



9/6/2023 | 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. Old Business

- a. 2096 Jervis Road (VAR-40-23) - To allow the construction of a second-story addition atop the existing footprint (with a slight expansion) that encroaches 1.7 feet (west) and 1.1 feet (east) into the eight-foot minimum side yard setbacks, resulting in a side yard sum setback of 13.2 feet, in lieu of the 16-foot minimum. The height of the house also exceeds the neighborhood compatibility standards by eight inches.
- b. 3230 Northwest Boulevard (DEV-03-23) - Review of a Major Site Plan application to allow for the demolition of a vacant two-story office building and the construction of a two-story child day care center for The Barrington School of Kingsdale.
- c. 1680 Andover Road (VAR-38-23) - To allow the construction of a front porch that encroaches 8'-4" into the 40-foot front yard setback, in lieu of the six-foot projection permitted. [No change from August 16, 2023 BZAP hearing.]

2. Informal Review

- a. 3445 Redding Road - Informal review of a potential minor subdivision application to split the property, with the existing single-family residence to remain and a new single-family residence constructed to the west.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: September 6, 2023

Subject: 2096 Jervis Road (VAR-40-23) - To allow the construction of a second-story addition atop the existing footprint (with a slight expansion) that encroaches 1.7 feet (west) and 1.1 feet (east) into the eight-foot minimum side yard setbacks, resulting in a side yard sum setback of 13.2 feet, in lieu of the 16-foot minimum. The height of the house also exceeds the neighborhood compatibility standards by eight inches.

Site Description/History

The subject property, 2096 Jervis Road, is located on the north side of the street, five parcels east of Redding Road. The property has 60 feet of street frontage, 119 feet of depth, and totals 0.163 acres in a rectangular shape. This R-1c (One-Family Residence District) zoned property has a 40-foot building setback line and is platted as Lot #51 in Block #229 in the Mountview Place Addition Extension No. 2 subdivision from 1947. A 1.5-story Cape Cod-style home with a one-car attached garage was built in 1950 and sits on the front yard setback line, similar to nearly every home on the street. The property was purchased by the applicant in 2015.

Proposal

The proposal includes the replacement of an existing half-story with a full second-story addition on top of the first floor footprint. The existing side yard setbacks are noncompliant as the house encroaches into both eight-foot side yard setbacks: 1.7' on the west side and 1.1' on the east side. The existing first floor exterior brick would remain and a second floor with siding would be added; the height of the house would increase from 22'-6" to 26'-2". The roof lines match that of the current house, while the overall theme follows the design of the home. The front door currently faces the garage but will be relocated to face the street. The applicant is aiming to preserve an existing mature tree in the backyard. There is also a proposed deck and proposed screen porch on the rear side of the structure.

Zoning Code Requirements

- To allow the construction of a second-story addition atop the existing footprint (with a slight expansion) that encroaches 1.7 feet (west) and 1.1 feet (east) into the eight-foot minimum side yard setbacks, resulting in a side yard sum setback of 13.2 feet, in lieu of the 16-foot minimum (Article 5.02); and



- The height of the house exceeds the neighborhood compatibility standards by eight inches (Article 7.17).

Alternatives

The applicant could adjust the sides of the proposed second floor to be located outside of the eight-foot side yard setbacks. However, this would reduce usable space and potentially create structural issues as it would be more difficult and expensive when utilizing the existing floor system. The applicant could also slightly reduce the height of the second floor to negate a compatibility variance, but this too, creates other structural and cost issues. It would also result in lower floor heights and a change in the roof pitch, which would not match.

Requested Action and Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. The entire street segment consists of 1.5-story Cape Cod-style homes, similar to this one. The proposal largely removes this style by adding an entire second floor but still takes many cues from the existing design. This application simply adds a full second floor atop the existing footprint and adds a rear one-story porch and deck addition. The existing footprint encroached the side yard setback on both sides and has since it was constructed more than 70 years ago (Finding #1). On the addition's perimeter, the gable faces away from the surrounding property, which limits potential looming and other impacts (Finding #4). Many neighbors have submitted letters of support for this application. For these reasons, Staff recommends that this variance application be approved.

Attachments

1. BZAP Staff Report Pics - 2096 Jervis Road
2. 2096 Jervis Road variance application
3. Niemie letter 07.24.23
4. Peters letter 07.24.23
5. Wilson letter 07.24.23
6. Cellier letter 07.28.23
7. Korczyk letter 07.27.23
8. Welch letter 07.27.23
9. Brownlee letter 07.26.23

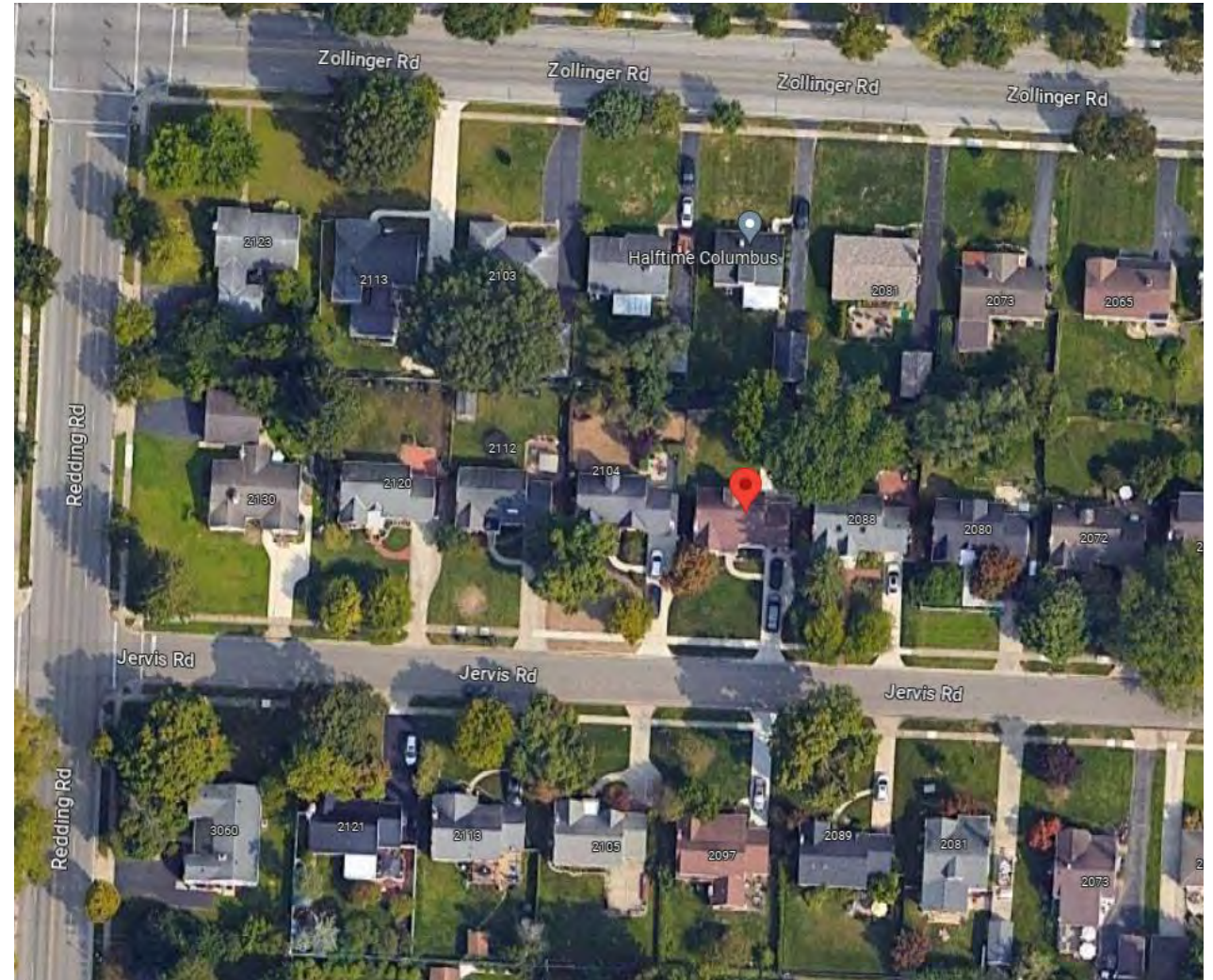


2096 Jervis Road

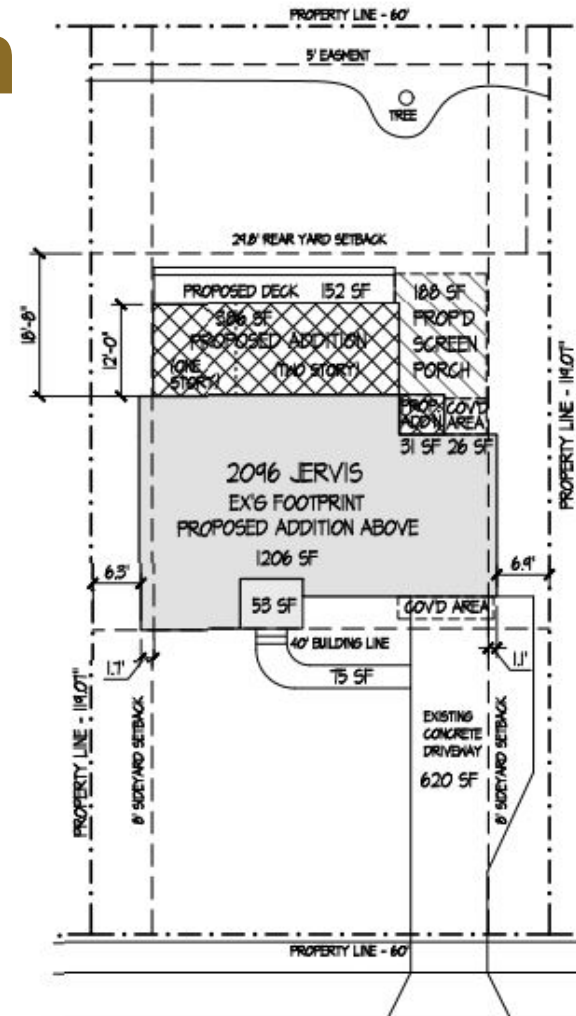
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Proposed Site Plan



ZONING CLASSIFICATION = R-1c

LOT SIZE = 7140 SF

REQUIRED MIN. SIDEYARD = 8' AT W. AND E. SIDE, 16' MIN. SUM

EX'G WEST SIDEYARD SETBACK = 6.3'

PROPOSED WEST SIDEYARD SETBACK = 6.3' (NO CHANGE)

EX'G EAST SIDEYARD SETBACK = 6.9'

PROPOSED EAST SIDEYARD SETBACK = 6.9' (NO CHANGE)

EX'G DEV COV = 2271

50% ALLOWABLE (3510)

PROPOSED DEV COV = 2142 (38%)

EX'G BLDG COV = 1259

29% ALLOWABLE (2012)

PROPOSED BLDG COV = 1921 (27%)

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

Existing and Proposed Rear Elevation (North)



Existing and Proposed Front Elevation





23-3385

Variance Application

Status: Active

Submitted On: 7/24/2023

Primary Location

2096 JERVIS RD
UPPER ARLINGTON, OH
43221

Owner

BRAVO HANNAH K
JERVIS 2096 COLUMBUS,
OH 43221

Applicant

 Megan Murphy
 614-832-6652
megan@StudioWithinDesign.com
 1211 wyandotte road
columbus, oh 43212

BZAP Information

 BZAP Case #

VAR-40-23

 Status

Pending

 BZAP Determination Date

08/16/2023

 Vote Tally

 Primary Variance

Side Yard

 Findings of Fact for Approval/Denial

 Variance Request

To allow the construction of a two-story addition atop the existing footprint (with a slight expansion) that encroaches 1.7 feet (west) and 1.1 feet (east) into the eight-foot minimum side yard setbacks, resulting in a side yard sum setback of 13.2 feet, in lieu of the 16-foot minimum. The height of the house exceeds the neighborhood compatibility standards by 14 inches.

 BZAP conditions

Variance Information

Describe Variance Request ?

Requesting sideyard variances to replace a "half" second story with a full second story on top of an existing first floor footprint . The existing conditions are non-compliant as the house projects into the 8' sideyard setbacks (1.7' on the west side and 1.1' on the east side).

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 clients need more space for their growing family of 5. In expanding their home they wish to minimize the increase in lot coverage so that their and neighboring properties benefit from maintaining as much green space as possible.

This requires building "up" rather than building all the way "out" to the maximum allowed to the rear yard setback.

The existing 1-1/2 story house is non-compliant (projects into the sideyard setbacks). Additionally, there is a large tree in the back yard which we are trying to preserve by staying away from the root system with the rear addition foundation.

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 permit the home owners to invest in and improve their home, as others have the option to do, for the betterment of the community.

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 proposed addition will enhance the character of the charming neighborhood and presumably increase the value of the neighboring properties by the clients' investment in improving their own.

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 options have been explored and we feel the proposed design solution achieves the optimal balance of green space, aesthetics, and financial feasibility.

The owners could probably sell the property as-is as they have made significant improvements to the interior and exterior (which naturally would yield a reasonable return). However, they are very much invested financially, and more importantly, emotionally in the neighborhood and desire to stay in the home long-term rather than sell. Sadly they will need to consider moving if the variances are not granted as they have 3 small children and therefore need more space without sacrificing the back yard.

Bravo survey.pdf

Site Plan

REQUIRED

Elevations

REQUIRED

Floor Plans

REQUIRED

Certificate of Notice Form (property owners within 100' of the property)

REQUIRED

Copy of Letter Mailed to Neighbors

REQUIRED

Other Information to support the application or requested by Staff

Page 11 of 133

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July 24, 2023

Dear Neighbor of Hannah and Tony Bravo,

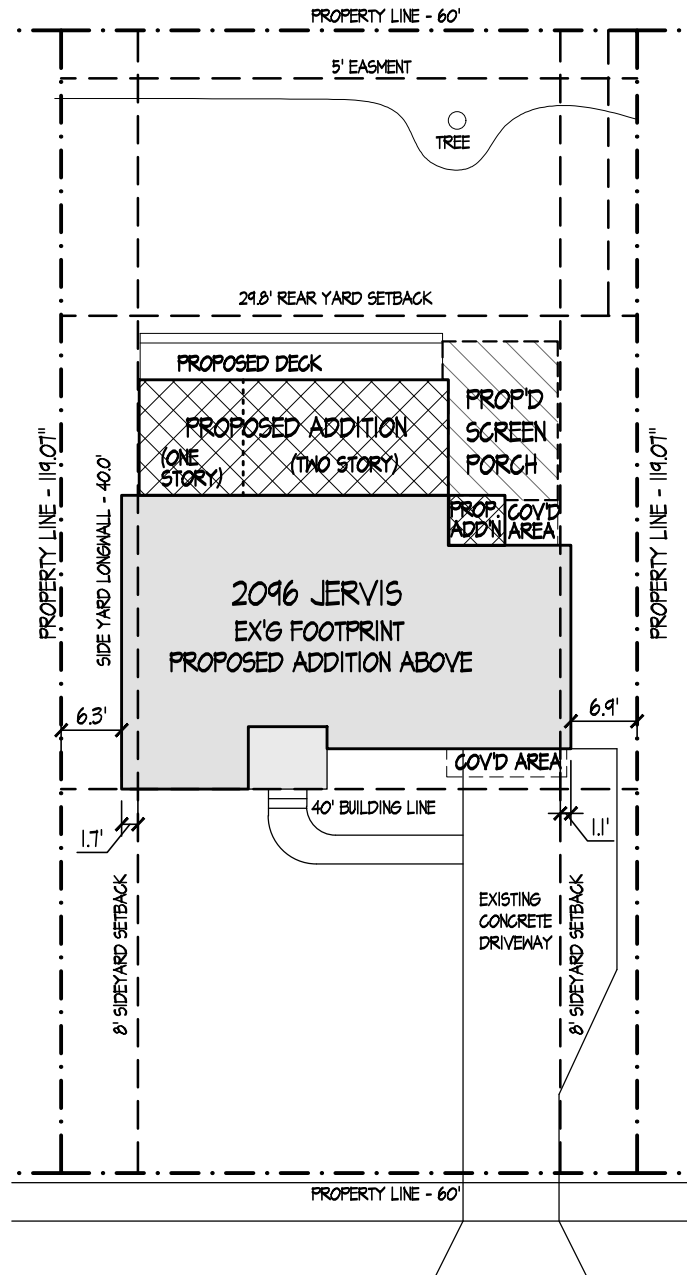
This letter is to inform you that the Bravos, the owners of 2096 Jervis, have applied for a zoning variance from the City of Upper Arlington. The request seeks sideyard variances to allow a second story addition to be constructed atop an existing first floor footprint which is non-compliant (as it protrudes into the 8' setbacks). A site plan is enclosed, showing the setback line and proposed addition.

The Board of Zoning Appeals (BZAP) hearing for this request is Wednesday, August 16, 2023 at 6:00pm 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.

Please feel free to reach out to me with any questions or concerns at 614-832-6652 or Megan@StudioWithinDesign.com

Kind regards,

Megan Murphy
Studio Within, Residential Design



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

ZONING CLASSIFICATION = R-1c

LOT SIZE = 7140 SF

REQUIRED MIN. SIDEYARD = 8' AT W. AND E. SIDE, 16' MIN. SUM

EX'G WEST SIDEYARD SETBACK = 6.3'

PROPOSED WEST SIDEYARD SETBACK = 6.3' (NO CHANGE)

EX'G EAST SIDEYARD SETBACK = 6.9'

PROPOSED EAST SIDEYARD SETBACK = 6.9' (NO CHANGE)

PROPOSED ADDITION TO THE
 BRAVO RESIDENCE
 2096 JERVIS ROAD
 UPPER ARLINGTON, OH 43221

7/24/23



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

Certification of Notice

Location of property subject to BZAP request: 2096 Jarvis Rd. 43221

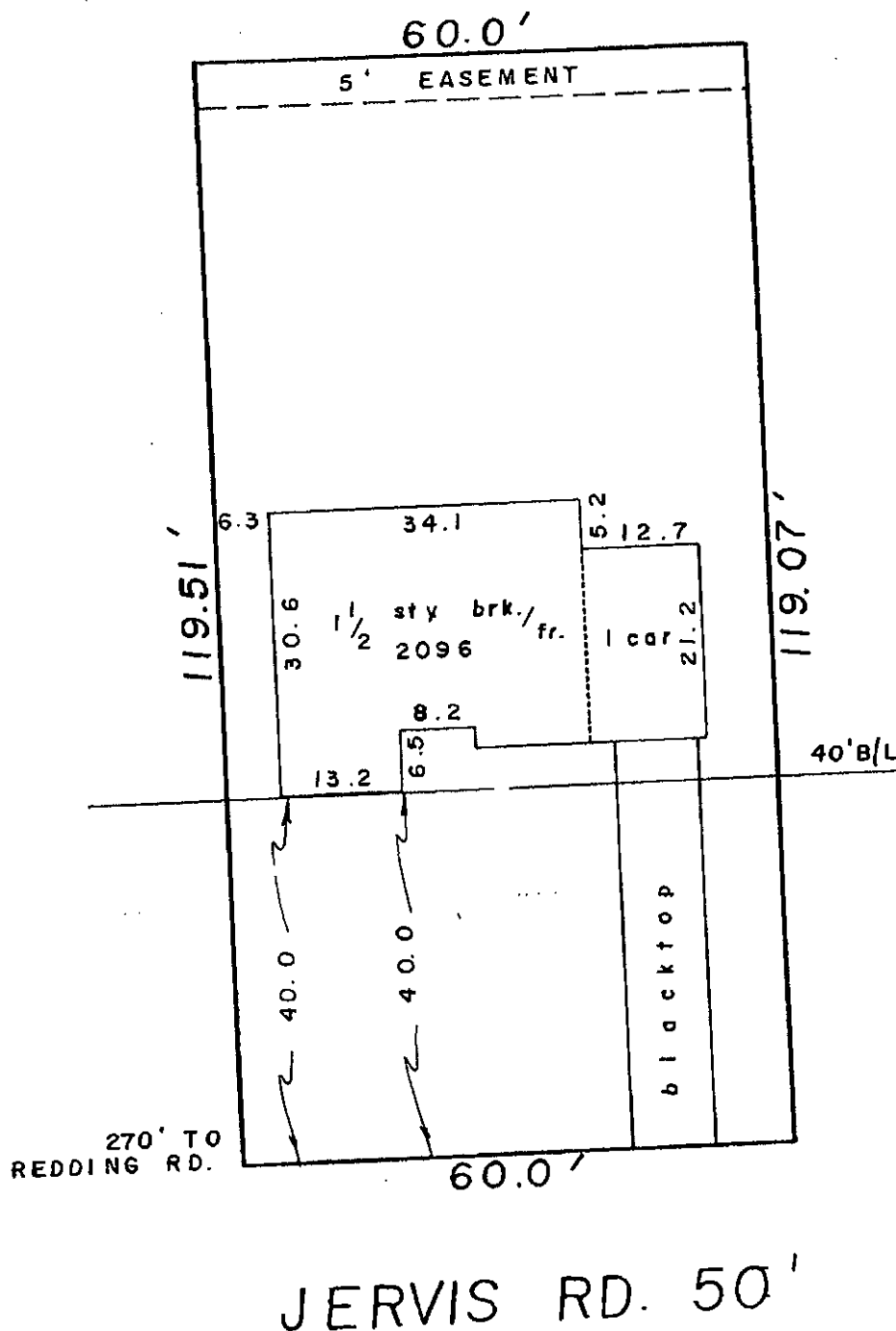
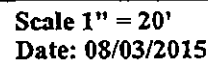
Describe activity which requires Board of Zoning and Planning review:

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2088 Jervis Rd.	Chris + Emily Cellier	Emily Cellier	7/24/23
2104 Jervis Rd.	Patrick + Ryann Wilson	Ryann Wilson	7/24/23
2097 Jervis Rd.	Ray + Connie Wanamaker	Ray W. W.	7/24/23
2089 Jervis Rd.	Lisa Showe		will send via certified mail
2105 Jervis Rd.	Rebecca Burton		↓
2089 Zollinger Rd.	Jim Gerlach		
2097 Zollinger Rd.	Josh + Julie Hokanson		
Applicant Signature: Hannah Bravo			Date: 7/24/23

FAX:614-235-4559

Apparent Encroachments: 1) None



A circular seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL SURVEYOR" at the bottom, separated by two stars. The center of the seal contains the name "ALBERT J. MYERS" and the number "6579".

By

Professional Surveyor

Ck.



2740 East Main Street
Bexley, Ohio 43209-2577
(614) 235-8677
email: info@myerssurveying.com

8/4/2015

Talon Title Agency, LLC

1720 ZOLLINGER ROAD

UPPER ARLINGTON, OH 43221

For Surveying Services:

Lot 51, Block 229, Mountview Place Addition Extension No. 2, Plat
Book 21, Page 36

2096 Jervis Rd., Upper Arlington, Franklin

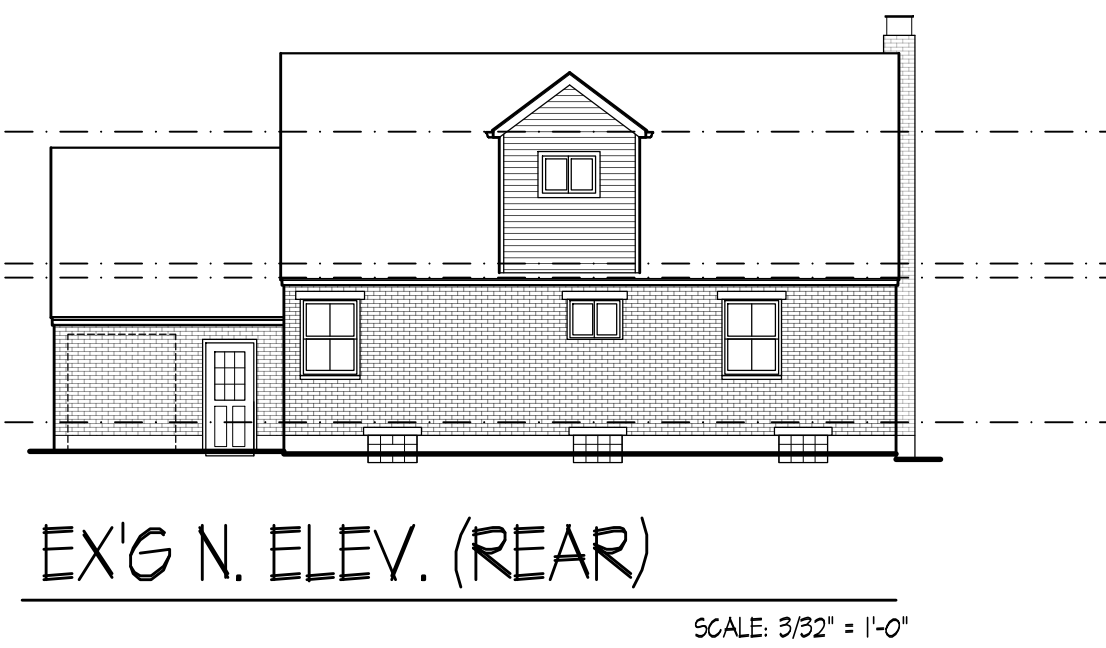
Applicant: Bravo 190664

ORDER No: 1-7/22/2015

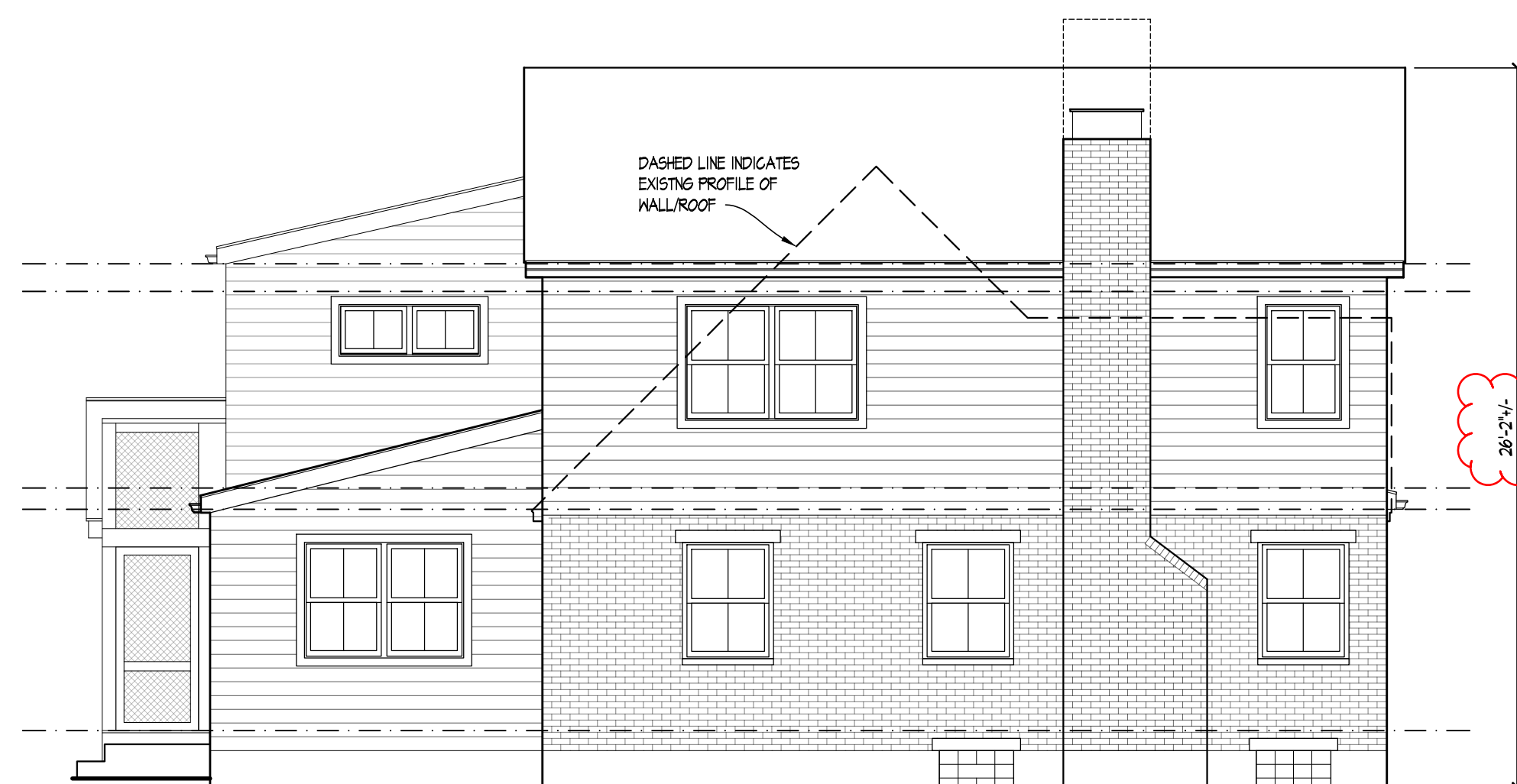
Amount: \$160.00

please show our order no. on your remittance.

EX'G BLDG COV = 1259
29% ALLOWABLE (2012)
PROPOSED BLDG COV = 1927 (27%)



EX'G N. ELEV. (REAR)



PROPOSED WEST ELEVATION (CHIMNEY SIDE)



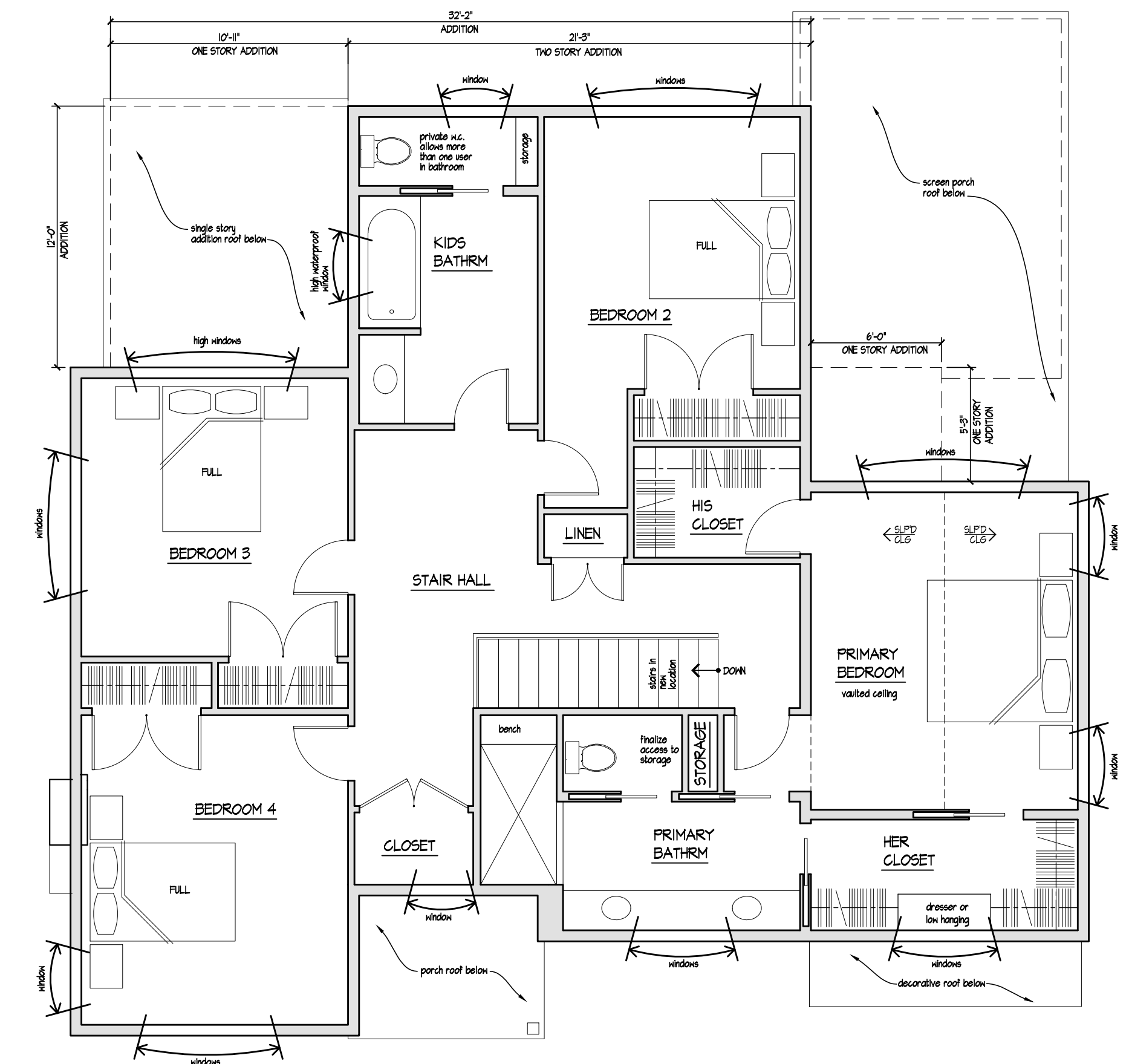
PROPOSED SOUTH ELEVATION (FRONT)



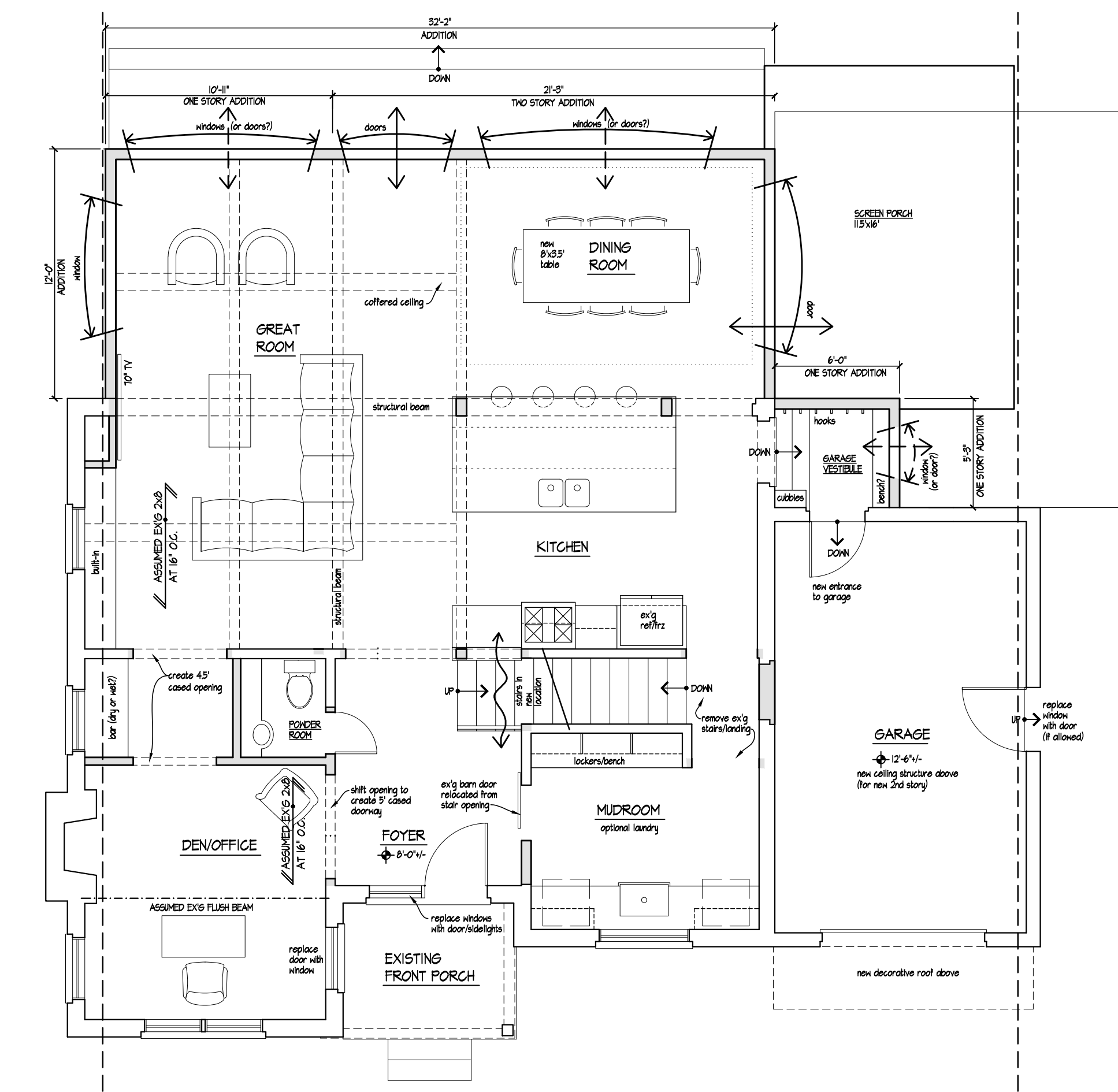
PROPOSED EAST ELEVATION (GARAGE SIDE)



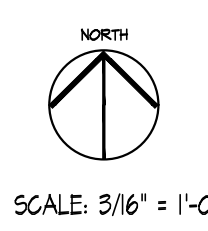
PROPOSED NORTH ELEVATION (REAR)



PROPOSED 2ND FLOOR



(PROPOSED 1ST FLOOR)



PROPOSED DRAWINGS FOR THE
BRAVO RESIDENCE
2096 JERVIS ROAD
UPPER ARLINGTON, OH 43221
VARIANCE SUBMISSION - 7/24/23



Justin Milam

From: April Niemie <aprilniemie@gmail.com>
Sent: Monday, July 24, 2023 12:30 PM
To: Justin Milam
Subject: Jervis Road

Hello Justin,

I wanted to take a moment to express my support of my neighbors, Tony & Hannah Bravo, acquiring a zoning variance and adding an addition to their home at 2096 Jervis Rd.

