City of Upper Arlington

AGENDA

BOARD OF ZONING & PLANNING

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

9/16/2026 | 6:00 PM

Municipal Services Center, Council Chamber
3600 Tremont Road

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

2. **Consent Agenda**

   a. Approval of the BZAP meeting minutes from August 19, 2026 and September 2, 2026.

   b. 1858 Bedford Road (VAR-53-26) - To increase the height of an existing detached garage from 17' to 22'-3" to allow for a second-story addition.

   c. 2500 Lane Road (VAR-54-26) - To permit the retention of a 12'-6" tall pavilion that was installed without a permit and encroaches 13 feet into the 40-foot rear yard setback.

   d. 2705 Kent Road (VAR-56-26) - To allow a two-story addition to encroach up to 1'-1" into the eight-foot minimum side yard setback.

   e. 1768 Bedford Road (VAR-58-26) - To permit a 528-square foot detached garage, in lieu of the 523-square foot limit, and increase its height from 17' to 20'-7", with a 15'-2" plate height, in lieu of the 9'-6" limit.

   f. 1934 Bedford Road (VAR-59-26) - To permit a detached garage addition which increases its height from 17'-0" to 22'-1" with a rear plate height of 15'-7.5", in lieu of the 9'-6" limit.

   g. 1501 Bridgeton Drive (VAR-60-26) - To allow a one-story addition to encroach 7'-3" into the 35-foot rear yard setback.

3. **Variance/Conditional Uses**

   a. 2274 Yorkshire Road (VAR-52-26) - To allow a two-story attached garage to encroach 5'-6" into the 10-foot side yard setback.

   b. 2640 Coventry Road (VAR-55-26) - To permit a second floor addition that encroaches 1'-9" into the 10-foot minimum side yard setback and up to two feet into the side yard longwall setback, when the side elevation exceeds 40 feet (both existing).

c. 3272 Mountview Road (VAR-57-26) - To permit the retention of a five-foot tall, above-ground swimming pool that was installed without a permit. The swimming pool encroaches up to 5'-6" into the 10-foot side yard setback. There are also two recreational structures, when only one is permitted.

d. 3805 Overdale Drive (VAR-50-26) - To permit the retention of three beehives, which are prohibited in the R-1 zoning district and were installed without a permit.

4. Adjournment

8/19/2026| 6:00 PM

MUNICIPAL SERVICES CENTER, 3600 TREMONT ROAD
CITY COUNCIL CHAMBERS

Members Present: Todd Boyer, Matthew Dietrich, James Osteen, Kelsey Priebe, Dave Reim, Shannon Tolliver

Members Absent: Matt McGrath

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

Call to Order/Roll Call

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

Chair Tolliver called for a motion to excuse the absence of Mr. McGrath. Mr. Boyer moved, seconded by Ms. Priebe, to excuse the absence of Mr. McGrath from the August 19, 2026, BZAP meeting. The motion carried unanimously.

Election

a. Election of BZAP Vice Chair

Chair Tolliver nominated Matt McGrath as Vice Chair of BZAP. There being no further nominations for Vice Chair, the nominations were closed and a vote was called. Mr. Osteen moved, seconded by Mr. Reim to elect Matt McGrath as Vice Chair.

VOTING AYE: Todd Boyer, Matthew Dietrich, James Osteen, Kelsey Priebe, Dave Reim, Shannon Tolliver

ABSENT: Matt McGrath

The motion carried (6-0).

Consent Agenda

Application VAR-47-26 (1620 Berkshire Road) was moved from the consent agenda to the regular agenda for purposes of board member questions. All remaining items were voted upon as a block.

a. **Approval of the Board of Zoning and Planning meeting minutes from July 15, 2026, and August 5, 2026.**

b. **1532 Trentwood Road (VAR-44-26) - To allow the retention of a three-foot tall black wrought iron railing installed without a permit and projecting up to 32'-6" into the 40-foot front yard.**

   With Findings #4, #7 and the conditions that a Right-of-Way Permit is secured by September 30, 2026, and includes a Hold Harmless Agreement; and that the railing is removed when the property owner no longer resides on the property as a full-time occupant.

c. **3699 Mountview Road (VAR-45-26) - To permit a one-story attached garage addition to encroach 6'-4" into the 40-foot required rear yard setback and increase the total development coverage from 40 percent to 42 percent.**

   With Findings #2, #3 and #4.

d. **4170 Waddington Road (VAR-46-26) - To permit the retention of a six-foot-tall wood privacy fence located entirely within a 20-foot wide planting strip adjacent to Reed Road, encroaching 40 feet into the Reed Road front yard and exceeding the 42-inch height limit, matching all others on the west side of the street. [A Fence Permit was issued for the property, but did not include this segment, which is a replacement of an existing chain-link fence.]**

   With Findings #8, #4 and the conditions that the existing landscaping installed between the fence and Reed Road be maintained and replaced if there is any damage or gaps; and that the existing chain-link fence installed between the new fence and Reed Road be removed by December 31, 2026.

e. **2344 Brixton Road (VAR-48-26) - To allow a two-story addition that will encroach 1'-2" into the 33'-9" rear yard setback, project up to 3' into the rear yard profile, and will increase permitted development cover from 51 percent (existing) to 53 percent.**

   With Findings #4, #6 and the condition that a landscape plan be submitted for review and approval by the City Forester, which includes additional landscaping to enhance stormwater filtration and mitigate the visual impact of the additional development coverage.

f. **2843 Canterbury Lane (VAR-49-26) - To permit the construction of a deck that encroaches into the rear yard setback and is up to 8.2 feet above grade, in lieu of the two-foot limit.**

   With Findings #1 and #4.

Chair Tolliver called for a motion to approve the Consent Agenda. Ms. Priebe moved, seconded by Mr. Boyer to approve the Consent Agenda.

VOTING AYE: Todd Boyer, Matthew Dietrich, James Osteen, Kelsey Priebe, Dave Reim, Shannon Tolliver

ABSENT: Matt McGrath

The motion carried (6-0).

Variance/Conditional Uses

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

a. **1620 Berkshire Road (VAR-47-26) - To permit an attached patio shelter to project an additional 5'-10" into the rear yard setback, beyond the six-foot allowance, and to increase the height of a proposed detached garage from 17 feet to 22'-3", with its rear elevation floor plate height increased from 9'-6" to 16'-8".**

Planner Taylor Mullinax presented the application for 1620 Berkshire Road, which involved three variance requests: to permit an attached patio shelter to project an additional 5'-10" into the rear yard setback beyond the six-foot allowance, and to increase the height of a proposed detached garage from 17 feet to 22'-3", with its rear elevation floor plate height increased from 9'-6" to 16'-8".

Ms. Mullinax noted the property is irregularly shaped, zoned R1C, and backs up to the Shops on Lane Avenue. The proposed garage would include first-floor vehicle parking and a second-floor recreational and office flex space with a full bathroom. The garage design complements the existing Tudor Revival residence with limestone veneer, stucco, and asphalt shingle roofing. Staff recommended approval with Findings 1, 3, 4, and 9.

A board member asked whether a precedent had been set by similar applications, specifically regarding garage heights in the 20–22-foot range. Ms. Mullinax confirmed that detached garages with second-floor recreational spaces have commonly been coming in at approximately 22 feet in height. Staff also noted that this application was very similar to a variance approved the previous month. The board and staff acknowledged an ongoing case-by-case approach to these requests, with the possibility of a sliding-scale standard being considered as part of the forthcoming master plan. Ms. Mullinax further highlighted that the rear elevation floor plate height of 16'-8" represented a newer and more significant variance compared to the 9'-6" maximum, which the board has historically held the line on, though recent applications with recreational uses on the second floor have prompted reconsideration.

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 1620 Berkshire Road (VAR-47-26) - To permit an attached patio shelter to project an additional 5'-10" into the rear yard setback, beyond the six-foot allowance, and to increase the height of a proposed detached garage from 17 feet to 22'-3", with its rear elevation floor plate height increased from 9'-6" to 16'-8" with Findings #1, #3, #4 and #9. Moved by Mr. Boyer, seconded by Ms. Priebe to approve VAR-47-26.

VOTING AYE: Todd Boyer, Matthew Dietrich, James Osteen, Kelsey Priebe, Dave Reim, Shannon Tolliver

ABSENT: Matt McGrath

The motion carried (6-0).

b. 4190 Greensview Drive (VAR-42-26) - To increase the height of a detached habitable structure (home gym) from 10 feet to up to 13'-4" and allow it to encroach up to 29'-2" into the 40-foot rear yard setback. [Postponed from July 15, 2026, BZAP hearing.

Senior Planner Justin Milam summarized the changes made by the applicant since the July hearing in response to Board feedback. The structure's square footage was reduced by approximately 102 square feet (from 750 to 648 sq. ft.), and the height was reduced by 1'-4" through a redesign to a low-slope standing metal seam roof. The exterior was revised to incorporate vertical white board-and-batten siding, black windows, and stone veneer consistent with the existing home. The applicant physically evaluated four potential site locations (A, B, C, and D) with senior staff and maintained the original proposed location (Site A) as creating the least overall impact. Sites B and D presented drainage, erosion, and settlement concerns, while Site C would place the structure more directly in the sightline of the adjacent north neighbor's outdoor living area. The applicant also developed two landscape screening options using either 8-foot Spartan junipers or 10-foot Junior Giant Arborvitaes, supplemented by relocation of five existing arborvitaes. Staff noted that the rear neighbor had been consulted and expressed appreciation for the reductions and planned landscaping, though she continued to wish the structure were smaller overall. Staff recommended approval with Findings 3 and 4.

Chair Tolliver asked the applicant to come forward. Will Shary the homeowner provided a handout to Board members (attached as exhibit A). Mr. Shary addressed the Board and affirmed his belief that Site A represents the best balance between reasonable use of the property and minimizing impact on surrounding neighbors. He explained that the 10-foot interior clear height is the accepted standard for gym structures, particularly for overhead movements, and that the standing metal seam roof represents the lowest achievable roof profile given the span and load requirements. He also noted that the three adjacent neighbors (north, south, and west) had all signed off on the original plan, and that he had made every effort to keep neighboring impacts to a minimum.

Board members raised the question of precedent-setting, noting that the structure's encroachment—29'-2" into a 40-foot rear yard setback—was significant and that the Board's approval could be used as justification for future similar requests. Mr. Milam responded by noting that there are distinguishing factors specific to this property, including the unusually large rear sports court (installed without permits and extending originally to the property line), the drainage and settlement conditions limiting southern placement options, and the unique lot characteristics, which would make it difficult to apply this approval directly to more typical properties elsewhere in the city. Ms. Mullinax also noted that if the structure were classified as a detached garage, it would require only one variance (for the absence of a driveway), a point raised to illustrate that the hesitation was substantially tied to the structure's designated use rather than its physical characteristics.

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

- Marilyn Pritchett - stated that she appreciated the applicant's efforts and the planned landscaping, particularly the use of large evergreen trees that would provide immediate screening. She noted that her existing deciduous tree loses its leaves in winter, making year-round screening important. She expressed a continuing preference for a smaller structure, suggested it would be preferable to locate the structure closer to the home, and asked that the landscaping be a firm condition of approval rather than optional. She also raised concerns about hours of use, noise from future mechanical equipment, and the potential for exterior lighting to disturb neighbors.

Chair Tolliver called for a motion to approve 4190 Greensview Drive (VAR-42-26) – To increase the height of a detached habitable structure (home gym) from 10 feet to up to 13'-4" and allow it to encroach up to 29'-2" into the 40-foot rear yard setback. With Findings #3 and #4 and the following conditions: 1. That the landscaping option be reviewed and approved by the City Forester; 2. That the structure not be used for sleeping quarters; 3. That no outdoor lighting be installed on the periphery of the structure and any fixtures be full cutoff; 4. That any outdoor speakers be faced inward at all times; and 5. That the optional stone wainscot be installed. Moved by Mr. Boyer, seconded by Mr. Dietrich to approve VAR-42-26.

VOTING AYE: Todd Boyer, Matthew Dietrich, James Osteen, Kelsey Priebe, Shannon Tolliver

VOTING NAY: Dave Reim

ABSENT: Matt McGrath

The motion carried (5-1).

Adjournment

There being no further business, Chair Tolliver called for a motion to adjourn. Ms. Priebe moved, seconded by Mr. Dietrich, to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:35 p.m.

ATTEST:

CHAIR:

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

9/2/2026

MUNICIPAL SERVICES CENTER, 3600 TREMONT ROAD
CITY COUNCIL CHAMBERS

Members Present: Todd Boyer, Matthew Dietrich, Matt McGrath, James Osteen, Kelsey Priebe, Dave Reim, Shannon Tolliver

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

Call to Order

Chair Tolliver called the meeting to order at 6:03 p.m.

Preliminary Reviews

a. Arlington Gateway, 1375 W. Lane Avenue (26-3882)- Informal review of a comprehensive graphics plan amendment to permit an electronic message center (EMC) on the east elevation of the parking garage, facing State Route 315.

Senior Planner Justin Milam presented an informal review of a proposed amendment to the Arlington Gateway comprehensive graphics plan that would permit an electronic message center (EMC) on the east elevation of the parking garage, facing State Route 315. The proposed EMC would measure approximately 50 feet wide by 45 feet tall (approximately 2,200 square feet), positioned over existing parking garage openings on the building's east elevation. The sign would display approximately eight rotating advertisements on an eight-second interval with an instantaneous transition between images. Brightness would be controlled via photocell to maintain a 0.3 foot-candle standard relative to ambient light conditions, with automated dimming during nighttime hours.

Mr. Milam noted that the proposal represents a significant deviation from the City's sign code, which explicitly prohibits off-site advertising, flashing or animated signs, and changeable-copy or digital displays. However, the graphics plan framework allows the Board to approve deviations upon finding that the proposal does not impair the City's aesthetic standards, traffic safety, or pedestrian safety. Mr. Milam also emphasized that

the Board's evaluation must be based solely on physical and operational characteristics, such as size, brightness, timing, and location and cannot be conditioned upon the content of advertisements.

The applicants, John Royer and David Royer, property owners with Continental Real Estate, and Chris Avondet with Lamar Advertising, were present to provide additional information and respond to Board questions.

The applicants characterized the EMC as a modern communication device that could serve commercial, community, and emergency messaging purposes. They described voluntary content restrictions they would place on the sign, including the exclusion of advertising related to alcohol, tobacco, firearms, and other sensitive categories. Staff and the Board acknowledged these commitments but noted they could not be enforced as conditions of approval under applicable law.

Board members expressed general appreciation for the thoughtfulness of the proposal's design and its integration into the building's architecture. However, several concerns were raised, including:

- Precedent-setting implications. Multiple Board members expressed concern that approval could open the door to similar requests along other commercial corridors, including Henderson Road and future redevelopment sites, regardless of the scale or context of those future proposals.
- Gateway identity. Several members noted that Arlington Gateway is the most prominent and visible entry point into the Lane Avenue district and questioned whether a large digital billboard was consistent with the character and identity the city seeks to project at that location.
- Adjacent development. Chair Toliver raised the concern that the parcel immediately east of the subject property shares the same zoning designation and could be redeveloped at a comparable scale, potentially placing future tenants or uses near a large, illuminated EMC.

Mr. Milam indicated that, should the applicant choose to proceed to a formal public hearing, the City would consult national planning resources, including the American Planning Association and updated U.S. Department of Transportation research and would involve the City Engineer in evaluating traffic safety impacts. Mr. Milam also noted that the city is currently in the process of hiring a third-party commercial mixed-use architect to assist with design reviews, who could provide additional perspective on the proposal.

No formal action was taken, as this was an informal review.

Adjournment

There being no further business, Chair Tolliver called for a motion to adjourn. Ms. Priebe moved, seconded by Mr. Reim, to adjourn. The motion carried unanimously, and the meeting was adjourned at 6:48 p.m.

ATTEST:

CHAIR:

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

Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: September 16, 2026

Subject: 1858 Bedford Road (VAR-53-26) - To increase the height of an existing detached garage from 17' to 22'-3" to allow for a second-story addition.

Site Description/History

The subject property, 1858 Bedford Road, is located on the east side of the street, three lots north of Tremont Road, and is zoned R-1c, One-Family Residence District. The 0.18-acre lot has 60 feet of frontage with a 40-foot front building line setback, and a depth of 128 feet. A five-foot wide utility easement extends along the rear property line. The property was platted in 1917 as Lot #5 of the Upper Arlington Plat, Blocks 24-31 and 33-36. The site is located in the Historic District and contains a two-story Dutch Colonial Revival-style residence, constructed in 1930, with clapboard and brick siding and a prominent gambrel roof. It is designated as a Contributing Structure. A driveway on the north side leads to a two-car detached garage behind the residence. The property includes fencing along the north, east, and south property lines, consisting of privacy fencing, chain-link fencing, and ornamental metal fencing with stone columns, respectively. A partial row of arborvitaes extends along the rear property line to the edge of the detached garage, with no additional landscaping between the garage and the north property line. The property owner purchased the home in 2010.

Proposal

The proposal includes the construction of a 320-square-foot second-story addition over an existing 500-square-foot detached garage to create a recreational room for a golf simulator. The design of the second story is a widened "t-shape," with overall dimensions of 22' x 22'-9", to accommodate the simulator equipment, sufficient space for a golf club swing, and an adjacent seating area. The overall garage height is 22'-3,", exceeding the maximum permitted detached garage height of 17 feet and requiring a variance. Both garage levels comply with the maximum permitted 9'-6" floor plate height. The structure is designed with a gambrel roof to match the existing residence and includes a shed dormer facing the street with four six-over-six windows. No upper level windows face the side or rear neighbors. An exterior stairway along the right-side elevation provides access to the second floor, and a mandoor is located on the rear elevation. The exterior will be finished with Hardie siding and dimensional asphalt shingles to complement the existing residence.

The proposal complies with the required setbacks, development and building coverages, floor plate height, and the maximum permitted detached garage size. However, it exceeds the maximum permitted detached garage height of 17 feet, for which the applicant is requesting a

variance to allow up to 22'-3". The original proposed height of 22'-6" has since been reduced to more closely align with recent detached garage height variances approved by the Board [1620 Berkshire Rd; 2459 Fishinger Road]. A rear-facing dormer was also eliminated.

The existing detached garage is screened by existing privacy fencing along the north property line and a row of arborvitae along the east property line. Given the requested height variance, Staff recommends adding additional arborvitae along the rear property line's chain-link fencing to complete the screening between the existing shrub line and the north property line.

Zoning Code Requirements

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

- To increase an existing detached garage height from 17' to 22'-3" to allow for a second-story addition.

Alternatives

The applicant considered several design alternatives before arriving at the proposed design, including expanding the existing garage footprint, constructing an additional accessory structure on the property, and utilizing the existing basement area for the golf simulator room. However, these alternatives would either reduce the available yard area, create additional site constraints, building or development coverage, or fail to provide sufficient space to accommodate the golf simulator.

The most feasible alternative was to construct the recreational space above the existing garage. The applicant considered lower roof heights that would comply with the 17-foot maximum; however, those options would not provide adequate interior headroom or usable floor area for the recreational space, and the resulting roof proportions would not be architecturally compatible with the existing residence. The applicant worked with Staff to make minor adjustments to the design, reducing the originally proposed height from 22'-6" to 22'-3" to more closely align with the Board's previous approvals for detached garage height variances.

Requested Action and Findings

Staff has reviewed the application, visited the site, and reviewed and discussed the plans with the applicant. The property can continue to be used in its current configuration without a recreational room. However, denial of the requested variance would limit the owners' ability to accommodate recreational space, similar to other properties in the same zoning district where comparable variances have been granted (Finding #2 - Reasonable Return/Beneficial Use). The proposed detached garage addition is compatible with the existing residence and surrounding neighborhood. Detached garages are common throughout the surrounding area; the addition will use like-for-like exterior materials to complement the existing residence, and the garage's location will remain unchanged. The proposed height is also in line with those approved by the Board over the past year or more (Finding #4 - Neighborhood Character). For these reasons, Staff recommends approval of the application with Findings #2 and #4, along

with the following condition: *That additional arborvitaes are added along the rear property line's chain-link fencing to complete the screening between the existing shrub line and the north property line, in conjunction with the Building Permit.*

Attachments

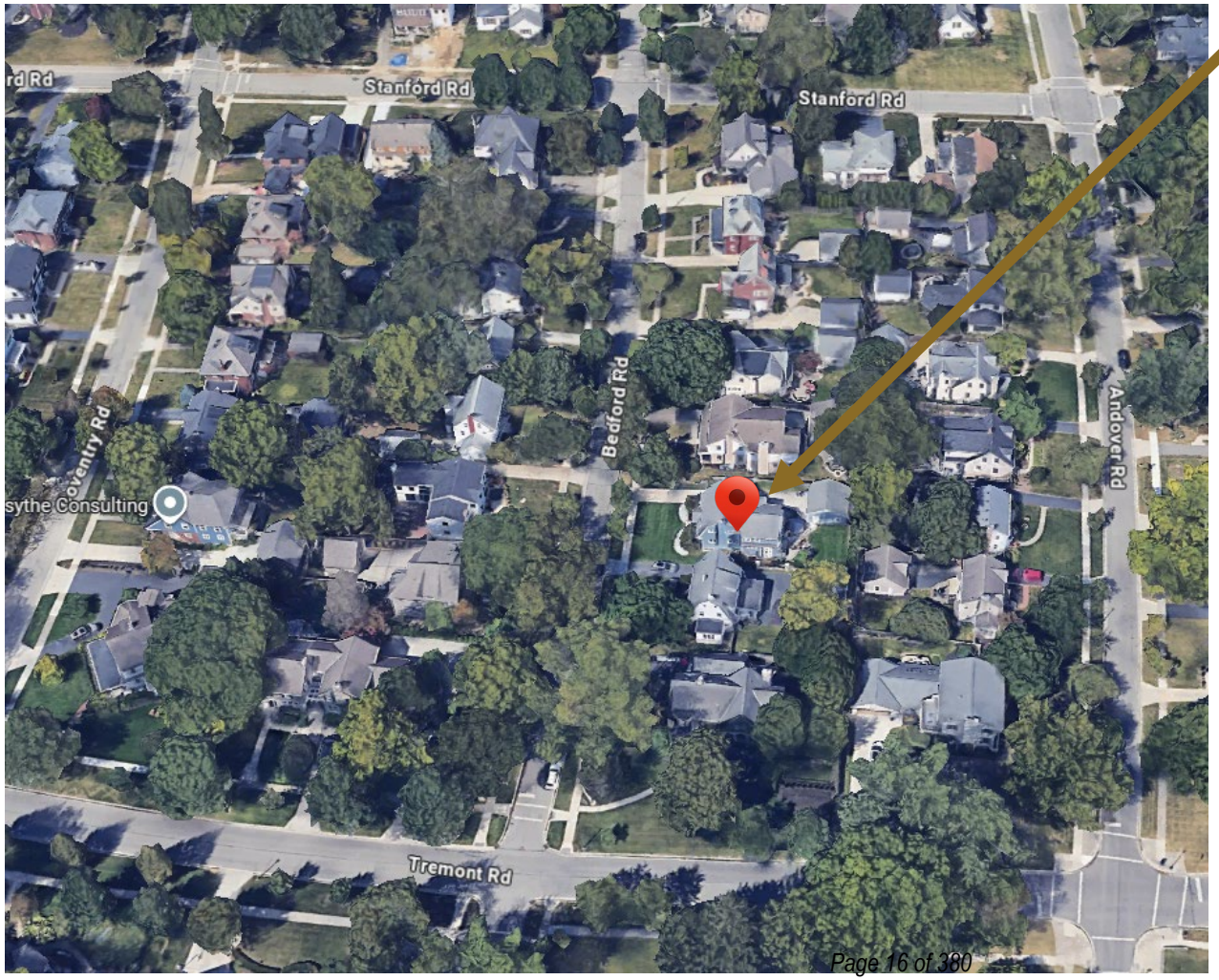
1.	1858 Bedford Rd_Presentation
2.	1858 Bedford Rd_Application
3.	1858 Bedford Rd_Public Notice
4.	1858 Bedford Rd_Plans

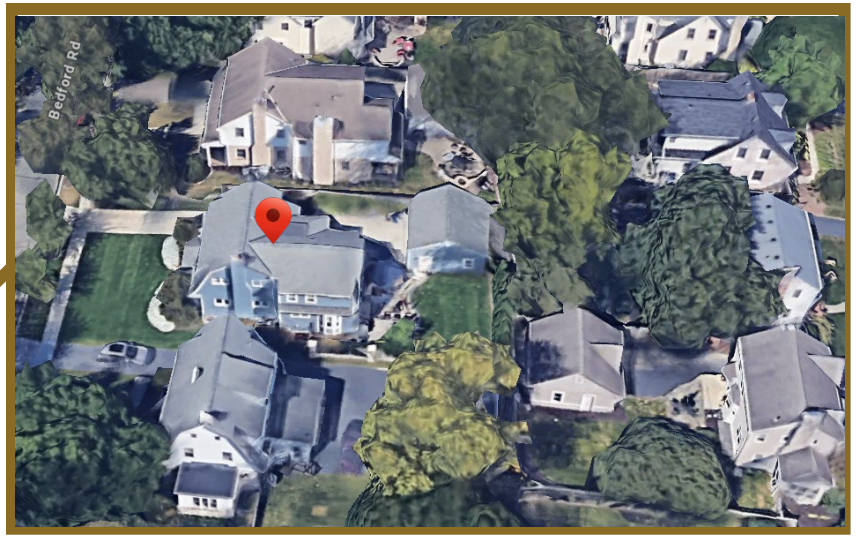
1858 Bedford Road

BZAP Staff Report Pictures | Variance Application 53-26

September 16, 2026

Google Maps ® Aerial





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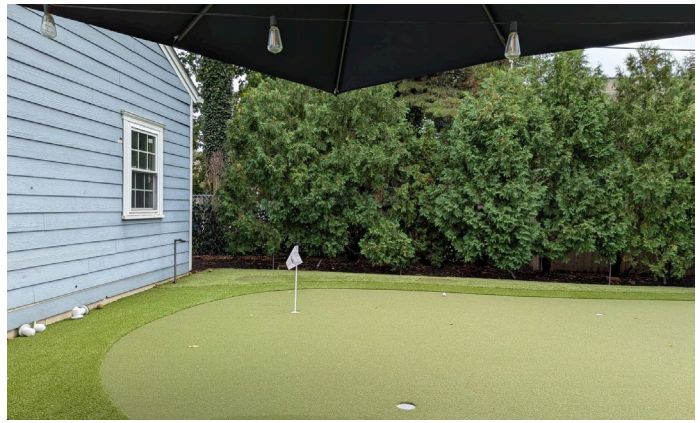
Existing Conditions

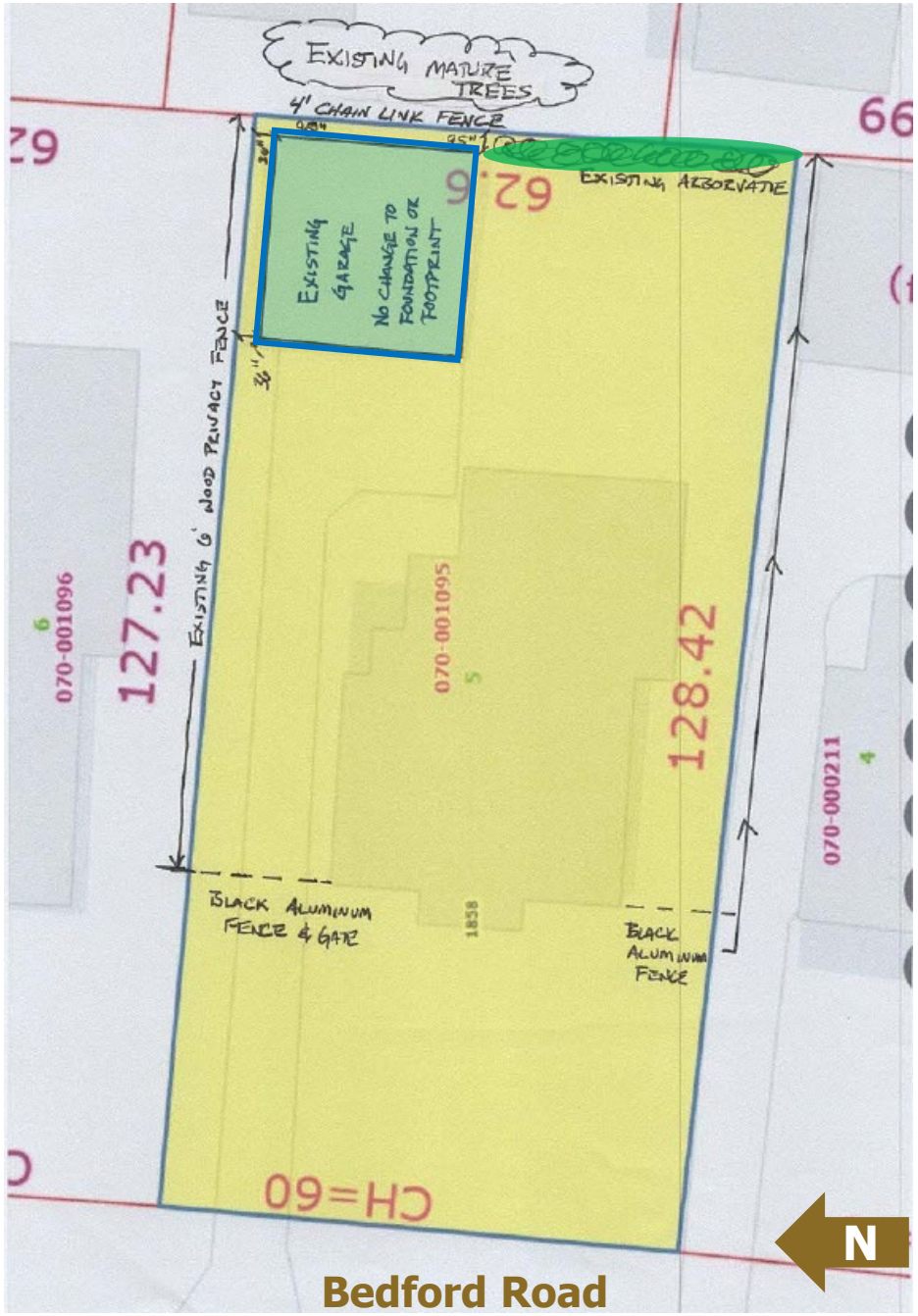


Proposed Site Plan

- Proposal:
  - 320 SF second-story addition over an existing detached garage to create a recreational room (golf simulator)

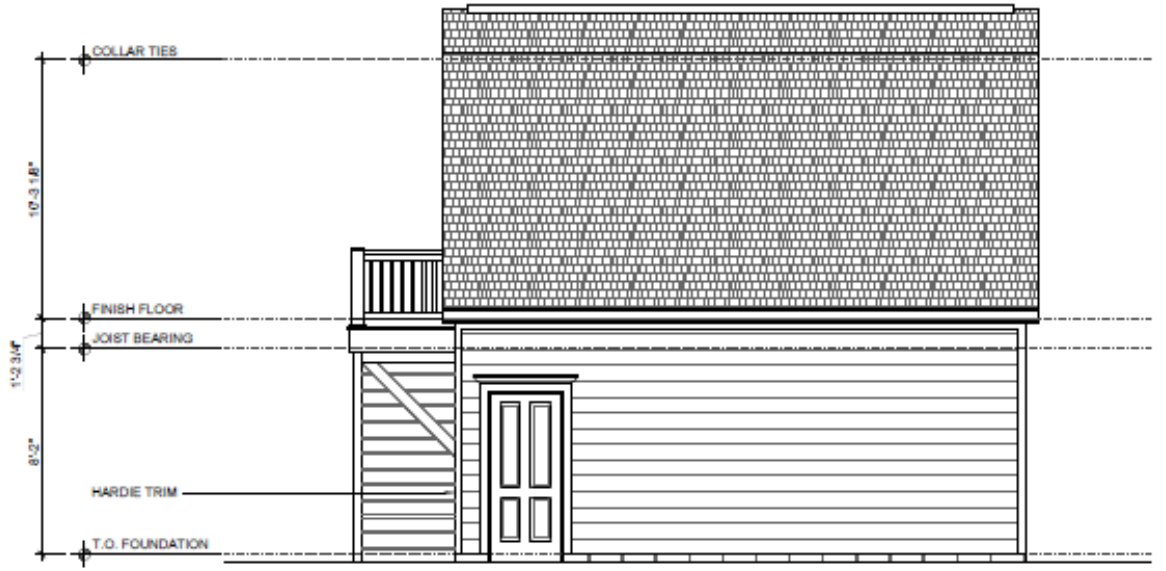
  Recommended condition: Additional arborvitaes are added along the rear property line's chain-link fencing to screen behind the garage.

- Variance requested:
  - To increase an existing detached garage height from 17' to 22'-3" to allow for a second-story addition.



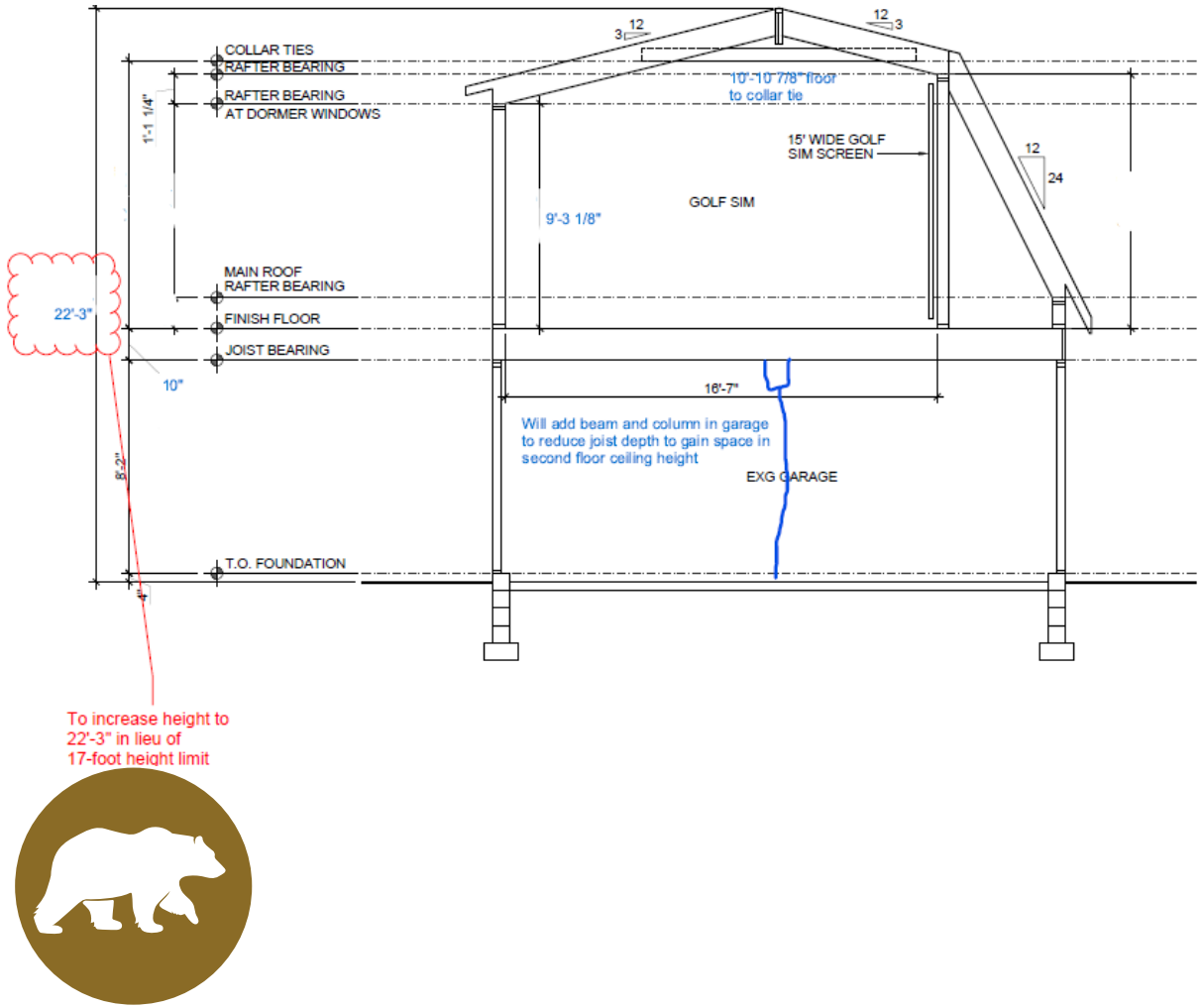
Proposed Elevations

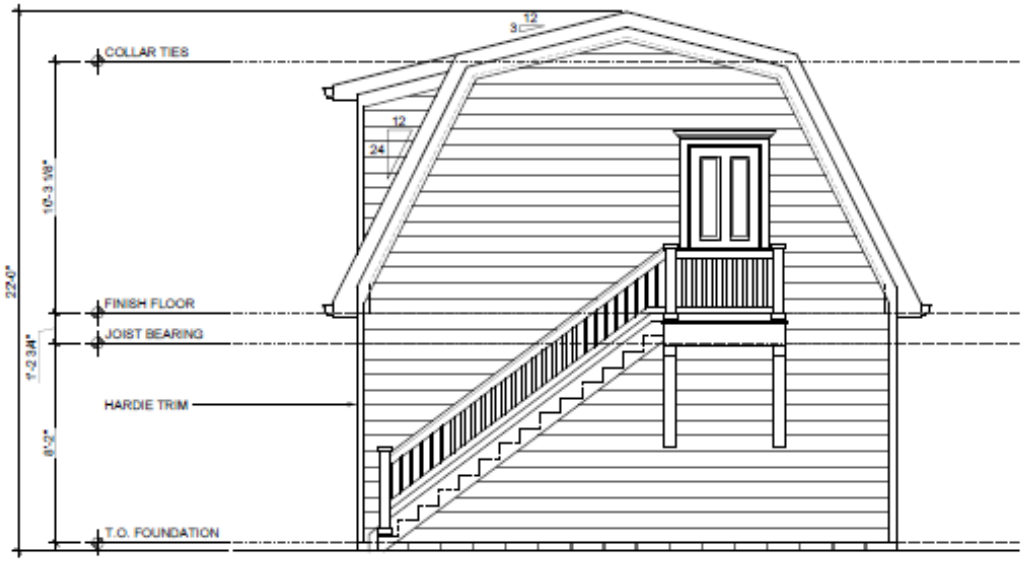
Front Elevation



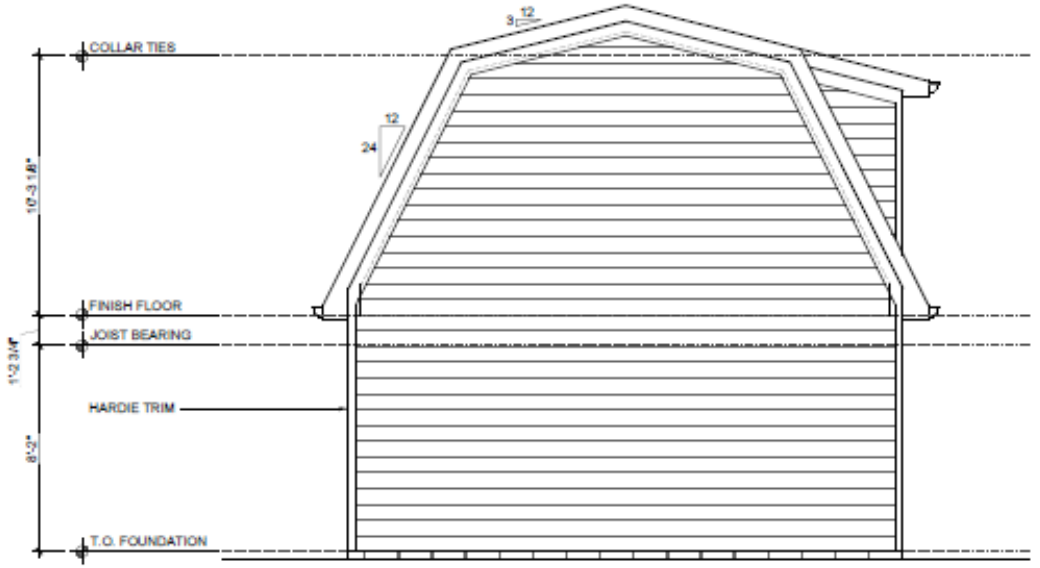
Rear Elevation

Proposed Elevations



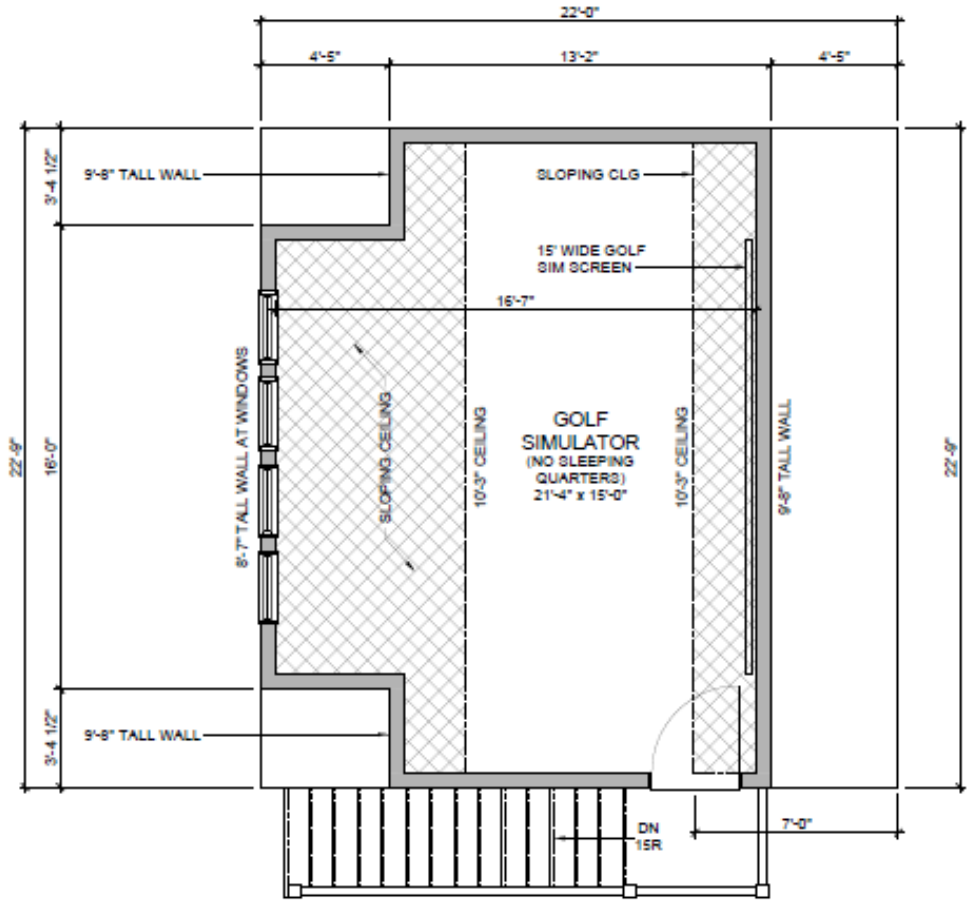


Right Side Elevation

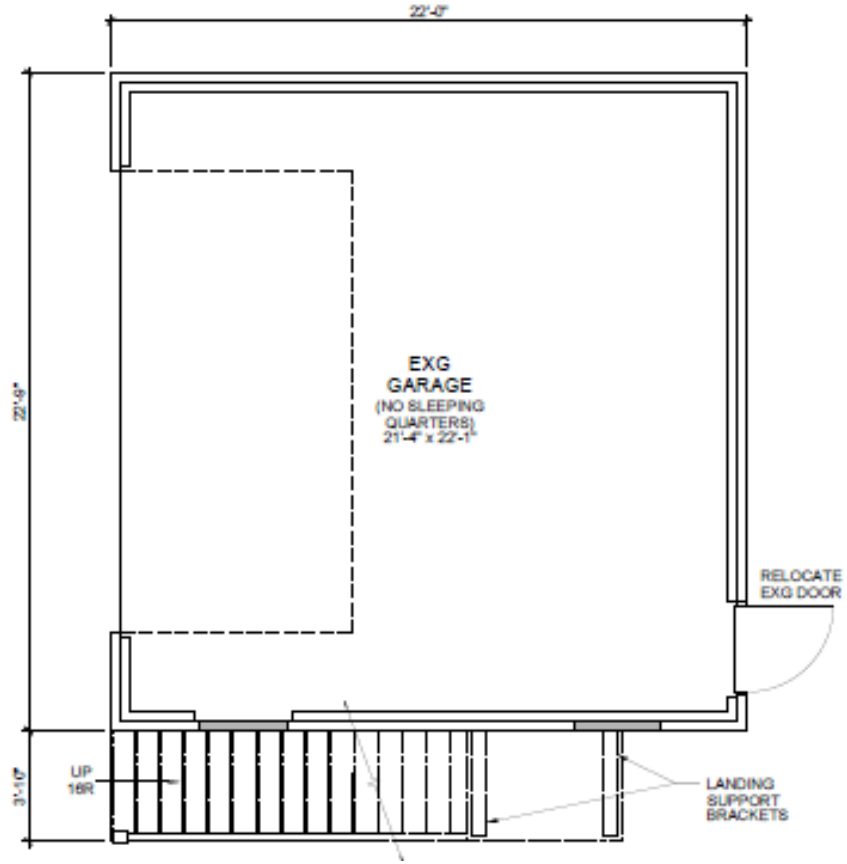


Left Side Elevation

Proposed Floor Plans



Second Floor



First Floor

Variance Request/Staff Recommendation

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

1) To increase an existing detached garage height from 17’ to 22’-3” to allow for a second-story addition.

Staff recommends approval of the application with Findings #2 and #4.

Record No: 26-3791

Variance Application

Status: Active

Submitted On: 8/17/2026

Primary Location

1858 BEDFORD RD
UPPER ARLINGTON, OH 43212

Owner

YAROSS TODD D | YAROSS JENNIFER S
Bedford Rd 1858 COLUMBUS, OH 43212

Variance Information

Describe Variance Request

We request to extend the permitted height for an accessory structure (garage) from 17' to 22'-3" to allow for an addition to an existing detached garage structure.

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

There is limited lot space for recreation area as well as limited interior basement space. The solution was to extend the existing garage upward within the existing footprint to permit additional recreational living space.

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. There have been similar approvals by the BZAP in similar height ranges throughout the area.

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

No. The architectural design of the proposed project is intended to compliment the existing and surrounding houses in style while allowing for the function the space is intended for.

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. Several alternatives were considered before arriving at the proposed design. Because of the limited available yard area on the property, expanding the garage footprint or constructing an additional accessory structure would further reduce the limited outdoor recreation area and create additional site constraints. The existing home also has limited basement area available for recreational living space, making expansion within the existing house impractical.

We therefore explored utilizing the existing garage footprint by adding space above it. In developing that option, we considered lower roof heights and alternative roof configurations intended to remain closer to the permitted 17-foot accessory structure height. Those alternatives did not provide adequate interior headroom and usable floor area for the intended recreational space or resulted in roof proportions that were not architecturally compatible with the existing residence.

The proposed 22'-6" height was developed by keeping the wall and roof heights as low as reasonably practical while still creating functional interior space and maintaining appropriate architectural proportions. The design therefore avoids expanding the existing building footprint and preserves the remaining yard area while requesting only the additional height necessary to make the second-floor space functional and architecturally appropriate.

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

The property can continue to be used as a residence without the variance; however, denial of the variance would substantially limit the property's ability to accommodate the additional recreational living space that the project is intended to provide.

The property has limited basement space within the existing residence and limited available lot area for a horizontal addition or separate accessory structure without sacrificing a significant portion of the remaining outdoor recreation area. The existing detached garage footprint provides an opportunity to accommodate the needed space vertically without increasing the building footprint or further reducing usable yard area.

Limiting the garage to the permitted 17-foot height would not provide sufficient usable headroom and floor area for the proposed second-floor recreational space. As a result, the existing garage could not reasonably provide this additional function while remaining within the current height limitation. The requested variance allows greater beneficial use of the existing structure and property while minimizing additional impact on the site and surrounding properties.

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

☑

EPIC BUILDING COMPANY

Envision - Plan - Innovate - Create

August 17, 2026

To whom it may concern,

Per the attached Certification of Notice from the City of Upper Arlington Community Development Department, we are formally requesting a zoning variance for the property located at 1858 Bedford Rd.

The Board of Zoning and Planning (BZAP) meeting is scheduled for 6pm on Wednesday, September 16, 2026. The meeting will be held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, OH 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

We are requesting a zoning variance related to a proposed addition to the existing detached garage.

The variance request is to increase the maximum allowable building height to 22'6" per the enclosed drawings. The proposed addition would extend approximately 5'6" into the current maximum allowable height of 17'. The overall foundational footprint and location of the existing garage does not change, nor do the property setbacks.

Photographs of the existing property, existing garage, along with drawings showing the proposed structure and elevations have been enclosed for reference. We've also enclosed a rendering of what the finished product may look like.

You are not required to attend the BZAP meeting. This letter is simply intended to notify neighboring property owners of the variance requests in accordance with City requirements. If you have any questions regarding the application, please feel free to contact the City or me directly.

Thank you for your consideration.

_____ Date 8-17-26

Andrew Kolp
Founding Director
Epic Building Company, LLC
[redacted]

City of Upper Arlington

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

1 of 2

Revised: May 2023

Certification of Notice

Applicant Name: Epic Building Company, LLC

Location of property subject to BZAP request: 1858 Bedford Rd

This application will be heard by the Board of Zoning and Planning on: September 16, 2026

Describe activity which requires Board of Zoning and Planning review:

Re-construction of an existing garage to accommodate activity space above will exceed the maximum height requirement. We are requesting a variance from the established code to permit a structure with a maximum height of 22'6".

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:
1852 Tremont Rd	William R. Fitz	9589 0710 5270 3698 8583 56	8-17-26
1837 Andover Rd	Salma Shaikhouni	9589 0710 5270 3698 8582 88	8-17-26
1824 Tremont Rd	Erin M. Biehle	9589 0710 5270 3698 8582 71	8-17-26
1852 Bedford Rd	William E. Braun	9589 0710 5270 3698 8582 95	8-17-26
1876 Bedford Rd	Jonathan Thompson Jr	9589 0710 5270 3698 8583 25	8-17-26
1875 Andover Rd	Susan J. Eubanks	9589 0710 5270 3698 8583 49	8-17-26
1865 Andover Rd	Michael D. Freeland	9589 0710 5270 3698 8583 18	8-17-26
1857 Andover Rd	Andrew Wildman	9589 0710 5270 3698 8583 01	8-17-26
1845 Andover Rd	Barry Zimmerman	9589 0710 5270 3698 8583 87	8-17-26
1879 Bedford Rd	David L. Owens	9589 0710 5270 3698 8583 32	8-17-26
1867 Bedford Rd	Julia A. Pinkham	9589 0710 5270 3698 8583 70	8-17-26
1859 Bedford Rd	Steve K. Reece	9589 0710 5270 3698 8583 63	8-17-26
1851 Bedford Rd	Heather M. Mills	9589 0710 5270 3698 8582 64	8-17-26
Applicant Signature:			**Date:** 8-17-26

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

2 of 2

Revised: May 2023

Certification of Notice

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1858 Bedford Rd	Todd D. Yaross	9589 0710 5270 3698 8582 40	8-17-26
1868 Bedford Rd	Renee M. Weaver	9589 0710 5270 3698 8582 57	8-17-26
Applicant Signature:			**Date:** 8-17-26

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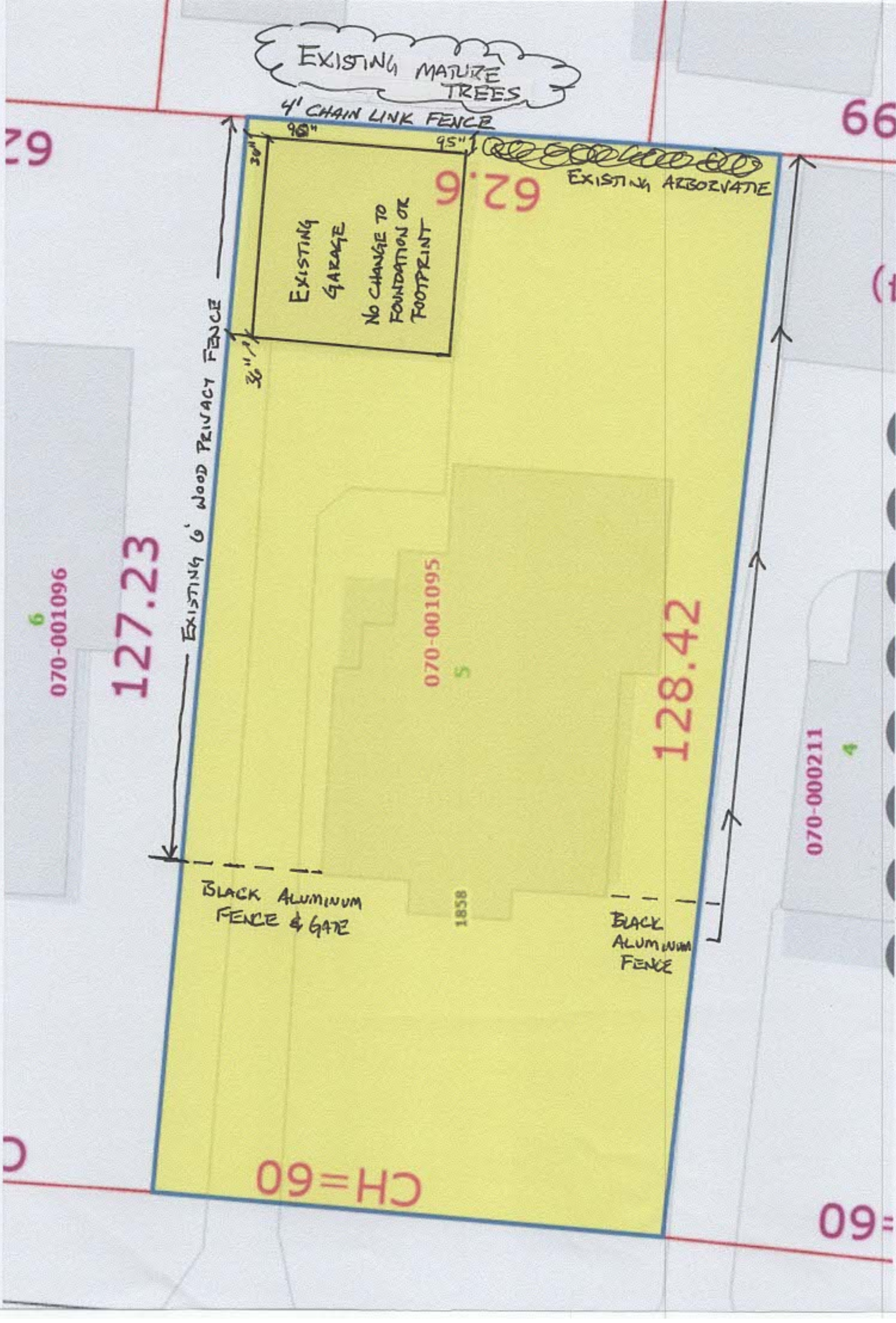
EXISTING MATURE TREES
4' CHAIN LINK FENCE
90'4"
95"
30"
30'1"
62.6
EXISTING ARBORVATIE
EXISTING GARAGE
NO CHANGE TO FOUNDATION OR FOOTPRINT
EXISTING 6' WOOD PRIVACY FENCE
127.23
128.42
070-001096
070-001095
070-000211
BLACK ALUMINUM FENCE & GATE
BLACK ALUMINUM FENCE
1858
CH=60

Google Maps 1858 Bedford Rd

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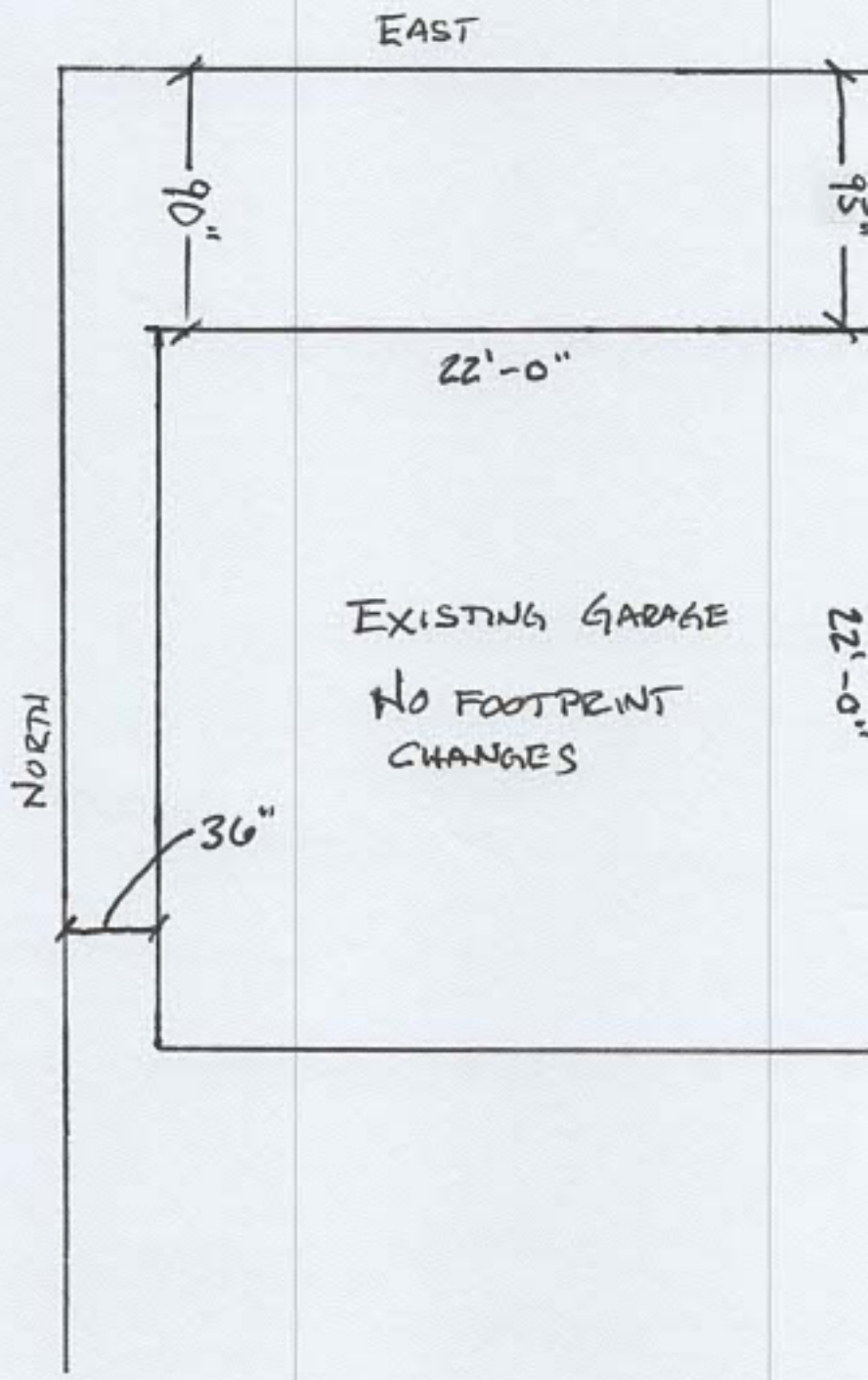
1858 Bedford Rd

Building

Directions Save Nearby Send to phone Share

1858 Bedford Rd, Columbus, OH 43212

Photos



1

View showing tall trees along East property line that would obstruct view of rear elevation from house behind.

Project: Yaross
Date: Sep 2, 2026, 11:36 AM
Creator: Jeff Frank

2

Additional view towards East property line showing tall trees and arborvitae lining East property line.

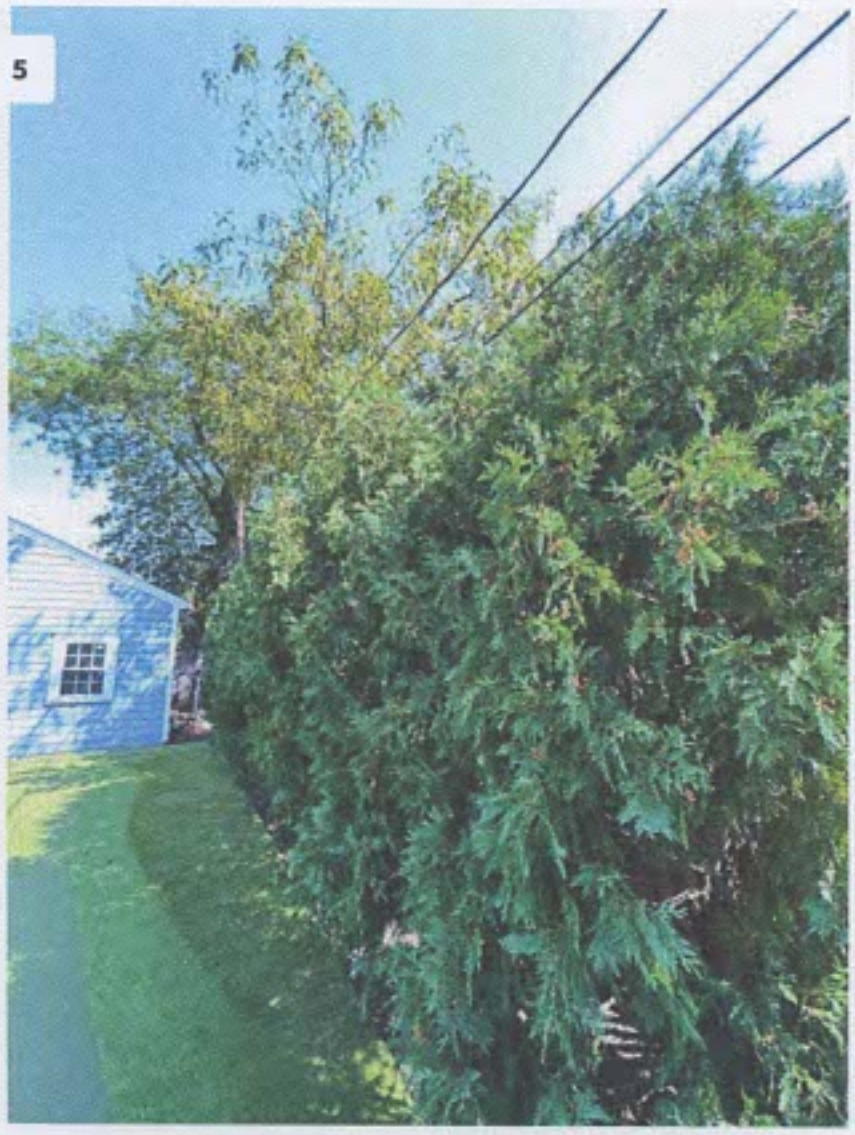
Project: Yaross
Date: Sep 2, 2026, 11:37 AM
Creator: Jeff Frank

Project: Yaross
Date: Sep 2, 2026, 11:41 AM
Creator: Jeff Frank

East property line

Project: Yaross
Date: Sep 2, 2026, 11:41 AM
Creator: Jeff Frank

5



East property line

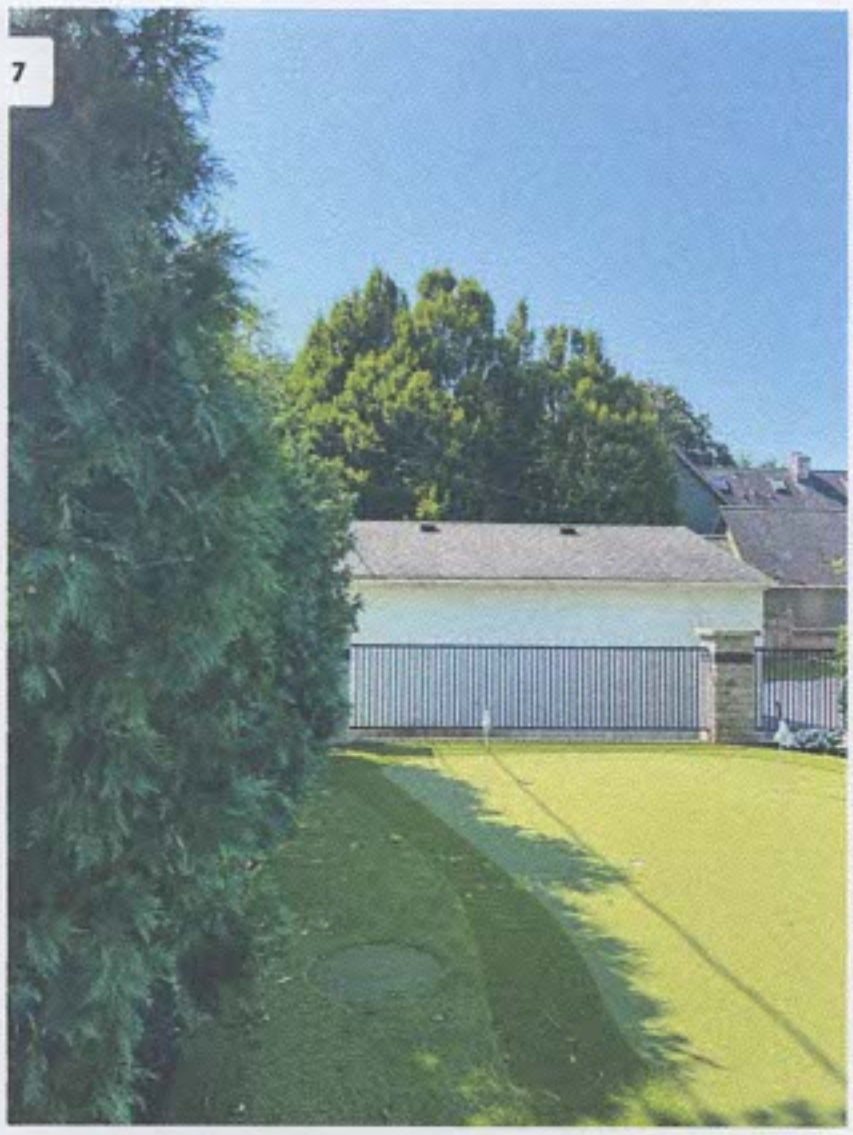
Project: Yaross
Date: Sep 2, 2026, 11:41 AM
Creator: Jeff Frank

6

East property line behind existing garage facing South

Project: Yaross
Date: Sep 2, 2026, 11:42 AM
Creator: Jeff Frank

7



View of Existing garage to the South

Project: Yaross
Date: Sep 2, 2026, 11:42 AM
Creator: Jeff Frank

8

SE corner of existing garage showing some landscaping and trees around the patio creating a rough privacy screen between this house and the neighbor to the South.

Project: Yaross
Date: Sep 2, 2026, 11:42 AM
Creator: Jeff Frank

9

Trees in the SE corner of the house creating some privacy between the house and driveway of the property to the South.

Project: Yarass
Date: Sep 2, 2026, 11:43 AM
Creator: Jeff Frank

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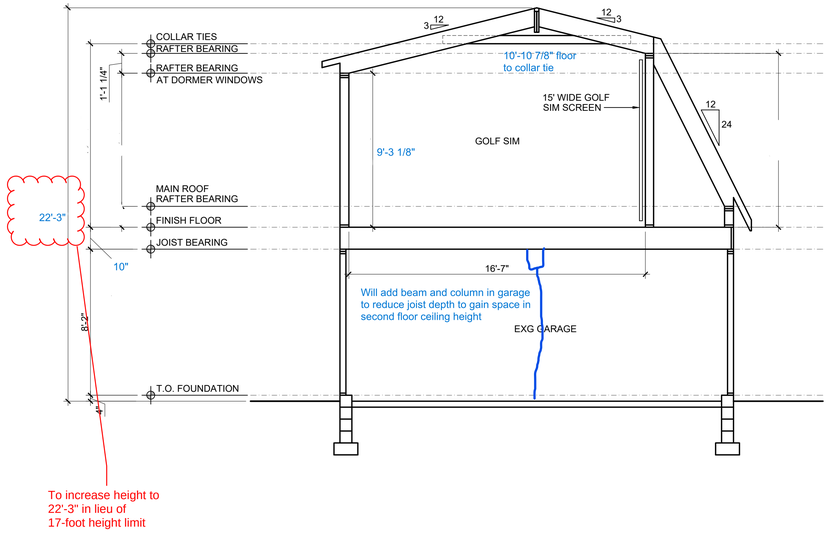
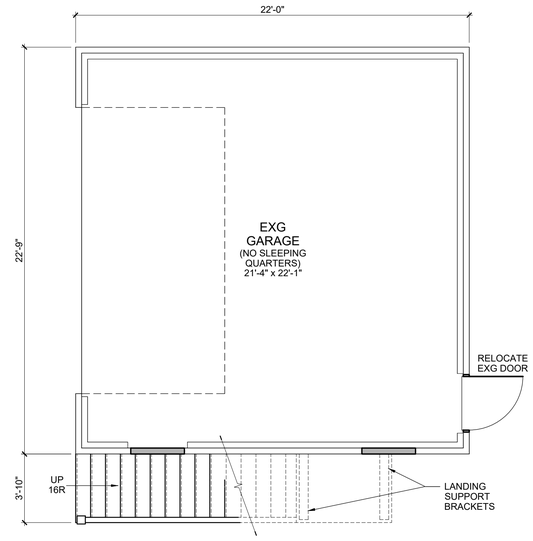
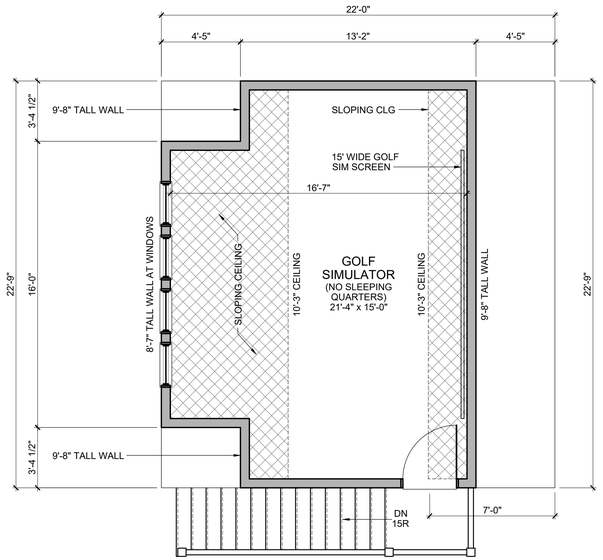


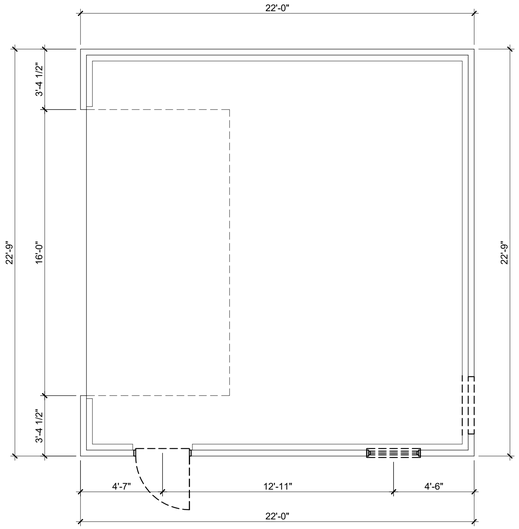
4 GARAGE THRU SECTION



2 GARAGE REMODEL PLAN



1 GARAGE SECOND FLOOR PLAN



1 GARAGE DEMOLITION PLAN

DEMOLITION WALL LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL / ITEMS TO BE REMOVED

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

1858 BEDFORD ROAD

UPPER ARLINGTON, OHIO 43212
GARAGE REMODEL

PREPARED FOR:
EPIC BUILDING COMPANY

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
SCOTT D.
BAKER
14654
REGISTERED
ARCHITECT

PRELIMINARY
NOT FOR
CONSTRUCTION

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2027

SCALE:	1/4" = 1'-0"
SHEET # / DESCRIPTION	
	GARAGE PLANS
	A1-1
DATE:	09.02.2026
	PRELIMINARY DESIGN
SBA STUDIOS PROJECT #	2026-386

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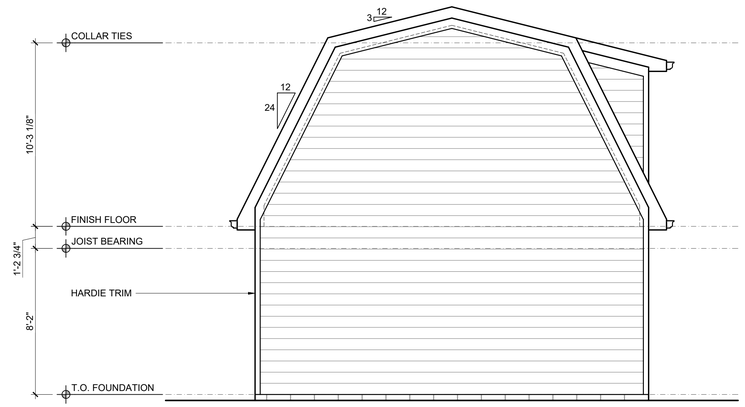
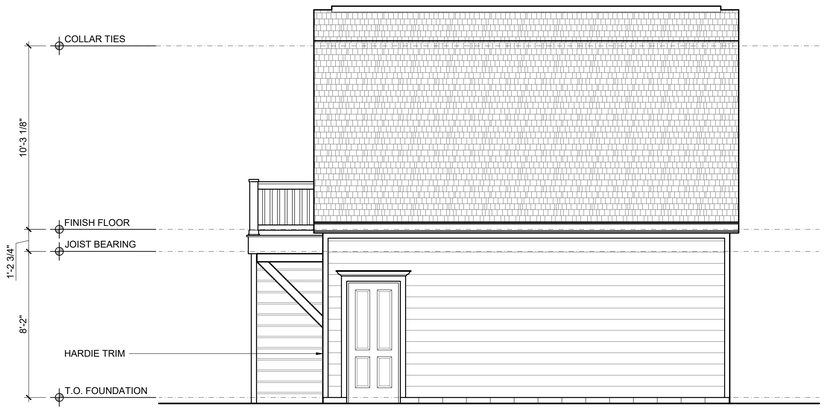
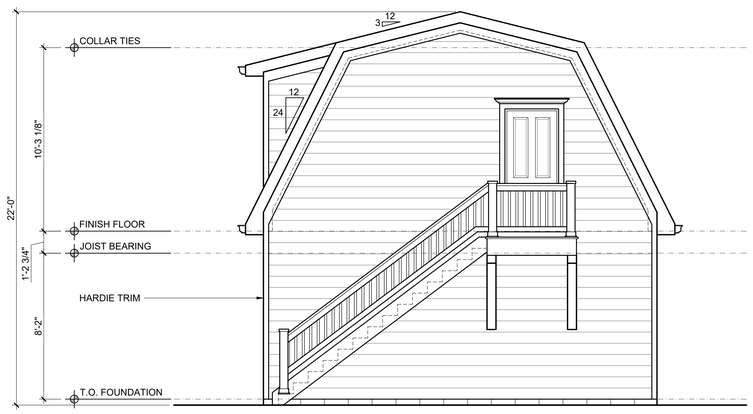


4 LEFT SIDE ELEVATION



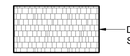
2 REAR ELEVATION



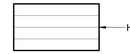
3 RIGHT SIDE ELEVATION

1 FRONT ELEVATION

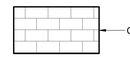
ELEVATION MATERIAL LEGEND



DIMENSIONAL ASPHALT SHINGLES, MATCH EXG



HARDIE SIDING, MATCH EXG



CMU FOUNDATION

EXTERIOR FLASHING, CONDUITS, VENT PIPES, OR SIMILAR, TO COLOR MATCH ADJACENT MATERIALS, TYP. UNLESS PROHIBITED BY THE MANUFACTURER AND / OR CODE

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

1858 BEDFORD ROAD

UPPER ARLINGTON, OHIO 43212
GARAGE REMODEL

PREPARED FOR:
EPIC BUILDING COMPANY

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2027

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1
DATE: 09.02.2026
PRELIMINARY DESIGN
SBA STUDIOS PROJECT # 2026-386

Andy Kolp

Epic Building Company, LLC

Aug 14, 2026 | 14 Photos

1858 Bedford Rd Variance Request

Documentation of Site Conditions

1858 Bedford Rd Front Elevation

Date: Apr 27, 2022, 12:10 PM
Creator: Jeff Frank

1858 Bedford Rd Front Elevation

Date: Aug 12, 2026, 1:22 PM
Creator: Jeff Frank

1858 Bedford Rd Front and Right Elevations
Photo taken looking Northeast

Date: Aug 12, 2026, 1:07 PM
Creator: Jeff Frank

4

Left (North) elevation

Date: Apr 27, 2022, 12:11 PM
Creator: Jeff Frank

5

Street view of 1858 Bedford (left) and the house to the South.
Picture for scale of house and surrounding structures.

Date: Aug 12, 2026, 1:06 PM
Creator: Jeff Frank

6

House to the South of 1858 Bedford for architectural reference.

Date: Aug 12, 2026, 1:22 PM
Creator: Jeff Frank

7

1858 Bedford Rd
Existing two car garage

Date: Jul 1, 2026, 9:21 AM
Creator: Andy Kolp

8

1858 Bedford Rd Left elevation (front obscured by tree)
Photo taken looking Southeast
Picture for scale of house and surrounding structures

Date: Aug 12, 2026, 1:06 PM
Creator: Jeff Frank

9

Neighboring house to the North as viewed from garage at 1858 Bedford Rd.
Picture taken looking West Northwest.

Date: Aug 12, 2026, 1:16 PM
Creator: Jeff Frank

10

Picture of house to the North along driveway view of 1858 Bedford Rd.
Picture taken looking North Northeast.
Picture taken for scale of neighboring house and proposed garage location

Date: Aug 12, 2026, 1:09 PM
Creator: Jeff Frank

11

Picture of house to the North along driveway view of 1858 Bedford Rd.
Picture taken looking East Northeast.
Picture taken for scale of neighboring house and proposed garage location

Date: Aug 12, 2026, 1:09 PM
Creator: Jeff Frank

12

Existing garage at 1858 Bedford Rd along North property line

Date: Aug 12, 2026, 1:16 PM
Creator: Jeff Frank

Existing detached garage at 1858 Bedford Rd

Date: Aug 12, 2026, 1:16 PM
Creator: Jeff Frank

From existing garage towards street
Picture taken facing West
Picture showing scale of existing structures

Date: Aug 12, 2026, 1:17 PM
Creator: Jeff Frank

Rendered image. Details
and scale may vary.

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: September 16, 2026

Subject: 2500 Lane Road (VAR-54-26) - To permit the retention of a 12'-6" tall pavilion that was installed without a permit and encroaches 13 feet into the 40-foot rear yard setback.

Site Description/History

The subject property, 2500 Lane Road, is located on the north side of the street, between Gateway and Burbank Drives, nearly across from Kipling Road. It has 150 feet of frontage and 236 feet of depth, somewhat similar to other lots on this street segment. Many of the properties on this street segment are unplatted. The property consists of two parcels, #070-070-011338 and #070-011735, and is in the process of being legally combined with the Franklin County Auditor. A brick ranch with a low-pitched gabled roof is set 105 feet from the right-of-way line and was built in 1964. A driveway on the west side of the property provides access to the home and an attached, two-car, side-load garage. A swimming pool is located immediately behind the home and was installed in 1964. The rear yard area is enclosed with a variety of fencing styles and heights, as well as dense, mature landscaping. The applicant purchased the property in June 2018.

On March 5, 2025, the City received an anonymous complaint about a new structure being built, potentially without a permit. The City's Code Compliance Officer observed that a structure was indeed built and that a permit was not secured prior to construction. A violation notice was then issued. On July 30, 2025, Building Permit #25-3634 was submitted. Once the application was complete, Staff advised the applicant on August 18, 2025, that the permit could not be issued because it exceeded the height limit for patio shelters located outside the buildable area by six inches. Over the next several weeks/months, the applicant explored ways to adjust the height of the structure or increase the average grade around it/in the rear yard in order to be compliant.

Proposal

This variance application requests permission to retain an existing 456-square foot (24' x 19') pavilion located in the rear yard of the subject property, adjacent to an existing swimming pool. The patio shelter is open on three sides, with a wall on the north elevation, and includes an outdoor kitchen. It is 12'-6" tall, six inches above the height limit for patio shelters in this location, and includes a gable roof at a 12:4 pitch with asphalt shingles. It was built 27 feet from the rear property line (not the 20'-10" noted on the site plan) and is more than 60 feet from the side property lines. Building and development coverage are below codified limits.

Zoning Code Requirements

This application requests one variance to Article 6.09 of the Unified Development Ordinance (UDO):

- To permit the retention of a 12'-6" tall pavilion that encroaches 13 feet into the 40-foot rear yard setback.

Alternatives

After receiving a code compliance letter, the applicant applied for a Building Permit and tried to bring the existing structure into compliance by lowering its height six inches or altering the surrounding grade. However, a site and plan review confirmed that neither adjustment was feasible. One of the most impacted neighbors, to the west, is supportive of the application. Additional landscaping is not necessary based on existing site conditions.

Requested Action and Findings

Staff has reviewed the application and plans, met with the applicant, and visited the site. The patio shelter was constructed without the benefit of a permit, which is never advisable. After notification of permit requirements, the applicant looked for ways to reduce its height or adjust the surrounding grade to bring the structure into compliance, but to no avail (Finding #7- Feasible Way to Avoid the Variance). The shelter is hardly visible from adjoining properties due to existing fencing and mature landscaping, and the six-inch height excess is negligible to the common eye (Finding #4- Not Altering the Character of the Neighborhood). Granting the variance would allow the Building Permit to be approved and for the shelter to be inspected by the City's Building Division for safety and structural integrity. For these reasons, Staff recommends that this application be approved with a condition *that the two parcels be combined with the Franklin County Auditor by November 1, 2026*, noting Findings #4 and #7.

Attachments

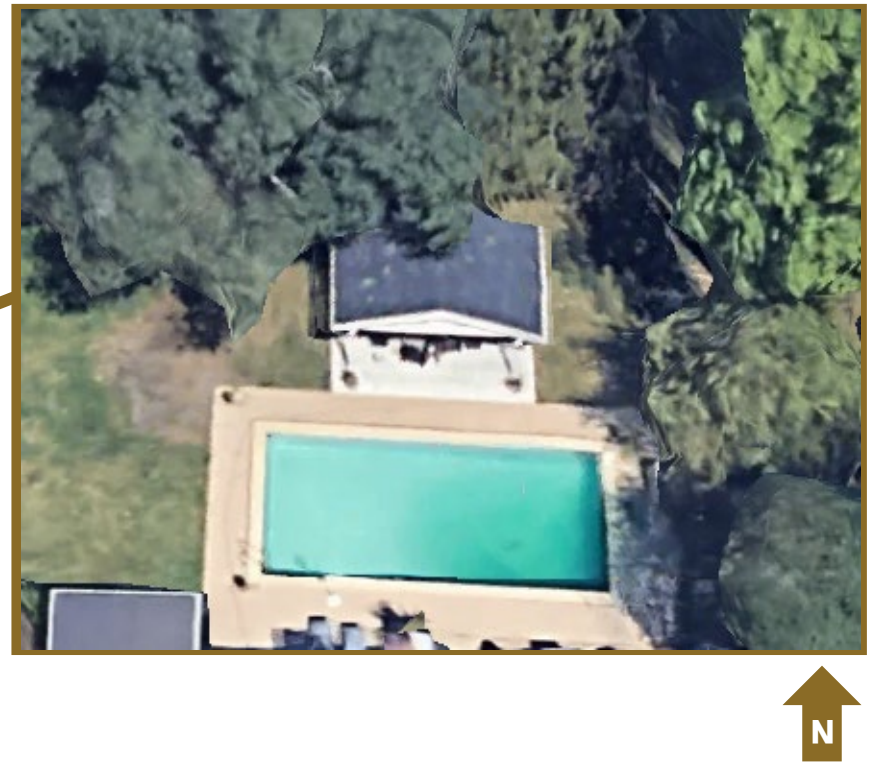
1.	2500 Lane Rd_Presentation
2.	2500 Lane Rd_Application
3.	2500 Lane Rd_Public Notice
4.	2500 Lane Rd_Plans
5.	Heublein 08.24.26

2500 Lane Road

BZAP Staff Report Pictures | Variance Application 54-26

September 16, 2026

Google Maps ® Aerial



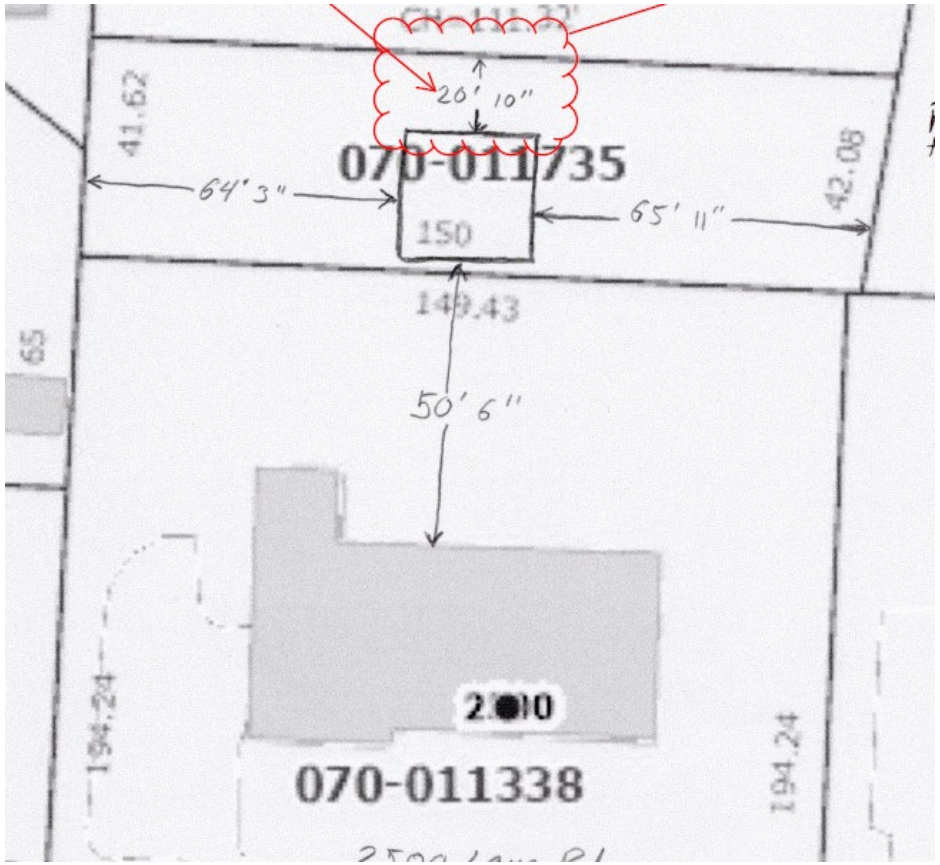
Existing Conditions

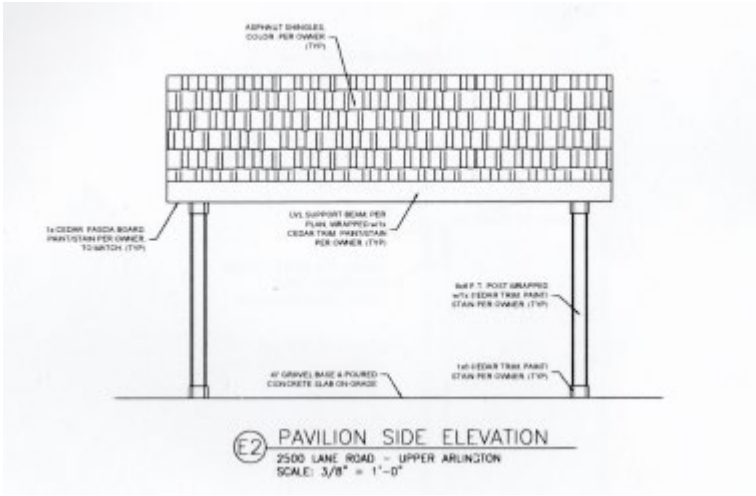
Existing Conditions

Proposal

- Proposal:
- 12’-6” tall pavilion, 27 feet from the north property line

- Code:
- Pavilions taller than 12 feet have to be in the rear yard buildable area





Variance Request/Staff Recommendation

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

1) To permit the retention of a 12’-6” tall pavilion that was installed without a permit and encroaches 13 feet into the 40-foot rear yard(Article 6.09).

Staff recommends conditional approval with Findings #4 and #7.

Condition: That the parcels be combined with the Franklin County Auditor by November 1, 2026.

City of Upper Arlington, Ohio

September 2, 2026

Record No: 26-3821

Variance Application

Status: Active

Submitted On: 8/18/2026

Primary Location

2500 LANE RD
UPPER ARLINGTON, OH 43220

Owner

BARRIENTOS-WOOD RUTH | WOOD MARK
Lane Rd 2500 Upper Arlington, OH 43220

BZAP Information

BZAP Case #

VAR-54-26

Status

Pending

BZAP Determination Date

09/16/2026

Vote Tally

Primary Variance

Accessory Structure

Primary Planner

Justin Milam

Findings of Fact for Approval/Denial

Variance Request

To permit the retention of a pavilion that was installed without a permit and encroaches 13 feet into the 40-foot rear yard setback.

