



6/21/2023 | 6:00 PM

**MUNICIPAL SERVICES CENTER, COUNCIL CHAMBER
3600 TREMONT ROAD**

If you are joining through Zoom, please click the link below to join the meeting:

<https://zoom.us/j/98181639938>

Meeting ID: 981 8163 99384

1. Consent Agenda

- a. Review of May 17, 2023 BZAP meeting minutes.
- b. **WITHDRAWN BY APPLICANT** - 2550 Chester Road (VAR-21-23) - To allow the construction of a detached garage that is 23'-6" tall, in lieu of the 17-foot height limit.
- c. 4106 Fairfax Drive (VAR-27-23) - To allow the construction of a one-story addition that encroaches up to 1'-6" into the 10-foot minimum side yard setback and up to 2'-1" into the side yard longwall setback.
- d. 3653 Reed Road (VAR-28-23) - To allow an attached patio structure to encroach up to 10'-9" into the 33'-9" minimum rear yard setback.
- e. 4857 Stonehaven Drive (VAR-29-23) - To allow front additions that result in an encroachment of up to 11 inches into the 19'-8" side yard longwall setback (north), up to 3'-11" into the 16'-8" side yard longwall setback (south), and result in a side yard sum of 25'-2", when 26 feet is the minimum.
- f. 2033 Bedford Road (VAR-30-23) - To allow an addition that encroaches 3'-5" into the 10-foot minimum side yard setback, results in a side yard sum of 13'-11", when 20 feet is the minimum, and encroaches up to 1'-10" into the 11'-7" side yard longwall setback. **The request also includes a chimney that encroaches up to 5' into the 8-foot minimum side yard setback.**
- g. 4170 Randmore Court (VAR-31-23) - To allow the construction of a covered open porch to encroach 6'-6" into the 35-foot minimum rear yard setback and results in 29.2 percent development coverage, above the 27 percent limit.
- h. 2235 Dorset Road (VAR-32-23) - To allow a covered porch to be removed and replaced with a screened porch and smaller covered patio on the same footprint, which encroaches up to three feet into the eight-foot minimum side yard setback and 11'-9" into the 33'-9" rear yard setback (existing).

- i. 2600 Coventry Road (VAR-33-23) - To allow a two-story addition to encroach up to four inches into the eight-foot minimum side yard setback, matching the existing footprint.

2. Variance/Conditional Uses

- a. 2241 Abington Road (VAR-16-23) - To allow an addition to encroach up to 14'-5" into the 33'-9" minimum rear yard setback, 1'-5" into the 11'-5" minimum side yard longwall setback. The addition also projects up to 5'-6" into the rear yard profile.
- b. 1991 Stanford Road (VAR-34-23) - To allow a circular driveway that results in front yard coverage of 32.6 percent, when 25 percent is the limit, and to allow a 48-inch tall fence to project **up to 15 feet** into the Arlington Avenue front yard, when 42 inches is the maximum height permitted.
- c. 2737 Wexford Road (VAR-35-23) - To allow a hot tub to encroach up to seven feet into the eight-foot minimum side yard setback and up to three feet into the eight-foot minimum rear yard setback.

3. City Business

- a. Updates from the Community Development Department.

May 17, 2022, | 6:01 PM

Municipal Services Center, 3600 Tremont Road

Members Present: Daniel Barringer, Kevin Carpenter, Shannon Tolliver,
Matthew McGrath, Marianne Mitchell, William Westbrook

Members Absent: Donald Osterhout

Staff Present: Senior Planner Justin Milam, Planning Officer Alyssa Kelly,
Assistant City Attorney Darlene Pettit, Deputy City Clerk
Yelena Parks

1. Call to Order/Roll Call

A motion was made by Ms. Mitchell, seconded by Mr. Carpenter, to excuse Mr. Osterhout's absence. The motion carried unanimously (6-0).

2. Consent Agenda

a. Minutes

A motion was made by Mr. Carpenter, seconded by Mr. Westbrook, to approve May 3, 2023, BZAP Work Session and April 19, 2023, BZAP meeting minutes. The motion carried unanimously (6-0).

b. 3910 Lyon Drive (VAR-19-23)

A motion was made by Mr. Carpenter, seconded by Mr. Westbrook, to approve the request by Consent Agenda. The motion carried unanimously (6-0). Finding #4 was noted in the Staff Report.

c. 2617 Eastcleft (VAR-24-23)

A motion was made by Mr. Carpenter, seconded by Mr. Westbrook, to approve the request by Consent Agenda. The motion carried unanimously (6-0). Finding #4 was noted in the Staff Report.



d. 2398 Brandon Road (VAR-25-23)

A motion was made by Mr. Carpenter, seconded by Mr. Westbrook, to approve the request by Consent Agenda. The motion carried unanimously (6-0). Finding #4 and #6 were noted in the Staff Report.

e. 2861 S. Dorchester Road (VAR-26-23)

A motion was made by Mr. Carpenter, seconded by Mr. Westbrook, to approve the request by Consent Agenda. The motion carried unanimously (6-0). Finding #4 and #6 were noted in the Staff Report.

3. Variances/Conditional Uses

Ms. Parks 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. 2241 Abington Road (VAR-16-23, Schumacher)

The variance hearing was postponed to the June 21, 2023, BZAP meeting.

b. 4532 Hull Farm (VAR-23-23, Slesman)

Mr. Milam provided a summary of the application. Mr. Milam said that the proposed fence location is unique for its proximity to the City's preservation easement and the height of the fence.

Mr. Barringer asked what the procedure for a tall fence is. Mr. Milam said the fence is six inches tall then the code allows.

Mr. Westbrook asked if the fence would be visible from the street and Mr. Milam said the fence would not be seen. Mr. Westbrook said that he supported the fence and inquired if there was a requirement to keep the landscaping. Mr. Milam noted that part of the approval would include landscape maintenance. Mr. Milam added that the subdivision regulations require landscaping to be maintained and replaced in case of damage.

Mr. McGrath asked who would maintain the vegetation between the two fences and Mr. Milam responded that it would be the homeowner's association responsibility. Mr. Milam said the fence would be an open black aluminum-style fence allowing stormwater to pass.

Ms. Tolliver asked who was responsible for the landscape preservation easement and Mr. Milam responded that the homeowner's association is responsible for the preservation.



Mr. McGrath said that the density of the landscape would make it challenging to navigate with only 20 feet of access.

Mr. Carpenter asked about the Unified Development Ordinance amendments that recommended that fences not be allowed within preservation easements and Mr. Milam said that those amendments were recommended tonight as well. Mr. Carpenter says that he is in support of the variance.

Mr. Brett Sleesman, 4532 Hull Farm Lane, the applicant for the project, provided some background on the property. Mr. Sleesman said the family has small children and the fence would be for safety reasons. The applicant added that keeping the fence in the landscape preservation would mean that the applicant could care for and maintain it.

Ms. Tolliver asked if the applicant is required to install a gate since there is a utility easement. The applicant said that he would be installing a gate.

Ms. Pettit asked if it was a City easement and whether any utilities were located within it. Mr. Milam confirmed there were City utilities. Ms. Pettit advised that since the fence is located in the City's easement, if it needed to be removed, it would be the homeowner's responsibility. The applicant said that he was okay with that. Mr. Milam added that the variance request is not for the landscape preservation easement but only for the height and location of the fence.

Mr. Carpenter asked for clarification if the vote does not include the landscape preservation easement. Mr. Milam confirmed that it is not included and noted in the application and the Staff Report.

A motion by Mr. Westbrook, second by Mr. Carpenter, to approve Variance #23-23. The motion carried unanimously (6-0). Findings #4 and #5 were noted by the Board.

c. 2231 Inchcliff Drive (VAR-17-23, Carine)

Ms. Kelly gave some background on the application. Ms. Kelly said that the garage had a variance approved in the past, and the applicant wants to extend the garage and add to the height. Ms. Kelly said that Staff looked at neighboring homes and saw a neighboring property with a variance for their attached garage that encroached three and a half feet into the rear yard profile, adding that there is a precedence with that kind of variance. Ms. Kelly said that this request is for a seven-foot, two-inch encroachment. Ms. Kelly said that the Staff supports the current plans and does not think the addition would negatively impact the neighboring property.



Mr. Eric Carine, 2231 Inchcliff Drive, the applicant for the project, provided some background on the property. Mr. Carine said that the previous owner constructed the addition and that he wants to continue the addition with the same setback. The applicant stated that he is looking to raise the ceiling by two feet to create a better work space in the garage.

A motion by Mr. Carpenter, seconded by Mr. Barringer, to approve Variance #17-23. The motion carried unanimously (6-0). Finding #4 was noted by the Board.

d. 2550 Chester Road (VAR-21-23, Shinn)

A motion by Mr. Carpenter, seconded by Ms. Mitchell, to postpone the Variance 21-23 hearing to the June 7, 2023, BZAP Work Session. The motion carried unanimously (6-0).

4. Zoning Map/Text Amendments

a. OR-30-23: Review and recommendation to the City Council of proposed amendments to the Unified Development Ordinance (UDO)

Mr. Milam summarized the changes since the last meeting; there were only two changes. The first related to the expiration of the Developments Plans, which will provide two years to have a building permit issued, and the City Manager could grant an extension if City Council approved an economic development agreement related to the project. The second change was to the variance section to remove that construction needs to start within six months, as it conflicts with the State Building Code. Mr. Milam said that Staff talked to healthcare providers regarding parking, adding that the code is acceptable to them and no changes were made to the parking standards.

Mr. Barringer asked about the change regarding the detached garages at seventeen feet and how it would affect the option of building an office space that would not allow for a seventeen-foot garage. Mr. Barringer added that there is a conflict in the code and that, at some point, it would need to be changed to accommodate height change. Mr. Milam said that Staff intentionally left the garage height at seventeen feet, so additional review would be required by the Board to exceed that. Detached garages may need to increase to a height of at least twenty-two feet for livable space.

Ms. Tolliver asked how the Board would distinguish an office space from a separate living unit. Mr. Westbrook said the applicant would need to provide that information along with the application. Mr. Milam said that was correct.



A motion by Mr. Carpenter, seconded by Ms. Mitchell, to approve Ordinance 30-23. The motion carried unanimously (6-0).

- b. OR-32-2023: Review and recommendation to the City Council of proposed amendments to the Unified Development Ordinance (UDO) Article 6.06 (Signs) to allow for the creation of a home recognition program in partnership with the Upper Arlington Historical Society.**

Mr. Milam gave background on the proposed changes saying that it is a simple addition to the Sign code, adding that it would allow signage in residential districts as part of the Century Home Recognition Program and is a partnership with the Historical Society. Mr. Milam said that residents could purchase a plaque that would say that their home is a hundred years old.

Ms. Pettit added that the Board would vote on the language change to support the Sign code. Ms. Pettit said that in the current code, you cannot have a permanent sign in a residential district, other than an address sign.

Mr. Barringer asked about the size allowance and Mr. Milam said that, in the ordinance, there is an allowance of one-square-foot. Ms. Pettit added that the program allows the City Manager to determine the specifics for the homes to qualify for the program.

A motion by Mr. Carpenter, seconded by Ms. Mitchell, to approve Ordinance 32-2023. The motion carried unanimously (6-0).

5. Community Update

Mr. Milam gave an update on projects around the City including the Golden Bear project, the senior housing building, the Community Center, and the Northam Tennis courts.

6. Adjournment

The meeting adjourned at 6:47 PM.

ATTEST:

Yelena Parks

CHAIR:

Shannon Jellner



City of Upper Arlington

BZAP Minutes | Page 5 of 5 | May 17, 2023

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: June 21, 2023

Subject: 4106 Fairfax Drive (VAR-27-23) - To allow the construction of a one-story addition that encroaches up to 1'-6" into the 10-foot minimum side yard setback and up to 2'-1" into the side yard longwall setback.

Site Description/History

The subject property, 4106 Fairfax Drive, is located on the east side of the street, just uphill from its intersection with Middlesex Road to the south. The property has 93 feet of frontage with irregular lot depths of 202 feet (north) and 227 feet (south). It is platted as Lot #10 of the Roberts Subdivision of Windermere on the Scioto and is zoned R-1b, One-Family Residence District. A 1.5-story brick and siding home sits 85 feet from the right-of-way, where there is a 40-foot building line, which most properties on the east side do not follow. The home has nonconforming side yard setbacks on both sides of the site. The property includes extensive mature landscaping and the rear yard is enclosed with fencing. The home was built in 1955 and purchased by the applicant in 2002.

Proposal

The proposal includes the construction of one-story bedroom and family room additions on the rear of the home, set two feet in from the existing house. The addition measures approximately 30' x 37' (1,110 square feet), where only 17 square feet encroaches into the side yard longwall. It is 16'-5" tall and includes siding to match the house. No changes to landscaping or hardscape are proposed. Building, development and front yard development coverage ratios are all compliant.

Zoning Code Requirements

- To allow a one-story addition to encroach up to 1'-6" into the 10-foot minimum side yard (south) setback (8'-8" existing)(Article 5.02);
- To allow a one-story addition that reduces the minimum side yard setback sum from 20 feet to 17.9 feet (existing 18.1 feet)(Article 5.02); and
- To allow a one-story addition to encroach up to 2'-1" into the side yard (south) longwall setback (Article 5.02).

Alternatives



The proposal includes a two-foot offset from the existing home, which follows the spirit of the side yard longwall requirement. A further offset would result in a narrower bedroom and family room that would be less functional.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. The requested variances are largely a result of existing site conditions as the home is not parallel to the roadway by being built at an angle and sprawling across the side yard setbacks (Finding #6). The proposed design meets the intent of the longwall ordinance by stepping in the addition from the main portion of the home and providing quality elevations along the side yard elevation. It will blend well with the home, character of the street, and not have any negative impacts (Finding #4). Though three variances, they are all quite minimal. For these reasons, Staff recommends that this variance application be approved.

Attachments

1. 4106 Fairfax Dr Variance App
2. BZAP Staff Report Pics - 4106 Fairfax Dr





23-2021

Variance Application

Status: Active

Date Created: May 15, 2023

Applicant

Tom Nau
tom@naubull.com
5844 N High St
Worthington, Ohio 43085
614-499-0152

Primary Location

4106 FAIRFAX DR
UPPER ARLINGTON, OH 43220

Owner:

METCALF MARK W
4106 FAIRFAX COLUMBUS, OH 43220

BZAP Information

BZAP Case

VAR-27-23

Status

Pending

BZAP Determination Date

06/21/2023

Vote Tally

--

Primary Variance

Side Yard Longwall

Findings of Fact for Approval/Denial

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Variance Request

To allow the construction of a one-story addition that encroaches up to 1'-6" into the 10-foot minimum side yard setback and up to 2'-1" into the side yard longwall setback.

BZAP conditions

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Variance Information

Describe Variance Request

Request permission to 'encroach' (17 SF +/-) into Side Yard setback & Modified Setback area.

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?

Neighborhood of Odd/Atypical shaped lots with this specific existing home placed 'skewed' & 'not centered', relative to Side Yard P/L's.

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

Not that we know.

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

Not really, given: 1) Hilly/winding plat layout & terrain of area; 2) Addition being placed to 'rear' of home; & 3) low visibility from street; given buffering distance, landscape, & existing fencing (to remain). All assist in 'minimizing' / 'buffering' any perceptual changes to neighborhood character.

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, (given the skewed home placement & context of the existing room layout), the addition is designed 2' 'stepped in' from the existing home side wall and with a rear bay that's 'stepped in', as well..., in effort to lessen the encroachment. All, while still, netting reasonable 'dovetailing/connection' of New Addition rooms to existing layout, and, an efficient footprint with 'reasonable' room sizes/spans & congruous roofshaping.

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

Not as much, as new rooms potentially get 'pinched' & disproportionate, in shapes/sizes, w/o variance.... Thus, negating room functions somewhat, & thus value/return.

Attachments

-  4106 Fairfax Dr Site-Roof Plan 4.26.23 .pdf
Uploaded by Tom Nau on Apr 27, 2023 at 10:55 am
-  4106 Fairfax Dr Elevations 4.26.23 .pdf
Uploaded by Tom Nau on Apr 27, 2023 at 10:56 am
-  4106 Fairfax Dr Floor Plans 2.26.23 .pdf
Uploaded by Tom Nau on Apr 27, 2023 at 10:56 am
-  4106 Fairfax- cert of Notice. 5.15.23. .pdf
Uploaded by Tom Nau on May 15, 2023 at 10:33 am
-  4106 Fairfax- cert of Notice. 5.15.23. .pdf
Uploaded by Tom Nau on May 15, 2023 at 10:34 am
-  4106 Fairfax Dr -3-D View 4.26.23 .pdf
Uploaded by Tom Nau on Apr 27, 2023 at 10:56 am
-  Metcalf - Encroachment Dims Supplement 5.25.23. .pdf
Uploaded by Tom Nau on May 25, 2023 at 9:55 am

History

Date	Activity
Apr 25, 2023 at 10:09 am	Tom Nau started a draft of Record 23-2021
Apr 25, 2023 at 10:13 am	Tom Nau altered Record 23-2021, changed ownerEmail from "" to "bethany.met@icloud.com"
Apr 25, 2023 at 10:13 am	Tom Nau altered Record 23-2021, changed ownerPhoneNo from "" to "1-614-404-4125"
May 15, 2023 at 10:35 am	Tom Nau submitted Record 23-2021
May 15, 2023 at 10:37 am	completed payment step Application Fees on Record 23-2021
May 15, 2023 at 10:37 am	approval step Application Complete & Scheduled for BZAP Reviewwas assigned to Justin Milam on Record 23-2021
May 24, 2023 at 2:19 pm	Alyssa Kelly changed BZAP Case # from "" to "VAR-27-23" on Record 23-2021
May 24, 2023 at 2:19 pm	Alyssa Kelly changed Status from "" to "Pending" on Record 23-2021
May 24, 2023 at 2:19 pm	Alyssa Kelly changed BZAP Determination Date from "" to "06/21/2023" on Record 23-2021
May 25, 2023 at 9:55 am	Tom Nau added attachment Metcalf - Encroachment Dims Supplement 5.25.23. .pdf to Record 23-2021
Jun 7, 2023 at 11:33 am	Alyssa Kelly approved approval step Application Complete & Scheduled for BZAP Review on Record 23-2021
Jun 7, 2023 at 11:33 am	approval step Board of Zoning & Planning Reviewwas assigned to Justin Milam on Record 23-2021
Jun 7, 2023 at 2:52 pm	Alyssa Kelly changed Primary Variance from "" to "Side yard longwall setback" on Record 23-2021
Jun 8, 2023 at 3:26 pm	Justin Milam changed Primary Variance from "Side yard longwall setback" to "Side Yard Longwall" on Record 23-2021
Jun 8, 2023 at 3:31 pm	Justin Milam changed Variance Request from "" to "To allow the construction of a one-story addition that encroaches up to 1'-6" into the 1" on Record 23-2021

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Application Fees	Paid	May 15, 2023 at 10:35 am	May 15, 2023 at 10:37 am	-	-
 Application Complete & Scheduled for BZAP Review	Complete	May 15, 2023 at 10:37 am	Jun 7, 2023 at 11:33 am	Justin Milam	-
 Board of Zoning & Planning Review	Active	Jun 7, 2023 at 11:33 am	-	Justin Milam	-
 BZAP Result	Inactive	-	-	-	-



Revised: Jan 2021

Certification of Notice

Applicant Name: MARK & BERTHA METCALF

Location of property subject to BZAP request: 4106 FAIRFAX DR.

Describe activity which requires Board of Zoning and Planning review:

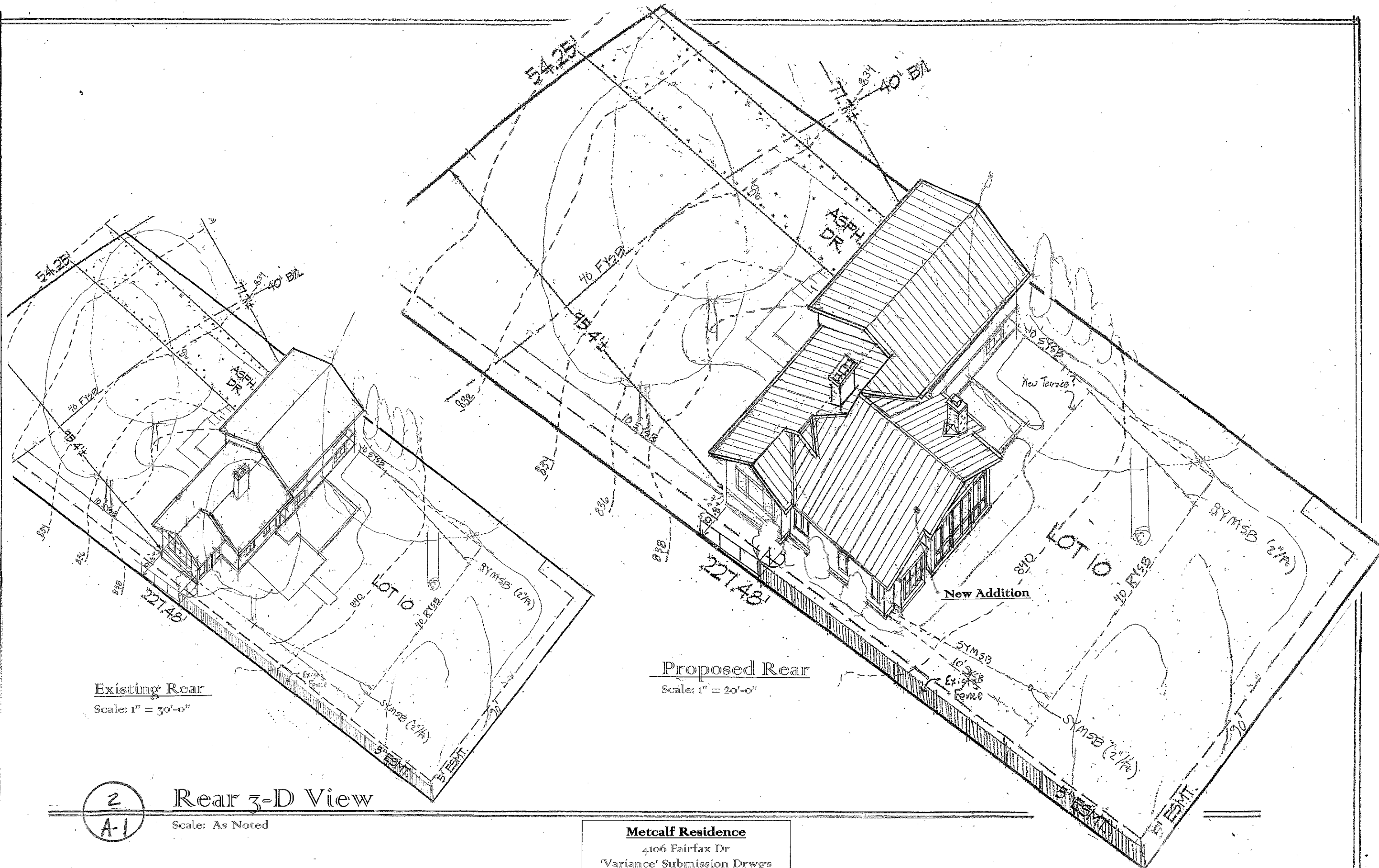
Side Yard Encroachment (17' + 1)

This application will be heard by the Board of Zoning and Planning on: 6.21.23

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:
4128 FAIRFAX DR.	MARK & LINDA BODIEN		5/12/2023
4118 FAIRFAX DR.	GREG & BRITANY CYRANOWICH		5/13/2023
4106 FAIRFAX DR.	MARK & BERTHA METCALF	Bertha Metcalf	5.14.23
2540 MIDDLESEX DR.	STEVE & MARILYN SIKORA	Mary Lou Sikora	5/12/23
2554 MIDDLESEX DR.	ZACHARY & DIANE THOMAS		5/14/23
4100 FAIRFAX DR.	PAUL & LANA RANDLES	Paul Randles	5.12.23
4080 FAIRFAX DR.	VALERIE SPEER	Valerie Speer	5-14-23
4103 FAIRFAX DR.	ROBERT & LANE EGLE	Lane Egle	5/13/23
4117 FAIRFAX DR.	BLANCHE GEISHMAN	Blanche E. Geishman	5/12/23
4131 FAIRFAX DR.	BRUCE & ANNE KILKELLY	Anne E. Kilkenny	5/12/23
Applicant Signature:			Date:



Existing Rear
Scale: 1" = 30'-0"

Proposed Rear
Scale: 1" = 20'-0"

2
A-1

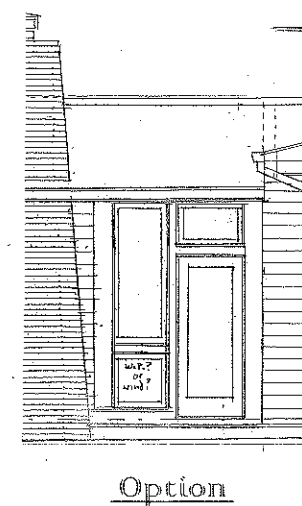
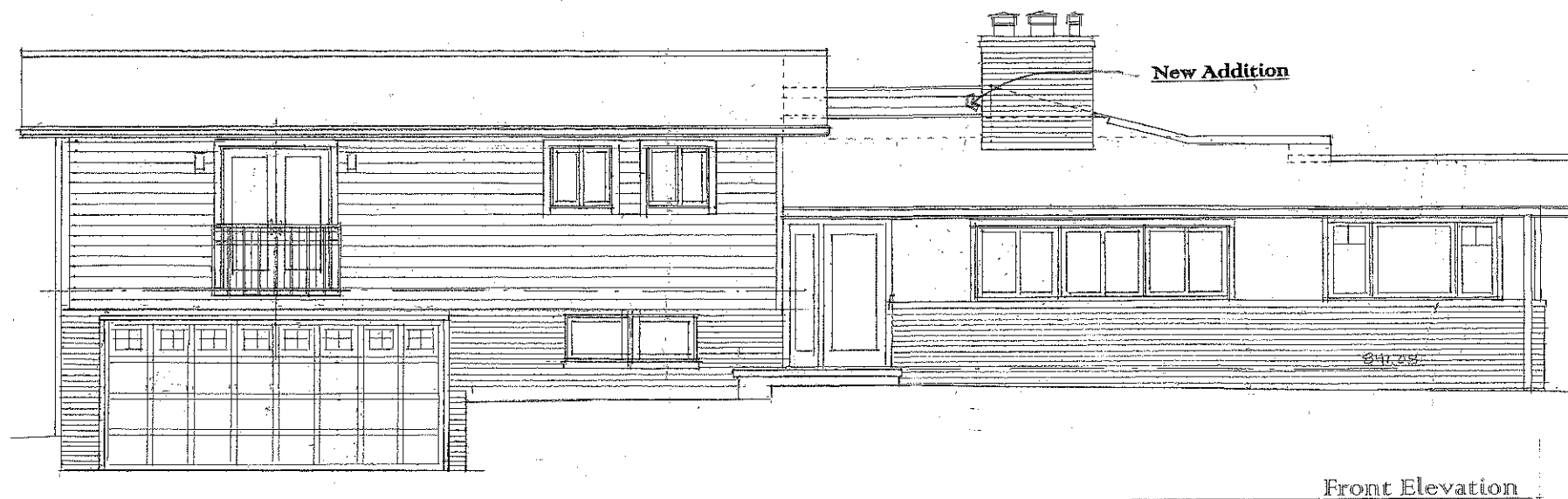
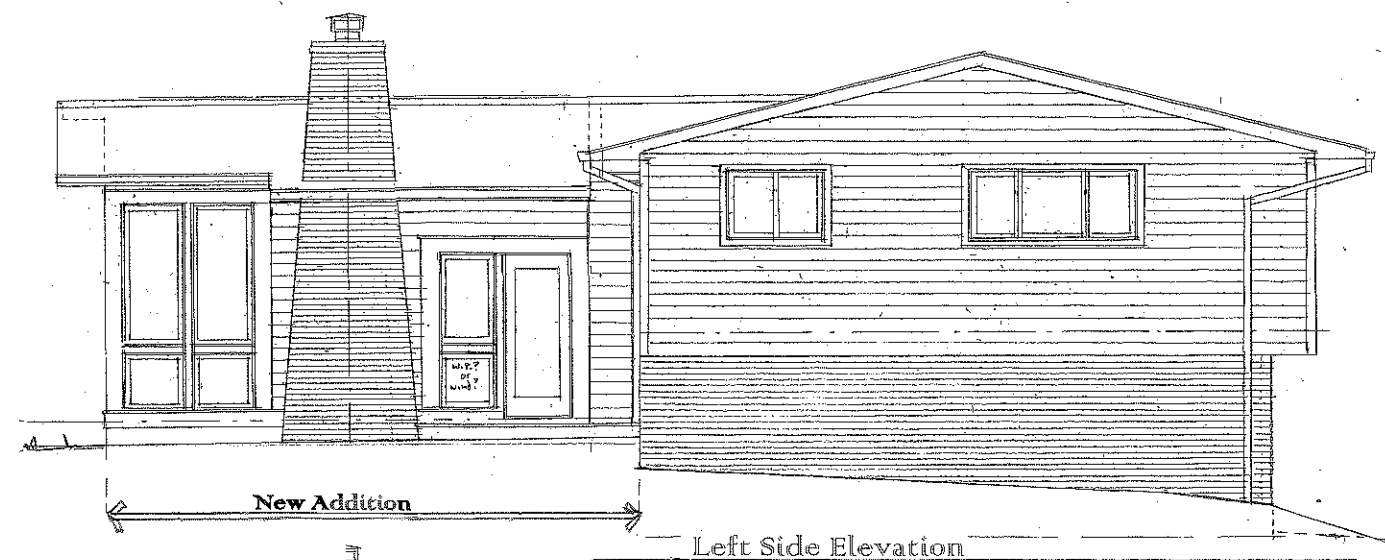
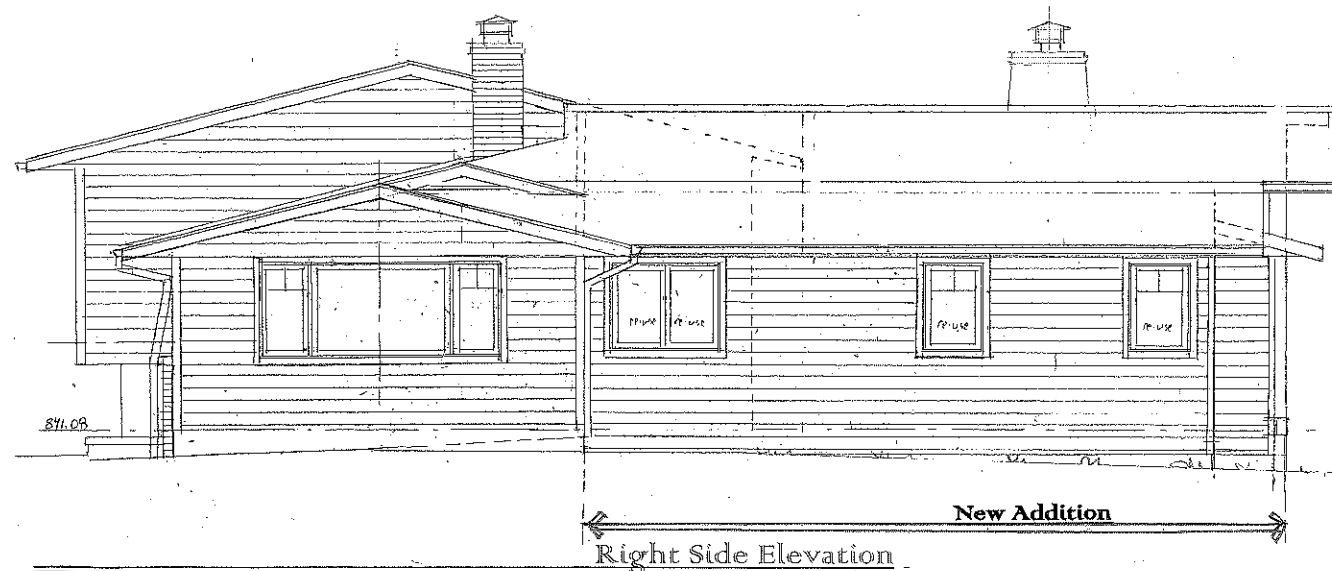
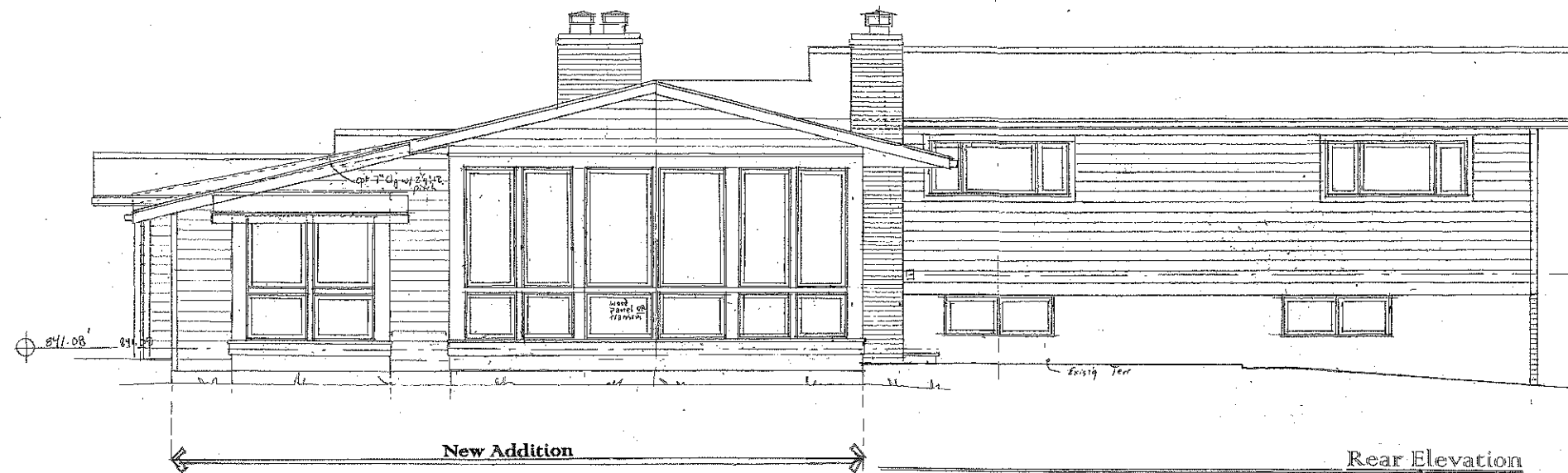
Rear 3-D View

Scale: As Noted

Metcalf Residence

4106 Fairfax Dr
'Variance' Submission Drawgs
26th, April 2023
Nau & Bullock Architects

Variance Submission



Elevations

Scale: 1"=8'

Metcalf Residence

4106 Fairfax Dr
'Variance' Submission Drwgs
26th, April 2023
Nau & Bullock Architects

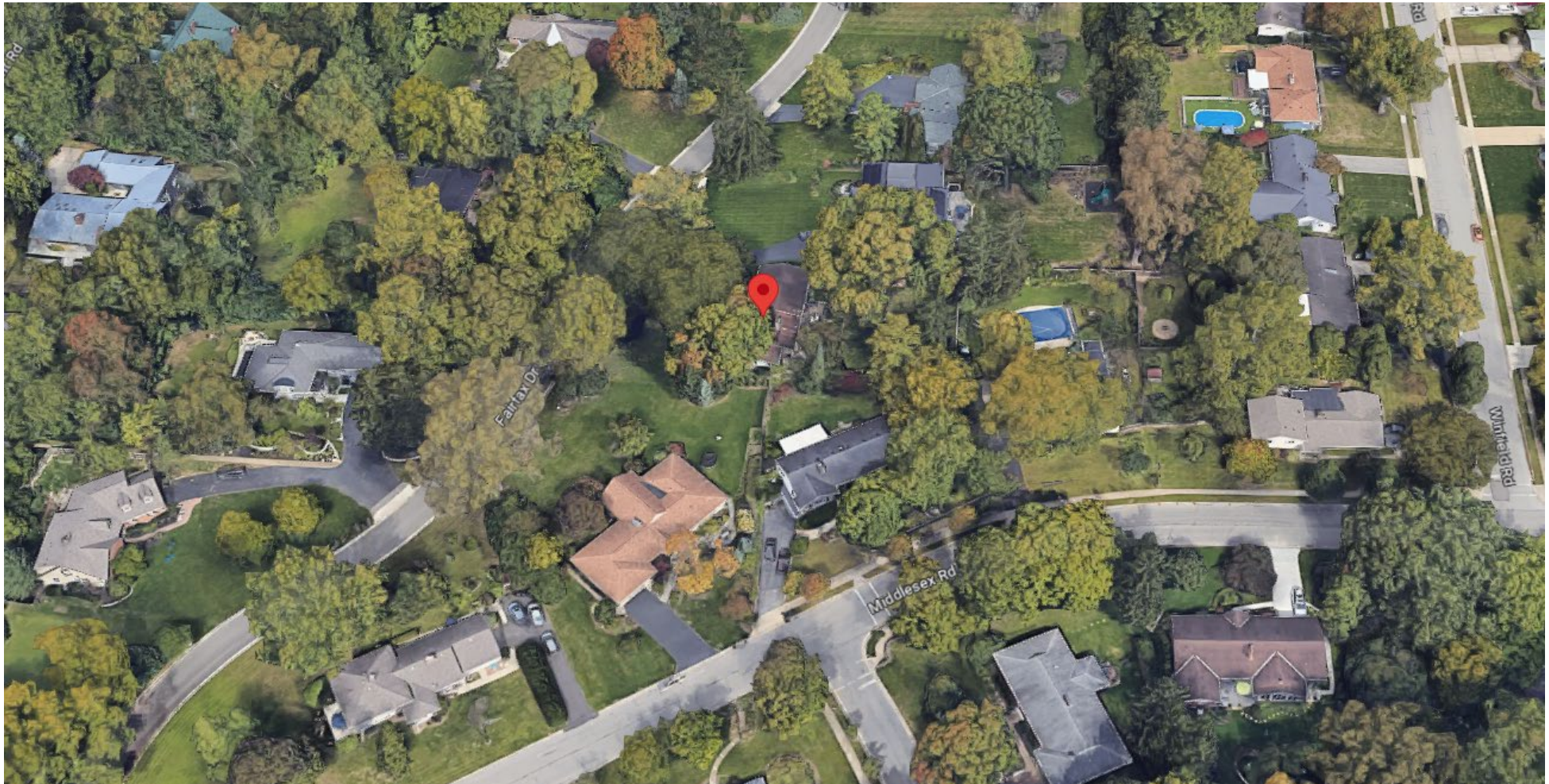
Variance Submission

4106 Fairfax Drive

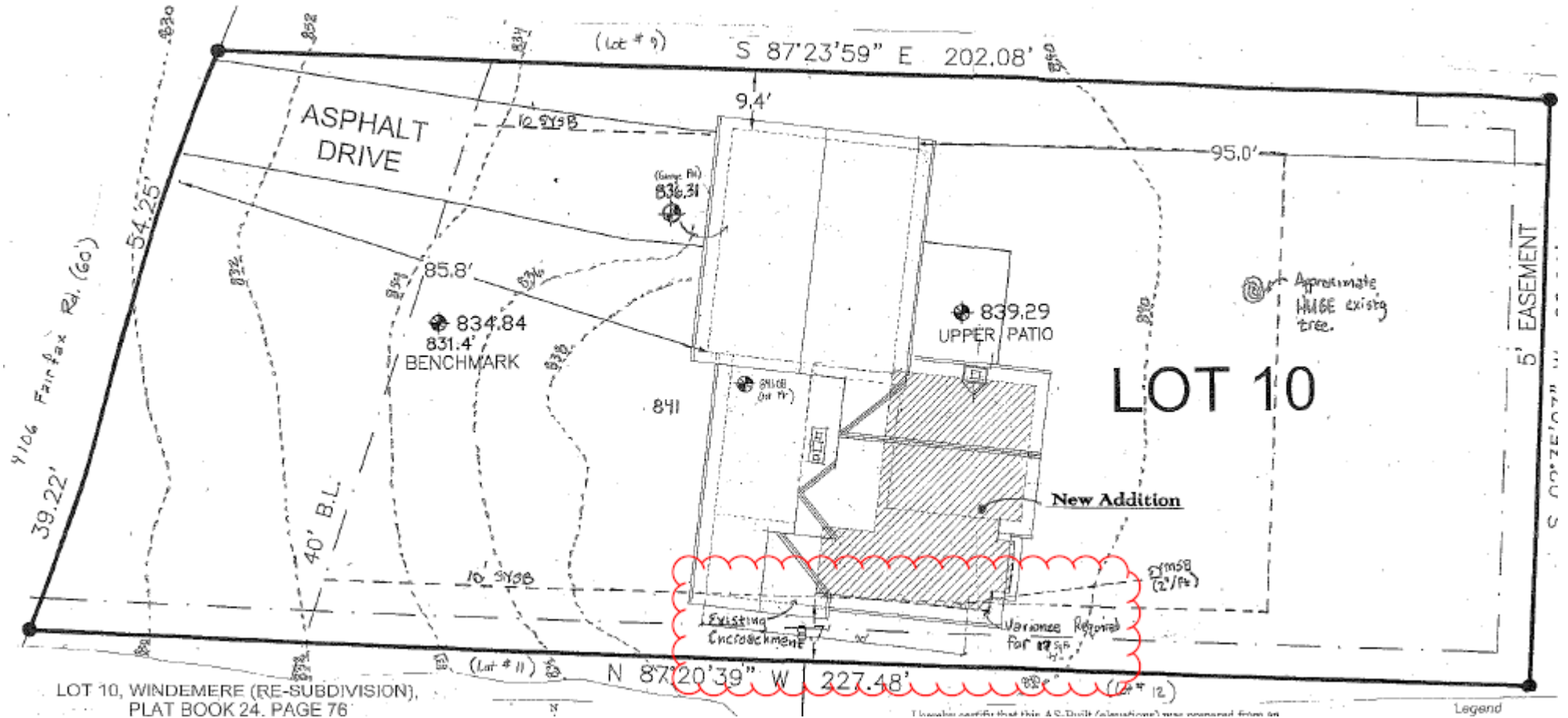
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Proposed Site Plan



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: June 21, 2023

Subject: 3653 Reed Road (VAR-28-23) - To allow an attached patio structure to encroach up to 10'-9" into the 33'-9" minimum rear yard setback.

Site Description/History

The subject property, 3653 Reed Road, is located on the west side of Reed Road, one property north of Hythe Road, and across from Wellington School in the [Hastings Place](#) subdivision (Lot #52). The property is zoned R-1b, One-Family Residence District, and is rectangular in shape, with 90 feet of frontage and 135 feet of depth, similar to neighboring properties. The home is "L" shaped, with a portion sitting just behind the 40-foot platted setback and another portion sitting well behind the setback line. An existing covered porch is situated at the rear of the home, just 23 feet from the rear property line (existing nonconforming). The property complies with all other coverage and setback limits. The house is 1,910 square feet and has three bedrooms and 2.5 bathrooms. It was built in 1968 and purchased by the applicant in 2017.

Proposal

The applicant is proposing the replacement of an existing covered patio structure in the same location. The proposed structure includes a rear-facing gable that will be 11'-11" in height at the peak. The 183.75-square foot structure will be 15' wide and 12'-2" deep, and will accommodate space for a table and small sitting area. The exterior of the structure will complement the main home, with a roof slope and overhangs to match the main home and cedar posts. The structure will remain open except for a retractable sun shared on the west elevation.

Zoning Code Requirements

- To allow an attached patio structure to encroach up to 10'-9" into the 33'-9" minimum rear yard setback (Article 5.02C).

[Currently, there are code amendments before Council that would allow a covered porch to encroach up to six feet into the rear yard setback (ORD-30-2023). A variance would still be required in this case.]



Alternatives

Due to the siting of the existing home and the existing nonconforming patio structure, the applicant has limited options to replace or relocate the patio structure. The applicant could construct a detached, pergola (open top) type structure in the rear yard that is at least 10 feet from side and rear property lines. They could also explore options for a patio structure in the front of the house. However, the preferred option is to retain covered, attached outdoor living space in the rear yard.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. In this case, Staff has found the structure, although nonconforming, is existing and has had little negative impact on neighboring properties. The proposed structure is also modest in size and appearance and is an improvement in the architecture and design of the existing structure. Therefore, Staff recommends approval of the application as submitted and notes Findings #4 and #6 for consideration.

Attachments

1. 3653 Reed Rd Variance App
2. BZAP Staff Report Pics - 3653 Reed Rd





23-1979

Variance Application

Status: Active

Date Created: May 11, 2023

Applicant

Eric Call
eric.call@eccontracting.org
1350 W 5th Ave suite 314
Columbus, Ohio 43212
6142069469

Primary Location

3653 REED RD
UPPER ARLINGTON, OH 43220

Owner:

CAMELAB LLC
4801 TURNBRIDGE TOLEDO, OH 43623

BZAP Information

BZAP Case #

VAR-28-23

Status

Pending

BZAP Determination Date

06/21/2023

Vote Tally

--

Primary Variance

Patio structure

Findings of Fact for Approval/Denial

--

Variance Request

To allow an attached patio structure to encroach up to 10'-9" into the 40-foot minimum rear yard setback.

BZAP conditions

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Variance Information

Describe Variance Request

Replace nonconforming open-air covered patio structure that encroaches 15' into 40' setback, with new open-air architecturally compatible structure on same footprint.

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 principal structure is a ranch-style single-family house constructed in 1968. Garage entry is to the rear. The principal structure is located at the 40' rear-yard setback line. An existing concrete slab is also located off the back doorway of the dwelling, and covered with an existing shed-roof open-air structure supported by five posts, on the west-facing side. The existing nonconforming structure was installed by previous owners and encroaches into the rear-yard setback. The immediate rear yard neighbor is located on a large lot at 1925 Seaford Court, and the principal structure on that property is located approximately 80' from the shared rear property line. Due to the configuration of the driveway; the location of exterior spigot; location of basement egress; location of existing chimney; and the existing configuration of the concrete patio slab, it is impractical to configure a replacement covering for the patio such that it does not encroach into the rear yard and would maintain a usable outdoor space providing relief from the westerly sun in warm-weather months. Additionally, because of the existing nonconforming structure, property owners are faced with the alternatives either of (a) investing in the existing structure, the shed-roof of which is potentially not salvageable and is not architecturally compatible with the gabled roofs on the principal structure; or (b) removing the structure entirely when it has deteriorated, reducing the usability and value of the rear yard.

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 requested variance for encroachment into the setback does not provide a special privilege and would not materially alter existing conditions, except as to provide a more finished and architecturally compatible structure than the longstanding non-conforming structure.

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 essential character of the neighborhood will remain single-family residential. Other properties will not suffer substantial detriment as a result of the variance; in fact, the replacement of the nonconforming structure with a new structure compatible with the architecture of the principal structure and integrating high-quality building materials (i.e., cedar) will increase property value. Additionally, the configuration of the lot of 1925 Seaford Court is such that the principal structure would remain over 100' from the new structure in the existing footprint of the nonconforming structure. Other neighboring properties are buffered by privacy fencing and/or trees.

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. Other configurations are impractical or undesirable due to their being shallow and not providing shade. They also would likely entail extending hardscape along the rear of the principal structure and be awkwardly configured due to existing features on the principal structure. The proposal remains in the existing footprint of the nonconforming structure (which has been in place apparently for many years, without incident) such that it does not further encroach.

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

No. The nonconforming structure detracts from the overall value of the property and principal structure. Its removal altogether would further decrease value by depriving the property of an

outdoor rear-yard living space with protection from intense westerly sun.

Open Porch reconstruction for
THE BOGGS RESIDENCE
3653 Reed Road
Upper Arlington, Ohio 43220

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

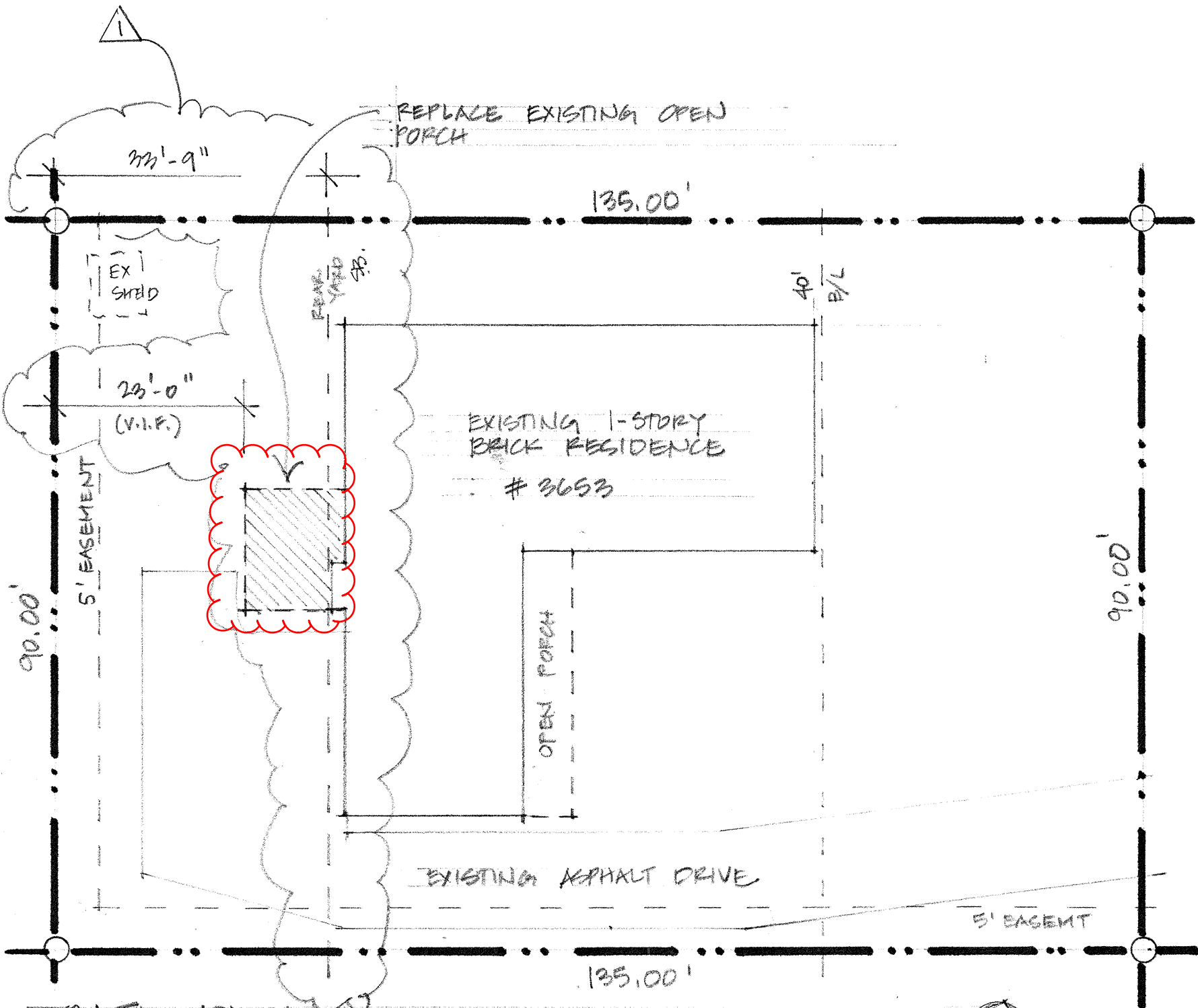
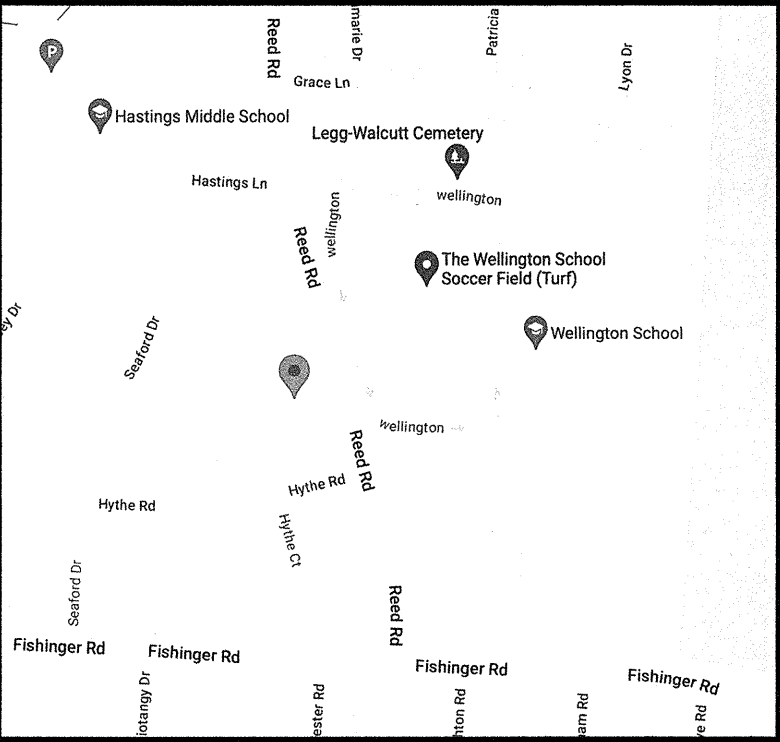
Date: **FEB. 8, 2023**

Revisions: # **△ 5-30-2023**

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. Electrical equipment size and location to be determined by Contractor. Tie into existing, per code.
- 5. All fixture selections to be made and/or confirmed with Owners prior to purchase.
- 6. All doors, trim, and hardware to match original house unless otherwise specified or directed by Owner.
- 7. Provide electrical as specified by Manufacturer for all fixtures. 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.
- 8. Provide gutters and downspouts as required for proper roof drainage. Connect to underground drainage per code.

LOCATION MAP



SITE PLAN

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

TLA = 12,150 SF
BUILDING COVER = 2,804 SF (23%)
DEVELOPMENT COVER = 5,256 SF (43%)

SHEET INDEX

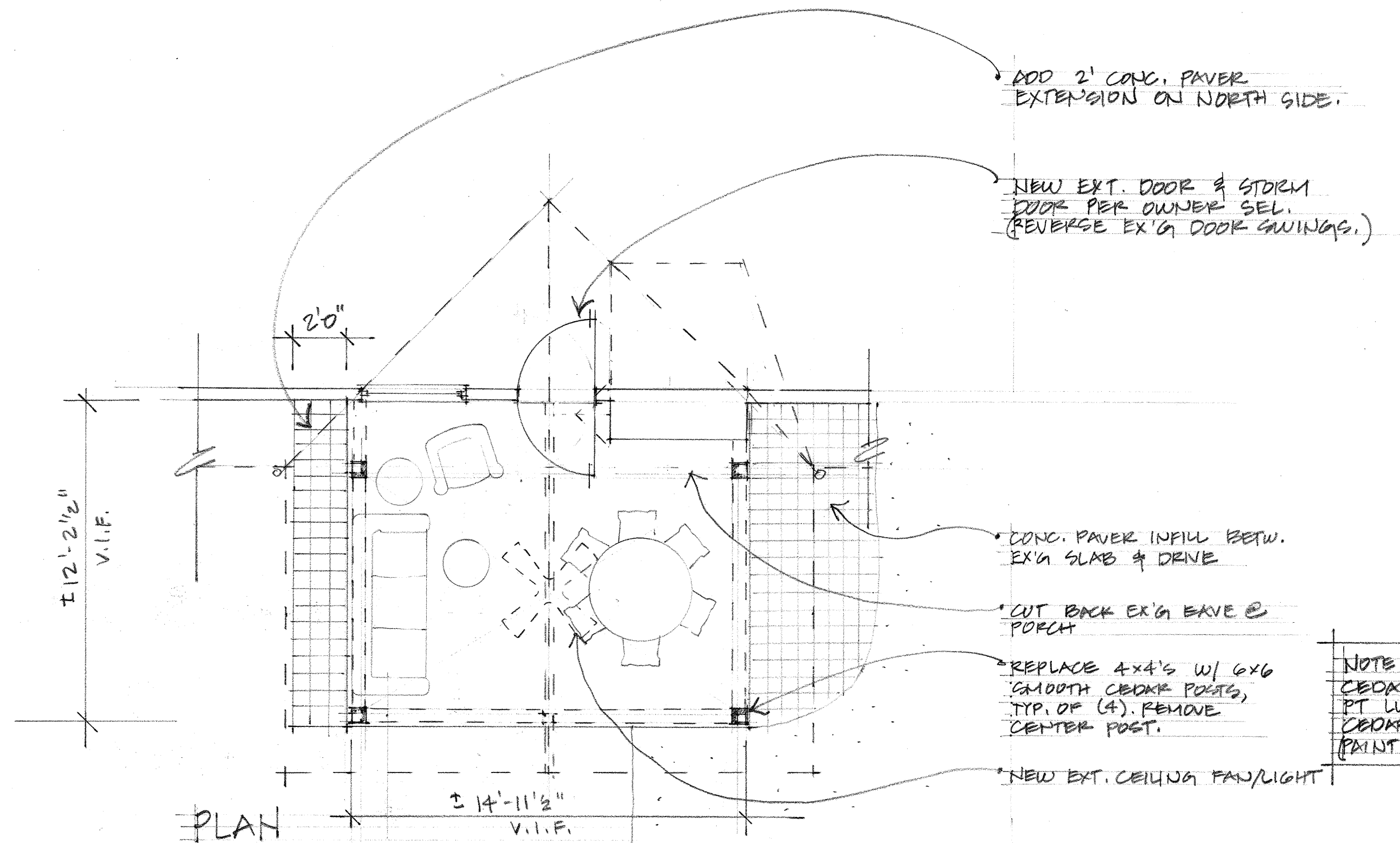
1	COVER SHEET, SITE PLAN
2	PLAN, ELEVATION
3	STRUCTURAL DWGS
4	STRUCTURAL NOTES
5	STRUCTURAL NOTES

Three Daisy Studio, LLC
2086 Elgin Road
Columbus, OH 43221
(614) 738-9719

Boggs Residence
Porch Reconstruction
3653 Reed Road
Columbus, OH 43220

Date: 2/8/2023

COVER SHEET
SITE PLAN



PLAN

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

ADD 2' CONC. PAVER
EXTENSION ON NORTH SIDE.

NEW EXT. DOOR & STORM
DOOR PER OWNER SEL.
(REVERSE EX'G DOOR SAVINGG.)

CONC. PAVER INFILL BETW.
EX'G SLAB & DRIVE

CUT BACK EX'G EAVE @
PORCH

REPLACE 4x4'S W/ 6x6
SMOOTH CEDAR POSTS,
TYP. OF (4). REMOVE
CENTER POST.

NEW EXT. CEILING FAN/LIGHT

NOTE: PRICE AS ALT:
CEDAR MEMBERS VS.
PT LUMBER W/ SMOOTH
CEDAR TRIM TO WRAP.
(PAINT TO MATCH EX'G TRIM.)

PROVIDE RETRACTABLE SOLAR
SHADE PER OWNER SELECTION
BY "ARDA CUSTOM WINDOW FASHIONS"
OR APPROVED EQUAL.

ROOF SLOPE & OVERHANG TO
MATCH HOUSE, TYP.

GUTTERS & DS'S TO MATCH EX'G
CONNECT TO UNDERGROUND PER CODE.

CONFIRM EX'G POST FDN'S
PRIOR TO CONSTRUCTION. MIN.
36" BELOW GRADE, TYP.

ELEVATION

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

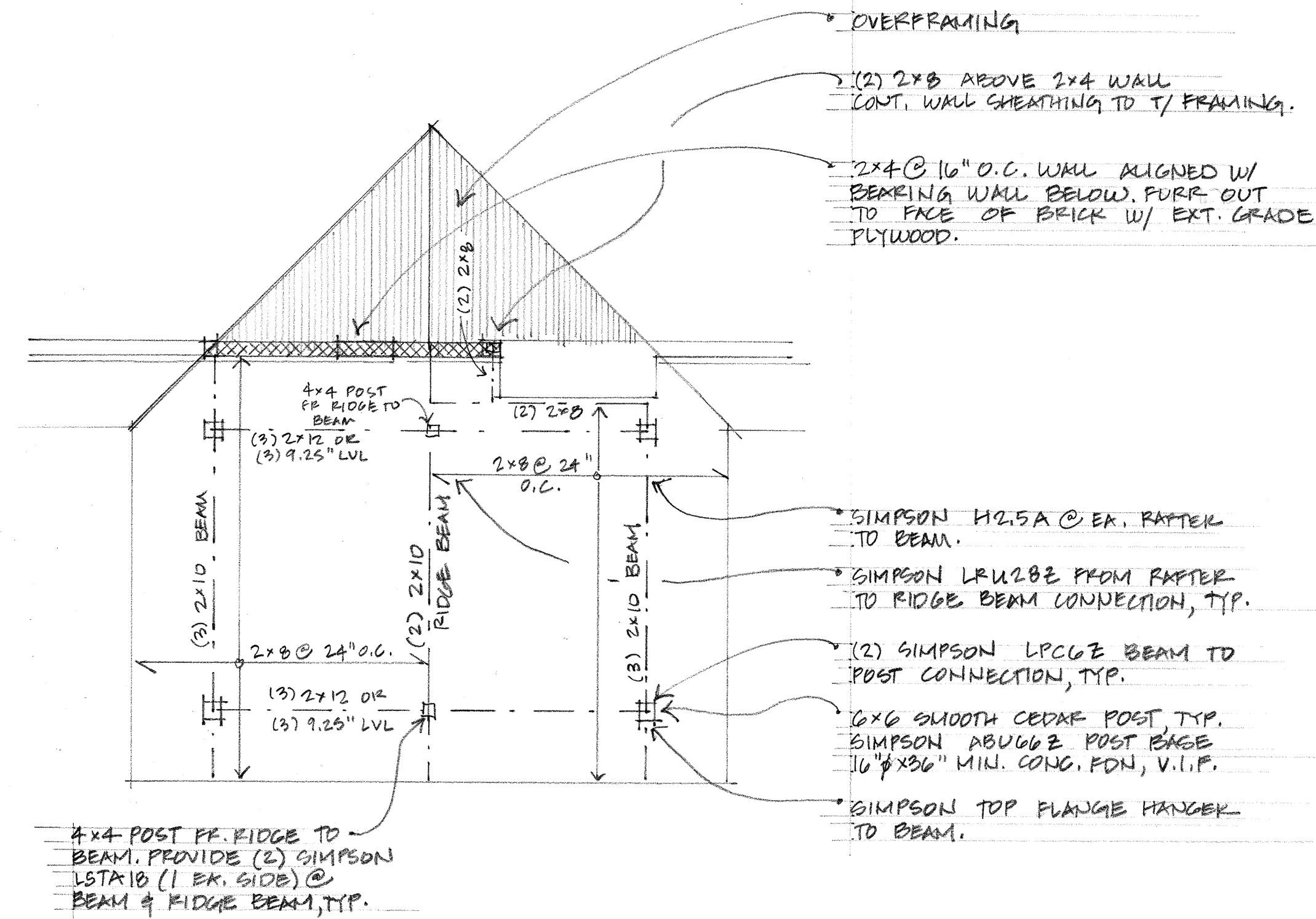
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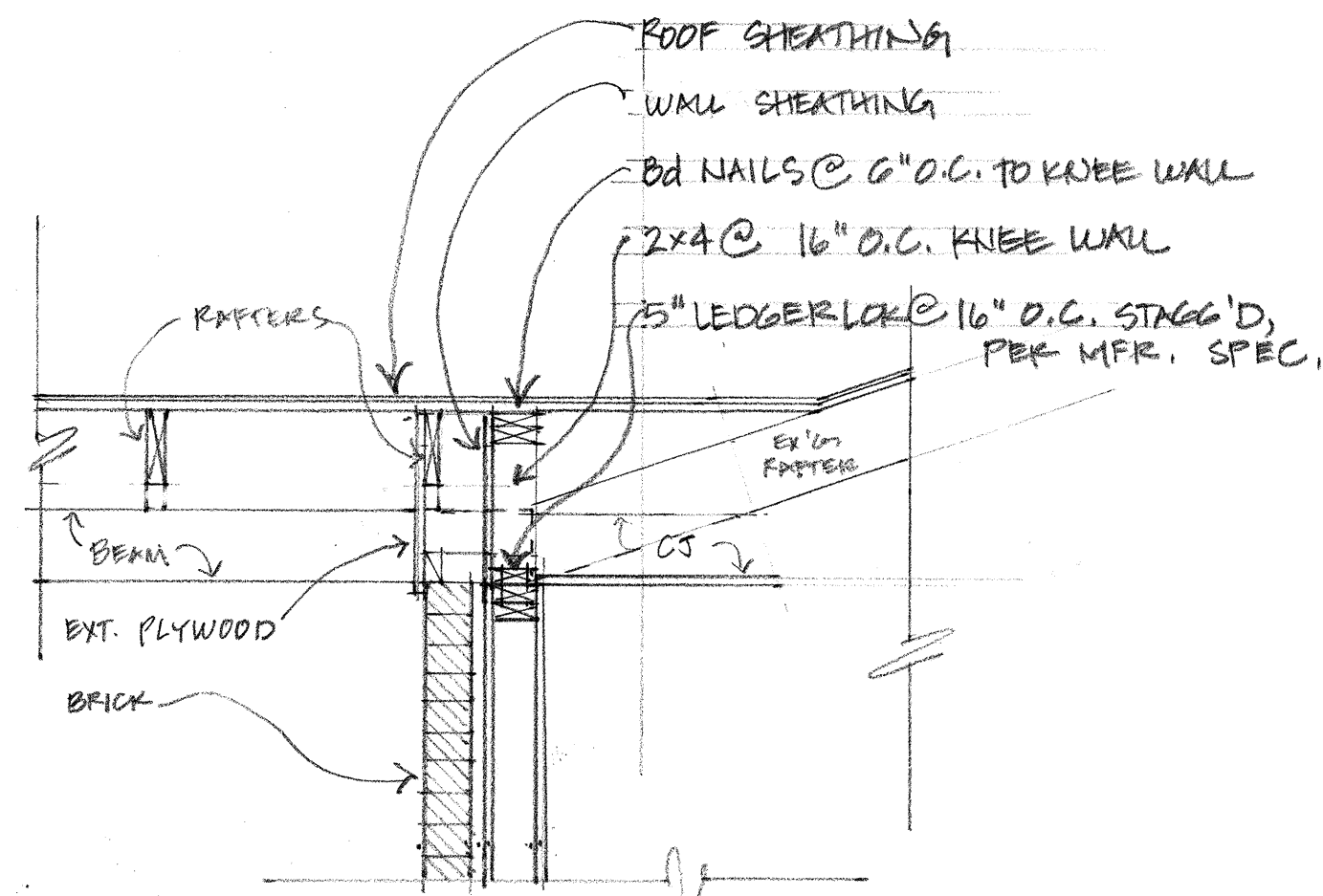
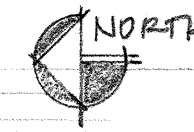
Date: 2/8/2023

**PLAN
ELEVATION**

5/30/2023



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



DETAIL
SCALE: 3/4" = 1'-0"

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**STRUCTURAL
DRAWINGS**

5/30/2023

Boggs

A. GENERAL

- ## B. REINFORCED CONCRETE

1. MATERIALS:
- a. SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-10 "SPECIFICATIONS FOR STRUCTURAL CONCRETE."
 - b. STRUCTURAL CONCRETE

d. ALL DEFORMED REINFORCING BARS: $F_y = 60,000$ psi
FLY ASH: ASTM C618, TYPE C OR F. WHEN USED, FLY ASH-TO-TOTAL CEMENTITIOUS RATION SHALL BE 15% MINIMUM. WHEN USED FOR INTERIOR SLABS, FLY ASH-TO-TOTAL CEMENTITIOUS RATION SHALL BE 25% MAXIMUM.

e. GROUND GRANULATED BLAST FURNACE SLAG (GGBS): ASTM C989. TOTAL GGBS TO TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 50% MAXIMUM.

f. FLY ASH, NATURAL POZZOLANS, SILICA FUME, OR GGBFS: WHEN EXPOSED TO DEICING CHEMICALS, LIMIT THE MAXIMUM WEIGHT TO THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS GIVEN IN TABLE 4.2.2.7.b.2 OF ACI 301-10.

2. CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 305.1-06 "STANDARD SPECIFICATION FOR HOT WEATHER CONCRETING" AND ACI 305R-10 "GUIDE TO HOT WEATHER CONCRETING". THE AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE, AND WIND SPEED SHALL BE ENTERED IN TO NOMOGRAPH FIGURE 4.2 IN ACI 305R-10 TO DETERMINE IF PRECAUTIONS AGAINST PLASTIC SHRINKAGE ARE REQUIRED.
3. CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306.1-90 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING" AND ACI 306R-10 "GUIDE TO COLD WEATHER CONCRETING".
4. PROVIDE CORNER BARS AT WALL CORNERS TO MATCH HORIZONTAL REINFORCING, LAP PER SPLICE SCHEDULE. BARS SHALL HAVE EMBEDMENT OF 38ø (18" MIN).
5. CONSTRUCTION & CONTRACTION JOINTS:
 - a. CONSTRUCTION JOINTS PERMITTED ONLY WHERE SHOWN OR AS APPROVED BY THE STRUCTURAL ENGINEER. ALL CONSTRUCTION JOINTS ARE TO BE KEVD. KEYWAYS SHALL BE 1-1/2" DEEP X 1/3 MEMBER THICKNESS.
 - b. CONTRACTION JOINTS IN SLABS ON GROUND SHALL HAVE MAXIMUM SPACING OF 10'-0" FOR 4" SLAB, 12'-6" FOR 5", 15'-0" FOR 6" SLAB. THE CONTRACTION JOINTS SHALL CREATE SECTIONS OF SLAB WITH A MAXIMUM ASPECT RATIO OF 1.5:1. SEE DRAWINGS FOR TYPICAL DETAILS.
6. 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 NOT EXPOSED TO EARTH OR WEATHER 1-1/2"

1. OPENINGS:
 - a. OPENINGS SHOWN ARE FOR BIDDING PURPOSES ONLY. COORDINATE THEIR EXACT SIZES AND LOCATIONS WITH HVAC, PLUMBING, AND OTHER REQUIREMENTS BEFORE PROCEEDING WITH WORK.
 - b. IF ANY OPENING NOT SHOWN ON THE PLANS IS REQUIRED, SECURE APPROVAL OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
 - c. PROVIDE REBAR EACH SIDE OF ALL OPENINGS AND REINTRANT CORNERS PER DETAIL.
2. FOUNDATIONS, PIERS, COLUMNS, WALLS:
 - a. DOWELS IN FOUNDATIONS TO MATCH VERTICAL PIER, COLUMN, OR WALL REBAR.
 - b. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BOTH THE SLAB ON GRADE AND THE SUPPORTED FLOOR STRUCTURE ARE IN PLACE AND CURED.
 - c. BACKFILL AGAINST BOTH SIDES OF WALLS EQUALLY UNTIL THE LOWER ELEVATION IS ATTAINED.
 - d. PROVIDE MIN. 2'-0" THICK LAYER OF GRANULAR BACKFILL FULL HEIGHT OF ALL BASEMENT WALLS, UNBALANCED STEM WALLS, AND RETAINING WALLS.
 - e. CAST IN CONTINUOUS DOVETAIL ANCHOR SLOTS ON VERTICAL SURFACES WHERE MASONRY ABUTS, 16" o.c. FOR PARALLEL SURFACES, AT CENTERLINE OF MASONRY FOR PERPENDICULAR SURFACES.
 - f. PROVIDE CLASS 4 CONTROLLED DENSITY FILL UNDER FOUNDATIONS FOR ACCIDENTAL OVER-EXCAVATION, SOFT SPOTS, AND TRENCHES.
3. SPLICES: SEE REINFORCING BAR DEVELOPMENT TABLES FOR REQUIRED EMBEDMENT AND LAP SPlice LENGTHS.
4. 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.

1. MATERIALS:
 - a. STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36, $F_y = 36$ ksi
 - b. STRUCTURAL STEEL WIDE FLANGES: ASTM A572 OR ASTM A992, $F_y = 50$ ksi
 - c. STRUCTURAL PIPES: ASTM A53 OR A501; $F_y = 35$ ksi (MIN)
 - d. ROUND TUBING: ASTM A500, $F_y = 42$ ksi
 - e. SQUARE AND RECTANGULAR TUBING: ASTM A500, $F_y = 46$ ksi
 - f. BASE PLATE: ASTM A36, $F_y = 36$ ksi
 - g. BASE PLATE SHEAR LUG: ASTM A572 OR ASTM A529, $F_y = 50$ ksi
 - h. HIGH STRENGTH BOLTS: ASTM A325 OR A490
 - i. ANCHOR RODS: ASTM F1554 GR.36 TYP, ASTM F1554 GR.55 AT BRACED AND MOMENT FRAMES
 - j. WELDING ELECTRODES: SERIES E70
2. GALVANIZING:
 - a. ALL SHELF ANGLES, LINTELS IN EXTERIOR WALLS, ALL EXTERIOR STEEL EXPOSED TO THE ELEMENTS, AND ALL ITEMS INDICATED ON THE DRAWINGS AS "GALV." SHALL BE HOT DIPPED GALVANIZED.
3. CONNECTIONS:
 - a. WOOD NAILERS SHALL BE ATTACHED TO TOP FLANGE OF STEEL BEAMS w/ 1/2" ø BOLTS @ 4'-0" o.c. STAGGERED OR (2) 0.145" ø PAF @ 16" o.c.
 - b. NAILER SHALL MATCH FLANGE WIDTH OF STEEL BEAM.
4. MISCELLANEOUS:
 - a. PROVIDE HOLES FOR OTHER TRADES AS REQUIRED. IF OPENING IS NOT SHOWN ON THE STRUCTURAL DRAWINGS, OBTAIN PRIOR APPROVAL BY SEOR.
 - b. PROVIDE 1/4" THICK SETTING PLATES FOR ALL BEAMS BEARING ON CMU OR CONCRETE WHICH DO NOT REQUIRE A BEARING PLATE.
 - c. PROVIDE SHOP WELDED ANCHORS FOR ATTACHMENTS OF MASONRY. SPACING TO BE 16" o.c. ON COLUMNS AND BEAMS.
 - d. PROVIDE WASHER AND HEAVY NUT AT ALL ANCHOR RODS (BOTH ENDS).
 - e. STEEL BELOW GRADE IS TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE.

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 SEOR REVIEW AND APPROVAL OR AMENDMENT FROM WRITTEN REQUEST BY THE CONTRACTOR.
- c. INSTALLATION OF ADHESIVE ANCHORS IN THE HORIZONTAL OR UPWARDLY INCLINED DIRECTION AND SUPPORTING SUSTAINED TENSION LOADS SHALL BE INSTALLED BY CERTIFIED PERSONAL BY ACI/CRSI INSTALLATION PROGRAMS.
- d. 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 TZ
 - 3. SIMPSON: STRONG-BOLT 2
- b. EXPANSION ANCHORS IN GROUT FILLED MASONRY:
 - 1. DEWALT: POWER STUD +SDI
 - 2. HILTI: KWIK BOLT 3
 - 3. SIMPSON: WEDGE-ALL
- c. SCREW ANCHORS IN CONCRETE OR GROUT FILLED MASONRY (OVERSIZE 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, 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

3. MINIMUM EMBEDMENT LENGTH OF ANCHORS INTO CONCRETE OR MASONRY SHALL BE AS FOLLOWS UNO:

- 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

1. NAIL SIZES AS CALLED OUT IN THE STRUCTURAL DRAWINGS & FOR SIMPSON CONNECTIONS ARE AS FOLLOWS:
 - 6d NAILS ARE 0.120"ø x 1 3/4" LONG (MIN 3/8"ø HEAD)
 - 8d NAILS ARE 0.131"ø x 2 1/2" LONG
 - 10d NAILS ARE 0.148"ø x 3" LONG
 - 16d NAILS ARE 0.162"ø x 1 1/2" LONG
2. PNEUMATIC GUN NAILS SHALL MEET THE DIAMETER & LENGTH AS SHOWN ABOVE REGARDLESS OF THE NAIL SIZE INDICATED BY THE PNEUMATIC GUN NAIL MANUFACTURER.
3. NAILS WITH EXTERIOR EXPOSURE OR FASTENED TO PRESSURE TREATED LUMBER MUST BE GALVANIZED.
4. FOR SIMPSON STRAPS:
 - ALWAYS USE THE DIAMETER OF NAIL AS SPECIFIED BY SIMPSON.
 - 1 1/2" LONG NAILS, INSTEAD OF FULL LENGTH NAILS, CAN BE USED IF STRAP IS FASTENED DIRECTLY TO THE FRAMING MEMBER WITHOUT SHEATHING IN BETWEEN. OTHERWISE FULL LENGTH NAILS AS SPECIFIED BY SIMPSON MUST BE USED.
5. FOR SIMPSON HANGERS:
 - ALWAYS USE THE DIAMETER OF NAIL & MAXIMUM NAILING AS SPECIFIED BY SIMPSON.
 - A. IF FASTENING TO A SINGLE PLY BEAM/HEADER, FULL LENGTH NAILS AS SPECIFIED BY SIMPSON MUST BE USED FOR FASTENING FROM THE HANGER FLANGE TO THE BEAM/HEADER.
 - B. IF FASTENING TO A SINGLE PLY BEAM/HEADER, 1 1/2" LONG NAILS FASTENING FROM THE HANGER FLANGE TO THE BEAM/HEADER CAN BE USED INSTEAD OF FULL LENGTH NAILS AS SPECIFIED BY SIMPSON.
 - C. IF HANGER IS A DOUBLE SHEAR HANGER, DIAGONAL NAILS MUST BE FULL LENGTH AS SPECIFIED BY SIMPSON REGARDLESS OF WHETHER OR NOT THE BEAM/HEADER IS SINGLE PLY OR MULTIPLE PLY, SEE IMAGE BELOW.



NAILING LENGTH NOTES

MATERIALS:

a. **FRAMING LUMBER:** ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT 2015 EDITION

- 2x4 AND 2x6 (INTERIOR): SPRUCE PINE FIR #1/#2 OR BETTER, KILN DRIED.
- 2x8 AND LARGER (INTERIOR): SOUTHERN YELLOW PINE #2 OR BETTER, KILN DRIED.
- PT2x4 AND LARGER (EXTERIOR): PRESSURE TREATED SOUTHERN YELLOW PINE #2 OR BETTER.
 - PRESSURE TREAT TO AWPA USE CATEGORY UC2 FOR STILL PLATES, UC3B FOR ABOVE GROUND EXTERIOR DECKING, STAIRS, RAILINGS, ETC., AND UC4A FOR GROUND CONTACT.
- PT4x4, 4x6, 6x6 AND LARGER: PRESSURE TREATED SOUTHERN YELLOW PINE # OR BETTER.

b. **ROOF SHEATHING:** 19/32" APA SPAN RATING 40/20 ROOF SHEATHING EXPOSURE 1. INSTALL PANEL CLIP THAT CREATES 1/8" SPACE BETWEEN PANELS AT MIDPOINT OF EACH TRUSS/RAFTER. NAILED w/ 6d RING NAILS 6" o.c. AT EDGE / 12" o.c. IN FIELD.

c. **FLOOR SHEATHING:** 23/32" APA SPAN RATING 48/24 TONGUE & GROOVE SUBFLOOR EXPOSURE 1. GLUED AND NAILED w/ 8d RING SHANK NAILS 6" o.c. AT EDGE / 12" o.c. IN FIELD. ADHESIVE SHALL CONFORM TO AFG-01 BY APA.

d. **WALL SHEATHING:** 7/16" APA SPAN RATING 24/16 WALL SHEATHING EXPOSURE 1. NAILED w/ 8d COMMON NAILS AT 6" o.c. AT EDGE / 12" o.c. IN FIELD, UNO AT SHEAR WALLS.

e. **LVL (LAMINATED VENEER LUMBER) BEAMS:** DISTRIBUTED AS MICRO-LAM LVL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:

$F_b = 2,600$ psi BENDING
 $F_v = 2,85$ psi HORIZONTAL SHEAR
 $F_c = 2,510$ psi COMPRESSION PARALLEL TO GRAIN
 $F_{cl} = 750$ psi COMPRESSION PERPENDICULAR TO GRAIN
 $E = 1,900,000$ psi MODULUS OF ELASTICITY

f. **LSL (LAMINATED STRAND LUMBER) BEAMS:** DISTRIBUTED AS TIMBERSTRAND. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LSL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:

$F_b = 1,700$ psi BENDING
 $F_v = 400$ psi HORIZONTAL SHEAR
 $F_c = 1,400$ psi COMPRESSION PARALLEL TO GRAIN
 $F_{cl} = 680$ psi COMPRESSION PERPENDICULAR TO GRAIN
 $E = 1,300,000$ psi MODULUS OF ELASTICITY

g. **PSL (PARALLEL STRANG LUMBER) COLUMNS AND BEAMS:** DISTRIBUTED AS PARALLAM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PSL BEAMS AND COLUMNS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:

BEAMS	PT BEAMS (CATEGORY UC3B)
$F_b = 2,900$ psi BENDING	$F_b = 1,827$ psi BENDING
$F_v = 290$ psi HORIZONTAL SHEAR	$F_v = 197$ psi HORIZONTAL SHEAR
$F_c = 2,900$ psi COMPRESSION PARALLEL TO GRAIN	$F_c = 1,508$ psi COMPRESSION PARALLEL TO GRAIN
$F_{cl} = 750$ psi COMPRESSION PERP. TO GRAIN	$F_{cl} = 368$ psi COMPRESSION PERP. TO GRAIN
$E = 2,000,000$ psi MODULUS OF ELASTICITY	$E = 1,460,000$ psi MODULUS OF ELASTICITY

COLUMNS	PT COLUMNS (CATEGORY UC4B)
$F_b = 2,400$ psi BENDING	$F_b = 1,344$ psi BENDING
$F_v = 190$ psi HORIZONTAL SHEAR	$F_v = 112$ psi HORIZONTAL SHEAR
$F_c = 2,500$ psi COMPRESSION PARALLEL TO GRAIN	$F_c = 1,025$ psi COMPRESSION PARALLEL TO GRAIN
$F_{cl} = 425$ psi COMPRESSION PERP. TO GRAIN	$F_{cl} = 149$ psi COMPRESSION PERP. TO GRAIN
$E = 1,800,000$ psi MODULUS OF ELASTICITY	$E = 1,206,000$ psi MODULUS OF ELASTICITY

h. **SLIDE CLIPS**

- VERTICAL BYPASS SLIDE CLIPS FOR NON-LOAD BEARING WALLS: "VERTICLIP SLB", 68 MILS (14 GAGE) MIN., 50 KSI, VERTICAL NON-BYPASS SLIDE CLIPS FOR NON-LOAD BEARING WALLS: "VERTICLIP SLS", 68 MILS (14 GAGE) MIN., 50 KSI, MANUFACTURED BY THE STEEL NETWORK, INC. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED. SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
- SIMPSON STRONG-TIE NON-LOAD BEARING PARTITION WALL CONNECTION SDPW19600 w/ 3/4" MAX GAP BETWEEN FLOOR FRAMING AND WALL FRAMING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPACE CONNECTOR AT STUD SPACING MAX. PROVIDE BLOCKING AS REQUIRED BETWEEN FLOOR FRAMING.

2. **SPECIFICATIONS:** UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF:

- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- U.S. PRODUCT STANDARD P51

3. **CONNECTIONS:**

- NAILS:** PNEUMATIC GUN NAILS SHALL MEET THE DIAMETER AND LENGTH AS INDICATED.
 - 8d = 0.131" x 2-1/2" LONG
 - 10d = 0.148" x 3" LONG
 - 16d = 0.162" x 3-1/2" LONG
- WOOD SCREWS:**
 - #8 = 0.164" ø
 - #10 = 0.190" ø
 - #12 = 0.216" ø
- LAG SCREWS:**
 - PROVIDE STANDARD WASHER BETWEEN HEAD TO WOOD CONNECTION.
 - PRE-BORE HOLES PRIOR TO INSTALLATION.
- BOLTS:**
 - TYPICAL BOLT GRADE ASTM A307 OR SAE J429.
 - BOLTS USED WITH PT LUMBER ARE TO BE EITHER: STAINLESS STEEL TYPE 304 OR 316, OR HOT DIP GALVANIZED PER ASTM A123 AND TYPE ASTM A36, A307, OR F1554 GR.36.
- UNLESS NOTED OTHERWISE, CONNECTIONS SHALL BE MADE PER TABLE 602.3(1) "FASTENING SCHEDULE FOR STRUCTURAL MEMBERS", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUB-FLOORING.
- ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS ARE DESIGNED PER THE SIMPSON STRONG-TIE COMPANY'S PUBLISHED CAPACITIES. THE HARDWARE IS TO BE FASTENED AS SPECIFIED BY SIMPSON AND ALL CONNECTORS SHALL BE INSTALLED USING THE MAXIMUM FASTENING SPECIFIED AND PROPER FASTENING SIZE UNLESS NOTED OTHERWISE.
 - SIMPSON HARDWARE USED IN APPLICATION WITH TREATED LUMBER SHALL BE ZMAX (G185) OR HOT DIP GALVANIZED.
- WOOD JOISTS ATTACHED TO SIDES OF BEAMS: 16 GA. GALVANIZED STANDARD JOIST HANGERS, UNLESS SHOWN OTHERWISE.
- WOOD ROOF RAFTERS AND TRUSSES: SIMPSON H2.5A GALVANIZED HURRICANE TIE AT EACH MEMBER..
- ALL NAILS AND FASTENERS WITH EXTERIOR EXPOSURE OR FOR USE IN PRESSURE TREATED OR FIRE RETARDANT TREATED (FRT) LUMBER SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
- MULTI PLY HEADERS AND BEAM FASTENING:
 - DEPTH < 14" = 3 ROWS OF 10d NAILS AT 12" o.c. STAGGERED ON OPPOSITE SIDES.
 - 14" ≤ DEPTH = 4 ROWS OF 10d NAILS AT 12" o.c.
 - 4-PLY OR MORE = THRU-BOLT WITH 1/2" ø BOLTS AT 12" o.c. STAGGERED TOP AND BOTTOM.
 - SIDE LOADED BEAMS = THRU-BOLT WITH 1/2" ø BOLTS AT 12" o.c. STAGGERED TOP AND BOTTOM, UNO

4. **MISCELLANEOUS:**

- PROVIDE (1) 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 LOCATIONS.
- USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUDWALLS AND INTERIOR NON-DEMISING BEARING WALLS UNO.
- USE DOUBLE JOIST UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.
- USE DOUBLE STUDS UNDER BEAM AND HEADER BEARING, UNLESS SHOWN OTHERWISE.
- APPLY CONTINUOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
- ALL BEARING POINTS FROM CONCENTRATED LOADS SHALL BE CONTINUOUSLY BLOCKED THRU FLOOR FRAMING DOWN TO SOLID BEARING ON CONCRETE OR MASONRY.
- IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1x4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" o.c.
- BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8" BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
- PROTECT ALL LUMBER FROM WEATHER PRIOR TO INSTALLATION.
- PROVIDE SIMPSON RPS18 REPAIR STRAPS AT ALL LOCATIONS WHERE TOP & BOTTOM PLATES HAVE BEEN CUT FOR EQUIPMENT INSTALLATION (PLUMBING, MECH, ELEC, ETC.)



900 Foxcreek Road, Sunbury, OH 43074
E: bernie@kooi-se.com P: 614.218.1607
www.kooi-se.com

3653 Reed Road

NO	DATE	DESCRIPTION
----	------	-------------

PROJECT NUMBER:

2001.23-02

SHEET NAME:

GENERAL STRUCTURAL NOTES (RESIDENTIAL)

DATE _____

02.07.2023

SHEET:

S001R

Three Daisy Studio, LLC
2086 Elgin Road
Columbus, OH 43221
(614) 738-9719

Boggs Residence
Porch Reconstruction
3653 Reed Road
Columbus, OH 43220

Date: 2/8/2023

STRUCTURAL NOTES

5/30/2023

TABLE 602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2½" x 0.113")	---
2	Ceiling joists to plate, toe nail	3-8d (2½" x 0.113")	---
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	---
4	Collar tie rafter, face nail or 1½"x 20 gage ridge strap	3-10d (3" x 0.128")	---
5	Rafter to plate, toe nail	2-16d (3½" x 0.135")	---
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3½" x 0.135") 3-16d (3½" x 0.135")	---
Wall			
7	Built-up corner studs	10d (3" x 0.128")	24"o.c.
8	Built-up header, two pieces with ½" spacer	16d (3½" x 0.135")	16"o.c. along each edge
9	Continued header, two pieces	16d (3½" x 0.135")	16"o.c. along each edge
10	Continuous header to stud, toe nail	4-8d (2½" x 0.113")	---
11	Double studs, face nail	10d (3" x 0.128")	24"o.c.
12	Double top plates, face nail	10d (3" x 0.128")	24"o.c.
13	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3½" x 0.135")	---
14	Sole plate to joist or blocking, face nail	16d (3½" x 0.135")	16"o.c.
15	Sole plate to joist or blocking at braced wall panels	3-16d (3½" x 0.135")	16"o.c.
16	Stud to sole plate, toe nail	3-8d (2½" x 0.113") or 2-16d (3½" x 0.135")	---
17	Top or sole plate to stud, end nail	2-16d (3½" x 0.135")	---
18	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	---
19	1" brace to each stud and plate, face nail	2-8d (2½" x 0.113") 2 staples 1¾"	---
20	1"x 6" sheathing to each bearing, face nail	2-8d (2½" x 0.113") 2 staples 1¾"	---
21	1"x 8" sheathing to each bearing, face nail	2-8d (2½" x 0.113") 3 staples 1¾"	---
22	Wider than 1"x 8" sheathing to each bearing, face nail	3-8d (2½" x 0.113") 4 staples 1¾"	---
Floor			
23	Joist to sill or girder, toe nail	3-8d (2½" x 0.113")	---
24	1"x 6" subfloor or less to each joist, face nail	2-8d (2½" x 0.113") 2 staples 1¾"	---
25	2" subfloor to joist or girder, blind and face nail	2-16d (3½" x 0.135")	---
26	Rim joist to top plate, toe nail (roof applications also)	8d (2½" x 0.113")	6"o.c.
27	2" planks (plank & beam - floor & roof)	2-16d (3½" x 0.135")	at each bearing
28	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32"o.c. at top and bottom and staggered. Two nails at ends and at each splice.
29	Ledger strip supporting joists or rafters	3-16d (3½" x 0.135")	At each joist or rafter

TABLE 602.3(1)—continued
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER ^{a, b, c}	Edges (inches) ^f	Intermediate supports ^{d, e} (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
30	¾" - ½"	6d common (2" x 0.113") nail (subfloor wall) 8d common (2½" x 0.131") nail (roof)	6	12"
31	5/16" - ½"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2½" x 0.131") nail (roof)	6	12"
32	19/32" - 1"	8d common nail (2½" x 0.131")	6	12"
33	1 1/8" - 1 ½"	10d common (3" x 0.148") nail or 8d (2½" x 0.131") deformed nail	6	12

TABLE 602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES^{a, b, c}

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
6d Common (2.0" x 0.113")	1.5	24/0	3/8	16	6	12	110	90	85
8d Common (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	130	110	105
				24	6	12	110	90	85

Table C12.1.5.7 Recommended Minimum Spacing for Wood Screws

	Wood Side Members	
	Not Prebored	Prebored
Edge distance	2.5D	2.5D
End distance		
- tension load parallel to grain	15D	10D
- compression load parallel to grain	10D	5D
Spacing between fasteners in a row		
- parallel to grain	15D	10D
- perpendicular to grain	10D	5D
Spacing between rows of fasteners		
- in-line	5D	3D
- staggered	2.5D	2.5D
	Steel Side Members	
	Not Prebored	Prebored
Edge distance	2.5D	2.5D
End distance		
- tension load parallel to grain	10D	5D
- compression load parallel to grain	5D	3D
Spacing between fasteners in a row		
- parallel to grain	10D	5D
- perpendicular to grain	5D	2.5D
Spacing between rows of fasteners		
- in line	3D	2.5D
- staggered	2.5D	2.5D

Table C12.1.6.6 Recommended Minimum Spacing for Nails

	Wood Side Members	
	Not Prebored	Prebored
Edge distance	2.5D	2.5D
End distance		
- tension load parallel to grain	15D	10D
- compression load parallel to grain	10D	5D
Spacing between fasteners in a row		
- parallel to grain	15D	10D
- perpendicular to grain	10D	5D
Spacing between rows of fasteners		
- in-line	5D	3D
- staggered	2.5D	2.5D
	Steel Side Members	
	Not Prebored	Prebored
Edge distance	2.5D	2.5D
End distance		
- tension load parallel to grain	10D	5D
- compression load parallel to grain	5D	3D
Spacing between fasteners in a row		
- parallel to grain	10D	5D
- perpendicular to grain	5D	2.5D
Spacing between rows of fasteners		
- in line	3D	2.5D
- staggered	2.5D	2.5D

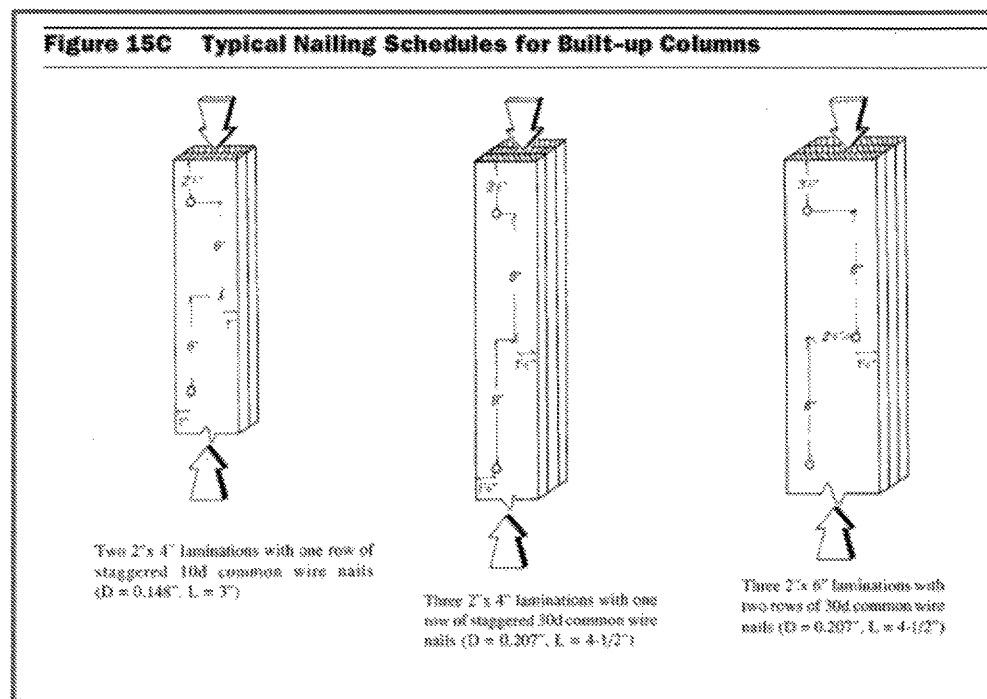
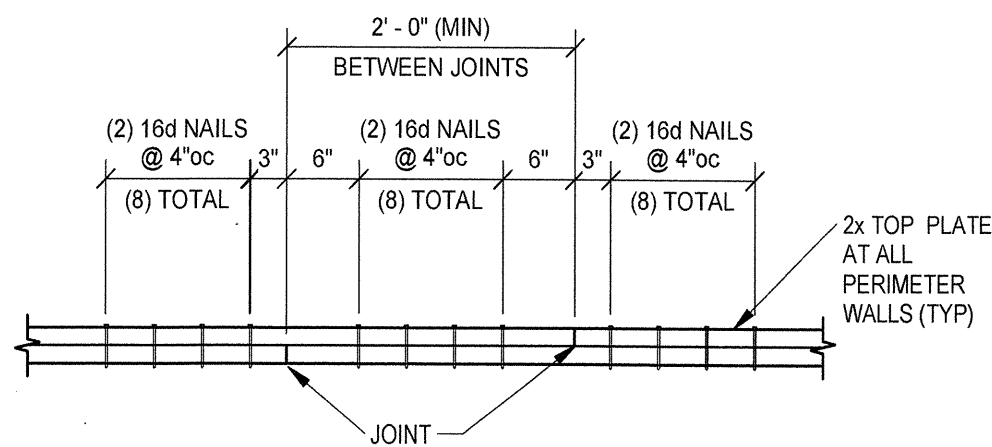
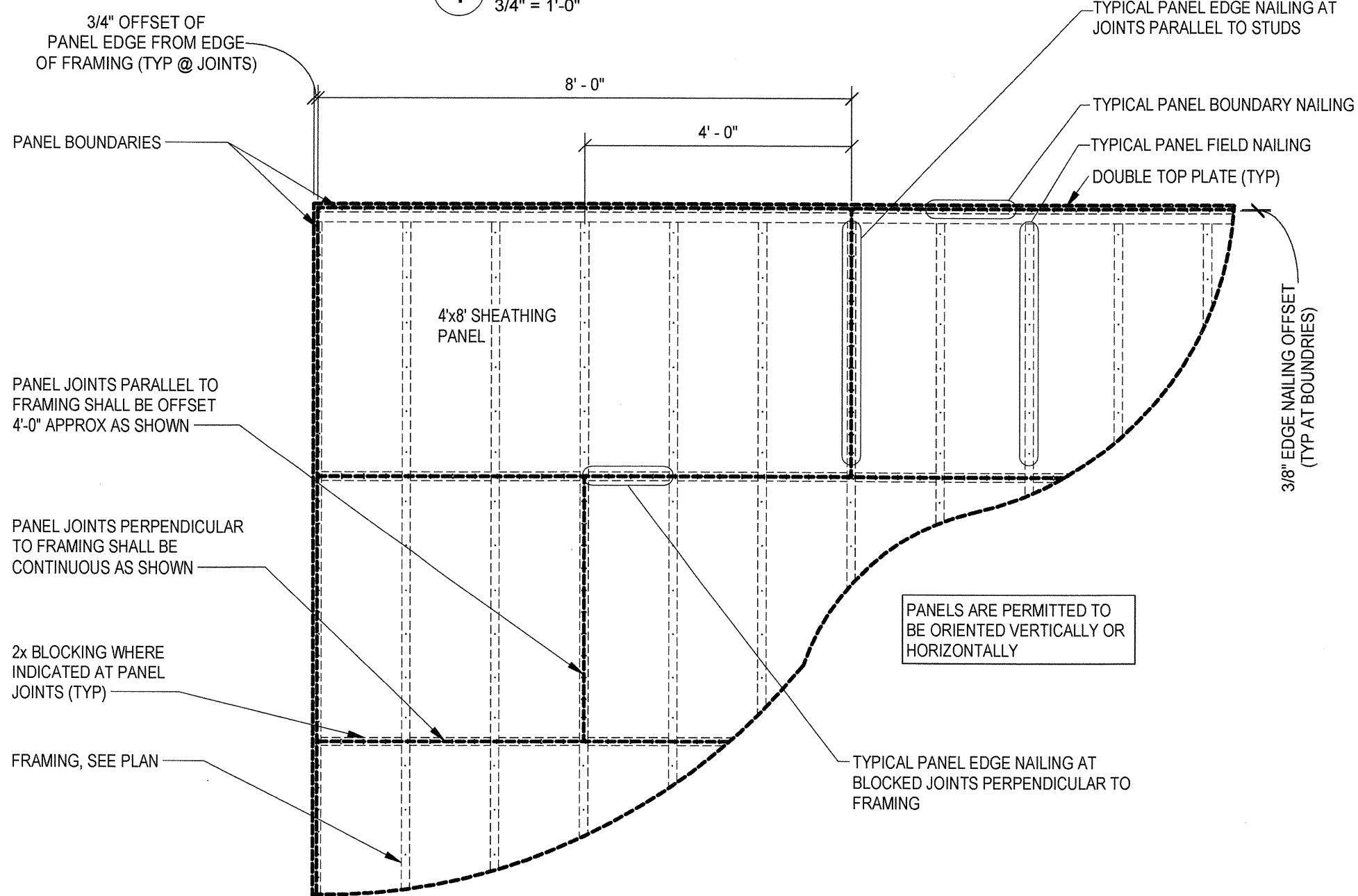


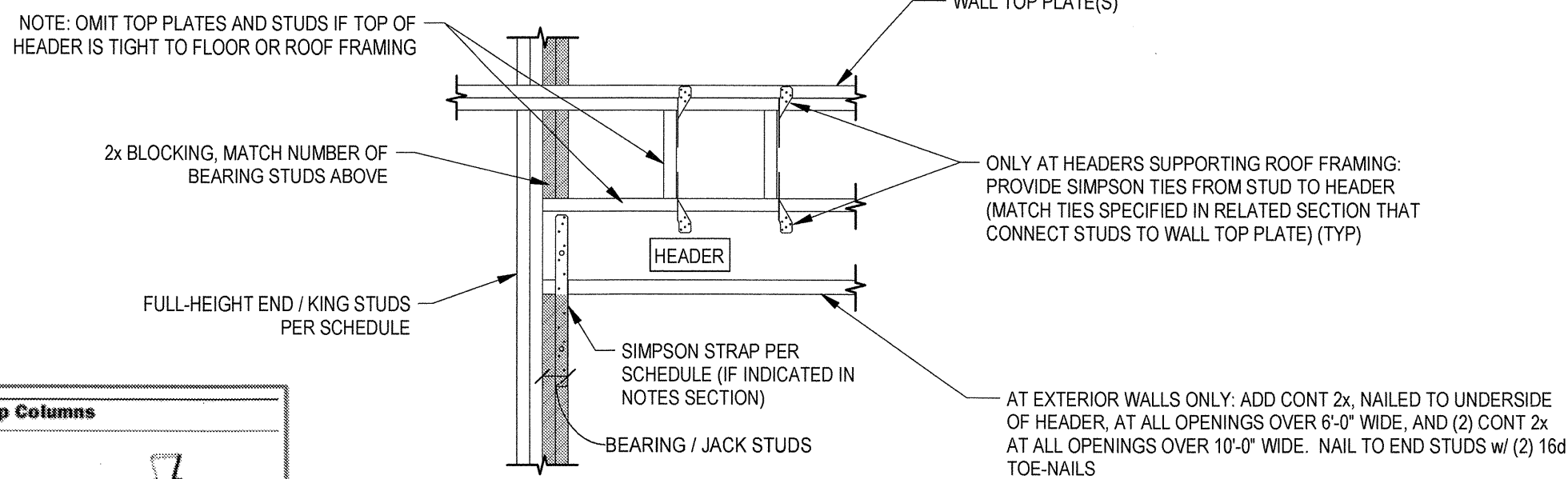
Figure 3. Nailing Schedules for 2-ply and 3-ply Built-Up Columns with 2x4 and 2x6 Lumber (NDS).



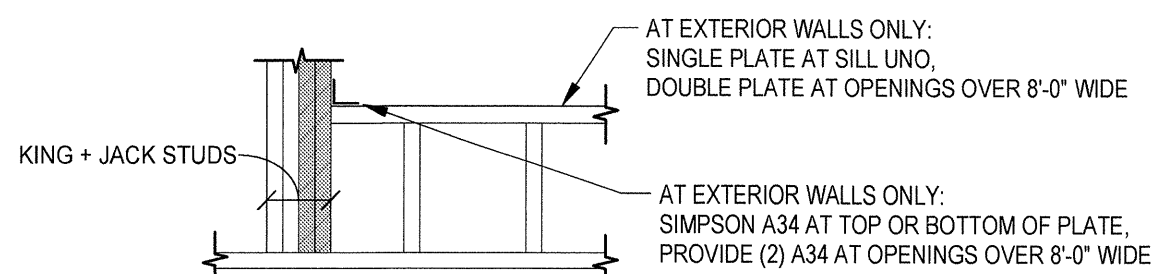
1 TYPICAL TOP PLATE SPLICE DETAIL
3/4" = 1'-0"



2 TYPICAL SHEAR WALL & DIAPHRAGM SHEATHING NAILING
1/2" = 1'-0"

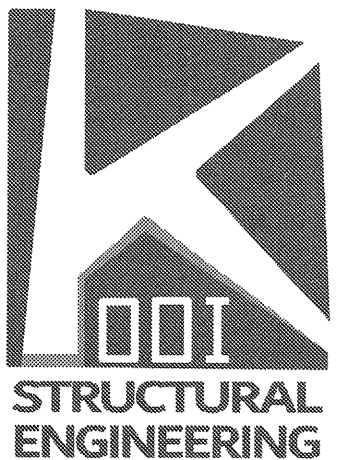


TYPICAL HEADER DETAIL



WINDOW SILL DETAIL

3 HEADER & WALL STUD LAYOUT
3/4" = 1'-0"



900 Foxcreek Road, Sunbury, OH 43074
E: bernie@kool-se.com P: 614.218.1607
www.kool-se.com

3653 Reed Road

ISSUE/REVISION/SUBMISSION

NO DATE DESCRIPTION

PROJECT NUMBER:

2001.23-02

SHEET NAME:

WOOD DETAILS

DATE:

02.07.2023

SHEET:

S600

Three Daisy Studio, LLC
2086 Elgin Road
Columbus, OH 43221
(614) 738-9719

Boggs Residence
Porch Reconstruction
3653 Reed Road
Columbus, OH 43220

Date: 2/8/2023

STRUCTURAL
NOTES

5/30/2023

Revised: Jan 2021

Certification of Notice

Applicant Name: Thaddeus & Audree Boggs

Location of property subject to BZAP request: 3653 Reed Rd, Upper Arlington OH 43220

Describe activity which requires Board of Zoning and Planning review:

Replace nonconforming open-air covered patio structure that encroaches 15' into 40' setback

This application will be heard by the Board of Zoning and Planning on: June 21, 2023

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:
1930 Seaford Ct	Dolores Jacoby	9589 0710 5270 0489 6060 66	05/09/2023
1925 Seaford Ct	Harold & Carol Trumbull	9589 0710 5270 0489 6060 59	05/09/2023
1924 Hythe Rd	Bradley & Gretchen Youkers	9589 0710 5270 0489 6060 42	05/09/2023
1912 Hythe Rd	Issac & Elizabeth Molnar	9589 0710 5270 0489 6060 35	05/09/2023
1900 Hythe Rd	Darla Heuschel	9589 0710 5270 0489 6060 28	05/09/2023
3665 Reed Rd	David & Tamara Doerschuk	9589 0710 5270 0489 6060 11	05/09/2023
3675 Reed Rd	Robert & Sheila Wood	9589 0710 5270 0489 6060 04	05/09/2023
3650 Reed Rd	Wellington School	9589 0710 5270 0489 6059 91	05/09/2023
Applicant Signature:			Date:

	Alt ID	Site Address	Owner 1	Owner 2
070N144A 08000	070-010599-00	1930 SEAFORD CT	JACOBY DOLORES B TR	
070N144A 08100	070-010600-00	1925 SEAFORD CT	TRUMBULL HAROLD E CO-TR	TRUMBULL CAROL K CO-TR
070N144A 08800	070-010607-00	1924 HYTHE RD	YOUKERS BRADLEY D	YOUKERS GRETCHEN J
070N144A 08900	070-010608-00	1912 HYTHE RD	MOLNAR ISSAC A	MOLNAR ELIZABETH A
070N144A 09000	070-010609-00	1900 HYTHE RD	HEUSCHEL DARLA	NEUGEBAUER CORY
070N144A 09100	070-010610-00	3653 REED RD	TMB	AKB
070N144A 09200	070-010611-00	3665 REED RD	DOERSCHUK DAVID C	DOERSCHUK TAMARA J
070N144A 09300	070-010612-00	3675 REED RD	WOOD ROBERT M	WOOD SHEILA C
070O067C 02000	070-008026-00	3650 REED RD	WELLINGTON SCHOOL	

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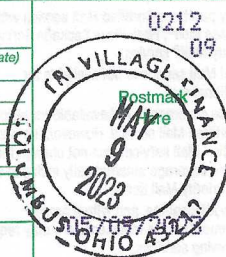
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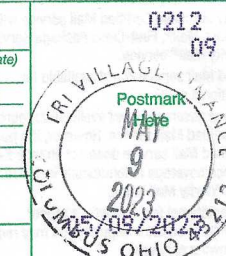
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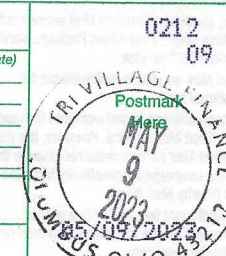
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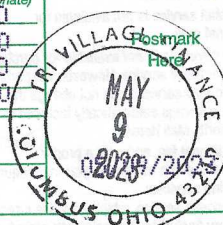
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Street and Apt. No., or PO Box No.

1925 SEAFORD CT

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EC CONTRACTING

1350 W. 5th Avenue
Columbus OH 43212
614-502-0021
Eric.call@eccontracting.org

NOTICE OF VARIANCE REQUEST PUBLIC HEARING

May 5, 2023

Ms Dolores Jacoby
1930 Seaford Ct
Upper Arlington OH 43220

Ms To whom it may concern,

In accordance with the City of Upper Arlington Building Department, EC Contracting, on behalf of Thaddeus & Audree Boggs, are notifying you as a neighboring property owner that the Board of Zoning and Planning will be holding a public hearing at the following:

Date: Wednesday, June 21, 2023

Time: 6:00pm

Location: 3600 Tremont Rd, Upper Arlington OH 43221

Council Chambers of Municipal Services Center

This hearing will be in regard to the application of Thaddeus & Audree Boggs for a variance on the property located at 3653 Reed Rd. Tax Map No: 070-010610. Zoning: Residential.

Mr. & Mrs. Boggs are requesting a variance to remove and replace the existing rear porch roof. This structure will remain the same size and in the same location as the current one.

Any concerns regarding this matter may be addressed with the Board at the public hearing, or by writing to the address above. All letters must be received before the hearing to be considered.

Thank you,

EC Contracting, LLC



EC CONTRACTING

1350 W. 5th Avenue
Columbus OH 43212
614-502-0021
Eric.call@eccontracting.org

NOTICE OF VARIANCE REQUEST PUBLIC HEARING

May 5, 2023

Mr. & Mrs. Harold Trumbull
1925 Seaford Ct
Upper Arlington OH 43220

Mr. & Mrs. To whom it may concern,

In accordance with the City of Upper Arlington Building Department, EC Contracting, on behalf of Thaddeus & Audree Boggs, are notifying you as a neighboring property owner that the Board of Zoning and Planning will be holding a public hearing at the following:

Date: Wednesday, June 21, 2023

Time: 6:00pm

Location: 3600 Tremont Rd, Upper Arlington OH 43221

Council Chambers of Municipal Services Center

This hearing will be in regard to the application of Thaddeus & Audree Boggs for a variance on the property located at 3653 Reed Rd. Tax Map No: 070-010610. Zoning: Residential.

Mr. & Mrs. Boggs are requesting a variance to remove and replace the existing rear porch roof. This structure will remain the same size and in the same location as the current one.

Any concerns regarding this matter may be addressed with the Board at the public hearing, or by writing to the address above. All letters must be received before the hearing to be considered.

Thank you,

EC Contracting, LLC



EC CONTRACTING

1350 W. 5th Avenue
Columbus OH 43212
614-502-0021
Eric.call@eccontracting.org

NOTICE OF VARIANCE REQUEST PUBLIC HEARING

May 5, 2023

Mr. & Mrs. Bradley Youkers
1924 Hythe Rd
Upper Arlington OH 43220

Mr. & Mrs. To whom it may concern,

In accordance with the City of Upper Arlington Building Department, EC Contracting, on behalf of Thaddeus & Audree Boggs, are notifying you as a neighboring property owner that the Board of Zoning and Planning will be holding a public hearing at the following:

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Thank you,

EC Contracting, LLC



EC CONTRACTING

1350 W. 5th Avenue
Columbus OH 43212
614-502-0021
Eric.call@eccontracting.org

NOTICE OF VARIANCE REQUEST PUBLIC HEARING

May 5, 2023

Mr. & Mrs. Issac Molnar
1912 Hythe Rd
Upper Arlington OH 43220

Mr. & Mrs. To whom it may concern,

In accordance with the City of Upper Arlington Building Department, EC Contracting, on behalf of Thaddeus & Audree Boggs, are notifying you as a neighboring property owner that the Board of Zoning and Planning will be holding a public hearing at the following:

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Thank you,

EC Contracting, LLC



EC CONTRACTING

1350 W. 5th Avenue
Columbus OH 43212
614-502-0021
Eric.call@eccontracting.org

NOTICE OF VARIANCE REQUEST PUBLIC HEARING

May 5, 2023

Ms. Darla Heuschel
1900 Hythe Rd
Upper Arlington OH 43220

Ms. To whom it may concern,

In accordance with the City of Upper Arlington Building Department, EC Contracting, on behalf of Thaddeus & Audree Boggs, are notifying you as a neighboring property owner that the Board of Zoning and Planning will be holding a public hearing at the following:

Date: Wednesday, June 21, 2023

Time: 6:00pm

Location: 3600 Tremont Rd, Upper Arlington OH 43221

Council Chambers of Municipal Services Center

This hearing will be in regard to the application of Thaddeus & Audree Boggs for a variance on the property located at 3653 Reed Rd. Tax Map No: 070-010610. Zoning: Residential.

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Any concerns regarding this matter may be addressed with the Board at the public hearing, or by writing to the address above. All letters must be received before the hearing to be considered.

Thank you,

EC Contracting, LLC



EC CONTRACTING

1350 W. 5th Avenue
Columbus OH 43212
614-502-0021
Eric.call@eccontracting.org

NOTICE OF VARIANCE REQUEST PUBLIC HEARING

May 5, 2023

Mr. & Mrs. David Doerschuk
3665 Reed Rd
Upper Arlington OH 43220

Mr. & Mrs. To whom it may concern,

In accordance with the City of Upper Arlington Building Department, EC Contracting, on behalf of Thaddeus & Audree Boggs, are notifying you as a neighboring property owner that the Board of Zoning and Planning will be holding a public hearing at the following:

Date: Wednesday, June 21, 2023

Time: 6:00pm

Location: 3600 Tremont Rd, Upper Arlington OH 43221

Council Chambers of Municipal Services Center

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Thank you,

EC Contracting, LLC



EC CONTRACTING

1350 W. 5th Avenue
Columbus OH 43212
614-502-0021
Eric.call@eccontracting.org

NOTICE OF VARIANCE REQUEST PUBLIC HEARING

May 5, 2023

Mr. & Mrs. Robert Wood
3675 Reed Rd
Upper Arlington OH 43220

Mr. & Mrs. To whom it may concern,

In accordance with the City of Upper Arlington Building Department, EC Contracting, on behalf of Thaddeus & Audree Boggs, are notifying you as a neighboring property owner that the Board of Zoning and Planning will be holding a public hearing at the following:

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Mr. & Mrs. Boggs are requesting a variance to remove and replace the existing rear porch roof. This structure will remain the same size and in the same location as the current one.

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Thank you,

EC Contracting, LLC



EC CONTRACTING

1350 W. 5th Avenue
Columbus OH 43212
614-502-0021
Eric.call@eccontracting.org

NOTICE OF VARIANCE REQUEST PUBLIC HEARING

May 5, 2023

Wellington School
3650 Reed Rd
Upper Arlington OH 43220

To whom it may concern,

In accordance with the City of Upper Arlington Building Department, EC Contracting, on behalf of Thaddeus & Audree Boggs, are notifying you as a neighboring property owner that the Board of Zoning and Planning will be holding a public hearing at the following:

Date: Wednesday, June 21, 2023

Time: 6:00pm

Location: 3600 Tremont Rd, Upper Arlington OH 43221

Council Chambers of Municipal Services Center

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Mr. & Mrs. Boggs are requesting a variance to remove and replace the existing rear porch roof. This structure will remain the same size and in the same location as the current one.

Any concerns regarding this matter may be addressed with the Board at the public hearing, or by writing to the address above. All letters must be received before the hearing to be considered.

Thank you,

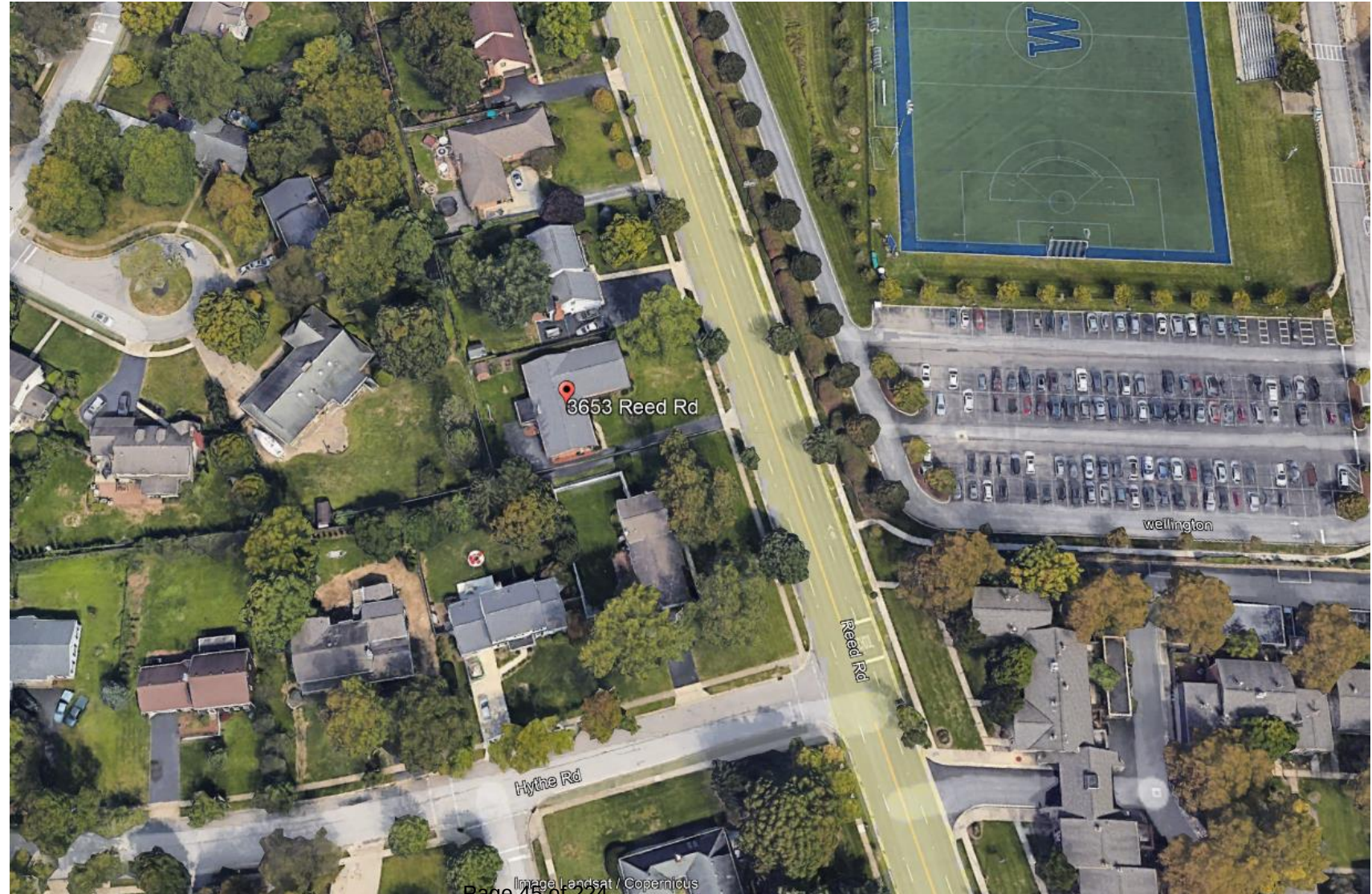
EC Contracting, LLC

3653 Reed Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North





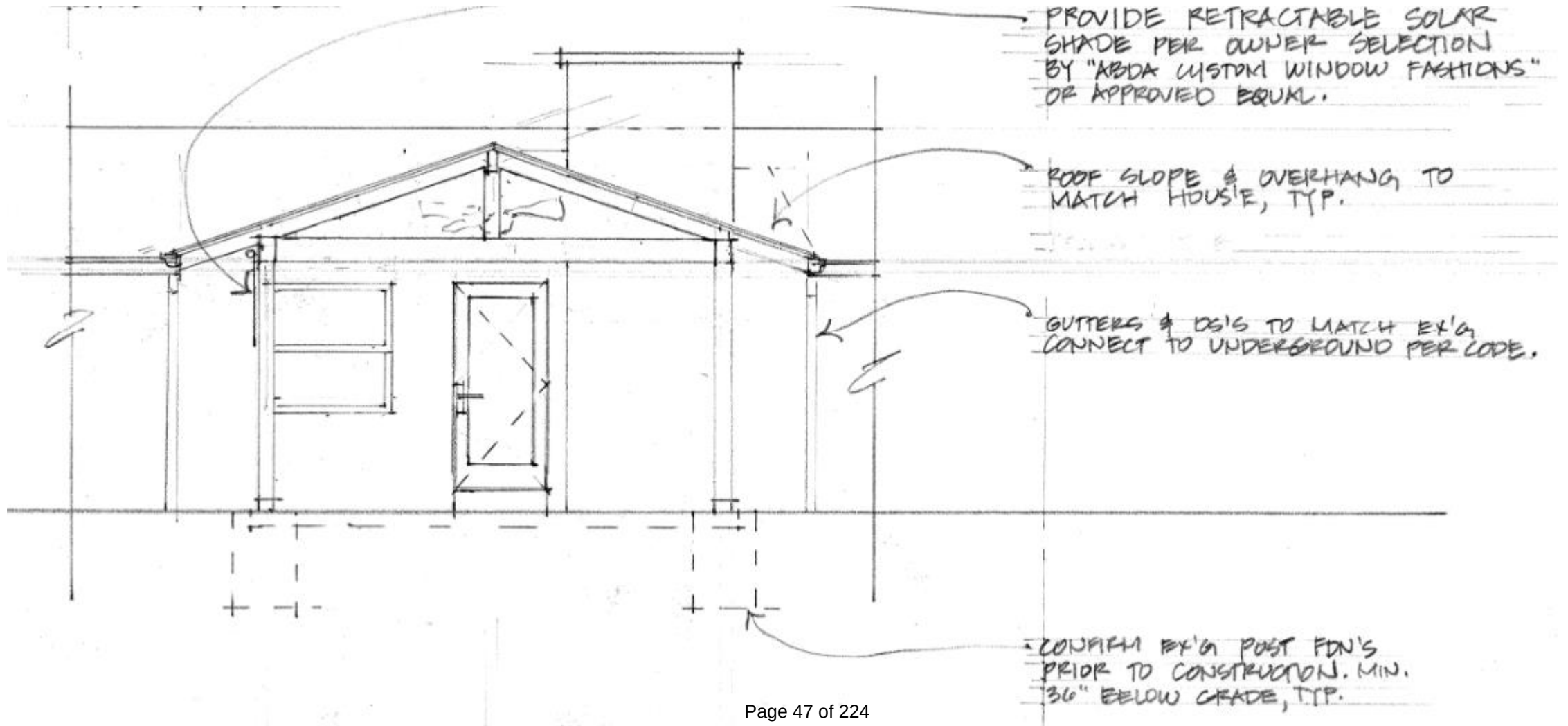
SCALE: $\frac{1}{16}" = 1'-0"$

$$TLA = 12,150 \text{ GF}$$

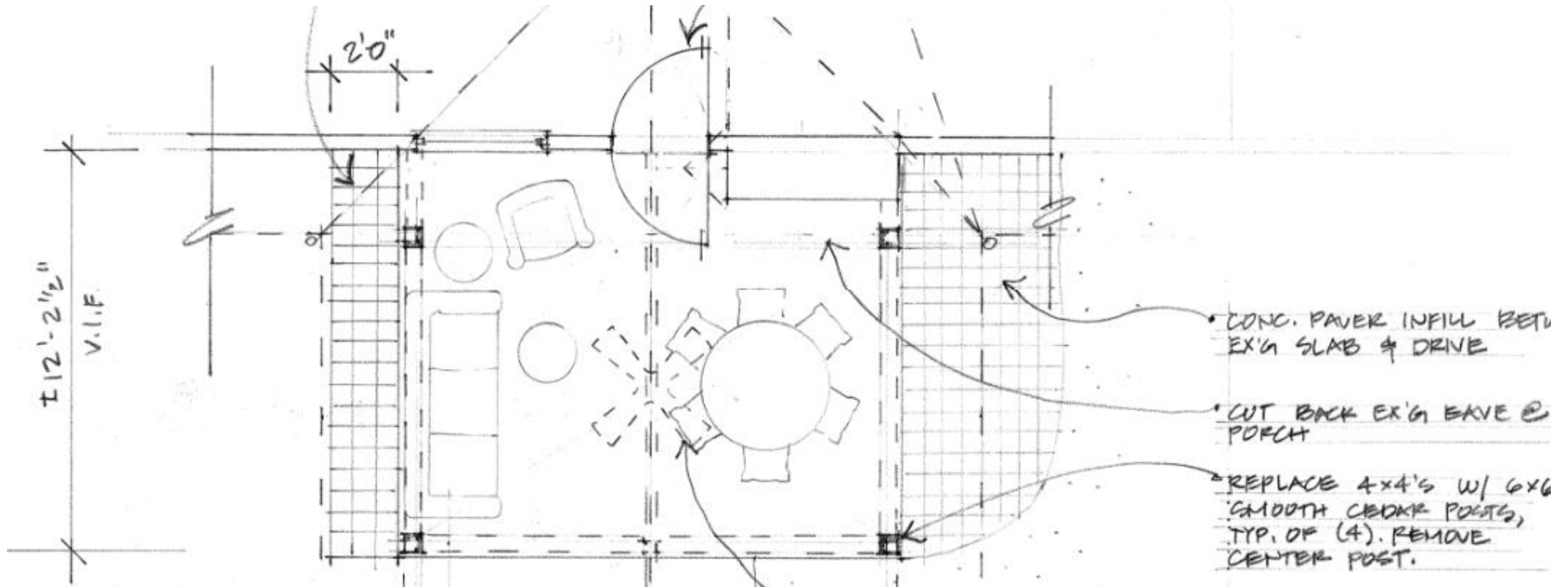
BUILDING COVER = 2,904 SF (23%)

Page 46 of 224

Proposed Rear Elevation



Proposed Floor Plan



Existing Reed Road Elevation



Existing Patio Structure



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: June 21, 2023

Subject: 4857 Stonehaven Drive (VAR-29-23) - To allow front additions that result in an encroachment of up to 11 inches into the 19'-8" side yard longwall setback (north), up to 3'-11" into the 16'-8" side yard longwall setback (south), and result in a side yard sum of 25'-2", when 26 feet is the minimum.

Site Description/History

The subject property, 4857 Stonehaven Drive, is located on the west side of the street, across the street from Northwest Kiwanis Park. The unplatted property has 145 feet of frontage with irregular lot depths of 291 feet (north) and 270 feet (south). It is similar in size and shape as other lots along the street segment, and is zoned R-Sc, Residential Suburban District. A one-story brick and siding home sits at roughly a 45-degree angle to the default 40-foot building setback line. The home was built in 1959 and purchased by the applicant in 2016.

Proposal

The proposal includes the construction of five (5) one-story additions on the front of the house: two attached garages, a mudroom, a kitchen and a dining room. The additions are all one-story in nature with brick and vertical siding to match the house. The existing driveway would be replaced with a circular driveway. As a result of these front additions, the location of the start of the side yard longwall calculation is adjusted to the front of the two outside additions, thus resulting in encroachments into the side yard longwall setback toward the rear of the home. [The Board has dubbed these types of occurrences as a "reverse longwall" in the past.] The southern addition results in an encroachment of 69 square feet at a width of 3'-11" within the longwall setback, while the northern one is at 403 square feet at a width of 7'-1". Building, development and front yard development coverage ratios are all compliant.

Zoning Code Requirements

- To allow two front additions that result in a side yard sum of 25'-2", where 26 feet is the minimum; and
- To allow front additions that result in an encroachment of up to 3'-11" into the 16'-8" south side yard longwall setback and up to 11 inches into the 19'-8" side yard longwall setback.

Alternatives



There are few, if any, alternatives that would eliminate the need for a variance. A variance would be needed for any front addition based on the existing placement of the home.

Requested Action and Findings

Staff has reviewed the application and plans and visited the site. The variances requested are a result of existing site conditions, where the house is skewed on the property at a 45-degree angle to the street, is well behind the front yard setback line and stretching across the side yard setbacks (Finding #6). The proposed additions blend well with the home and will not have any negative impacts on the adjoining property or the street (Finding #4). With the "stepping in" of the additions, the intent of the side yard longwall ordinance is being met. For these reasons, Staff recommends that this variance application be approved.

Attachments

1. 4857 Stonehaven Dr Variance App
2. BZAP Staff Report Pics - 4857 Stonehaven Dr





23-2032

Variance Application

Status: Active

Date Created: May 15, 2023

Applicant

Brenda Parker
brenda.parker@cbusarch.com
930 Northwest Blvd
Columbus, Ohio 43212
614-586-5514

Primary Location

4857 STONEHAVEN DR
UPPER ARLINGTON, OH 43220

Owner:

BOULWARE KRISTIN B
4857 STONEHAVEN COLUMBUS, OH 43220

BZAP Information

BZAP Case

VAR-29-23

Status

Pending

BZAP Determination Date

06/21/2023

Vote Tally

--

Primary Variance

Side yard setback

Findings of Fact for Approval/Denial

--

Variance Request

To allow front additions that result in an encroachment of up to 3'-11" into the 16'-8" south side yard longwall setback, up to 11 inches into the 19'-8" side yard longwall setback, and result in a side yard sum of 25'-2", when 26 feet is the minimum.

BZAP conditions

--

Variance Information

Describe Variance Request

Request variance to reduce Long Wall Side Yard Setback from 14'-8" to 12'-9" at the South side (16 sf extends over setback line).

Request variance to reduce the Long Wall Side Yard Setback from 17'-6" to 12'-5" at the North side (224 sf extends over setback 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?

The existing house at 4857 Stonehaven is a single-story midcentury modern house. The house sits on a very large lot with a significant number of mature trees in the rear yard which has been landscaped and hardscaped into an outdoor oasis.

In order to obtain additional living space at the property, the existing attached garage located on the north side is to be converted into habitable space. A new mudroom addition and new attached garage addition are to be constructed forward of the existing house on the north side. Each component steps back from the side property line in a saw-toothed fashion. However, the stepping back is not adequate to meet the long wall side yard setback requirement. Moving the additions further in from the property line, will block the view of the main entrance and conceal the character of the midcentury modern house.

An addition is also being proposed at the south side of the property for an additional garage and storage area. This addition falls within the long wall side yard setback but the corner of the existing house does not.

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 is situated on the lot at an angle. This angle creates a hardship to add onto the house at the front while maintaining the long wall setback without concealing the main body of the house.

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 massing is broken up with the sawtooth nature of the additions, and the additions are very low single-story additions keeping in character with the existing house.

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

Due to preserving the natural setting of the rear yard, the addition at the front is the only allowable location to add the desired spaces. There is adequate space to build at the front of the house, but the positioning of the house at an angle on the lot makes it difficult to add on without extending over the long wall setback.

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

There is not an alternative that achieves the area required for expansion while maintaining the appropriate spatial relationships.

Address: 4857 Stonehaven Drive
Upper Arlington, Ohio 43220

Parcel: 070-011909-00

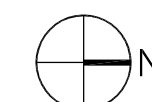
Scope of Project: The project consists of the following:

- Existing attached garage converts to habitable space: 700 sf.
- Kitchen addition: 79 sf.
- Porch addition: 25 sf.
- Mudroom addition: 279 sf.
- Dining room addition: 72 sf.
- Attached two-car garage addition: 544 sf.
- Attached one-car garage addition: 375 sf.

Number of Floors	Actual	Zoning Req't
Existing:	1 (15'-6" height)	1 to 2.5 flr (35')
Proposed:	1 (15'-6" height)	
Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	39,640 sf	43,560 sf
Lot Width:	144'	150'
Building Cover Limit	Actual	Zoning Req't
Bldg Cover:		7,928 sf (20%)
Existing Gazebo:	330 sf	
Main House:	4,136 sf	
Kitchen Addition:	79 sf	
Porch Addition:	25 sf	
Mudroom Addition:	279 sf	
Dining Room Addition:	72 sf	
2-Car Garage Addition:	544 sf	
1-Car Garage Addition:	439 sf	
Bldg Cover Total:	5,904 sf (15%)	Meets Zoning
Development Cover Limit	Actual	Zoning Req't
Dyprmt Cover:		13,874 sf (35%)
Building Cover:	5,904 sf	
Driveway:	2,875 sf	
Front Walk:	384 sf	
Rear Walks & Patio:	2,073 sf	
Dyprmt Cover Total:	11,236 sf (28%)	Meets Zoning
Addition Setbacks	Actual	Zoning Req't
Side Yard Setback:		12'-0"
Sum Side Yard Setback:		30'-0"
12'-9"(south) + 12'-5" (north) = 25'-2" (Request Variance)		
North Long Wall Setback:	12'-9"	17'-6" (Request Variance)
40' - 0" + 2' = 32' (7'-8" + 12'-0") = 19'-8"		
South Long Wall Setback:	12'-9"	14'-8" (Request Variance)
68' - 40' = 28' x 2' = 56' (4'-8" + 12'-0") = 16'-3"		

A1.0	Site Plan & General Info	A5.1	Sections & Details
A2.0a	Foundation Plan - Demo	A6.1	First Floor Finish Plan
A2.0b	Foundation Plan - New Work	A6.2	First Floor Ceiling Plan
A2.1a	First Floor Plan - Demo	A7.1	Interior Elevations
A2.1b	First Floor Plan - New Work	A7.2	Interior Elevations
A2.2	Roof Plan	A7.3	Interior Elevations
A2.3	Roof Framing Plan	E.1	Electric Plans
A3.1	Exterior Elevations	E.2	Electric Plans
A3.2	Exterior Elevations	HP.1	HVAC & Plumbing Plans
A4.1	Overall Sections		
A4.2	Overall Sections		
A4.3	Overall Sections		

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%



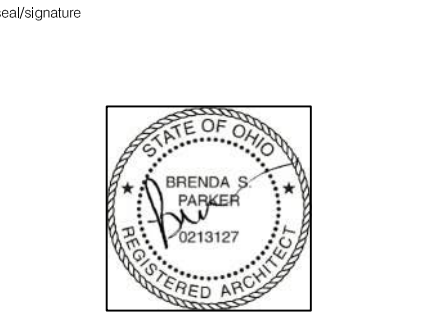
A1.0



4857 Stonehaven Drive
Upper Arlington, Oh 43220

Owner:
Boulevard Residence
4857 Stonegate Drive
Upper Arlington, Ohio 43220

Architect:
Brenda Parker
The Columbus Architectural Studio
405 N Front Street
Columbus, Ohio 43215
t: 614.586.5514
brenda.parker@cbusarch.com



REV. DATE. DESCRIPTION

key plan

issue date: March 25, 2023
phase:
issued for: Zoning Set
project number: 4857 SD
sheet title:

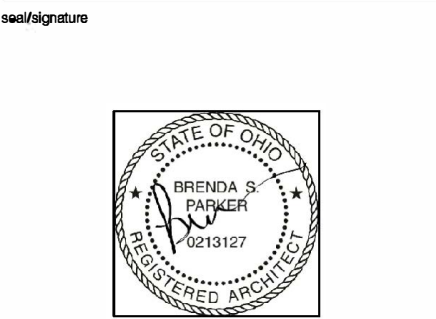
EXTERIOR
ELEVATIONS

sheet number

A3.1

Owner:
Bouware Residence
4857 Stonegate Drive
Upper Arlington, Ohio 43220

Architect:
Brenda Parker
The Columbus Architectural Studio
405 N Front Street
Columbus, Ohio 43215
t: 614.586.5514
brenda.parker@cbusarch.com



REV DATE DESCRIPTION

key plan

issue date April 26, 2023

phase

issued for Zoning Set

project number 4857 SD

sheet title

FIRST FLOOR
PLAN
DEMO

sheet number

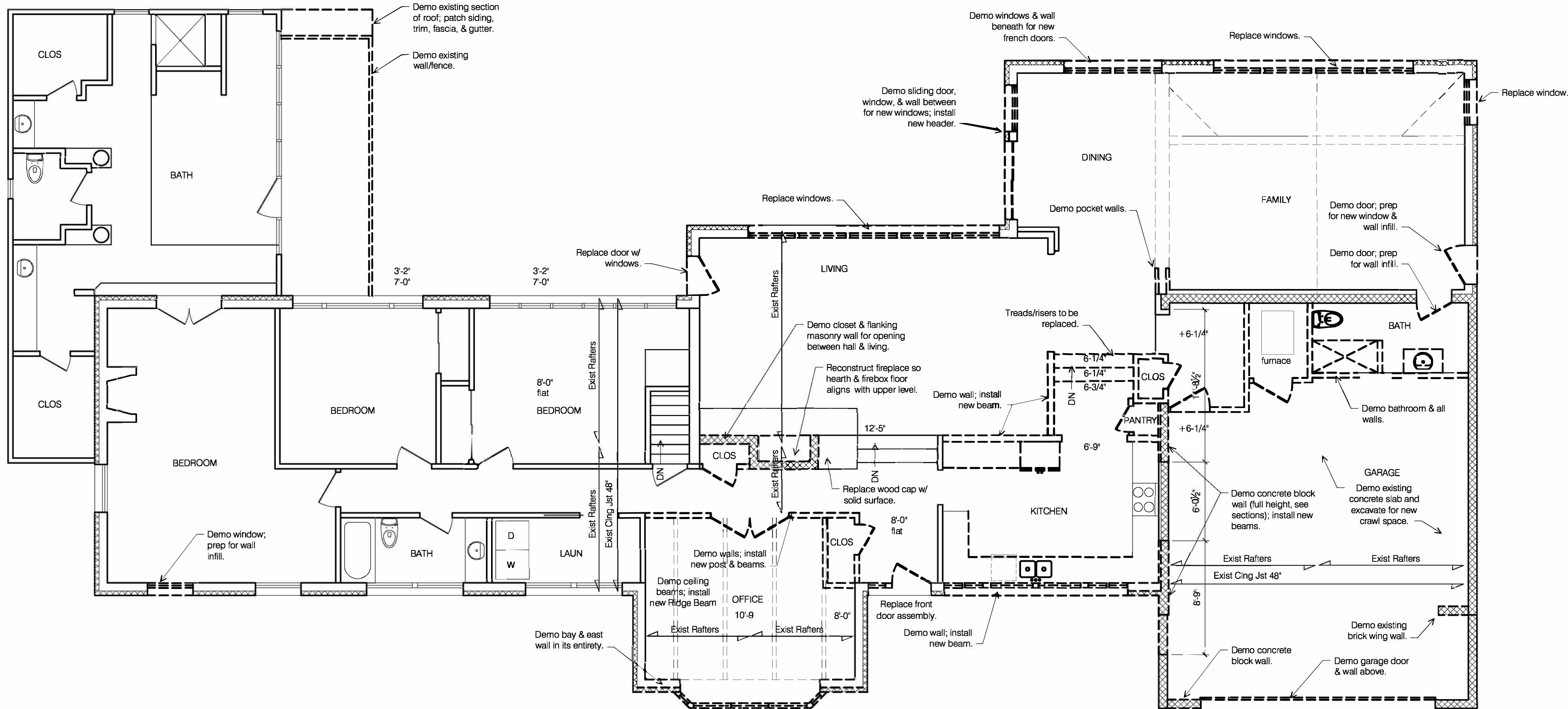
A2.1A

WALL LEGEND:

- Demo existing wall or component as noted.
- Existing masonry wall.
- New 8" and/or 12" CMU foundation wall.
- Existing 2x4 wood stud wall @ 16" o.c.
- New Exterior walls: 2x6 wood stud @ 16" o.c.; fill cavity with R19 kraft-faced fiberglass batt insulation; 1/2" gypsum wallboard at interior.
- New Interior walls: 2x4 wood studs @ 16" o.c. 1/2" GWB at interior (1/2" cement board at shower walls).