Please let me know if there is anything you need from me!

Thank you,
April Niemie
2112 Jervis Rd
614-946-2021

Justin Milam

From: Meghan Peters <meghanepeters11@gmail.com>
Sent: Monday, July 24, 2023 1:59 PM
To: Justin Milam
Subject: 2096 Jervis Rd

Hello,

My name is Meghan Peters and I live at 2081 Jervis Rd. I am writing in full support of the addition being requested at 2096 Jervis Rd. Our family fully supports the addition being requested. Only good things can come out of this addition, in terms of value to the street and not to mention keeping an amazing family on our block.

We moved to our home in 2011 and thoroughly love seeing young growing families move onto Jervis Rd. It is obvious our houses are not as large as others in the community, but allowing a family to stay in their home by putting up an addition to support their growing family would be amazing.

Thank you for your understanding and allowing them to move forward with this build.

If I may provide any additional information or answer, any questions you may have, please feel free to reply to this email. Thank you for your consideration.

Meghan Peters

Justin Milam

From: Ryann Wilson <ryannswilson@gmail.com>
Sent: Monday, July 24, 2023 11:07 AM
To: Justin Milam
Subject: 2096 Jervis | Variance Support

Hi Justin!

My name is Ryann Wilson. My husband, Patrick, and I live directly next door to Tony and Hannah Bravo at 2104 Jervis Rd, and I'm writing to you to express our support for their variance application.

Please take our support into consideration when evaluating their application!

Thanks so much,
Ryann

Justin Milam

From: Emily Cellier <cellieremily@gmail.com>
Sent: Friday, July 28, 2023 9:27 AM
To: Justin Milam
Subject: Support for the Bravo Residence Zoning Variance (2096 Jervis Road)

Support for the Bravo Residence Zoning Variance (2096 Jervis Road)

I am writing in support of the Bravo Residence Zoning Variance (2096 Jervis Road). I am located directly next to the Bravo residence at 2088 Jervis Road.

The impeccable exterior of the Bravo home was a selling point when buying our own house. I have full confidence that the changes/improvements they make to the home will be equally attractive and an asset to the street. I am fully supportive and excited about this change (and the many other projects on our street and in Mountview Place generally). This project will have a positive impact on our neighborhood and my home's property value.

On a personal note, the Bravos are excellent neighbors. They are extremely generous and inclusive, hosting events for people of the street multiple times throughout the year. They are the type of neighbors that make Upper Arlington the unique, welcoming, family-like community that it is.

I look forward to living next to the Bravo family for many years to come.

Best,
Emily Cellier

Sent from my iPhone

Justin Milam

From: Jenna Korczyk <korczyjr@gmail.com>
Sent: Thursday, July 27, 2023 8:11 AM
To: Justin Milam
Subject: 2096 Jervis Renovation

To whom it may concern:

I am writing in support of the requested zoning variance for 2096 Jervis Road renovation. I believe the renovation will look more cohesive if they are able to build up at the current perimeter of their home on the second level. Maintaining its curb appeal.

Sincerely,
Jenna Richardson (1976 Jervis Rd)

Sent from my iPhone

Justin Milam

From: Kruti Welch <krutigandhi1@gmail.com>
Sent: Thursday, July 27, 2023 8:10 AM
To: Justin Milam
Subject: Jervis Road Addition

Hi there,

One of my neighbors at 2096 Jervis Road is hoping to build an addition. They will need a zoning variance to do so.

I'm not sure why they won't be able to add more space to their own home on their own land/property, but I want to make sure you hear of my husband and I's support for their addition. We live at 2002 Jervis.

Thank you. I hope you'll consider allowing them to build! They're great neighbors and contribute a lot to our community; we'd love to support them and keep them on our street.

Thanks!
Kruti and Ryan Welch

--

Kruti Welch
(614) 937-6379

Justin Milam

From: Julie <juliannestrauss@gmail.com>
Sent: Wednesday, July 26, 2023 10:19 PM
To: Justin Milam
Subject: Addition on 2096 Jervis

Hi Justin,

My name is Julianne Brownlee and I am a neighbor of Tony and Hannah Bravo on Jervis Road. I am writing to let you know I am supportive of their proposed second floor addition at 2096 Jervis.

Thank you,
Julianne Brownlee

Sent from my iPhone

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: September 6, 2023

Subject: 3230 Northwest Boulevard (DEV-03-23) - Review of a Major Site Plan application to allow for the demolition of a vacant two-story office building and the construction of a two-story child day care center for The Barrington School of Kingsdale.

Overview

Site Description/History

The subject property, 3230 Northwest Boulevard, is located at the northeast corner of Northwest Boulevard and Trentwood Road, south of the Five Points intersection and east of CVS at Kingsdale. Access to the site is from one driveway along each road, which includes frontages of 135 feet on Northwest Boulevard and 140 feet on Trentwood Road. Sidewalks are located along both streets, but mature street trees are only located along Northwest Boulevard. Located toward the southeast portion of the site is a vacant, two-story brick medical and professional office building with a partially subterraneous first floor and balconies/ramps for access to the second floor. On-site parking and an unscreened dumpster are located north of the building and are in poor condition. Existing landscaping along the north side of the property is off-site and is to remain, as is an existing off-site six-foot tall wooden fence just east of the east property line. Existing mature landscaping along the east property line, on the subject property, is to be replaced.

The two-story office building formerly contained professional offices (medical office, dental office, insurance carrier, etc.) but has largely been vacant for the past many years. The 0.51-acre, irregularly-shaped site is zoned B-1, Neighborhood Business District, which permits the aforementioned uses, plus child day care centers. The building was built in 1965 and is currently under contract by the applicant. Very few improvements have occurred over time and it is likely to be cost prohibitive to renovate the structure. There have been a variety of property maintenance issues in the past that have been resolved.

The applicant attended the July 5, 2023 and August 2, 2023, BZAP Work Session meetings to discuss the project. Minor revisions and refinements have occurred over this duration. A neighborhood meeting was also held at their Grandview Heights location.

Nearby businesses/uses include Union Savings Bank (to the north), Aldi grocery store and CVS/Pharmacy (to the west), Huntington Bank and multi-family residential (to the south), and single-family residential (to the east). As required by code, all adjacent property owners were notified at least 21 days in advance of the meeting; a "Ready for Change?" sign was placed on



the site to alert passers-by. Notice of the application was also published in various City media and newsletters. *[This application was originally scheduled for the August 16, 2023 BZAP hearing, but was delayed due to a notification issue.]*

Proposal

The proposal includes the demolition of the existing two-story office building and the construction of a two-story, 10,279-square foot child day care center for The Barrington School franchise. The child day center will be named “The Barrington School of Kingsdale” after proactive consultation with the City’s Fire and Police Divisions, as well as Upper Arlington City Schools. *Staff is aware of potential public safety and confusion concerns about Barrington Elementary School, also located along Northwest Boulevard, but almost two miles to the south. This naming adjustment, along with internal center policies, have resolved the concerns of the City and the Upper Arlington Schools.* The center would enroll up to 170 students, from infant to kindergarten, with 20 employees (\$1M payroll), though it would take approximately two years to reach these employment and enrollment levels. Weekday hours of operation are 7 AM to 6 PM, with the building being closed on weekends and holidays. If approved, construction will commence later this year after securing the necessary permits.

The building would be located along both right-of-way lines, which are deeper than typical, helping to absolve potential site visibility and clearance issues. Two playground areas are shown north of the building, which are divided by age groups. These areas would be enclosed with four-foot tall black aluminum fencing.

Zoning Code Requirements

Building Design

The proposed 10,279-square foot building includes a 8,152-square foot footprint for classroom space, with the remainder on a second floor for administrative uses. This second floor space is primarily located toward the west side of the building, facing Northwest Boulevard. At the southwest corner of the building is a decorative tower that is 36 feet tall. The eave fascia of the second floor is 29’-5” tall, while the majority of the building is 20 feet tall. Several dormers are utilized to add space and light inside the building. A mechanical well that is at least five feet deep will be used to house equipment, limiting visibility and noise levels. Outdoor noise cannot exceed 60dB at the property line; no outdoor bells or speakers will be utilized.

The exterior of the building will consist of 52 percent red brick (Belden- Belcrest 500) and 48 percent white board and baton siding (Hardie). An aluminum entrance canopy will face the parking lot and dimensional shingles (Timberline HDZ- Pewter Grey) account for the roof. The building will utilize a variety of energy efficiency elements; LEED® certification will not be pursued.

A 22-square foot building-mounted sign panel is shown on the Northwest Boulevard elevation. This sign will be externally-illuminated with decorative LED “barn light” fixtures. No other signage is proposed.

Transportation Infrastructure

The City Engineer has reviewed the application and has found no major concerns with this project related to traffic, access, or parking. A traffic impact study was not required due to the



proposed size of the development. The existing Northwest Boulevard access will be shifted north and the existing Trentwood Road access will become a right-turn/exit with a “bulb-out” to direct traffic west. This design has been coordinated with ongoing City improvements to Trentwood Road. The Fire Division is satisfied with the access and is supportive of the plan.

The applicant has submitted parking projections based on their nearby franchises showing that the 26 on-site spaces are adequate despite the code requiring a 48-space minimum (*one parking space per teacher plus one parking space per six students*). Nearby facilities with similar enrollments and staffing actually have fewer parking spaces and have not observed a parking issue. Three on-street dedicated parking spaces are shown on the south side of Trentwood Road with a parking island and the applicant has secured six additional off-site spaces at 1580 Fishinger Road. *[The City Engineer would request that the proposed eastern island and on-street parking space striping on Trentwood Road be removed; on-street parking would still be permitted.]* The existing sidewalks along both street frontages will be retained. COTA bus service and COGO bike share stations are located nearby at the Kingsdale Shopping Center. Three bike racks are located near the Northwest Boulevard entrance.

Utilities/Waste/Outdoor Lighting

The application notes that existing utilities (sanitary sewer, storm sewer, and water) will be re-used for the new building. Sanitary sewer service will connect to an existing main along the east side of the property, while water service will connect to an existing main along the south side. Existing catch basins will be utilized for stormwater. Should any of these utilities be damaged or inadequate, they will be replaced. Trash and recycling will remain at the northeast corner of the site, and will be enclosed with a six-foot tall board and batten panel with steel bollards.

The proposed outdoor lighting plan is compliant with the City’s Dark Sky® standards. The site will be illuminated by two, 20-foot tall free-standing light poles, each containing an LED fixture with shields. The building will be illuminated by seven building-mounted sconces installed at an eight-foot height.

Landscaping

The proposed landscape plan includes no changes to the existing landscaping on the north side of the property, as it is in fair condition and is off-site. [The applicant has tried to coordinate efforts with the bank, but has not received any response.] Along the east property line, the existing off-site six-foot tall wood privacy fence near the east property line will remain. The existing on-site mature landscaping will be retained and supplemented with new plant materials. The proposal retains the five existing street trees located within Northwest Boulevard right-of-way, while none are shown along Trentwood Road. Tree protection measures will be utilized. The City recently constructed a sidewalk along this stretch, aware that there would be limited room for street trees. Foundation plantings are shown along the building per code. Overall site development coverage is 78 percent, two percent below the maximum limit and well below existing site conditions. This plan has not yet been approved by the City Forester.

Zoning Code Requirements



The property is zoned B-1, Neighborhood Business District, which allows for local retail businesses and service establishments that supply commodities or perform services on a daily basis primarily for residents of the immediate neighborhood. Per UDO Table 5-C Child Day Care Centers are a permitted use.

Master Plan

The City's [Master Plan](#) offers the following guidance for an application such as this (page numbers related to online PDF):

- Community appearance will be enhanced in commercial and residential areas (p. 8);
- Preserve residential neighborhoods (p. 12); and
- Enhance redevelopment and revitalization that is appropriate to Upper Arlington (p. 14).

Variances Requested

The following is a list of two variances being requested as part of this Major Site Plan application:

1. *To allow a reduction in the minimum number of parking spaces from 48 to 26 (Article 5.04); and*
2. *To allow a reduction in the minimum floor area ratio from 0.50 to 0.46 (Article 5.04).*

Standards of Approval

The Board must consider the UDO standards of approval in its review of this application. Staff has offered a response to each of these standards below:

1. **That it fully complies with all applicable requirements of this Ordinance;** *The application largely complies with the requirements of the UDO. The parking issue has been addressed via the provision of parking data from other comparable daycares and off-site parking has been secured. The F.A.R. variance requested is minimal and a result of site constraints.*
2. **That it adequately protects other property or residential uses located on the same property from the potential adverse effects of a non-residential use;** *A commercial use has occupied this site for more than 60 years as a medical and professional office, with weekday and daytime operations. Existing landscaping and fencing along the property lines are being retained and enhanced.*
3. **That it is consistent with the use and character of surrounding properties;** *The proposal significantly improves a property where a building has largely been neglected over the past several years. A two-story building is being replaced with a two-story building, and its footprint is somewhat similar. Impacts on adjacent property are largely the same as they existed when the office and medical office building was occupied.*
4. **That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways;** *and The proposed site plan has been conditionally approved by the City Engineer for site access.*
5. **That it provides safe ingress and egress for emergency services.** *Ingress and egress have been approved by the Fire Division.*



Alternatives

The subject property has informally been included in potential redevelopment concepts along the east side of Northwest Boulevard between Fishinger and Trentwood Roads over the past several years. A number of developers have tried and failed to put together a large-scale, mixed-use redevelopment project, which could also include the City-owned parcel at 1615 Fishinger Road to the north. These informal proposals have largely ceased due to high land costs, the shallowness of these parcels, the likely need for structured parking, the current office/retail market conditions, and overall construction costs. A rezoning would also have been required. The applicant has examined several different site plans, which modified site access and/or the location of the building. The current plan is by far the most efficient and organized.

Requested Action and Findings

This application proposes the demolition of a nearly vacant, two-story office building that has outlived its useful life and the construction of a new two-story child day care center for up to 170 students. The proposed building and site are well-designed and thoughtfully planned, and would be a great addition to the community. It follows cues from the redevelopment at Kingsdale to the west and provides an appropriate transition to the residential neighborhood to the east. The proposal meets the standards of approval for Major Site Plan applications and would be an economic and community service benefit to the community. For these reasons, Staff recommends approval of this application, subject to the following conditions:

1. *That a final landscape plan be reviewed and approved by the City Forester, which includes tree protection measures of at least 10 feet and retention/enhancement of the eastern landscape buffer;*
2. *That the final design of access and on-street parking be reviewed and approved by the City Engineer;*
3. *That the parking agreement for six off-site parking spaces be maintained unless otherwise approved by the Community Development Director;*
4. *That no bells or horns be used on the exterior of the building; and*
5. *That the proposed building be eligible for LEED® certification, with a scorecard submitted with the Building Permit application.*

Attachments

1. BZAP Staff Report Pics - Barrington School of Kingsdale
2. Revised plans 09.01.23
3. Barrington School of Kingsdale - MSP application (no notice)
4. UA Prelim Comments - The Barrington School of Kingsdale
5. UA Schools email
6. Barrington School neighbor letters 09.01.23



The Barrington School of Kingsdale

3230 Northwest Boulevard

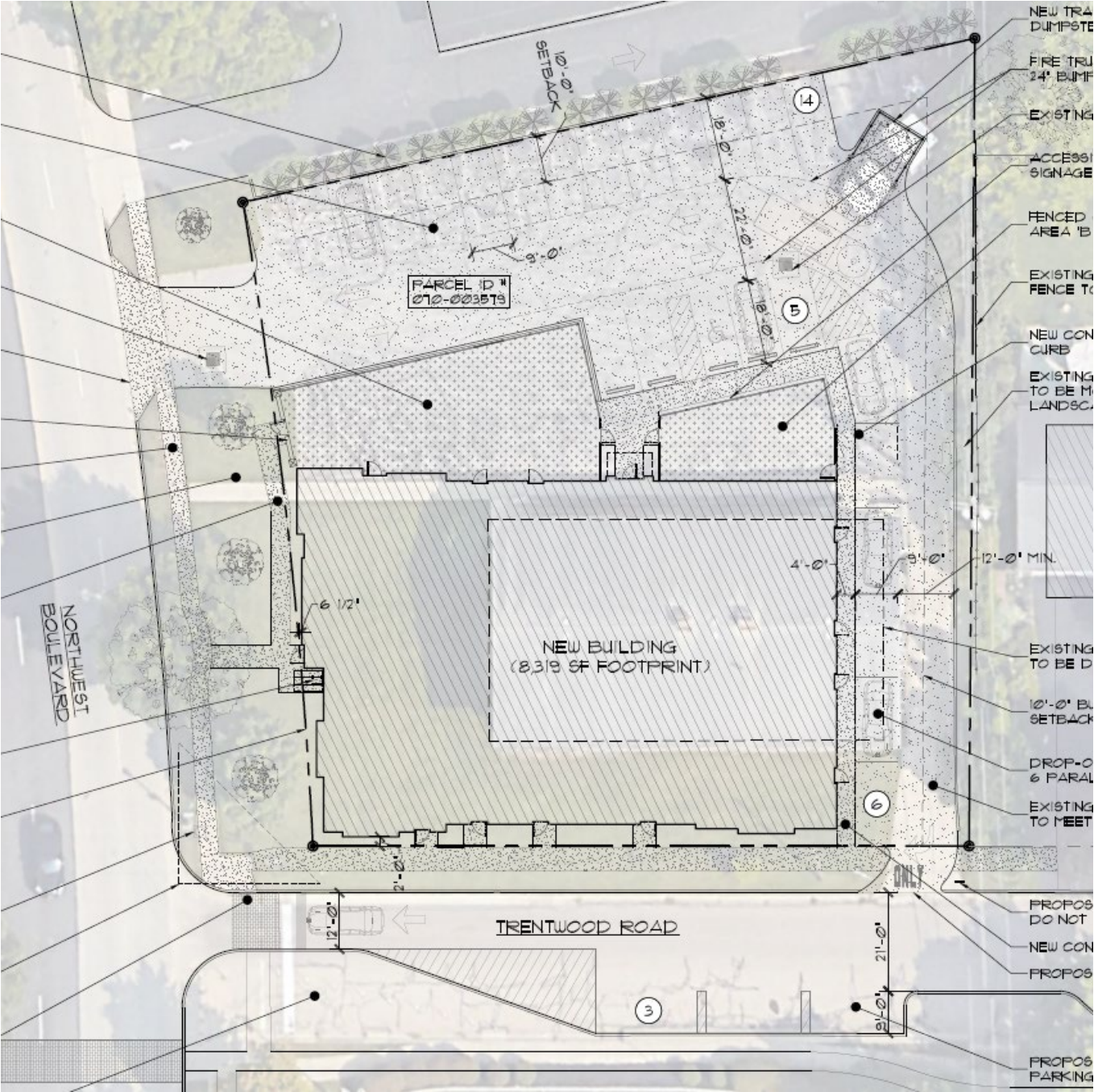
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Proposed Site Plan



Proposed Rendering from Northwest Boulevard



Proposed Northwest Boulevard & Trentwood Road Elevations



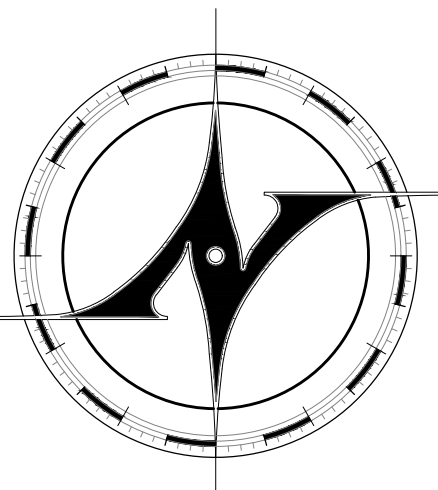
Existing Site Conditions



Existing Site Conditions



SITE ANALYSIS	
ZONING	CITY OF UPPER ARLINGTON
COMMERCIAL DISTRICT,	B-1 (NEIGHBORHOOD BUSINESS)
MAX. BUILDING HEIGHT:	3 STORIES - 30'-0"
ACTUAL BUILDING HEIGHT:	2 STORIES - 29'-6"
BUILDING FOOTPRINT AREA:	8,319 SF.
SITE AREA:	22,215 SF. 0.51 ACRES
MAX. ALLOWABLE COVERAGE:	80%
ACTUAL SITE COVERAGE:	18%
PARKING STANDARDS	ARTICLE 6.03 (Upper Arlington, Ohio - Code of Ordinance)
A. EXISTING BUSINESS:	28 SPACES
B. REQUIRED PARKING SPACES:	
NEW DAYCARE: (TABLE 6-G)	
1 PER TEACHER / EMPLOYEE	25 SPACES
1 PER SIX (6) STUDENTS	31 SPACES
TOTAL SPACES REQUIRED	56 SPACES
C. PROVIDED PARKING SPACES:	
ON-SITE PARKING	
STANDARD SPACES	18 SPACES
ACCESSIBLE SPACES	1 SPACES
DROP-OFF PARALLEL SPACES	6 SPACES
TOTAL	25 SPACES
OFF-SITE PARKING	
PROPOSED TRENTWOOD RD. SPACES	3 SPACES
SECURED PARKING AGREEMENT W/ 1500 FISHINGER RD	6 SPACES



NEW AVENUE
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614 . 884 . 8888

FORMAL BZAP REVIEW SET

07/14/2023
INFORMAL BZAP REVIEW SET 06/18/2023

Barrington School
of Kingsdale
3230 Northwest Boulevard
Upper Arlington, Ohio 43221



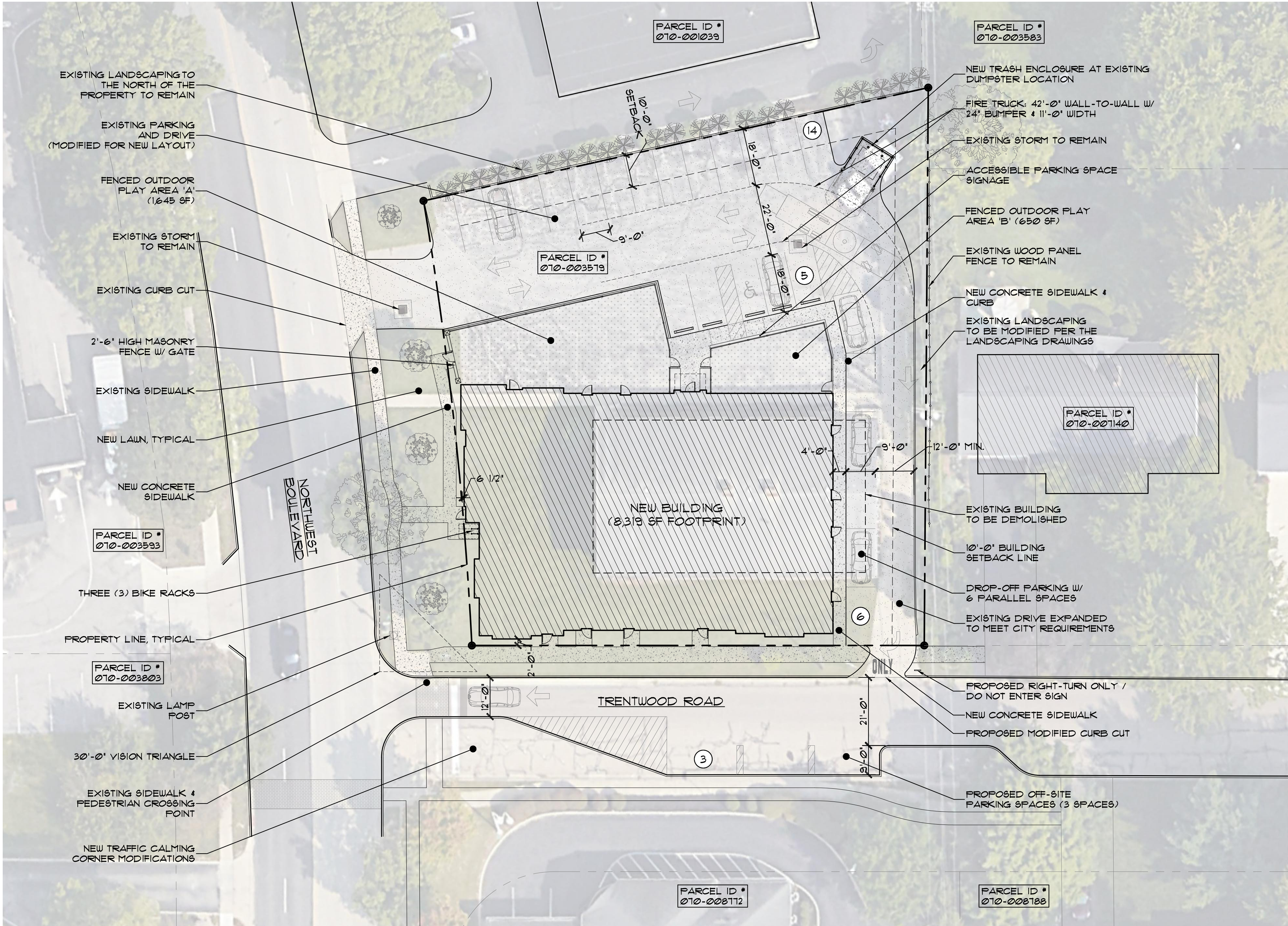
**BARRINGTON
SCHOOL**
WHERE LEARNING BEGINS

Project No. 23-0098

ARCHITECTURAL
SITE PLAN

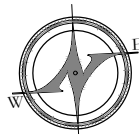
© 2023 NEW AVENUE, LLC.
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF NEW
AVENUE, LLC AND MAY NOT BE USED, DUPLICATED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

SP1.1



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. KLA STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.

2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.

4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.

5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.

8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".

9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.

10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE

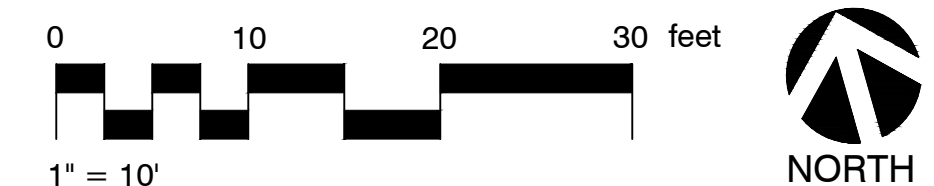
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.

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16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS) . SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.

17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.



