wood studs above.
20. Existing roof framing.
21. Existing roof beyond.
22. New 2x4 ledger board along wall to support existing roof deck.
23. Add 2x10 floor joist next to existing floor joist below wall above. Confirm location in field.
24. Double 2x10 floor joists. Refer to Foundation Plan, Sheet A3, for location.
25. New concrete block pier and foundation beyond. Refer to Foundation Plan, Sheet A3, for location & design.
26. Existing Crawl Space floor with visqueen over gravel.
27. 2x6 Pressure-treated plate.
28.
29.
30.
31.
32. Single 2x6 wood plate with ½" diameter anchor bolts @ 48" on center with 7" embedment in existing concrete block, grouted.
33. Continuous 2x6 ledger with (2) ½" x 6" lag screws at each stud with Simpson LRU26Z hanger at each roof rafter installed per Simpson's specifications.
34. Continuous 2x6 ledger with (2) ½" x 6" lag screws aligned with each stud above with Simpson LUS26 hanger at each roof rafter installed per Simpson's specifications.
35. Simpson H2.5A strong tie at each roof rafter end installed per Simpson's specifications..
36. 2x6 Roof rafters @ 24" on center.
37. 2x6 Wood strut with (3) 10d Nails top and bottom.
38. R-38 Batt insulation.
39. Ventilation baffle.
40. Asphalt shingles over 15# felt over 5/8" CDX roof sheathing with clips.
41. "Shingle-over" shed roof vent.
42. ½" Gypsum board.
43. ½" Gypsum board over 2x6 wood studs @ 16" on center.
44. 1x Poplar trim cap with ¾" overhang.
45. ½" Lightweight concrete cladding.

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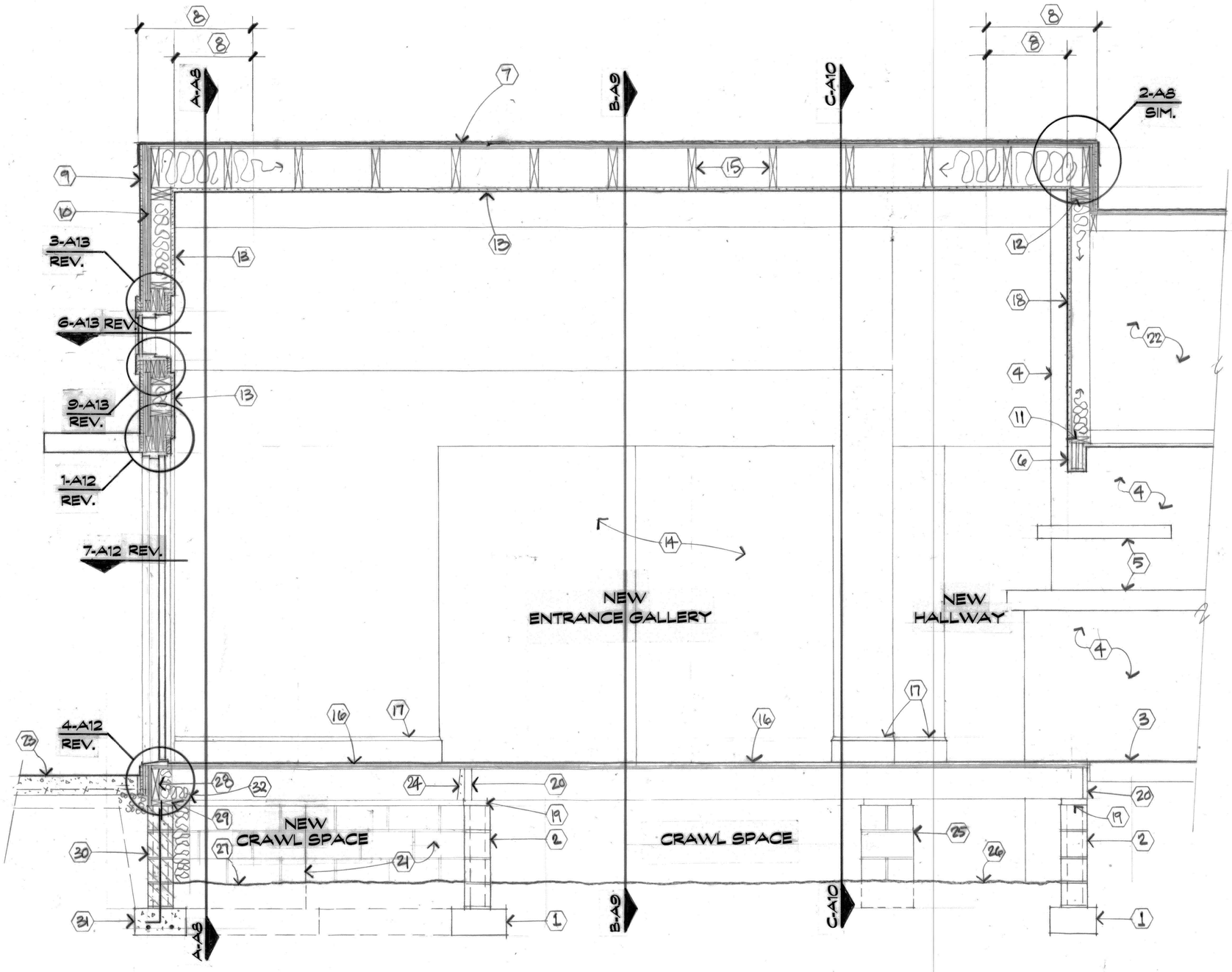
A10



BUILDING SECTION D-D

SCALE: ½" = 1' - 0"

BUILDING SECTION D-D CODED NOTES:

1. Existing concrete footing.
2. Existing concrete block foundation wall.
3. Existing luxury vinyl tile over concrete floor slab.
4. Existing fireplace to remain (but not functional).
5. Existing concrete mantel to remain.
6. Existing cased opening to remain.
7. Asphalt shingles over 2 layers of 15# felt over 5/8" CDX roof sheathing with clips over 2x12 wood roof joists @ 24" on center with R-38 batt insulation and ledger boards each end. Roof not ventilated.
8. Waterproof membrane (2'-0" past interior wall line).
9. Composite siding, oriented vertical, with aluminum clips between panels on ½" x 2" plywood furring strips at 24" on center.
10. 1" Zip panel with R 3.6 continuous insulation over 2x6 wood studs @ 16" on center with R-21 batt insulation.
11. Single 2x wood plate.
12. Double 2x top plate.
13. ½" Gypsum board over 4 mil vapor barrier.
14. Aluminum and glass sliding door beyond.
15. Coordinate installation of all 2x12 roof joists with ceiling light fixtures. Refer to Sheet E1 for light fixture layout.
16. New ¾" hardwood plank flooring over existing ¾" plywood over 2x10 wood floor joists at 16" on center.
17. Wood base to match existing beyond.
18. ½" Gypsum board over 4 mil vapor barrier over 2x6 wood studs @ 16" on center with R-21 batt insulation.
19. Existing 2x sill plate.
20. Existing 2x ledger board.
21. New foundation wall beyond.
22. Existing roof framing.
23. 4" Concrete stoop with 6x6 W2.9/W2.9 welded wire reinforcing over 4" gravel fill.
24. New joist hangers for new floor joists.
25. New concrete block pier and foundation beyond. Refer to Foundation Plan, Sheet A3, for location & design.
26. Existing Crawl Space floor with visqueen over gravel.
27. 10 Mil, White, vapor barrier over 4" deep pea gravel.
28. 2x10 Ledger board.
29. 2x8 Pressure-treated plate over sill sealer with ½" diameter anchor bolts @ 48" on center with 7" embedment, aligned with reinforcing bars in concrete block per Coded Note 30 below.
30. 8" Nominal concrete block wall with #4 reinforcing bars @ 48" on center, maximum, full height, turned 4" in footing; grout rebar cores solid.
31. 8" Deep x 16" wide concrete footing with 2, #4 reinforcing bars with 3" minimum cover.
32. R-13 Batt insulation in floor joist cavity & down concrete block wall.