BZAP conditions

Variance Information

Describe Variance Request

Requesting a variance for an existing pavilion that exceeds the allowable height by about 6 inches. We have been working with Justin Milam and Chad Gibson in the Community Development Office to complete permitting. During this process, it was determined that, based on the pavilion's distance from the property line, the structure exceeds the allowable height by approximately six inches. We are therefore requesting a variance to permit the pavilion to remain at its existing height and location. No expansion, relocation, or other modification to the pavilion is being requested.

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 backyard has a significant change in grade from the front to the rear of the pavilion, with the ground dropping sharply, approximately 12 inches, in the last few feet. This unusual topography materially affects the calculated average height of the structure and results in the pavilion exceeding the permitted height by approximately six inches. Because of the pavilion's existing construction and design, there is no practical way to reduce its height by six inches without substantial reconstruction of the structure.

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

No. Granting the variance would not confer a special privilege, as the request is based on the specific conditions of the property, including the significant change in grade beneath and around the pavilion. The requested variance is limited to approximately six inches of height and would simply allow the existing pavilion to remain as constructed. Similar relief would remain available to other property owners who demonstrate comparable property-specific circumstances.

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

No. The pavilion has existed in its current location and configuration for approximately four years, and the requested variance relates only to an approximately six-inch height exceedance. Granting the variance would not substantially alter the character of the neighborhood, and we do not believe it would result in any substantial detriment to adjoining properties.

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

Yes, we have had many discussions about this with Justin Milam and Chad Gibson in the City's Community Development Office. Reasonable alternatives have been considered, including modifying the pavilion to reduce its height. However, because of the existing structural design, achieving an approximately six-inch reduction would require substantial reconstruction of the roof and supporting structure. We therefore believe the request represents the minimum relief necessary to allow reasonable use of the pavilion.

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

Yes. However, we believe the pavilion contributes positively to the value and overall appeal of the property, and enhances our use and enjoyment of our backyard.

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

☑

August 17, 2026

Dear Neighbor,

We are writing to let you know that we have applied for a variance from the City concerning an existing pavilion on our property at 2500 Lane Road. As part of the variance process, we are required to notify property owners within 100 feet of our home of the upcoming public hearing.

The pavilion was constructed approximately four years ago by a contractor. We learned that the contractor had not obtained the required permit for the structure. As we have worked with the City to address the permitting issue, we learned that, based on the pavilion's distance from the property line, its roof is approximately six inches higher than the maximum height permitted under the City's zoning requirements**.**

We are therefore requesting a variance that would allow the pavilion to remain at its existing height. We are not proposing to enlarge the pavilion or otherwise change its current footprint or location; our request relates only to the approximately six-inch height difference.

The public hearing regarding our variance request will be held:

Date: September 16, 2026
Time: 6 pm
Location: Upper Arlington Municipal Services Center, 3600 Tremont Rd., Upper Arlington, Ohio, 43221

This letter is being provided as notice of the hearing and to give you a brief explanation of the request. If you have any questions about the pavilion or the variance we are seeking, we would be happy to speak with you. Mark’s cell phone number is [redacted].

Thank you for taking the time to read this notice.

Warmly,

Mark Wood and Ruth Barrientos-Wood

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: Ruth Barrientos-Wood & Mark Wood

Location of property subject to BZAP request: 2500 Lane Rd, Upper Arlington 43220

This application will be heard by the Board of Zoning and Planning on: September 16, 2026

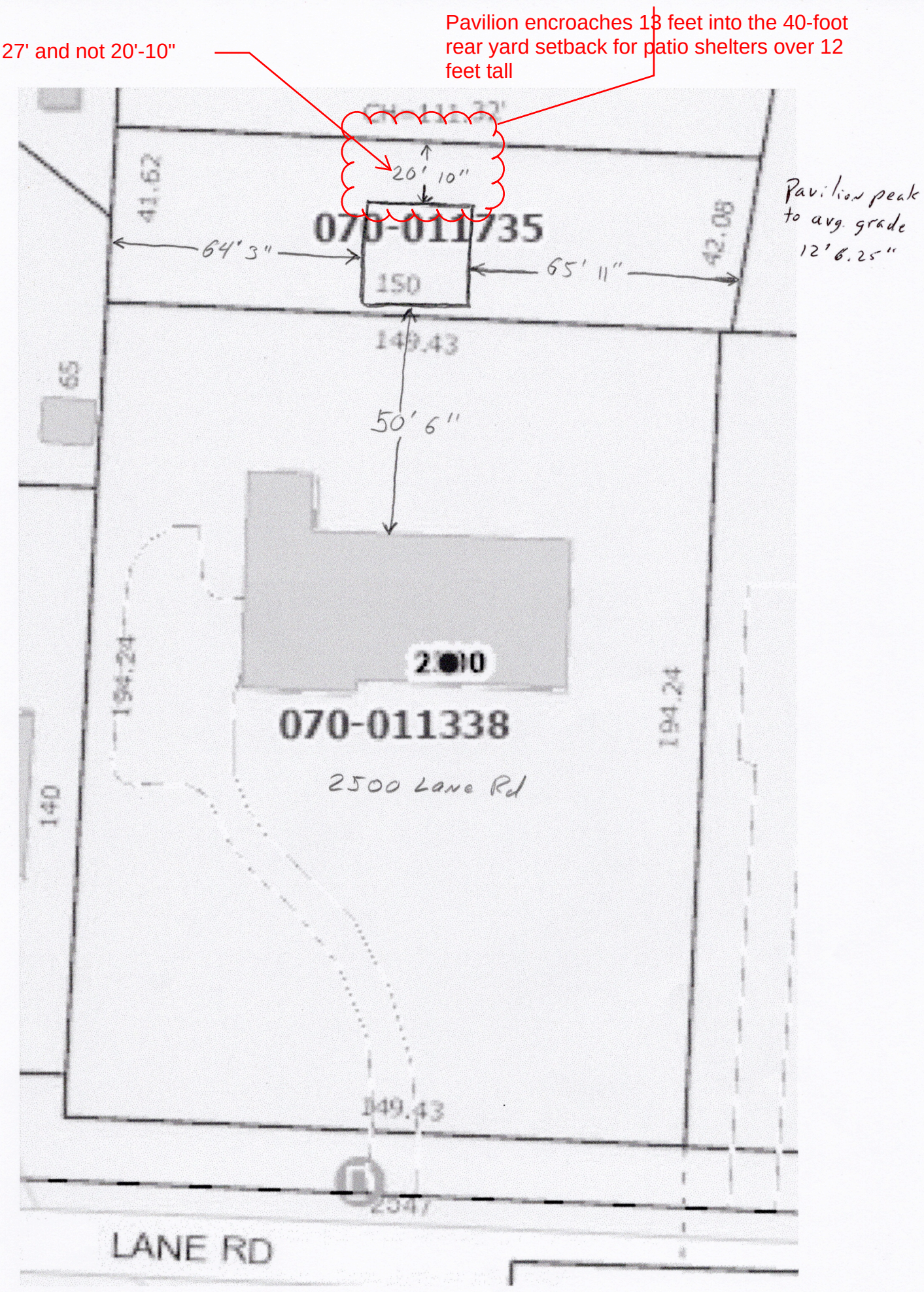
Describe activity which requires Board of Zoning and Planning review:

Requesting a variance for an existing pavilion that exceeds the allowable height by about 6 inches. Have been working with Justin Milam and Chad Gibson in the Community Development Office to complete permitting.

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:
511 DANVERS CT	Patricia Saad	9589 0710 5270 3936 7630 39	Aug. 17, 2026
4604 STONEHAVEN DI	Douglas & Jennife Sawy	9589 0710 5270 3936 7632 37	Aug. 17, 2026
2553 CHARTWELL RD	Patrick & Kathleen Heub	9589 0710 5270 3936 7632 51	Aug. 17, 2026
2501 DANVERS CT	James & Meilan Kuo	9589 0710 5270 3936 7632 68	Aug. 17, 2026
2538 LANE RD	Bobby & Patricia Gibbs	9589 0710 5270 3936 7632 75	Aug. 17, 2026
2520 LANE RD	Ian & Stephanie Weir	9589 0710 5270 3936 7632 44	Aug. 17, 2026
2488 LANE RD	Lei Cao & XIANGYANG	9589 0710 5270 3936 7632 82	Aug. 17, 2026
2469 LANE RD	Stephen & Paula Young	9589 0710 5270 3936 7632 99	Aug. 17, 2026
2444 KIPLING RD	Raymond Johnson	9589 0710 5270 3936 7633 05	Aug. 17, 2026
2491 LANE RD	Herbert & Melissa Hedd	9589 0710 5270 3936 7630 22	Aug. 17, 2026
Applicant Signature:			**Date:** 8/17/2026


27' and not 20'-10"
Pavilion encroaches 13 feet into the 40-foot rear yard setback for patio shelters over 12 feet tall
20' 10"
070-011735
150
64' 3"
65' 11"
41.62
42.08
149.43
50' 6"
Pavilion peak to avg. grade 12' 6.25"
65
194.24
2010
070-011338
2500 Lane Rd
140
194.24
149.43
LANE RD

2500 LANE ROAD - WOOD RESIDENCE
NEW CONSTRUCTION - PAVILION CONSTRUCTION
UPPER ARLINGTON, OHIO

1.00 GENERAL NOTES

1.01 GENERAL STRUCTURAL AND ARCHITECTURAL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS AND SPECIFICATIONS. SHOULD CONFLICTS BETWEEN THE GENERAL STRUCTURAL AND/OR ARCHITECTURAL NOTES OR DRAWINGS EXIST, THE STRICTEST PROVISION SHALL GOVERN.

1.02 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO ERECTION.

1.03 ADEQUACY OF THE PRIMARY/ORIGINAL STRUCTURE FOR THE IMPOSED LOADS IS NOT THE RESPONSIBILITY OF LEGACY ENGINEERING, LLC.

1.04 THE CONTENTS OF THIS SUBMITTAL ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE OWNER AND GENERAL CONTRACTOR. MATERIAL SELECTION AND CONNECTION DETAILS SHOWN HEREIN, MAY DIFFER FROM THOSE SHOWN IN THE CONTRACT DOCUMENTS. THE PROJECT SUBCONTRACTORS SHOULD NOT ORDER MATERIAL BEFORE RECEIVING APPROVED DRAWINGS FROM THE PROJECT OFFICIALS.

1.05 FOR SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY INFORMATION ON SYSTEMS OR MATERIALS INSTALLED, REFER TO THE MANUFACTURER'S INFORMATION. LEGACY ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR THE PROPER CONSTRUCTION, INSTALLATION, OR FUNCTION OF THE TOTAL ARCHITECTURAL ASSEMBLY.

1.06 FOR SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY INFORMATION ON SYSTEMS OR MATERIALS INSTALLED, REFER TO THE MANUFACTURER'S INFORMATION. LEGACY ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR THE PROPER CONSTRUCTION, INSTALLATION, OR FUNCTION OF THE TOTAL ARCHITECTURAL ASSEMBLY.

1.07 THE ARCHITECTURAL DRAWINGS INCLUDED IN THIS CONSTRUCTION RECOMMENDATION DO NOT TAKE INTO CONSIDERATION THE OVERALL STRUCTURAL STABILITY OF THE STRUCTURE. THESE DRAWINGS ARE SUPPLIED AS AN AID IN THE GENERAL CONSTRUCTION/LAYOUT OF THE WORK TO BE PERFORMED. THEY DO NOT IN ANY WAY IMPLY THE ASSUMPTION OF PROFESSIONAL RESPONSIBILITY BY LEGACY ENGINEERING, LLC.

1.08 NONSTRUCTURAL ALTERATIONS OR REPAIRS TO AN EXISTING BUILDING/STRUCTURE ARE PERMITTED TO BE MADE OF THE SAME MATERIALS OF WHICH THE BUILDING/STRUCTURE IS CONSTRUCTED.

2.00 INSTALLATION NOTES

2.01 THE ARCHITECTURAL DRAWINGS INCLUDED IN THIS CONSTRUCTION RECOMMENDATION DO NOT TAKE INTO CONSIDERATION THE OVERALL STRUCTURAL STABILITY OF THE STRUCTURE. THESE DRAWINGS ARE SUPPLIED AS AN AID IN THE GENERAL CONSTRUCTION/LAYOUT OF THE WORK TO BE PERFORMED. THEY DO NOT IN ANY WAY IMPLY THE ASSUMPTION OF PROFESSIONAL RESPONSIBILITY BY LEGACY ENGINEERING, LLC.

2.02 THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, & EQUIPMENT NECESSARY TO COMPLETE THE CARPENTRY WORK AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND/OR SPECIFIED HEREINAFTER.

2.03 NO CUTS, KNOTCHES, OR SPLICES IN STUDS, JOISTS OR OTHER LOAD CARRYING MEMBERS MAY BE MADE WITHOUT PRIOR ENGINEERING REVIEW/APPROVAL.

2.04 ALL FRAMING MEMBERS/COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS, OR AS REQUIRED FOR ANGULAR FIT AGAINST ABUTTING MEMBERS. ALL MEMBERS SHALL BE HELD POSITIVELY IN PLACE UNTIL PROPERLY FASTENED.

2.05 THE INSTALLATION OF SHEATHING, WALLBOARD, OR ANY OTHER COLLATERAL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS, THE CURRENT ASTM STANDARD AND/OR GUIDELINES OUTLINES IN THE CONTRACT DOCUMENTS OR PER THE GOVERNING BUILDING CODE.

2.06 WHEN ANGLES/STRUCTURAL CONNECTORS ARE USED TO ATTACH A COMPONENT TO THE PRIMARY STRUCTURE, THE SEQUENCE OF FASTENING IS THE PREFERENCE OF THE INSTALLER, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DRAWINGS.

2.07 WHEN ANGLES, HANGERS, AND/OR STRUCTURAL CONNECTORS ARE USED, THEY SHALL BE INSTALLED PER THE PRODUCT MANUFACTURER'S INSTRUCTIONS/ SPECIFICATIONS.

2.08 ALL STRUCTURAL CONNECTORS, INCLUDING BUT NOT LIMITED TO FASTENERS, CONCRETE CONNECTORS, MASONRY CONNECTORS, HOLD-DOWNS, TRUSS & RAFTER TIE-DOWNS, POSTS CAPS & BASES, HANGERS, ANGLES AND STRAPS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL. THESE CONNECTORS SHALL BE EVALUATED AND APPROVED FOR USE BY ALL APPLICABLE CODES.

2.00 INSTALLATION NOTES (CONT.)

2.09 PROVIDE 1/4-INCH (MIN) UNDERLAYMENT UNDER CERAMIC TILE FLOORING, ON WOOD FRAMED FLOOR SYSTEMS.

2.10 FLOOR SHEATHING SHALL BE 3/4-INCH (MIN) TONGUE AND GROOVE ORIENTED STRAND BOARD (OSB), GLUED AND NAILS TO SUPPORTING STRUCTURE. PANEL SPAN RATING SHALL BE APA RATED 24/32, EXPOSURE 1 WITH SEALED EDGES. INSTALL/FASTEN PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

2.11 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO ERECTION.

2.12 NO LESS THAN THREE (3) STUDS SHALL BE INSTALLED AT EACH CORNER OF A FRAMED WALL.

2.13 ALL WALL STUDS SHALL BE SPACED AT 16" O.C. (MAX) WITHIN FRAMED WALLS.

2.14 PROVIDE LUMBER BLOCKING AS REQUIRED IN FRAMED WALLS FOR ALL LIGHT FIXTURES, CABINETS, BRACKETS, HANDLES, GYPSUM BOARD, ETC.

2.15 FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES AND ROOF SPACE.

2.16 FRAMING UNDER PARALLEL BEARING PARTITIONS SHALL BE ADEQUATELY SIZED TO SUPPORT THE REQUIRED LOADING. FLOOR FRAMING THAT IS SEPARATED TO ALLOW FOR THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL DEPTH, BLOCKED SOLID WITH LUMBER NOT LESS THAN 2-INCHES THICK (NOMINAL), AND SPACED AT 4'-0" O.C. (MAX)

2.17 ALL FASTENERS FOR PRESSURE/PRESERVATIVELY TREATED LUMBER, SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

2.18 PROVIDE STUD GUARDS ON ALL WALL FRAMING WHERE PIPING IS LESS THAN 1-1/2 INCHES FROM THE FACE OF THE STUD.

2.19 ANY GUARDRAIL INSTALLED SHALL HAVE A HEIGHT OF 30 INCHES AT ALL STAIRS AND RAISED SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR. SPINDLES SHALL BE INSTALLED/POSITIONED AS TO NOT ALLOW THE PASSAGE OF A 4-INCH SPHERE.

2.20 HANDRAILS HAVE A MINIMUM AND MAXIMUM HEIGHTS OF 34 AND 38 INCHES RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. HANDRAILS SHALL HAVE A SPACE NOT LESS THEN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. THE HANDGRIP PORTION SHALL NOT BE MORE THAN 2-1/4 INCHES IN CROSS SECTION DIMENSION OR AN APPROPRIATE SHAPE WHICH WILL PROVIDE AN EQUIVALENT GRIPPING SURFACE.

2.21 ALL WOOD PRODUCTS, SAWN LUMBER, END-JOINTED LUMBER, FIBERBOARD SHEATHING, ETC., SHALL CONFORM TO THE MINIMUM STANDARDS AND QUALITY AS SET FORTH IN SECTION 2303.

2.22 THE DESIGN AND FASTENING OF ALL WOOD FRAMING MEMBERS SHALL CONFORM TO THE CONNECTIONS OF TABLE 2304.9.1 AS A MINIMUM.

3.00 STRUCTURAL REQUIREMENTS

3.01 DIMENSIONAL LUMBER FRAMING SHALL PROVIDE STRUCTURAL DESIGN VALUES EQUAL TO, OR EXCEEDING THE FOLLOWING:
MODULUS OF ELASTICITY (E) = 1,400,000 psi
FIBER BENDING STRESS (Fb) = 875 psi
HORIZONTAL SHEAR (Fv) = 135 psi

3.02 LAMINATED VENEER LUMBER (LVL) FRAMING SHALL PROVIDE STRUCTURAL DESIGN VALUES EQUAL TO, OR EXCEEDING THE FOLLOWING:
MODULUS OF ELASTICITY (E) = 1,900,000 psi
FIBER BENDING STRESS (Fb) = 2,650 psi
HORIZONTAL SHEAR (Fv) = 285 psi

3.03 PARALLEL STRAND LUMBER (PSL) FRAMING SHALL PROVIDE STRUCTURAL DESIGN VALUES EQUAL TO, OR EXCEEDING THE FOLLOWING:
MODULUS OF ELASTICITY (E) = 2,000,000 psi
FIBER BENDING STRESS (Fb) = 2,900 psi
HORIZONTAL SHEAR (Fv) = 290 psi

3.04 THE FRAMING CONTRACTOR MAY SUBSTITUTE FRAMING MEMBERS AND/OR FASTENERS OF EQUIVALENT SPECIFICATIONS AND LOAD CARRYING CAPACITIES. PRIOR TO INSTALLATION, SUBMIT THE MANUFACTURER'S CURRENT PRODUCT LITERATURE TO THE ENGINEER OF RECORD FOR APPROVAL.

4.00 FOUNDATION/CONCRETE NOTES

4.01 ALL CONCRETE USED/INSTALLED FOR FOUNDATIONS/ FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 2500psi, PER 2019 RCO TABLE R402.2, AFTER 28 DAYS.

4.02 ALL FOUNDATIONS/FOOTINGS SHALL BE PLACED/INSTALLED ON UNDISTURBED SOIL 36-INCHES (3'-0") BELOW THE SURFACE GRADE, OR AS REQUIRED BY MUNICIPALITY TO MAINTAIN FROST DEPTH.

4.03 THE MINIMUM FOUNDATION/FOOTING WIDTH SHALL COMPLY WITH THE RECOMMENDATIONS FOUND IN TABLE R403.1 OF THE 2019 RCO.

4.04 ALL SPREAD FOUNDATIONS/FOOTINGS SHALL BE A MINIMUM OF 6-INCHES THICK PER SECTION R403.1.1 OF THE 2019 RCO.

5.00 INTERIOR FINISHES

5.01 ALL INTERIOR FINISHES SHALL MEET OR EXCEED THE REQUIREMENTS PROVIDED BY THE GOVERNING BUILDING CODE.

5.02 INTERIOR FINISHES INCLUDE, BUT ARE NOT LIMITED TO, WALL, FLOOR AND CEILING FINISHES, DECORATIVE MATERIAL/TRIM, AND MOVABLE PARTITIONS.

5.03 INTERIOR FLOOR FINISHES INCLUDE, BUT ARE NOT LIMITED TO, COMMERCIAL GRADE CARPET, SKID-PROOF LINOLEUM, VINYL, AND/OR ENGINEERED WOOD FLOORING PRODUCTS.

5.00 INTERIOR FINISHES (CONT.)

5.04 ALL INTERIOR FINISHES SHALL BE FASTENED/ADHERED TO SUPPORTING STRUCTURE/ELEMENTS AS PER THE MANUFACTURER'S SPECIFICATIONS OR AS DESCRIBED IN THE GOVERNING BUILDING CODE.

6.00 DOORS & WINDOWS

6.01 ALL OF THE DESIGN, CONSTRUCTION, AND PLACEMENT OF WINDOWS AND DOORS SHALL MEET OR EXCEED THE EGRESS REQUIREMENTS PROVIDED BY THE GOVERNING BUILDING CODE.

6.02 ALL MEANS OF EGRESS IN THE STRUCTURE SHALL BE MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE GOVERNING FIRE CODE.

6.03 PROVIDE TEMPERED GLAZING ON WINDOWS/DOORS IN ALL AREAS DEEMED HAZARDOUS BY THE GOVERNING BUILDING CODE.

6.04 ALL WINDOW SASHES, ENTRANCE/EXIT DOORS AND BOTTOM PLATES SHALL BE CAULKED/SEALED (ALL SIDES OF THE OPENING) AND ALL WINDOW/DOOR HEADERS SHALL BE FLASHED IN ACCORDANCE WITH THE GOVERNING BUILDING CODE.

6.05 ALL EXISTS AND EXIT DOORS SHALL BE MARKED BY AN APPROVED, READILY VISIBLE, ILLUMINATED EXIT SIGN.

6.00 DOORS & WINDOWS (CONT.)

6.06 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQAURE FEET (0.46m). THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610mm). THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508mm).

6.07 THE BOTTOM OF THE EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE LOCATED 44-INCHES (1118mm) MAXIMUM, FROM THE FINISHED FLOOR.

DESIGN CRITERIA

GOVERNING CODE: RESIDENTIAL CODE OF OHIO (2019)

BUILDING CLASSIFICATION:	N/A
CONSTRUCTION TYPE:	N/A
OCCUPANCY LOAD:	N/A

[Wind Loading]

WIND SPEED (V):	90mph (3 second gust)
IMPORTANCE FACTOR (I):	1.0
EXPOSURE CATEGORY:	C
INTERNAL PRESSURE:	+0.18 (-0.18)
DESIGN WIND PRESSURE:	+13.0psf (-14.0psf)

[Floor Loading]

DEAD LOAD:	10psf
LIVE LOAD:	40psf

[Snow Loading]

GROUND SNOW LOAD (Pg):	20psf
IMPORTANCE FACTOR (I):	1.0
EXPOSURE FACTOR (Ce):	0.9
THERMAL FACTOR (Ct):	1.0

[Roof Loading]

LIVE LOAD:	20psf

STATE OF OHIO
JEFFERY A. KUBALA
69068
REGISTERED
PROFESSIONAL ENGINEER

JEFFERY A. KUBALA #69068
EXPIRATION DATE: 12-31-23

REVISION COMMENTS
6/16/2022 PRELIMINARY DRAWING SUBMITTAL
6/24/2022 FINAL DRAWINGS

CONTRACTOR INFORMATION

GENERAL CONTRACTOR
JOSH POWERS DESIGN & REMODELING

ELECTRICAL CONTRACTOR

HVAC CONTRACTOR

SHEET INDEX

Page 1 COVER PAGE/GENERAL NOTES
Page 2 ELEVATIONS & PLANS
Page 3 SECTIONS & DETAILS

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REVISIONS
3/18/2022 1st SUBMITTAL

PROJECT:
EXISTING SINGLE FAMILY RESIDENCE
WOOD RESIDENCE
2500 LANE ROAD
UPPER ARLINGTON, OH

PREPARED FOR:
JOSH POWERS DESIGN & REMODELING
COLUMBUS, OHIO

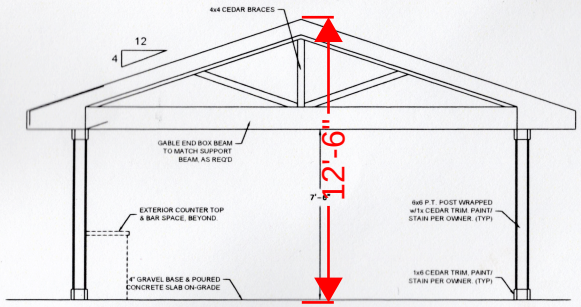
SHEET TITLE
COVER PAGE/ GENERAL NOTES

PROJECT NO.
6906B-6092

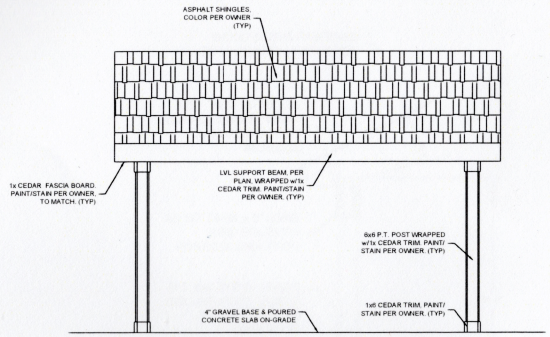
DATE: 6/24/2022

DRAWN BY	REVIEWED BY
JAK	JAK

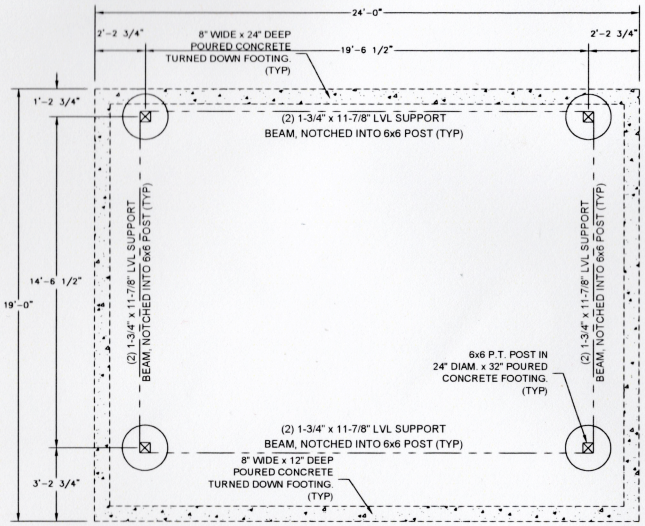
1 of 3



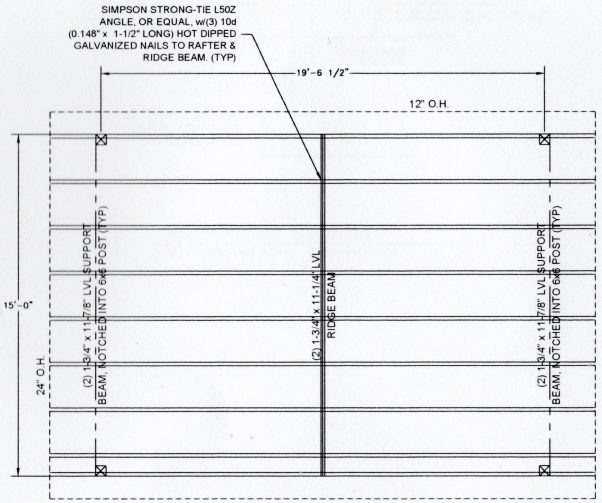
E1 PAVILION FRONT ELEVATION
2500 LANE ROAD – UPPER ARLINGTON
SCALE: 3/8" = 1'-0"



E2 PAVILION SIDE ELEVATION
2500 LANE ROAD – UPPER ARLINGTON
SCALE: 3/8" = 1'-0"



P1 FOUNDATION/FRAMING PLAN
2500 LANE ROAD – UPPER ARLINGTON
SCALE: 3/8" = 1'-0"



P1 ROOF FRAMING PLAN
2500 LANE ROAD – UPPER ARLINGTON
SCALE: 3/8" = 1'-0"

NOTES:

GENERAL STRUCTURAL AND ARCHITECTURAL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS AND SPECIFICATIONS. SHOULD CONFLICTS BETWEEN THE GENERAL STRUCTURAL AND/OR ARCHITECTURAL NOTES OR DRAWINGS EXIST, THE STRICTEST PROVISION SHALL GOVERN.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO ERECTION.

THE CONTENTS OF THIS SUBMITTAL ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE OWNER AND GENERAL CONTRACTOR. MATERIAL SELECTION AND CONNECTION DETAILS SHOWN HEREIN, MAY DIFFER FROM THOSE SHOWN IN THE CONTRACT DOCUMENTS. THE PROJECT SUBCONTRACTORS SHOULD NOT ORDER MATERIAL BEFORE RECEIVING APPROVED DRAWINGS FROM THE PROJECT OFFICIALS.

FOR SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY INFORMATION ON SYSTEMS OR MATERIALS INSTALLED, REFER TO THE MANUFACTURER'S INFORMATION. LEGACY ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR THE PROPER CONSTRUCTION, INSTALLATION, OR FUNCTION OF THE TOTAL ARCHITECTURAL ASSEMBLY.

THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, & EQUIPMENT NECESSARY TO COMPLETE THE CARPENTRY WORK AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND/OR SPECIFIED HEREINAFTER.

NO CUTS, KNOTCHES, OR SPLICES IN STUDS, JOISTS OR OTHER LOAD CARRYING MEMBERS MAY BE MADE WITHOUT PRIOR ENGINEERING REVIEW/APPROVAL.

ALL FRAMING MEMBERS/COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS, OR AS REQUIRED FOR ANGULAR FIT AGAINST ABUTTING MEMBERS. ALL MEMBERS SHALL BE HELD POSITIVELY IN PLACE UNTIL PROPERLY FASTENED.

WHEN ANGLES/STRUCTURAL CONNECTORS ARE USED TO ATTACH A COMPONENT TO THE PRIMARY STRUCTURE, THE SEQUENCE OF FASTENING IS THE PREFERENCE OF THE INSTALLER, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DRAWINGS.

WHEN ANGLES, HANGERS, AND/OR STRUCTURAL CONNECTORS ARE USED, THEY SHALL BE INSTALLED PER THE PRODUCT MANUFACTURER'S INSTRUCTIONS/ SPECIFICATIONS.

ALL STRUCTURAL CONNECTORS, INCLUDING BUT NOT LIMITED TO FASTENERS, CONCRETE CONNECTORS, MASONRY CONNECTORS, HOLD-DOWNS, TRUSS & RAFTER TIE-DOWNS, POSTS CAPS & BASES, HANGERS, ANGLES AND STRAPS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL. THESE CONNECTORS SHALL BE EVALUATED AND APPROVED FOR USE BY ALL APPLICABLE CODES.

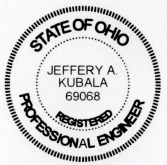
ALL FASTENERS FOR PRESSURE/PRESERVATIVELY TREATED LUMBER, SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

DIMENSIONAL LUMBER FRAMING SHALL PROVIDE STRUCTURAL DESIGN VALUES EQUAL TO, OR EXCEEDING THE FOLLOWING:
MODULUS OF ELASTICITY (E) = 1,000,000 psi
FIBER BENDING STRESS (Fb) = 875 psi
HORIZONTAL SHEAR (Fv) = 140 psi

THE FRAMING CONTRACTOR MAY SUBSTITUTE FRAMING MEMBERS AND/OR FASTENERS OF EQUIVALENT SPECIFICATIONS AND LOAD CARRYING CAPACITIES. PRIOR TO INSTALLATION, SUBMIT THE MANUFACTURER'S CURRENT PRODUCT LITERATURE TO THE ENGINEER OF RECORD FOR APPROVAL.

ALL CONCRETE USED/INSTALLED FOR FOUNDATIONS/ FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 2500psi, PER 2016 RCO TABLE R402.2, AFTER 28 DAYS.

ALL FOUNDATIONS/FOOTINGS SHALL BE PLACED/INSTALLED ON UNDISTURBED SOIL 32-INCHES (2'-8") BELOW THE SURFACE GRADE, OR AS REQUIRED BY MUNICIPALITY TO MAINTAIN FROST DEPTH.



JEFFERY A. KUBALA #69068
EXPIRATION DATE: 12-31-23

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REVISIONS
3/18/2022 1st SUBMITTAL

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UPPER ARLINGTON, OH

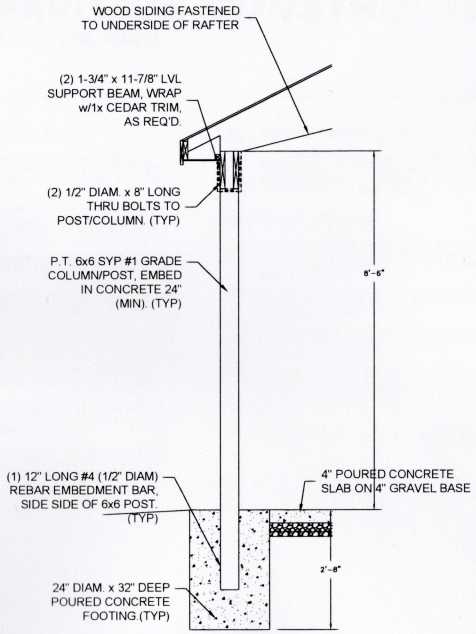
PREPARED FOR:
JOSH POWERS DESIGN & REMODELING
COLUMBUS, OHIO

SHEET TITLE
ELEVATIONS & PLANS

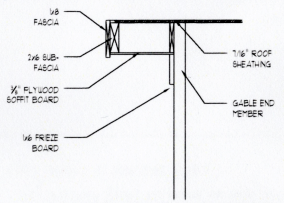
PROJECT NO.
69068-6092

DATE: 6/24/2022

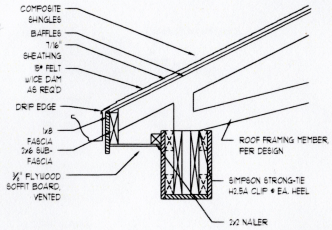
DRAWN BY	REVIEWED BY
JAK	JAK



S1 PAVILION SECTION
2500 LANE ROAD - UPPER ARLINGTON
SCALE: 3/8" = 1'-0"



A GABLE TRIM w/SIDING
SCALE: 1"=1'-0"



B EAVE TRIM w/SIDING
SCALE: 1"=1'-0"

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DRAWN BY	REVIEWED BY
JAK	JAK

3 of 3

STATE OF OHIO
JEFFERY A. KUBALA
69068
REGISTERED
PROFESSIONAL ENGINEER

JEFFERY A. KUBALA #69068
EXPIRATION DATE: 12-31-23

Outlook

2500 Lane Road Variance Request

[redacted]

Date Mon 08/24/2026 2:05 PM

To Planning Web <City.Planning@uaoh.net>

Good afternoon.

I am reaching out as a direct neighbor to the Wood family at 2500 Lane Road offering my support for their variance request.

We reside at 2553 Chartwell Rd and have known the Wood family since they moved into our backyard several years ago. They have been fantastic neighbors and appreciate the work they have done in their back yard with their pool and pavilion. We fully support Upper Arlington granting them any necessary variance they need to keep their pavilion in place.

If you should have any further questions of us, please do not hesitate to reach out. Thank you for all you do!

Regards,

Patrick

Patrick Heublein

Vice President Sales Executive — Transportation

[redacted]

Connect on LinkedIn

Cottingham & Butler | 800 Main St | Dubuque, IA 52001

[redacted] | www.CottinghamButler.com | LinkedIn | Facebook

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

Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: September 16, 2026

Subject: 2705 Kent Road (VAR-56-26) - To allow a two-story addition to encroach up to 1'-1" into the eight-foot minimum side yard setback.

Site Description/History

The subject property, 2705 Kent Road, is located on the west side of the street, mid-block between Northam Road and Wilshire Drive. It is zoned R-1c, One-Family Residence District. The 0.16-acre lot has 60 feet of frontage along Kent Road with a 20-foot front building line setback, though most homes are built to 40 feet. It has depths of 114 and 117 feet, respectively. A five-foot wide utility easement extends along the rear property line opposite Kent Road. The property was platted in 1924 as Lot #91 of the Guilford Place Addition. The site contains a two-story Colonial Revival-style residence clad in vinyl siding with dimensional roof shingles and situated 41'-6" from the front property line. An existing screened porch encroaches into the side yard (to be removed). A driveway along the south property line provides access to an existing detached garage located behind the residence, which encroaches the rear yard utility easement. The side and rear yards are enclosed with an existing wood privacy fence, and the property contains limited trees and landscaping. The current property owner purchased the home in November 2024.

Proposal

The proposal includes a 1,319-square-foot, two-story addition with a 454-square-foot footprint on the north and west sides of the existing residence. The addition will provide a new kitchen, dining room, pantry, and an extended living room on the first floor, as well as a new primary suite, hall bathroom, and reconfigured bedrooms on the second floor.

The proposed addition encroaches up to 1'-1" into the required eight-foot minimum side yard setback and therefore requires a variance. All other setback, rear yard profile, total development coverage, and total building coverage requirements are met. The addition has a proposed height of 25'-3 3/4", which is below the existing residence height of 27'– 6 3/8". The addition features simple gable roof forms, vinyl and V-Groove tongue-and-groove siding, fiberglass and asphalt dimensional roof shingles, and eight-over-eight and six-over-six windows with shutters on the front elevation. Trim band detailing is incorporated to complement and align with the existing residence. Existing privacy fencing along the rear and side property lines will screen a portion of the proposed addition.

Zoning Code Requirements

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

- To allow a two-story addition to encroach up to 1'-1" into the eight-foot minimum side yard setback.

Alternatives

Design alternatives that would eliminate the need for the variance were explored by the applicant, including reducing the distance between the kitchen island and cabinetry. However, the owners have a specific kitchen design they would like to be incorporated into the addition and would like to retain the proposed distance to the north wall, as the stove range projects farther into the circulation path than the surrounding cabinetry. Reducing this distance would limit maneuverability between the kitchen and living areas and the back door to a future patio. Additionally, the location of the detached garage and driveway limits the buildable area on the south side of the property, restricting the ability to expand the addition in that direction. The owners also discussed the proposed variance with their northern neighbor, whose property abuts the addition, and the neighbor did not express any objections.

Requested Action and Findings

Staff has reviewed the application, visited the site, and reviewed and discussed the plans with the applicant. Alternative designs could avoid the requested variance; however, those alternatives would not adequately accommodate the owners' proposed kitchen layout and the functional needs of the addition. The additional 1'-1" of width is necessary to maintain adequate circulation between living spaces and beneficial use of the property (Finding #2 - Reasonable Return/Beneficial Use). The requested variance is a minor encroachment into the side yard setback and represents the minimum relief necessary to maintain a functional living space. Locating the addition elsewhere on the property is not possible due to the location of existing structures and pavement, which limits overall available space (Finding #3 - Minimum Necessary). The addition is designed to complement the existing residence and the surrounding neighborhood through its scale, height, roof forms, and exterior materials. Existing privacy fencing will reduce the impact on adjacent neighbors (Finding #4 - Neighborhood Character). Based on the above findings, Staff recommend approval of the application with Findings #2, #3, and #4.

Attachments

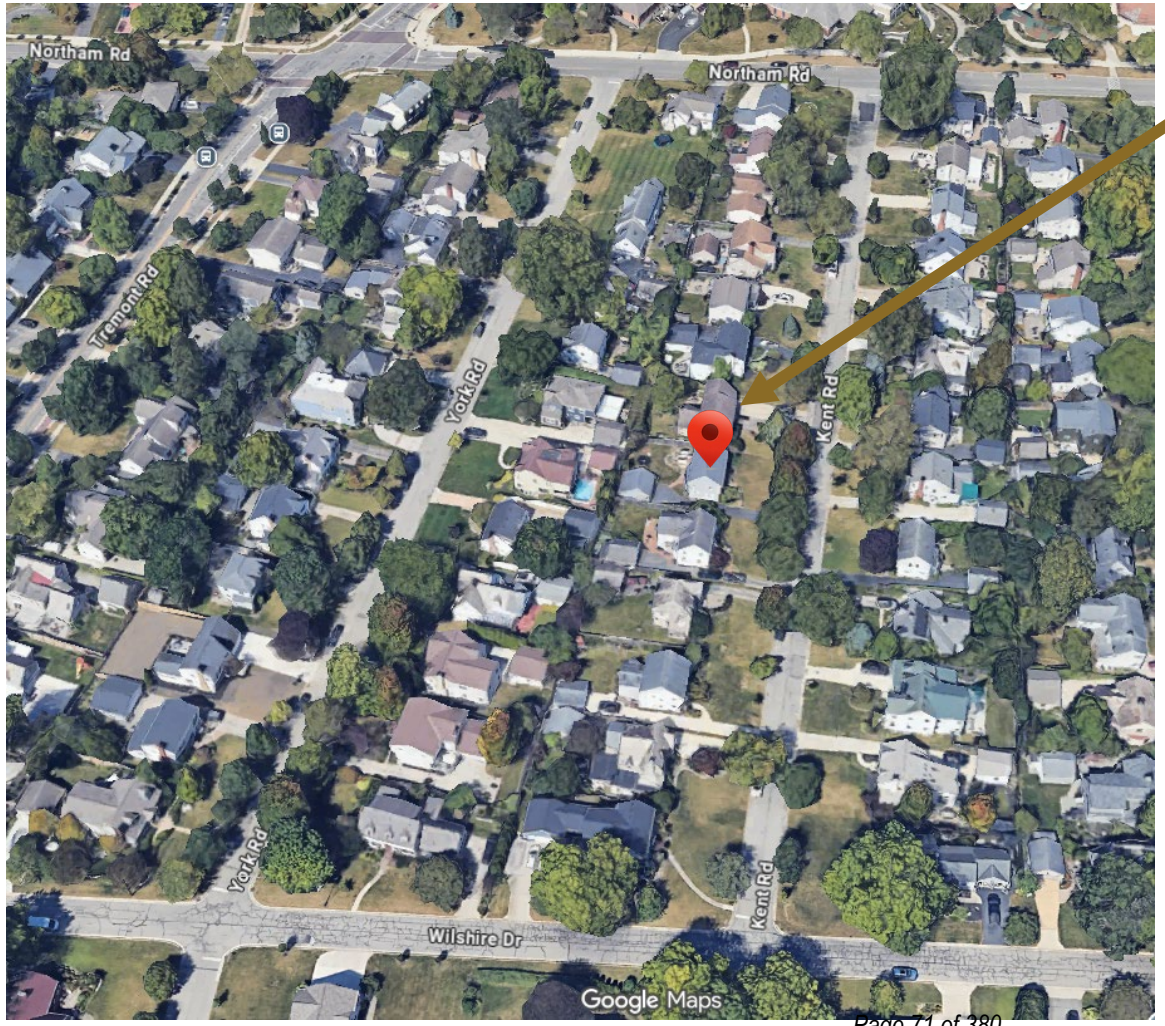
1.	2705 Kent Rd_Presentation
2.	2705 Kent Rd_Application
3.	2705 Kent Rd_Plans
4.	2705 Kent Rd_Public Notice

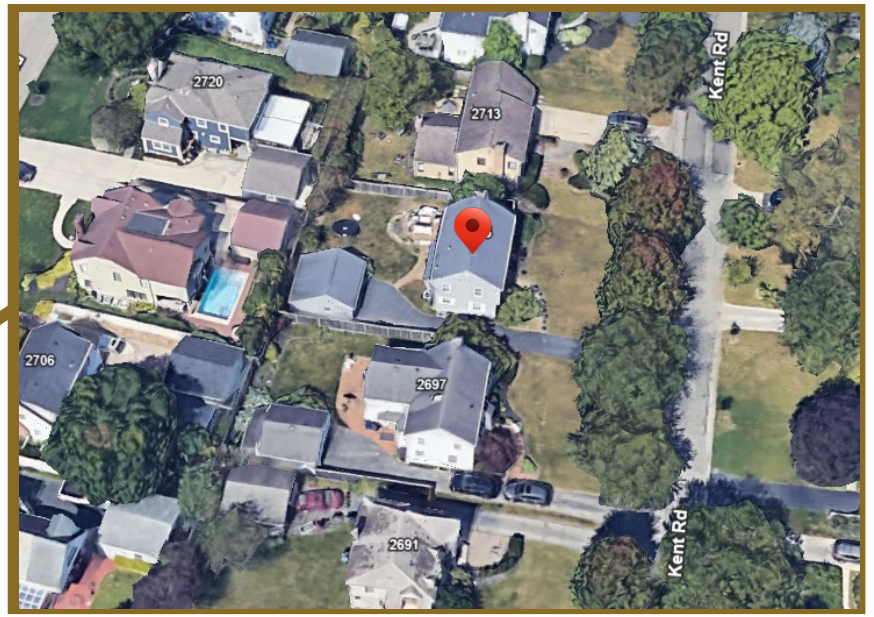
2705 Kent Road

BZAP Staff Report Pictures | Variance Application 56-26

September 16, 2026

Google Maps ® Aerial





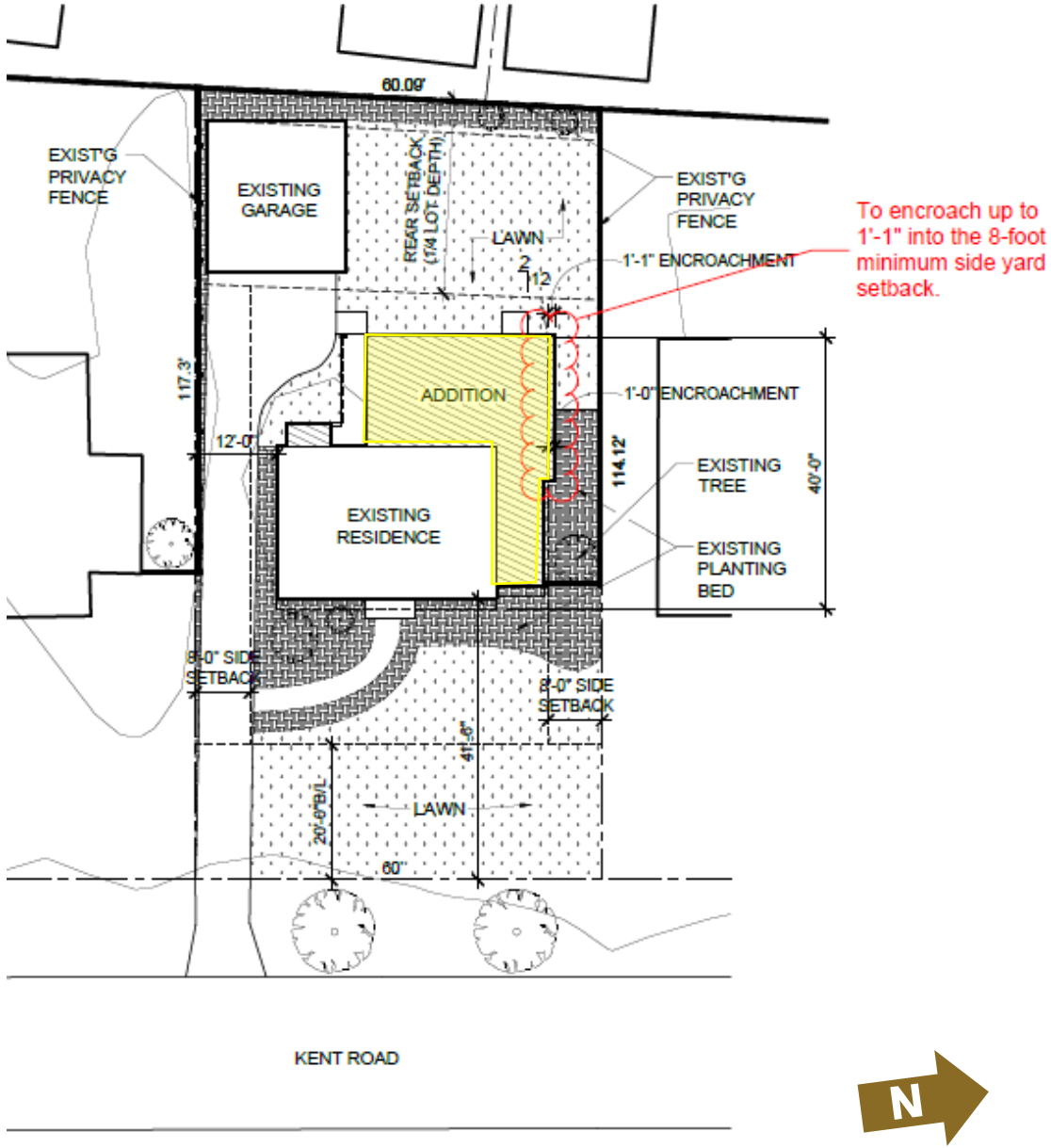
N

Existing Conditions

Proposed Site Plan

- Proposal:
  - 1,319 GSF, two-story addition [454 SF footprint]
    - 1st floor: new kitchen, dining room, pantry, & extended living room
    - 2nd floor: new primary suite, hall bathroom, & reconfigured bedrooms

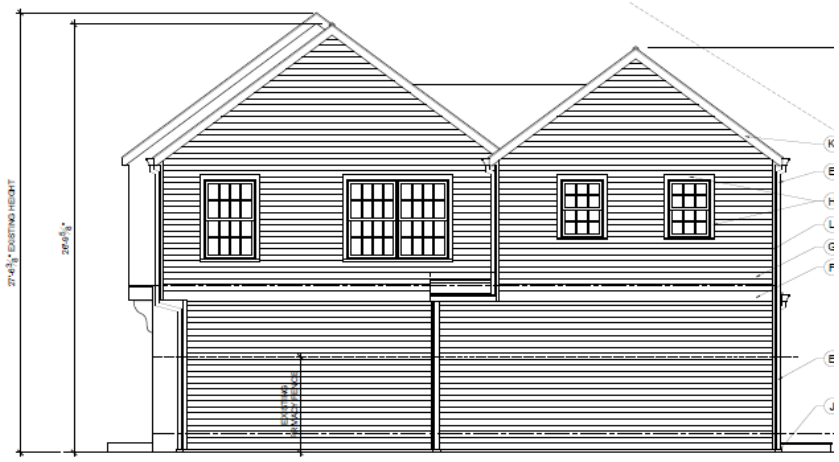
- Variance requested:
  - To allow a two-story addition to encroach up to 1’-1” into the eight-foot minimum side yard setback.



Proposed Elevations

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

FRONT (EAST) ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"



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

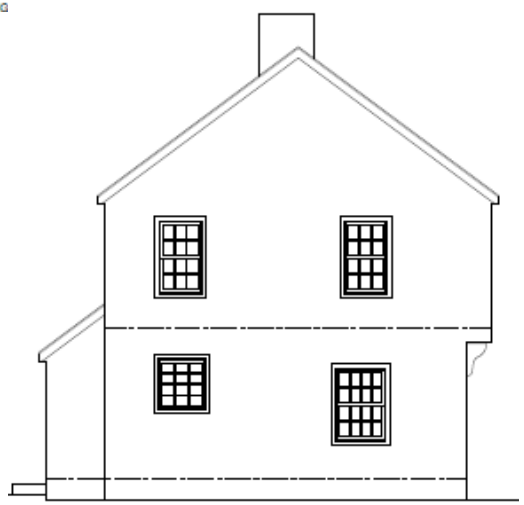
SIDE (NORTH) ELEVATION
EXISTING

Proposed Elevations

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

REAR (WEST) ELEVATION
EXISTING

SIDE (SOUTH) ELEVATION



SIDE (SOUTH) ELEVATION
EXISTING

Variance Request/Staff Recommendation

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

1) To allow a two-story addition to encroach up to 1’-1” into the eight-foot minimum side yard setback.

Staff recommends approval of the application with Findings #2, #3, and #4.

Record No: 26-3816

Variance Application

Status: Active

Submitted On: 8/18/2026

Primary Location

2705 KENT RD
UPPER ARLINGTON, OH 43221

Owner

SCHREIBER WILLIAM | SCHREIBER VICTORIA
Kent Road 2705 COLUMBUS , OH 43221

Variance Information

Describe Variance Request

We are requesting a variance to encroach 1'-1" into the side yard setback along the north boundry of this property.

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 location of the detached garage and the driveway reduce the buildable area on the south side of this property. As a result the addition is shifted to the north and into the setback.

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

The variance is negligible. Other homes have received variances for similar encroachments.

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

There is currently a privacy fence along the north property line that will reduce the impact of this addition on the adjacent neighbor. The portion of the addition at the front of the home is compliant with the setbacks. The portion that encroaches into the setback is located towards the rear minimizing the impact of the non-compliant portion on the streetscape.

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

The owners have a very specific kitchen design they would like incorporated in this addition. This varance request is the minimum necessary to accomplish their goal. Were the kitchen to be designed differently the variance may not be needed.

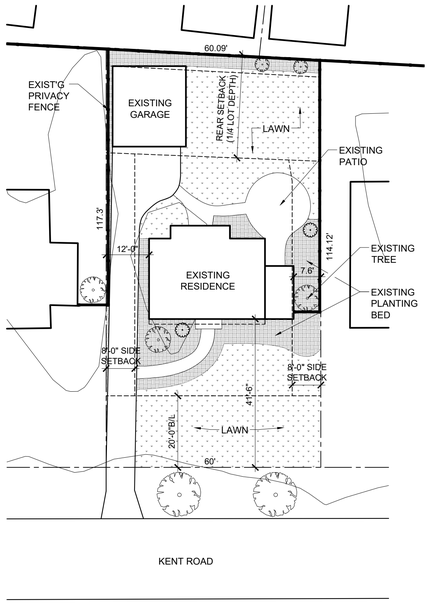
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

Yes, alternative designs for the kitchen are possible without the variance. The owner would like to retain the clearance between the island and the cabinetry on the north wall because the proposed range will project 4-6" into the path of circulation and this space needs to accommodate not just cooking but also movement from the living spaces to the backyard and a future patio.

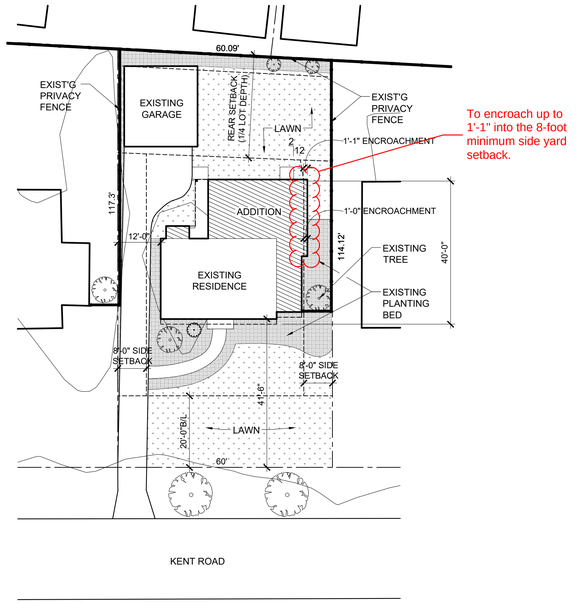
The owners have reviewed the proposed encroachment with their neighbor who did not express any objections. The addition is buffered by the current privacy fence and the encroachment is minimal.

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

☑



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



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

ZONING IDENTIFICATION	-	R-1C	
PARCEL ID:	-	070-001222-00	
LOT AREA	-	6,943 SQ. FT.	
EXISTING BUILDING COVER	-	1,416 SQ. FT.	20% OF LOT AREA
PERMITTED BUILDING COVER	-	2,013 SQ. FT.	29% OF LOT AREA
PROPOSED BUILDING COVER	-	1,870 SQ. FT.	27% OF LOT AREA
EXISTING DEVELOPMENT COVER	-	2,812 SQ. FT.	41% OF LOT AREA
PERMITTED DEVELOPMENT COVER	-	3,472 SQ. FT.	50% OF LOT AREA
PROPOSED DEVELOPMENT COVER	-	2,973 SQ. FT.	43% OF LOT AREA

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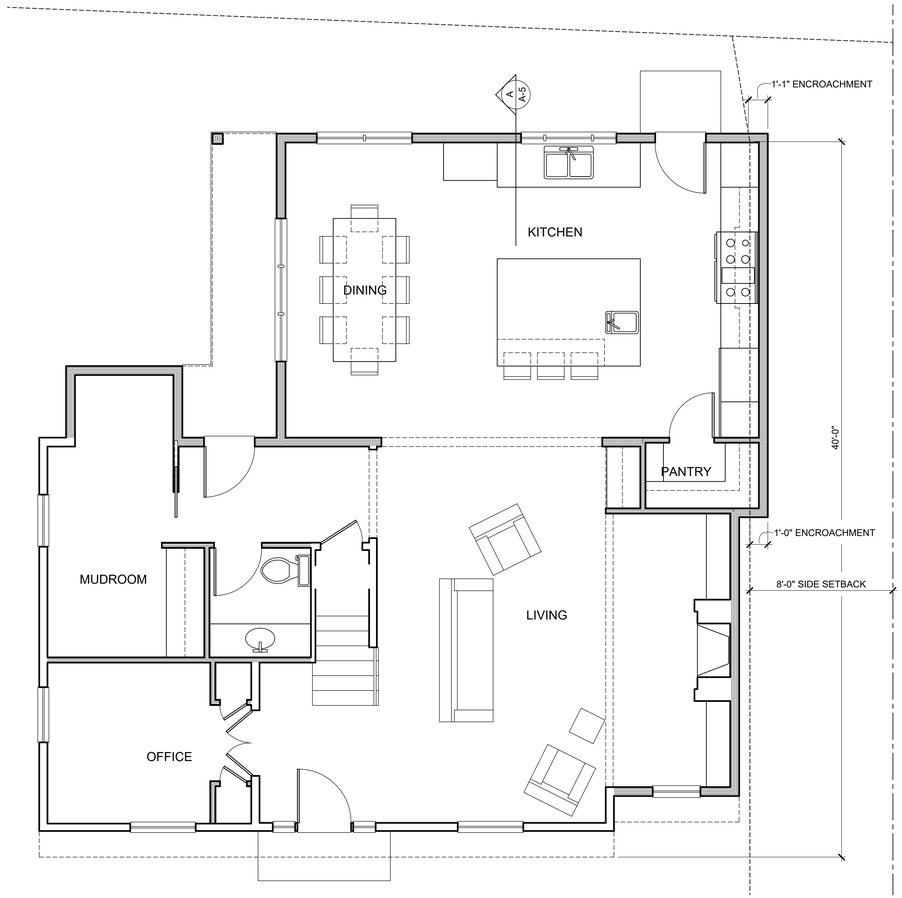
ADDITION & REMODELING
THE SCHREIBER RESIDENCE
2705 KENT ROAD

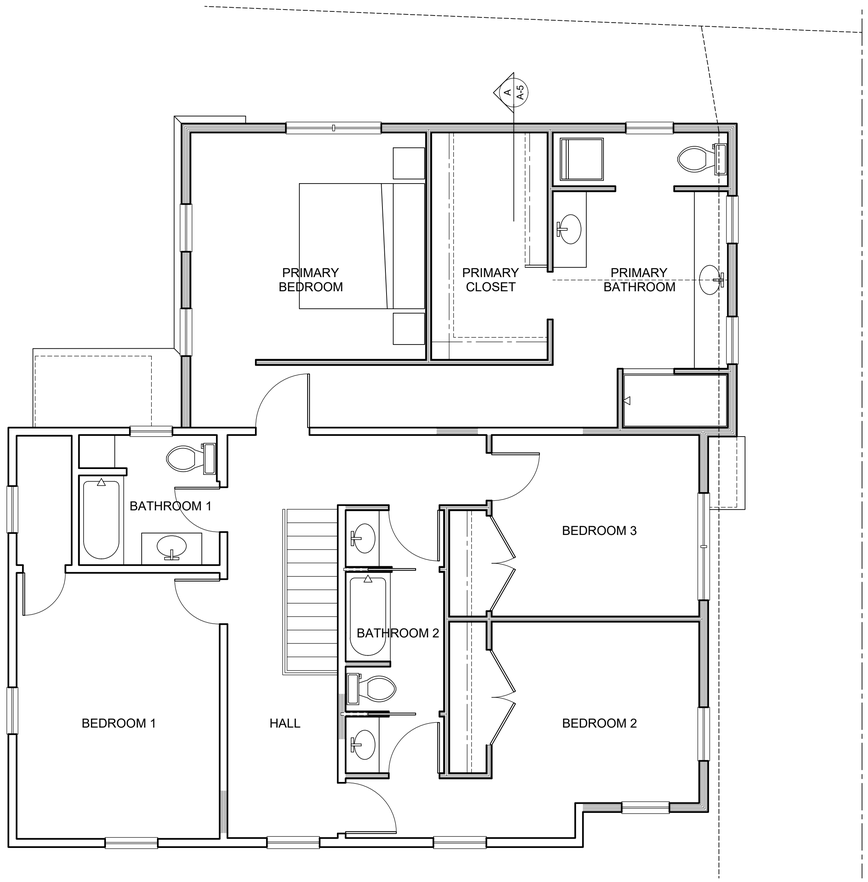
Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 08-17-2026
REVISED: 09-02-2026

A-1



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



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

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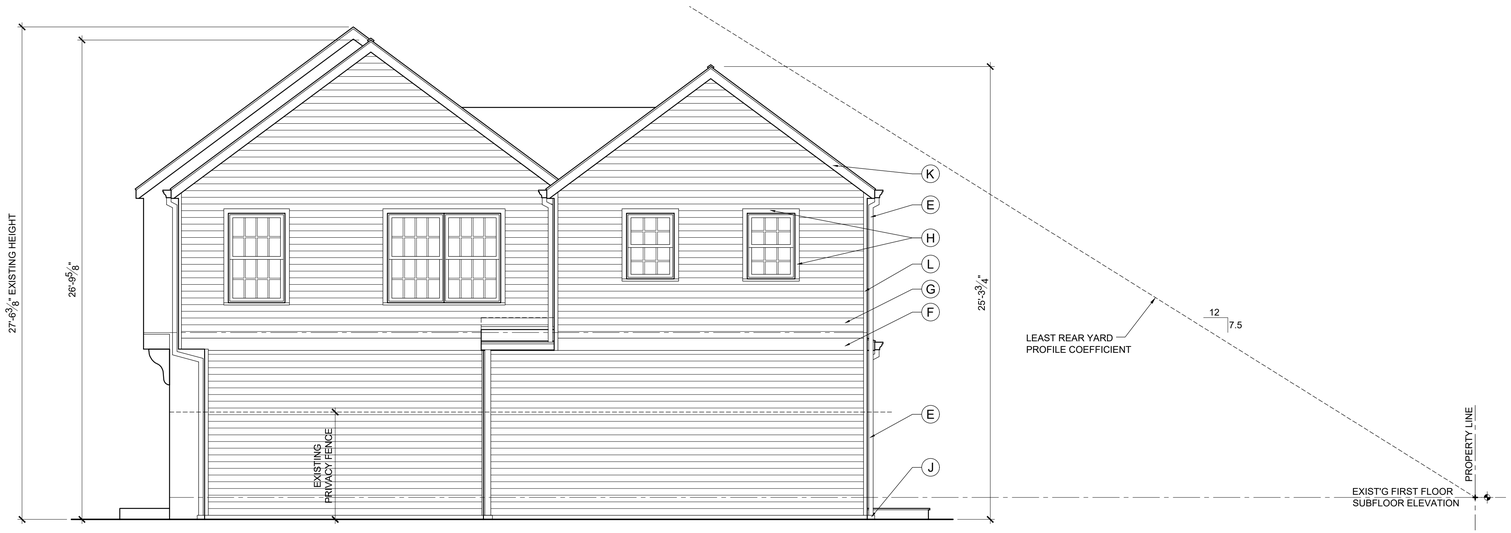
ADDITION & REMODELING
THE SCHREIBER RESIDENCE
2705 KENT ROAD

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 08-17-2026

A-2

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



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

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

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

ELEVATION NOTES

- ALL GUTTERS AND DOWNSPOUTS TO CONNECT UNDERGROUND TO DRAIN TILE AND DRAIN TILE TO BE ROUTED TO CURB AT STREET. IF EXISTING DRAIN TILE ARE TO BE USED, CONTRACTOR TO VERIFY THAT EXISTING DRAIN TILE ARE OPERATING PROPERLY PRIOR TO CONNECTING NEW DOWNSPOUTS

A. DIMENSIONAL ROOF SHINGLES
B. RIDGE VENT BENEATH SHINGLES
C. FASCIA WRAPPED IN ALUMINUM COIL STOCK TO MATCH EXISTING
D. OGEE PROFILE GUTTER TO MATCH EXISTING
E. PREFINISHED ALUMINUM DOWNSPOUT TO MATCH EXISTING
F. 10" TRIM BAND WRAPPED IN ALUMINUM COIL STOCK
G. VINYL SIDING TO MATCH AND ALIGN WITH EXISTING
H. WINDOW TRIM WRAPPED IN COIL STOCK TO MATCH EXISTING
I. SHUTTER TO MATCH EXISTING
J. DOWNSPOUT BOOT
K. RAKE TRIM WRAPPED IN ALUMINUM COIL STOCK, MATCH EXISTING
L. VINYL CORNER TRIM TO MATCH EXISTING
M. 1X8 V-GROOVE T&G SIDING

ADDITION & REMODELING
THE SCHREIBER RESIDENCE
2705 KENT ROAD

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 08-17-2026
PROGRESS: 09-02-2026

A-3

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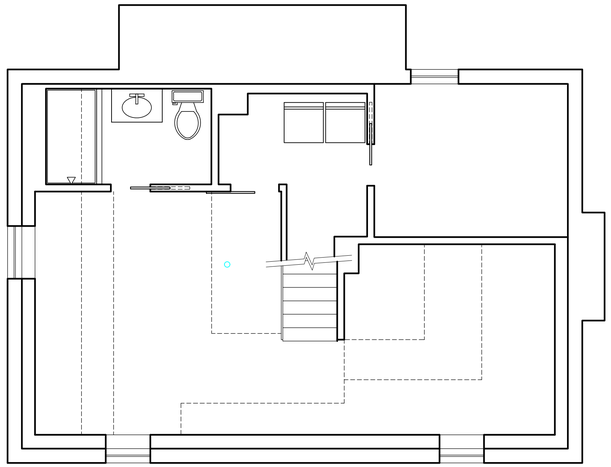
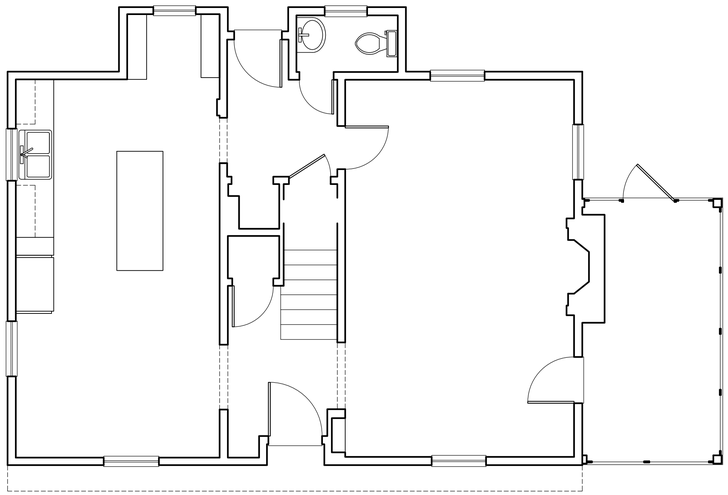
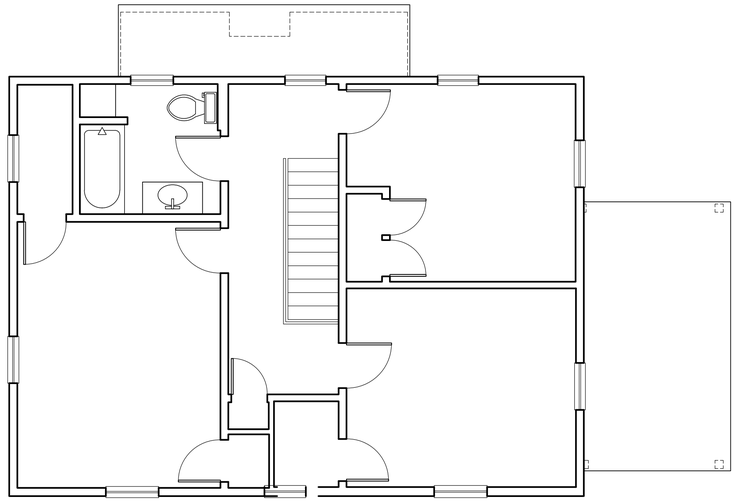


LOWER LEVEL PLAN
EXISTING
SCALE: 1/4" = 1'-0"



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



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

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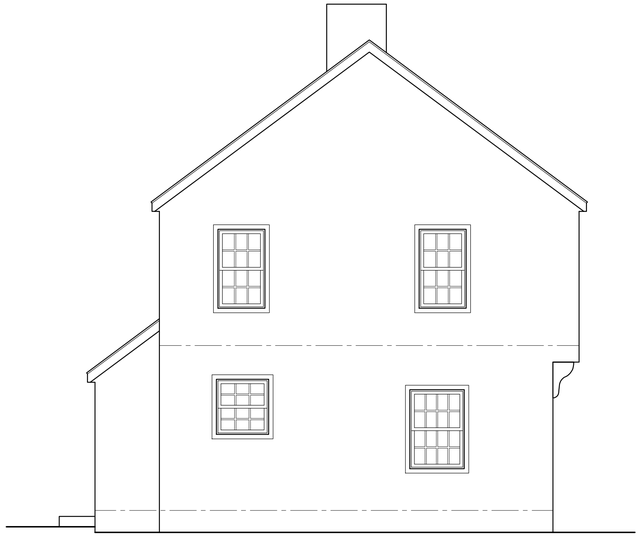
ADDITION & REMODELING
THE SCHREIBER RESIDENCE
2705 KENT ROAD

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 08-17-2026

A-2 EXIST

FRONT (EAST) ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"



SIDE (SOUTH) ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"

REAR (WEST) ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"

SIDE (NORTH) ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"

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ADDITION & REMODELING
THE SCHREIBER RESIDENCE
2705 KENT ROAD

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 08-17-2026

A-3 EXIST

August 17, 2026

2700 York Road
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2705 Kent Road, Upper Arlington

Dear Mr. and Ms. Elmi:

I am writing to inform you that we are requesting a zoning variance to build a two-story addition at the rear of our home. This request will be heard at 6:00 p.m. Wednesday, September 16, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

The Schreibers

August 17, 2026

2706 York Road
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2705 Kent Road, Upper Arlington

Dear Residents

I am writing to inform you that we are requesting a zoning variance to build a two-story addition at the rear of our home. This request will be heard at 6:00 p.m. Wednesday, September 16, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

The Schreibers

August 17, 2026

2712 York Road
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2705 Kent Road, Upper Arlington

Dear Mr. and Mrs. Nye:

I am writing to inform you that we are requesting a zoning variance to build a two-story addition at the rear of our home. This request will be heard at 6:00 p.m. Wednesday, September 16, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

The Schreibers

August 17, 2026

2720 York Road
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2705 Kent Road, Upper Arlington

Dear Mr. And Mrs. Tiggert:

I am writing to inform you that we are requesting a zoning variance to build a two-story addition at the rear of our home. This request will be heard at 6:00 p.m. Wednesday, September 16, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

The Schreibers

August 17, 2026

2726 York Road
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2705 Kent Road, Upper Arlington

Dear Mr. And Mrs. Drake:

I am writing to inform you that we are requesting a zoning variance to build a two-story addition at the rear of our home. This request will be heard at 6:00 p.m. Wednesday, September 16, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

The Schreibers

August 17, 2026

2721 Kent Road
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2705 Kent Road, Upper Arlington

Dear Mr. And Mrs. Yoko:

I am writing to inform you that we are requesting a zoning variance to build a two-story addition at the rear of our home. This request will be heard at 6:00 p.m. Wednesday, September 16, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

The Schreibers

August 17, 2026

2713 Kent Road
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2705 Kent Road, Upper Arlington

Dear Johnathan & Alejandra:

I am writing to inform you that we are requesting a zoning variance to build a two-story addition at the rear of our home. This request will be heard at 6:00 p.m. Wednesday, September 16, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

The Schreibers

August 17, 2026

2697 Kent Road
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2705 Kent Road, Upper Arlington

Dear Mr. And Mrs. Ward:

I am writing to inform you that we are requesting a zoning variance to build a two-story addition at the rear of our home. This request will be heard at 6:00 p.m. Wednesday, September 16, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

The Schreibers

August 17, 2026

2691 Kent Road
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2705 Kent Road, Upper Arlington

Dear Mr. And Mrs. Mastin:

I am writing to inform you that we are requesting a zoning variance to build a two-story addition at the rear of our home. This request will be heard at 6:00 p.m. Wednesday, September 16, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

The Schreibers

August 17, 2026

2688 Kent Road
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2705 Kent Road, Upper Arlington

Dear Ms. Ryan:

I am writing to inform you that we are requesting a zoning variance to build a two-story addition at the rear of our home. This request will be heard at 6:00 p.m. Wednesday, September 16, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

The Schreibers

August 17, 2026

2696 Kent Road
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2705 Kent Road, Upper Arlington

Dear Mr. Hite:

I am writing to inform you that we are requesting a zoning variance to build a two-story addition at the rear of our home. This request will be heard at 6:00 p.m. Wednesday, September 16, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

The Schreibers

August 17, 2026

2704 Kent Road
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2705 Kent Road, Upper Arlington

Dear Mr. And Mrs. Knipe:

I am writing to inform you that we are requesting a zoning variance to build a two-story addition at the rear of our home. This request will be heard at 6:00 p.m. Wednesday, September 16, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

The Schreibers

August 17, 2026

2712 Kent Road
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2705 Kent Road, Upper Arlington

Dear Mr. And Mrs. Hale:

I am writing to inform you that we are requesting a zoning variance to build a two-story addition at the rear of our home. This request will be heard at 6:00 p.m. Wednesday, September 16, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

The Schreibers

August 17, 2026

2718 Kent Road
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2705 Kent Road, Upper Arlington

Dear Mr. And Mrs. Ou Yang:

I am writing to inform you that we are requesting a zoning variance to build a two-story addition at the rear of our home. This request will be heard at 6:00 p.m. Wednesday, September 16, 2026 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

The Schreibers

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: William and Victoria Schreiber

Location of property subject to BZAP request: 2705 Kent Road

This application will be heard by the Board of Zoning and Planning on: September 16, 2026

Describe activity which requires Board of Zoning and Planning review:

The variance is needed to permit the construction of a two-story addition at the rear 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:
2700 YORK ROAD	MIN HSIU YANG & MAX ELMI	9589 0710 5270 4083 0174 57	8/18/26
2706 YORK ROAD	U S BANK N A TROY OHIO TR	9589 0710 5270 4083 0173 72	8/18/26
2712 YORK ROAD	JOHN & BRANDI NYE	9589 0710 5270 4083 0173 27	8/18/26
2720 YORK ROAD	DAVID TIGGET & TONYA STALNAKER TIGGET	9589 0710 5270 4083 0173 85	8/18/26
2726 YORK ROAD	PHILIP & LISA DRAKE	9589 0710 5270 4083 0173 96	8/18/26
2721 KENT ROAD	ZACHARY YOKO & EMILY GROZA YOKO	9589 0710 5270 4083 0174 02	8/18/26
2713 KENT ROAD	JOHNATHAN BURGOYNE & ALEJANDRA ANGULO	9589 0710 5270 4083 0174 19	8/18/26
2697 KENT ROAD	DANIEL & JOYCE WARD	9589 0710 5270 4083 0174 33	8/18/26
2691 KENT ROAD	JAMES & LINDA MASTIN	9589 0710 5270 4083 0174 40	8/18/26
2688 KENT ROAD	JOHANNA RYAN	9589 0710 5270 4083 0174 64	8/18/26
2696 KENT ROAD	TERRY HITE	9589 0710 5270 4083 0173 65	8/18/26
2704 KENT ROAD	CURTIS & BARBARA KNIPE	9589 0710 5270 4083 0173 58	8/18/26
2712 KENT ROAD	AMY & ADAM HALE	9589 0710 5270 4083 0173 4	8/18/26
Applicant Signature:			**Date:** 8/18/26

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: William and Victoria Schreiber

Location of property subject to BZAP request: 2705 Kent Rd

This application will be heard by the Board of Zoning and Planning on: Sept 16, 2026

Describe activity which requires Board of Zoning and Planning review:

The variance is needed to permit the construction of a two-story addition at the rear 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:
2718 KENT ROAD	TED & HSIN CHIAO OU YANG	9589 0710 5270 4083 0173 34	8/18/26
Applicant Signature:			**Date:** 8/18/26

9589 0710 5270 4083 0173 34

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Columbus, OH 43221

OFFICIAL USE

Certified Mail Fee $5.55	0212
$ $4.65	10
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	AUG 18 2026
☐ Adult Signature Required $ $0.00	COLUMBUS, OH 43212-9998
☐ Adult Signature Restricted Delivery $	
Postage $0.82	08/18/2026
$	
Total Postage and Fees $11.02	
$	

Sent To: Co Yeary

Street and Apt. No., or PO Box No.: 2718 Kent Rd

City, State, ZIP+4®: Upper Arlington OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4083 0173 41

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Columbus, OH 43221

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$ $4.65	10
Extra Services & Fees *(check box, add fee as appropriate)*	
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☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	AUG 18 2026
☐ Adult Signature Required $ $0.00	COLUMBUS, OH 43212-9998
☐ Adult Signature Restricted Delivery $	
Postage $0.82	08/18/2026
$	
Total Postage and Fees $11.02	
$	

Sent To: Ikiles

Street and Apt. No., or PO Box No.: 2712 Kent Rd

City, State, ZIP+4®: Columbus OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Columbus, OH 43221

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$ $4.65	10
Extra Services & Fees *(check box, add fee as appropriate)*	
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☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	AUG 18 2026
☐ Adult Signature Required $ $0.00	COLUMBUS, OH 43212-9998
☐ Adult Signature Restricted Delivery $	
Postage $0.82	08/18/2026
$	
Total Postage and Fees $11.02	
$	

Sent To: Knives

Street and Apt. No., or PO Box No.: 2704 Kent Rd

City, State, ZIP+4®: Columbus OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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$ $4.65	10
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	AUG 18 2026
☐ Adult Signature Required $ $0.00	COLUMBUS, OH 43212-9998
☐ Adult Signature Restricted Delivery $	
Postage $0.82	08/18/2026
$	
Total Postage and Fees $11.02	
$	

Sent To: Ikile

Street and Apt. No., or PO Box No.: 2696 Kent Rd

City, State, ZIP+4®: Upper Arlington OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4083 0173 72

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$ $4.65	10
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $1.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	AUG 18 2026
☐ Adult Signature Required $ $0.00	COLUMBUS, OH 43212-9998
☐ Adult Signature Restricted Delivery $	
Postage $0.82	08/18/2026
$	
Total Postage and Fees $11.02	
$	

Sent To: Residents

Street and Apt. No., or PO Box No.: 2706 York RD

City, State, ZIP+4®: Upper Arlington OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4083 0173 89

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Columbus, OH 43221

OFFICIAL USE

Certified Mail Fee $5.55	0212
$ $4.65	10
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $1.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	AUG 18 2026
☐ Adult Signature Required $ $0.00	COLUMBUS, OH 43212-9998
☐ Adult Signature Restricted Delivery $	
Postage $0.82	08/18/2026
$	
Total Postage and Fees $11.02	
$	

Sent To: Tigers

Street and Apt. No., or PO Box No.: 2720 York RD

City, State, ZIP+4®: Upper Arlington OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4083 0173 96

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

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

Columbus, OH 43221

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$1.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$11.02

TRI VILLAGE POST OFFICE
AUG 18 2026
COLUMBUS, OH 43212-9998
Postmark Here

0212 10

08/18/2026

Sent To: Drakes
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	$0.82
Total Postage and Fees	$6.37

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☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$11.02

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Postage	$0.82
Total Postage and Fees	$11.02

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Street and Apt. No., or PO Box No.: 2697 Kent Rd
City, State, ZIP+4®: Upper Arlington OH 43221

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$11.02

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Sent To: Mastins
Street and Apt. No., or PO Box No.: 2691 Kent Rd
City, State, ZIP+4®: Upper Arlington OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	$0.82
Total Postage and Fees	$11.02

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$11.02

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0212 10

08/18/2026

Sent To: Ryan
Street and Apt. No., or PO Box No.: 2688 Kent Rd
City, State, ZIP+4®: OA OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

Authors: Riley Stanek, Community Development Intern

BZAP Meeting Date: September 16, 2026

Subject: 1768 Bedford Road (VAR-58-26) - To permit a 528-square foot detached garage, in lieu of the 523-square foot limit, and increase its height from 17' to 20'-7", with a 15'-2" plate height, in lieu of the 9'-6" limit.

Site Description/History

The subject property, 1768 Bedford Road, is located on the east side of the street, two parcels north of King Avenue, and is zoned R-1c, One-Family Residence District. It is platted as Lot #4 of Block 22 of the Upper Arlington subdivision from 1914. The 0.17-acre lot has a width of 61 feet and a depth of 122 feet, and includes a 40-foot front building line and a five-foot wide rear utility easement. The property contains a Tudor Revival-style residence built in 1919 with stucco siding, a single-story detached garage accessed via a driveway from the northwest corner of the lot, and a concrete patio in the rear yard. The home is designated as a Contributing Structure within the Historic District. The front yard contains two large mature trees, and the rear yard is enclosed by a wooden privacy fence. Several existing nonconforming conditions are present on the property, including a one-foot encroachment into the required three-foot side yard setback for detached garages, and the primary residence is built two feet forward of the front building line. The home was purchased by the applicant in 2023.

Proposal

The proposal includes the reconstruction of a detached garage that exceeds the maximum permitted size, height, and plate height. The existing garage footprint (378-square-feet) does not accommodate two modern vehicles parked parallel to each other. The proposed 528-square-foot (22' x 24') detached garage will accommodate modern vehicles and include a second floor home office (no sleeping quarters), and be a dust-free space during the future remodeling of the primary residence. The future remodeling of the primary residence will comply with all applicable City standards and will not require variances.

The proposed garage will be 20'-7" tall, exceeding the 17-foot height maximum, and it will have a top plate height of 15'-2", which exceeds the 9'-6" maximum (variances required). Lastly, the garage's size is 7.06 percent of the total lot area, which will exceed the seven percent detached garage size maximum (variance required).

The structure design includes stucco siding, asphalt shingles, a carriage-style garage door, and aluminum trim to match the existing house and complement the neighborhood's historic

character. The front facade (west elevation) features three windows and one window on the right (southern) elevation, all with muntins to match the appearance and character of the primary residence.

All other setbacks, building cover, and development cover are in compliance with City standards.

Zoning Code Requirements

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

1. To permit a detached garage that is 528 square feet, exceeding the maximum permitted 523 square feet;
2. To allow an increase in height from 17' to 20'-7"; and
3. To allow an increase in the maximum detached garage floor plate height on the rear elevation from 9'-6" to 15'-2".

Alternatives

The existing single-story detached garage is only 378 square feet and does not accommodate two modern-sized cars. The increase in footprint (+150 SF) is necessary to adequately store the homeowners' vehicles. To avoid the height variance, the homeowner could have chosen to add the office as an addition to the primary residence. This option would not be as financially feasible for the owner and could result in a nonconforming building and development coverage exceeding the permitted maximum. Also, this alternative would not serve the other purpose for this additional habitable space — to have a dust-free room while planned (future) construction on the primary residence takes place.

Requested Action and Findings

Staff has reviewed the application, plans, and visited the site. The applicant took the opportunity to adjust the location of the detached garage to be in compliance with the required side yard setback. Staff appreciates this adjustment and recognizes the proposed design as the minimum necessary to make reasonable use of the property while accommodating the homeowners' needs (Finding #3, Minimum Necessary). The proposed two-story design adds several Tudor-Revival style architectural elements, including window muntins and a carriage-style door, which is an architectural improvement to the structure and benefits the historic character of the neighborhood (Finding #4, Essential Character). The proposed height is below what the Board has recently approved for detached garages with second floor spaces, and the exceedance of five feet is certainly negligible. For these reasons, Staff recommends approval of this variance application with Findings #3 and #4.

Attachments

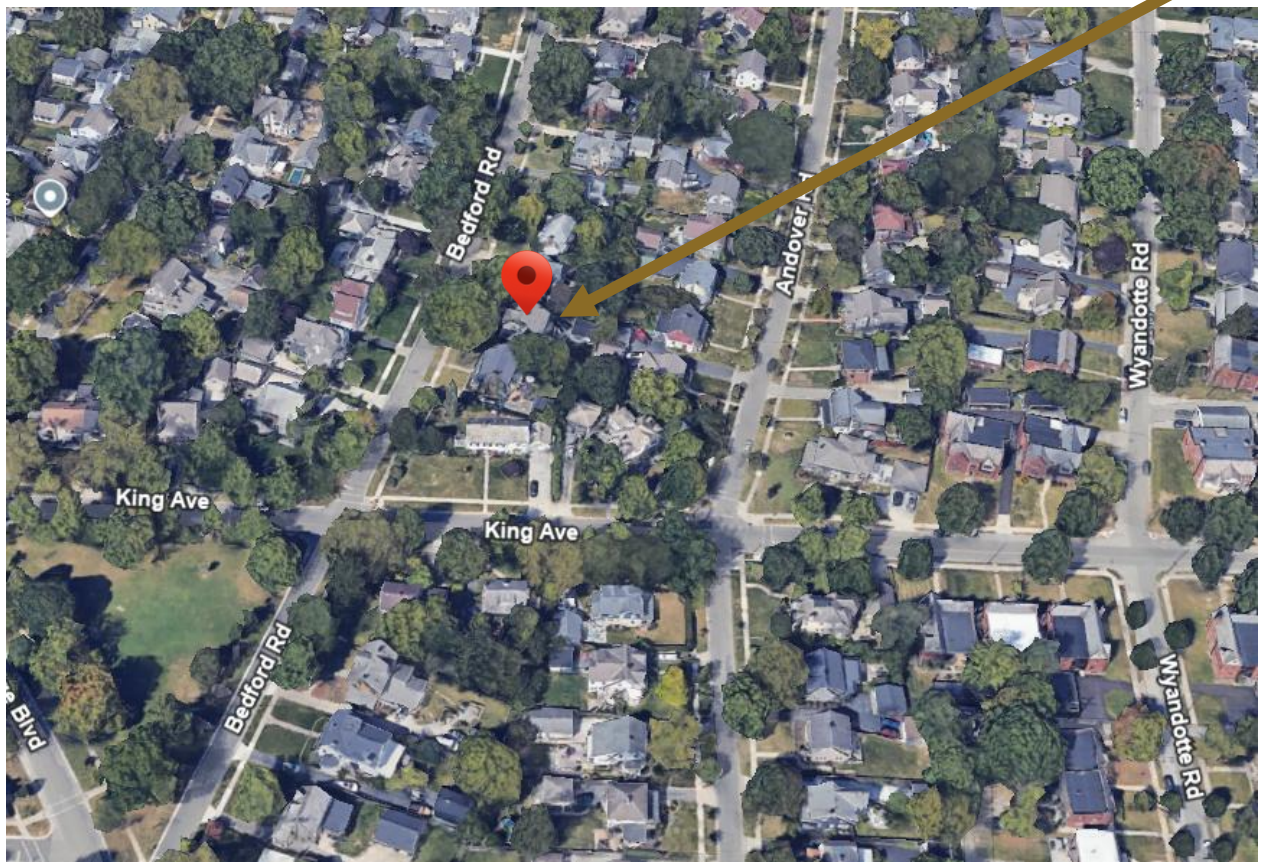
1.	1768 Bedford Rd_Presentation
2.	1768 Bedford Rd_Application
3.	1768 Bedford Rd_Public Notice
4.	1768 Bedford Rd_Plans

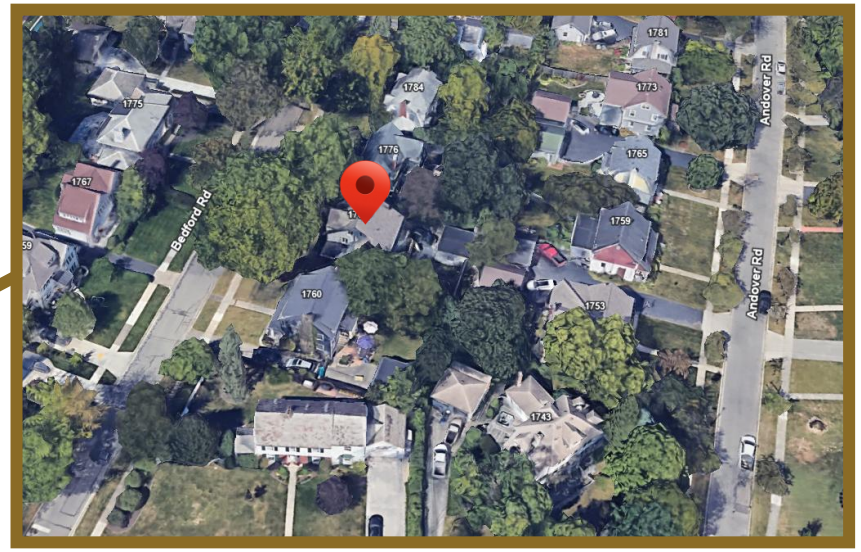
1768 Bedford Road

BZAP Staff Report Pictures | Variance Application 58-26

September 16, 2026

Google Maps ® Aerial





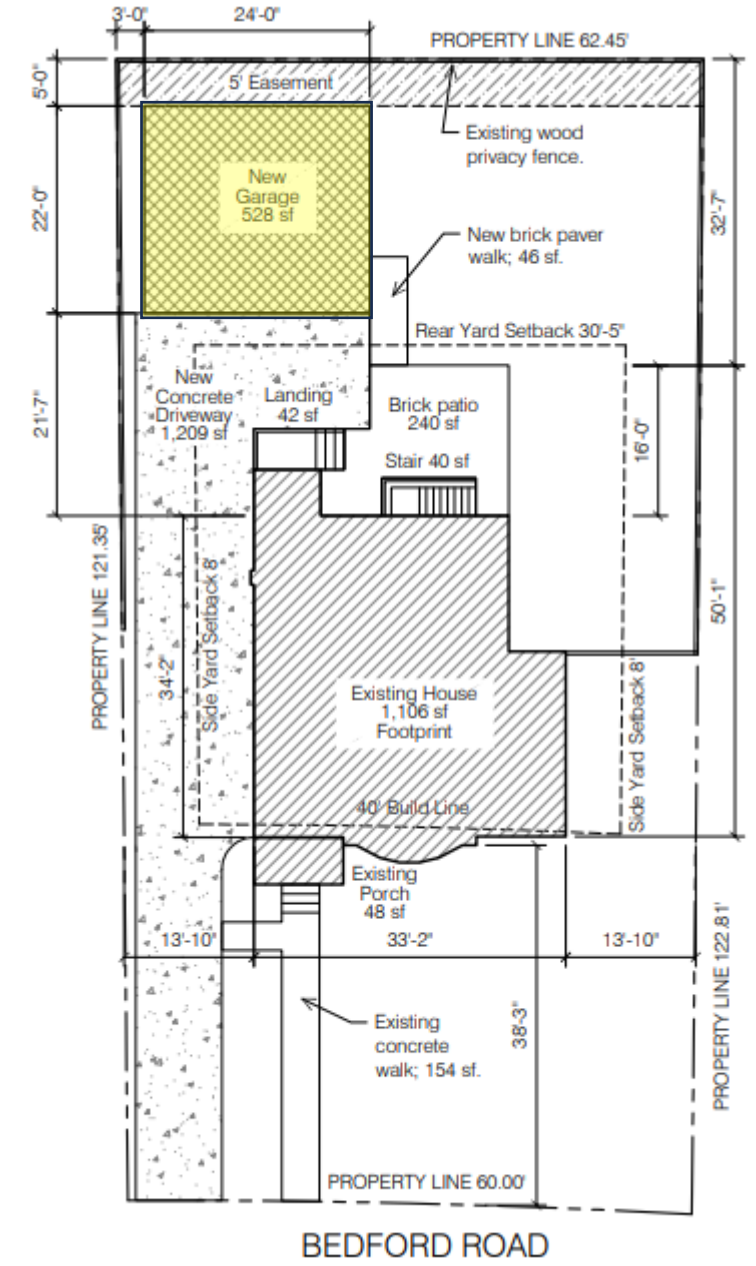
N

Existing Conditions

Proposed Site Plan

- Proposal:
  - 528 SF Detached garage
    - Enough space for two modern size cars
    - Office and bathroom on second floor

- Variance requested:
  - To permit a detached garage of 528 square feet, exceeding the maximum permitted 523 square feet, and increase the height from 17' to 20'-7" with a 15'-2" rear plate height, in lieu of the 9'-6" limit.