Barrington School
3230 Northwest Blvd.
Upper Arlington, Ohio 43221

PROJECT #023-150

August 28, 2023

SHEET INFORMATION

DRAWN BY
BAK

REVISIONS

SHEET TITLE
Landscape Plan

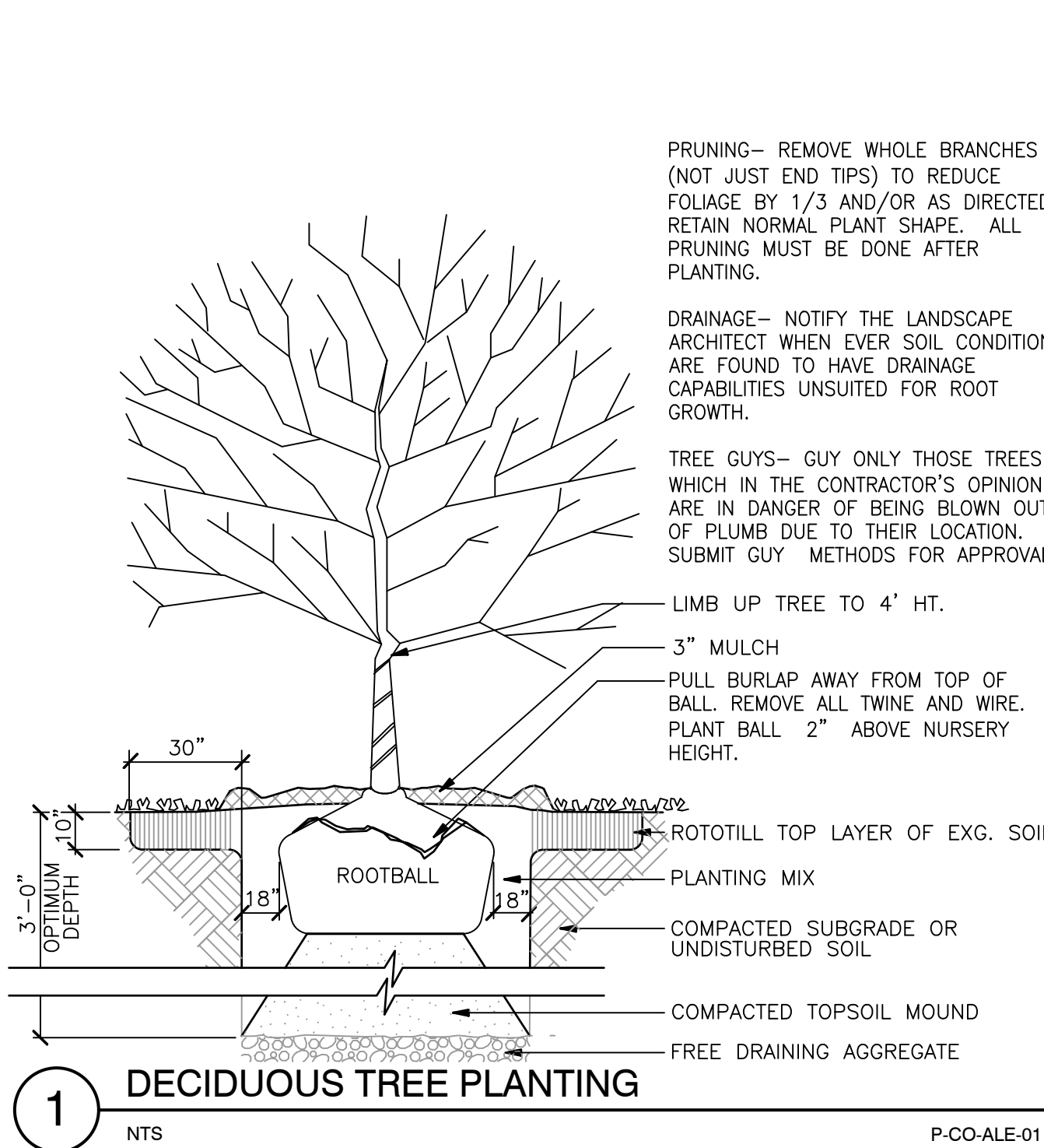
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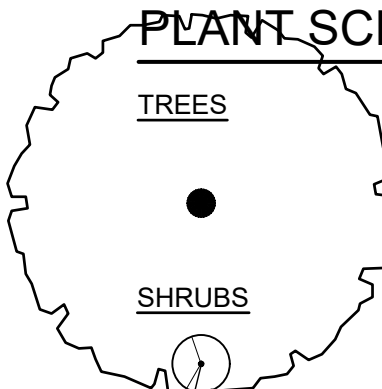
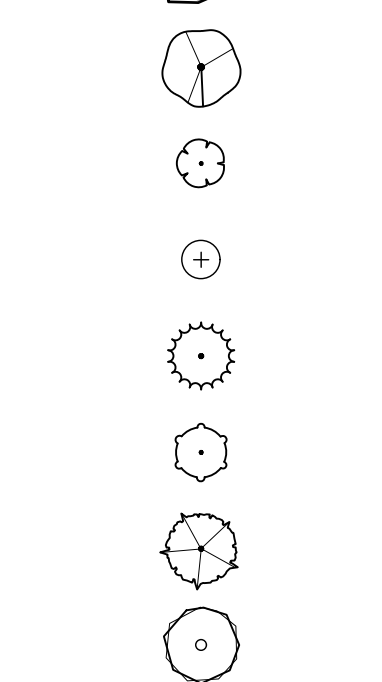
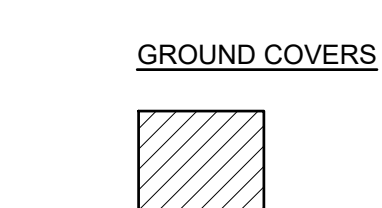
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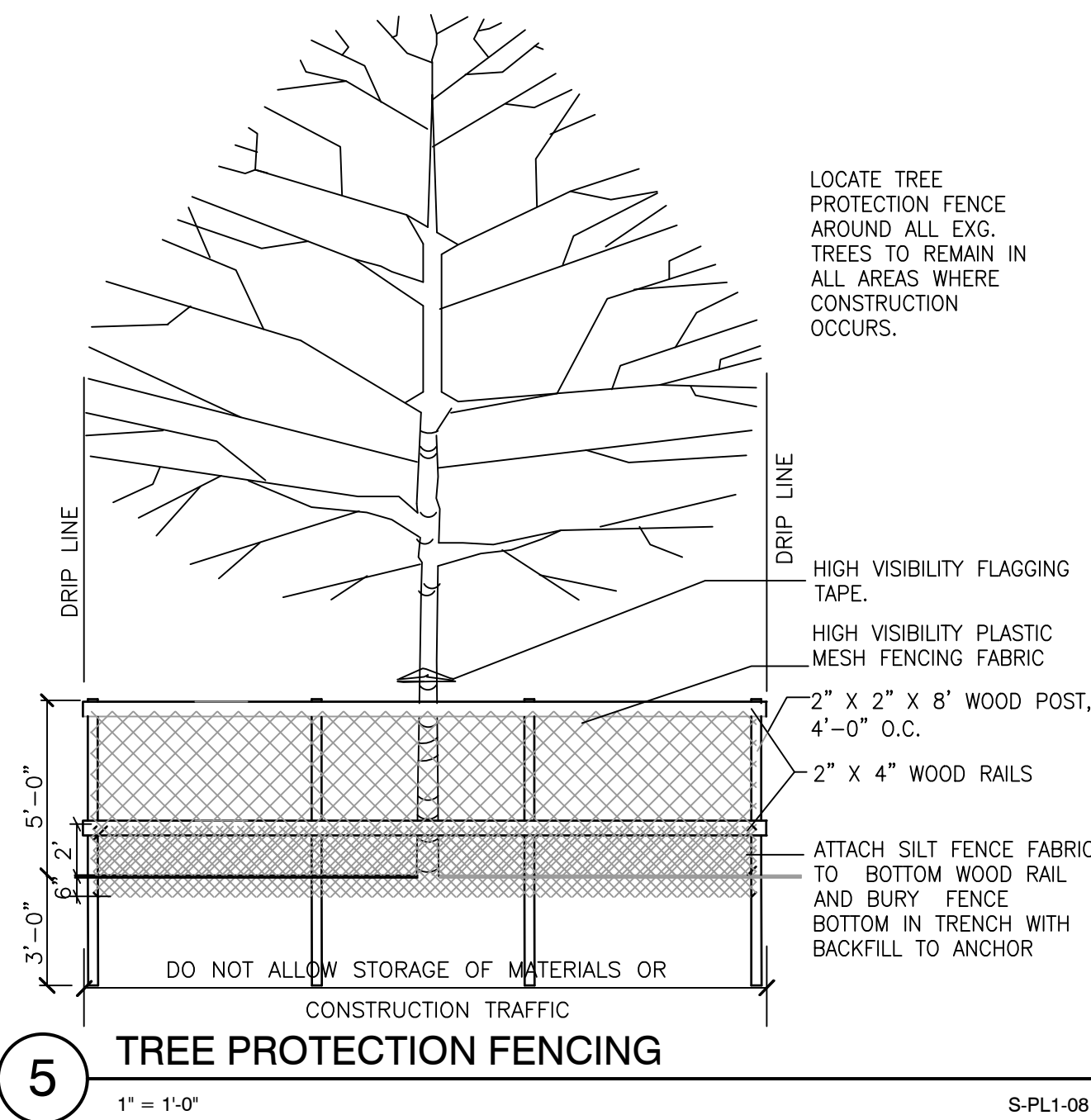
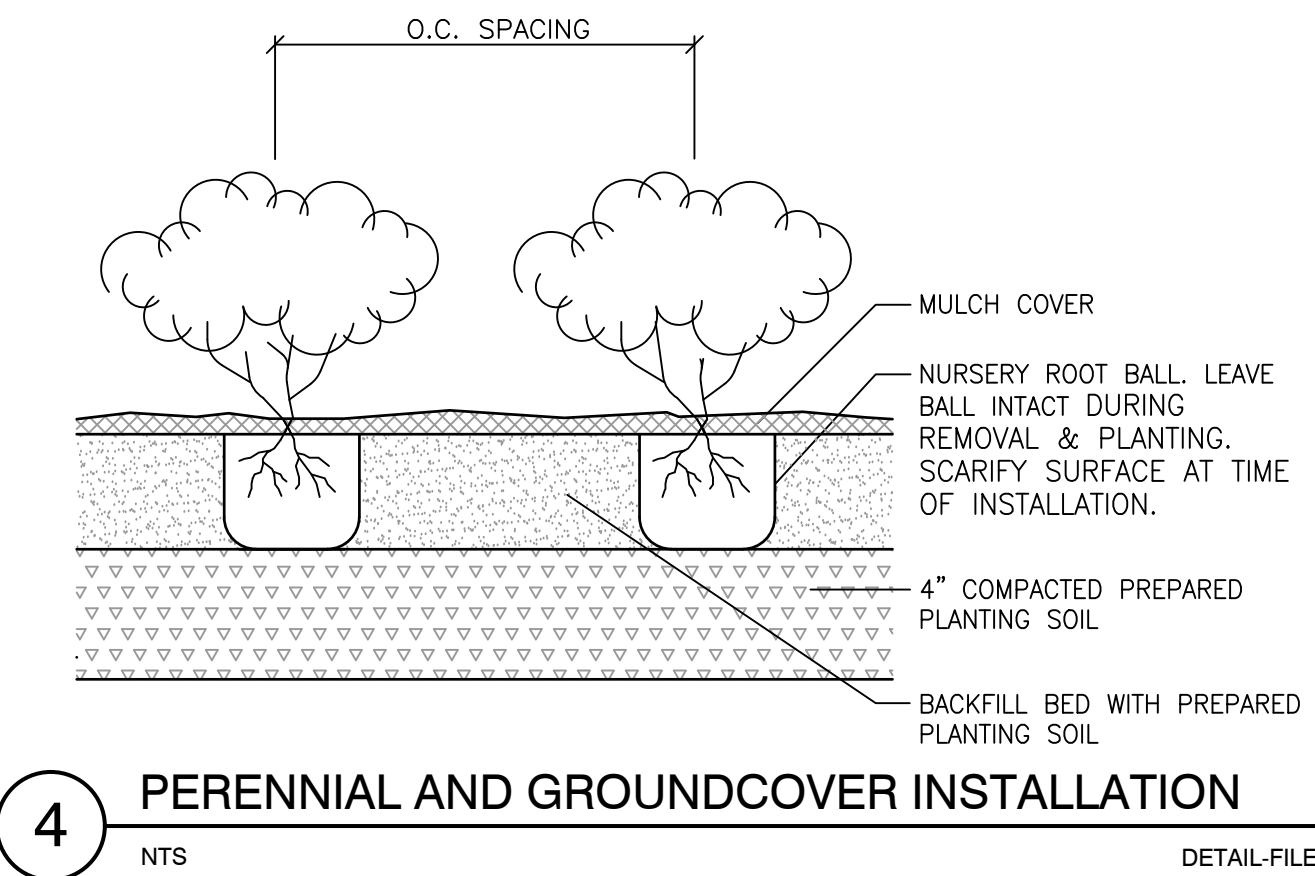
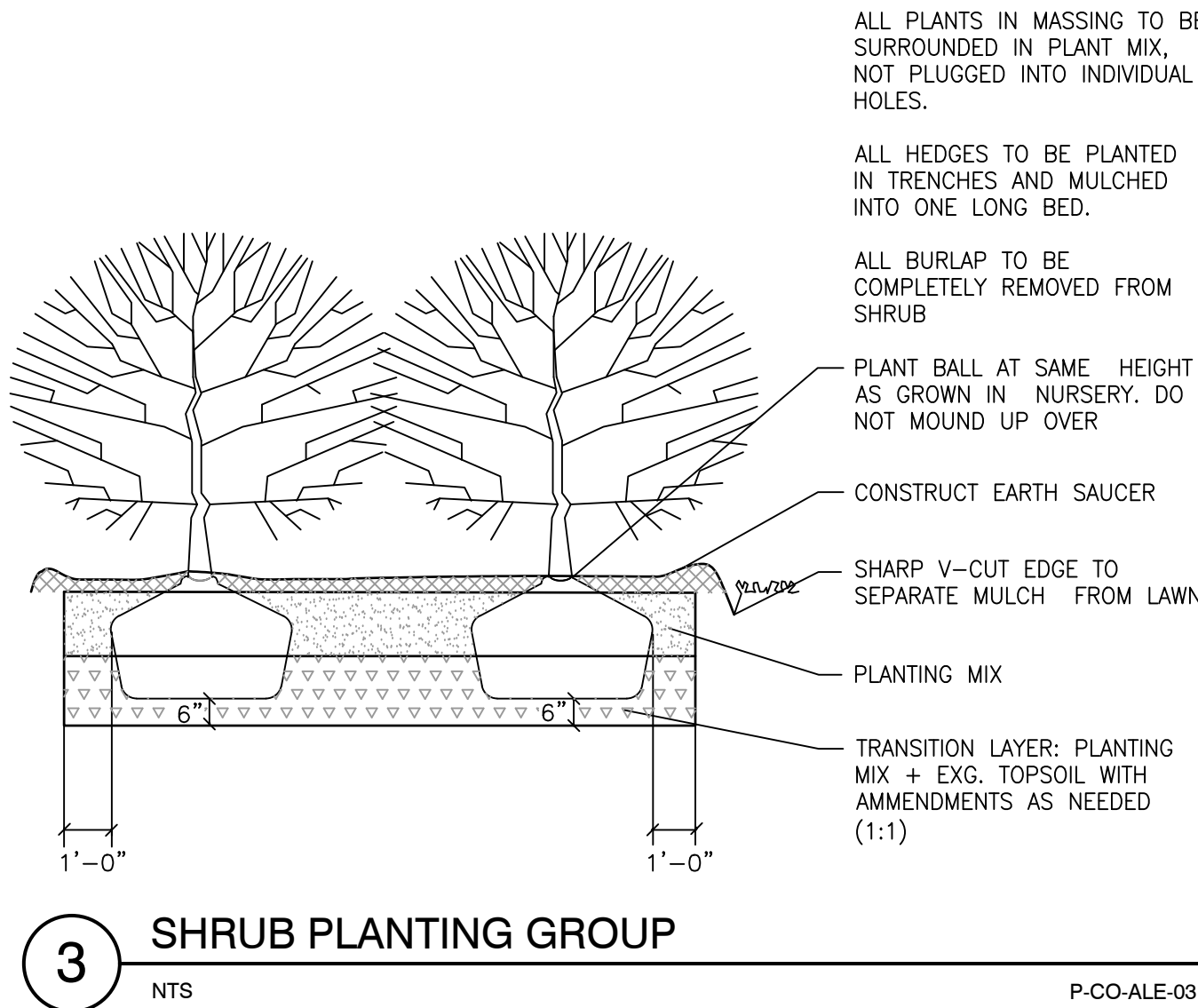
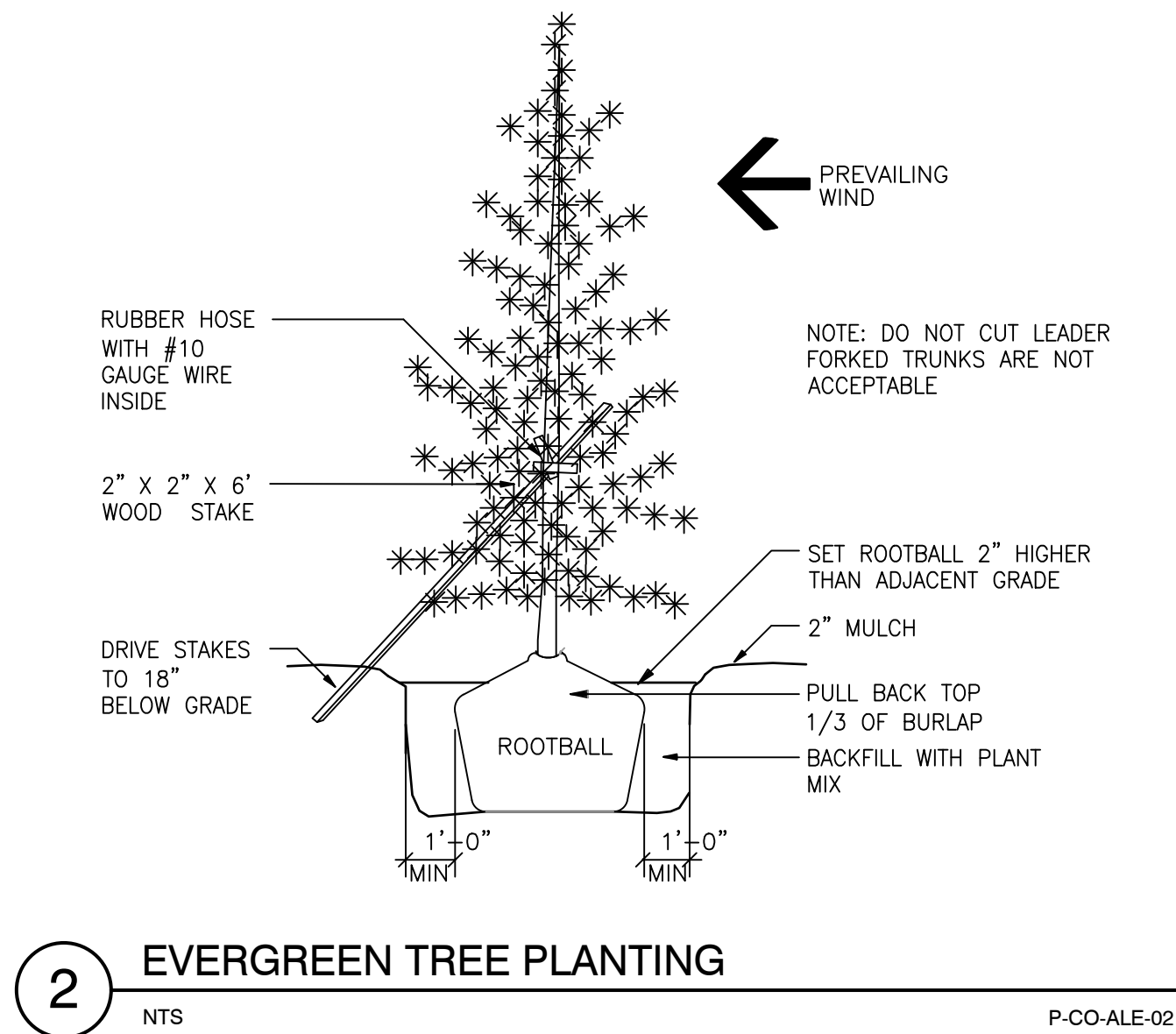
L-1

GENERAL PLANTING NOTES:

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PLANT SCHEDULE									
	TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	
		PL	1	Platanus x acerifolia 'Liberty'	London Plane Tree	3" Cal.	B&B		
		SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
			BG2	20	Buxus x 'Green Gem'	Green Gem Boxwood	3 gal	Cont.	
			CK2	15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal	Cont.	
			CE	10	Chamaecyparis pisifera 'Lime Pie'	'Lime Pie' Sawara Cypress	3 gal	Cont.	
			PH	14	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal	Cont.	
			RO	15	Physocarpus opulifolius	Summer Wine Nine Bark	3 gal	Cont.	
			TC	12	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	3 gal	Cont.	
			TE	27	Thuja occidentalis 'Emerald'	Emerald Arborvitae	6' HT	B&B	
		VC	9	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	5 gal	Cont.		
	GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
		EP	20	Echinacea purpurea	Purple Coneflower	4"pot		18" o.c.	Ohio Prairie Nursery Mesic Annual/Perennial Forbs



Barrington School
3230 Northwest Blvd.
Upper Arlington, Ohio 43221

PROJECT #023-150

August 28, 2023

SHEET INFORMATION

DRAWN BY
BAK

REVISIONS

SHEET TITLE
Plant List and Details

SCALE
AS NOTED

SHEET NO.

L-2

kla studios
8240 Robinhood Circle Westerville, Ohio 43082
614.530.5273 info@kla-studios.com
www.kla-studios.com



Business Overview

At Barrington School, our mission is to provide children with the highest quality of care in a loving, organic environment where a child's education, nutrition and learning experiences are the top priority.

We will accomplish this by:

1. Providing wholesome organic meals for breakfast, lunch, and afternoon snack.
2. Supporting families by lowering staff /child ratios so needs are met quickly and efficiently.
3. Providing several classes each week for the children that promote whole body awareness, coordination, and physical activity.
4. Nurturing creativity through sensory experiences and thoughtful lesson plans provided by our staff members.
5. Providing all necessities for each child in a clean, comfortable environment.
6. Adhering to the requirements of Ohio law.

Our school will help the local economy in multiple ways:

1. Real estates taxes from a beautiful new building
2. Job opportunities for local candidates
3. At full capacity, our contribution to the local economy through payroll will be close to \$1 million per year
4. Most importantly, a high-quality daycare service will be made available to the Upper Arlington residents conveniently located close to the new community center

Our center will be open from 7am-6pm; Closed on the weekends and major holidays. During after-hours and weekends, We are willing to share our parking with the patrons of the Upper Arlington Community Center. Our center will follow all rules established by ODJFS, Columbus Public Health, and other local governing bodies.

Our licensed full capacity will be between 160-170 children. Below are the yearly projections.

- At the end of year1 – 75-80
- At the end of year2 – 115-120
- At the end of year3 – 125-150
- Year4 onwards – 130-160

We have conducted an open forum meeting with the neighbors in June. We have taken their feedback and our site plan and building plan were adjusted to incorporate their feedback.

We believe that Barrington School of Kingsdale will be a great addition to Upper Arlington and we look forward to the zoning approval on 9/6/23. Thank you.

Jamal Kader
Fazeena Jamal

Owners
Barrington School of Grandview



August 23, 2023

To: **Upper Arlington Planning Division**
3600 Tremont Road
Upper Arlington, Ohio 43221
(614) 583-5000

Attn: Justin Milam, Alyssa Kelly
Senior Planner Planning Officer

Re: Barrington School of Kingsdale – Site Plan Application
Energy Efficiency Elements

Dear Justin,

In response to the request to provide energy efficiency elements in our design we propose the following:

- Energy efficient hot water heaters and mechanical systems
- Low flow plumbing fixtures
- LED lighting fixtures
- Windows and doors meeting Energy Star Northern Zone efficiency
- Slab, wall and roof insulation meeting or exceeding code

Please let me know if there are any questions or if any further information is needed.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'M. Maistros', with a long horizontal flourish extending to the right.

Michael J. Maistros, AIA
Principal

New Avenue Architects and Engineers
614-884-8888
mjmaistros@new-avenue.net



August 23, 2023

To: **Upper Arlington Planning Devison**
3600 Tremont Road
Upper Arlington, Ohio 43221
(614) 583-5000

Attn: Justin Milam, Alyssa Kelly
Senior Planner Planning Officer

Re: Barrington School of Kingsdale – Site Plan Application
Utility Narrative

Dear Justin,

The following is the requested brief narrative of the anticipated utility usage for the new development as provided by the Civil Engineer:

The intent will be to utilize the existing services for the sanitary sewer, storm sewer and water. If the services are damaged, improperly sized or need to be relocated, new services will be needed. The sanitary service will connect to the existing sanitary sewer main along the east side of the property. The water service will connect to the existing water main along the south side of the property. For the storm sewer, the existing catch basins will be utilized for drainage. If detention is required, a subsurface detention system will be installed at the downstream end of the storm sewer.

Please let me know if there are any questions or if any further information is needed.

Respectfully Submitted,

A handwritten signature in red ink, appearing to read 'M. Maistros', is written over a horizontal line.

Michael J. Maistros, AIA
Principal

New Avenue Architects and Engineers
614-884-8888
mjmaistros@new-avenue.net



23-3346

Site Plan Application

Status: Active

Submitted On: 7/24/2023

Primary Location

3230 NORTHWEST DR
UPPER ARLINGTON, OH
43221

Owner

DR PARTNERS
INVESTMENTS LLC
NORTHWEST 3230
COLUMBUS, OH 43221

Applicant

 Michael Maistros
 614-884-8888
 mjmaistros@new-
avenue.net
 4740 Reed Road, Ste 201
Upper Arlington, OH
43220

BZAP Information

 BZAP Case #

DEV-03-23

 BZAP Review Date

08/16/2023

 Status

Pending

 Variances Granted

 BZAP Conditions

Development Information

Development Name*

Barrington School of Kingsdale

Proposed Tenants (if available)

Barrington School

Description of Development* ?

This Project involves demolishing the existing "Bass Building" that sits on the corner of Northwest Blvd and Trentwood Road and replacing it with a 2-story structure for the use as a new Barrington School.

Site Area (in SF)*

22216

Total Development Size (in SF)*

8505

of Stories

2

Building Height (from grade)*

29.5

of Parking Spaces*

26

Total Development Coverage (in %)*

39

Application Information

Application Type*

Final

How will this development comply with the zoning standards found in the City's Unified Development Ordinance?*

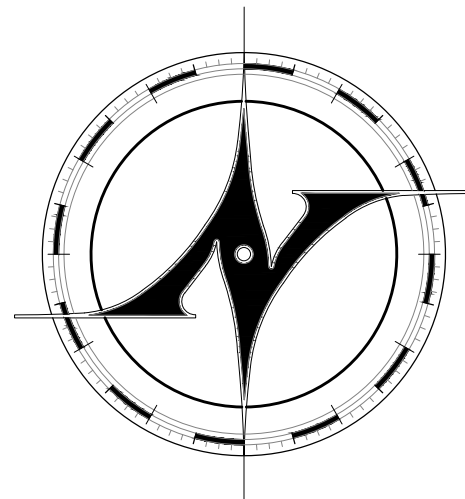
The development meets or exceeds all of the requirements of the City's Ordinances, except for the number of parking spaces, which is the reason for this Variance request.

idows.net/Barrington School - Civil Legal Description.pdf
ool_ - Uploaded by Michael Maistros on Jul 21, 2023 at 7:09 PM
'3_19-09-55.pdf?sp=r&sv=2017-11-
idows.net/Vpc3-
A41Z&se=Barrington School - Landscape Package.pdf
ool_ -
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3A41Z&se=2023-07-
S24p5Le0a7tKa8vaji5QYynQ0ArxhjddV1c%3D)

Barrington School of Kingsdale

Site Plan Application

3230 Northwest Boulevard - Upper Arlington, Ohio 43221



NEW AVENUE
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614 . 884 . 8888

FORMAL BZAP REVIEW SET

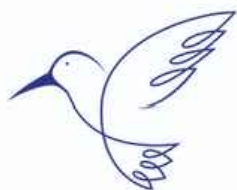
01/24/2023

INFORMAL BZAP REVIEW SET

06/28/2023

Barrington School
of Kingsdale

3230 Northwest Boulevard
Upper Arlington, Ohio 43221



**BARRINGTON
SCHOOL**

WHERE LEARNING BEGINS

Project Team

Project Owner
Jamal Kader
Address,
Columbus, Ohio 4xxxx 614.xxx.xxxx

Architect
New Avenue Architects & Engineers
4740 Reed Road, Suite 201
Columbus, Ohio 43220 614.884.8888

Structural Engineer
New Avenue Architects & Engineers
4740 Reed Road, Suite 201
Columbus, Ohio 43220 614.884.8888

Landscape Architect
Inc
Address,
Columbus, Ohio 4xxxx 614.xxx.xxxx

Civil Engineer
Engineering
Address,
Columbus, Ohio 4xxxx 614.xxx.xxxx

Current Property Owner
Dr Partners Investments LLC
3230 Northwest Boulevard,
Columbus, Ohio 43221

Project Scope of Work:

Summary:
The Scope of Work for this project consists of demolition of an existing 2 story building and the construction of a new 2 story daycare building.

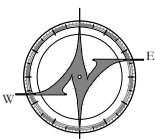
Areas:

Total Scope of Work (Approximate): 10,500 Square Feet

Drawing List:

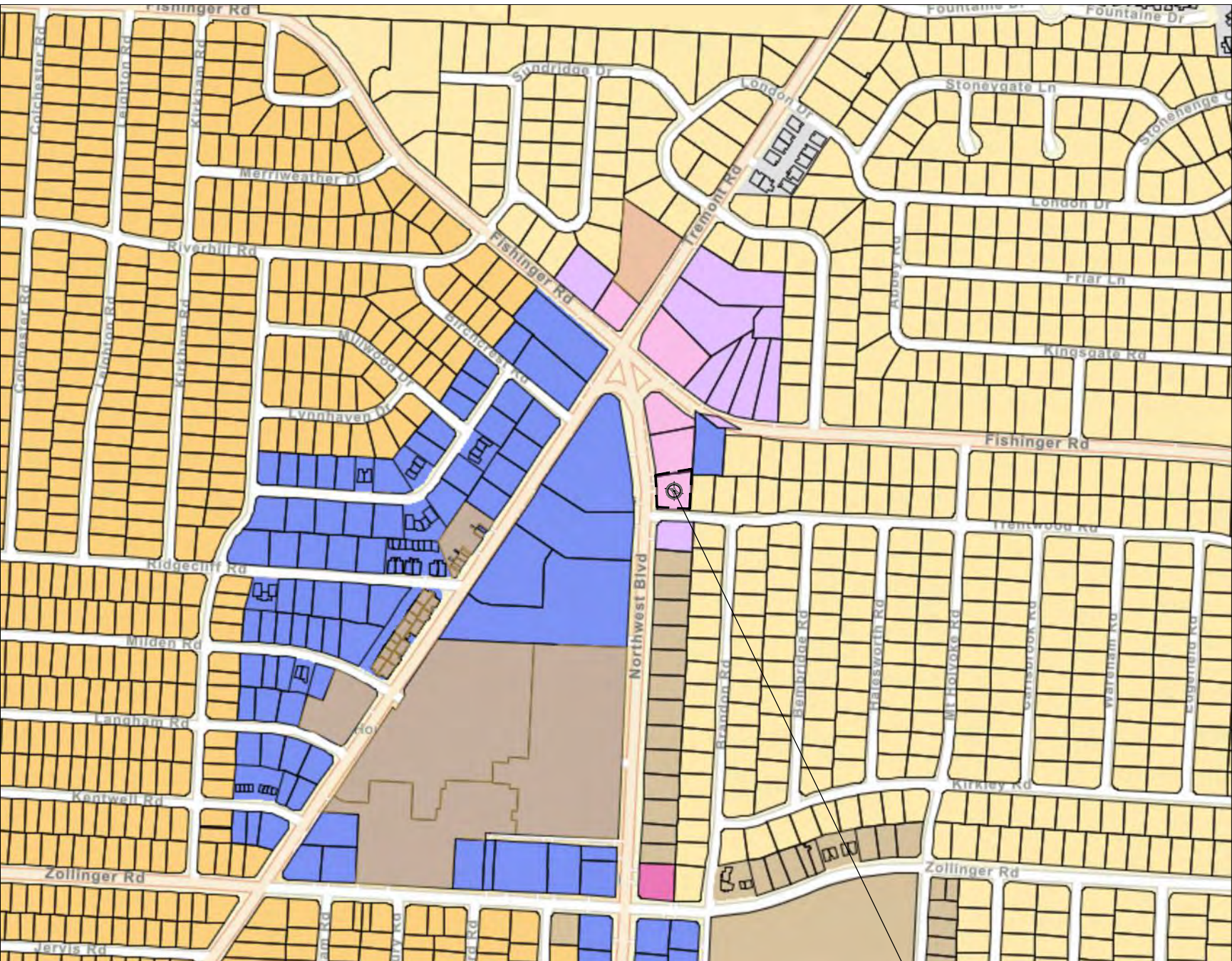
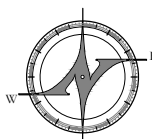
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			1	2	3	4
1.	G0.0	Cover Sheet & Project Information	●			
2.	SP1.1	Site Plan	●			
3.	SD1.1	Site Details	●			
4.	SD1.2	Site Details	●			
5.	A1.1	First Floor Plan	●			
6.	A1.2	Second Floor Plan	●			
7.	A5.1	Exterior Elevations	●			
8.	A5.2	Exterior Elevations	●			
9.	R1.1	Exterior Renderings	●			
10.	R1.2	Exterior Renderings	●			
11.	R1.3	Exterior Renderings	●			
12.	R1.4	Exterior Renderings	●			

Site Vicinity Map



Project Location

Site Zoning Map



Project Location

Northwest Boulevard Perspective

Not to Scale

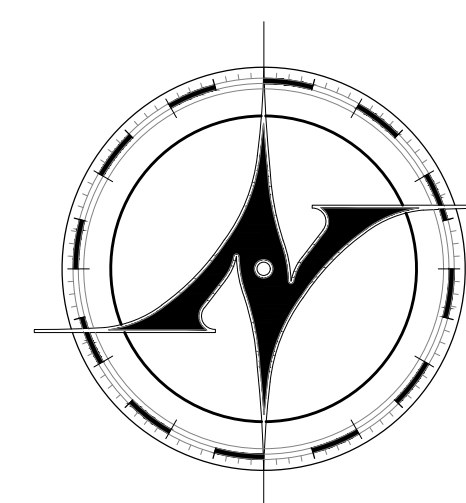


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COVER SHEET &
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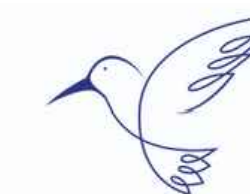
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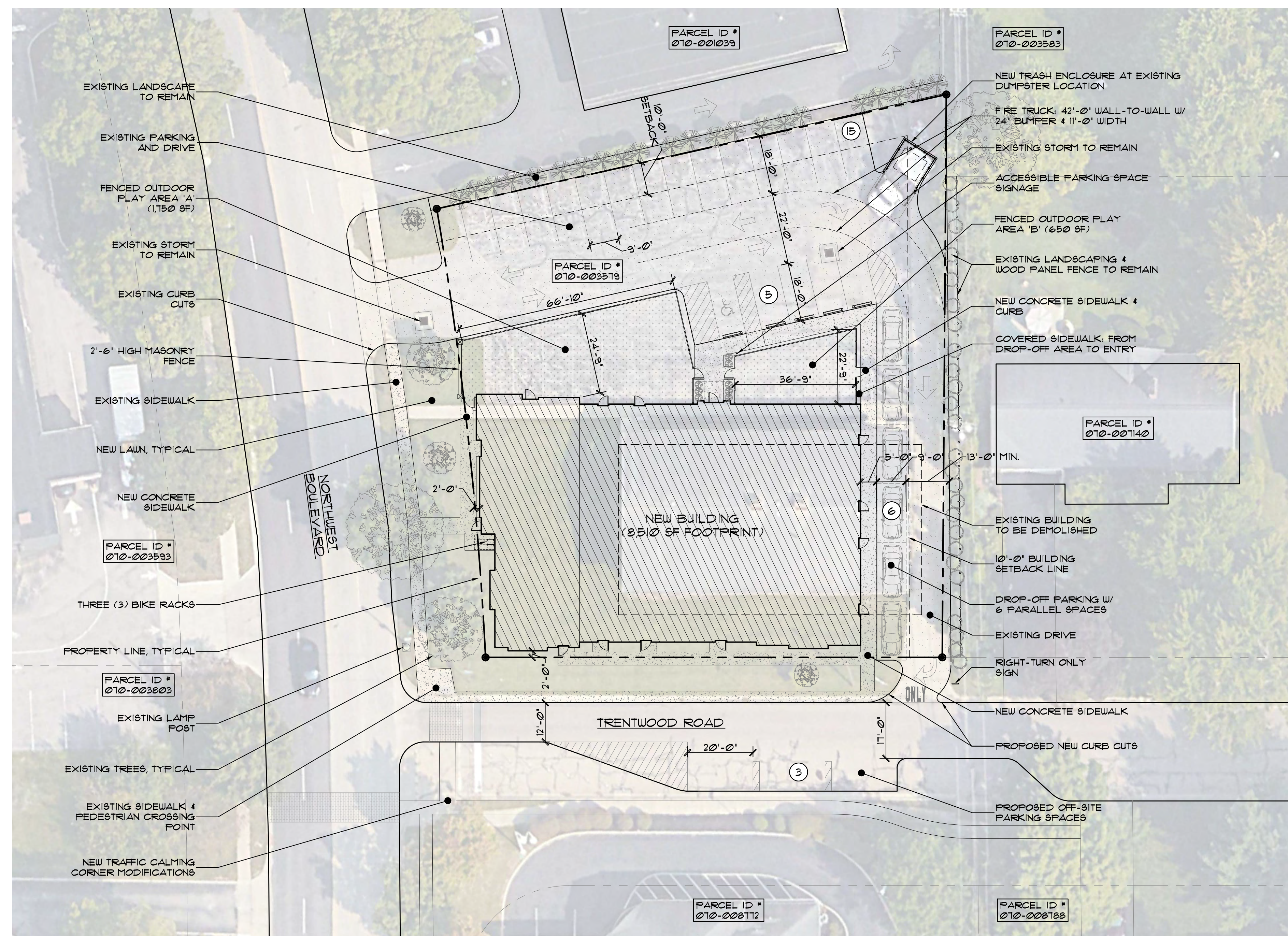
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WHERE LEARNING BEGINS

Project No. 23-0098

ARCHITECTURAL
SITE PLAN

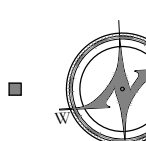
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SP1.1