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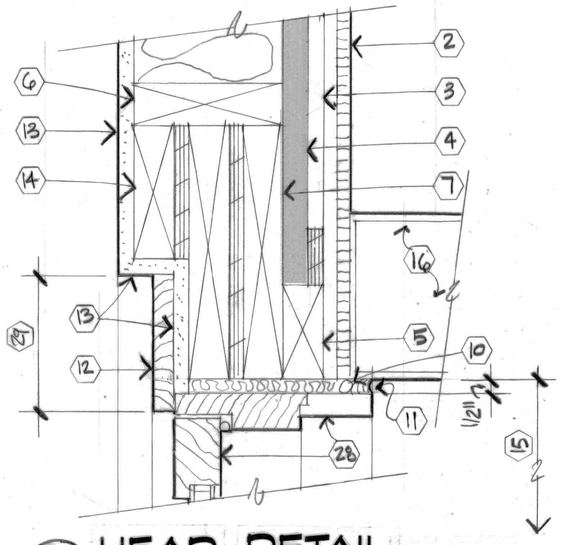
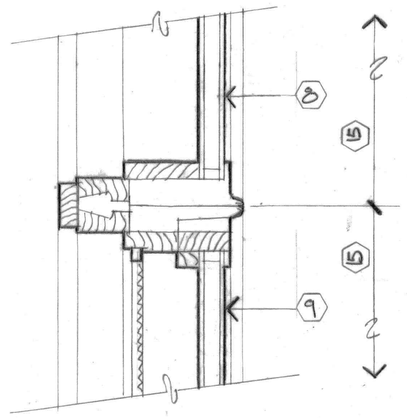
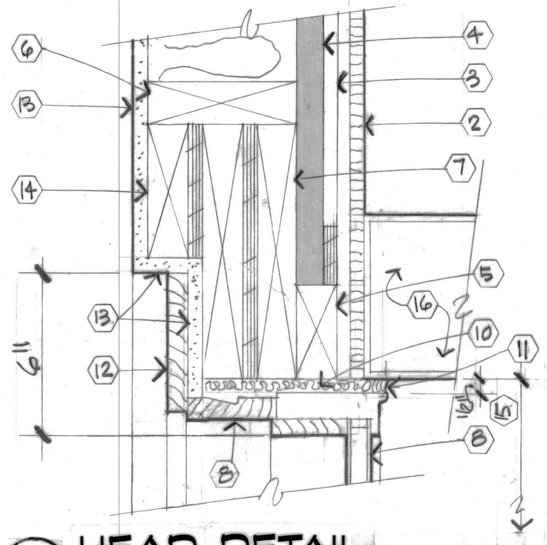
A11



1 HEAD DETAIL AT DOOR
SCALE: 3" = 1' - 0"



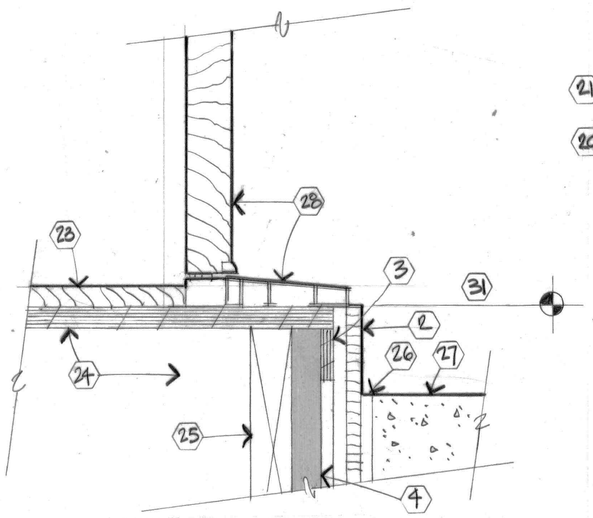
2 JAMB DETAIL AT DIRECT SET & AWNING MULL
SCALE: 3" = 1' - 0"



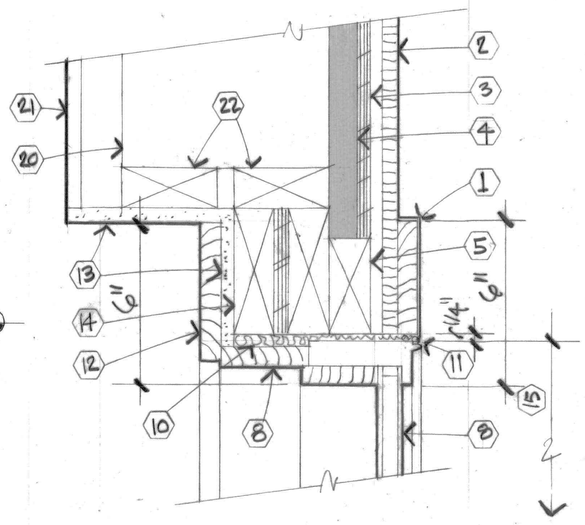
3 HEAD DETAIL AT DIRECT SET
SCALE: 3" = 1' - 0"

WINDOW DETAILS CODED NOTES:

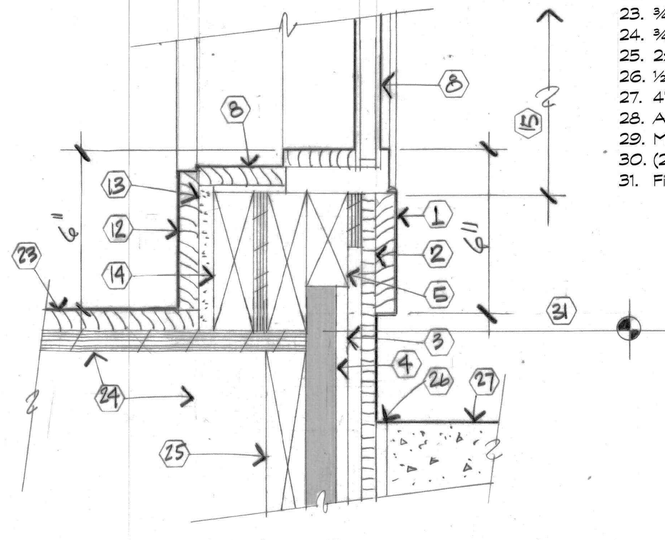
1. Break metal over 1x exterior trim.
2. Composite siding with aluminum anchor clips between panels.
3. ½" x 2" Plywood horizontal furring strips @ 24" on center.
4. 1" Zip panel continuous insulation over 2x6 wood studs at 16" on center with R-19 batt insulation.
5. 2x4 Wood stud blocking/window nailer.
6. Single 2x6 wood plate.
7. (2) 2x10s with ½" plywood spacer with 3 rows of 10d nails at 8" on center, 1-1/2" from bottom and top. Beam bears on paralam.
8. Aluminum-clad, direct-set, fixed, wood window with jamb extension.
9. Aluminum-clad, awning, wood window with jamb extension.
10. Insulated shim space.
11. Exterior sealant over backer rod.
12. 1x Poplar trim.
13. ½" Gypsum board 4 mill vapor barrier.
14. 2x6 Wood blocking, cut to fit, with ½" plywood spacer.
15. Window rough opening.
16. Metal canopy.
17. ½" Plywood blocking.
18. 2x Wood stud blocking.
19. 3-1/2" x 3-1/2" Paralam, full height.
20. Assumed existing concrete block wall. Confirm in field.
21. ½" Gypsum board over assumed 2x wood furring. Confirm in field.
22. 4x2 Wood stud furring.
23. ¾" Hardwood flooring.
24. ¾" Plywood subfloor over 2x10 Floor joists @ 16" on center.
25. 2x10 Ledger board.
26. ½" Expansion material.
27. 4" Concrete stoop.
28. Aluminum-clad, inswing door.
29. Maintain same trim width at Detail 3-A12.
30. (2) 2x6 Wood studs.
31. First floor elevation.



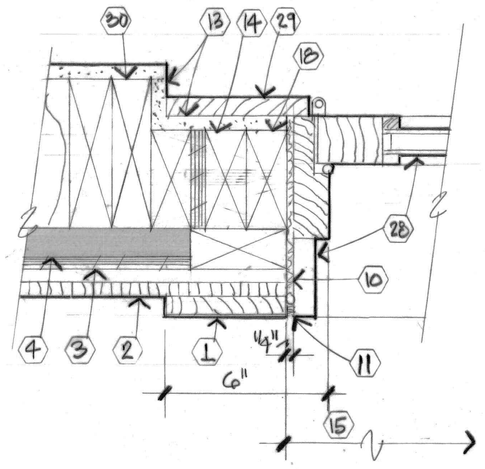
4 SILL DETAIL AT DOOR
SCALE: 3" = 1' - 0"



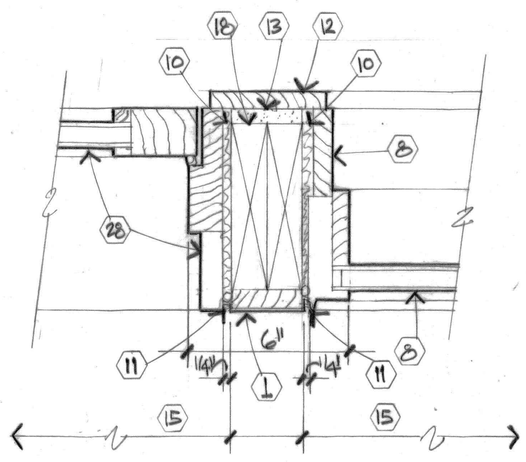
5 JAMB DETAIL AT DIRECT SET
SCALE: 3" = 1' - 0"



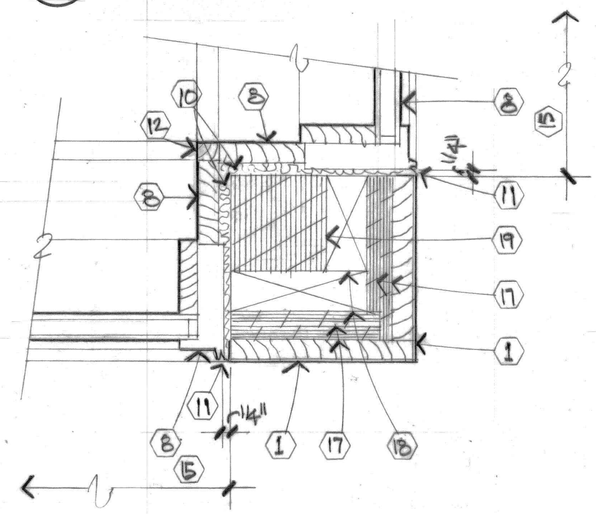
6 SILL DETAIL AT DIRECT SET
SCALE: 3" = 1' - 0"