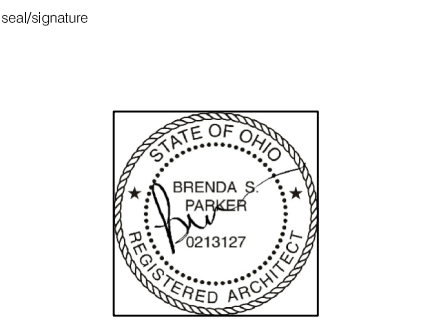
GENERAL NOTES:

- See Sheet A5.1 for Fireblocking requirements.
- All structural framing members are to be fastened per RCO Table 602.3.
- Where floor joists are spliced over beams & bearing walls, install solid blocking per RCO 502.7.
- 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.
- All handrails to comply with RCO 311.7.7. Height is to be 34"-38" 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).
- 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 - DEMO
SCALE: 3/16" = 1'-0"





REV. DATE. REVISIONS

key plan

Issue Date: April 26, 2023
Phase:
Issued for: Zoning Set
Project Number: 4857 SD
Sheet Title:

FIRST FLOOR PLAN
NEW WORK

Sheet Number:

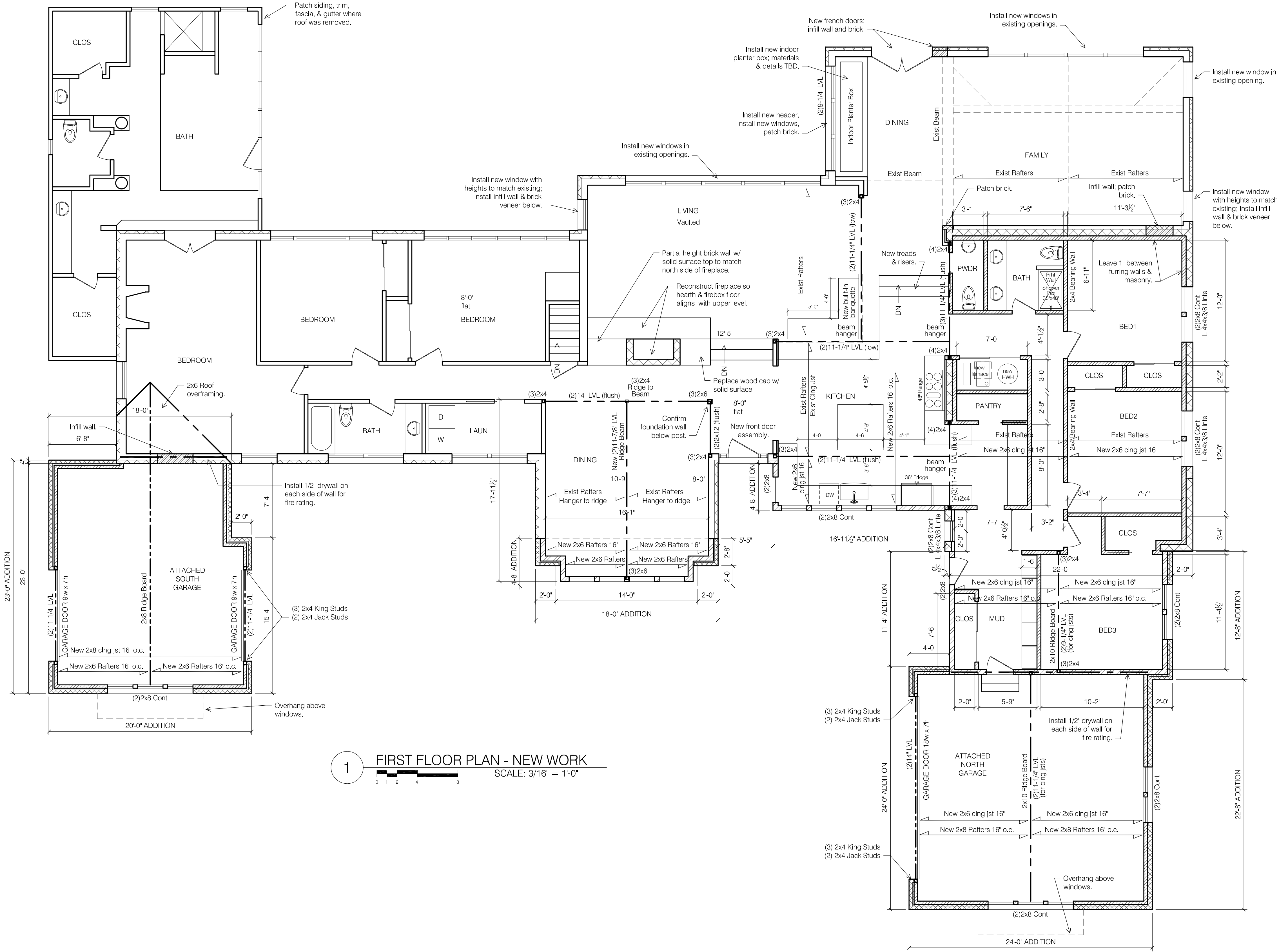
A2.1B

WALL LEGEND:

- Demo existing wall or component as noted.
- Existing masonry wall.
- New 8" and/or 12" CMU foundation wall.
- Existing 2x4 wood stud wall @ 16" o.c.
- New Exterior walls: 2x6 wood stud @ 16" o.c.; fill cavity with R19 kraft-faced fiberglass batt insulation; 1/2" gypsum wallboard at interior.
- New Interior walls: 2x4 wood studs @ 16" o.c. 1/2" GWB at interior (1/2" cement board at shower walls).

GENERAL NOTES:

- See Sheet A5.1 for Fireblocking requirements.
- All structural framing members are to be fastened per RCO Table 602.3.
- Where floor joists are spliced over beams & bearing walls, install solid blocking per RCO 552.7.
- 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.
- 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).
- 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 - NEW WORK
SCALE: 3/16" = 1'-0"

NOTICE:

Date: May 15, 2023

To:

Please be advised that Paul & Kristin Boulware have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 4857 Stonehaven Drive, Upper Arlington, Ohio 43220.

The zoning variance is to reduce the long wall side yard setback from 14'-8" to 12'-9" at the south side and to reduce the long wall side yard setback from 17'-6" to 12'-5" at the north side.

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, June 21, 2023 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Parker", with a stylized flourish at the end.

Brenda Parker (Architect)
On behalf of Paul & Kristin Boulware

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 4857 Stonehaven Drive, 43220

Describe activity which requires Board of Zoning and Planning review:

Request variance to reduce Long Wall Side Yard Setback at north & south.

This application will be heard by the Board of Zoning and Planning on: June 21, 2023

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:
3600 Tremont Road	City of Upper Arlington	9589 0710 5270 0483 4886 75	May 22, 2023
2480 Stonehaven Place	Mary Overmyer	9589 0710 5270 0483 4887 12	May 22, 2023
4849 Stonehaven Drive	David & Jayna Dherete	9589 0710 5270 0483 4887 36	May 22, 2023
4872 Stonehaven Drive	Richard & Elizabeth Barthelmas	9589 0710 5270 0483 4886 82	May 22, 2023
4856 Stonehaven Drive	Wilson & Linda Mitchell	9589 0710 5270 0483 4887 29	May 22, 2023
4875 Stonehaven Drive	Lori Thomas	9589 0710 5270 0483 4887 43	May 22, 2023
3465 W Henderson Road	Douglas & Kathleen Davis	9589 0710 5270 0483 4886 99	May 22, 2023
Applicant Signature:			Date:

4857 Stonehaven Drive

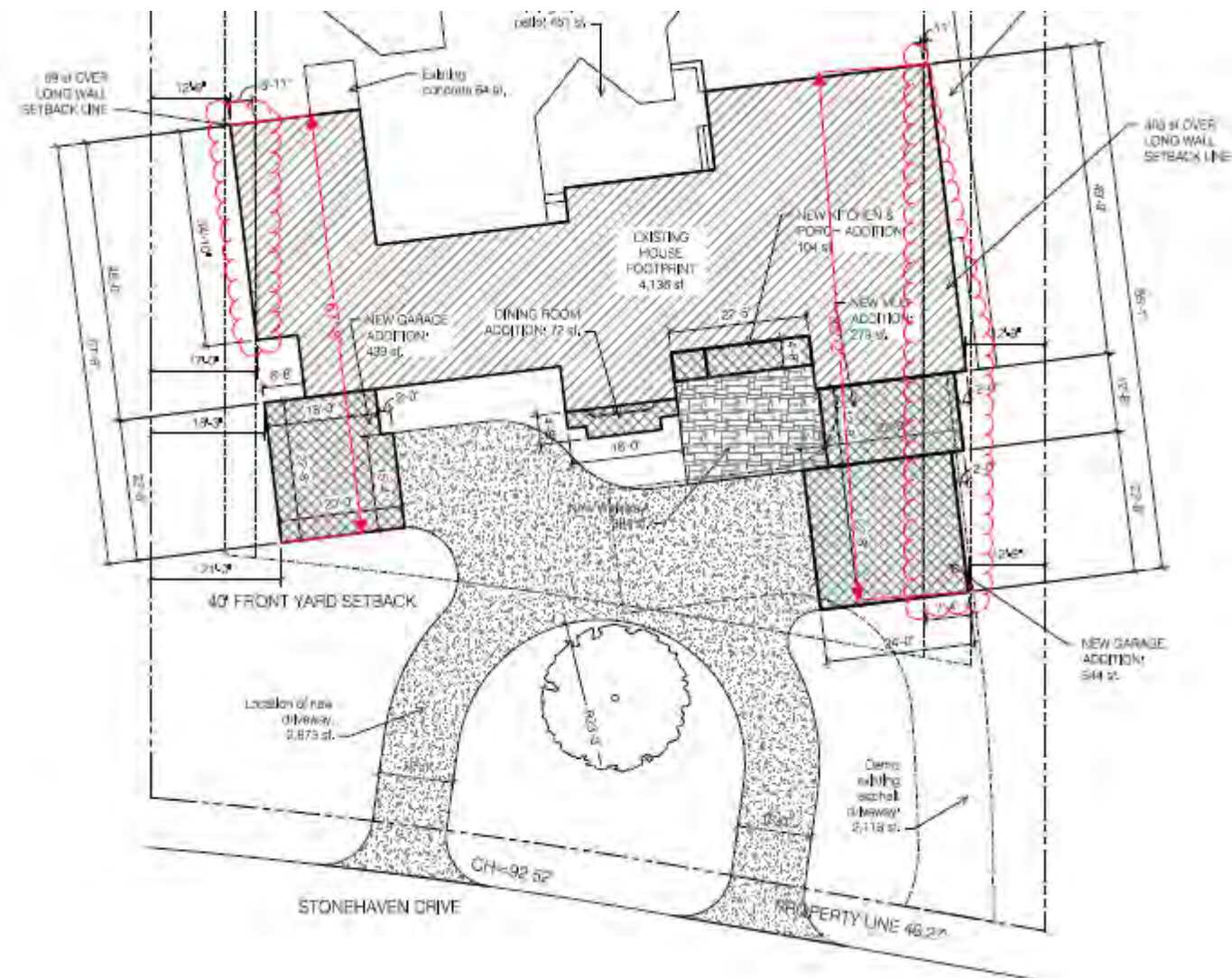
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



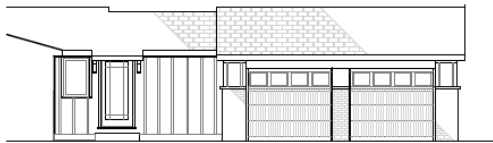
Proposed Site Plan



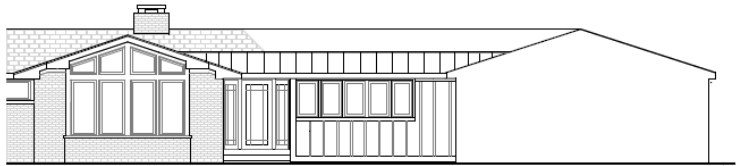
Existing and proposed elevations



1 EAST ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: June 21, 2023

Subject: 2033 Bedford Road (VAR-30-23) - To allow an addition that encroaches 3'-5" into the 10-foot minimum side yard setback, results in a side yard sum of 13'-11", when 20 feet is the minimum, and encroaches up to 1'-10" into the 11'-7" side yard longwall setback. The request also includes a chimney that encroaches up to 5' into the 8-foot minimum side yard setback.

Site Description/History

The subject property, 2033 Bedford Road, is located on the west side of the street, between Edgemont and Waltham Roads in the [Upper Arlington subdivision](#) (Lot #11, Block #44). The property is a skewed rectangular shape with 77 feet of frontage and 139 (average) feet of depth; it is zoned R-1c One-Family Residence District. A two-story, stone and siding home is built up to the 40-foot front yard setback, but skewed and includes four bedrooms, two full bathrooms, and two half bathrooms. The home currently encroaches into both the north and south side yard setbacks by 3'-5" and 2'-8", respectively. It was built in 1939 and purchased by the applicant in 1998; it is located just outside of the Historic District.

Proposal

This variance application includes a request for a new one-story addition onto the rear of the home to accommodate a family room and expanded living space for the kitchen, dining room, mudroom and an expanded garage. The addition includes approximately 730 square feet of living and garage space and will be a maximum of 14'-8" tall. The exterior finish will match the home, with dimensional roof shingles, vinyl siding, and thin-cut stone veneer. The north side elevation includes a chimney, which encroaches 3'-10" into the 10-foot minimum side yard setback (chimneys are permitted to encroach up to 20 percent the least required width, which in this case would allow a two-foot encroachment). The rear yard is enclosed with a privacy fence and there is a large tree that is planned to be removed. The proposal meets all other requirements for setbacks and coverage limits.

Zoning Code Requirements

- To allow an addition to encroach up to 3'-10" into the 10-foot minimum side yard setback (Article 5.02);
- To allow an addition that results in a side yard sum of 13'-2", when 20 feet is the minimum (Article 5.02); and



- To allow an addition that encroaches up to 1'-10" into the 11'-7" side yard longwall setback (Article 5.02).

Alternatives

The applicant could explore options to situate the addition more central to the property and away from side property lines. However, they have indicated that this would disrupt the internal function of the home and views onto the back yard.

Requested Action and Findings

Staff has reviewed the application, discussed with the applicant, and visited the site. In this case, the unique, skewed rectangular shape of the property and the siting of the home creates existing nonconformities that can make an addition to the rear of the home more difficult (Finding #6). At the same time, the addition is increasing the existing nonconforming side yard setbacks and placing a portion of the addition (at the chimney), just 4'-2" from the north property line, which creates a narrow space between properties (Finding #4).

Therefore, Staff recommends the applicant explore additional options that would at least maintain the existing 6'-7" setback along the side property line.

Attachments

1. 2033 Bedford Rd. Variance App
2. BZAP Staff Report Pics - 2033 Bedford Rd



**23-2172****Variance Application****Status:** Active**Date Created:** May 22, 2023**Applicant**

Gary Alexander
gary@garyjalexanderarchitect.com
1265 Neil Avenue
Columbus, Ohio 43201
614-487-0637

Primary Location

2033 BEDFORD RD
UPPER ARLINGTON, OH 43212

Owner:

STILLMAN ROBERT AND LAURA
2033 BEDFORD COLUMBUS, OH 0

BZAP Information**BZAP Case #**

VAR-30-23

Status

Pending

BZAP Determination Date

06/21/2023

Vote Tally

--

Primary Variance

Side yard

Findings of Fact for Approval/Denial

--

Variance Request

To allow an addition that encroaches 4'-2" into the 10-foot minimum side yard setback, results in a side yard sum of 14'-7", when 20 feet is the minimum, and encroaches up to six feet into the 11'-7" side yard longwall setback.

BZAP conditions

To allow an addition that encroaches 4'-2" into the 10-foot minimum side yard setback, results in a side yard sum of 14'-7", when 20 feet is the minimum, and encroaches up to six feet into the 11'-7" side yard longwall setback.

Variance Information**Describe Variance Request**

The variance request is to reduce the required north side yard setback at the corner of the addition to 6'-1 3/4" and 5'-10" at the chimney. The request also includes a reduction in the side yard sum to 13'-2" from the required 20'. The existing house projects into both side yard setbacks and does not comply with the required minimum side yard sum.

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

The existing house has a number of unusual circumstances. The property lines at the sides of the house are not parallel to the walls of the house. This tends to limit the building area on one side of the house. The other factor is the garage location. Because of the location of the garage, the living spaces of the house are shifted to the north. Most logical first floor additions are slightly offset from the main body of the house to permit natural light into the house, and allow the house to connect to the rear yard. If this house had a detached garage, like many in the district, the house would be positioned in a more central location on the lot, and the proposed addition would be further to the south - potentially outside of the north 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?

No.

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 proposed addition is one story, so much of it will be hidden from the neighboring properties by the existing privacy fence. All exterior finishes will match the existing house.

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?

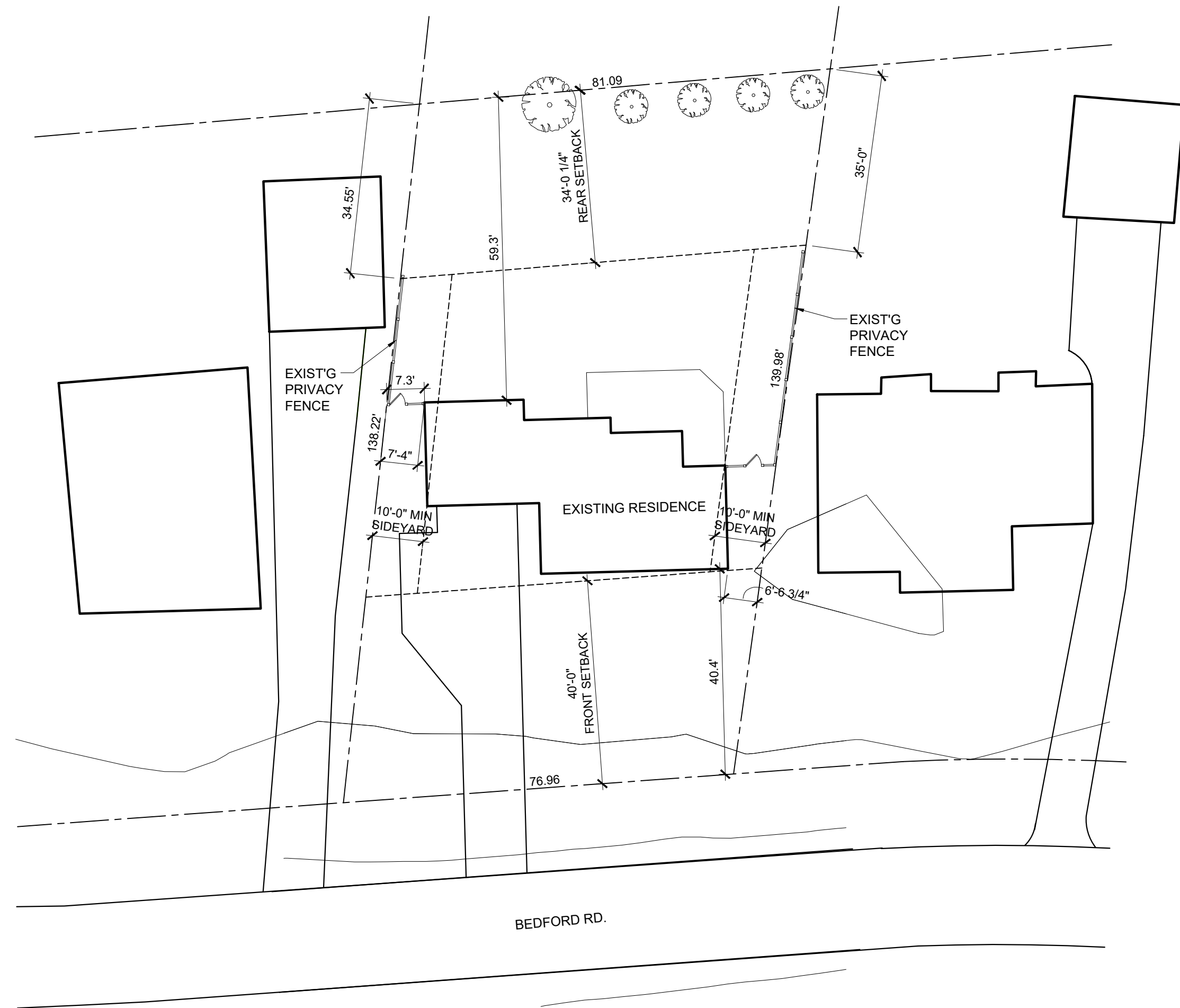
The proposed addition was originally larger. It has been reduced to minimize the encroachment into the north setback.

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

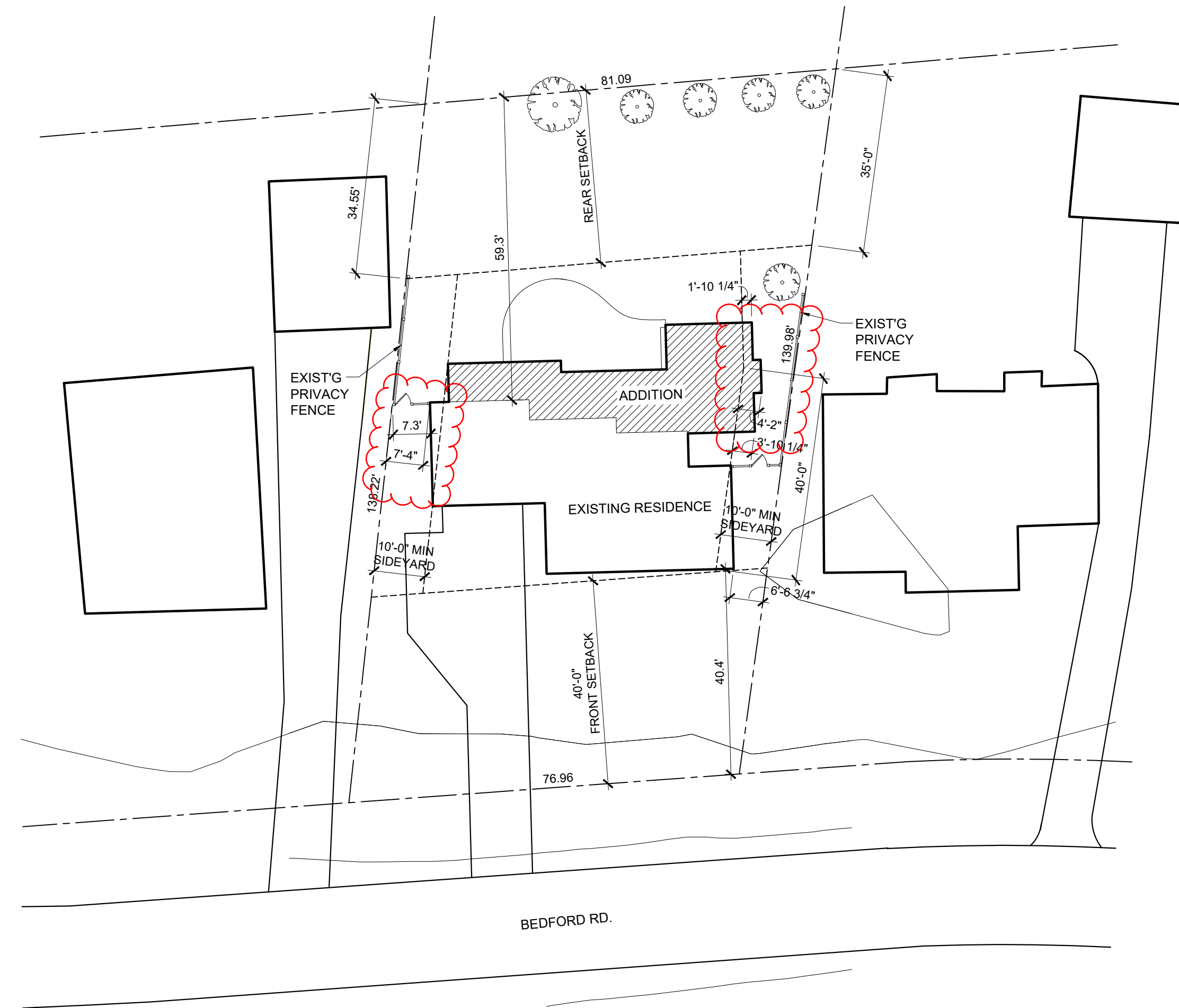
This house has a relatively small footprint. The garage width is very limited. The kitchen is very small. There is no informal living space like a family room. The proposed improvements attempt to address these shortcomings. These improvements are needed to update the house to the demands of the current marketplace.

Timeline

Label		Status	Activated	Completed	Assignee	Due Date
	Application Fees	Paid	May 22, 2023 at 9:23 am	May 22, 2023 at 9:24 am	-	-
	Application Complete & Scheduled for BZAP Review	Complete	May 22, 2023 at 9:24 am	May 30, 2023 at 1:41 pm	Justin Milam	-
	Board of Zoning & Planning Review	Active	May 30, 2023 at 1:41 pm	-	Justin Milam	-
	BZAP Result	Inactive	-	-	-	-



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



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

ZONING INFORMATION

ZONING DISTRICT	R-1C
PARCEL ID:	070-000349-00
LOT AREA	10,759 SQ. FT.
EXISTING BUILDING COVER	1,417 SQ. FT. 13% OF LOT AREA
PERMITTED BUILDING COVER	3,098 SQ. FT. 29% OF LOT AREA
PROPOSED BUILDING COVER	2,217 SQ. FT. 21% OF LOT AREA
EXISTING DEVELOPMENT COVER	2,476 SQ. FT. 23% OF LOT AREA
PERMITTED DEVELOPMENT COVER	4,808 SQ. FT. 45% OF LOT AREA
PROPOSED DEVELOPMENT COVER	3,654 SQ. FT. 34% OF LOT AREA
SIDE YARD SUM REQUIRED	20'-0"
EXIST'G SIDE YARD SUM	13'-10 3/4"
PROPOSED SIDE YARD SUM	13'-2"
PROPOSED SIDE YARD SUM OF ADDITION	15'-10"

**ADDITION & REMODELING
THE STILLMAN RESIDENCE
2033 BEDFORD ROAD**

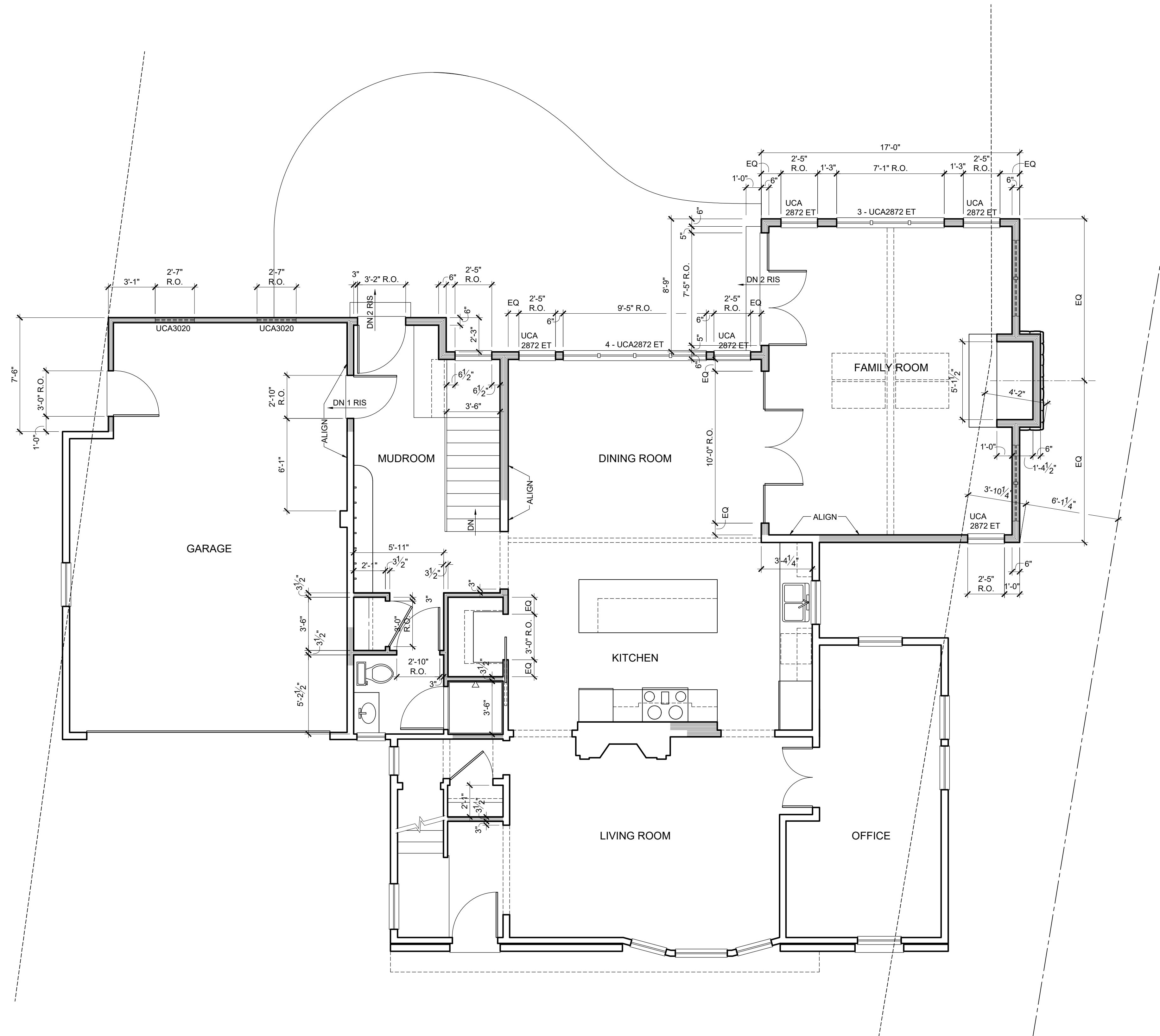
Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 05-17-2023

A-1

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

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ADDITION & REMODELING
THE STILLMAN RESIDENCE
2033 BEDFORD ROAD

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

ZON. VAR.: 05-17-2023

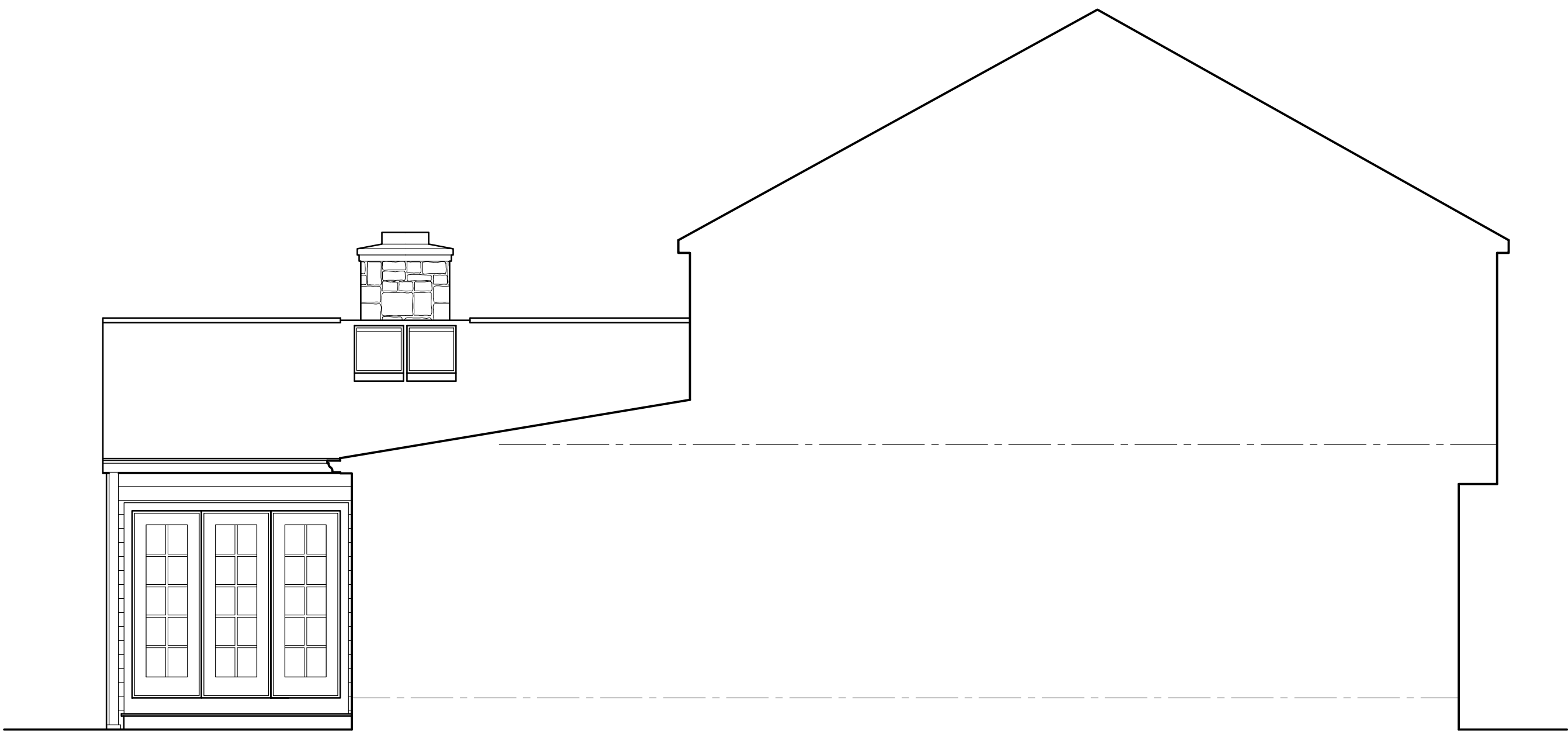
A-2



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



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



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

- ELEVATION MATERIALS LIST**
- 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 MATCHING EXISTING
 - B. 1X6 WOOD FASCIA WRAPPED IN ALUMINUM COIL STOCK
 - C. OGEE PROFILE GUTTER WITH LEAF GUARD MATCHING EXISTING
 - D. VINYL SIDING TO MATCH AND ALIGN WITH EXISTING
 - E. JAMB AND HEAD TRIM WRAPPED IN ALUMINUM COIL STOCK MATCHING EXISTING
 - F. 1 1/2" WIDE WOOD SILL WRAPPED IN ALUMINUM COIL STOCK
 - G. VINYL CORNER BOARD MATCHING EXISTING
 - H. PREFINISHED ALUMINUM DOWNSPOUT TO MATCH EXISTING
 - I. DOWNSPOUT BOOT
 - J. RAKE TRIM WRAPPED IN ALUMINUM COIL STOCK TO MATCH EXISTING
 - K. 4" THICK CUT STONE CAP
 - L. THIN CUT STONE VENEER TO MATCH STONE AT FRONT OF HOUSE
 - M. RIDGE VENT BENEATH SHINGLES

ADDITION & REMODELING
THE STILLMAN RESIDENCE
2033 BEDFORD ROAD

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

ZON. VAR.: 05-17-2023

A-3

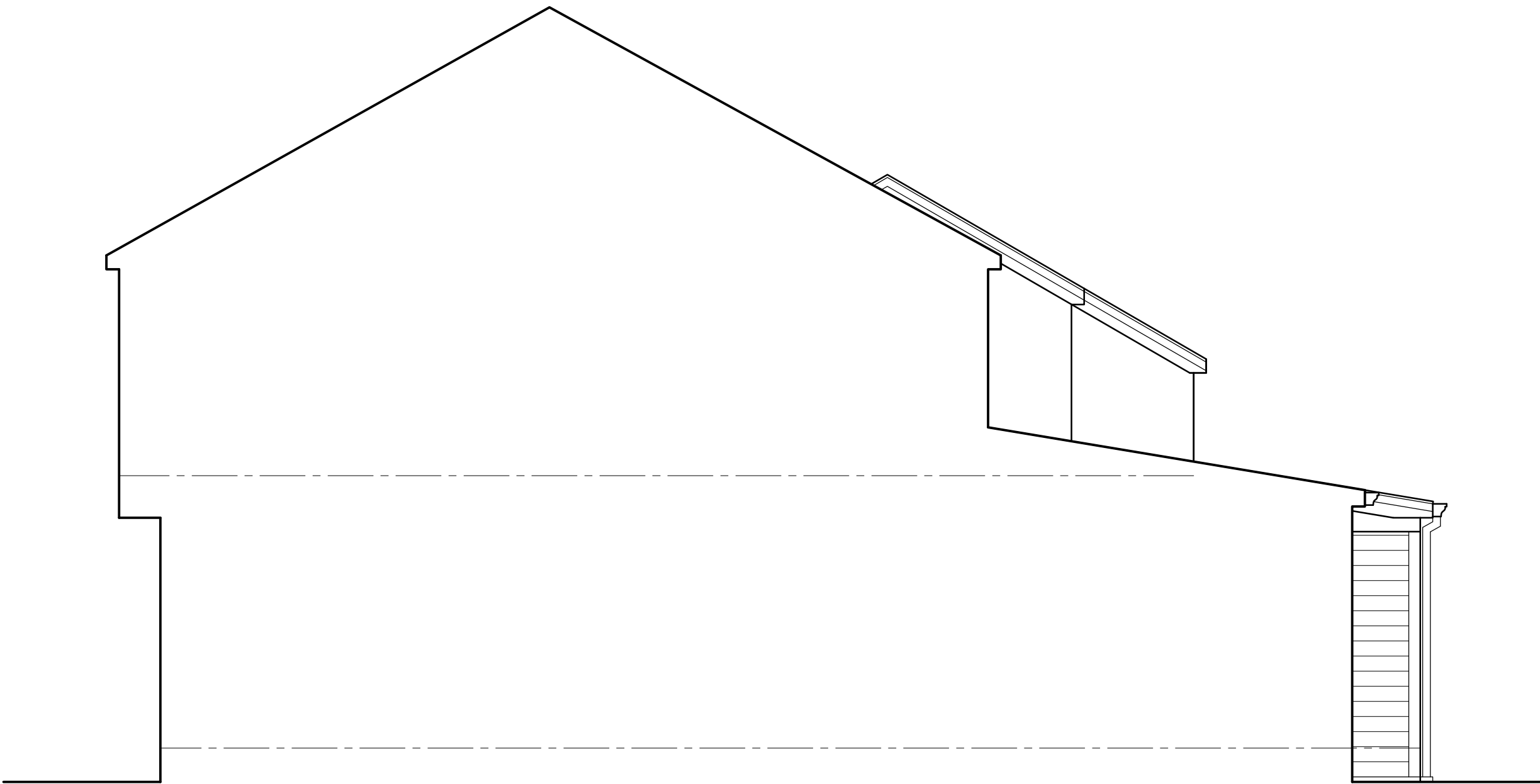
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REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



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



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

- ELEVATION MATERIALS LIST**
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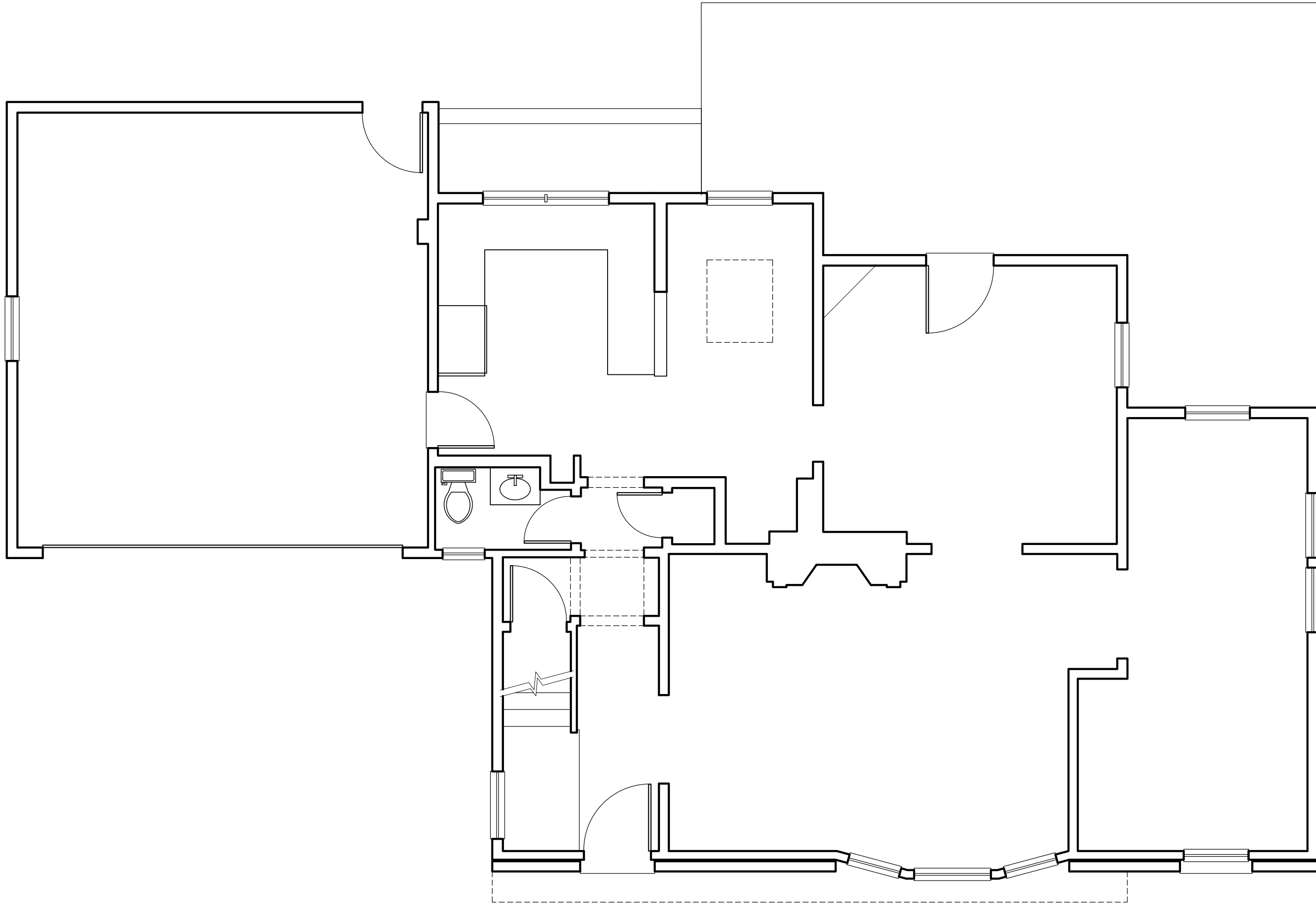
ADDITION & REMODELING
THE STILLMAN RESIDENCE
2033 BEDFORD ROAD

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A-4

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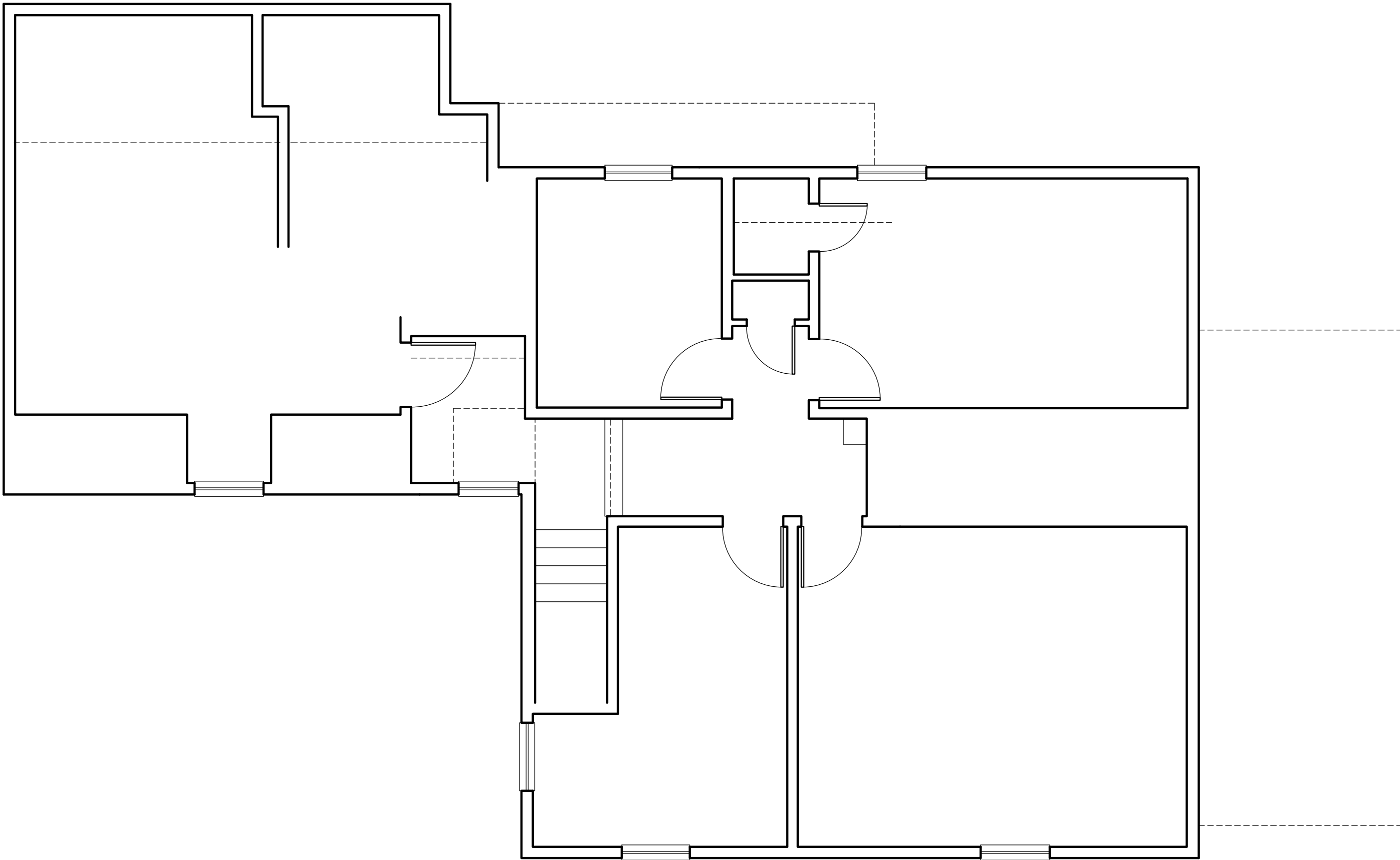
FIRST FLOOR PLAN
EXISTING
SCALE: 1/4" = 1'-0"

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ADDITION & REMODELING
THE STILLMAN RESIDENCE
2033 BEDFORD ROAD

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

ZON. VAR.: 05-17-2023
A-2 EXIST



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

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ADDITION & REMODELING
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Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

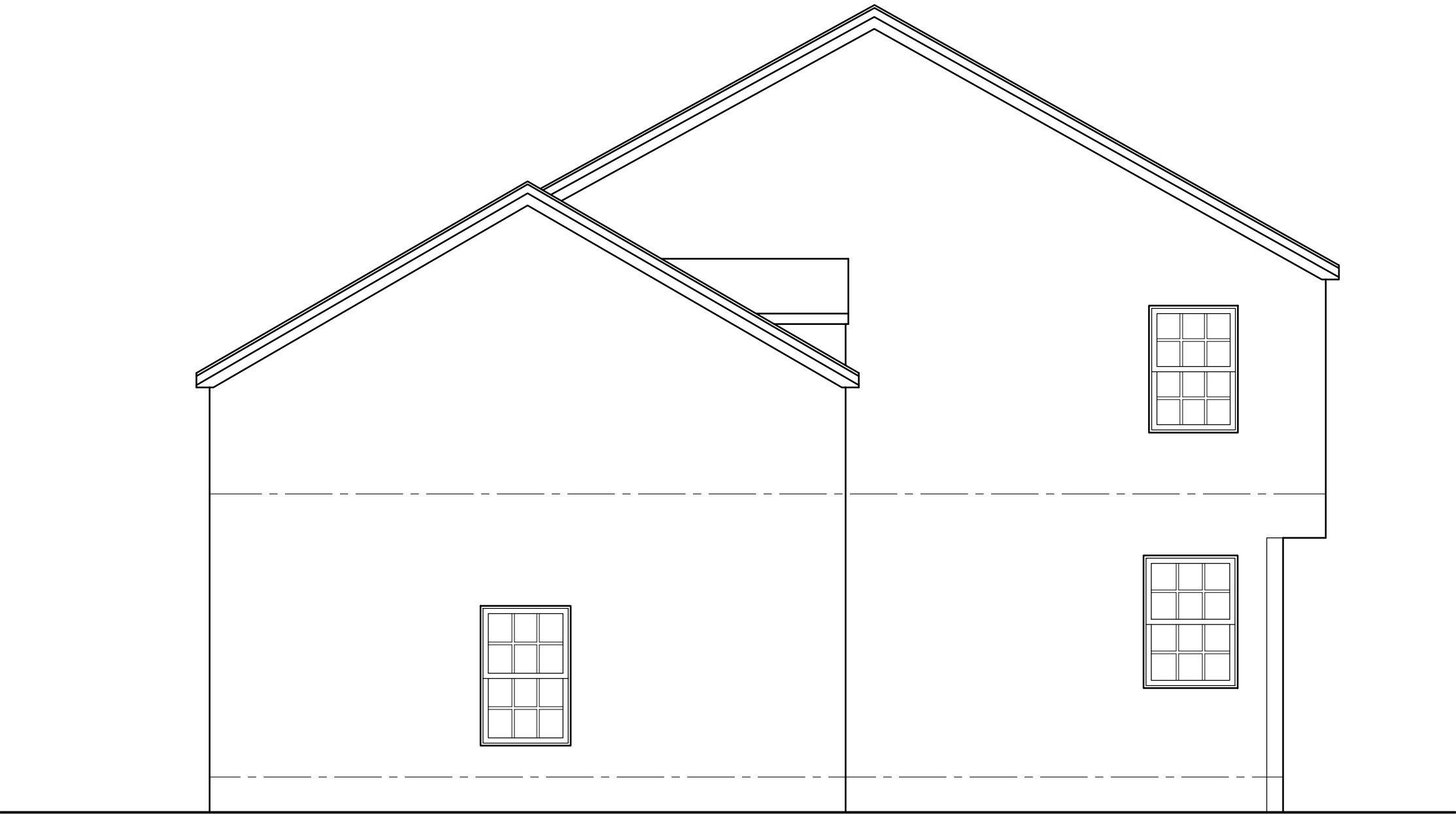
ZON. VAR.: 05-17-2023

A-3 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"

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ADDITION & REMODELING
THE STILLMAN RESIDENCE
2033 BEDFORD ROAD

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

ZON. VAR.: 05-17-2023

A-4 EXIST



Revised: Jan 2021

Certification of Notice

Applicant Name: Robert and Laura Stillman

Location of property subject to BZAP request: 2033 Bedford Road

Describe activity which requires Board of Zoning and Planning review:

We are requesting a variance to permit the construction of a one-story addition at the rear of

This application will be heard by the Board of Zoning and Planning on: June 21, 2023

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:
1.	2050 BEDFORD	Li, Gil & Shannon	Shannon M Li	5/15/23
2.	2038 BEDFORD	TOMPKINS AJ & LISA		5/15/23
3.	2028 BEDFORD	KANE JACK & CHRISTINE	Christine Kane	5/15/23
4.	2018 BEDFORD	RICHARD DARREN & MARY	Darren R	5-15-23
5.	2021 BEDFORD	NOTWELL LINDSAY & MARY	Mary Notwell	5/16/23
6.	2043 BEDFORD	SETTERLIN DAVE & KAREN	Dave A Setterlin	5/17/23
7.	2055 BEDFORD	PHLEGAR DAN & WILL	Dan Phlegar	5/16/23
8.	1855 WALTHAM	JENNINGS DAVE & DORI	Dan Jennings	5/16/23
9.	2050 COVENTRY	William & Barbara TZAGOURNIS	William Tzagournis	5/16/23
10.	2036 COVENTRY	Julie Ott	Julie Ott	5/17/23
11.	2028 COVENTRY	RANKIN TIM & MARIA	TSR	5/16/23
12.	2018 COVENTRY	Barbara & Rick Schaal	Rick Schaal	5/17/23
13.	2006 COVENTRY	Stetler - Certified Mail		5/18/23
Applicant Signature: Robert Stillman Laura Stillman				Date: 5/19/2023



Revised: Jan 2021

Certification of Notice

Applicant Name: Robert and Laura Stillman

Location of property subject to BZAP request: 2033 Bedford Road

Describe activity which requires Board of Zoning and Planning review:

We are requesting a variance to permit the construction of a one-story addition at the rear of

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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:
14.	1838 EDMONT	BORDERS BRAD & SARAH	<i>Brad Borders</i>	5/16/23
15.	1826 EDMONT	COSSLETT SARAH & ANDREW	<i>Sarah Cosslett</i>	5/16/23
Applicant Signature: <i>Robert and Laura Stillman</i>			Date: <u>5/19/2023</u>	

AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL



May 17, 2023

Bradley and Jenna Stetler
2006 Coventry Road
Upper Arlington, Ohio 43212

Re: Zoning variance request for a one-story additio
Bedford Road

Hello, Neighbors –

We have missed you the last several times when w
you in person, so thank you for your understanding
note. Our names are Bob and Laura Stillman, and
from you at 2033 Bedford Road.

We are writing to let you know that we are request
one-story addition to the rear of our home. This variance request will be made
at 6:00 p.m. Wednesday, June 21 in the City of Upper Arlington's Municipal
Service Center at 3600 Tremont Road. We are required to notify all neighbors
with homes within 100 feet of our property line about this meeting date and
time according to a timeline established by the City of Upper Arlington.

After living in our home for 25 years, we are finally making some much
needed updates. If you have any questions regarding this matter, please feel
free to contact us. Thank you!

Sincerely,

Bob and Laura Stillman

Bob & Laura Stillman
2033 Bedford Road
Upper Arlington, OH 43212
(614) 266-7870 (Bob's cell)
Bstillman42@gmail.com



TRI VILLAGE FINANCE
1391 GRANDVIEW AVE
COLUMBUS, OH 43212-9998
(800)275-8777

05/18/2023 11:51 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.63
Columbus, OH 43212			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date Sat 05/20/2023			
Certified Mail®			\$4.15
Tracking #:			
9589 0710 5270 0489 6066 46			
Return Receipt			\$3.35
Tracking #:			
9590 9402 8084 2349 2526 89			
Total			\$8.13

Grand Total: \$8.13

Credit Card Remit \$8.13

Card Name: VISA
Account #: XXXXXXXXXXXX3980
Approval #: 042910
Transaction #: 012
AID: A000000C031010 Chip
AL: VISA CREDIT
PIN: Not Required CAPITAL ONE VISA

U.S. Postal Service™
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Columbus, OH 43212

Certified Mail Fee \$4.15

Extra Services & Fees (check box, add fee \$ each rate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.63

Total Postage and Fees \$8.13

Sent to Bradley + Jenna Stetler

Street and Apt. No., or PO Box No. 2006 Coventry Rd.

City, State, ZIP+4® Upper Arlington OH 43212

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

0212 09

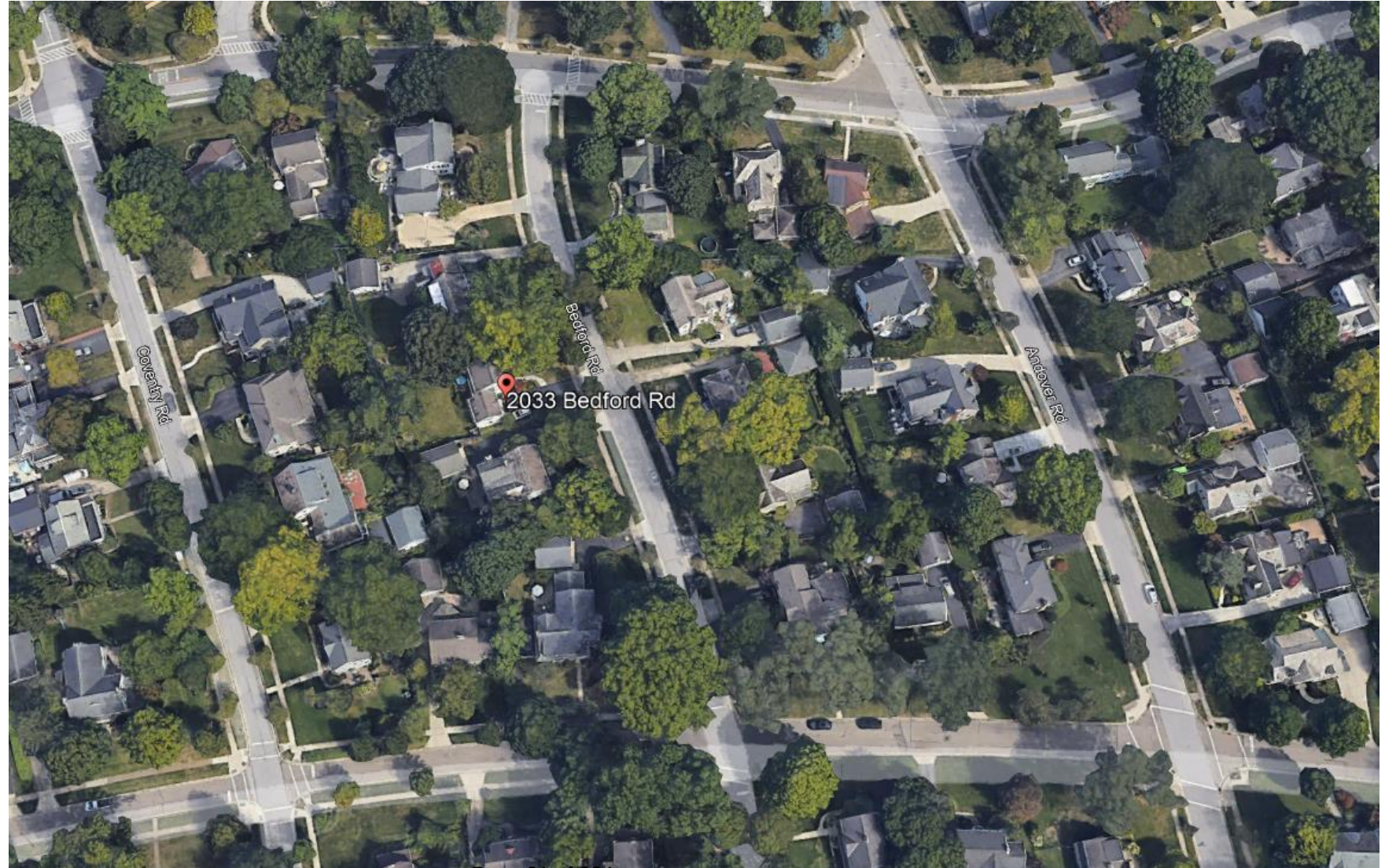
TRI VILLAGE FINANCE
Here
MAY 18 2023
COLUMBUS OHIO 43212

2033 Bedford Road

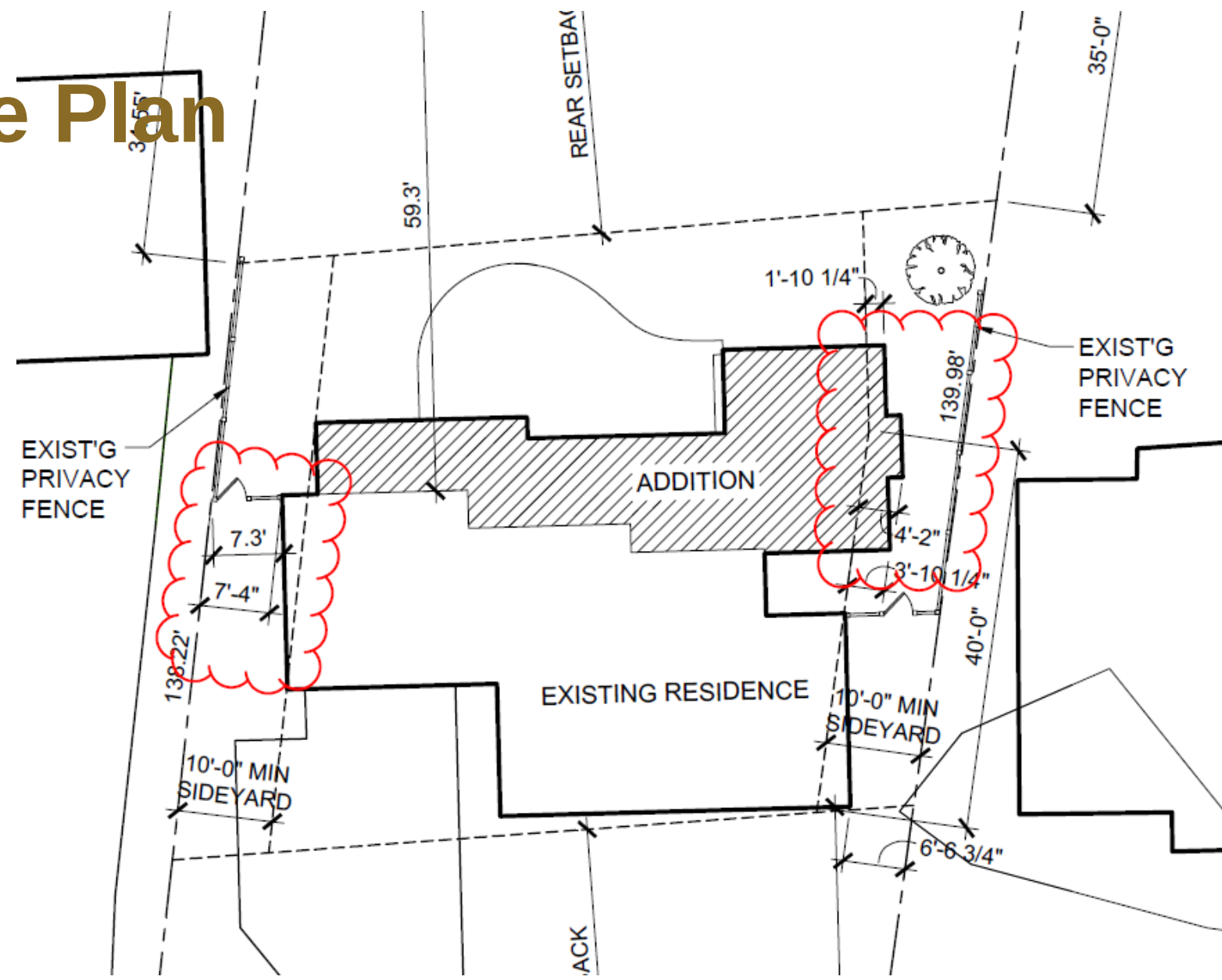
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Proposed Site Plan



Proposed Rear Elevation



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

Proposed Side Elevation



SIDE (NORTH) ELEVATION

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

Existing Bedford Road Elevation



Existing Side Yard



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: June 21, 2023

Subject: 4170 Randmore Court (VAR-31-23) - To allow the construction of a covered open porch to encroach 6'-6" into the 35-foot minimum rear yard setback and results in 29.2 percent development coverage, above the 27 percent limit.

Site Description/History

The subject property, 4170 Randmore Court, is located on the east side of the street, south of Ardwick Road, and zoned R-1b, One-Family Residence District. The property is noted as Lot #13 in the Lyoncrest Addition subdivision with 90 feet of frontage, 140 feet of depth and a 40-foot front building setback line, similar to others on the street. A one-story brick home has its garage located along the setback line with the main portion of the home set back another seven feet. The property is enclosed with six-foot tall wood fencing and landscaping. The home was built in 1976 and purchased by the applicant in 2014.

Proposal

The proposal includes the construction of a 14' x 24' covered porch on the back of the house. The porch roof would match that of the house, at 18'-7" in height, and include asphalt shingles with two skylights and wood columns for support. It is open on all three sides and the existing patio would remain. No other changes are proposed to the home, driveway or landscape. The plan meets development and front yard development coverage limits, but exceeds the building coverage limit by 282 square feet.

Zoning Code Requirements

- To allow a covered porch to encroach 6'-6" into the 35-foot minimum rear yard setback (Article 5.02); and
- To allow a covered porch that results in 29.2 building coverage, in lieu of the 27 percent maximum limit (Article 5.02).

Currently, there are code amendments before Council that would allow a covered porch to encroach up to six feet into the rear yard setback (ORD-30-2023). A variance would still be required in this case.

Alternatives



The applicant could reduce the depth and overall size of the proposed covered porch to avoid both variances, but then it becomes challenging to fully utilize and would not make sense to proceed. Staff understands that nearly any type of functional addition would result in building coverage and rear yard variances.

Requested Action and Findings

Staff has reviewed the application and plans, talked with the applicant, and visited the site. The home sits along the front and side yard setback lines, and is less than seven feet from the rear yard setback, which leaves little room for expansion. The proposed covered patio would complement the home, not be visible from the street, and not project too far into the rear yard (Finding #4). Existing fencing and mature trees will help screen views of the structure. Like many others in the neighborhood, the home is already close to the maximum development coverage limit. With existing mature trees, the impacts of the excess coverage are mitigated. For these reasons, Staff recommends that this application be approved.

Attachments

1. 4170 Randmore Ct Variance App
2. BZAP Staff Report Pics - 4170 Randmore Ct





23-2189

Variance Application

Status: Active

Date Created: May 22, 2023

Applicant

Meghan Harder
megharder@hotmail.com
4170 Randmore Ct
Columbus, OH 43220
614-432-3849

Primary Location

4170 RANDMORE CT
UPPER ARLINGTON, OH 43220

Owner:

HARDER MEGHAN C
4147 SQUIRES COLUMBUS, OH 43220

BZAP Information

BZAP Case #

VAR-31-23

Status

Pending

BZAP Determination Date

06/21/2023

Vote Tally

--

Primary Variance

Rear Yard

Findings of Fact for Approval/Denial

--

Variance Request

To allow the construction of a covered open porch to encroach 6'-6" into the 35-foot minimum rear yard setback.

BZAP conditions

--

Variance Information

Describe Variance Request

set back adjustment of 35 ft to 27ft from back property line and 9 feet 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?

None, several houses in my neighborhood/in zoning district have similar structures to what I am proposing

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, other houses in the district/neighborhoods within Upper Arlington have similar structures

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 structure will enhance the character of the home and neighborhood

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, a covered patio of 8' would not be appropriate over existing patio.