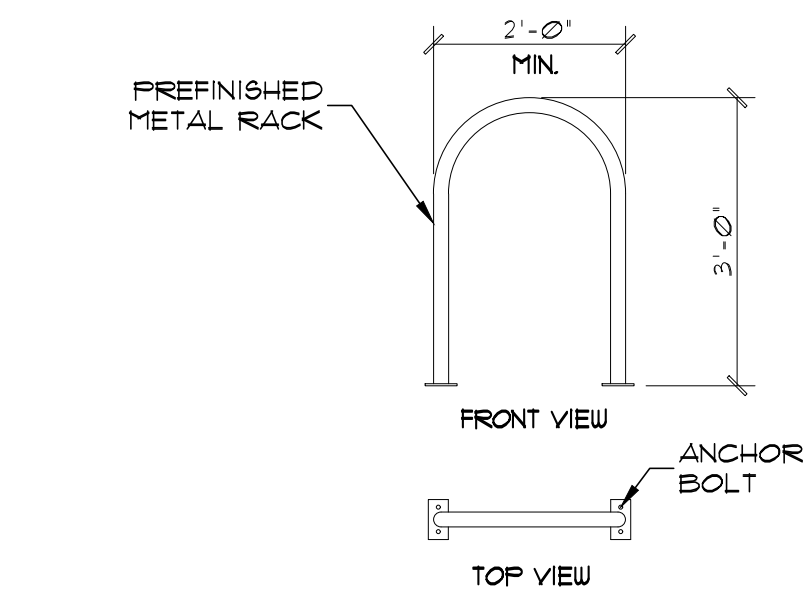


ARCHITECTURAL SITE PLAN

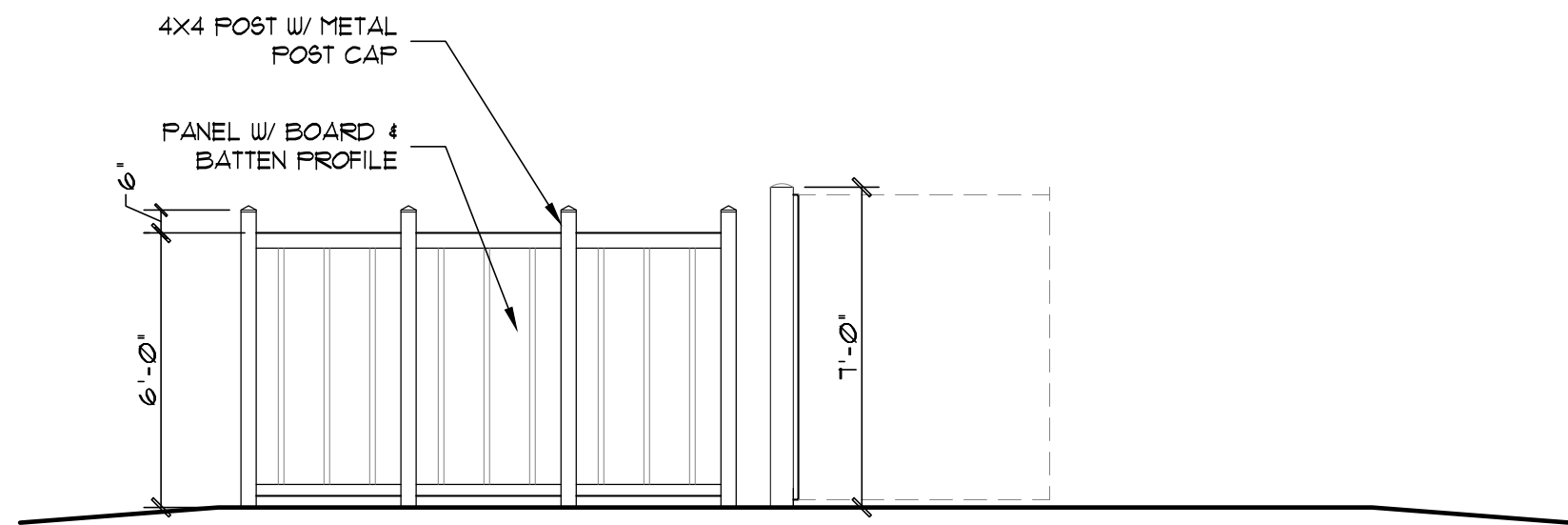
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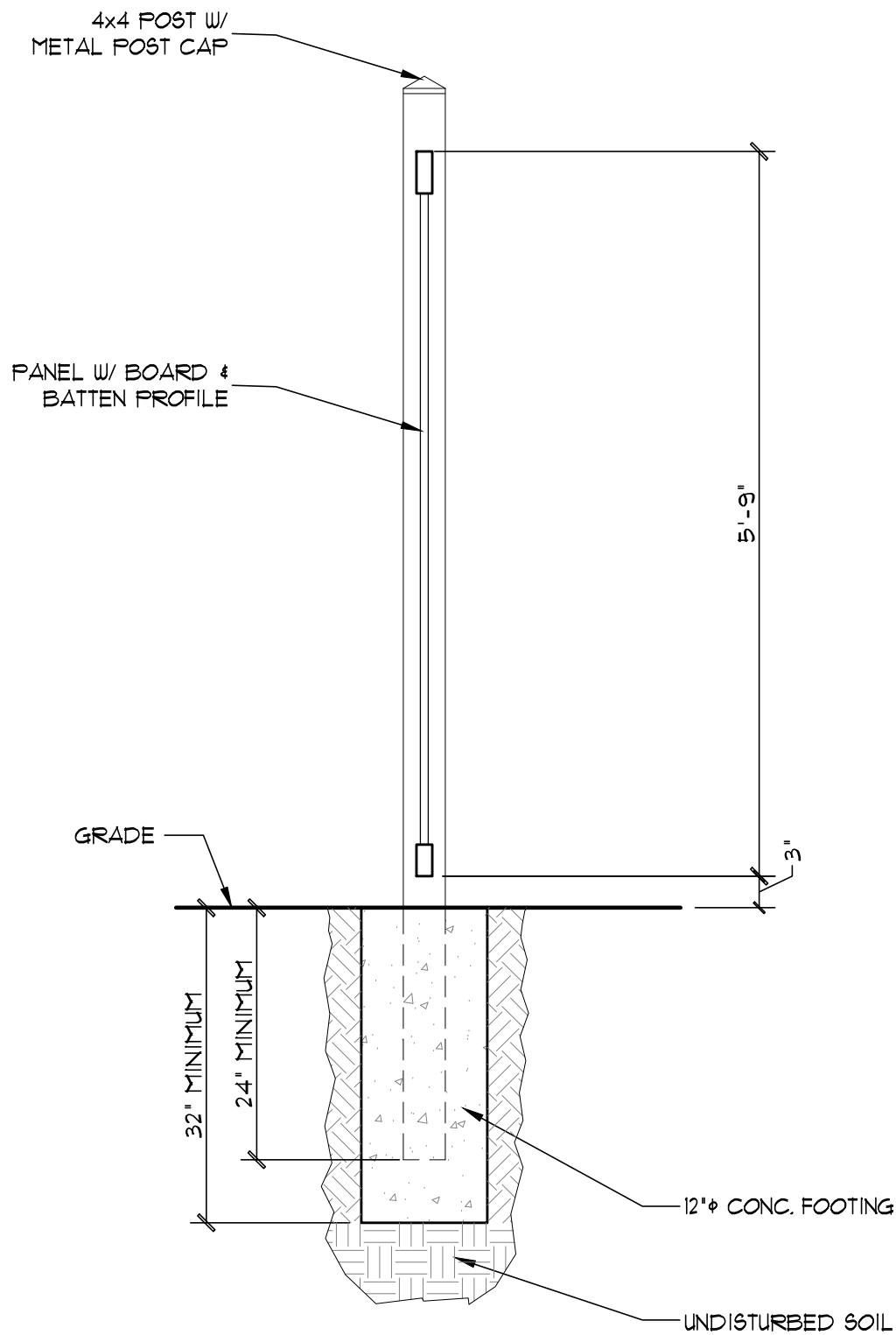
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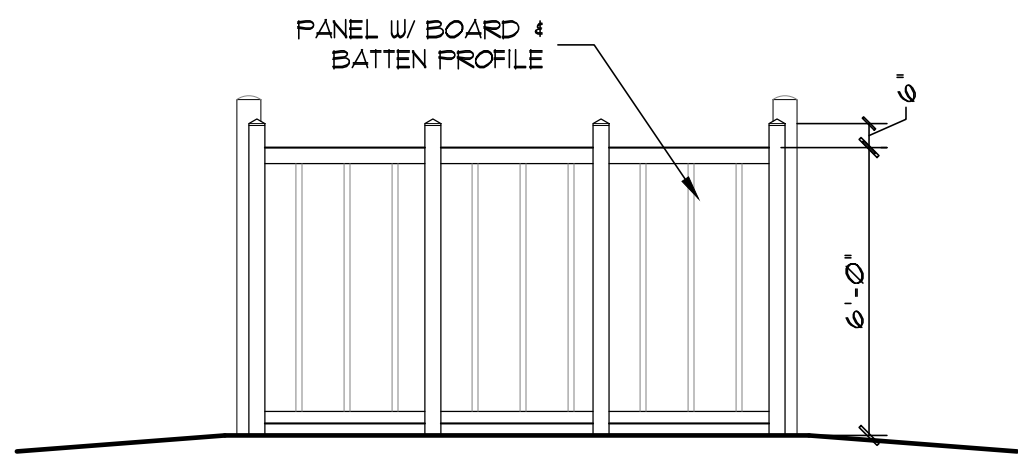
4 BICK RACK DETAIL
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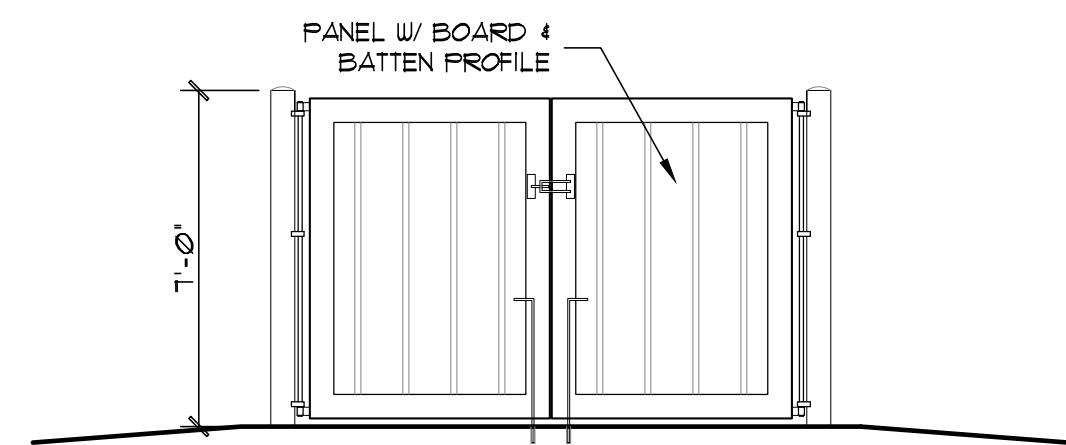
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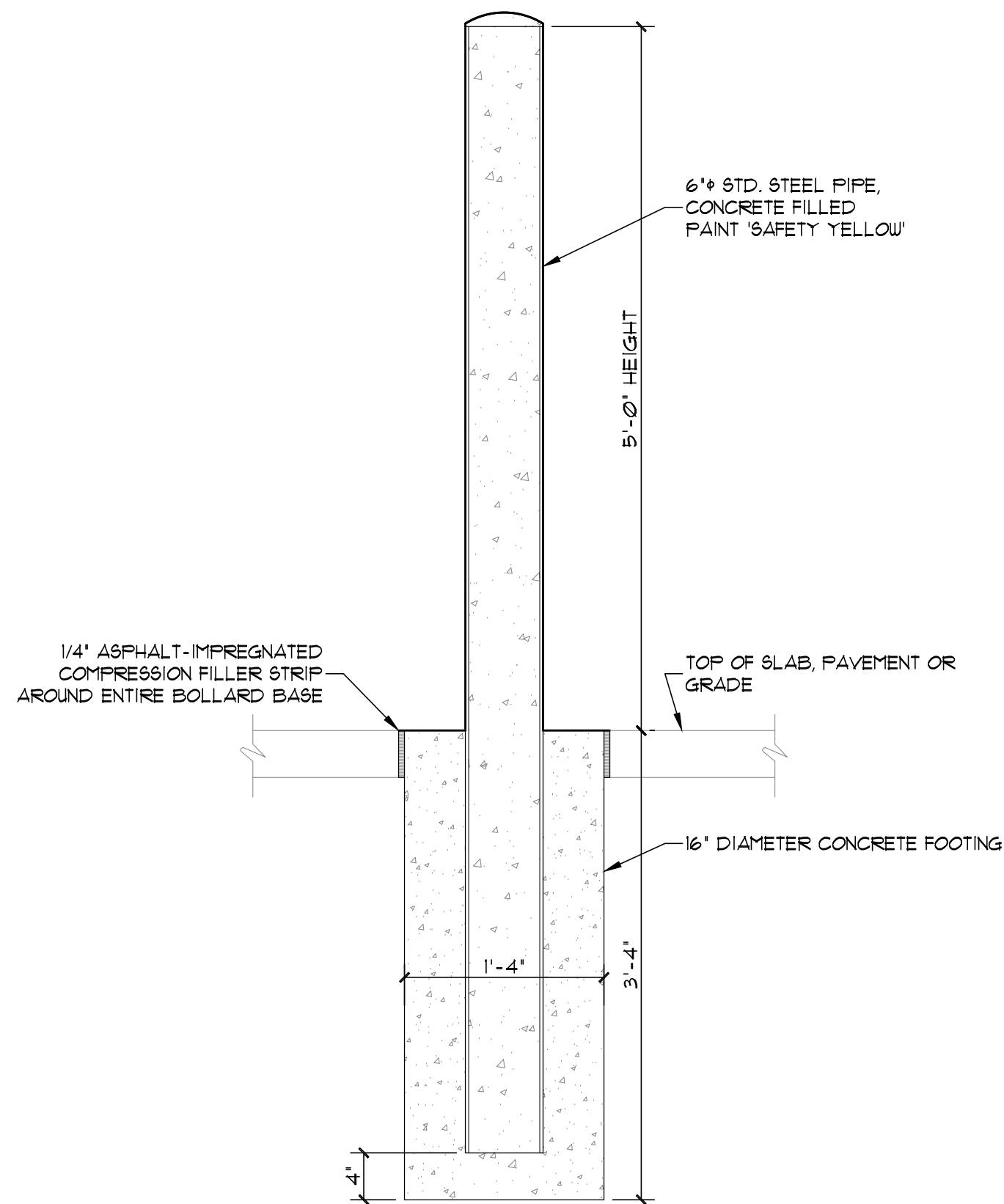
6 ENCLOSURE SCREEN DETAIL
SCALE: 3/4" = 1'-0"



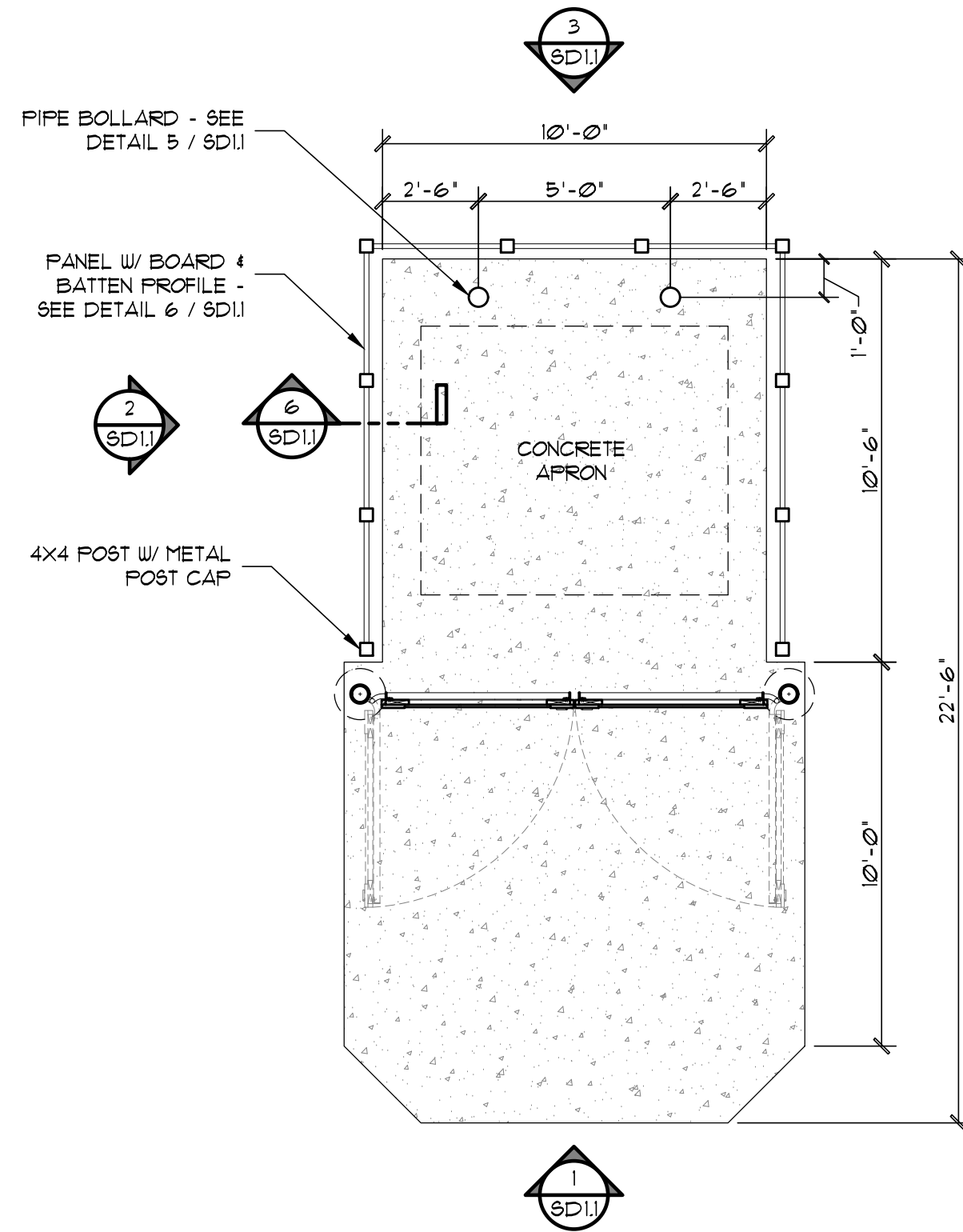
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



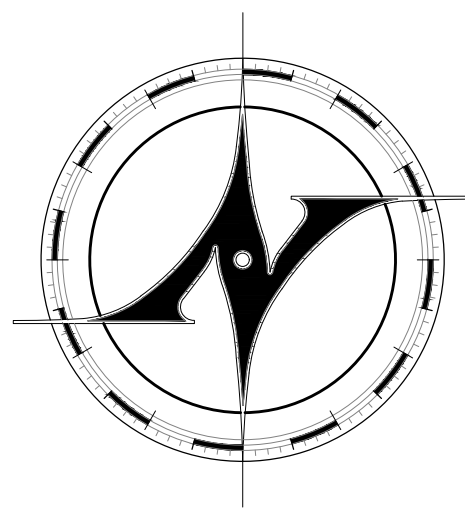
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



5 BOLLARD DETAIL
SCALE: 1" = 1'-0"



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



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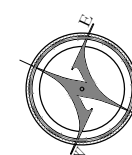
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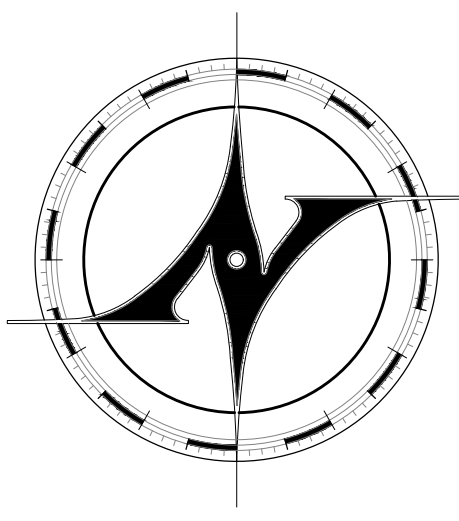
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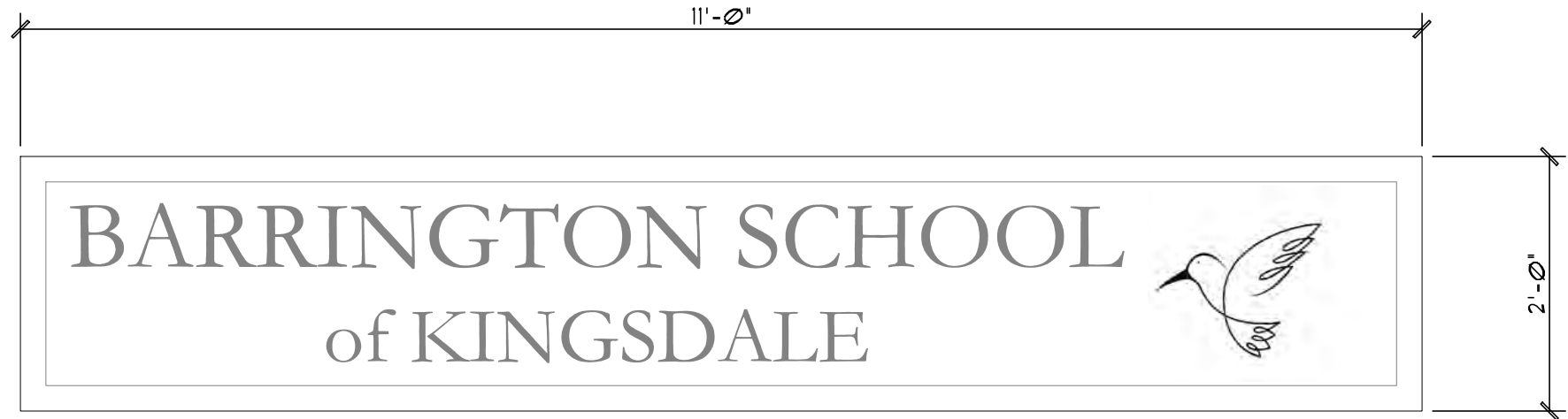
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SITE DETAILS

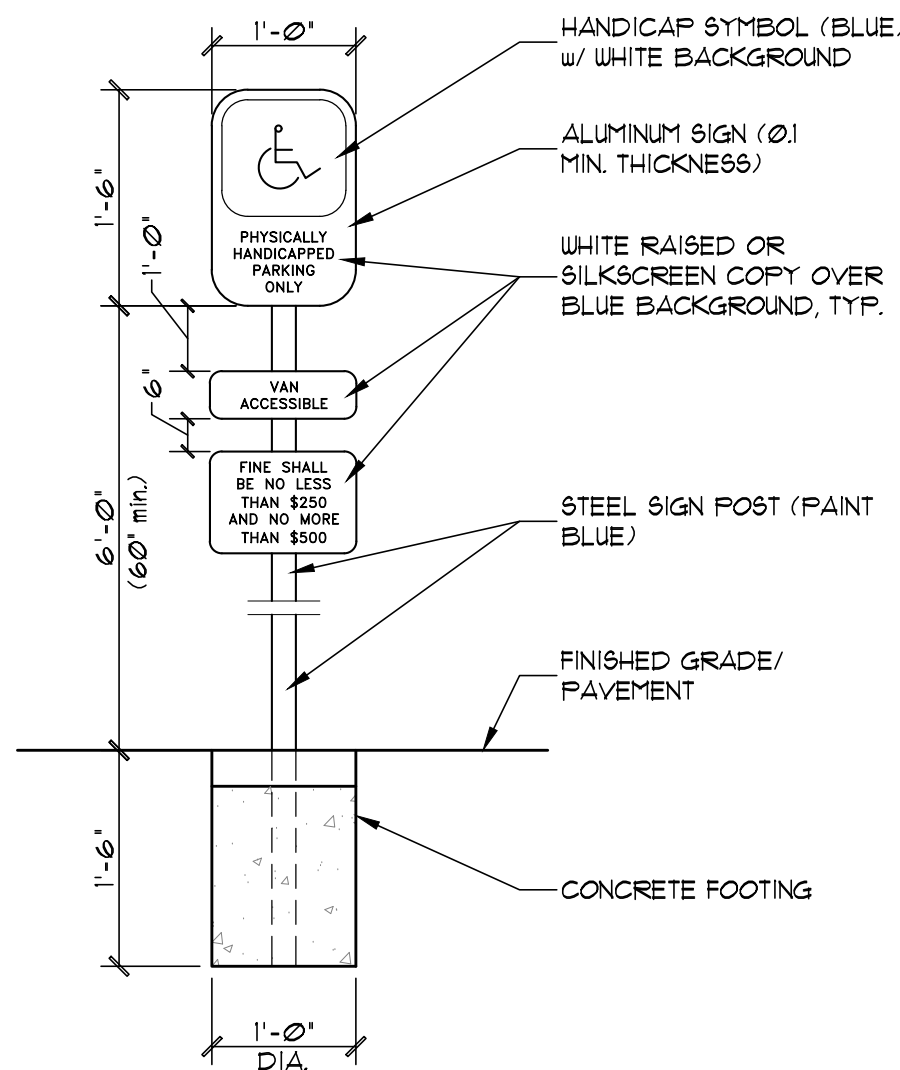
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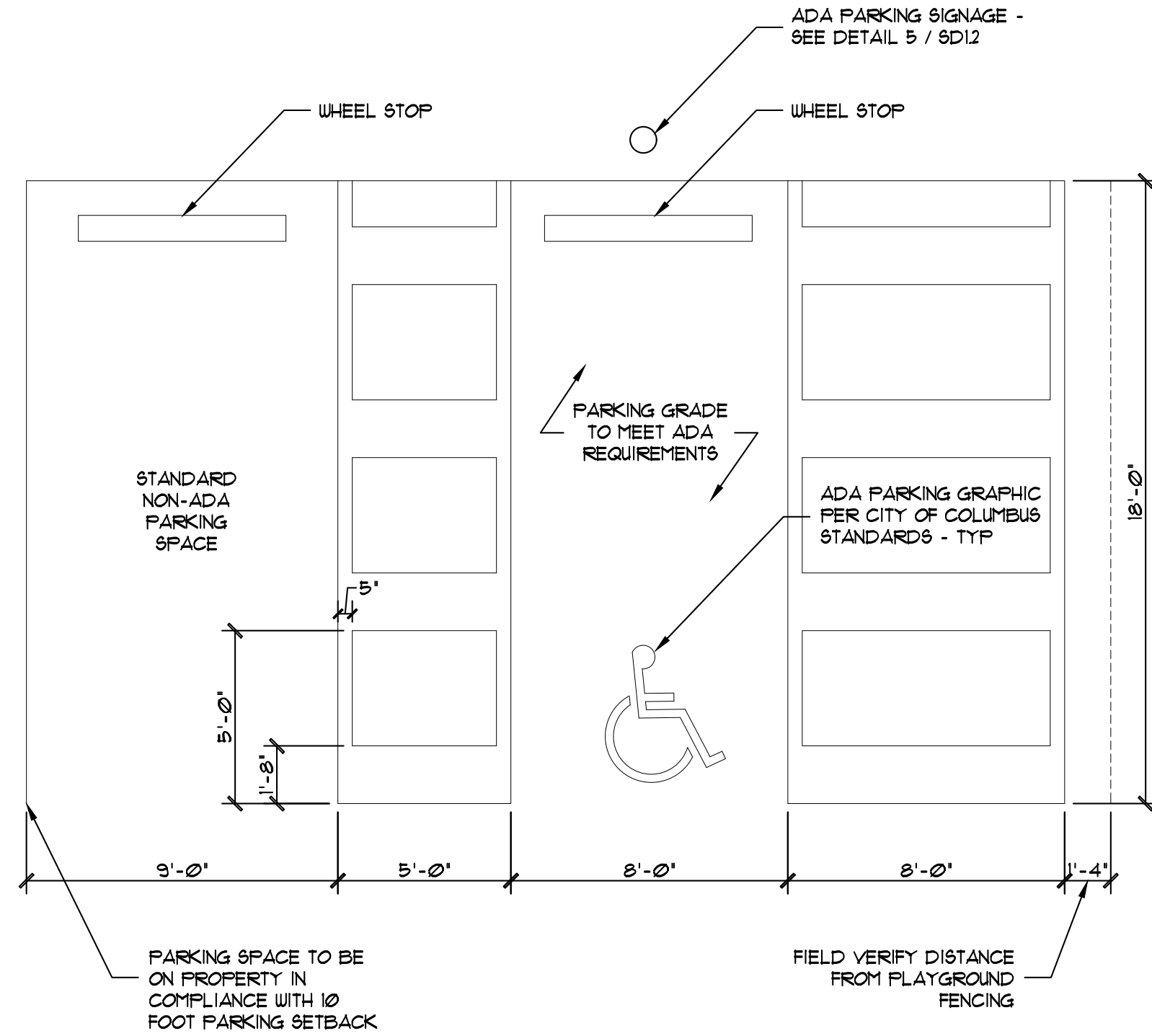
6 BUILDING SIGNAGE