7 JAMB DETAIL AT DOOR
SCALE: 3" = 1' - 0"



8 JAMB DETAIL AT DOOR & DIRECT SET
SCALE: 3" = 1' - 0"



9 JAMB DETAIL AT DIRECT SET CORNER POST
SCALE: 3" = 1' - 0"

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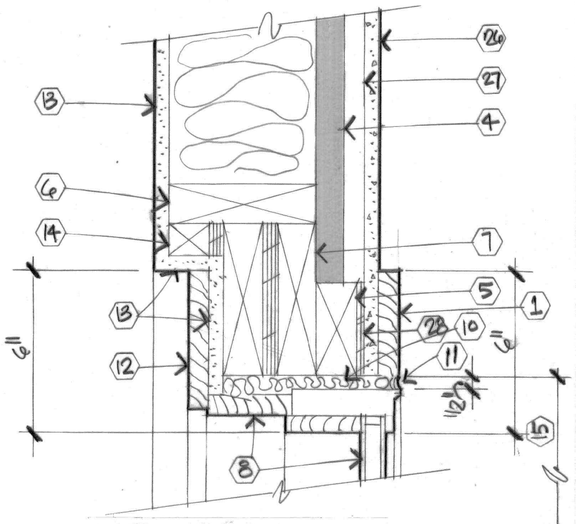
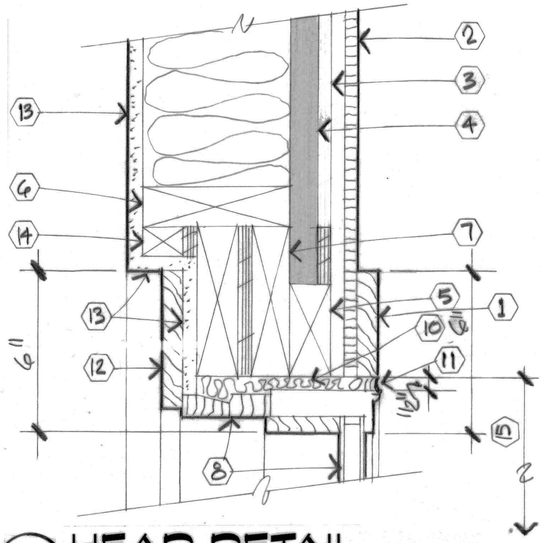
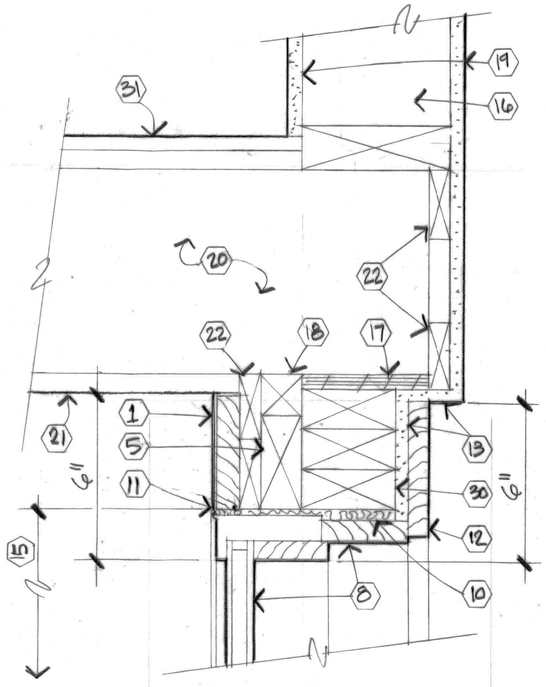
A12



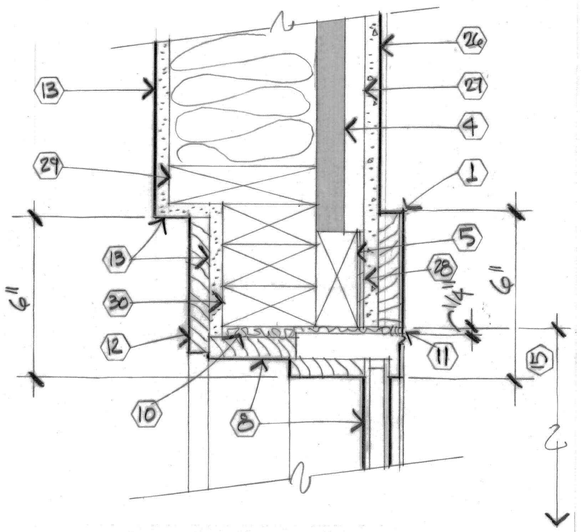
2 HEAD DETAIL AT STUDIO
SCALE: 3" = 1' - 0"



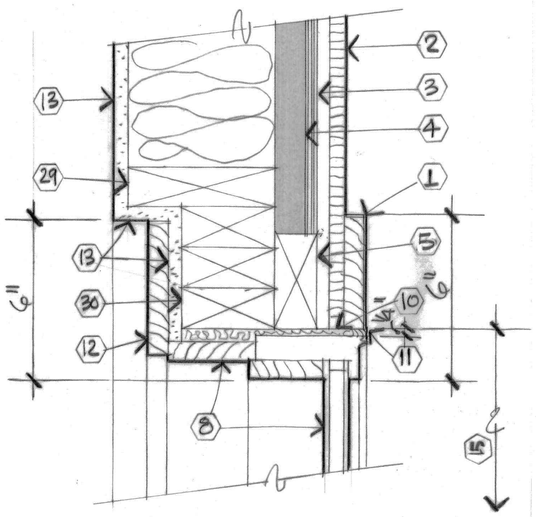
3 HEAD DETAIL AT UPPER
SCALE: 3" = 1' - 0" DIRECT SET



4 JAMB DETAIL AT STUDIO
SCALE: 3" = 1' - 0" AT EXISTING WALL

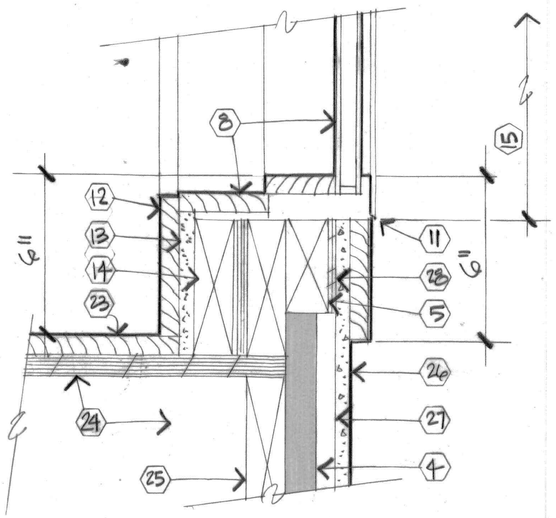


5 JAMB DETAIL AT STUDIO
SCALE: 3" = 1' - 0"

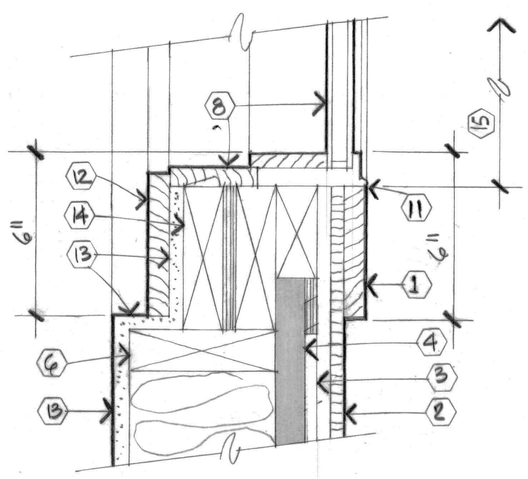


6 JAMB DETAIL AT UPPER
SCALE: 3" = 1' - 0" DIRECT SET

7



8 SILL DETAIL AT STUDIO
SCALE: 3" = 1' - 0"



9 SILL DETAIL AT UPPER
SCALE: 3" = 1' - 0" DIRECT SET

WINDOW DETAILS CODED NOTES:

1. Break metal over 1x exterior trim.
2. Composite siding with aluminum anchor clips between panels.
3. ½" x 2" Plywood horizontal furring strips.
4. 1" Zip panel continuous insulation over 2x6 wood studs at 16" on center with R-19 batt insulation.
5. 2x4 Wood stud blocking/window nailer.
6. Single 2x6 wood plate.
7. (2) 2x6's with ½" plywood spacer with 2 rows of 10d nails at 8" on center, 1-1/2" from bottom and top. Beam bears on paralam.
8. Aluminum-clad, direct-set, fixed, wood window with jamb extension.
9. Aluminum-clad, awning, wood window with jamb extension.
10. Insulated shim space.
11. Exterior sealant over backer rod.
12. 1x Poplar trim.
13. ½" Gypsum board 4 mill vapor barrier.
14. 2x Wood blocking, cut to fit, with ½" plywood spacer.
15. Window rough opening.
16. 2x6 Wood studs @ 16" on center.
17. ½" Plywood blocking.
18. 2x Wood stud blocking.
19. ½" Gypsum board.
20. Existing assumed concrete block wall. Confirm in field.
21. Existing assumed ¾" thick stucco. Confirm in field.
22. 1x3 Wood stud furring.
23. ¾" Hardwood flooring.
24. ¾" Plywood subfloor over 2x10 Floor joists @ 16" on center.
25. 2x10 Ledger board.
26. ½" Lightweight concrete cladding.
27. 1x4 Wood vertical furring strips.
28. ¼" Plywood blocking.
29. 2x6 Wood stud.
30. (3) 2x4 Wood studs.
31. ½" Gypsum board over assumed 1x furring. Confirm in field.