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

Yes it would added value to the property

Attachments

-  Harder Site Overview (1).pdf
Uploaded by Meghan Harder on May 19, 2023 at 4:54 pm
-  Harder Patio roof.pdf
Uploaded by Meghan Harder on May 22, 2023 at 1:32 pm
-  Harder Patio roof.pdf
Uploaded by Meghan Harder on May 22, 2023 at 1:34 pm



- IMG_0363.jpg
Uploaded by Meghan Harder on May 26, 2023 at 9:37 am
-  Certificate of notice.eml
Uploaded by Meghan Harder on May 22, 2023 at 1:40 pm
-  4170 Randmore Ct Survey_with measurements.pdf
Uploaded by ... on May 31, 2023 at 11:14 am
-  Harder Patio roof.pdf
Uploaded by Justin Milam on Jun 8, 2023 at 4:19 pm

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Application Fees	Paid	May 22, 2023 at 1:41 pm	May 23, 2023 at 3:39 pm	-	-
 Application Complete & Scheduled for BZAP Review	Active	May 23, 2023 at 3:39 pm	-	Justin Milam	-
 Board of Zoning & Planning Review	Inactive	-	-	-	-
 BZAP Result	Inactive	-	-	-	-



Revised: Jan 2021

Certification of Notice

Applicant Name: Meghan Harder
Location of property subject to BZAP request: 4170 Randmore Ct

Describe activity which requires Board of Zoning and Planning review:
Variance request for covered patio setback change

This application will be heard by the Board of Zoning and Planning on: June 21, 2023

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:
4151 Lyon Dr	LINDA OHRO		5-22-23
4161 Lyon Dr	TATYANA POLING		5-17-23
4171 Lyon Dr	Sarah Burns		5/21/23
4181 Lyon Dr	Rajiv Gajjar		5/21/23
4191 Lyon Dr	Patrick Bassal		5/18/23
4190 Randmore	Sarah Yuskewich		5/17/23
4180 Randmore			
4170 Randmore			
4160 Randmore	KATHERINE McMASTRA		5/12/23
4150 Randmore	Anthony Zaccaro		5-21-23
4161 Randmore	ITALIA CIOTOLA		5/12/23
4171 Randmore	Deb Lohmeyer		5/12/23
4181 Randmore	THOMAS GLOVER		5/12/23
Applicant Signature: <u>M Harder</u>			Date: <u>5-22-23</u>

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

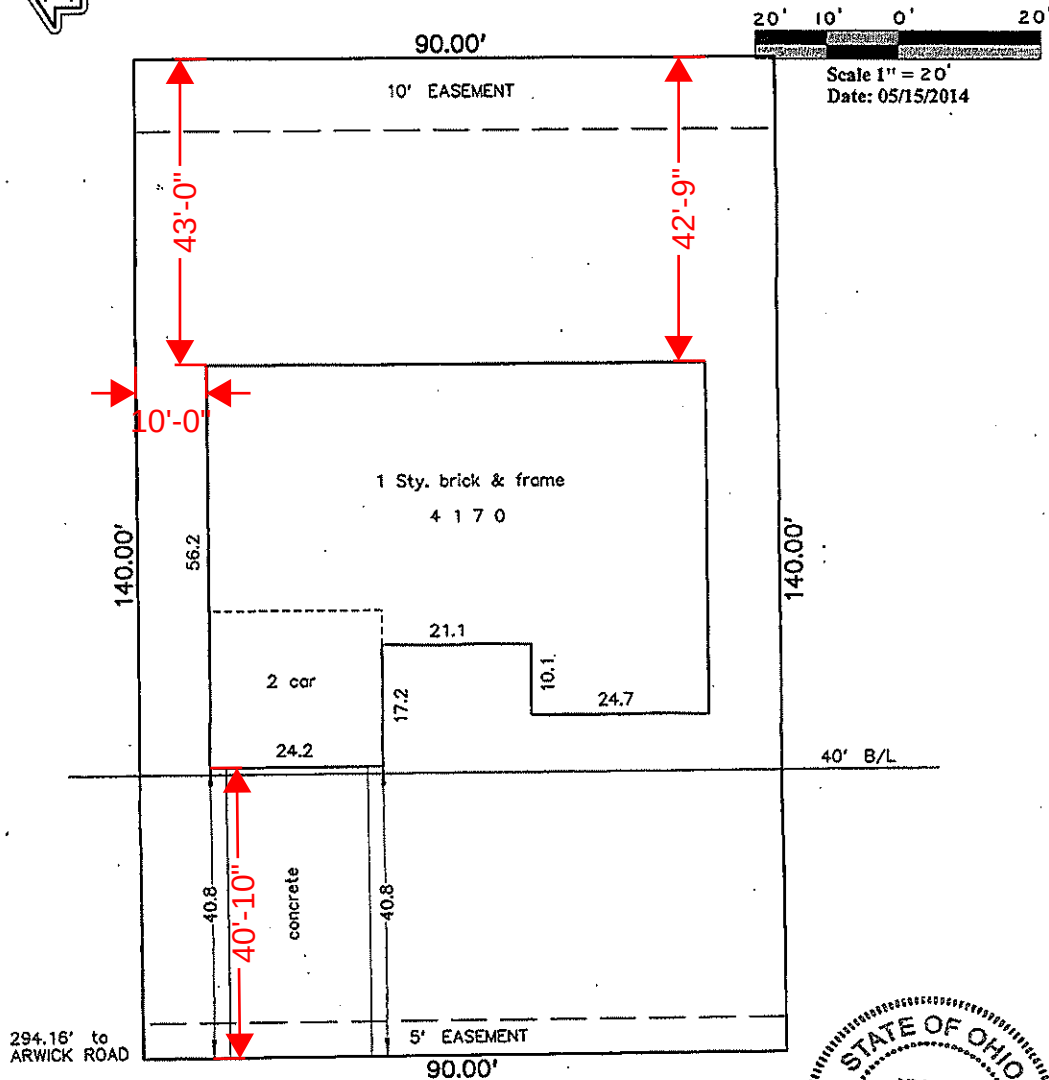
Talon Title Agency, LLC and/or USAA

Legal Description: Situated in The State of Ohio, County of Franklin, City of Upper Arlington Being Lot 13 Lyoncrest Addition, Plat Book 50, Page 17

Applicant: Harder 152129

Posted Address: 4170 Randmore Ct., Upper Arlington, Ohio

Apparent Encroachments: 1) None



RANDMORE COURT 50'



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

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

Myers Surveying Co., Inc.

Joseph P. Myers

Professional Surveyor

Myers Order No. - 7-04/29/2014

201404297

Rec.	Field	DWG	Ltr.	Ck.
CA	PO	WF	WF	

010000 - GENERAL STRUCTURAL NOTES

1.

GOVERNING CODE:
OHIO RESIDENTIAL BUILDING CODE - 2017 EDITION
2.

SEE STRUCTURAL PLANS FOR DESIGN SOIL BEARING PRESSURE AND LIVE LOADS.
3.

ROOF SNOW LOAD:
GROUND SNOW LOAD (Pg) - 25 PSF
SNOW EXPOSURE FACTOR (Ce) - 1.0
IMPORTANCE FACTOR (Is) - 1.0
THERMAL FACTOR (Ct) - 1.0
FLAT ROOF SNOW LOAD (Pf) - 17.5 PSF
UNIFORM ROOF DESIGN SNOW LOAD - 20.0 PSF
4.

WIND LOAD:
ULTIMATE DESIGN WIND SPEED (Vult) - 115 MPH
NOMINAL WIND SPEED (Vasd) - 89 MPH
RISK CATEGORY - II
EXPOSURE CATEGORY - EXPOSURE B
INTERNAL PRESSURE COEFFICIENT (G Cpi) - ±0.18
5.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE DEMOLITION PROCEDURES, ERECTION PROCEDURES AND SEQUENCES AND TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS, OR TIE-DOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.
6.

IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
7.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS RELATING TO EXISTING CONSTRUCTION AND EXISTING SERVICE ON THE SITE.
8.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF COLUMNS, WALLS, OPENINGS ETC. PRIOR TO PROCEEDING WITH THE WORK. DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND DRAWINGS OF ANY OTHER DISCIPLINE.
9.

CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION DEAD LOAD APPLIED TO THE STRUCTURAL FRAMING.
10.

DO NOT MODIFY, ALTER OR REPAIR ANY STRUCTURAL MEMBER WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

061000 – ROUGH CARPENTRY

1. SPECIFICATIONS AND STANDARDS:

A. DESIGN AND DETAILING OF CONNECTIONS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION RECOMMENDED PRACTICE BY THE AMERICAN FOREST AND PAPER ASSOCIATION.
2. MATERIALS:

A. ONLY USE DIMENSIONAL LUMBER - SPRUCE-PINE-FIR #1/#2 OR BETTER:
E = 1,400,000 PSI. Fb = 875 PSI. Fv = 135 PSI. Fc = 1150 PSI. DIMENSIONAL LUMBER FOR PRESSURE PRESERVATIVE TREATED STRESSES – BEFORE TREATMENT – SOUTHERN PINE
#1 OR BETTER: E = 1,600,000 PSI. Fb = 1250 PSI (2x8). Fy = 175 PSI. Fc = 1500 PSI (2x8).

B. NAILS: COMMON WIRE NAILS: ASTM F1667.

C. STEEL CONNECTION MATERIALS: ASTM A36.

D. BOLTS: ASTM A307 (SAE J429 Grade 1 EQUIV Fyb = 45,000 PSI = Fy/2+Fu/2) WITH 2 WASHERS.

E. WOOD SCREWS: ASME B18.6.1.

F. LAG BOLTS: ASME B18.2.1.

G. METAL FRAMING ANCHORS AND CONNECTORS: 16 OR 18 GA. GALVANIZED STEEL
(ASTM A653, G60) SIZED FOR FULL LOAD CARRYING CAPACITY OF SUPPORTED MEMBER. NOMENCLATURE BASED ON ANCHORS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC.

H. ALL SHEATHING TO HAVE EXTERIOR GLUE.

I. PRESERVATIVE TREATMENT
 - AWPA U1.
 - PRESSURE-TREAT ABOVE-GROUND ITEMS WITH WATER-BORNE PRESERVATIVES, CATEGORY UC3b.
 - PRESSURE-TREAT MEMBERS IN CONTACT WITH GROUND WITH WATER-BORNE PRESERVATIVES, CATEGORY UC4a.
 - STEEL FASTENERS AND CONNECTION MATERIALS IN CONTACT WITH PRESERVATIVE TREATED MATERIAL SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153.

3. CONSTRUCTION REQUIREMENTS:

A. MAKE ALL CUTS TRUE AND SQUARE FOR FULL BEARING AT STRUCTURAL JOINTS.

B. CONNECT ALL FRAMING SECURELY TOGETHER WITH NAILS, SPIKES, OR FRAMING ANGLES

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Meghan Harder
4170 Randmore Court
Columbus Oh 43220

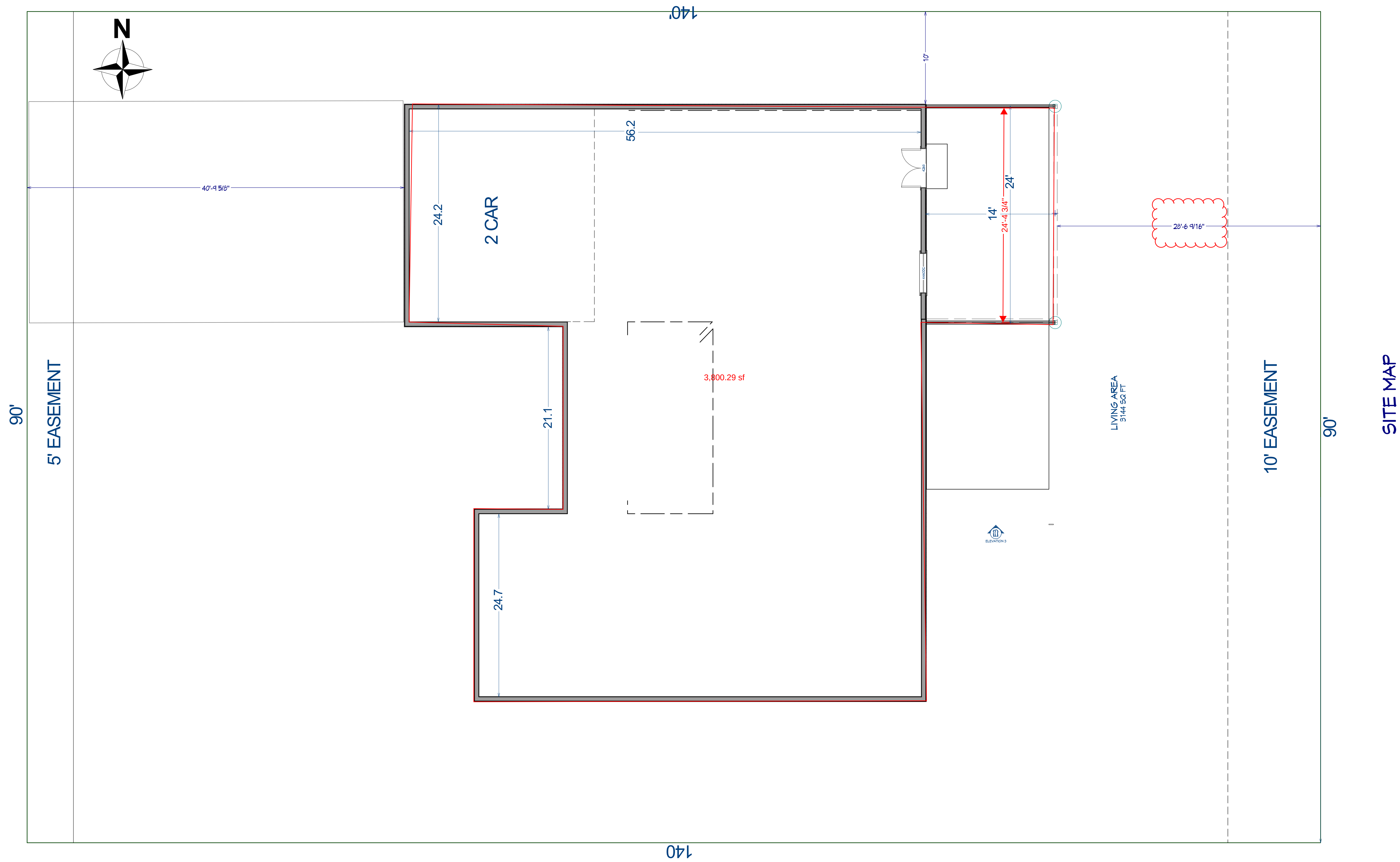
DRAWINGS PROVIDED BY:
Corps 1 Construction

DATE:

6/8/2023

SCALE:

SHEET:



SHEET:

SCALE:

6/8/2023

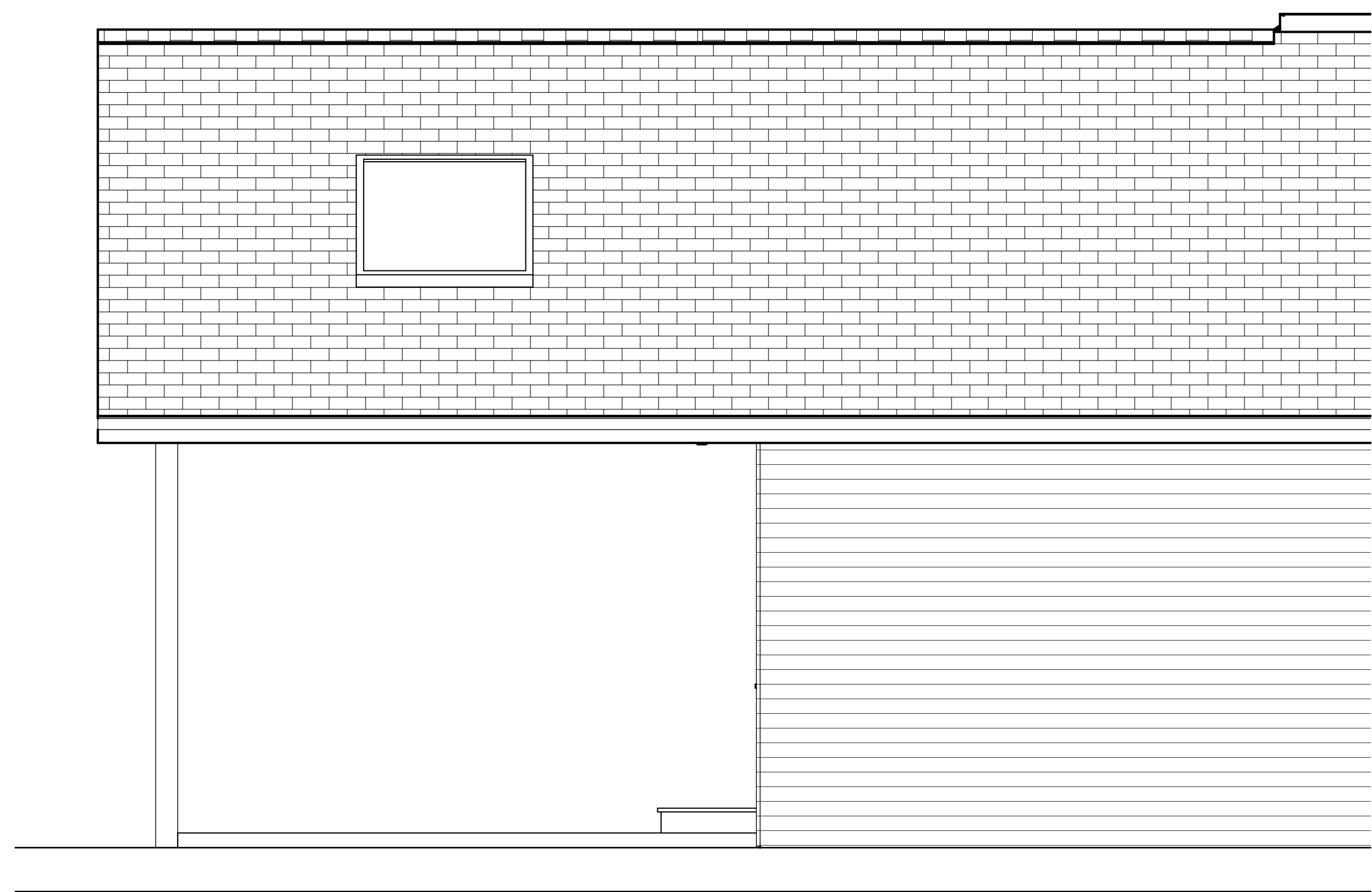
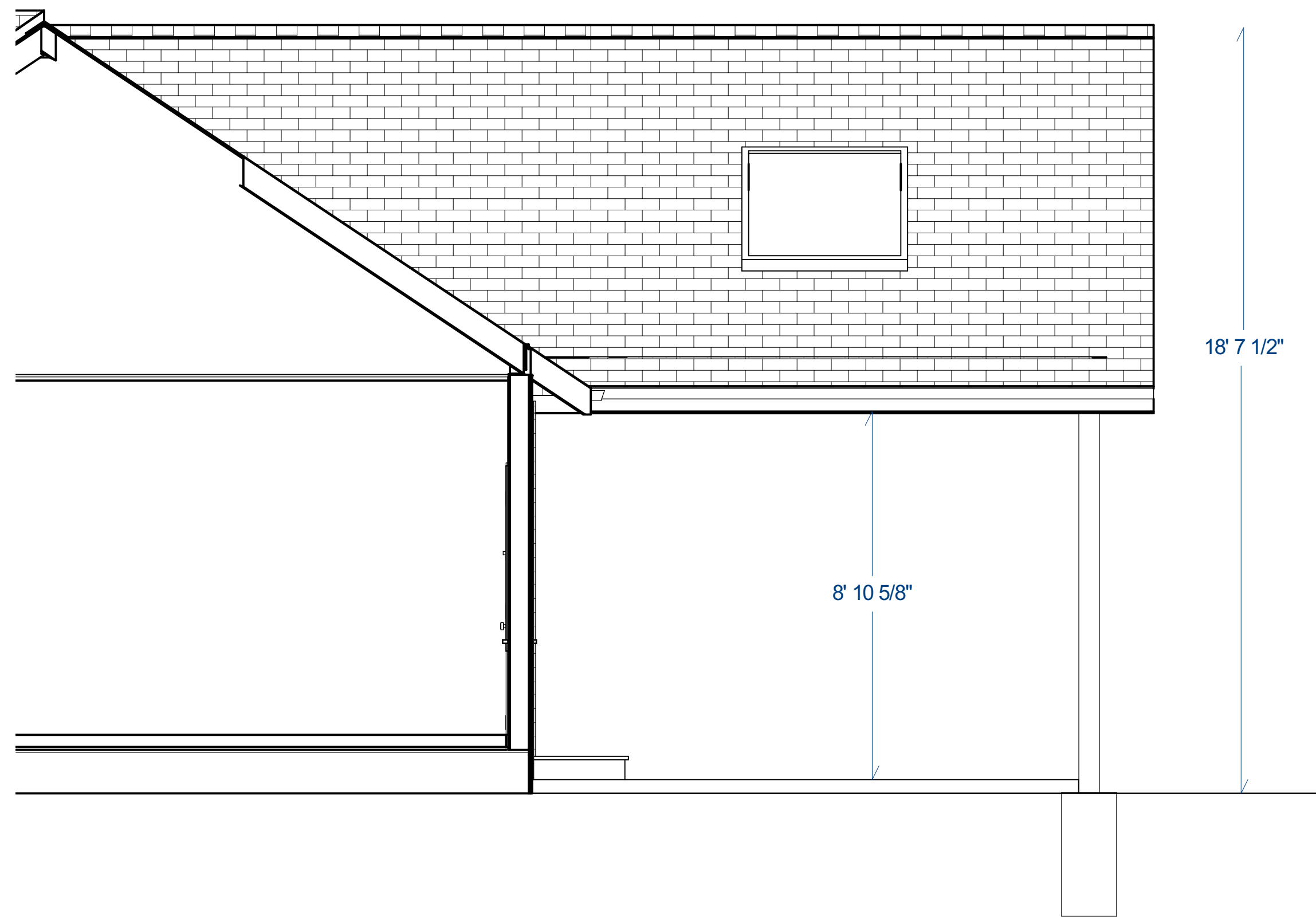
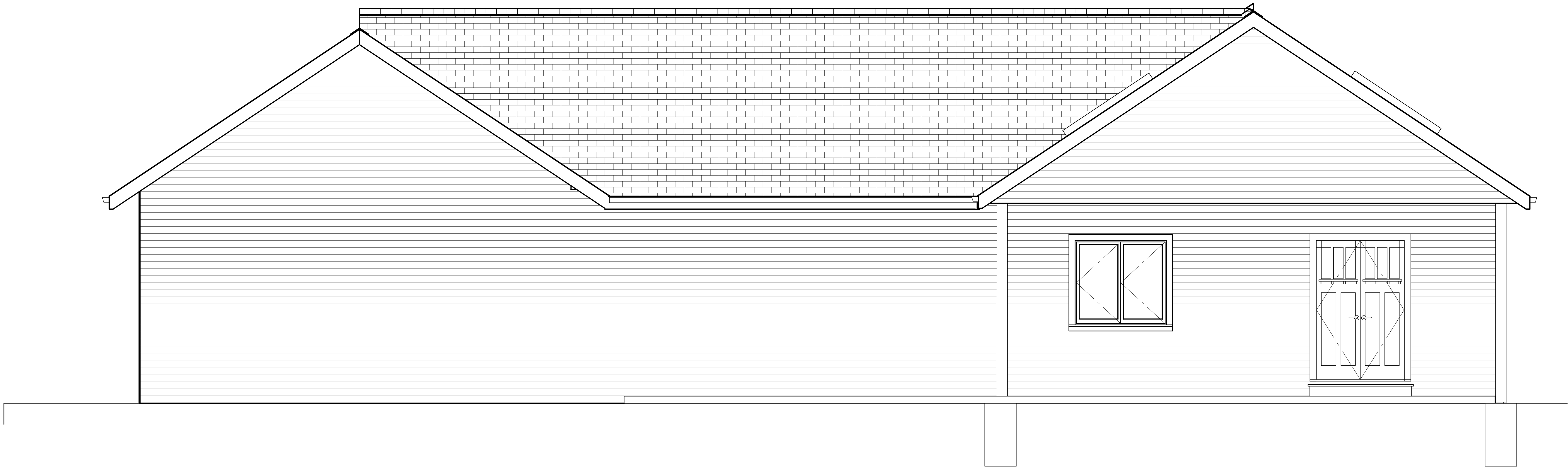
DATE:

DRAWINGS PROVIDED BY:

Corps 1 Construction

Meghan Harder
4170 Randmore Court
Columbus Oh 43220

[illegible]



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Meghan Harder
4170 Randmore Court
Columbus Oh 43220

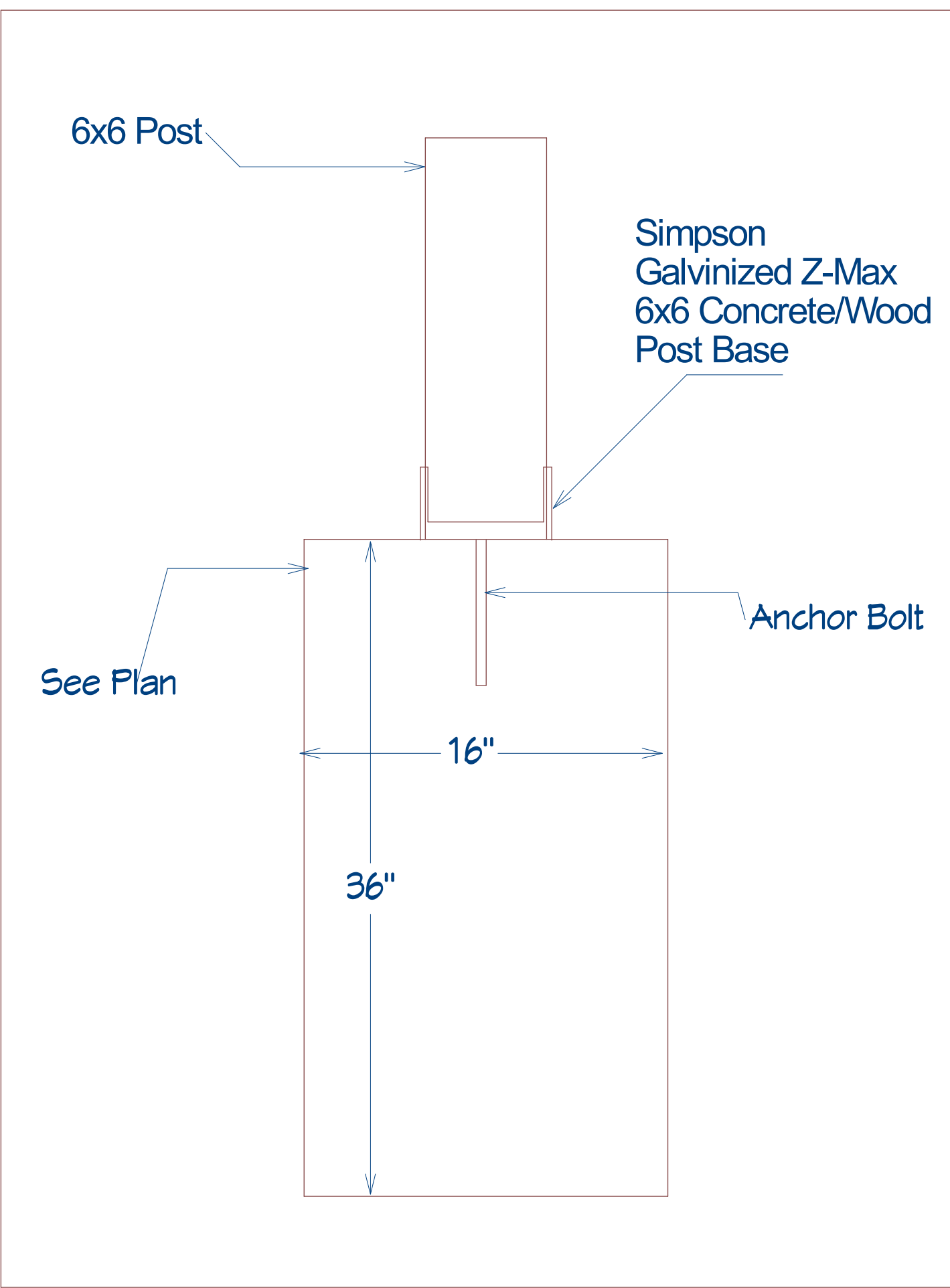
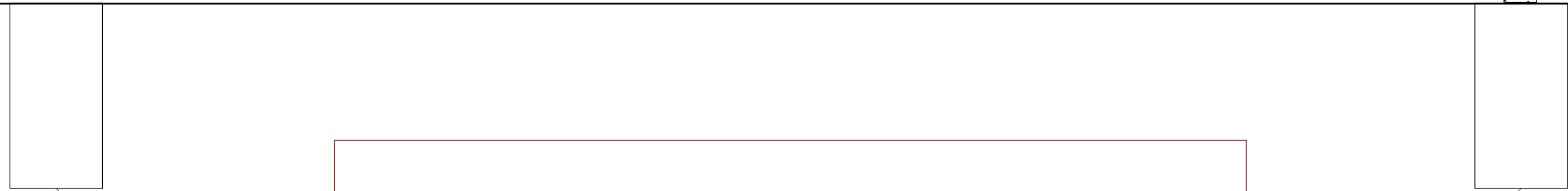
DRAWINGS PROVIDED BY:
Coops 11 Construction

DATE:

6/8/2023

SCALE:

SHEET:



Pier and Post Specs

033000 - CAST-IN-PLACE CONCRETE

- SPECIFICATION AND STANDARDS:
CONCRETE WORK, DETAILING, FABRICATION AND PLACING OF BARS AND CONCRETE SHALL BE GOVERNED BY THE APPLICABLE VERSION OF:
A. ACI 3-1, ACI 315, AND ACI 318.
B. CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS.
- CONCRETE REQUIREMENTS AND LOCATION IN JOBS:

CLASS	LOCATION	f _c	MAX W/C RATIO	SPECIAL REQUIREMENTS
1	FOOTINGS	3000 PSI		

ALL MIXES SHALL INCLUDE EITHER ASTM C150 PORTLAND CEMENT OR ATSM C595 PORTLAND-LIMESTONE CEMENT AND ALL AGGREGATE SHALL CONFORM TO ASTM C33.
- POST INSTALL SCREW ANCHORS:
A. THE ANCHOR SHALL COMPLY WITH THE APPLICABLE VERSION ON IBC AND BE CERTIFIED BY AN ICC-ES EVALUATION REPORT. THE ANCHOR SHALL BE SUITABLE FOR CRACKED CONCRETE.
B. INTERIOR USE ONLY. THE ENTIRE ANCHOR SHALL BE CARBON STEEL WITH ZINC PLATING EQUIVALENT TO DIN EN 4042
C. PRE-DRILL HOLES WITH STANDARD AISI DRILL BIT PER THE MANUFACTURE'S INSTALLATION GUIDELINES. INSTALL THE ANCHOR WITH AN IMPACT WRENCH.
D. PROVIDE ANCHORS WITH A DIAMETER AND LENGTH MARKING ON THE HEAD AS INDICATED ON THE DRAWINGS.
- COVER:
A. MINIMUM CONCRETE COVER, UNLESS NOTED OTHERWISE:
- UNFORMED SURFACE IN CONTACT WITH THE GROUND : 3".

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REVISION TABLE		REVISION	DATE	DESCRIPTION
NUMBER	DATE	REVISION	DATE	DESCRIPTION

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Meghan Harder
4170 Randmore Court
Columbus Oh 43220

DRAWINGS PROVIDED BY:
Coops 11 Construction

DATE:

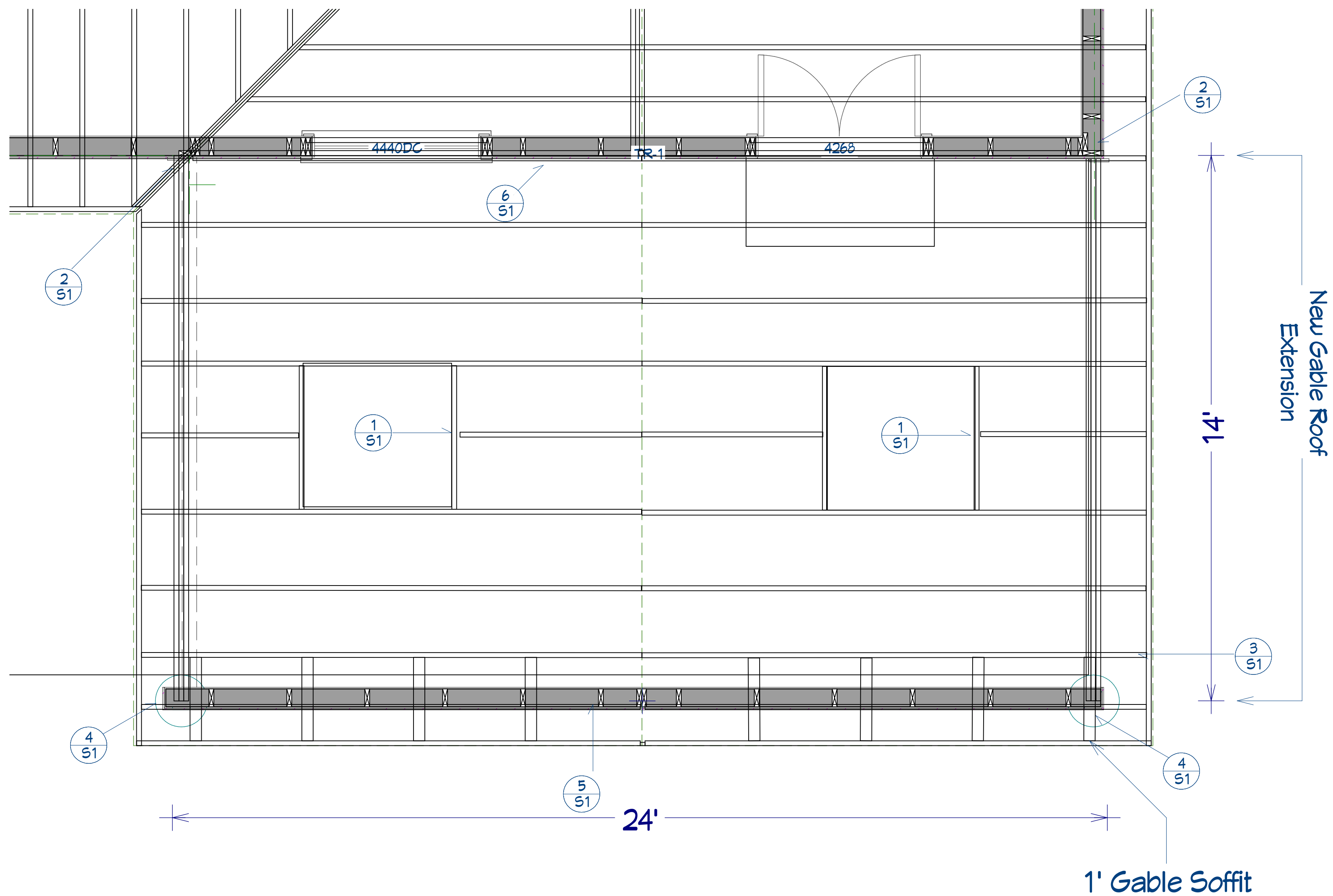
6/8/2023

SCALE:

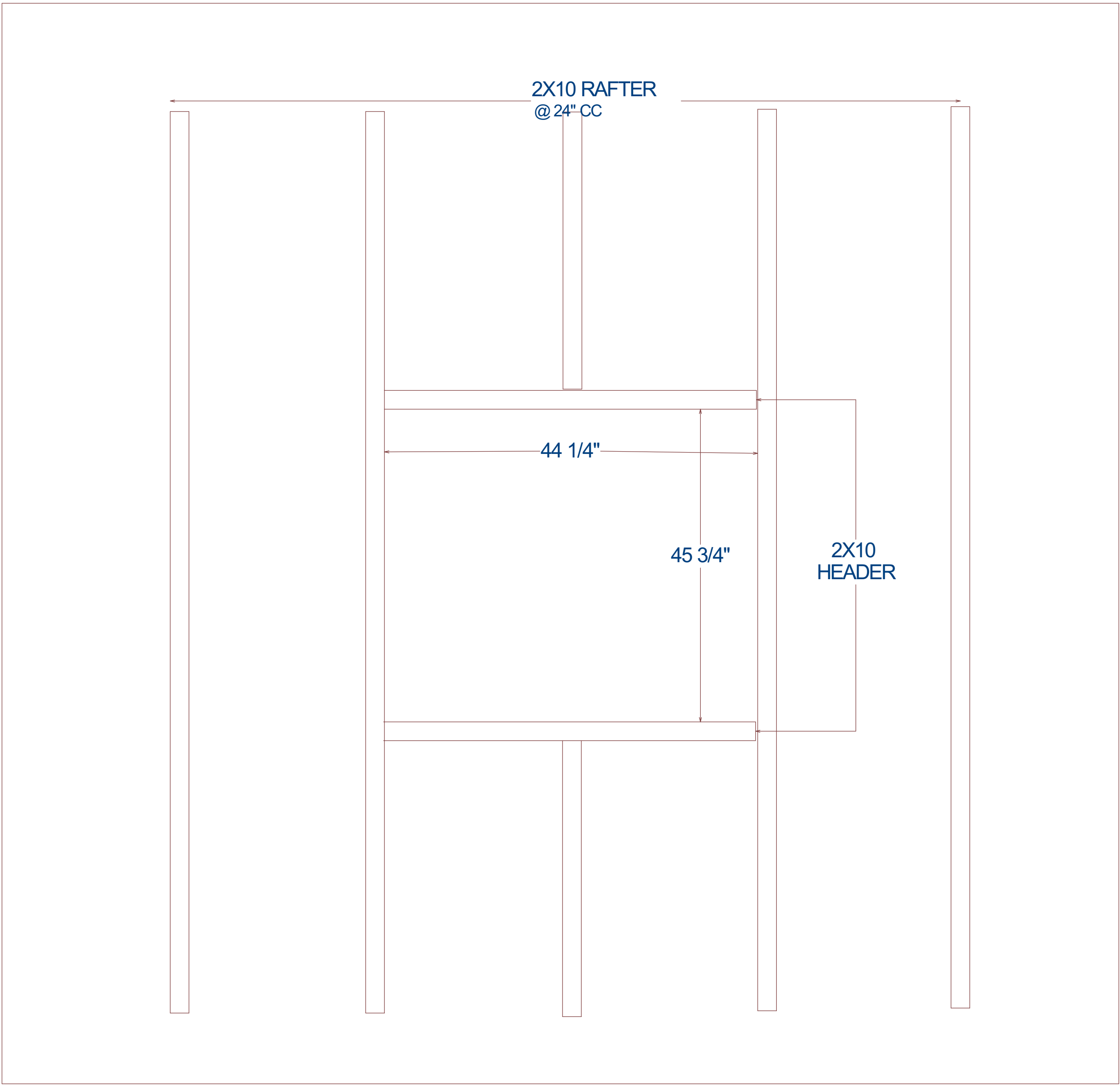
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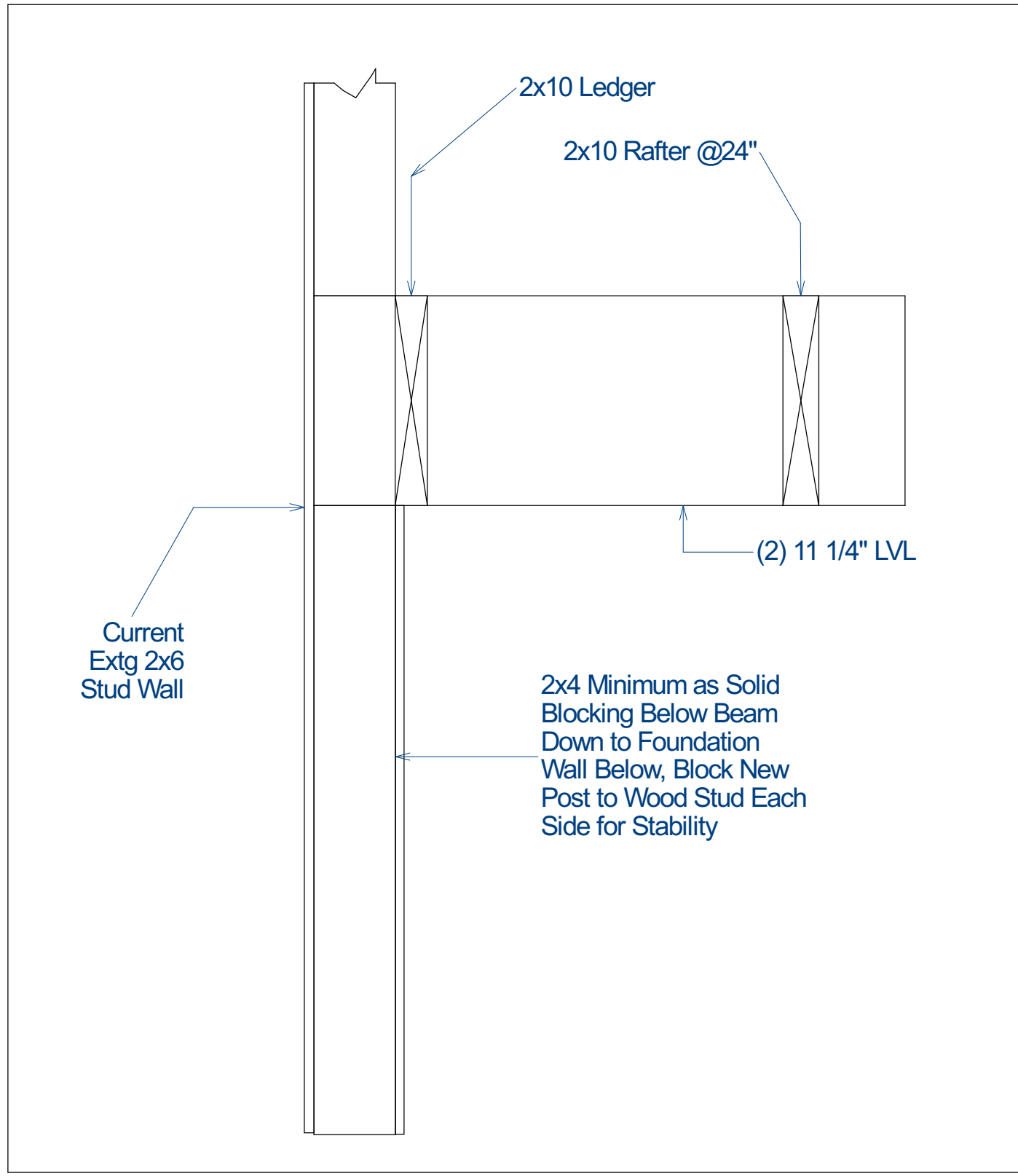
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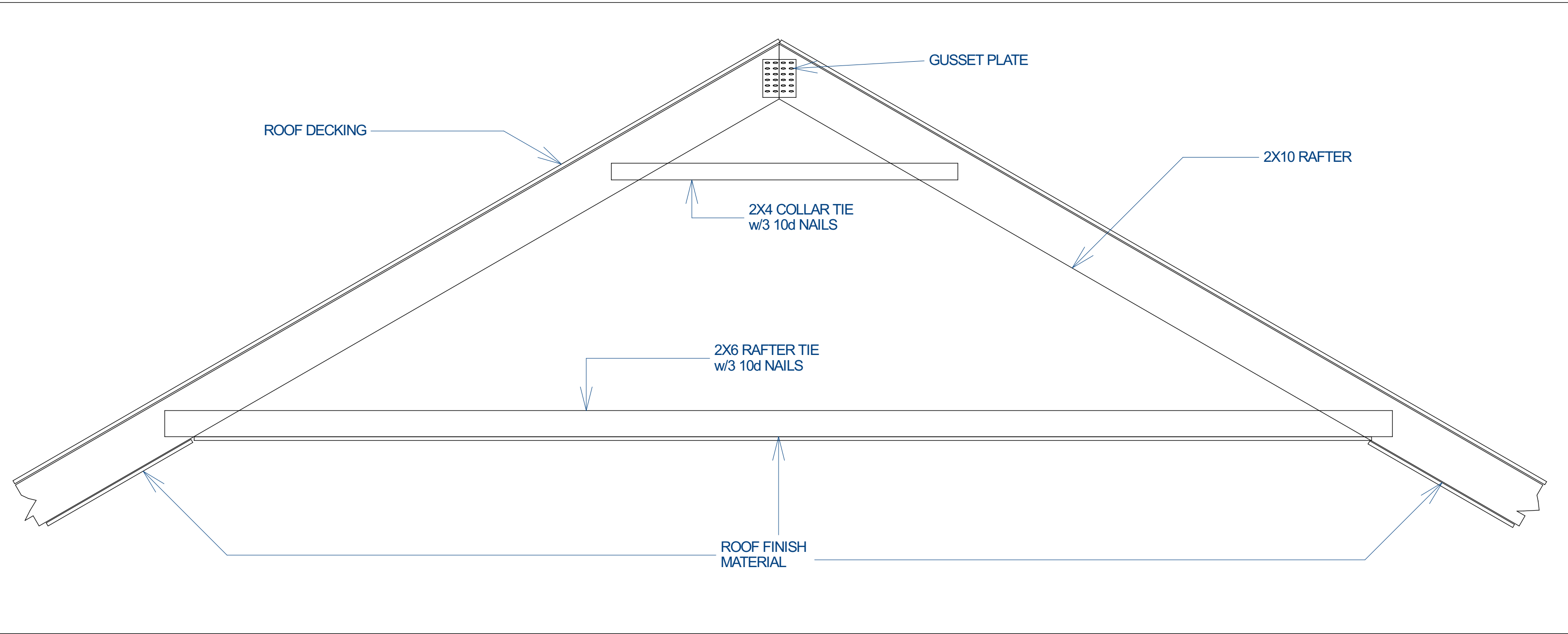
Site Overview



SKYLIGHT FRAMING PLAN



Beam to Wall Framing



Rafter Framing

REVISION TABLE	
NUMBER	DATE

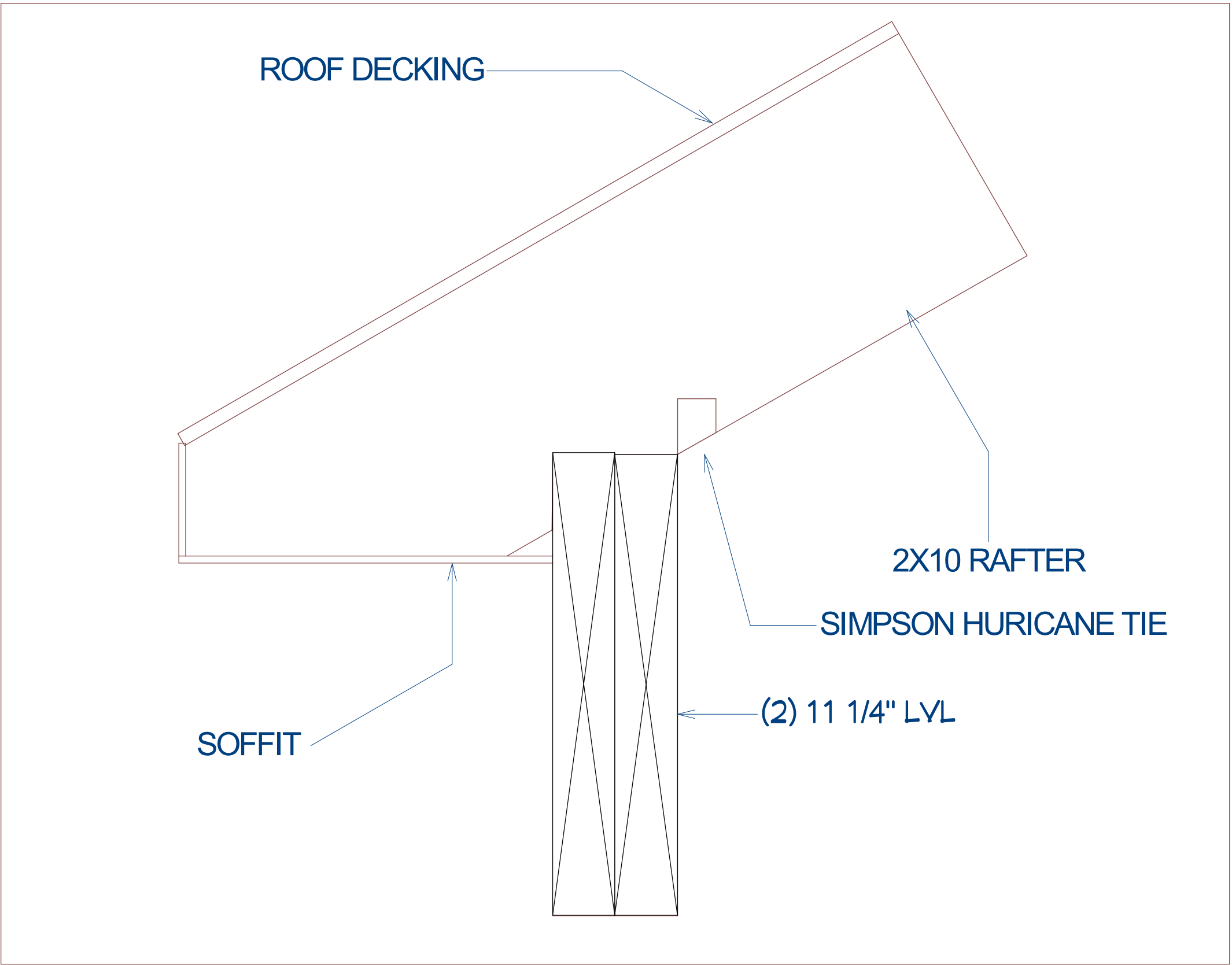
MEGHAN HARDER
4170 Randmore Court
Columbus Oh 43220

DRAWINGS PROVIDED BY:
Corps 1 Construction

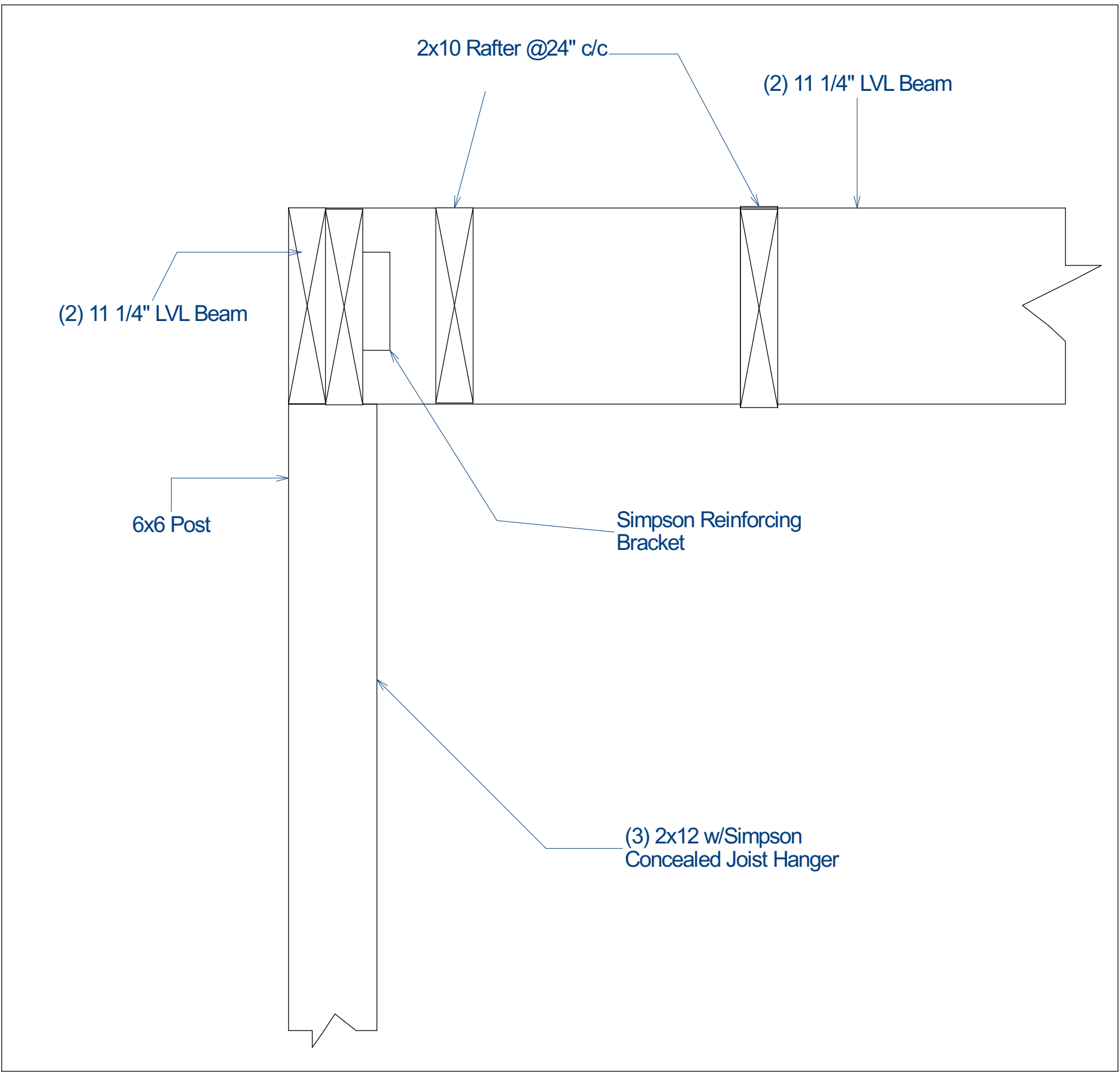
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6/8/2023

SCALE:

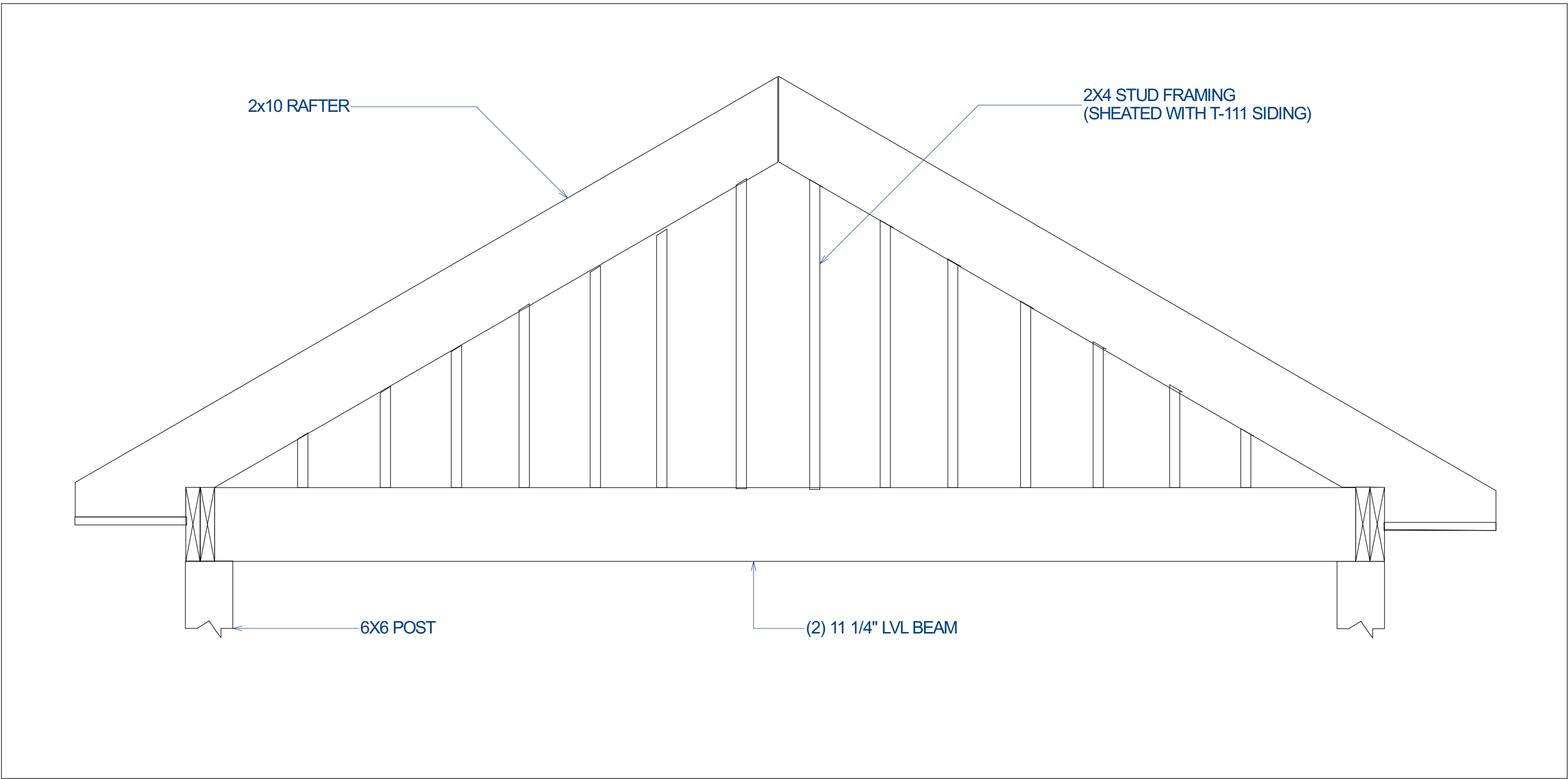
SHEET:



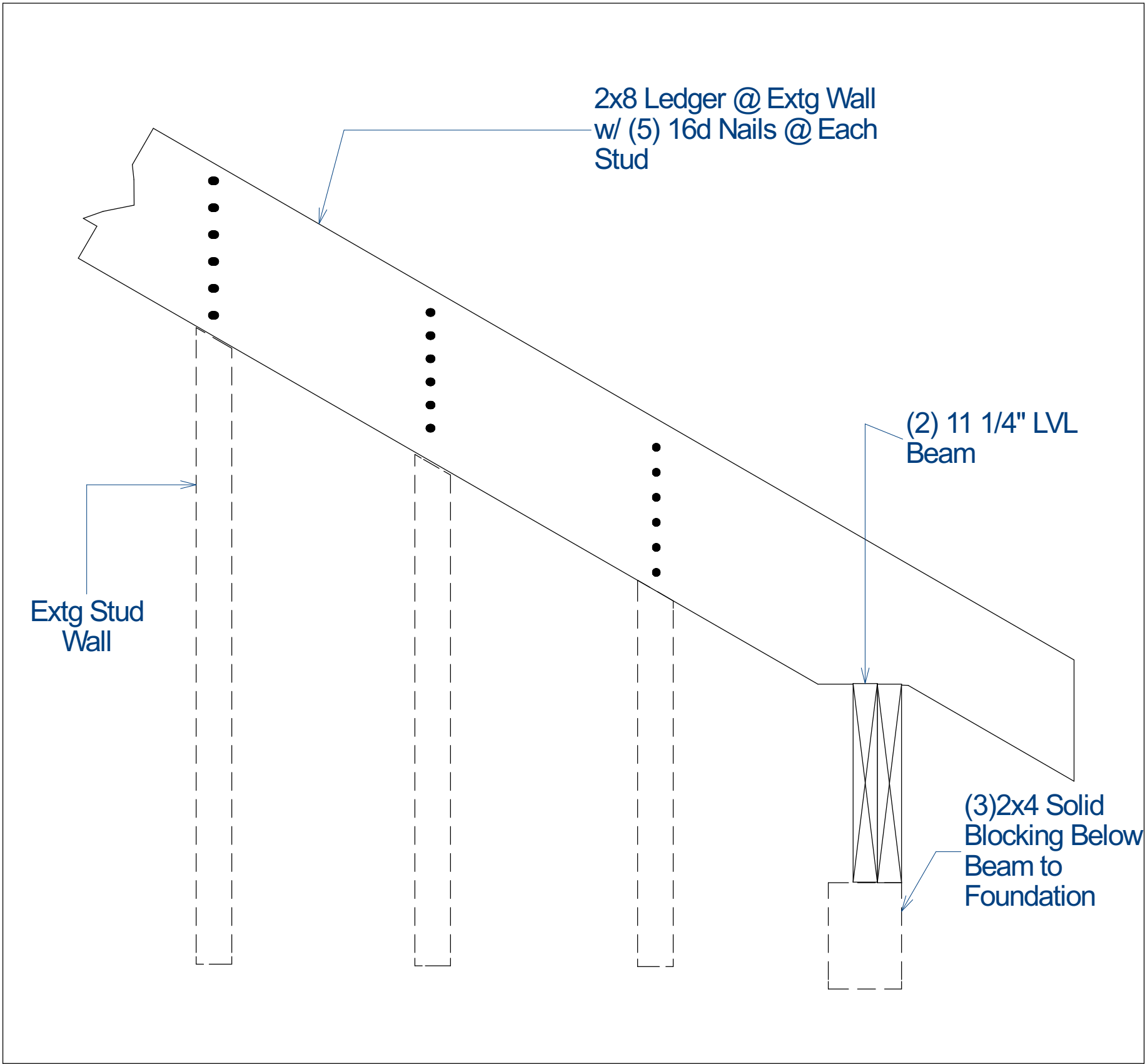
3
S1 → Rafter to Beam



4
S1 → Corner Beam Connection



5
S1 → CLOSED GABLE FRAMING



6
S1 → Rafter Ledger

REVISION TABLE		REVISY BY	DESCRIPTION
NUMBER	DATE		

Meghan Harder
4170 Randmore Court
Columbus Oh 43220

DRAWINGS PROVIDED BY:
Corps 1 Construction

DATE:
6/8/2023

SCALE:

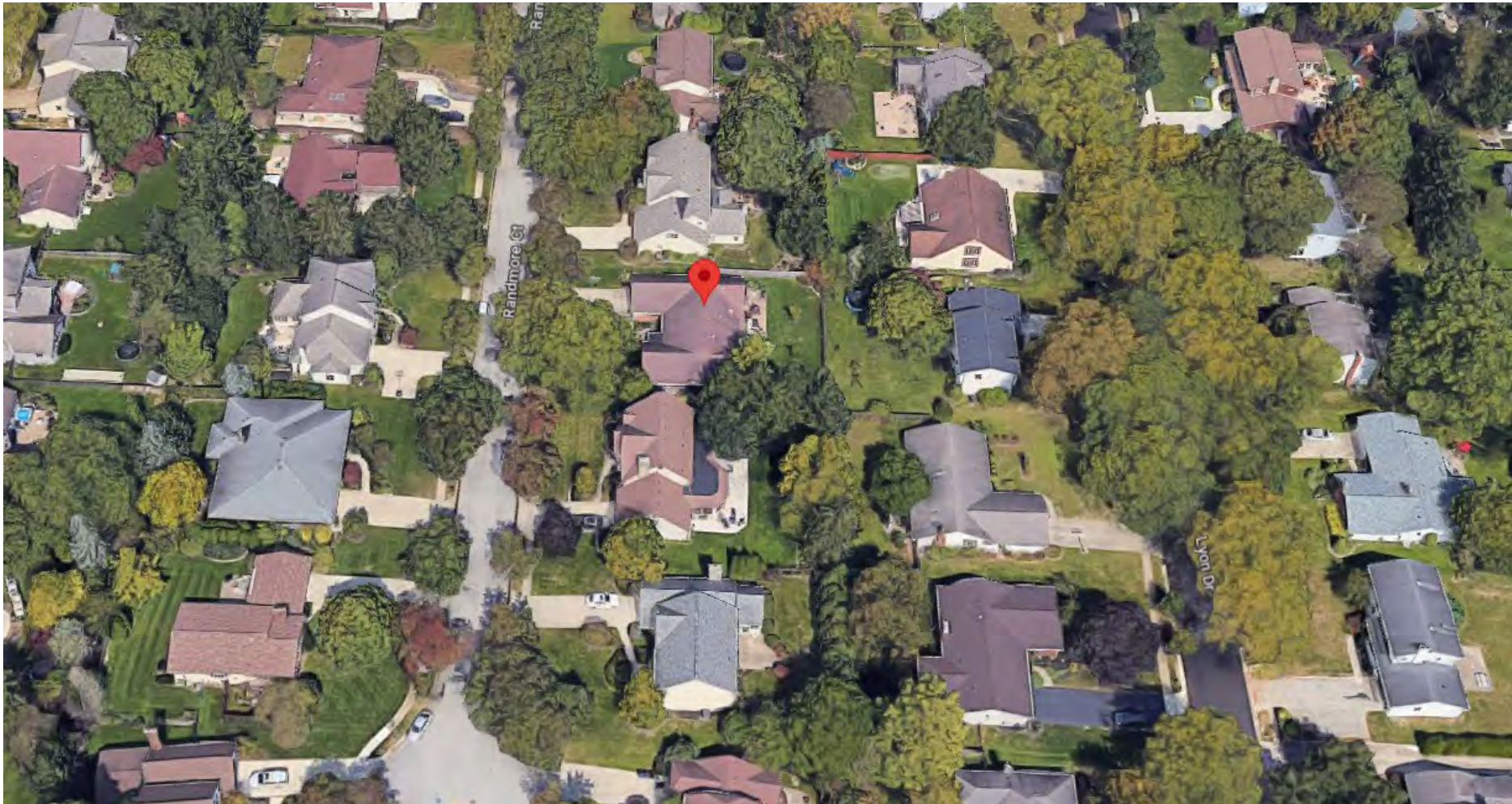
SHEET:

4170 Randmore Court

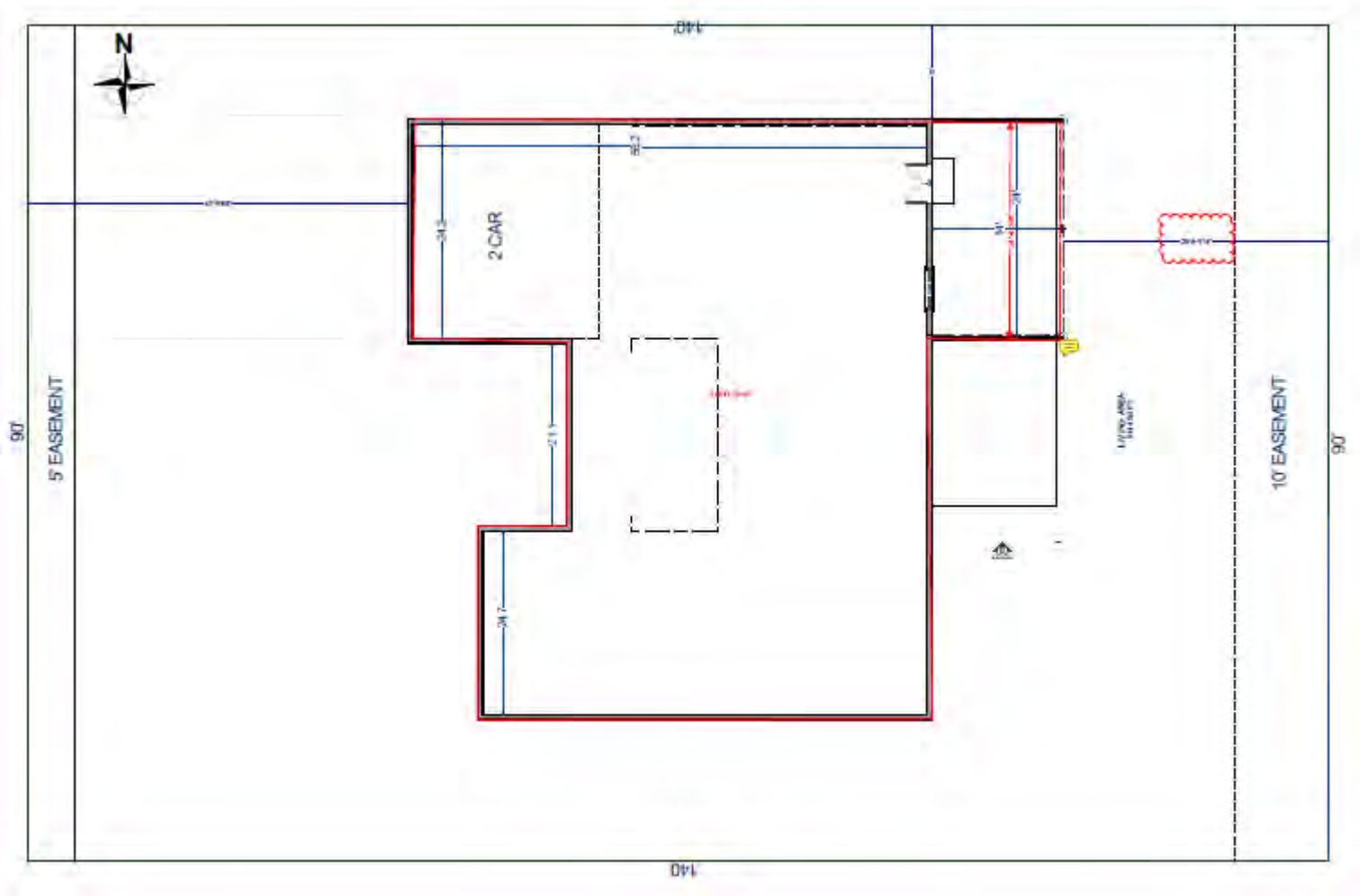
BZAP Staff Report Pictures



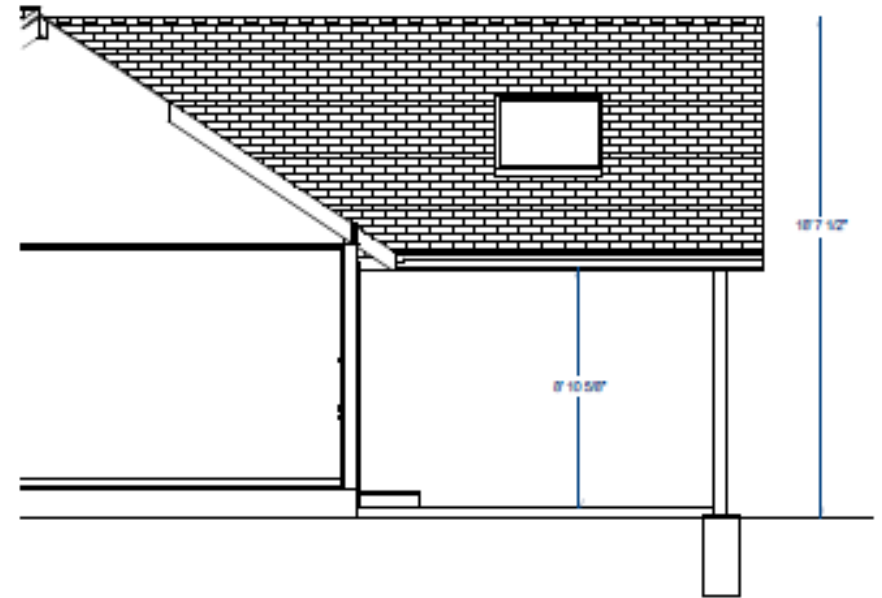
Google Maps ® Aerial – Looking North



Proposed Site Plan



Existing and proposed elevations



Authors: Katie Oberlin, Intern

BZAP Meeting Date: June 21, 2023

Subject: 2235 Dorset Road (VAR-32-23) - To allow a covered porch to be removed and replaced with a screened porch and smaller covered patio on the same footprint, which encroaches up to three feet into the eight-foot minimum side yard setback and 11'-9" into the 33'-9" rear yard setback (existing).