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



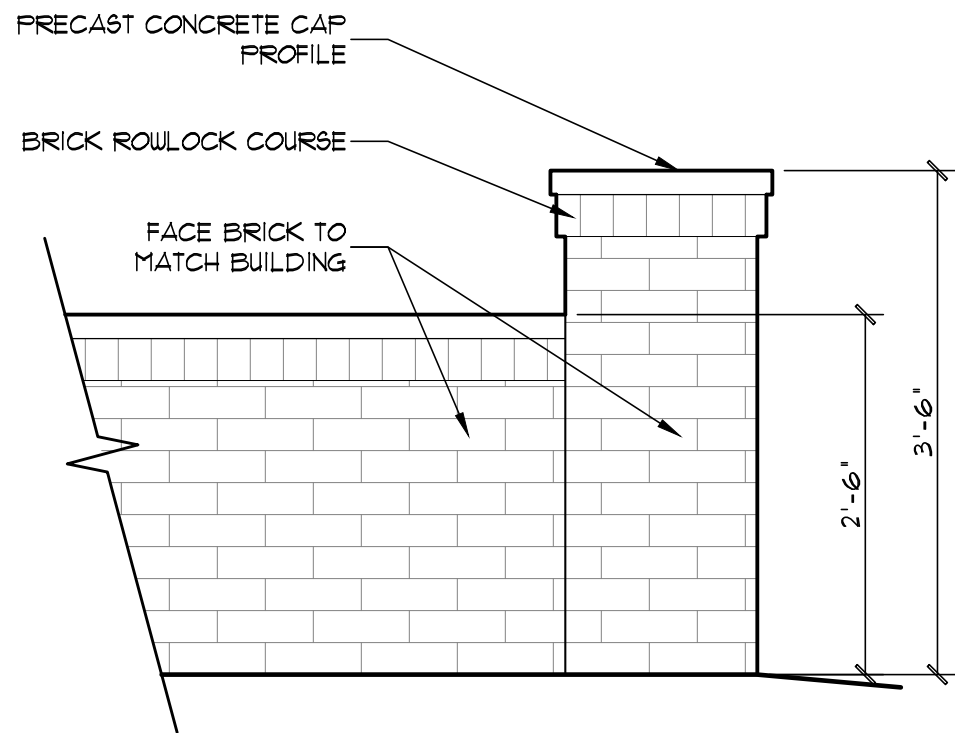
5 ACCESSIBLE PARKING SIGN

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



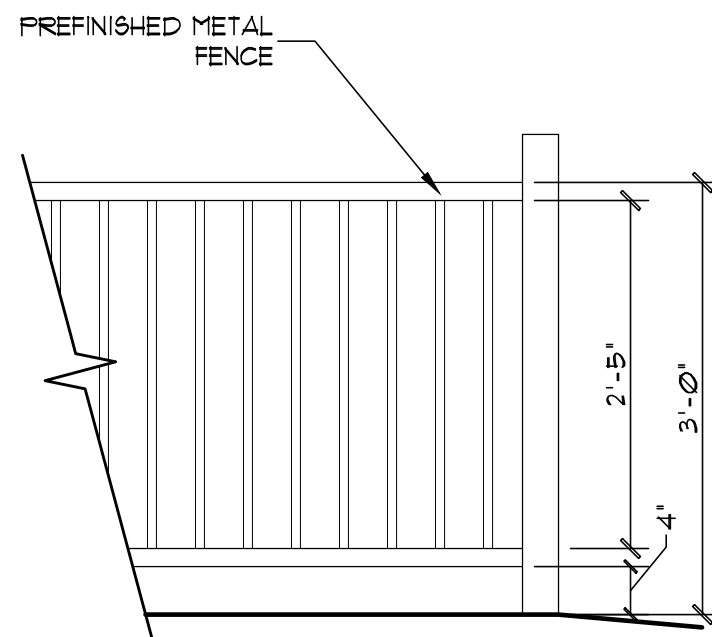
4 ACCESSIBLE PARKING DETAIL

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



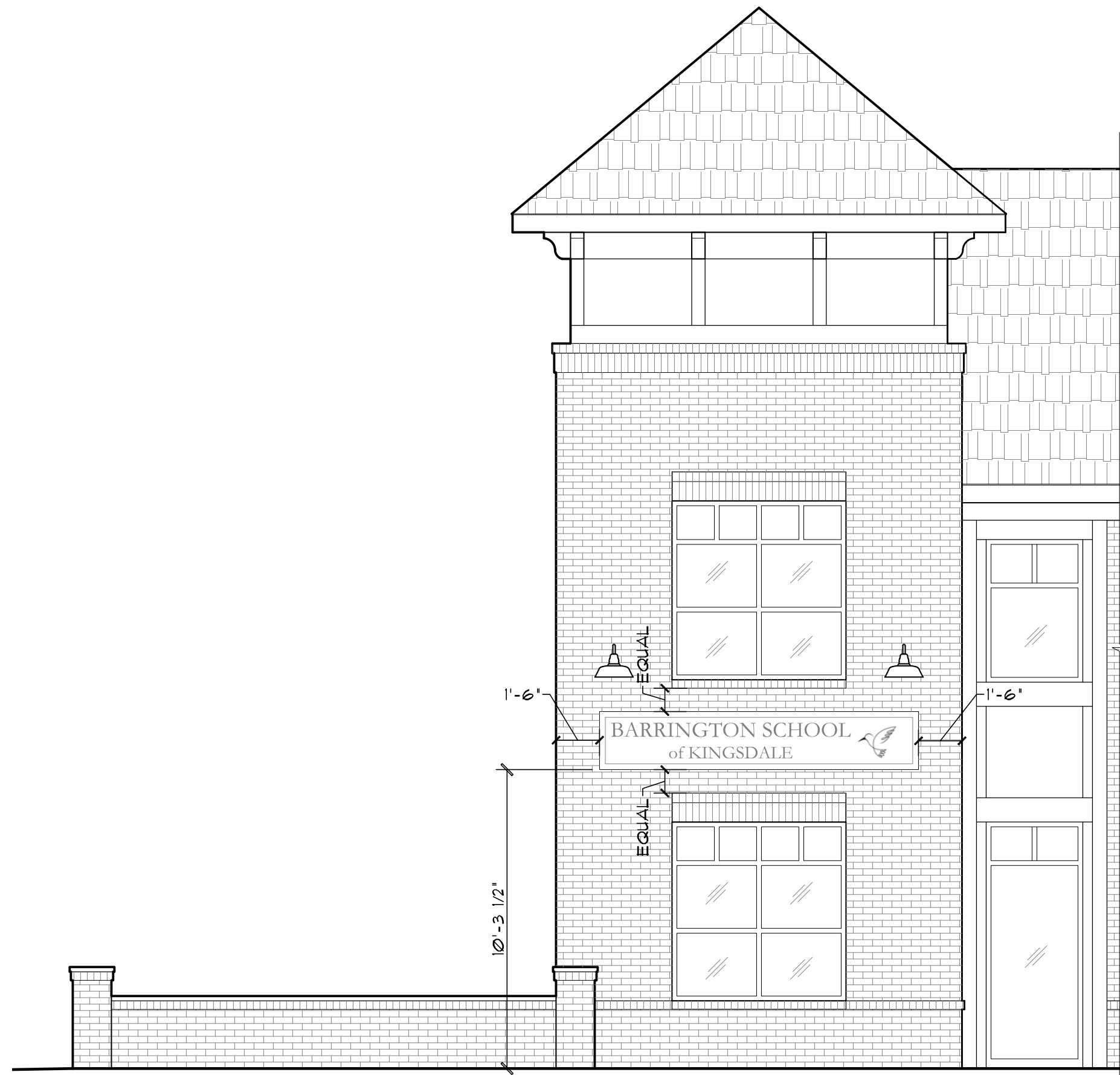
2 PLAYGROUND WALL DETAIL

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



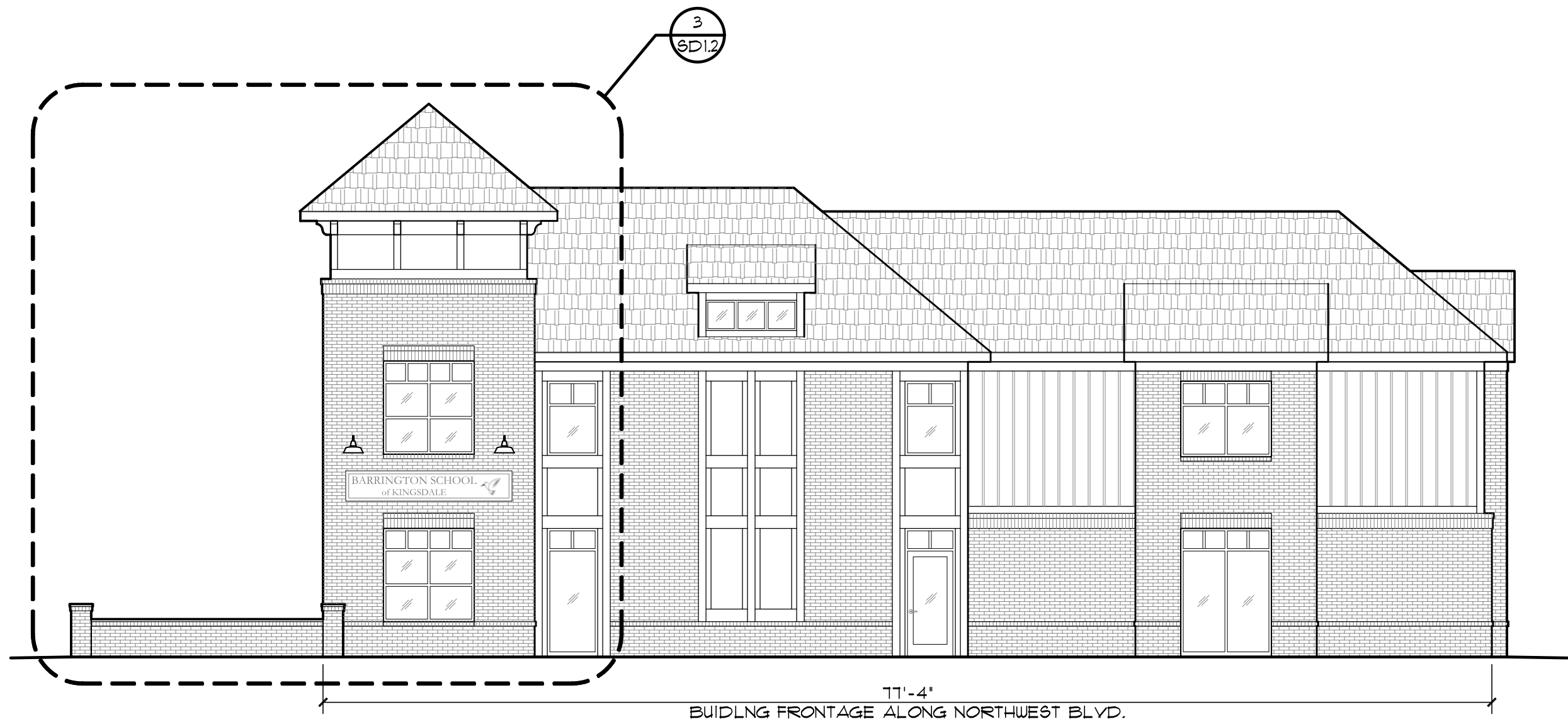
1 PLAYGROUND FENCE DETAIL

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



3 ELEVATION DETAIL

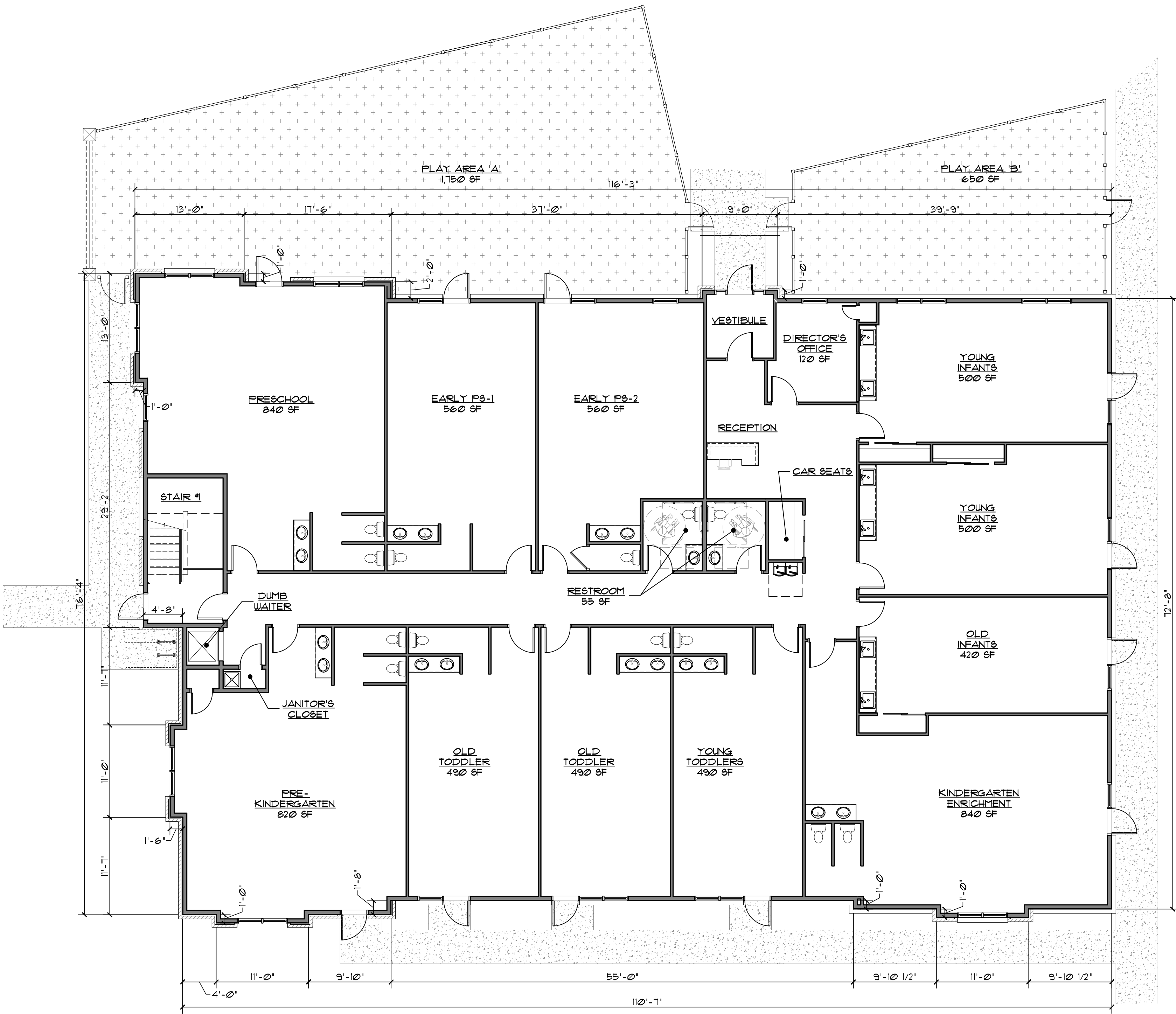
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NORTHWEST BLVD. ELEVATION

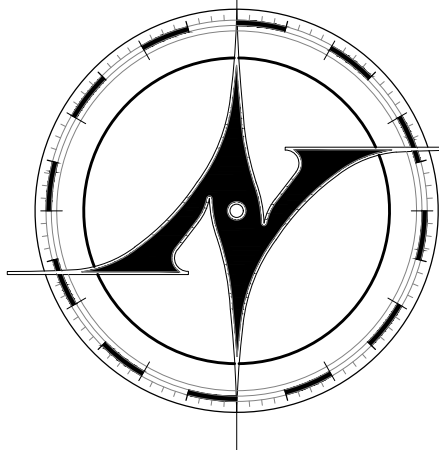
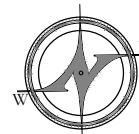
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FIRST FLOOR PLAN

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



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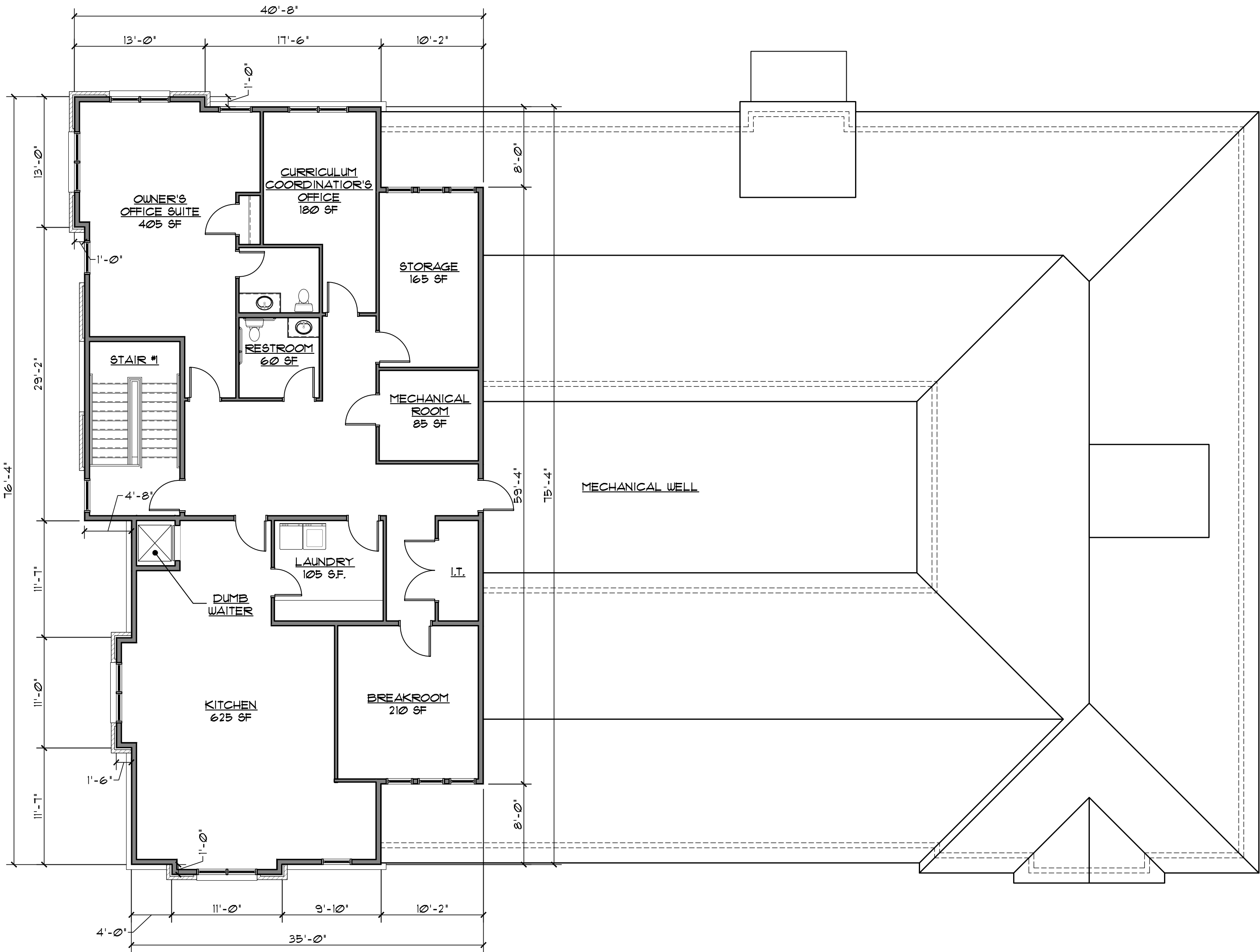
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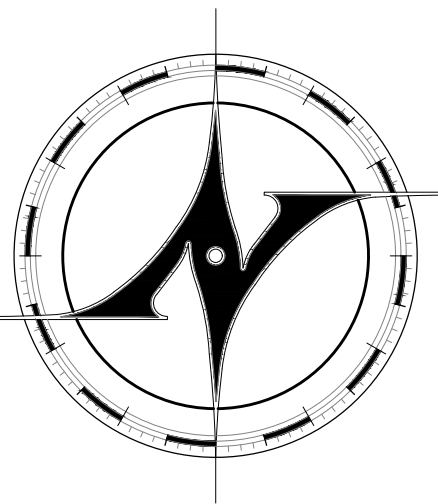
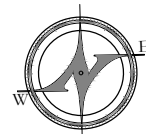
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SECOND FLOOR PLAN

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



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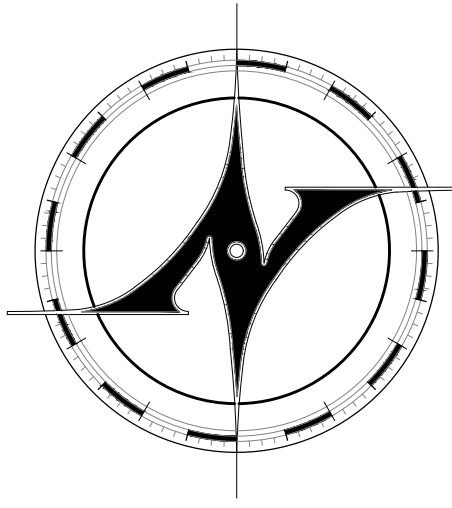
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WHERE LEARNING BEGINS

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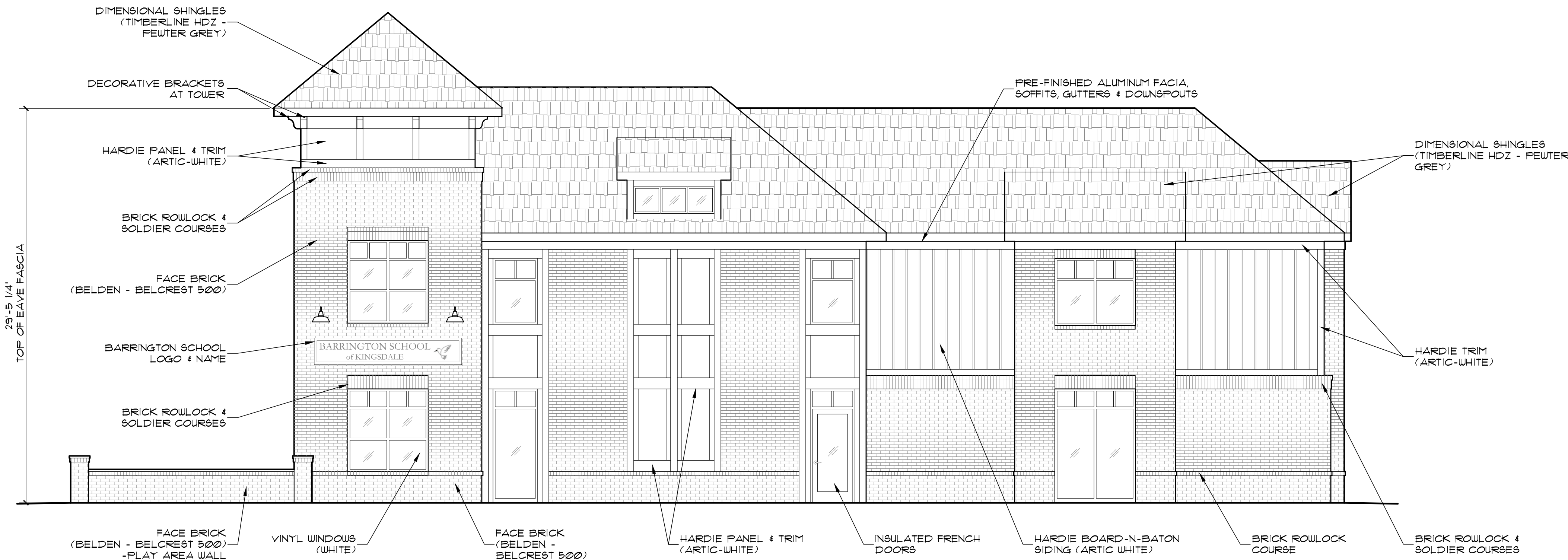
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NORTH ELEVATION - PARKING LOT

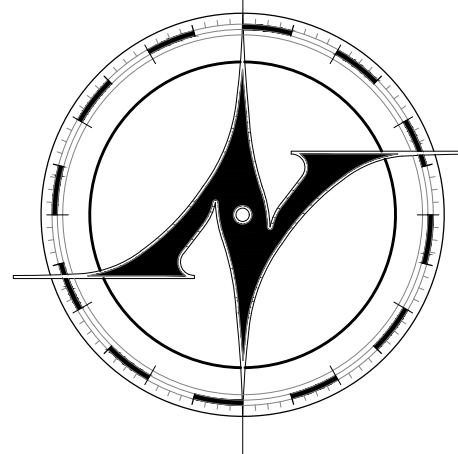
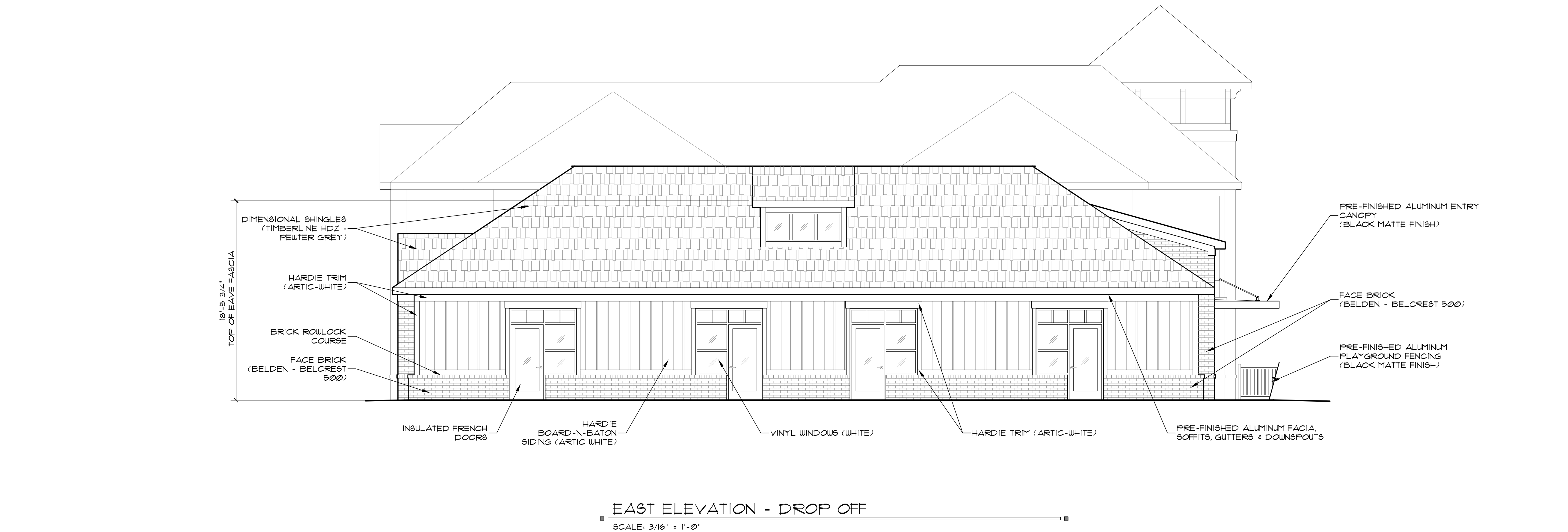
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NORTHWEST BOULEVARD ELEVATION

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

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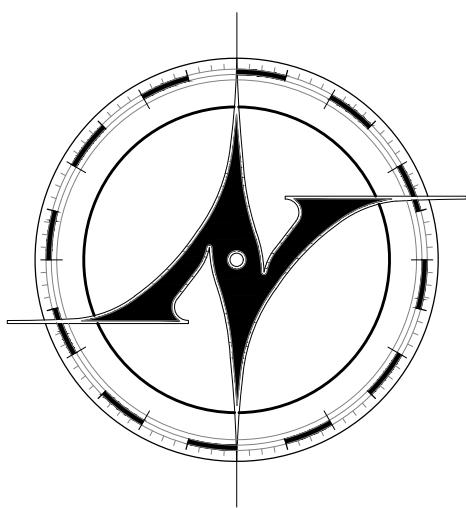
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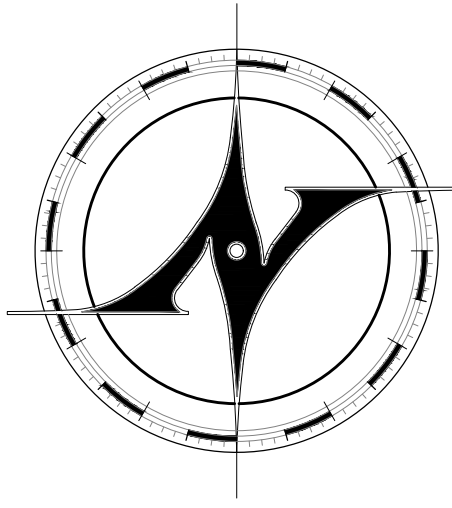
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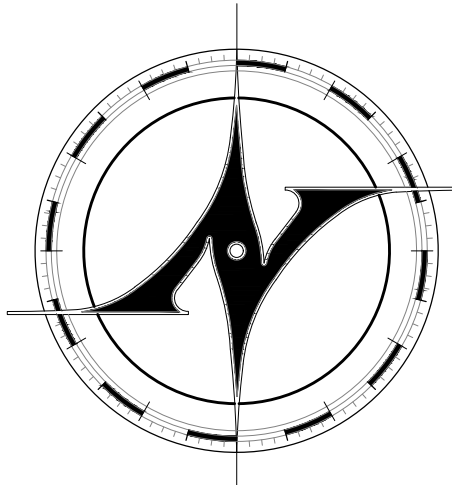
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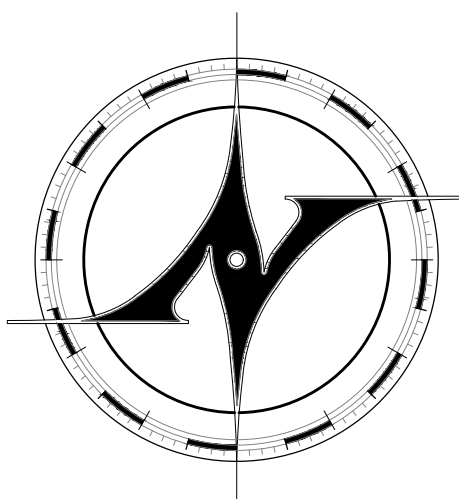
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Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

FranklinCountyRecorderTerryBrown @RecorderBrown

Transaction Number: T20160022756
Document Type: DEED
Document Page Count: 3

Submitted By (Walk-In):
BAILEY CAVALIERI LLC

Walk-In

Return To (Mail Envelope):
BAILEY CAVALIERI LLC

Mail Envelope

First Grantor:
FIRAS RABI

First Grantee:
DR PARTNERS INVESTMENTS LLC

Fees:
Document Recording Fee: \$28.00
Additional Pages Fee: \$8.00

Instrument Number: 201604140045463
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Conveyance
Mandatory- <u>LEO</u>
Permissive- <u>LEO</u> <u>SM</u>
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

TRANSFERRED**APR 14 2016**CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO**LIMITED WARRANTY DEED**Firas Rabi, an unmarried man

(name(s) and marital or organizational status of grantor(s))

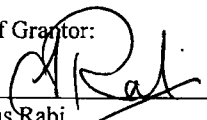
for valuable consideration paid, grant(s), with limited warranty covenants, to DR Partners Investments, LLC, an
Ohio limited liability companywhose tax mailing address is 3230 Northwest Boulevard, Columbus, Ohio 43221

all of his interest (being an undivided one half interest) in the following described real property:

Situating in the State of Ohio, County of Franklin and City of Upper Arlington

Being the property more fully described on Exhibit "A" attached heretoSubject to the mortgage to The Arlington Bank which is recorded as Instrument No.
201503020025599 in the Recorder's Office of Franklin County, Ohio, real estate taxes
and assessments which are not yet due and payable and conditions, restrictions and
easements of record.Tax District and Parcel Number: 070-03579Street address of property: 3230 Northwest Boulevard, Columbus, Ohio 43221Prior Instrument Reference: 201503020025589Signed this 27th day of March, 2016.

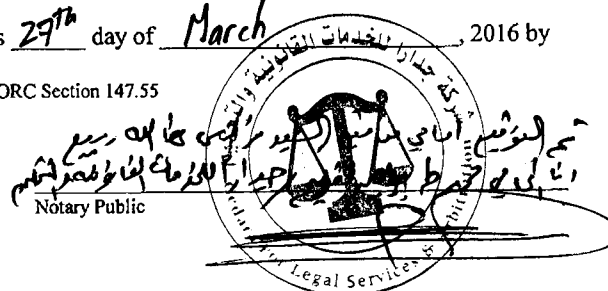
Signatures of Grantor:


Firas Rabi

Country Jordan City Amman
STATE OF Jordan, COUNTY OF Amman:

The foregoing instrument was acknowledged before me this 29th day of March, 2016 by
Firas Rabi.

Complete pursuant to ORC Section 147.55



This instrument prepared by: Donald G. Paynter, Attorney at Law.

After recording, return to Donald G. Paynter, Bailey Cavalieri, LLC, Suite 2100, 10 West Broad Street, Columbus, OH 43215.
*insert description of real property and interest therein.

Revised 7/1/2009

EXHIBIT "A"

Situated in the County of Franklin in the State of Ohio and in the City of Upper Arlington and bounded and described as follows:

Being a 0.5254 Acre Tract of land out of the 1.260 Acre Tract of land, more or less, conveyed to Carl F. Fergus, by Frank T. Sayers, and Isabelle S. Sayers, his wife, by deed of record in Deed Book 2022, page 554, Recorder's Office, Franklin County, Ohio in Township No. 1, Range 19, United States Military Lands, in the City of Upper Arlington, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin at the intersection of the northerly line of Trentwood Road with the easterly line of Northwest Boulevard as the same is shown of record in Wakefield Forest Addition, Plat Book 28, page 48, Recorder's Office, Franklin County, Ohio; said iron pin marking the southwesterly corner of the tract of land herein described, and the southwesterly corner of said 1.260 Acre Tract;

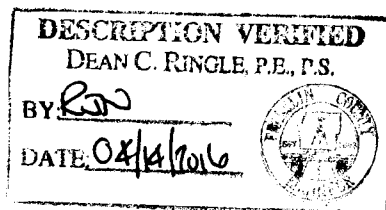
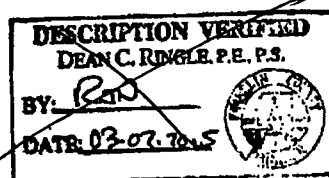
Thence and with the easterly line of Northwest Boulevard and the westerly side of the tract herein described and with a curve to the left whose radius is 1196.26 ft., North 3 degrees 21 minutes 12 seconds West, a chord distance of 137.77 ft. to an iron pin marking the northwesterly corner of the tract herein described;

Thence and with the northerly side of the tract herein described. North 80 degrees 12 minutes 30 seconds East a distance of 159.37 ft. to a point marking the northeasterly corner of the tract herein described; said point also being located in the easterly line of said 1.260 Acre Tract;

Thence and with the easterly line of the tract herein described and the easterly line of said 1.260 Acre tract, South 3 degrees 15 minutes 40 seconds West a distance of 171.84 ft. to a point marking the southeasterly corner of the tract herein described and the southeasterly corner of said 1.260 Acre tract;

Thence and with the northerly line of Trentwood Road and the southerly side of the tract herein described and the southerly side of said 1.260 Acre Tract, North 87 degrees 09 minutes West a distance of 139.39 ft. to the iron pin marking the point of beginning of the tract of land herein described and containing 0.5254 Acres, more or less.

Parcel No. 070-003579
Known as 3230 Northwest Blvd.

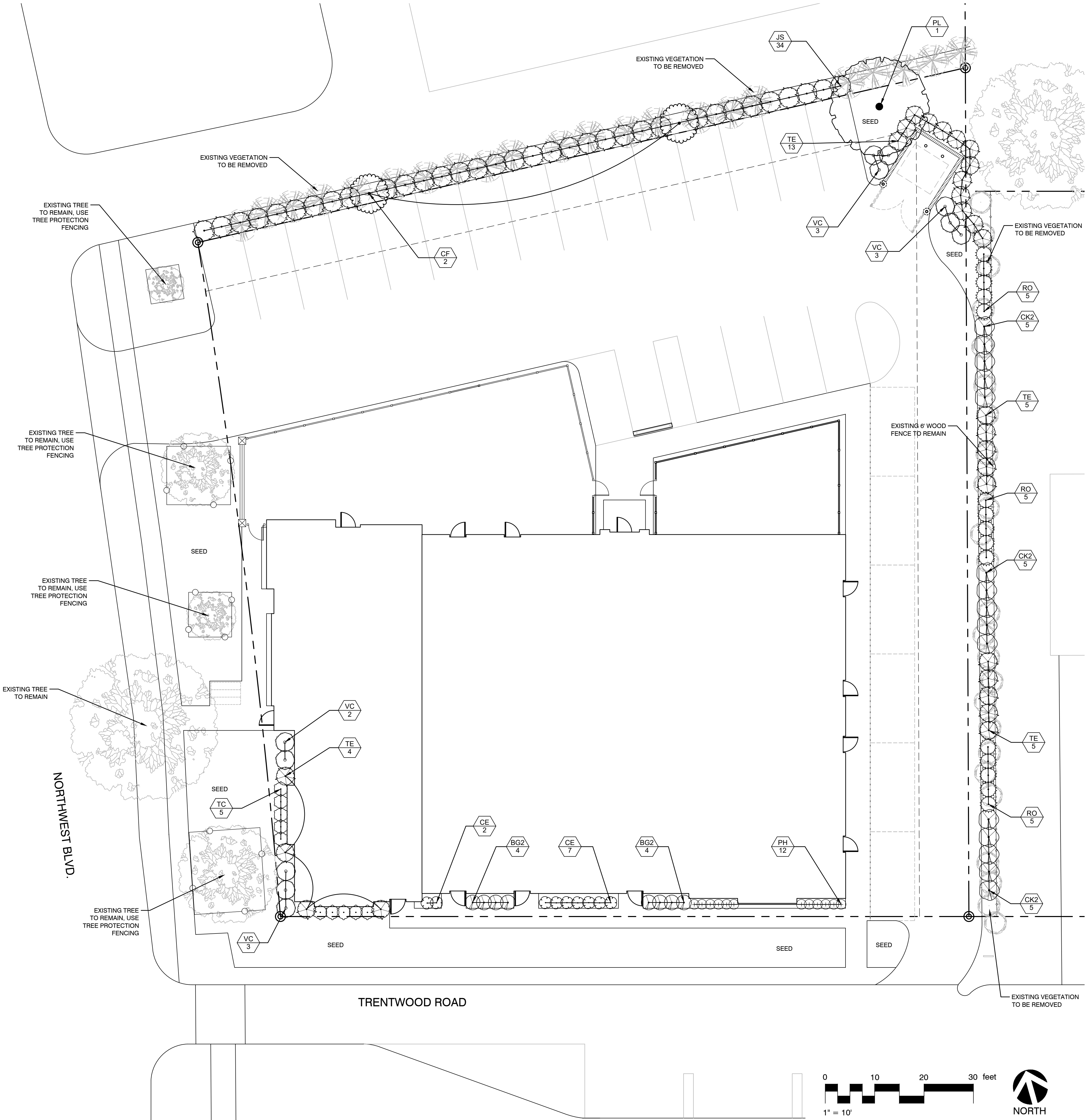


N-195
ALLOF
(070)
003579

N-195
ALLOF
(070)
003579

GENERAL PLANTING NOTESa

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. KLA STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE
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15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.



SHEET INFORMATION

DRAWN BY
BAK

REVISIONS

SHEET TITLE
Landscape Plan

SCALE
AS NOTED

SHEET NO.