STATE OF OHIO
RICHARD A. PONTIUS 9942
REGISTERED ARCHITECT

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LISHEID RESIDENCE
ADDITION & REMODELING
2826 Zollinger Road
Columbus, Ohio 43221

Date: Apr. 20, 2026

A13

BUILDING CODE INFORMATION

A. The governing building code is the 2019 Ohio Residential Code (ORC).
B. The electric code is NFPA 70 NEC 2023.
C. The governing building code authority is the City of Upper Arlington.
D. The Contractor shall acquire and pay for all applicable permits and fees, and arrange for all inspections, including site utilities.

OUTLINE SPECIFICATIONS

The following are outline specifications only. Reference to "Contractor" shall mean the General Contractor or any applicable Subcontractors. The Contractor is responsible for following all Outline Specifications as they relate to the Drawings.

Unless specific products, manufacturers, model numbers and colors are noted in the Outline Specifications or on the Drawings, the Contractor is responsible for final product and equipment selections.

DIVISION 1 - GENERAL CONDITIONS

A. The Contractor shall examine the site, drawings and specifications.
B. The Contractor shall verify all dimensions and conditions in field. Do not scale drawings. Contact Architect for questions, discrepancies or design intention, if necessary, during bidding or in the field during construction.
C. Any variances from drawings, beyond reasonable tolerances must be granted by a written field Supplemental Drawing from the Architect.
D. In the event of conflicts or discrepancies among the Drawings and Specifications, interpretations will be based on the following priorities:
   1. Addenda, with those of later date having precedence over those of earlier date.
   2. Bulletins, issued during construction, with those of later date having precedence over those of earlier date.
   3. Outline Specifications.
   4. Construction Documents.
E. In case of an inconsistency between the Construction Documents and these Outline Specifications, or with each other, not clarified by Addendum or Bulletin, the better quality or greater quantity of work shall govern.
F. The term "provide" means to furnish and install, complete and ready for the intended use.
G. All materials, equipment, workmanship, working conditions and construction methods shall comply with all of the latest applicable local, state and federal codes.
H. The Contractor is responsible for following all applicable safety codes and regulations during all phases of the work.
I. The Contractor shall determine demolition procedures, temporary barricades, removal of debris and protection of the existing building and landscaping.
J. The Contractor is responsible for determining erection procedures and sequence to ensure safety of the building and its component parts during construction. This includes the addition of whatever temporary bracing, guys, or tie-downs which might be necessary. Such material shall remain the contractor's property after completion of the project. The erection and construction sequences shall be developed by the contractor to account for the effects of thermal movements to the structure.
K. The structure is designed to be self-supporting and stable after the building is fully completed. It is solely the contractor's responsibility to determine demolition procedures, erection procedures and sequences and to ensure the safety of the building and its component parts during erection. This includes the addition of whatever temporary bracing, guys, or tie-downs which might be necessary. Such material shall remain the contractor's property after completion of the project.
L. Construction loads shall not exceed the design capacity of the framing. The Contractor is responsible for limiting the amount of construction dead load applied to the structural framing.
M. Do not modify, alter or repair any structural member without prior written approval of the Architect.
N. The Contractor is responsible for work by all their Subcontractors & Suppliers.
O. The Contractor is responsible for all cutting and patching of new and existing work already performed, required by Subcontractors.
P. Verify all material types and colors with Owner prior to installation.
Q. All materials and products to be installed per manufacturer's recommendations, including, but not limited to, adhesives, mounting brackets and supports, etc.
R. The Contractor shall indemnify and hold harmless the Architect and their Consultants from all claims, damages, losses and expenses including attorney's fees resulting from the performance of the work per letter of understanding with Owner.

DIVISION 2 - SITEWORK & DEMOLITION

Earthwork

A. The existence of underground structures and/or utilities is not known. It shall be the Contractor's responsibility to coordinate the locations of all existing underground structures and/or utilities. Use extreme care when excavating so as not to disturb any existing underground structures and/or utilities.
   1. Contact the Ohio Utilities Protection Services (OUPS) prior to commencing any work.
B. Compaction: Compact soil to not less than 95% according to ASTM D698.
C. Bearing pressure under footings assumed to be 2,000 psf.
D. Aggregate Base: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; ASTM D 2940 with at least 95% passing a 1-1/2" sieve and not more that 8% passing a No. 200 sieve.
E. Keep foundation excavations free of water at all times. Replace soft or weakened soil with lean concrete (Class IV) or engineered fill.

Grass Seeding

A. Provide fresh, clean, dry, new-crop seed certified with the Association of Official Seed Analysts' "Rules for Testing Seeds" for purity and germination tolerances per the following mix:

Proportion	Name	Min. Pct. Germ.	Min. Pct. Pure Sd.	Max. Pct. Weed Sd.
40 pct.	Tall Fescue 'Rebel II' (Festuca arundinacea variety)	90	85	0.50
40 pct.	Tall Fescue 'Tribute' (Festuca arundinacea variety)	90	98	0.50
10 pct.	Perennial rye grass 'Palmer II' (Lolium perenne variety)	95	98	0.50
10 pct.	Kentucky Bluegrass 'Nassau' (Poa pratensis variety)	85	92	1.00

   1. Water lawn at the minimum rate of 1" per week or as sufficient to keep lawns uniformly moist to a depth of 4".
   2. Maintain and establish lawns by watering, fertilizing, weeding, mowing for a period of 90 days. Roll, regrade, and replant bare or eroded areas and reseed to produce a uniformly smooth lawn.
   3. Apply fertilizer to lawn after first mowing and when grass is dry.
      a. Use fertilizer that will provide actual nitrogen of at least 1 lb per 1,000 sq. ft. of lawn area.
   4. Submit Product Data.

Landscaping

A. Landscaping by Owner.

Selective Demolition:

A. Except for materials indicated to be salvaged or relocated, demolished materials shall become the Contractor's property and shall be removed from the site.
   1. Materials indicated to be salvaged will be noted to be relocated or given to the Owner, including the following:
      a. Wood doors.
   2. Materials indicated to be relocated shall be cleaned, serviced, and otherwise prepared for reuse. Store and protect against damage.
   3. Materials indicated to remain shall be protected against damage and soiling during construction. Materials noted are assumed to remain.

DIVISION 3 - CONCRETE

A. Specifications and standards: Concrete work, detailing, fabrication and placing of bars shall be governed by the applicable version of:
   1. American Concrete Institute (ACI) 301, ACI 315 and ACI 318.
   2. Concrete Reinforcing Steel Institute (CRSI) "Manual of Standard Practice" and "Placing Reinforcing Bars."
B. Provide the following classes of concrete:
   1. Class I for footings and post-hole footings below grade shall be 3,000 psi with the following proportioning:
      a. Maximum water cement ratio: N/A.
      b. Air content: optional.
   2. Class III for exterior flatwork, basement walls or any other concrete exposed to weather shall be 4,000 psi with the following proportioning:
      a. Maximum water cement ratio: .45.
      b. Air content: 5% to 7%.
C. Portland Cement: ASTM C150-86, Type I. Type II or III (high early strength) may be used with written approval and at the Contractor's expense. All cement for concrete exposed to view to be from the same mill.
D. Normal-Weight Aggregates: ASTM C 33 and as specified. Use size No. 57 for coarse aggregate in slabs; No. 57 for all other classes. Provide aggregates from a single source for exposed concrete.
   1. For exposed exterior surfaces, do not use fine or coarse aggregates that contain substances that cause spalling
E. Water: Potable.
F. Admixtures: Provide concrete mixtures that contain not more than 0.1 percent chloride ions.
   1. Water-reducing: ASTM C494-86, Type A or D.
   2. Air-entraining: ASTM C 260-86.
   3. Non-chloride, non-corrosive accelerator: ASTM C 494, Type C or E.
   4. Fly ash or pozzolans: ASMT C 618-85.
   5. Calcium Chloride is <u>not</u> permitted.
   6. Use of admixtures other than those listed will be permitted only when approved prior to bid.
G. Expansion Material: Composed of cellular fibers securely bonded together and uniformly saturated with asphalt to assure longevity. When compressed to half of its original thickness, it will recover to a minimum of 70% of its original thickness:
   1. Thickness: 1/2"
   2. Width: Minimum 4" or as thick as adjacent concrete slab.
H. Reinforcing:
   1. Bars to be per ASTM A615, Grade 60, deformed.
   2. Welded wire fabric: ASTM A1064. Provide one (1) layer of 6 x 6 W2.9/W2.9 welded wire fabric in concrete of thickness of 5" or less.
   3. Dowels in Footings: Match vertical reinforcing in concrete walls, columns and piers. Dowels in footings for masonry walls are not required unless specifically shown on the structural details.
      a. Bend all bars 24 diameters around corners of footings. Bars at the inside face of the corner shall be continued across to the outside and then bent.
   4. Dowels in Walls: Lap splices for horizontal and vertical wall reinforcing unless noted.
      a. Where anchor rods are placed in the top of columns or pedestals, place 3 sets of column ties equally spaced within the top 5" of the column or pedestal.
      b. Keyed contraction joints in walls: maximum spacing of 30'-0" o/c
   5. Cover: Minimum concrete cover, unless noted otherwise: 3"
   6. Miscellaneous:
      a. Do not backfill against foundation walls until adjacent floors are in place. Where fill is on both sides of a foundation walls, place the fill evenly on both sides of the wall.
I. Control joints and expansion joints for interior flatwork:
   1. Unless provided by Architect, space control joints as follows:
      a. Control joint spacing (in feet) shall be 2 to 2-1/2 times the concrete thickness, maximum.
         1) For a 4" slab, control joint spacing shall be between 8 and 10 feet.
      b. Space expansion joints every 2 to 3 sections of control joints but not more than 40' feet apart.
         1) Provide expansion material in expansion joints and adjacent to existing concrete slabs or building foundations.