Proposed Elevations

GARAGE
NORTH ELEVATION

GARAGE
WEST ELEVATION

GARAGE
SOUTH ELEVATION

GARAGE
EAST ELEVATION

Variance Request/Staff Recommendation

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

1.To permit a detached garage that is 528 square feet, exceeding the maximum permitted 523 square feet;
2.To allow an increase in height from 17' to 20'-7"; and
3.To allow an increase in the maximum detached garage floor plate height on the rear elevation from 9'-6" to 15'-2".

Staff recommends approval of the application with Findings #3 and #4.

City of Upper Arlington, Ohio

September 4, 2026

Record No: 26-3837

Variance Application

Status: Active

Submitted On: 8/19/2026

Primary Location

1768 BEDFORD RD
UPPER ARLINGTON, OH 43212

Owner

THOMAS RACHEL | THOMAS AARON
UPPER ARLINGTON OH 43212

BZAP Information

BZAP Case #

VAR-58-26

Status

Pending

BZAP Determination Date

09/16/2026

Vote Tally

Primary Variance

Detached Garage

Primary Planner

Riley Stanek

Findings of Fact for Approval/Denial

Variance Request

To permit a detached garage of 528 square feet, exceeding the maximum permitted 523 square feet, and increase the height from 17' to 20'-7" with a 15'-2" rear plate height, in lieu of the 9'-6" limit.

BZAP conditions

Variance Information

Describe Variance Request

Request a variance to increase the size of the garage from 523 sf (7%) to 528 sf (7.06%).
Request a variance to increase the height of the detached garage from 17′ to 20′-7″.
Request a variance to increase the maximum detached garage floor plate height from 9′-6″ to 15′-2″.

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

The property at 1768 Bedford Road consists of a single-family 2-1/2 story house with a detached garage in the northeast corner. The existing garage is too small to fit modern day cars at 18'x20', is near the end of its life, and does not match the character of the house.

The owners would like to demolish the existing garage and replace it with a new detached garage in the same location. The garage would be increased in size to 22' deep x 24' wide. This garage size is 528 sf, which is slightly over the allowable garage size of 523 sf. The requested size is based on concrete block dimensions and the 24' width allows a stair to be placed along the south side to access the second-floor office while maintaining space for two vehicles.

The owners are requesting to have a second-floor space above the garage for two purposes. The first is to have an out-of-house office space for focus work. The second is the owners are planning a future addition/renovation project, and the second-floor garage space would give them a space to hang out dust free while the renovations are underway. The three existing bedrooms in the house would be maintained intact for sleeping purposes.

The second-floor space above the garage results in an increased overall height of 20'-7" and an increased plate height of 15'-2".

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

The variance will not confer a special privilege that is denied to other properties in the same district.
Many garages in the neighborhood have been approved with similar heights. The new garage is complimentary to the house and fits better within the historic district. The size increase is extremely modest and 528 sf is still small for today's standards.

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

The essential character of the neighborhood area will not be substantially altered due to the variance request. The height of the garage will be complimentary to the house; since the house is a tall 2-1/2 stories, the garage will not feel large comparatively. The garage has a steep gable facing the street to compliment the existing house gable. The character will fit better in the historic neighborhood versus the existing flat roof garage.

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

Multiple test fit studies were developed in the beginning stages of the project looking at the garage and house addition wholistically since there is limited space in the rear yard. The suggested design is a compromise to stay as close to the 523 sf allowable garage size and keep the height as modest as possible.

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

Allowing the increase in garage size, overall height, and plate height will provide the fullest use of the property for the owners. The garage size increase is extremely modest, and the garage height will not be overpowering compared to the adjacent structures.

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

☑

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: Jan 2021

Certification of Notice

Applicant Name: Aaron & Rachel Thomas

Location of property subject to BZAP request: 1768 Bedford Road, Upper Arlington, Ohio 43212

Describe activity which requires Board of Zoning and Planning review:

Zoning variance for garage size, height, & plate height.

This application will be heard by the Board of Zoning and Planning on: September 16, 2026

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1776 Bedford Road	Dana & Marie Deleo	9589 0710 5270 1999 4803 99	Aug 25, 2026
1784 Bedford Road	Andrew Cameron	9589 0710 5270 1999 4804 05	Aug 25, 2026
1767 Bedford Road	Julia Stewart	9589 0710 5270 1999 4804 12	Aug 25, 2026
1753 Bedford Road	James & Melissa Huddleston	9589 0710 5270 1999 4804 29	Aug 25, 2026
1759 Bedford Road	Timothy & Abbey McIlvaine	9589 0710 5270 1999 4804 36	Aug 25, 2026
1743 Andover Road	Arnold Thies	9589 0710 5270 1999 4804 43	Aug 25, 2026
1866 King Avenue	Stephen & Marjorie Polk	9589 0710 5270 1999 4804 50	Aug 25, 2026
1765 Andover Road	Robert Mercer	9589 0710 5270 1999 4804 67	Aug 25, 2026
1759 Andover Road	Brian Bush	9589 0710 5270 1999 4804 74	Aug 25, 2026
1753 Andover Road	Robert & Emily Muhn	9589 0710 5270 1999 4804 81	Aug 25, 2026
6605 Longshore St Suite 240	Kor Ventures LLC	9589 0710 5270 1999 4804 98	Aug 25, 2026
1789 Bedford Road	Nathan & Teresa Walsh	9589 0710 5270 1999 4804 04	Aug 25, 2026
1775 Bedford Road	Matthew & Michelle Bruggeman	9589 0710 5270 1999 4804 11	Aug 25, 2026
Applicant Signature:		[redacted]	**Date:** 8/25/26

NOTICE:

Date: August 19, 2026

To:

Please be advised that Aaron & Rachel Thomas have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 1768 Bedford Road, Upper Arlington, Ohio 43212.

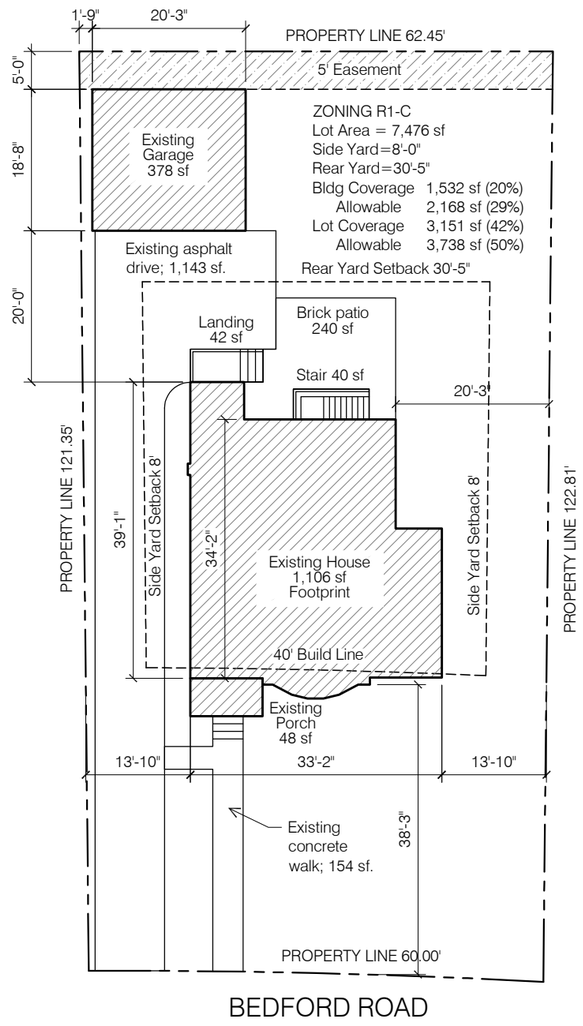
The zoning variance request is as follows:

Request a variance to increase the size of the garage from 523 sf (7%) to 528 sf (7.06%).
Request a variance to increase the height of the detached garage from 17' to 20'-7".
Request a variance to increase the maximum detached garage floor plate height from 9'-6" to 15'-2".

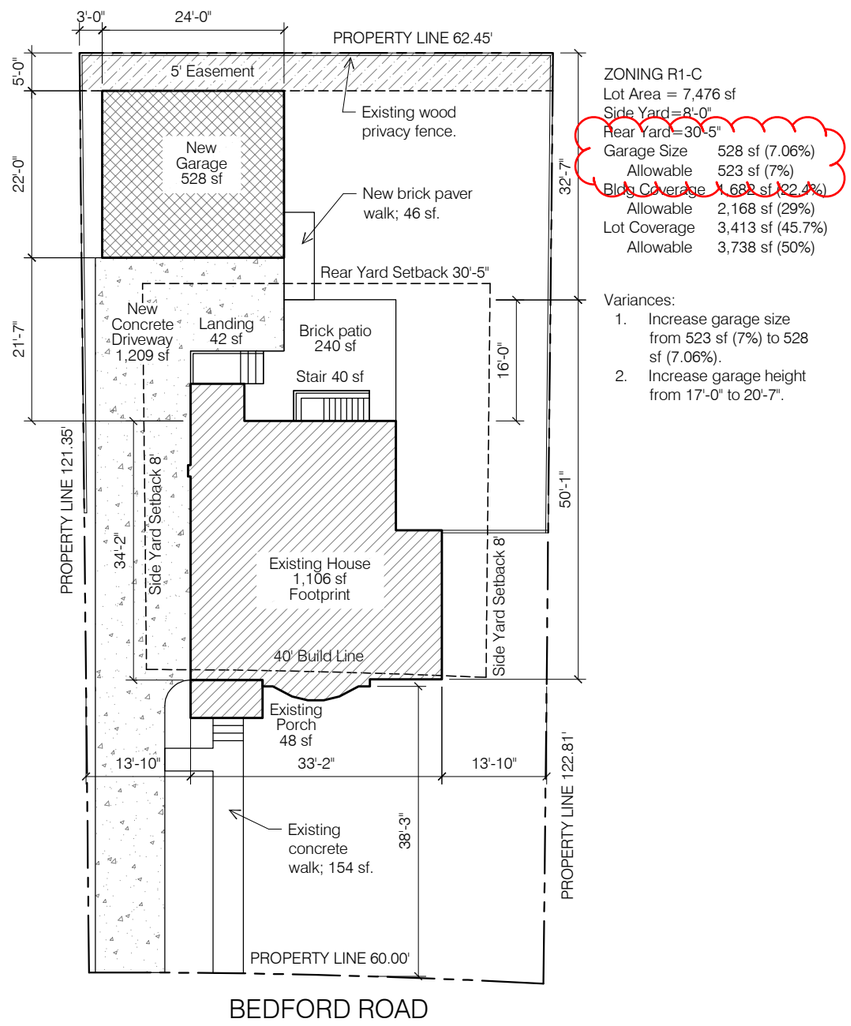
The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, September 16, 2026 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

Brenda Parker (Architect)
On behalf of Aaron & Rachel Thomas



SITE PLAN - EXISTING



ZONING R1-C
Lot Area = 7,476 sf
Side Yard=8'-0"
Rear Yard=30'-5"
Garage Size 528 sf (7.06%)
Allowable 523 sf (7%)
Bldg Coverage 1,683 sf (22.4%)
Allowable 2,168 sf (29%)
Lot Coverage 3,413 sf (45.7%)
Allowable 3,738 sf (50%)

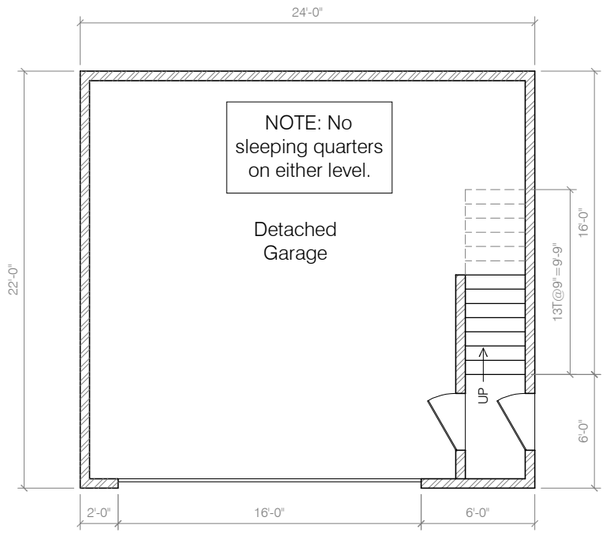
Variances:
1. Increase garage size from 523 sf (7%) to 528 sf (7.06%).
2. Increase garage height from 17'-0" to 20'-7".

SITE PLAN - NEW WORK

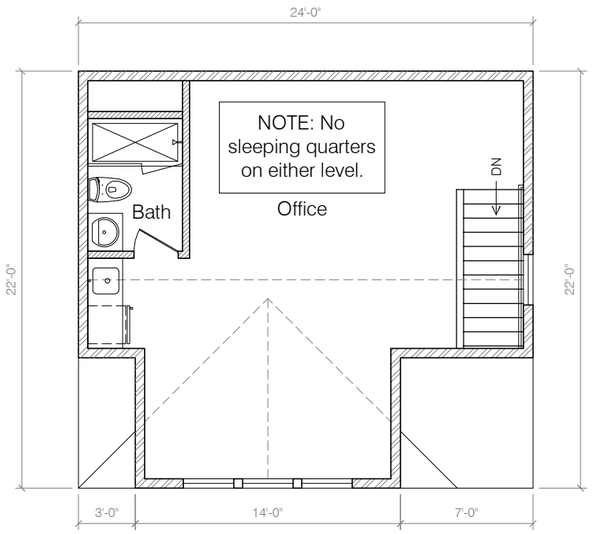
N

SITE PLANS
Scale: 1" = 20'-0"

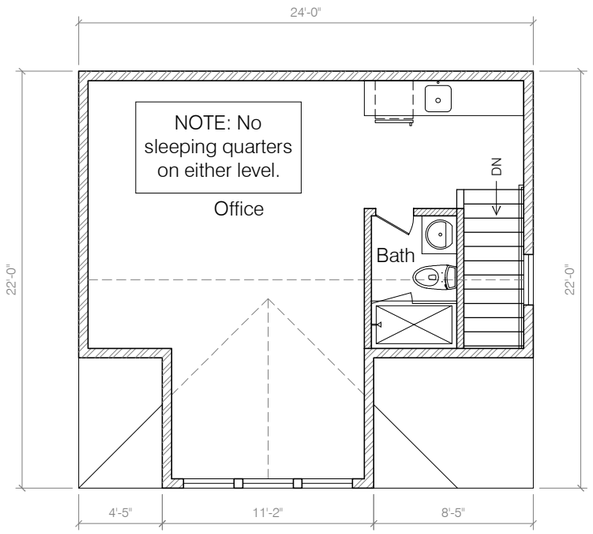
1768 Bedford Road
August 4, 2026



GARAGE FIRST FLOOR PLAN



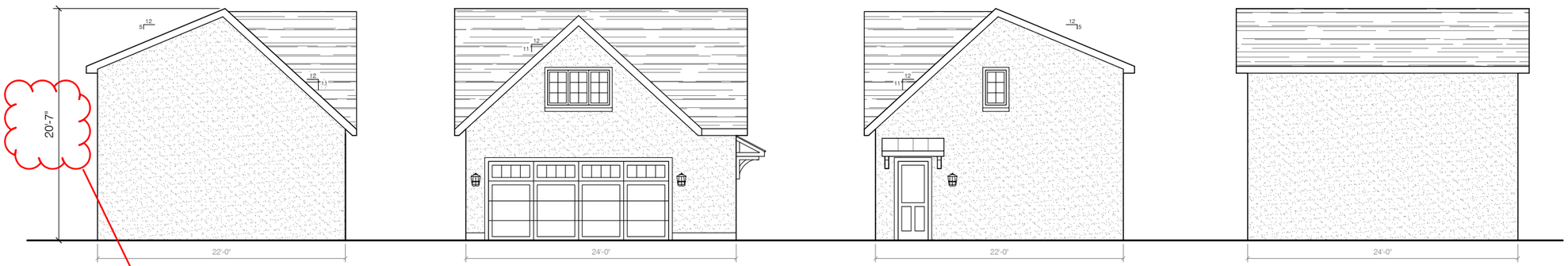
GARAGE SECOND FLOOR PLAN - A



GARAGE SECOND FLOOR PLAN - B

Exterior Materials:
Stucco siding to match house.
Asphalt shingle roofing to match house.
Aluminum wrapped trim to match house.
Carriage style garage door.

To increase the maximum plate height from 9'-6" to 15'-2"

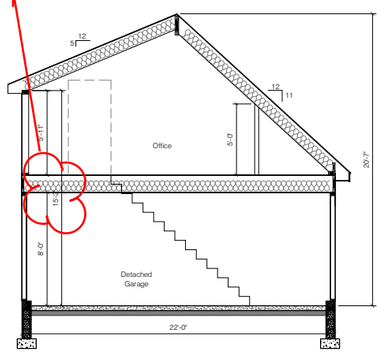


GARAGE NORTH ELEVATION

GARAGE WEST ELEVATION

GARAGE SOUTH ELEVATION

GARAGE EAST ELEVATION



GARAGE SECTION

To increase the maximum height from 17 feet to 20'-7"

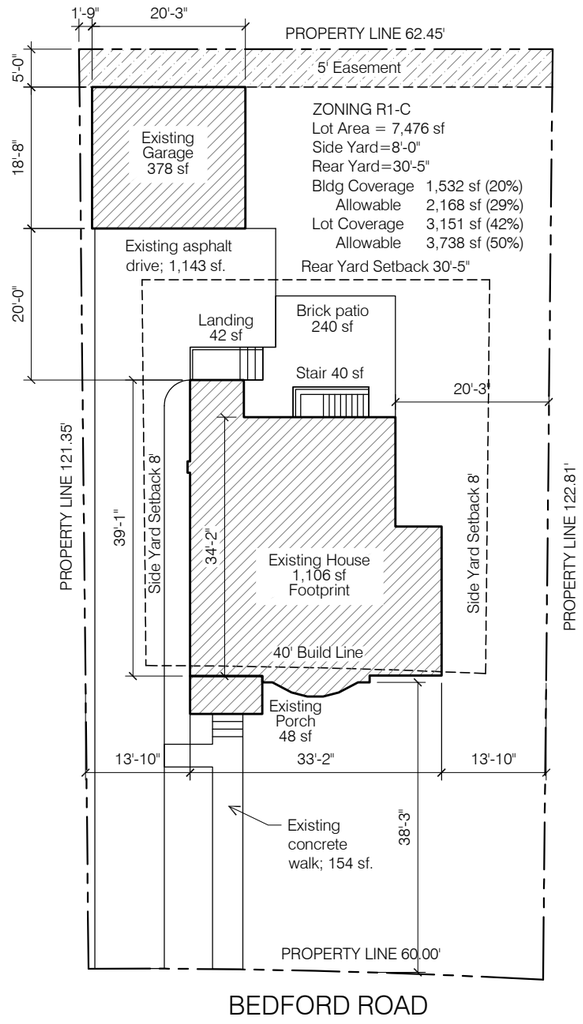
N

DETACHED GARAGE

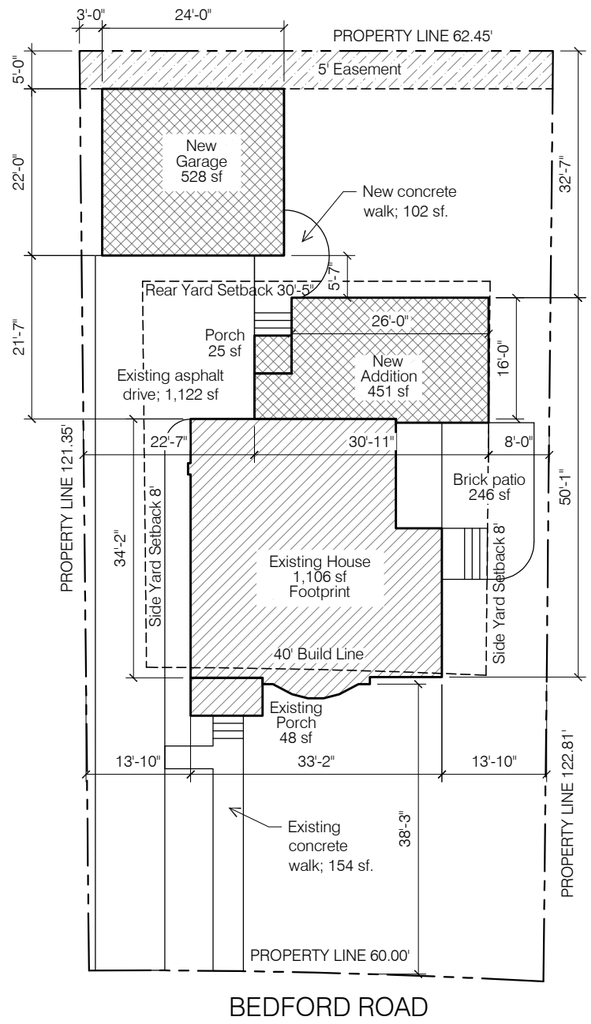
Scale: 3/32" = 1'-0"

1768 Bedford Road

August 4, 2026



SITE PLAN - EXISTING



ZONING R1-C
Lot Area = 7,476 sf
Side Yard=8'-0"
Rear Yard=30'-5"

Garage Size	528 sf (7.06%)
Allowable	523 sf (7%)
Bldg Coverage	2,110 sf (28.2%)
Allowable	2,168 sf (29%)
Lot Coverage	3,734 sf (49.9%)
Allowable	3,738 sf (50%)

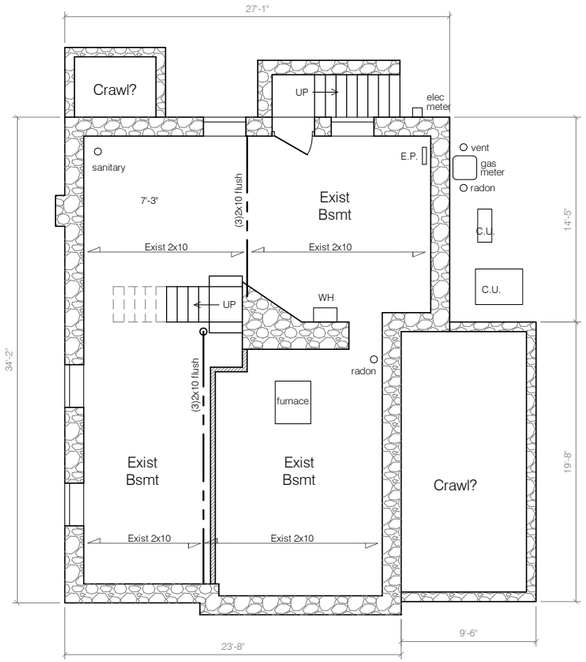
Variances:
1. Increase garage size from 523 sf (7%) to 528 sf (7.06%).
2. Increase garage height from 17'-0" to 20'-7".

SITE PLAN - NEW WORK

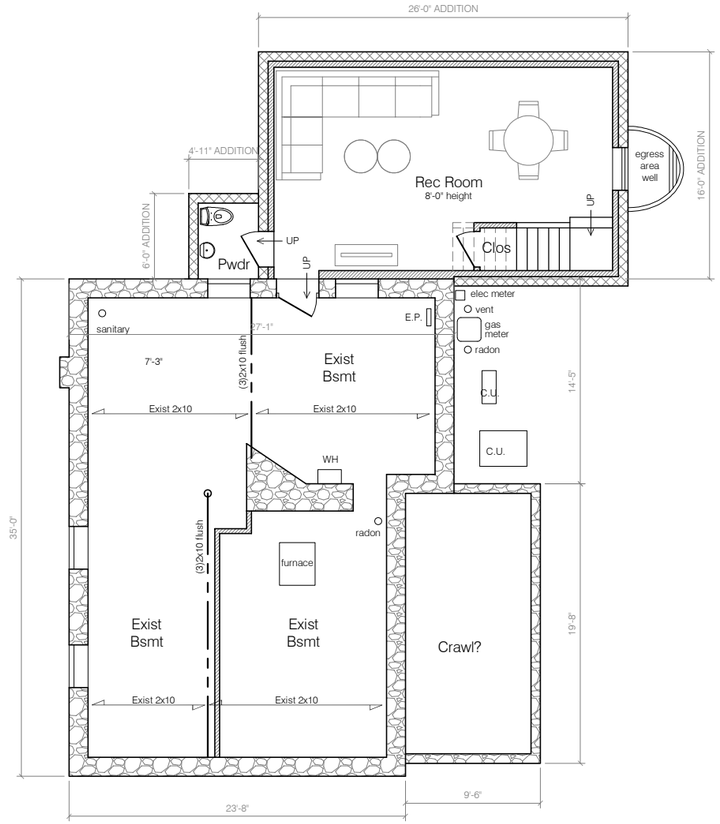
N

SITE PLANS
Scale: 1" = 20'-0"

1768 Bedford Road
March 7, 2026



BASEMENT PLAN - EXISTING



BASEMENT PLAN - PROPOSED

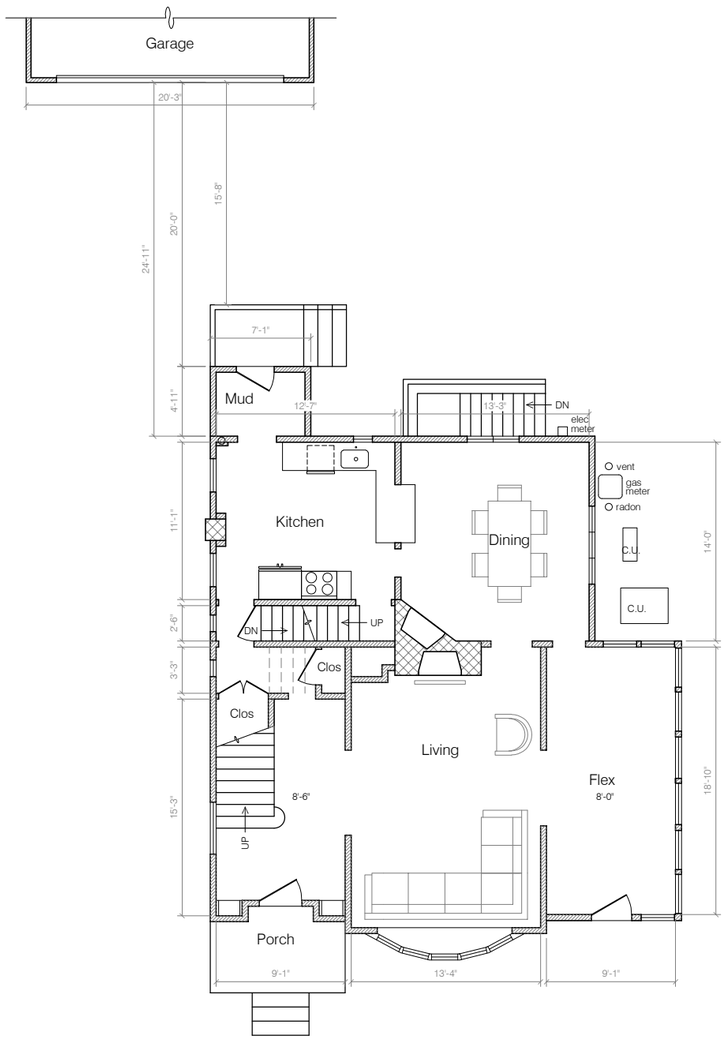
N

BASEMENT PLANS

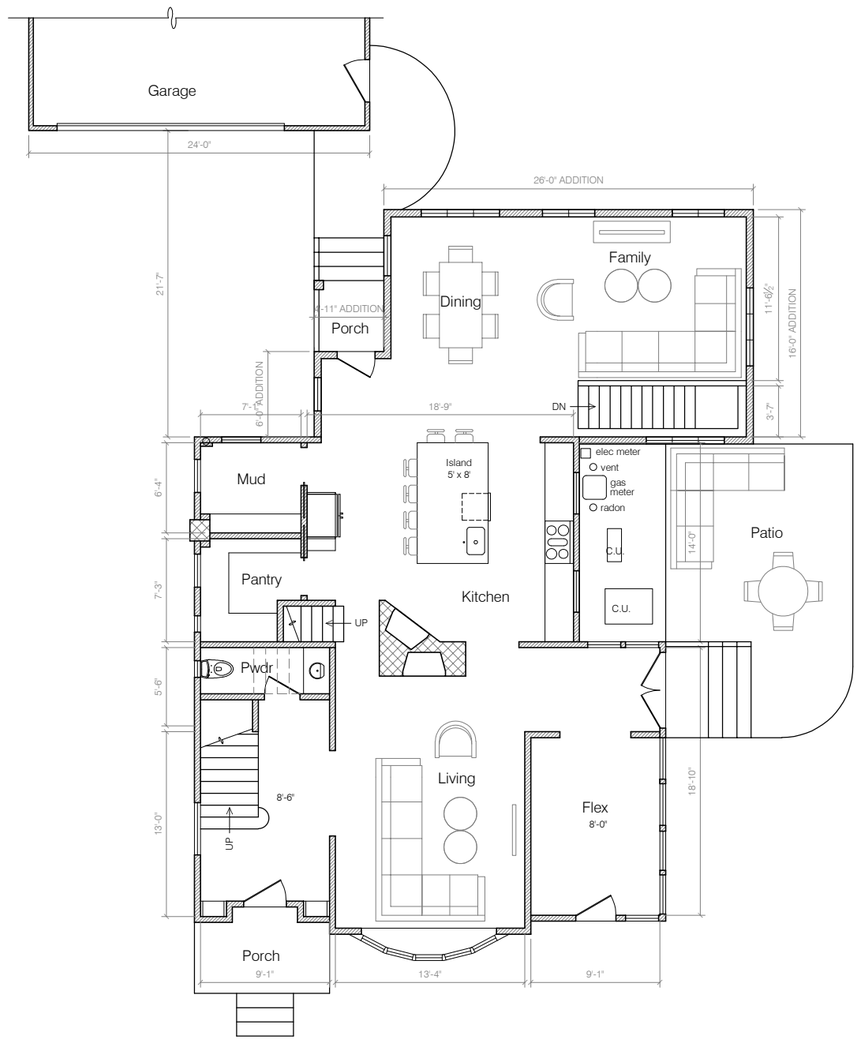
Scale: 3/32" = 1'-0"

1768 Bedford Road

March 7, 2026



FIRST FLOOR - EXISTING



FIRST FLOOR - PROPOSED

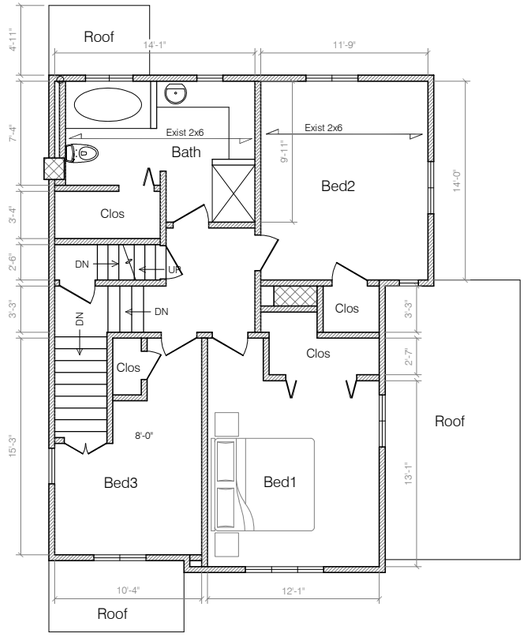
N

FIRST FLOOR PLANS

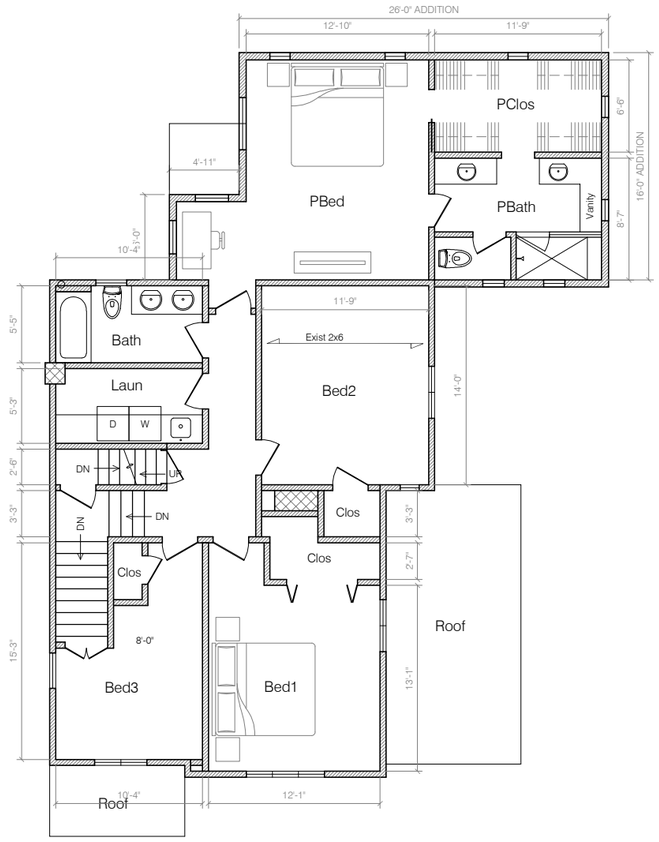
Scale: 3/32" = 1'-0"

1768 Bedford Road

March 7, 2026



SECOND FLOOR - EXISTING



SECOND FLOOR - PROPOSED

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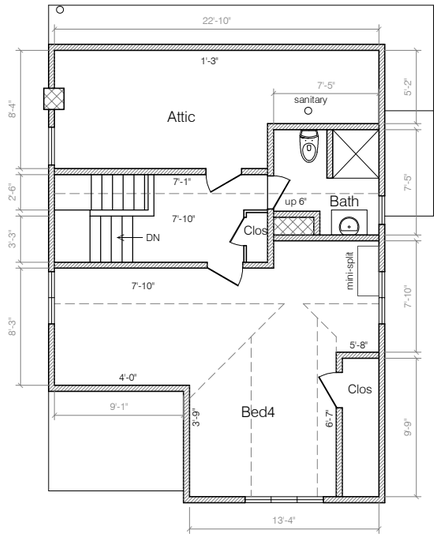
SECOND FLOOR PLANS

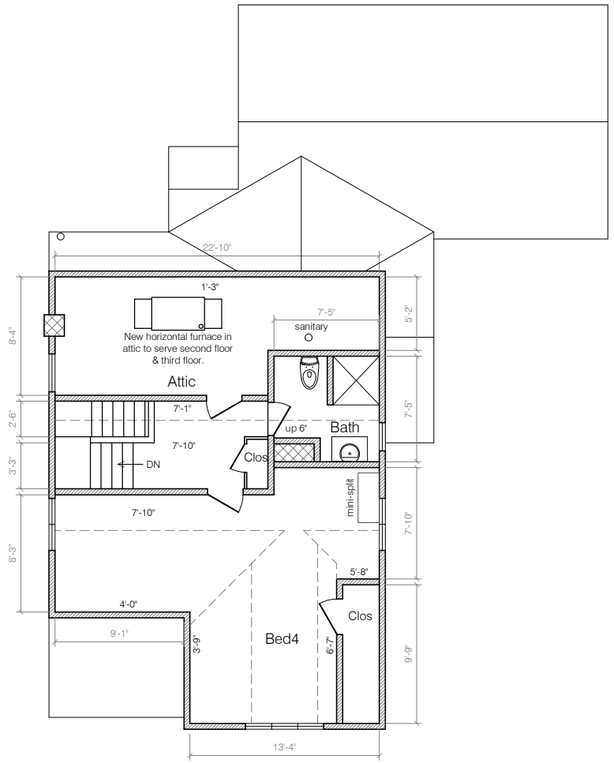
Scale: 3/32" = 1'-0"

1768 Bedford Road

March 7, 2026



THIRD FLOOR PLAN - EXISTING



THIRD FLOOR PLAN - PROPOSED

N

THIRD FLOOR PLANS

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

1768 Bedford Road

March 7, 2026

WEST ELEVATION - EXISTING

SOUTH ELEVATION - EXISTING

WEST ELEVATION - W/ ADDITION

SOUTH ELEVATION - W/ ADDITION

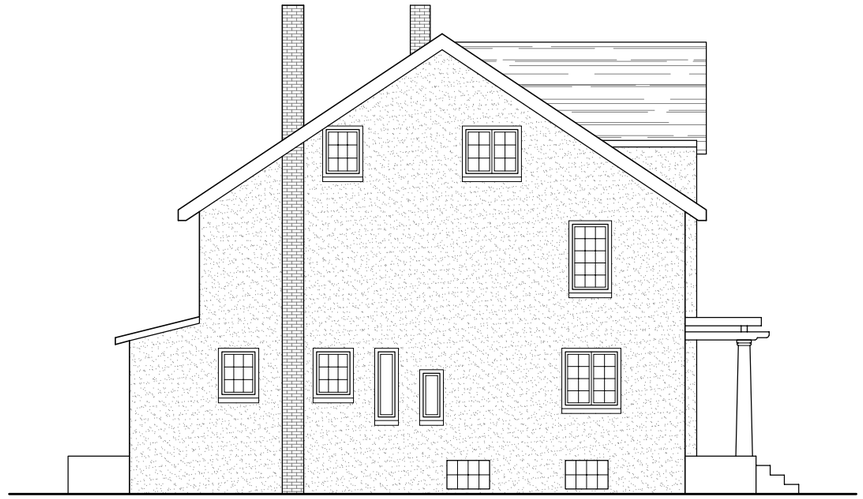
EXTERIOR ELEVATIONS

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

1768 Bedford Road

March 7, 2026

EAST ELEVATION - EXISTING



NORTH ELEVATION - EXISTING

EAST ELEVATION - W/ ADDITION

NORTH ELEVATION - W/ ADDITION

EXTERIOR ELEVATIONS

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

1768 Bedford Road

March 7, 2026

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

Authors: Riley Stanek, Community Development Intern

BZAP Meeting Date: September 16, 2026

Subject: 1934 Bedford Road (VAR-59-26) - To permit a detached garage addition which increases its height from 17'-0" to 22'-1" with a rear plate height of 15'-7.5", in lieu of the 9'-6" limit.

Site Description/History

The subject property, 1934 Bedford Road, is located on the east side of the street, one lot north of Stanford Road, and is zoned R-1C, One-Family Residence District. It was platted as Lot #4 in Block 46 of the Upper Arlington subdivision (1919), which includes a 40-foot building line. The 0.19-acre lot has a width of 61 feet and a depth of 136 feet. The lot is developed with a two-story American Foursquare-style home built in 1920 with Colonial Revival influences, featuring a hipped roof, double-hung windows, and horizontal lap siding, which complements the historic character of the neighborhood. It is designated as a Contributing Structure in the Historic District. A 1.5-car detached garage is located behind the residence and is accessed by a driveway along the northwest side of the lot. The property has two existing nonconforming conditions: the home encroaches six feet into the eight-foot minimum side yard setback, and the detached garage encroaches two feet into the three-foot minimum side yard setback. There is one existing mature tree in the front of the residence and various evergreens along the eastern and southern property lines. The rear yard is enclosed by wood privacy fencing. The home was purchased by the applicants in 2025.

Proposal

The proposal includes the construction of a second story on top of the existing detached garage to accommodate space for fitness, lounging, and an office during the future construction of an addition to the primary residence. The future addition to the primary residence will be constructed in compliance with all applicable City standards and will not require variances.

The proposal expands the existing footprint by 92 SF to allow for stairs to access the second story. The existing garage roof would be removed and its height would increase to 22'-1", which is 5'-1" above the 17-foot maximum permitted height (variance required). Additionally, the proposal increases the top plate wall height to 15'-7.5", which is 6'-1" above the 9'-6" maximum (variance required). Lastly, the existing garage encroaches two feet into the required three-foot side yard setback, so adding a second story in line with the northern side of the garage will continue to encroach and requires a side yard setback variance.

The two-story detached garage features a dormer on the front (west) elevation and is finished

with horizontal lap siding, an asphalt shingle roof, and double-hung windows with muntins in the upper panes, all to match the primary residence and blend with the character of the neighborhood. Due to the proximity to neighboring properties, the northern and eastern facades of the proposed garage will have no windows to protect the privacy of close-by neighbors. There is a mandoor on the front (western) elevation that allows direct access to the second floor.

All other setbacks, development cover, building cover, and detached garage cover comply with City standards.

Zoning Code Requirements

This proposal results in the following three (3) variances to the Unified Development Ordinance (UDO):

1. To increase the height of a detached garage from 17'-0" to 22'-1" (Article 6.09);
2. To allow an increase in the maximum detached garage floor plate height on the rear elevation from 9'-6" to 15'-7.5" (Article 6.09); and
3. To allow the alteration and expansion of a nonconforming structure (Article 3.05) and to allow the retention of a two-foot encroachment into the three-foot minimum side yard setback (Article 5.02).

Alternatives

The applicant explored several alternative renditions of this design, including adding an addition to the home rather than the detached garage. However, none of them allowed enough space to accommodate their needs — to create a habitable space for them while they have (future) construction done to their home.

Requested Action and Findings

Staff has reviewed the application, plans, and visited the site. While the proposed garage will exceed the permitted height, its massing, materials, and finishes will complement the existing residence. The existing single-story garage has very few architectural elements and does not contribute to the historic character of the surrounding neighborhood. Staff believes that the proposed two-story design will more closely align with the historic character of the neighborhood (Finding #4, Essential Character). Additionally, granting the requested variance will not confer a special privilege on the applicant, as similar variances have been granted for detached garages exceeding the permitted maximum height of 17 feet (Finding #9, Special Privilege). For these reasons, Staff recommends approval of the variance application with Findings #4 and #9.

Attachments

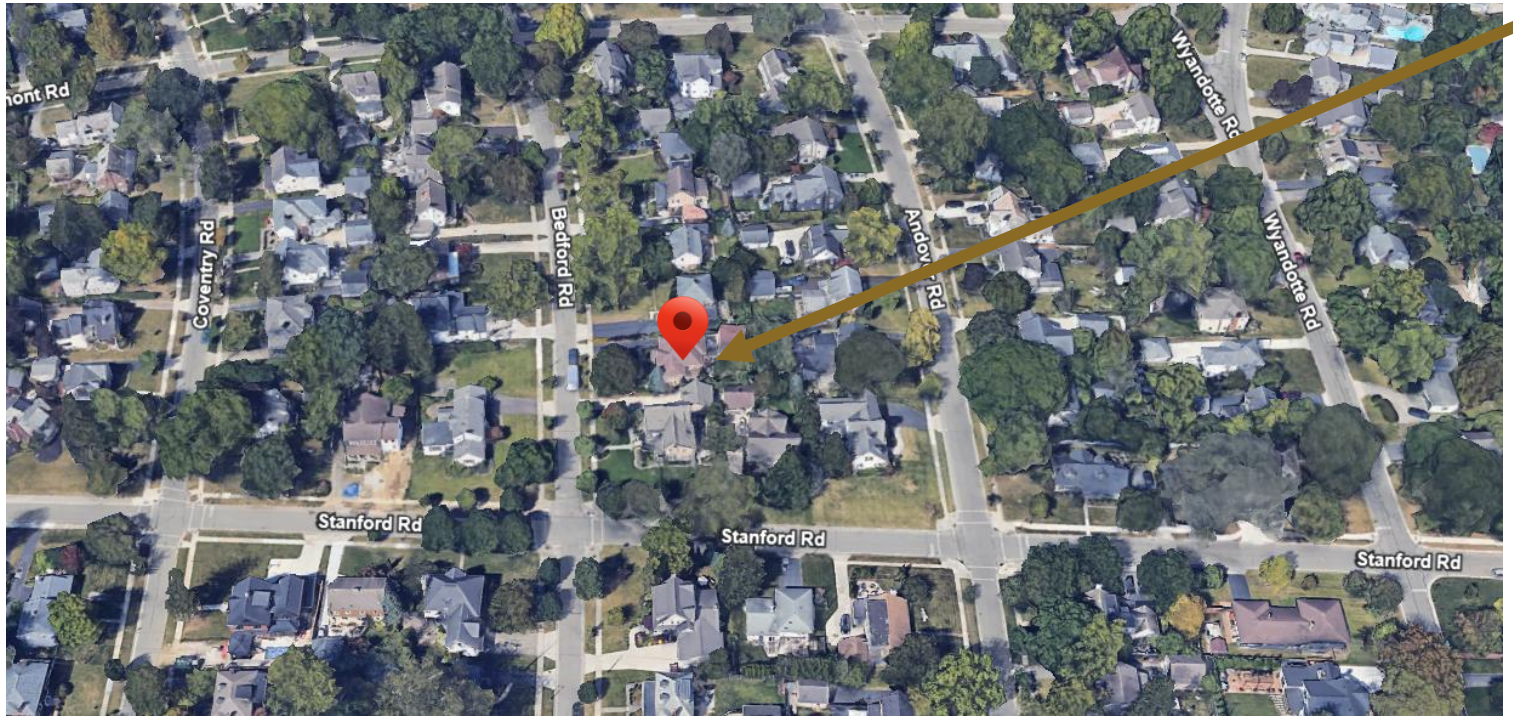
1.	1934 Bedford Rd_Presentation
2.	1934 Bedford Rd_Application
3.	1934 Bedford Rd_Public Notice
4.	1934 Bedford Rd_Plans

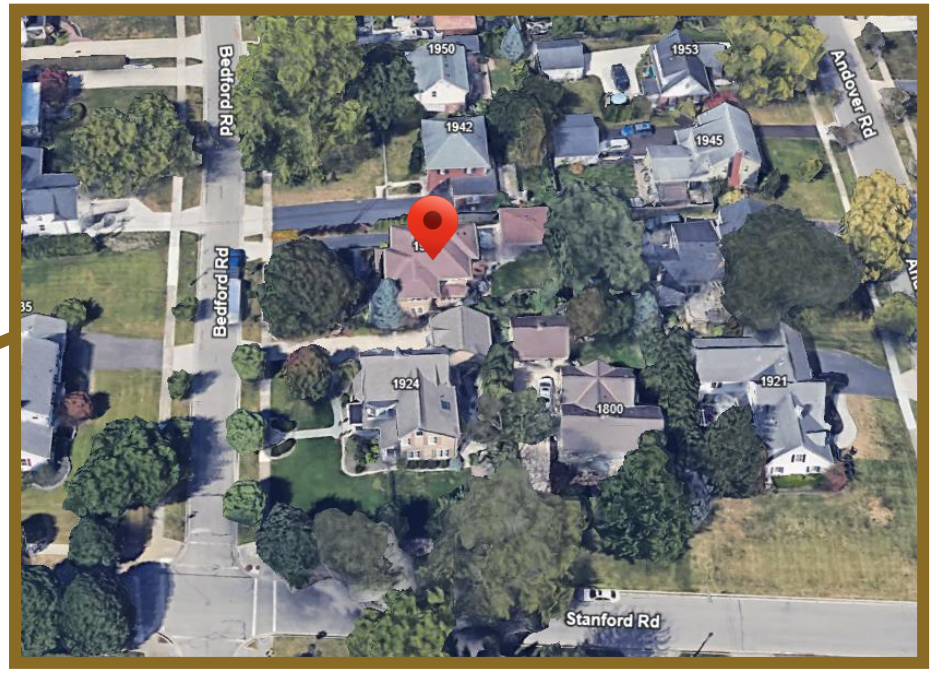
1934 Bedford Road

BZAP Staff Report Pictures | Variance Application 59-26

September 16, 2026

Google Maps ® Aerial





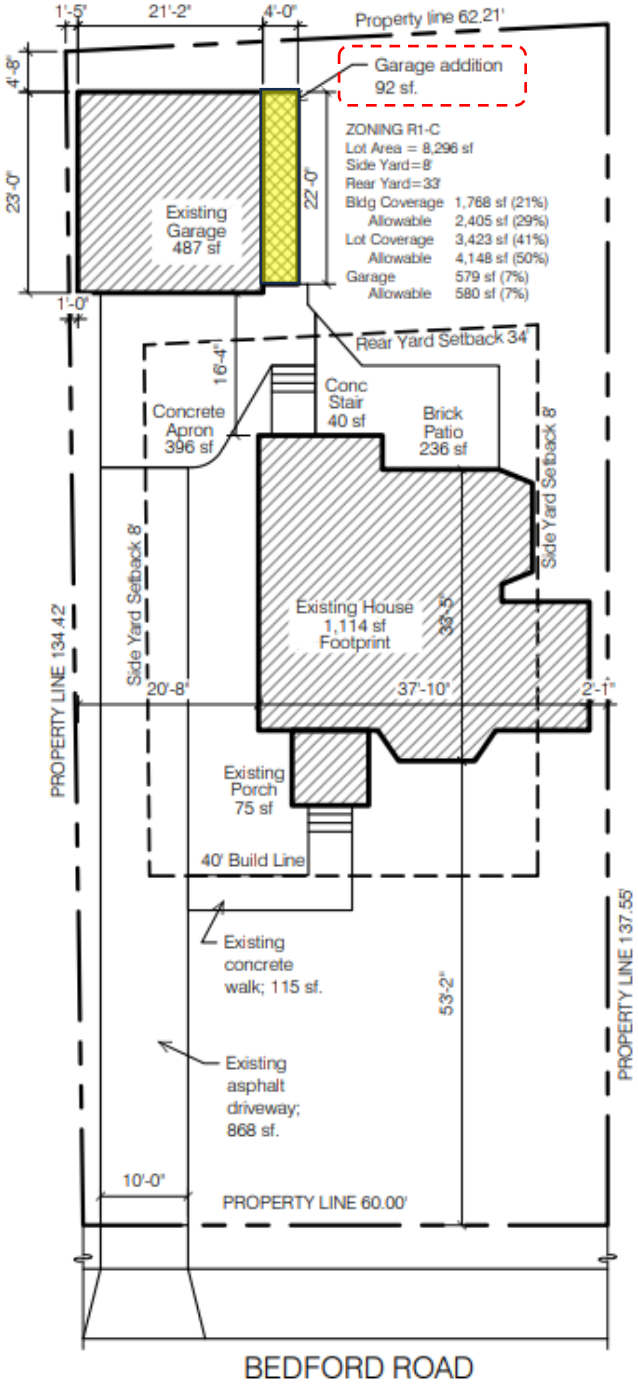
N

Existing Conditions

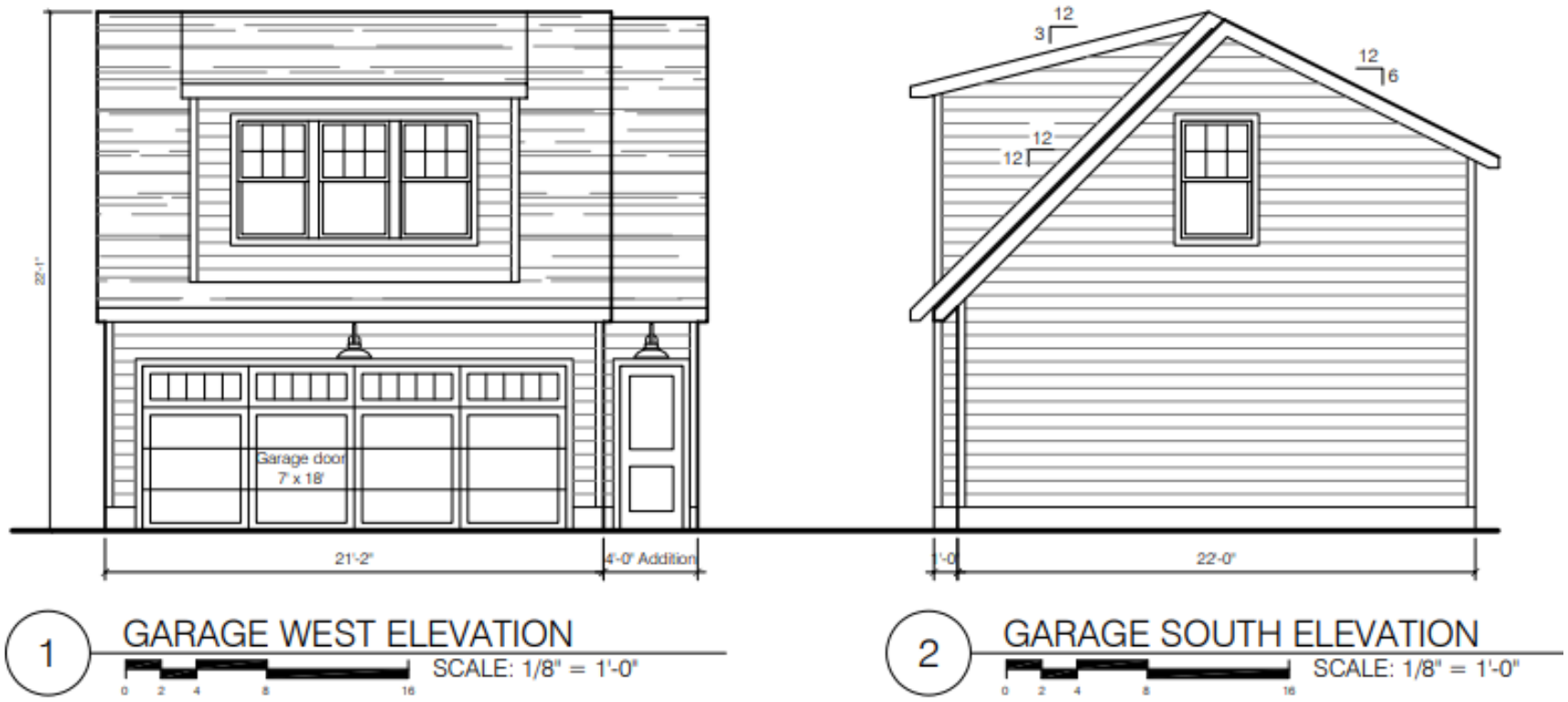
Proposed Site Plan

- Proposal:
  - Second-story addition to the existing detached garage
    - +92 SF to accommodate stairs
    - Flex space (office, fitness, lounging)

- Variance requested:
  - To permit a detached garage addition which increases its height from 17'-0" to 22'-1" with a rear plate height of 15'-7.5", in lieu of the 9'-6" limit.



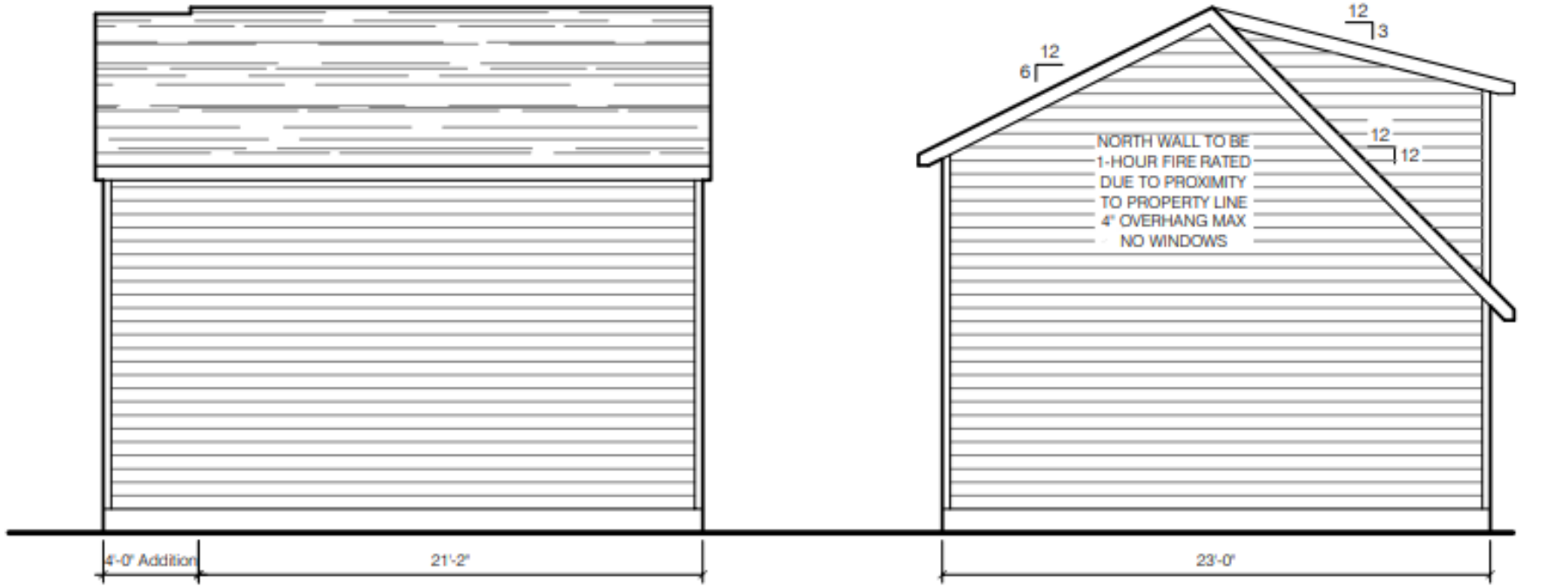
Proposed Elevations



1 GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16

2 GARAGE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16

Proposed Elevations



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

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

Variance Request/Staff Recommendation

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

1) To increase the height of a detached garage from 17'-0" to 22'-1" (Article 6.09);
2) To allow an increase in the maximum detached garage floor plate height on the rear elevation from 9'-6" to 15'-7.5" (Article 6.09); and
3) To allow the alteration and expansion of a nonconforming structure (Article 3.05) and to allow the retention of a two-foot encroachment into the three-foot minimum side yard setback (Article 5.02).

Staff recommends approval of the application with Findings #4 and #9.

City of Upper Arlington, Ohio

September 4, 2026

Record No: 26-3839

Variance Application

Status: Active

Submitted On: 8/19/2026

Primary Location

1934 BEDFORD RD
UPPER ARLINGTON, OH 43212

Owner

Korey & Emilee Robertson
COLUMBUS OH 43212

BZAP Information

BZAP Case #

VAR-59-26

Status

Pending

BZAP Determination Date

09/16/2026

Vote Tally

Primary Variance

Detached Garage

Primary Planner

Riley Stanek

Findings of Fact for Approval/Denial

Variance Request

To increase the height of a detached garage from 17' to 22'-1" with a rear plate height of 15'-7.5", in lieu of the 9'-6" limit.

BZAP conditions

Variance Information

Describe Variance Request

Request a variance to increase the height of the detached garage from 17′ to 22′-1″.
Request a variance to increase the maximum detached garage floor plate height from 9′-6″ to 18′-3″.

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

The property at 1934 Bedford Road consists of a single-family 2-story house with a detached garage in the northeast corner. The existing garage was constructed by the previous owner. The existing garage is adequate in size for the owners use. However, the owners would like to remove the existing roof and add a second floor that would be used as a flex space for office, fitness, and lounging. The owners are planning a future addition/renovation project, and the second-floor garage space would give them a space to hang out dust free while the renovations are underway. The three existing bedrooms in the house would be maintained intact for sleeping purposes.

The existing garage is 23′ deep and 21′ wide. This size does not allow for a stair to the second floor without sacrificing vehicular space. Therefore, an addition on the south side is proposed to add a stair to the second floor. The addition brings the footprint to just under the allowable SF of 580 sf. The second floor does increase the height above the allowable bringing it up to 22′-1″. The plate height at the rear is also increased to 18′-3″. This plate height at the rear allows for the code required stair landing at the top of the stair to maintain 6′-8″ in 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?

The variance will not confer a special privilege that is denied to other properties in the same district.
Many garages in the neighborhood have been approved with similar heights.

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

The essential character of the neighborhood area will not be substantially altered due to the variance request. The height of the garage will be complimentary to the house; since the house is 2 stories, the garage will not feel large comparatively. The materials will match the existing garage. There are large pine trees to the rear of the garage that will block all views of the back side from the neighboring properties. A privacy fence is existing along the driveway. The south side has heavy vegetation along the property line as well.

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

Multiple test fit studies were developed in the beginning stages of the project looking at the garage and house addition wholistically since there is limited space in the rear yard. The suggested design is a compromise to keep the height as modest as possible.

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

Allowing the increase in garage overall height and plate height will provide the fullest use of the property for the owners. The garage height will not be overpowering and is screened with heavy vegetation and privacy fences blocking views from the adjoining properties.

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

☑

City of Upper Arlington
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: Jan 2021

Certification of Notice

Applicant Name: Korey & Emilee Roberts

Location of property subject to BZAP request: 1934 Bedford Road, Upper Arlington, Ohio 43212

Describe activity which requires Board of Zoning and Planning review:

Zoning variance for garage height & plate height.

This application will be heard by the Board of Zoning and Planning on: September 16, 2026

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1927 Bedford Road	Thomas McNamee & Janet Hymiak	9589 0710 5270 3691 2942 05	8/26/26
1951 Bedford Road	Jeffrey Beier	9589 0710 5270 3691 2942 12	8/26/26
1943 Bedford Road	Benjamin & Catherine Robertson	9589 0710 5270 3691 2942 29	8/26/26
1921 Andover Road	Robert Hitt	9589 0710 5270 3691 2942 36	8/26/26
1800 Standford Road	Richard & Jung Miller	9589 0710 5270 3691 2942 43	8/26/26
1924 Bedford Road	Kevin & Molly Cox	9589 0710 5270 3691 2942 50	8/26/26
1942 Bedford Road	Joel & Jennifer Sims	9589 0710 5270 3691 2942 67	8/26/26
1950 Bedford Road	David Donley & Susan Tobin	9589 0710 5270 3691 2942 74	8/26/26
1953 Andover Road	James & Joy Tredway	9589 0710 5270 3691 2942 81	8/26/26
1945 Andover Road	Sean & Heather McCreary	9589 0710 5270 3691 2942 98	8/26/26
1937 Andover Road	William & Elizabeth Cowman	9589 0710 5270 3691 2943 04	8/26/26

Applicant Signature: [redacted] **Date:** 8/26/26

NOTICE:

Date: August 19, 2026

To:

Please be advised that Korey & Emilee Roberts have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 1768 Bedford Road, Upper Arlington, Ohio 43212.

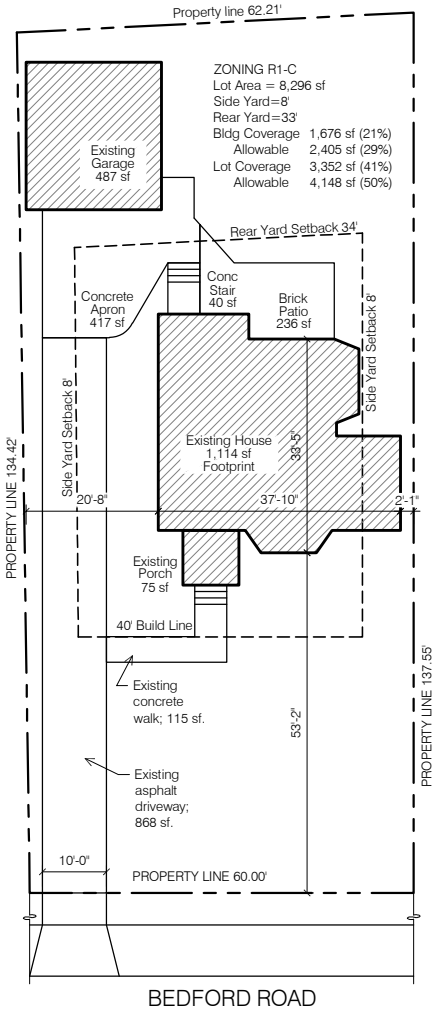
The zoning variance request is as follows:

Request a variance to increase the height of the detached garage from 17' to 22'-1".
Request a variance to increase the maximum detached garage floor plate height from 9'-6" to 18'-3".

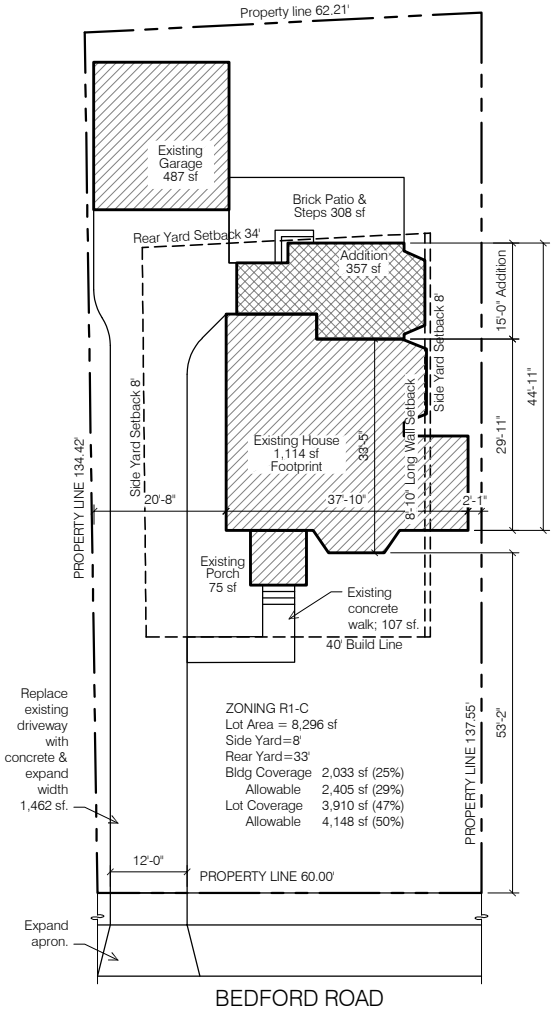
The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, September 16, 2026 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

Brenda Parker (Architect)
On behalf of Korey & Emilee Roberts



SITE PLAN - EXISTING



SITE PLAN - w/ ADDITION

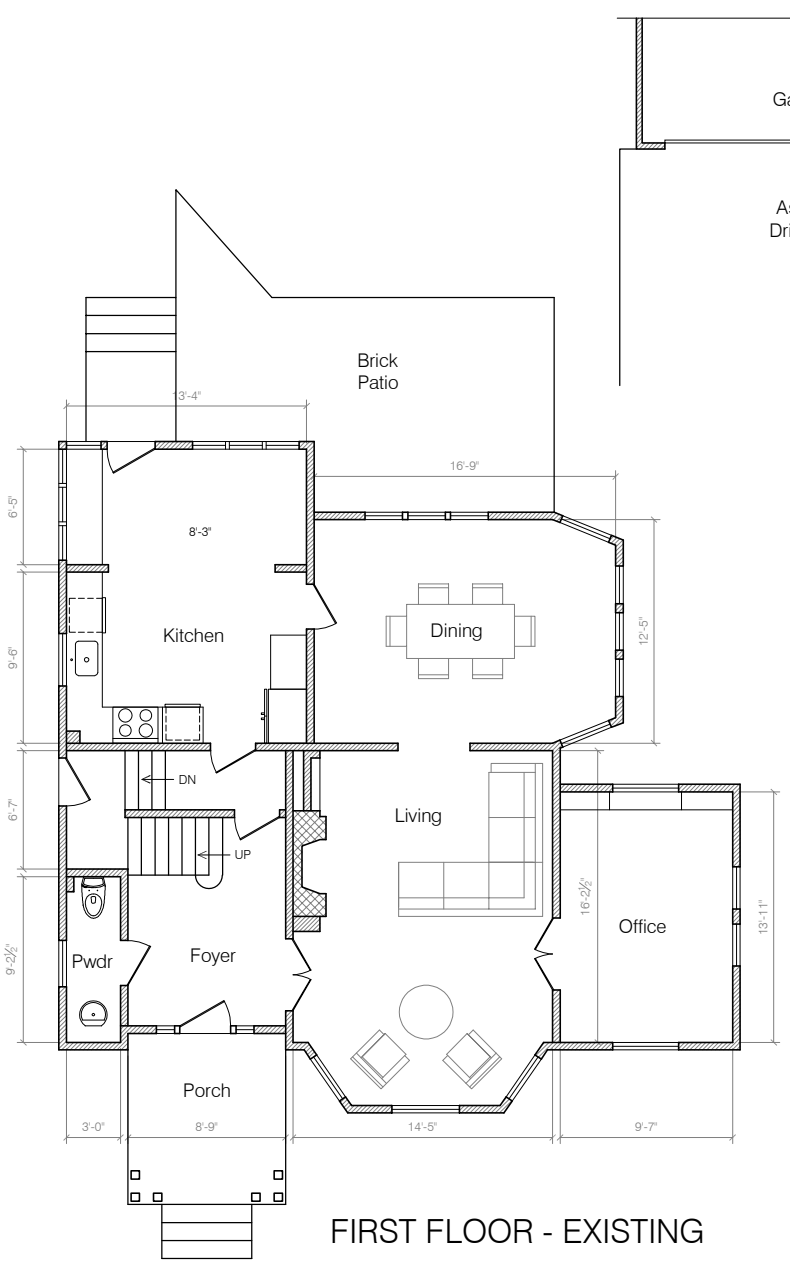
N

SITE PLANS

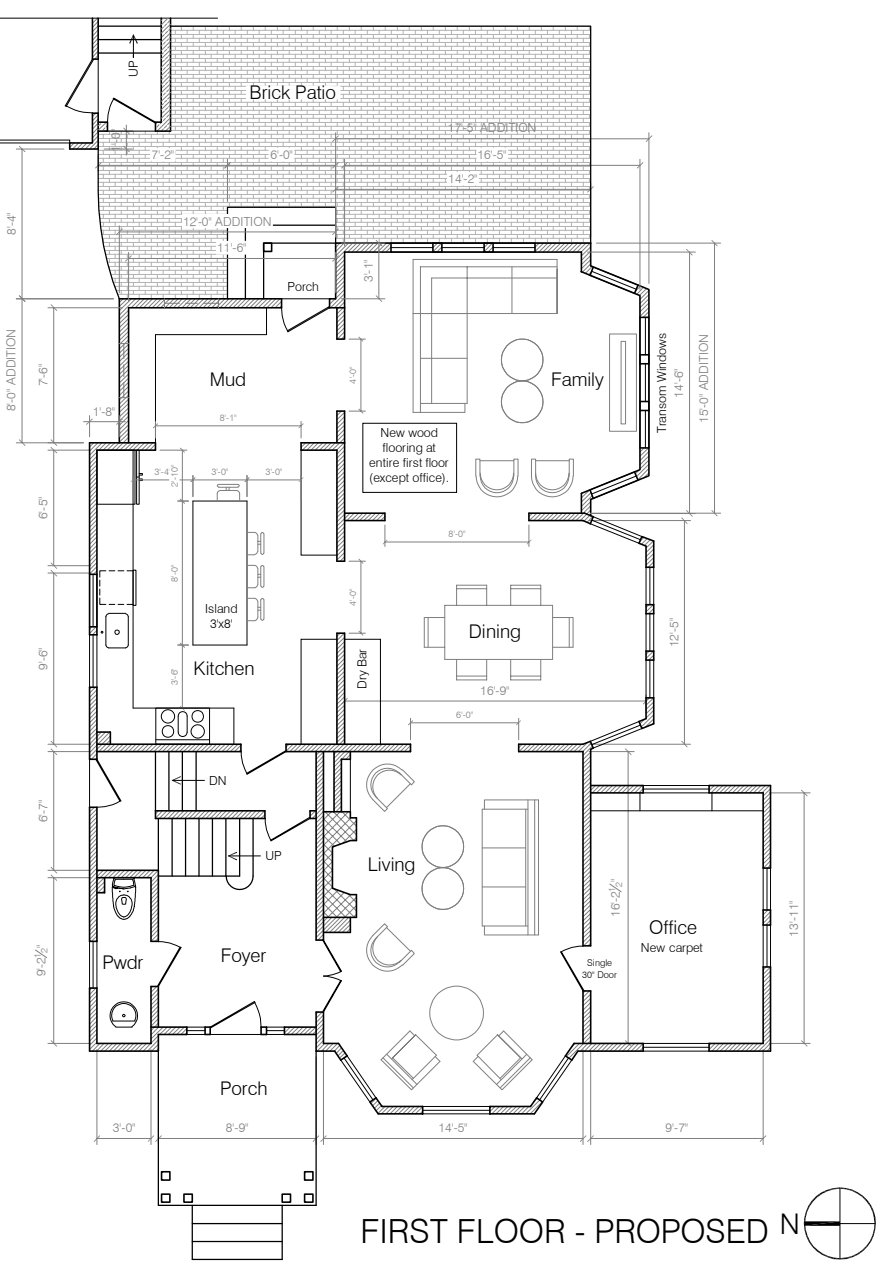
Scale: 1" = 30'-0"

1934 Bedford Road

March 19, 2026



FIRST FLOOR - EXISTING



FIRST FLOOR - PROPOSED

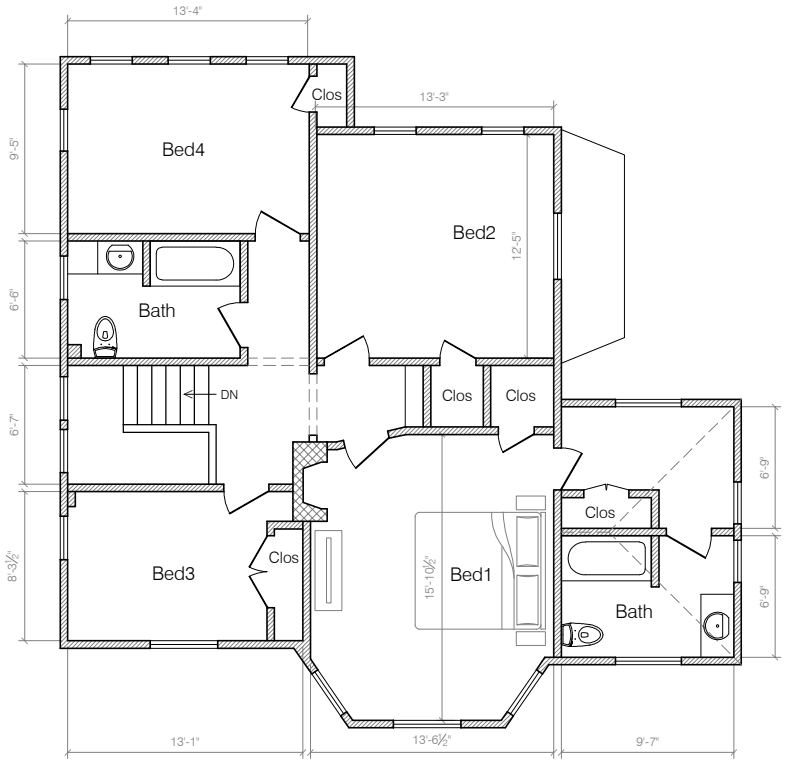
N

FIRST FLOOR PLANS

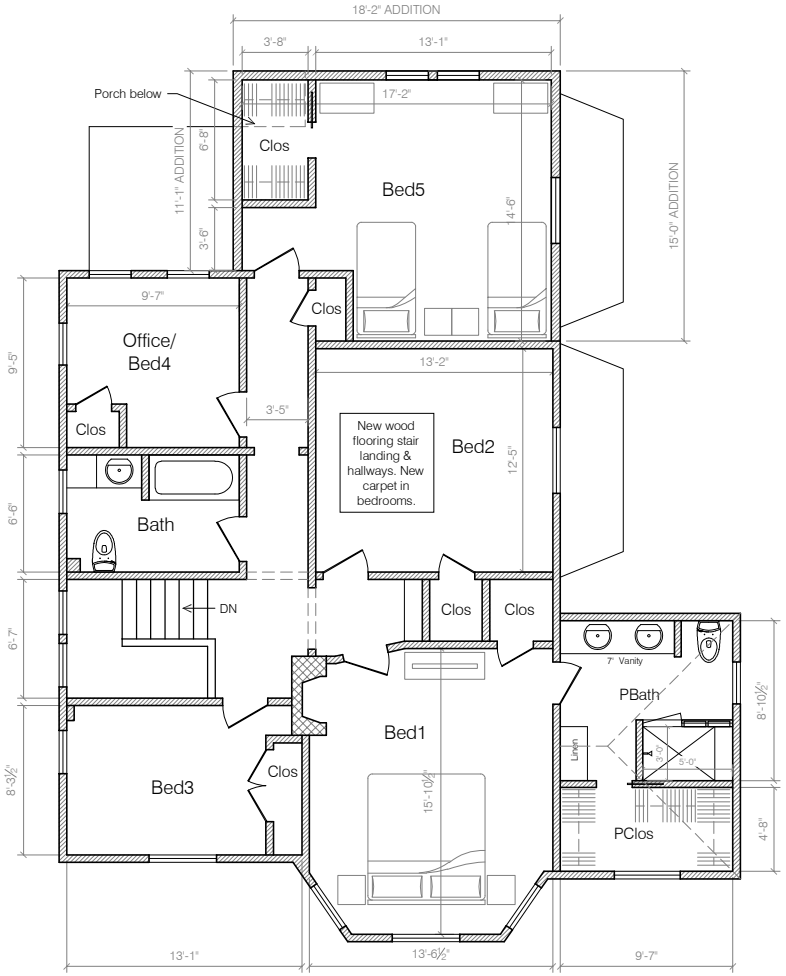
Scale: 3/32" = 1'-0"

1934 Bedford Road

August 4, 2026



SECOND FLOOR - EXISTING



SECOND FLOOR - PROPOSED

N

SECOND FLOOR PLANS

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

1934 Bedford Road

March 19, 2026

WEST ELEVATION - EXISTING

EAST ELEVATION - EXISTING

EXTERIOR MATERIAL NOTES:
SIDING: Cedar lap siding, smooth, 6-3/4" exposure, mitered corners; match existing.

PAINTING: All siding & trim (new & existing) to be painted.

ROOFING: Asphalt shingle roofing to match existing.

FASCIA: Cedar 1x6 fascia (verify, match existing).

GUTTERS/DOWNSPOUTS: New aluminum ogee gutters & downspouts to match existing.

LANDINGS:
Decking: Timbertech Legacy.
Guardrails: Timbertech Radiance Rail.

WINDOWS: Marvin Essential.

EAST ELEVATION - W/ ADDITION

EXTERIOR ELEVATIONS

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

1934 Bedford Road

March 19, 2026

NORTH ELEVATION - EXISTING

EXTERIOR MATERIAL NOTES:
SIDING: Cedar lap siding, smooth, 6-3/4" exposure, mitered corners; match existing.

PAINTING: All siding & trim (new & existing) to be painted.

ROOFING: Asphalt shingle roofing to match existing.

FASCIA: Cedar 1x6 fascia (verify, match existing).

GUTTERS/DOWNSPOUTS: New aluminum ogee gutters & downspouts to match existing.

LANDINGS:
Decking: Timbertech Legacy.
Guardrails: Timbertech Radiance Rail.

WINDOWS: Marvin Essential.

NORTH ELEVATION - W/ ADDITION

EXTERIOR ELEVATIONS

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

1934 Bedford Road

March 19, 2026

SOUTH ELEVATION - EXISTING

EXTERIOR MATERIAL NOTES:
SIDING: Cedar lap siding, smooth, 6-3/4" exposure, mitered corners; match existing.

PAINTING: All siding & trim (new & existing) to be painted.

ROOFING: Asphalt shingle roofing to match existing.

FASCIA: Cedar 1x6 fascia (verify, match existing).

GUTTERS/DOWNSPOUTS: New aluminum ogee gutters & downspouts to match existing.

LANDINGS:
Decking: Timbertech Legacy.
Guardrails: Timbertech Radiance Rail.

WINDOWS: Marvin Essential.

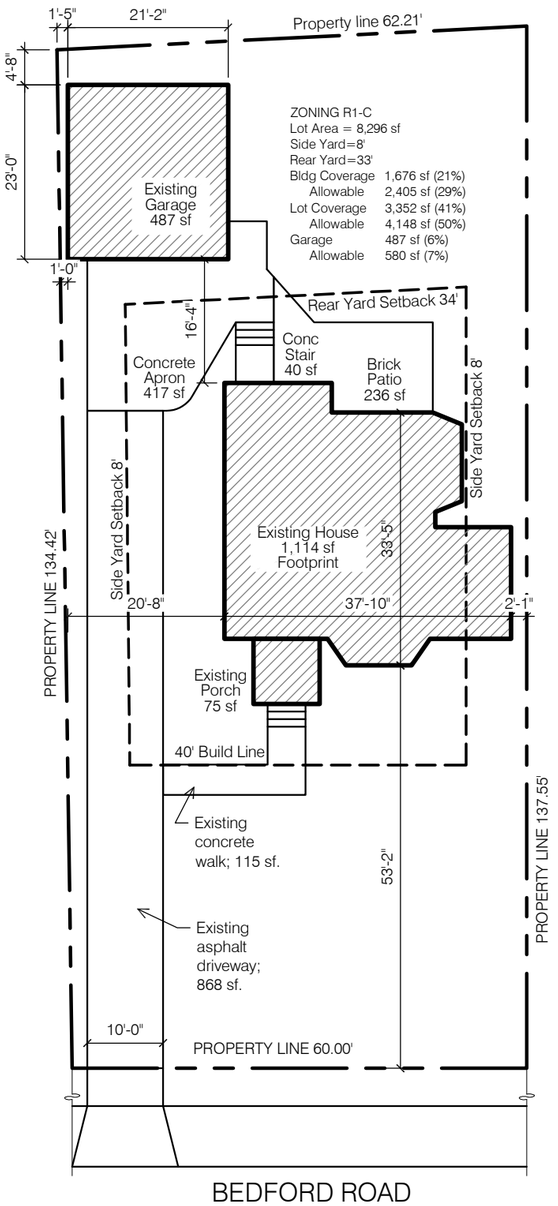
SOUTH ELEVATION - W/ ADDITION

EXTERIOR ELEVATIONS

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

1934 Bedford Road

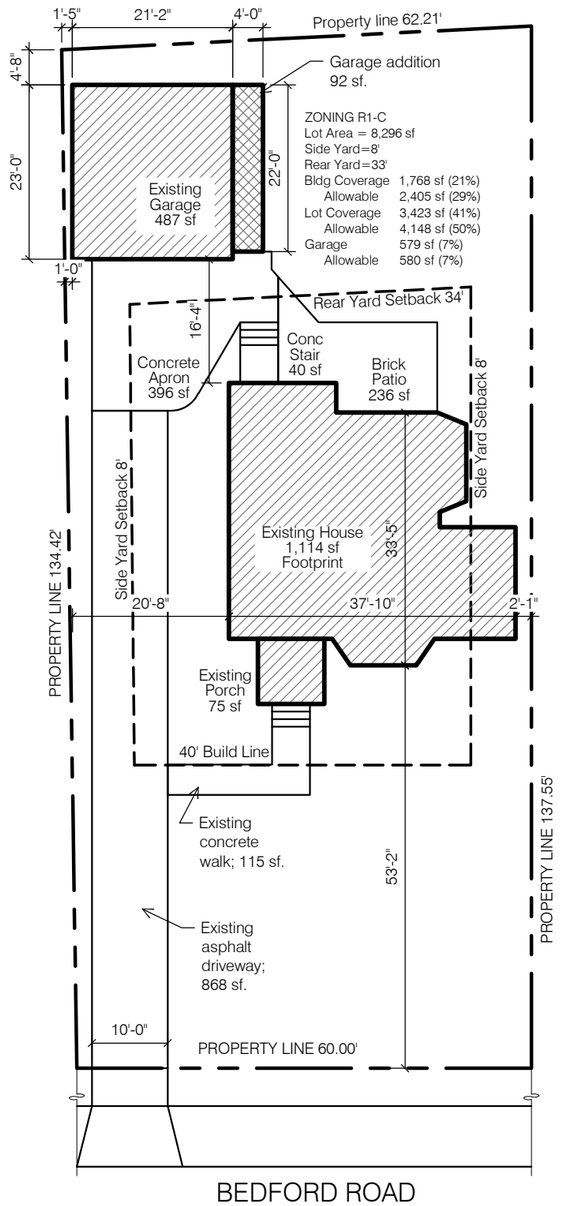
March 19, 2026



1 SITE PLAN - EXISTING

SCALE: 1" = 20'-0"

0 10 20 40



2 SITE PLAN - NEW WORK

SCALE: 1" = 20'-0"

0 10 20 40

N

GENERAL INFORMATION

Address: 1934 Bedford Road
Upper Arlington, Ohio 43212
Parcel: 070-000368-00

Scope of Project: The project consists of the removal of the existing detached garage roof structure and construction of a new roof structure to allow for a flex space and an addition for a stair to the second floor.