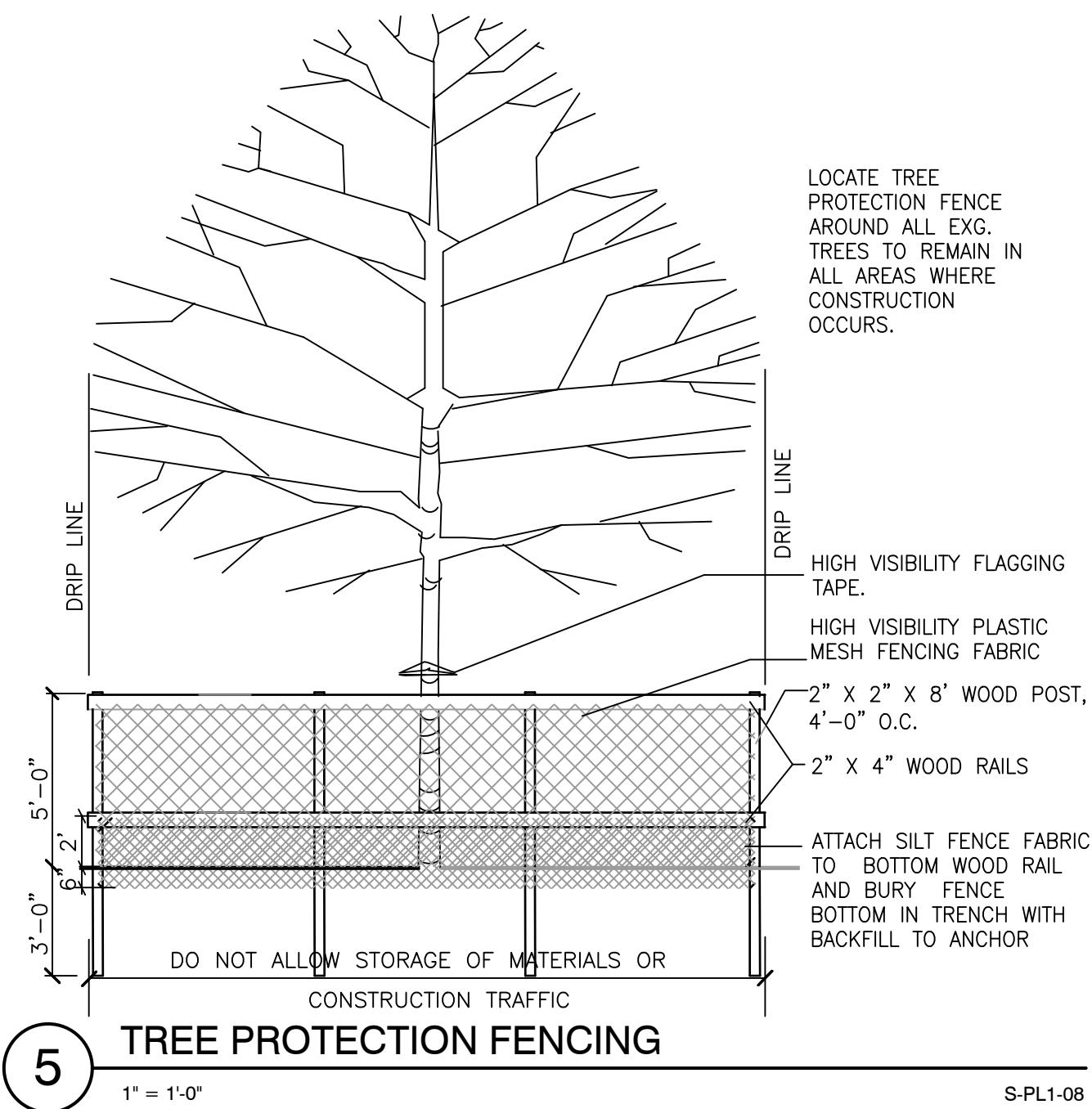
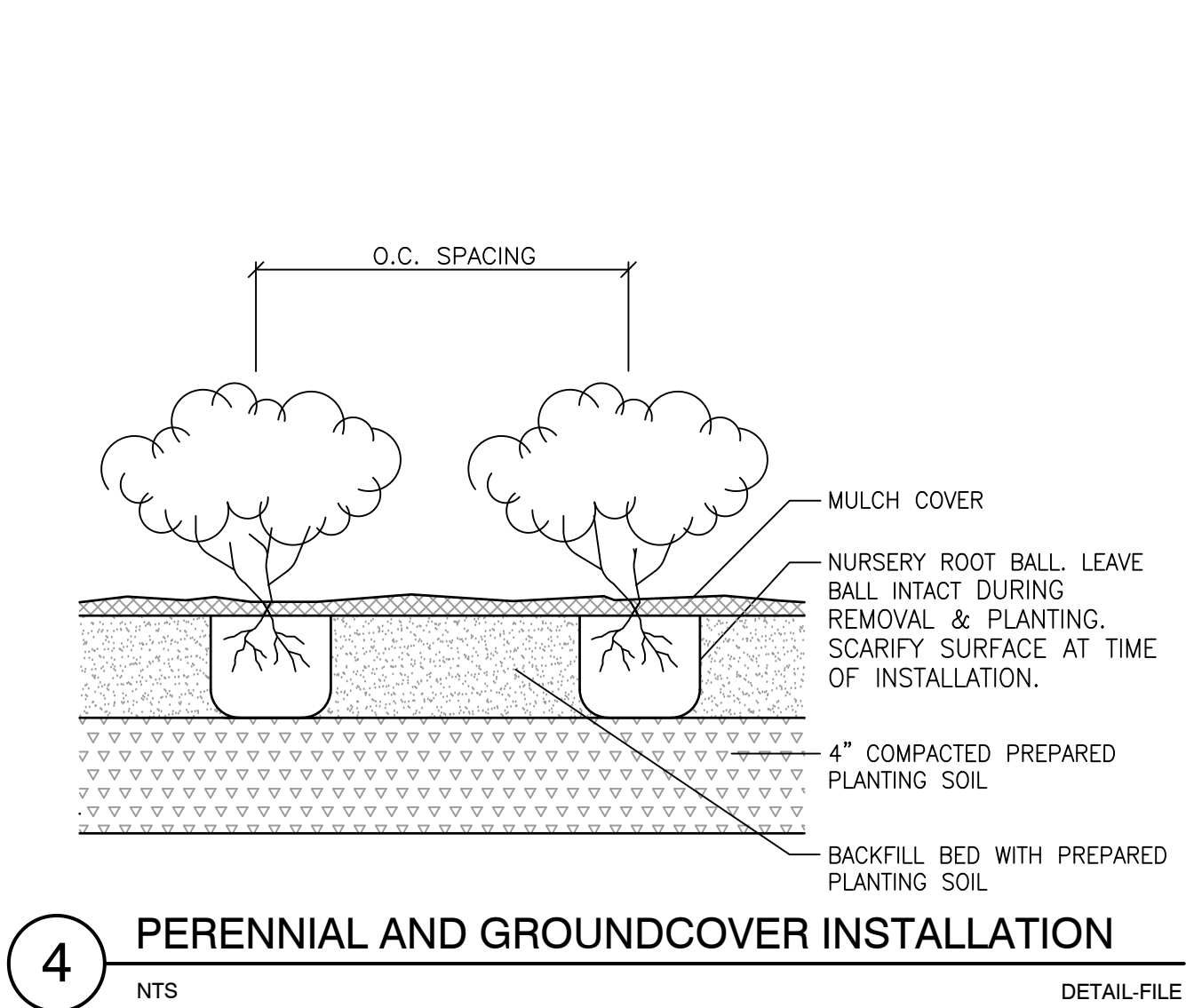
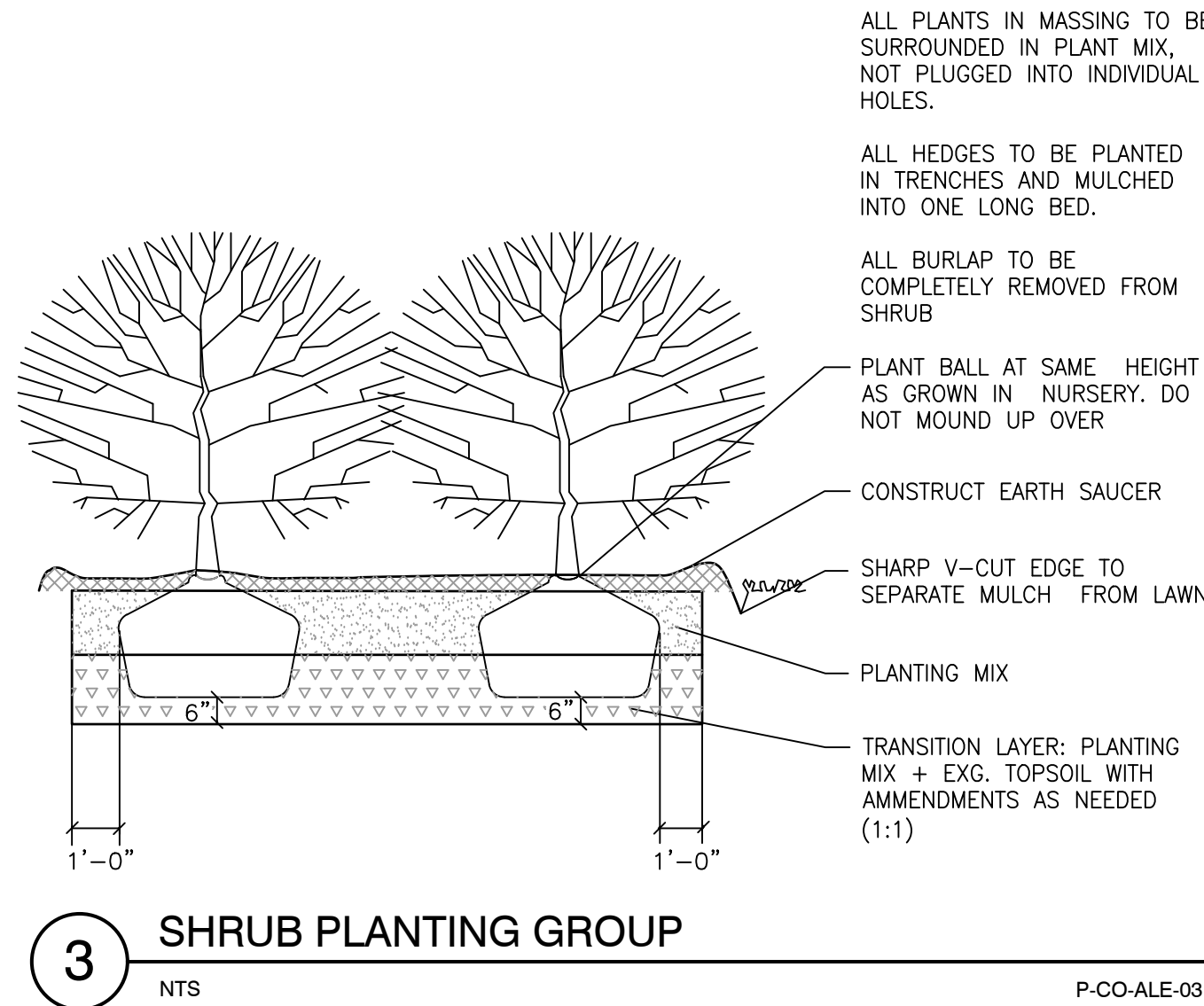
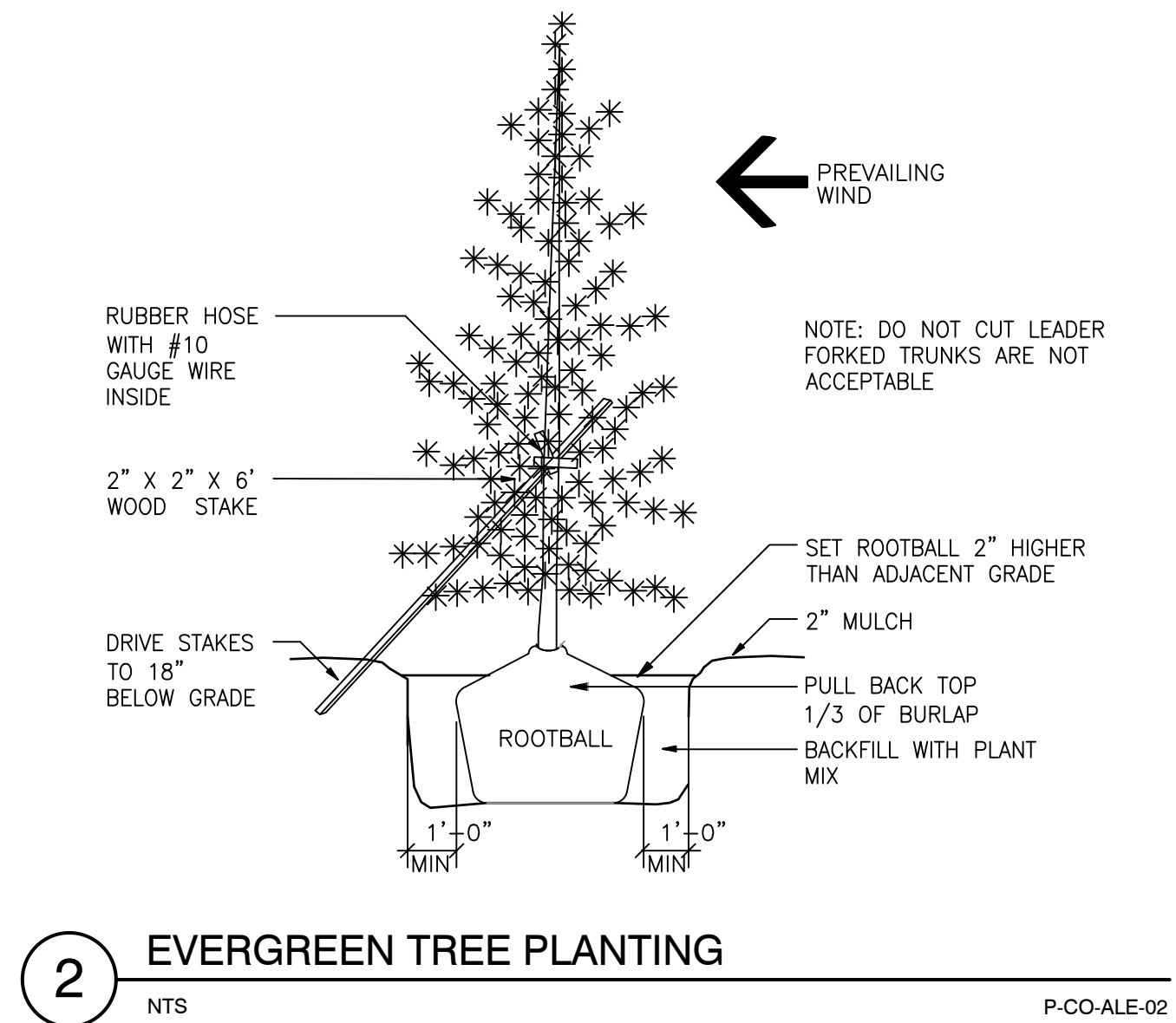
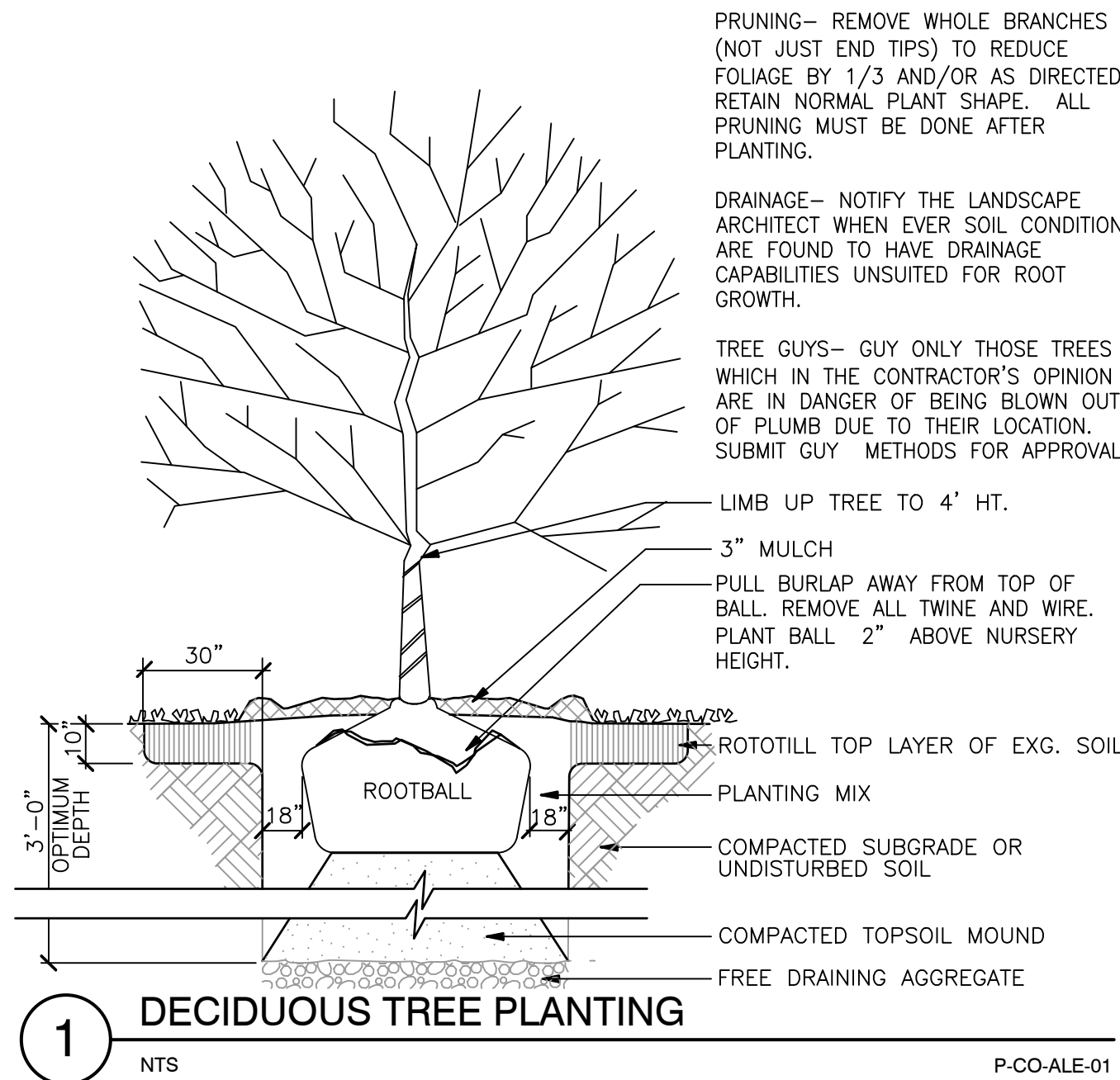
L-1

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PLANT SCHEDULE

TREES		CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
		CF	2	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	3" Cal.	B&B	
		PL	1	Platanus x acerifolia 'Liberty'	London Plane Tree	3" Cal.	B&B	
SHRUBS		CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
		BG2	8	Buxus x 'Green Gem'	Green Gem Boxwood	3 gal	Cont.	
		CK2	15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal	Cont.	
		CE	9	Chamaecyparis pisifera 'Lime Pie'	'Lime Pie' Sawara Cypress	3 gal	Cont.	
		JS	34	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" HT MIN		USED FOR SCREENING
		PH	12	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal	Cont.	
		RO	15	Physocarpus opulifolius	Summer Wine Nine Bark	3 gal	Cont.	
		TC	10	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	3 gal	Cont.	
		TE	27	Thuja occidentalis 'Emerald'	Emerald Arborvitae	6' HT	B&B	
		VC	11	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	5 gal	Cont.	



Barrington School
3230 Northwest Blvd.
Upper Arlington, Ohio 43221

PROJECT #023-150

July 21, 2023

SHEET INFORMATION

DRAWN BY
BAK

REVISIONS

SHEET TITLE
Plant List and
Details

SCALE
AS NOTED

SHEET NO.

L-2

kla studios
8240 Robinhood Circle Westerville, Ohio 43082
614.530.5273 info@kla-studios.com
www.kla-studios.com

NORTHWEST
BOULEVARD

NEW BUILDING

TRENTWOOD ROAD

SITE LIGHTING PLAN

SCALE: 1"=20'-0"

D-Series Size 1
Amber Series
Legacy LED Area
Luminaire

Specifications
Type: D-Series Size 1
Length: 24" (610 mm)
Width: 12" (305 mm)
Height: 12" (305 mm)
Weight: 11 lb (5 kg)
Material: Aluminum

Introduction
The D-Series Size 1 is a high performance, wide area luminaire designed for use in parking lots, plazas, and other large open areas. It features a wide beam angle of 120 degrees and a high lumen output of 10,000 lumens. The luminaire is constructed from high quality materials and is designed to withstand harsh weather conditions. It is also designed to be easy to install and maintain.

Example: D501 LED P1 AMBLY TSM MOUNT SPA D5010 G1

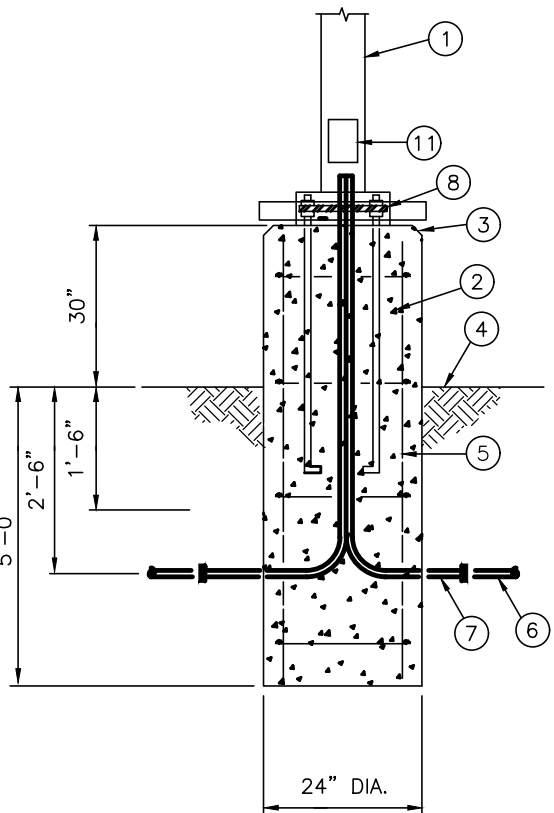
Item	Quantity	Unit	Description
D501 LED P1 AMBLY TSM MOUNT SPA D5010 G1	1	Each	10,000 Lumens, 120° Beam Angle, 12" x 24" x 12" (305 x 610 x 305 mm), Amber Series, Legacy LED Area Luminaire

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lumens	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
W1			5	Ultronic Lighting	W001 LED P1 40K BOOR VF	W001 LED WITH P1 - PERFORMANCE PACKAGE 4000K, BOOR, VISUAL COMFORT WISE, 40°C	1	1229	1	10.0002	
PL1			2	Ultronic Lighting	D501 LED P2 40K TSM MOUNT VF	D501 LED P2 40K TSM MOUNT VF with houseless shield	1	7273	1	70	Plan: S272d
W2			2	Ultronic Lighting	ARC1 LED P1 40K	ARC1 LED WITH P1 - PERFORMANCE PACKAGE 4000K	1	1454	1	10.8751	Plan: S492d

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
15 feet beyond the property line	+	0.6 fc	3.8 fc	0.1 fc	38.0:1	6.0:1
Parking Lot	+	1.1 fc	3.9 fc	0.0 fc	N/A	N/A

POLE BASE



- SEE FIXTURE SCHEDULE FOR POLE AND FIXTURE ASSEMBLY.
- ANCHOR BOLTS BY POLE SUPPLIER, WELD TO REBARS
- CHAMFERED EDGE
- FINISH GRADE, COMPACT TO 95%.
- #4 REINFORCING BARS VERTICALLY ON #3 STIRRUPS AT 18" O.C.
- PVC CONDUIT, SCHEDULE 40.
- RIGID GALVANIZED STEEL CONDUIT.
- BASE PLATE, LEVELING NUTS, GROUT
- HANDHOLE

SCALE: NONE

SITE LIGHTING NOTES

- LIGHT POLES SHALL BE BLACK IN COLOR. CONFIRM FINAL SELECTION WITH ARCHITECT AND OWNER.
- TOTAL HEIGHT OF POLE LIGHT PL1 SHALL BE 20'-0" ABOVE FINISH GRADE.
- TOTAL HEIGHT OF WALL MOUNTED LIGHTS W1 AND W2 SHALL BE 8'-0" ABOVE FINISHED GRADE.

ARC1 LED
Architectural Wall Luminaire

Specifications
Type: ARC1 LED
Length: 12" (305 mm)
Width: 6" (152 mm)
Height: 6" (152 mm)
Weight: 11 lb (5 kg)
Material: Aluminum

Introduction
The ARC1 LED is a high performance, wide area luminaire designed for use in parking lots, plazas, and other large open areas. It features a wide beam angle of 120 degrees and a high lumen output of 10,000 lumens. The luminaire is constructed from high quality materials and is designed to withstand harsh weather conditions. It is also designed to be easy to install and maintain.

Example: ARC1 LED P2 40K BOOR VF D5010 G1

Item	Quantity	Unit	Description
ARC1 LED P2 40K BOOR VF D5010 G1	1	Each	10,000 Lumens, 120° Beam Angle, 12" x 6" x 6" (305 x 152 x 152 mm), Amber Series, Legacy LED Area Luminaire

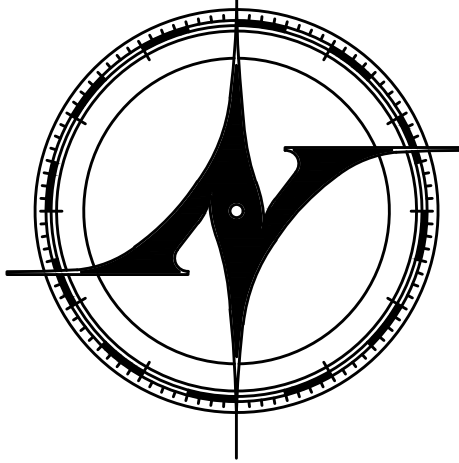
W001 LED
Architectural Wall Luminaire

Specifications
Type: W001 LED
Length: 24" (610 mm)
Width: 12" (305 mm)
Height: 12" (305 mm)
Weight: 11 lb (5 kg)
Material: Aluminum

Introduction
The W001 LED is a high performance, wide area luminaire designed for use in parking lots, plazas, and other large open areas. It features a wide beam angle of 120 degrees and a high lumen output of 10,000 lumens. The luminaire is constructed from high quality materials and is designed to withstand harsh weather conditions. It is also designed to be easy to install and maintain.

Example: W001 LED P2 40K BOOR VF D5010 G1

Item	Quantity	Unit	Description
W001 LED P2 40K BOOR VF D5010 G1	1	Each	10,000 Lumens, 120° Beam Angle, 24" x 12" x 12" (610 x 305 x 305 mm), Amber Series, Legacy LED Area Luminaire



New Avenue
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614 . 884 . 8888

FORMAL BZAP REVIEW SET

01/24/2023

INFORMAL BZAP REVIEW SET

06/28/2023

Barrington School
of Kingsdale

3230 Northwest Boulevard
Upper Arlington, Ohio 43221



**BARRINGTON
SCHOOL**

WHERE LEARNING BEGINS

MEP ENGINEER:

VMP
ENGINEERING INC.

6225 Emerald Parkway
Dublin, Ohio 43016

Phone: 614.408.3862
www.VMPEngineering.com

Project No. 23-0098

PRELIMINARY
NOT FOR
CONSTRUCTION

SITE LIGHTING PLAN

© 2023 NEW AVENUE, LLC.
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF NEW
AVENUE, LLC AND ASSOCIATES AND MAY NOT BE USED, REPRODUCED OR
ALTERED WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

ES1.1



TECHNICAL DATA SHEET

Project Name

Catalog #

Comments

Date

42W Wall-Mounted LED Barn Light

Benefits

- Over 50,000+ Hours L70 Rated, Save on maintenance, and Electricity Cost
- Easy installation, Comes with a Secure Wall-Mounting Plate, 54in. Wire
- Instant-On, No Humming, No Flickering
- Rated Operating Temperature -40°F + 122°F
- ETL/cETL & Energy Star Rated
- May Order With or Without Photocell
- Suitable for Outdoor and Wet Locations
- 5 Year HTM Lighting Solutions Warranty

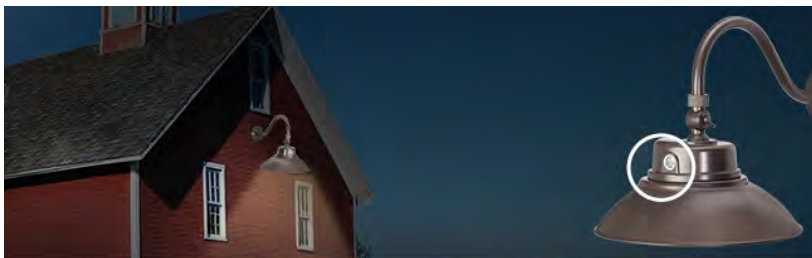


Specifications

SKU	HTM-BS14-GN15-42W-30ZZ-BLK/BZ
Power	42W
Voltage Input	120VAC
Lumen Output	3800 lm
Color Temperature	3000K
CRI	>80
Operating Temperature	-40°F + 122°F
Warranty	5 Year Warranty
Lumen Maintenance (L70)	50,000+ Life Hours Rated
Product Dimensions	15.70" x 14.20" x 13.20" (LxWxH)



Applications



► PHOTOCELL INCLUDED



3,800 LUMENS



CRI>80



42W AT 95LM/W



HTM Lighting Solutions
5046 W Linebaugh Ave
Tampa, FL 33624

sales@htm-lighting.com
Rev. V0723

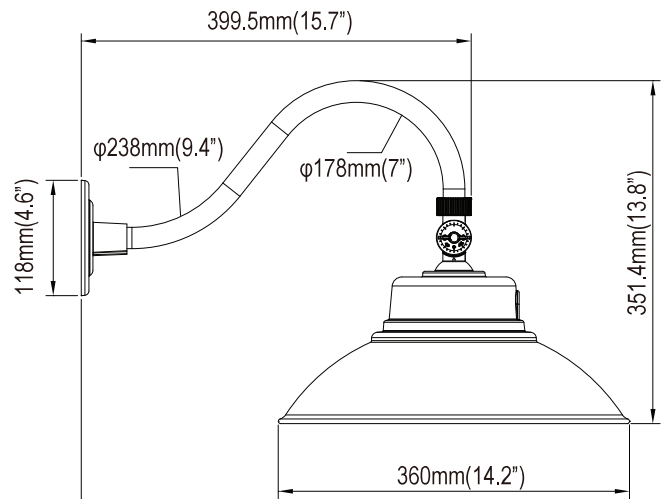
Tel: +1 (813) 649-8899
Fax: +1 (813) 425-9007
www.htm-lighting.com

TECHNICAL DATA SHEET

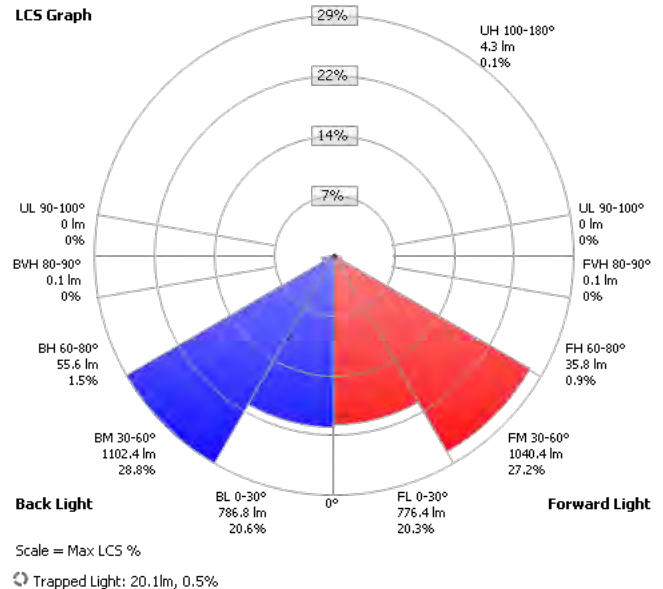
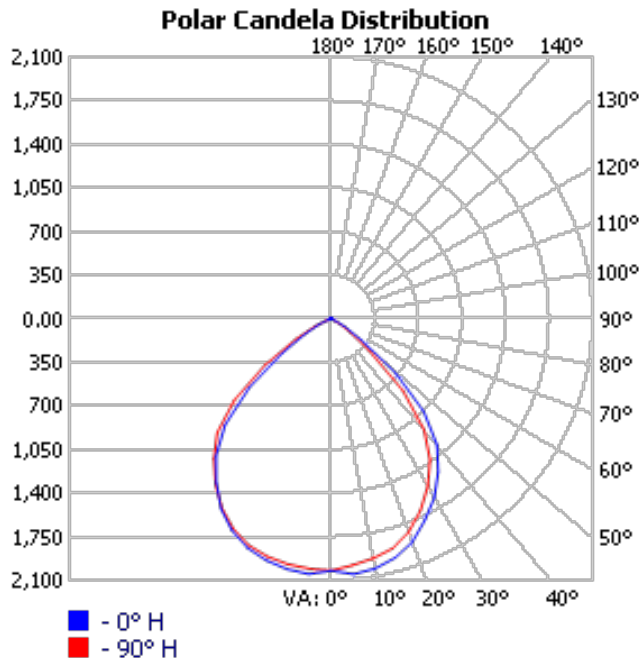
Project Name Catalog #
 Comments Date

42W Wall-Mounted LED Barn Light

Dimensions



Photometries



Barrington School of Kingsdale – Parking Projection

Year1/Year2 Ramp up			
	Parents	Teachers	Total
7:00 AM	2	2	4
8:00 AM	7	10	17
9:00 AM	7	10	17
10:00 AM	2	10	12
4:00 PM	7	10	17
5:00 PM	7	10	17
6:00 PM	2	2	4

Fully Capacity at Year3			
	Parents	Teachers	Total
7:00 AM	5	5	10
8:00 AM	10	15	25
9:00 AM	5	20	25
10:00 AM	2	20	22
4:00 PM	5	20	25
5:00 PM	10	15	25
6:00 PM	5	5	10

Notes:

- Site Plan includes 26 onsite parking spaces which are sufficient for the full capacity, peak hour projection
- It will take at least two years to reach full enrollment capacity. During the first two years, we will have unused parking spaces
- Parents drop off/pick up takes an average of about five minutes
- At any given time, there is no more than ten parents at the same time
- 8am-9am is the peak drop off time; 5pm-6pm is the peak pick up time
- Barrington Bethel Road and Barrington Grandview are similar sized centers. Operationally, they are OK with 20 parking spots considering full capacity at peak hours. See exhibits in the subsequent pages

Barrington School of Columbus – Bethel Road – 13 Parking Spots + 7 Leased



Barrington School of Grandview – 20 Parking Spots



Date: Friday, July 28, 2023

To: Michael Maistros, New Avenue Architects

From: Justin Milam, AICP, Senior Planner

RE: The Barrington School of Kingsdale – 3230 Northwest Boulevard (DEV-03-23)

This memo serves as a summary of preliminary Staff comments regarding the July 24, 2023 submittal of Major Site Plan DEV-03-23 for the proposed construction of a two-story child day care center at 3230 Northwest Boulevard. Board of Zoning and Planning (BZAP) review of a site plan is required per UDO Article 4.05(M) of any project located within a commercial zoning district. The City's Technical Review Committee has met to discuss this application and comments have been compiled below for your review. These issues should be addressed and/or resolved in order to improve the prospect of project approval. This letter will be reviewed at the August 2, 2023 Work Session, and your team should be prepared to introduce the project to the Board and respond to each of the items noted.

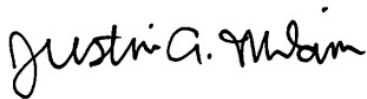
The items identified in this letter are based on the City's preliminary review of the application and is not an exhaustive list of items that may need to be addressed to comply with the UDO and City code. The City reserves the right to address additional items on this project as necessary.

- 1) **Variances Required** – Staff has identified variances that will be incorporated into this application. These include, but are not limited to: minimum number of parking spaces (56, 26 proposed) and floor area ratio between 0.50-0.75 (0.496 proposed).
- 2) **Business Details** – Please submit information on the proposed number of students, number of employees and hours of operation of the center. Staff understands that it may take 18-24 months for the center to reach full occupancy.
- 3) **Public Notification/Outreach** – Please verify whether or not the certified mail notices have been sent to those proposed owners within 100 feet of the site, at least 21 days in advance of the meeting. Missing this deadline would push the application to the September 20th BZAP hearing. Please also detail for the Board the measures taken to proactively involve neighbors in the planning and submission of this application. In addition to attending the July BZAP Work Session, Staff is aware that at least one meeting has occurred and conversations are on-going with those who could not attend.
- 4) **Emergency Services** – A turning radius plan is needed to ensure the City's emergency vehicles can adequately access the site. More information is needed on whether the building will include a fire suppression and/or fire alarm system. Thank you for working proactively with the City on the proposed business name, as well as emergency event policies for staff.