DIVISION 4 - MASONRY

Concrete Block

A. All masonry work shall be in accordance with the following references and standards:
   1. American Concrete Institute, Committee 530.
   2. National Concrete Masonry Association.
B. Concrete block, ASTM C90 hollow and solid units.
   1. Hollow and solid load bearing concrete masonry units: ASTM C90, normal weight. Net compressive strength of CMU = 3,250 psi.
   2. Mortar per ASTM C270, Type S with minimum compressive strength of 1,800 psi.
   3. Course grout to be ASTM C476.
C. Vertical Reinforcing:
   1. Bars to be per ASTM A615, Grade 60, deformed.
D. Horizontal joint welded wire "truss-type" reinforcing. Wire reinforcing diameter of 0.148" hot-dipped galvanized.
   1. Install reinforcing at 16" o.c. vertically.
   2. In first bed joint above and below openings, extending 24" beyond opening.
   3. Lap reinforcement a full width at corners and intersections.

DIVISION 6 - WOOD AND PLASTICS

Rough Carpentry

A. Structural lumber materials shall conform to the "General Construction Requirements," Section 2304 of the International Building Code and the National Design Specification for Wood Construction.
   1. Plywood shall be APA rated, Exposure 1.
   2. Plywood shall be fire treated.
B. Structural Lumber Materials:
   1. Studs and Furring: Spruce Pine Fir, No. 2, S-Dry, 875 PSI (Fb), according to the National Lumber Grade Authority (NLGA) seasoned at 19% moisture content.
   2. Lumber where noted shall be preservative treated.
   3. Provide 2x blocking in walls required to support other materials and equipment. All blocking- shall be preservative treated.
C. Microlam beams 2,600 PSI (Fb), 1.9E.
D. Paralam columns Service Level O or1, 2,045 PSI (Fb).
E. Roof & wall sheathing shall be APA rated, 32/16, Exposure 1.
F. Connections:
   1. All nailing shall confirm to Table 2304.10.2 "Fastening Schedule" of the International Building Code, unless other requirements noted on the Drawings are more strict. Wood structural panel fasteners shall be 8d nails minimum. All nails shall be common wire nails unless noted otherwise.
   2. Built-up members, columns, beams and headers shall be connected with 2 rows of 10d nails at 6" o.c. staggered, full length of member, unless noted otherwise.
   3. All hangers, straps, anchors, ties or other connectors and all fasteners including nails, anchor bolts, powder actuated fasteners, screws, bolts and threaded rods in contact with pressure-treated lumber are to be batch/post hot-dipped galvanized per ASTM A123 with a minimum of G185 coating or stainless steel with chemical composition confirming to ANSI 303/304 or AISI 316. Do not mix materials.
G. No notching of studs or trusses is permitted without the Architect's approval.

Wood Trim

A. Quality Standard: Comply with AWI Section 300.
   1. Medium grade poplar.
   2. Quality Standard: Comply with AWI Section 300.
   3. Medium grade poplar or birch, to be painted.
   4. Match profile of existing base.

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STATE OF OHIO
RICHARD A. PONTIUS
9942
REGISTERED ARCHITECT

Date: Apr. 20, 2026

A14

DIVISION 7 - THERMAL & MOISTURE PROTECTION

Building Insulation
A. Sill sealer 5-1/2" wide by 1/4" thick foam insulation.
   1. Acceptable manufacturers are Tenneco, Reflectix or approved equal.
B. Fiberglass batt insulation in the following areas:
   1. Interior floor joist cavities & concrete block facing to have R-13 kraft-faced batts.
   2. Exterior stud walls to have R-21 kraft-faced batts.
   3. Ceiling spaces to have R-38 batts or blown-in insulation
C. Continuous exterior building insulation to be 1/2" rigid, cellular, extruded polystyrene board insulation with 7/16" OSB board with built-in, outer layer of water resistive barrier for combined thickness of 1", R-value of 3.6 and 30-year warranty, such as Zip System R-Sheathing by Huber Engineered Wood.
   1. Install system tape at panel seams, openings, penetrations and over wall flashing.
   2. Acceptable manufacturers are Huber Engineered Wood or approved equal.
D. Ventilation baffle to be extruded polystyrene rigid foam sheet shaped to prevent attic or rafter cavity insulation (batt or blown-in from covering cave or soffit vents, or from expanding to fill cavity airways and restricting airflow.
   1. Size: Approximately 24" wide x 48" long.
   2. Airway Space: Minimum 1".
   3. Provide ventilation baffle at the heal of each truss space and as indicated on Drawings.

Vapor Barriers
A. Vapor barriers made of polyethylene plastic sheet film in the following thicknesses:
   1. Exterior walls and ceilings under drywall to be 4 mil thick.
   2. Under concrete slabs over gravel fill to be 10 mil thick.
   3. Lap all splices minimum of 16". Tape all joints and tears with 3" wide 1 mil minimum tape.

Roofing Materials
A. Asphalt shingles to be 25-year, standard, fiberglass strip shingles, minimum 200 lb/square dimensional mineral-surfaced, self-sealing, fiberglass-based, strip asphalt shingles complying with both ASTM D 3018, Type I, and ASTM D 3462. Provide shingles with a Class A fire-test-response classification that pass the wind-resistance-test requirements of ASTM D 3161.
   1. Color to match the existing.
   2. Provide hip and ridge shingles to match roof shingles.
B. Waterproof underlayment membrane to be minimum 40-mil-thick, self-adhering, polymer-modified, bituminous sheet membrane, complying with ASTM D 1970 installed under asphalt shingles. Provide primer when recommended by underlayment manufacturer.
C. Felt underlayment to be Type I, 36" wide, asphalt-saturated fiberglass felt, complying with ASTM D 226 (No. 15 or 30) or ASTM D 4869 installed under roofing finish materials.
   1. For asphalt shingles with roof pitch from 2:12 up to 4:12, provide two layers of 15 lb. felt underlayment.
   2. For asphalt shingles with roof pitch from 4:12 or greater, provide one layer of 15 lb. felt underlayment.
   3. Provide primer when recommended by underlayment manufacturer.
D. Ridge vent with baffle: "shingle-over" type, high-density polypropylene, nonwoven modified polyester, or other UV-stabilized plastic designed to be installed under asphalt shingles at ridge.

Metal Roof Materials
A. Metal Coping: Continuous, aluminum, "snap-on" metal cleat coping system with built-in cant slope and flange each side.
   1. Thickness: 22 gauge.
   2. Color: Black.
   3. Provide 6" wide concealed joint splice for expansion and contraction.
   4. Acceptable manufacturers are Atas, Berridge , DMI, Peterson or approved equal.

Composite Siding
A. All weather composite siding by NewTechWood UltraShield or approved equal mounted with aluminum clips between panels over ½" x 2" horizontal plywood furring strips.
   1. Thickness: ½".
   2. Color: Spanish walnut.
   3. Orientation: Vertical.
   4. Finish Patterns:
      a. Entrance Gallery: #US09 Tongue & Groove Wood Grain.
      b. Bedrooms: #UH46 Norwegian Fluted.
   5. Provide all door, window, corner and base aluminum trim pieces for a complete system.

Lightweight Concrete Siding
A. Flat, lightweight, exterior-grade, raw concrete cladding panels by DEKKO or approved equal mounted over 1x4 vertical wood furring strips.
   1. Thickness: ½".
   2. Corners: Mitered.
   3. Colors:
      a. Art Studio: Ash.
      b. Fitness Room: Natural.