Detached Garage Existing SF:	487 sf
Detached Garage Addition SF:	92 sf
Total Detached Garage SF:	579 sf

ZONING: R-1C

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	8,296 sf	n/a
Lot Width:	60'	n/a
Garage Setbacks	**Actual**	**Zoning Req't**
Rear Yard East:	4'-8"	3'-0"
Side Yard North:	1'-0"	3'-0" REQ VARIANCE
Detached Garage	**Actual**	**Zoning Req't**
Detached Garage Size:	579 sf (7%)	580 sf (7%)
Garage Height:	22'-1"	17'-0" REQ VARIANCE
Plate Height:	18'-3"	9'-6" REQ VARIANCE
Building Cover Limit	**Actual**	**Zoning Req't**
Bldg Cover:	1,768 sf (21%)	2,405sf (29%) Meets zoning
Development Cover Limit	**Actual**	**Zoning Req't**
Dvpmt Cover:	3,423 sf (41%)	4,148 sf (50%) Meets zoning

SHEET INDEX

A1.0	Site Plan & General Info	A2.3	Exterior Elevations
A2.0	Garage Demo Plans	A2.4	Overall Sections
A2.1	Garage Floor Plans	A2.5	Wall Sections
A2.2	Garage Floor Plans		

DESIGN CRITERIA

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

ARCHITECT
BRENDA PARKER
930 Northwest Blvd
Columbus, Ohio 43212
614-586-5514
BrendaParker@bp-architect.com

GARAGE ADDITION
1934 BEDFORD ROAD
UPPER ARLINGTON, OHIO 43212

Zoning Set

SCALE: As Noted

PROJECT NO.:

DATE: August 14, 2026

SHEET NO. A1.0

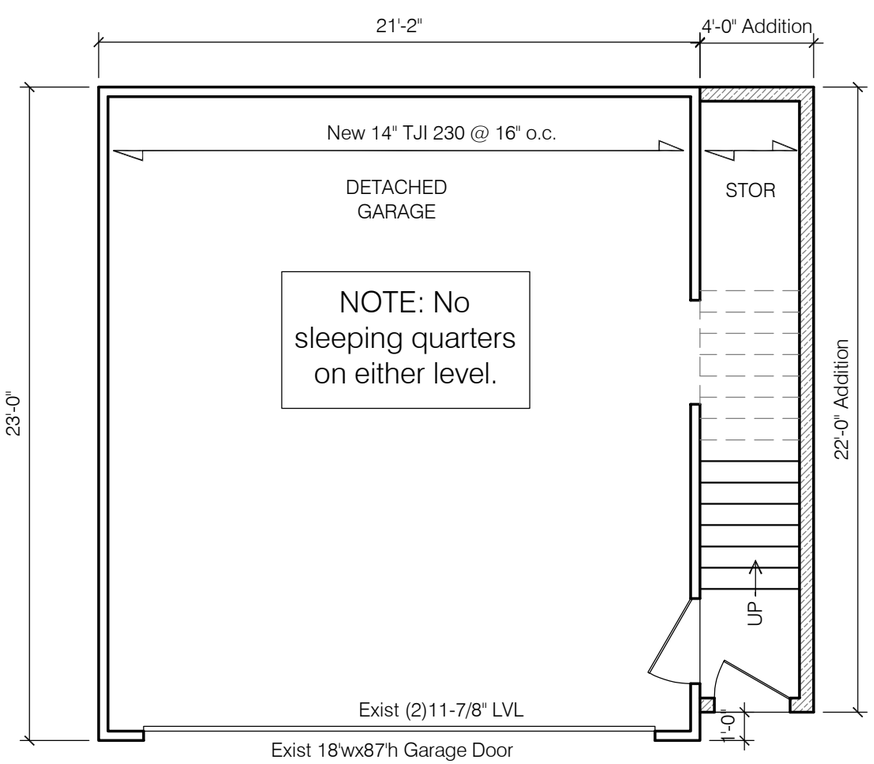
SITE PLAN & GENERAL INFO

WALL LEGEND:

- Demo wall or component as noted.
- 8" concrete masonry unit foundation wall.
- New first floor walls: 2x6 wood studs @ 16" o.c. with treated sill plate.
- New second floor exterior walls: 2x6 wood studs @ 16" o.c. w/ R19 kraft-faced fiberglass batt insulation.
- New interior demising walls: 2x4 wood studs @ 16" o.c. 1/2" drywall each side.

GENERAL NOTES:

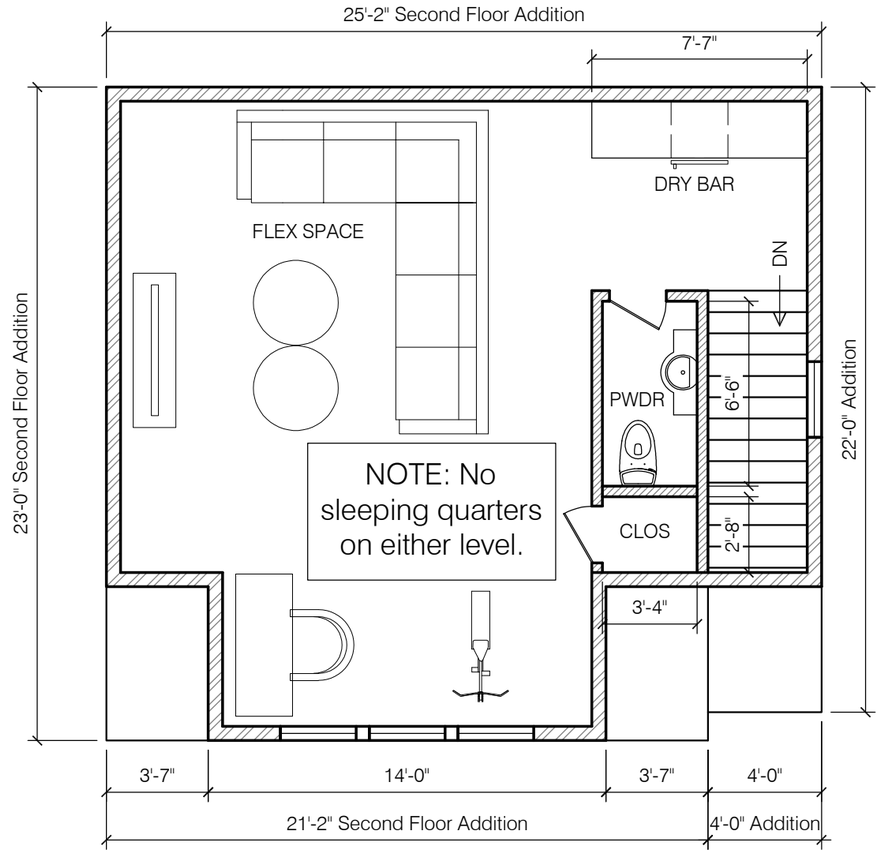
1. All stairs to comply with RCO 311.7.4. Maximum riser height is 8-1/4", minimum tread depth is 9", all risers to be uniform in height.
2. All handrails to comply with RCO 311.7.7. Height is to be 34"-36" above stair nosing. Handrails shall be continuous from top riser to lowest riser. Handrails shall return to the wall or newel post. Handrails shall be Type 1 (1-1/4"-1-1/2" circular) or Type 2 (Graspable finger recess).
3. Guardrails are required along walking surfaces 30" above the floor or grade. Guards shall be 36" height. Guards shall be configured to not allow passage of a sphere 4" in diameter. Triangular areas at bottom of rails can be 6" sphere.



1 FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

0 1 2 4 8



2 SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

0 1 2 4 8

N

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GARAGE ADDITION
1934 BEDFORD ROAD
UPPER ARLINGTON, OHIO 43212

Zoning Set

SCALE: As Noted

PROJECT NO.:

DATE: August 14, 2026

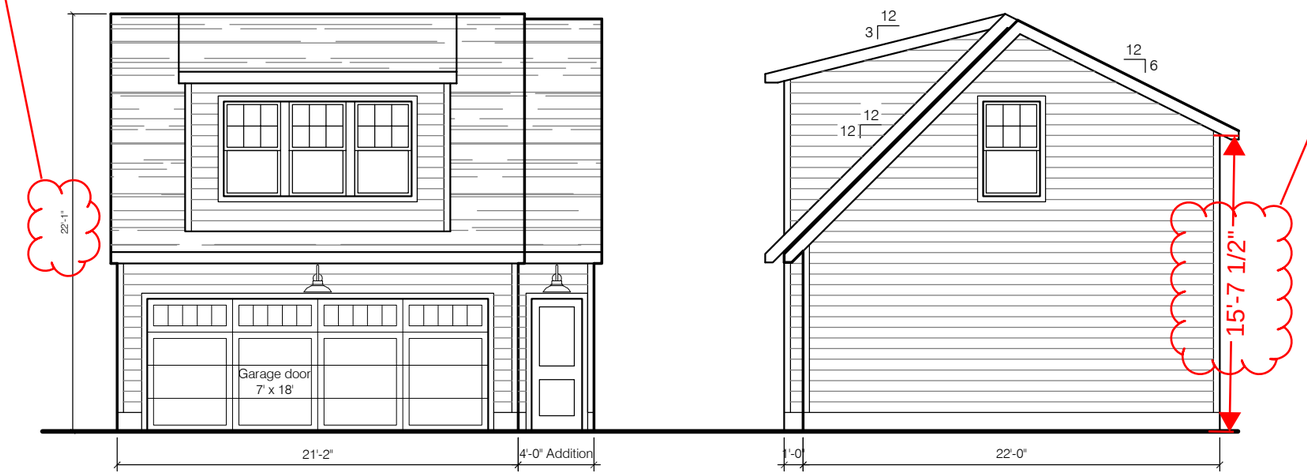
GARAGE PLANS

SHEET NO.

A2.1

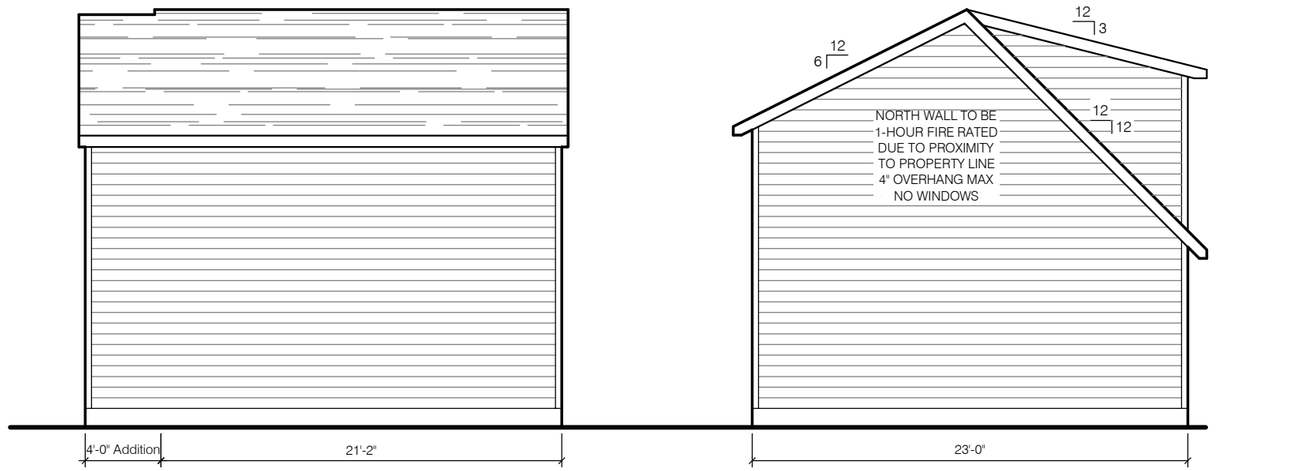
To increase the maximum height from 17 feet to 22'-1"

To increase the rear plate height from 9'-6" to 15'-7.5"



1 GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16

2 GARAGE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16



3 GARAGE EAST ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16

4 GARAGE NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16

EXTERIOR MATERIAL NOTES:
SIDING: Cement board lap siding, smooth, 6-1/2" exposure, match existing.

TRIM: 1x4 Corner trim & casings.

PAINTING: All siding & trim (new & existing) to be painted.

ROOFING: Asphalt shingle roofing to match main house.

FASCIA: Aluminum wrapped 1x6 fascia.

GUTTERS/DOWNSPOUTS: New aluminum ogee gutters & downspouts. Install new underground PVC storm piping to tie into existing.

WINDOWS: Marvin Essential.

DOOR: Fiberglass half light, tempered, labeled glass.

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GARAGE ADDITION
1934 BEDFORD ROAD
UPPER ARLINGTON, OHIO 43212

Zoning Set

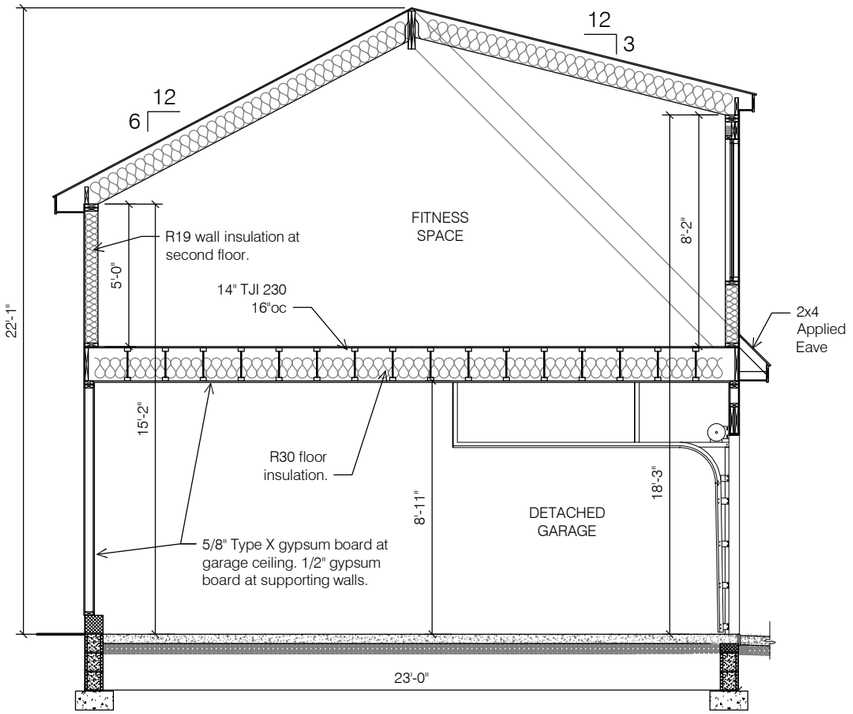
SCALE: As Noted

PROJECT NO.:

DATE: August 14, 2026

GARAGE ELEVATIONS

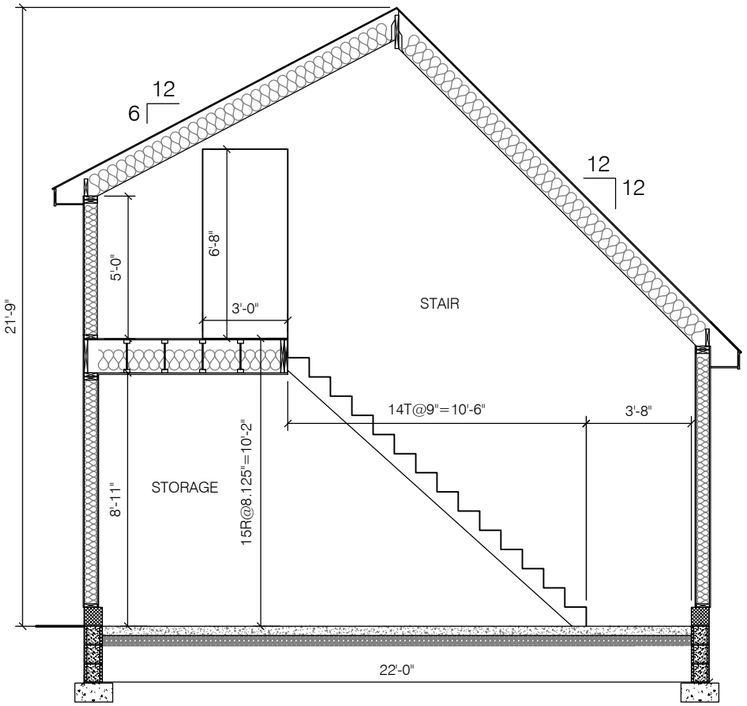
SHEET NO.
A2.3



1 CROSS SECTION AT DORMER

SCALE: 3/16" = 1'-0"

0 1 2 4 8



2 CROSS SECTION AT STAIR

SCALE: 3/16" = 1'-0"

0 1 2 4 8

ARCHITECT
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GARAGE ADDITION
1934 BEDFORD ROAD
UPPER ARLINGTON, OHIO 43212

Zoning Set

SCALE: As Noted

PROJECT NO.:

DATE: August 14, 2026

GARAGE SECTIONS

SHEET NO. A2.4

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

Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: September 16, 2026

Subject: 1501 Bridgeton Drive (VAR-60-26) - To allow a one-story addition to encroach 7'-3" into the 35-foot rear yard setback.

Site Description/History

The subject property, 1501 Bridgeton Drive, is located on the south side of the street, between Reedbury Lane and Greensview Drive, and is zoned R-1b, One-Family Residence District. The 0.31-acre lot has 95 feet of frontage along Bridgeton Drive with a 40-foot front building line setback, and a depth of 140 feet. A five-foot wide utility easement extends along the rear property line opposite Bridgeton Drive. The property was platted in 1968 as Lot #53 of the Reedbury Addition, Extension No. 3. The site contains a single-story Mid-Century Modern-style residence clad in stone and vertical siding, built at the 40-foot front building line. A driveway and an attached two-car, side-loaded garage are located toward the front of the residence, while the main entrance is set further back. An attached deck is located behind the home. The property has existing spruce trees along the west property line and a mature tree in the front yard. An existing privacy fence runs along the south and east property lines, while approximately half of the rear property line is enclosed with chain-link fencing. The current property owner purchased the home in 2025.

Proposal

The proposal includes a 513-square-foot addition to the rear of the residence, constructed over an existing deck foundation, along with a 240-square-foot patio east of the addition. The addition will provide a new family room and expand the primary bedroom suite to include a private lounge area.

The proposed addition is 14'-9" in height, matching the existing residence, and is 14 feet deep by 36'-8" wide. The depth will remain unchanged from the existing deck foundation. However, because the deck will be enclosed and converted to habitable space, the addition must be located within the property's buildable area. By constructing the addition over the existing deck foundation, the applicant is requesting a variance to allow a 7'-3" encroachment into the 35-foot rear yard setback.

The addition is designed with a gable roof that ties into the existing roof, with a slightly lower pitch than the existing one. The exterior will be finished with vinyl "wood-looking" vertical siding, asphalt shingle roofing, and single and paired double-hung narrow windows to match the existing residence. Existing wood privacy fencing along the south and east property lines will help to fully screen the addition. There is a section of fencing along the rear property line

that is chain-link fencing, and the applicant proposes to add three new evergreen trees in front of it to screen the addition.

The proposal complies with the maximum permitted total building coverage, total development coverage, rear yard profile, and all other applicable setback requirements, except for the rear yard setback for which the applicant is requesting a variance.

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

- To allow an addition to encroach 7'-3" into the 35-foot rear yard setback.

Alternatives
The applicant explored multiple design alternatives, including an addition with only the family room. Through the process and after living at the property for a year, the owners discovered they needed a private lounge space away from the main living spaces. Included in the submittal, the architect comments that this is one of the main complaints about open-plan mid-century modern houses they see when working with clients.

Requested Action and Findings
Staff has reviewed the application, visited the site, and reviewed and discussed the plans with the applicant. The proposed addition is compatible with the existing residence and surrounding neighborhood through the use of like-for-like exterior materials and its location behind the residence, where it will not be visible from the street or immediate side yard areas (Finding #4 - Neighborhood Character). The existing deck, as constructed, complies with UDO requirements; however, enclosing (or replacing) the deck to create additional habitable space triggers a variance due to the location of the existing deck foundation. Utilizing the existing foundation minimizes additional development and building coverage, reduces costs for the owner, and avoids the need for additional variances. The addition will also be screened by existing privacy fencing and new landscaping, minimizing potential impacts on the two adjacent rear yard properties (Finding # 6 - Special Conditions). For these reasons, Staff recommends approval of the application with Findings #4 and #6.

Attachments

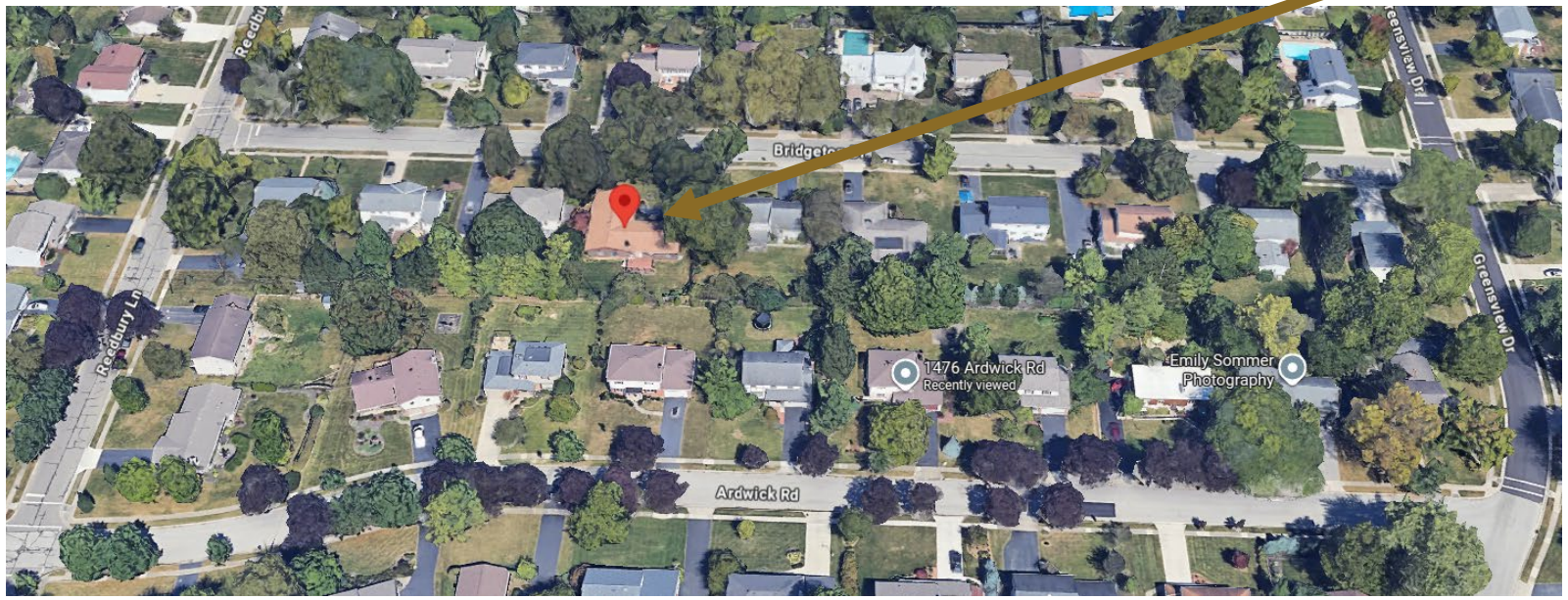
1.	1501 Bridgeton Dr_Presentation
2.	1501 Bridgeton Dr_Application
3.	1501 Bridgeton Dr_Plans
4.	1501 Bridgeton Dr_Public Notices
5.	1501 Bridgeton Dr_Public Comment_Tan

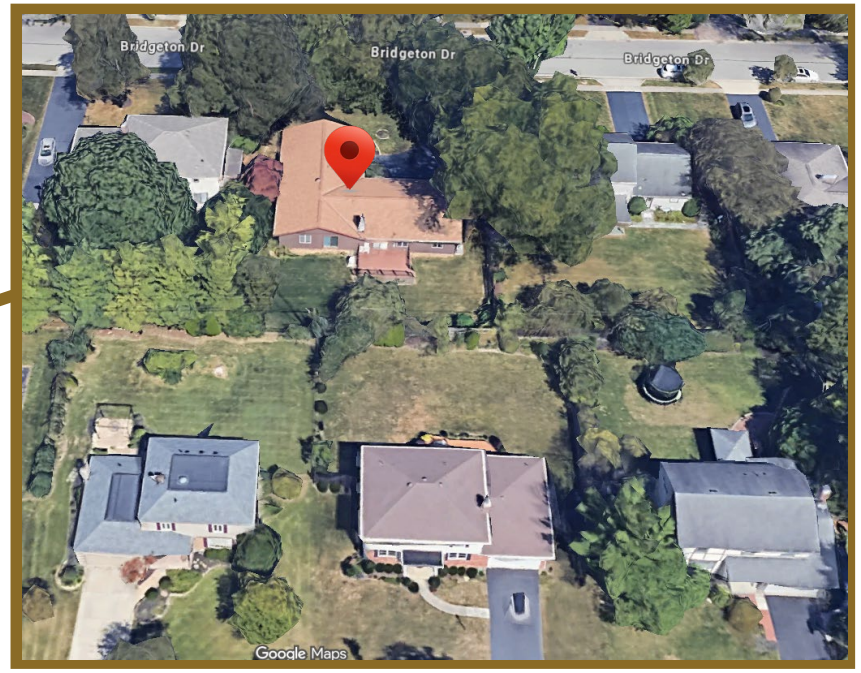
1501 Bridgeton Drive

BZAP Staff Report Pictures | Variance Application 60-26

September 16, 2026

Google Maps ® Aerial





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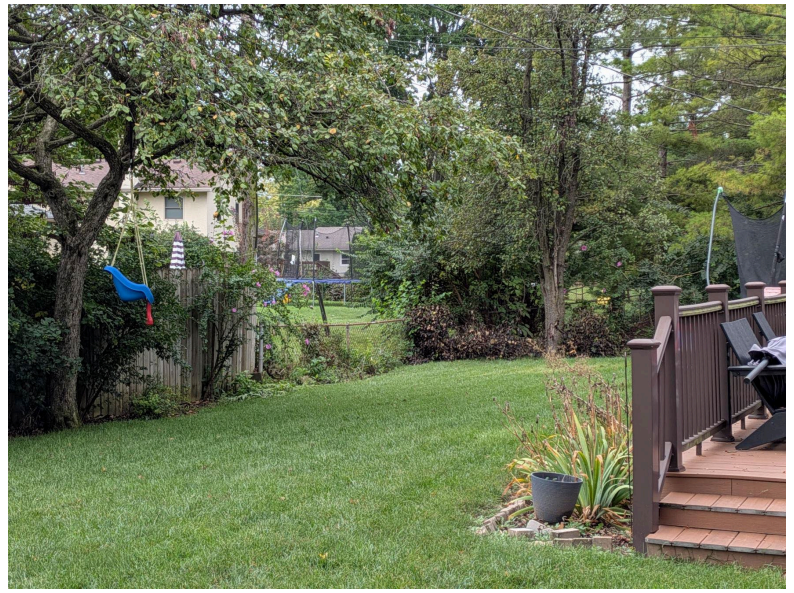
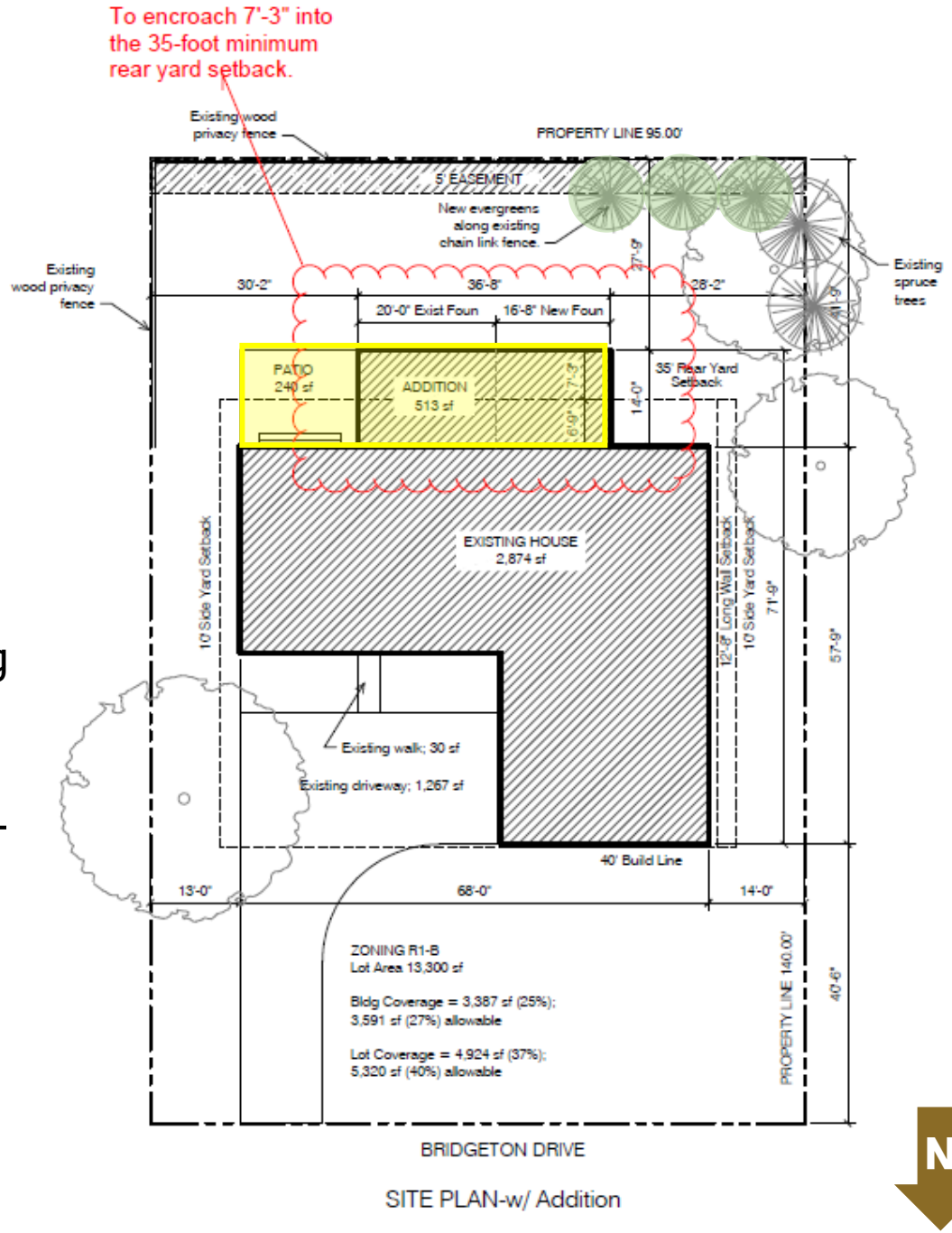
Existing Conditions



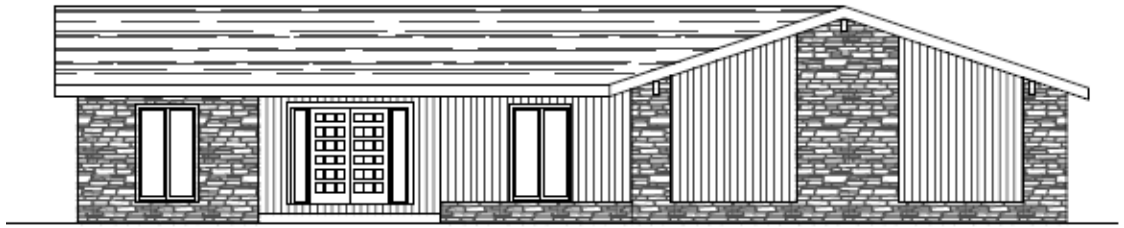
Proposed Site Plan

- Proposal:
  - 513 SF addition to the rear of the residence, constructed over an existing deck foundation
    - New family room
    - Expanded primary suite
  - 240 SF new patio east of the addition
  - Three new evergreen trees along chain link fencing

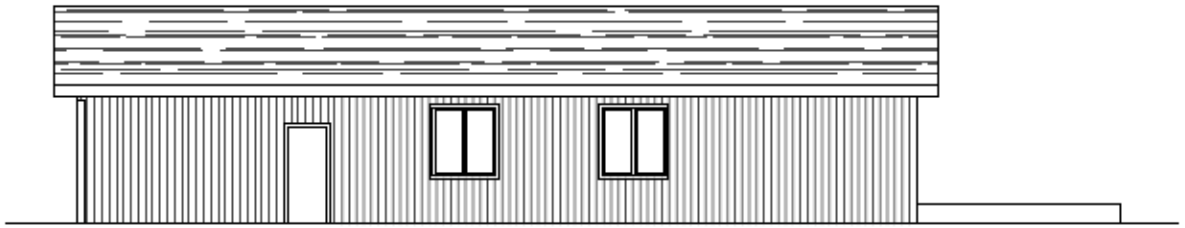
- Variance requested:
  - To allow an addition to encroach 7’-3” into the 35-foot rear yard setback.



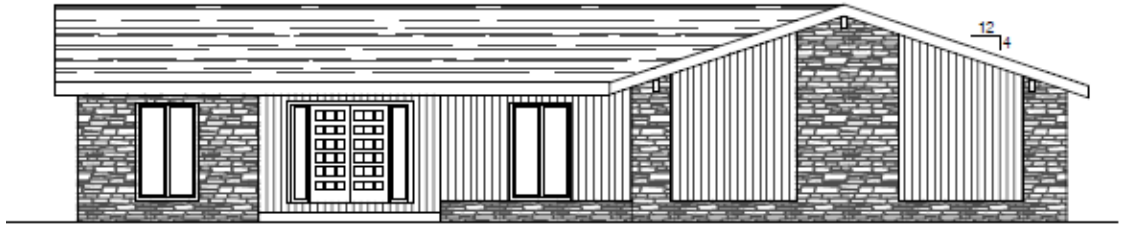
Proposed Elevations



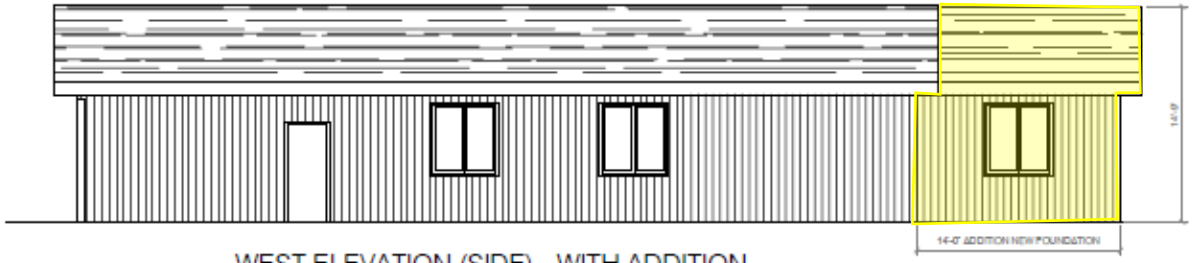
NORTH ELEVATION (FRONT) - EXISTING



WEST ELEVATION (SIDE) - EXISTING

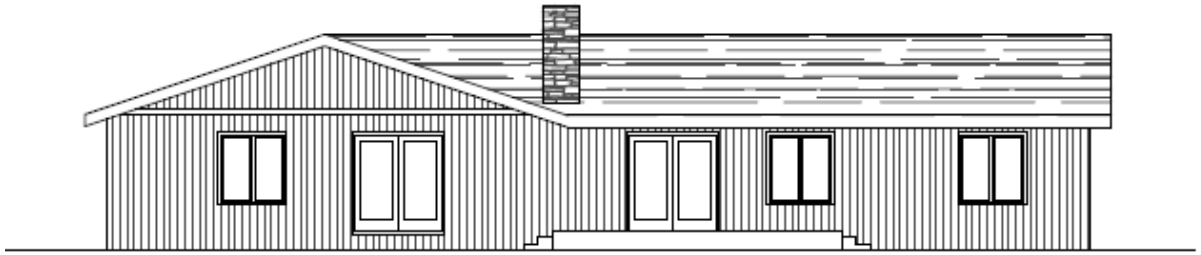


NORTH ELEVATION (FRONT) - EXISTING

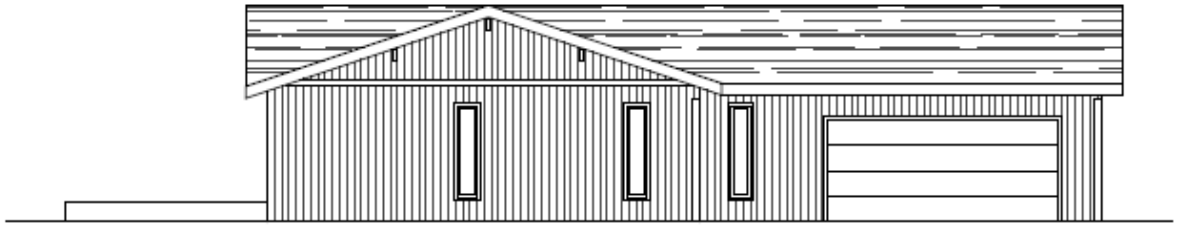


WEST ELEVATION (SIDE) - WITH ADDITION

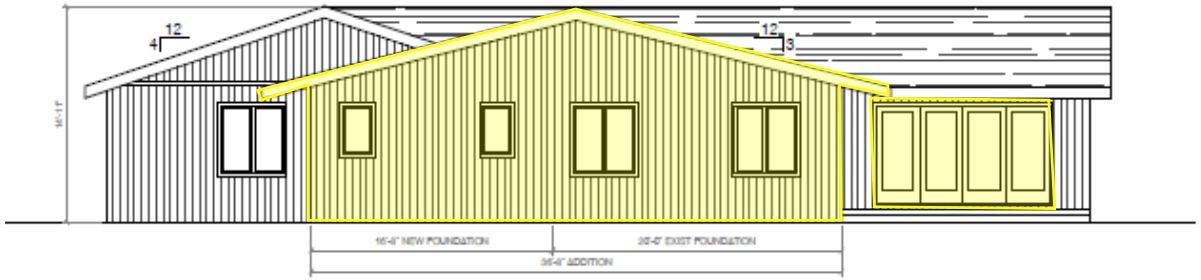
Proposed Elevations



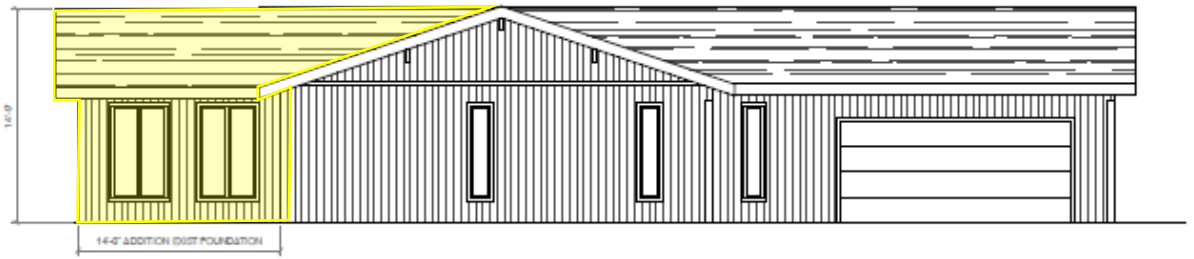
SOUTH ELEVATION (REAR) - EXISTING



EAST ELEVATION (SIDE) - EXISTING



SOUTH ELEVATION (REAR) - WITH ADDITION



EAST ELEVATION (SIDE) - WITH ADDITION

Variance Request/Staff Recommendation

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

1) To allow an addition to encroach 7’-3” into the 35-foot rear yard setback.

Staff recommends approval of the application with Findings #4 and #6.

Record No: 26-3844

Variance Application

Status: Active

Submitted On: 8/19/2026

Primary Location

1501 BRIDGETON DR
UPPER ARLINGTON, OH 43220

Owner

Doug & Ali Wright
Bridgeton Drive 1501 Upper Arlington, Ohio 43220

Variance Information

Describe Variance Request

Request variance to encroach 7'-3" into the south rear yard setback.

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

The property at 1501 Bridgeton Drive consists of a single-story house with a mid-century modern styling. The house has an attached garage at the front with side-load access. There is an existing deck at the rear that is constructed over a crawl space with concrete block foundation walls.

The owners would like to construct a single-story addition at the rear of the house. The proposed family room addition would utilize the existing deck foundation. The owners would like to extend the addition to the west to enlarge the primary bedroom suite. The owners have many children and are hoping to incorporate a lounge space within the suite for a private escape.

Due to the attached garage at the front of the house and the side-load access, the main portion of the house is pushed toward the rear of the property. The existing deck and foundation are compliant with the zoning codes. However, when the foundation is used to add a new structure, the new structure ends up encroaching 7'-3" into the rear yard setback. The total depth of the addition is 14'. This is just enough size to accommodate the new family room and primary bedroom.

The addition is designed with a gable roof structure that frames back into the existing roof. The pitch is slightly lower than the original roof to make sure the ridge of the addition is below the ridge of the existing house. The massing of the addition is compliant with the rear yard profile.

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

The variance will not confer a special privilege that is denied to other properties in the same district. The house has an unusual shape and setting. Without adding a second floor, expanding the square footage of the house requires encroachments either into the side or rear yard setbacks.

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

The essential character of the neighborhood area will not be substantially altered due to the variance request. The addition is a single story and is screened by pine trees on the west and a privacy fence on the south & east sides. The addition is complimentary to the existing house in roof form and window placement.

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

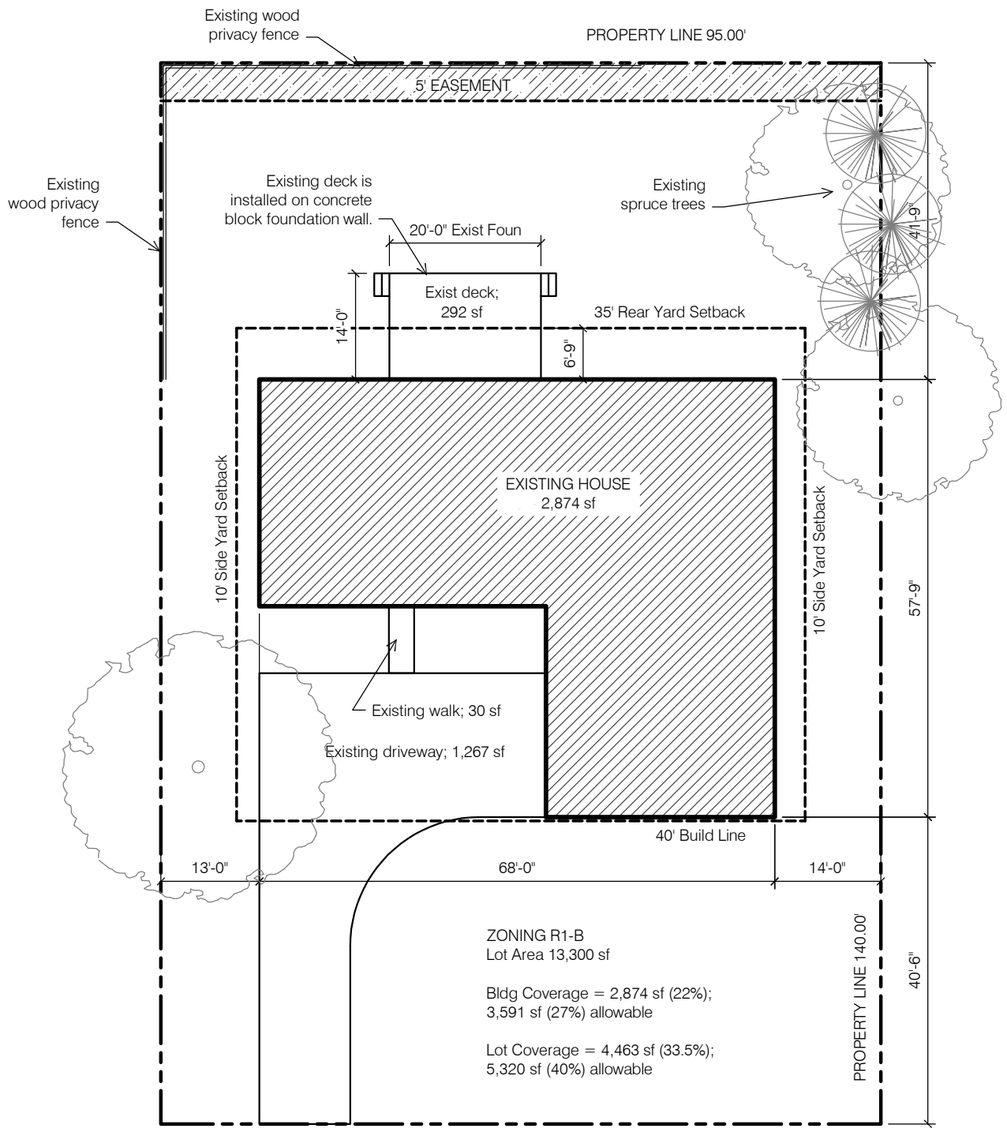
Multiple design scenarios were explored during the process. Originally, just the family room addition was considered. But after living in the house for a year, the owners really wanted a private space separate from the living areas. That is one of the complaints of these open plan mid-century modern houses is there is no space that is separated off to accommodate separate activities.

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

Allowing the encroachment into the rear yard setback will give the owners the needed first floor area to gain a larger family room space; backfilling the previous family room with a larger dining space.

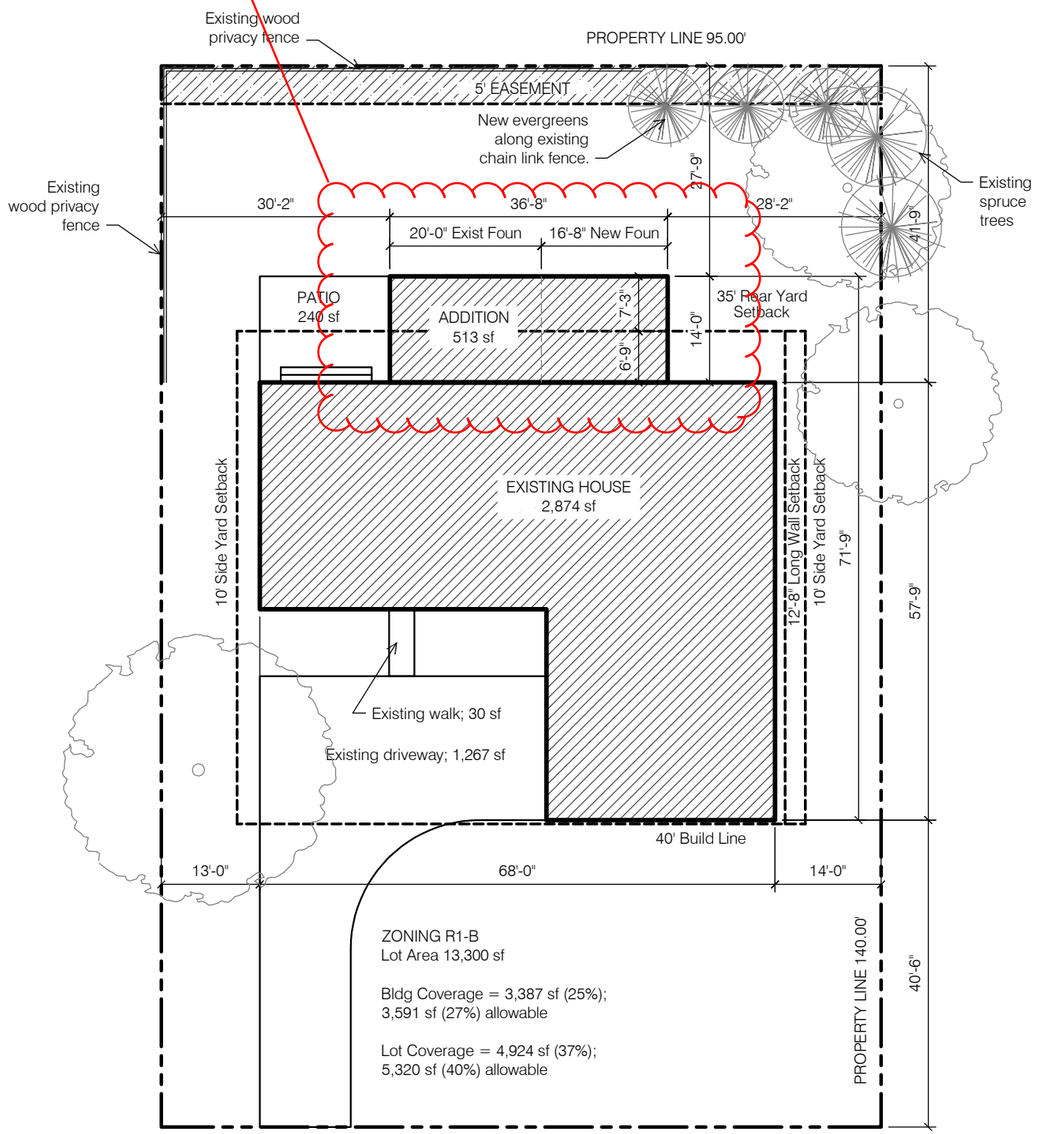
Acknowledgement: I or a representative will be present at the BZAP hearing.*

☑



SITE PLAN-Existing

To encroach 7'-3" into the 35-foot minimum rear yard setback.

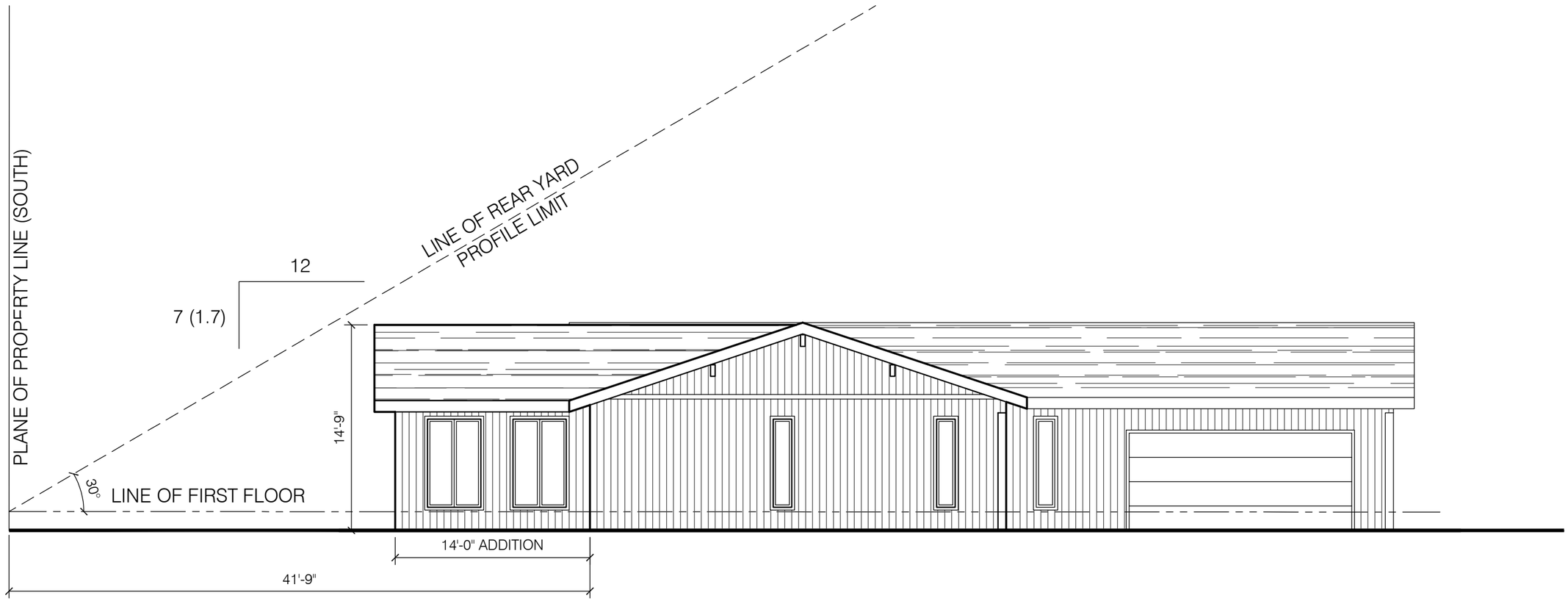


SITE PLAN-w/ Addition

N

SITE PLAN
Scale: 1"=20'-0"

1501 Bridgeton Drive
August 28, 2026



REAR YARD PROFILE DIAGRAM

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

1501 Bridgeton Drive

August 19, 2026

FIRST FLOOR - EXISTING

FIRST FLOOR - PROPOSED

N

FLOOR PLANS - EXISTING

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

1501 Bridgeton Drive

August 19, 2026

EXTERIOR MATERIAL NOTES

SIDING & TRIM:
Vinyl vertical "wood-look" siding to match existing.
Casing: Aluminum wrapped 1x3 to match existing.
Fascia: Aluminum wrapped 1x12 to match existing.

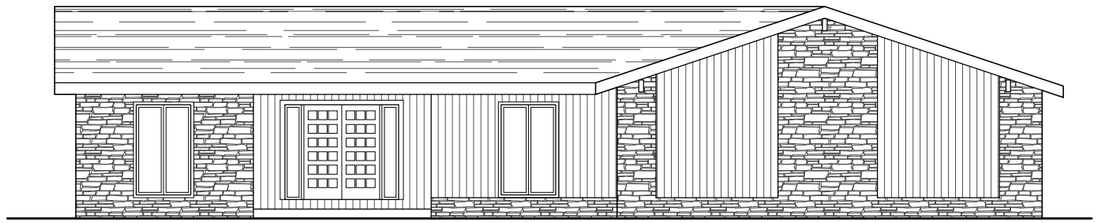
GUTTERS & DOWNSPOUTS:
5" aluminum ogee gutter & 3" downspouts. Downspouts to run underground & tie into existing storm water piping to street.

SOFFIT:
Aluminum soffit system to match existing.
Venting at eaves.

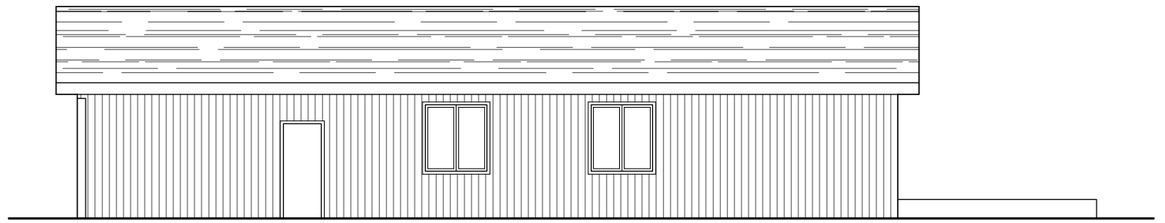
ROOFING:
Asphalt shingle roofing to match house. Install double underlayment at 3/12 roof.

FRENCH SLIDER:
Marvin Patio Door (4)36"x80" Panels.

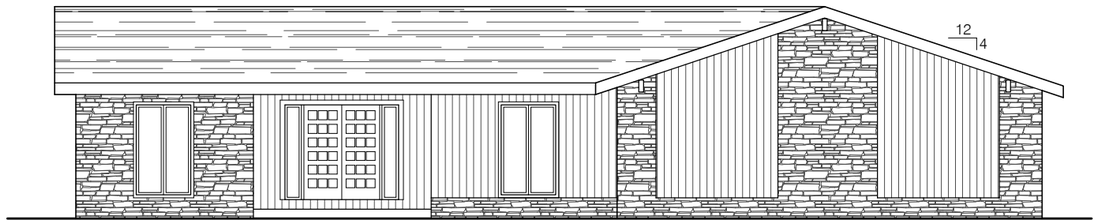
WINDOWS:
Windows to match house. Verify manufacturer & material.



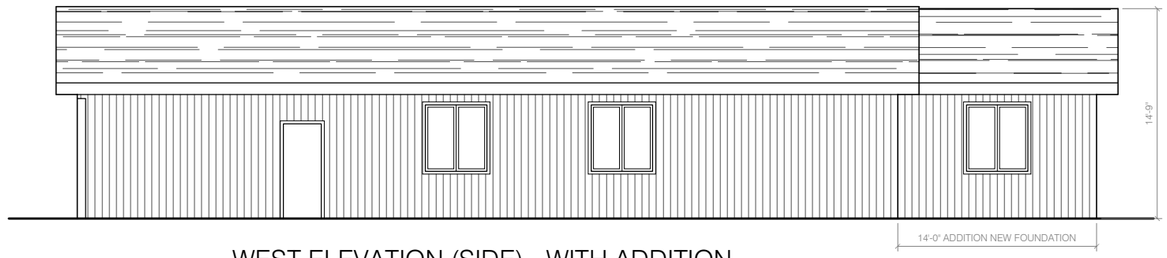
NORTH ELEVATION (FRONT) - EXISTING



WEST ELEVATION (SIDE) - EXISTING



NORTH ELEVATION (FRONT) - EXISTING



WEST ELEVATION (SIDE) - WITH ADDITION

EXTERIOR ELEVATIONS

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

1501 Bridgeton Drive
August 19, 2026

EXTERIOR MATERIAL NOTES

SIDING & TRIM:
Vinyl vertical "wood-look" siding to match existing.
Casing: Aluminum wrapped 1x3 to match existing.
Fascia: Aluminum wrapped 1x12 to match existing.

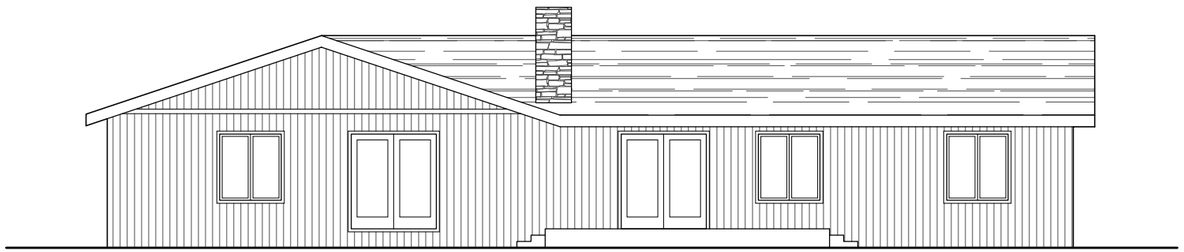
GUTTERS & DOWNSPOUTS:
5" aluminum ogee gutter & 3" downspouts. Downspouts to run underground & tie into existing storm water piping to street.

SOFFIT:
Aluminum soffit system to match existing.
Venting at eaves.

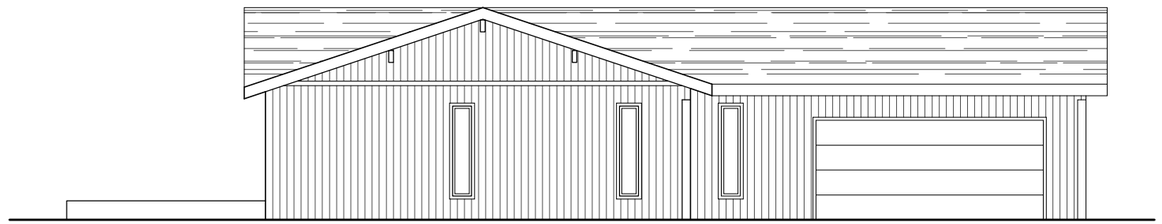
ROOFING:
Asphalt shingle roofing to match house. Install double underlayment at 3/12 roof.

FRENCH SLIDER:
Marvin Patio Door (4)36"x80" Panels.

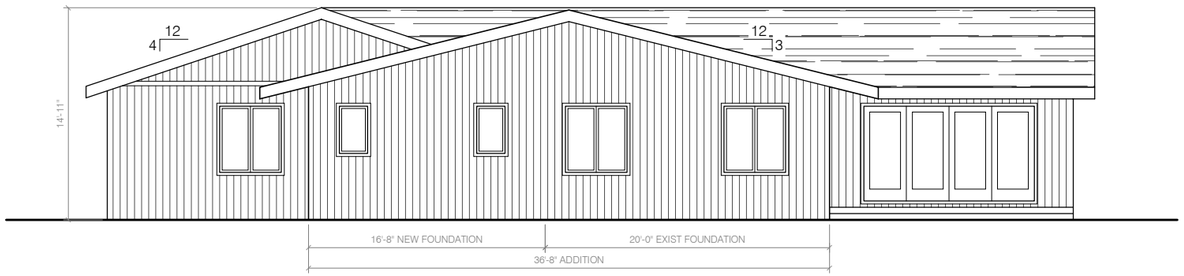
WINDOWS:
Windows to match house. Verify manufacturer & material.



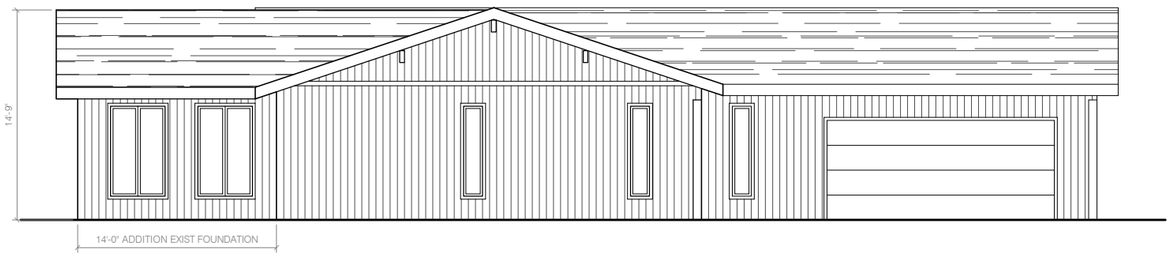
SOUTH ELEVATION (REAR) - EXISTING



EAST ELEVATION (SIDE) - EXISTING



SOUTH ELEVATION (REAR) - WITH ADDITION



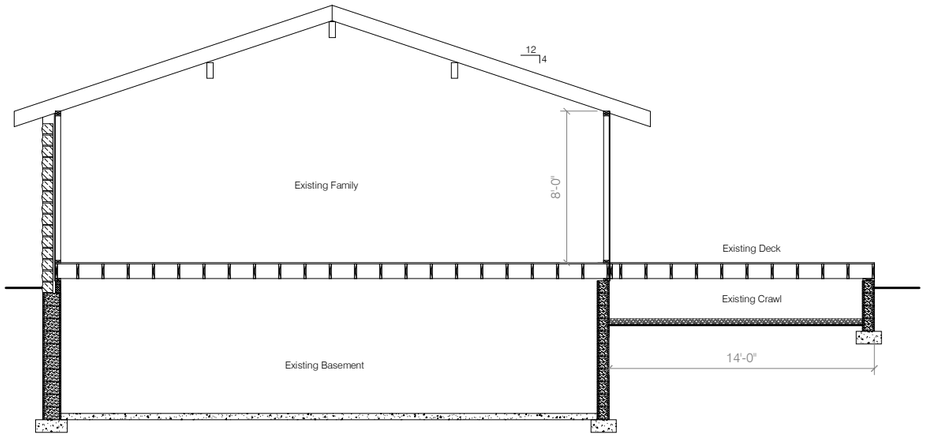
EAST ELEVATION (SIDE) - WITH ADDITION

EXTERIOR ELEVATIONS

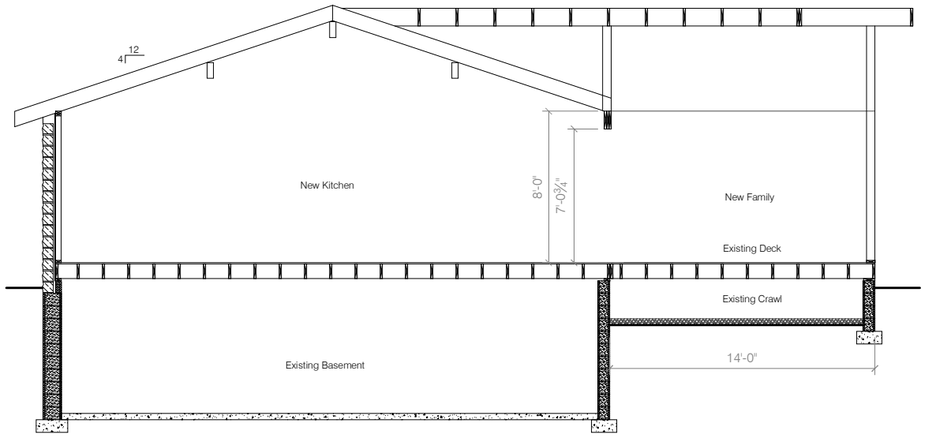
Scale: 3/32" = 1'-0"

1501 Bridgeton Drive

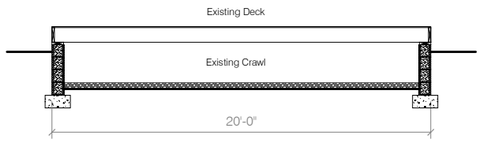
August 19, 2026



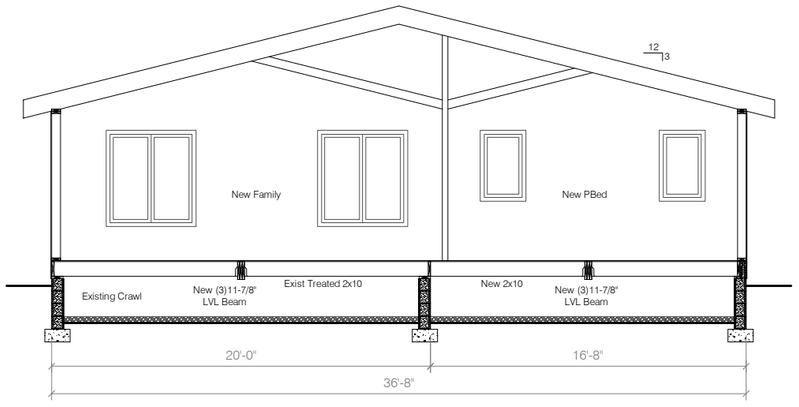
SECTION FRONT TO BACK - EXISTING



SECTION FRONT TO BACK - WITH ADDITION



SECTION SIDE TO SIDE - EXISTING



SECTION SIDE TO SIDE - WITH ADDITION

OVERALL SECTIONS

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

1501 Bridgeton Drive

August 19, 2026

NOTICE:

Date: June 16, 2026

To:

Please be advised that Doug & Ali Wright have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 1501 Bridgeton Drive, Upper Arlington, Ohio 43220.

The zoning variance request is as follows:

Request variance to encroach 7'-3" into the south rear yard setback.
Request variance to increase allowable development coverage from 4,655 sf (35%) to 4,924 sf (37%).

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, July 15, 2026 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

Brenda Parker (Architect)
On behalf of Doug & Ali Wright

City of Upper Arlington
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: Jan 2021

Certification of Notice

Applicant Name: Doug & Ali Wright

Location of property subject to BZAP request: 1501 Bridgeton Drive, Upper Arlington, Ohio 43220

Describe activity which requires Board of Zoning and Planning review:

Zoning variance to encroach into rear yard setback & increase development coverage.

This application will be heard by the Board of Zoning and Planning on: July 15, 2026

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1526 Ardwick Road	Douglas & Audrey Papp	9589 0710 5270 1999 4805 35	8/25/26
1514 Ardwick Road	Greg Koenen & Carrie Szlag	9589 0710 5270 1999 4805 42	8/25/26
1500 Ardwick Road	Dehua Pei & Yanni Tan	9589 0710 5270 1999 4805 59	8/25/26
1488 Ardwick Road	Xin Gao & Xiaoji Li	9589 0710 5270 1999 4805 66	8/25/26
1512 Bridgeton Drive	Benjamin & Krysta Person	9589 0710 5270 1999 4805 73	8/25/26
1500 Bridgeton Drive	Michael & Cecilia Mills	9589 0710 5270 3691 2941 44	8/25/26
1475 Bridgeton Drive	Philip & Nancy Cochran	9589 0710 5270 3691 2941 51	8/25/26
1487 Bridgeton Drive	Shaurya & Ruchika Prakash	9589 0710 5270 3691 2941 68	8/25/26
1486 Bridgeton Drive	Judith Kahle	9589 0710 5270 3691 2941 75	8/25/26
1515 Bridgeton Drive	Wayne & Tonia Erdman	9589 0710 5270 3691 2941 82	8/25/26
1525 Bridgeton Drive	Patricia Prior	9589 0710 5270 3691 2941 99	8/25/26
Applicant Signature:			**Date:** 8/25/26

Outlook

Re: Request for Clarification Regarding Variance Application – 1501 Bridgeton Drive

From yanni tan [redacted]
Date Fri 8/28/2026 12:54 PM
To Taylor Mullinax <tmullinax@uaoh.net>
Cc Justin Milam <jmilam@uaoh.net>

Hi Taylor,

Thank you again for the clarification. I understand that the existing deck is compliant with the Unified Development Code and that the variance is required because it is being enclosed as habitable space, rather than due to any additional rear-yard encroachment.

For the Board's consideration, my concern is that the home at 1501 Bridgeton, as a ranch-style home, already extends farther toward the rear of the lot than the adjacent two-story homes. This places the existing deck very close to our shared rear property line, resulting in a noticeable privacy impact on my property. From my kitchen, I can see movement inside their room and on their deck, and I often need to keep my blinds closed and avoid using my own deck to maintain privacy.

Natural screening between our properties has also been reduced. Three tall trees in my backyard that previously provided substantial screening died and were removed, and any replacements would take years to provide comparable screening.

While the enclosure maintains the existing deck depth, converting an outdoor deck into year-round habitable space would make the existing privacy impact more lasting through year-round interior use and evening lighting.

I respectfully ask that the Board consider the existing site condition, the reduced natural screening, and the change from an outdoor deck to permanent habitable space when evaluating the rear-yard setback variance.

Thank you again for your help.

Kind regards,
Yanni Tan
1500 Ardwick Rd

Sent from my iPhone

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

Authors: Taylor Mullinax, AICP, Planner

BZAP Meeting Date: September 16, 2026

Subject: 2274 Yorkshire Road (VAR-52-26) - To allow a two-story attached garage to encroach 5'-6" into the 10-foot side yard setback.

Site Description/History

The subject property, 2274 Yorkshire Road, is located on the east side of the street, opposite Club Road, and is zoned R-1c, One-Family Residence District. The 0.29-acre lot is irregular in shape with 90 feet of frontage along Yorkshire Road and depths of 141 feet on the north side and 154 feet on the south side. A five-foot wide utility easement extends along the rear property line. The property was platted in 1922 as Lot #15 and half of Lot #14 in Block 83 of the Upper Arlington Plat. The property is located within the Historic District and contains a Contributing two-story Tudor Revival/English Revival-style residence constructed in 1926, clad in stone and wood shake shingle siding. The front of the residence is located 39 feet from the front property line, resulting in a nonconforming one-foot encroachment forward of the required 40-foot building line. A driveway along the southeast side of the property line leads to a side-loaded, three-car attached garage toward the rear of the residence. The side elevation of the residence facing the driveway contains an existing covered stair leading to a side entrance and a covered balcony above one of the garage doors, which is immediately adjacent to the proposed project area. Existing privacy fencing and mature landscaping are located along the side and rear property lines. The current property owner purchased the home in May 2023.

Proposal

The proposal includes the construction of a 585-square-foot, attached, two-story garage addition on the southeast side of the residence towards the rear of the property. The addition will be constructed over the existing driveway and will include a two-car garage on the first floor and a home gym and sauna on the second floor. The existing three-car garage will become a new primary suite. The existing second-floor primary suite will become a new office, bedroom, bathroom, and storage space.

The addition is 25'-6" in height, which is slightly taller than the existing residence at 25 feet. It measures 26 feet deep by 22'-6" wide and encroaches 5'-6" into the required 10-foot side yard setback, requiring a variance. This leaves 4'-6" between the garage and the southeast side property line (variance required). The garage features a gabled roof with a gable dormer containing a divided-light window facing the street. The exterior walls will be finished with stucco, and the roof will be finished with asphalt shingles to match the existing residence. Metal awnings will be installed over the fiberglass overhead garage door and a man door

along the rear elevation. Minor exterior modifications to the existing residence are also proposed, including adjusting the depth of the covered roof over the exterior stair stoop and adding stone along its foundation, and adding a new man door and window.

The site plan contains discrepancies in the noted depth and width of the proposed garage and several setback dimensions, which appear to differ slightly from measurements based on the plan scale. The applicant will be required to correct all dimensions to accurately reflect the proposed design at building permitting, per a recommended condition of approval. The third-party architect reviewed the proposed addition and requested additional clarifying information regarding how the proposed roof will tie into the existing roof. The applicant provided supplemental drawings clarifying the roof connection, and the third-party architect expressed support for the design, including the height of the addition. No new landscaping or fencing will be added.

With the minor corrections to the dimensions required at permitting, the proposal meets all required setbacks, maximum building height, total development coverage, and total building coverage, except for the side yard setback variance. The total development coverage is noted as exceeding the 5,626-square-foot maximum; however, because the addition will be constructed over the existing driveway, the project will maintain the existing 6,213 square feet of development coverage.

Zoning Code Requirements

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

- To allow a two-story attached garage to encroach 5'-6" into the 10-foot side yard setback.

Alternatives

The applicant explored design alternatives, including varying the garage width and depth, shifting the structure further toward the rear of the property, and constructing a detached garage. However, these alternatives would result in additional development coverage, which already exceeds the maximum, and would require additional variances. Additionally, the applicant thought a detached garage would be less architecturally appealing with the existing residence and be less functional for the owners than the proposed attached configuration.

Requested Action and Findings

Staff has reviewed the application, visited the site, and reviewed and discussed the plans with the applicant. As noted earlier in the report, existing development coverage already exceeds the permitted maximum. The proposal locates the addition on the existing driveway to maintain existing coverage and avoid the need for an additional variance (Finding #1 – Special Conditions). If the variance were to be granted, the addition would provide significant additional space and would constitute a substantive improvement to the property (Finding #2 – Reasonable Return/Beneficial Use). However, the proposed encroachment could be visually impactful to the neighbor, and the property could continue to be used in its current

configuration without the proposed two-story addition.

Denial of the requested variance would result in the property remaining in its current configuration and would not allow the proposed addition. Other properties in the same zoning district have received variances for comparable improvements (Finding #2 – Reasonable Return/Beneficial Use). The proposed addition is designed to be compatible with the existing residence and surrounding neighborhood and would use exterior materials similar to those of the existing residence (Finding #4 – Neighborhood Character). Furthermore, to mitigate privacy concerns, no upper story windows are proposed on the side elevation of the addition.

The proposed variance constitutes a 55 percent encroachment into the minimum side yard setback, which is substantial and could negatively impact the immediately adjacent property which has living space (and windows) near the addition. Staff recommends that the Board consider Findings #1, #2, and #4 in its deliberation.

Should a motion be made on this request, Staff also recommends the following condition: *That the applicant shall correct all dimensional errors on the site plan prior to issuance of the Building Permit.*

Attachments

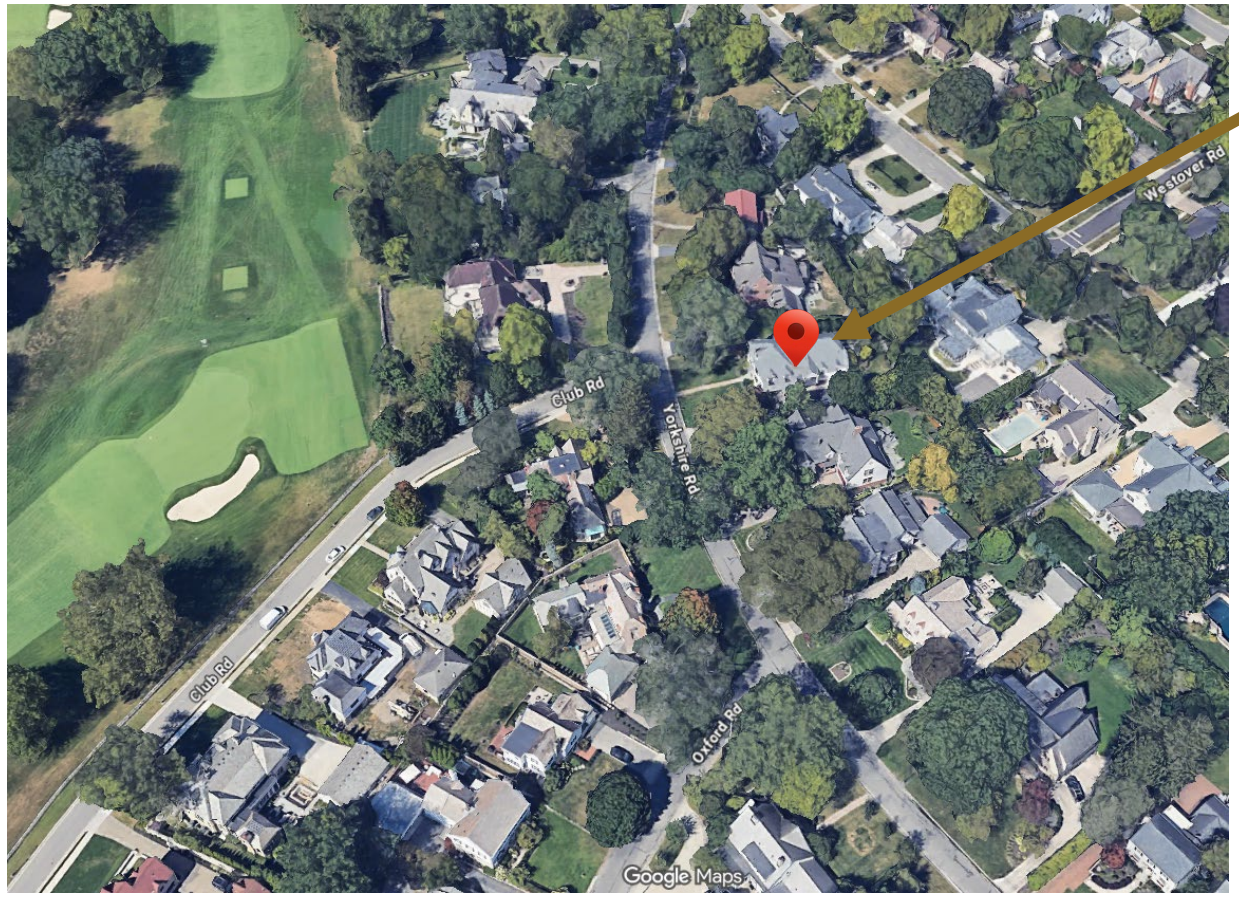
1.	2274 Yorkshire Rd_Presentation
2.	2274 Yorkshire Rd_Application
3.	2274 Yorkshire Rd_Plans
4.	2274 Yorkshire Rd_Public Notice

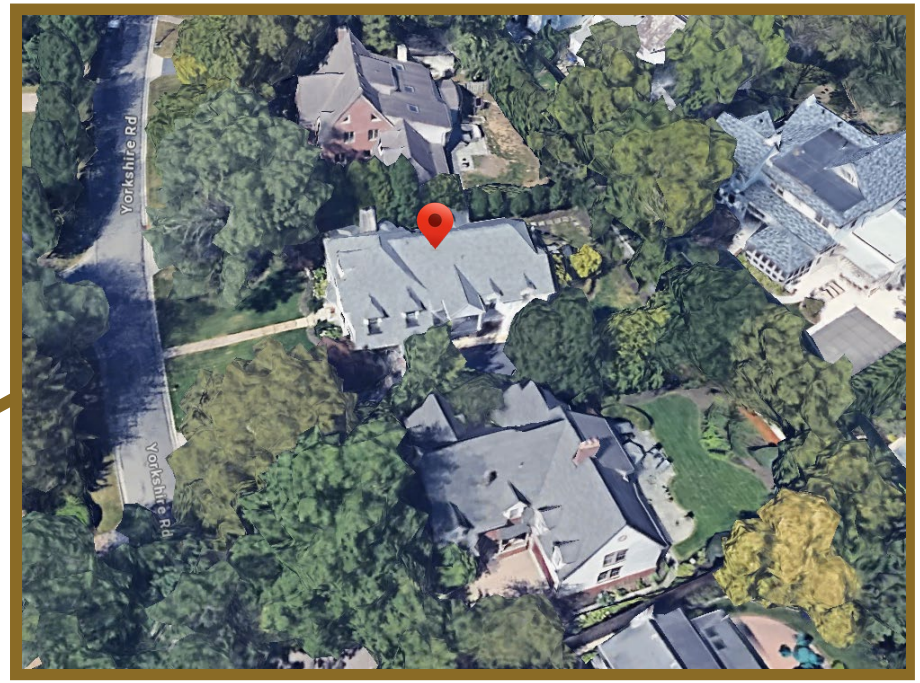
2274 Yorkshire Road

BZAP Staff Report Pictures | Variance Application 52-26

September 16, 2026

Google Maps ® Aerial





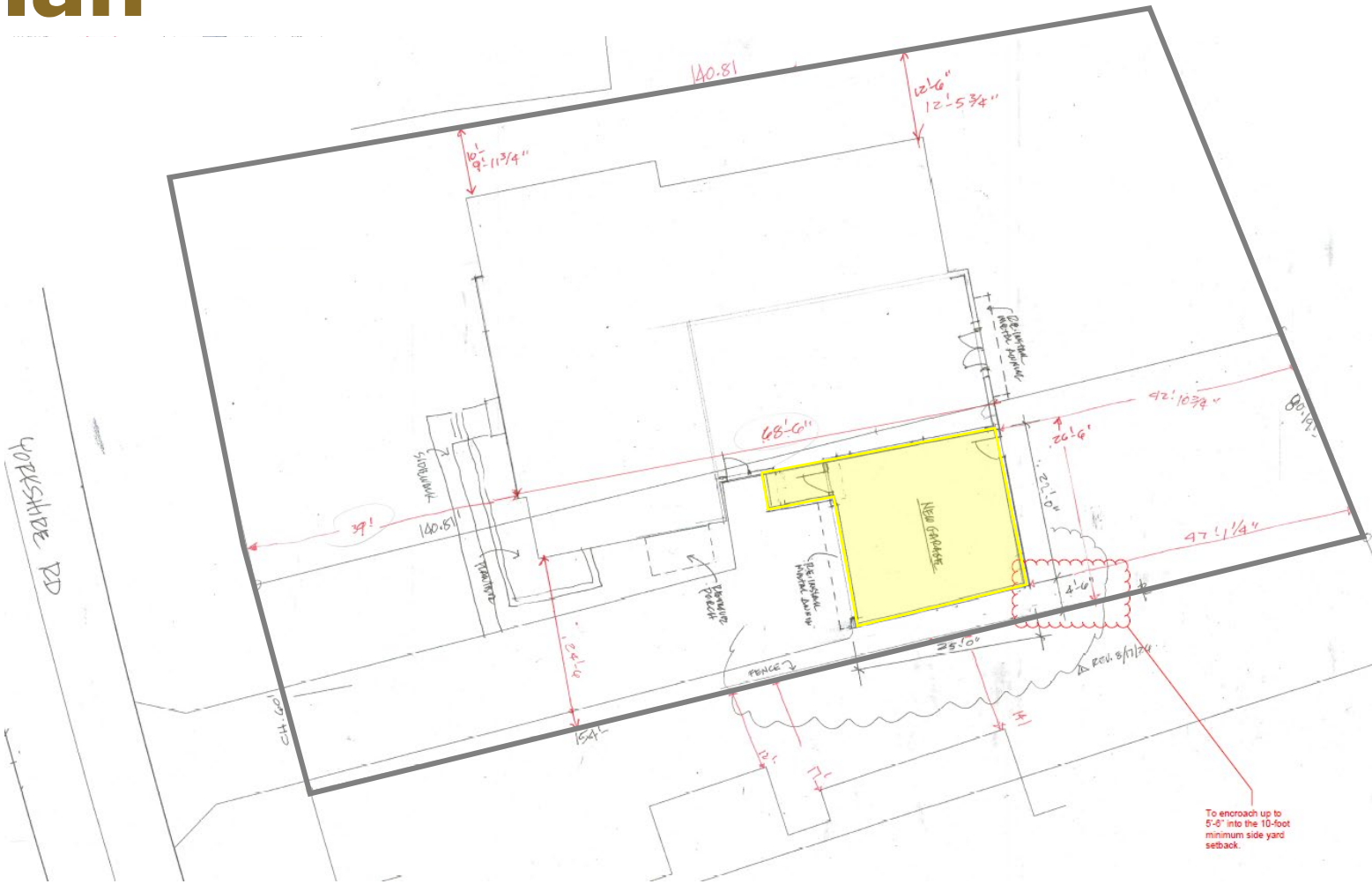
N

Existing Conditions

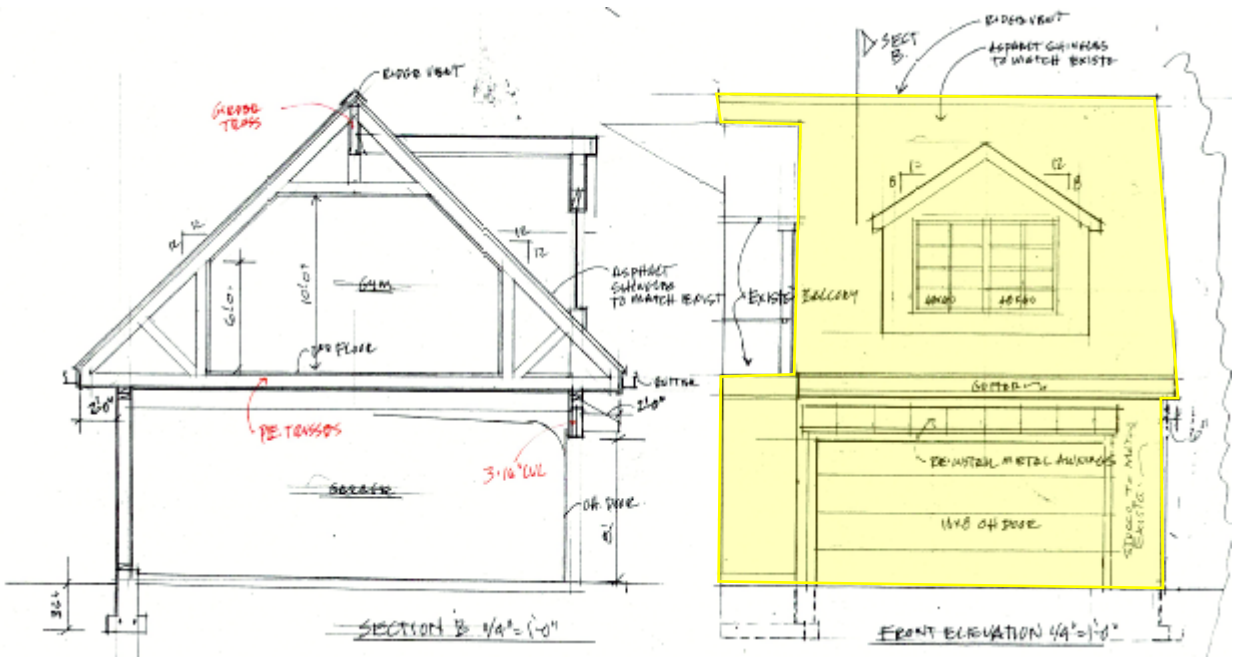
Existing Conditions

Proposed Site Plan

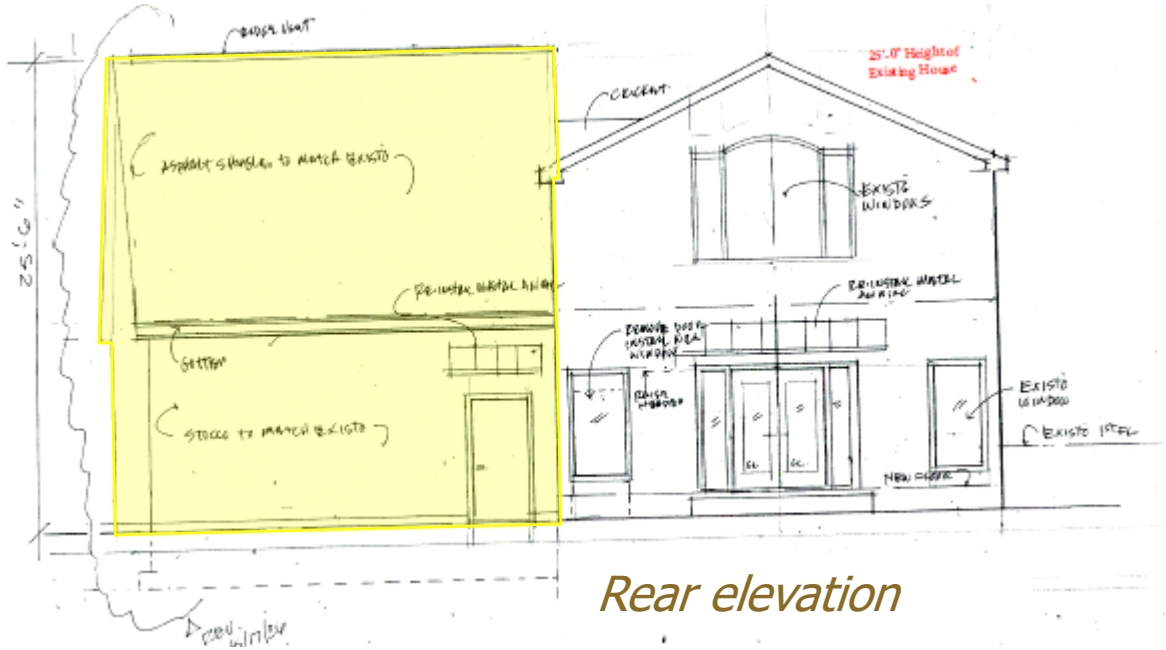
- Proposal:
  - 585 SF, two-story garage addition
    - Built over existing driveway
    - 1st floor: 2-car garage
    - 2nd floor: Home gym & sauna
  - Existing 3-car garage becomes a new primary suite
  - Existing 2nd story primary suite becomes a new office, bedroom, bathroom, & storage
- Variance requested:
  - To allow a two-story attached garage to encroach 5’-6” into the 10’ side yard setback.