Site Description/History

The subject property, 2235 Dorset Road, is located on the south side of Dorset Road, between Mountview and Redding Roads. The rectangular-shaped property includes 60 feet of frontage and 135 feet of depth; it is platted as Lot #16 of Block #209 of the [City of Upper Arlington subdivision](#), and zoned R-1c, One-Family Residence District. A two-story stone and stucco home was built in 1954 and sits along a platted 40-foot building setback line. The property was purchased by the applicant in June 2012.

Proposal

The proposal includes the removal of an existing three-seasons room and the installation of a screen porch and a small covered patio on the same footprint. The design includes a two-foot veneer stone wall below four windows, which will tie in with the material of the chimney and front facade of the home. The footprint measures 10'-6" wide and 28'-8" long and includes a 105-square foot covered patio and a 196-square foot three-seasons porch. The rear yard is enclosed with a six-foot tall vinyl privacy fence.

Zoning Code Requirements

- To allow a covered porch with a screened porch and covered patio, which encroaches up to three feet into the eight-foot minimum side yard setback (Article 5.02); and
- To allow a covered porch with a screened porch and covered patio, which encroaches 11'-9" into the 33'-9" rear yard setback (existing) (Article 5.02).

Alternatives

There are multiple options available to the applicant that could eliminate the need for a variance:

- The applicant could reduce the size of the porch and patio.



- The patio and porch could be positioned in a way that does not interfere with the setbacks.

The application states, "*The existing porch is in disrepair and in need of replacement. Given the nature and construction method of the porch enclosure, it is not recommended for repair or replacement. If the variance were to be denied, the homeowner would be forced to lose a space that they have grown accustomed to over their tenure in the home.*"

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and met and shared messages with the applicant. The applicant's proposal would not substantially alter the character of the neighborhood as a structure already exists in its proposed location (Finding #4). This circumstance is also the result of a previous owner (Finding #6), and the applicant is proposing an improvement to their property. The variance would allow for the minimum necessary to make possible the reasonable use of the structure (Finding #3) as the proposal replaces the existing porch. For these reasons, Staff recommends approval of the application as submitted.

Attachments

1. 2235 Dorset Rd Variance App
2. BZAP Staff Report Pics - 2235 Dorset Rd



**23-2203****Variance Application****Status:** Active**Date Created:** May 22, 2023**Applicant**

Andy Kolp
andy@epicbuildingcompany.com
Epic Building Company
12418 Cable Road
Pataskala, OH 43062
6147746869

Primary Location

2235 DORSET RD
UPPER ARLINGTON, OH 43221

Owner:

BOSNER DOUGLAS J
2235 DORSET COLUMBUS, OH 43221

BZAP Information**BZAP Case #**

VAR-32-23

Status

Pending

BZAP Determination Date

06/21/2023

Vote Tally

--

Primary Variance

Side Yard

Findings of Fact for Approval/Denial

--

Variance Request

To allow a covered porch to be removed and replaced with a screened porch and smaller covered patio on the same footprint, which encroaches up to three feet into the eight-foot minimum side yard setback and 11'-9" into the 33'-9" rear yard setback (existing).

BZAP conditions

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Variance Information**Describe Variance Request**

We are looking to remove an existing patio enclosure that has been in place for many years and replace with the proposed covered porch within the exact same footprint. No additional spacial requirements are requested, only matching what is currently in place that was never properly approved by previous contractors or ownership.

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 homeowner's purchased the home under the assumption that the current porch and garage structures were in compliance with zoning regulations. They have grown accustomed to these spaces and are simply trying to update the porch within the confines of what is currently in place to improve function and aesthetics.

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

We do not believe so. This variance is simply to approve site conditions and structures that have been in place for several years.

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. There are no deviations to the existing footprint of the structure in the proposed plans and the aesthetics of the proposed porch structure will be a significant improvement over what is currently in place.

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. Necessary improvements to the current structure would require a building permit that would trigger the need for zoning and therefore a variance.

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

The existing porch is in disrepair and in need of replacement. Given the nature and construction method for the porch enclosure, it is not recommended for repair or replacement. If the variance were to be denied, the homeowner would be forced to lose a space that they have grown accustomed to over their tenure in the home.

Attachments

-  Bosner Variance Site Plan.pdf
Uploaded by Andy Kolp on May 22, 2023 at 3:52 pm
-  Bosner Variance Elevations.pdf
Uploaded by Andy Kolp on May 22, 2023 at 1:51 pm
-  Bosner Variance Floor Plans.pdf
Uploaded by Andy Kolp on May 22, 2023 at 1:51 pm
-  Bosner Completed Neighbor Notification Form.pdf
Uploaded by Andy Kolp on May 24, 2023 at 6:52 am
-  Neighbor Notification Letter.pdf
Uploaded by Andy Kolp on May 24, 2023 at 6:52 am
-  2235 Dorset Photos_companycam_report.pdf
Uploaded by Andy Kolp on May 22, 2023 at 4:01 pm
-  Bosner Variance Certification of Notice 2.pdf
Uploaded by Andy Kolp on May 22, 2023 at 3:52 pm

History

Date	Activity
May 22, 2023 at 12:20 pm	Andy Kolp started a draft of Record 23-2203
May 22, 2023 at 12:21 pm	Andy Kolp altered Record 23-2203, changed ownerEmail from "" to "eyedrdoug@gmail.com"
May 22, 2023 at 12:21 pm	Andy Kolp altered Record 23-2203, changed ownerPhoneNo from "" to "614-570-5552"
May 22, 2023 at 3:52 pm	Andy Kolp added attachment Bosner Variance Certification of Notice 2.pdf to Record 23-2203
May 22, 2023 at 4:14 pm	Andy Kolp submitted Record 23-2203
May 22, 2023 at 4:16 pm	completed payment step Application Fees on Record 23-2203
May 22, 2023 at 4:16 pm	approval step Application Complete & Scheduled for BZAP Review was assigned to Justin Milam on Record 23-2203
May 25, 2023 at 11:37 am	Alyssa Kelly changed BZAP Case # from "" to "VAR-32-23" on Record 23-2203
May 25, 2023 at 11:37 am	Alyssa Kelly changed Status from "" to "Pending" on Record 23-2203
May 25, 2023 at 11:37 am	Alyssa Kelly changed BZAP Determination Date from "" to "06/21/2023" on Record 23-2203
May 25, 2023 at 11:44 am	Alyssa Kelly unassigned approval step Application Complete & Scheduled for BZAP Review from Justin Milam on Record 23-2203
May 25, 2023 at 11:44 am	Alyssa Kelly assigned approval step Application Complete & Scheduled for BZAP Review to Alyssa Kelly on Record 23-2203
Jun 8, 2023 at 3:14 pm	Justin Milam changed Variance Request from "" to "To allow a covered porch to be removed and replaced with a screened porch and smaller covered pat" on Record 23-2203
Jun 8, 2023 at 3:19 pm	Justin Milam approved approval step Application Complete & Scheduled for BZAP Review on Record 23-2203
Jun 8, 2023 at 3:19 pm	approval step Board of Zoning & Planning Review was assigned to Justin Milam on Record 23-2203
Jun 8, 2023 at 3:19 pm	Justin Milam changed Primary Variance from "" to "Side Yard" on Record 23-2203

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Application Fees	Paid	May 22, 2023 at 4:14 pm	May 22, 2023 at 4:16 pm	-	-
 Application Complete & Scheduled for BZAP Review	Complete	May 22, 2023 at 4:16 pm	Jun 8, 2023 at 3:19 pm	Alyssa Kelly	-
 Board of Zoning & Planning Review	Active	Jun 8, 2023 at 3:19 pm	-	Justin Milam	-
 BZAP Result	Inactive	-	-	-	-



Revised: Jan 2021

Certification of Notice

Applicant Name: Andrew Kolp

Location of property subject to BZAP request: 2235 Dorset Rd

Describe activity which requires Board of Zoning and Planning review:

Replacement of existing patio enclosure to proposed screened porch (same footprint)

This application will be heard by the Board of Zoning and Planning on: 6.21.23

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:
2248 Dorset Rd	Roger Cloern	9589 0710 5270 0647 5396 25	5/23
2240 Dorset Rd	Peter Eberle	9589 0710 5270 0647 5395 71	5/23
2299 Dorset Rd	Midway Ohio Properties LLC	9589 0710 5270 0647 5396 18	5/23
2224 Dorset Rd	Herbert Gillen	9589 0710 5270 0647 5395 64	5/23
2216 Dorset Rd	Marilyn Brown	9589 0710 5270 0647 5395 33	5/23
2225 Dorset Rd	Matt Terwilliger	9589 0710 5270 0647 5395 88	5/23
2235 Dorset Rd	Douglas Bosner	9589 0710 5270 0647 5395 57	5/23
3011 Oldham Rd	Marty Assmann	9589 0710 5270 0647 5395 02	5/23
2251 Dorset Rd	Sara Smith	9589 0710 5270 0647 5396 01	5/23
2256 Canterbury Rd	Sarah Kennedy	9589 0710 5270 0647 5395 40	5/23
2246 Canterbury Rd	Anthony Miller	9589 0710 5270 0647 5395 19	5/23
23901 Amalficoast Rd Estero, FL 34135	William Mitsch	9589 0710 5270 0647 5395 95	5/23
2230 Northam	Margaret Henderson	9589 0710 5270 0647 5394 96	5/23
Applicant Signature: 			Date: <u>5-23-23</u>



Revised: Jan 2021

Certification of Notice

Applicant Name: Andrew Kolp

Location of property subject to BZAP request: 2235 Dorset Rd

Describe activity which requires Board of Zoning and Planning review:

Replacement of existing patio enclosure to proposed screened porch (same footprint)

This application will be heard by the Board of Zoning and Planning on: 6.21.23

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:
2222 Northam	Robert Robenalt	9589 0710 5270 0647	5395 26
Applicant Signature: 			Date: <u>5-23-23</u>

5/23



May 22, 2023

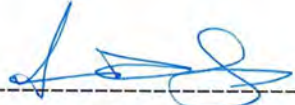
To whom it may concern,

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 2235 Dorset Rd. The Board of Zoning and Planning (BZAP) meetings begin at 6pm on Wednesdays and are 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 to accept conditions that currently exist (and have for many years). The current garage and patio enclosure do not meet the City's zoning guidelines. We are looking to remove the existing patio enclosure and construct a porch within the same footprint as what is currently there. In order for the project to move forward, the City must approve and record the current conditions and issue a variance before approving the requested improvements.

Pictures of the existing space have been provided for reference as well as the drawings showing the existing and proposed elevations and floor plans. Should you have any questions or concerns regarding this variance request, feel free to reach out to the City or myself.

Thank you for your consideration.

 Date 5-22-23

Andrew Kolp
Epic Building Company, LLC
614-774-6869
andy@epicbuildingcompany.com

Dorset Rd

N

2235 Dorset Rd

Parcel 070-001836

5'-0"

135'-0"

5'-0"

22'-0"

60'-0"

Existing and Proposed Footprint
(no change)



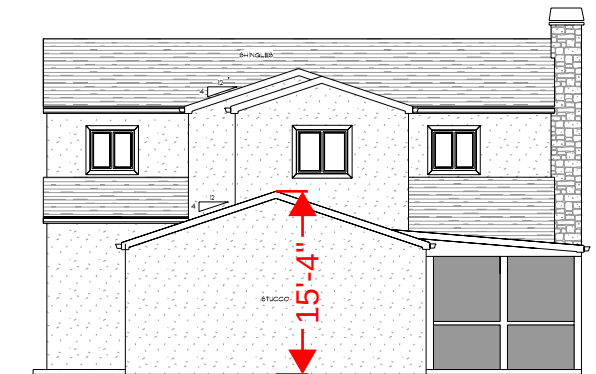
EXISTING FRONT ELEVATION

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



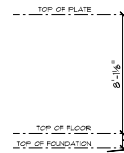
EXISTING LEFT ELEVATION

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



PROPOSED REAR ELEVATION

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



EXISTING RIGHT ELEVATION

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

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Builder: EPIC BUILDING COMPANY
 Project: BORNEN ADDITION
 11700 S. 10TH AVE., SUITE 100
 TUCSON, AZ 85741
 (520) 884-0000

THE LET RESIDENTIAL
 DESIGN SERVICE
 ALL RIGHTS RESERVED
 11700 S. 10TH AVE., SUITE 100
 TUCSON, AZ 85741
 (520) 884-0000

Client Approval	
Revision	Date
1	8/31/2012
Drawn by: JT	
Date	8/31/2012
Project #	22-036
Type	EXISTING
Sheet	3 of 7



PROPOSED FRONT ELEVATION

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



PROPOSED LEFT ELEVATION

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



PROPOSED REAR ELEVATION

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



PROPOSED RIGHT ELEVATION

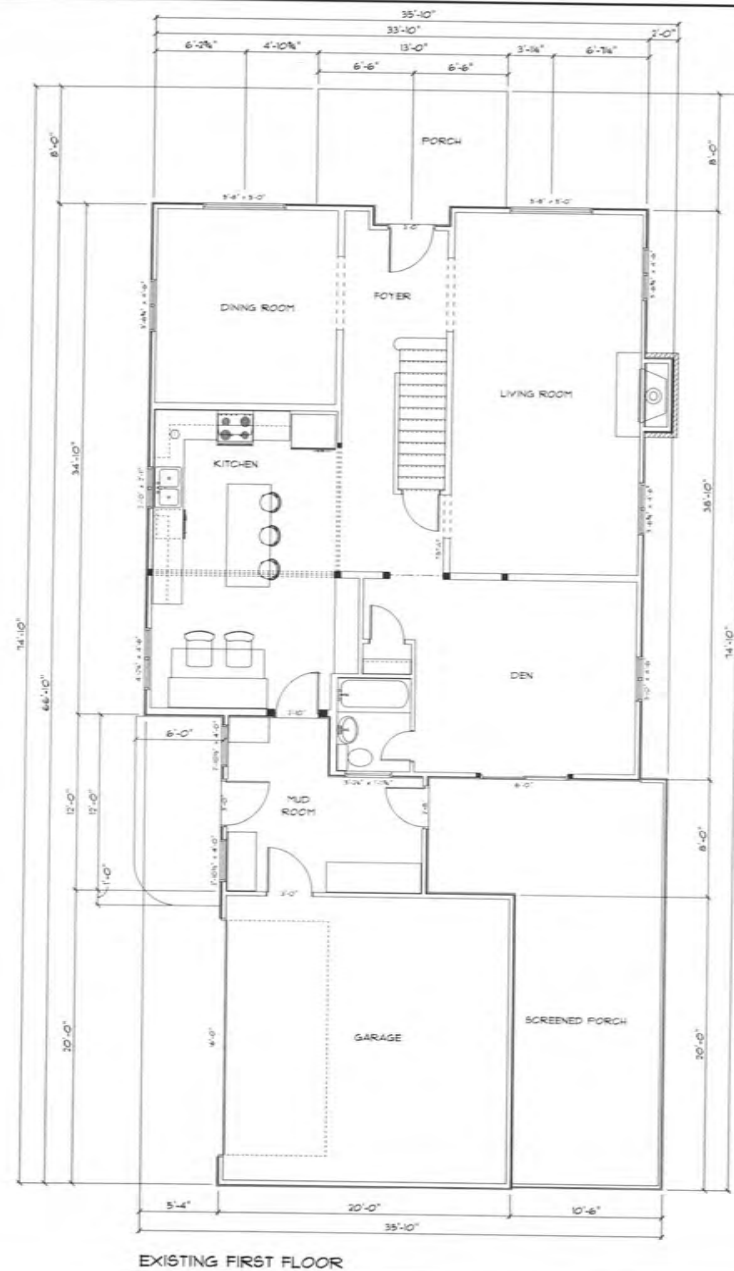
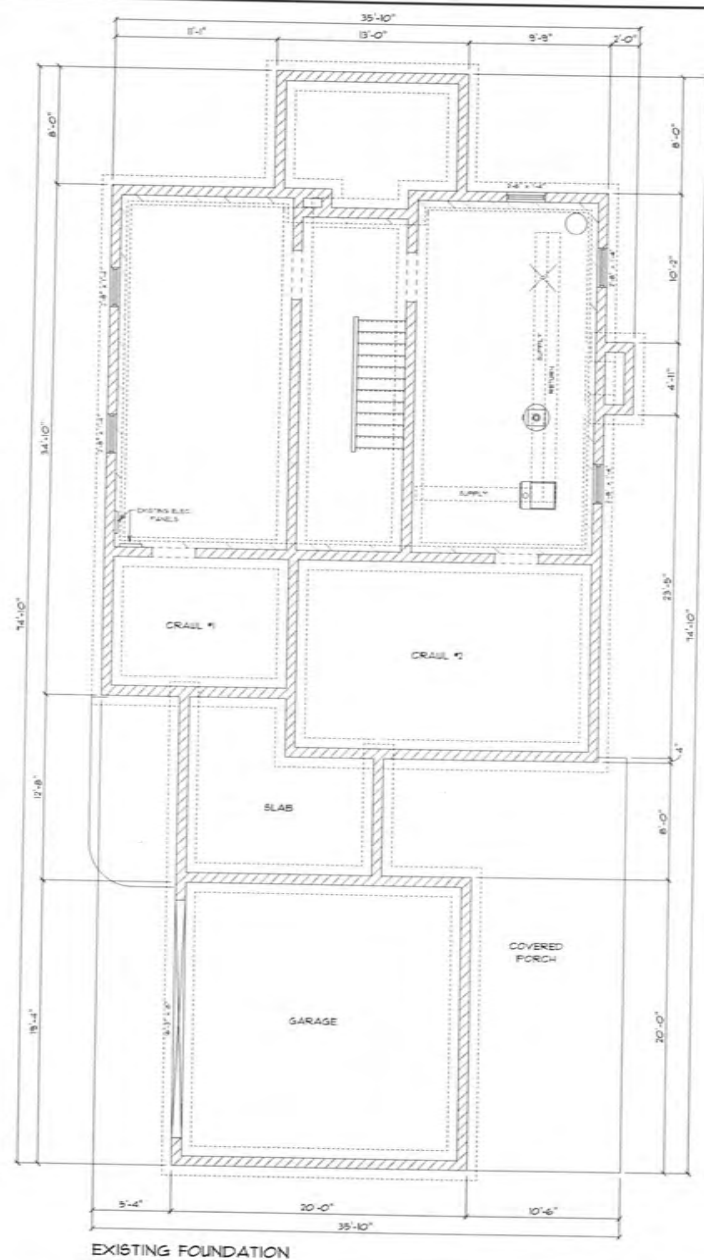
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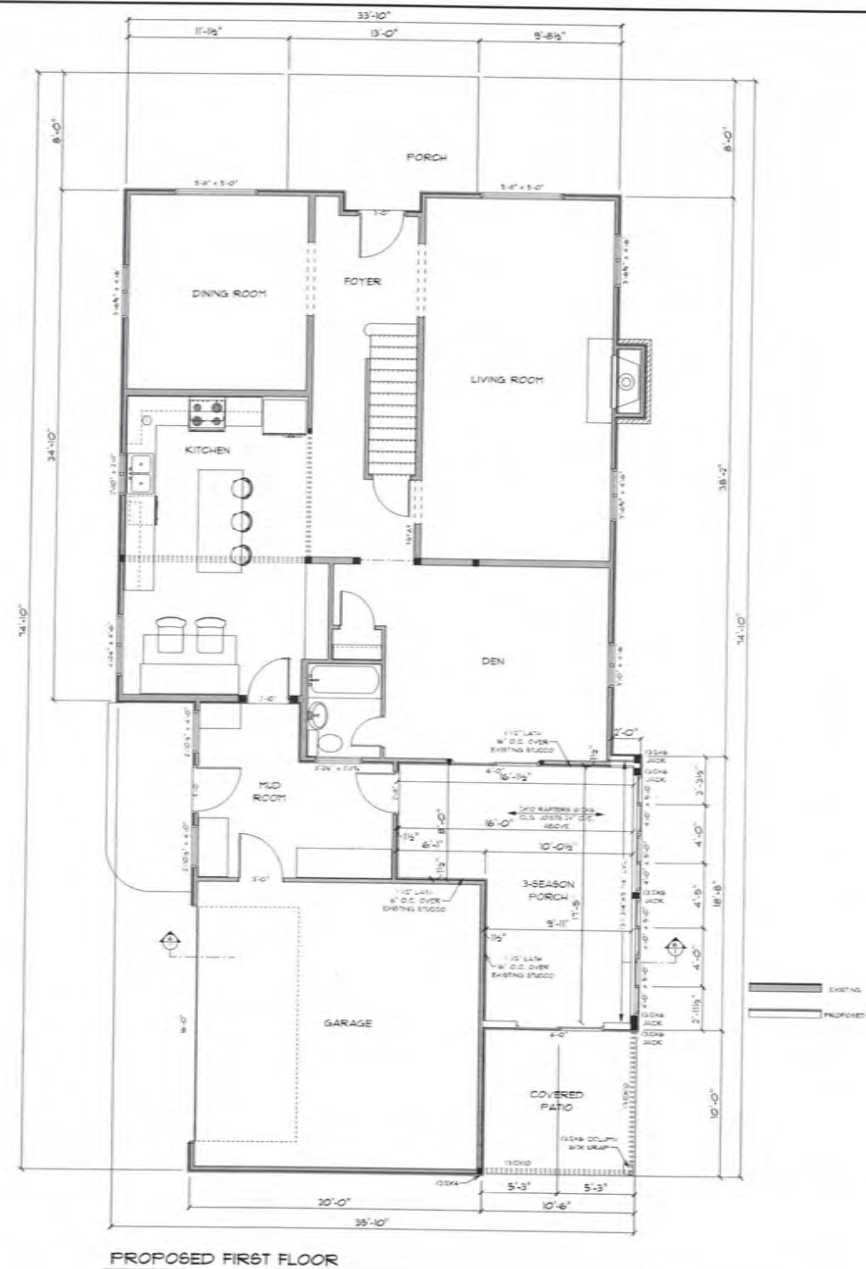
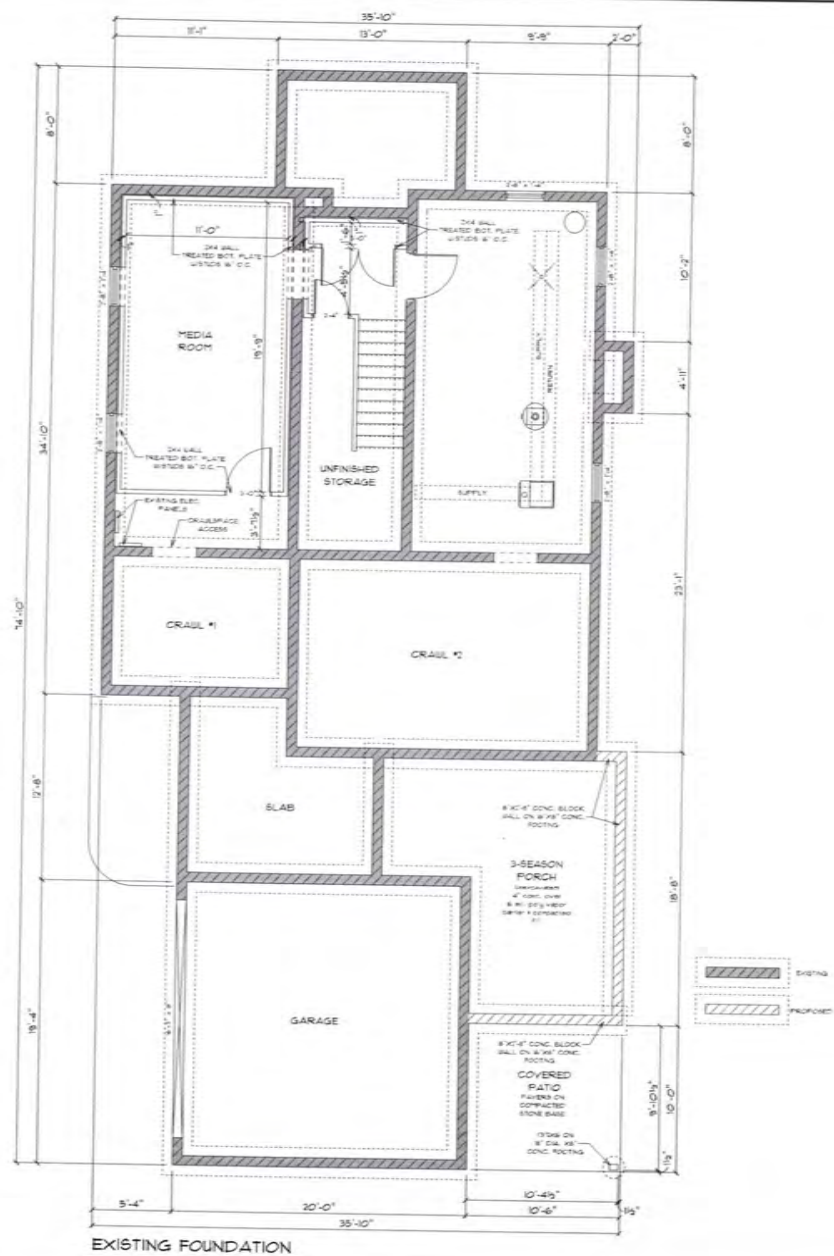
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Builder: EPIC BUILDING COMPANY
 Project: BORNER ADDITION
 11705 LAKELAND, D.C.

THE LBT RESIDENTIAL
 DESIGN SERVICE
 3804 Maple Ave., 1st
 Floor
 Dallas, TX 75219
 (214) 343-0000
 www.lbtresidential.com

Client Approval: _____
 Date: _____
 Revision: _____
 Date: 8/31/2012
 Project #: 22-036
 Title: PROPOSED
 Sheet: 5 of 7







EXISTING FRONT ELEVATION

SCALE 1/4"=1'-0"



EXISTING LEFT ELEVATION

SCALE 1/4"=1'-0"



PROPOSED REAR ELEVATION

SCALE 1/4"=1'-0"



EXISTING RIGHT ELEVATION

SCALE 1/4"=1'-0"

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF THE LBT RESIDENTIAL DESIGN SERVICE, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE LBT RESIDENTIAL DESIGN SERVICE, INC.

EPIC BUILDING COMPANY
BONNER ADDITION
PROJECT
JANUARY 2014

THE LBT RESIDENTIAL
DESIGN SERVICE
INC.
LBT
LBT RESIDENTIAL DESIGN SERVICE, INC.
1000 S. 10TH AVE. SUITE 100
TULSA, OK 74106
(918) 438-1111

Drawn by	JT
Date	5-16-2012
Project	2012-016
Site	EXISTING
Sheet	3 of 7



PROPOSED FRONT ELEVATION

SCALE 1/4"=1'-0"



PROPOSED LEFT ELEVATION

SCALE 1/4"=1'-0"



PROPOSED REAR ELEVATION

SCALE 1/4"=1'-0"



PROPOSED RIGHT ELEVATION

SCALE 1/4"=1'-0"

THE LBT RESIDENTIAL DESIGN SERVICE, INC. is a professional architectural firm. It is not responsible for the accuracy of the information provided in this drawing. The user of this drawing is responsible for the accuracy of the information provided in this drawing. The user of this drawing is responsible for the accuracy of the information provided in this drawing.

EPIC BUILDING COMPANY
BONNER ADDITION
UNIFORM JAILING ON CHAD

THE LBT RESIDENTIAL DESIGN SERVICE, INC.
LBT
1100 18th Street
Bismarck, ND 58501
(701) 784-0081

Drawn by	Check by	Date
JT		5/1/2020
Project	Sheet	Scale
20-014	PROPOSED	1/4"=1'-0"
Sheet 5 of 7		

Andy Kolp

Epic Building Company, LLC

5/22/2023 | 18 Photos



2235 Dorset Photos

1



NE corner and East elevation

Project: Bosner
Date: 6/27/2022, 8:42am
Creator: Andy Kolp

2



View from South towards the North on the East property line

Project: Bosner
Date: 6/27/2022, 8:34am
Creator: Andy Kolp

3



View of current SE corner

Project: Bosner
Date: 6/27/2022, 8:34am
Creator: Andy Kolp

4



Existing South elevation

Project: Bosner
Date: 6/27/2022, 8:34am
Creator: Andy Kolp

5



Existing rear yard (22')

Project: Bosner
Date: 6/27/2022, 8:35am
Creator: Andy Kolp

6



Rear yard facing East

Project: Bosner
Date: 6/27/2022, 8:36am
Creator: Andy Kolp

7



South and West elevations

Project: Bosner
Date: 6/27/2022, 8:35am
Creator: Andy Kolp

8



West side of house

Project: Bosner
Date: 6/27/2022, 8:36am
Creator: Andy Kolp



View from South towards the North on the East property line

Project: Bosner
Date: 6/27/2022, 8:34am
Creator: Andy Kolp



View of current SE corner

Project: Bosner
Date: 6/27/2022, 8:34am
Creator: Andy Kolp



Existing South elevation

Project: Bosner
Date: 6/27/2022, 8:34am
Creator: Andy Kolp



Existing rear yard (22')

Project: Bosner
Date: 6/27/2022, 8:35am
Creator: Andy Kolp



South elevation and rear yard

Project: Bosner
Date: 6/27/2022, 8:35am
Creator: Andy Kolp



South and east elevations

Project: Bosner
Date: 6/27/2022, 8:35am
Creator: Andy Kolp



South and East elevations and property line

Project: Bosner
Date: 6/27/2022, 8:35am
Creator: Andy Kolp



Project: Bosner
Date: 6/27/2022, 8:35am
Creator: Andy Kolp



South and West elevations

Project: Bosner
Date: 6/27/2022, 8:35am
Creator: Andy Kolp



Rear yard facing East

Project: Bosner
Date: 6/27/2022, 8:36am
Creator: Andy Kolp



West side of house

Project: Bosner
Date: 6/27/2022, 8:36am
Creator: Andy Kolp



East side of house

Project: Bosner
Date: 6/27/2022, 8:36am
Creator: Andy Kolp



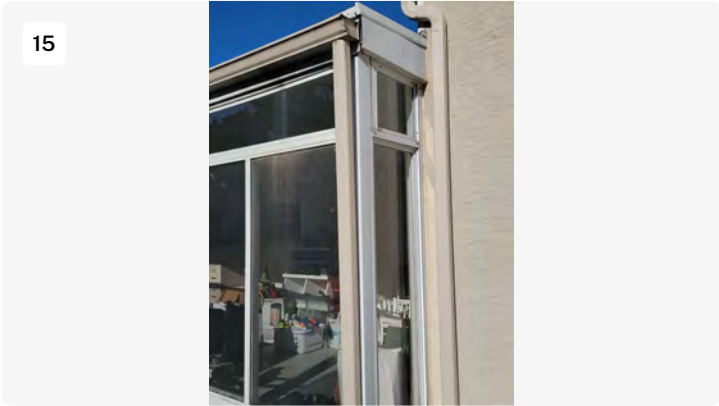
Existing patio enclosure bumpout matches the fireplace

Project: Bosner
Date: 6/27/2022, 8:36am
Creator: Andy Kolp



2' fireplace bump out from main house, matches porch enclosure.

Project: Bosner
Date: 6/27/2022, 8:37am
Creator: Andy Kolp



2' bump at house and porch

Project: Bosner
Date: 6/27/2022, 8:37am
Creator: Andy Kolp



Existing patio enclosure

Project: Bosner
Date: 6/27/2022, 8:37am
Creator: Andy Kolp



Project: Bosner
Date: 6/27/2022, 8:40am
Creator: Andy Kolp



NE corner and East elevation

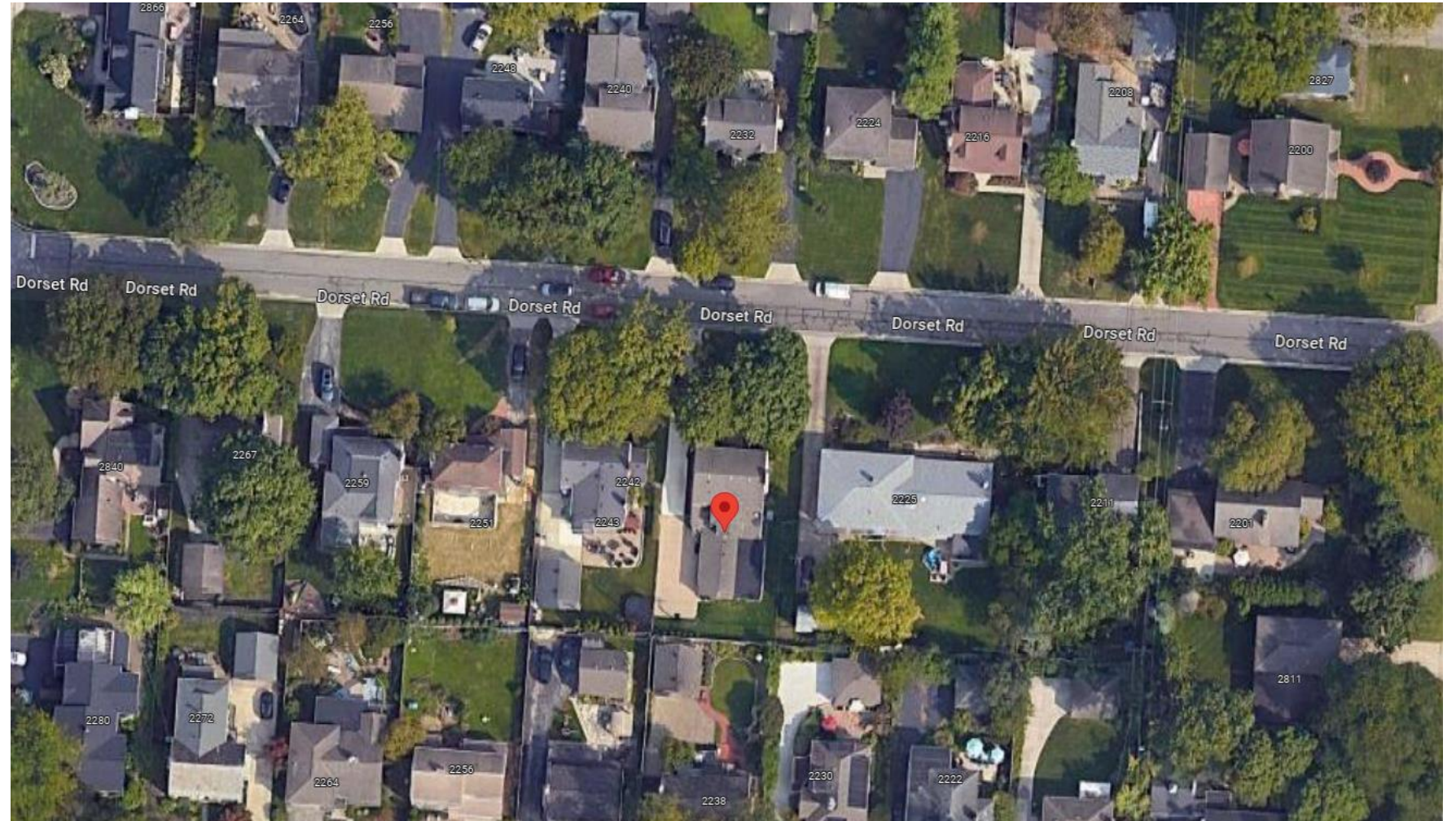
Project: Bosner
Date: 6/27/2022, 8:42am
Creator: Andy Kolp

2235 Dorset Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Existing and Proposed East Elevations



EXISTING LEFT ELEVATION

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

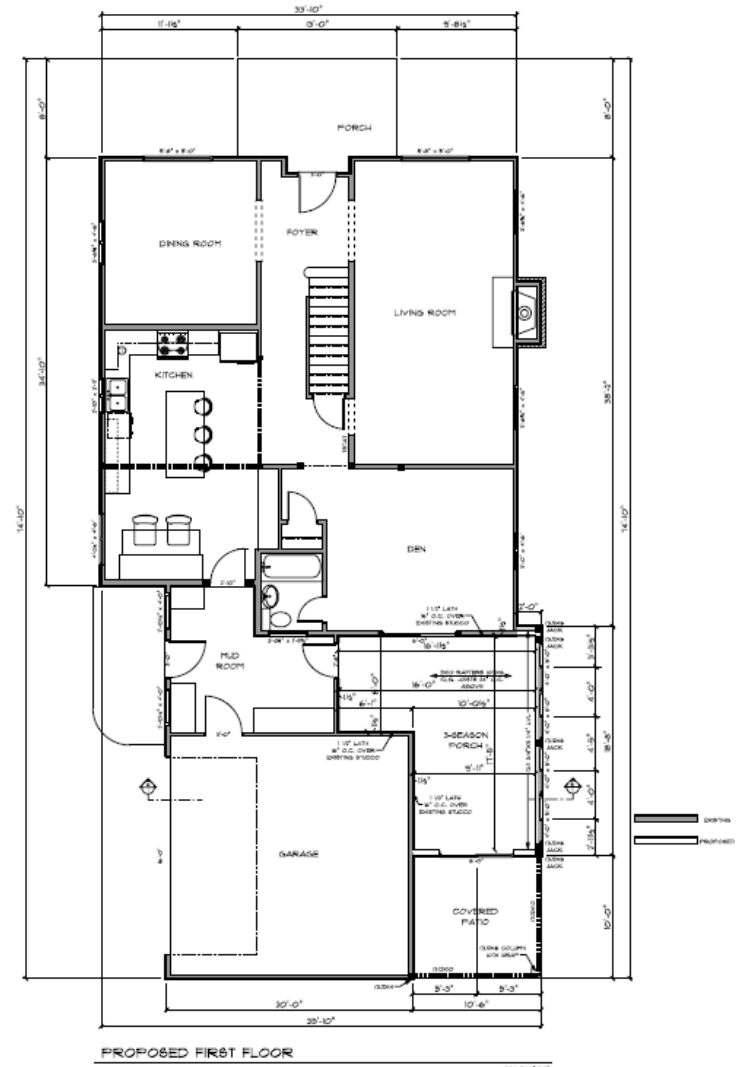
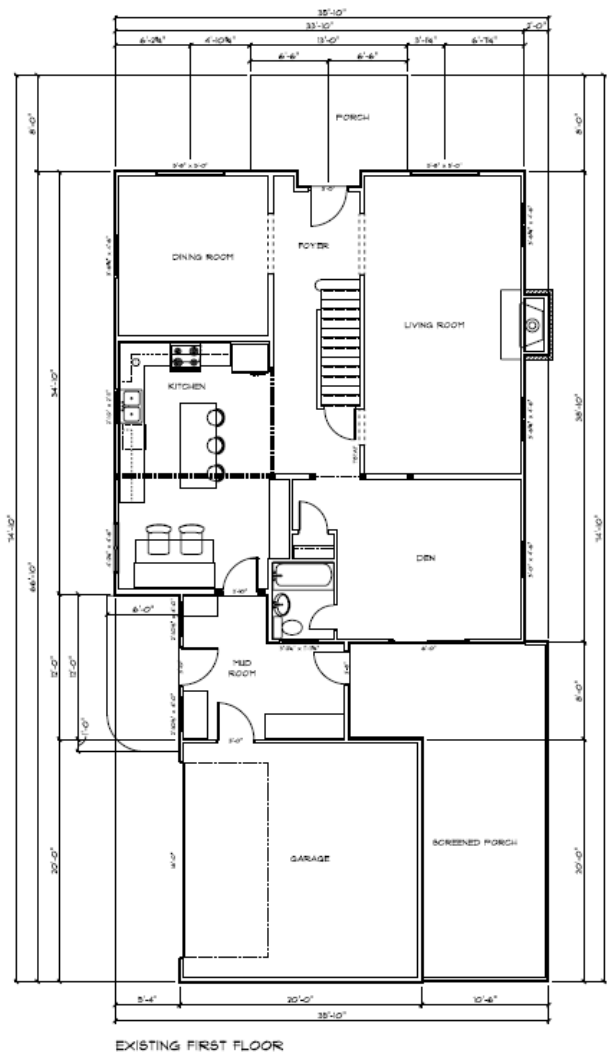


PROPOSED LEFT ELEVATION

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



Existing and Proposed Site Plan



Existing and Proposed Rear Elevations



Existing Porch



Dorset Road Elevation



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: June 21, 2023

Subject: 2600 Coventry Road (VAR-33-23) - To allow a two-story addition to encroach up to four inches into the eight-foot minimum side yard setback, matching the existing footprint.

Site Description/History

The subject property, 2600 Coventry Road, is located on the east side of the street, mid-block between Wilshire Drive and W. Lane Avenue. The property, noted as Lot #150 in the [Guilford Place](#) subdivision, measures 60' x 127', similar as others in the neighborhood, and is zoned R-1c, One-Family Residence District. A two-story brick and siding home sits 20 feet behind a platted 20-foot front yard setback and includes a driveway leading to a two-car attached garage on the north side of the site. The applicant purchased the home in December 2018.

Proposal

The proposal includes the removal of the existing one-story, attached garage and the construction of a two-story garage addition on the same footprint; it will maintain a 7.8-foot side yard setback, utilizing the existing foundation. It measures 16'-1" wide and 21'-9" deep, with a small mudroom behind. The addition includes siding to match the existing garage and blend with the rest of the home. At two stories tall, it is 21'-10" in height, well below the peak of the home. The existing driveway and landscaping are to remain.

Zoning Code Requirements

- To allow a two-story addition to encroach up to four inches into the eight-foot minimum side yard setback (Article 5.02).

Alternatives

The applicant has explored reducing the width of the proposed addition, but this would drastically change the already limited floor plan and could create structural issues with the re-use of the existing foundation. The width of the garage and second-floor bathroom are fairly narrow already.

Requested Action and Findings

Staff has reviewed the plans, visited the site and discussed it with the applicant. The proposed addition blends well with the home, matches the existing footprint and will not have



any negative impacts on adjoining property or the street (Finding #4). The variance request is exceptionally minor in nature (Finding #3). For these reasons, Staff recommends that this variance application be approved.

Attachments

1. 2600 Coventry Rd Variance App
2. BZAP Staff Report Pics - 2600 Coventry Rd





23-2187

Variance Application

Status: Active

Date Created: May 22, 2023

Applicant

Kurt Knisley
kurt@knisleylaw.com
2600 Coventry RD.
Columbus, OH 43221
6143255983

Primary Location

2600 COVENTRY RD
UPPER ARLINGTON, OH 43221

Owner:

STEWART G DOUGLAS
2600 COVENTRY COLUMBUS, OH 43221

BZAP Information

BZAP Case

VAR-33-23

Status

Pending

BZAP Determination Date

06/21/2023

Vote Tally

--

Primary Variance

Side Yard

Findings of Fact for Approval/Denial

--

Variance Request

To allow a second story addition to encroach up to four inches into the eight-foot minimum side yard setback, matching the first floor garage footprint (existing).

BZAP conditions

--

Variance Information

Describe Variance Request

garage -needs 4" to build on existing footprint of current garage

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?

--

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

--

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?

--

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

--

Attachments



- 05222023122953-0001.pdf
Uploaded by Leslie Caldwell on May 22, 2023 at 12:30 pm
- pdf ALTAKnisley floor plan.pdf
Uploaded by Justin Milam on May 22, 2023 at 1:26 pm



site plan.png

Uploaded by Justin Milam on May 22, 2023 at 1:26 pm

- pdf 2600 Coventry Rd 100 Ft Nbhrs.pdf
Uploaded by Katie Oberlin on May 24, 2023 at 3:00 pm
- pdf Variance App Responses.pdf
Uploaded by Alyssa Kelly on May 30, 2023 at 10:14 am
- pdf Certified Mail 1.pdf
Uploaded by Alyssa Kelly on May 31, 2023 at 1:50 pm
- pdf Certified Mail 2.pdf
Uploaded by Alyssa Kelly on May 31, 2023 at 1:50 pm
- pdf Certified Mail 3.pdf
Uploaded by Alyssa Kelly on May 31, 2023 at 1:50 pm
- pdf Knisley - Variance Set - Elevations - 5-26-2023.pdf
Uploaded by Alyssa Kelly on May 31, 2023 at 3:58 pm
- pdf Knisley - Variance Set - Site Plan - 5-26-2023.pdf
Uploaded by Alyssa Kelly on May 31, 2023 at 3:58 pm

History

Date	Activity
May 22, 2023 at 12:23 pm	Leslie Caldwell started a draft of Record 23-2187
May 22, 2023 at 12:26 pm	Leslie Caldwell submitted Record 23-2187
May 22, 2023 at 12:54 pm	completed payment step Application Fees on Record 23-2187
May 22, 2023 at 12:54 pm	approval step Application Complete & Scheduled for BZAP Review was assigned to Justin Milam on Record 23-2187
May 22, 2023 at 1:24 pm	Justin Milam removed attachment Site Plan from Record 23-2187
May 22, 2023 at 1:24 pm	Justin Milam removed attachment Elevations from Record 23-2187
May 22, 2023 at 1:24 pm	Justin Milam removed attachment Floor Plans from Record 23-2187
May 22, 2023 at 1:24 pm	Justin Milam removed attachment Copy of Letter Mailed to Neighbors from Record 23-2187
May 22, 2023 at 1:26 pm	Justin Milam added attachment ALTAKnisley floor plan.pdf to Record 23-2187
May 22, 2023 at 1:26 pm	Justin Milam added attachment site plan.png to Record 23-2187
May 22, 2023 at 4:05 pm	Justin Milam added attachment Knisley - Elevations - UA - Variance - 5-22-2023.pdf to Record 23-2187
May 24, 2023 at 3:00 pm	Katie Oberlin added attachment 2600 Coventry Rd 100 Ft Nbhrs.pdf to Record 23-2187
May 25, 2023 at 11:51 am	Alyssa Kelly changed BZAP Case # from "" to "VAR-33-23" on Record 23-2187
May 25, 2023 at 11:51 am	Alyssa Kelly changed Status from "" to "Pending" on Record 23-2187
May 25, 2023 at 11:51 am	Alyssa Kelly changed BZAP Determination Date from "" to "06/21/2023" on Record 23-2187
May 25, 2023 at 11:58 am	Alyssa Kelly unassigned approval step Application Complete & Scheduled for BZAP Review from Justin Milam on Record 23-2187
May 25, 2023 at 11:58 am	Alyssa Kelly assigned approval step Application Complete & Scheduled for BZAP Review to Alyssa Kelly on Record 23-2187
May 30, 2023 at 10:14 am	Alyssa Kelly added attachment Variance App Responses.pdf to Record 23-2187
May 31, 2023 at 1:50 pm	Alyssa Kelly added attachment Certified Mail 1.pdf to Record 23-2187
May 31, 2023 at 1:50 pm	Alyssa Kelly added attachment Certified Mail 2.pdf to Record 23-2187
May 31, 2023 at 1:50 pm	Alyssa Kelly added attachment Certified Mail 3.pdf to Record 23-2187
May 31, 2023 at 1:52 pm	Alyssa Kelly approved approval step Application Complete & Scheduled for BZAP Review on Record 23-2187
May 31, 2023 at 1:52 pm	approval step Board of Zoning & Planning Review was assigned to Justin Milam on Record 23-2187
May 31, 2023 at 3:58 pm	Alyssa Kelly removed attachment Knisley - Elevations - UA - Variance - 5-22-2023.pdf from Record 23-2187
May 31, 2023 at 3:58 pm	Alyssa Kelly added attachment Knisley - Variance Set - Elevations - 5-26-2023.pdf to Record 23-2187
May 31, 2023 at 3:58 pm	Alyssa Kelly added attachment Knisley - Variance Set - Site Plan - 5-26-2023.pdf to Record 23-2187
Jun 8, 2023 at 3:42 pm	Justin Milam changed Primary Variance from "" to "Side Yard" on Record 23-2187
Jun 8, 2023 at 3:42 pm	Justin Milam changed Variance Request from "" to "To allow a second story addition to encroach up to four inches into the eight-foot minimum side y" on Record 23-2187

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Application Fees	Paid	May 22, 2023 at 12:26 pm	May 22, 2023 at 12:54 pm	-	-
 Application Complete & Scheduled for BZAP Review	Complete	May 22, 2023 at 12:54 pm	May 31, 2023 at 1:52 pm	Alyssa Kelly	-
 Board of Zoning & Planning Review	Active	May 31, 2023 at 1:52 pm	-	Justin Milam	-
 BZAP Result	Inactive	-	-	-	-

Variance Information

Please answer the following questions to the best of your ability. This is your opportunity to justify your variance request for the Board's review. "Yes" and "No" responses are not recommended.

1. Describe Variance Request
garage -needs 4" to build on existing footprint of current garage

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 existing footprint of the ~~garage~~ garage that we anticipate building on top of is within 8 feet of the northern property border. (7ft 8in to be exact).

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

No. It will be simply preserving the existing footprint of the current structure.

4. 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. If anything development of the property will enhance neighborhood value.

5. 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. Only feasible alternative is to dig a new foundation which would be too costly and could lead to other issues.

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

Only way the homeowner can benefit from the property is by developing home to create more square footage. Alternatives to development would demand removing trees which would be a detriment to the neighborhood.

ownername1	ownername2	address1	address2	zipcode
RIEHL SHAWN M	RIEHL BRIDGET R	2585 COVENTRY RD		43221
STOWE STEVE	STOWE CAROL E	2601 CAMDEN RD		43221
SCHMERSAL JEREMY M	SCHMERSAL KAREN E	2607 CAMDEN RD		43221
CUTTER JAMES M		2601 COVENTRY RD		43221
FISCHER AMY L		2617 COVENTRY RD		43221
JANE NAGY HAMBRICK KIMBERLY	HAMBRICK BRADLEY P	2616 COVENTRY RD		43221
MAYER KEVIN L	WINKEL LIZA K	2595 CAMDEN RD		43221
BESOZZI JEFFREY L	BESOZZI ELIZABETH M	2590 COVENTRY RD		43221
WILD BONNIE E	WILD KEITH D	2609 COVENTRY RD		43221
MCCURDY BRIAN CONLON	MCCURDY VICTORIA FLINN	2584 COVENTRY RD		43221
HEDGE DEVON SHEREE	HEDGE DEVON S	2593 COVENTRY RD		43221
ELSAIED-AWAD HAMDY M	ELSAIED-AWAD SARA M	2577 CAMDEN RD		43221
STALTER KATHLEEN		2585 CAMDEN RD		43221



Revised: Jan 2021

Certification of Notice

Applicant Name: Kurt Knisley & Gia Rodriguez

Location of property subject to BZAP request: 2600 Coventry RD, Columbus, OH 43021

Describe activity which requires Board of Zoning and Planning review:

Existing footprint of our garage is with the 8' setback on the northern border at 7'8". We are requesting a variance to build on the existing footprint for our garage.

This application will be heard by the Board of Zoning and Planning on: June 21, 2023

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:
2606 Coventry	Thomas Hoffman	Thomas Hoffman	5/9/23
Applicant Signature:			Date:

9589 0710 5270 0489 6078 72

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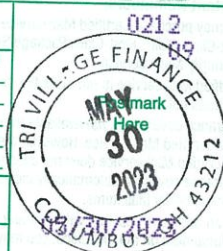
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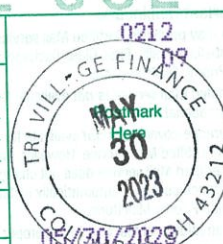
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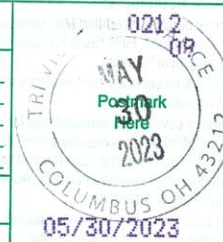
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☐ Adult Signature Restricted Delivery	\$0.00
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\$	\$4.78
Total Postage and Fees	
\$	\$4.78
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



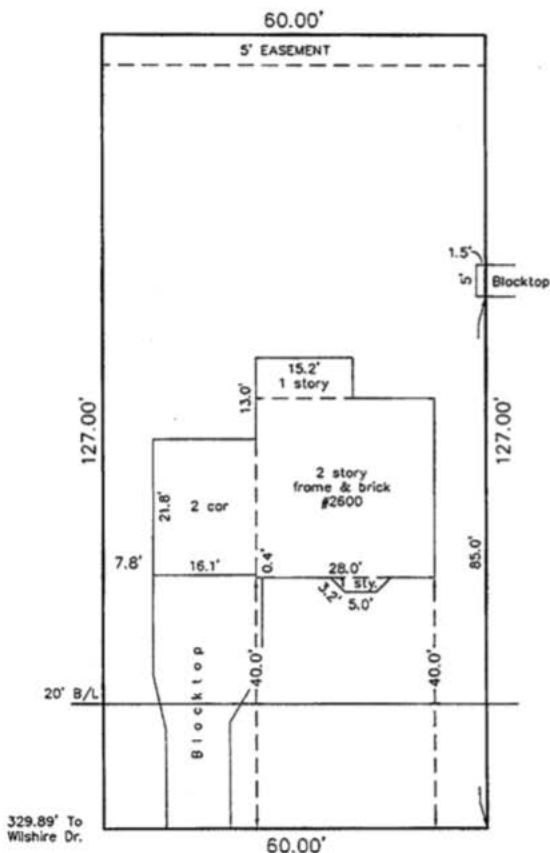
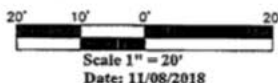
Myers Surveying Company, Inc.

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

614-235-8677

FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

Talon Title Agency, LLC and/or First Commonwealth Bank**Legal Description:** Situated in The State of Ohio, County of Franklin, City of Upper Arlington Being Lot 150 Guilford Place Addn., Plat Book 16, Page 31**Applicant:** Knisley/Rodriguez 18620643**Posted Address:** 2600 Coventry Rd., Upper Arlington, Ohio**Apparent Encroachments:** 1) Blacktop Over Property Line.**COVENTRY ROAD 80'**

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

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

Myers Surveying Co., Inc.

By

Professional Surveyor

Myers Order No.-1-11/07/2018

Rec.

Field

DWG.

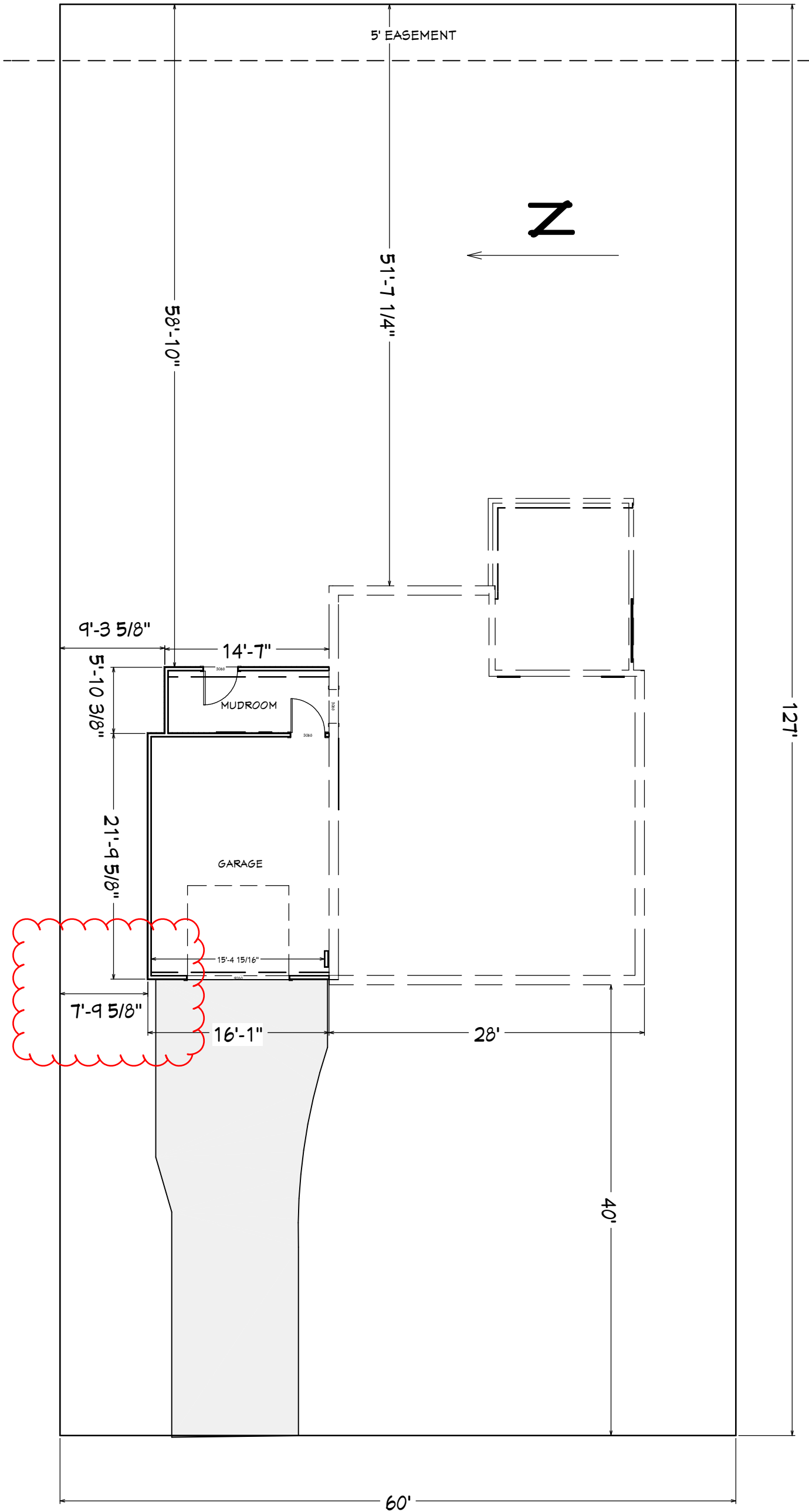
Ltr.

Ck.

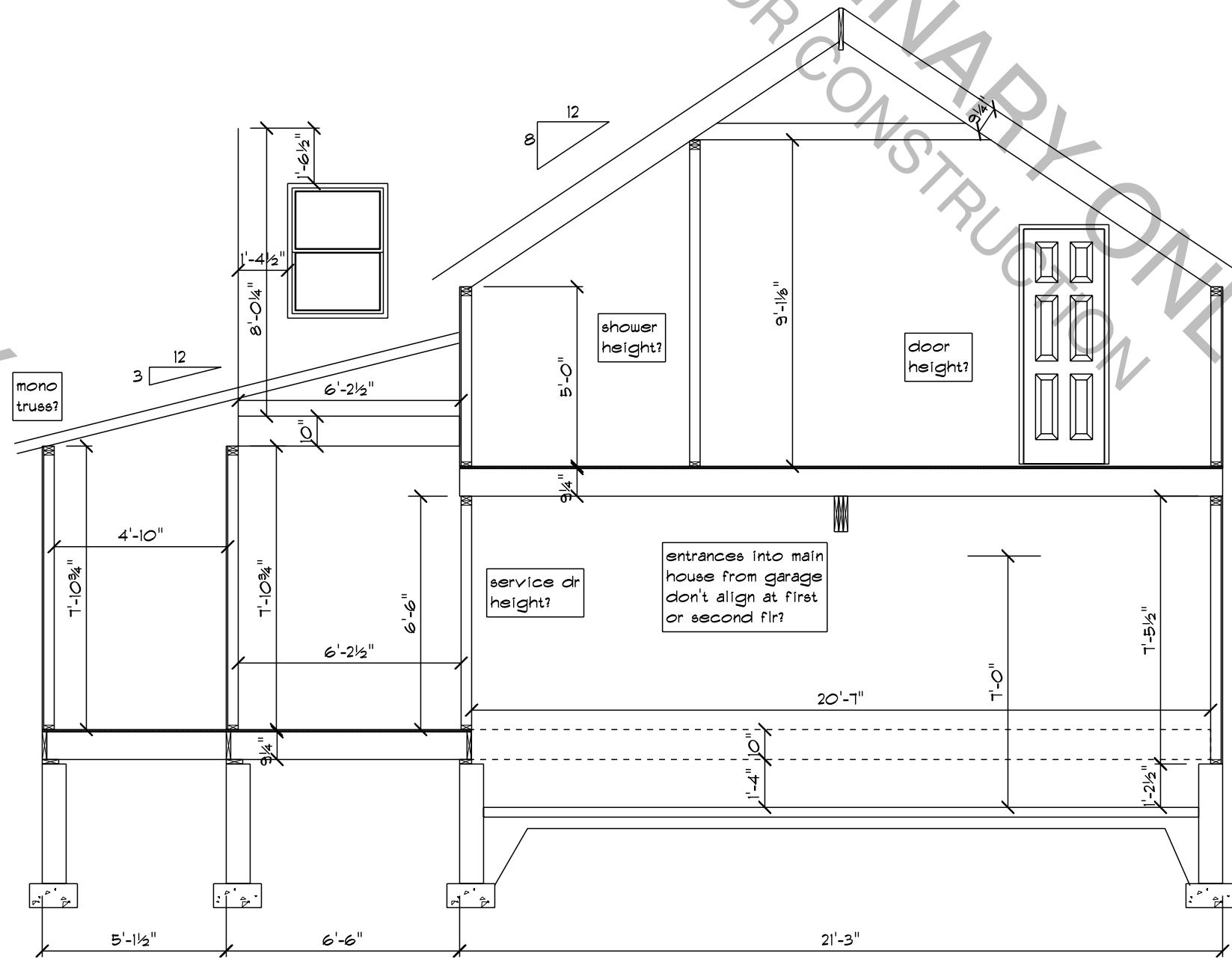
CA

AJM

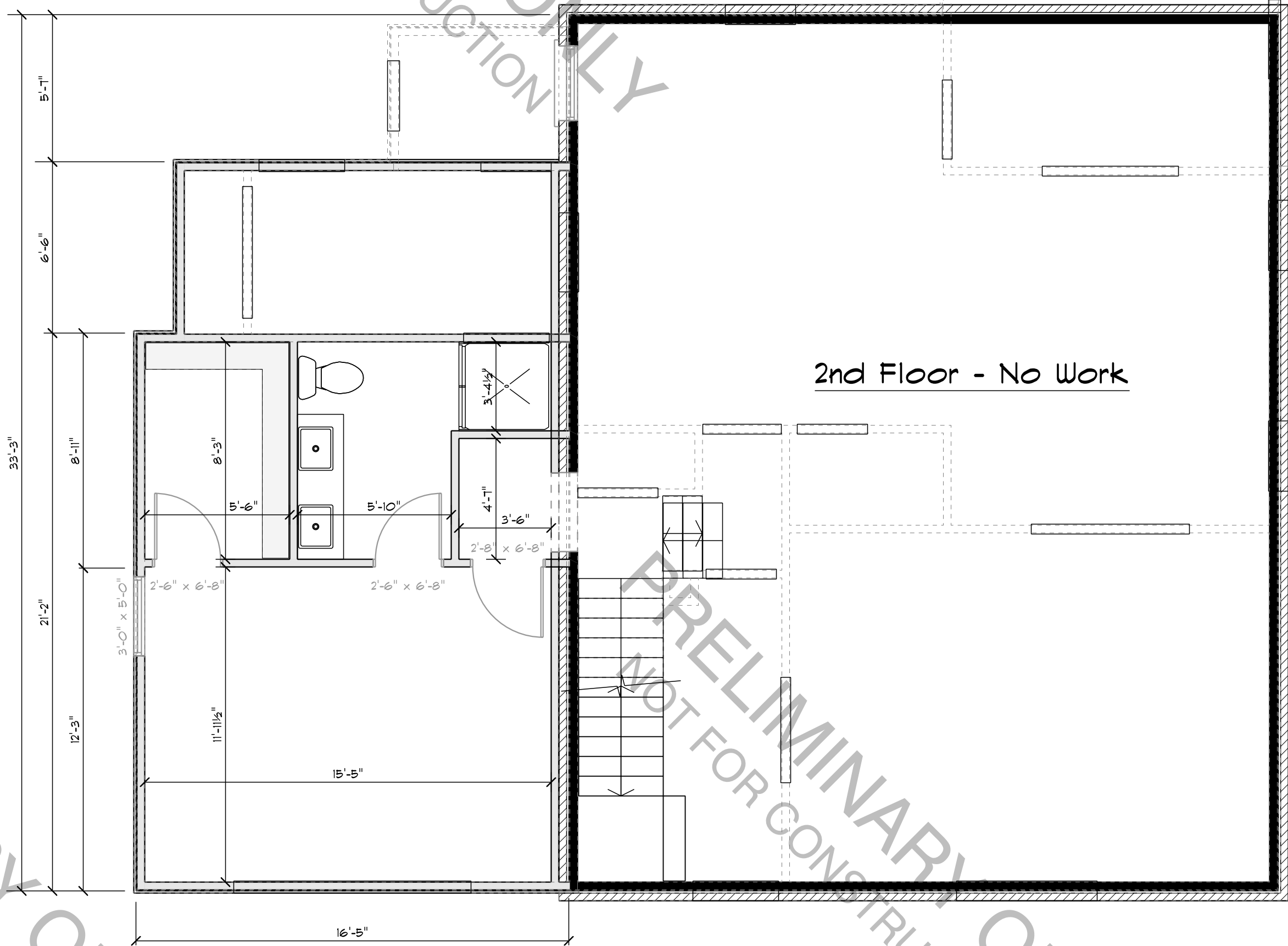
KK



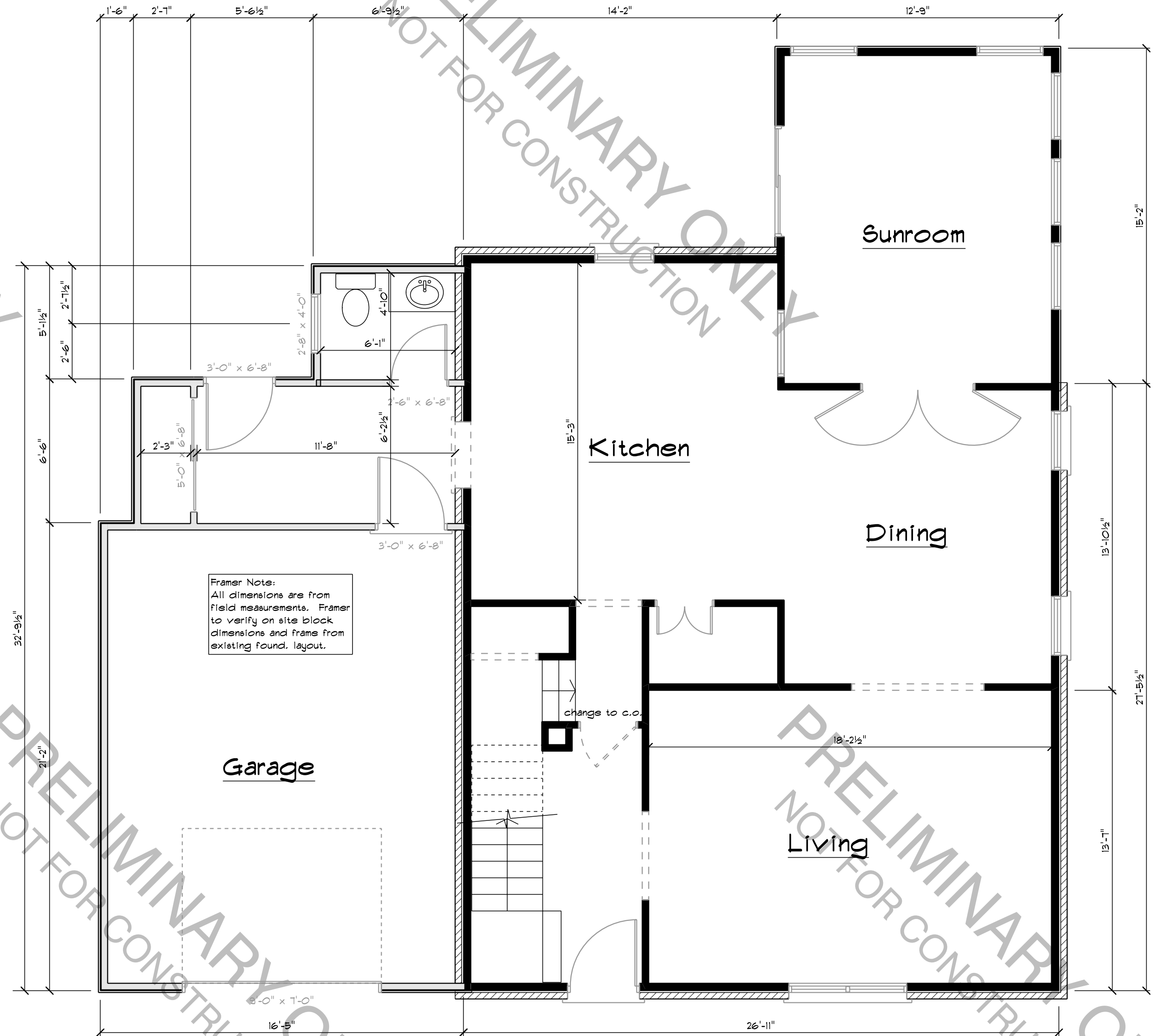
LOT: 7611 SF
BUILDING COVERAGE: 1,532 SF OR 20.13%
DEV/LOT COVERAGE: 2,030 SF OR 26.67%



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



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



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

REVISIONS	
No.	Date

Jabez Design, LLC
6619 Lower Lake Dr
Westerville, Ohio 43082
614-554-9150

Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained on these documents shall be brought to the attention of the designer prior to the commencement of construction. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors and/or omissions become the responsibility of the Building Contractor.