Metal Flashing and Sheet Metal
A. Gutters: Seamless gutters, formed on-site from 22 gauge coil stock.
   1. Size: 6" top opening.
   2. Style: Box style.
   3. Provide adequate reinforcing, mitered and welded corners, brackets and corner sections required for a complete installation.
   4. Provide aluminum corner guards at all inside corners (roof valleys).
   5. Fasten gutters to eave with hanger straps at 3 feet maximum spacing.
   6. Install with adequate slope to downspout for proper water drainage.
   7. Install gutter with outer edge 1/2 inch below roof surface material.
   8. Color to be prefinished Black.
   9. Acceptable manufacturers are Alcoa, Quality Aluminum Products, Lynch Aluminum Manufacturing Co. or approved equal.
B. Leaf Guards: Provide continuous leaf guards on top of all new gutters.
   1. Acceptable products are Leaf Relief by Lynch Aluminum Manufacturing Co. or approved equal in same design in regards to the perforations.
C. Downspouts: Aluminum.
   1. Size: 3" x 4" x 26 gauge.
   2. Provide adequate reinforcing, brackets, roof apron, straps and corner sections required for a complete installation.
   3. Sloped returns should be minimum of 30 degree slope.
   4. Fasten downspouts to building with heavy gauge, interior gutter straps at 3 feet maximum spacing. Straps to match finish of downspouts.
   5. Connect to PVC boot and connect boot to PVC perimeter drain tile.
   6. Color to be prefinished Black.
   7. Acceptable manufacturers are Alcoa, Quality Aluminum Products, Lynch Aluminum Manufacturing Co. or approved equal.
D. Aluminum Fascia: Made from aluminum coil sheet stock with minimum thickness .032"
   1. Break fascia to conform to shapes and sizes indicated on Drawings.
   2. Close open ends of fascia with hems.
   3. Finished surfaces shall no signs of "oil canning".
   4. Color to be prefinished Black.
   5. Acceptable manufacturers are Alcoa, Quality Aluminum Products, Lynch Aluminum Manufacturing Co. or approved equal.
E. Soffit: 12" wide x 3/4" deep, V-groove panels with triple 4" exposure, vented and unvented, smooth finish.
   1. Thickness: 22 gauge.
   2. Color to be prefinished Black.
   3. Acceptable manufacturers are Alcoa, Quality Aluminum Products, Lynch Aluminum Manufacturing Co. or approved equal.

Roof Metal Flashing
A. Flashing and sheet metal materials to be aluminum sheets per ASTM B 209, alloy 3003 H14 with mill finish, minimum 0.024" thick, unless otherwise indicated.
   1. Open-valley metal flashing to preformed galvanized-steel, inverted "V" profile at center of valley and extending at least 9" in each direction from centerline of valley. NO CALIFORNIA-STYLE VALLEYS!
   2. Metal Drip Edge: Brake-formed sheet metal in color to match adjacent materials specified in Section 07600 Flashing and Sheet metal with at least a 2" roof deck flange and a 1-1/2" fascia flange with 3/8" drip at lower edge.
   3. Sidewall metal flashing to be aluminum job-cut to sizes, configurations and finishes.
   4. Vent pipe flashing to be lead conforming to ASTM B 749, Type L51121, at least 1/16" thick, unless otherwise indicated. Provide lead sleeve sized to slip over and turn down into pipe, soldered to skirt at slope of roof extending at least 4" from pipe onto roof.
   5. Asphalt Plastic Cement to be non-asbestos fibrated asphalt cement, complying with ASTM D 4586.
   6. Nails to be aluminum or hot-dip galvanized steel, 0.120" diameter barbed shank, sharp-pointed, conventional roofing nails with a minimum 3/8" diameter head.

Roof Ridge Vent
   1. Acceptable products are Cobra Snow Country by GAF, Shinglevent II by Air Vent, Inc., Venturi Vent Plus by Browning, a CertainTeed Corp or approved equals.

Joint Sealants
A. Provide joint sealants that establish and maintain watertight and airtight continuous joint seals without staining or deteriorating joint substrates.
B. Joint sealants of types and locations as follows:
   1. Two-Part Pourable Polyurethane Sealant for use in slab joints less than 1":
      a. Type and Grade: S (single component) and P (pourable).
      b. Class: 25.
      c. Use Related to Exposure: T (traffic).
      d. Acceptable products are 2C TG by Sika, SL 2 by Sonneborn Building Products, THC 900/901 by Tremco, or approved equal.
   2. Polyurethane Elastomeric Sealant for exterior use around window and door frames at masonry and stucco and in masonry control and expansion joints:
      a. Type and Grade: M (multi-component) and NS (nonsag).
      b. Class: 25.
      c. Use Related to Exposure: NT (non-traffic).
      d. Acceptable products are Dynatrol II by Pecora, Sikaflex 2cNS/LS by Sika, NP 2 by Sonneborn Building Products, Dymeric 240/240FC by Tremco, or approved equal.
   3. Acrylic Latex Sealant general purpose interior sealant around window and door frames:
      a. Type and Grade: S (single component) and NS (nonsag).
      b. Class: 25.
      c. Use Related to Exposure: NT (non-traffic).
      d. Acceptable products are AC 20 by Pecora, Sonolac by Sonneborn Building Products, Tremflex 834 by Tremco, or approved equal.
   4. Joint Sealant Backing (Backer Rod): Extruded, cylindrical polyolefin foam.
      a. Acceptable products are Sof Rod by Nomaco or Sof Rod by ITP.

DIVISION 8 - DOORS AND WINDOWS

Wood Doors
A. Interior wood doors to be 1-3/4" prefinished, premium, solid, Poplar to match existing doors, plain sliced, with applied wood edges of same material as faces, particleboard core and 5-ply with stile and rails bonded to core complying with NWWDA 1.S.1-A "Architectural Flush Wood Doors."
   1. Pocket doors.
B. Products by Algoma Hardwoods Inc., Weyerhaeuser Co., VT Industries or approved equals.

Aluminum-Clad Wood Windows
A. Aluminum-clad, wood windows by Kolbe Vistaluxe, Accent Style. Window types, sizes and details noted on the drawings.
   1. Provide double-insulated, low-E, glazing.
   2. Locking hardware with Black finish.
   3. Provide removable screens on operable windows.
   4. Jam extensions per details.
   5. Prefinished interior wood in Black.
   6. Cladding color: Black.
   7. Submit Product Data & Shop Drawings.

DIVISION 9 - FINISHES

Cementitious Backer Baard
A. Provide ½", USG Durock Brand Cement Board with EdgeGuard or equal.

Gypsum Board
A. Provide 5/8" thick "regular" wallboard, USG Sheetrock, ASTM C36 on ceilings and walls with tapered edges, taped, finished and painted, unlessnoted otherwise.
   1. Sag-resistant type for ceiling surfaces on bottom of trusses.
B. Joint treatment compound to be per ASTM C 475.
C. Install and finish gypsum board panels according to Gypsum Board Application and Finishing Standards GA-216 and ASTM C 840.
   1. Provide the following levels of gypsum board finish per GA-214:
      c. Level 5 for gypsum board surfaces on all surfaces.
   2. Install gypsum panels to within ¼" of floor. Finish gypsum board at the floor where other base finish materials are to be applied at the same Level.
   3. Utilize metal J-bead or plastic zip-strip and corner accessories.

Wood Plank Flooring
A. Provided by Owner, including salvaged materials.

Painting
A. Provide all interior and exterior priming and painting of types, spreading rates, thicknesses and locations as follows by Sherwin Williams or equal by Benjamin Moore or PPG:
   1. Interior Gypsum Board (eggshell finish for walls, ceilings and soffits):
      a. Primer: SW ProMar 200 Zero VOC Primer B28W2600 spread to achieve a total dry film thickness of not less than 1.2 mils.
      b. 2 Finish Coats: SW ProMar 200 Zero VOC Interior Eg-Shel B20 Series spread to achieve a total dry film thickness of not less than 2.8 mils.
      c. Paint Colors:
         1. Walls: Sherwin Williams #SW 7013 Ivory Lace.
         2. Ceilings: Sherwin Williams Base White.

DIVISION 10 - SPECIALTIES

Wardrobe & Closet Specialties
A. Closet Rod & Support Brackets by Knape & Vogt or equal.
   1. Closet Rods: Heavy duty zinc-coated steel extension rod based upon KV2.
      a. Provide zinc-coated steel wall-mounted end flange at each wall
   2. Support Bracket: Heavy duty adjustable shelf and rod support bracket with White enamel finish on wrought steel based upon KV1195.
   3. Reinstall existing closet rods where possible.

Prefabricated Metal Canopy
A. Pre-engineered, 6' extruded metal, cantilevered, hanger rod canopy with integral drainage and smooth fascia surface based upon Midwest Canopy.
   1. Extruded aluminum alloy 6063-T6 channel facing in with integral drainage gutter.
   2. Fascia: 6" high, J-type with flat soffit.
   3. Hanger Rods: 1" Galvanized steel tube with turnbuckles at ends for tightening.
      a. Install hanger rods at 45-degree angle.
   4. Attach support rod brackets to wall where noted on Drawings.
   5. Route integral gutter to outlet against wall connected to downspout specified in Division 7.
   6. Finish: 2-Coat Kynar finish in Black color.
B. Submit Product Data & Shop Drawings.