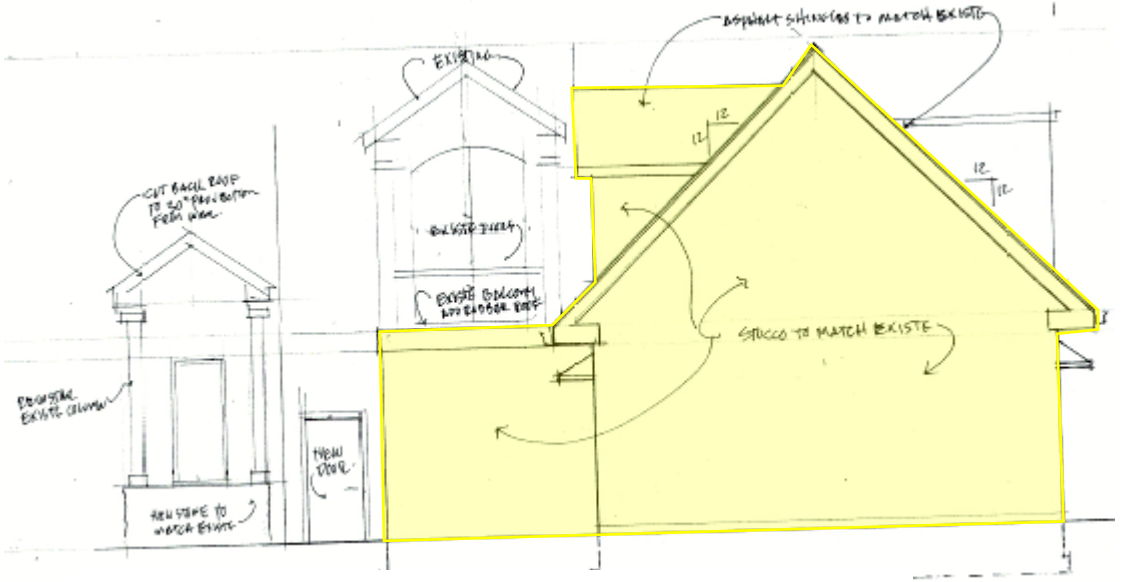
Proposed Elevations



Front elevation

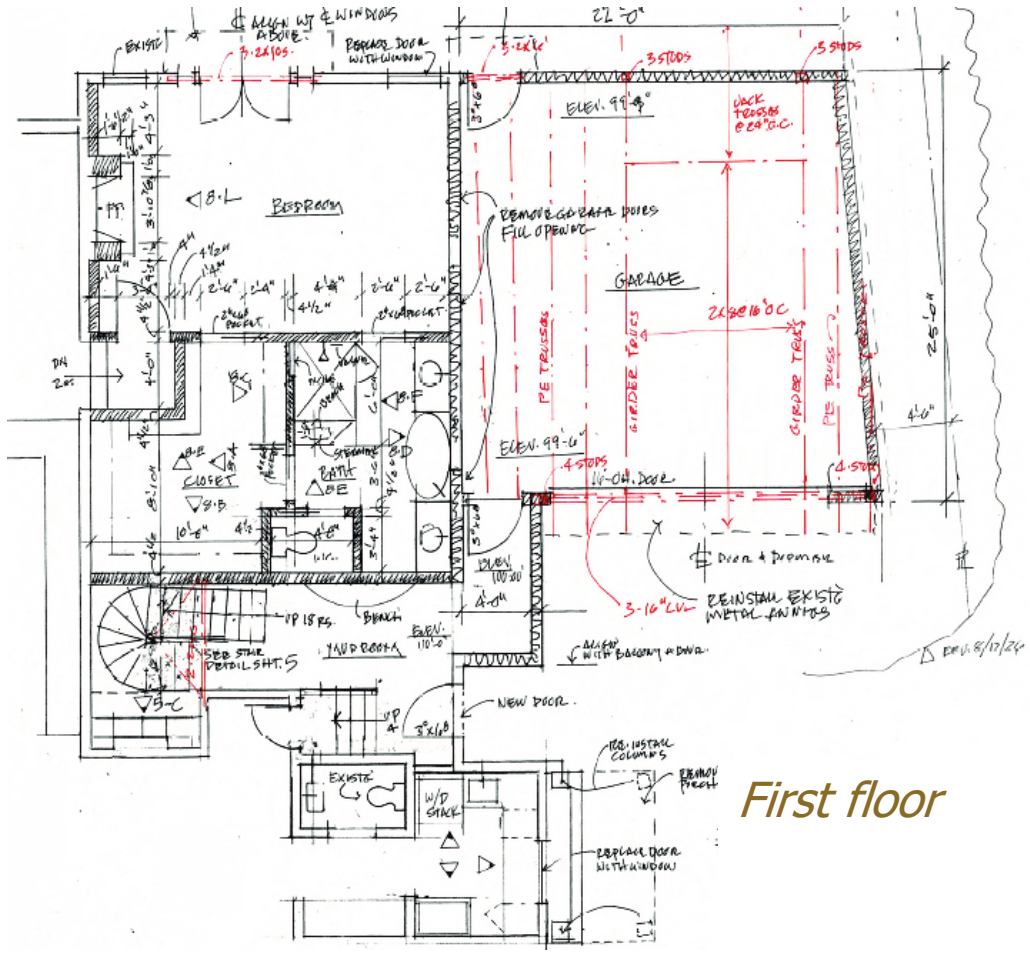


Rear elevation

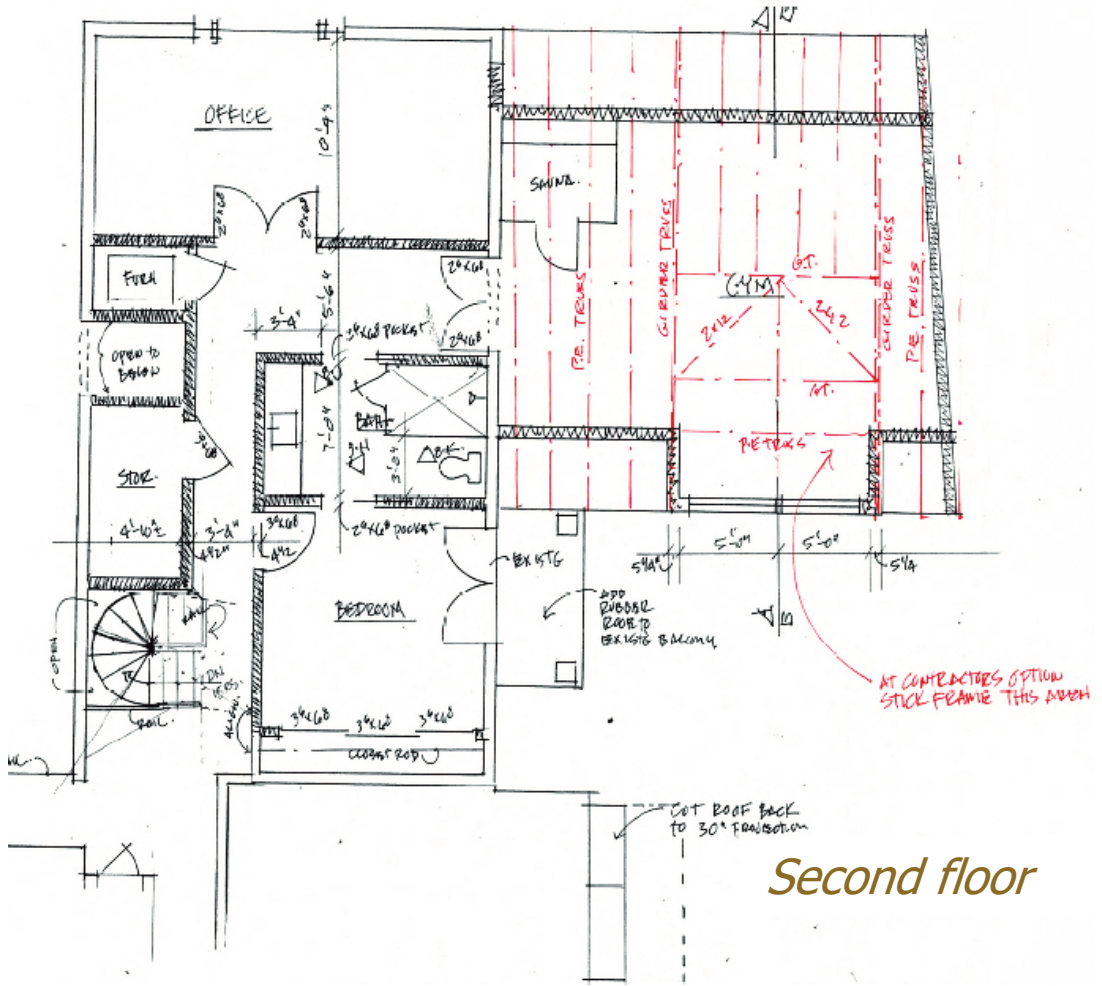


Side elevation

Floor Plans



First floor



Second floor

Variance Request/Staff Recommendation

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

1) To allow a two-story attached garage to encroach 5’-6” into the 10-foot side yard setback.

Staff recommends that the Board consider Findings #1, #2, and #4 in its deliberation.

Should a motion be made on this request, Staff also recommends the following condition:
That the applicant shall correct all dimensional errors on the site plan prior to issuance of the Building Permit.

City of Upper Arlington, Ohio

September 3, 2026

Record No: 26-3845

Variance Application

Status: Active

Submitted On: 8/19/2026

Primary Location

2274 YORKSHIRE RD
UPPER ARLINGTON, OH 43221

Owner

NOLAND SETH | SHAH DEEPA
COLUMBUS OH 43221

BZAP Information

BZAP Case #

VAR-52-26

Status

Pending

BZAP Determination Date

09/16/2026

Vote Tally

Primary Variance

Side Yard

Primary Planner

Taylor Mullinax

Findings of Fact for Approval/Denial

Variance Request

To allow a two-story attached garage to encroach 5'-6" into the 10-foot side yard setback.

BZAP conditions

Variance Information

Describe Variance Request

This is a request to reduce the side yard setback on the southern edge of the property from 10 feet to 4 feet and six inches to provide for an attached, two story garage, with architectural design features to allow for a home gym, office and additional bedroom spaces. As depicted on the attached drawings, the garage will incorporate architectural style elements including a dormer window. The design will be finished with stucco to match the existing house.

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 width of the proposed garage is 24 feet along the front and 22 feet along the back to allow for parking two cars in the garage. This also allows for the garage to be attached to the existing main house, allowing for continuity of the structure. The Applicant reviewed pushing the garage back but such configuration would have required an additional variance.

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

No. The grant of this variance is consistent with the requirements of the City Code, and will allow for additional living area. Moreover, the neighboring home is approximately 15 feet back from the property line. There is also existing screening that will not be obstructed. This side yard meets all requirements of the fire code regarding required separation between buildings.

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

The request is consistent with other variances that have been granted for additional structures or accessory structures.

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

The Applicant evaluated pushing the garage back to the back yard and extend the driveway, but staff noted an increase in the impervious surface amount (and we are already near or at the limit) and further that positioning is not as architecturally appealing or as functional in terms of attaching it to the main house. As per the attached drawing, the current configuration allowed for maintenance of an existing driveway as well, and integration into the main home. This is the minimum sized variance to allow for the size of garage that will accommodate a garage with architectural style elements, allowing for additional living space.

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

The property can yield a reasonable return without the variance, but the grant of the variance will add value to the house with an investment of $400,000-$500,000. This is an expansion of the existing home, rather than an accessory structure, and will be integrated into the same home.

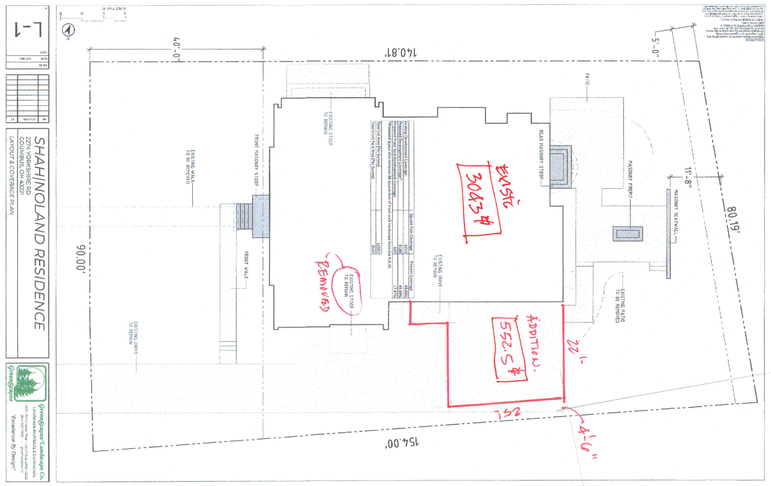
Acknowledgement: I or a representative will be present at the BZAP hearing.*

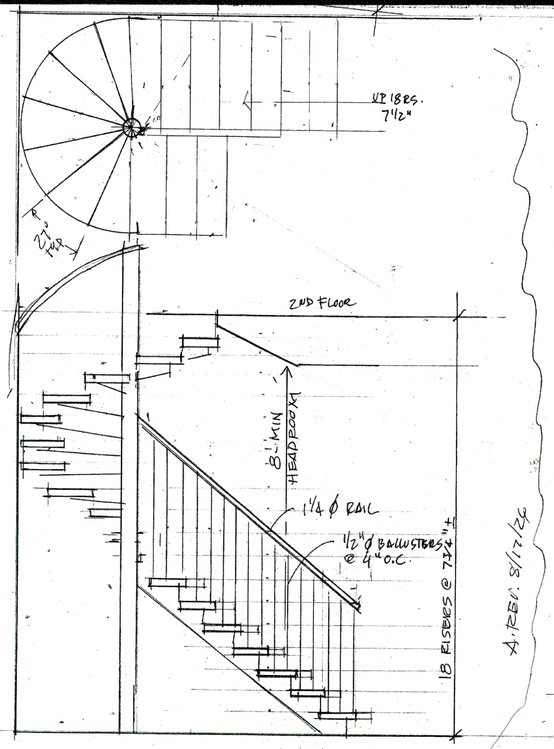
☑

L-1

SHAH/NOLAND RESIDENCE
2274 YORKSHIRE RD.
COLUMBUS, OH 43221
LAYOUT & COVERAGE PLAN

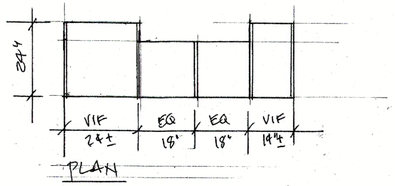
Philip L. Davis
SPACE PLANNING & INTERIOR DESIGN
Cell (614) 395-4205
"Excellence By Design"


140.81'
90.00'
154.00'
80.19'
5'-0"
11'-8"
EXISTING 1 STORY BRICK
FRONT ENTRY
REAR ENTRY
REAR MASONRY STEPS
MASONRY PORCH
MASONRY SCREENING
EXISTING WOOD DECK
EXISTING CONCRETE PATIO
EXISTING CONCRETE WALK
EXISTING GAS METER
EXISTING AC UNIT
EXISTING TREE
EXISTING SHRUBS
EXISTING 2 STORY BRICK
EXISTING 1 STORY BRICK
EXISTING 1 STORY FRAME
EXISTING 2 STORY FRAME

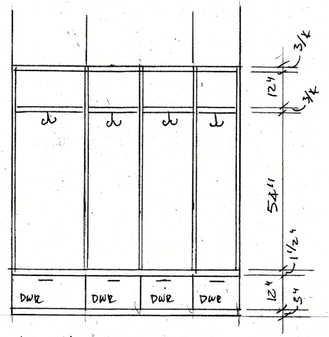


STAIR DETAIL
1/2"=1'-0"

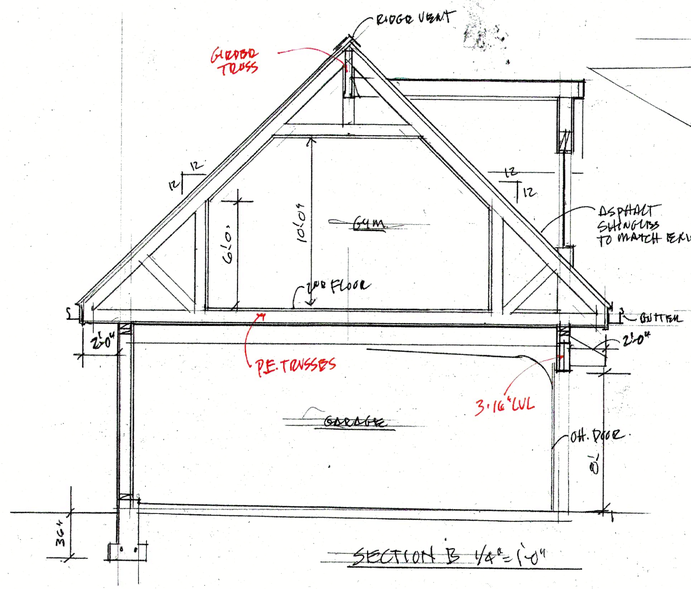
A REV: 5/17/26



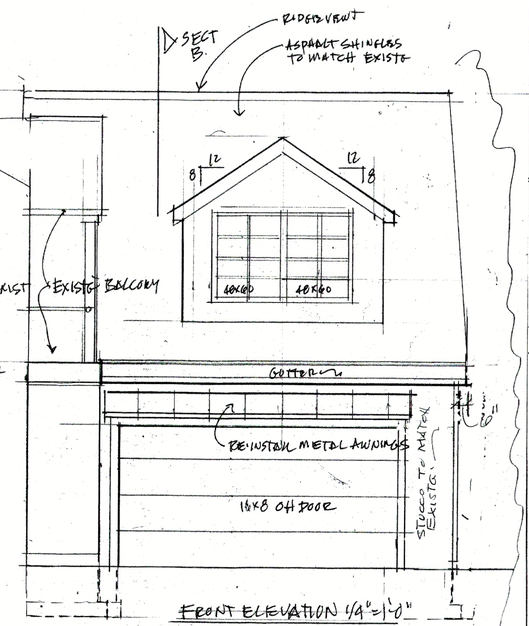
PLAN



ELEV = LOCKERS C
1/2"=1'-0"

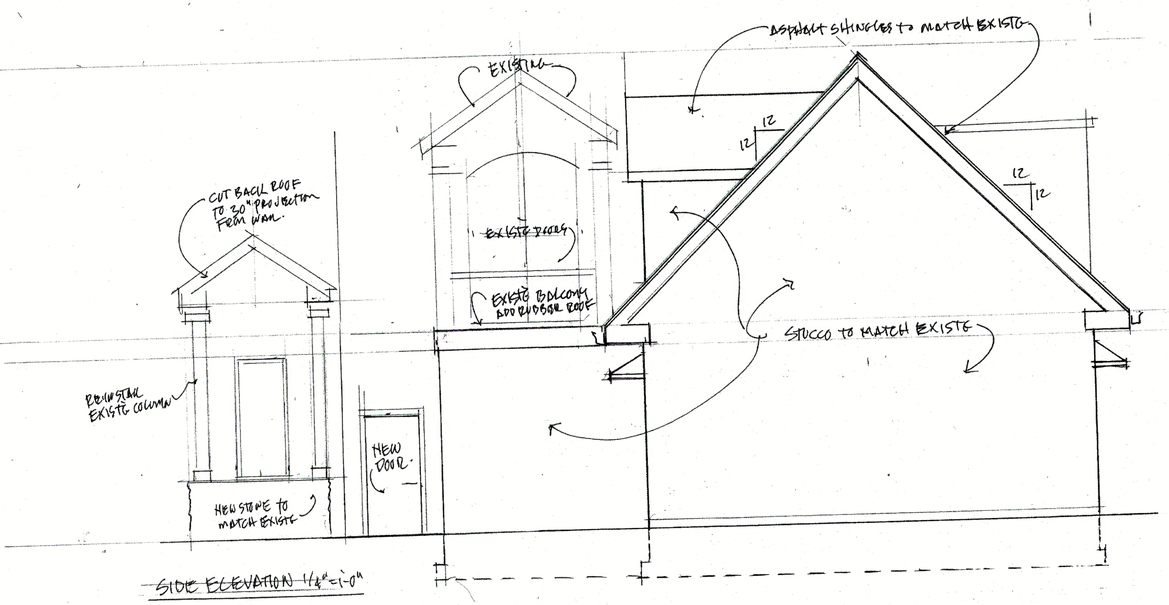


SECTION B 1/4"=1'-0"

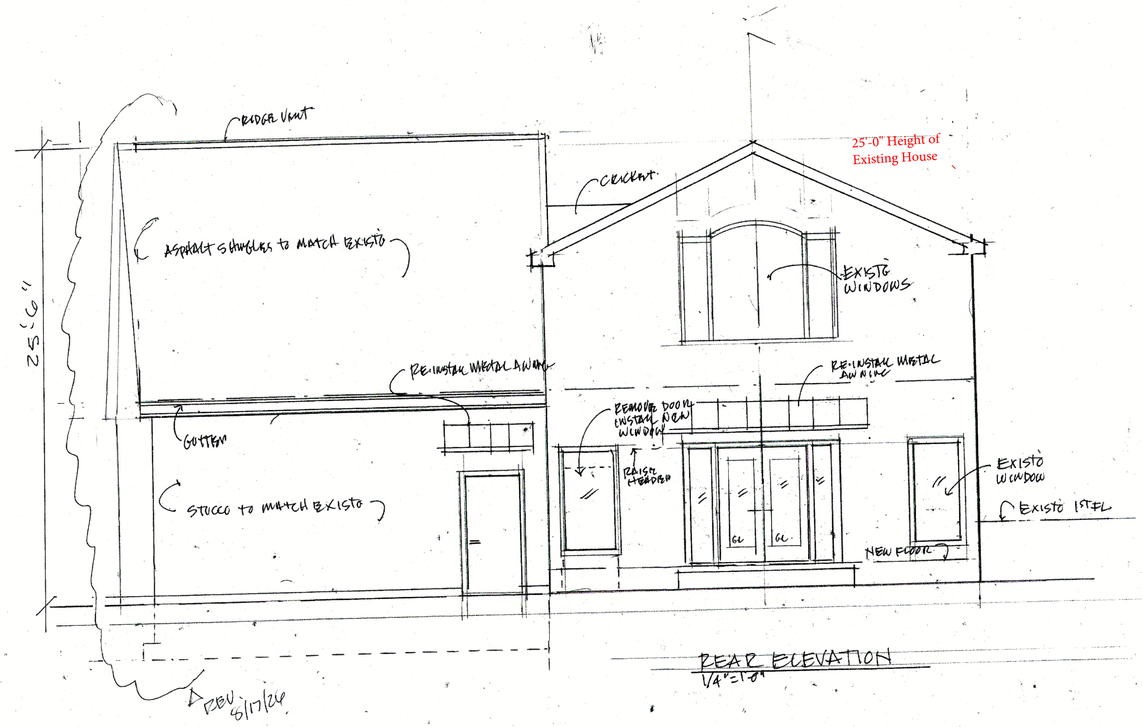


FRONT ELEVATION 1/4"=1'-0"

B REV 5/17/26



SIDE ELEVATION 1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

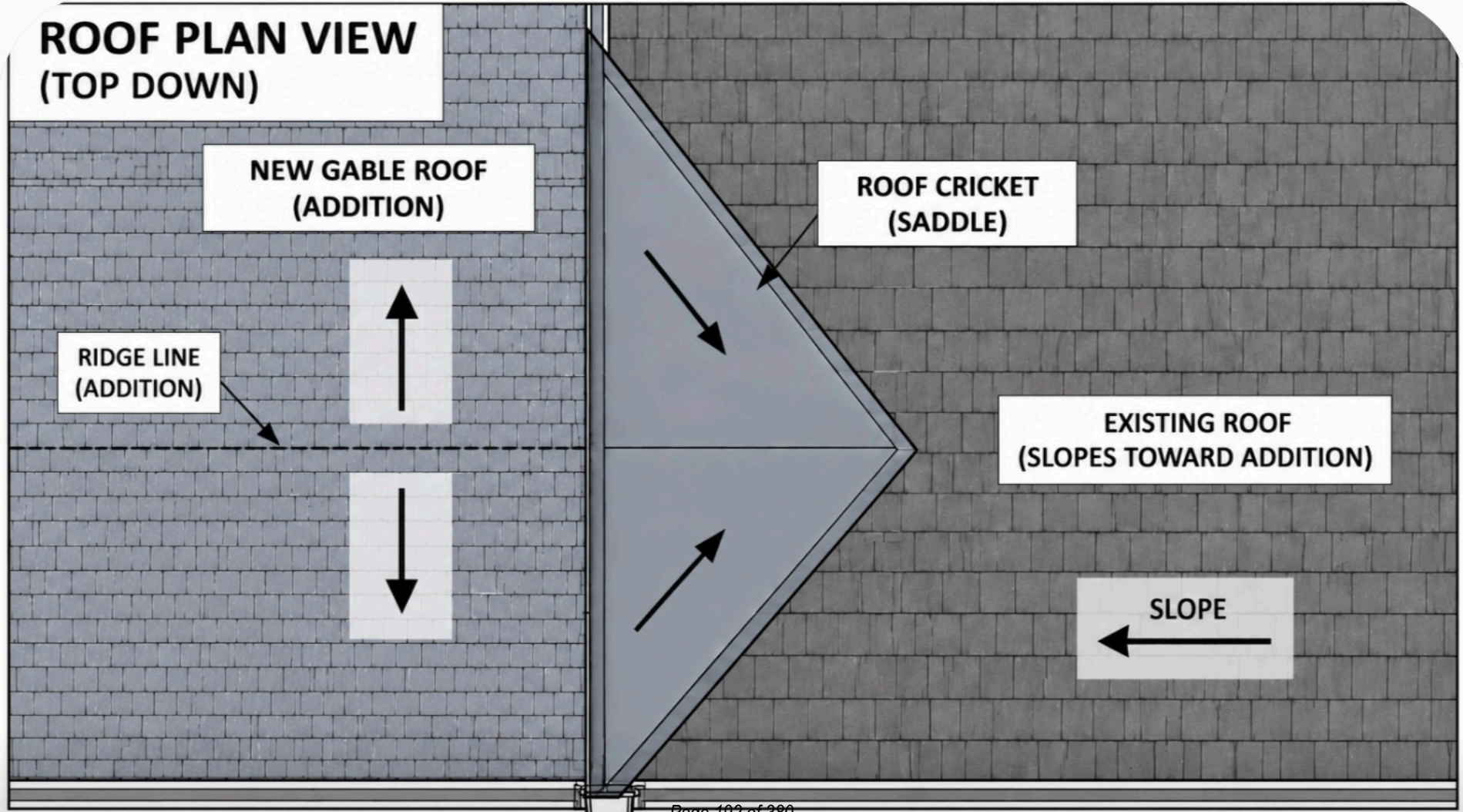
A REV 5/17/26

DATE:
REV. 5/17/26

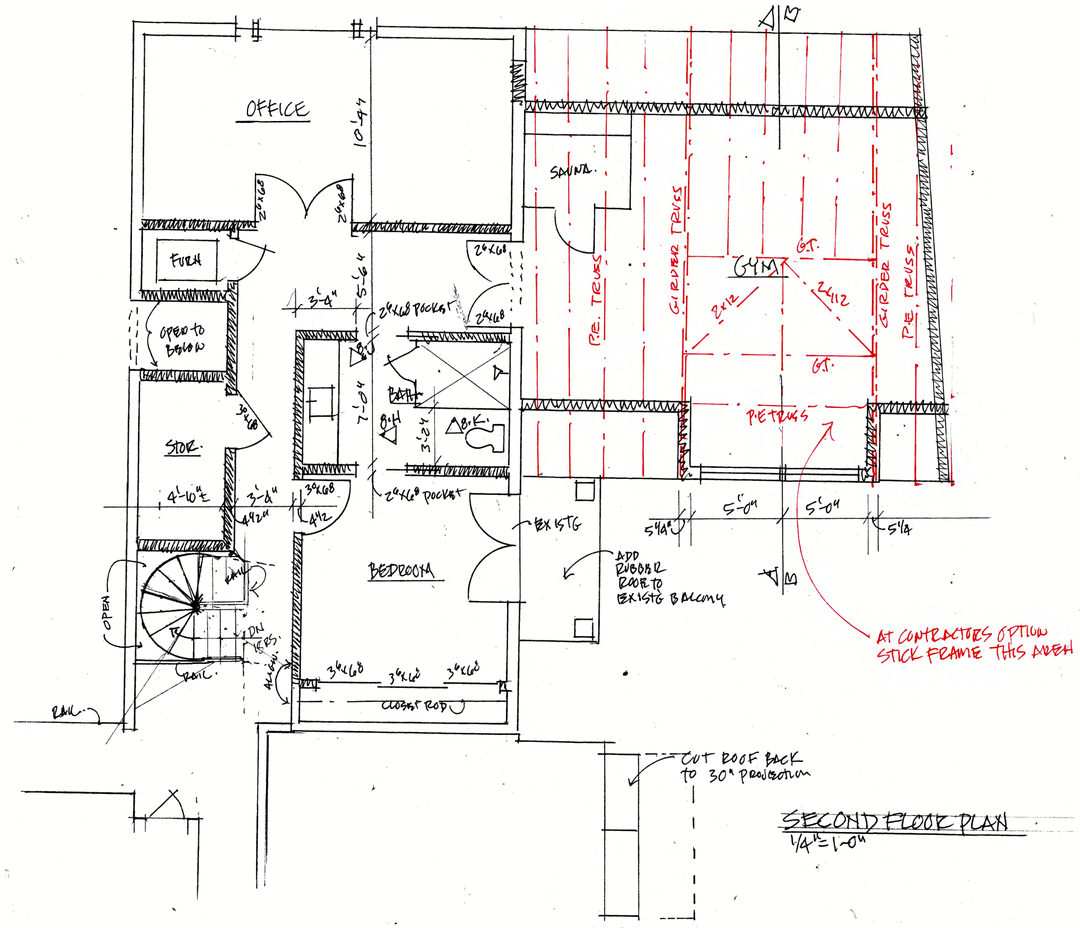
PROJECT:

PHILLIP J. DAVIS
SPACE PLANNING & INTERIOR DESIGN
Cell (614) 395-4205
email: phillip.davis@att.net
4000 Hilltop Place, Suite E, Dublin, Ohio 43016

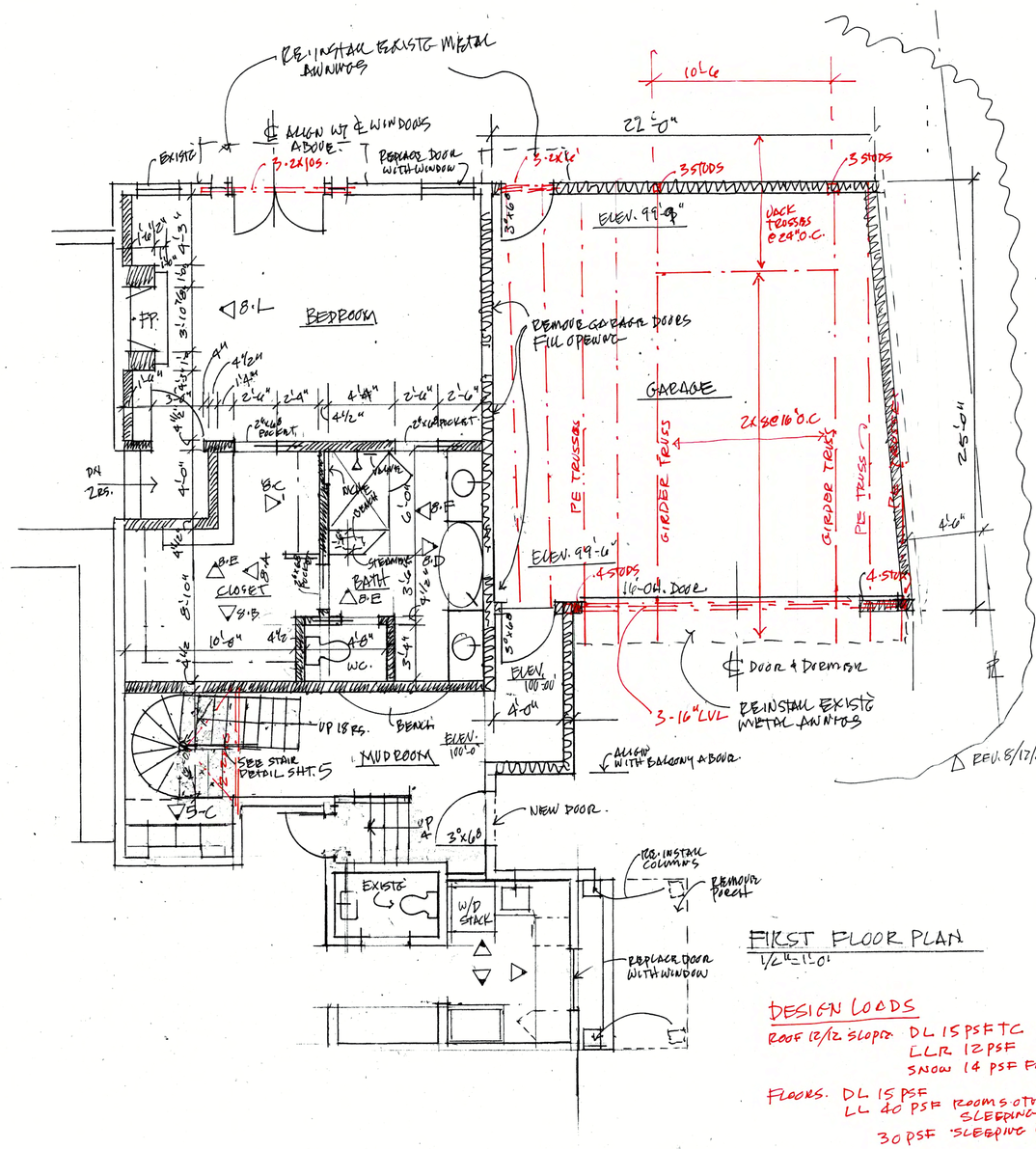
SHEET NO.
5


ROOF PLAN VIEW
(TOP DOWN)
NEW GABLE ROOF
(ADDITION)
ROOF CRICKET
(SADDLE)
RIDGE LINE
(ADDITION)
EXISTING ROOF
(SLOPES TOWARD ADDITION)
SLOPE

2026-1040.04
Shah Residence 2274 Yorkshire Road
Korda jpf
8/21/2026



SECOND FLOOR PLAN
1/4"=1'-0"



FIRST FLOOR PLAN
1/2"=1'-0"

DESIGN LOADS

ROOF 12/12 SLOPE DL 15 PSF TC 10 PSF BC
LLR 12 PSF
SNOW 14 PSF FLAT 3.8 SLOPE

FLOORS. DL 15 PSF
LL 40 PSF ROOMS OTHER THAN SLEEPING
30 PSF SLEEPING ROOMS

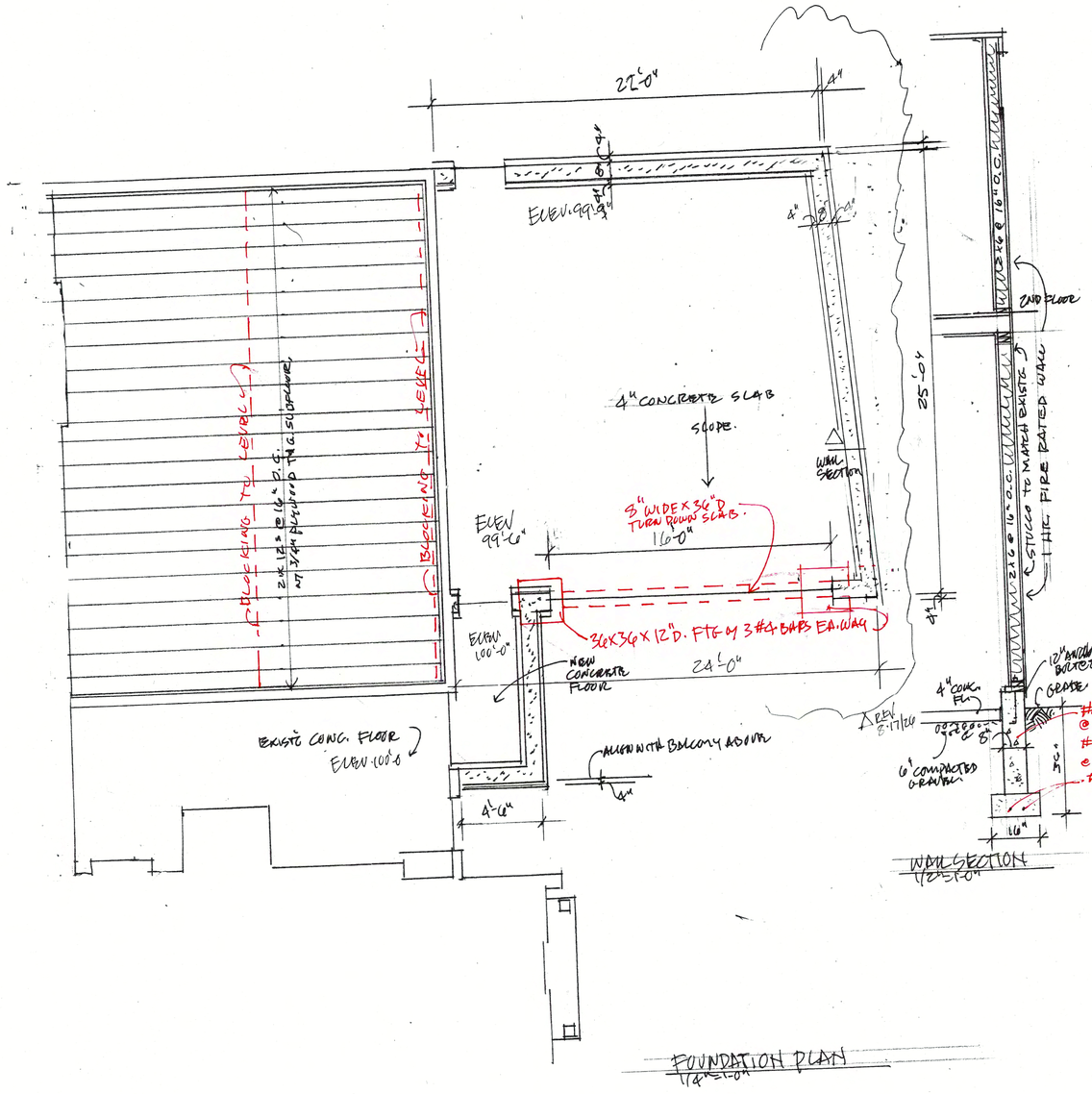
STATE OF OHIO
JERRY P. FINLEY
PE-83623
REGISTERED
PROFESSIONAL ENGINEER
DATE: 8/21/2026
for STRUCTURE only
REV. 8/17/26

PROJECT:
SHAH/NOLAND-RESIDENCE
2274 YORKSHIRE RD., COLUMBUS, OHIO

SPACE PLANNING & INTERIOR DESIGN
TILLIE L. DAVIS
Cell (614) 395-4205
5007 Post Rose Suite E Dublin, Ohio 43016

SHEET NO.
2

2026-1040.04
Shah Residence 2274 Yorkshire Road
Korda jpf
8/21/2026



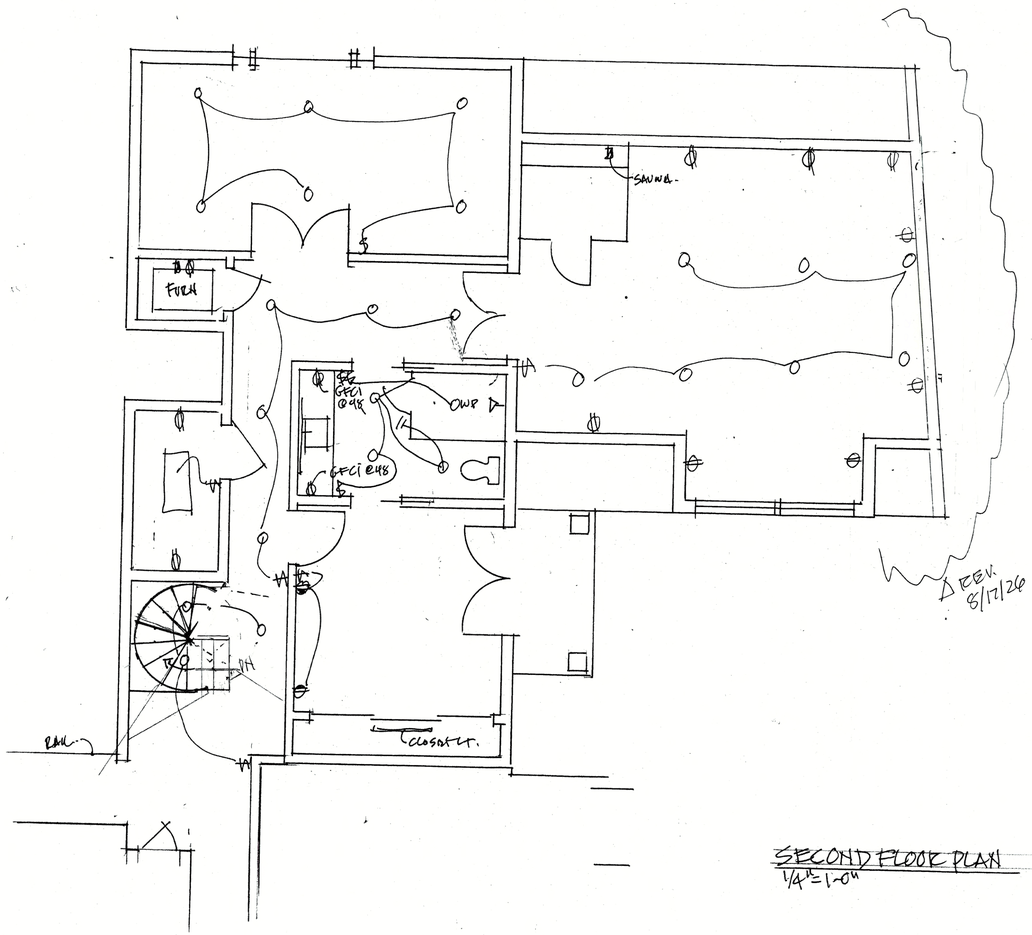
STATE OF OHIO
JERRY P. FINLEY
#E-63623
REGISTERED
PROFESSIONAL ENGINEER
8/21/2026
for STRUCTURE only

REV. 8/17/26

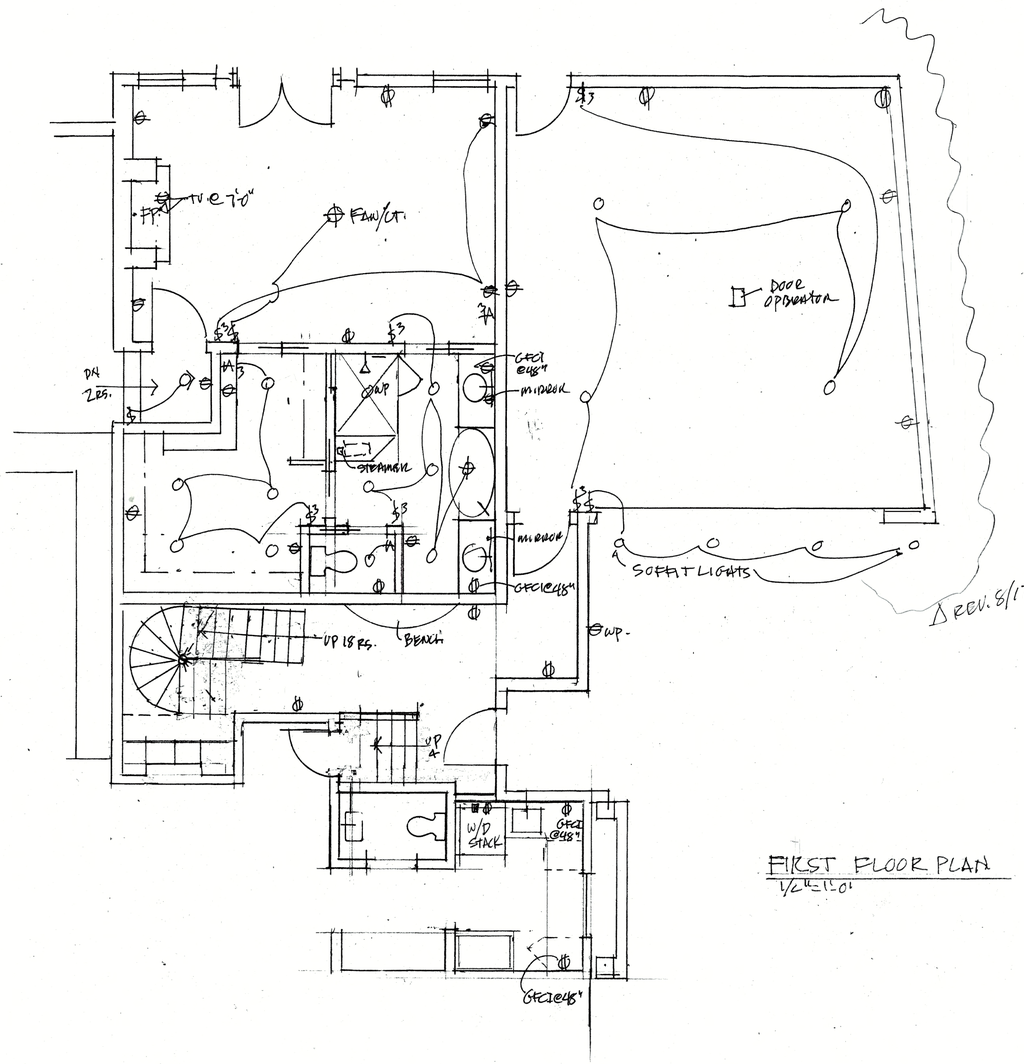
PROJECT:

SPACE PLANNING & INTERIOR DESIGN

SHEET
3



SECOND FLOOR PLAN
1/4"=1-0"



FIRST FLOOR PLAN
1/2"=1'-0"

DATE:
Δ REV. 8/17/26

PROJECT:
SHAH/NOLAND- RESIDENCE
2274 YORKSHIRE RD., COLUMBUS, OHIO

SPACE PLANNING & INTERIOR DESIGN
PHILLIP L. DAVIS
Cell (614) 395-4205
5925 Wilcox Place, Suite E, Dublin, Ohio 43016

SHEET NO.
4

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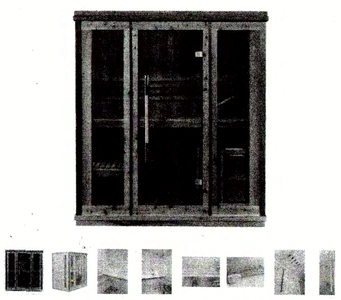

Home / Collections / SunRay

Home Sauna HQ

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you save $1,746.00

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- Ergonomic Backrest
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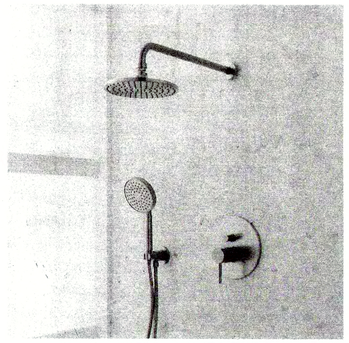
Brands / Signature Hardware / Shower Faucets / Signature Hardware-933419

Shipping to: Chico, CA

Signature Hardware
Lattimore Pressure Balanced Shower System with Rainfall Shower Head and Hand Shower - Rough-In Valve Included

Model: 497941 | Item: bc4874186

★★★★½ (151)



$570.70

Finish: Brushed Gold - 364 In Stock

Brushed Gold ›

Free Shipping!
Leaves the Warehouse in 1 to 2 business days - Shipping to 95928

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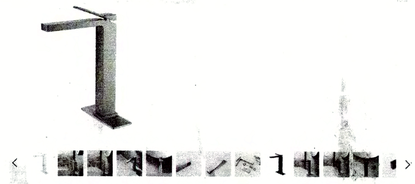
FREE SHIPPING ON ALL ORDERS* BUY MORE SAVE MORE $100 OFF ON $500+ [LIMITS APPLIED]

Home > Single-Handle Bathroom Vessel Sink Faucet With Deck Plate



Single-Handle Bathroom Vessel Sink Faucet with Deck Plate

Brand: Rohahant
Product Code: JK0020
Ships within 24-48 hours: In stock
Local warehouse Delivery Bathroom Faucet

GET SET FOR SUMMER COMFORT
Special Summer Pricing Through Today
Complete shower systems for indoor & outdoor spaces
Save $50 on Orders $299+
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✓Valve & trim included
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~~$239.99~~ $199.99

Color *

Quantity: 1

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PRODUCT FEATURES

Product Features:

[Stylish and Functional Design] This brushed gold faucet combines elegance and practicality with its sleek, minimalist shape.

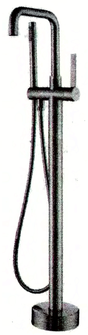
Brands / Miseno / Bathroom / Miseno 109215-BTF

Shipping to: Chico, CA

Miseno
Delara Floor Mounted Tub Filler - Includes Hand Shower

Model: 109215-BTF-BG | Item: bc4389124

★★★★★ (7)



$367.40

Finish: Brushed Gold - 55 In Stock

Brushed Gold ›

Free Shipping!
Leaves the Warehouse in 1 to 3 business days - Shipping to 95928

− 1 + Add to Cart

59" ODENWALD ACRYLIC FREESTANDING TUB

SKU: 933947-59
Code: SH480865, SH484653

FEATURES
Tub Material: Acrylic
Product Finish: White
Shape: Oval
Tub Drain Placement: Center
Drain Included: Yes
Drain and Overflow Finish: White
Water Depth to Overflow: 14-3/4"
Water Capacity (Gallons): 64.7
Built-In Adjusters: Yes
Tub Weight Uncrated (lbs): 90
Optional Accessory: 428473

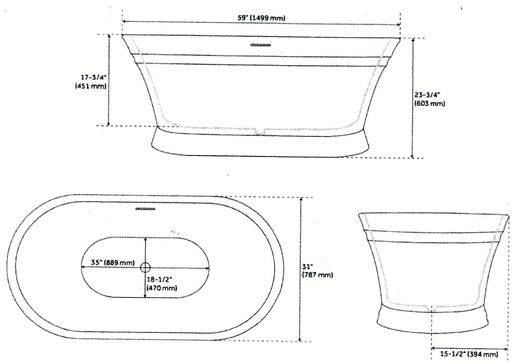
CSA B45.5/IAPMO Z124, Massachusetts Accepted, LISTED ID: SH112139*

ADDITIONAL FEATURES
- All dimensions are (± 1/2").
- Formed of two acrylic sheets, the air between acting as thermal insulator.
- Insulation option: increases heat retention and prevents condensation due to water and air temperature fluctuations.
- Optional Quick Connect Drop-In Drain Kit Includes:
  - Floor Plate, 1-1/2" PVC Pipe, 2" x 1-1/2" Trap Adapters, 1 Brass Threaded, 1 Brass Unthreaded Tailpiece and Plug.
  - Installs above your subfloor, but underneath your cement floor or tile, so you do not need access below the fixture.

REVISED 7/2/2025

59" ODENWALD ACRYLIC FREESTANDING TUB

SKU: 933947-59
Code: SH480865, SH484653



REVISED 7/2/2025

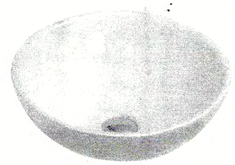
SIGNATURE HARDWARE See Website For Warranty Information signaturehardware.com/warranty signaturehardware.com

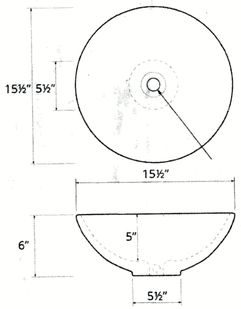
karran
PRODUCT SPECIFICATION

Vitreous China 15-1/2" x 15-1/2"
Vessel Mount Bathroom Sink
Model: VC-411

Karran's Valera Collection comprises a wide array of elegant models that include undermount sinks, top mount sinks and vessel sinks. These vitreous china bathroom sinks feature a durable double -glazed, high gloss finish that is both stain, scratch and scuff resistant. All models in the Valera Collection are available in crisp white finish that is easy to clean and care for. Consider them the perfect choice for any residential or commercial bathroom project. Pair your Valera sink with a Karran bathroom faucet. Shorter faucets are suitable for undermount and top mount sinks. Select a taller faucet for all vessel sink installations.

Series:	Valera Collection
Material:	Double-glazed vitreous china
Installation Type:	Vessel mount
Configuration / Style:	Single bowl
Finish:	Gloss finish
Overall dimensions:	15-1/2" x 15-1/2" x 6"
Bowl dimensions:	14" x 14" x 5"
Drain size:	1-3/4"
Min. cabinet size:	18"
Template included:	No
Clips included:	No
Accessories included:	No
Colors available:	White





PROJECT INFORMATION
PROJECT: _____
CONTACT: _____
DATE: _____
NOTES: _____
_____
_____
APPROVAL:

RECOMMENDED TOOLING FOR INSTALLATION
- **100% Clear silicone**
- **Adjustable wrench**

OPTIONAL ACCESSORIES
- **PU25C** [Chrome]
- **PU25MB** [Matte black]
- **PU25SS** [Stainless steel]

We reserve the right to update product specifications without notice. Please visit karran.com for the most current specification sheets. All dimensions are accurate to 1/4". REV 05-2022

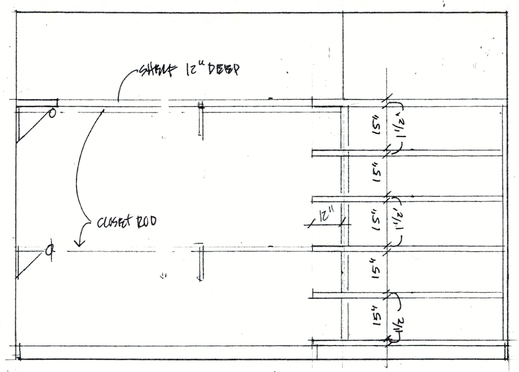
Karran USA - 1291 East Ramsey Rd, Vincennes, IN 47591 - T: 866.452.7726 F: 812.885.2440 - www.karran.com

PROJECT: SHAH/NOLAND- RESIDENCE
2274 YORKSHIRE RD., COLUMBUS, OHIO

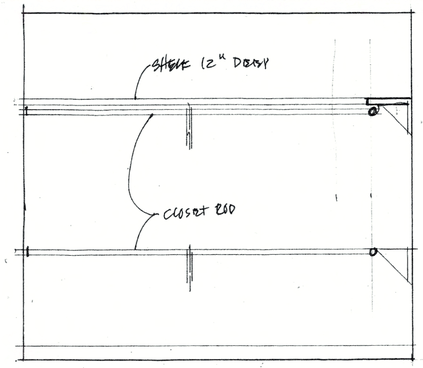
DATE:

PHILIP L. DAVIS
SPACE PLANNING & INTERIOR DESIGN
Cell (614) 395-4205
5925 Wilcox Place, Suite E, Dublin, Ohio 43016

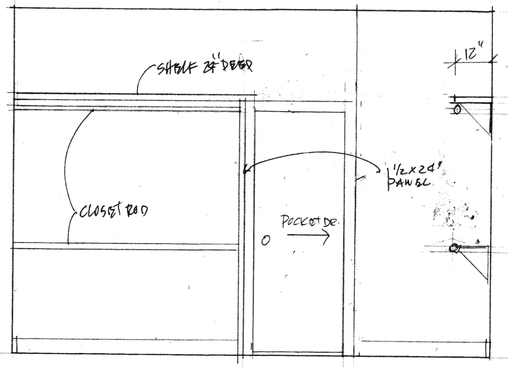
SHEET NO. 7



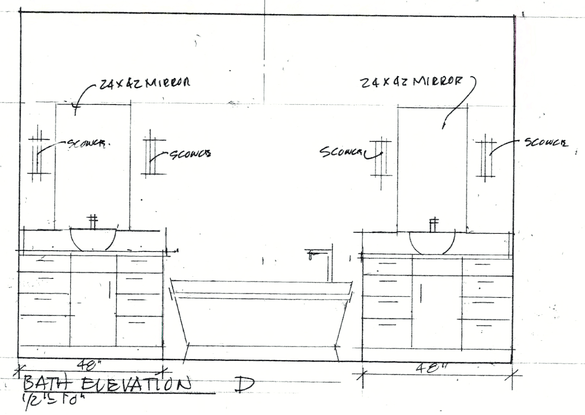
CLOSET ELEVATION A
1/2"=1'0"



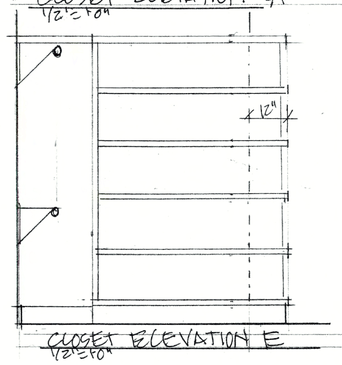
CLOSET ELEVATION B
1/2"=1'0"



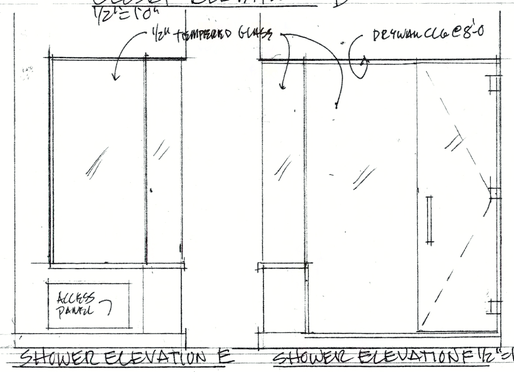
CLOSET ELEVATION C
1/2"=1'0"



BATH ELEVATION D
1/2"=1'0"



CLOSET ELEVATION E
1/2"=1'0"

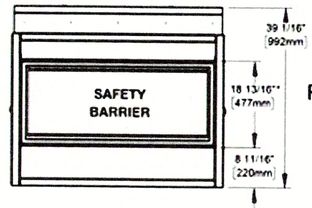


SHOWER ELEVATION E

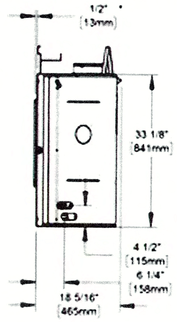
SHOWER ELEVATION F 1/2"=1'-0"

6/21/26, 10:05 AM Napoleon BL46 Ascent Linear 46 Direct-Vent Gas Fireplace | BL46NTE – North Country Fire

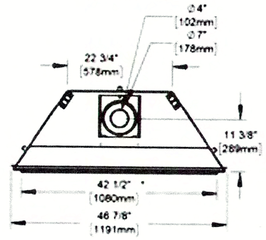
FRONT VIEW

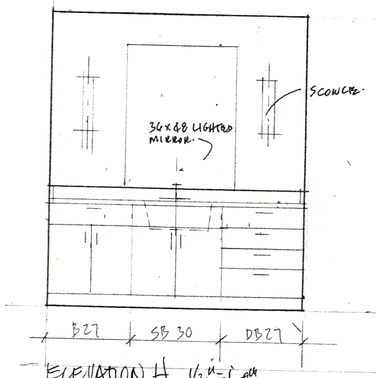


RIGHT SIDE VIEW

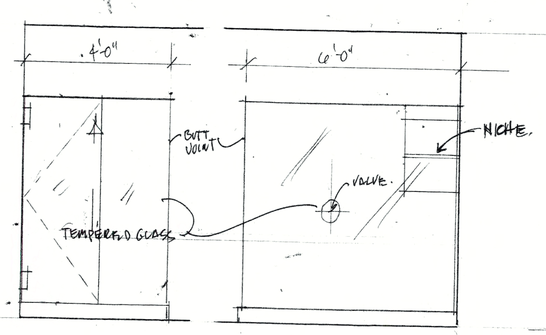


TOP VIEW



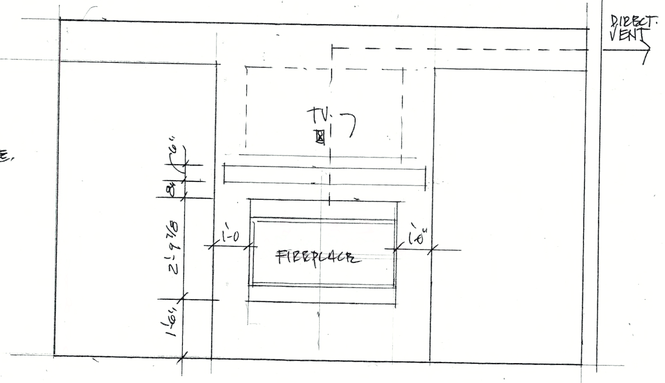


ELEVATION H 1/2"=1'0"
GUEST BATH



ELEVATION J 1/2"=1'0"
GUEST BATH

ELEVATION K 1/2"=1'0"
GUEST BATH



ELEVATION - L FIREPLACE 1/2"=1'-0"
M. BEDROOM

DATE:

PROJECT:
SHAH/NOLAND- RESIDENCE
2274 YORKSHIRE RD., COLUMBUS, OHIO

SPACE PLANNING & INTERIOR DESIGN
PHILIP L. DAVIS
Cell (614) 395-4205

SHEET NO

Re: Variance Request – 2274 Yorkshire Road, Columbus, Ohio 43222

Dear Neighbor,

There will be a public hearing held on September 16, 2026, at 6 PM at the Upper Arlington Municipal Services Center located at 3600 Tremont Road, Upper Arlington, Ohio 43221. The public hearing is for a variance to permit a reduction in a side yard setback for the east side of the above referenced property from 10’ to 4’-6” to allow for the placement of an attached garage.

Please contact me in advance with any questions.

Kind regards,

Megan

Megan Schaffernocker, Founder & CEO

Granvilla Homes LLC

[redacted]

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: Megan Schaffernocker

Location of property subject to BZAP request: 2274 Yorkshire Rd

This application will be heard by the Board of Zoning and Planning on: September 16, 2026

Describe activity which requires Board of Zoning and Planning review:

Variance request to reduce one side yard setback from 10' to 4'-6" to accommodate a new attached garage.

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:
2250 Yorkshire Rd Columbus OH 43221-4019	Mark A & Margaret L Bainbridge	9414 8098 9864 3085 5988 88	8/21/26
2262 Yorkshire Rd Columbus OH 43221-3762	Paul TR Mangeot	9414 8098 9864 3584 5716 03	8/21/26
2274 Yorkshire Rd Columbus OH 43221-3762	Seth Noland	9414 8098 9864 3584 5716 89	8/21/26
2286 Yorkshire Rd Columbus OH 43221-3762	Peter & Sophia Zafirides	9414 8098 9864 3584 5714 50	8/21/26
2296 Yorkshire Rd Columbus OH 43221-3763	Michael S & Mikelle B Copella	9414 8098 9864 3584 5718 87	8/21/26
2299 Tremont Rd Columbus OH 43221-3705	Matthew P & Erin H Anderson	9414 8098 9864 3085 5991 06	8/21/26
2291 Tremont Rd Columbus OH 43221-3705	Timothy E & Ann E Lane	9414 8098 9864 3584 5720 75	8/21/26
2283 Tremont Rd Columbus OH 43221-3705	Robert & Jasmine Ryu	9414 8098 9864 3085 5992 81	8/21/26
2267 Tremont Rd Columbus OH 43221-4240	Randall J & Martha J Schoedinger	9414 8098 9864 3085 5993 11	8/21/26
2238 Club Rd Columbus OH 43221-4003	Sara R Rau	9414 8098 9864 3085 5991 68	8/21/26
2249 Yorkshire Rd Columbus OH 43221-4018	Wayne B & Sarah C Royalty	9414 8098 9864 3584 5721 05	8/21/26
2285 Yorkshire Rd Columbus OH 43221-3761	Georgia Gia Bavelis	9414 8098 9864 3584 5718 49	8/21/26
Applicant Signature:			**Date:** 8/25/2026

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

Authors: Riley Stanek, Community Development Intern

BZAP Meeting Date: September 16, 2026

Subject: 2640 Coventry Road (VAR-55-26) - To permit a second floor addition that encroaches 1'-9" into the 10-foot minimum side yard setback and up to two feet into the side yard longwall setback, when the side elevation exceeds 40 feet (both existing).

Site Description/History

The subject property, 2640 Coventry Road, is located at the southeast corner of Coventry Road and Wilshire Drive, and is zoned R-1c, One-Family Residence District. The property is Lot #155 of the Guilford Place Addition and has a 20-foot front building line along both frontages, with a five-foot utility easement along the eastern rear property line. The corner lot has 90' of frontage along Coventry Road and 127' of frontage along Wilshire Drive. A two-story, stone and stucco Colonial Revival-style residence constructed in 1948 is centrally located on the property. An attached garage is located on the south side of the residence and is accessed by a driveway extending across the front of the residence from Wilshire Drive. The rear yard contains a patio and storage shed in the northeast corner. Several nonconforming conditions exist on the property, including the residence encroaching 0.3-foot forward of the 20-foot front building line along Wilshire Drive and a 1'-9" into the required ten-foot side yard setback along the southern property line. Additionally, a storage shed is located within the Wilshire Drive front yard, which is not a permitted location. The shed may also not comply with other requirements of the accessory structure code. Several mature trees are located within both front yards, with minimal landscaping in the side and rear yards. The applicants purchased the home in 2014.

The shed on the property was constructed sometime between November 2020 and January 2021 without a permit. The storage shed replaced a previously existing play structure, which was also located within the front yard without a permit.

Building Permit #26-3617 was submitted on August 6, 2026, but denied by Staff on August 17 after Staff questioned the submitted site plan. This variance application was submitted the following day.

Proposal

The application proposes a 213-square-foot, second-story addition over the existing covered patio/balcony to construct a new primary bedroom of the same footprint. The existing primary bedroom will be converted into a primary bathroom, closet, and laundry room. The first level

will remain a covered patio.

The addition is 21 feet tall, which is below the height of the existing residence, and will replace the existing second-floor balcony containing a hot tub and privacy fencing. It will align with the southern wall of the existing home, which is encroaching 1'-9" into the required ten-foot side yard setback (variance required). Its depth exceeds 40 feet in length and requires an additional side yard longwall setback of two inches for each foot, as the elevation length adjacent to the side yard exceeds this depth. The proposed length of 46.5' requires an additional 13-inch setback, which is not provided (variance required). The addition features a gable roof with asphalt shingles and will be clad in vertical board-and-batten siding with aluminum-clad wood, divided-light windows. The siding color will match the existing residence; however, the proposed siding material differs from the existing stucco and stone exterior materials. All other setbacks, development cover, building cover, and rear yard profile coefficient are in compliance with City standards.

Zoning Code Requirements

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

1. To permit a second floor addition that encroaches 1'-9" into the 10-foot minimum side yard setback; and
2. To allow an encroachment up to two feet into the side yard longwall setback, when the side elevation exceeds 40 feet.

Alternatives

To avoid these variances, the applicant could have stepped in the second-story addition a total of 11'-1" from the property line to comply with the required ten-foot side yard setback and the side yard longwall, when the side elevation exceeds 40 feet. However, this alternative would limit the habitable space on the second floor and leave a 'blank' space above the existing open porch, and it could look awkward from adjacent properties. The applicant is hoping to take advantage of the existing footprint.

Staff understands there are concerns from an adjacent property owner about the proposed window locations and privacy. The south-facing window would be blocked by an existing mature tree, thus limiting its potential impacts.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed the proposal with the applicant. The home has several existing nonconforming conditions that limit the remaining buildable area on the property and leave little opportunity for future additions (Finding #6 - Special Conditions). The proposed addition maintains these existing nonconforming conditions and does not increase development or building coverage, or exceed the rear yard profile limit. As such, Staff believes the proposal represents the minimum necessary to make reasonable use of the land (Finding #3 - Minimum Necessary). For these reasons, Staff recommends approval of the application with Findings #3 and #6.

Attachments

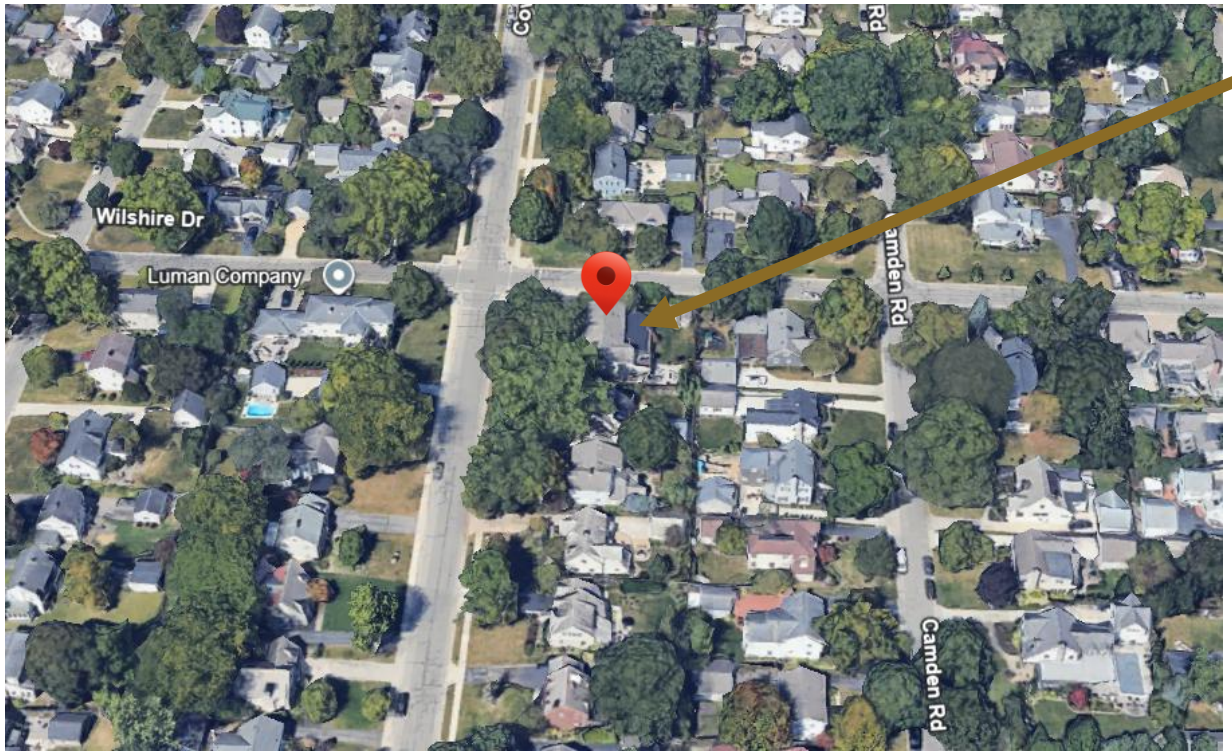
1.	2640 Coventry Rd_Presentation
2.	2640 Coventry Rd_Application
3.	2640 Coventry Rd_Public Notice
4.	2640 Coventry Rd_Plans
5.	Reinhardt letter 9.11.26

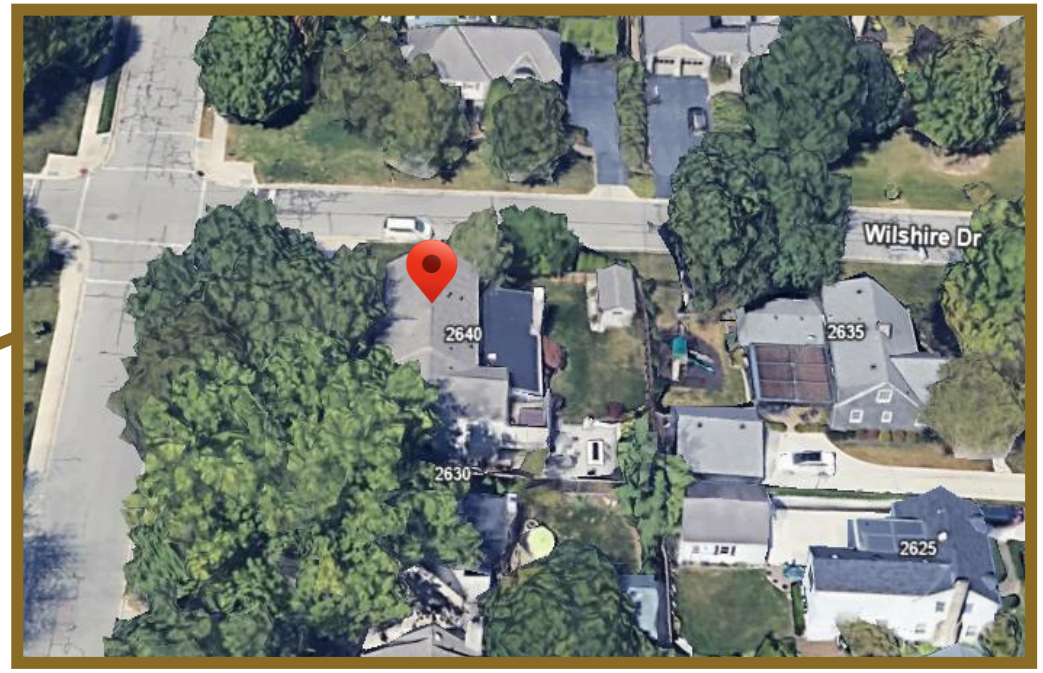
2640 Coventry Road

BZAP Staff Report Pictures | Variance Application 55-26

September 16, 2026

Google Maps ® Aerial



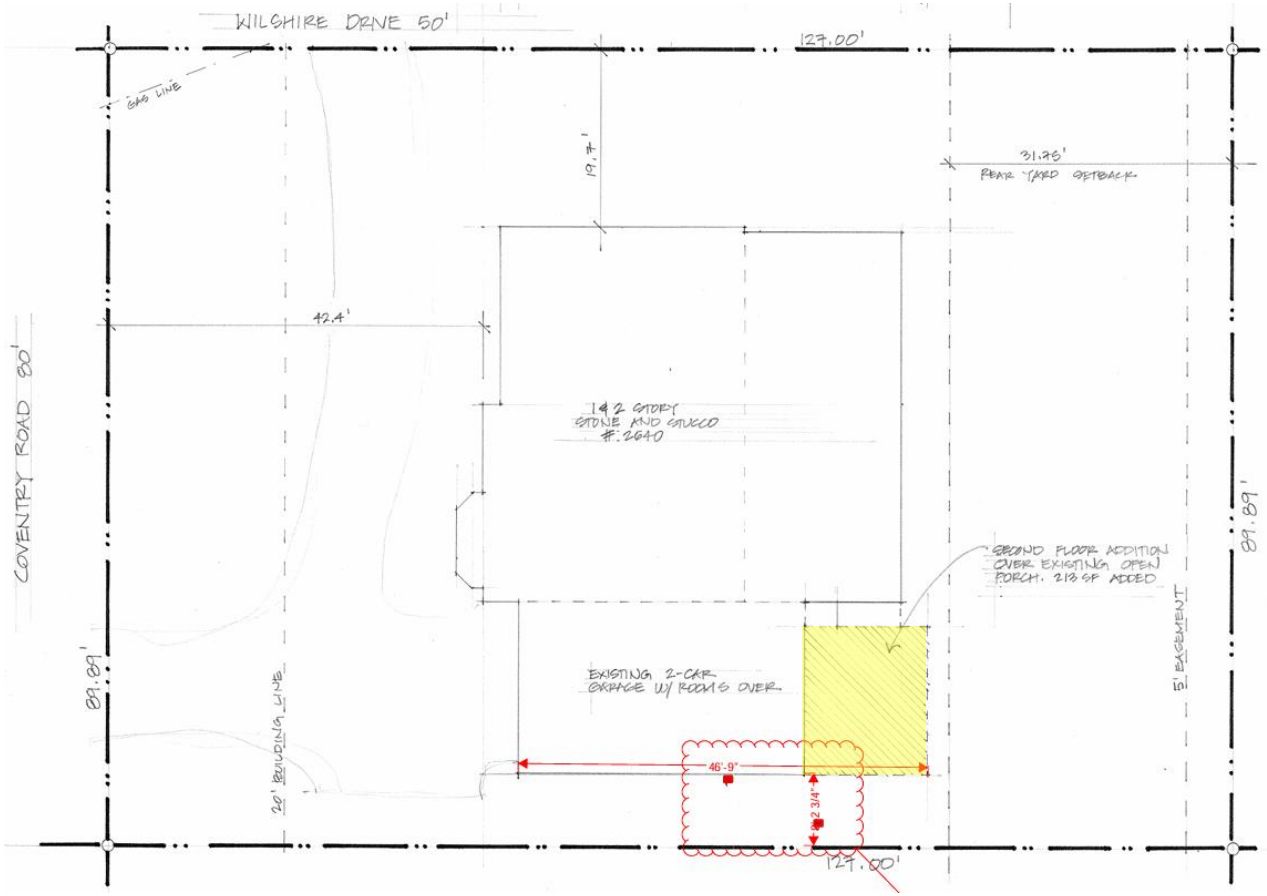


N

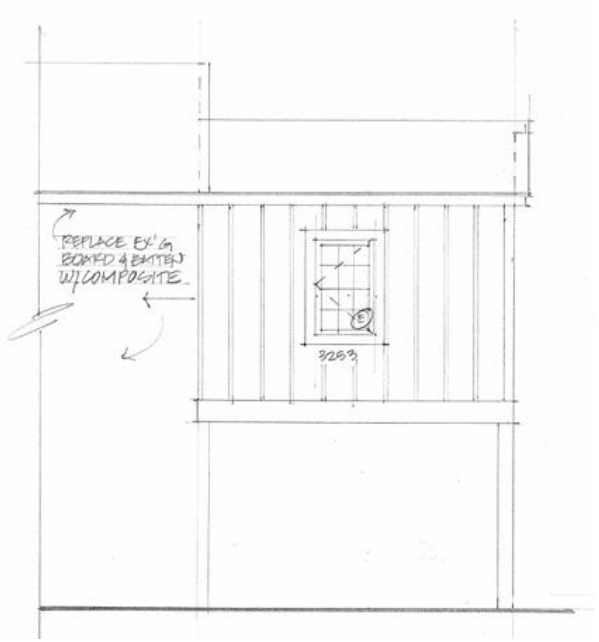
Existing Conditions

Proposed Site Plan

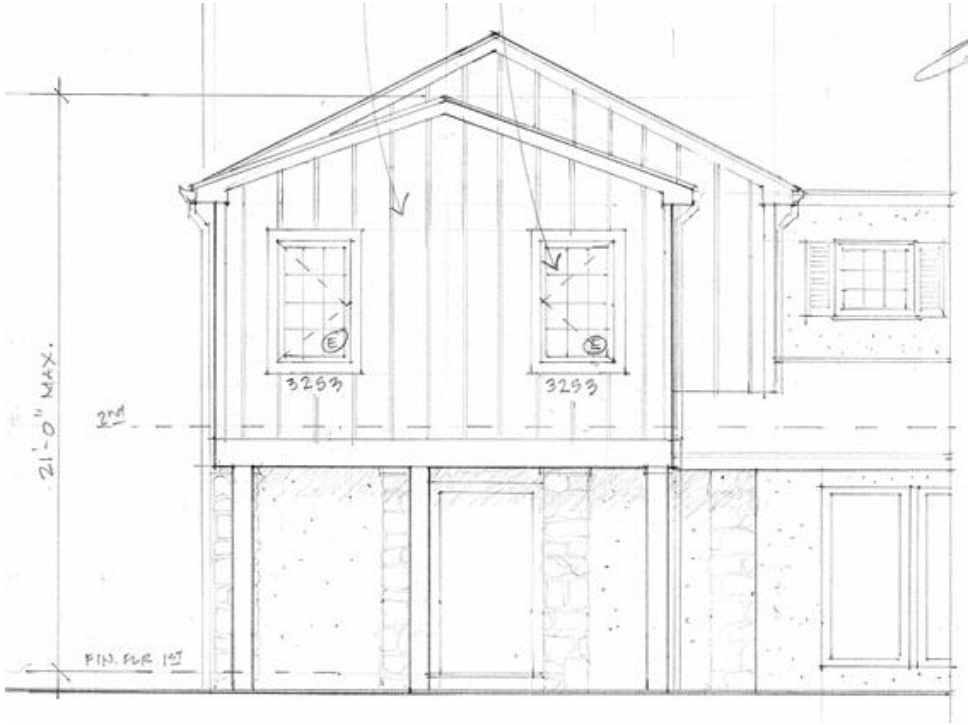
- Proposal:
  - 213 SF addition to the second floor
    - New primary bedroom
    - Old primary bedroom to be primary bathroom and closet
- Variance requested:
  - To permit a second floor addition that encroaches 1'-9" into the 10-foot minimum side yard setback and up to two feet into the side yard longwall setback, when the side elevation exceeds 40' (both existing).



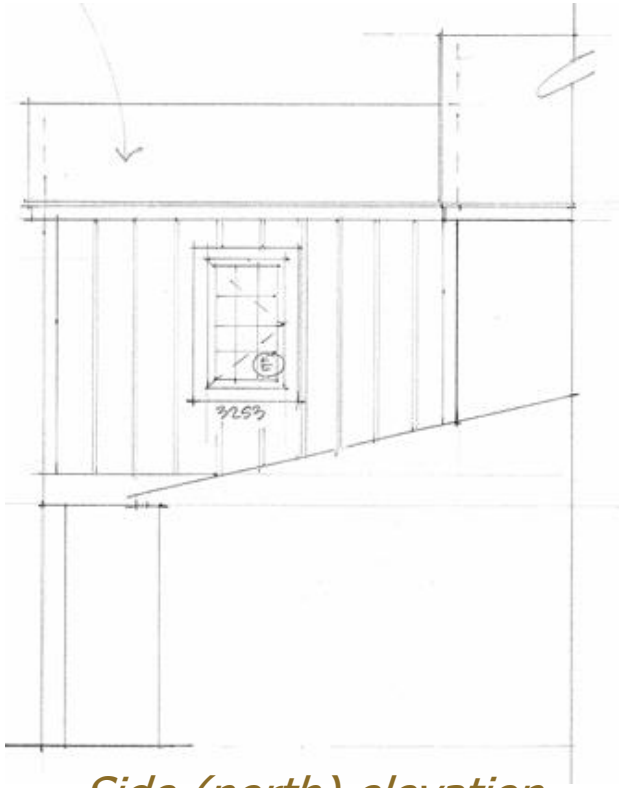
Proposed Elevations



Side (south) elevation



Rear (east) elevation



Side (north) elevation

Variance Request/Staff Recommendation

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

1) To permit a second floor addition that encroaches 1'-9" into the 10-foot minimum side yard setback; and
2) To allow an encroachment up to two feet into the side yard longwall setback, when the side elevation exceeds 40'.

Staff recommends approval of the application with Findings #3 and #6.

City of Upper Arlington, Ohio

September 4, 2026

Record No: 26-3817

Variance Application

Status: Active

Submitted On: 8/18/2026

Primary Location

2640 COVENTRY RD
UPPER ARLINGTON, OH 43221

Owner

ABOUHASSAN WILLIAM JR | ABOUHASSAN SUSAN R
Coventry 2640 COLUMBUS OH 43221

BZAP Information

BZAP Case #

VAR-55-26

Status

Pending

BZAP Determination Date

09/16/2026

Vote Tally

Primary Variance

Side Yard

Primary Planner

Riley Stanek

Findings of Fact for Approval/Denial

Variance Request

To permit a second floor addition that encroaches 1'-9" into the 10-foot minimum side yard setback and up to two feet into the side yard longwall setback, when the side elevation exceeds 40 feet (both existing)

BZAP conditions

Variance Information

Describe Variance Request

Request variance for side yard and longwall requirements to allow extension of a second floor addition over the original garage, which is 1.6' over the 10' side yard setback along the south property line. (Current structure is built 8.4' from the property line.) This will also provide an overall dimension of 46.5' along the south side of the house.

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 original house violated the sideyard setback. There is already an addition above. We are requesting to extend the existing condition back approximately 14', over an existing open porch below.

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

Similar variances have been granted in the past.

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

It will barely be noticeable, and still complies with rear profile coefficient requirements.

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

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

This extension of the Primary Bedroom is preferable to the existing deck with hot tub.

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

☑

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Total Postage and Fees	$11.02

TRI VILLAGE POST OFFICE
COLUMBUS, OH 43212-9998
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Sent To: REINHARDT
Street and Apt. No., or PO Box No.: 2630 Coventry Rd
City, State, ZIP+4®: Columbus, OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To: Sonya Albery
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City, State, ZIP+4®: Columbus, OH 43221

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Sent To: MILLER
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City, State, ZIP+4®: Columbus, OH 43221

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City, State, ZIP+4®: Columbus, OH 43221

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Postage $ $0.82	
Total Postage and Fees $ $11.02	

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COLUMBUS, OH 43212-9998

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City, State, ZIP+4®: Columbus, OH 43221

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Total Postage and Fees $ $11.02	

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Postage $ $0.82	
Total Postage and Fees $ $11.02	

TRI VILLAGE POST OFFICE
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COLUMBUS, OH 43212-9998

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Sent To: Katharine + Michael REDA
Street and Apt. No., or PO Box No.: 2615 Camden Road
City, State, ZIP+4®: Columbus, OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Three Daisy Studio, llc
2086 Elgin Road
Columbus, Ohio 43221
[redacted]

To: Sonya R Albery
2659 Coventry Road
Columbus, OH 43221

Re: Variance notification for 2640 Coventry Road

August 18, 2026

To whom it may concern:

This letter serves as notification of a variance hearing for a project that is within 100 feet of your property lines. My clients at 2640 Coventry Road are requesting an exception to a zoning requirement because they would like to extend their second floor addition along an original wall and over an existing deck that is 1.6' closer to the property line and 6' deeper than current zoning code allows.

The hearing for this project will take place at the Upper Arlington Board of Zoning and Planning Meeting on Wednesday, September 16 at 6 pm in the Municipal Building.

Sincerely,

Three Daisy Studio, LLC
Kelaine F. Mitchell

Encl: Sheets 2 and 7, (Site Plan and Elevations)

Three Daisy Studio, llc
2086 Elgin Road
Columbus, Ohio 43221
[redacted]

To: Christopher and Heather Adams
2643 Coventry Road
Columbus, OH 43221

Re: Variance notification for 2640 Coventry Road

August 18, 2026

To whom it may concern:

This letter serves as notification of a variance hearing for a project that is within 100 feet of your property lines. My clients at 2640 Coventry Road are requesting an exception to a zoning requirement because they would like to extend their second floor addition along an original wall and over an existing deck that is 1.6' closer to the property line and 6' deeper than current zoning code allows.

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Sincerely,

Three Daisy Studio, LLC
Kelaine F. Mitchell

Encl: Sheets 2 and 7, (Site Plan and Elevations)

Three Daisy Studio, llc
2086 Elgin Road
Columbus, Ohio 43221
[redacted]

To: Jane S Poe
2633 Coventry Road
Columbus, OH 43221

Re: Variance notification for 2640 Coventry Road

August 18, 2026

To whom it may concern:

This letter serves as notification of a variance hearing for a project that is within 100 feet of your property lines. My clients at 2640 Coventry Road are requesting an exception to a zoning requirement because they would like to extend their second floor addition along an original wall and over an existing deck that is 1.6' closer to the property line and 6' deeper than current zoning code allows.

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Sincerely,

Three Daisy Studio, LLC
Kelaine F. Mitchell

Encl: Sheets 2 and 7, (Site Plan and Elevations)

Three Daisy Studio, llc
2086 Elgin Road
Columbus, Ohio 43221
[redacted]

To: Michael and Sandra Dyas
2622 Coventry Road
Columbus, OH 43221

Re: Variance notification for 2640 Coventry Road

August 18, 2026

To whom it may concern:

This letter serves as notification of a variance hearing for a project that is within 100 feet of your property lines. My clients at 2640 Coventry Road are requesting an exception to a zoning requirement because they would like to extend their second floor addition along an original wall and over an existing deck that is 1.6' closer to the property line and 6' deeper than current zoning code allows.

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Sincerely,

Three Daisy Studio, LLC
Kelaine F. Mitchell

Encl: Sheets 2 and 7, (Site Plan and Elevations)

Three Daisy Studio, llc
2086 Elgin Road
Columbus, Ohio 43221
[redacted]

To: Kara and Jeffrey Reinhardt
2630 Coventry Road
Columbus, OH 43221

Re: Variance notification for 2640 Coventry Road

August 18, 2026

To whom it may concern:

This letter serves as notification of a variance hearing for a project that is within 100 feet of your property lines. My clients at 2640 Coventry Road are requesting an exception to a zoning requirement because they would like to extend their second floor addition along an original wall and over an existing deck that is 1.6' closer to the property line and 6' deeper than current zoning code allows.

The hearing for this project will take place at the Upper Arlington Board of Zoning and Planning Meeting on Wednesday, September 16 at 6 pm in the Municipal Building.

Sincerely,

Three Daisy Studio, LLC
Kelaine F. Mitchell

Encl: Sheets 2 and 7, (Site Plan and Elevations)

Three Daisy Studio, llc
2086 Elgin Road
Columbus, Ohio 43221
[redacted]

To: Elizabeth and Robert Miller
2656 Coventry Road
Columbus, OH 43221

Re: Variance notification for 2640 Coventry Road

August 18, 2026

To whom it may concern:

This letter serves as notification of a variance hearing for a project that is within 100 feet of your property lines. My clients at 2640 Coventry Road are requesting an exception to a zoning requirement because they would like to extend their second floor addition along an original wall and over an existing deck that is 1.6' closer to the property line and 6' deeper than current zoning code allows.

The hearing for this project will take place at the Upper Arlington Board of Zoning and Planning Meeting on Wednesday, September 16 at 6 pm in the Municipal Building.

Sincerely,

Three Daisy Studio, LLC
Kelaine F. Mitchell

Encl: Sheets 2 and 7, (Site Plan and Elevations)

Three Daisy Studio, llc
2086 Elgin Road
Columbus, Ohio 43221
[redacted]

To: Kelly and Stephen Tanner
2655 Camden Road
Columbus, OH 43221

Re: Variance notification for 2640 Coventry Road

August 18, 2026

To whom it may concern:

This letter serves as notification of a variance hearing for a project that is within 100 feet of your property lines. My clients at 2640 Coventry Road are requesting an exception to a zoning requirement because they would like to extend their second floor addition along an original wall and over an existing deck that is 1.6' closer to the property line and 6' deeper than current zoning code allows.

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Sincerely,

Three Daisy Studio, LLC
Kelaine F. Mitchell

Encl: Sheets 2 and 7, (Site Plan and Elevations)

Three Daisy Studio, llc
2086 Elgin Road
Columbus, Ohio 43221
[redacted]

To: Erica and David Reed
2635 Camden Road
Columbus, OH 43221

Re: Variance notification for 2640 Coventry Road

August 18, 2026

To whom it may concern:

This letter serves as notification of a variance hearing for a project that is within 100 feet of your property lines. My clients at 2640 Coventry Road are requesting an exception to a zoning requirement because they would like to extend their second floor addition along an original wall and over an existing deck that is 1.6' closer to the property line and 6' deeper than current zoning code allows.