ALTA Knisley 2600 Coventry Rd UA

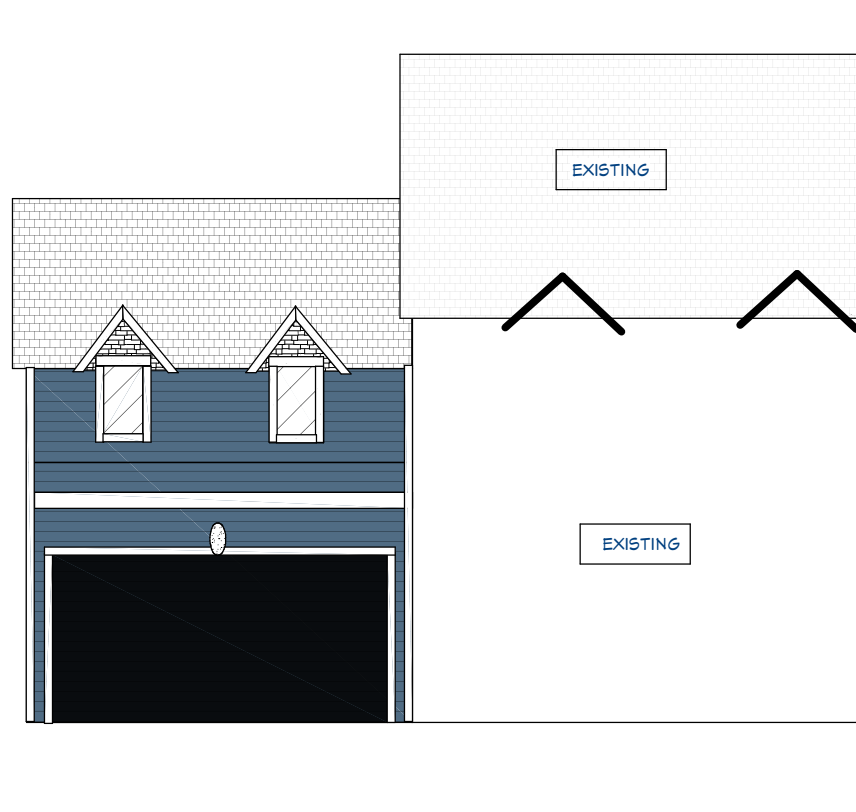
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All drawing and written material appearing herein constitute the original and unpublished work of ALTA Design Build. The same may not be copied, used, disclosed, or conveyed to a third party without the express written consent of the firm which retains the copyright in the material.

SCALE 1/4" = 1'-0"

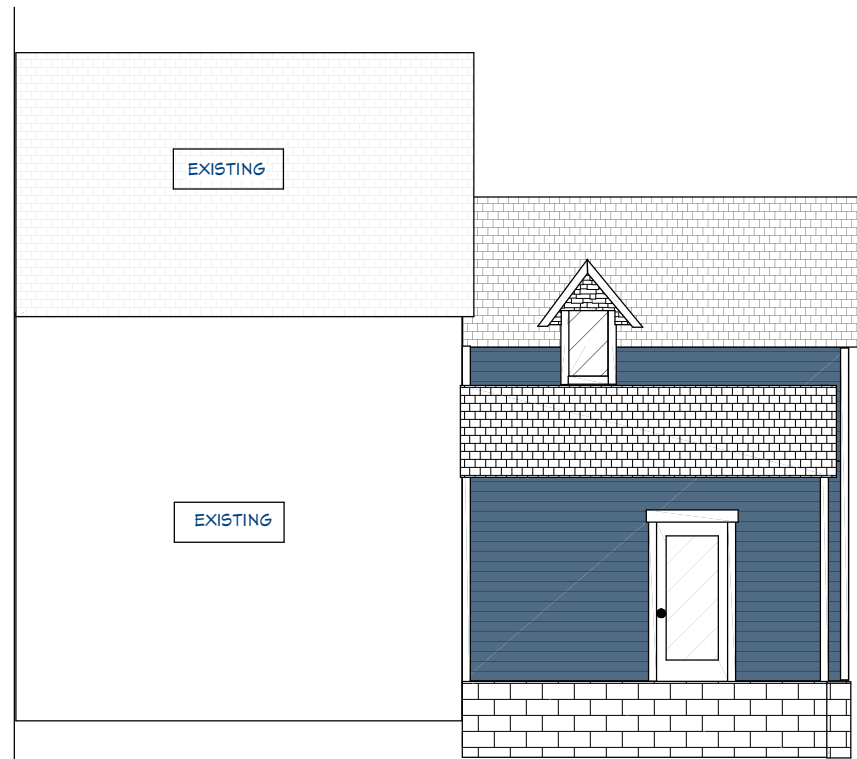
DATE 4/24/2023

MODEL

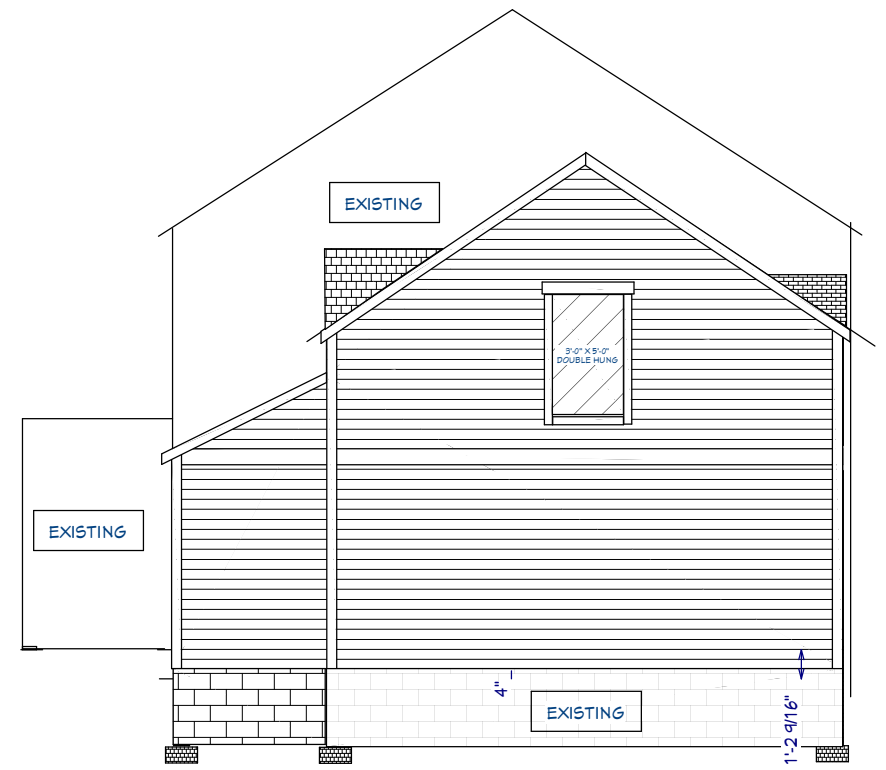
SHEET NO.



FRONT



REAR



SIDE

1/8" Scale
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NUMBER	DATE	REVISION TABLE	REVISED BY	DESCRIPTION

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2600 Coventry Road
Upper Arlington, OH
43221

ALTA
Design Build

ALTA Design Build
4415 Katherines Way Westerville, OH 43082
(p) 614-499-4604
matt@experienceALTA.com

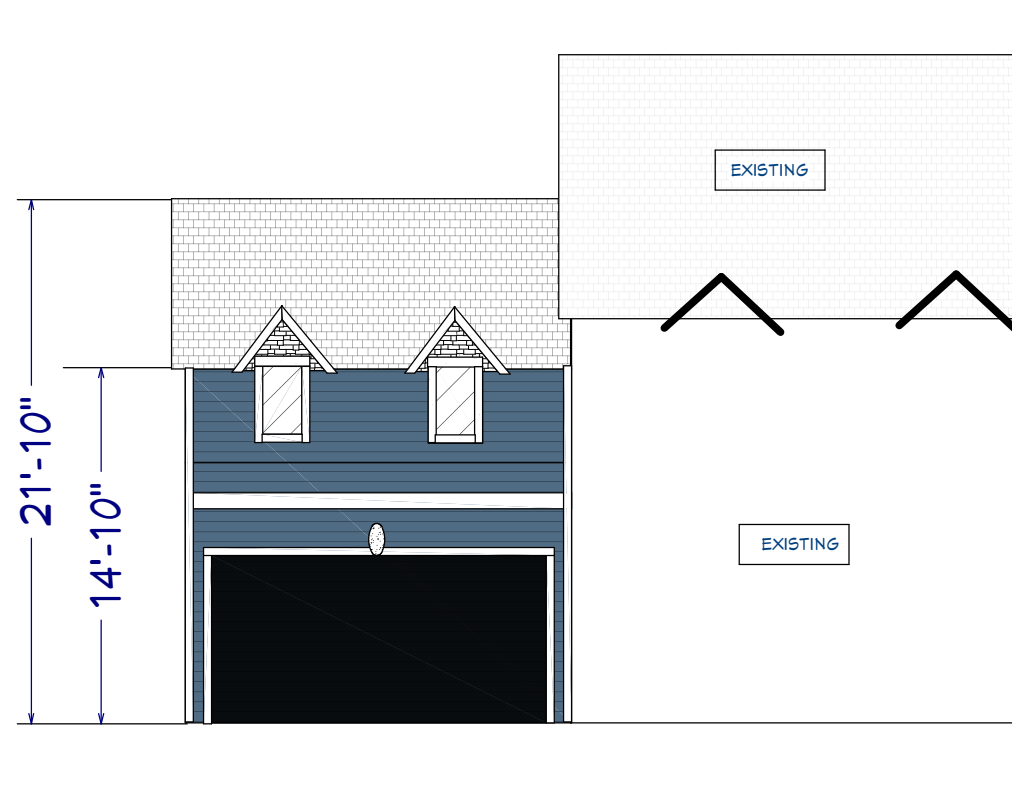
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5/22/2023

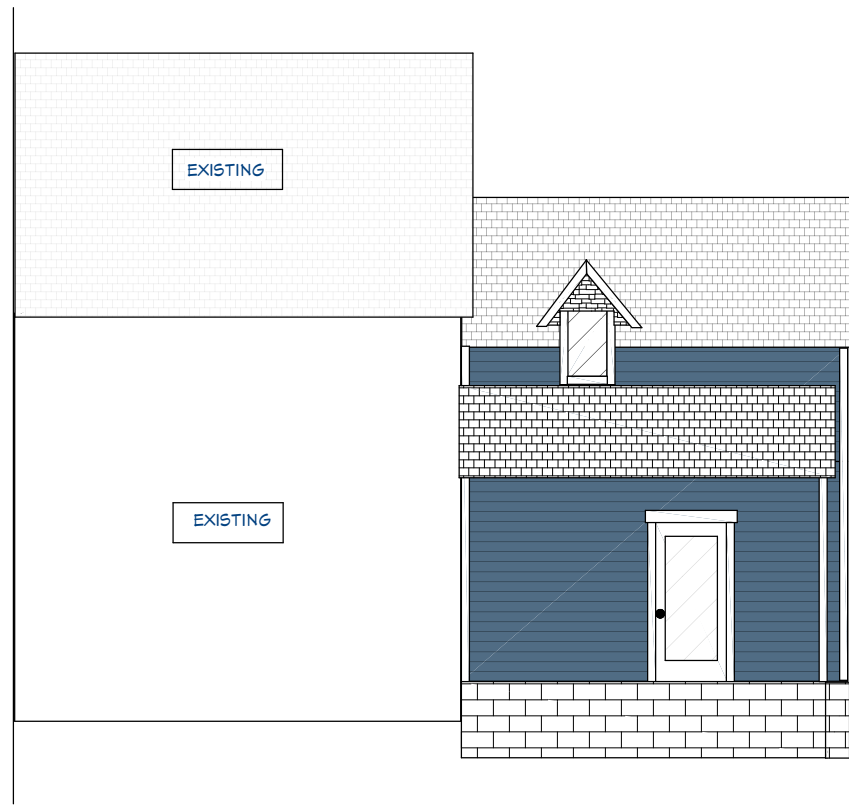
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SHEET:

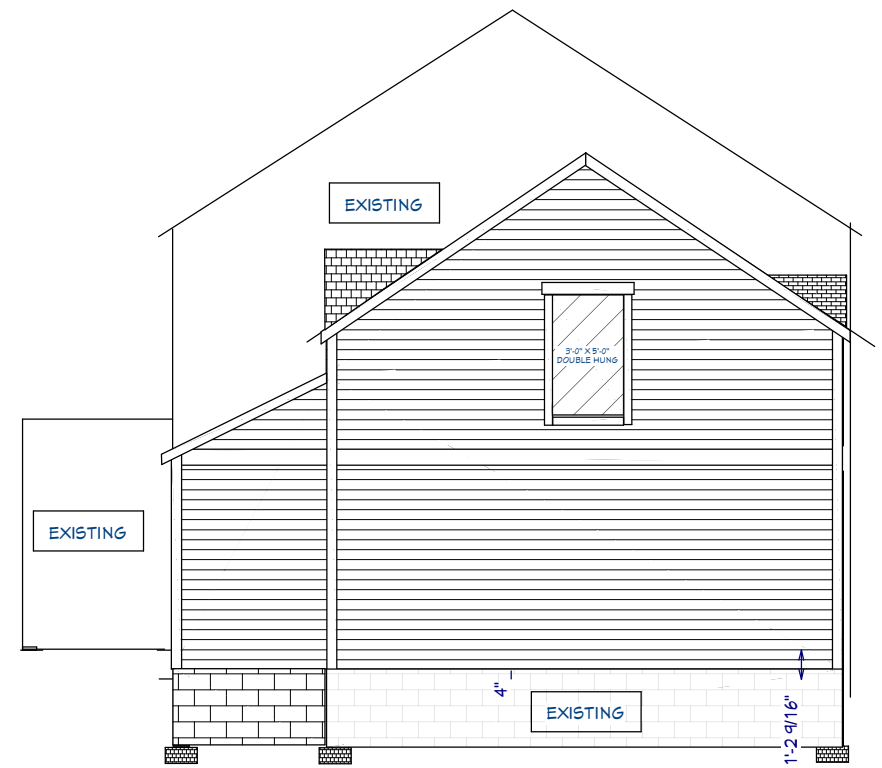
P-1



FRONT



REAR



SIDE

REVISION TABLE	
NUMBER	DATE

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Upper Arlington, 43221

ALTA
Design Build

ALTA Design Build
4415 Katherine May Westerville, OH 43082
(p) 614-499-4604
matt@experienceALTA.com

DATE:

5/26/2023

SCALE:

SHEET:

P-1

2600 Coventry Road

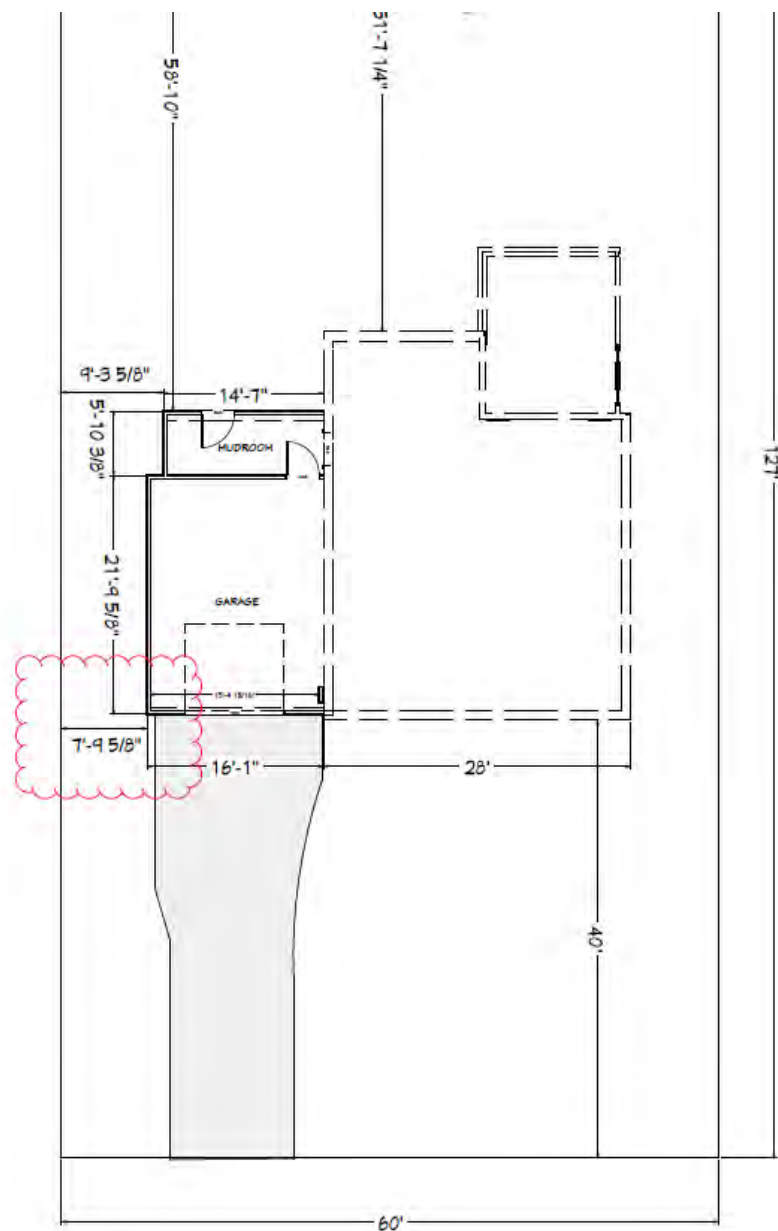
BZAP Staff Report Pictures



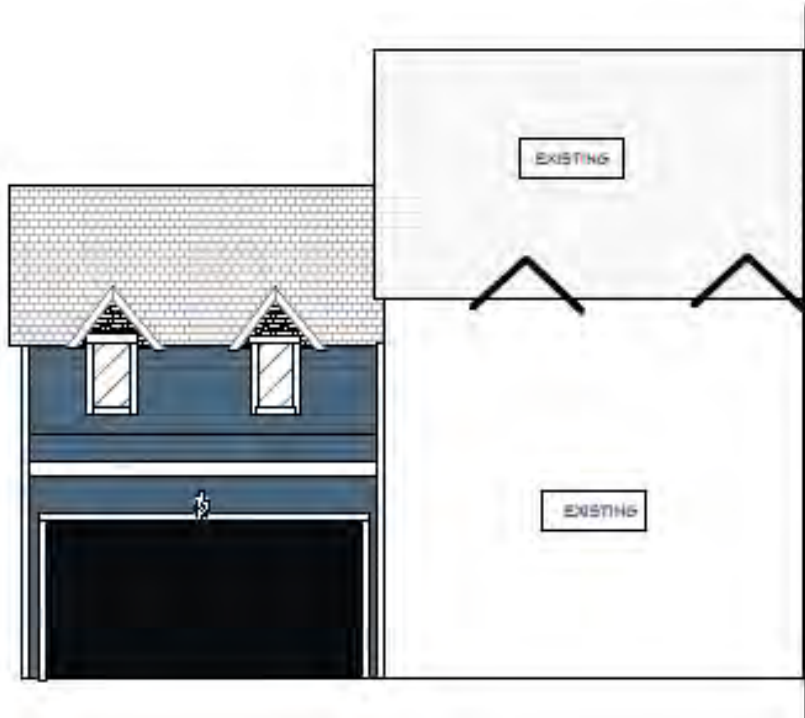
Google Maps ® Aerial – Looking East



Existing view along the North Property Line and Proposed Site Plan



Proposed and Existing Front Elevation



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: June 21, 2023

Subject: 2241 Abington Road (VAR-16-23) - To allow an addition to encroach up to 14'-5" into the 33'-9" minimum rear yard setback, 1'-5" into the 11'-5" minimum side yard longwall setback. The addition also projects up to 5'-6" into the rear yard profile.

Site Description/History

Architect Mr. Don Shumacher will be present to share a revised design for the proposed rear addition.

Proposal

The latest revision has resituated the addition outside of the side yard setback and just 1'-6" into the side yard longwall setback. The addition has, however, increased into the rear yard setback and rear yard profile. The addition remains a 1.5-story format that is consistent with the height and architecture of the existing home. The second floor rear of the addition has been modified from a gable dormer that met the rear yard profile requirement to a large shed dormer that is 26'-4" in width and includes four windows facing onto the back yard. Three total variances are required for the current proposal; the original request included five variances.

Zoning Code Requirements

- To allow an addition to encroach up to 14'-5" into the 33'-9" minimum rear yard setback (previously 10'-5") ([Article 5.02](#));
- To allow an addition to encroach up to 1'-5" into the 11'-5" minimum side yard longwall setback (previously 4'-9") ([Article 5.02](#)); and
- To allow an addition that projects up to 5'-6" into the rear yard profile (previously three feet) ([Article 5.02](#)).

Alternatives

The applicant could further explore options to reduce the footprint of the addition to align with setback requirements. However, after multiple iterations, the current design meets the needs of the homeowner, while trying to minimize variance requests.

Requested Action and Findings



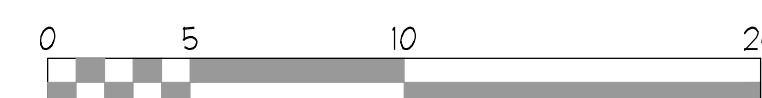
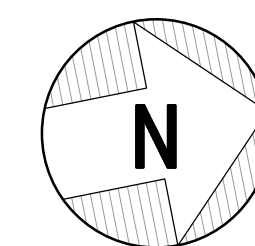
Staff appreciates the applicant's continued work to better align the improvements with the zoning code, so the addition more seamlessly fits with the house and neighborhood. Staff recommends approval of the revised plans and the Board may consider Finding #4 in support of the application.

Attachments

1. 2241 Abington Rd - Revised Plans 5.30.23
2. 2241 Abington Rd - Revised Plans 5.12.23
3. BZAP Staff Report Pics - 2241 Abington Rd
4. 2241 Abington Rd Variance App



2241 ABINGTON RD., UPPER ARLINGTON, OH 43221



PARCEL # 070-002521-00	
ZONING	R-1C
ZONING DISTRICT	One-Family Residence District
MIN LOT AREA	9,000 S.F.
MIN LOT FRONT	75'
FRONT YARD SETBACK	40' or platted
SIDE YARD SETBACK	Lot width <75' = 8' or ≥75' = 10'
MIN SIDE YARD SUM	Lot width <75' = 16' or ≥75' = 20'
REAR YARD SETBACK	1/4 lot depth up to 40'
BUILD HEIGHT MAX	35' (2.5 stories); 28' in River Ridge
MAX DEVELOP COVER PERMIT	Lot width <75' = 50% or ≥75' = 45% TLA
MAX BUILD COVER	29% TLA

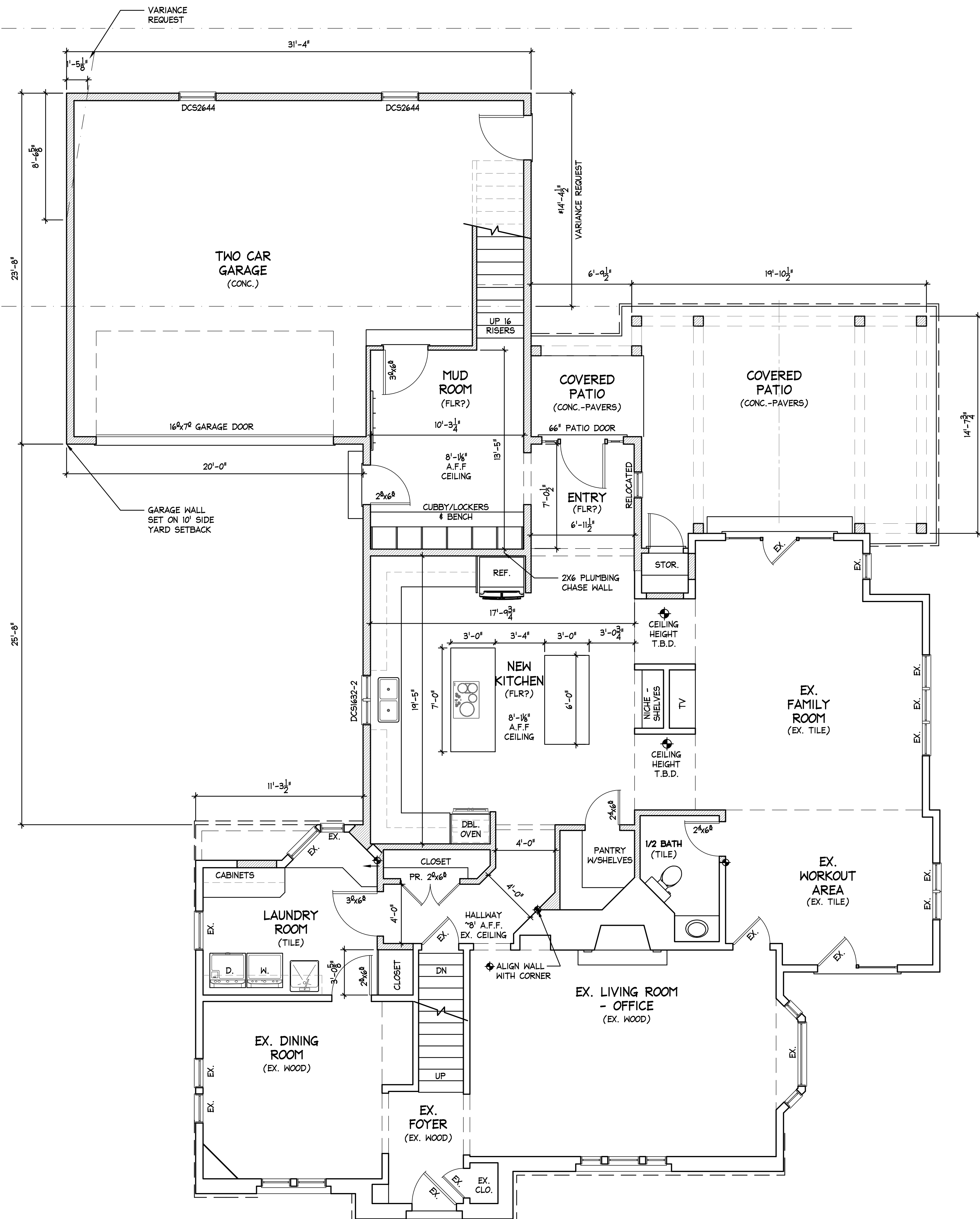
EXISTING	PROPOSED
10,800 SF	SAME
80'	SAME
39'-8 3/8"	SAME
10'	SAME
29'-9 5/8"	21'-1 3/16"
33'-9"	19'-4 1/2"
22'-10"	22'-10"
3,514 s.f.=32.6%	4,611 s.f. = 42.7%
16.66 TLA	28.3 TLA w/ covered Patio

NOT FOR
CONSTRUCTION

REVISION	DESCRIPTION	DATE	EXPIRES: 12/31/2023
-	OWNER REVIEW	02/08/2023	
-	ZONING REVIEW	05/23/23	
-	-	-	
-	-	-	
-	-	-	
-	-	-	

PROJECT NAME: RIEHL ADDITION 2241 ABINGTON RD. UPPER ARLINGTON, OH 43221	PHASE: ZONING PROJECT NO.: 03-22-011 DATE: 05-23-2023
SHEET TITLE: SITE PLAN	SHEET NO.: SP

Plot date: 12 May 2023



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

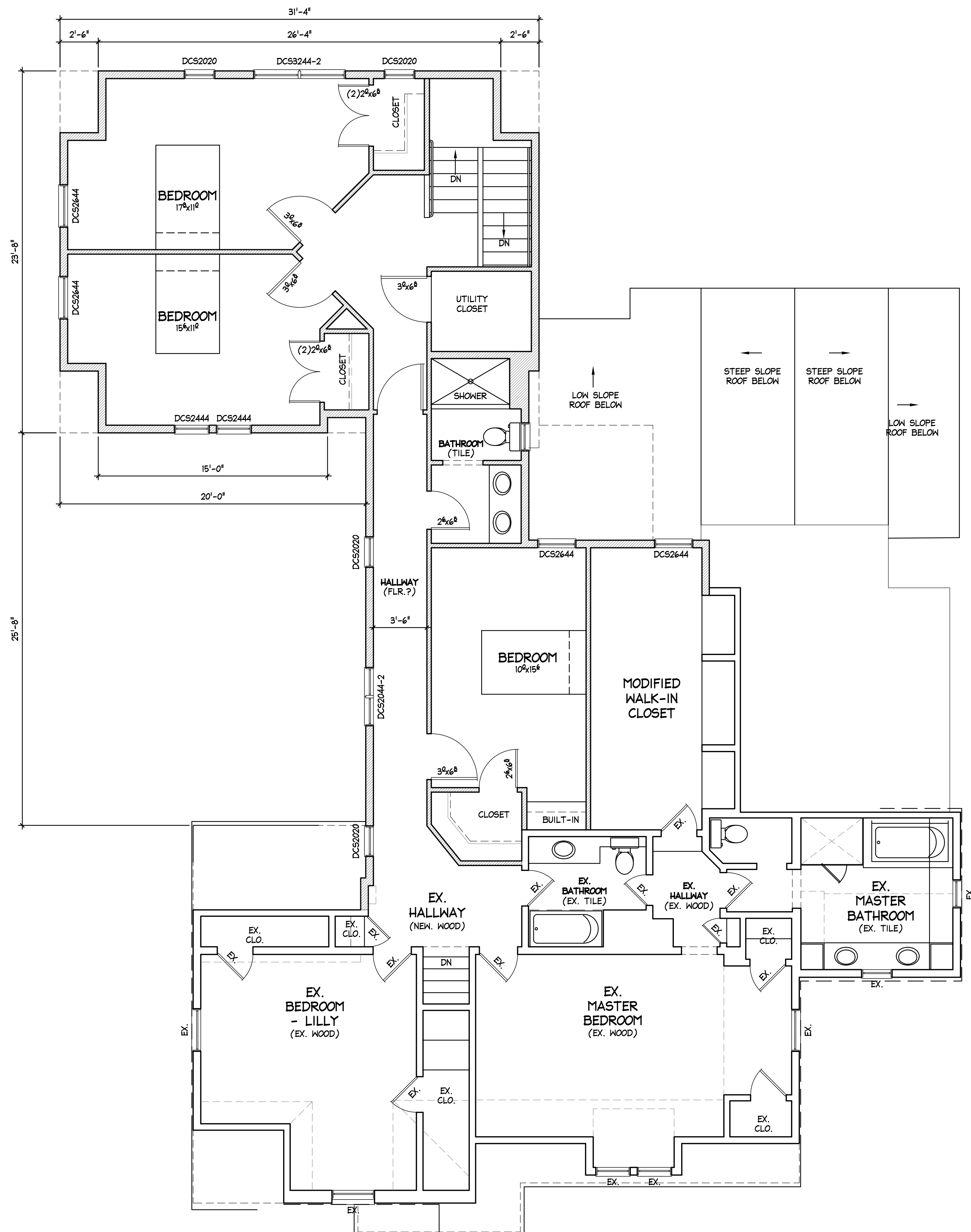


◆ LAYOUT POINT FOR NEW
CONSTRUCTION TO EXISTING

NOT FOR
CONSTRUCTION

PROJECT NAME: RIEHL ADDITION 2241 ABINGTON RD. UPPER ARLINGTON, OH 43221		PHASE: ZONING	
PROJECT NO.: 03-22-011		DATE: 05-23-2023	
SHEET TITLE: FIRST FLOOR CONSTRUCTION PLAN		SHEET NO.: A-3	

EXPIRES: 12/31/2023			
DATE	02/08/2023	08/23/23	
DESCRIPTION	OWNER REVIEW	ZONING REVIEW	
REVISION			



A 2ND FLOOR PLAN
SCALE : 1/4" = 1'-0"



⊕ LAYOUT POINT FOR NEW
CONSTRUCTION TO EXISTING

NOT FOR
CONSTRUCTION

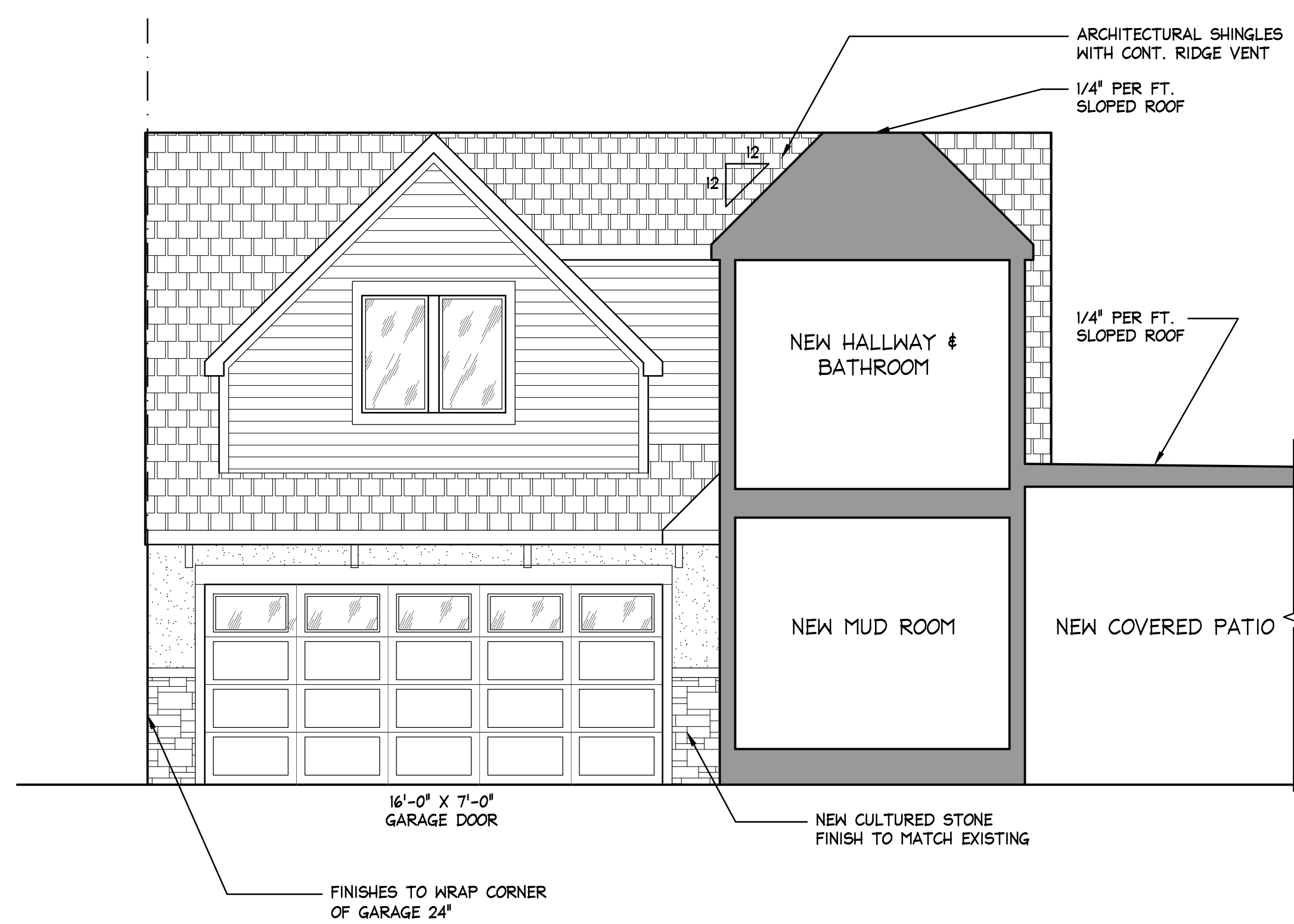
REVISION	DESCRIPTION	DATE
.	OWNER REVIEW	02/08/2023
.	ZONING REVISION	05/23/23
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PROJECT NAME:	RIEHL ADDITION 2241 ABINGTON RD. UPPER ARLINGTON, OH 43221	PHASE:	ZONING PROJECT NO.: 03-22-011 DATE: 05-23-2023
SHEET TITLE:	SECOND FLOOR CONSTRUCTION PLAN	SHEET NO.:	A-4



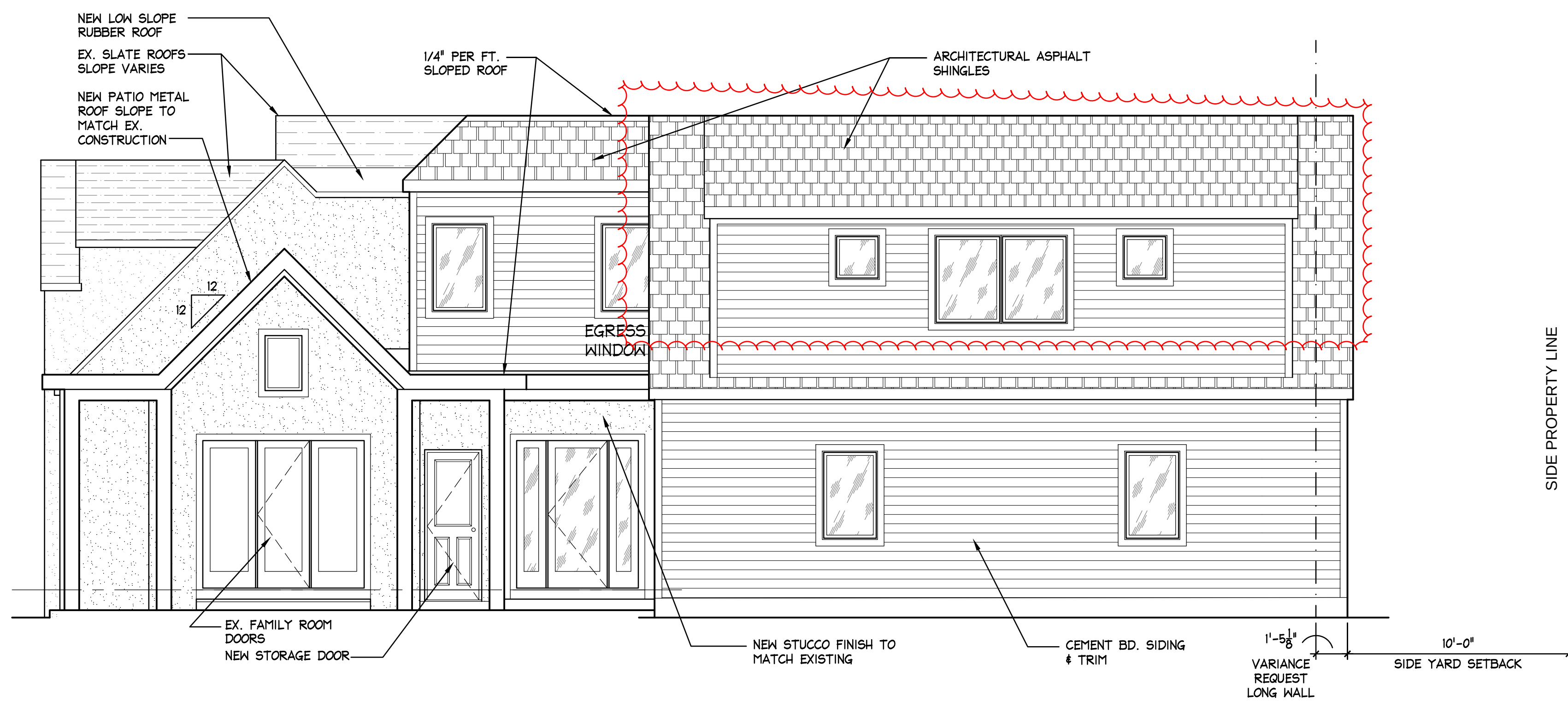
NORTH ELEVATION

STREET VIEW



PARTIAL NORTH ELEVATION

GARAGE VIEW/SECTION



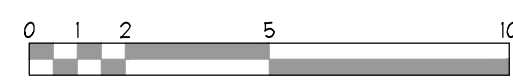
SOUTH ELEVATION

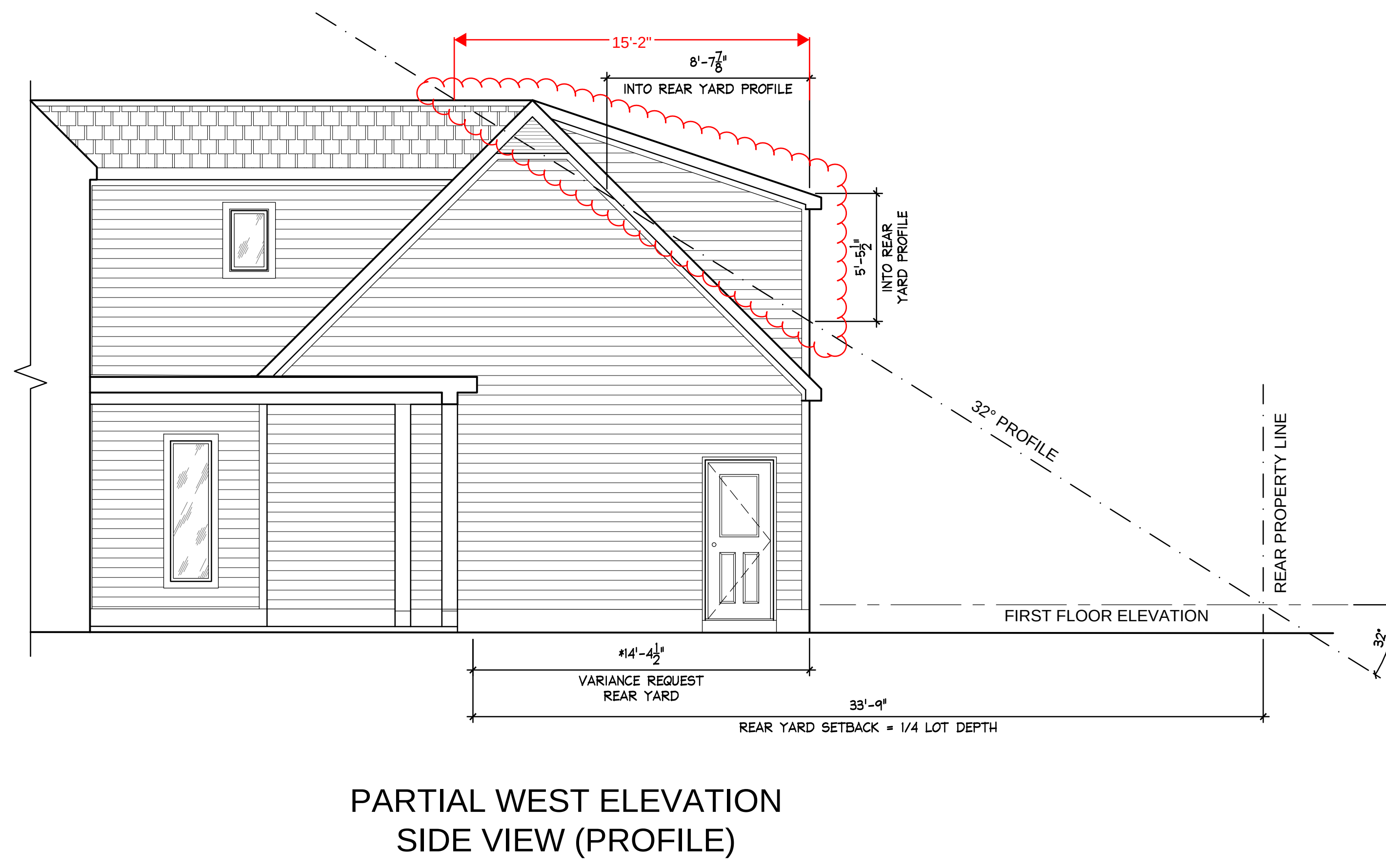
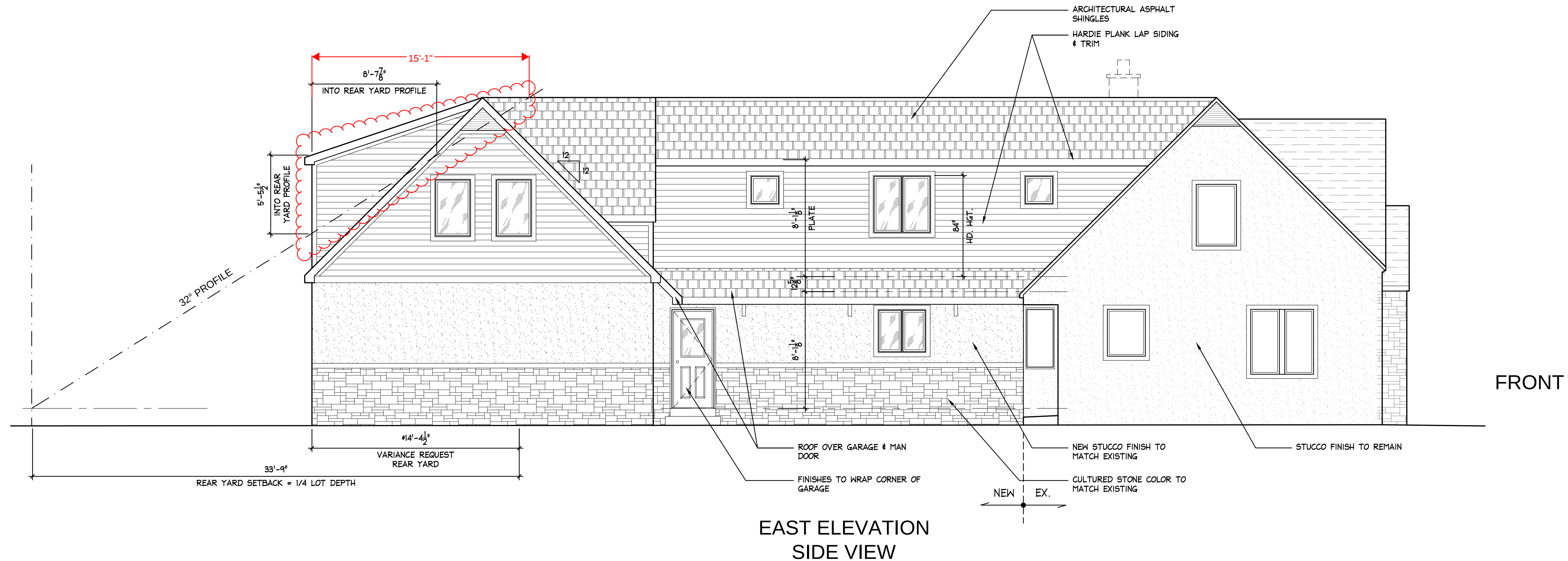
REAR VIEW

NOT FOR CONSTRUCTION

EXPIRES: 12/31/2023			
DATE	DATE	DATE	DATE
02/08/2023	08/23/23		
DESCRIPTION	OWNER REVIEW	ZONING REVISION	
REVISION			

PROJECT NAME:	PHASE:
RIEHL ADDITION	ZONING
2241 ABINGTON RD.	PROJECT NO.: 03-22-011
UPPER ARLINGTON, OH 43221	DATE: 05-23-2023
SHEET TITLE:	SHEET NO.:
EXTERIOR ELEVATIONS	A-5



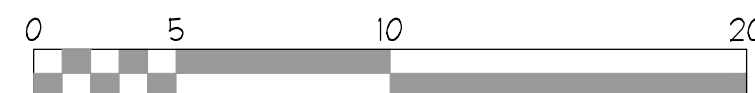
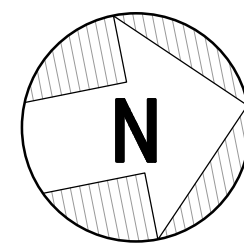
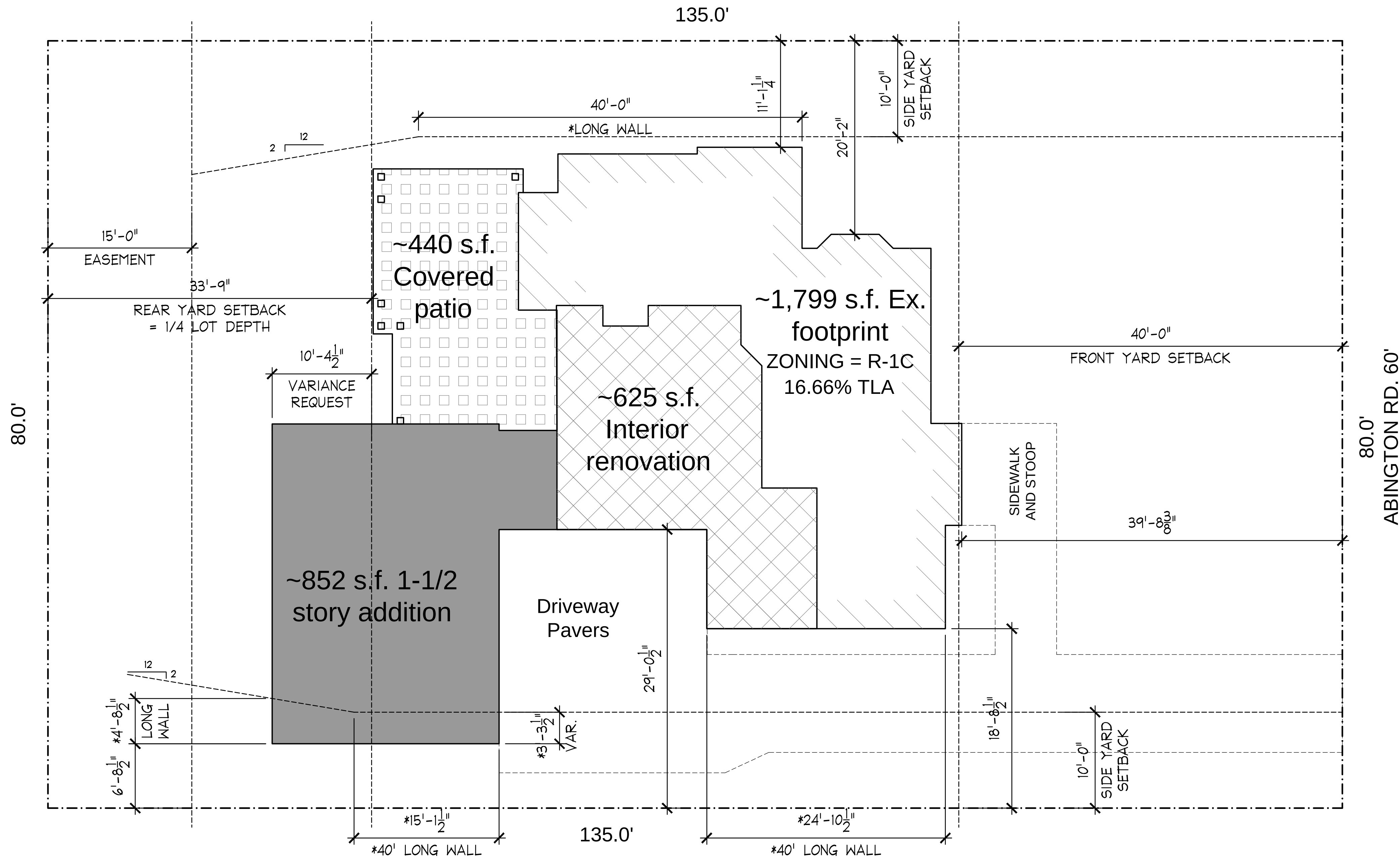


NOT FOR
CONSTRUCTION

PROJECT NAME:		PHASE:	
RIEHL ADDITION		ZONING	
2241 ABINGTON RD.		PROJECT NO.: 03-22-011	
UPPER ARLINGTON, OH 43221		DATE: 05-23-2023	
SHEET TITLE:		SHEET NO.:	
EXTERIOR ELEVATIONS		A-6	

RIEHL RESIDENCE ADDITION & RENOVATION

2241 ABINGTON RD., UPPER ARLINGTON, OH 43221



PARCEL # 070-002521-00

EXISTING	PROPOSED
10,800 SF	SAME
80'	SAME
39'-8 3/8"	SAME
10'	6'-8" to Property Line
29'-9 5/8"	17'-9 3/4"
33'-9"	23'-4 1/2"
22'-10"	22'-10"
3,514 s.f.=32.6%	4,477 s.f.=41.5%
16.66 TLA	28.2 TLA w/ covered Patio

EXISTING	PROPOSED
10,800 SF	SAME
80'	SAME
39'-8 3/8"	SAME
10'	6'-8" to Property Line
29'-9 5/8"	17'-9 3/4"
33'-9"	23'-4 1/2"
22'-10"	22'-10"
3,514 s.f.=32.6%	4,477 s.f.=41.5%
16.66 TLA	28.2 TLA w/ covered Patio

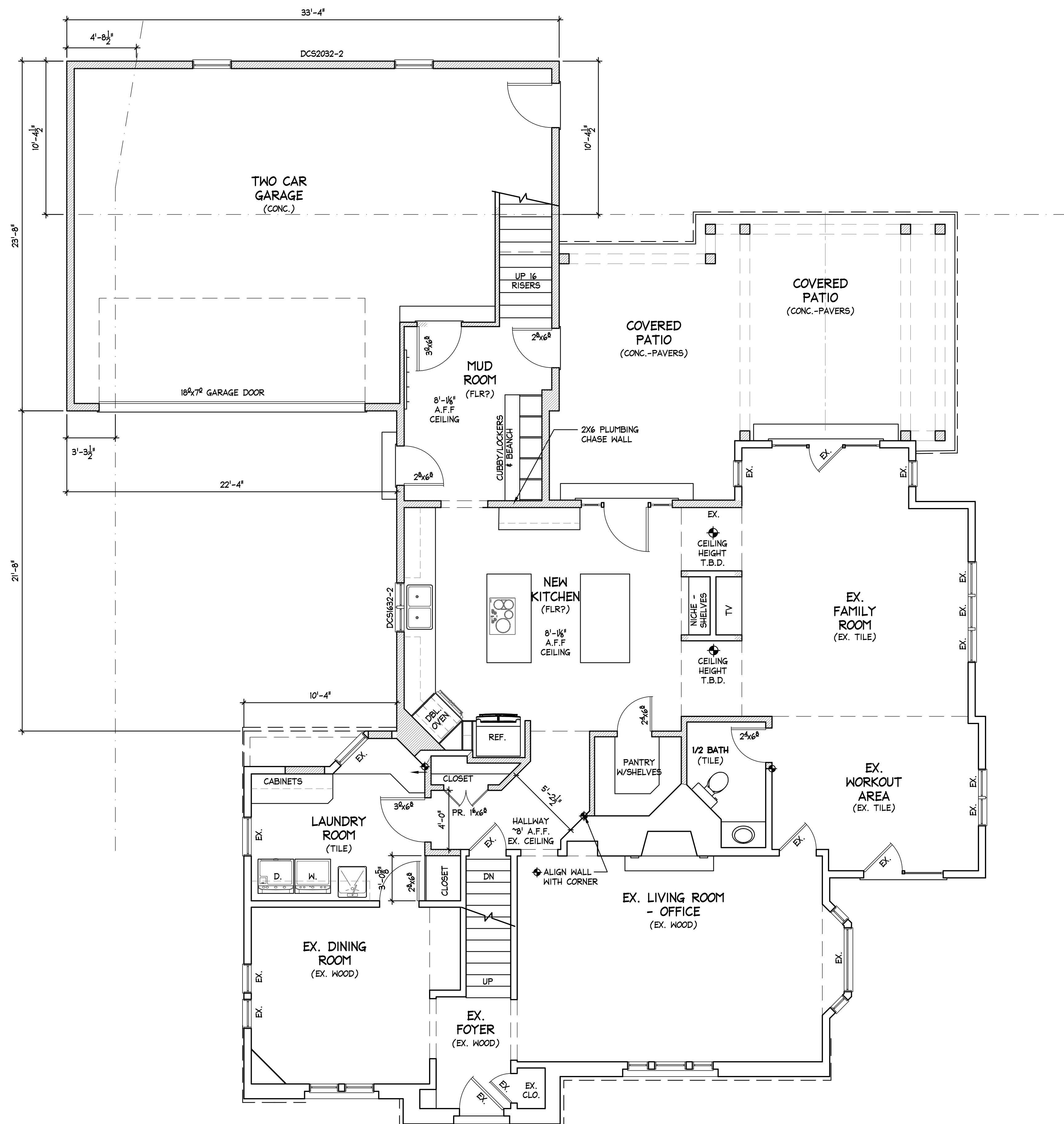
A PARTIAL SITE PLAN
SCALE : NOT TO SCALE

NOT FOR
CONSTRUCTION

EXPIRES: 12/31/2023

DATE	02/08/2023	04/07/23	04/26/23	05/17/23		
DESCRIPTION	OWNER REVIEW	ZONING REVIEW	ZONING REVIEW	ZONING REVIEW		
REVISION						

PROJECT NAME: RIEHL ADDITION 2241 ABINGTON RD. UPPER ARLINGTON, OH 43221	PHASE: ZONING
SHEET TITLE: SITE PLAN	PROJECT NO.: 03-22-011
	DATE: 05-17-2023
	SHEET NO.: SP



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

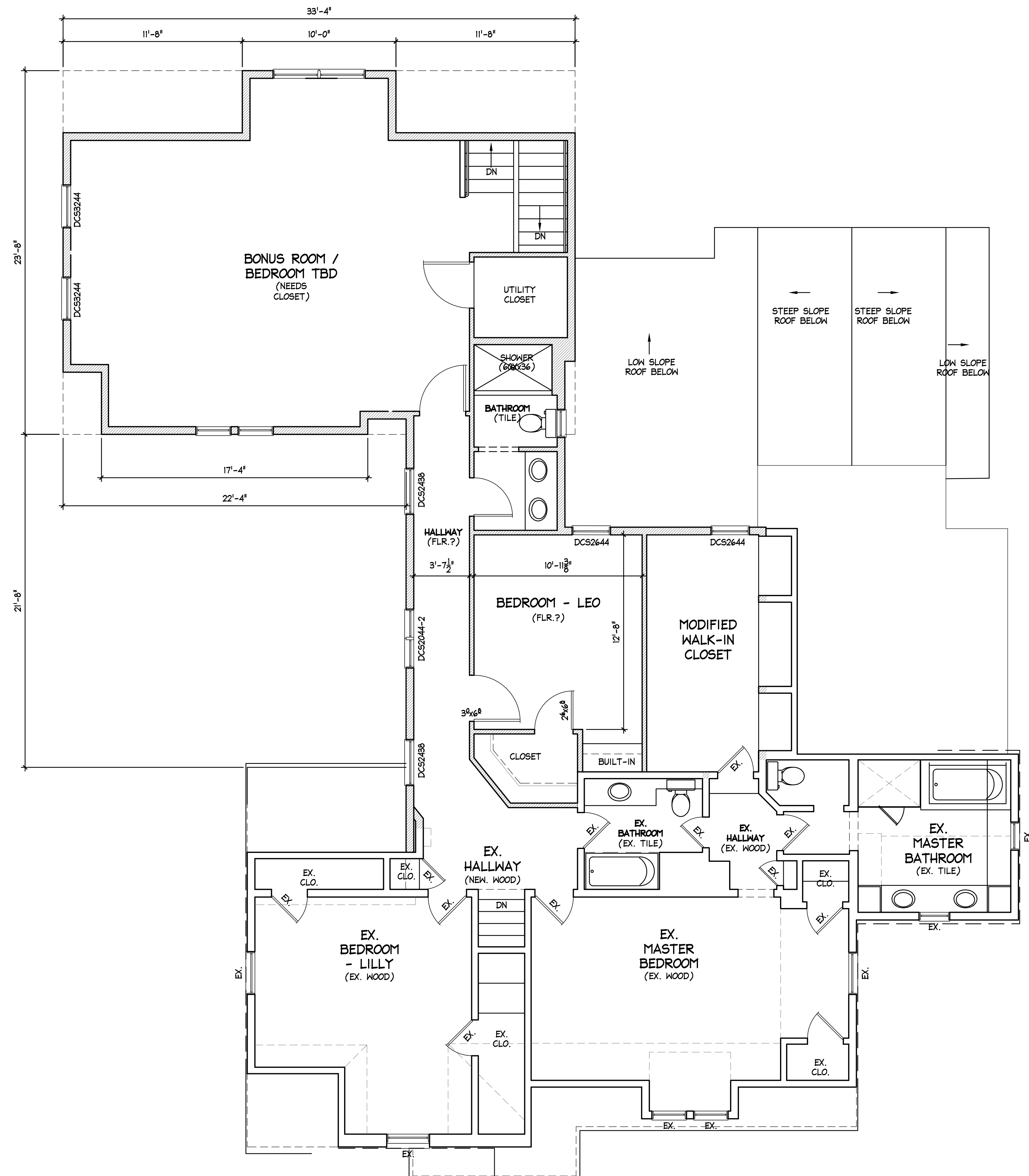


⊕ LAYOUT POINT FOR NEW
CONSTRUCTION TO EXISTING

NOT FOR
CONSTRUCTION

REVISION	DESCRIPTION	DATE
.	OWNER REVIEW	02/08/2023
.	ZONING REVISION	04/07/23
.	ZONING REVISION	04/26/23
.	ZONING REVISION	05/17/23
.	.	.
.	.	.