- 5) **Site Utilities** – A utility narrative or summary letter was not submitted. This narrative must outline plans for all utilities, including sanitary sewer capacity, stormwater management and water pressure.
- 6) **Traffic Management** – The City Engineer has approved the proposed site access and circulation pattern, and is also supportive of the three off-site parking spaces provided on the south side of Trentwood Road. Please continue to coordinate this potential improvement with the City's public works project and our plans. Please also investigate for any potential site visibility triangle obstructions.
- 7) **Parking** – Thank you for supplying additional information on the center's parking needs utilizing comparable examples. While a variance is needed, the information supplied appears to be sufficient. Should a parking problem arise, an off-site parking arrangement will be needed. Please note on the site plan where any shuttle buses/vans will be parked. Also, thank you for offering to allow after-hours parking for the City's future community center across the street at Kingsdale.
- 8) **Landscape Plan** – The City Forester is presently reviewing the submitted landscape plan and will offer comments when available. For added protection and security, please consider additional brick columns along the playground fencing.
- 9) **Outdoor Lighting** – The outdoor lighting plan appears to be code compliant, but more information is needed on the lighting uniformity standards (max-to-min and average-to-min light levels). Thank you for helping to retain access to the night sky.
- 10) **Outdoor Equipment** – Staff would request that all outdoor play equipment be earth tone in color with a matte finish. Any awnings should have a rigid valance.
- 11) **LEED Eligibility** – Upper Arlington has a strong tradition of constructing new commercial and mixed-use buildings utilizing environmentally-friendly designs, materials and concepts. Please ensure the renovation meets basic LEED® standards. Buildings do not need to be LEED® certified.
- 12) **Public Hearing Sign** – A "Ready for a Change" sign has been placed at the site - please ensure this sign remains visible on the property until the BZAP process is complete. This is to help passersby and neighbors become aware of the potential project.

Thank you for your application and for working proactively with the City on a variety of issues. Please continue to investigate the items noted above and let us know if you have any questions or concerns.

Best Regards,



Justin Milam, AICP
Senior Planner
614-583-5083
jmilam@uaoh.net

Cc:

Steven Schoeny, City Manager
Jackie Thiel, PE, Assistant City Manager
Chad Gibson, AICP, Community Development Director
Gary Wilfong, Public Service Director
Roger Eastep, Chief Building Official

Alan Thompson, Battalion Chief
Darlene Pettit, Assistant City Attorney
Aaron Scott, PE, Assistant City Engineer
Samantha Simmons, City Forester

Justin Milam

From: Michael Maistros <mjmaistros@new-avenue.net>
Sent: Monday, July 31, 2023 9:55 AM
To: Justin Milam; Chad Gibson
Subject: FW: Barrington School of Kingsdale

Justin, Chad,

Below is the email from Greg Thompson regarding the Upper Arlington School Districts support of the naming of the Barrington School of Kingsdale.

Please let me know if you need this in another format.

Thank you,

Michael j. Maistros, AiA
Principal – Director of Architectural Design



From: Greg Thompson <gcthompson@uaschools.org>
Sent: Friday, July 28, 2023 11:10 AM
To: Michael Maistros <mjmaistros@new-avenue.net>
Subject: Barrington School of Kingsdale

Michael,

I wanted to follow up and let you know that Upper Arlington Schools are supportive of the naming of Barrington School of Kingsdale for the new school you are working on to be located at 3230 Northwest Boulevard.

As we previously discussed with you and our Fire Department, we feel this name will help to differentiate your school with ours to reduce confusion.

Please let me know if you have any questions, thanks.

Greg

Greg Thompson
Chief Operating Officer
Upper Arlington City Schools
1619 Zollinger Road
614-487-5007 x1101



This email message is intended for use only by the individual or entity to which it is addressed. This message may contain information that is privileged or confidential. It is not intended for transmission to, or receipt by, anyone other than the named addressee (or a person authorized to receive and deliver to the named addressee). If you have received this transmission in error, you are hereby notified that any dissemination, distribution, use or copying of this communication is prohibited. Please delete it from your system and notify the sender of the error by reply email or calling 614-487-5000. Thank you.

Justin Milam

From: Anne Brusadin <wordpress@upperarlingtonoh.gov>
Sent: Tuesday, August 1, 2023 6:49 PM
To: Planning
Subject: Web Contact Form "Planning & Zoning"

From: Anne Brusadin <astansfield@gmail.com>

Subject: Web Contact Form - Proposed Barrington School of Kingsdale project

I am interested in: Other (describe below)

Message Body: Hello - I have two items related to this potential building:

1. I know the city is all for pushing buildings as close to the road as possible, but at times it comes at the cost of road visibility for drivers. Case in point, the pet store on Lane Ave just east of the Whole Foods: in order to see traffic coming, you have to pull forward quite a bit past the Stop line past the building in order to see oncoming traffic. It's not really safe and it's important that the building placement on the lot isn't going to conflict with road visibility. That means still having good visibility of Northwest Blvd towards the 5 points when sitting at the Stop line on Trentwood. In addition: 1) people still turn left into the back CVS driveway to get to the drive-through without driving all the way around the building, and 2) there's going to be a lot more traffic after the Kingsdale apartments are done - so keeping clear visibility for traffic exiting Trentwood is important.

2. If the driveway on the east side of the building onto Trentwood is going to stay, it needs to have concrete medians (not sure what the exact terminology is) that force the driver to turn right onto Trentwood. The One-Way sign that is currently there does nothing to keep people from turning left onto Trentwood. When we had the meet-and-greet with the business owner and franchisees, a car cut through the lot and turned left onto Trentwood to illustrate that it doesn't stop people. We would prefer to not have this development contribute to the cut through traffic in our neighborhood.

Thanks

--

This e-mail was sent from a contact form on City of Upper Arlington website.

Justin Milam

From: Michael Maistros <mjmaistros@new-avenue.net>
Sent: Tuesday, August 22, 2023 4:55 PM
To: Don and Jane Leach; Justin Milam; Chad Gibson
Cc: jkader barringtonschool.com
Subject: RE: Barrington School at Kingsdale - 3230 Northwest Blvd (DEV-03-23)
Attachments: Parking Notes from The Barrington School.pdf

Don, Jane,

Thank you for your thoughtful comments and question regarding the proposed Barrington School Development. I do apologize for the delay in my response and welcome you to follow up with me directly either by email or by calling my cell phone anytime if my responses do not fully address your questions or concerns. I have endeavored to answer as many of your comments as possible below (in orange) with the information that I currently have available:

- **Parking.** We are concerned there is not enough parking for the site, even with three new spots on Trentwood (to which we have no objection).
 - With ten classrooms and the enrichment area, we would expect 22 teachers. In addition, plans note a director's office, reception, owner's suite, curriculum coordinator, and kitchen. Each of those conservatively equate to one space per position, except the kitchen which could be two, for an additional six persons. These latter positions are not noted in the applicant's submitted "Parking Projection." The total then in full use is likely close to 28 users, before considering parent parking, which the applicant has noted could be up to ten. As you know, there are only 26 on-site spaces, plus the three on Trentwood.
 - I have attached a "Parking Projections" file from the operator of this School, which was also shared with the City as a part of the application for the Variance Request for the parking reduction. It would, of course, be detrimental to the School's business if parking was an obviously problem, so they have carefully considered this site for parking and are very comfortable with what will ultimately be provided. Since the time of the last Work Session with the City, the Operator has secured a "Shared Parking Agreement" with a neighboring property owner to gain 6 additional parking spaces for the School. With an anticipated maximum staff of 20, this will leave 12 spaces (plus the 3 on Trentwood) for use by the parent for drop-off and pick-up.
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 - Although relatively minor, we also wonder about how usable (1) the space next to the dumpster is, as even assuming the best of practices, the reality is that dumpster enclosure doors tend to be left open, thereby encumbering the use of that adjacent spot, and (2) the desirability/usability of the first spot in the "drop off parking" along the east side, as use of that spot would make the path into the building more difficult to use.
 - The Barrington School prides themselves on being good neighbors in the communities they serve, so keeping the dumpster gates consistently closed to help maintain a clean appearance on the site will be a part of their daily process.
 - The staff report raises the issue of shuttle bus/van parking and we do not know how or if that has been addressed.

- We will not need a bus during the first year of operations. Typically, the younger rooms (infants/toddlers) fill up first. Even when there is a need for the school bus in year2, we can park the bus at the leased parking spaces we've secured.

In short there does not seem to be enough parking.

The other referenced Barrington Schools of comparable size are effectively and comfortably operating with even less parking (see attached).

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 - We note that the applicant's referenced Bethel Road site appears to use only one point of ingress/egress.
 - The egress onto Trentwood is needed and required by the City for fire truck access in and out of the site.
 - The Huntington Bank site across the street only uses one point of ingress/egress.
 - Existing sites are not required to be modified to meet the current fire department requirements for their vehicles, but a new development like this does. Captain Alan Thompson of the UA Fire Department was involved during this site design and agrees that the existing egress onto Trentwood will need to be maintained.
 - If there is egress to Trentwood, we agree with the request submitted by Anne Brusdin that the barrier at the drive requiring right-out only be as substantial as possible.
 - We agree and will be actively working with the City Engineer to make this as substantial as possible.
 - If in fact there are enough parking spaces in the proposed plan, then the building could be moved to the east. That would eliminate the drive out to Trentwood and seem to allow for at least two more parking spaces in the lot. There would be a net loss of a couple of spaces, but serve the neighborhood better. Again, this suggestion assumes that there are enough parking spaces, which we question.
 - Again, we our current site design has created the maximum amount of parking for the school while remaining code compliant with the City of Upper Arlington and their Fire Department.
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 - We appreciate the use of a "mechanical well" on the roof.
 - We see no information, however, assuring that the well will be deep enough so that the walls exceed the height of the equipment by an appropriate amount to screen the equipment both visually and aurally. We do not know what that height should be, so defer to city staff as to the appropriate height.
 - The depth of the mechanical well will be at an appropriate height to meet the City's requirement and to help soften the noise generated from the roof top units from detrimentally affecting the neighborhood.
 - Will kitchen exhaust also be handled within the well? Ideally, such exhaust would vent toward Northwest Blvd.
 - The Kitchen will not be of a commercial variety, however, all building venting/exhausts will be handled in an appropriate fashion as to not negatively effect neighbors.
 - We do not see anything prohibiting loud speakers and bells. They should not be allowed outside.
 - There are no speakers or bells associated with the Barrington Schools.
- **East side of property.**

- It appears that a portion of the drive and all of the screening on the east side of the development are located on the adjacent property to the east.
 - The site plan was recently updated with a Civil Engineered survey which clarified the property line location. The majority of the dense planting screening IS on the subject property and is NOT being altered by this development.
- Doesn't code require screening on the applicant's property, such that not having it requires a variance?
 - As stated above, the required screening is on the subject property.
- If screening on the adjacent property is acceptable, has the city looked at the agreement by which the screening is to exist? What assurances are there that whatever easement agreement might exist with the applicant and neighbor will not be subject to change by subsequent agreement of the two parties?
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 - The wood fence is on the neighbor's property and will not be altered as a part of this Project. Although a masonry wall would be nice, it is not technically feasible to construct such a wall due to the existing underground and overhead utilities along this side of the property.
- **Traffic speed on Trentwood.** While perhaps not significantly directly related to the application, traffic speed along Trentwood continues to be an issue. To the extent that additional traffic calming or enforcement can be undertaken, the neighborhood will appreciate it. We recognize that both the pending narrowing of the intersection of Trentwood & Northwest and the proposed parking spaces on Trentwood would likely help slow traffic near the intersection. The speed issue east of the intersection, however, will not be helped by those improvements. In fact, the issue may be exacerbated by traffic going to the applicant's site.
 - We completely understand your concerns for Trentwood and will continue to due our part in helping to deter those wanting to use it as a pass-thru to other parts of town. The City's plan for the intersection of NW Blvd and Trentwood will most definitely help the situation, and Barrington School's new Right-Out only configuration will also be another positive step towards improving the situation.

Again, please feel free to reach out to me if you need any further clarifications on these matters or have any additional questions or concerns.

Thank you,

Michael j. Maistros, AiA
Principal – Director of Architectural Design



From: Don and Jane Leach <djac3175@gmail.com>

Sent: Tuesday, August 8, 2023 12:07 PM

To: jmilam@uaoh.net; cgibson@uaoh.net; Michael Maistros <mjmaistros@new-avenue.net>

Subject: Barrington School at Kingsdale - 3230 Northwest Blvd (DEV-03-23)

We have some questions/comments on the proposed Barrington School site. We were out of town and unable to attend the August 2 work session, but have reviewed the August 16 meeting agenda packet. If there are updates to that package, we would appreciate receiving them.

We live seven houses east of the site. I recall reading somewhere that representatives of the applicant held a meeting with neighbors. We were not aware of that and I would encourage the applicant to take advantage of the Wakefield Forest community listserv email group for communications with the neighbors.

We are excited about the prospect of an improved use of the property. We are wondering, however, about several items:

- **Parking.** We are concerned there is not enough parking for the site, even with three new spots on Trentwood (to which we have no objection).
 - With ten classrooms and the enrichment area, we would expect 22 teachers. In addition, plans note a director's office, reception, owner's suite, curriculum coordinator, and kitchen. Each of those conservatively equate to one space per position, except the kitchen which could be two, for an additional six persons. These latter positions are not noted in the applicant's submitted "Parking Projection." The total then in full use is likely close to 28 users, before considering parent parking, which the applicant has noted could be up to ten. As you know, there are only 26 on-site spaces, plus the three on Trentwood.
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In short there does not seem to be enough parking.

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- **Noise.**
 - We appreciate the use of a "mechanical well" on the roof.
 - We see no information, however, assuring that the well will be deep enough so that the walls exceed the height of the equipment by an appropriate amount to screen the equipment both

visually and aurally. We do not know what that height should be, so defer to city staff as to the appropriate height.

- Will kitchen exhaust also be handled within the well? Ideally, such exhaust would vent toward Northwest Blvd.

- We do not see anything prohibiting loud speakers and bells. They should not be allowed outside.

- **East side of property.**

- It appears that a portion of the drive and all of the screening on the east side of the development are located on the adjacent property to the east.

- Doesn't code require screening on the applicant's property, such that not having it requires a variance?

- If screening on the adjacent property is acceptable, has the city looked at the agreement by which the screening is to exist? What assurances are there that whatever easement agreement might exist with the applicant and neighbor will not be subject to change by subsequent agreement of the two parties?

- A wooden fence (existing) does nothing to mitigate traffic noise transmission to the neighboring properties. Would a masonry wall of appropriate height provide a better noise buffer while still be aesthetically acceptable? Again, we do not know what "appropriate" is.

- **Traffic speed on Trentwood.** While perhaps not significantly directly related to the application, traffic speed along Trentwood continues to be an issue. To the extent that additional traffic calming or enforcement can be undertaken, the neighborhood will appreciate it. We recognize that both the pending narrowing of the intersection of Trentwood & Northwest and the proposed parking spaces on Trentwood would likely help slow traffic near the intersection. The speed issue east of the intersection, however, will not be helped by those improvements. In fact, the issue may be exacerbated by traffic going to the applicant's site.

There are several aspects of the proposal which we appreciate, such as the transition to single story at the east end and the overall appearance of the building.

We are copying the architect on this communication and are available to discuss our questions/comments with staff or the architect/applicant before the August 16 meeting.

Thank you for considering our thoughts.

Don and Jane Leach
1544 Trentwood Rd.

Justin Milam

From: Don and Jane Leach <djac3175@gmail.com>
Sent: Thursday, August 31, 2023 12:30 PM
To: Michael Maistros
Cc: Justin Milam; Chad Gibson; jkader barringtonschool.com; Anne Stansfield; Patrick Stansfield; Kerry Sullivan; Derek Welch
Subject: Re: Barrington School at Kingsdale - 3230 Northwest Blvd (DEV-03-23)
Attachments: ODJFS eManuals Family Assistance - Child Carejpeg

Mr. Maistros:

Thank you for your response to our questions. We are disappointed to note that several of your answers are incorrect. For instance, the city is not requiring egress to Trentwood for fire truck use, and the revised site plan does not show the required screening to be on the subject property. Indeed, it shows the fence on the neighbor's property and the proposed drive at the property line, leaving no room for plantings on the subject property. The recently placed survey stakes seem to place the trunks of the existing plantings either on the property line or on the neighboring property.

The lack of accuracy in your responses makes us wonder about the accuracy of your parking projections. As we are sure you know, staffing for a child care center is a function of the number of classrooms, and age and number of children in a classroom. Since we do not have all that information, we have attached the Ohio child care staffing standards as they may be helpful to the city in analyzing the parking needs for the site. (The source of the information is here: <https://emanuals.jfs.ohio.gov/history/2148261361/ChildCare/ChildCareCenter/Rules/5101-2-12-20.stm>)

Despite the above issues and assuming they can be appropriately addressed, we still appreciate the proposed use and architectural elements of the building.

We suggest that the following refinements should happen for the proposal to earn approval:

- Landscaping issues are resolved with the neighbor to the east
 - As there will apparently be drop off and pick up at the east end of the site, which is only a few feet from the neighboring house, we hope you will be able use the updated survey to provide an accurate landscaping plan.
 - OUPS has marked an underground gas line, but it is east of the property line. So, it seems that off-site location could allow for a masonry wall on the subject property. A masonry wall will be much more effective noise and visual barrier, in addition to being more durable as cars navigate the turn on the property.
- Parking is determined to be adequate
- The right out only barrier at Trentwood will be significant as people will try to ignore it
- Your statement that the site will not have outside bells or speakers be included as a stipulation
- As architectural drawings are developed, the mechanical well will be deep enough, or acoustic panels be used, to fully shield noise from emanating east

We are copying Chad Gibson and Justin Milam and ask that they provide these comments to BZAP. We plan to attend next Wednesday's work session, but thought it would be helpful to submit our comments ahead of time.

Thank you.

Don and Jane Leach
1544 Trentwood Rd.

On Tue, Aug 22, 2023 at 4:55 PM Michael Maistros <mjmaistros@new-avenue.net> wrote:

Don, Jane,

Thank you for your thoughtful comments and question regarding the proposed Barrington School Development. I do apologize for the delay in my response and welcome you to follow up with me directly either by email or by calling my cell phone anytime if my responses do not fully address your questions or concerns. I have endeavored to answer as many of your comments as possible below (in orange) with the information that I currently have available:

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 - If in fact there are enough parking spaces in the proposed plan, then the building could be moved to the east. That would eliminate the drive out to Trentwood and seem to allow for at least two more parking spaces in the lot. There would be a net loss of a couple of spaces, but serve the neighborhood better. Again, this suggestion assumes that there are enough parking spaces, which we question.
- **Noise.**
 - We appreciate the use of a “mechanical well” on the roof.
 - We see no information, however, assuring that the well will be deep enough so that the walls exceed the height of the equipment by an appropriate amount to screen the equipment both visually and aurally. We do not know what that height should be, so defer to city staff as to the appropriate height.
 - Will kitchen exhaust also be handled within the well? Ideally, such exhaust would vent toward Northwest Blvd.
 - We do not see anything prohibiting loud speakers and bells. They should not be allowed outside.

- **East side of property.**

- It appears that a portion of the drive and all of the screening on the east side of the development are located on the adjacent property to the east.
- Doesn't code require screening on the applicant's property, such that not having it requires a variance?
- If screening on the adjacent property is acceptable, has the city looked at the agreement by which the screening is to exist? What assurances are there that whatever easement agreement might exist with the applicant and neighbor will not be subject to change by subsequent agreement of the two parties?
- A wooden fence (existing) does nothing to mitigate traffic noise transmission to the neighboring properties. Would a masonry wall of appropriate height provide a better noise buffer while still be aesthetically acceptable? Again, we do not know what "appropriate" is.

- **Traffic speed on Trentwood.** While perhaps not significantly directly related to the application, traffic speed along Trentwood continues to be an issue. To the extent that additional traffic calming or enforcement can be undertaken, the neighborhood will appreciate it. We recognize that both the pending narrowing of the intersection of Trentwood & Northwest and the proposed parking spaces on Trentwood would likely help slow traffic near the intersection. The speed issue east of the intersection, however, will not be helped by those improvements. In fact, the issue may be exacerbated by traffic going to the applicant's site.

There are several aspects of the proposal which we appreciate, such as the transition to single story at the east end and the overall appearance of the building.

We are copying the architect on this communication and are available to discuss our questions/comments with staff or the architect/applicant before the August 16 meeting.

Thank you for considering our thoughts.

Don and Jane Leach

1544 Trentwood Rd.

Justin Milam

From: Jeff & Sharon Oliver -1492 Trentwood Road <wordpress@upperarlingtonoh.gov>
Sent: Friday, August 25, 2023 1:02 PM
To: Planning
Subject: Web Contact Form "Planning & Zoning"

From: Jeff & Sharon Oliver -1492 Trentwood Road <sgtbroom@gmail.com>

Subject: Web Contact Form - Barrington school at Kingsdale

I am interested in: Other (describe below)

Message Body: The daycare at the end of our street is a great idea! Many residents agree.
Thanks!

--

This e-mail was sent from a contact form on City of Upper Arlington website.

Justin Milam

From: Anne Stansfield <astansfield@gmail.com>
Sent: Friday, September 1, 2023 12:22 PM
To: Justin Milam
Cc: Don and Jane Leach; Chad Gibson; jkader barringtonschool.com; Patrick Stansfield; Kerry Sullivan; Derek Welch; Michael Maistros
Subject: Re: Barrington School at Kingsdale - 3230 Northwest Blvd (DEV-03-23)

Thanks for the responses. I have a few follow up comments/questions below in blue.

Trentwood spaces:

These spaces were proposed by the applicant and are acceptable to the City. They will help slow down traffic heading westbound and the effects of them are minimal. It also aligned well with City improvements to Northwest Boulevard and Trentwood Road.

- One of the undesirable effects of putting that median and parking spots in on Trentwood is that any landscaping trucks for both the Huntington and the daycare property will be forced to park further east on Trentwood and currently they park in the area for the proposed spots or on the north side. (You might not be aware of this, so I'm just mentioning that there are negative effects.)
- In addition, a city truck comes multiple times a year and does something with the sewer via the manhole cover that is at the end of the Huntington sidewalk; how will they access that if the spots and concrete divider are there?
- Will snow removal on this stretch of Trentwood be affected by the concrete shape thing (I don't know what it's actually called)?
- Who would pay the cost of implementing these parking spots/concrete shape? If it is taxpayers, how much will it cost (approximately)?
- If there is sufficient parking within their lot and the bank to the north, it seems like adding official spots & a concrete shape is unnecessary. By encouraging the staff to park on Trentwood, it also increases the likelihood that parents will then park on Trentwood east of the facility to go in and get their child. If the parking spots are not painted in and occupied by staff, the hope would be that parents who use Trentwood (instead of the parking lot) might instead park in that area instead of in front of our houses.
- I'm not sure how three spots on the left will contribute to slowing down westbound cars when they will already need to be stopping for the end of the street. (You don't need to respond to this bullet, I just wanted to convey that thought.)

Trentwood access:

Any improvements needed to force a right only turn from this access need to be contained behind the existing back of curb. We do not allow the existing street cross section to be altered to address access concerns.

- Why does the access need to be contained behind the existing back of the curb? If the spots aren't put in on the left, there would be room on the right to put in something substantial to force a right turn out of the parking lot, and that might be a better change to slow west-bound traffic since it would be on the north side of the street where traffic would actually have to adjust to it vs. just seeing parking spots on the left that don't impede the traffic flow.

- At the neighborhood meeting with the daycare owners/franchise, the owner did mention that she might consider putting speed bumps in their parking lot to deter "cutters"; is including speed bumps in their parking lot something can be added to the blueprints? Can that sort of thing be requested by the city?

Thank you,
-Anne

On Fri, Sep 1, 2023 at 11:16 AM Justin Milam <jmilam@uaoh.net> wrote:

Good morning-

Sharing a response from our City Engineer concerning the two questions noted below:

Trentwood spaces:

These spaces were proposed by the applicant and are acceptable to the City. They will help slow down traffic heading westbound and the effects of them are minimal. It also aligned well with City improvements to Northwest Boulevard and Trentwood Road.

Trentwood access:

Any improvements needed to force a right only turn from this access need to be contained behind the existing back of curb. We do not allow the existing street cross section to be altered to address access concerns.

I also wanted to note that the existing landscape buffer on the east side will now be retained, with gaps being filled in and enhanced.

Our Staff Report and BZAP packet will be posted later today. I'll be sure to send the link this afternoon. Thanks!

-Justin

JUSTIN MILAM, AICP, LEED GREEN ASSOCIATE

Senior Planner | Community Development Department

The City of Upper Arlington

3600 Tremont Road, Upper Arlington, OH 43221

o: 614-583-5083

e: jmilam@uaoh.net | upperarlingtonoh.gov



From: Anne Stansfield <astansfield@gmail.com>

Sent: Friday, September 1, 2023 9:30 AM

To: Michael Maistros <mjmaistros@new-avenue.net>

Cc: Don and Jane Leach <djac3175@gmail.com>; Justin Milam <jmilam@uaoh.net>; Chad Gibson <cgibson@uaoh.net>; jkader barringtonschool.com <jkader@barringtonschool.com>; Patrick Stansfield <patrick.stansfield@gmail.com>; Kerry Sullivan <kjsullivan4@gmail.com>; Derek Welch <welchderek@netscape.net>

Subject: Re: Barrington School at Kingsdale - 3230 Northwest Blvd (DEV-03-23)

Hello Mr. Maistros,

I live on Trentwood, across the street from the Bass building and adjacent to Huntington. I have two follow-up questions from your response:

1. If the assumption is that there will be enough parking, including the six spaces from the neighboring bank, what is the rationale for adding 'official' spots on Trentwood? Was that an idea that came from your group or was it suggested by the city? We really don't want any traffic generated by this business to spill over to Trentwood and it seems like marked spots would encourage that behavior.

2. Regarding the right-only turn out of the parking lot onto Trentwood, you wrote: "We have been instructed to work with the City Engineer to help make this "right-out" curb as significant as possible. Our first rendition was considered to be too aggressive, so we pulled it back but will do what we can to encourage the maximum projection and bend to deter people from ignoring this regulation."

What about your first rendition was considered too aggressive? It's kind of difficult to interpret what the envisioned solution is for that exit. I've spoken with many neighbors who are in favor of making turning left onto Trentwood as difficult as possible, so I'm interested to understand what the City Engineer found objectionable and why.

Thank you!

-Anne Brusadin

On Thu, Aug 31, 2023 at 4:04 PM Michael Maistros <mjmaistros@new-avenue.net> wrote:

Don, Jane,

Respectfully, I believe your information is incorrect and several of your assertions are inaccurate.

Regarding the fire truck; I personally spoke with and had email communications with Captain Alan Thompson of the Upper Arlington Fire Department and they require that their ladder truck must be able to exit the site without backing out onto the public streets, which can only be handled with a turn-around on the site (which is not possible on this property), or by leaving the existing access onto Trentwood.

Regarding the East Property line; Our current Site drawing, which was prepared by a Licensed Civil Engineer, confirms that there is an average of **30 inches** of planting area available on the subject property between the existing curb which is to remain and the property line. It is the intent of this Project to upgrade this planting area on the subject property to enhance the visual appeal of the school and the neighborhood. The existing wood fence is approximately 12 inches (average) to the East of the property line and will not be affected by this proposal development.

Regarding the accuracy of our parking projections; This data and these projections come directly from the Owner/Operator of a similar School in Grandview and from data from other similar schools in the immediate area. We have also secured six additional leased parking spots to give us a few extra spots if needed. We are well aware of the ODJFS Manual which is always utilized when developing a site and building plan for this type of Project.

Regarding your requested “refinements” to the proposal; See below for our responses or questions:

- Landscaping issues are resolved with the neighbor to the east
 - As there will apparently be drop off and pick up at the east end of the site, which is only a few feet from the neighboring house, we hope you will be able use the updated survey to provide an accurate landscaping plan.

- Please see attached accurate Landscaping Plan

○ OUPS has marked an underground gas line, but it is east of the property line. So, it seems that off-site location could allow for a masonry wall on the subject property. A masonry wall will be much more effective noise and visual barrier, in addition to being more durable as cars navigate the turn on the property.

- There is also an overhead powerline and an underground sanitary sewer line on, and just to the West of, this Property line making the construction of a masonry fence practically impossible.

- Parking is determined to be adequate

- We feel that the parking is adequate, especially with the additional 6 spaces shared by a neighboring property.

- The right out only barrier at Trentwood will be significant as people will try to ignore it

- We have been instructed to work with the City Engineer to help make this “right-out” curb as significant as possible. Our first rendition was considered to be too aggressive, so we pulled it back but will do what we can to encourage the maximum projection and bend to deter people from ignoring this regulation.

- Your statement that the site will not have outside bells or speakers be included as a stipulation

- This has been confirmed with the Operator that there is not be any bells or speakers on the outside of this building.

- As architectural drawings are developed, the mechanical well will be deep enough, or acoustic panels be used, to fully shield noise from emanating east

- The mechanical well on the roof is over 7 feet deep (from roof surface to roof peak) on the side facing the neighborhood to the east.

Thank you again for reaching out with your question and concerns, and I hope that I have helped address them further.

Thank you,

Michael j. Maistros, AiA

Principal – Director of Architectural Design



From: Don and Jane Leach <djac3175@gmail.com>
Sent: Thursday, August 31, 2023 12:30 PM
To: Michael Maistros <mjmaistros@new-avenue.net>
Cc: jmilam@uaoh.net; cgibson@uaoh.net; jkader [barringtonschool.com](mailto:jkader@barringtonschool.com) <jkader@barringtonschool.com>; Anne Stansfield <astansfield@gmail.com>; Patrick Stansfield <patrick.stansfield@gmail.com>; Kerry Sullivan <kjsullivan4@gmail.com>; Derek Welch <welchderek@netscape.net>
Subject: Re: Barrington School at Kingsdale - 3230 Northwest Blvd (DEV-03-23)

Mr. Maistros:

Thank you for your response to our questions. We are disappointed to note that several of your answers are incorrect. For instance, the city is not requiring egress to Trentwood for fire truck use, and the revised site plan does not show the required screening to be on the subject property. Indeed, it shows the fence on the neighbor's property and the proposed drive at the property line, leaving no room for plantings on the subject property. The recently placed survey stakes seem to place the trunks of the existing plantings either on the property line or on the neighboring property.

The lack of accuracy in your responses makes us wonder about the accuracy of your parking projections. As we are sure you know, staffing for a child care center is a function of the number of classrooms, and age and number of children in a classroom. Since we do not have all that information, we have attached the Ohio child care staffing standards as they may be helpful to the city in analyzing the parking needs for the site. (The source of the information is here:

<https://emanuals.jfs.ohio.gov/history/2148261361/ChildCare/ChildCareCenter/Rules/5101-2-12-20.stm>)

Despite the above issues and assuming they can be appropriately addressed, we still appreciate the proposed use and architectural elements of the building.

We suggest that the following refinements should happen for the proposal to earn approval:

- Landscaping issues are resolved with the neighbor to the east
 - As there will apparently be drop off and pick up at the east end of the site, which is only a few feet from the neighboring house, we hope you will be able use the updated survey to provide an accurate landscaping plan.
 - OUPS has marked an underground gas line, but it is east of the property line. So, it seems that off-site location could allow for a masonry wall on the subject property. A masonry wall

will be much more effective noise and visual barrier, in addition to being more durable as cars navigate the turn on the property.

- Parking is determined to be adequate
- The right out only barrier at Trentwood will be significant as people will try to ignore it
- Your statement that the site will not have outside bells or speakers be included as a stipulation
- As architectural drawings are developed, the mechanical well will be deep enough, or acoustic panels be used, to fully shield noise from emanating east

We are copying Chad Gibson and Justin Milam and ask that they provide these comments to BZAP. We plan to attend next Wednesday's work session, but thought it would be helpful to submit our comments ahead of time.

Thank you.

Don and Jane Leach
1544 Trentwood Rd.

On Tue, Aug 22, 2023 at 4:55 PM Michael Maistros <mjmaistros@new-avenue.net> wrote:

Don, Jane,

Thank you for your thoughtful comments and question regarding the proposed Barrington School Development. I do apologize for the delay in my response and welcome you to follow up with me directly either by email or by calling my cell phone anytime if my responses do not fully address your questions or concerns. I have endeavored to answer as many of your comments as possible below (in orange) with the information that I currently have available:

- **Parking.** We are concerned there is not enough parking for the site, even with three new spots on Trentwood (to which we have no objection).
 - With ten classrooms and the enrichment area, we would expect 22 teachers. In addition, plans note a director's office, reception, owner's suite, curriculum coordinator, and kitchen. Each of those conservatively equate to one space per position, except the kitchen which could be two, for an additional six persons. These latter positions are not noted in the applicant's submitted "Parking Projection." The total then in full use is likely

close to 28 users, before considering parent parking, which the applicant has noted could be up to ten. As you know, there are only 26 on-site spaces, plus the three on Trentwood.

- I have attached a “Parking Projections” file from the operator of this School, which was also shared with the City as a part of the application for the Variance Request for the parking reduction. It would, of course, be detrimental to the School’s business if parking was an obviously problem, so they have carefully considered this site for parking and are very comfortable with what will ultimately be provided. Since the time of the last Work Session with the City, the Operator has secured a “Shared Parking Agreement” with a neighboring property owner to gain 6 additional parking spaces for the School. With an anticipated maximum staff of 20, this will leave 12 spaces (plus the 3 on Trentwood) for use by the parent for drop-off and pick-up.
- While we understand the idea that it will take a while to build the business, the reality is that the goal is full utilization. So, parking needs to account for full utilization.
 - The attached “Parking Projections” file illustrates the anticipated ramp up to full capacity.
- Although relatively minor, we also wonder about how usable (1) the space next to the dumpster is, as even assuming the best of practices, the reality is that dumpster enclosure doors tend to be left open, thereby encumbering the use of that adjacent spot, and (2) the desirability/usability of the first spot in the “drop off parking” along the east side, as use of that spot would make the path into the building more difficult to use.
 - The Barrington School prides themselves on being good neighbors in the communities they serve, so keeping the dumpster gates consistently closed to help maintain a clean appearance on the site will be a part of their daily process.
- The staff report raises the issue of shuttle bus/van parking and we do not know how or if that has been addressed.
 - We will not need a bus during the first year of operations. Typically, the younger rooms (infants/toddlers) fill up first. Even when there is a need for the school bus in year2, we can park the bus at the leased parking spaces we’ve secured.

In short there does not seem to be enough parking.

The other referenced Barrington Schools of comparable size are effectively and comfortably operating with even less parking (see attached).

- **Ingress/egress.** Ideally egress to Trentwood would not be needed.
 - We note that the applicant’s referenced Bethel Road site appears to use only one point of ingress/egress.