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Sincerely,

Three Daisy Studio, LLC
Kelaine F. Mitchell

Encl: Sheets 2 and 7, (Site Plan and Elevations)

3 STUDIO

Three Daisy Studio, llc
2086 Elgin Road
Columbus, Ohio 43221
[redacted]

To: Marie and Michael Tanner
2625 Camden Road
Columbus, OH 43221

Re: Variance notification for 2640 Coventry Road

August 18, 2026

To whom it may concern:

This letter serves as notification of a variance hearing for a project that is within 100 feet of your property lines. My clients at 2640 Coventry Road are requesting an exception to a zoning requirement because they would like to extend their second floor addition along an original wall and over an existing deck that is 1.6' closer to the property line and 6' deeper than current zoning code allows.

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Sincerely,

Three Daisy Studio, LLC
Kelaine F. Mitchell

Encl: Sheets 2 and 7, (Site Plan and Elevations)

Three Daisy Studio, llc
2086 Elgin Road
Columbus, Ohio 43221
[redacted]

To: Katharine and Michael Reda
2615 Camden Road
Columbus, OH 43221

Re: Variance notification for 2640 Coventry Road

August 18, 2026

To whom it may concern:

This letter serves as notification of a variance hearing for a project that is within 100 feet of your property lines. My clients at 2640 Coventry Road are requesting an exception to a zoning requirement because they would like to extend their second floor addition along an original wall and over an existing deck that is 1.6' closer to the property line and 6' deeper than current zoning code allows.

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Sincerely,

Three Daisy Studio, LLC
Kelaine F. Mitchell

Encl: Sheets 2 and 7, (Site Plan and Elevations)

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: _____

Location of property subject to BZAP request: _____

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

Describe activity which requires Board of Zoning and Planning review:

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

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

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

Second story addition to
THE ABOUHASSAN RESIDENCE
2640 Coventry Road
Upper Arlington, Ohio 43221

Prepared by:
Three Daisy Studio, LLC
2086 Elgin Road
Columbus, OH 43221
(614) 738-9719

Structural Engineer:
KOOI LLC
900 Foxcreek Road
Sunbury, OH 43074
(614) 218-1607

Date: JUNE 12, 2026

Revisions:#

LOCATION MAP

GENERAL NOTES:

1. Drawings are based on visual inspection of existing structure. Some details may have to be adjusted during construction by Structural Engineer. Contractor should anticipate these, and contact Designer as soon as possible.
2. Housing is to be watertight when completed. Contractor to provide waterproofing, flashing, weep holes, and caulking required to prevent moisture penetration.
3. If any part of the drawings is unclear, Contractor to notify Designer as soon as possible. Use written dimensions, call if clarification is needed.
4. Plumbing, HVAC, and electrical equipment size and location to be determined by Contractor. Tie into existing systems, per code.
5. All fixture selections to be made and/or confirmed with Owners prior to purchase.
6. All interior doors, trim, and hardware to match original house unless otherwise specified or directed by Owner. All new interior door hinges to match handle sets, typical, unless noted otherwise.
7. Cabinets per Owner selection. Provide cabinet drawings for approval by Owner and Designer prior to fabrication.
8. Provide electrical as specified by Manufacturer for all appliances. Coordinate any special cable and/or data needs with Owners. Electrical contractor to provide a walk-through with Owners to confirm all switch, outlet, and fixture locations prior to wiring.
9. At existing rooms, no electrical work unless noted otherwise.
10. **314. Smoke Alarms.** Smoke alarms shall be installed in the following locations:
    In each sleeping room.
    Outside each separate sleeping area in the immediate vicinity of the bedrooms.*
    On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split-levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less that one full story below the upper level.
    When more than one smoke alarm is required to he installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all the bedrooms over the background noise levels with all intervening doors closed.
    ***315. Carbon Monoxide Alarms.** Outside each sleeping area in the immediate vicinity of the bedrooms, install a combination smoke detector/carbon monoxide detector listed and labeled in accordance with UL 2075 and UL 268.
11. Model Energy Code to be provided by mechanical contractor.
12. All footings to be below frost line and on proper bearing conditions.
13. Foundation waterproofing to be Rub R Wall or Tuff N Dry systems.
14. Where sill plates are less than 6" from finished grade, they must be protected from moisture with metal flashing.
15. Provide gutters and downspouts as required for proper roof drainage. Connect to underground drainage per code.

SYSTEMS DESCRIPTIONS:

1. HVAC: Contractor to re-work all necessary ductwork addition as needed to be served by existing furnace unit in basement. Rework all existing supplies and cold air returns to work with new wall locations.
2. Electric: New fixtures and outlets as show on Electrical Plans. All existing wiring exposed during project to be inspected and repaired if needed.
3. Plumbing: New fixtures to tie into existing plumbing system, per code. All new water lines to be copper. All new drain lines to be PVC. All exposed plumbing to be inspected and repaired if needed.

ENERGY CODE:

1. Project to meet OHBA Alternative Energy Code Option:
    a. Ceiling/roof to have R-38 insulation at ceiling cavities
    b. New 2 x 6 walls to have R-19 batt insulation
    c. Existing 2 x 4 walls to have R-13 insulation
    d. Windows will meet Energy Star zone requirements for "North Central" region, with a maximum U-value of 0.3, and a maximum SHGC of 0.4.
2. Contractor to post on or near electric panel Certificate as required in 1105.1.8 to list R-values of insulation, U values and SHGC of fenestration, and types and efficiency of heating, cooling, and service water heating equipment.

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	EX'G 1ST FLOOR PLAN
4	EX'G 2ND FLOOR PLAN
5	1ST FLOOR PLAN
6	2ND FLOOR PLAN
7	ELEVATIONS
8	WALL SECTION
9	INTERIOR ELEVATIONS
10	STRUCTURAL NOTES
11	STRUCTURAL NOTES
12	FDN + 1st FLR FRAMING
13	2ND FLOOR FRAMING
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15	RESIDENTIAL DETAILS
16	RESIDENTIAL DETAILS
17	1ST FLOOR ELECTRICAL
18	2ND FLOOR ELECTRICAL

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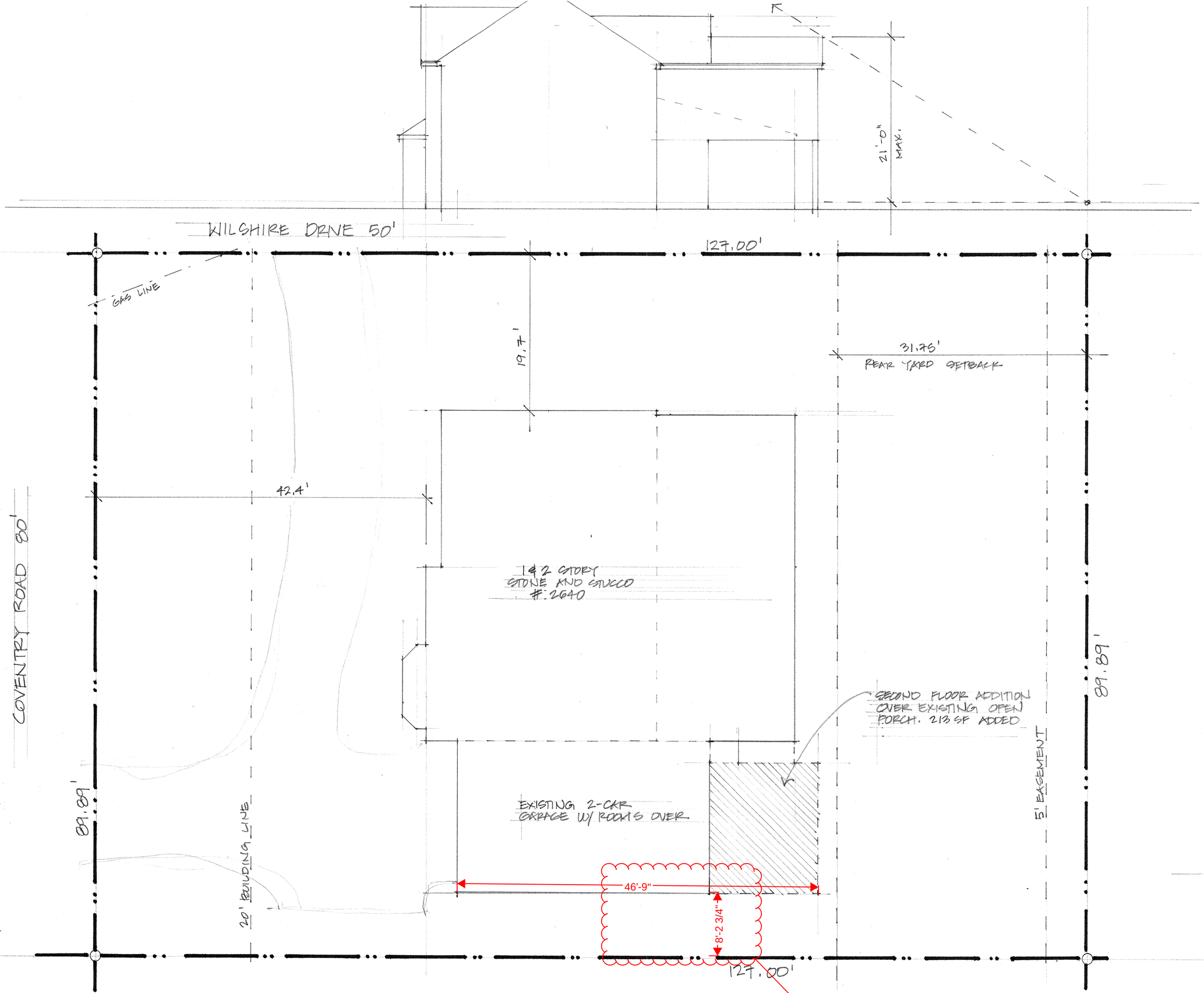
COVER SHEET

1



SITE PLAN

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

(BUILDING COVER AND DEVELOPMENT COVER ARE NOT IMPACTED BY THIS PROJECT.)

To permit a second floor addition that encroaches 1'-9" into the 10-foot minimum side yard setback and up to two feet into the side yard longwall setback, when the side elevation exceeds 40 feet (both existing)

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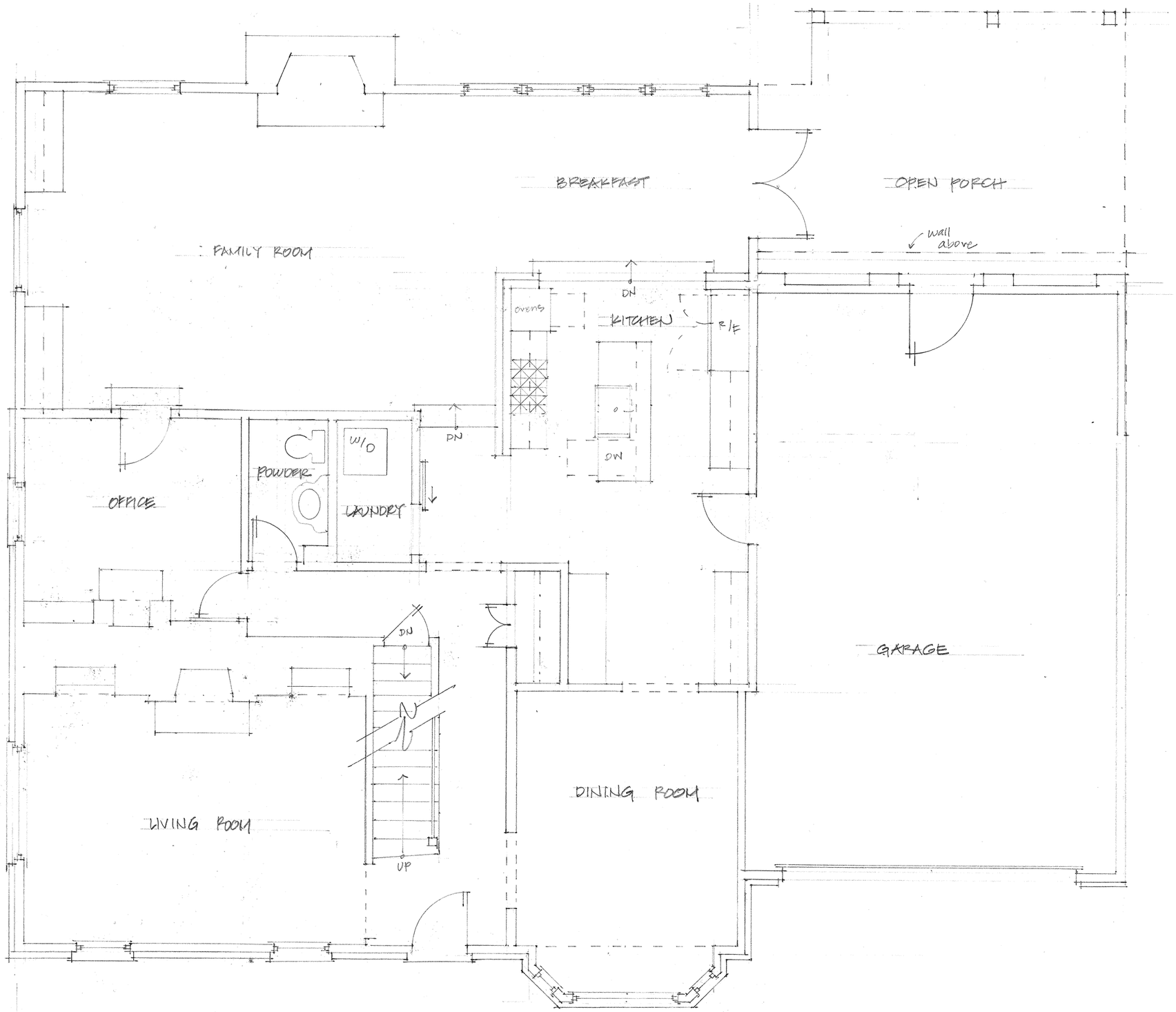
SITE PLAN

2



EXISTING FIRST FLOOR PLAN

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

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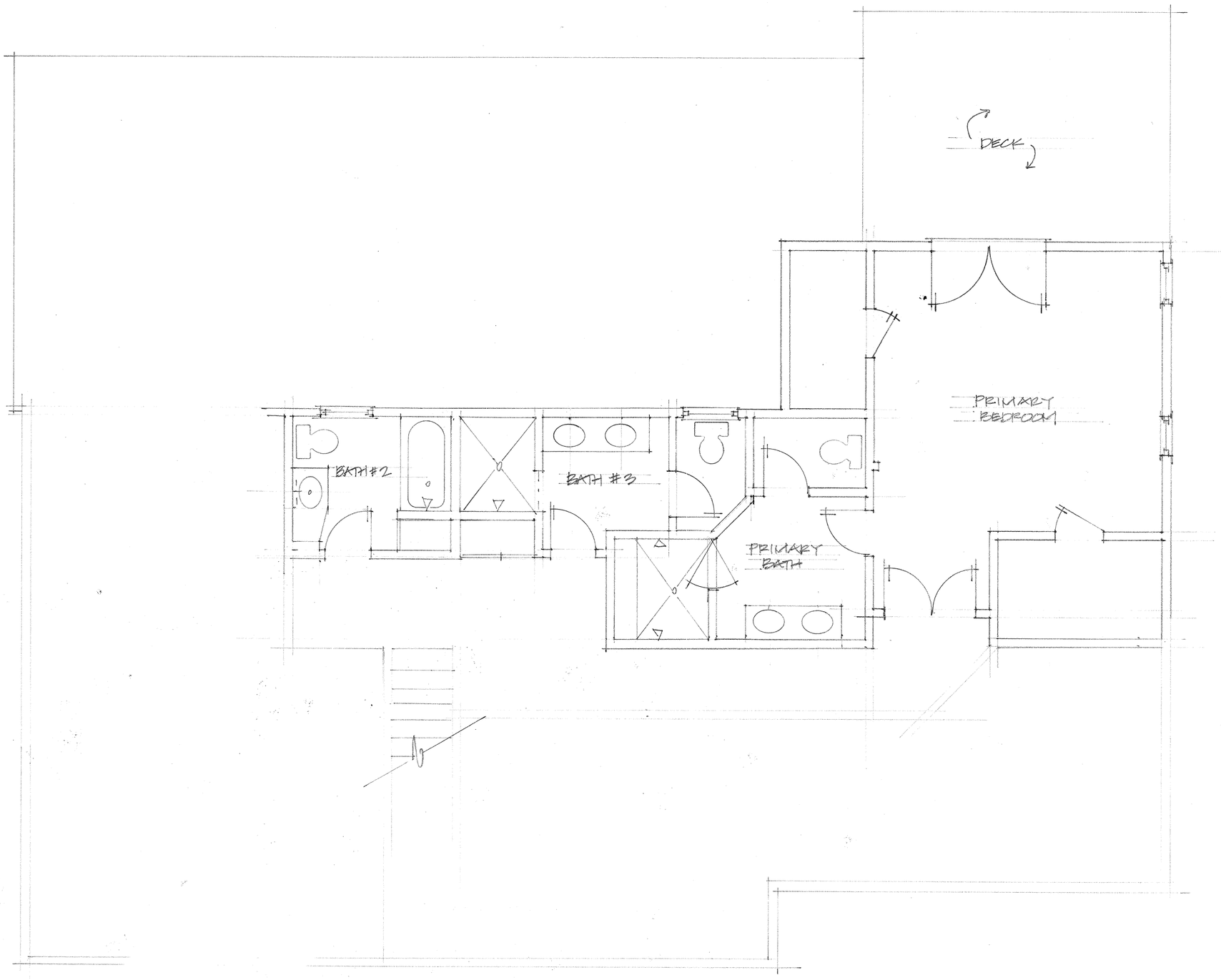
EXISTING 1ST FLOOR PLAN

3



EXISTING SECOND FLOOR PLAN

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

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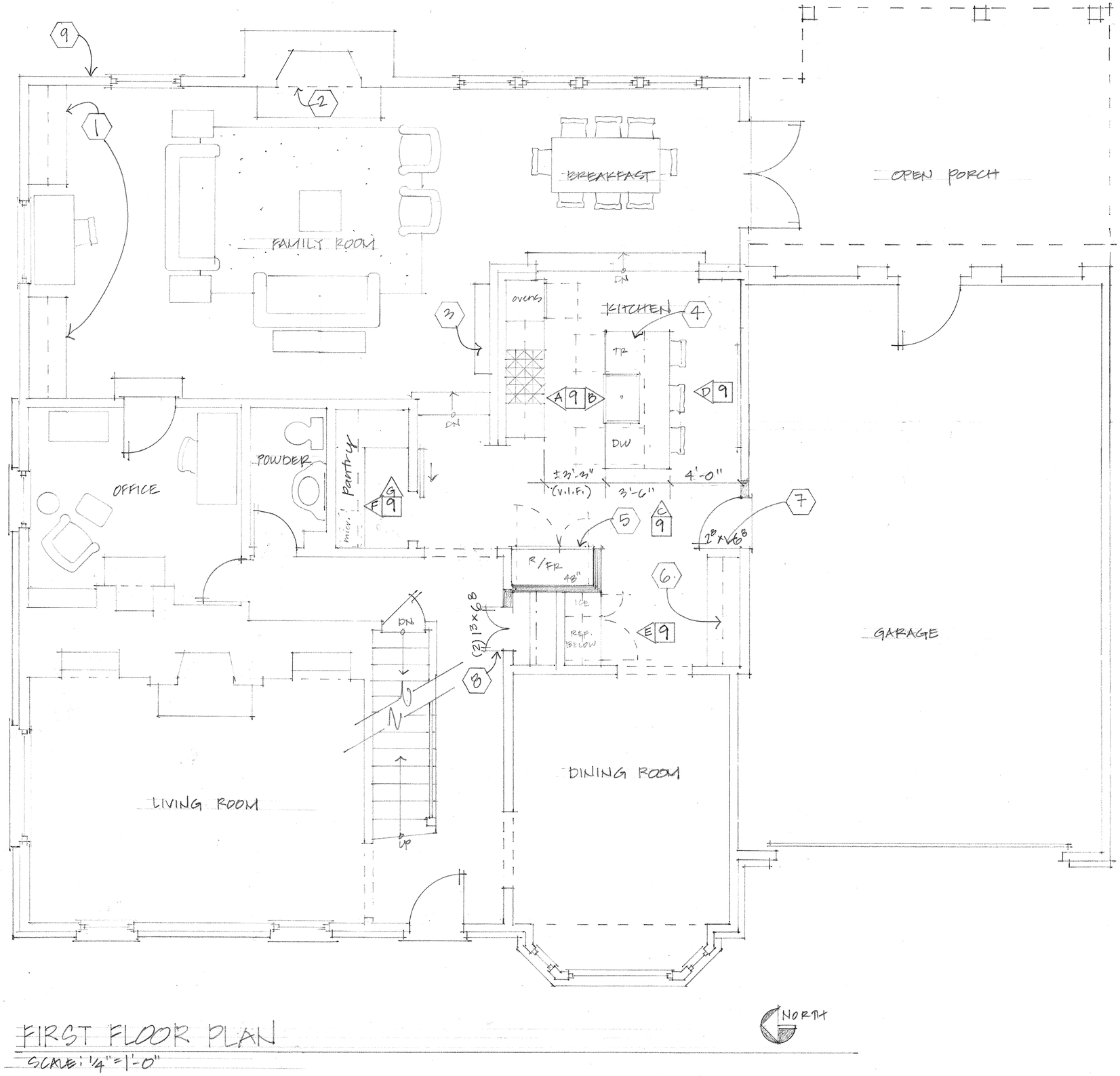
EXISTING 2ND FLOOR PLAN

4



FIRST FLOOR PLAN

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

CODED NOTES:

1. Built-in cabinets to remain. Provide new aged brass knobs per Owner selection.
2. Relocate electric for TV into wall. Add wood top, stained to match beams, to existing mantle.
3. Add wood top, stained to match beams, to existing shelf.
4. Provide 24" pull-out trash cabinet with two bins and motorized closer. Provide reverse-osmosis system at kitchen sink.
5. Re-use existing refrigerator.
6. Provide doors to match new kitchen cabinets at existing lockers.
7. Provide new garage door as shown, with 20-minute fire rating per code.
8. Provide new double louvered doors to match existing hall closet doors. Paint to match trim. New aged brass lever hardware per Owner selection. HINGES TO MATCH, TYP.
9. Provide new hose bibb. Coordinate location with Owner.

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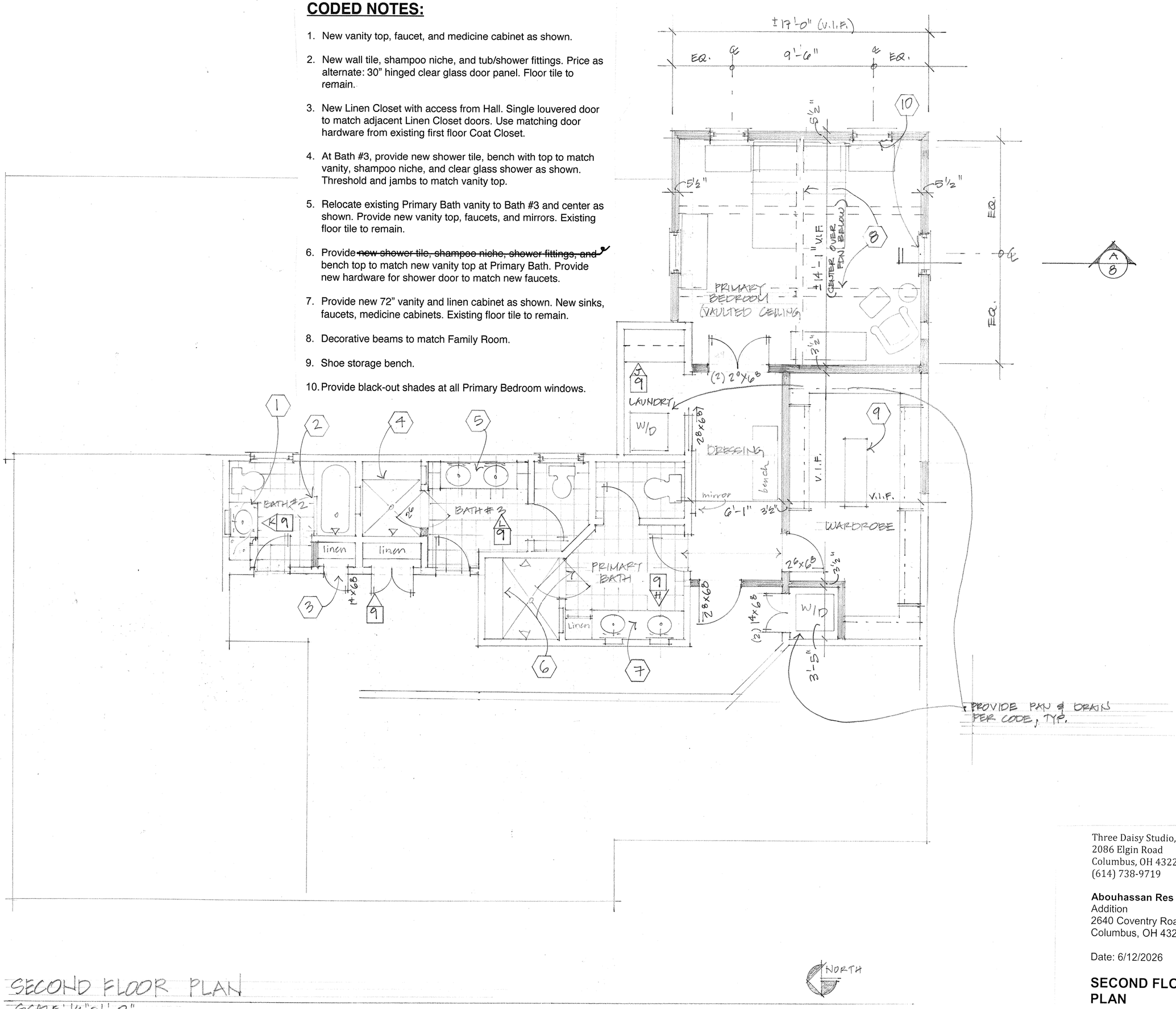
FIRST FLOOR PLAN

5

CODED NOTES:

1. New vanity top, faucet, and medicine cabinet as shown.
2. New wall tile, shampoo niche, and tub/shower fittings. Price as alternate: 30" hinged clear glass door panel. Floor tile to remain.
3. New Linen Closet with access from Hall. Single louvered door to match adjacent Linen Closet doors. Use matching door hardware from existing first floor Coat Closet.
4. At Bath #3, provide new shower tile, bench with top to match vanity, shampoo niche, and clear glass shower as shown. Threshold and jambs to match vanity top.
5. Relocate existing Primary Bath vanity to Bath #3 and center as shown. Provide new vanity top, faucets, and mirrors. Existing floor tile to remain.
6. Provide ~~new shower tile, shampoo niche, shower fittings, and~~ bench top to match new vanity top at Primary Bath. Provide new hardware for shower door to match new faucets.
7. Provide new 72" vanity and linen cabinet as shown. New sinks, faucets, medicine cabinets. Existing floor tile to remain.
8. Decorative beams to match Family Room.
9. Shoe storage bench.
10. Provide black-out shades at all Primary Bedroom windows.



SECOND FLOOR PLAN

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

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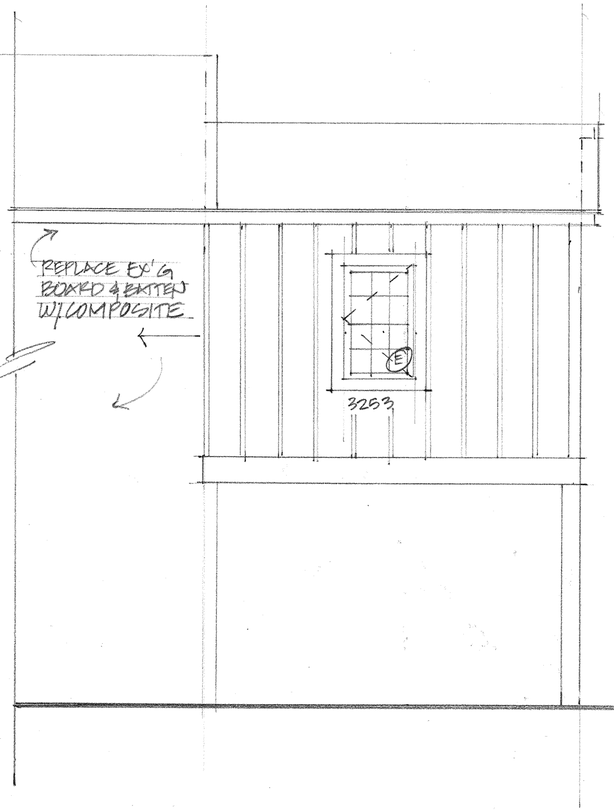
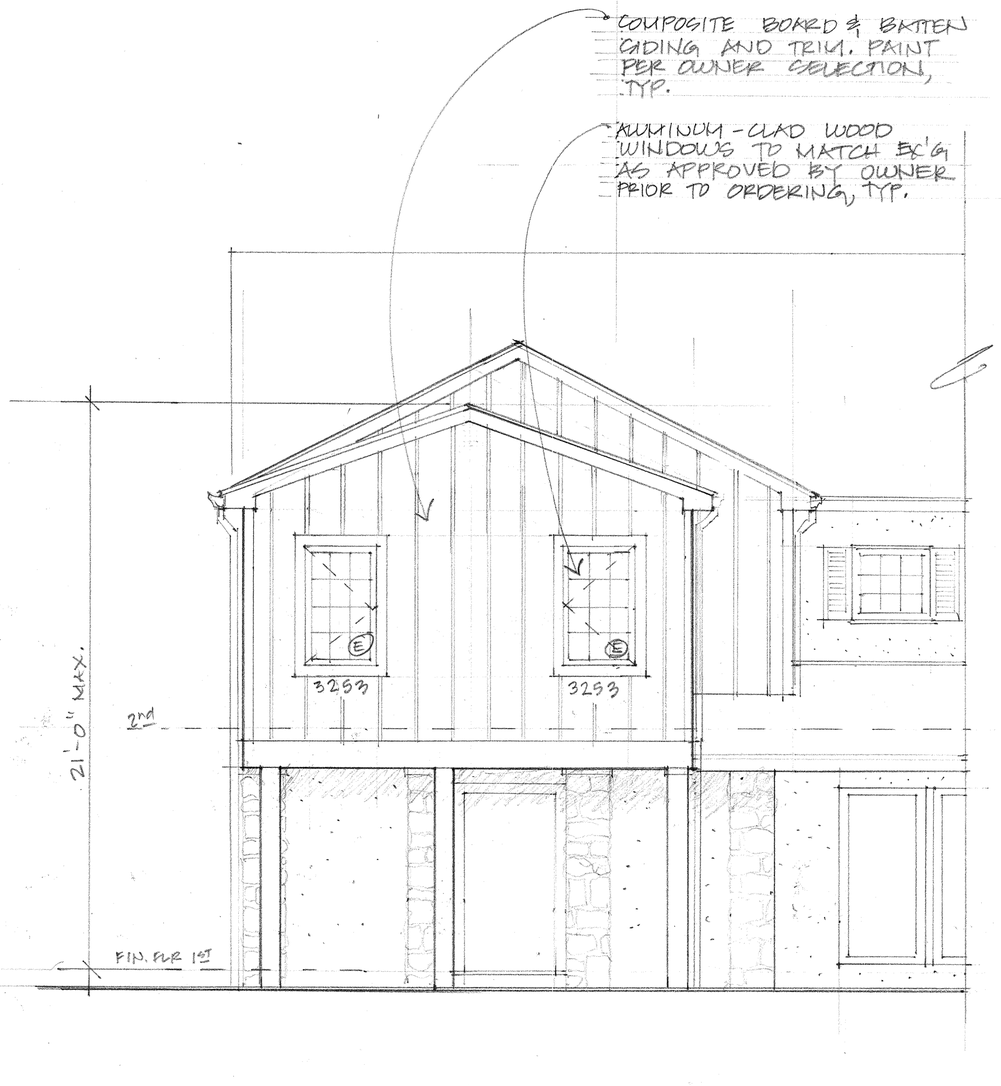
SECOND FLOOR PLAN

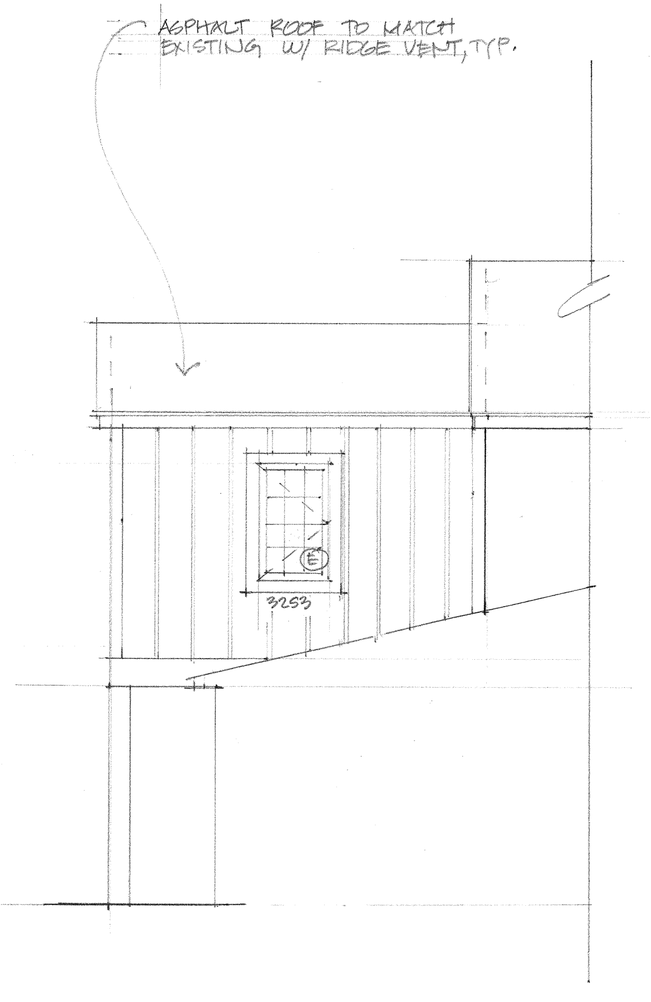
6



SIDE ELEVATION (LOOKING NORTH)
SCALE: 1/4"=1'-0"



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



SIDE ELEVATION (LOOKING SOUTH)
SCALE: 1/4"=1'-0"

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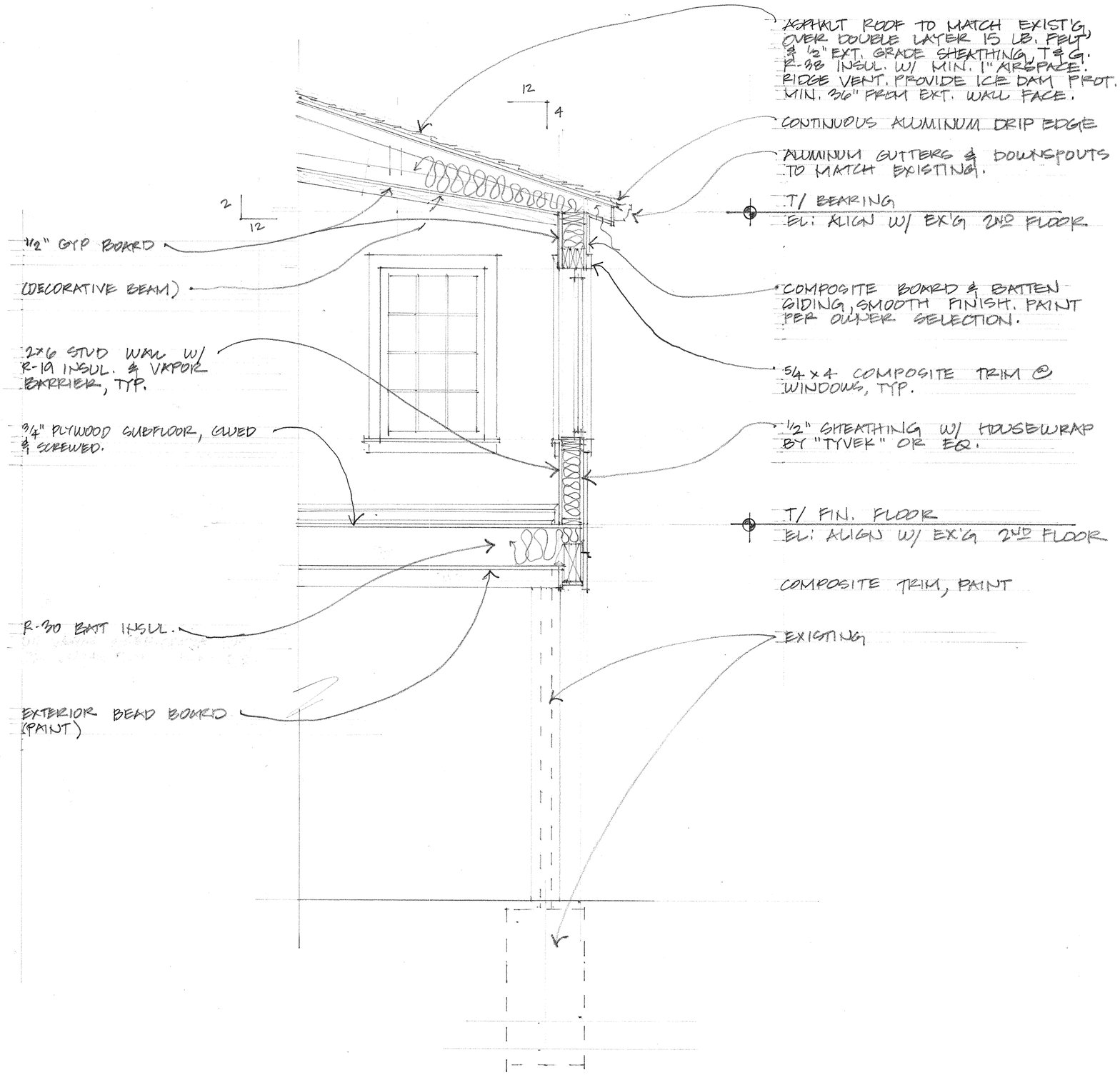
ELEVATIONS

7



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

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WALL SECTION

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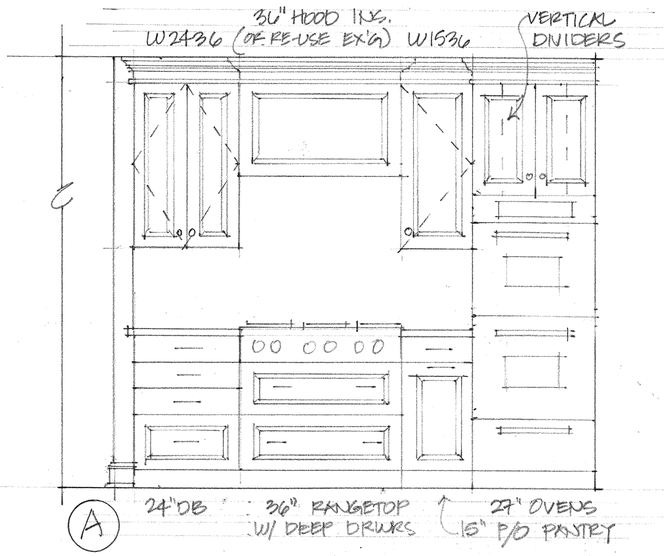

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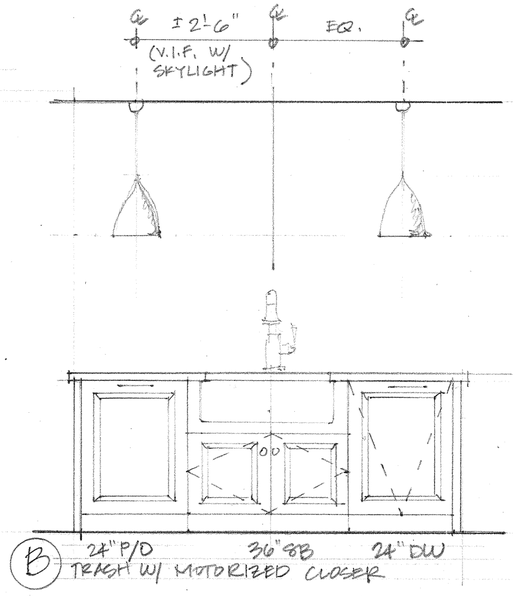

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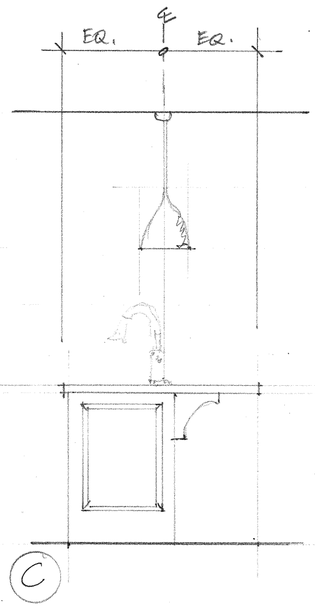

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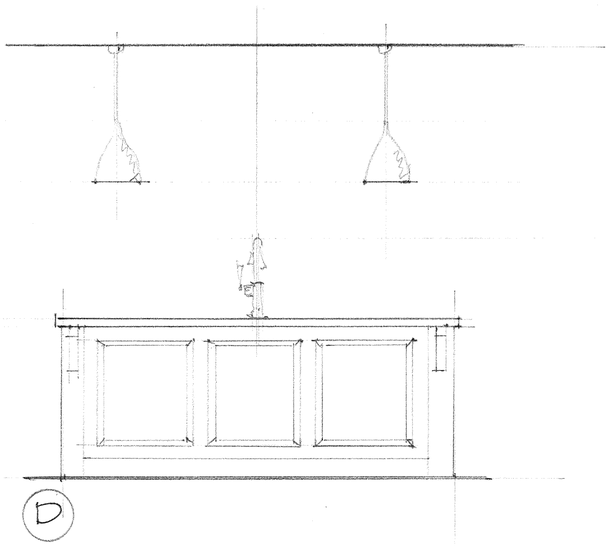

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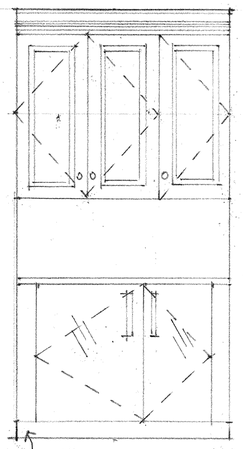

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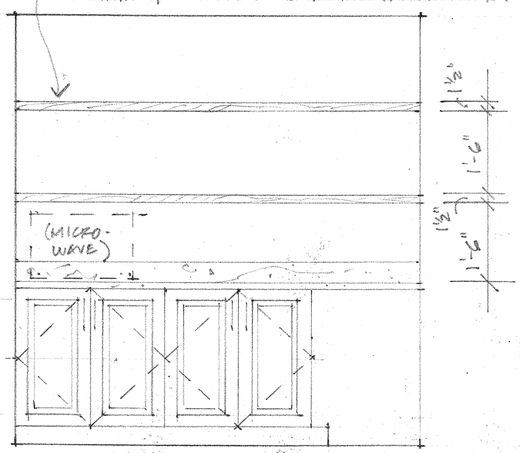

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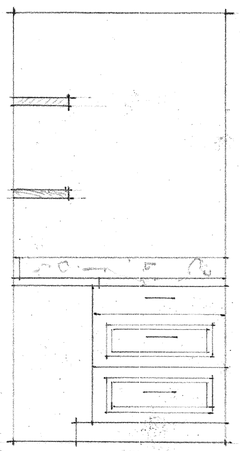

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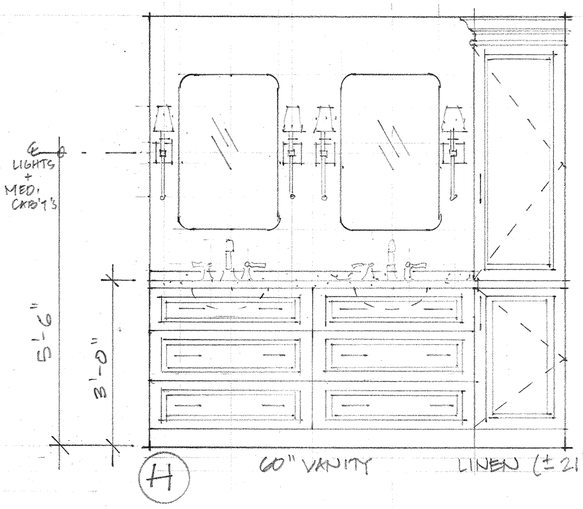

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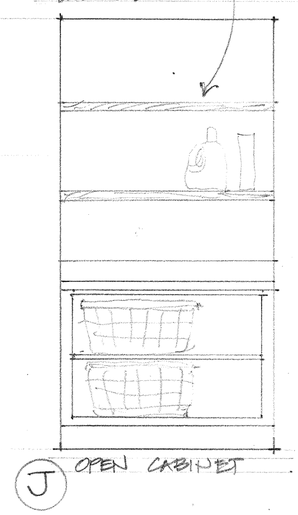

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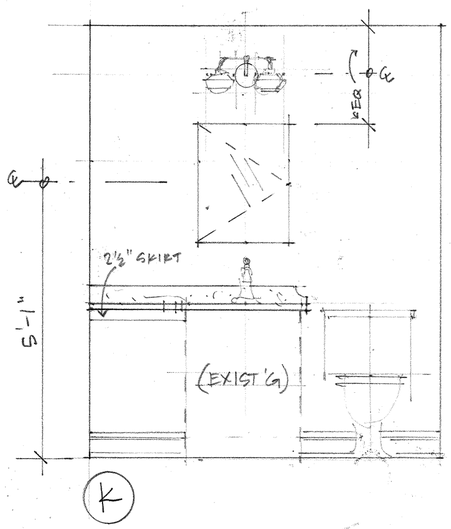

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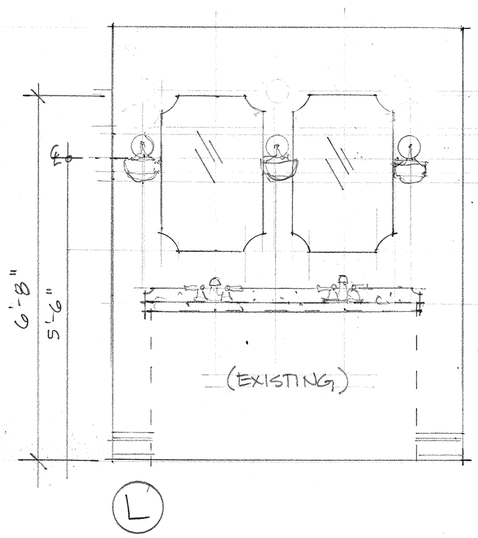

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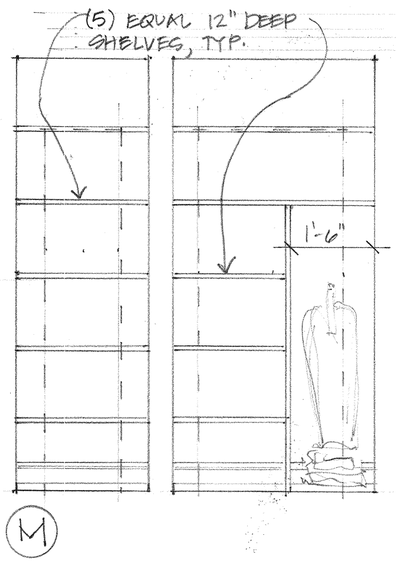

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INTERIOR ELEVATIONS

9

STRUCTURAL NOTES

A. GENERAL

1. 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 ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIEDOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ENGINEER HAS NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOB SITE SAFETY DURING CONSTRUCTION. PROCESSING AND/OR APPROVING SUBMITTALS MADE BY THE CONTRACTOR WHICH MAY CONTAIN INFORMATION RELATED TO CONSTRUCTION METHODS OR SAFETY ISSUES, OR PARTICIPATION IN MEETINGS WHERE SUCH ISSUES MIGHT BE DISCUSSED, SHALL NOT BE CONSTRUED AS VOLUNTARY ASSUMPTION BY THE ENGINEER OF ANY RESPONSIBILITY FOR SAFETY PROCEDURES.

2. IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN, AND DOES NOT SUPERVISE, CONSTRUCTION.

3. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THESE STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.

4. GOVERNING CODE: OHIO RESIDENTIAL CODE.

5. ROOF SNOW LOAD: 20 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER OBC.

a.	GROUND SNOW LOAD	(Pg) =	20 PSF
b.	SLOPED ROOF SNOW LOAD	(Pf) =	20 PSF
c.	SNOW EXPOSURE FACTOR	(Ce) =	1.0
d.	SNOW LOAD IMPORTANCE FACTOR	(I) =	1.0
e.	THERMAL FACTOR	(Ct) =	1.0 TYP
		(Ct) =	1.1 FOR UNINSULATED ATTICS

6. DESIGN LIVE LOADS:

a.	ROOF	20 PSF
b.	UNINHABITABLE ATTICS WITHOUT STORAGE	10 PSF
c.	UNINHABITABLE ATTICS WITH LIMITED STORAGE	20 PSF
d.	HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30 PSF
e.	BALCONIES (EXTERIOR) AND DECKS	40 PSF
f.	ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
g.	SLEEPING ROOMS	30 PSF
h.	STAIRS	40 PSF

7. WIND DESIGN PARAMETERS
   a. ULTIMATE DESIGN WINDSPEED (Vult) = 115 MPH
   b. WIND EXPOSURE = EXPOSURE B
   c. INTERNAL PRESSURE COEFFICIENTS = +/-0.18

8. SEISMIC DESIGN PARAMETERS

a.	RISK CATEGORY	II
b.	SEISMIC IMPORTANCE FACTOR	1.0
c.	MAPPED SPECTRAL RESPONSE ACCELERATION:	Ss = 0.117, S1 = 0.061
d.	SITE CLASS	D
e.	SPECTRAL RESPONSE COEFFICIENTS:	Sds = 0.187, Sd1 = 0.147
f.	SEISMIC DESIGN CATEGORY	CATEGORY B

   g. BASIC SEISMIC FORCE RESISTING SYSTEMS
      LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL RATED FOR SHEAR RESISTANCE (R=6.5)
      LIGHT-FRAMED WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS (R=2)

9. PRESUMPTIVE SOIL DESIGN PARAMETERS
   a. ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1500 PSF
   b. EQUIVALENT FLUID PRESSURE FOR RETAINING WALL LOADING = 55 PCF
      EQUIVALENT FLUID PRESSURE IS BASED ON DRAINED FREE DRAINING BACKFILL MATERIAL (BANK RUN, SAND & GRAVEL).
   c. ALLOWABLE SKIN FRICTION FOR FOUNDATIONS = 100 PSF/FT
   d. THE CONTRACTOR IS RESPONSIBILE TO VERIFY THE ASSUMED SOIL DESIGN PARAMETERS LISTED ABOVE PRIOR TO CONSTRUCTION.

B. REINFORCED CONCRETE

1. MATERIALS:
   a. SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-10 "SPECIFICATIONS FOR STRUCTURAL CONCRETE."
   b. STRUCTURAL CONCRETE

CLASS	LOCATION	f'c	MIN. CEMENT CONTENT	MAX. W/C RATION
I	FOOTINGS AND UNDERPINNING (IF NEEDED).	3,000	470 PCY	0.60
II	INTERIOR SLABS ON GRADE.	3,500	517 PCY	0.45
III	EXTERIOR SLABS ON GRADE, GARAGE SLABS, BASEMENT WALLS, PIERS & COLUMNS PLACED INTEGRALLY WITH BASEMENT WALLS AND ALL EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED.	4,500 (w/ AIR)	564 PCY	0.45

   c. ALL DEFORMED REINFORCING BARS: fy = 60,000 KSI
   d. PROVIDE CORNER BARS AT WALL CORNERS TO MATCH HORIZONTAL REINFORCING. MINIMUM LAP LENGTH WITH HORIZONTAL REINFORCEMENT - 45 BAR DIAMETERS.
   e. DO NOT BACKFILL AGAINST BAEMENT WALLS UNTIL BOTH THE SLAB-ON-GRADE AND THE SUPPORTED SLAB ABOVE ARE IN PLACE AND CURED.
   f. BACKFILL AGAINST BOTH SIDES OF WALLS EQUALLY UNTIL THE LOWER ELEVATION IS ATTAINED.
   g. PROVIDE A MIN. 2'-0" THICK LAYER OF GRANULAR BACKFILL FULL HEIGHT OF ALL BASEMENT AND RETAINING WALLS.

2. CONSTRUCTION JOINTS:
   a. CONTRACTION JOINTS IN SLABS ON GRADE SHALL BE EVENLY SPACED AT 10'-0" O.C. MAXIMUM SPACING. LIMIT THE ASPECT RATION OF THE JOINT LAYOUT TO 1.5 TO 1.0.

3. CONTRACTION JOINTS:
   a. CONSTRUCTION JOINTS PERMITTED ONLY WHERE SHOWN OR AS APPROVED BY THE STRUCTURAL ENGINEER. ALL CONSTRUCTION JOINTS ARE TO BE KEYED. KEYWAYS SHALL BE 1-1/2 INCHES DEEP X 1/3 MEMBER THICKNESS.
   b. CONTRACTION JOINTS IN SLABS ON GROUND SHALL BE LOCATED AT 10'-0" MAXIMUM SPACING AND SHALL CREATE SECTIONS OF SLAB WITH A MAXIMUM ASPECT RATIO OF 1.5:1.

4. CONCRETE COVER: UNLESS NOTED OTHERWISE, DETAIL REINFORCING TO PROVIDE CONCRETE COVER AS FOLLOWS:

a.	CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
b.	CONCRETE EXPOSED TO EARTH OR WEATHER:	
	#5 BARS AND SMALLER	1 1/2"
	OTHERS	2"
c.	CONCRETE NOT EXPOSED TO EARTH OR WEATHER:	
	SLABS AND WALLS:	
	#11 BARS AND SMALLER	1"
	OTHERS	1 12"

5. MISCELLANEOUS:
   a. GROUT UNDER BEARING PLATES, SETTING PLATES, AND COLUMN BASE PLATES SHALL BE NON-SHRINKING TYPE AND SHALL BE INSTALLED ONLY AFTER THE STEEL IS PLUMBED.

C. MASONRY

1. SPECIFICATIONS: MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-13," PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.

2. MATERIALS:
   a. MASONRY ASSEMBLY STRENGTH: NET AREA COMPRESSURE STRENGTH f'm = 1,900 PSI
   b. CONCRETE MASONRY BLOCK: BLOCK STRENGTH = 3,000 PSI (MIN.) ASTM C90.
   c. MORTAR: ASTM C270 (USING THE PROPERTY SPECIFICATION METHOD, PARAGRAPH 3.2), TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1,800 PSI.
   d. GROUT FILL: f'c = 2,000 PSI (MIN.) ASTM C476, COARSE OR FINE TYPE, PLACED PER ACI 530.1, TABLE 7.
   e. JOINT REINFORCING: HOT-DIPPED GALVANIZED FINISH, 9 GAGE MINIMUM SIDE WIRES AND CROSS WIRES.
   f. BAR REINFORCING: ASTM A615, A995 (BARS FROM RAIL STEEL SHALL BE TYPE R), OR A706, GRADE 60, UNLESS NOTED OTHERWISE.
   g. WIRE TIES AND ANCHORS: RECTANGULAR TYPE, 3/16" DIAMETER WIRE TIES (HOT DIPPED GALVANIZED).

3. REINFORCED MASONRY: WHERE VERTICAL BARS ARE TO BE GROUTED INTO CORES, THE FOLLOWING REQUIREMENTS APPLY:
   a. PROVIDE A CONTINUOUS VERTICAL CAVITY, AT LEAST 3" X 4" IN SIZE, FREE OF MORTAR DROPPING.
   b. PROVIDE REBAR ALIGNMENT DEVICES AT A MAXIMUM SPACING OF 96 BAR DIAMETERS (MINIMUM OF 2 PER BAR).
   c. ALL REINFORCEMENT MUST BE INSTALLED AND SECURELY ANCHORED IN PLACE PRIOR TO PLACEMENT OF GROUT.
   d. LAP VERTICAL BAR REINFORCEMENT: 16" FOR #4, 24" FOR #5, AND 48" FOR #6.
   e. MAXIMUM HEIGHT OF GROUT LIFT = 5'-0".
   f. ALL CMU BLOCK USED IN REINFORCED MASONRY SHALL BE TWO CELL UNITS.

4. MISCELLANEOUS:
   a. PROVIDE 100% SOLID BEARING, MINIMUM THREE COURSES UNDER BEAMS, TWO COURSES UNDER LINTELS, AND ONE COURSE UNDER JOISTS, UNLESS DETAILED OTHERWISE.
   b. FILL CORE SOLID AROUND ANCHOR BOLTS.
   c. PROVIDE 100% SOLID BLOCKS OR SOLIDLY-FILLED HOLLOW BLOCKS FOR AT LEAST 4" ALL AROUND ALL EXPANSION BOLTS.
   d. HOLLOW MASONRY UNITS TO BE LAID WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. WEBS SHALL ALSO BE BEDDED IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS, AND IN THE STARTING COURSE ON FOOTINGS, AND WHEN ADJACENT TO CELLS OR CAVITIES TO BE REINFORCED OR FILLED WITH CONCRETE OR GROUT. SOLID UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
   e. PROVIDE JOINT REINFORCING AT 16" O.C. LAP JOINT REINFORCING 6".

D. LINTEL NOTES

1. PROVIDE LINTELS OVER ALL OPENINGS IN MASONRY WALLS WHERE NOTED ON THE DRAWINGS OR WHERE NOT NOTED, PER THE TABLE BELOW.

2. FOR LINTELS OVER OPENINGS 6'-0" WIDE OR LESS, PROVIDE THE FOLLOWING FOR EACH 4 INCHES OF WALL THICKNESS WITH 6 INCHES MINIMUM BEARING EACH END:

MASONRY OPENINGS	SECTION
UP TO 4'-0"	L 3 1/2 X 3 1/2 X 5/16
4'-1" TO 5'-6"	L 4 X 3 1/2 X 5/16 LLV
5'-7" TO 6'-0"	L 5 X 3 1/2 X 5/16 LLV

E. STRUCTURAL STEEL

1. MATERIALS:
   a. STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36, FY = 36 KSI
   b. STRUCTURAL STEEL WIDE FLANGES: ASTM A572 OR ASTM A992, FY = 50 KSI
   c. HIGH STRENGTH BOLTS: ASTM A325 OR A490
   d. ANCHOR RODS: ASTM F1554 GR.36 TYP. ELECTRODES: SERIES E70
   e. STRUCTURAL PIPES: ASTM A53 OR A501; FY = 35 KSI MIN
   f. ROUND TUBING: ASTM A500, FY = 42 KSI
   g. SQUARE AND RECTANGULAR TUBING: ASTM A500, FY = 46 KSI

2. CONNECTIONS:
   a. WOOD NAILERS SHALL BE ATTACHED TO THE TOP FLANGE OF STEEL BEAMS WITH 1/2"Ø BOLTS @ 48" O.C. OR 0.145Ø POWDER ACTUATED FASTENERS @ 16" O.C.

3. **MISCELLANEOUS:**
   a. STEEL BELOW GRADE IS TO BE PROTECTED BY A MINIMUM OF 3 INCHES OF CONCRETE.
   b. MINIMUM BEAM BEARING ON MASONRY = 7 1/2", ON CONCRETE = 5" UNLESS NOTED OTHERWISE.
   c. ALL STEEL PIPE COLUMNS TO BE FIXED, NON-ADJUSTABLE, SCHEDULE 40 PIPE COLUMNS.
   d. STEEL AND FASTENERS IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL, HOT DIP GALVANIZED, OR OTHERWISE PROTECTED FROM CORROSION, COMPATIBLE WITH THE CHEMICALS IN THE WOOD.
   e. PROVIDE WASHER AND HEAVY NUT AT ALL ANCHOR RODS (BOTH ENDS).
   f. FINISH ENDS OF ALL COLUMNS, STIFFENERS AND ALL OTHER MEMBERS IN DIRECT BEARING.
      EMBEDMENT LENGTH OF EXPANSION BOLTS INTO SOLID MASONRY OR CONCRETE SHALL BE AS FOLLOWS:
      1/2" DIAMETER BOLTS --- 3 1/2" EMBEDMENT
      3/4" DIAMETER BOLTS --- 5" EMBEDMENT

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Addition
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Date: 6/12/2026

STRUCTURAL NOTES

10

Abouhassan Residence 2640 Coventry Road Columbus, Ohio 43221	Date	06/4/2026
	Project Number	2026-1029.00
KORDA Korda/Nemeth Engineering, Inc. - Consulting Engineers 1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010 TEL 614-487-1650 - FAX 614-487-8981 - WEB www.korda.com	DRAWN BY:	Ryan Garcia
	DESIGNED BY:	Ryan Garcia
	CHECKED BY:	Caleb Pees
SHEET NAME	SHEET NUMBER	
STRUCTURAL NOTES	S0.01	

F. **STRUCTURAL LUMBER**

1. MATERIALS:
   a. STRUCTURAL LUMBER INCLUDING BEARING AND EXTERIOR WALL STUDS: SPRUCE-PINE-FIR NO. 1/NO. 2 OR BETTER. LUMBER FOR NON-LOAD BEARING STUD WALLS: SPRUCE-PINE-FIR STUD GRADE OR BETTER.
   ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT 2005 EDITION. (19%) MAX. MOISTURE CONTENT.

   b. PLYWOOD:
      1. FLOORS: 3/4" THICK, TONGUE AND GROOVE, C-D PLUGGED, STURD-I-FLOOR, EXPOSURE 1, 5 PLY, WITH PANEL INDEX OF 24 OC.
      2. ROOFS: 1/2" THICK, WITH PLYWOOD CLIPS, C-D PLUGGED, STRUCTURAL I, EXPOSURE 1, 5 PLY, WITH PANEL INDEX OF 24/0.
      3. WALLS: 1/2" THICK, C-D PLUGGED, STRUCTURAL I, EXPOSURE 1, 5 PLY, WITH PANEL INDEX OF 24/0.

   c. OSB:
      1. FLOORS: 3/4" THICK, TONGUE AND GROOVE, STURD-I-FLOOR WITH PANEL INDEX OF 24"O.C., EXPOSURE 1.
      2. ROOFS: 1/2" THICK, WITH PLYWOOD CLIPS, WITH PANEL INDEX 24/0, EXPOSURE 1.
      3. WALLS: 1/2" THICK, WITH PANEL INDEX 24/0 EXPOSURE 1.

   d. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS MICRO-LAM LVL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
      Fb = 2,600 PSI BENDING
      Fv = 285 PSI HORIZONTAL SHEAR
      Fc = 2,510 PSI COMPRESSION PARALLEL TO GRAIN
      Fc = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN
      E = 1,900,000 PSI MODULUS OF ELASTICITY

   e. LSL (LAMINATED STRAND LUMBER) BEAMS: DISTRIBUTED AS TIMBERSTRAND. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LSL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
      Fb = 1,700 PSI BENDING
      Fv = 400 PSI HORIZONTAL SHEAR
      Fc = 1,400 PSI COMPRESSION PARALLEL TO GRAIN
      Fc = 680 PSI COMPRESSION PERPENDICULAR TO GRAIN
      E = 1,300,000 PSI MODULUS OF ELASTICITY

   f. PSL (PARALLEL STRAND LUMBER) COLUMNS AND BEAMS: DISTRIBUTED AS PARALLAM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PSL BEAMS AND COLUMNS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
      BEAMS
      Fb = 2,900 PSI BENDING
      Fv = 290 PSI HORIZONTAL SHEAR
      Fc = 2,900 PSI COMPRESSION PARALLEL TO GRAIN
      Fc = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN
      E = 2,000,000 PSI MODULUS OF ELASTICITY

      COLUMNS
      Fb = 2,400 PSI BENDING
      Fv = 190 PSI HORIZONTAL SHEAR
      Fc = 2,500 PSI COMPRESSION PARALLEL TO GRAIN
      Fc = 425 PSI COMPRESSION PERPENDICULAR TO GRAIN
      E = 1,800,000 PSI MODULUS OF ELASTICITY

2. PSL MEMBERS EXPOSED TO WEATHER OR HIGH MOISTURE SHALL BE TREATED TO AWPA USE CATEGORY UC3B FOR BEAMS AND UC4B FOR COLUMNS.
   BEAMS
   Fb = 1,827 PSI BENDING
   Fv = 197 PSI HORIZONTAL SHEAR
   Fc = 1,508 PSI COMPRESSION PARALLEL TO GRAIN
   Fc = 368 PSI COMPRESSION PERPENDICULAR TO GRAIN
   E = 1,460,000 PSI MODULU OF ELASTICITY

   COLUMNS
   Fb = 1,344 PSI BENDING
   Fv = 112 PSI HORIZONTAL SHEAR
   Fc = 1,025 PSI COMPRESSION PARALLEL TO GRAIN
   Fc = 149 PSI COMPRESSION PERPENDICULAR TO GRAIN
   E = 1,206,000 PSI MODULU OF ELASTICITY

3. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF:
   a. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
   b. U.S. PRODUCT STANDARD PS1
   c. INTERNATIONAL RESIDENTIAL CODE

4. CONNECTIONS:
   a. JOISTS TO SIDES OF BEAMS: 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
   b. JOISTS AND TRUSSES TO TOPS OF WALLS AND BEAMS: 18 GA. GALVANIZED HURRICANE ANCHORS.
   c. PLYWOOD OR OSB TO FLOOR JOISTS: GLUED AND NAILED - USE 8d RING SHANK NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. USE ADHESIVES MEETING ASTM D3498 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
   d. PLYWOOD OR OSB TO ROOF TRUSSES OR RAFTERS: NAILED - USE 6d RING SHANK NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.
   e. PLYWOOD OR OSB TO WALL STUDS: NAILED - USE 8d COMMON NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, U.N.O. AT SHEAR WALLS. U.N.O., EXTERIOR WALL CONSTRUCTION IS TO FOLLOW ORC METHOD CS-WSP
   f. UNLESS NOTED OTHERWISE, CONNECTIONS SHALL BE MADE PER TABLE 2304.9.1 "FASTENING SCHEDULE", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUB-FLOORING.
   g. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.
   h. ALL NAILS AND FASTENERS WITH EXTERIOR EXPOSURE OR FOR USE IN PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
   i. SILL PLATES TO FOUNDATION: 1/2"Ø ANCHOR BOLTS AT 6'-0" O.C. AND 12" MAXIMUM FROM CORNERS AND ENDS OF PLATES. ANCHOR BOLT EMBED IN FOUNDATIONS TO BE A MINIMUM OF 7" IN CONCRETE OR 15" IN MASONRY.
   j. ALL MULTIPLE HEADERS AND BEAM WITH DEPTH LESS THAN 14 INCHES SHALL BE FASTENED TOGETHER WITH MINIMUM 3 ROWS OF 10d COMMON NAILS AT 12" O.C. STAGGERED ON OPPOSITE SIDES. FOR DEPTHS EQUAL TO OR GREATER THAN 14 INCHES, FASTEN TOGETHER WITH 4 ROWS OF 10d NAILS AT 12" O.C. FOR FOUR OR MORE PLY BEAMS, THRU-BOLT WITH 1/2" DIAMETER BOLTS AT 12" O.C. STAGGERED TOP AND BOTTOM. ALL SIDE LOADED BEAMS SHALL BE THRU-BOLTED.
   k. UNLESS NOTED OTHERWISE, CONNECTIONS OF WOOD-FRAMING ARE TO FOLLOW ORC TABLE 602.3(1)

5. **MISCELLANEOUS:**
   a. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O.C. MAX. FOR ALL JOISTS AND RAFTERS. USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.
   b. USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUDWALLS AND INTERIOR BEARING PARTITIONS, U.N.O.
   c. USE DOUBLE JOIST UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.
   d. USE DOUBLE JACK STUDS UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.
   e. APPLY CONTINUOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
   f. ALL BEARING POINTS FROM CONCENTRATED LOADS SHALL BE CONTINUOUSLY BLOCKED THRU FLOOR FRAMING DOWN TO SOLID BEARING.
   g. IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
   h. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8 INCH BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
   i. PROVIDE AND INSTALL BRIDGING FOR PREFABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURER'S APPROVED SHOP DRAWINGS.
   j. WHERE FLOOR JOISTS SPAN PARALLEL TO FOUNDATION WALLS, PROVIDE 2X BLOCKING EQUAL TO THE JOIST DEPTH AT MAXIMUM 24" O.C. BETWEEN BAND BOARD OVER WALL AND ADJACENT JOISTS. EXTEND BLOCKING OVER MINIMUM THREE JOIST SPACES. BLOCKING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING.

G. **POST-INSTALLED ANCHORS**

1. GENERAL:
   a. WHERE GENERIC ANCHORAGE SYSTEM IS NOTED IN THE DOCUMENTS, CONTRACTOR CAN SELECT FROM APPROVED MANUFACTURERS LISTED BELOW.
   b. WHERE A SPECIFIC ANCHORAGE SYSTEM IS NOTED IN THE DOCUMENTS, SUBSTITUTION OF ANCHORS FROM THOSE SPECIFIED IS ONLY ALLOWED AFTER ENGINEER REVIEW AND APPROVAL OR AMENDMENT FROM WRITTEN REQUEST BY THE CONTRACTOR.
   c. ALL HOLES SHALL BE DRILLED PERPENDICULAR TO THE CONCRETE SURFACE. HAMMER DRILLING IS REQUIRED FOR ALL ANCHOR INSTALLATION WITH HOLE DIAMETER, DEPTH, AND CLEANING METHOD PER MANUFACTURER'S INSTRUCTIONS.
   d. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL ANCHOR PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF ANCHOR INSTALLATION.
   e. INSTALLATION OF ADHESIVE ANCHORS IN THE HORIZONTAL OR UPWARDLY INCLINED DIRECTION AND SUPPORTING SUSTAINED TENSION LOADS SHALL BE INSTALLED BY CERTIFIED PERSONNEL BY ACI/CRSI INSTALLATION PROGRAMS. FOR ALL ADHESIVE ANCHORS SUBJECTED TO TENSION LOADING, AN UNCONFINED PROOF LOAD TEST EQUAL TO THE MINIMUM OF 67% OF THE BOND STRENGTH (Nba) OR 80% OF THE ANCHOR YIELD STRENGTH SHALL BE APPLIED FOR 10 SECONDS. (CONSIDERING Φ=0.7, THE BOND STRENGTH TEST LOAD IS APPROXIMATELY EQUAL TO THE MANUFACTURER'S LISTED ULTIMATE CAPACITY.)
   f. ALL ANCHORS IN CONTACT WITH PRESSURE TREATED LUMBER ARE TO BE HOT DIPPED GALVANIZED PER ASTM A153 WITH A MINIMUM G185 COATING OR STAINLESS STEEL WITH CHEMICAL COMPOSITION CONFORMING TO AISI 303/304 OR AISI 316. FASTENERS AND CONNECTORS ARE TO BE OF THE SAME MATERIAL, STAINLESS STEEL OR HOT DIPPED GALVANIZED, DO NOT MIX MATERIALS.

2. ANCHORAGE SYSTEMS:
   a. EXPANSION ANCHORS IN CONCRETE:
      1. DEWALT: POWER STUD +SDI
      2. HILTI: KWIK-BOLT TZ2
      3. SIMPSON: STRONG-BOLT 2
   b. EXPANSION ANCHORS IN GROUT FILLED MASONRY:
      1. DEWALT: POWER STUD +SDI
      2. HILTI: KWIK BOLT 1
      3. SIMPSON: WEDGE-ALL
   c. SCREW ANCHORS IN CONCRETE OR GROUT FILLED MASONRY (1/8" OVERSIZED HOLE IN STEEL ELEMENT):
      1. DEWALT: SCREW-BOLT+
      2. HILTI: KWIK HUS-EZ
      3. SIMPSON: TITEN HD
   d. ADHESIVE ANCHORS IN CONCRETE:
      1. DEWALT: AC200+, PURE 50+, PURE 110+
      2. HILTI: HIT-HY 200 V3, HIT-RE 500 V3, HIT-RE 100
      3. SIMPSON: AT-XP
   e. ADHESIVE ANCHORS IN MASONRY (SCREEN TUBES REQUIRED IN HOLLOW MASONRY):
      1. DEWALT: AC100+ GOLD
      2. HILTI: HIT-HY 270 (USE SCREEN TUBES IN MULTI-WYTHE MASONRY OR BRICK WITH HOLES)
      3. SIMPSON: SET-XP
   f. SLEEVE ANCHORS:
      1. DEWALT
      2. HILTI: HLC
      3. SIMPSON:

3. MINIMUM EMBEDMENT LENGTH OF ANCHORS INTO CONCRETE OR MASONRY SHALL BE AS FOLLOWS U.N.O.:
   a. 1/2"Ø ANCHOR: 3 1/2" EMBEDMENT
   b. 5/8"Ø ANCHOR: 4 1/4" EMBEDMENT
   c. 3/4"Ø ANCHOR: 5" EMBEDMENT

H. **PREFABRICATED WOOD TRUSSES**

1. MATERIALS:
   a. LUMBER: SOUTHERN PINE #2, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT, 2005 EDITION; 19% MAX. M.C.
   b. METAL CONNECTOR PLATES: GALVANIZED SHEET STEEL, ASTM A653, GRADE A, COATING CLASS G60 PER ASTM A653 TYPICALLY. USE COATINGS CLASS G185 WHEN FRT IS USED. MANUFACTURE WITH HOLES, PLUGS, TEETH OR PRONGS UNIFORMLY SPACED AND FORMED.

2. DESIGN:
   a. TOP CHORD LIVE LOAD: 25 PSF
      TOP CHORD DEAD LOAD: 10 PSF
      BOTTOM CHORD DEAD LOAD: 10 PSF
      NET WIND UPLIFT: 8 PSF
   b. FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
   c. SHOP DRAWINGS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
   d. MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360.
   e. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.

3. MISCELLANEOUS:
   a. BOLT TOP CHORDS OF ALL MULTIPLE TRUSSES TOGETHER WITH 1/2" DIAMETER BOLTS AT 4'-0" O.C. BOLT WEB MEMBERS TOGETHER WITH 1/2" DIAMETER BOLTS AT 2'-0" O.C. AT CONCENTRATED LOADS.
   b. IN AREAS WHERE TOP CHORDS OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
   c. TRUSS FABRICATOR SHALL SUBMIT COPIES OF THE FINAL, APPROVED FABRICATION DRAWINGS TO THE DEPARTMENT OF COMMERCE, OFFICE OF CONSTRUCTION COMPLIANCE, PRIOR TO FABRICATION AND ERECTION.

I. **PRE-ENGINEERED WOOD JOISTS**

1. MATERIALS: PROVIDE ENGINEERED WOOD PRODUCTS AND INSTALLED SYSTEMS WHICH HAVE BEEN ENGINEERED, MANUFACTURED, FABRICATED, & INSTALLED TO MEET THE SPECIFIED PERFORMANCE REQUIREMENTS AND REFERENCED BUILDING CODE.
2. DESIGN:
   a. DEFLECTION REQUIREMENTS: MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240
   b. LOADING REQUIREMENTS: LIVE LOAD = 40 PSF, DEAD LOAD = 15 PSF MINIMUM FOR FLOORS, INCREASE WHERE REQUIRED FOR SPECIFIC FLOOR FINISHES.
   c. FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
   d. SHOP DRAWINGS AND CALCULATIONS SHALL INDICATE COMPLIANCE WITH SPECIFIED PERFORMANCE, CODE, & MANUFACTURER'S REQUIREMENTS.
   e. PRODUCT DATA: MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED SHALL INCLUDE PREPARATION INSTRUCTIONS AND RECOMMENDATIONS, STORAGE AND HANDLING REQUIREMENTS, AND INSTALLATION METHODS.

3. MISCELLANEOUS:
   a. STORE PRODUCTS UNTIL READY FOR INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION TO PROTECT & PREVENT DAMAGE.
   b. MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER FOR OPTIMUM RESULTS. DO NOT INSTALL PRODUCTS UNDER ENVIRONMENTAL CONDITIONS OUTSIDE MANUFACTURER'S LIMITS.
   c. PROVIDE ENGINEERED CONNECTORS SPECIFICALLY DESIGNED FOR CONNECTION TYPE & APPLICATIONS.
   d. PROVIDE NAIL AND FASTENER TYPE AND SIZES PER MANUFACTURER'S DETAILS AND RECOMMENDATIONS.
   e. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
   f. DO NOT PROVIDE CONDITIONS OR ENGAGE IN PRACTICES NOT PERMITTED BY THE MANUFACTURER.

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Date	06/4/2026
Project Number	2026-1029.00
DRAWN BY:	Ryan Garcia
DESIGNED BY:	Ryan Garcia
CHECKED BY:	Caleb Pees
SHEET NAME	SHEET NUMBER
STRUCTURAL NOTES	S0.02

Abouhassan Res
Addition
2640 Coventry Road
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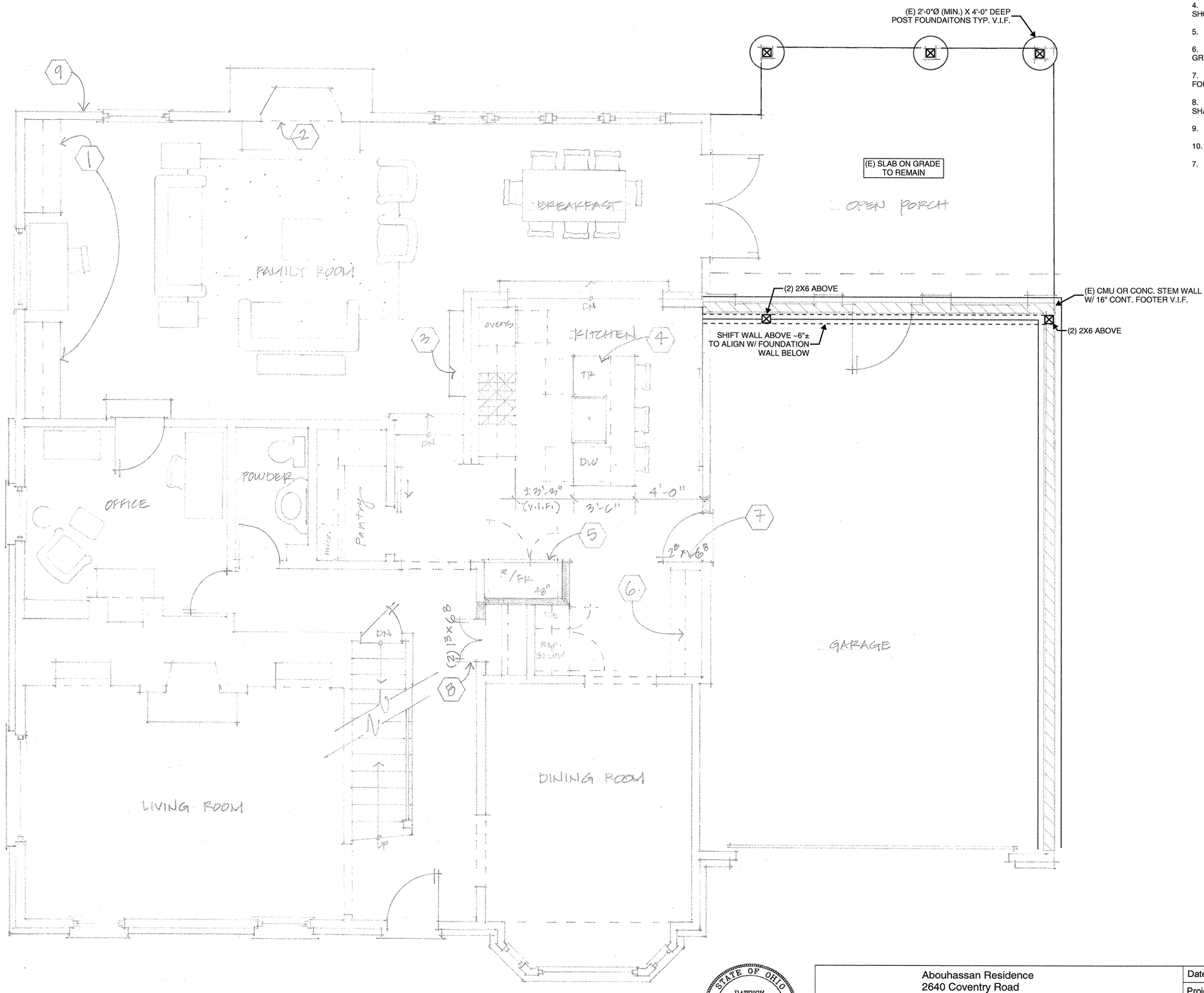
Date: 6/12/2026

STRUCTURAL NOTES

FOUNDATION PLAN NOTES

1. REFERENCE PLAN ELEVATION 100'-0" = TOP OF FIRST FLOOR SHEATHING
2. TOP OF SLAB ELEVATION = MATCH EXISTING (U.N.O.)
3. FLOOR CONSTRUCTION = 4" THICK CONCRETE SLAB ON GRADE REINFORCED WITH SYNTHETIC FIBER REINFORCING OR W.W.F., U.N.O.
4. FOUNDATIONS SHALL BE FOUNDED ON VIRGIN SOIL AT THE ELEVATIONS SHOWN WITH A PRESUMPTIVE DESIGN BEARING CAPACITY OF 1,500 PSF.
5. TOP OF FOUNDATION ELEVATION = MATCH EXISTING (U.N.O.)
6. ALL EXTERIOR FOUNDATIONS TO BEAR MINIMUM 3'-0" BELOW ADJACENT GRADE. ADJUST BOTTOM OF FOUNDATION AS REQUIRED.
7. BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
8. ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" MINIMUM BEARING AT EACH END.
9. BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.
10. SEE SHEET S0.01 AND S0.02 FOR STRUCTURAL NOTES
7. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.



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SHEET NAME	SHEET NUMBER
FOUNDATION & 1ST FLOOR FRAMING PLAN	S1.01

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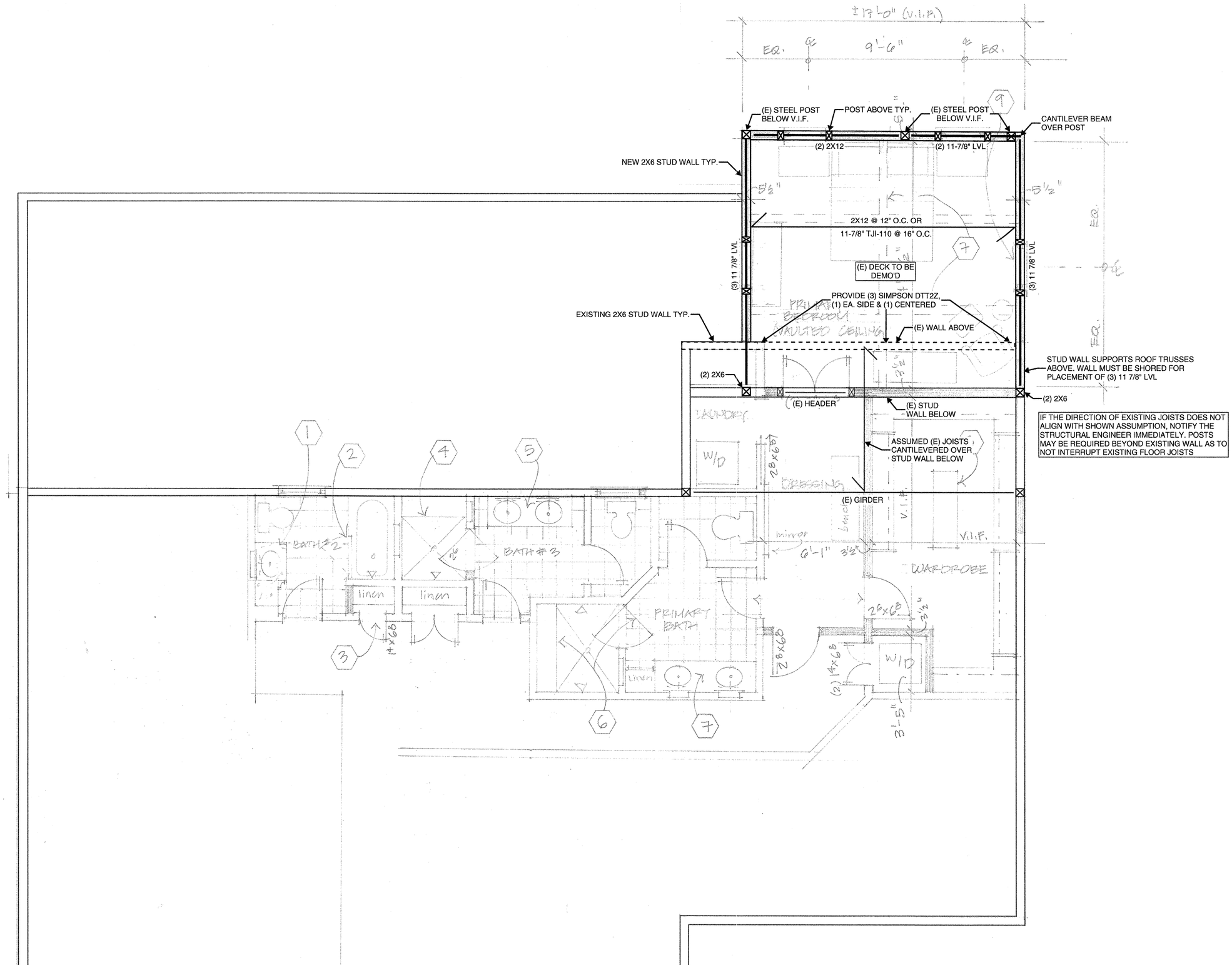
Date: 6/12/2026

FDN + 1ST FLR FRAMING

12



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SHEET NAME	SHEET NUMBER
2ND FLOOR FRAMING PLAN	S1.02

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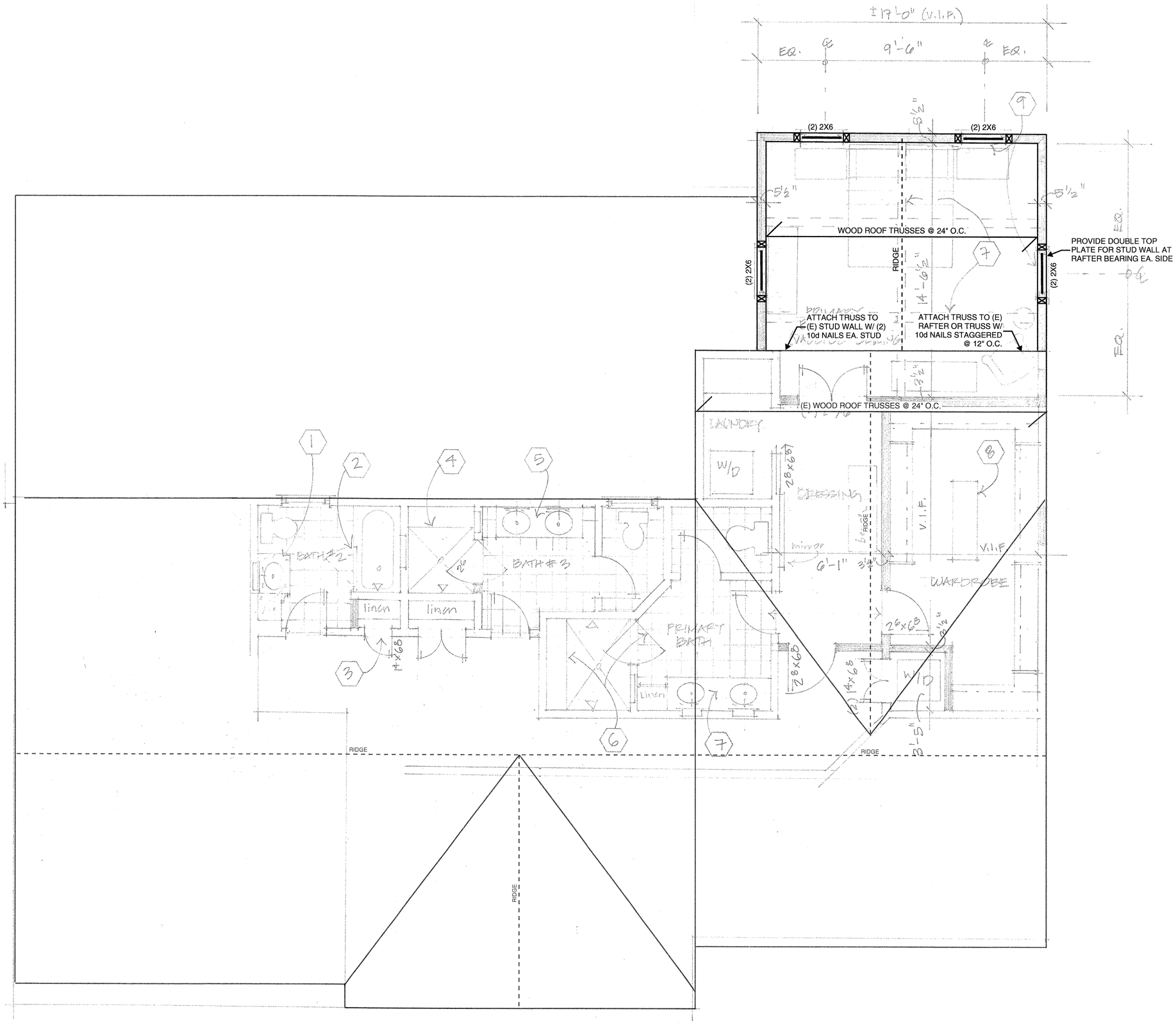
2086 Elgin Road
Columbus, OH 43221
(614) 738-9719

Abouhassan Res
Addition
2640 Coventry Road
Columbus, OH 43221

Date: 6/12/2026

2ND FLOOR FRAMING PLAN



Three Daisy Studio, LLC
2086 Elgin Road
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Abouhassan Res
Addition
2640 Coventry Road
Columbus, OH 43221

Date: 6/12/2026

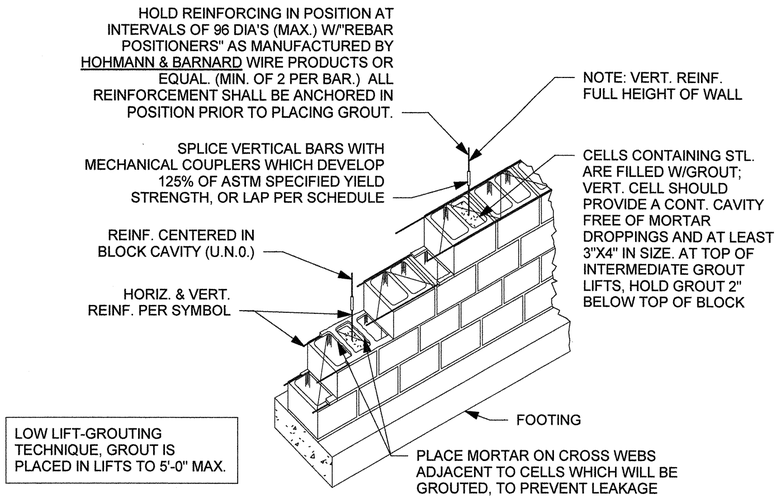
ROOF FRAMING PLAN

14

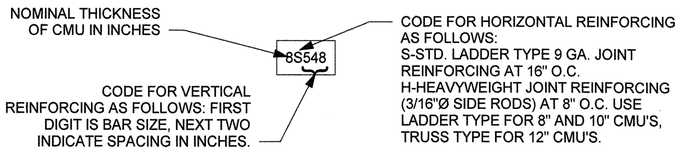
STATE OF OHIO
PATRICK WILLIAM GARNEY
63421
REGISTERED PROFESSIONAL ENGINEER
09/15/2023

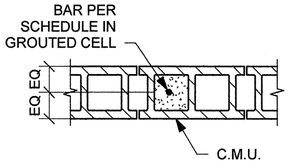
KORDA

Abouhassan Residence 2640 Coventry Road Columbus, Ohio 43221	Date 06/4/2026 Project Number 2026-1029.00 DRAWN BY: Ryan Garcia DESIGNED BY: Ryan Garcia CHECKED BY: Caleb Pees
KORDA — Korda/Nemeth Engineering, Inc. - Consulting Engineers 1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010 TEL 614-487-1650 - FAX 614-487-8981 - WEB www.korda.com	
SHEET NAME	SHEET NUMBER
ROOF FRAMING PLAN	S1.03

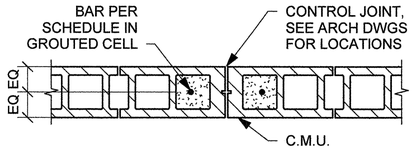


REINFORCING SYMBOL FROM PLAN

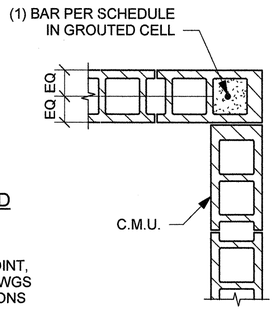




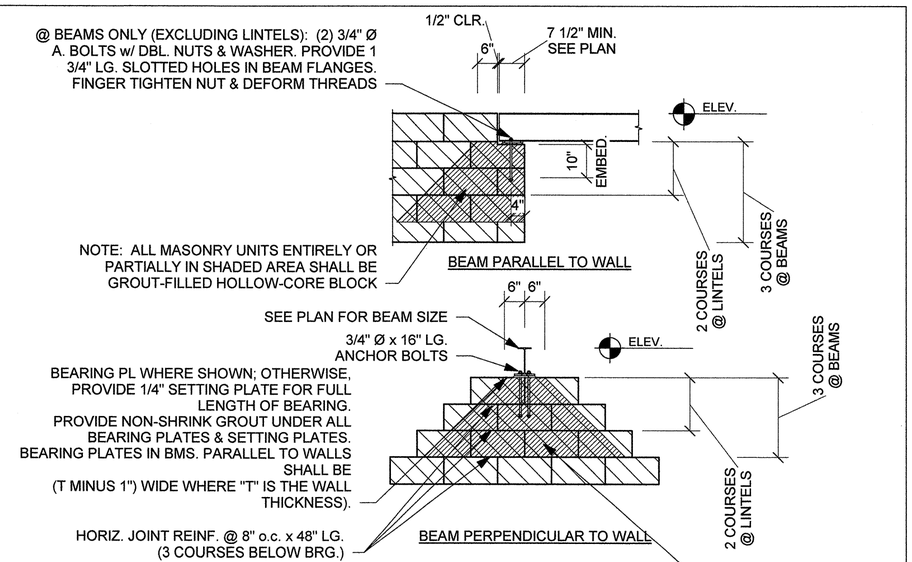
TYPICAL VERTICAL BAR CENTERED



TYPICAL VERTICAL BARS @ CONTROL JOINTS (MIN, U.N.O.)