PROJECT NAME:	RIEHL ADDITION 2241 ABINGTON RD. UPPER ARLINGTON, OH 43221	PHASE:	ZONING PROJECT NO.: 03-22-011 DATE: 05-17-2023
SHEET TITLE:	FIRST FLOOR CONSTRUCTION PLAN	SHEET NO.:	A-3



A 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



◆ LAYOUT POINT FOR NEW
CONSTRUCTION TO EXISTING

NOT FOR
CONSTRUCTION

EXPIRES: 12/31/2023

REVISION	DESCRIPTION	DATE
	OWNER REVIEW	02/08/2023
	ZONING REVISION	04/07/23
	ZONING REVISION	04/26/23
	ZONING REVISION	05/17/23

PROJECT NAME:
RIEHL ADDITION
2241 ABINGTON RD.
UPPER ARLINGTON, OH 43221

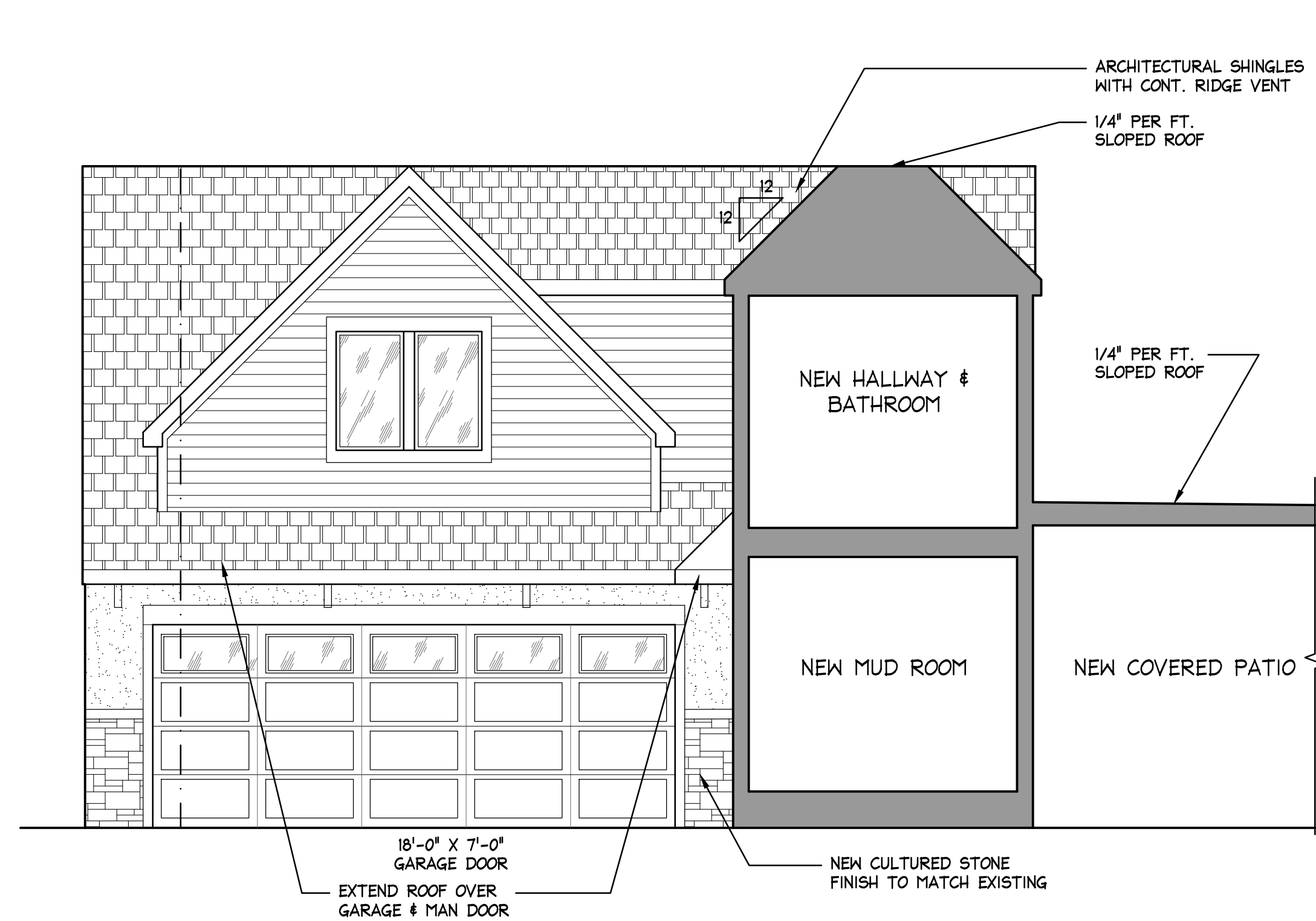
SHEET TITLE:
**SECOND FLOOR
CONSTRUCTION PLAN**

PHASE:
ZONING
PROJECT NO.:
03-22-011
DATE:
05-17-2023

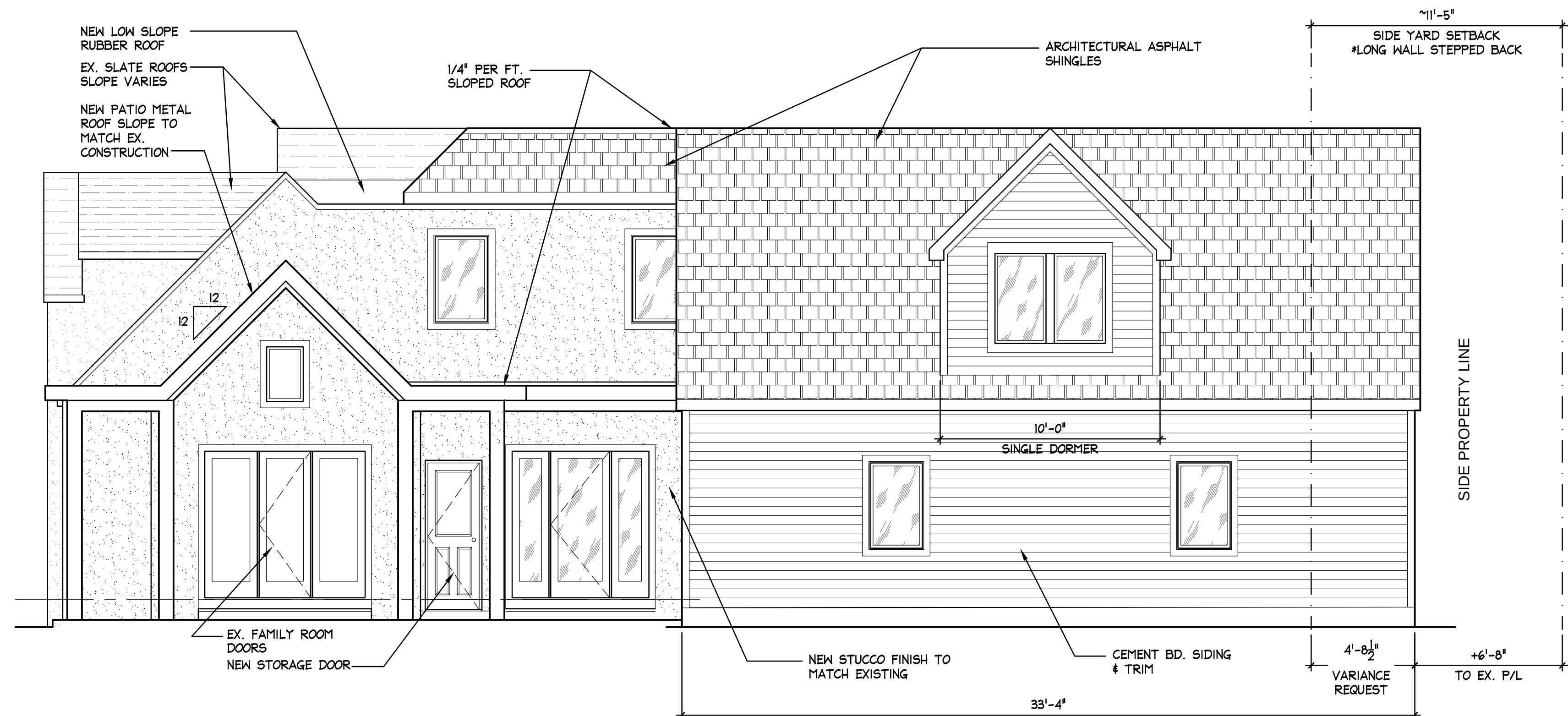
SHEET NO.:
A-4



NORTH ELEVATION
STREET VIEW



PARTIAL NORTH ELEVATION
GARAGE VIEW/SECTION



SOUTH ELEVATION
REAR VIEW

NOT FOR
CONSTRUCTION

EXPIRES: 12/31/2023

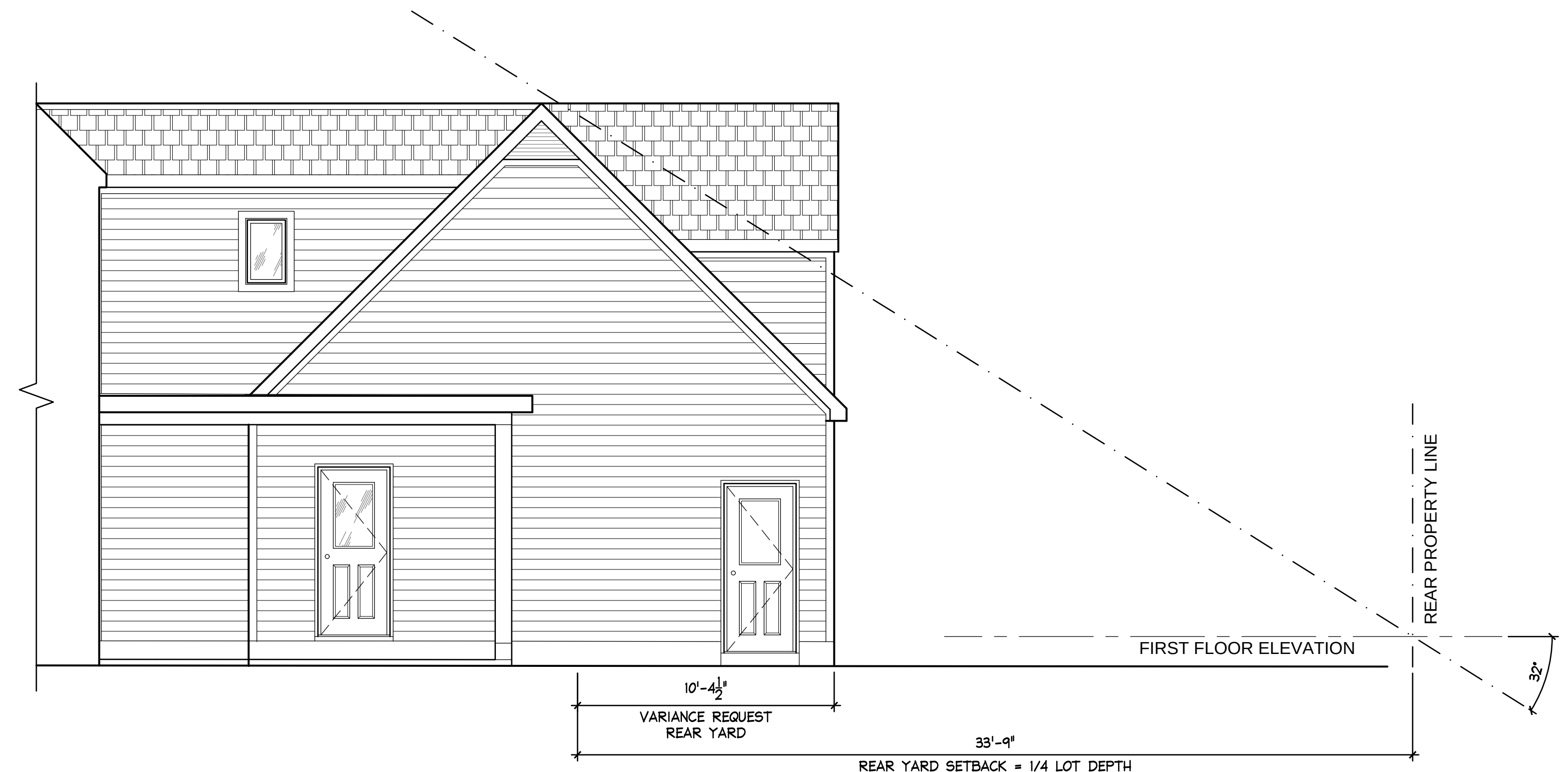
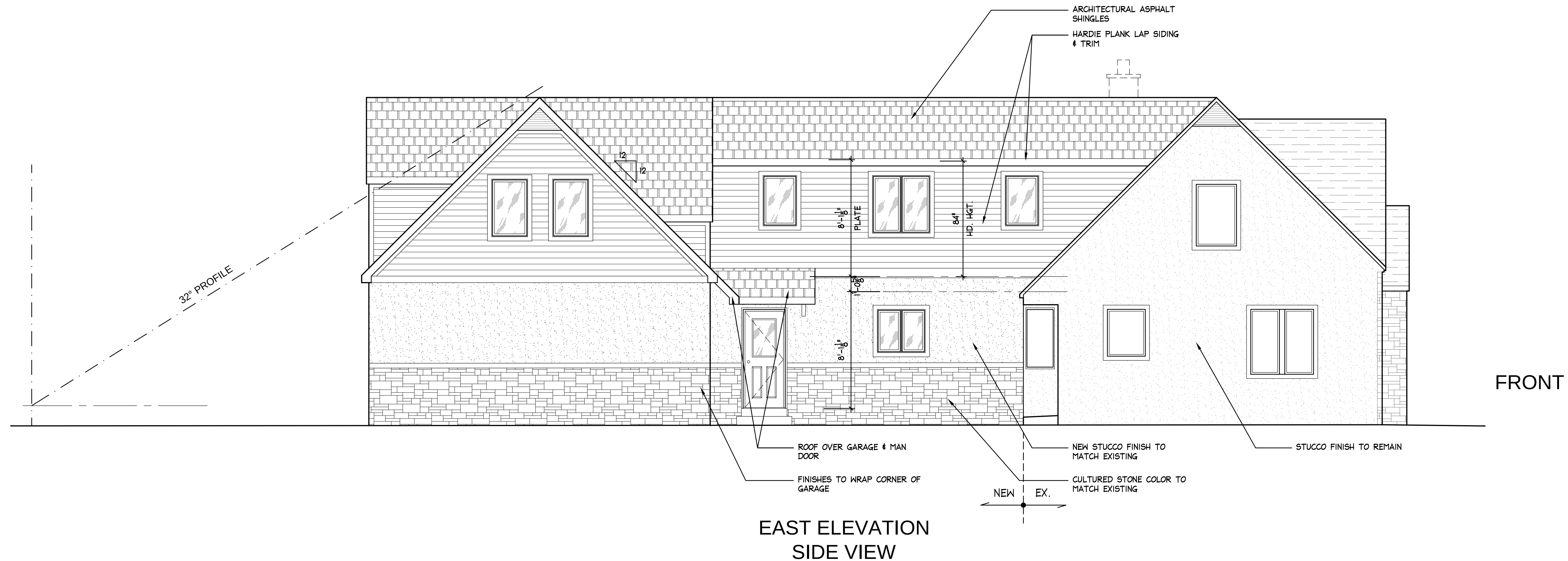
REVISION	DATE	DESCRIPTION
01	02/08/2023	OWNER REVIEW
02	04/07/23	ZONING REVISION
03	04/26/23	ZONING REVISION
04	05/17/23	ZONING REVISION

PROJECT NAME:
RIEHL ADDITION
2241 ABINGTON RD.
UPPER ARLINGTON, OH 43221

PHASE:
ZONING
PROJECT NO.:
03-22-011
DATE:
05-17-2023

SHEET TITLE:
EXTERIOR ELEVATIONS

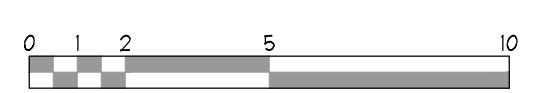
SHEET NO.:
A-5

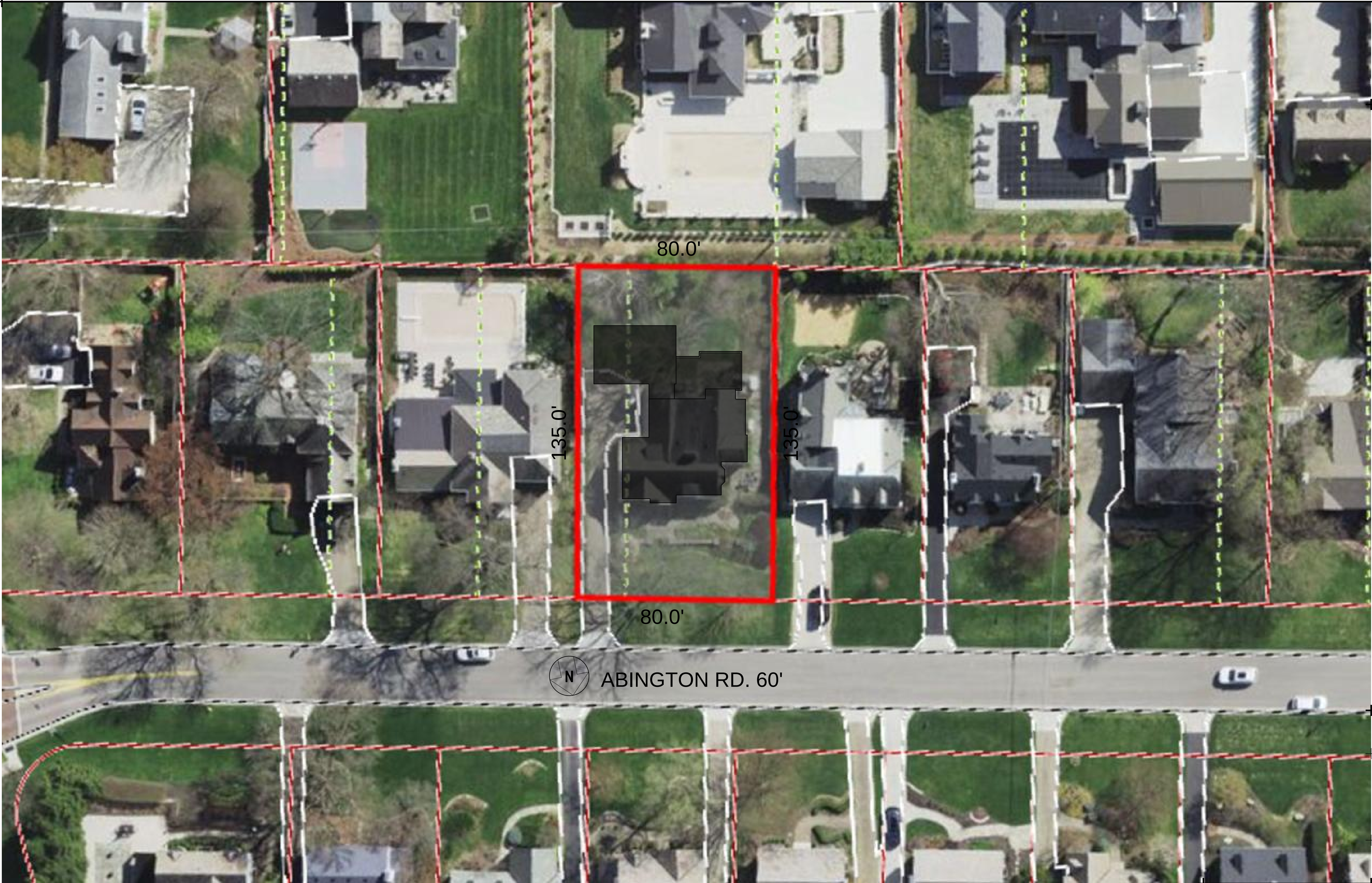


NOT FOR
CONSTRUCTION

EXPIRES: 12/31/2023	
DATE	DESCRIPTION
02/08/2023	OWNER REVIEW
04/07/23	ZONING REVISION
04/26/23	ZONING REVISION
05/17/23	ZONING REVISION

PROJECT NAME:	PHASE:
RIEHL ADDITION	ZONING
2241 ABINGTON RD.	PROJECT NO.: 03-22-011
UPPER ARLINGTON, OH 43221	DATE: 05-17-2023
SHEET TITLE:	SHEET NO.:
EXTERIOR ELEVATIONS	A-6





A AERIAL SITE PLAN
SCALE: NOT TO SCALE

NOT FOR
CONSTRUCTION

PROJECT NAME: RIEHL ADDITION 2241 ABINGTON RD. UPPER ARLINGTON, OH 43221		PHASE: ZONING	
PROJECT NO.: 03-22-011		DATE: 05-17-2023	
SHEET TITLE: CONTEXT VIEW		SHEET NO.: A8	

REVISION	DESCRIPTION	DATE
	OWNER REVIEW	02/08/2023
	ZONING REVISION	04/07/23
	ZONING REVISION	04/26/23
	ZONING REVISION	05/17/23

EXPIRES: 12/31/2023

2241 Abington Road

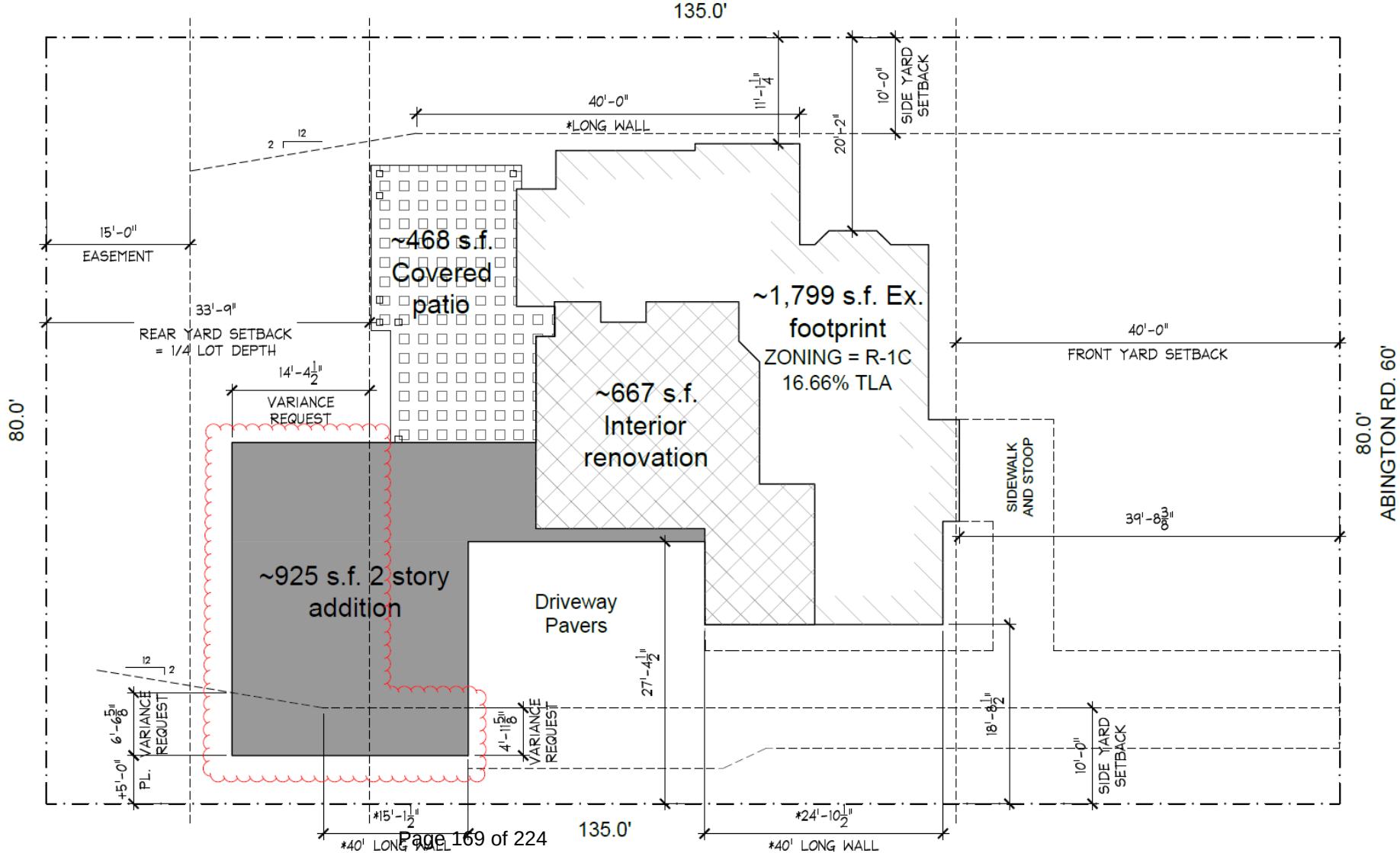
BZAP Staff Report Pictures



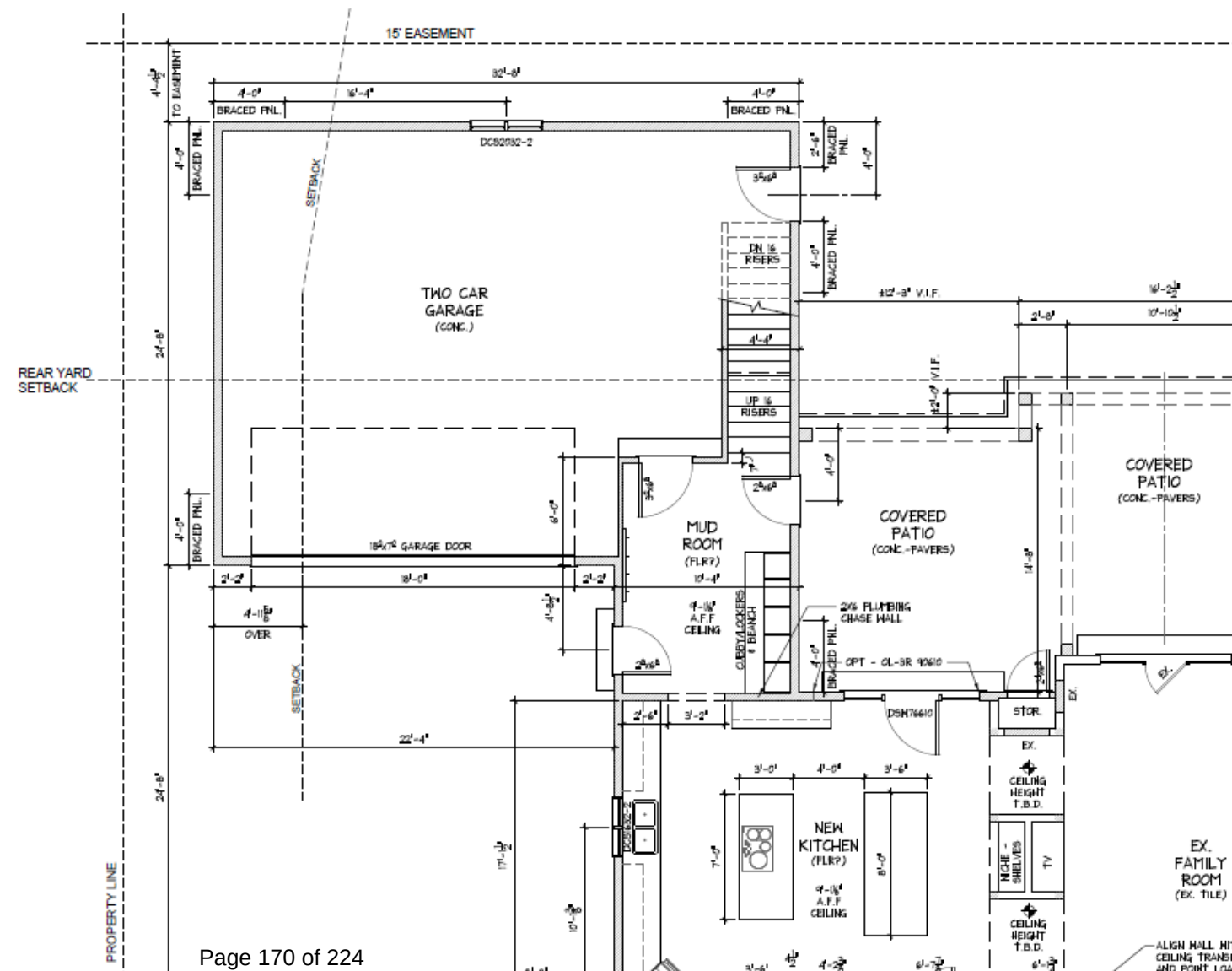
Google Maps ® Aerial – Looking North

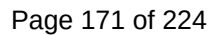


Proposed Site Plan

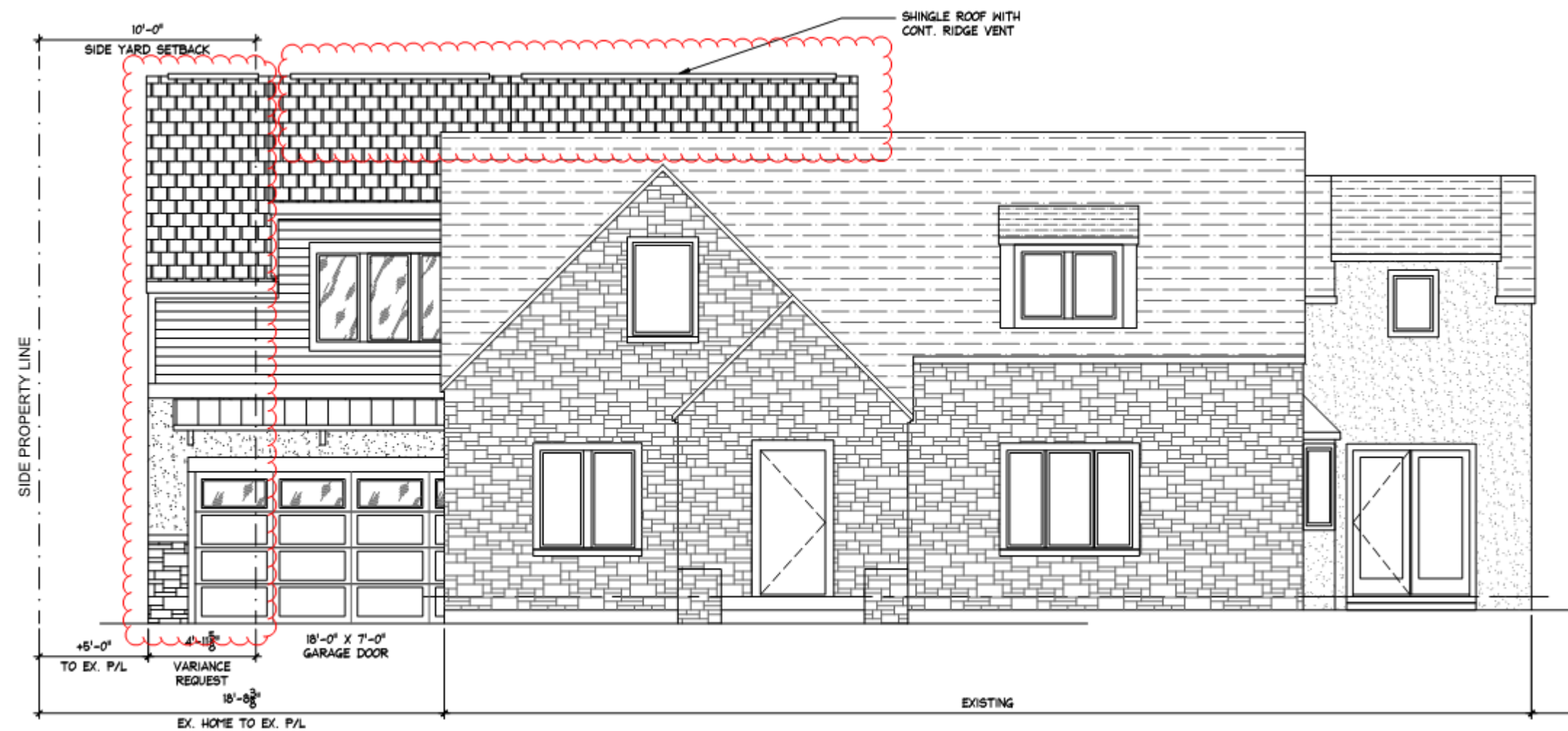


Proposed First Floor Plan

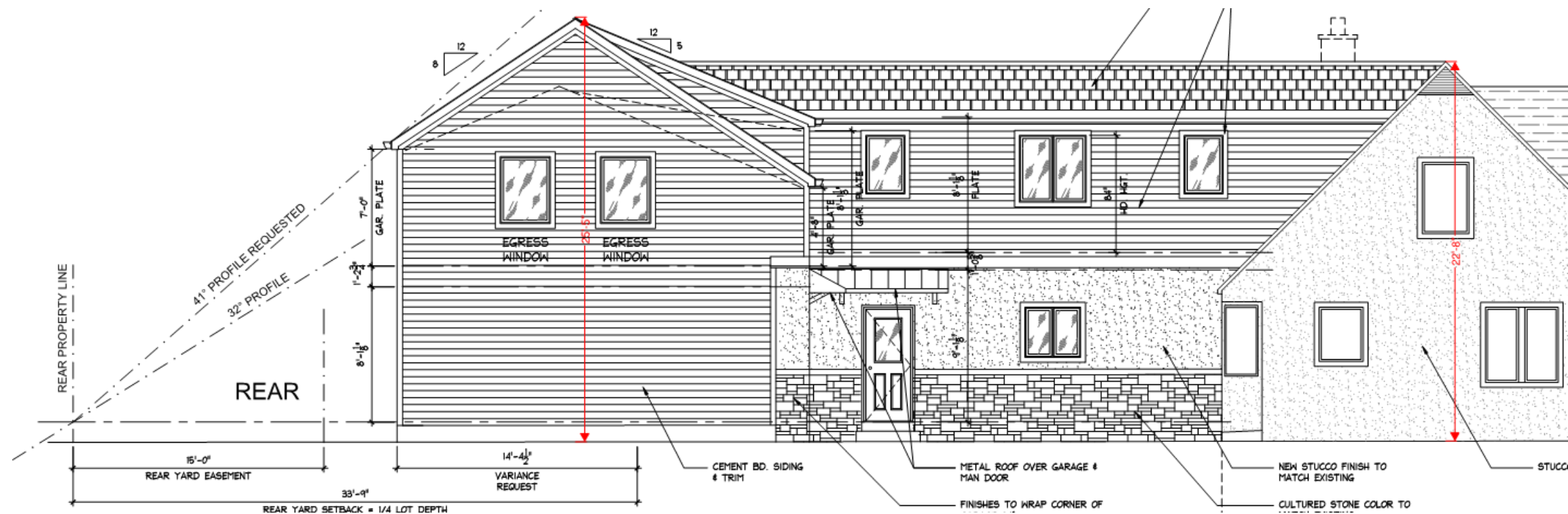




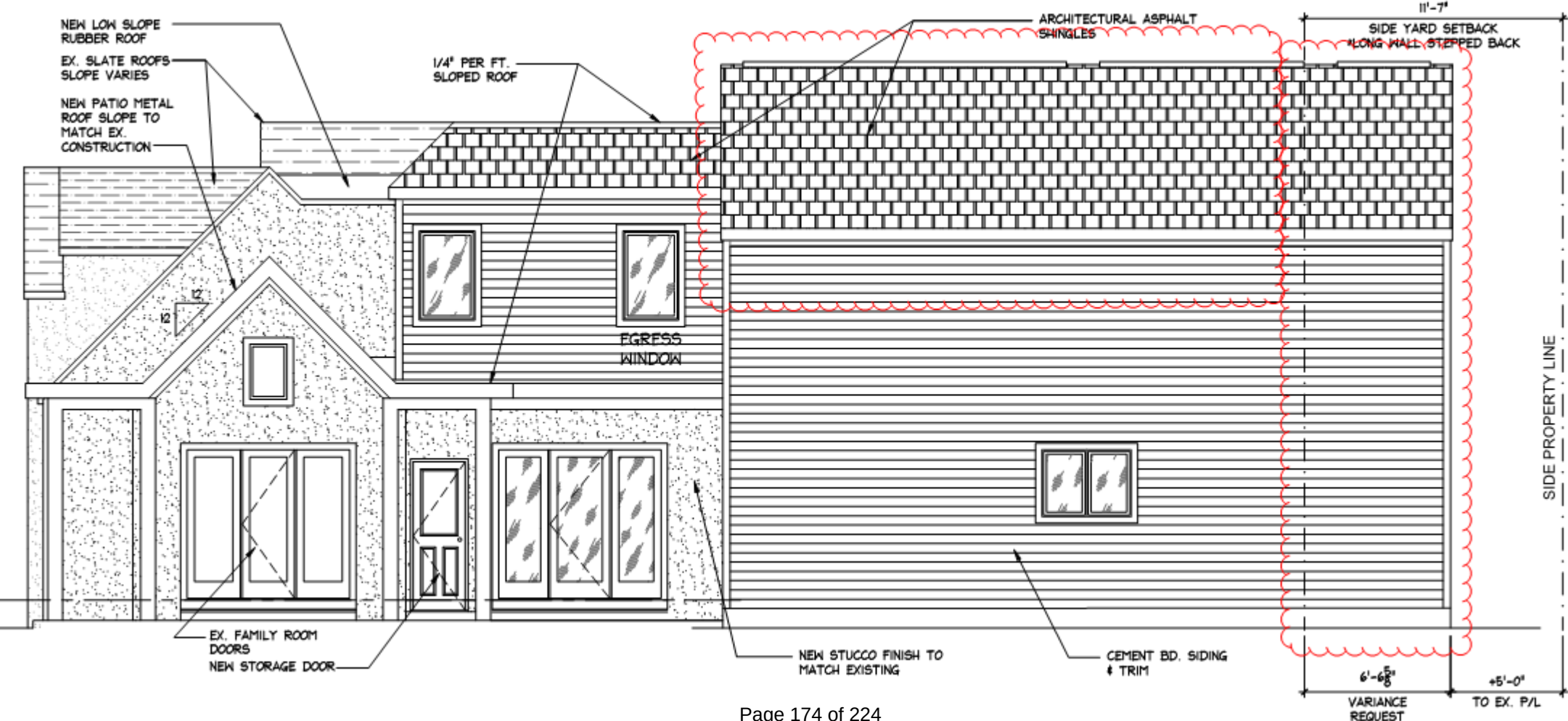
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Existing Abington Road Elevation



Existing Rear Yard





23-1088

Variance Application

Status: Active

Date Created: Mar 20, 2023

Applicant

Donald Schumacher
dschumacher@cdsarchitect.com
490 Essex Downs Rd
Newark, OH 43055
740-281-5121

Primary Location

2241 ABINGTON RD
UPPER ARLINGTON, OH 43221

Owner:

RIEHL CHRISTOPHER A
2241 ABINGTON COLUMBUS, OH 43221

BZAP Information

BZAP Case #

VAR-16-23

Status

Pending

BZAP Determination Date

04/19/2023

Vote Tally

--

Primary Variance

--

Findings of Fact for Approval/Denial

--

Variance Request

To allow a two-story addition to encroach up to 19'-4" into the 33'-9" minimum rear yard setback, five feet into the 10-foot minimum side yard setback, and results in a side yard sum of 16'-1", when 20 feet is the minimum. The addition also encroaches up to 4'-11" into the rear yard profile.

BZAP conditions

--

Variance Information

Describe Variance Request

The existing home is a 3 bedroom, 2 bath residence with a 1-1/2 car side load garage. This family of 5 needs additional bedrooms, bathroom and a functional garage.

We request variances for a two story addition that encroaches on:

- 1) The required side-yard set back of 10' to be 5'-0" and as a result the side yard sum setback of 20' to 16'-0".
- 2) The required rear-yard set back of 33'-9" to be 19'-2". The 15' easement will not be encroached on.
- 3) With the proposed covered patio our maximum build cover exceeds the 29% TLA by roughly 2% to be 31%.

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

We had to encroach on the side and rear yard setbacks as there was no feasible way to get a functional 2-car garage along side the existing home, Placing the addition as close to the side yard as possible, preserve as much rear yard as possible.

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

We believe no.

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

In our judgement no, The character of the new addition and remodeling will be in line with the existing character of the home and adjacent homes.

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?

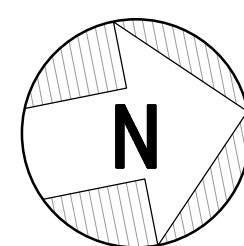
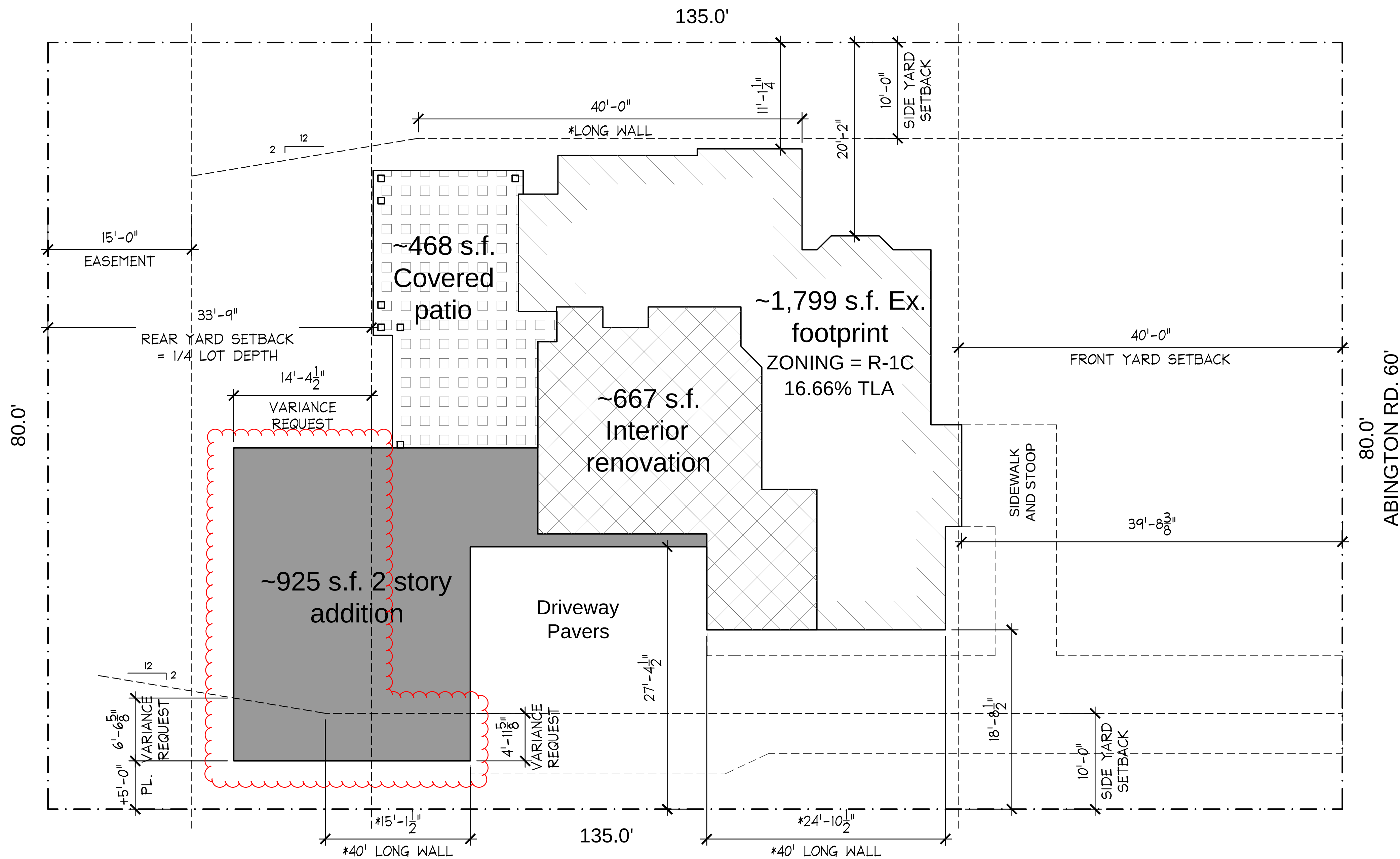
Yes, several configurations were developed and reviewed. This design checks all of the requirements of this growing family by providing additional bedrooms, a functional 2-car garage and new kitchen.

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

In our judgement no. This growing family wants to stay here for the foreseeable future, thus additional bedrooms are needed along with a functional 2-car garage.

RIEHL RESIDENCE ADDITION & RENOVATION

2241 ABINGTON RD., UPPER ARLINGTON, OH 43221



PARCEL # 070-002521-00

EXISTING	PROPOSED
ZONING	R-1C
ZONING DISTRICT	One-Family Residence District
MIN LOT AREA	9,000 S.F.
MIN LOT FRONT	75'
FRONT YARD SETBACK	40' or platted
SIDE YARD SETBACK	Lot width <75' = 8' or ≥75' = 10'
MIN SIDE YARD SUM	Lot width <75' = 16' or ≥75' = 20'
REAR YARD SETBACK	1/4 lot depth up to 40'
BUILD HEIGHT MAX	35' (2.5 stories); 28' in River Ridge
MAX DEVELOP COVER PERMIT	Lot width <75' = 50% or ≥75' = 45% TLA
MAX BUILD COVER	29% TLA

EXISTING

PROPOSED

10,800 SF
80'
39'-8 3/8"
10'
29'-9 5/8"
33'-9"
22'-10"
3,514 s.f.=32.6%
16.66 TLA

SAME
SAME
SAME
5' to Property Line
16'-1 5/8"
19'-4 1/2"
25'-6"
4,654 s.f.=43.1%
28.96 TLA w/
covered Patio

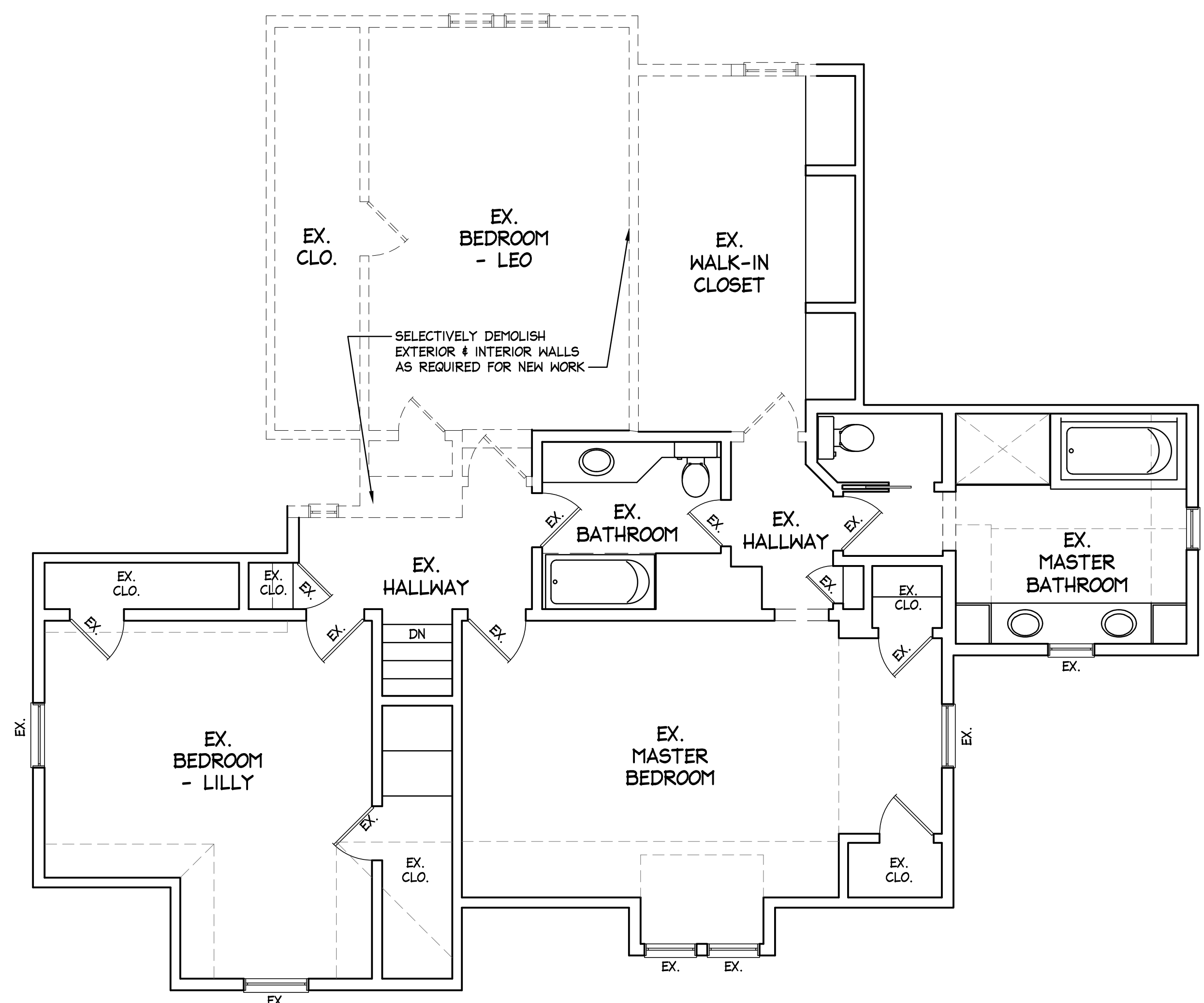
A PARTIAL SITE PLAN
SCALE : NOT TO SCALE

NOT FOR
CONSTRUCTION

EXPIRES: 12/31/2023

DATE	02/08/2023	04/07/23			
DESCRIPTION	OWNER REVIEW	ZONING REVIEW			
REVISION					

PROJECT NAME: RIEHL ADDITION 2241 ABINGTON RD. UPPER ARLINGTON, OH 43221	PHASE: ZONING
SHEET TITLE: SITE PLAN	PROJECT NO.: 03-22-011 DATE: 03-20-2023 SHEET NO.: SP



B 2ND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

A. DEMOLITION DRAWINGS ARE INTENDED TO SHOW GENERAL AREAS OF DEMOLITION AS WELL AS GENERAL EXISTING CONDITIONS. THEY DO NOT SHOW ALL WORK WHICH MAY BE NECESSARY. COMPARE WITH DRAWINGS INDICATING NEW CONSTRUCTION.	F. THE CONTRACTOR MUST MAINTAIN ADEQUATE SUPPORT INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY, ALARMS, ETC. FOR ALL OR PART OF ITEMS WHICH ARE TO REMAIN.
B. EXISTING WORK TO REMAIN SHALL BE TEMPORARILY SECURED, BRACED AND STABILIZED UNTIL PERMANENT CONSTRUCTION IS IN PLACE.	G. TERMINATE AND CAP ANY UTILITY IN WALLS CEILINGS AND FLOORS TO BE REMOVED AND NOT INTENDED FOR REUSE.
C. VERIFY FIELD CONDITIONS PRIOR TO START OF DEMOLITION/CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.	H. PREPARE AND PATCH SURFACES THAT RECEIVE NEW FINISHES AS REQUIRED BY REMOVING OR RELOCATING DEVICES, WIRING OR OTHER APPURTENANCES NO LONGER APPROPRIATE FOR THE NEW USE OF THE ROOM.
D. ERECT BARRICADES, FENCES OR OTHER SECURABLE MEANS TO PREVENT UNAUTHORIZED ACCESS INTO CONSTRUCTION ZONES.	I. MAINTAIN EXISTING FINISHES, OPERATIONAL CHARACTERISTICS, AND APPEARANCE OF ITEMS SCHEDULED TO REMAIN OR BE REUSED.
E. DO NOT ALLOW MATERIAL AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE ON THE JOB SITE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER. NO ON-SITE SALE OR BURNING OF REMOVED ITEMS IS PERMITTED.	J. G.C. IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND DEMOLITION ENGINEERING TO SUPPORT EXISTING WORK TO REMAIN.

REVISION	DESCRIPTION	DATE
-	OWNER REVIEW	02/08/2023
-	ZONING REVISION	04/07/23
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT NAME:	PHASE:
RIEHL ADDITION 2241 ABINGTON RD. UPPER ARLINGTON, OH 43221	ZONING
	PROJECT NO.: 03-22-011
	DATE: 03-20-2023
SHEET TITLE:	SHEET NO.:
DEMOLITION PLANS	A-1

GENERAL NOTES:
BUILDING DEPARTMENT & CONSTRUCTION
NOTES:

- ALL ELECTRICAL WORK WILL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE LATEST EDITION.
- ALL HVAC WORK WILL BE INSTALLED IN ACCORDANCE WITH THE 2019 O.R.C. CODE.
- SMOKE DETECTORS AND CARBON MONOXIDE ARE REQUIRED PER THE 2019 O.R.C. CODE. SECTIONS R314 & R315.
- AT EXTERIOR OPENINGS, PROVIDE A MINIMUM 3'-0" X 3'-0" LANDING 8 1/4" MAX. BELOW TOP OF THRESHOLD.
- SLOPE GARAGE FLOOR 2" MIN. TO DOORS.
- ALL GLAZING TO COMPLY WITH SECTION 308 OF THE 2019 O.R.C. CODE.
- 2x BLOCKING EQUAL TO THE JOIST DEPTH TO BE INSTALLED @ 24" O.C. BETWEEN THE BAND AND FIRST JOIST WHICH IS PARALLEL TO THE FOUNDATION WALL. BLOCKING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING.
- ALL CONCRETE LINTELS TO HAVE MINIMUM 8" BEARING EACH END.
- HANDRAILS & GUARDRAILS TO MEET SECTION 311 & 312 OF THE 2019 O.R.C. CODE. 4" SPHERE CANNOT PASS THRU.
- PROVIDE 5/8" TYPE 'X' G.I.B. ON GARAGE CEILING AND HOUSE COMMON WALL. GARAGE MAN DOOR TO BE SOLID CORE WOOD AND/OR 20MIN. RATED
- USE CONTINUOUS OSB ON EXTERIOR WALLS FOR BRACING WALL.
- ALL ELECTRIC OUTLETS IN KITCHENS, BATHROOMS, WET AREAS AND EXTERIOR SHALL BE G.F.I. PROTECTED.
- FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERT. & HORIZ.) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.
- ALL EXT. WALLS TO BE 5-1/2" WOOD STUDS @ 16" O.C. INT. WALLS 3-1/2" WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
- EXTERIOR FRAME WALLS SHALL BE BRACED WITH 1-INCH-BY-4-INCH LET-IN BRACES, OR APPROVED METAL STRAP DEVICES INSTALLED IN ACCORDANCE WITH THE MANUF. SPECS.
- PROVIDE JOIST HANGERS AS RECOMMENDED BY OPEN WEB FLOOR JOIST MANUFACTURER. TYP.
- PER M1307.3, APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR IN GARAGES.
- PRESCRIPTIVE ENERGY COMPLIANCE. CLIMATE ZONE 5. FENESTRATION U-FACTOR 0.3, GLAZED FENESTRATION (SHGC) NR. CEILING R-VALUE R-49, WOOD FRAMED WALLS R-21, FLOOR R-30MIN, SLAB ON GRADE R-10 2" DEPTH AND CRAWL WALL R-10 CONT. BLANKET.

FOOTING & FOUNDATION NOTES:

- ALL DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION WALLS.
- FOOTING DESIGN IS BASED UPON ASSUMED 1500 PSF SOIL BEARING PRESSURE. BEFORE CONSTRUCTION, CONTRACTOR SHALL VERIFY ACTUAL VALUE OF SOIL BEARING WITH SOILS ENGINEER AND REPORT TO ARCHITECT IF DEFICIENT.
- BOTTOM OF FOOTINGS TO BE A MINIMUM OF 34" BELOW GRADE AND TO FIRM SOIL BEARING FREE OF ANY ORGANIC MATERIAL. (SEE NOTE 2 ABOVE)
- DESIGN STRENGTH FOR CONCRETE FOOTINGS SHALL BE 3000 PSI AT 28 DAYS.
- DESIGN STRENGTH FOR INTERIOR CONC. BASEMENT SLABS AND INTERIOR SLAB ON GRADE, EXCEPT GARAGE SLABS, TO BE 3000 PSI AT 28 DAYS. IF SUBJECTED TO FREEZING AND THAWING DURING CONSTRUCTION, CONC. SHALL BE AIR ENTRAINING ADMIXTURE TO YIELD 5% TO 7% AIR ENTRAINMENT.
- DESIGN STRENGTH FOR EXTERIOR CONCRETE WALKS, PATIOS, ETC. SHALL BE 4000 PSI AT 28 DAYS AND HAVE AN AIR ENTRAINING ADMIXTURE TO YIELD 5% TO 7% AIR ENTRAINMENT.
- DESIGN STRENGTH FOR GARAGE SLABS, TO BE 3500 PSI AT 28 DAYS. AND SHALL BE AIR ENTRAINMENT TO YIELD 5% TO 7% AIR ENTRAINMENT.
- EXTERIOR CONCRETE TO HAVE BROOM FINISH.
- ALL CONCRETE LINTELS TO HAVE MINIMUM 8" BEARING EACH END.
- FOUNDATION ANCHORAGE: EXTERIOR WALL, WOOD SOLE PLATE - 3/8" x 12" (MIN. 7" INTO CMU CORE) LONG ANCHOR BOLT GROUTED SOLID. SET AT A MIN OF 6'-0" O.C. MIN. THERE SHALL BE NOT FEWER THAN TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.
- BRACED WALL PANEL FOUNDATION ANCHORAGE: TO BE PLACED AS NOTED ON PLAN. SEE IMAGE D THIS SHEET.

NOT FOR
CONSTRUCTION

EXPIRES: 12/31/2023

DATE

02/08/2023

04/07/23

DESCRIPTION

OWNER REVIEW

ZONING REVIEW

REVISION

PROJECT NAME:

RIEHL ADDITION

2241 ABINGTON RD.
UPPER ARLINGTON, OH 43221

PHASE:

ZONING

PROJECT NO.:

03-22-011

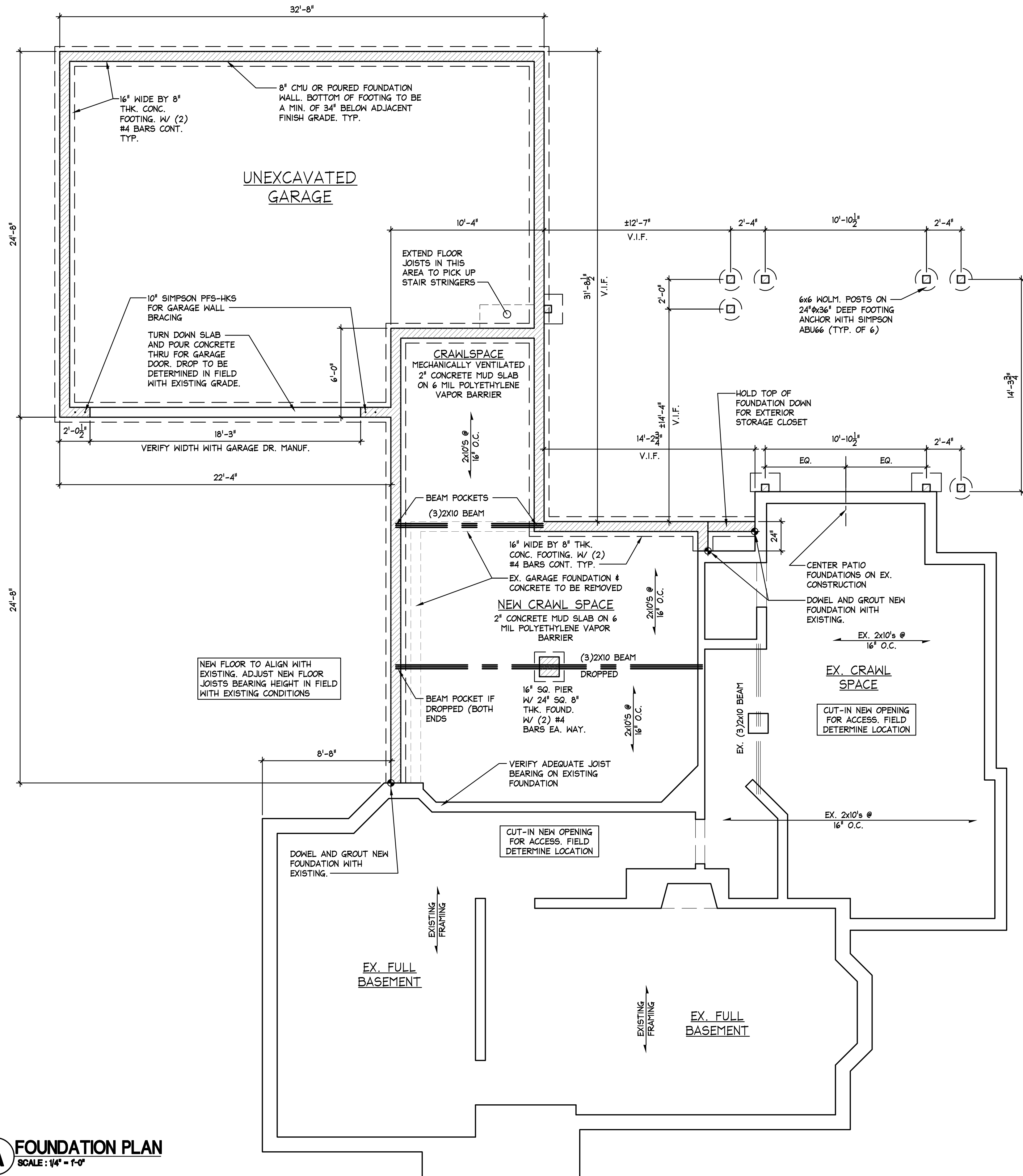
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03-20-2023

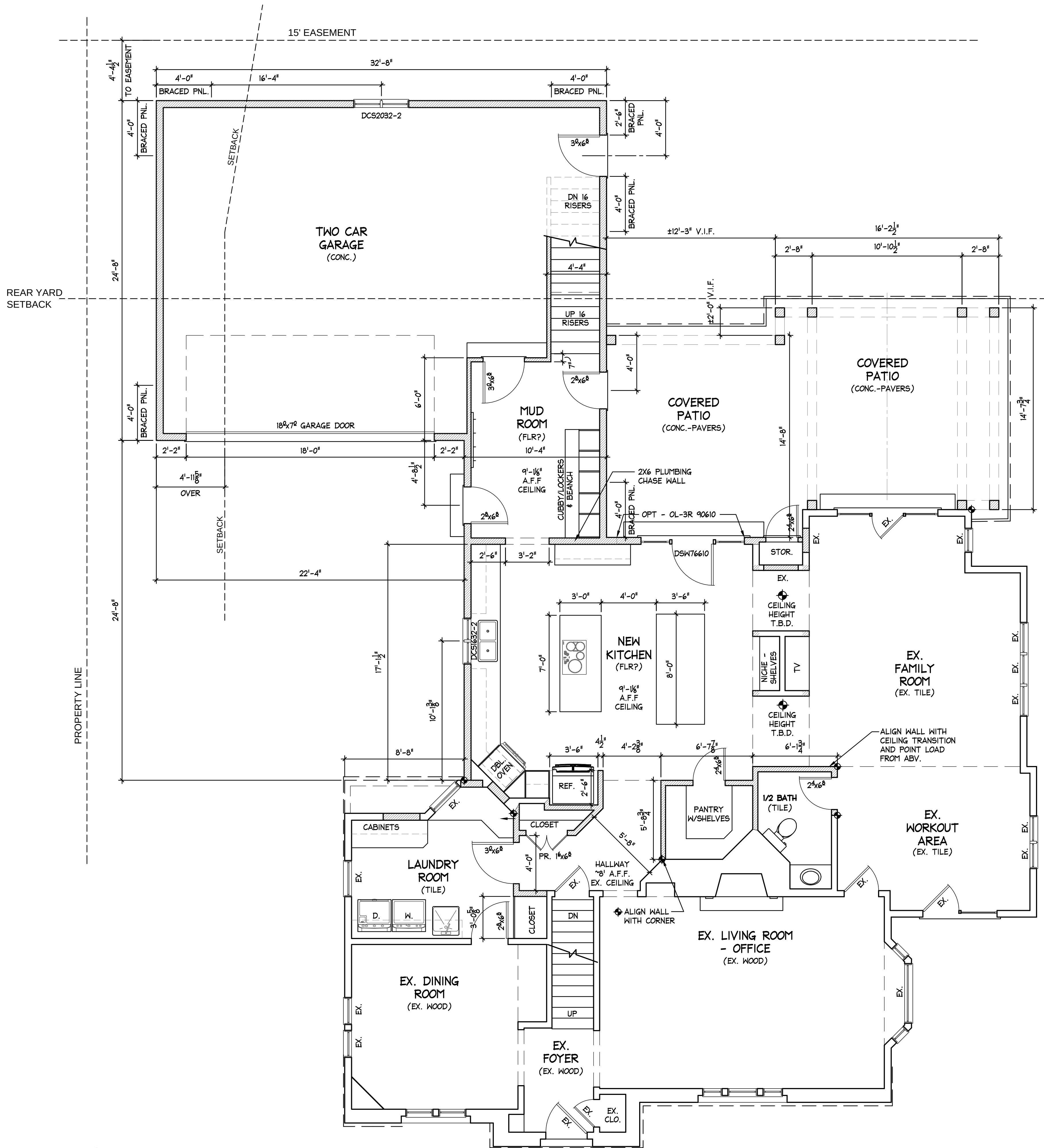
SHEET NO.:

A-2

Plot date: 6 April 2023

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

EX. FULL BASEMENT	= 837 SQ. FT.
EX. CRAWL SPACE	= 559 SQ. FT.
EX. GARAGE (DEMOLISHED)	= 369 SQ. FT.
NEW CRAWL SPACE	= 521 SQ. FT.
NEW GARAGE AREA	= 744 SQ. FT.
EX. FOOTPRINT	= 1,799 SQ. FT.
NEW FOOTPRINT	= 2,701 SQ. FT.



FIRST FLOOR WINDOW/DOOR OPENING SCHEDULE													
ROOM NAME	ROOM SQ.FT.	DOOR/WINDOW DESIGNATION	CLEAR OPENING HEIGHT		CLEAR OPENING WIDTH		OPENING AREA S.F.		NATURAL VENTILATION S.F.		NATURAL LIGHT (GLAZING) S.F.		REMARKS
			REQ'D	ACTUAL	REQ'D	ACTUAL	REQ'D	ACTUAL	REQ'D	ACTUAL	REQ'D	ACTUAL	
KITCHEN	364	DCS1632-2	---	30 3/4"	---	13 3/4"	---	1.49 S.F.	---	2.85 S.F.	---	7.49 S.F.	MULLED
GARAGE	662	DSW76610	---	---	---	---	---	---	---	---	---	---	OPT. BI-FOLD - OL-3R 90610
		18'x7' OVRHD.	---	---	---	---	---	---	---	---	---	---	INSUL. EXTERIOR
MUD ROOM	121	36" EXT. DR.	---	---	---	---	---	---	---	---	---	---	INSUL. EXTERIOR
		DCS2032-2	---	---	---	---	---	---	---	---	---	---	MULLED
1/2 BATH ROOM	38	36" EXT. DR.	---	---	---	---	---	---	---	---	---	---	GARAGE INSUL. EXTERIOR - RATED
		32" EXT. DR.	---	---	---	---	---	---	---	---	---	---	INSUL. EXTERIOR 1/2 LITE
PANTRY	31	28" WD. DR.	---	---	---	---	---	---	---	---	---	---	INSUL. EXTERIOR 1/2 LITE
HALL CLOSET	N/A	DBL 18" DR.	---	---	---	---	---	---	---	---	---	---	UNDERCUT DOOR 1"
LAUNDRY	118	36" WD. DR.	---	---	---	---	---	---	---	---	---	---	
EXT. STORAGE	6	32" WD. DR.	---	---	---	---	---	---	---	---	---	---	
		28" EXT. DR.	---	---	---	---	---	---	---	---	---	---	INSUL. EXTERIOR

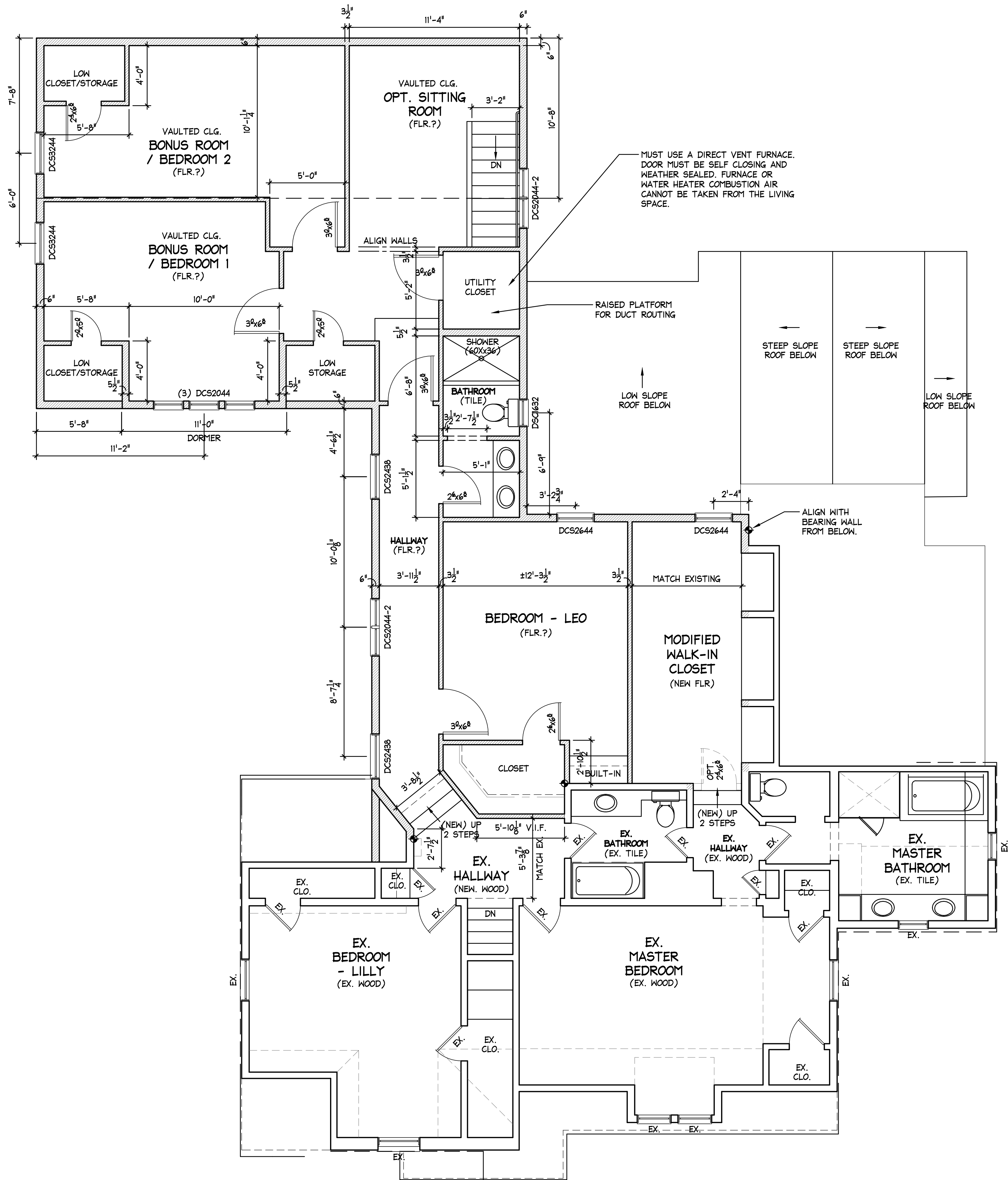
NOTE: - ALL WINDOW & PATIO DOOR CALLOUTS ARE BASED ON WINDSOR CLAD PINNACLE SERIES. IF ANOTHER WINDOW/DOOR MANUFACTURER IS SELECTED G.C. SHALL INSTALL THE CLOSEST MATCHING WINDOW/DOOR. IF SELECTED WINDOW IS INTENDED TO BE AN EGRESSIBLE WINDOW, G.C. SHALL NOTIFY THE ARCHITECT FOR VERIFICATION.
- SEE PLAN FOR SPECIFIC WINDOW DESIGNATION LOCATIONS

CDS
Architect
490 ESSEX DOWNS RD.
NEWARK, OHIO 43055
PHONE 740.281.5121
DONALD A. SCHUMACHER
dschumacher@cdsarchitect.com

NOT FOR
CONSTRUCTION

EXPIRES: 12/31/2023			
DATE	DESCRIPTION	REVISION	
02/08/2023	OWNER REVIEW		
04/07/23	ZONING REVIEW		

PROJECT NAME:	RIEHL ADDITION	PHASE:	ZONING
PROJECT NO.:	2241 ABINGTON RD. UPPER ARLINGTON, OH 43221	PROJECT NO.:	03-22-011
DATE:		DATE:	03-20-2023
SHEET TITLE:	FIRST FLOOR CONSTRUCTION PLAN	SHEET NO.:	A-3



A 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

⬤ LAYOUT POINT FOR NEW CONSTRUCTION TO EXISTING

SECOND FLOOR WINDOW/DOOR OPENING SCHEDULE											
ROOM NAME	ROOM SQ.FT.	DOOR/WINDOW DESIGNATION	CLEAR OPENING HEIGHT		CLEAR OPENING WIDTH		OPENING AREA S.F.		NATURAL VENTILATION S.F.		REMARKS
			REQ'D	ACTUAL	REQ'D	ACTUAL	REQ'D	ACTUAL	REQ'D	ACTUAL	
BEDROOM- LEO	226	DCS2644	24"	43 3/4"	20"	21 1/4"	5.705.F.	6.415.F.	7.965.F.	7.355.F.	EGRESS WINDOW
		36" WD. DR.	---	---	---	---	---	---	---	---	
HALLWAY	110	DCS2044-2	---	---	---	---	---	---	---	---	
		DCS2438	---	---	---	---	---	---	---	---	
UTILITY CLOS. BATHROOM	27	36" WD. DR.	---	---	---	---	---	---	---	---	W/ WEATHER SEALS
		DCS1632	---	---	---	---	---	---	---	---	
BONUS ROOM / BEDROOM 1	203	DCS3244	24"	---	20"	---	5.705.F.	8.215.F.	9.765.F.	9.135.F.	EGRESS WINDOW
		(3) DCS2044	---	---	---	---	---	---	---	---	
BONUS ROOM / BEDROOM 2	229	DCS3244	24"	---	20"	---	5.705.F.	8.215.F.	9.765.F.	9.135.F.	EGRESS WINDOW
		36" WD. DR.	---	---	---	---	---	---	---	---	
OPT / SITTING ROOM	267	28"x60" WD. DR.	---	---	---	---	---	---	---	---	LOW CLOSET DOOR
		DCS2044-2	---	---	---	---	---	---	---	---	
WALK-IN CLOS.	127	24"x60" WD. DR.	---	---	---	---	---	---	---	---	OPTIONAL DOOR
		DCS2644	---	---	---	---	---	---	---	---	

NOTE: - ALL WINDOW & PATIO DOOR CALLOUTS ARE BASED ON WINDSOR CLAD PINNACLE SERIES. IF ANOTHER WINDOW/DOOR MANUFACTURER IS SELECTED G.C. SHALL INSTALL THE CLOSEST MATCHING WINDOW/DOOR. IF SELECTED WINDOW IS INTENDED TO BE AN EGRESSIBLE WINDOW, G.C. SHALL NOTIFY THE ARCHITECT FOR VERIFICATION.
- SEE PLAN FOR SPECIFIC WINDOW DESIGNATION LOCATIONS
- ALL OCCUPIED ROOMS SHALL HAVE ROOM HVAC AND LIGHT.