DIVISION 22 - PLUMBING

A. No work anticipated.

DIVISION 23 - HVAC

A. Owners HVAC subcontractor to provide Drawings and Specifications for new and relocated ductwork.

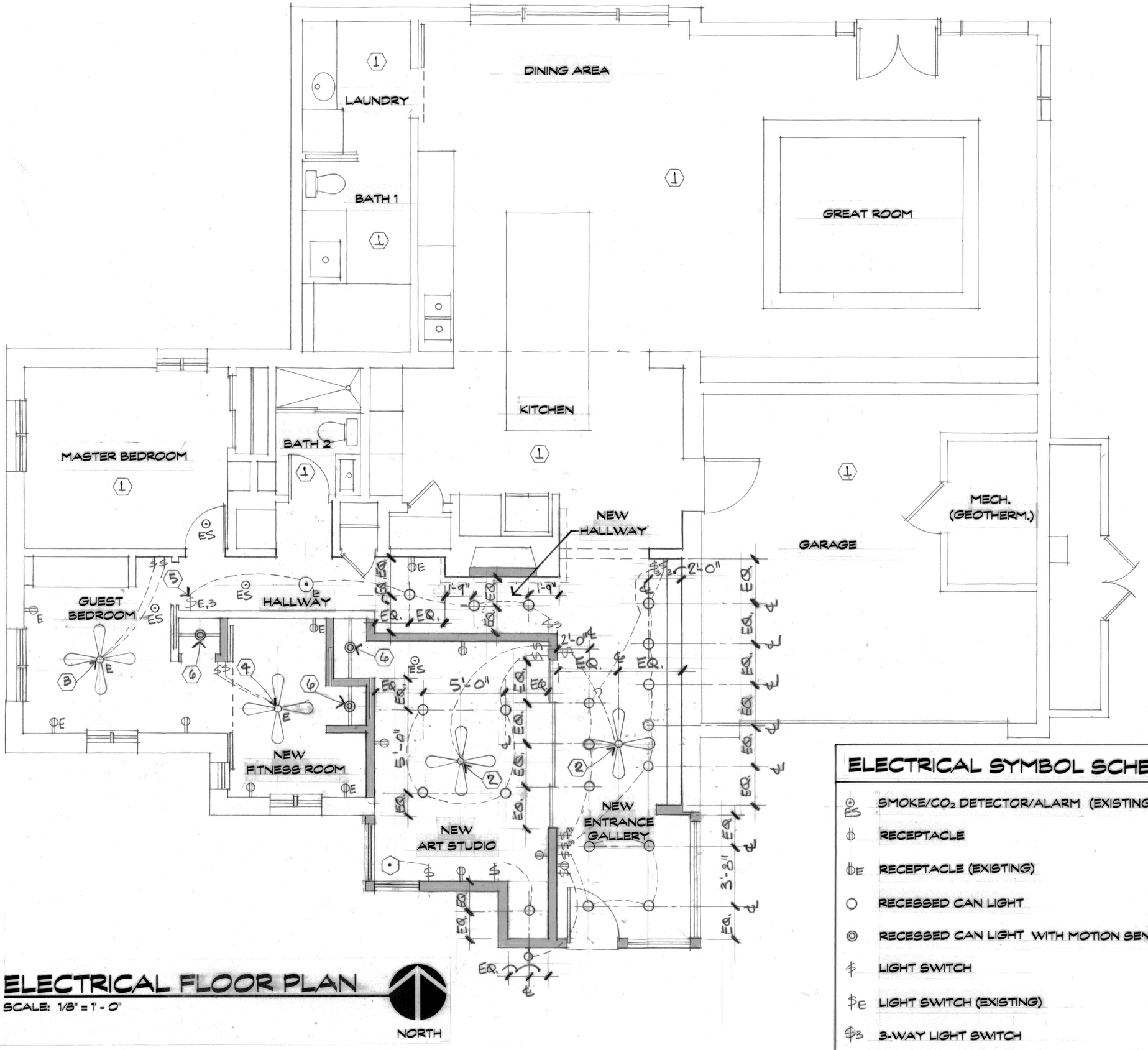
DIVISION 26 - ELECTRICAL

A. Refer to Electrical Drawings for light fixtures, switches and receptacles.

Rich Pontius, AIA, Architect
rich439422@gmail.com (614) 989-0372

LISHEID RESIDENCE
ADDITION & REMODELING
2826 Zollinger Road
Columbus, Ohio 43221

Date: Apr. 20, 2026 A15



ELECTRICAL FLOOR PLAN

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

ELECTRICAL CODED NOTES:

1. No new HVAC or electrical work this room.
2. New ceiling fan.
3. Existing ceiling fan with built-in light fixture.
4. Relocate existing ceiling fan, with built-in light fixture, to be centered in room, both directions.
5. Change existing light switch to 3-way.
6. Center light fixture in Closet, both directions.

ELECTRICAL SYMBOL SCHEDULE

ES	SMOKE/CO_2 DETECTOR/ALARM (EXISTING)
	RECEPTACLE
E	RECEPTACLE (EXISTING)
	RECESSED CAN LIGHT
	RECESSED CAN LIGHT WITH MOTION SENSOR
	LIGHT SWITCH
E	LIGHT SWITCH (EXISTING)
3	3-WAY LIGHT SWITCH
	SURFACE-MOUNTED LIGHT FIXTURE
	PENDANT LIGHT

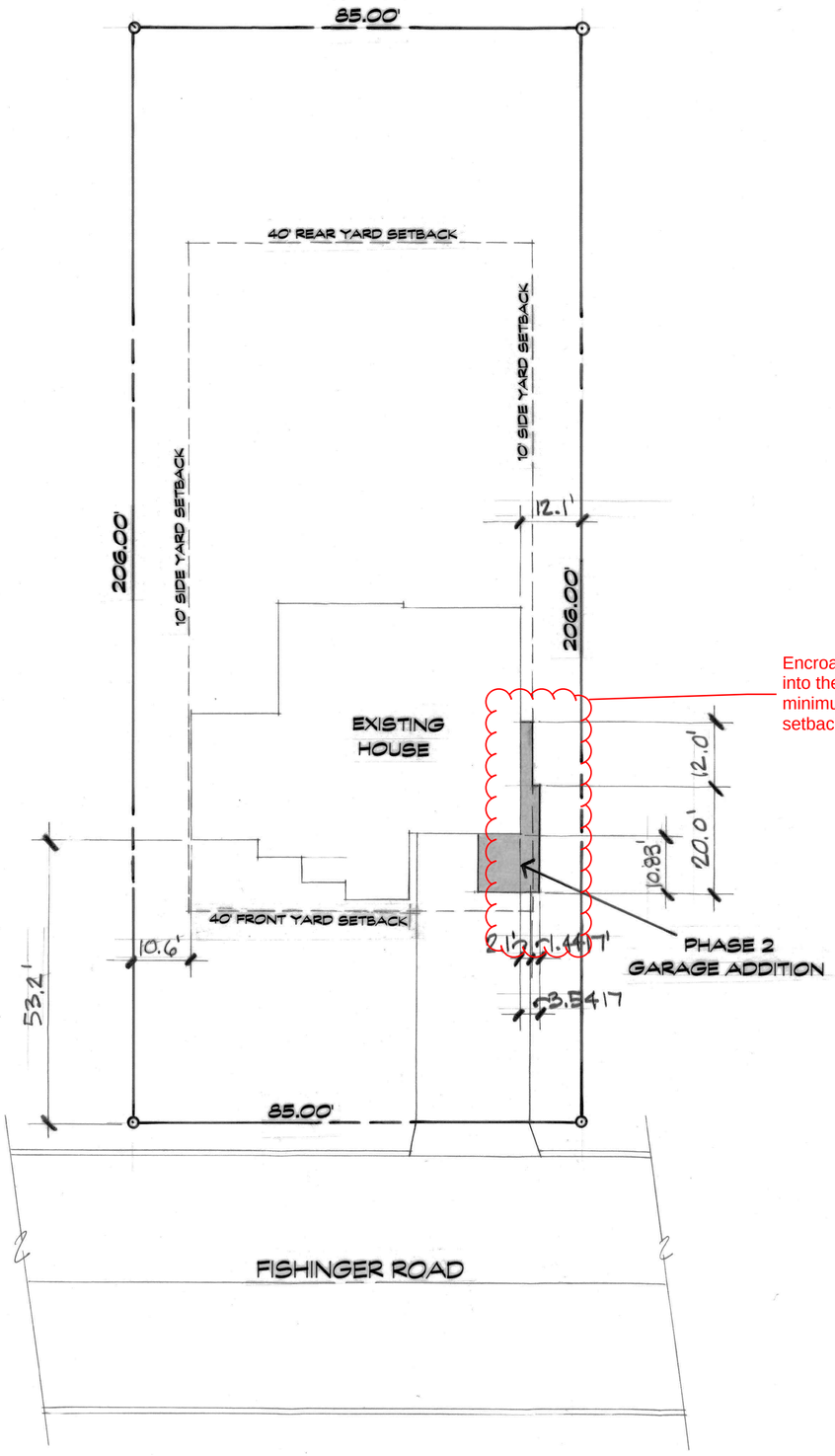
STATE OF OHIO
RICHARD A. PONTIUS 9942
REGISTERED ARCHITECT

Rich Pontius, AIA, Architect
rich439422@gmail.com (614) 989-0372

LISHEID RESIDENCE
ADDITION & REMODELING
2826 Zollinger Road
Columbus, Ohio 43221

Date: Apr. 20, 2026

E1



SITE PLAN

SCALE: 1" = 20' - 0"