TYPICAL VERTICAL BARS @ CORNERS (MIN, U.N.O.)



NOTE:
ALL BEAMS & LINTELS TO BEAR ON BLOCK BACK-UP WYTHE WITHIN CAVITY WALLS.

1 DETAIL

TYP. REINFORCED CONCRETE MASONRY CONSTRUCTION

N.T.S.

2 SECTION

TYPICAL MASONRY REINFORCING PLAN DETAILS

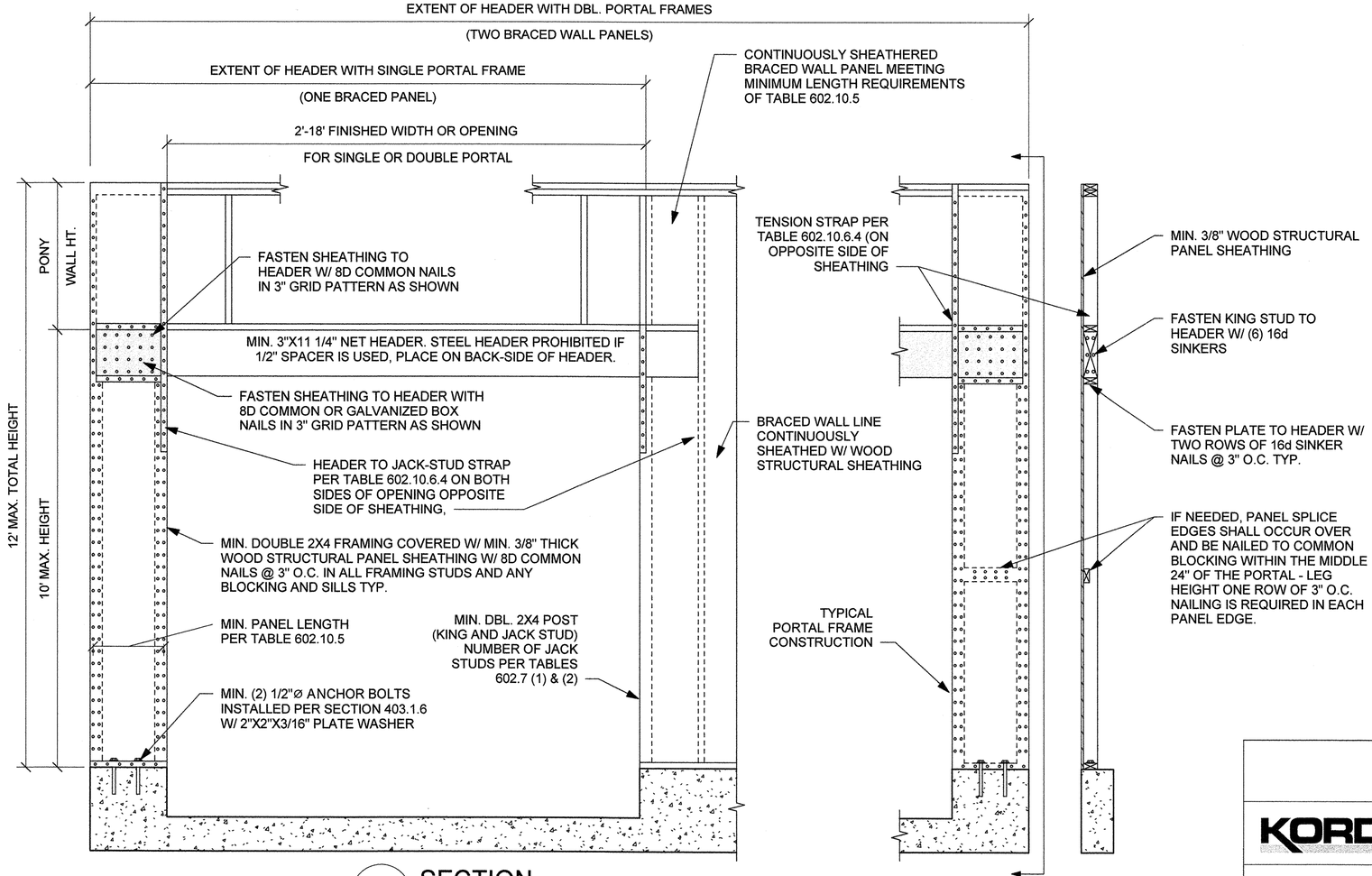
N.T.S.

3 SECTION

TYP. MASONRY BEARING DETAIL FOR BEAMS & LINTELS

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

0' 1' 2' 4' 8'



4 SECTION

METHOD CS-PF
REF: ORC FIGURE 602.10.6.4

N.T.S.

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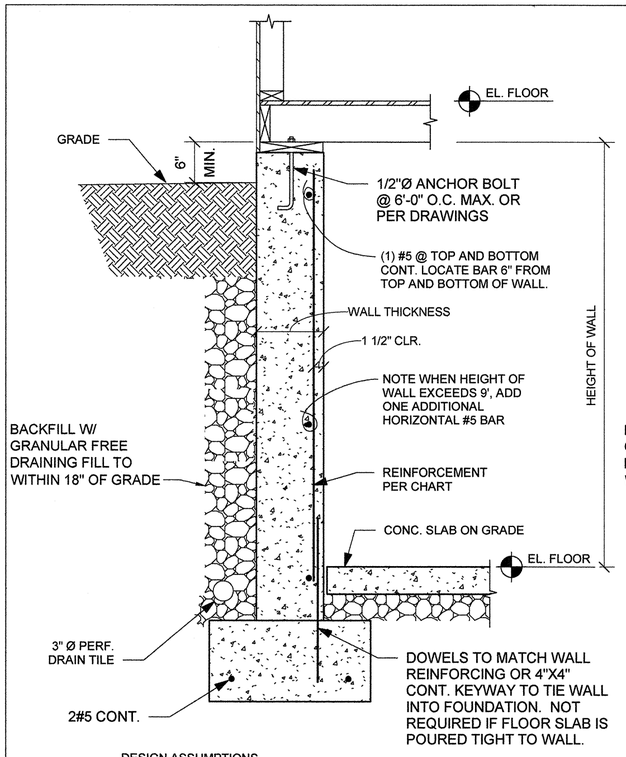
RESIDENTIAL DETAILS

15

Abouhassan Residence 2640 Coventry Road Columbus, Ohio 43221	Date: 06/4/2026 Project Number: 2026-1029.00 DRAWN BY: Ryan Garcia DESIGNED BY: Ryan Garcia CHECKED BY: Caleb Pees
KORDA — Korda/Nemeth Engineering, Inc. - Consulting Engineers 1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010 TEL 614-487-1650 - FAX 614-487-8981 - WEB www.korda.com	
SHEET NAME: RESIDENTIAL DETAILS	SHEET NUMBER: S5.01

STATE OF OHIO · PATRICK WILLIAM CARNEY · 63421 · REGISTERED PROFESSIONAL ENGINEER
09/15/2023
KORDA



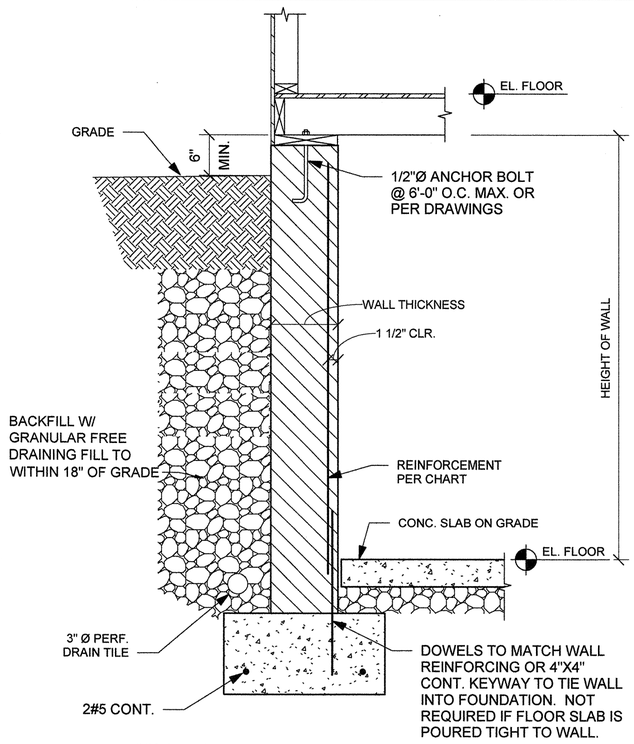
DESIGN ASSUMPTIONS
1. CONCRETE f'c MIN. 4,000 PSI
2. REINFORCING fy MIN. 60,000 PSI
3. MAXIMUM EQUIVALENT SOIL PRESSURE = 55 PCF

REINFORCING		WALL THICKNESS		
		8"	10"	12"
UNREINFORCED	MAX. HEIGHT	7.85'	9.1'	10.3'
#4@24"		9.25'	10.33'	11.0'
#5@24"		10.7'	12.1'	12.75'
#6@24"		12.1'	13.33'	14.0'

1 SECTION

TYPICAL CONCRETE FOUNDATION WALL WITH GRANULAR BACKFILL

N.T.S.



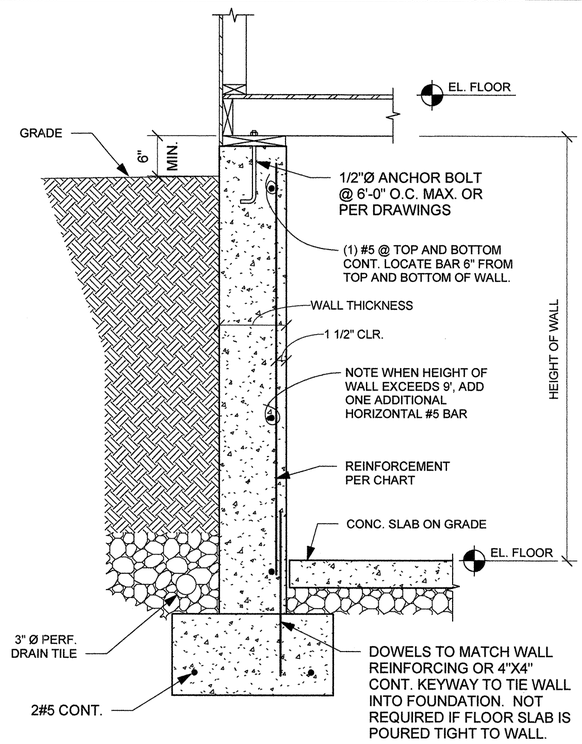
DESIGN ASSUMPTIONS
1. REINFORCING fy MIN. 60,000 PSI
2. MAXIMUM EQUIVALENT SOIL PRESSURE = 55 PCF

REINFORCING		WALL THICKNESS		
		8"	10"	12"
UNREINFORCED	MAX. HEIGHT	7.85'	9.1'	10.3'
#4@24"		9.25'	10.33'	11.0'
#5@24"		10.7'	12.1'	12.75'
#6@24"		12.1'	13.33'	14.0'

2 SECTION

TYPICAL MASONRY FOUNDATION WALL WITH GRANULAR BACKFILL

N.T.S.



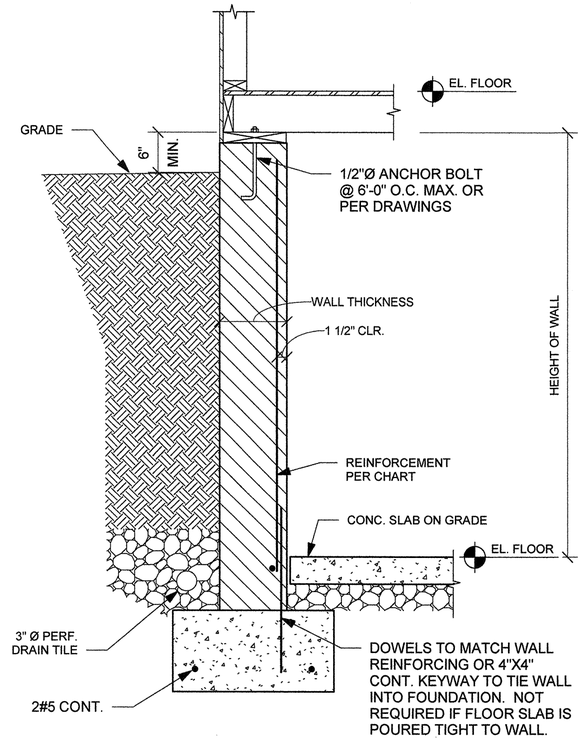
DESIGN ASSUMPTIONS
1. CONCRETE f'c MIN. 4,000 PSI
2. REINFORCING fy MIN. 60,000 PSI
3. MAXIMUM EQUIVALENT SOIL PRESSURE = 75 PCF

REINFORCING		WALL THICKNESS		
		8"	10"	12"
UNREINFORCED	MAX. HEIGHT	7.33'	8.66'	9.5'
#4@24", #5@32", OR #6@48"		8.66'	9.5'	10.2'
#5@24"		10'	11'	11.8'
#6@24"		11.33'	12.4'	13.2'

3 SECTION

TYPICAL CONCRETE FOUNDATION WALL WITHOUT GRANULAR BACKFILL

N.T.S.



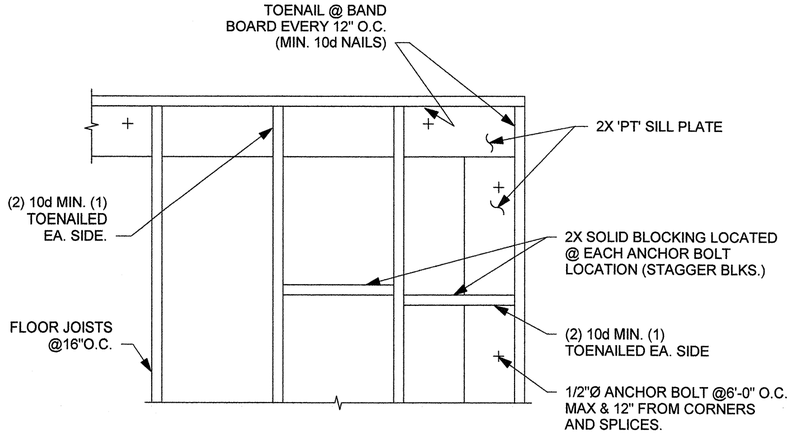
DESIGN ASSUMPTIONS
1. REINFORCING fy MIN. 60,000 PSI
2. MAXIMUM EQUIVALENT SOIL PRESSURE = 75 PCF

REINFORCING		WALL THICKNESS		
		8"	10"	12"
UNREINFORCED	MAX. HEIGHT	X	7.0'	8.0'
#4@24"		8.66'	9.33'	10.1'
#5@24"		9.9'	10.8'	11.6'
#6@24"		10.9'	12.1'	13.1'

4 SECTION

TYPICAL MASONRY FOUNDATION WALL WITHOUT GRANULAR BACKFILL

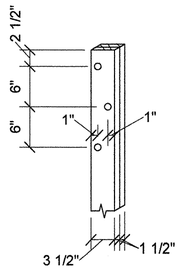
N.T.S.



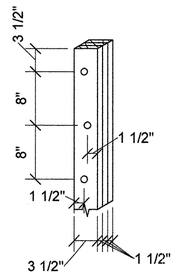
5 PLAN DETAIL

TYPICAL JOIST BEARING ON FOUNDATION/BASEMENT WALL

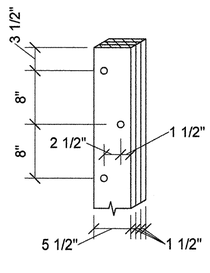
N.T.S.



TWO 2"X4" LAMINATIONS WITH ONE ROW OF STAGGERED 10d COMMON WIRE NAILS (D=0.148", L=3")



THREE 2"X4" LAMINATIONS WITH ONE ROW OF STAGGERED 30d COMMON WIRE NAILS (D=0.207", L=4 1/2")



THREE 2"X4" LAMINATIONS WITH TWO ROWS OF 30d COMMON WIRE NAILS (D=0.207", L=4 1/2")

6 TYPICAL NAILING SCHEDULES FOR BUILT-UP COLUMNS

NAILING SCHEDULES FOR 2-PLY AND 3-PLY BUILT-UP COLUMNS WITH 2X4 AND 2X6 LUMBER (NDS).

SCALE: 3/4" = 1'-0"

0' 3" 6" 1' 2'

KORDA

Abouhassan Residence
2640 Coventry Road
Columbus, Ohio 43221

KORDA

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1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 - FAX 614-487-8981 - WEB www.korda.com

Date	06/4/2026
Project Number	2026-1029.00
DRAWN BY:	Ryan Garcia
DESIGNED BY:	Ryan Garcia
CHECKED BY:	Caleb Pees
SHEET NAME	SHEET NUMBER
RESIDENTIAL DETAILS	S5.02

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RESIDENTIAL DETAILS

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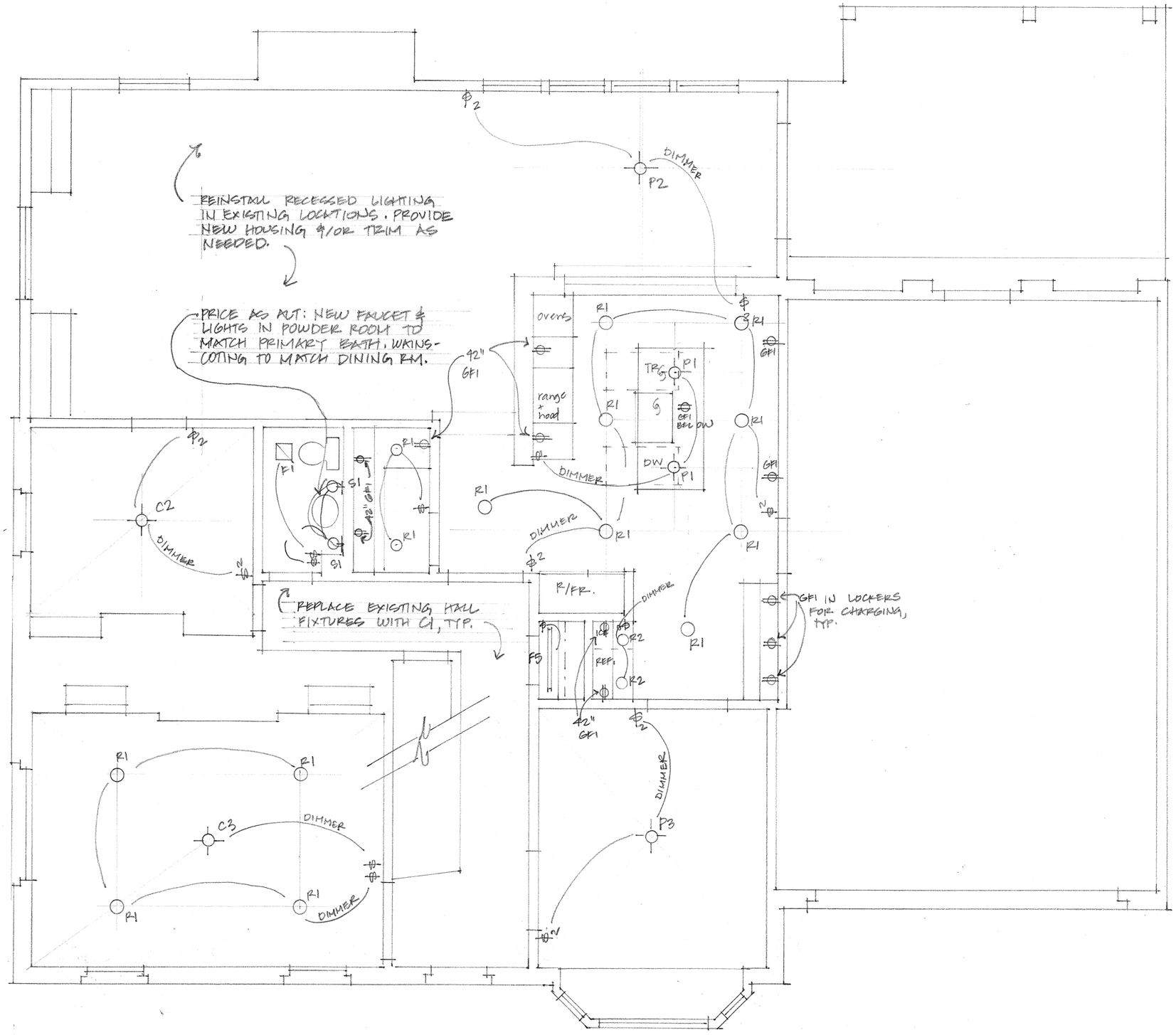

FIRST FLOOR ELECTRIC PLAN

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

LIGHTING SCHEDULE

R1	6" recessed can, white	
R2	3" recessed can, white	
R3	6" recessed shower can, white	
R4	6" recessed can, sloped clg, white	
F1	Bathroom exhaust fan, vent to ext.	
F2	Bathroom fan/light combo, vent to ext.	
F3	Primary Bedroom ceiling fan/light	Minka Aire Orb 54" 4-blade indoor ceiling fan with remote, Brushed Brass/Soft Brass
F4	2' closet fluorescent	
F5	3' closet fluorescent	
C1	Hall ceiling light	Hinkley Lighting Cedric 6" flush mount, lacquered brass
C2	Office flush-mount	Hinkley Lighting Cedric 12" 2-light flush mount, lacquered brass
C3	Living Room semi-flush mount**	Visual Comfort Talia 3-light 24" semi-flush, Gild/Clear swirled glass
P1	Kitchen island pendant*	Visual Comfort Agnes ~~10" SMALL~~ pendant light, Gild finish
P2	Breakfast pendant*	Capital Lighting Brody 2-light 50" linear chandelier, aged brass -or- Visual Comfort Llaguna 2-light 52" linear chandelier, burnished brass
P3	Dining Room chandelier	Currey and Company Nottaway 5-light 36" wrought iron chandelier, Gold Leaf -or- Elegant Lighting Rohan 6-light 36" wide taper candle chandelier, Brass
S1	Primary Bath sconce	Savoy House Monroe single light 20" sconce, Warm Brass
S2	Bath #2 sconce	Minka Lavery Cornwell 2-light 16" wide vanity light with opal shades, Aged Brass
S3	Bath #3 sconce	Minka Lavery Cornwell 10" tall bathroom sconce with opal shades, Aged Brass
SD	Smoke Detector	
SD+CO	Smoke and Carbon Monoxide Detector	

* Price as alternate to re-use existing glass globes with new brass fixture
** Price as alternate recessed lights, ceiling light, or both for Living Room

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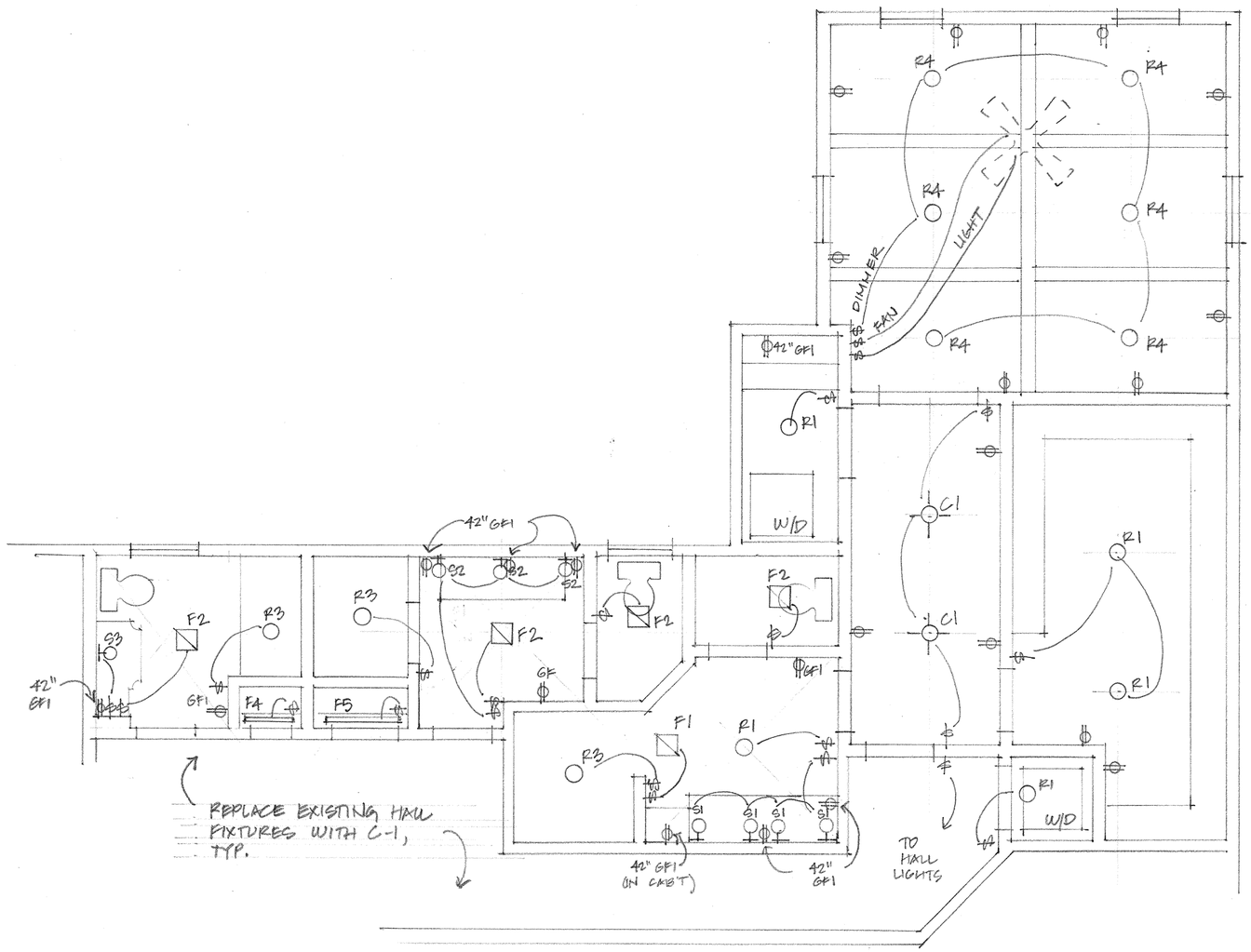
1ST FLOOR ELECTRICAL

17

LIGHT AND VENT SCHEDULE:

ROOM	SF	WINDOW TYPE	REQ'D GLAZING	ACTUAL GLAZING	REQ'D VENT	ACTUAL VENT	TEMPERED	EGRESS
PRIMARY BEDROOM	224	CSMT	18	38	9	47	-	YES

* PROVIDE ARTIFICAL LIGHTING, PER CODE
** PROVIDE MECHANICAL VENTILATION PER CODE



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

LIGHTING SCHEDULE

R1	6" recessed can, white	
R2	3" recessed can, white	
R3	6" recessed shower can, white	
R4	6" recessed can, sloped clg, white	
F1	Bathroom exhaust fan, vent to ext.	
F2	Bathroom fan/light combo, vent to ext.	
F3	Primary Bedroom ceiling fan/light	Minka Aire Orb 54" 4-blade indoor ceiling fan with remote, Brushed Brass/Soft Brass
F4	2' closet fluorescent	
F5	3' closet fluorescent	
C1	Hall ceiling light	Hinkley Lighting Cedric 6" flush mount, lacquered brass
C2	Office flush-mount	Hinkley Lighting Cedric 12" 2-light flush mount, lacquered brass
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S3	Bath #3 sconce	Minka Lavery Cornwell 10" tall bathroom sconce with opal shades, Aged Brass
SD	Smoke Detector	
SD+CO	Smoke and Carbon Monoxide Detector	

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** Price as alternate recessed lights, ceiling light, or both for Living Room

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Date: 6/12/2026

2ND FLOOR ELECTRICAL

18

Jeff and Kara Reinhardt
2630 Coventry Rd.
Upper Arlington, OH 43221
[redacted]

September 11, 2026

Board of Zoning and Planning
City of Upper Arlington
3600 Tremont Rd.
Upper Arlington, OH 43221

Subject: Variance Request for 2640 Coventry Rd.

Dear Members of the Board,

Our names are Jeff and Kara Reinhardt. We have happily and gratefully made Upper Arlington our home since 2006 when we purchased our property at 2630 Coventry Road. Jeff taught mathematics at Upper Arlington High School for 25 years, we have three children in the school district, and all five of us in our family are active members of the Upper Arlington community. When seeking a place to live in UA years ago, we considered dozens of amazing properties. We fell in love with our 1938 house in the Northam Park neighborhood for many reasons. Among them were the historical characteristics of its design and construction: its stone façade, diamond light windows, slate roof, etc. The backyard, despite its small size, was also a major selling point for us because of the open sky and privacy it provided.

As the adjacent neighbors on the south side of 2640 Coventry Rd., we have concerns about the proposed second story addition, and we oppose the requested variance. The application for variance appears to seek exception from multiple city zoning requirements: encroaching 1'9" into the 10-foot minimum side yard setback and extending over 2 feet into the side yard long-wall setback due to exceeding the 40-foot building depth by 6'9". If the variance is granted and the project goes forward as planned, the value of our property will be impacted to its detriment.

According to the Upper Arlington Unified Development Ordinance (4.09), a zoning variance should only be granted under exceptional circumstances where a property owner faces a practical difficulty or physical hardship that meets one or more of the following criteria. The applicant has failed to satisfy this standard for the proposed project at 2640 Coventry Rd. on the following grounds:

- **No Unique Physical Condition:** The property at 2640 Coventry Rd. features a standard topography, shape, and lot size consistent with other parcels in our neighborhood. There are no unique environmental or physical constraints on the land that prevent reasonable development within the established zoning guidelines.

- **Reasonable Return Remains Achievable:** The current structure already serves as a fully functional, viable single-family home. Zoning variances are not necessary for the owner to continue obtaining a reasonable return or beneficial use from the property. The proposed addition includes an enlarged master suite (bedroom, wardrobe, dressing room) of approximately 782 ft^2, which far exceeds the average size of a luxury master bedroom (400–600+ ft^2, according to homeguide.com). Reasonable alternative options exist for expanding the existing master bedroom without granting any zoning variances.
- **The Requested Variances Are Substantial:** The variance requested – particularly the encroachment of over 2 feet into the side yard long-wall setback on a new structure extending over a porch rather than an existing wall – is not a merely minor, technical adjustment but a major deviation from code.
- **Substantial Detriment to Adjoining Properties:** Allowing a taller, deeper structure to extend significantly into the required side setbacks would further crowd the property line. Such an allowance would directly impact our home at 2630 Coventry Road by blocking natural light, reducing airflow, diminishing privacy, and creating a looming visual presence along our shared boundary. The proposed addition would reduce privacy in the rear portion of our home. Its windows would look down directly on our outdoor patio – our dining table, grill, and fire pit area – as well as into a window of our family room. Far from being "barely noticeable," the addition as currently designed would diminish the character of our entire backyard space. It would substantially reduce the aesthetics, privacy, and future marketability of our property.
- **Self-Created Circumstance:** The current owners built the existing addition (current master bedroom) in 2014 and the second-story deck with a hot tub in 2017. The proposed plan to replace the deck and hot tub with an enclosed, roofed structure for a larger master suite of rooms is a personal preference, not a hardship or a need.
- **Feasible Alternatives Exist:** An enlarged and enhanced second-floor addition could certainly be designed and constructed that would also conform entirely to current setback and building depth limits, eliminating the need for any variances altogether.

We chose Upper Arlington as our home because we value the community, the schools, and the special character of this neighborhood. The city's zoning regulations for setback and building depth exist precisely to protect this character, to preserve privacy, and to prevent overbuilding. Out of concern for the integrity and value of our property and our neighborhood, and because the applicant has not demonstrated a legal hardship or practical difficulty, we respectfully request that the Board of Zoning and Planning deny the variance application for 2640 Coventry Road.

Thank you for your time and consideration.

Sincerely,

Jeff and Kara Reinhardt

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: September 16, 2026

Subject: 3272 Mountview Road (VAR-57-26) - To permit the retention of a five-foot tall, above-ground swimming pool that was installed without a permit. The swimming pool encroaches up to 5'-6" into the 10-foot side yard setback. There are also two recreational structures, when only one is permitted.

Site Description/History

Site Description

The subject property, 3272 Mountview Road, is located on the east side of the street, just south of Ridgecliff and Wickliffe Roads, and is zoned R-1c, One-Family Residence District. It is irregular in shape, with 55 feet of frontage and depths of 148 feet on the north side and 178 feet on the south side. It was platted as Lot #91 of the Tremont Place subdivision (1929). A two-story Cape Cod-style home built in 1952 sits along the platted 50-foot building setback line, and a driveway on the north side of the property leads to a one-car attached garage. The rear yard includes three mature trees, a play structure and trampoline, and is enclosed with six-foot-tall wood privacy fencing. The home was purchased by the applicant in October 2017 after a significant renovation occurred two years prior.

Site History

On July 13, 2026, the City's Assistant Code Compliance Officer (and now Building Inspector) observed several stacks of wood planks and pallets on the subject property. A check of permit records yielded no results. On further review, Staff observed an existing above-ground swimming pool in the rear yard, along with a connecting deck around the side that was going to tie into the existing wood privacy fence along the east side of the property. Staff ordered the workers to "stop work" and spoke to the property owner about permit requirements and that above-ground swimming pools are prohibited. Later that day, Staff discussed the application and review process for swimming pool permits and variances with the property owner, and indicated that there was a strong likelihood this above-ground swimming pool would have to be removed. The property owner advised that they were told permits were secured and that this was actually a temporary structure. No permits were requested for the pool, and both the appearance of the pool and the start of the wood decking suggest that the structure was not temporary. Since the summer, the deck that was being built has been deconstructed, while the above-ground swimming pool remains.

Above Ground Swimming Pool History

Quite simply, Upper Arlington's zoning code does not allow above-ground pools (any pools

that project more than 2 feet above the average finished grade of the pool site are not allowed). While this is not the first above-ground swimming pool request to come before the Board, it has been many years since the last request, and there is a clear pattern of disapproval.

- 2234 Bristol Road (VAR-48-79): In 1979, BZAP approved the retention of a three-foot tall swimming pool that had been unlawfully installed by a previous owner. The Board agreed to allow the new property owner to keep it for three years or until they sell the property, whichever was sooner. However, Council reversed the BZAP decision on appeal (at that time BZAP appeals were heard by Council).
- 2762 Shrewsbury Road (VAR-10-85): Denied a five-foot tall swimming pool on June 3, 1985;
- 2762 Shrewsbury Road (VAR-20-86): Denied a four-foot tall swimming pool on June 16, 1986, after waiting one year for a similar type variance application. The applicant's attorney argued this was a temporary use, which was not supported by the BZAP Chair or City Attorney; and
- 2170 Ridgecliff Road (BZ-62-97): Denied a four-foot tall swimming pool on September 17, 1997.

Over its history, the Board has been especially reluctant to grant swimming pool variances. On the rare occasions a variance was approved, it applied to the surrounding decking or patio, never to the pool itself.

Proposal

This variance application requests to retain a 24-foot-wide, circular above-ground swimming pool located in the rear yard of the subject property. The swimming pool was installed without a Swimming Pool Permit, is five feet tall [*three feet above the height limit]*, and is 4'-6" from the side property line, *when a minimum of 10 feet is needed*. The pool is located 24'-8" from the rear property line. A safety ladder and pool equipment are located on the northeast side of the pool. Development coverage is compliant with codified standards.

The applicant submitted supportive letters from neighbors, healthcare providers, and community members. [Decisions regarding code compliance and variance requests must be made purely on objective regulatory criteria, meaning personal circumstances should not be taken into account.]

A future bi-level swimming pool deck, previously under construction on the east side and since dismantled, is now proposed on the west side of the existing above-ground swimming pool. If this variance application is approved, a separate variance will likely be required for the proposed decking and would be reviewed at a future date.

Zoning Code Requirements

This application results in three variances to Article 6.09 of the City's Unified Development Ordinance (UDO):

1. To allow the retention of an above-ground swimming pool to encroach up to 5'-6" into the 10-foot minimum side yard setback;
2. To allow the retention of an above-ground swimming pool that is five feet tall, in lieu of the two-foot maximum height limit; and
3. To allow the retention of two recreational structures (play set and trampoline) when only one is permitted.

Note: If this application is approved, the applicant plans to add a five-foot tall upper and lower freestanding deck adjacent to the swimming pool. A future variance application would be needed due to its height as a freestanding deck.

Above-ground swimming pools have been prohibited in the community since its founding; other communities like Dublin, New Albany, Bexley, and Grandview Heights also limit the height of swimming pools. Issues with above-ground swimming pools primarily relate to:

- Impacts on property values, neighborhood aesthetics, and visual clutter;
- Significantly shorter pool lifespans and liner issues;
- Vulnerability to extreme weather events and drainage;
- Maintenance issues and lack of support from swimming pool installers; and
- Safety issues with uniformly shallow depths, access control, and safety covers.

Alternatives

The applicant has indicated that they trusted their contractor to secure all the necessary permits for the above-ground swimming pool, and that they were told the contractor's checked and did not need full permits because it was a "temporary structure." Staff is not aware of any inquiries as to a swimming pool at this location, but would have responded that all swimming pools require permits and that above-ground pools are obviously not allowed. Regardless, a property owner is responsible for allowing the unlawful pool to remain in violation of the UDO.

No alternatives are available to allow the applicant to retain the above-ground pool. However, the applicant could secure a permit to construct a compliant in-ground swimming pool, but it would need to be within a different location in the rear yard (at least ten feet from the side and rear property lines) and require the removal of the playhouse or trampoline. While Staff understands the significant cost implications, it is abundantly clear that above-ground swimming pools are not allowed in the community.

Requested Action and Findings

Staff has reviewed the application and plans, discussed them with the applicant, and visited the site. This is an unfortunate scenario where an above-ground swimming pool was installed by a contractor, on behalf of the property owner, who apparently advised them that they had secured permits for a temporary structure. However, a property owner is responsible for ensuring that required permits are secured and that any structures are built or enacted in accordance with code requirements. Staff has had a hard time understanding why and how the property owner thought an above-ground swimming pool would be acceptable, as there

are none in the community. Also, a simple inquiry to the City or its website would have avoided this entire issue.

After examining the practical difficulty and hardship standards identified in UDO Article 4.09, it is clear that none of them are met. While the applicant indicates that their family has benefited from the swimming pool, this does not support allowing it remain in an unlawful location above height standards, especially considering that compliant alternatives are available (an in-ground pool in a compliant location). Staff also has significant concerns about precedent, given the long-standing community history of prohibiting above-ground swimming pools for the previously noted reasons. For these reasons, Staff recommends that this application be denied and the above-ground swimming pool be removed within 30 days.

Attachments

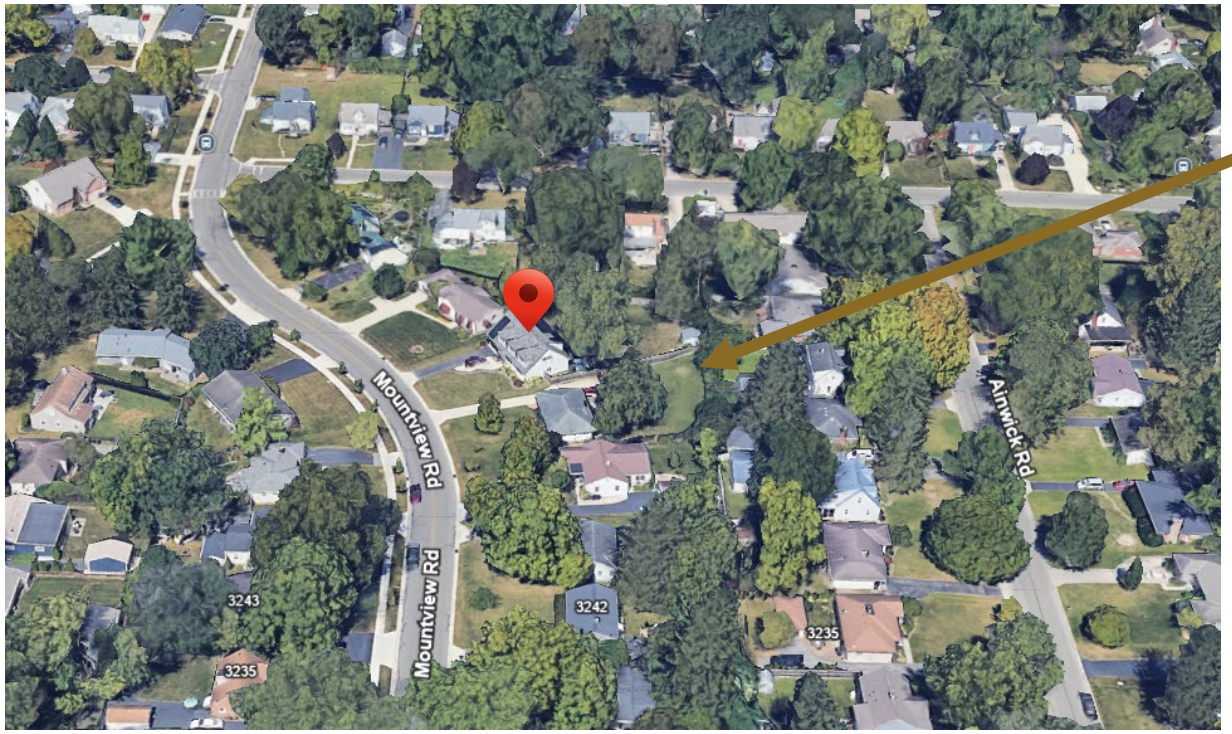
1.	3272 Mountview Rd_Presentation
2.	3272 Mountview Rd_Application
3.	3272 Mountview Rd_Public Notice
4.	3272 Mountview Rd_Proposal
5.	3272 Mountview Rd_Site Photos
6.	3272 Mountview Rd_Support Letters

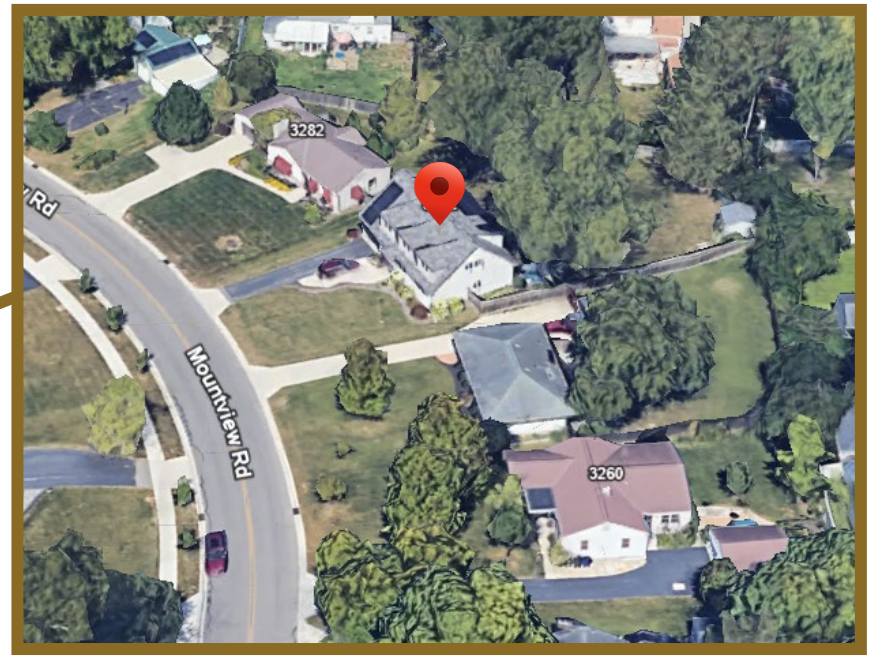
3272 Mountview Road

BZAP Staff Report Pictures | Variance Application 57-26

September 16, 2026

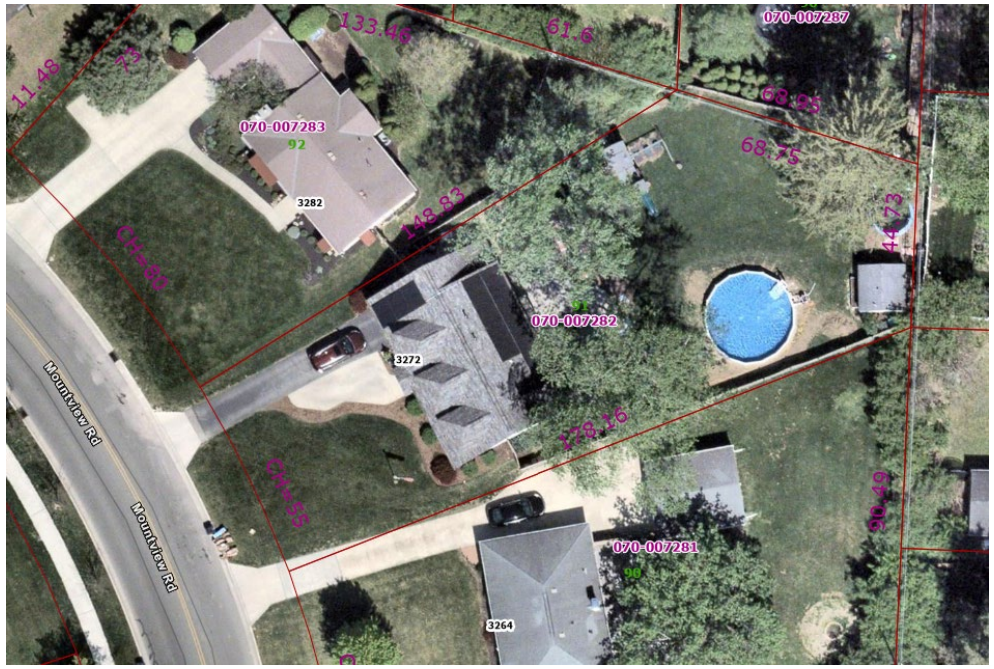
Google Maps ® Aerial





N

Spring 2026 Aerial vs Summer 2025



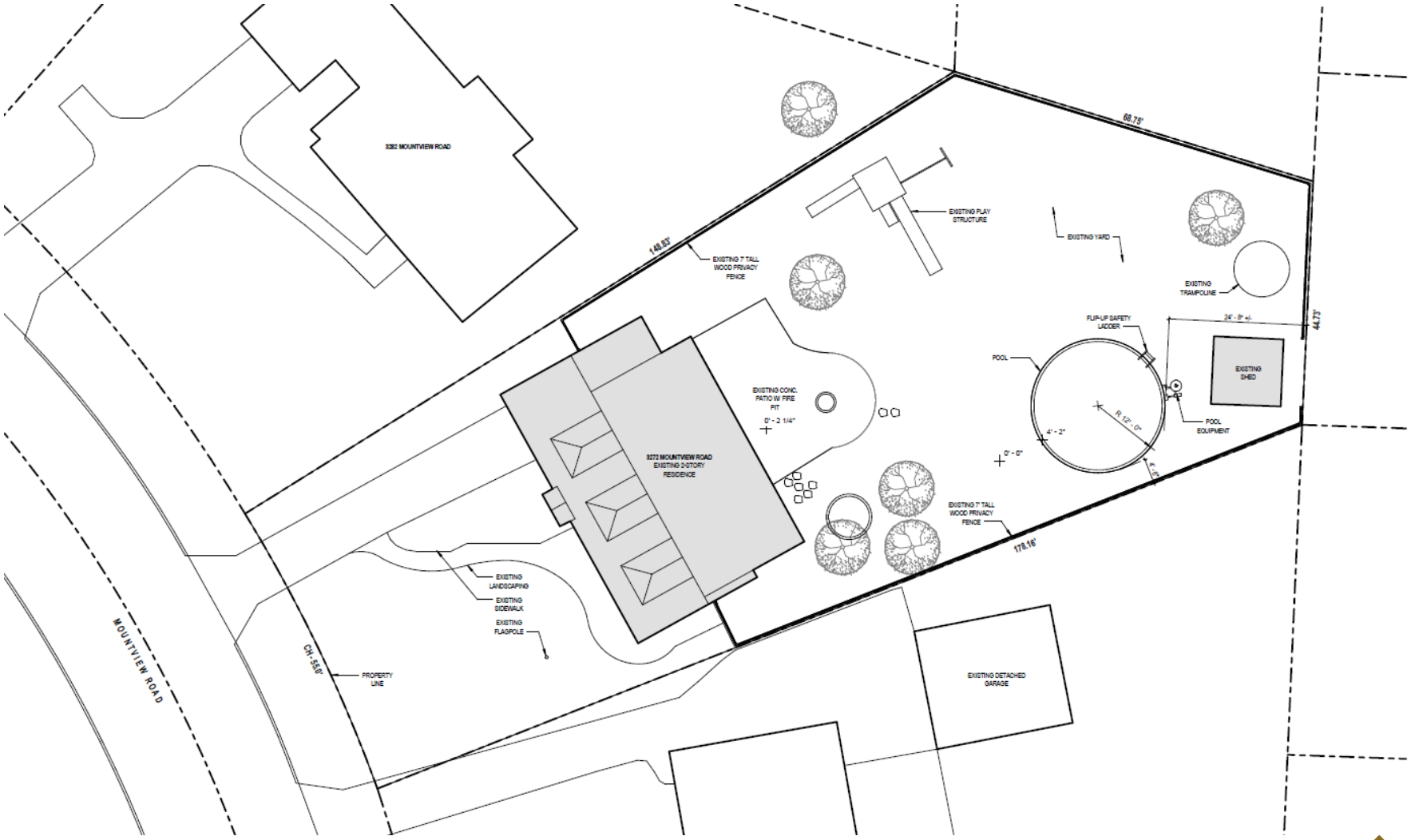
Existing Conditions

Existing Conditions

Proposal

- Proposal:
- Retain a 5’ tall, above-ground swimming pool that is 4’-6” from the side property line

- Code:
- 2’ tall and 10’ setback from side and rear property lines.



Variance Request/Staff Recommendation

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

1) To allow the retention of an above-ground swimming pool to encroach up to 5'-6" into the 10-foot minimum side yard setback;
2) To allow the retention of an above-ground swimming pool that is five feet tall, in lieu of the two-foot maximum height limit; and
3) To allow the retention of two recreational structures (play set and trampoline) when only one is permitted.

Staff recommends that this application be denied and the above-ground swimming pool be removed within 30 days.

City of Upper Arlington, Ohio

August 26, 2026

Record No: 26-3823

Variance Application

Status: Active

Submitted On: 8/18/2026

Primary Location

3272 MOUNTVIEW RD
UPPER ARLINGTON, OH 43221

Owner

COEN CHRISTOPHER A | DAVIS-COEN JACQUELYNN H
COLUMBUS OH 43221

BZAP Information

BZAP Case #

VAR-57-26

Status

Pending

BZAP Determination Date

09/16/2026

Vote Tally

Primary Variance

Swimming Pool

Primary Planner

Justin Milam

Findings of Fact for Approval/Denial

Variance Request

To permit the retention of a five-foot tall, above-ground swimming pool that was installed without a permit. The swimming pool encroaches up to 5'-6" into the 10-foot side yard setback. A future upper and lower swimming pool deck would encroach entirely into the 10-foot minimum side yard setback. There are also two recreational structures, when only one is permitted.

BZAP conditions

Variance Information

Describe Variance Request

Approve existing swimming pool with a variance for height of pool and setback from side property line.

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?

Land property occupants have a child with disability who the parents had a pool professionally installed to allow consistent exposure to water to teach water safety and swimming skills.

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

Due to our child's special needs we feel this would not be a special privilege that all other land, structures or land owners in the same district.

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

Absolutely not. The pool is not visible to anyone in the neighborhood due to our specific placement in our yard and 6 foot privacy fence that encloses our entire backyard. We also have spoken to more than the neighbors within 100 feet radius of our property about this pool, all were in support of the pool, but majority were shocked to hear the zoning regulations against it. We are attaching numerous letters of support from surronding properties that speak to no change in neighborhood character or suffering detriment due to this pool.

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?

At this point yes. We will lose a signficant monteary value if this variance is not approved, since the pool is installed and fully paid for.

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

If the variance is not approved an extensive amount of money will be lost with the pool, but a larger amount would be invested to repair the landscape. The larger loss will be the consistent water exposure and regulating activity for our child with special needs.

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

☑

HEARTSAVER®

Heartsaver® for K-12 Schools

American Heart Association.

Chris Coen

The above individual in the K-12 school system has successfully completed the cognitive and skills evaluations in accordance with the curriculum of the American Heart Association Heartsaver Adult CPR AED Program.

Optional modules completed:

Child CPR AED, Infant CPR AED, First Aid, Exam

Issue Date
4/8/2026

Renew By
04/2028

Training Center Name
Capital University

Instructor Name
Julie Hall

Training Center ID
OH03418

Instructor ID
06110020881

Training Center City, State
Columbus, OH

eCard Code
[redacted]

Training Center Phone Number
(614) 236-6525

QR Code

Training Site Name

To view or verify authenticity, students and employers should scan this QR code with their mobile device or go to www.heart.org/cpr/mycards.

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HEARTSAVER®

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Training Center Name	Capital University
Training Center ID	OH03418
TC City, State	Columbus, OH
TC Phone	(614) 236-6525
Training Site Name	
Instructor Name	Julie Hall
Instructor ID	06110020881

© 2025 American Heart Association 25-3011 10/25

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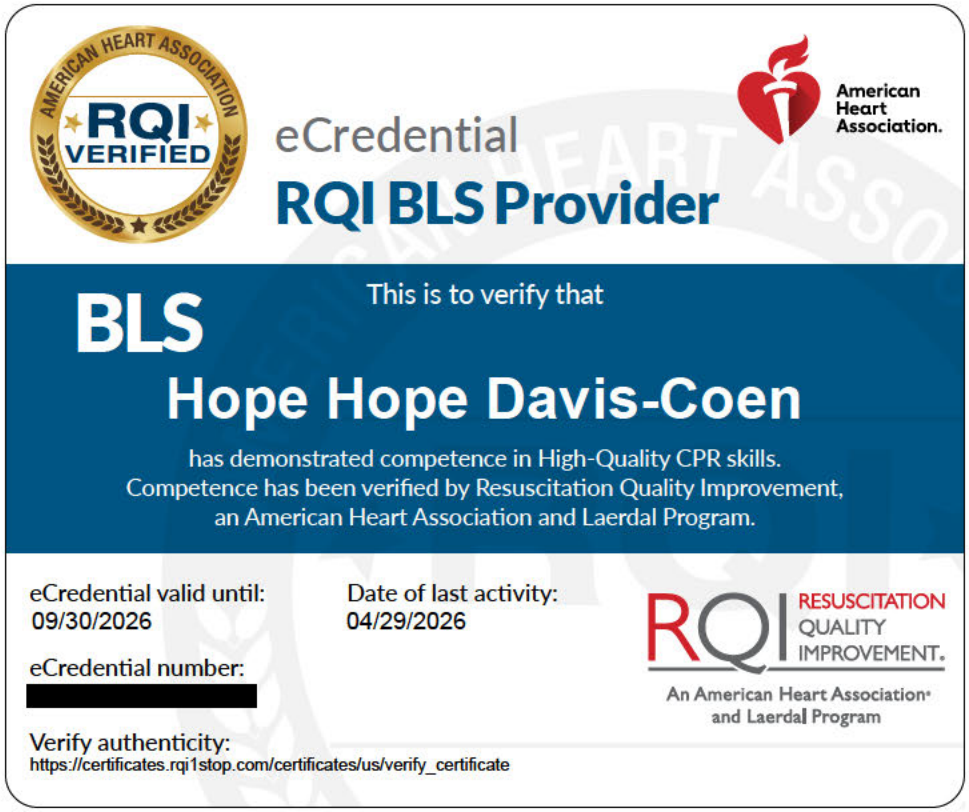
The RQI eCredential
This unique design represents the gold standard of quality for healthcare providers who have verified their competence through active and ongoing participation in RQI 2025. The individual providing this eCredential has exceeded any prior requirements for healthcare training provided from the AHA or other providers.



Free - Traditional Course Completion Wallet Card – for those with a valid RQI 2025 eCredential
Provided for individuals who may still be required to provide a traditional 2-year eCard. The RQI 2025 eCredential provided above represents the gold standard of quality.

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: Chris Coen & Jacquelynn "Hope" Davis-Coen

Location of property subject to BZAP request: 3272 Mountview Road, Upper Arlington, OH, 43221

This application will be heard by the Board of Zoning and Planning on: 9/16/26 6PM

Describe activity which requires Board of Zoning and Planning review:

VARIANCE REQUEST FOR POOL

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:
3264 Mountview Rd (2243 Braxton Rd)	James & Carlee Diaz		7/26/2024
3282 Mountview Rd (2370 Onandaga Dr)	Deborah Anderson	Deborah Anderson	7-26-26
3294 Mountview Rd	Ioulia Rouzina	Ioulia Rouzina	7/25/2026
3287 Mountview Rd	Michael & Nancy Weir		7/20/2026
✓ 3273 Mountview Rd	Ming Lu (Daughter out of town)	9589 0710 5270 3936 7512 10	7/27/2026
3261 Mountview Rd	Jillian Fox		7/20/2026
✓ 2185 Ridgecliff Rd	William & Barbara Richards (Florida Owner)	9589 0710 5270 3936 7512 27	7/27/2026
✓ 2177 Ridgecliff Rd	Eugenia Patton	9589 0710 5270 3936 7512 34	7/27/2026
✓ 2169 Ridgecliff Rd	Joseph & Nancy Harrington (Palliation)	9589 0710 5270 3936 751[illegible]	7/19/2026
✓ 3291 Ainwick Rd	Walter & Yvette Henry	9589 0710 5270 3936 7512 58	7/27/2026
3283 Ainwick Rd	Margaret Grannis		7/19/2026
3275 Ainwick Rd	Elaine Grassbaugh		7.15.2026
3267 Ainwick Rd	Michael & Brittany Burkey		7/25/26
Applicant Signature:			**Date:** 8/17/26

PAGE 1

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City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
✓ 3259 Ainwick Rd 2674 EASTCREST DR	Elizabeth Noesner	9589 0710 5270 3936 7595 63 9589 0710 5270 3936 7512 41	7/27/2026 +7/27/2026
3260 Mountview Rd	Lucia ~~Carponter~~	Condo	7/26/26

CSA Project #:TBD

IMPROVEMENTS FOR

DAVIS-COEN RESIDENCE

3272 MOUNTVIEW ROAD

UPPER ARLINGTON, OH 43221

EXISTING CONDITIONS

07/28/2026

COMMON ABBREVIATIONS

ABV	ABOVE	FP	FINISH PANEL	PED	PEDESTAL
AFF	ABOVE FINISH FLOOR	FIN	FINISH(ED)	PERF	PERFORATE(D)
ACT	ACOUSTICAL TILE	FA	FIRE ALARM	PLAM	PLASTIC LAMINATE
ADJ	ADJACENT	FHC	FIRE HOSE CABINET	PL	PLATE / PROPERTY LINE
A/C	AIR CONDITIONING	FLG	FLASHING	PSF	POUNDS PER SQUARE FOOT
ALT	ALTERNATE	FLR	FLOOR(ING)	PSI	POUNDS PER SQUARE INCH
ALUM	ALUMINUM	FD	FLOOR DRAIN	PT	PRESSURE TREATED
AB	ANCHOR BOLT	FRT	FIRE RESISTANT TREATED	PVC	POLYVINYL CHLORIDE
ANOD	ANODIZED	FTNG	FOOTING	PVMT	PAVEMENT
APPROX	APPROXIMATE	FOUND	FOUNDATION	QT	QUARRY TILE
ARCH	ARCHITECT(URAL)	FV	FIELD VERIFY	RAD	RADIUS
@	AT	GA	GUAGE	REF	REFERENCE
BRNG	BEARING	GALV	GALVANIZED	REFR	REFRIGERATOR
B/	BOTTOM (OF)	GC	GENERAL CONTRACTOR	REG	REGISTER
BM	BEAM/BENCHMARK	CL	GLASS / GLAZING	REINF	REINFORCE(D,ING)
BVL	BEVEL(ED)	GB	GRAB BAR	RCP	REFLECED CEILING PLAN
BIT	BITUMINOUS	GWB	GYPSUM WALLBOARD	RES	RESILIENT
BLK	BLOCK	GYP	GYPSUM	RET	RETURN
BLKG	BLOCKING	HDWR	HARDWARE	RA	RETURN AIR
BD	BOARD	HT	HEIGHT	REV	REVISION, REVISED
BOT	BOTTOM	HEX	HEXAGONAL	RH	RIGHT HAND
BLDG	BUILDING	HM	HOLLOW METAL	RD	ROOF DRAIN
CB	CATCH BASIN	HORIZ	HORIZONTAL	RM	ROOM
CLG	CEILING	HB	HOSE BIB	RO	ROUGH OPENING
CG	CORNER GUARD	HW	HOT WATER	SCH	SCHEDULE(D)
CM	CENTIMETER(S)	INCL	INCLUDE, INCLUDING	SCHED	SCHEDULE(D)
℄	CENTERLINE	ID	INSIDE DIAMETER	SCN	SCREEN(ED)
CER	CERAMIC	INSUL	INSULATION	SEC	SECTION
CR	CHAIR RAIL	INT	INTERIOR	SHTG	SHEATHING
CT	CERAMIC TILE	INV	INVERT	SHT	SHEET
CIR	CIRCLE	JAN	JANITOR	SIM	SIMILAR
CLR	CLEAR(ANCE)	JT	JOINT	S	SOUTH
CW	COLD WATER	KIT	KITCHEN	SPEC	SPECIFICATION(S)
COL	COLUMN	LAB	LABORATORY	SQ	SQUARE
CONC	CONCRETE	LAM	LAMINATE	SS	STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	STD	STANDARD
CONST	CONSTRUCTION	LH	LEFT HAND	STL	STEEL
CM	CONSTRUCTION MANAGER	L	LENGTH	ST	STORAGE
CONT	CONTINUOUS, CONTINUE	LT	LIGHT	SUS	SUSPENDED
CJ	CONTROL JOINT	LL	LIVE LOAD	SYS	SYSTEM
CRS	COURSE(S)	MH	MANHOLE	TEL	TELEPHONE
CU.FT.	CUBIC FOOT	MANF	MANUFACTURE (ER)	TV	TELEVISION
CY	CUBIC YARD	MAS	MASONRY	THK	THICKNESS
DET	DETAIL	MAX	MAXIMUM	THR	THRESHOLD
DIAG	DIAGONAL	MECH	MECHANICAL	TOL	TOLERANCE
DIAM	DIAMETER	MED	MEDIUM	T&G	TONGUE AND GROOVE
DIM	DIMENSION	MTL	METAL	T	TOP
DS	DOWNSPOUT	MM	MILLIMETER(S)	T/	TOP (OF)
DWG	DRAWING	MIN	MINIMUM	TYP	TYPICAL
D.F.	DRINKING FOUNTAIN	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
ELEC	ELECTRICAL	MOD	MODULAR	VB	VAPOR BARRIER
EC	ELECTRICAL CONTRACTOR	MOV	MOVABLE	VERT	VERTICAL
EWC	ELECTRIC WATER COOLER	MULL	MULLION	WC	WATER CLOSET
EL	ELEVATION	NAT	NATURAL	WWF	WELDED WIRE FABRIC
ELEV	ELEVATOR	NRC	NOISE REDUCTION COEFFICIENT	WO	WITHOUT
EMER	EMERGENCY	NOM	NOMINAL	WD	WOOD
ETR	EXISTING TO REMAIN	N	NORTH		
EQ	EQUAL	NIC	NOT IN CONTRACT		
EQUIP	EQUIPMENT	NTS	NOT TO SCALE		
EXH	EXHAUST	OC	ON CENTER		
EX	EXISTING	OPNG	OPENING		
EXIST	EXISTING	OPP	OPPOSITE		
EXP JT	EXPANSION JOINT	OD	OUTSIDE DIAMETER		
EXP	EXPOSED	OH	OVERHEAD		
EXT	EXTERIOR	OA	OVERALL		
FE	FINISH END / FIRE EXTINGUISHER	PART	PARTITION		
FEC	FIRE EXTINGUISHER CABINET	PCF	POUNDS PER CUBIC FOOT		

SYMBOLS LEGEND

- INTERIOR/EXTERIOR ELEVATION TAG (1 / A101 — DETAIL NUMBER / SHEET NUMBER)
- SECTION TAG (1 / A101 — DETAIL NUMBER / SHEET NUMBER)
- PLAN OR DETAIL ENLARGEMENT (1 / A101 — DETAIL NUMBER / SHEET NUMBER)
- ELEVATION MARKER (FIRST FLOOR — DESCRIPTION; 100'-0" — ELEVATION)
- FINISH TAG (P1 — FINISH TYPE / EXTENT OF FINISH)
- NORTH ARROW
- ROOM NAME / ROOM NUMBER (Room name / 101)
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING TO REMAIN
- NEW CONSTRUCTION
- NEW DOOR AND DOOR TAG (101)
- PARTITION TAG (G1)
- CODED NOTE (101)
- WINDOW TAG (A1)
- CEILING HEIGHT TAG (9'-10" — CEILING HEIGHT ABOVE FLOOR LEVEL; EXIST — MATCH EXISTING CEILING HEIGHT)
- FINISH TAG (Name: 101 — ROOM NUMBER; WALL — WALL FINISH; FLOOR — FLOOR FINISH; BASE — WALL BASE FINISH)
  * = MULTIPLE FINISHES - REFER TO FINISH PLAN FOR LOCATIONS
- CENTERLINE
- COLUMN LINE (0)
- REVISION MARK (1 — REVISION NUMBER)

MATERIAL INDICATIONS

- Concrete
- Concrete Masonry Units
- Brick
- Batt Insulation (loose or batt)
- Rigid Insulation
- Earth
- Metal
- Finish Wood
- Gypsum Board
- Gravel / Stone
- Plywood
- Gypsum Board
- Existing Construction (unless noted otherwise)
- Wood (dimensional, continuous)
- Wood (dimensional, non-continuous)

1 PROPOSED SITE PLAN
1" = 10'-0"

No.	Description	Date

REVISIONS

IMPROVEMENTS FOR

DAVIS-COEN RESIDENCE

3272 MOUNTVIEW ROAD

UPPER ARLINGTON, OH 43221

TITLE: **SITE PLAN**

PHASE: EXISTING CONDITIONS

DATE: 7/28/2026

JOB #: TBD

SHEET#:

EX01

25 Genius Above Ground Pool Bar Ideas That Will Transform Your ...

Visit ›

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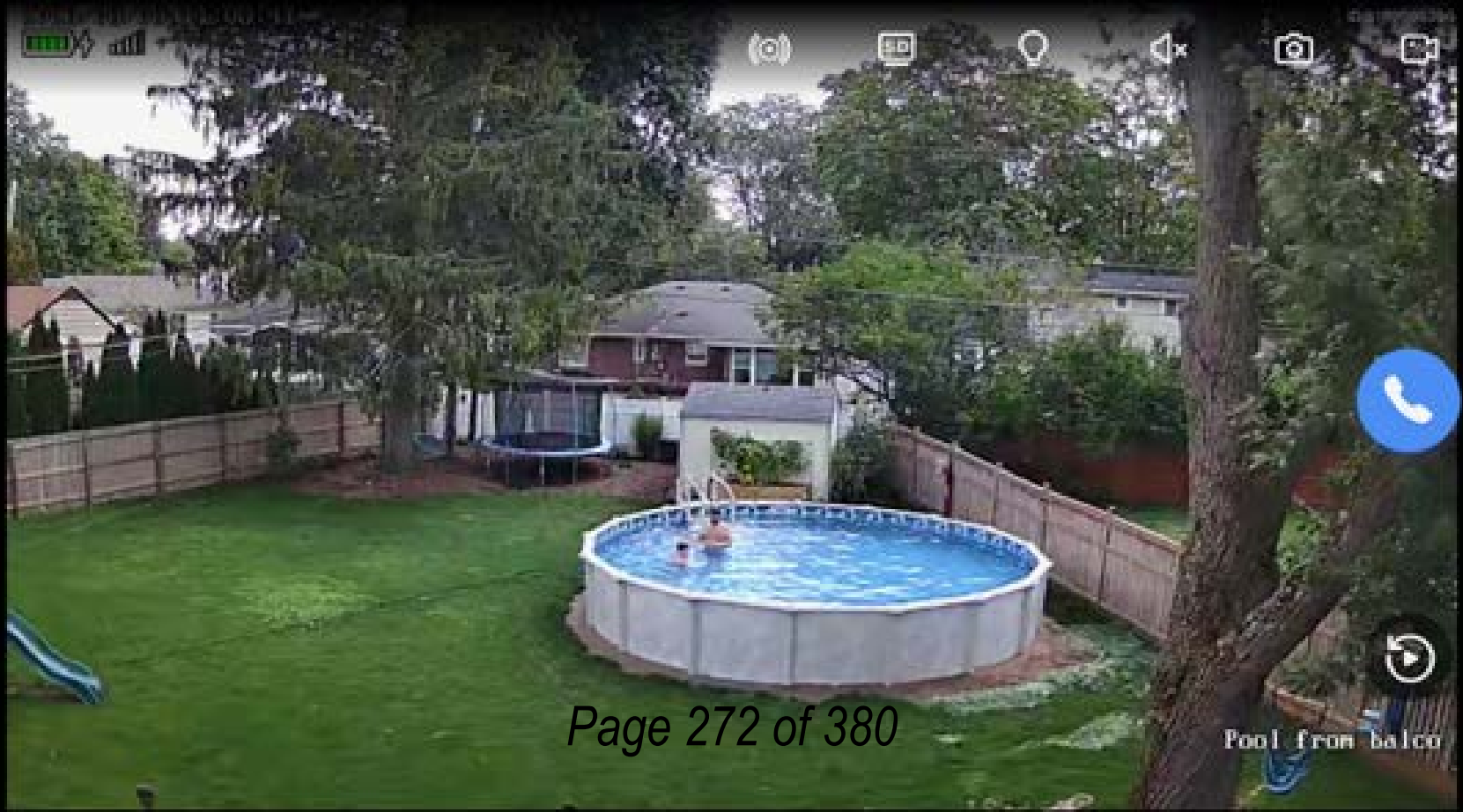
Save

Pool from shed


Pool from balco

DANGER

GUARD

Erik Hensel, D.C.
Jasmine Craner, D.C., C.S.C.S.

ACTIVEDGE
HEALTH activated

1400 Dublin Rd
Columbus, OH 43215
(614)407-5335
(614)824-4261 fax

To Whom it May Concern:

I have been treating Jackson for 6 years now. This was right about the time Jackson was being diagnosed with Autism. Over the last 6 years I have seen a lot of positive changes in Jackson's confidence and mood regulation. Over this time his parents had talked about multiple different types of swimming lessons they had been trying for Jackson. Most of these were met with very little progress or ability for Jackson to be comfortable with being in the water. In just the short amount of time that the above ground pool has been available to Jackson in an environment he is comfortable with, his parents have expressed great improvement in Jackson's confidence around water, his ability to regulate himself in water and even to the point where he is able to do handstands and hold his breath. All of this he could not do with various other types of swimming lessons or training sessions.

This type of water safety is extremely important for Autistic children as they are at much greater risk of drowning. The pool also helps Jackson with physical activity and is a great way for him to get exercise with something he considers play. Having the pool in a relaxed, family-centered environment has been shown already to be a great benefit in many ways for Jackson. It is my personal recommendation that Jackson and his family will have the ability to keep their pool and continue the forward progress that has been made.

Have a great day,

Dr. Erik Hensel, D.C.
Active Edge Chiropractic
[redacted]

Hello! Our names are Chris Coen and Jacquelynn "Hope" Davis-Coen and we are your neighbors at 3272 Mountview Rd. We live there with our two kids, Gracie 10 and Jackson 8. Our youngest child has special needs with Autism. After years of paying for private special needs swimming lessons we decided to purchase an above-ground pool. Our main purpose was for our son to gain water safety skills, get comfortable in water, and have a healthy outdoor activity in a controlled and safe environment. Swim lessons once a week for 30 minutes were just not consistent enough to see significant progress like we did with our neurotypical child. A 2017 study found that children with autism are 160 times more likely to die from drowning as their peers without Autism. That statistic is our reality and a fear we wanted to work through with our son in our backyard, in his safe place.

We purchased a pool that is low maintenance, meaning it does not require chemicals. We have an ionized pump that cleans the water and we only put a gallon of bleach in every 5-7 days. This means the water is ecofriendly and can be used to water our plants or garden. We placed the pool in the lowest part of our yard which is the southeastern section of our property. There were no above ground electric lines and no buried lines. We decided to place the pool pump and hose in the middle of our yard so that if there were any issues the water would drain directly into the middle of our yard with little to no effect on joining properties. We also had a double drain installed at the bottom of the pool so that it could be drained directly into our yard. It is in line with our shed so the neighbors on our south and east side would not have a direct line of vision onto the pool. The view from the north and west side is blocked by our fence and several bushes and trees as well.

The pool was professionally installed back on 4/18, and our kids have been enjoying it daily (up to three times a day). We have seen such a growth in Jackson's water skills that we are blown away with how comfortable he has become. We recently decided we wanted to add an extra layer of security from our fully fenced backyard and folding ladder that locks upright into the pool. We were wanting to add a deck to one side of the pool creating a required unlocking of the gate to even get up to a ladder to get into the pool. While our current set up is very safe our children continue to grow and we wanted a more permanent solution.

The pool company we purchased from said that because the pool is considered a temporary fixture it did not require a permit. We had our yard flagged and marked for buried lines before installation. Just this week Upper Arlington stopped by and said that the

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city is not zoned for above ground pools, and a permit was indeed required. Upper Arlington is saying we need to remove the pool. We were given the option to attend the Zoning Board Meeting to request a zoning variance (exemption). We have been told that Upper Arlington has historically not given exemptions to above ground pools. We researched and found that above ground pools are actually more safe than inground. We specifically chose this pool for its safety, low maintenance and ecofriendly features.

We have tried (and are still trying) to communicate with each of you in person, but we are required by the city to provide you with written notice of the public hearing. Meeting details are below. Upper Arlington is saying the main reasons our pool is not to be approved are safety and overall aesthetics. We have addressed the safety concerns above along with our future plans to continue to be diligent in keeping our children and our neighborhood safe. As for the curb appeal; on ground level it is not visible from any direction around our house. In talking with many of you, no one knew that we had not already told, we had a pool that has been in use for 3 months now. We have many plans to continue working on adding deck and landscaping to blend the pool into our already inviting backyard oasis.

We invite all of you to stop by, knock on our door and let us give you a tour of our backyard and answer any questions or concerns. We would love to have your support in keeping our pool as we have already paid for it in full and we will be out a significant amount of money having to remove it and fix the landscaping. The biggest hurdle will be having to tell our two elementary-aged children that their pool is going away and cannot be replaced. We hope to see many of you in the near future.

If you have any questions, please do not hesitate to reach out to either of us,

Hope [redacted]

Chris [redacted]

Jackson Gracii

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July 25, 2026

Upper Arlington Board of Zoning and Planning
City of Upper Arlington
3600 Tremont Road
Upper Arlington, OH 43221

Re: Letter of Support for Zoning Variance Request – 3272 Mountview Road

Dear Members of the Upper Arlington Board of Zoning and Planning:

I am writing in support of my neighbor's request for a zoning variance regarding the above-ground pool at 3272 Mountview Road.

My home is directly across the street, and over the past two years I have had the opportunity to get to know this family and their two children, Grace and Jackson. Jackson is on the autism spectrum. This summer, I have noticed him spending more time outside, becoming more comfortable in the water, and gaining confidence. My understanding is that the above-ground pool was selected because it provides an added level of safety that is important for Jackson's needs.

It is also my understanding that the pool was installed because my neighbor was unaware that Upper Arlington's zoning regulations prohibit this type of pool. Based on everything I know about this family, I believe this was an honest misunderstanding rather than an intentional disregard of the City's zoning requirements.

As the homeowner directly across the street, I would not have known there was a pool on the property if I had not been told. The backyard is enclosed by a tall privacy fence, and the pool is not visible from the street or from surrounding properties. It has had no impact on my property, my enjoyment of my home, or the character of our neighborhood.

I understand that, in considering an area variance, the Board evaluates whether granting the request would create a substantial detriment to neighboring properties or adversely affect the character of the neighborhood. In my opinion, neither of those concerns is present here. The pool is fully screened from public view, has not created any nuisance or disruption, and does not alter the appearance or character of the neighborhood in any meaningful way.

Requiring removal of a pool that was installed as the result of an honest misunderstanding would create a significant hardship for this family while providing little, if any, corresponding benefit to the surrounding community. Given the lack of any negative impact on neighboring properties and the practical value the pool provides for Jackson, I believe granting the requested variance is both reasonable and consistent with the purpose of the variance process.

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I respectfully ask the Board to approve this request. Thank you for your time, your thoughtful consideration, and your continued service to the residents of Upper Arlington.

Respectfully,

Jillian Fox

3261 Mountview Rd.

Upper Arlington, Ohio

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7/20/2026

To the Upper Arlington Zoning Board, City Council, and any other pertinent city official:

My name is James Diaz and I am a resident at 3264 Mountview Rd. Columbus Ohio 43221. My property shares a property line with The Coens at 3272 Mountview Road. I understand they purchased an above ground swimming pool. They have asked us if we have any issues with them having the swimming pool in their backyard. From my perspective as a neighboring property owner, the pool has had no negative impact on my property or my enjoyment of it. The pool is not visible from my property, and it has not created any concerns related to noise, safety, drainage, or any other nuisance.

I also understand that the pool provides significant benefits for their family, especially their son with special needs being able to practice and develop important water safety skills in a familiar and controlled environment. While I recognize that the Board must apply the zoning standards, I hope you will consider these circumstances along with the fact that the pool has not adversely affected neighboring properties.

Please recognize my signature below as support in the Coen family keeping their swimming pool at 3272 Mountview Road.

Thank you,

James Diaz (Jul 20, 2026 09:35:50 EDT)

July 29, 2026

Upper Arlington Board of Zoning and Planning
City of Upper Arlington
3600 Tremont Road
Upper Arlington, OH 43221

Letter of Support for Zoning Variance Request – 3272 Mountview Road

Dear Members of the Upper Arlington Board of Zoning and Planning,

I am writing in support of my neighbors' request for a zoning variance regarding the above-ground pool at **3272 Mountview Road**.

My name is **Ashley Diaz**, and I am a resident at **3264 Mountview Road**. My property shares a property line with the Coens at 3272 Mountview Road. Since they installed their above-ground swimming pool, it has had no negative impact on my property or my family's enjoyment of our home. The pool is not visible from my property and has not created any concerns related to noise, safety, drainage, or any other nuisance.

As their neighbor, I have seen how meaningful this pool is for their family. It provides a safe, familiar place where their children can spend quality time together, stay active, and create lasting childhood memories. It is especially meaningful for their son with special needs, as it gives him the opportunity to practice and develop important water safety skills in a comfortable, familiar, and controlled environment. Every child deserves a safe place to play, grow, and make happy memories with their family, and this pool has provided exactly that while being respectful of the surrounding neighborhood.

I recognize that the Board must carefully apply the City's zoning standards and consider each request on its individual merits. However, I respectfully ask that you also consider the unique circumstances of this family, the positive impact this pool has on their children, and the fact that it has not negatively affected neighboring properties. From my firsthand experience as an adjacent property owner, I believe approving this variance would be a reasonable and compassionate decision that supports a wonderful family while preserving the character, safety, and enjoyment of our neighborhood.

The Coens have been thoughtful and considerate neighbors, and I have never experienced any issues as a result of their pool. For these reasons, I respectfully ask the Board to approve their request.

Thank you for your time, thoughtful consideration, and your continued service to the residents of Upper Arlington.

Sincerely,

Ashley Diaz
3264 Mountview Road

August 9, 2026

Upper Arlington Board of Zoning and Planning

City of Upper Arlington

3600 Tremont Road

Upper Arlington, OH 43221

Re: Letter of Support for Zoning Variance Request – 3272 Mountview Road

Dear Members of the Upper Arlington Board of Zoning and Planning:

I am writing in support of my neighbor's request for a zoning variance regarding the above-ground pool at 3272 Mountview Road.

My name is Elaine M. Grassbaugh and I am the owner and resident at 3275 Ainwick Road. My property shares a property line with The Coens at 3272 Mountview Road. I understand they purchased an above-ground swimming pool. They have asked us if we have any issues with them having the swimming pool in their backyard. As a neighboring property owner, the pool has had no negative impact on my property or my enjoyment of my home and property. The pool is not visible from my property, and has not created any concerns related to noise, safety, drainage or any other nuisance.

I understand the pool provides significant benefits for their family, especially their sone with special needs being able to practice and develop important water safety skills in a familiar and controlled environment. While I understand the Board must apply the zoning standards, I hope you will consider these circumstances along with the fact that the pool has not adversely affected neighboring properties.

I respectively ask the Board to approve this request. Thank you for your time and consideration of this request, and your continued service to the residents of Upper Arlington.

Thank you for this consideration,

Elaine M. Grassbaugh

07/16/2026

To the Upper Arlington Zoning Board, City Council, and any other pertinent city official:

My name is Gloria Hart and I am a resident at 3282 Mountview Road, my daughter Deborah Anderson is the owner of the property. My property shares a property line with The Coens at 3272 Mountview Road. I understand they purchased an above ground swimming pool. They have asked us if we have any issues with them having the swimming pool in their backyard. From my perspective as a neighbor, the pool has had no negative impact on my property or my enjoyment of it. The pool is not visible from my property, and it has not created any concerns related to noise, safety, drainage, or any other nuisance.

I also understand that the pool provides significant benefits for their family, especially their son with special needs being able to practice and develop important water safety skills in a familiar and controlled environment. While I recognize that the Board must apply the zoning standards, I hope you will consider these circumstances along with the fact that the pool has not adversely affected neighboring properties.

Please recognize my signature below as support in the Coen family keeping their swimming pool at 3272 Mountview Road.

Thank you,

Gloria Hart

Gloria Hart

Deborah Anderson

Deborah Anderson

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07/26/2026

Upper Arlington Board of Zoning and Planning
City of Upper Arlington
3600 Tremont Road
Upper Arlington, OH 43221

Re: Letter of Support for Zoning Variance Request – 3272 Mountview Road

Dear Members of the Upper Arlington Board of Zoning and Planning:
I am writing in support of my neighbor's request for a zoning variance regarding the above-ground pool at 3272 Mountview Road.

My name is Ioulia Rouzina and I am a resident at 3294 Mountview Rd, Columbus, OH 43221. Our property is two houses away from The Coens at 3272 Mountview Road. I understand they purchased an above ground swimming pool. They have asked us if we have any issues with them having the swimming pool in their backyard. From my perspective as a neighboring property owner, the pool has had no negative impact on my property or my enjoyment of it. The pool is not visible from my property, and it has not created any concerns related to noise, safety, drainage, or any other nuisance.

I understand that the pool provides significant benefits for their family, especially their son with special needs being able to practice and develop important water safety skills in a familiar and controlled environment. Our neighbors are extremely caring, responsible parents and great people that deserve help and support of the whole community. I kindly ask the Board for zoning to consider these circumstances along with the fact that the pool has not adversely affected neighboring properties.

I respectfully ask the Board to approve this request. Thank you for your time, your thoughtful consideration, and your continued service to the residents of Upper Arlington.

Thank you,

Prof. Ioulia Rouzina,

The Ohio State University

[redacted]

July 23, 2026

Board of Zoning and Planning
City of Upper Arlington
3600 Tremont Road
Upper Arlington, Ohio 43221

Re: Support for the Coen Family Variance Request

Dear Members of the Board:

My name is Lauren Sabo, and I am a resident of Upper Arlington, a neighbor of the Coen family, a former special education teacher, and an attorney whose practice is devoted almost exclusively to representing students with disabilities and their families. I am writing as a community member in support of the Coen family's variance request.

Although I have spent many years working with children with autism in both educational and legal settings, this letter is based not only on my professional experience but also on what I have personally observed as Jackson's neighbor.

As someone who reviews IEPs and educational evaluations on a daily basis, I can say that Jackson's educational programming reflects the very needs that can be addressed through regular access to swimming and water-based activities. His IEP identifies significant needs related to sensory regulation, communication, self-regulation, behavior, social interaction, and motor development. It also describes how he benefits from predictable routines, scheduled sensory regulation opportunities, movement breaks, visual supports, music, and other individualized strategies that help him remain regulated, engaged, and available for learning throughout his day.

Swimming uniquely addresses many of these needs simultaneously. Unlike many recreational activities, water provides deep pressure, proprioceptive input, vestibular stimulation, cardiovascular exercise, and opportunities to practice motor planning, communication, and social engagement in a highly motivating environment. For many children with autism, including those I have worked with throughout my career, swimming is not simply recreation—it is one of the most effective forms of sensory regulation and physical activity available.