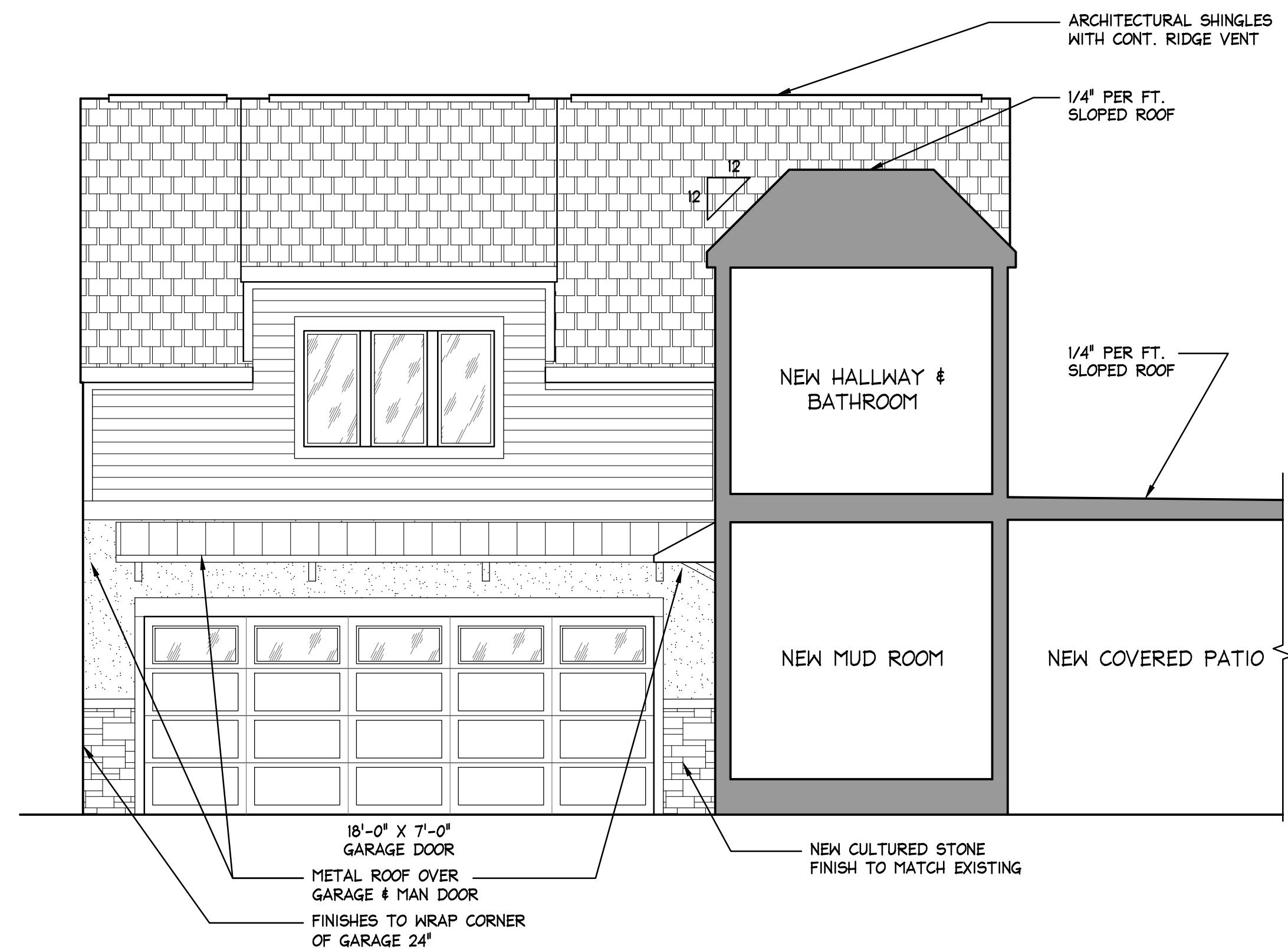
NOT FOR
CONSTRUCTION

EXPIRES: 12/31/2023				
DATE	02/08/2023	04/07/23		
DESCRIPTION	OWNER REVIEW	ZONING REVISION		
REVISION				

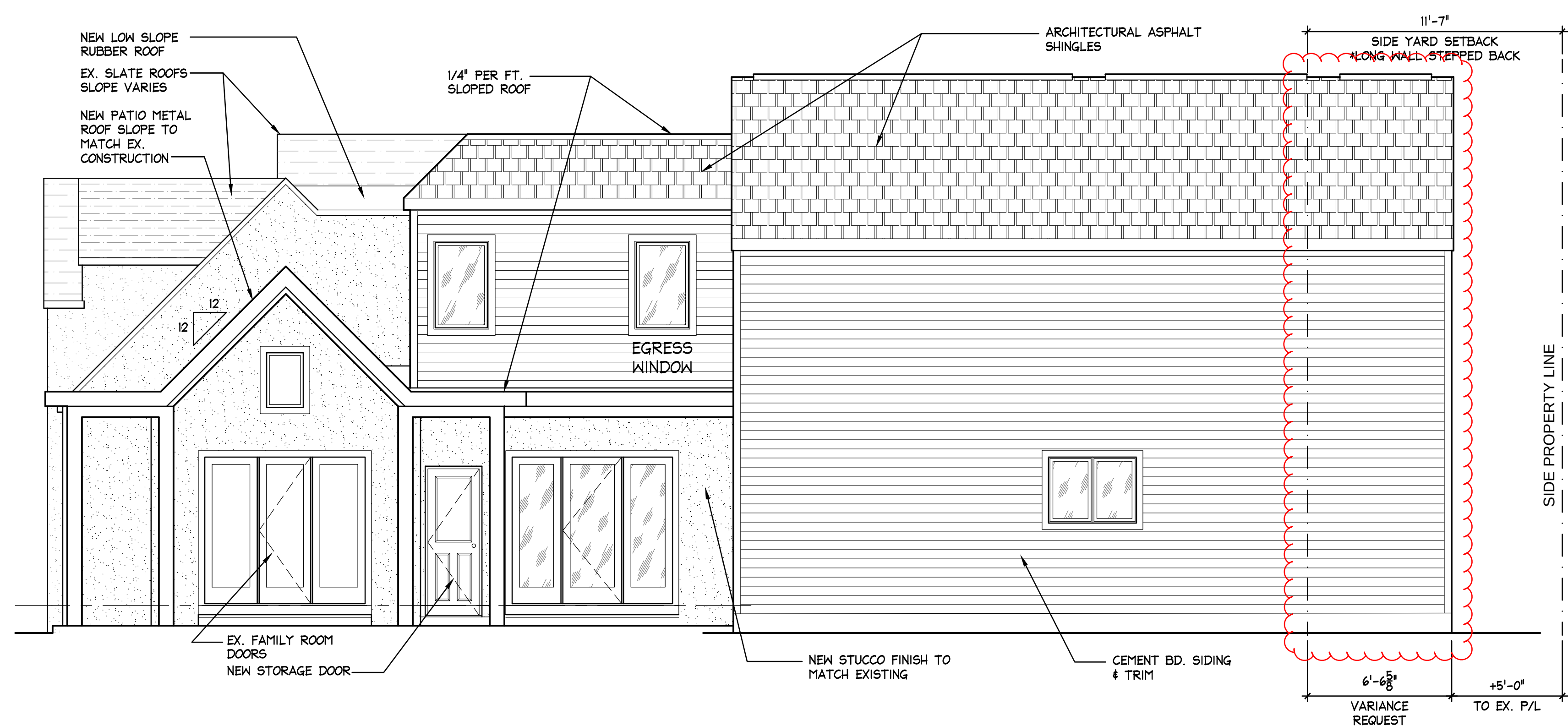
PROJECT NAME:	RIEHL ADDITION	PHASE:	ZONING
	2241 ABINGTON RD.	PROJECT NO.:	03-22-011
	UPPER ARLINGTON, OH 43221	DATE:	03-20-2023
SHEET TITLE:	SECOND FLOOR CONSTRUCTION PLAN	SHEET NO.:	A-4



NORTH ELEVATION
STREET VIEW



PARTIAL NORTH ELEVATION
GARAGE VIEW/SECTION



SOUTH ELEVATION
REAR VIEW

NOT FOR
CONSTRUCTION

EXPIRES: 12/31/2023

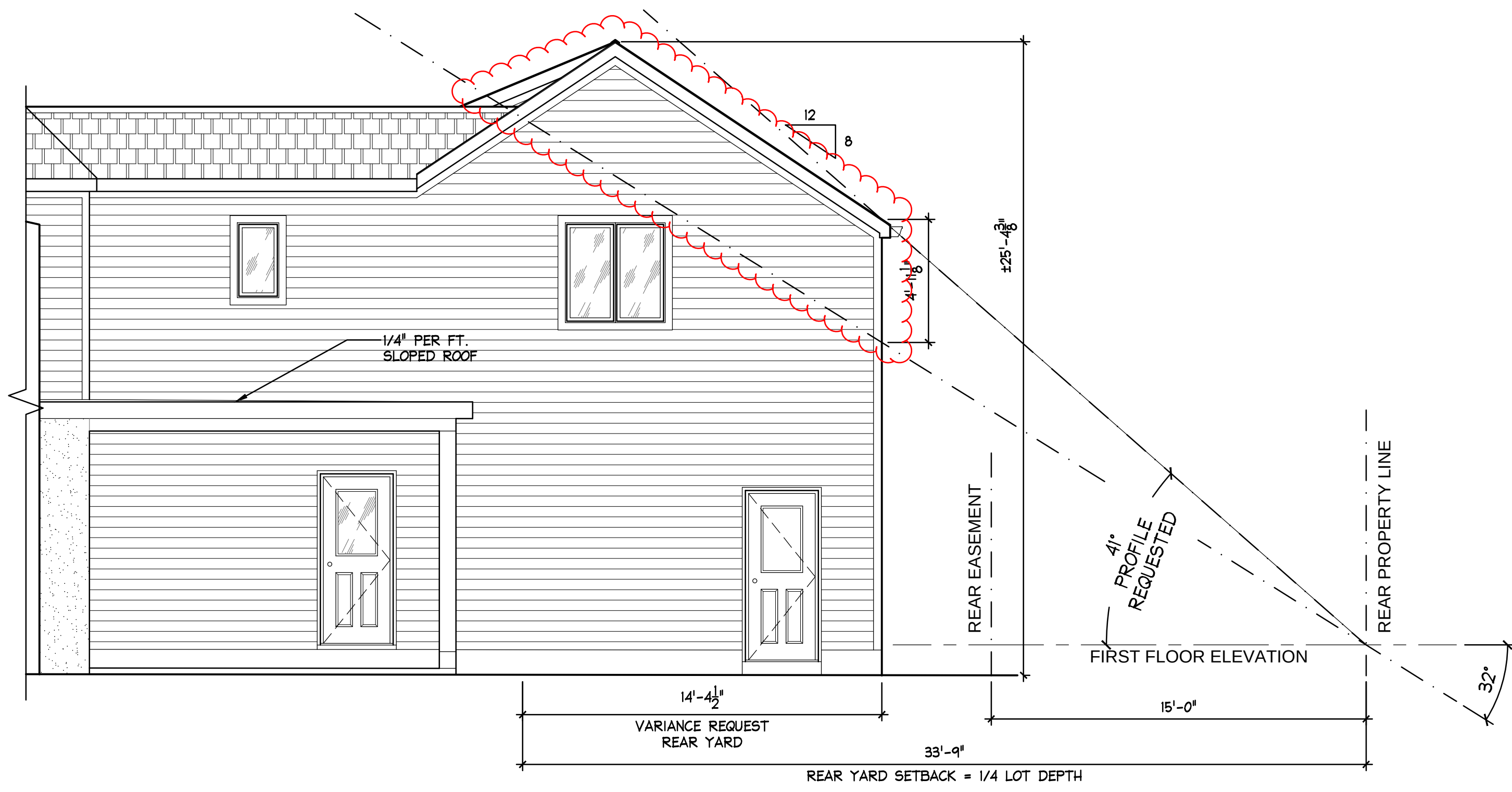
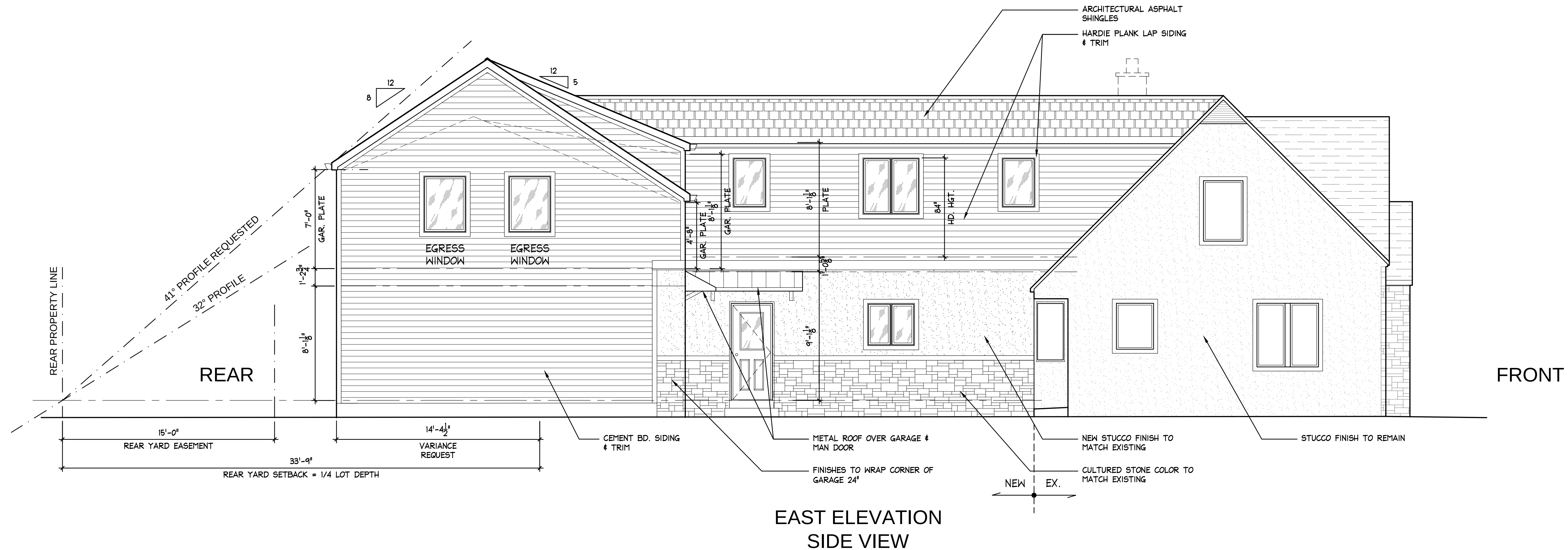
REVISION	DATE	DESCRIPTION
	02/08/2023	OWNER REVIEW
	04/07/23	ZONING REVISION

PROJECT NAME:
RIEHL ADDITION
2241 ABINGTON RD.
UPPER ARLINGTON, OH 43221

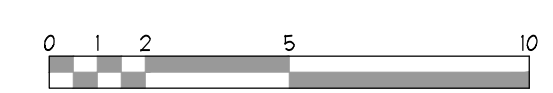
PHASE:
ZONING
PROJECT NO.:
03-22-011
DATE:
03-20-2023

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.:
A-5



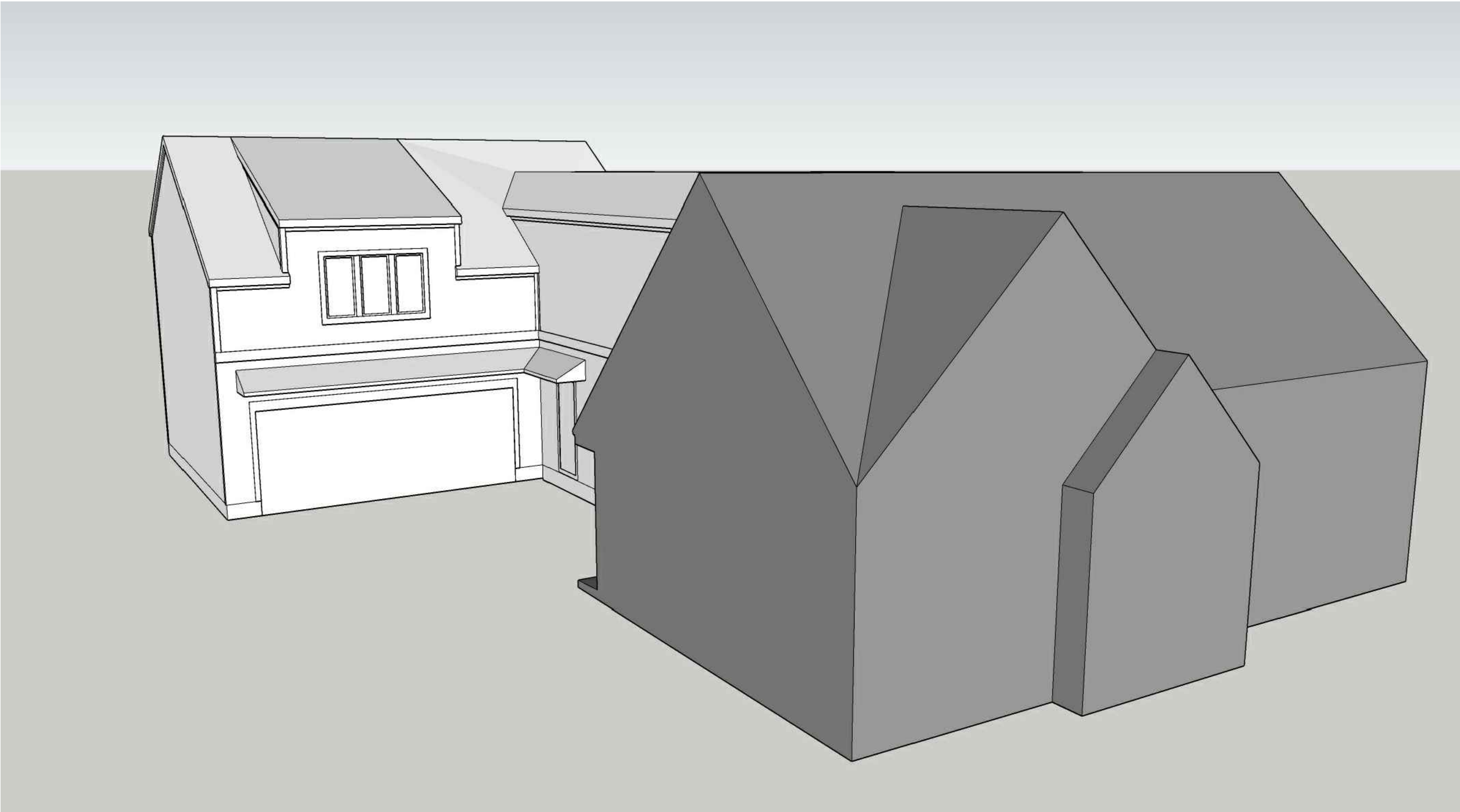
PARTIAL WEST ELEVATION
SIDE VIEW (PROFILE)



NOT FOR
CONSTRUCTION

PROJECT NAME: RIEHL ADDITION 2241 ABINGTON RD. UPPER ARLINGTON, OH 43221		PHASE: ZONING	
PROJECT NO.: 03-22-011		DATE: 03-20-2023	
SHEET TITLE: EXTERIOR ELEVATIONS		SHEET NO.: A-6	

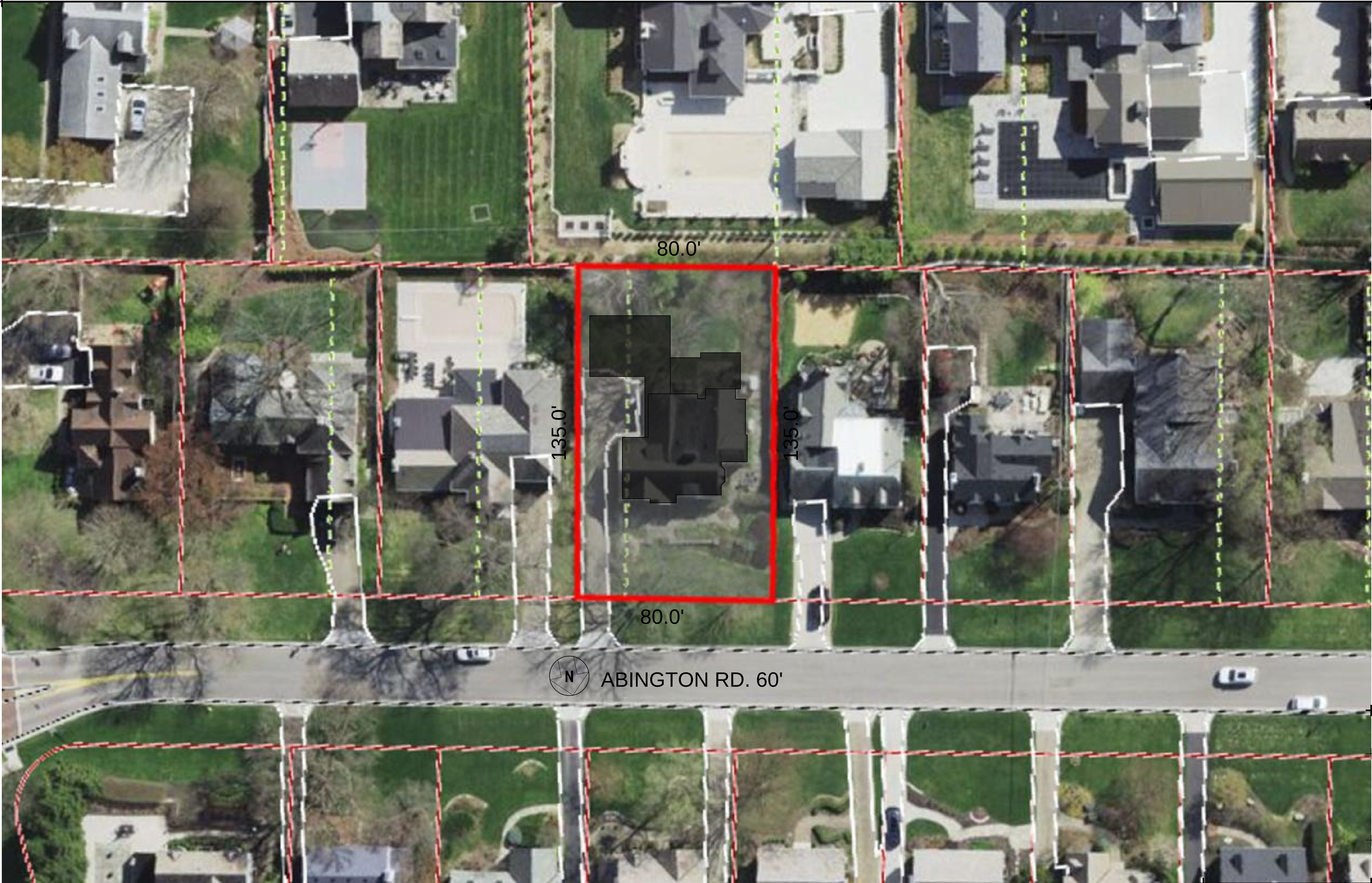
EXPIRES: 12/31/2023			
DATE	02/08/2023	04/07/23	
DESCRIPTION	OWNER REVIEW	ZONING REVISION	
REVISION			



NOT FOR
CONSTRUCTION

EXPIRES: 12/31/2023				
DATE	02/08/2023	04/07/23		
DESCRIPTION	OWNER REVIEW	ZONING REVIEW		
REVISION				

PROJECT NAME:	RIEHL ADDITION 2241 ABINGTON RD. UPPER ARLINGTON, OH 43221	PHASE:	ZONING
SHEET TITLE:	MASSING	PROJECT NO.:	03-22-011
		DATE:	03-20-2023
		SHEET NO.:	A-7



A

AERIAL SITE PLAN

SCALE: NOT TO SCALE

PROJECT NAME: RIEHL ADDITION 2241 ABINGTON RD. UPPER ARLINGTON, OH 43221		PHASE: ZONING	
SHEET TITLE: CONTEXT VIEW		SHEET NO.: A8	

NOT FOR
CONSTRUCTION

EXPIRES: 12/31/2023			
REVISION	DESCRIPTION	DATE	
	OWNER REVIEW	02/08/2023	
	ZONING REVISION	04/07/23	

NOTICE TO OWNERS WITHIN 100 FEET

City of Upper Arlington
Building, Planning & Zoning

Dear Property Owner:

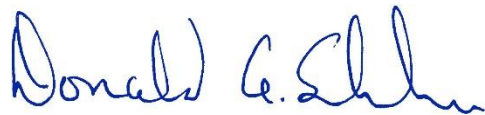
The undersigned has filed an application with the City of Upper Arlington Planning & Zoning Department for variance relief from the zoning requirements for the side yard and rear yard setbacks, together with any other variance, waiver or interpretation which may be necessary, appropriate or required to allow the home owners to have a new two-story addition constructed on their property. The subject property is located at 2241 Abington Rd, designated as Parcel ID: 070-002521-00, Lot 18&PT 19. BLK 202 on the Franklin County Auditors website. This notice is sent to you as an owner of property in the immediate vicinity.

A public hearing is scheduled for Wednesday April, 19th, 2023 at 6pm, held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. When the case is called you may appear either in person, or by attorney and present an objections which you may have to the granting of the relief sought.

*Due to the ongoing COVID-19pandemic, 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/Agenda Online.
For further information, please contact the Planning Division at planning@uaoh.net.*

A copy of the Variance Plan, Application and supporting documents are on file and available for inspection at the Planning Division and online, see above.

Respectfully,



Donald A. Schumacher
Architect for the Applicant
CDS Architect, LLC

Revised: Jan 2021

Certification of Notice

Applicant Name: Donald A. Schumacher

Location of property subject to BZAP request: 2241 Abington Rd., Upper Arlington

Describe activity which requires Board of Zoning and Planning review:

Variance request for a new two story addition that encroaches on the rear yard and side yard

This application will be heard by the Board of Zoning and Planning on: April 20, 2023

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:
2234 Onandaga Rd.	Tracey K. Yakubov	70221670000140591438	03/18/23
2254 Onandaga Rd.	2254 ONANDAGA LLC	70221670000140591445	03/18/23
2274 Onandaga Rd.	WRIGHTSEL P BRENT TR	70221670000140591452	03/18/23
2220 Abington Rd.	THOMPSON WULF LAURA-LYNN	70221670000140591346	03/18/23
2221 Abington Rd.	EBERHART ROBERT L	70221670000140591353	03/18/23
2230 Abington Rd.	BRILL SCOTT A	70221670000140591360	03/18/23
2231 Abington Rd.	ALDERMAN JOSHUA	70221670000140591377	03/18/23
2236 Abington Rd.	LAUDICK PATRICIA GRABER	70221670000140591384	03/18/23
2244 Abington Rd.	KEEGAN ARTHUR E	70221670000140591391	03/18/23
2251 Abington Rd.	SHAFFER SCOTT E	70221670000140591407	03/18/23
2252 Abington Rd.	TEACH PATRICIA L	70221670000140591421	03/18/23
2257 Abington Rd.	MEAD WILLIAM T LE	70221670000140591414	03/18/23
			03/18/23
Applicant Signature:			Date: 3/18/23

Authors: Katie Oberlin, Intern

BZAP Meeting Date: June 21, 2023

Subject: 1991 Stanford Road (VAR-34-23) - To allow a circular driveway that results in front yard coverage of 32.6 percent, when 25 percent is the limit, and to allow a 48-inch tall fence to project **up to 15 feet** into the Arlington Avenue front yard, when 42 inches is the maximum height permitted.

Site Description/History

The subject property, 1991 Stanford Road, is located at the southern 'point' of Stanford Road and Arlington Avenue, directly across the street from Miller Park. The lot is irregularly shaped with 233 feet of street frontage on Stanford Road, 240 feet of frontage on Arlington Avenue, and five feet along the roundabout, creating an oddly shaped, triangular site. It is platted as Lot #3 of Block #18 in the Upper Arlington subdivision and zoned R-1c, One-Family Residence District. A two-story stone and stucco home was built in 1923 and sits along platted 40- and 50-foot building setback lines, and is currently undergoing extension renovation. It is noted as a Contributing Structure in the Historic District. The property includes a few mature trees located along the property lines to the front, rear, and side. The property was purchased by the applicant in January 2021.

Proposal

The proposal includes the installation of a circular driveway and large autocourt, replacing the current driveway. The 2,845 square foot driveway in the platted front yard would be a paver drive, varying between 12 feet and 16'-6" wide at the circular portion, and 39'-6" wide at the autocourt portion. The existing front walk will be removed. The proposed landscape plan shows the addition of perennial gardens, perimeter hedges, entrance posts, and a few trees. The circular drive is intended to improve the safety and accessibility of maneuvering cars in and out of the garage/driveway. The application states, *"Resources were spent designing the driveway and autocourt to stay within the 25% development limit, however to achieve the necessary shape and layout the driveway width and sharp turning radius became impractical."*

The proposal also includes a 48-inch tall swimming pool fence that extends 15 feet into the 50-foot front yard setback on Arlington Avenue. The fence would enclose a small square portion of a new rear patio. The application states, *"Being a corner lot and the restriction of two front yard setbacks prohibits the proper termination of the pool perimeter fence back to the house. The attached landscape design provides an aesthetically pleasing solution."*



Zoning Code Requirements

- To allow 32.6 percent front yard development cover, in lieu of the 25 percent limit (Article 5.02); and
- To allow a 48-inch tall fence in the Arlington Avenue front yard, in lieu of the 42-inch height limit (Article 6.09).

Alternatives

There are several options available to the applicant that could eliminate the need for (or reduce the severity) a variance request:

- The applicant could reduce the driveway area by 662 square feet to eliminate the need for a variance (Staff understands the challenges that might create). Approximately 200 square feet could be eliminated from the autocourt area, which would reduce the coverage request to around 30 percent, which would be much closer to code (and more palatable for Staff).
- The applicant could redesign their rear landscaping area in a way that allows for the fence to stay within the front yard setback. This would prove to be difficult based on existing site conditions and the proposed placement of the swimming pool.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and met and shared messages with the applicant. Similar recent requests for front yard development coverage variances have been reviewed by the Board to allow for the construction of a circular driveway. In these instances, the Board has supported around 30 percent front yard coverage with an outstanding landscape plan and the consideration of permeable materials. The goal would be to offer some screening of the hardscape and a reduction in potential stormwater runoff. For the front yard fence, height is based on State code requirements for swimming pools and its location is largely based on existing site conditions. These conditions are not readily available in the community and prevent the proposed improvements from compliance, namely the odd shape and three front yards (Finding #6). Therefore, Staff recommends approval of the fence, as it is not a significant variance and is the minimum necessary to make possible the reasonable use of the land (Finding #3). Staff recommends conditional approval of the driveway, with a +/- 200-square foot coverage reduction and having a more robust landscape plan that will screen/soften views of the driveway from the street.

Attachments

1. 1991 Stanford Rd Variance App
2. 1991 Stanford Rd - Setback Plan
3. BZAP Staff Report Pics - 1991 Stanford Rd



14450 St. Rt. 56 W. Mt. Sterling, OH 43143
(614)774-8577 FAX(740)447-9865

SCALE IN FEET
0 40 80

SITUATE
Situate in the State of Ohio, County of Franklin, City of Upper Arlington and being Lot 3 in Block 18 as shown in Plat Book 12, Page 23, all records hereon are from the Recorder's Office, Franklin County, Ohio

WOOD PLANTER
FIREPLACE
FENCE
BUILDING EYE
OVER PL BY 1.5'±
ASPHALT DRIVE
BASIN
STANFORD RD. 50' R/W
ARLINGTON AVENUE 80' R/W

LEGEND

- 3/4" IRON PIN FOUND
- ELECTRIC METER
- LIGHT POLE
- MUSHROOM SCULPTURE
- IRRIGATION VALVE
- 1 SIGN
- CONCRETE AREA
- GAS METER
- UTILITY POLE
- STONE PAVERS
- BRICK PAVERS
- G — GAS LINE
- E — ELECTRIC LINE
- x XXX.X SPOT GRADE

SURVEYOR'S CERTIFICATE
THIS EXHIBIT WAS BASED ON AN ACTUAL FIELD SURVEY BY BLUE-J SURVEYING, LLC IN AUGUST, 2020.

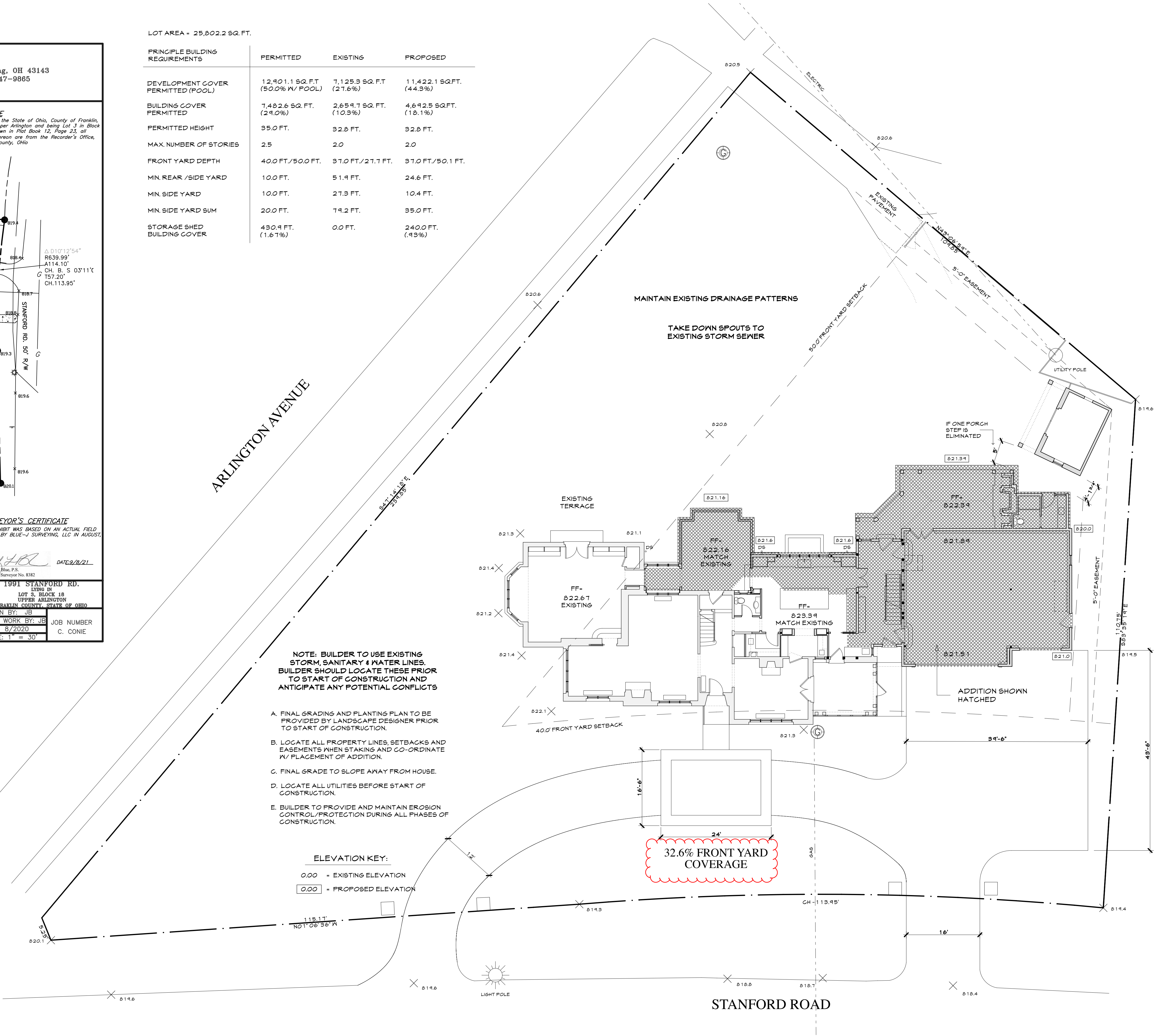
JENNIFER L. BLUE DATE: 9/8/21
Jennifer L. Blue, P.E.
Registered Surveyor No. 8382

1991 STANFORD RD.
SITING ON
LOT 3, BLOCK 18
UPPER ARLINGTON
FRANKLIN COUNTY, STATE OF OHIO

DRAWN BY: JB	JOB NUMBER
FIELD WORK BY: JB	C. CONIE
DATE: 8/2020	
SCALE: 1" = 30'	

STATE OF OHIO
JENNIFER L. BLUE
S-8382
REGISTERED PROFESSIONAL SURVEYOR

PRINCIPLE BUILDING REQUIREMENTS	PERMITTED	EXISTING	PROPOSED
DEVELOPMENT COVER PERMITTED (POOL)	12,901.1 SQ. FT. (50.0% W/ POOL)	7,125.3 SQ. FT. (27.6%)	11,422.1 SQ. FT. (44.3%)
BUILDING COVER PERMITTED	7,482.6 SQ. FT. (29.0%)	2,659.7 SQ. FT. (10.3%)	4,692.5 SQ. FT. (18.1%)
PERMITTED HEIGHT	35.0 FT.	32.8 FT.	32.8 FT.
MAX. NUMBER OF STORIES	2.5	2.0	2.0
FRONT YARD DEPTH	40.0 FT./50.0 FT.	37.0 FT./27.7 FT.	37.0 FT./50.1 FT.
MIN. REAR /SIDE YARD	10.0 FT.	51.9 FT.	24.6 FT.
MIN. SIDE YARD	10.0 FT.	27.3 FT.	10.4 FT.
MIN. SIDE YARD SUM	20.0 FT.	79.2 FT.	35.0 FT.
STORAGE SHED BUILDING COVER	430.9 FT. (1.67%)	0.0 FT.	240.0 FT. (.93%)



NOTE: BUILDER TO USE EXISTING STORM, SANITARY & WATER LINES. BUILDER SHOULD LOCATE THESE PRIOR TO START OF CONSTRUCTION AND ANTICIPATE ANY POTENTIAL CONFLICTS

- A. FINAL GRADING AND PLANTING PLAN TO BE PROVIDED BY LANDSCAPE DESIGNER PRIOR TO START OF CONSTRUCTION.
- B. LOCATE ALL PROPERTY LINES, SETBACKS AND EASEMENTS WHEN STAKING AND CO-ORDINATE W/ PLACEMENT OF ADDITION.
- C. FINAL GRADE TO SLOPE AWAY FROM HOUSE.
- D. LOCATE ALL UTILITIES BEFORE START OF CONSTRUCTION.
- E. BUILDER TO PROVIDE AND MAINTAIN EROSION CONTROL/PROTECTION DURING ALL PHASES OF CONSTRUCTION.

ELEVATION KEY:
0.00 = EXISTING ELEVATION
[0.00] = PROPOSED ELEVATION

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THIS IS A "BUILDERS SET OF DRAWINGS". IT REQUIRES THE BUILDER USING THEM TO BE FAMILIAR W/ GENERAL BUILDING PRINCIPLES AND BUILDING CODE REQUIREMENTS. IF THE BUILDER USING THEM NEEDS SPECIFIC INFORMATION NOT PROVIDED IN THE SET, THEY SHOULD CONTACT THE ARCHITECTS.

STOCK & STONE
ARCHITECTS • L L C
3686 North High Street Columbus, Ohio 43214 614-261-5810



THE CONIE RESIDENCE
1991 STANFORD ROAD
UPPER ARLINGTON, OHIO

SITE PLAN
SCALE: 1" = 10'-0"

NORTH

3/29/2022
3/18/2022
DATE: 9/16/2021



THE CONIE RESIDENCE
1991 STANFORD ROAD
UPPER ARLINGTON, OHIO

STOCK & STONE
ARCHITECTS • LLC
3686 North High Street Columbus, Ohio 43214 614-261-5810



Revised: Jan 2021

Certification of Notice

Applicant Name: Jack Wiseman

Location of property subject to BZAP request: 1991 Stanford Rd.

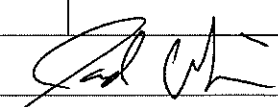
Describe activity which requires Board of Zoning and Planning review:

Driveway coverage limit and height of fence beyond the building setback line.

This application will be heard by the Board of Zoning and Planning on: 6/21/23

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:
1860 Cambridge Blvd.	Lauren Bach	70222410000026973447	5/19/23
1847 Arlington Ave.	Susan Simpson	70222410000026973454	5/19/23
1880 Arlington Ave.	Allison Petty	70222410000026973461	5/19/23
1864 Arlington Ave.	Walter Stearns	70222410000026973478	5/19/23
1858 Arlington Ave.	Robert Schuerger	7222410000026973485	5/19/23
1846 Arlington Ave.	Eric Miller	7222410000026973492	5/19/23
Applicant Signature:			Date: 5/22/23



May 19, 2023

Lauren Bach
1860 Cambridge Bl
Upper Arlington, Ohio 43221

1580 Fishinger Road
Suite 150
Columbus, Ohio 43221
(614) 451-3201
Fax (614) 451-3237

As required by the City of Upper Arlington, we are notifying you of zoning requests on 1991 Stanford Road, Upper Arlington, Ohio.

- 32.6% front yard coverage for the driveway auto court; versus 25% allowable by the City ordinance.
- The City ordinance for a front yard fence is 42" maximum height, the variance request is for 48" to satisfy swimming pool safety.

The zoning meeting is scheduled for Wednesday June 21, 2023 at 6 pm at The City of Upper Arlington, 3600 Tremont Road, Upper Arlington, Ohio 43221.

Thank you for your consideration in this matter.

Sincerely,

Jack Wiseman

7022 2410 0000 2697 3485

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

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

Columbus, OH 43212

OFFICIAL USE

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.63

Total Postage and Fees \$8.13

Sent To: Robert Schuerger
Street and Apt. No., or PO Box No.
1858 Arlington Ave
City, State, ZIP+4®
Upper Arlington, OH 43212

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0220 MAY 19 2023 COLUMBUS, OH

7022 2410 0000 2697 3492

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Columbus, OH 43212

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Extra Services & Fees (check box, add fee as appropriate)	\$3.35
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.63

Total Postage and Fees \$8.13

Sent To: Eric Miller
Street and Apt. No., or PO Box No.
1846 Arlington Ave
City, State, ZIP+4®
Upper Arlington, OH 43212

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0220 MAY 19 2023 COLUMBUS, OH

7022 2410 0000 2697 3454

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Columbus, OH 43221

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$3.35
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.63

Total Postage and Fees \$8.13

Sent To: Susan Simpson
Street and Apt. No., or PO Box No.
1847 Arlington Ave
City, State, ZIP+4®
Upper Arlington, OH 43212

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0220 MAY 19 2023 COLUMBUS, OH

7022 2410 0000 2697 3462

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Columbus, OH 43221

OFFICIAL USE

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
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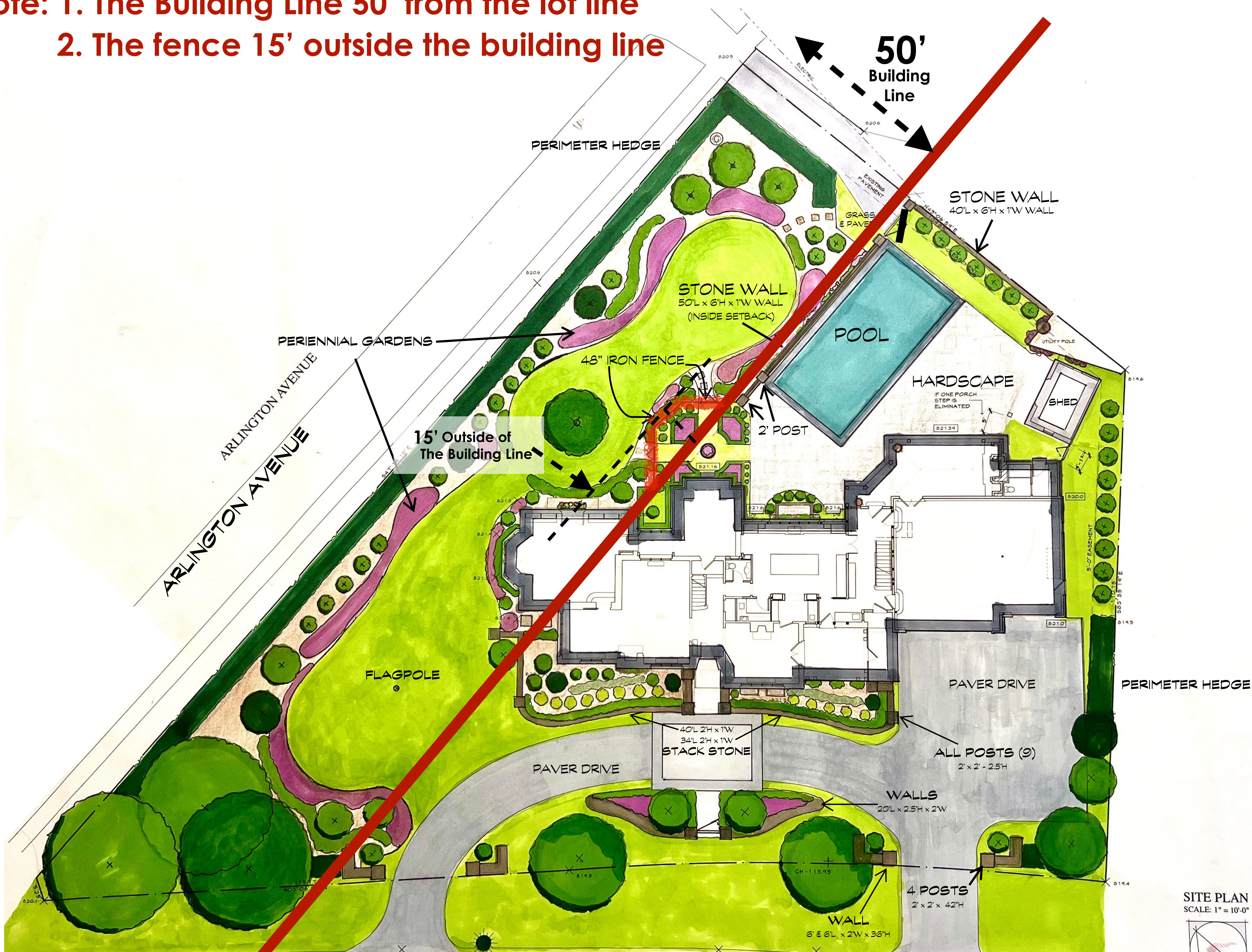
Total Postage and Fees \$8.13

Sent To: Walter Sterns
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Note: 1. The Building Line 50' from the lot line
2. The fence 15' outside the building line

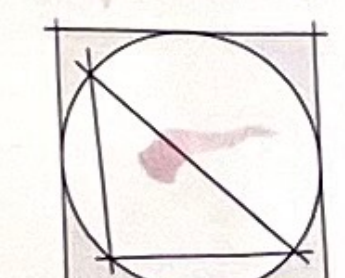


STOCK & STONE
ARCHITECTS • LLC
3686 North High Street Columbus, Ohio 43214 614-261-5810



THE CONIE RESIDENCE
1991 STANFORD ROAD
UPPER ARLINGTON, OHIO

SITE PLAN
SCALE: 1" = 10'-0"



1991 Stanford Road

BZAP Staff Report Pictures

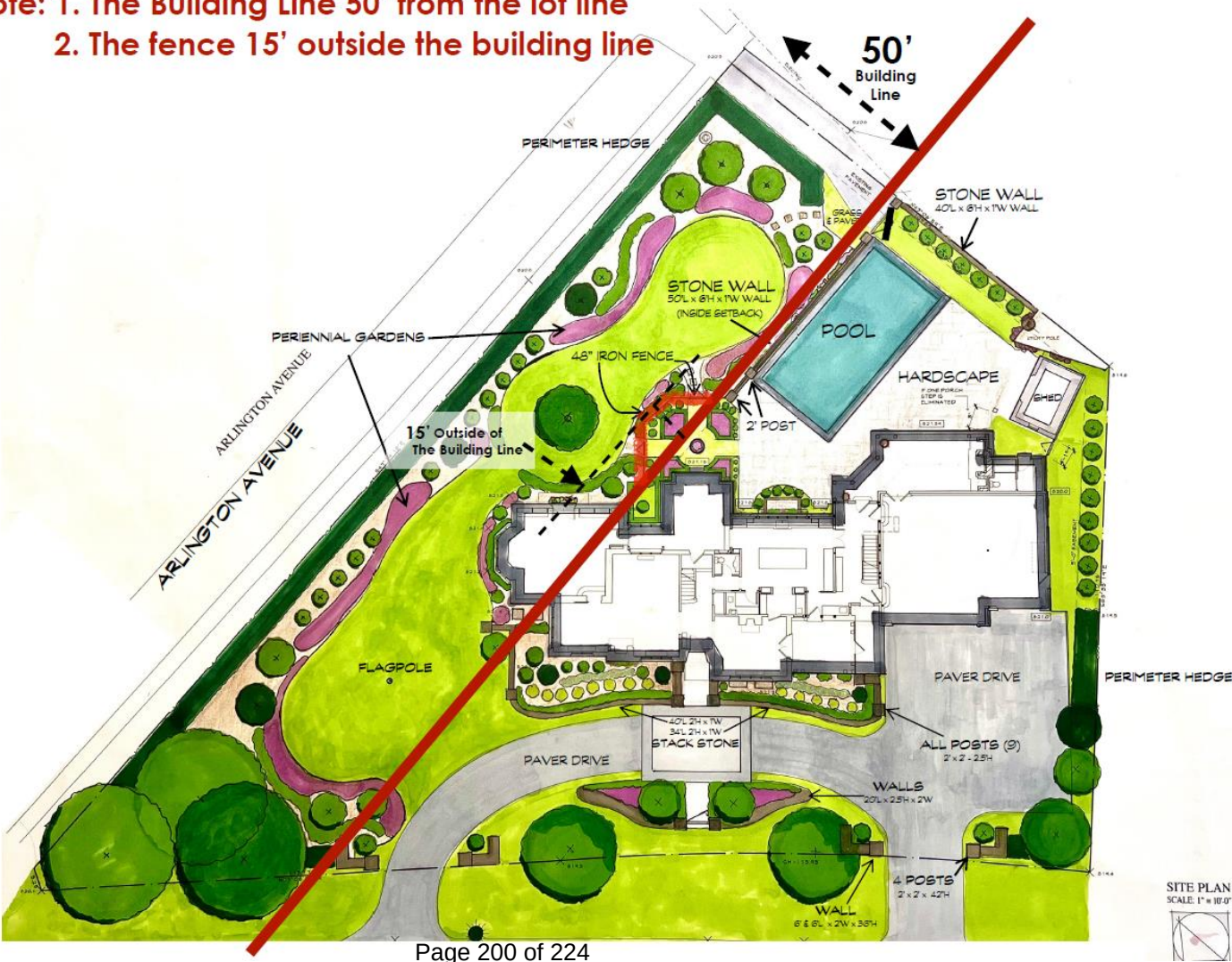


Google Maps ® Aerial – Looking North



Proposed Site Plan

Note: 1. The Building Line 50' from the lot line
2. The fence 15' outside the building line



STOCK & STONE
ARCHITECTS • L L C
3888 North High Street Columbus Ohio 43214 614.261.5818



THE CONIE RESIDENCE
1991 STANFORD ROAD
TIPPER ARRLINGTON, OHIO

Existing Stanford Road Elevation



Existing Driveway



Existing Arlington Avenue Elevation



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: June 21, 2023

Subject: 2737 Wexford Road (VAR-35-23) - To allow a hot tub to encroach up to seven feet into the eight-foot minimum side yard setback and up to three feet into the eight-foot minimum rear yard setback.

Site Description/History

The subject property, 2737 Wexford Road, is located on the southwest corner of Wexford and Northam Roads, just south of Northam Park in the [Guilford Place Addition](#) (Lot #211). The rectangular shaped property has 72 feet of frontage and 127 feet of depth; it is zoned R-1c, One-Family Residence District. A 1.5-story stone and siding home is situated 10.7 feet behind the 30-foot platted setback along Wexford Road, which is common for homes along the street. The home also sits just behind the 20-foot (unplatted) front yard setback along Northam Road and a detached garage and driveway is also situated along the Northam Road frontage. The property received a variance via [BZ-17-06](#) to allow a rear addition that projected into the rear yard profile coefficient. The home includes three bedrooms and 2.5 bathrooms; it is 2,561 square feet in size. The home was constructed in 1941 and purchased by the applicant in 2021.

Proposal

The applicant is proposing a hot tub that would be located in the southwest corner of the property along a five-foot easement from the rear property line (west) and just one-foot from the side property line (south). The hot tub would be 7' by 7' (49 square feet) in size and situated on a concrete pad. It would be a prefabricated model that sits above ground. The applicant also has plans to install a six-foot privacy fence along the rear property line (no variance required) and the hot tub would be screened by the neighbor's existing shed. The applicant has provided letters of support from neighboring property owners.

Zoning Code Requirements

- To permit a hot tub to be located one-foot from the side property line and five feet from the rear property line, when eight feet is the minimum setback required (Article 6.09).

Above ground hot tubs must be located within the buildable area of the lot, which are the setbacks of the home. In the R-1c district, an allowance for corner lots is given which reduces



the rear yard setback to the same as the side yard setback. In a review of previous variances granted, Staff found the minimum setback allowed for a hot tub was five feet.

Alternatives

Based on the location of home and the addition from 2006 (variance required), the rear yard area of the property is limited. However, the zoning code does create an additional allowance for corner lots by reducing the rear yard setback of the buildable area from a quarter of the lot depth, to the width of the side yard setback. Therefore, the applicant could site the hot tub in a compliant location that is 8 feet from the side and rear property line.

Requested Action and Findings

Staff has reviewed the application, discussed with the applicant, and visited the site. In this case, Staff has found the location of the house and addition make siting a hot tub more difficult and the proposed fencing will create additional screening of the hot tub, helping to minimize noise and visual concerns for neighboring properties (Finding #6). At the same time, the applicant is proposing the hot tub just one-foot from the side property line, which would be the narrowest allowance for a hot tub by the Board and could create issues with maintenance and noise (Finding #4).

Therefore, Staff recommends the Board consider requiring a minimum setback of five feet from side and rear property lines and that the Board require a six-foot privacy fence along the rear property line, where no fencing or screening currently exists.

Attachments

1. 2737 Wexford Rd Variance App
2. BZAP Staff Report Pics - 2737 Wexford Rd



**23-2251****Variance Application****Status:** Active**Date Created:** May 24, 2023**Applicant**

Erwin Effler
eeac@me.com
2737 Wexford Road
Upper Arlington, OH 43221
6146009200

Primary Location

2737 WEXFORD RD
UPPER ARLINGTON, OH 43221

Owner:

Erwin Effler III
2737 WEXFORD COLUMBUS, OH 43221

BZAP Information**BZAP Case #**

VAR-35-23

Status

Pending

BZAP Determination Date

06/21/2023

Vote Tally

--

Primary Variance

Accessory structure

Findings of Fact for Approval/Denial

--

Variance Request

To allow a hot tub to encroach up to seven feet into the eight-foot minimum side yard setback and up to three feet into the eight-foot minimum rear yard setback.

BZAP conditions

--

Variance Information**Describe Variance Request**

The homeowner would like to install a prefabricated hot tub (7'x7') and concrete pad base (8'x8') in the southwest corner of the property (backyard), one foot off the southern property line (7' variance to pad) and five feet off the west property line (3' variance to pad). Eight feet is the minimum requirement.

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 is small and placing the pad 8' from the two adjacent parcels would position the hot tub in the middle of the backyard. Having the hot tub in the middle of the back yard would 1) look silly, 2) diminish the appeal and value of the property, 3) limit the use of the backyard, 4) limit the potential for future expansion of the home, 5) limit the potential to rebuild the garage from 1.5 car to 2 car, and 6) enhance the potential visibility of activity from the second floor of adjacent structures. Nearly all neighbors within 100' of the subject property are in full support of the variance. One could not be reached in time for the application deadline.

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. In fact, the neighbor to the south has an approximately 17' long and 10' tall shed four inches from the subject property line and three feet from the rear property line. The neighbor to the west has a shed approximately 3 feet from the subject property line. The subject property has a garage 5' from the property line. That said, granting the variance will be in line with the surrounding properties.

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 hot tub will not be visible from ground level in the proposed location due to the planned 6' privacy fence. The proposed location will also have limited to no visibility from the second floor of adjacent structures. The shed on the southern parcel, garage on the southwest parcel serve as sightline buffers (in addition to the privacy fence). Shifting the location elsewhere will increase visibility from adjacent

structures. Therefore, the proposed location is the best location for all surrounding properites and helps support the City's stated goal of limiting visible activity and noise.

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. The middle of the yard does not make practical sense and therefore presents a hardship. Shifting it to the back of the house and/or garage limits the flexibility for future home or garage expansions. Further, the proposed location will offer the most privacy for the homeowner and neighbors and support the City's stated goal of limiting visible activity and noise.

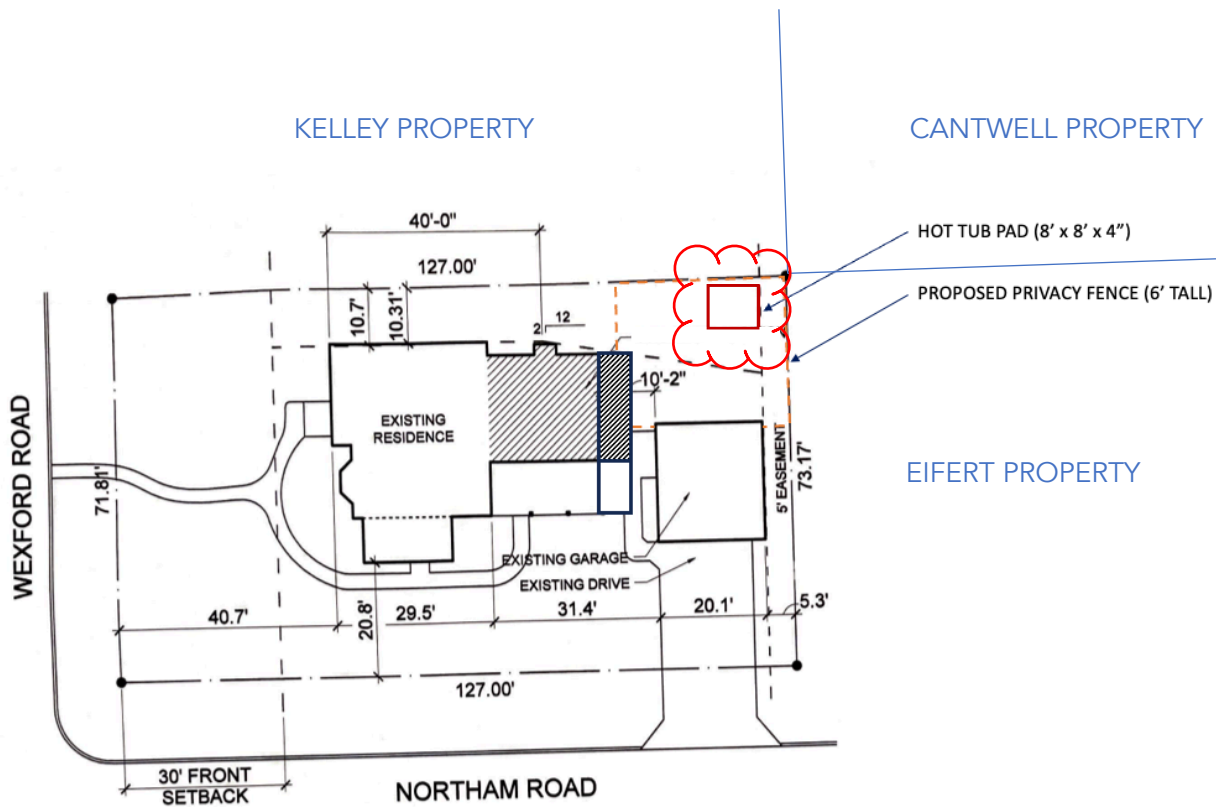
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

Only as a single family home without a hot tub.

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Application Fees	Paid	May 24, 2023 at 8:18 am	May 24, 2023 at 8:21 am	-	-
 Application Complete & Scheduled for BZAP Review	Complete	May 24, 2023 at 8:21 am	May 25, 2023 at 2:31 pm	Justin Milam	-
 Board of Zoning & Planning Review	Active	May 25, 2023 at 2:31 pm	-	Justin Milam	-
 BZAP Result	Inactive	-	-	-	-

EXHIBIT B



The 8' x 8' x 4" concrete hot tub pad will be one foot off Kelley property and zero feet off easement (same as garage pad), resulting in a 7' easement from the Kelley property and 3' easement from the Eifert Property.

EXHIBIT C-1

2737 Wexford Backyard

The approximate property line is shown in orange. The approximate end of the easement from the property line is shown in yellow. The approximate size of the hot tub pad is shown in gray. A 6' tall fence will enclose the backyard as shown in Exhibit B.

The neighbor's shed is outlined in white at right. The shed is approximately 17' wide x 10' tall. It is approximately 3' off the rear property line and 4' off the side property line.

The hot tub will be bordered by the shed plus a 6' privacy fence to the side property. It will be bordered by a 6' privacy fence at the rear of the property.



EXHIBIT C-2

2737 Wexford Backyard

The future 6' tall privacy fence is approximately shown below.



EXHIBIT C-3

2737 Wexford Backyard

The neighbor diagonally across the yard will be buffered by the future 6' privacy fence plus their garage.



EXHIBIT D

2737 Wexford Backyard

The hot tub will be substantially similar in size and appearance to the one pictured below. The hot tub will be 7' x 7'. The hot tub concrete pad will be 8' x 8'.



May 24, 2023

Dear Neighbor,

The City of Upper Arlington has asked that the following form be sent to you regarding the plans we already discussed and you were kindly supportive of. There is nothing new here, other than notice that there will be a public hearing you can attend if you wish.

Sincerely,

Erwin
614-600-9200



Revised: May 2023

Certification of Notice

Applicant Name: 2737 Wexford Road / ERWIN EFFER

Location of property subject to BZAP request: 2737 Wexford Road

This application will be heard by the Board of Zoning and Planning on: June 21, 2023

Describe activity which requires Board of Zoning and Planning review:

Homeowner wants to put hot tub in backyard, closer to adjacent property lines than permitted and is seeking a variance. All neighbors outlined below are in support of the project as evidenced in the prior letter of support provided. See application for further details.

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:
2726 Camden Rd	Tetzloff / McLanahan	7022 0410 0000 9036 4507	5/24/23
2734 Camden Rd	Cantwell	4521	5/24/23
2742 Camden Rd	Eifert	4507	5/24/23
2718 Wexford Rd	Savage	Chantal Savage	5/24/23
2726 Wexford Rd	Jones	4491	5/24/23
2715 Wexford Rd	Kelley	4484	5/24/23
2724 Wexford Rd	Burton	4477	5/24/23
Applicant Signature: <u>Eric R. [Signature]</u>			Date: <u>5/24/23</u>

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Sent To CANTWELL

Street and Apt. No., or PO Box No.

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TRI VILLAGE FINANCE
Postmark
MAY 24 2023
COLUMBUS OHIO 43217

May 23, 2023

Re: Letter of Support for Hot Tub at 2737 Wexford Road

To Whom It May Concern:

My property is within 100 feet of 2737 Wexford Road as indicated on Exhibit A. The owner of 2737 Wexford Road has reviewed his back yard improvement plans (Exhibits B - D) with us, and we are supportive of his plans with no conditions or objections. We strongly support the requested variance be granted without condition or delay based on the plans outlined herein.

Sincerely,

Signature: _____
Printed Name: _____
Address: 2726 Camden Rd
Date: _____

Signature: Nancy B. Jones
Printed Name: Nancy B. Jones
Address: 2726 Wexford Rd
Date: 5/23/23

Signature: Cynthia Kelley
Printed Name: 2715 Wexford Rd. Cynthia Kelley
Address: 2715 Wexford Rd
Date: 5/23/23

Signature: Roxanne Burton
Printed Name: Roxanne Burton
Address: 2724 Wexford Rd
Date: 5/21/23

Signature: _____
Printed Name: _____
Address: ~~2726 Camden Rd~~
Date: _____

Signature:

Printed Name:

Address:

Date:

2734 Camden Rd

5-23-23

Signature:

Printed Name:

Address:

Date:

2742 Camden Rd

5.23.23

Signature:

Printed Name:

Address:

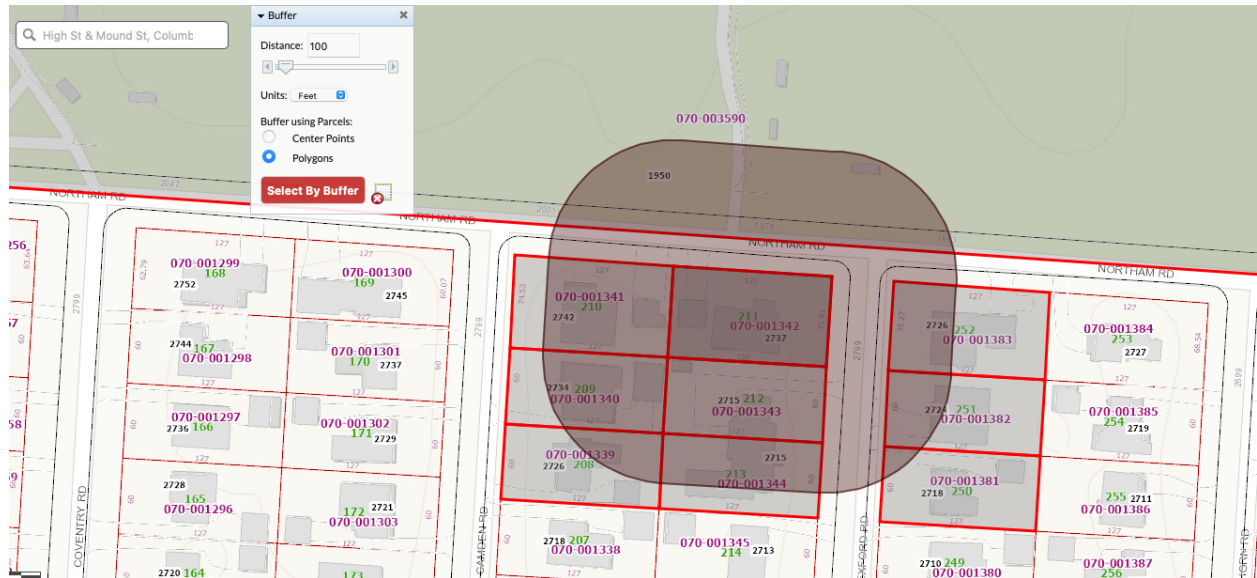
Date:

2718 Wexford Rd

5/23/23

EXHIBIT A

All property owners within 100' shown below.



2737 Wexford Road

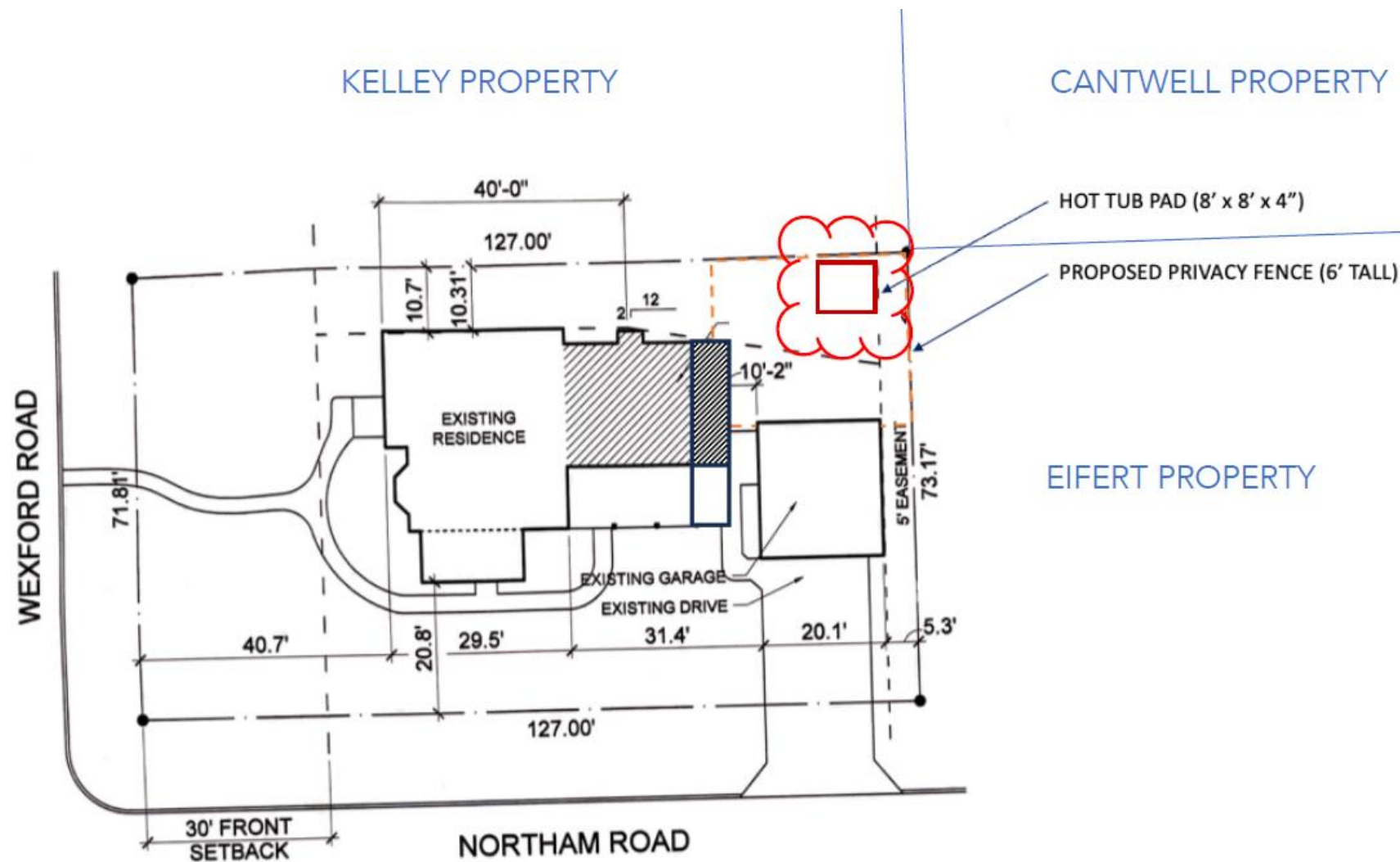
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Proposed Site Plan



Proposed Hot Tub



Back Yard



Existing Northam Road Elevation