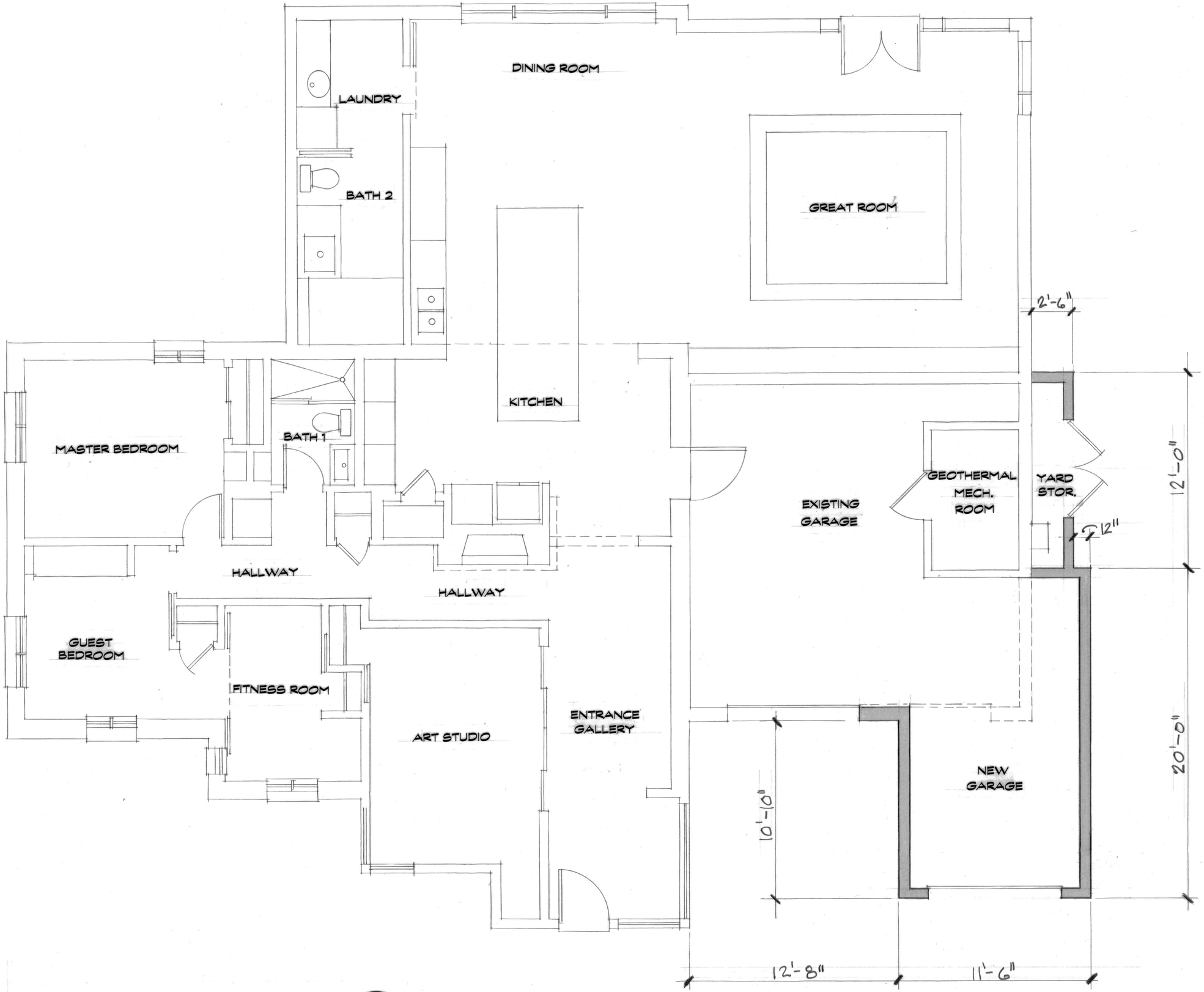
NORTH

Rich Pontius, AIA, Architect
rich439422@gmail.com (614) 989-0372

LISHEID RESIDENCE
PHASE 2 - GARAGE
ADDITION & REMODELING
2826 Zollinger Road
Columbus, Ohio 43221

Date: May 18, 2026

S1



FLOOR PLAN

SCALE: ¼" = 1' - 0"

NORTH

Rich Pontius, AIA, Architect

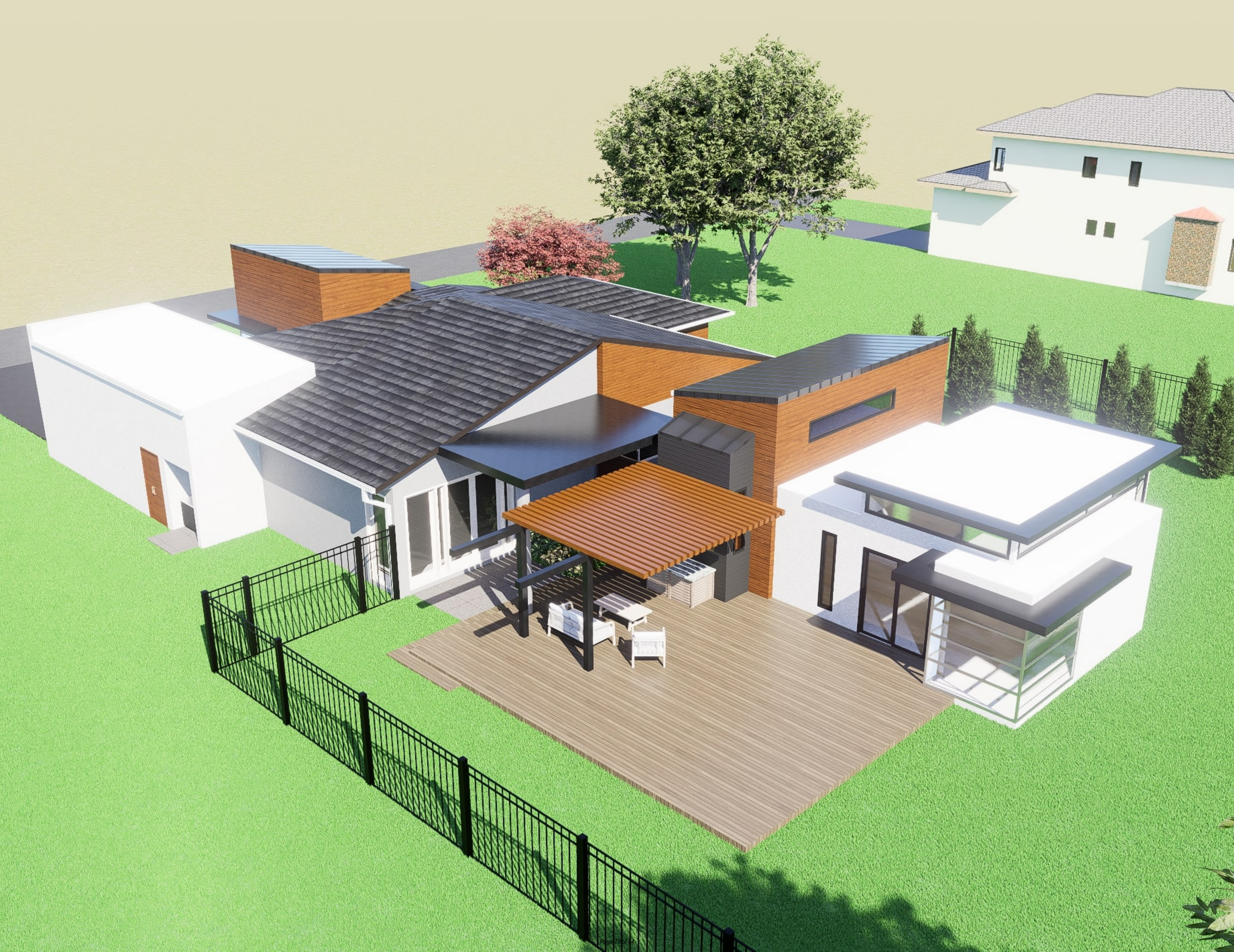
rich439422@gmail.com (614) 989-0372

LISHEID RESIDENCE
PHASE 2 - GARAGE
ADDITION & REMODELING
2826 Zollinger Road
Columbus, Ohio 43221

Date: May 18, 2026

A1

4.8 Architecturally modern-styled homes may be approved by the Community Development Director, only after consultation with the City's third-party architect, when exterior materials are consistent with the street segment and the maximum height of the house is 22 feet or less.




2325
2323
RIVIAN


2991
2991


3134

ORIGINAL
REVISED 5.28.26 1

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Deborah Lisheid

Location of property subject to BZAP request: 2826 Zollinger Road 1

This application will be heard by the Board of Zoning and Planning on: JUNE 17th, 2026

Describe activity which requires Board of Zoning and Planning review:

Home Remodel #1 Variance request for design

Home Remodel #2 Variance request to extend 2.1' into east side setback

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2839 Eastcleft	Bradford Jameson Underwood		5-13-26
2825 Eastcleft	Bradley + Samantha Gehring		5-12-26
2817 Eastcleft	Edward Prebihalo		5-11-26
2809 Eastcleft	Mark Lewis + Sue Ferguson		5.11.26
2787 Eastcleft	Steven Dornbusch		5-11-26
2848 Zollinger (*)	Natasha Weisheimer		5-11-26
2834 Zollinger	John Howe IV		5-11-26
2816 Zollinger	John + Ashley Gallagher		5.11.26
2806 Zollinger	Brian + Courtney Sanders		5.11.26
2817 Zollinger	Martin + Hillary Larkin		5.12.26
2829 Zollinger	Thomas + Michaela Baumann		5.11.26
2839 Zollinger	Margaret Amos	Margaret Amos	5-11-26
2845 Zollinger	Stephen Straman		5/12/26
Applicant Signature:			**Date:**

(*) ACTUALLY SIGNED 5.12.26