Jackson's physician similarly recognizes these benefits, noting that the pool has already improved his comfort and swimming skills while promoting water safety, physical activity, coordination, confidence, and meaningful family interaction.

As both a professional and a neighbor, I have seen how meaningful this pool has been for Jackson and his family in a remarkably short period of time. It has become part of his daily routine and provides an environment where he is calm, engaged, active, and able to interact positively with his family. Those are not insignificant benefits—they directly support the very skills his educational team works to develop throughout the school year.

Finally, I know the Coen family to be thoughtful, caring neighbors who are deeply invested in both their children and our community. From everything I have observed, this decision was never about installing a luxury amenity. Rather, it was made with the sincere belief that a pool would provide Jackson with a therapeutic outlet, increased opportunities for physical activity, improved water safety, and an environment where he can continue developing socially, emotionally, and physically alongside his family.

I respectfully ask that the Board give careful consideration to Jackson's unique circumstances and the substantial benefits this pool provides to him. Thank you for your time, your service to our community, and your thoughtful consideration of this request.

Respectfully,

Lauren A. Sabo
Upper Arlington Resident and Neighbor
Former Special Education Teacher
Attorney Representing Students with Disabilities

THE OHIO STATE UNIVERSITY
WEXNER MEDICAL CENTER

School of Health and Rehabilitation Sciences
Division of Occupational Therapy
Erika Kemp, OTD, OTR/L, BCP, FAOTA
406 Atwell Hall
453 W. 10th Ave.
Columbus, OH 43210
[redacted]

Date: August 4, 2026

To Whom It May Concern:

I am writing in support of the Davis-Coen family's efforts to provide ongoing aquatic education and water safety opportunities for their son, Jackson Coen, who is preparing to participate in the AquOTic Program in the next year. My professional work has focused on aquatic skill development, water safety, and adaptive aquatics for individuals with autism spectrum disorder (ASD) and other developmental disabilities.

Drowning remains one of the most significant safety risks for children with autism. Research has consistently demonstrated that individuals with ASD are at elevated risk for drowning, particularly in situations involving wandering or elopement. Water safety education and swimming competency are therefore critical components of prevention and safety planning.

Professional organizations and autism advocacy groups strongly recommend swimming instruction and ongoing opportunities to practice water safety skills. These experiences are most effective when they occur consistently and allow for repeated exposure to aquatic environments. Skills such as water orientation, safe entry and exit, floating, breath control, responding to instructions, and developing comfort in and around water often require significant repetition and practice.

For many children with ASD, learning is enhanced when instruction and practice occur in familiar, predictable environments with trusted caregivers. Consistent access to an aquatic environment enables families to reinforce skills learned during formal swim instruction, increase exposure to water in a controlled setting, and support skill generalization. Regular opportunities to practice aquatic skills can therefore be an important complement to structured swim lessons and therapeutic programming.

Based on the information provided to me, the Davis-Coen family has intentionally created an environment that supports Jackson's aquatic learning. Their pool was professionally installed and includes controlled access features that allow adults to determine when Jackson may enter the aquatic environment. In my professional opinion, supervised access to a home pool can provide valuable opportunities to reinforce water safety concepts, increase familiarity and comfort in the water, and improve retention of aquatic skills learned through formal instruction.

It is important to note that no water environment is risk-free. Water safety is best achieved through multiple layers of protection, including active adult supervision, restricted access, safety barriers, appropriate safety equipment, and swimming and water competency instruction.

From an aquatic education perspective, there is clear benefit in providing children with autism frequent,

THE OHIO STATE UNIVERSITY
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Erika Kemp, OTD, OTR/L, BCP, FAOTA
406 Atwell Hall
453 W. 10th Ave.
Columbus, OH 43210
[redacted]

supervised opportunities to practice water safety and swimming skills. For Jackson specifically, increased exposure to the water in a familiar and supportive environment appears to be facilitating meaningful progress and helping his family reinforce the safety and swimming skills that are essential for his long-term well-being.

Please feel free to contact me if additional information would be helpful.

with Joy,

Erika Kemp, OTD, MS, OTR/L

Erika Kemp, OTD, OTR/L, BCP, FAOTA
Program Director, Occupational Therapy Doctorate
Associate Professor – Clinical
Director, AquOTic Research Lab

7/29/2026

Upper Arlington Board of Zoning and Planning
City of Upper Arlington
3600 Tremont Road
Upper Arlington, OH 43221

Request for Variance – Above-Ground Pool Ordinance

Dear Members of the Upper Arlington City Council/Zoning Board,

My name is Kristen Hart, a resident and homeowner of Upper Arlington, and I am writing to respectfully request your consideration of a variance to allow an above-ground swimming pool for the Coen family.

I have had the privilege of knowing the Coen's in more than one capacity. I worked with their son at Wickliffe Elementary School, and I am also their neighbor. Because of these experiences, I have had the opportunity to witness firsthand the unique challenges their family navigates each day, as well as the incredible love and dedication they have for their son.

I truly believe the Coen's request is not about recreation, it is about providing their son with access to an environment that is profoundly therapeutic and beneficial to his overall well-being. Water is one of the few places where he appears completely at ease. It provides calming sensory input, encourages movement, reduces anxiety, and creates opportunities for positive engagement with his family.

Perhaps most importantly, time in the pool is one of the ways this family is able to connect together in a meaningful and joyful way. As children become older, especially those with special needs, opportunities for positive family interaction and social engagement can become increasingly limited. In my experience with their son, these shared moments are incredibly valuable. They strengthen family relationships while providing him with a safe, comfortable environment where he can participate, communicate, and simply enjoy being with the people who love him most.

My observations are also supported by published research. Systematic reviews of aquatic therapy for children with autism spectrum disorder have found that structured aquatic activities can improve motor skills, social interaction, and behavioral outcomes, while helping reduce anxiety and increasing participation in meaningful activities. Although researchers note that more high-quality studies are needed, the overall body of evidence consistently points to aquatic therapy as a beneficial intervention for many children with developmental disabilities.

In addition to knowing the Coen family personally, I have also seen the extraordinary commitment required of parents raising a child with special needs. There is an often-unseen burden these families carry every day. They devote countless hours to therapies, appointments, advocacy,

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planning, and providing constant care, often with little recognition and limited opportunities for accommodations that make everyday life just a little easier. Much of this work happens quietly, behind the scenes, out of unconditional love for their child.

For the Coen family, this above-ground pool is one of those meaningful accommodations. It is not simply a recreational feature. It is a place where their son can experience the therapeutic benefits of water, regulate his emotions, engage with his family, and enjoy a level of freedom that can be difficult to find elsewhere.

Approving this variance would send a powerful message that Upper Arlington recognizes and values its special needs community. It would demonstrate that the City is willing to thoughtfully consider unique circumstances and support families who work tirelessly to provide the very best quality of life for their children. In my opinion, this decision would reflect the compassion, inclusion, and community-minded values that make Upper Arlington such a wonderful place to live.

The Coen family has always demonstrated that they are thoughtful, responsible members of our community, and I have every confidence they will comply with all required safety measures, including fencing, secure gates, and any additional conditions the City deems appropriate.

I respectfully ask that you consider the unique needs of this family and approve their request for a variance. Doing so would not simply permit an above-ground pool, it would provide continued access to an environment that supports this child's development, strengthens family relationships, and reflects Upper Arlington's commitment to compassion, inclusion, and thoughtful consideration of residents with unique needs.

Thank you for your time, your service to our community, and your thoughtful consideration of this request.

Respectfully,

Kristen Hart [redacted] 7/29/2024

Neighbor and Former Wickliffe Elementary Staff Member

3210 Ainwick Rd, Upper Arlington, OH 43221

[redacted]

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To Whom It May Concern:

I am writing in support of the medical necessity of a home swimming pool for Jackson Coen, an autistic child who participates in structured swimming instruction as part of their therapeutic and developmental program. In my professional opinion, consistent access to a safe, familiar aquatic environment would significantly complement ongoing swimming lessons and provide meaningful physical, sensory, emotional, and safety-related benefits.

Children on the autism spectrum frequently experience sensory processing differences, motor coordination challenges, anxiety, and difficulties with emotional regulation. Aquatic activities offer a unique therapeutic environment that provides calming deep-pressure input, proprioceptive feedback, and vestibular stimulation while reducing stress on joints and allowing greater freedom of movement. Regular swimming can improve balance, coordination, strength, endurance, body awareness, and overall physical fitness while also supporting self-confidence and independence.

Perhaps most importantly, swimming is a critical life-saving skill for autistic children. Research has consistently shown that autistic children face a substantially increased risk of drowning due to factors such as wandering (elopement), attraction to water, and reduced awareness of danger. Drowning remains one of the leading causes of accidental death among autistic children, making early and frequent water safety instruction an essential component of their care.

While formal swim lessons are invaluable, meaningful progress requires frequent practice between instructional sessions. A home pool would allow Jackson to safely reinforce skills learned during lessons in a predictable, low-stimulation environment. Repetition is especially important for autistic children, who often learn best through consistent routines and repeated practice. Home access would enable daily or near-daily opportunities to strengthen swimming techniques, improve water safety skills, and reduce anxiety associated with unfamiliar aquatic environments.

Beyond safety and physical development, regular swimming can contribute to:

Improved sensory regulation and decreased anxiety

Enhanced gross motor coordination and muscle strength

Better cardiovascular health and endurance

Increased attention and self-regulation

Greater confidence and independence

Opportunities for positive family interaction and recreation

Reinforcement of therapeutic goals established during formal swim instruction.

For children who benefit from structured routines, practicing in the same familiar aquatic setting can improve skill retention and reduce sensory overload that may occur in crowded public pools. This consistency often allows children to generalize skills learned during therapy more effectively.

Based on the medical and therapeutic benefits outlined above, I believe that regular access to a home swimming pool would be beneficial to Jackson's ongoing swim instruction and overall treatment plan. It would provide a safe environment for continued skill development, support sensory regulation, encourage physical activity, and reinforce life-saving water safety skills.

Thank you for your consideration of this request. Please feel free to contact me if additional information is needed.

Sincerely,

Brad Hansen

Owner, SafeSplash Swim Schools Columbus, OH

[redacted]

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: September 16, 2026

Subject: 3805 Overdale Drive (VAR-50-26) - To permit the retention of three beehives, which are prohibited in the R-1 zoning district and were installed without a permit.

Site Description/History

The subject property, 3805 Overdale Drive, is located on the west side of the street, mid-block between Donna Drive and Anson Street, and is zoned R-1b, One-Family Residence District. It has 99 feet of frontage with 135 feet of depth, similar to others on the street and in the neighborhood. Larger one-family lots are located to the east, where the zoning is different (R-S, Residential Suburban District); similarly sized lots and homes are located to the north and west. The property was platted as Lot #26 of the Fishinger Park subdivision from 1954. A stone and stucco ranch home sits along the 40-foot setback line, and a driveway on the south side of the property leads to an attached two-car garage. A storage shed is located at the southwest corner of the property. The rear yard is enclosed with five-foot-tall wood privacy fencing. The home was built in 1955 and has been in the family since July 2004.

On July 9, 2026, the City received a complaint about three beehives located on the subject property. [A hive is the physical structure for the bees.] Per the complaint, the property owner already had one hive and then added two more, which increased the presence of bees on the complainant's (and others') property. As this use is prohibited in most of the community, a code enforcement violation letter was sent the same day, and conversations with the applicant have been ongoing since at least July 21. Soon after, Staff began receiving phone calls, letters, and e-mails in support of the applicant's beehives. More recently, however, Staff has heard from some of those same individuals, and others, expressing concerns about the beehvies in light of the neighbors' allergy concerns, that the hives are prohibited by zoning law, and that they were installed without City permission. [Staff notes that there was a recent emergency alert for a swarm near Cambridge Boulevard]. The applicant's hives have remained at the property while they seek this variance.

While Staff is aware that the applicant is seeking to add a beekeeping discussion to an upcoming Council agenda, to date, the topic has not been scheduled. Historically, prior presentations to Council on beekeeping have not resulted in ordinance or zoning changes. Some Central Ohio municipalities have adopted or adjusted their ordinances to allow beekeeping in certain conditions, including Hilliard, Grandview Heights, Columbus, and Grove City. Generally, those ordinances include maximum hive limits, minimum lot areas, limitations on where the hives may be located within a property, fencing requirements, and other

regulations to limit the impact on neighboring properties. Staff is also aware that notification or approval from adjacent property owners is required in several cities across the country. Staff is not aware of any hives that have been permitted to remain at a residential property smaller than 5 acres, and prior code enforcement complaints resulted in the relocation of hives to outside of City limits.

Proposal

The applicant currently maintains three honeybee beehives in the rear yard of the property, each separate from the others. Two are located near an existing storage shed, while another is located toward the middle of the property, along an existing fence line. As of July 16, 2026, each hive consisted of two stacked "BeeCastle" boxes on two rows of cinder blocks. *As of September 10, 2026, Staff is aware that each hive has been increased to include between four and five "BeeCastle" boxes.* Two small bird baths act as shared water sources for the hives. The applicant has indicated that he registered the hives with the Ohio Department of Agriculture per State law, but the State does not review whether any proposed hive complies with local zoning. Although not listed in the variance application, the applicant has offered some conditions in their code enforcement response as to retaining the hives (such as adding lattice to the current fence to increase the height or repositioning the hives within the property).

Zoning Code Requirements

The Unified Development Ordinance (UDO) defines agricultural uses as: *a use typically considered to be agricultural in nature, which includes, but is not limited to: farming, dairying, pasturage, beekeeping, horticulture, floriculture, viticulture, and animal and poultry husbandry.*

Under both the UDO and state law, beekeeping and/or raising bees to produce honey is an agricultural use. Agricultural uses are prohibited in all Upper Arlington zoning districts except R-S, Residential Suburban District, and only when the property has more than five (5) acres of land area. While there are benefits to these uses, it was determined that they were not appropriate in most of the city's neighborhoods.

The proposal constitutes a **use variance**, which differs from most of the **area variances** the Board reviews. As a reminder, a use variance is where the property owner is seeking to use their existing property in a manner that is inconsistent with uses of surrounding properties and is not permitted by a zoning regulation, whereas an area variance allows deviations from code restrictions on the construction and placement of structures, such as height, setbacks, lot coverage, and other similar restrictions. A use variance also differs from a conditional use request, as the code allows conditional uses in certain circumstances in a zone, and a use variance is seeking a use that is not allowed by code in that zoning district.

UDO Article 4.09 states: ***A variance may also be granted allowing a deviation from the permitted use provisions in the UDO in cases where limiting the use of a property in question to those permitted in the UDO would constitute an undue hardship resulting in denial of any economically viable use of the property.***

The Code continues: The following factors shall be considered and weighed by BZAP in determining practical difficulty or ***hardship****:*

(1) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning districts. Examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness, or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions;
(2) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
(3) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;
(4) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
(5) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and trash pickup;
(6) Whether special conditions or circumstances exist as a result of actions of the current or a previous owner;
(7) Whether the property owner's predicament feasibly can be resolved through some method other than a variance;
(8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and/or
(9) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Appeals of BZAP actions are controlled by UDO Article 4.10.

Alternatives

Open Code Enforcement Complaint:

The Code Compliance Officer has an open investigation regarding these beehives. If the variance is approved, the code enforcement matter will be closed, though it may be reviewed at a later date for compliance with any terms of the variance. If the variance is denied, the hives will need to be removed, or the Code Compliance Officer will proceed with next steps of the code enforcement process, which could include a criminal citation, civil penalties, and/or City abatement.

Legislative Changes:

Ultimately, adjusting the zoning requirements to expand which residential zones may have agricultural uses is a legislative decision for Council to make. While this would likely come about as a text amendment to the UDO following a review and recommendation by BZAP to Council, Staff will not initiate this code change absent a request from Council to pursue such a change. Since City Council's Rules control how items are added to the agenda, the applicant may seek to have this topic added to a future agenda. Absent a code change that would allow beekeeping in this zone and on this size lot, the applicant will need to remove the hives if the use variance is denied.

Requested Action and Findings

Staff reviewed the application, City ordinances, State laws, various bee studies, and discussed them with the applicant and interested parties. Under UDO Article 4.09, approving a

use variance requires establishing that denying the request *creates an undue hardship preventing any economically viable use of the land*. Denying backyard beekeeping certainly does not impair the primary residential use or economic viability of the property per any of the hardship standards. The applicant chose to install three beehives on their property without consulting local ordinances and has put their neighbors at risk. Under the current code, agricultural uses like beekeeping are restricted to R-S zoned properties of five acres or more — the subject property clearly does not meet these criteria.

In general, introducing agricultural uses into a suburban, single-family setting can create conflicts with standard zoning protections due to factors such as allergy risks, impacts on native pollinators, potential swarming, and flight path management. Staff also found that recent academic studies recommend prioritizing native pollinator habitats over suburban/urban beekeeping (Oregon State University, Utretcht University, Penn State University, etc.). The unpermitted installation of three active hives presents potential safety concerns for neighboring properties, further supporting Staff's recommendation for denial. The fact the applicant has added additional bee boxes during this process, thus increasing the volume and capacity of bees, shows a lack of care and regard for both neighbors and the process.

Finally, Staff strongly believes this issue is a policy decision that must come from City Council, not from BZAP review of a one-off variance request. As noted previously, past City Councils have supported the existing regulations and have decided that beekeeping and other agricultural uses are not appropriate in most of the City's residential neighborhoods.

Considering that the hives are already on the property, based on the outstanding code enforcement concerns and the allergic and medical concerns of neighbors, Staff encourages the Board to make a determination at the September public hearing and not postpone the application.

Attachments

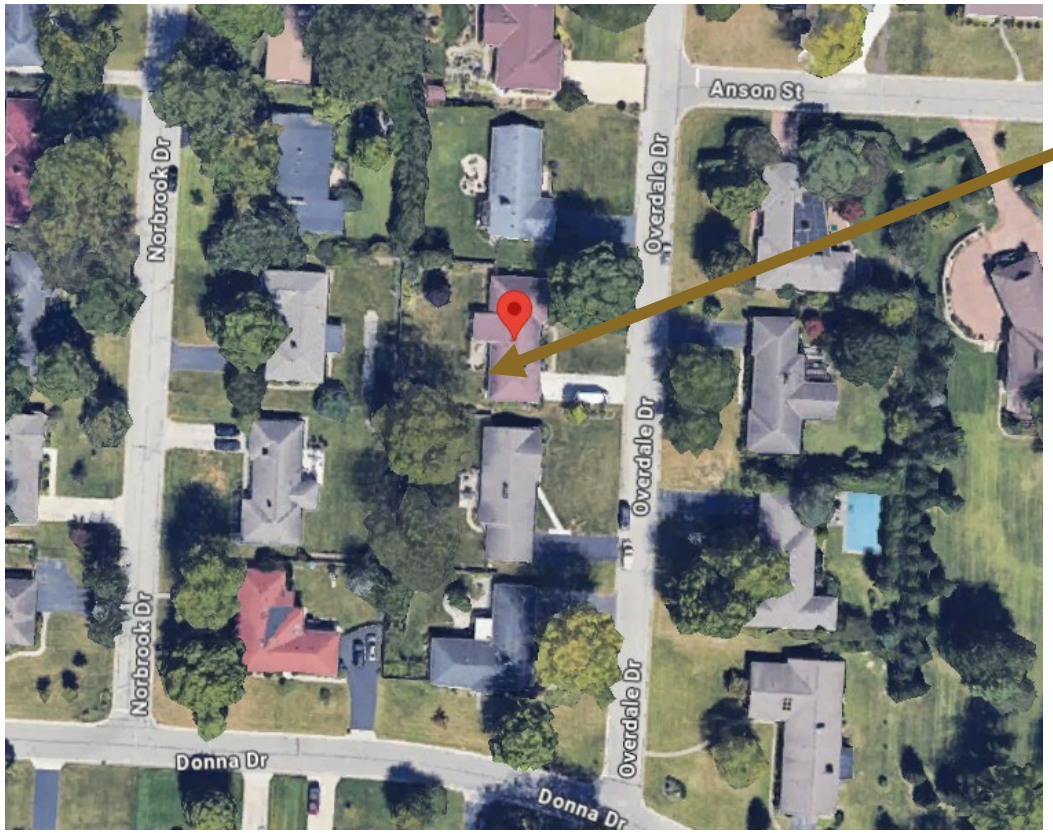
1.	3805 Overdale Dr_Presentation
2.	3805 Overdale Dr_Application
3.	3805 Overdale Dr_Code Enforcement Response
4.	3805 Overdale Dr_Public Notice
5.	3805 Overdale Dr_Site Plan
6.	3805 Overdale Dr_Public Comment thru 9.11.26

3805 Overdale Drive

BZAP Staff Report Pictures | Variance Application 50-26

September 16, 2026

Google Maps ® Aerial



N

N

Existing Conditions

Existing Conditions (July 2026, 3 hives with 2 Beeboxes)

Existing Conditions (September 2026, 3 hives expanded with 4-5 Beeboxes)

Proposal

- ➢ Proposal:
- Retain three beehives in the rear yard installed without permission.

- ➢ Code:
- Beekeeping is an agricultural use and is not permitted in the R-1 zoning district.

Use Variance Request/Staff Recommendation

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

1) To allow the retention of three behives, which are prohibited in the R-1 zoning district and were installed without a permit (Article 6.09).

Staff recommends that this use variance application be denied.

City of Upper Arlington, Ohio

August 25, 2026

Record No: 26-3822

Variance Application

Status: Active

Submitted On: 8/18/2026

Primary Location

3805 OVERDALE DR
UPPER ARLINGTON, OH 43220

Owner

KRIVAK JOHN A
Overdale Drive 3805 COLUMBUS, Ohio 43220

BZAP Information

BZAP Case #

VAR-50-26

Status

Pending

BZAP Determination Date

09/16/2026

Vote Tally

Primary Variance

Agricultural Use

Primary Planner

Justin Milam

Findings of Fact for Approval/Denial

Variance Request

To permit the retention of three beehives, which is prohibited in the R-1 zoning district and was installed without a permit.

BZAP conditions

Variance Information

Describe Variance Request

Requesting the Board grant a variance from the acreage requirement of UDO §6.09(C)(7) as applied to residential beekeeping at this property, subject to any reasonable conditions the Board deems appropriate, and to extend the correction deadline until after this appeal is decided.

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?

My property directly borders the City of Hilliard, where this exact use (residential beekeeping) is already permitted by ordinance just across the municipal line, making the acreage restriction here a boundary-driven anomaly rather than a reflection of any actual difference in land characteristics. The property is also already improved in ways that make it particularly well-suited to responsible beekeeping despite falling short of the acreage threshold: a wood privacy fence enclosing the rear yard, a storage shed providing additional shielding for two of the three hives, and established water sources, all reducing any practical impact on adjoining land.

More broadly, several factors distinguish beekeeping from the livestock and pasturage uses this acreage requirement was designed for:

1. Beekeeping is not equivalent to the livestock and pasturage uses the acreage requirement was designed for. UDO §2.02 groups beekeeping together with farming, dairying, pasturage, and animal husbandry under a single "agricultural use" definition, triggering the same five-acre minimum that applies to grazing livestock. Unlike livestock, honeybee colonies do not require open land, pasturage, or acreage to be kept safely and responsibly. A small number of hives can be, and routinely is, maintained on an ordinary residential lot with no meaningful land-use impact beyond the hive footprint itself. I have already seen this benefit firsthand: since establishing the hives, I have observed a noticeable improvement in fruit set on my apple tree and in yields from garden vegetables that depend on pollination, such as cucumbers.
2. Neighboring and comparable Franklin County communities regulate beekeeping as a standard residential accessory use, not as agricultural zoning. The City of Hilliard, which directly borders Upper Arlington, amended its zoning code in Section 1121.09 ("Rear Yard Beekeeping") specifically to permit non-commercial residential beekeeping — without requiring agricultural zoning or large-lot acreage. The City of Columbus, including the Clintonville neighborhood also adjacent to Upper Arlington, permits residential beekeeping subject only to a water-source requirement, ODA registration, and a prohibition on front-yard placement, with no acreage minimum. Plain City's ordinance permits up to six colonies on residential lots

as small as 8,000 square feet, with defined setbacks and a flyway-barrier requirement in lieu of large acreage. Cleveland and Cincinnati similarly permit residential beekeeping under their standard zoning codes.

3. Franklin County itself has recognized that beekeeping does not require the acreage associated with other agricultural uses. In 2009, Franklin County adopted a beekeeping-specific zoning amendment, developed with the Ohio Department of Agriculture Apiary Program, the OSU Honey Bee Laboratory, and local beekeeping associations, precisely because its prior rule (no beekeeping on lots under one acre) was recognized as unnecessarily restrictive.
4. State law affirmatively recognizes beekeeping as compatible with ordinary properties. Ohio Revised Code §909.02 designates beekeeping "an agricultural pursuit" statewide and requires only that apiaries be registered with the Ohio Department of Agriculture it imposes no acreage minimum. My apiary is registered accordingly under Certificate No. API-2026-5975, issued June 3, 2026 and valid through May 31, 2027, and I have enclosed a copy of that certificate as Exhibit A. As part of that registration, beekeepers may elect whether to allow inspection by the ODA's Apiary Program for pests and disease such as American foulbrood; I have chosen to allow it, because maintaining healthy, well-managed colonies is my priority above all else.

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

No. The relief requested is not unique to this property; any similarly situated residential property that registers its apiary with the Ohio Department of Agriculture and adopts reasonable safeguards could seek the same accommodation under the same standard. As detailed above, this reflects how beekeeping is already treated as an ordinary residential accessory use in neighboring communities, not an extraordinary privilege granted to one landowner.

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

No. The hives are a small-scale residential accessory use; three colonies maintained on an otherwise ordinary single-family lot not a change in the essential character of the neighborhood, which remains residential in appearance and use. The physical evidence of the hives is confined to a defined area of the rear yard, screened by a wood privacy fence exceeding six feet along the rear property line and further shielded by a storage shed for two of the three hives. I have also committed to maintaining dedicated water sources for the colonies and observing setback distances consistent with those used in neighboring communities.

Honeybees are also, by nature, non-aggressive away from the hive, and registration with the Ohio Department of Agriculture subjects the colonies to state oversight for pests and disease. Rather than a detriment, the surrounding area has benefited: neighboring gardens and fruit trees, including my own, have seen improved pollination and yields since the hives were established. Given these safeguards and the limited scale of the apiary, granting the variance would not substantially alter the character of the neighborhood or impose a detriment on adjoining properties.

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

Yes. Before pursuing this variance, I considered several alternatives. Removing the hives entirely was not a reasonable option: honeybee colonies cannot simply be relocated and later restored without serious risk to the colonies, and removal would eliminate an already-established, state-registered apiary with no offsetting benefit to the neighborhood. Relocating the hives to a different area of my own property would not resolve the underlying issue, since the entire lot falls short of the code's five-acre threshold regardless of where on the property the hives sit. Reducing the number of hives would likewise not cure the violation, since UDO §6.09(C)(7) prohibits the keeping of livestock outright absent agricultural zoning; the restriction is not scaled to colony count. Seeking a full agricultural rezoning of my property would go far beyond what is needed and would be inconsistent with the residential character of the surrounding area.

The variance I am requesting is narrowly limited to the beekeeping use itself, subject to the safeguards already in place or offered (screening, water sources, setbacks, and state registration and inspection) rather than any broader relief from the residential zoning that otherwise governs my property. I believe this represents the minimum accommodation necessary to allow continued responsible beekeeping while leaving every other aspect of the property's residential zoning intact.

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

Yes, the property can be used as a single-family residence without the variance; that beneficial use is not in question. This factor is one of several the Board weighs together under Ohio's practical-difficulties standard for area variances, and no single factor is dispositive on its own. The relief I am requesting is narrow: it does not affect the property's residential use, only whether a small, well-managed backyard apiary may continue as an accessory use alongside that residence, consistent with how comparable properties in neighboring communities are already treated. When weighed against the other factors (the absence of any special privilege, the lack of substantial impact on neighborhood character or adjoining properties, the narrowly tailored nature of the relief requested, and the practical impossibility of relocating and later restoring the colonies) I believe the balance favors granting the variance, even though the property retains other reasonable uses without it.

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

☑

John Krivak
3805 Overdale Dr.
Columbus, OH 43220
614-432-1661 | John@krivak.org

July 14, 2026

Michael Morris, Code Compliance Officer
Community Development Department
City of Upper Arlington
3600 Tremont Road
Upper Arlington, OH 43221

RE: Notice of Appeal — 3805 Overdale Dr., Columbus, OH 43220 (Tax District 070, Parcel No. 007994) — UDO §6.09(C)(7) Apiary Violation

Dear Mr. Morris and Members of the Board of Zoning and Planning:

I received the City's July 9, 2026 notice regarding the apiaries located at the above-referenced property on July 13, 2026. Pursuant to UDO §4.10, I am submitting this written notice of appeal within the ten (10) day period, together with the required payment, and I respectfully request that the Board of Zoning and Planning grant a variance from the agricultural-use/acreage requirement of UDO §6.09(C)(7) and §2.02 as applied to residential beekeeping at this property, or in the alternative, find that the ordinance should not be construed to require agricultural zoning for a small residential apiary of this kind.

1. Beekeeping is not equivalent to the livestock and pasturage uses the acreage requirement was designed for.
UDO §2.02 groups beekeeping together with farming, dairying, pasturage, and animal husbandry under a single "agricultural use" definition, triggering the same five-acre minimum that applies to grazing livestock. Unlike livestock, honeybee colonies do not require open land, pasturage, or acreage to be kept safely and responsibly. A small number of hives can be — and routinely is — maintained on an ordinary residential lot with no meaningful land-use impact beyond the hive footprint itself. I have already seen this benefit firsthand: since establishing the hives, I have observed a noticeable improvement in fruit set on my apple tree and in yields from garden vegetables that depend on pollination, such as cucumbers.

2. Neighboring and comparable Franklin County communities regulate beekeeping as a standard residential accessory use, not as agricultural zoning.
The City of Hilliard, which directly borders Upper Arlington, amended its zoning code in Section 1121.09 ("Rear Yard Beekeeping") specifically to permit non-commercial residential beekeeping — without requiring agricultural zoning or large-lot acreage. The City of Columbus — including the Clintonville neighborhood also adjacent to Upper Arlington — permits residential beekeeping subject only to a water-source requirement, ODA registration, and a prohibition on front-yard placement, with no acreage minimum. Plain City's ordinance permits up to six colonies on residential lots as small as 8,000 square feet, with defined setbacks and a flyway-barrier requirement in lieu of large acreage. Cleveland and Cincinnati similarly permit residential beekeeping under their standard zoning codes. Upper Arlington's five-acre threshold, by contrast, would make lawful beekeeping essentially impossible on any conventional residential lot in the city — an outcome inconsistent with how this land use is treated by its immediate neighbors and across the region.

3. Franklin County itself has recognized that beekeeping does not require the acreage associated with other agricultural uses.
In 2009, Franklin County adopted a beekeeping-specific zoning amendment, developed with the Ohio Department of Agriculture Apiary Program, the OSU Honey Bee Laboratory, and local beekeeping associations, precisely because its prior rule (no beekeeping on lots under one acre) was recognized as unnecessarily restrictive. That amendment reflects the same distinction I am asking the Board to draw here: beekeeping merits its own, tailored standards rather than blanket inclusion in a five-acre agricultural-use threshold.

4. State law affirmatively recognizes beekeeping as compatible with ordinary properties.

Ohio Revised Code §909.02 designates beekeeping "an agricultural pursuit" statewide and requires only that apiaries be registered with the Ohio Department of Agriculture — it imposes no acreage minimum. My apiary is registered accordingly under Certificate No. API-2026-5975, issued June 3, 2026 and valid through May 31, 2027, and I have enclosed a copy of that certificate as Exhibit A. As part of that registration, beekeepers may elect whether to allow inspection by the ODA's Apiary Program for pests and disease such as American foulbrood; I have chosen to allow it, because maintaining healthy, well-managed colonies is my priority above all else.

5. I am prepared to accept reasonable conditions in lieu of removal.
In the interest of resolving this matter cooperatively, I am willing to adopt the same conditions used by neighboring jurisdictions to address any legitimate safety or nuisance concern. Several of these are already in place, and I am willing to supplement them further. My rear yard, including the area where the three hives are located, is enclosed by a wood privacy fence. Along the rear property line — where a retaining wall steps down to the neighboring lawn — the fence exceeds six feet and already functions as a flyway barrier consistent with comparable ordinances. The fence along the side and front yards is approximately five feet. Two of the three hives are additionally sited directly in front of my storage shed, which provides further physical shielding toward the adjoining property beyond the fence line itself. If the Board determines that additional height is warranted near any hive closer to the shorter fence sections, I am willing to add supplemental netting or lattice extensions to reach a full six feet, or to reposition hives to take fuller advantage of the taller rear fence line and the shed. My property also maintains two bird baths that serve as water sources, and I provide dedicated in-hive entrance waterers so the bees draw water from controlled locations rather than neighboring properties. Photographs of these conditions are enclosed as Exhibit B. I am also glad to observe the hive setbacks used in comparable ordinances (approximately 15-25 feet from property lines) going forward. My property is not subject to any HOA covenant or deed restriction, so the zoning classification addressed in this appeal is the only outstanding obstacle to compliance.

6. Request for an extension of the August 10, 2026 correction deadline pending the outcome of this appeal.
I respectfully request that the City extend the August 10, 2026 correction deadline until a reasonable period after the Board issues its decision on this appeal, for two reasons. First, I have a planned vacation during this window that will make it impossible for me to relocate the colonies by that date. Second, and more importantly, honeybee colonies cannot simply be moved off-site and then moved back without serious risk to the colonies themselves — relocation is disruptive and often fatal to a hive, particularly outside of narrow seasonal windows, and a colony removed now could not be practically restored if the Board later rules in my favor. Requiring removal before the appeal is decided would therefore risk mooting the very relief I am requesting. I am not asking to avoid compliance if the Board denies this appeal — only that the compliance clock be paused while the question now before the Board is resolved.

For these reasons, I respectfully ask the Board to grant a variance from the acreage requirement of UDO §6.09(C)(7) as applied to residential beekeeping at this property, subject to any reasonable conditions the Board deems appropriate, and to extend the correction deadline until after this appeal is decided. I appreciate the City's willingness to work toward voluntary compliance, and I am happy to provide any additional information the Board or Department needs to evaluate this request.

Respectfully,

John Krivak

Enclosures:
Exhibit A - Ohio Department of Agriculture apiary registration
Exhibit B - Hive location
Exhibit C - Photographs of water sources (bird baths, in-hive waterers) and perimeter fencing
Appeal fee payment
Exhibit D – Letters from neighbors
Exhibit E – Notice to neighbors map

Exhibit A - Ohio Department of Agriculture apiary registration

Department of Agriculture
Plant Health

APIARY PROGRAM / DIV PLANT HEALTH
8995 EAST MAIN ST, BLDG 23
REYNOLDSBURG, OH 43068

JOHN KRIVAK
3805 OVERDALE DRIVE
COLUMBUS, OH 43220

2026 APIARY CERTIFICATE OF REGISTRATION

Name:	KRIVAK, JOHN	**Certificate #:**	API-2026-5975
Company:		**Date Issued:**	06/03/2026
Beekeeper ID:	5975		
# Apiaries:	1	**Date Expires:**	05/31/2027

Department of Agriculture
Plant Health

Brian Baldridge, Director of Agriculture
8995 East Main St
Reynoldsburg, OH 43068

Exhibit B – Hive location

Exhibit C - Photographs of water sources (bird baths, in-hive waterers) and perimeter fencing

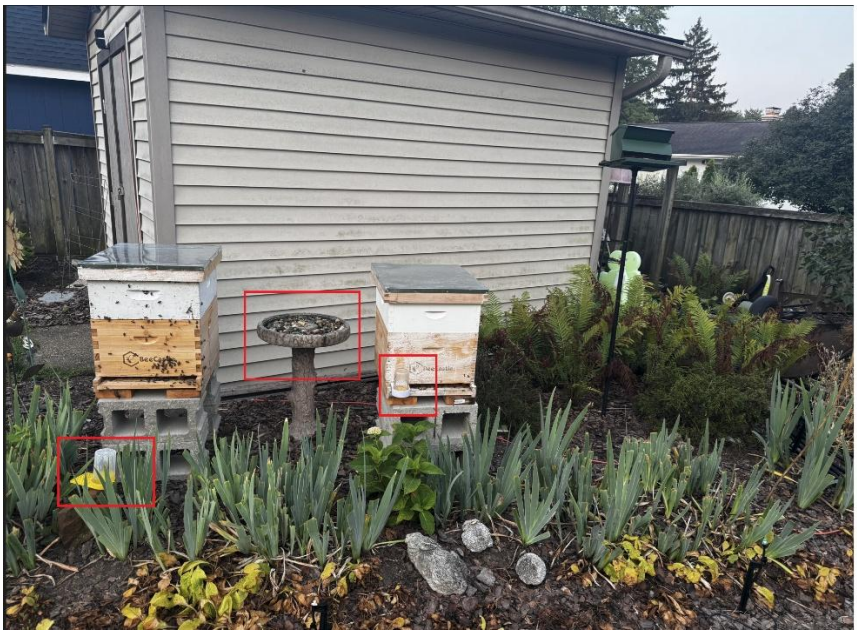


Exhibit D – Letters from neighbors

Neighbor Statement – Backyard Beehives

[Your Address], Upper Arlington, OH

I am asking the City of Upper Arlington to grant a variance allowing me to keep honey bee hives on my property. As part of that request, I'd appreciate your honest input as a nearby neighbor. This is entirely voluntary — please select whichever statement below best reflects your experience, and feel free to add comments. Thank you for your time.

Please check ONE option that best describes your view:

- [x] I am in favor of my neighbor keeping backyard beehives and support the variance request.
- [ ] I have no strong preference either way.
- [x] I have not been negatively affected or noticed any problems from the beehives.
- [ ] I have concerns about the beehives (please describe below).

Comments (optional):

Emily + Brent Shearer

Printed Name

Signature

Address: 3815 Overdale Dr. Columbus OH 43220

Date: 7-20-2026

We live next door with a dog and toddler and have never had concerns with the bees. The Krivaks are extremely responsible and should be allowed to keep their hives!

Neighbor Statement – Backyard Beehives

[Your Address], Upper Arlington, OH

I am asking the City of Upper Arlington to grant a variance allowing me to keep honey bee hives on my property. As part of that request, I'd appreciate your honest input as a nearby neighbor. This is entirely voluntary — please select whichever statement below best reflects your experience, and feel free to add comments. Thank you for your time.

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- [ ] I have no strong preference either way.
- [ ] I have not been negatively affected or noticed any problems from the beehives.
- [ ] I have concerns about the beehives (please describe below).

Comments (optional): We think it's fine!

David Kingsley Sharma Knisley
Printed Name

Sharma Knisley
Signature

Address: 3837 Overdale

Date: 7-21-26

Neighbor Statement – Backyard Beehives

3805 Overdale Drive, Upper Arlington, OH

I am asking the City of Upper Arlington to grant a variance allowing me to keep honey bee hives on my property. As part of that request, I'd appreciate your honest input as a nearby neighbor. This is entirely voluntary; please select whichever statement below best reflects your experience, and feel free to add comments. Thank you for your time.

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- [ ] I have not been negatively affected or noticed any problems from the beehives.
- [ ] I have concerns about the beehives (please describe below).

Comments (optional):

Ryan Hardley
Printed Name

Signature

Address: 2560 Donna Dr

Date: 8/18/26

Neighbor Statement – Backyard Beehives

3805 Overdale Drive, Upper Arlington, OH

I am asking the City of Upper Arlington to grant a variance allowing me to keep honey bee hives on my property. As part of that request, I'd appreciate your honest input as a nearby neighbor. This is entirely voluntary; please select whichever statement below best reflects your experience, and feel free to add comments. Thank you for your time.

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- [ ] I have not been negatively affected or noticed any problems from the beehives.
- [ ] I have concerns about the beehives (please describe below).

Comments (optional):

Really!! bees are great.

MARK BESEL — *Printed Name*

Mark Besel — *Signature*

Address: 2533 DONNA DR

Date: 8/18/26

Neighbor Statement – Backyard Beehives

3805 Overdale Drive, Upper Arlington, OH

I am asking the City of Upper Arlington to grant a variance allowing me to keep honey bee hives on my property. As part of that request, I'd appreciate your honest input as a nearby neighbor. This is entirely voluntary; please select whichever statement below best reflects your experience, and feel free to add comments. Thank you for your time.

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- [ ] I have no strong preference either way.
- [ ] I have not been negatively affected or noticed any problems from the beehives.
- [ ] I have concerns about the beehives (please describe below).

Comments (optional):

JAMES PATTERSON
Printed Name

Signature

Address: 2544 Downia Dr

Date: 8/18/26

Neighbor Statement – Backyard Beehives

3805 Overdale Drive, Upper Arlington, OH

I am asking the City of Upper Arlington to grant a variance allowing me to keep honey bee hives on my property. As part of that request, I'd appreciate your honest input as a nearby neighbor. This is entirely voluntary; please select whichever statement below best reflects your experience, and feel free to add comments. Thank you for your time.

Please check ONE option that best describes your view:

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- [ ] I have no strong preference either way.
- [ ] I have not been negatively affected or noticed any problems from the beehives.
- [ ] I have concerns about the beehives (please describe below).

Comments (optional):

Carolyn Sosnowski

Printed Name

Signature

Address: 2480 Anson Drive

Date: 8/18/2026

Neighbor Statement – Backyard Beehives

3805 Overdale Drive, Upper Arlington, OH

I am asking the City of Upper Arlington to grant a variance allowing me to keep honey bee hives on my property. As part of that request, I'd appreciate your honest input as a nearby neighbor. This is entirely voluntary; please select whichever statement below best reflects your experience, and feel free to add comments. Thank you for your time.

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- [ ] I have no strong preference either way.
- [ ] I have not been negatively affected or noticed any problems from the beehives.
- [ ] I have concerns about the beehives (please describe below).

Comments (optional):

Michael J Crowley — *Printed Name*

Michael J Crowley — *Signature*

Address: 3800 Overdale Drive

Date: 8-18-2026

Neighbor Statement – Backyard Beehives

3805 Overdale Drive, Upper Arlington, OH

I am asking the City of Upper Arlington to grant a variance allowing me to keep honey bee hives on my property. As part of that request, I'd appreciate your honest input as a nearby neighbor. This is entirely voluntary; please select whichever statement below best reflects your experience, and feel free to add comments. Thank you for your time.

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- [ ] I have concerns about the beehives (please describe below).

Comments (optional):

Amy K Malcolm

Amy K Malcolm

Printed Name

Signature

Address: 3846 Overdale Dr

Date: 8/18/26

Neighbor Statement – Backyard Beehives

3805 Overdale Drive, Upper Arlington, OH

I am asking the City of Upper Arlington to grant a variance allowing me to keep honey bee hives on my property. As part of that request, I'd appreciate your honest input as a nearby neighbor. This is entirely voluntary; please select whichever statement below best reflects your experience, and feel free to add comments. Thank you for your time.

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- [ ] I have no strong preference either way.
- [ ] I have not been negatively affected or noticed any problems from the beehives.
- [ ] I have concerns about the beehives (please describe below).

Comments (optional):

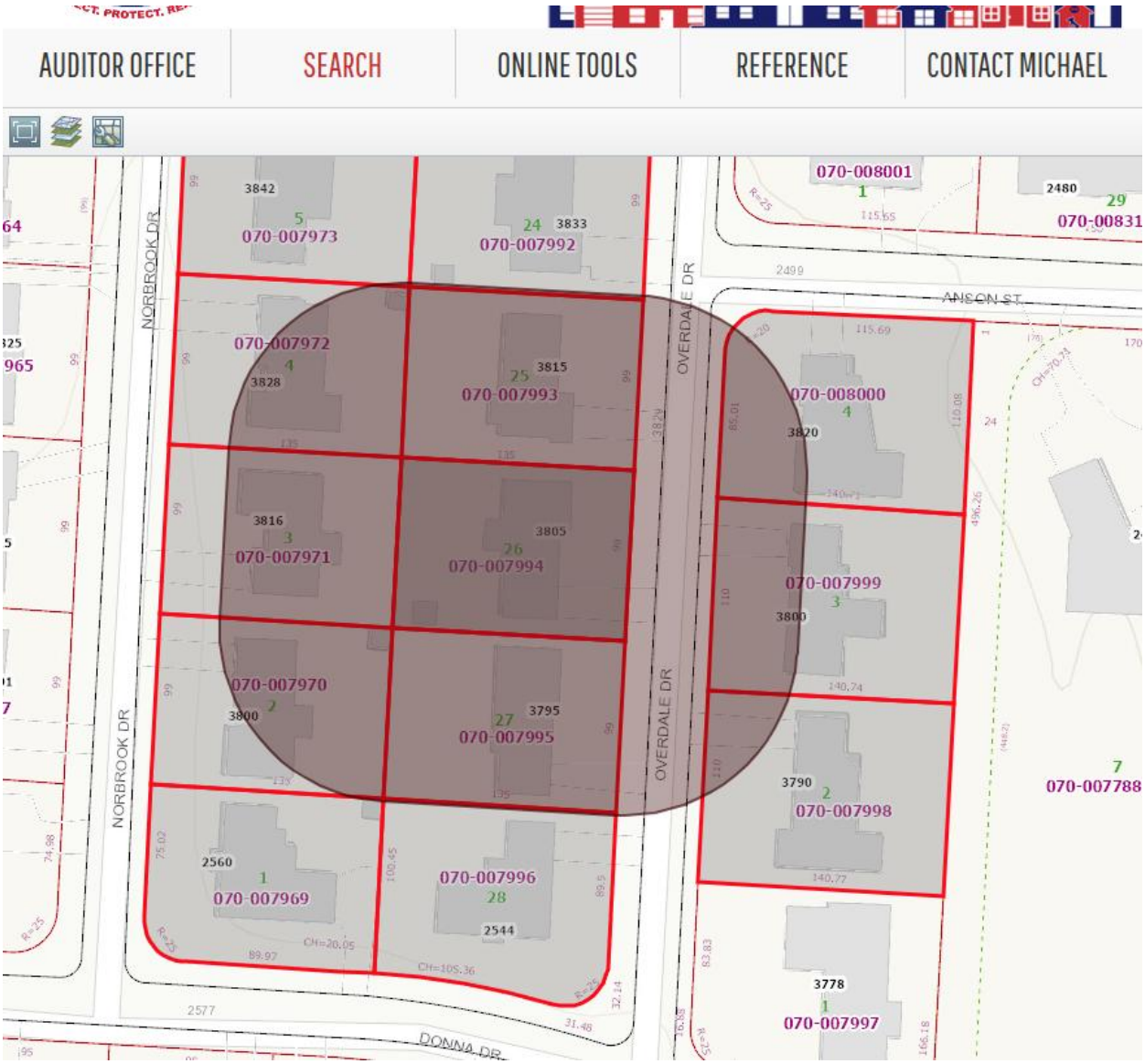
Clyde Linville — *Printed Name*

Signature

Address: 3832 Overdale Dr

Date: 2/18/26

Exhibit E – Notice to neighbors map.



John Krivak
3805 Overdale Drive, Upper Arlington, OH 43220
[redacted]

Notice of Board of Zoning and Planning Hearing

Dear Neighbor,

This letter is to notify you, as a nearby property owner, of a use variance application I have filed with the City of Upper Arlington's Board of Zoning and Planning (BZAP).

Applicant: John Krivak

Property subject to this request: 3805 Overdale Drive, Upper Arlington, OH 43220

Hearing date: September 16, 2026

Hearing time and location: BZAP meetings begin at 6:00 PM and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and any additional instructions will be posted on the agenda at upperarlingtonoh.portal.civicclerk.com.

Description of the request: I am requesting a use variance to permit residential beekeeping (three honey bee hives) at this property. The property does not meet the five-acre, R-S zoning requirement under UDO §2.02 for beekeeping as an agricultural use. The variance would allow me to maintain the hives, subject to any conditions the Board of Zoning and Planning deems appropriate.

This letter is being sent to satisfy the City's notice requirement for property owners near the site of this request. Receiving this letter does not require any action on your part, and it does not indicate approval or disapproval of the request on your part. You are welcome, and encouraged, to attend the hearing if you would like to learn more or share your views.

If you have questions about the request itself, you're welcome to contact me directly at the phone number or email above. For questions about the process or the hearing, you can reach the City's Planning Division at planning@uaoh.net or 614-583-5070.

Thank you,

John Krivak

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: John Krivak

Location of property subject to BZAP request: 3805 Overdale Drive

This application will be heard by the Board of Zoning and Planning on: September 16th, 2026

Describe activity which requires Board of Zoning and Planning review:

Applicant is requesting a use variance to permit residential beekeeping (three honey bee hives) at this property. The property does not meet the five-acre, R-S zoning requirement under UDO §2.02 for beekeeping as an agricultural use. The variance would allow the applicant to maintain the hives, subject to any conditions the Board of Zoning and Planning deems appropriate.

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:
3828 NORBROOK DR	DIRINA, JOHN / HAVENER, GAIL	#	8/19
3815 OVERDALE DR	SHEARER, BRENT		8/18
3816 NORBROOK DR	SPETH DAVID R TR	David R Speth	8/18
3800 NORBROOK DR	EPLING LE ANNE TTEE	#	8/19
3795 OVERDALE DR	BOWMAN, HAROLD & BONNIE	#	8/19
2560 DONNA DR	HANDLEY, RYAN		8/18
2544 DONNA DR	PATTERSON PETERS JANEEN TR		8/18
2475 ANSON DRIVE	3820 OVERDALE DRIVE LLC	Michael J. Crowley	8/18
2475 ANSON STREET	3800 OVERDALE DRIVE LLC	Michael J. Crowley	8/18
3790 OVERDALE DR	BRANSCOMB, CAROL J	#	8/19
3842 NORBROOK DR	CRAIG MARISA, TIMOTHY	Marisa A. Craig	8/18
3833 OVERDALE DR	KNISLEY, DAVID & SHARMA		8/18
3778 OVERDALE DR	PECK, AUSTIN & LAUREN	#	8/19
Applicant Signature:			**Date:** 2026-08-18

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: John Krivak

Location of property subject to BZAP request: 3805 Overdale Drive

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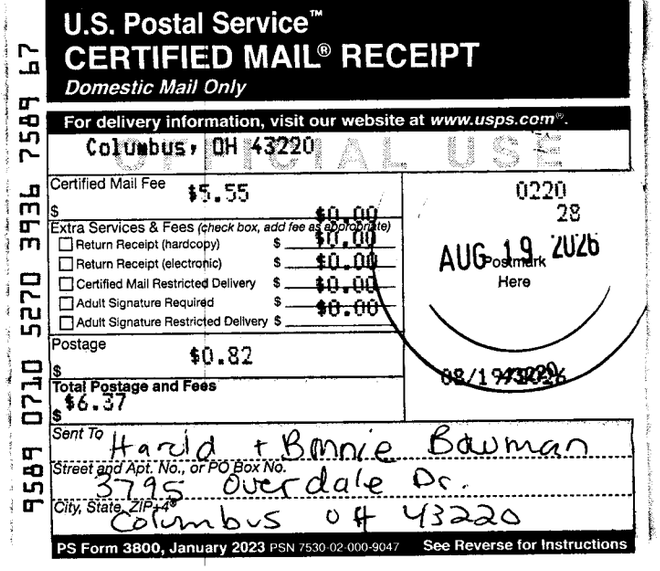
Describe activity which requires Board of Zoning and Planning review:

Applicant is requesting a use variance to permit residential beekeeping (three honey bee hives) at this property. The property does not meet the five-acre, R-S zoning requirement under UDO §2.02 for beekeeping as an agricultural use. The variance would allow the applicant to maintain the hives, subject to any conditions the Board of Zoning and Planning deems appropriate.

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:
3828 NORBROOK DR	DIRINA, JOHN / HAVENER, GAIL	# 9589 0710 5270 3936 7589 98	8/19
3815 OVERDALE DR	SHEARER, BRENT		8/18
3816 NORBROOK DR	SPETH DAVID R TR	David R Speth	8/18
3800 NORBROOK DR	EPLING LE ANNE TTEE	# 9589 0710 5270 3936 7589 81	8/19
3795 OVERDALE DR	BOWMAN, HAROLD & BONNIE	# 9589 0710 5270 3936 7589 67	8/19
2560 DONNA DR	HANDLEY, RYAN		8/18
2544 DONNA DR	PATTERSON PETERS JANEEN TR		8/18
2475 ANSON DRIVE	3820 OVERDALE DRIVE LLC	Michael J. Crowley	8/18
2475 ANSON STREET	3800 OVERDALE DRIVE LLC	Michael J. Crowley	8/18
3790 OVERDALE DR	BRANSCOMB, CAROL J	# 9589 0710 5270 3936 7590 01	8/19
3842 NORBROOK DR	CRAIG MARISA, TIMOTHY	Marisa A. Craig	8/18
3833 OVERDALE DR	KNISLEY, DAVID & SHARMA		8/18
3778 OVERDALE DR	PECK, AUSTIN & LAUREN	# 9589 0710 5270 3936 7589 74	8/19
Applicant Signature:			**Date:** 2026-08-18



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City, State, ZIP+4® Columbus OH 43220

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NORTHWEST 0220 13 AUG 19 2026 Postmark Here 08/19/2026 43220

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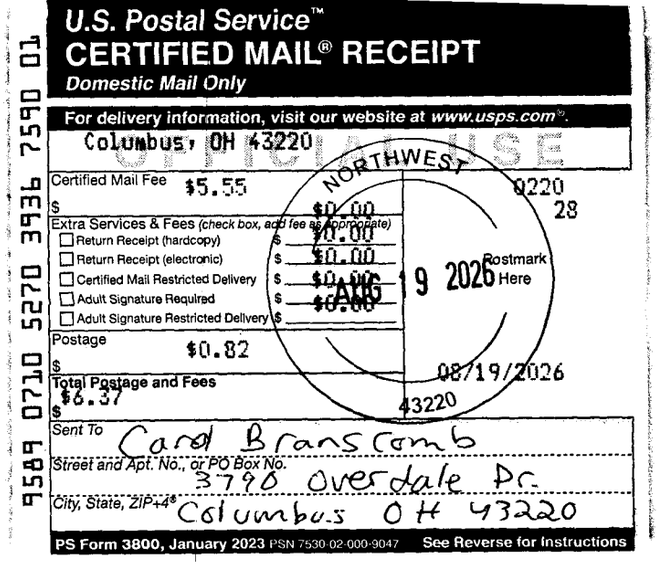

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Postage $0.82

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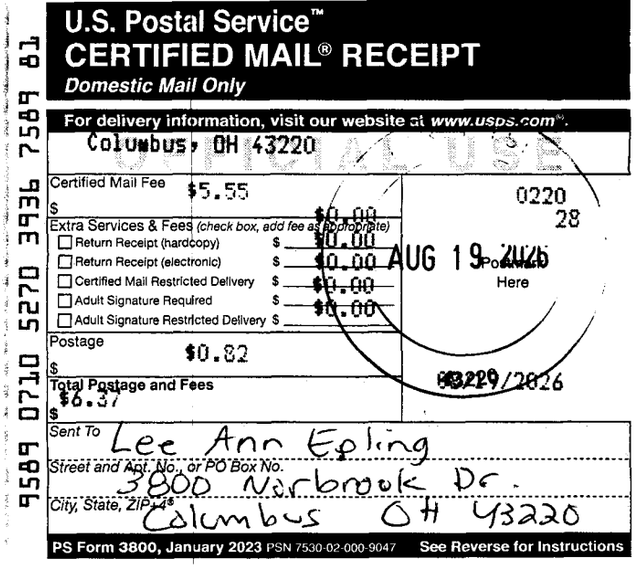

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Parcel ID: 070-007994-00
KRIVAK JOHN A

Map Routing: 070-N231-14300
3805 OVERDALE DR

From: [redacted]
To: Michael Morris
Subject: Bee Hive Appeal Support
Date: Monday, July 20, 2026 4:59:04 PM

Dear Michael,

My name is Emily Shearer and I live at 3815 Overdale Drive.

I am writing on behalf of supporting John Krivak and his appeal with the City's Board of Zoning and Planning.

We have lived directly next door to John for years (shared fence). He and his family are approachable, responsible, respectful, and have been wonderful neighbors to us.

Our family has **no objection** to the Krivak's beehives, and we hope UA can align with his appeal to allow him to keep his bees.

I am 5 months pregnant, with an active 2 and a half year old, and a small dog. My family is outside every single day in the summer, including me working remote at my patio table in the backyard. One could argue these are all vulnerabilities that could stress someone about bees nearby.

I'm 20 meters away from the bees most of my day. Not once have we had a concern with them.

If we see a honeybee in our backyard (and who knows if they are John's...they don't wear name tags.... ☺), I love teaching my daughter about them, and how they are gentle. They aren't looking to sting her, but are genuinely looking for one of our butterfly bushes or dahlias.

Truthfully, I am disappointed in whoever filed the complaint, rather than approaching John to discuss first. If you truly know John, you know he will do anything to ensure his neighbors feel safe and supported. Although they had every right to, it could have been valuable to be educated on John's perspective, why is he working to support bees, and learn about how bees actually help our neighborhood and urban communities.

I appreciate your time and hope you approve his appeal!

Thank you,

Emily

From: [redacted]
To: Michael Morris
Cc: [redacted]
Subject: Bee hive issue at 3805 Overdale dr
Date: Thursday, September 10, 2026 9:00:06 PM

Hi Mike,

I would like to add and capture my statement on the bee issue at 3805 overdale dr.

My name is Staci Gibbs, and I am writing on behalf of my parents, Bonnie and Vic Bowman, who are 70 and 69 years old. They have lived in their home for over a decade, quietly, privately, and peacefully. They are the kind of people who avoid conflict, keep to themselves, and have always tried to be good neighbors.

This year was meant to be a joyful one for them. After saving and planning, they finally installed a pool, something my mom, Bonnie, has looked forward to for years. It was meant to be a place for relaxation, for family gatherings, and for enjoying the home they've worked so hard for.

Around the same time, their neighbor, John, began adding multiple beehives to his backyard. Not one or two, but several. At no point did he notify my parents, ask for their awareness, or discuss the impact this might have. Our homes are extremely close; we can see into each other's yards over the fence. In a neighborhood like ours, choices made in one yard directly affect the people living beside it.

My dad, Vic, has an allergy to bees. A single sting could cause a serious allergic reaction. And as many people know, bees are naturally drawn to water sources, especially saltwater pools. The combination of multiple beehives placed just feet from my parents' fence and a brand-new pool created a situation that is not just uncomfortable, but potentially dangerous.

Bonnie and Vic tried to handle this the way good neighbors do. They sent kind, respectful messages — messages we can provide, explaining their concerns and the risk. They even researched ways to help reduce bee attraction, including adding alternative water sources, because they were trying to find a solution that allowed John to keep his hobby while keeping everyone safe.

Instead of working with them, the situation escalated. John began approaching other neighbors, asking them to support him, but leaving out the most critical fact — that this is a medical issue for Vic, and that his immediate next-door neighbor has a pool that naturally attracts bees. What began as a private, respectful attempt to communicate turned into something humiliating and deeply uncomfortable for my parents, who never wanted attention, conflict, or community drama.

This has been painful for them. They are proud people. They value privacy.

I ask you to see this situation through our eyes, through the eyes of a daughter who loves her parents and worries about her father simply stepping outside to enjoy his own backyard. Imagine being 70 years old, wanting to swim in your pool or mow your lawn, and knowing that a cluster of beehives sits just feet away, drawing bees directly into your space.

This is not about stopping a hobby. It is about placing that hobby somewhere safe, somewhere appropriate, somewhere that does not put others at risk of an allergic reaction.

Bonnie and Vic did not choose this conflict. They did everything they could to avoid it. I write this out of concern, concern for my family's safety, the safety of their guests (which regularly includes their young grandchildren), concern for my mother's peace of mind, and concern for the basic expectation that neighbors consider one another's wellbeing.

One final consideration: If an exception is granted allowing these beehives to remain in such close proximity to

neighboring homes, and someone in the area were to suffer a severe allergic reaction from a sting, it raises a reasonable question about liability. Specifically, whether approving an exception could create potential responsibility for the city should an incident occur. This is not presented as a legal argument, but as a practical concern about the implications of permitting an exception.

Thank you for your time, your compassion, and your willingness to understand the human side of this situation. We appreciate your consideration more than you know.

Thank you,
Staci Gibbs

From: [redacted]
To: Michael Morris
Subject: Bee Hives @ Krivak Residence 3805 Overdale Dr.
Date: Tuesday, September 8, 2026 10:22:10 AM

Mike,
I writing to you re: the variance that is being requested to have *bee hives* in a residential UA neighborhood that is just 4 streets west of my residence on Surrey Hill Pl.

I have noticed more bees around this summer. In fact, I was bitten on the forehead by a bee a couple weeks ago. The whole side of my face swelled up for 3-4 days.

While I certainly appreciate the work done by honey bees, I don't think they are meant to be "housed" in dense neighborhoods. If we grant a "variance" to the city code in this instance, I believe we are setting a bad precedent.

I urge you to vote **against** the variance.
Thank you for your consideration.

Mary Drennen
3811 Surrey Hill Place

From: [redacted]
To: Michael Morris
Subject: Bee hives at 3805 Overdale Dr
Date: Thursday, August 20, 2026 7:29:29 PM

I live at 3800 Norbrook Dr diagonally behind the John Krivak residence at 3805 Overdale Dr. I received a certified letter for him to request a variance to have beehives in his backyard. I am very opposed to this.

I have grandchildren in my backyard playing all the time. The one child gets welts every time she gets a mosquito bite. I'm not sure how a bee bite would affect her, but I don't want to find out. I think this is very inappropriate to have in a neighborhood where the houses are very close together. I hope to attend the meeting in September to voice my disapproval.

Starlett Clement
3800 Norbrook Dr
[redacted]

From: [redacted]
To: Michael Morris
Subject: Bee Hives at 3805 Overdale Drive - John Krivak Residence
Date: Friday, September 11, 2026 3:00:51 PM

Dear Committee Members,

I am writing to raise a serious concern about the ongoing beekeeping activity at the property neighboring my parents' house and the very real impact it is having on my family.

The beekeeping activity is directly affecting my families ability to safely and comfortably use my parents' property and pool. My husband and my two-year-old son have both already been stung. I have two young children, and I do not yet know whether either of them has an allergy to bee stings. I do not want to find out through a serious reaction involving one of my children.

This week, while I was at my parents' pool, the beekeepers, John and his wife, were actively working with the hives. From what I observed, they appeared to be removing a box from the top of the hive and using a bee smoker to calm the bees. During this activity, bees were swarming around my parents' pool area.

One bee landed directly on my daughter's eyelash. Thankfully, my niece immediately had her go underwater rather than panic or swat at it. Two additional bees landed on my mother's head and my niece's head, and another bee flew directly at me, hitting me in the neck. Thankfully, no one was stung during this incident, but we easily could have been if anyone had reacted differently.

This is not an enjoyable or reasonable situation for families using the property. We should not have to constantly monitor the air around the pool, worry about bees landing on our children, or interrupt normal family activities because of an ongoing beekeeping operation next door.

What is particularly frustrating is that the beekeeping operation is already out of compliance, yet the activity continues to be maintained and, from what we are seeing, additional boxes were added over the summer.

The Upper Arlington City Animal & Wildlife Resources page states under "Animals Causing Physical Harm":

"No person who is the owner of any animal shall permit it to cause physical harm (injury, illness, or other psychological impairment, regardless of its gravity or duration) to any other domestic animal or to any person: while upon any public property, the premises of another without their consent or upon private property open to use by the public in the City of Upper Arlington."

Our family has experienced actual physical injury from bee stings, and we have now had repeated incidents of bees entering and surrounding my parents' property, including the pool area. I would therefore like the City and the committee to determine whether this provision applies to the circumstances involving these hives and the documented incidents that have occurred.

Within the variance submission, John has indicated that he is willing to extend the fence

height and add additional measures around the hives to help direct bee activity upward and away from the surrounding properties. If he is willing to make changes to the property to accommodate the hives if the City approves the variance, why was he not willing to make accommodations when my parents made him aware of the bees coming onto their property?

That distinction is difficult for our family to understand. The proposed solution appears to focus on allowing the beekeeping operation to continue rather than addressing the very real impact it is having on the neighboring property.

At this point, I am asking the committee to seriously consider the safety implications of allowing this activity to continue in its current form. This is a hobby involving hundreds or potentially thousands of stinging insects immediately adjacent to a property that is regularly used by children and families. Regardless of whether someone considers bees beneficial or beekeeping a worthwhile hobby, there has to be a reasonable balance between that hobby and the safety and enjoyment of neighboring properties.

I am not asking anyone to disregard the importance of bees. I understand that bees are beneficial and that beekeeping is a legitimate hobby. But three hives immediately next to a family property, with bees routinely entering the pool area and multiple members of my family already having been stung, is a very different situation.

This has become a serious safety and liability concern for my family. I strongly urge the committee to address the ongoing violations and the continued impact of the hives on the neighboring property rather than allowing the situation to continue until someone—potentially one of my children—has a serious reaction.

I would appreciate a clear understanding of what the committee intends to do to address this situation, how the ongoing compliance concerns will be handled, and what measures will be taken to ensure that the applicable requirements are actually being followed.

Thank you,

Amy Sauer

From: [redacted]
To: Michael Morris
Subject: Bee hives
Date: Wednesday, July 22, 2026 10:06:56 AM

Mr. Morris:

John Krivak has informed me that there has been a complaint against his backyard bee hives. I do not know the substance of this complaint.

I am a near neighbor across the street and have not noticed any excessive bee activity and have had no problems with the honeybees in my yards at all. I personally have no problem with the hives or the bees. -- Sincerely, Carol Branscomb

From: [redacted]
To: Michael Morris
Subject: Bee Keep / Krivak
Date: Friday, July 17, 2026 10:39:37 AM

Good morning Micheal,

I hope this smoky day brings you well. I wanted to share a quick note regarding a recent complaint that was filed against John Krivak (3805 Overdale Drive), a neighbor just catty-corner from our property. John has respectively kept three bee hives on his property in a responsible and considerate manner. In the easiest way to say it, I didn't know he was bee-keeping overall. He's recently shared the benefits to his property and those around with pollination productivity. John's kind and accountable stature has been an uplifting asset to the neighborhood he grew up within. He is here to assist with anything and help maintain a wonderful spot inside this wonderful city.

I send this note to affirm that John's decision to bee keep has no negative impact on our behalf, as well as any neighbors I've respectively touched base with on this matter.

Always the best,

Ryan Sosnowski
2480 Anson Street

Dear Committee Members,

Please find below my formal written statement regarding the variance request for residential bee hives/bee farm located at 3805 Overdale Dr.

My name is Bonnie Bowman, and I am the complaint filer and bordering neighbor living directly beside the property where three bee hives, effectively a bee farm have recently been installed. Because my backyard and pool sit immediately adjacent to these hives, my family and I are now experiencing daily honey-bee activity around our pool and patio, creating a persistent nuisance and a genuine safety concern.

Over the summer, five people have been stung while in our pool, including two of my grandchildren, ages 12 and 2. A guest was also stung, and as the committee knows, many individuals do not discover they are allergic until after their first sting. We now keep an EpiPen on site for the safety of our family and guests because of the proximity of these managed hives.

While we understand that bees exist naturally, living directly next door to tens of thousands of bees in managed hives creates a dangerous, unnecessary risk and interferes with the quiet enjoyment of our property. If this variance is approved, the problem will only worsen as the hives become more established and the bee populations continue to grow. Conservative estimates put the number of bees per hive at peak season at 60,000 to 100,000. Again, this bee farm has 3 hives. Approving this variance would leave neighbors to shoulder the ongoing nuisance and health risks.

Additional context:

• Four of the five directly adjacent backyard-boarding neighbors have submitted written statements requesting a **NO** vote on the variance:

- **Starlet Clemens – 3800 Norbrook (emailed to Mike Morris)**
- **John Dirina & Gail Havener – 3828 Norbrook (emailed to Mike Morris)**
- **Emily Shearer – 3815 Overdale**
- **Bonnie Bowman – 3795 Overdale**

These are the homeowners whose properties directly border or are immediately affected by the hive placement, and their collective opposition represents a clear majority of the directly impacted neighbors.

• It appears that my neighbor registered the hives with the state only after my initial complaint on May 31, 2026. His variance request included the state registration document dated June 3, 2026.

Finally, we cannot forget about the Community Impact too.

• Residential impact — Our community is not designed for maintaining large groups of bees, insects, livestock, or similar animals in private yards. Allowing this introduces nuisance and danger for nearby residents.

• Precedent concerns — If one resident is permitted to maintain a bee farm, it becomes unclear where the line is drawn. Could multiple homes on a block install hives? Could every house? If not, why would one be allowed?

• Expansion to other livestock — If bee farms are permitted, the same argument could be made for chickens, goats, or other livestock. Bees are part of nature, but so are chickens, which also provide

community benefit. Chickens do not require grazing, so if bee hives are permitted, why not chicken coups? One could argue the chickens would be easier to manage as they can be contained to the property.

• Commercial activity — With each hive containing tens of thousands of bees, it raises the question of whether this is effectively a honey-producing business operating within a residential zone.

• Loss of peaceful enjoyment — The bee farm has interfered with our ability to safely enjoy our property. Multiple family members have been stung, and bee activity around our pool and patio is now constant.

• Medical risk — There is a medical risk to those who have an allergic reaction to bee-stings. While natural bees are unavoidable, thousands of bees in managed hives next door create an unnecessary and dangerous condition.

• Slippery slope — Allowing this bee farm sets a precedent that could open the door to additional hives or other forms of livestock in residential neighborhoods.

I have lived in this community for more than twenty years, and one of the reasons I love Upper Arlington is the city's thoughtful restrictions that protect residents and maintain the character of our neighborhoods. If other communities allow bee farms, perhaps my neighbor should consider relocating to one of those communities rather than asking an established neighborhood to accommodate his personal hobby. I am not aware of any neighboring residential community that allows bee hives on the property this small.

I respectfully request that the committee consider the safety, precedent, and residential impact of allowing bee hives or bee farms in close proximity to neighboring homes and **NOT** approve this variance request.

Thank you for your time and consideration.

Bonnie Bowman

[redacted]

From: [redacted]
To: Michael Morris
Subject: Bees in Upper Arlington
Date: Thursday, July 23, 2026 10:19:40 AM

My property borders on John Krivak's lot along the rear property line. I have noted John and his family tending his hives for a few months. They are always safety conscious wearing full protective gear when they tend their hives which reveals they know what to do to keep their hives. While I occasionally see honeybees in my yard, I see more native bees and wasps than bees attributed to John's hives. Given the current environmental situation with bees and their importance to our food supply, I do not see any reason to ban beekeeping from the community so long as beekeepers are licensed and their hive situation inspected.

David R. Speth
3816 Norbrook Drive
Columbus, OH 43220

Outlook

Online Form Submittal: Contact Community Development Department

From noreply@civicplus.com <noreply@civicplus.com>
Date Mon 08/17/2026 8:12 PM
To Planning Web <City.Planning@uaoh.net>

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Your Name	[redacted]
Your Email	[redacted]
Subject	Bees kept against codes
I am interested in (check all that apply):	Other (Describe)
Your Message	Bees kept against codes: As of August 17, 2026 property owner John A. Krivak, of 3805 Overdale Drive Upper Arlington Oh 43220 parcel 070-007994-00, has three beehives on hios 0.3 acre lot. Although apparently registered for an apiary according to Franklin County Zoning Code (FCZ) 115.02 and 115.04 etal, he is nevertheless keeping his bees against the Franklin County and Upper Arlington beekeeping codes. Please talk to Mr. Krivak and explain his obligations as he does not listen to his neighbor's pleas. 1) Mr. Krivak's hives are kept south of Lane Road by approximately 1.7 miles.

	2) They are not located at least 10 feet from any property line, but next to the fence separating his 0.3 acre lot from his neighbor, who is allergic to bee stings. 3) Mr. Krivak's fence is only 5 feet high, and not the 6 feet required by FCZ Sec 115.046(e), and does not extend 10 feet beyond the colony in each direction 4) The hives do not have a convenient source of water available to the bees, but rather a stagnant and putrid "pool" dug into the ground at the NE corner of the Krivak lot. They are probably thus attracted to the allergic neighbor's pool for water and are stinging the pool swimmers.

(Section Break)

Property Maintenance and Code Violation

If your request pertains to property maintenance and code violations, please complete the optional information below.

Location of Code Violation	3805 Overdale Drive Upper Arlington Oh 43220 parcel 070-007994-00
Date of Violation	8/17/2026
Details of Violation	Bees kept against codes: As of August 17, 2026 property owner John A. Krivak, of 3805 Overdale Drive Upper Arlington Oh 43220 parcel 070-007994-00, has three beehives on hios 0.3 acre lot. Although apparently registered for an apiary according to Franklin County Zoning Code (FCZ) 115.02 and 115.04 etal, he is nevertheless keeping his bees against the Franklin County and Upper Arlington beekeeping codes. Please talk to Mr. Krivak and explain his obligations as he does not listen to his neighbor's pleas. 1) Mr. Krivak's hives are kept south of Lane Road by approximately 1.7 miles. 2) They are not located at least 10 feet from any property line, but next to the fence separating his 0.3 acre lot from his neighbor, who is allergic to bee stings. 3) Mr. Krivak's fence is only 5 feet high, and not the 6 feet required by FCZ Sec 115.046(e), and does not extend 10 feet beyond the colony in each direction 4) The hives do not have a convenient source of water available to the bees, but rather a stagnant and putrid "pool" dug into the ground at the NE corner of the Krivak lot. They are probably thus attracted to the allergic neighbor's pool for water and are stinging the pool swimmers.
Response Requeted	I would like a response
Optional Picture of Violation	*Field not completed.*

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Online Form Submittal: Contact Community Development Department

From noreply@civicplus.com <noreply@civicplus.com>
Date Tue 08/25/2026 11:47 AM
To Planning Web <City.Planning@uaoh.net>

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Your Name	John Dirina
Your Email	[redacted]
Subject	Bees kept against codes:
I am interested in (check all that apply):	Zoning Review
Your Message	As of August 17, 2026 property owner John A. Krivak, of 3805 Overdale Drive Upper Arlington Oh 43220 parcel 070-007994-00, has three beehives on his 0.3 acre lot. Although apparently registered for an apiary according to Franklin County Zoning Code (FCZ) 115.02 and 115.04 etal, he is nevertheless keeping his bees against the Franklin County and Upper Arlington beekeeping codes. Please talk to Mr. Krivak and explain his obligations as he does not listen to his neighbor's pleas. 1) Mr. Krivak's hives are kept south of Lane Road by approximately 1.7 miles. 2) They are not located at least 10 feet from any property line, but next to the fence separating his 0.3 acre lot from his

	neighbor, who is allergic to bee stings. 3) Mr. Krivak's fence is only 5 feet high, and not the 6 feet required by FCZ Sec 115.046(e), and does not extend 10 feet beyond the colony in each direction. 4) The hives do not have a convenient source of water available to the bees, but rather a stagnant and putrid "pool" dug into the ground at the NW corner of the Krivak lot. They are probably thus attracted to the allergic neighbor's pool for water and are stinging the pool swimmers.

(Section Break)

Property Maintenance and Code Violation

If your request pertains to property maintenance and code violations, please complete the optional information below.

Location of Code Violation	3805 Overdale Drive
Date of Violation	8/17/2026
Details of Violation	As of August 17, 2026 property owner John A. Krivak, of 3805 Overdale Drive Upper Arlington Oh 43220 parcel 070-007994-00, has three beehives on his 0.3 acre lot. Although apparently registered for an apiary according to Franklin County Zoning Code (FCZ) 115.02 and 115.04 etal, he is nevertheless keeping his bees against the Franklin County and Upper Arlington beekeeping codes. Please talk to Mr. Krivak and explain his obligations as he does not listen to his neighbor's pleas. 1) Mr. Krivak's hives are kept south of Lane Road by approximately 1.7 miles. 2) They are not located at least 10 feet from any property line, but next to the fence separating his 0.3 acre lot from his neighbor, who is allergic to bee stings. 3) Mr. Krivak's fence is only 5 feet high, and not the 6 feet required by FCZ Sec 115.046(e), and does not extend 10 feet beyond the colony in each direction. 4) The hives do not have a convenient source of water available to the bees, but rather a stagnant and putrid "pool" dug into the ground at the NW corner of the Krivak lot. They are probably thus attracted to the allergic neighbor's pool for water and are stinging the pool swimmers.
Response Requeted	I do not need a response
Optional Picture of Violation	*Field not completed.*

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Online Form Submittal: Contact Community Development Department

From noreply@civicplus.com <noreply@civicplus.com>
Date Wed 08/19/2026 9:20 AM
To Planning Web <City.Planning@uaoh.net>

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PLEASE NOTE: This is not an emergency reporting system. *Requests are addressed during regular work hours of 8 am to 5 pm, Monday through Friday. If you need to report an emergency situation, please call 9-1-1.*

Your Name	[redacted]
Your Email	[redacted]
Subject	Bee Hives at 3805 Overdale Dr
I am interested in (check all that apply):	Other (Describe)
Your Message	I was recently approached by a neighbor to sign a petition to keep his bee hives. He left out some important information around neighbors being stung by his bees (which he was informed of) and the fact that his next door neighbor has a sever allergy. I would like to resend my petition and I do not believe he should be allowed to keep the bees given I now have a full picture of the scenario.
(Section Break)	

Property Maintenance and Code Violation

If your request pertains to property maintenance and code violations, please complete the optional information below.

Location of Code Violation	*Field not completed.*
Date of Violation	*Field not completed.*
Details of Violation	*Field not completed.*
Response Requeted	*Field not completed.*
Optional Picture of Violation	*Field not completed.*

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Online Form Submittal: Contact Community Development Department

From noreply@civicplus.com <noreply@civicplus.com>
Date Tue 08/25/2026 11:04 AM
To Planning Web <City.Planning@uaoh.net>; Property.Maintenance Web <City.propmaint@uaoh.net>

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Your Name	Gail Havener
Your Email	[redacted]
Subject	Opposed to a variance for bee hives S of Lane Rd
I am interested in (check all that apply):	Zoning Review, Contacting the Code Compliance Officer
Your Message	I am opposed to a variance for bee hives south of Lane Road, and to the application for such variance by property owner John A. Krivak, of 3805 Overdale Drive Upper Arlington Oh 43220 parcel 070-007994-00. Note that even though no variance has been given, Mr. Krivak already has three active beehives on his 0.3 acre lot. These hives are adjacent to our lot and his bees swarm to our yard in search of water and nectar, attacking and driving off the black bumblebees and butterflies that use our flower gardens. As well, the Krivak bees swarm our hummingbird feeders next to our back patio, driving off our hummingbirds and also attacking us while we are on our patio.

	I think the existing North-of-Lane-Road 5 acre lot limit is appropriate and keeps nuisance bees from smaller lots and backyards. The Krivak bees are disrupting our use of our own premises. And, if one variance is given, more applications will follow for bees on these smaller lots. Homeowners and their children will get stung.

(Section Break)

Property Maintenance and Code Violation

If your request pertains to property maintenance and code violations, please complete the optional information below.

Location of Code Violation	3805 Overdale Drive
Date of Violation	8/25/2026
Details of Violation	I am opposed to a variance for bee hives south of Lane Road, and to the application for such variance by property owner John A. Krivak, of 3805 Overdale Drive Upper Arlington Oh 43220 parcel 070-007994-00. Note that even though no variance has been given, Mr. Krivak already has three active beehives on his 0.3 acre lot. These hives are adjacent to our lot and his bees swarm to our yard in search of water and nectar, attacking and driving off the black bumblebees and butterflies that use our flower gardens. As well, the Krivak bees swarm our hummingbird feeders next to our back patio, driving off our hummingbirds and also attacking us while we are on our patio. I think the existing North-of-Lane-Road 5 acre lot limit is appropriate and keeps nuisance bees from smaller lots and backyards. The Krivak bees are disrupting our use of our own premises. And, if one variance is given, more applications will follow for bees on these smaller lots. Homeowners and their children will get stung.
Response Requeted	I would like a response
Optional Picture of Violation	Bee Swarm Norbrook.jpg

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Online Form Submittal: Contact Community Development Department

From noreply@civicplus.com <noreply@civicplus.com>
Date Fri 09/11/2026 1:22 PM
To Planning Web <City.Planning@uaoh.net>

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Your Name	Doug
Your Email	[redacted]
Subject	Apiary at 3805 Overdale Drive
I am interested in (check all that apply):	Zoning Review
Your Message	I am writing to formally express my serious concerns regarding the placement and operation of multiple beehives at 3805 Overdale Drive. First, I want to be clear that I recognize the value of honeybees. Bees are important pollinators, and I have no objection to responsible beekeeping. However, there is a significant difference between supporting bees and allowing tens of thousands of bees to be concentrated on a small residential property immediately adjacent to other families' homes and outdoor living spaces. At some point, individual property rights must be balanced against the reasonable expectation that neighboring

	homeowners should be able to safely and comfortably use their own property. Multiple active hives can contain tens of thousands of bees. When those hives are located just feet from neighboring yards, patios, swimming pools, play areas, and other outdoor spaces, the potential impact extends well beyond the property where the hives are located. Residents should not have to avoid their own backyards because of a large concentration of bees originating from a neighboring property. There is also a legitimate safety concern. While honeybees are generally not aggressive, bee stings can be life-threatening to individuals with severe allergies. A residential neighborhood includes children, elderly residents, visitors, and others whose medical circumstances may not be known to the beekeeper or surrounding neighbors. This is also a quality-of-life issue. Upper Arlington homeowners invest significantly in their properties with the reasonable expectation that they can enjoy their yards, patios, pools, and outdoor spaces without being subjected to an unusually large number of insects from a neighboring property. What may be viewed as a beneficial hobby by one homeowner can become a persistent nuisance — and potentially a safety concern — for several surrounding households. I believe Upper Arlington should establish a clear distinction between reasonable residential beekeeping and the operation of multiple hives at a scale that is incompatible with a small residential lot. The fact that something provides an environmental benefit does not automatically make every location appropriate for it. We can support pollinators and responsible beekeeping while still recognizing that residential neighborhoods require reasonable safeguards and minimum lot size requirements.

(Section Break)

Property Maintenance and Code Violation

If your request pertains to property maintenance and code violations, please complete the optional information below.

Location of Code Violation	3805 Overdale Dr
Date of Violation	8/25/2026
Details of Violation	I am writing to formally express my serious concerns regarding the placement and operation of multiple beehives at 3805 Overdale Drive. First, I want to be clear that I recognize the value of honeybees. Bees are important pollinators, and I have no objection to responsible beekeeping. However, there is a significant difference between supporting bees and allowing tens of thousands of bees to be concentrated on a small residential property immediately adjacent to other families' homes and

	outdoor living spaces. At some point, individual property rights must be balanced against the reasonable expectation that neighboring homeowners should be able to safely and comfortably use their own property. Multiple active hives can contain tens of thousands of bees. When those hives are located just feet from neighboring yards, patios, swimming pools, play areas, and other outdoor spaces, the potential impact extends well beyond the property where the hives are located. Residents should not have to avoid their own backyards because of a large concentration of bees originating from a neighboring property. There is also a legitimate safety concern. While honeybees are generally not aggressive, bee stings can be life-threatening to individuals with severe allergies. A residential neighborhood includes children, elderly residents, visitors, and others whose medical circumstances may not be known to the beekeeper or surrounding neighbors. This is also a quality-of-life issue. Upper Arlington homeowners invest significantly in their properties with the reasonable expectation that they can enjoy their yards, patios, pools, and outdoor spaces without being subjected to an unusually large number of insects from a neighboring property. What may be viewed as a beneficial hobby by one homeowner can become a persistent nuisance — and potentially a safety concern — for several surrounding households. I believe Upper Arlington should establish a clear distinction between reasonable residential beekeeping and the operation of multiple hives at a scale that is incompatible with a small residential lot. The fact that something provides an environmental benefit does not automatically make every location appropriate for it. We can support pollinators and responsible beekeeping while still recognizing that residential neighborhoods require reasonable safeguards and minimum lot size requirements.
Response Requeted	I do not need a response
Optional Picture of Violation	*Field not completed.*

Email not displaying correctly? View it in your browser.

From: [redacted]
To: Michael Morris
Subject: Krivak Bees
Date: Tuesday, July 21, 2026 1:27:25 PM

Michael Morris,

I've learned that my neighbor John Krivak is keeping bees on his property on Overdale Drive. Letting you know that I am in favor of John keeping a backyard beehive. Further, I support creation of a variance from BZAP to allow this to continue. Thanks for your time and consideration.

Respectfully,
Clyde Linville
3832 Overdale Drive

Neighbor Statement – Backyard Beehives

[Your Address], Upper Arlington, OH

I am asking the City of Upper Arlington to grant a variance allowing me to keep honey bee hives on my property. As part of that request, I'd appreciate your honest input as a nearby neighbor. This is entirely voluntary — please select whichever statement below best reflects your experience, and feel free to add comments. Thank you for your time.

Please check ONE option that best describes your view:

- [X] I am in favor of my neighbor keeping backyard beehives and support the variance request.
- [ ] I have no strong preference either way.
- [ ] I have not been negatively affected or noticed any problems from the beehives.
- [ ] I have concerns about the beehives (please describe below).

Comments (optional):

WILLIAM WARDEN

Printed Name

Signature

Address: 3942 OVERDALE DR

Date: 7/20/26

From: [redacted]
To: Michael Morris
Subject: Ordinance Compliance
Date: Thursday, September 3, 2026 12:29:07 PM

Mr. Morris,

I am writing as a concerned member of our community regarding the number of beehives currently being maintained on a property in our area.

My concern is not personal or confrontational. I simply believe that the rules established for our community should apply equally to everyone. There are currently multiple hives on this property, and I understand that their number and/or manner of placement may not comply with the existing zoning regulations.

I respectfully ask that the requested variance **not be approved**, as I believe doing so would undermine the purpose of the ordinance and could give the impression that the rules can be disregarded.

If the variance is approved, however, I would like to know how compliance will be monitored. Will the City have someone responsible for inspecting or monitoring the beehives to ensure that the conditions of the variance and applicable regulations are being followed, or will the property owner be expected to self-monitor?

I appreciate consideration of this concern. I believe our community's regulations should be applied fairly and consistently to all residents.

Respectfully,
Nancy Davidson
3854 Chiselhurst Pl
Columbus, Ohio 43220
[redacted]

From: [redacted]
To: Michael Morris
Subject: Request for Enforcement and Review of Variance Request for Bee Hives at Bowman Property
Date: Friday, September 11, 2026 1:29:02 PM

Dear Zoning Board Members,

My name is Michael Olshove. I am the father of two young girls who spend a great deal of time at their grandparents Bonnie and Vic Bowman's home each summer. They attend "Grandma Camp," and this past season was especially exciting because the Bowmans installed a new pool. The children love swimming and playing outdoors there.

I am submitting this statement because John Krivak, the neighboring property owner who maintains several bee hives, is seeking a variance/exception to the rule that requires hives of this type to be located on a 5-acre property. I respectfully request that the board consider this statement when reviewing his variance application.

This past summer, within the first few weeks of Grandma Camp, our youngest daughter was stung while playing outside at the Bowmans' home. That incident has left our family deeply concerned about the safety of the children and other neighbors. The presence of multiple hives so close to a frequently used family gathering space creates foreseeable risks, including these realistic scenarios:

• Hive disturbance and swarming: If one of the several hives is accidentally knocked over or otherwise disturbed, bees can become highly agitated and swarm anyone nearby, including small children using the pool or yard.

• Allergic reactions and medical emergencies: If a child or neighbor who is allergic to bee stings is stung and swarmed, the consequences could be life-threatening and require immediate emergency medical care.

Beyond safety, there are legal and regulatory concerns I ask the board to weigh carefully in connection with the variance request:

• Nuisance and public-safety liability: If the hives create a foreseeable hazard, the property owner could face civil liability for injuries. The board should consider whether the current placement constitutes a public nuisance or an unreasonable risk to neighbors.

• Variance criteria and precedent: Granting an exception should be consistent with the outlined standards for variances. Allowing multiple hives on a sub-5-acre parcel could set a precedent.

I am not opposed to responsible beekeeping when it is conducted in a manner that protects neighbors and the public. My concern is that the current placement and number of hives, combined with the requested variance, do not reflect adequate neighborly consideration or sufficient safety measures for a residential area where children regularly play.

Thank you for your attention to this matter and for protecting the safety and well-being of our neighborhood.

Sincerely,

Michael Olshove

From: [redacted]
To: Michael Morris
Subject: Variance for Bee Hives
Date: Monday, July 20, 2026 8:59:34 PM

Dear Mr Morrison,

I am very much in favor of John Krivak, my neighbor/son being granted a variance so he might keep his bee hives. He has invested much time and energy in the hives. My husband and I became bee keepers after our 3 children were out on their own. We were so happy when our oldest son took up beekeeping. His children love the bees. I have included a photo of his children with the bees. They have learned so much.

We were thrilled when John, our youngest son, became interested in beekeeping and invested in his first hive. John and his family reap much joy and satisfaction from beekeeping. Their 8 year old son has learned a lot from the experience as well.

I live a block away from John, on the same end of the street, and have not been impacted by his bees. Both my neighbors have pools and have never voiced a complaint about the bees.

Moving the bees at this time would not be good as the bees are actively making honey. The boxes are heavy when filled with honey. The best time to move a hive is when it is colder, and the bees are dormant. Thanks for listening, Donna Krivak 3900 Bickley Place.

Sent from my iPhone