- The egress onto Trentwood is needed and required by the City for fire truck access in and out of the site.
- The Huntington Bank site across the street only uses one point of ingress/egress.
 - Existing sites are not required to be modified to meet the current fire department requirements for their vehicles, but a new development like this does. Captain Alan Thompson of the UA Fire Department was involved during this site design and agrees that the existing egress onto Trentwood will need to be maintained.
- If there is egress to Trentwood, we agree with the request submitted by Anne Brusdin that the barrier at the drive requiring right-out only be as substantial as possible.
 - We agree and will be actively working with the City Engineer to make this as substantial as possible.
- If in fact there are enough parking spaces in the proposed plan, then the building could be moved to the east. That would eliminate the drive out to Trentwood and seem to allow for at least two more parking spaces in the lot. There would be a net loss of a couple of spaces, but serve the neighborhood better. Again, this suggestion assumes that there are enough parking spaces, which we question.
 - Again, we our current site design has created the maximum amount of parking for the school while remaining code compliant with the City of Upper Arlington and their Fire Department.
- **Noise.**
 - We appreciate the use of a “mechanical well” on the roof.
 - We see no information, however, assuring that the well will be deep enough so that the walls exceed the height of the equipment by an appropriate amount to screen the equipment both visually and aurally. We do not know what that height should be, so defer to city staff as to the appropriate height.
 - The depth of the mechanical well will be at an appropriate height to meet the City’s requirement and to help soften the noise generated from the roof top units from detrimentally affecting the neighborhood.
 - Will kitchen exhaust also be handled within the well? Ideally, such exhaust would vent toward Northwest Blvd.
 - The Kitchen will not be of a commercial variety, however, all building venting/exhausts will be handled in an appropriate fashion as to not negatively effect neighbors.

- We do not see anything prohibiting loud speakers and bells. They should not be allowed outside.

- There are no speakers or bells associated with the Barrington Schools.

- **East side of property.**

- It appears that a portion of the drive and all of the screening on the east side of the development are located on the adjacent property to the east.

- The site plan was recently updated with a Civil Engineered survey which clarified the property line location. The majority of the dense planting screening IS on the subject property and is NOT being altered by this development.

- Doesn't code require screening on the applicant's property, such that not having it requires a variance?

- As stated above, the required screening is on the subject property.

- If screening on the adjacent property is acceptable, has the city looked at the agreement by which the screening is to exist? What assurances are there that whatever easement agreement might exist with the applicant and neighbor will not be subject to change by subsequent agreement of the two parties?

- This is not applicable per the above two comments.

- A wooden fence (existing) does nothing to mitigate traffic noise transmission to the neighboring properties. Would a masonry wall of appropriate height provide a better noise buffer while still be aesthetically acceptable? Again, we do not know what "appropriate" is.

- The wood fence is on the neighbor's property and will not be altered as a part of this Project. Although a masonry wall would be nice, it is not technically feasible to construct such a wall due to the existing underground and overhead utilities along this side of the property.

- **Traffic speed on Trentwood.** While perhaps not significantly directly related to the application, traffic speed along Trentwood continues to be an issue. To the extent that additional traffic calming or enforcement can be undertaken, the neighborhood will appreciate it. We recognize that both the pending narrowing of the intersection of Trentwood & Northwest and the proposed parking spaces on Trentwood would likely help slow traffic near the intersection. The speed issue east of the intersection, however, will not be helped by those improvements. In fact, the issue may be exacerbated by traffic going to the applicant's site.

- We completely understand your concerns for Trentwood and will continue to do our part in helping to deter those wanting to use it as a pass-thru to other parts of town. The City's plan for the intersection of NW Blvd and Trentwood will most definitely help the situation, and Barrington School's new Right-Out only configuration will also be another positive step towards improving the situation.

Again, please feel free to reach out to me if you need any further clarifications on these matters or have any additional questions or concerns.

Thank you,

Michael j. Maistros, AiA

Principal – Director of Architectural Design

From: Don and Jane Leach <djac3175@gmail.com>
Sent: Tuesday, August 8, 2023 12:07 PM
To: jmilam@uaoh.net; cgibson@uaoh.net; Michael Maistros <mjmaistros@new-avenue.net>
Subject: Barrington School at Kingsdale - 3230 Northwest Blvd (DEV-03-23)

We have some questions/comments on the proposed Barrington School site. We were out of town and unable to attend the August 2 work session, but have reviewed the August 16 meeting agenda packet. If there are updates to that package, we would appreciate receiving them.

We live seven houses east of the site. I recall reading somewhere that representatives of the applicant held a meeting with neighbors. We were not aware of that and I would encourage the applicant to take advantage of the Wakefield Forest community listserv email group for communications with the neighbors.

We are excited about the prospect of an improved use of the property. We are wondering, however, about several items:

- **Parking.** We are concerned there is not enough parking for the site, even with three new spots on Trentwood (to which we have no objection).
 - With ten classrooms and the enrichment area, we would expect 22 teachers. In addition, plans note a director's office, reception, owner's suite, curriculum coordinator, and kitchen. Each of those conservatively equate to one space per position, except the kitchen which could

be two, for an additional six persons. These latter positions are not noted in the applicant's submitted "Parking Projection." The total then in full use is likely close to 28 users, before considering parent parking, which the applicant has noted could be up to ten. As you know, there are only 26 on-site spaces, plus the three on Trentwood.

- While we understand the idea that it will take a while to build the business, the reality is that the goal is full utilization. So, parking needs to account for full utilization.
- Although relatively minor, we also wonder about how usable (1) the space next to the dumpster is, as even assuming the best of practices, the reality is that dumpster enclosure doors tend to be left open, thereby encumbering the use of that adjacent spot, and (2) the desirability/usability of the first spot in the "drop off parking" along the east side, as use of that spot would make the path into the building more difficult to use.
- The staff report raises the issue of shuttle bus/van parking and we do not know how or if that has been addressed.

In short there does not seem to be enough parking.

- **Ingress/egress.** Ideally egress to Trentwood would not be needed.
 - We note that the applicant's referenced Bethel Road site appears to use only one point of ingress/egress.
 - The Huntington Bank site across the street only uses one point of ingress/egress.
 - If there is egress to Trentwood, we agree with the request submitted by Anne Brusdin that the barrier at the drive requiring right-out only be as substantial as possible.
 - If in fact there are enough parking spaces in the proposed plan, then the building could be moved to the east. That would eliminate the drive out to Trentwood and seem to allow for at least two more parking spaces in the lot. There would be a net loss of a couple of spaces, but serve the neighborhood better. Again, this suggestion assumes that there are enough parking spaces, which we question.
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 - We see no information, however, assuring that the well will be deep enough so that the walls exceed the height of the equipment by an appropriate amount to screen the equipment both visually and aurally. We do not know what that height should be, so defer to city staff as to the appropriate height.
 - Will kitchen exhaust also be handled within the well? Ideally, such exhaust would vent toward Northwest Blvd.

○ We do not see anything prohibiting loud speakers and bells. They should not be allowed outside.

- **East side of property.**

○ It appears that a portion of the drive and all of the screening on the east side of the development are located on the adjacent property to the east.

○ Doesn't code require screening on the applicant's property, such that not having it requires a variance?

○ If screening on the adjacent property is acceptable, has the city looked at the agreement by which the screening is to exist? What assurances are there that whatever easement agreement might exist with the applicant and neighbor will not be subject to change by subsequent agreement of the two parties?

○ A wooden fence (existing) does nothing to mitigate traffic noise transmission to the neighboring properties. Would a masonry wall of appropriate height provide a better noise buffer while still be aesthetically acceptable? Again, we do not know what "appropriate" is.

- **Traffic speed on Trentwood.** While perhaps not significantly directly related to the application, traffic speed along Trentwood continues to be an issue. To the extent that additional traffic calming or enforcement can be undertaken, the neighborhood will appreciate it. We recognize that both the pending narrowing of the intersection of Trentwood & Northwest and the proposed parking spaces on Trentwood would likely help slow traffic near the intersection. The speed issue east of the intersection, however, will not be helped by those improvements. In fact, the issue may be exacerbated by traffic going to the applicant's site.

There are several aspects of the proposal which we appreciate, such as the transition to single story at the east end and the overall appearance of the building.

We are copying the architect on this communication and are available to discuss our questions/comments with staff or the architect/applicant before the August 16 meeting.

Thank you for considering our thoughts.

Don and Jane Leach

1544 Trentwood Rd.

Justin Milam

From: Kerry Sullivan <kjsullivan4@gmail.com>
Sent: Friday, September 1, 2023 1:58 PM
To: Don Leach; Anne Brusadin; Patrick Stansfield; Derek Welch; Justin Milam; Chad Gibson; Michael Maistros; J. Kader
Subject: 3230 Northwest Blvd - Plans for Barrington School

Derek and I are the neighbors directly to the east of 3230 Northwest Blvd. Following are our thoughts, concerns, and questions on the current plan:

1. We are in alignment with the need for a more aggressive one-way violation deterrent. Anything short of a bump out peninsula making it impossible to complete a turn to the east in one motion will be ignored daily (as it is today) and will lead to the continued use of the property as a cut-through both during and after hours and potentially creating head-on traffic conflicts.
2. We are equally concerned with the proposed parking. Despite the purportedly 'acceptable' requirements for parking, there will be a "rush hour" both at drop off and pick up that will always exceed capacity. The urge to bypass Northwest and the parking lot will be strong due to parents trying to make their first meetings/start time in the morning, as well as on-time arrival for after school/work activities.
3. With easy walkable access to the property from Trentwood, we would also anticipate a significant number of parents choosing to avoid the parking lot situation altogether and availing themselves to the existing driveways to maneuver away from Northwest, creating further bottleneck and confusion about whether there is a one-way or not.
4. The idea that parking lot space has been procured across Fishinger Rd. is frankly laughable (a "check the box"). When faced with the choice of parking across a significantly busy intersection (and walking a quarter mile), versus a side street behind the facility, which would you choose? And just imagine it is rainy, snowy, windy, hot, your late for work, etc.
5. Regarding the egress and proposed landscaping. Has the waste management company been consulted? Previously (years ago), we were informed that all shrubbery to the East of the Bass Building was to be removed because the truck that emptied the dumpster could not fit through the alley (this would seem to also apply to the statements regarding firetruck egress). They ended up just using the Northwest exit/entrance instead so, apparently that can suffice.
6. Screening: The current fence has been there since the home was purchased 20 years ago (and who knows how long before that). It is in bad shape. If we were to remove the wood braces currently barely holding up sections of the fence and allow it to fall, would the property owner be required to erect a new one – on their property and at their cost? And would that new fence be required to be level (the current fence is scalloped so we do not have a full 6 ft privacy for the most part) since it is a separation of business vs residential zoning, etc.?

Items 1-4 will all have the potential for a significant increase in traffic on Trentwood (both legal and illegal), in addition to the rush-hours that already exist on the street after school and school activities ranging from 3 to 6 pm.

It is apparent to us the best solution would be to eliminate the Trentwood egress which could allow the creation of a plan that has more parking on site as well as the space for whatever turnaround is required for fire and waste truck access. This would also seem to solve the one-way violation issue and allow for a few approved parking spots at the end of the street without further aggravation of the traffic hazards.

Barring that, a peninsula out into the street forcing those exiting the facility to go West would also alleviate some concerns and could be fashioned so that exiting traffic and traffic coming west on Trentwood could effectively merge and accommodate more cars in the space.

Whatever the decisions, we suggest and request restricted parking hours and/or residential access only on the street east of the building to dissuade its use as a second drop-off, pick-up zone and for all day employee parking.

Other questions that come to mind:

- a. With the current plan, will all delivery/removal trucks, etc. utilize the exit onto Trentwood?
- b. Must the facility have a dumpster? The property across the street (Huntington Bank) does not have one.
 - Assuming yes, considering the waste will include food waste and dirty diapers....is there a type of container to address potential odor issues?
- c. Are ever-green replacement trees/shrubs be required rather than deciduous?
- d. Is a lighting plan included in the recommendation? What can we expect in terms of height/type of lighting, etc.?

It would be helpful to understand the profit/cost recovery timing so we can better understand why some of these initial choices were made. Is that something that is available or can be shared?

We look forward to responses, the meeting packet, and seeing everyone Wednesday.

Kerry and Derek

Sent from my iPad

Authors: Katie Oberlin, Intern

BZAP Meeting Date: September 6, 2023

Subject: 1680 Andover Road (VAR-38-23) - To allow the construction of a front porch that encroaches 8'-4" into the 40-foot front yard setback, in lieu of the six-foot projection permitted. [No change from August 16, 2023 BZAP hearing.]

Site Description/History

The subject property, 1680 Andover Road, is located on the east side of the street, just south of King Avenue. The rectangular property has 50 feet of street frontage, 142 feet of depth, and totals 0.163 acres. This R-1c (One-Family Residence District) zoned property has a default 40-foot building setback line and is platted as Lots #353, 354, and 355 in the Ricket and Miller's Summit Plain Addition subdivision from 1890. A two-story Dutch Colonial home with a small front porch was built in 1926 and sits on the front yard building setback line. A shared driveway along the south side leads to a three-car detached garage. The homes immediately north and south of the subject site, as well as others on the street, have large, original front porches, typically six-to-eight feet deep, that project into the front yard. The property was purchased by the applicant in March 2022.

Proposal

The proposal includes the removal of an existing front porch and the construction of a new front porch that is 8' x 26', all of which are located in the front yard. The proposed porch has a new roof overhang with asphalt shingles and supporting posts.

Zoning Code Requirements

- To allow a front porch to project up to 8'-4" into the front yard, in lieu of the six-foot projection permitted (Article 6.01).

This ordinance previously permitted a 5' x 10' front porch projection but was recently amended to allow for larger and wider front porches, as they typically improve the design, massing and front aesthetic of homes. The new ordinance went into effect on July 26, 2023.

Alternatives

Due to the recently updated front porch ordinance, Staff encouraged the applicant to reduce the projection to six feet so that a variance would not be needed. The applicant could also explore a shallower front porch to better align with adjacent and nearby property.



Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. When Staff was investigating a potential update to the front porch ordinance, Staff met with architects and builders to get input. Staff also examined previous front porch variance applications, nearly all of which were approved by the Board. A maximum six-foot projection was deemed appropriate, workable, and typically accounted for 15 percent of the front yard. Staff felt that anything further would potentially "stick out too far", be "too much" and could negatively impact the neighborhood streetscape

While granting this variance would not substantially alter the essential character of the neighborhood (Finding #4), the proposal is not the minimum necessary to make possible the reasonable use of the structure (Finding #3). The ordinance was just updated to allow for larger front porches within the front yard (Finding #8). For these reasons, Staff, unfortunately, cannot support this variance application. Should the Board consider this application, Staff would recommend a shallower projection to better align with those found on the street.

Attachments

1. 1680 Andover variance application
2. BZAP Staff Report Pics - 1680 Andover Road





23-3340

Variance Application

Status: Active

Submitted On: 7/24/2023

Primary Location

1680 ANDOVER RD
UPPER ARLINGTON, OH
43212

Owner

EDWARDS GERALD L
ANDOVER 1680 COLUMBUS,
OH 0

Applicant

 Jarrett Fuller
 614-593-1232
 contact@prime-pros.com
 3840 Lacon Rd
Unit 5
Hilliard, Ohio 43026

BZAP Information

BZAP Case

VAR-38-23

Status

Pending

BZAP Determination Date

08/16/2023

Vote Tally

Primary Variance

Front Porch

Findings of Fact for Approval/Denial

Variance Request

To allow the construction of a front porch that encroaches 8'-4" into the 40-foot front yard setback, in lieu of the six-foot projection permitted.

BZAP conditions

Variance Information

Describe Variance Request ?

Construct new porch with a depth of 8 feet, which would be 1 foot and 4 inches over the new allowance.

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

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?

No

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

Yes

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

Yes

3840 Lacon Rd. Unit 5
Hilliard, Ohio 43026
(614) 921-0920



NOTICE

July 13, 2023

To:

Address:

Please be advised that Prime Construction, on behalf of Tessa Gatz, has submitted a Variance Application to the City of Upper Arlington Board of Zoning & Planning for the property located at 1680 Andover Road, Columbus, Ohio 43212. The variance requests that a front porch be constructed with a depth of 8 feet, over the new allowance by 1 foot and 4 inches. The new porch will be within the build line of the neighbors existing front porches/structures and maintain a unified and clean aesthetic. Please see site plan included with this letter for reference.

Board of Zoning and Planning (BZAP) meeting begins at 6 p.m. on Wednesday, August 16th, 2023 and is 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 acceptance of this notice does not indicate in any way your acceptance or opposition to the request of the applicant. You are welcome to express your desires at the Board of Zoning Appeals meeting as scheduled above.

Prime Construction, LLC
contact@prime-pros.com
(614) 921-0920

Revised: May 2023

Certification of Notice

Applicant Name: Prime Construction

Location of property subject to BZAP request: 1680 Andover Rd. Columbus, OH 43212

This application will be heard by the Board of Zoning and Planning on: August 16th, 2023

Describe activity which requires Board of Zoning and Planning review:

New porch construction that would be 8 feet in depth from the home.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1661-1667 Wyandotte Rd.	Benua William E TR	9589071052700453043668	07/13/2023
1671-1673 Wyandotte Rd.	1671-73 Wyandotte RD LLC	9589071052700453043651	07/13/2023
1677-1679 Wyandotte Rd.	Teetor Alexander M	9589071052700453043644	07/13/2023
1683 Wyandotte Rd.	1683 Wyandotte LLC	9589071052700453043637	07/13/2023
1691-1697 Wyandotte Rd.	SBJ One Properties LLC	9589071052700453043620	07/13/2023
1694 Andover Rd.	Falkner Neil	9589071052700453043613	07/13/2023
1686 Andover Rd.	Bauer Daniel M	9589071052700453043606	07/13/2023
1674 Andover Rd.	Stelzer John E	95890710527004530435	07/13/2023
1666 Andover Rd.	Wilson Charles L	9589071052700453043583	07/13/2023
1665 Andover Rd	Bathija Amit	9589071052700453043576	07/13/2023
1675 Andover Rd.	Bumgarner Robert B	9589071052700453043569	07/13/2023
1685 Andover Rd.	Amann Vicky L	9589071052700453043552	07/13/2023
1691 Andover Rd.	Shutes Brittany L	9589071052700453043545	07/13/2023

Applicant Signature: *Garrett Fuller*

Date: 7/13/2023

1699 Andover Rd. Holliday Nicholas G 9589071052700453043538 07/13/2023

Revised: May 2023

Certification of Notice

Applicant Name: Prime Construction

Location of property subject to BZAP request: 1680 Andover Rd. Columbus, OH 43212

This application will be heard by the Board of Zoning and Planning on: August 16th, 2023

Describe activity which requires Board of Zoning and Planning review:

New porch construction that would be 8 feet in depth

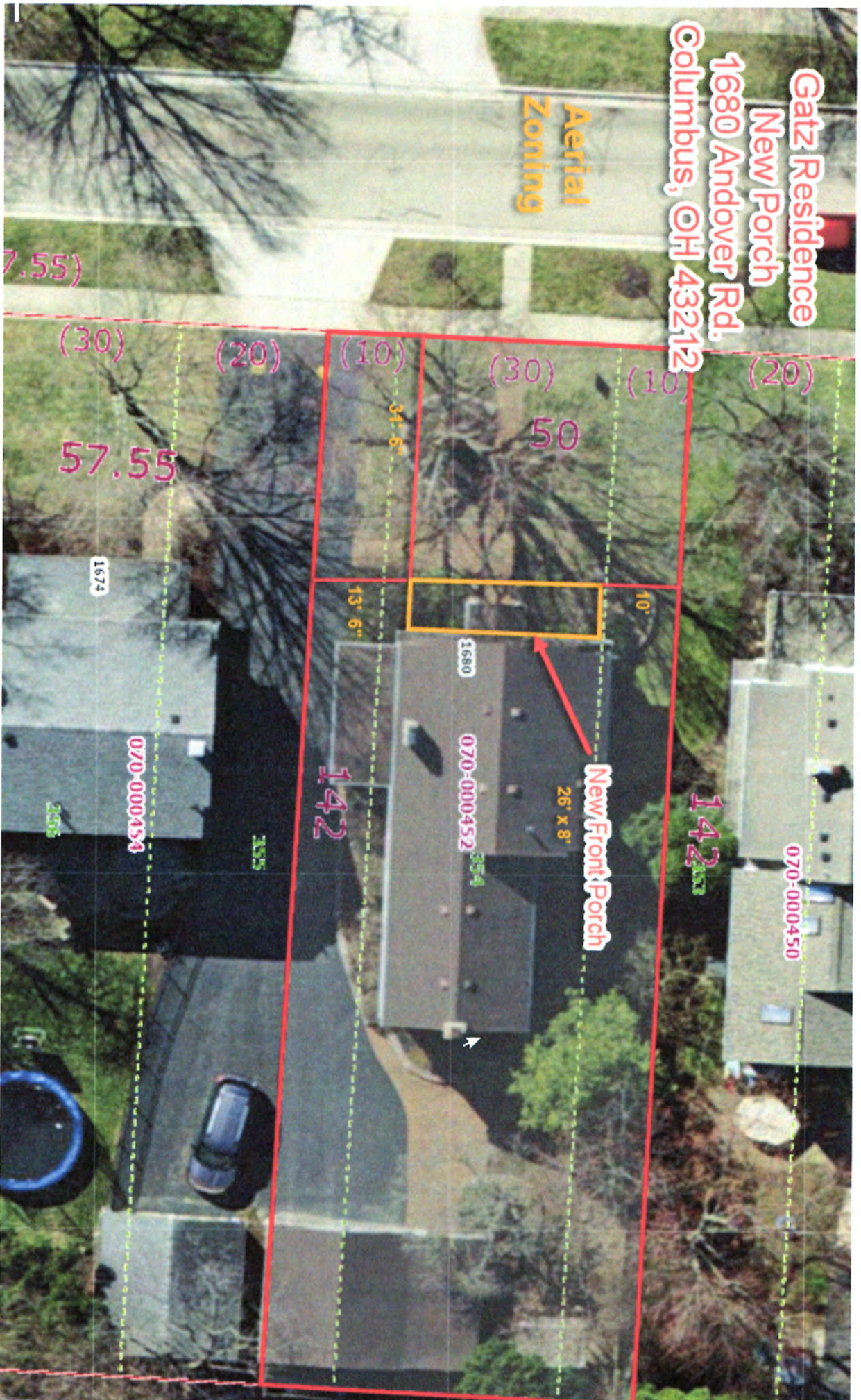
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170 Oakland Park Ave.	1671-73 Wyandotte Rd	9589071052700453043651	7/13/2023
1526 Teeway Dr.	Teetor Alexander M	9589071052700453043644	7/13/2023
291 Woodsfield Ct.	1683 Wyandotte LLC	9589071052700453043637	7/13/2023
1409 Haines Ave	SBJ One Properties LLC	9589071052700453043620	7/13/2023
1694 Andover Rd.	Falkner Neil	9589071052700453043613	7/13/2023
1686 Andover Rd.	Bauer Daniel M	9589071052700453043606	7/3/2023
1674 Andover Rd.	Stelzer John E	95890710527004530435	7/13/2023
1666 Andover Rd.	Wilson Charles L	9589071052700453043583	7/13/2023
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1691 Andover Rd.	Shutes Brittany L	9589071052700453043545	7/13/2023
Applicant Signature: <i>Jarrett Fuller</i>			Date: 7/24/2023

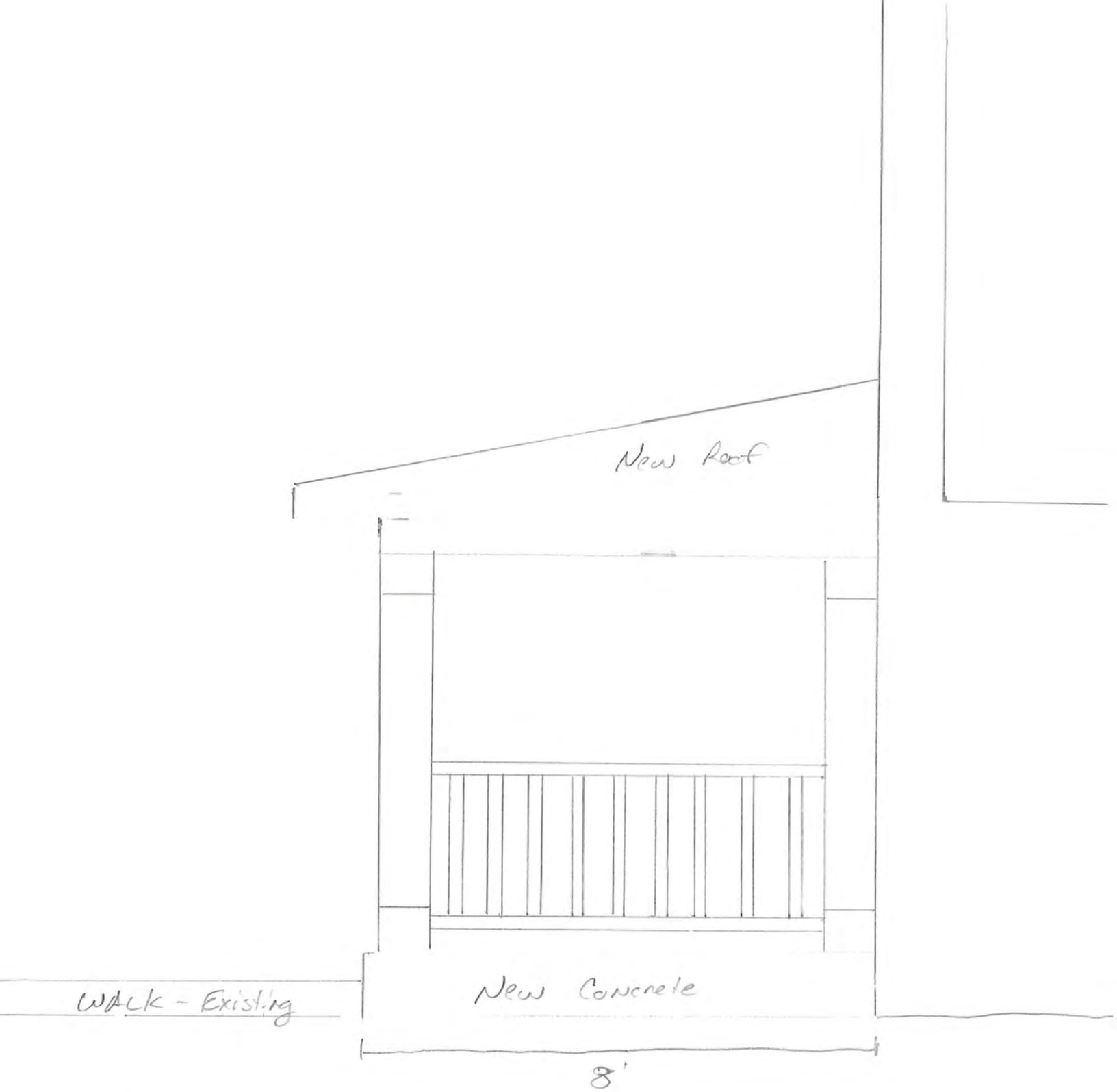
Gatz Residence
New Porch
1680 Andover Rd.
Columbus, OH 43212

Aerial
Zoning



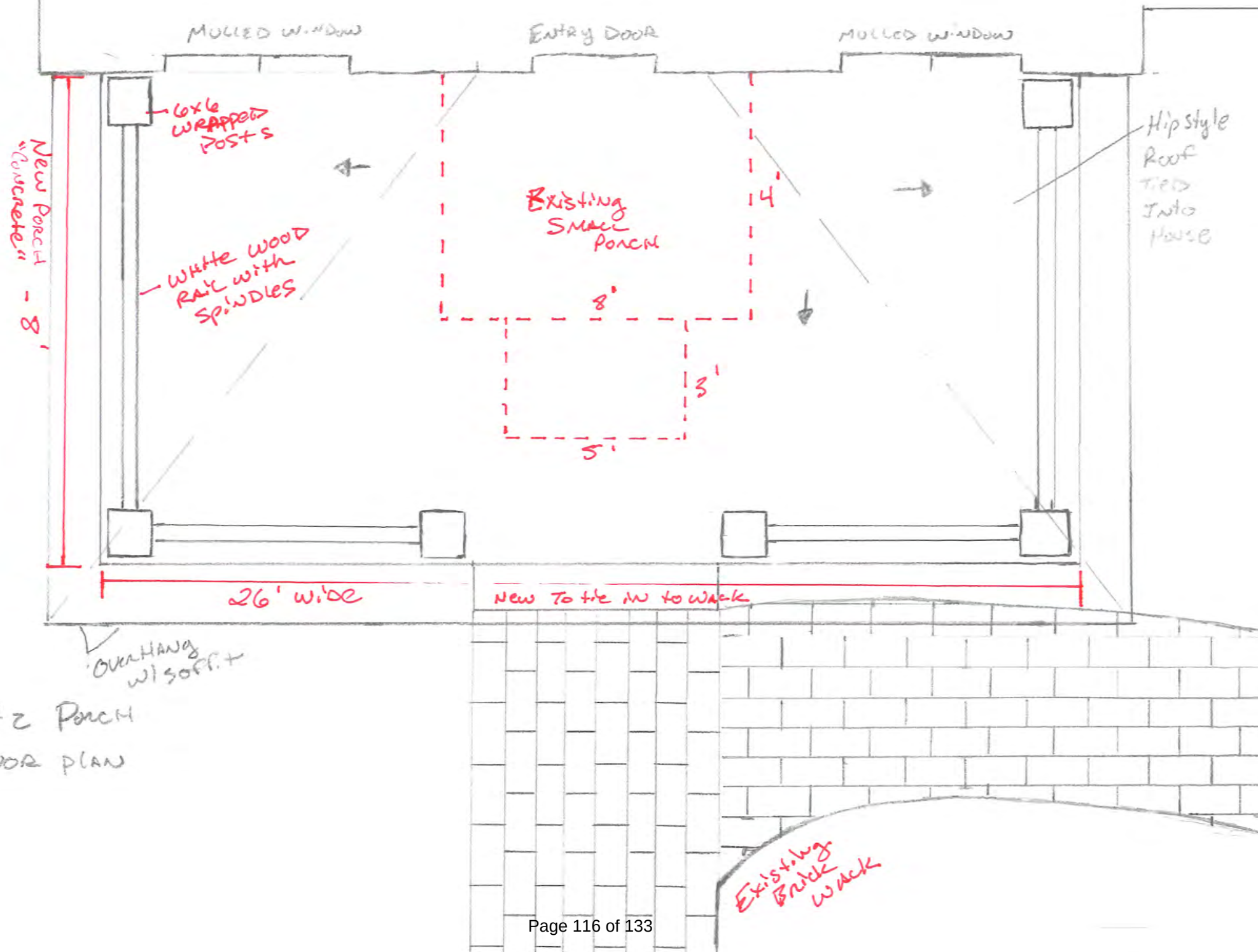


Cat 2 Porch
Front
Elevation



Gate
Side Elevation

Existing House



Gatz Porch
- Floor Plan

Remove Existing Porch -
add new 26' x 8'



Gatz Porch Variance – Supporting Photos



North Neighbor Porch



South Neighbor Porch



Front With Neighbors



What porch rail will look like (Photo of porch from Prime 2023) – without cedar tops – they will be white



1680 Andover Road

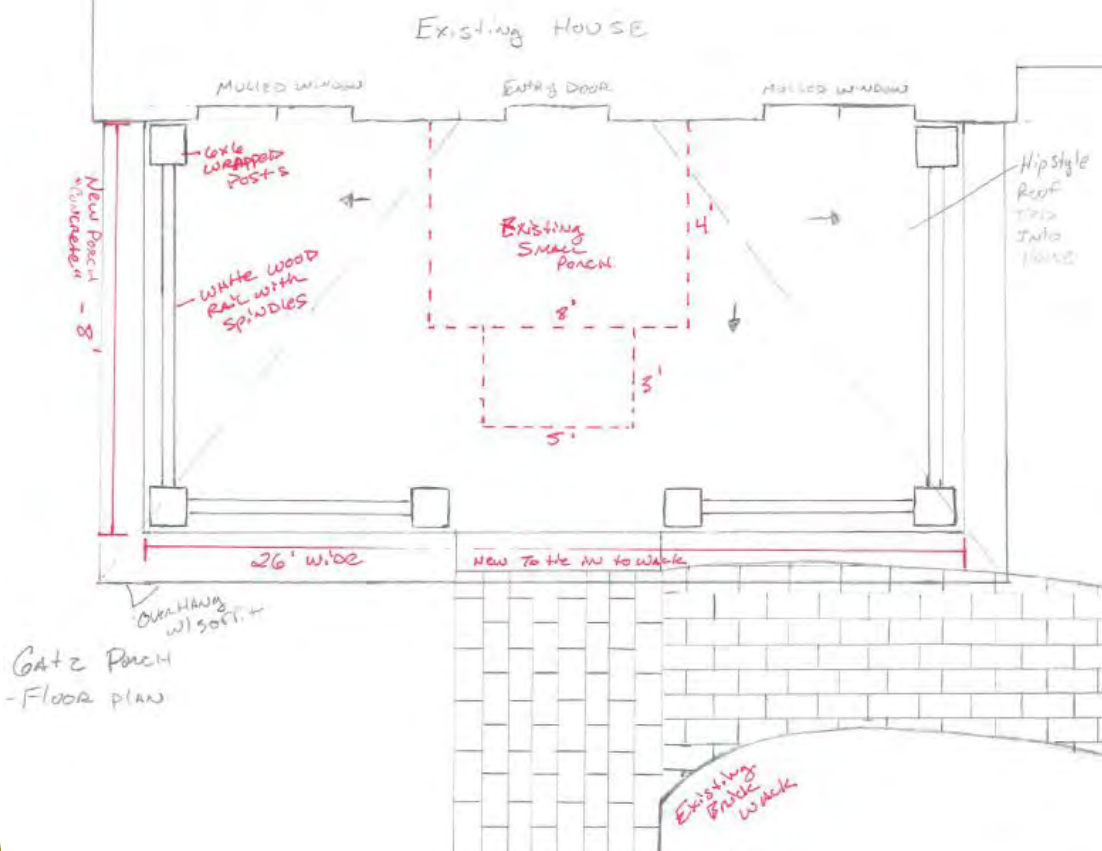
BZAP Staff Report Pictures



Google Maps ® Aerial Looking North



Proposed Floor and Site Plans



Existing and Proposed Front Elevation



Garage Porch
Front
Elevation



Existing Andover Road Elevation



To,

Aug 29, 2023

Upper Arlington Board of Zoning and Planning

Sub: Lot split at 3445 Redding Rd

We have been long-term residents of Upper Arlington and are planning to buy a property at 3445 Redding.

3445 Redding is a 100'x160' corner lot with an existing single-family house. We are applying to split this lot into lot # 1 and Lot # 2. The existing house will remain on lot # 1 and a new house to be built will be on lot # 2. Enclosed is the preliminary drawing showing split of lot with existing house on Lot # 1 and proposed new house on Lot # 2.

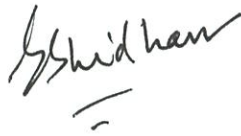
Please let us know if the split is possible at 3445 Redding.

We look forward to collaborating with Upper Arlington Zoning Board on this matter.

Thanks



Ganesh Shidham
Shubhangi Shidham
2226 Picket Post Lane
Upper Arlington 43220
Phone: 614 330 1210



sshidham@hotmail.com

Enclosed:

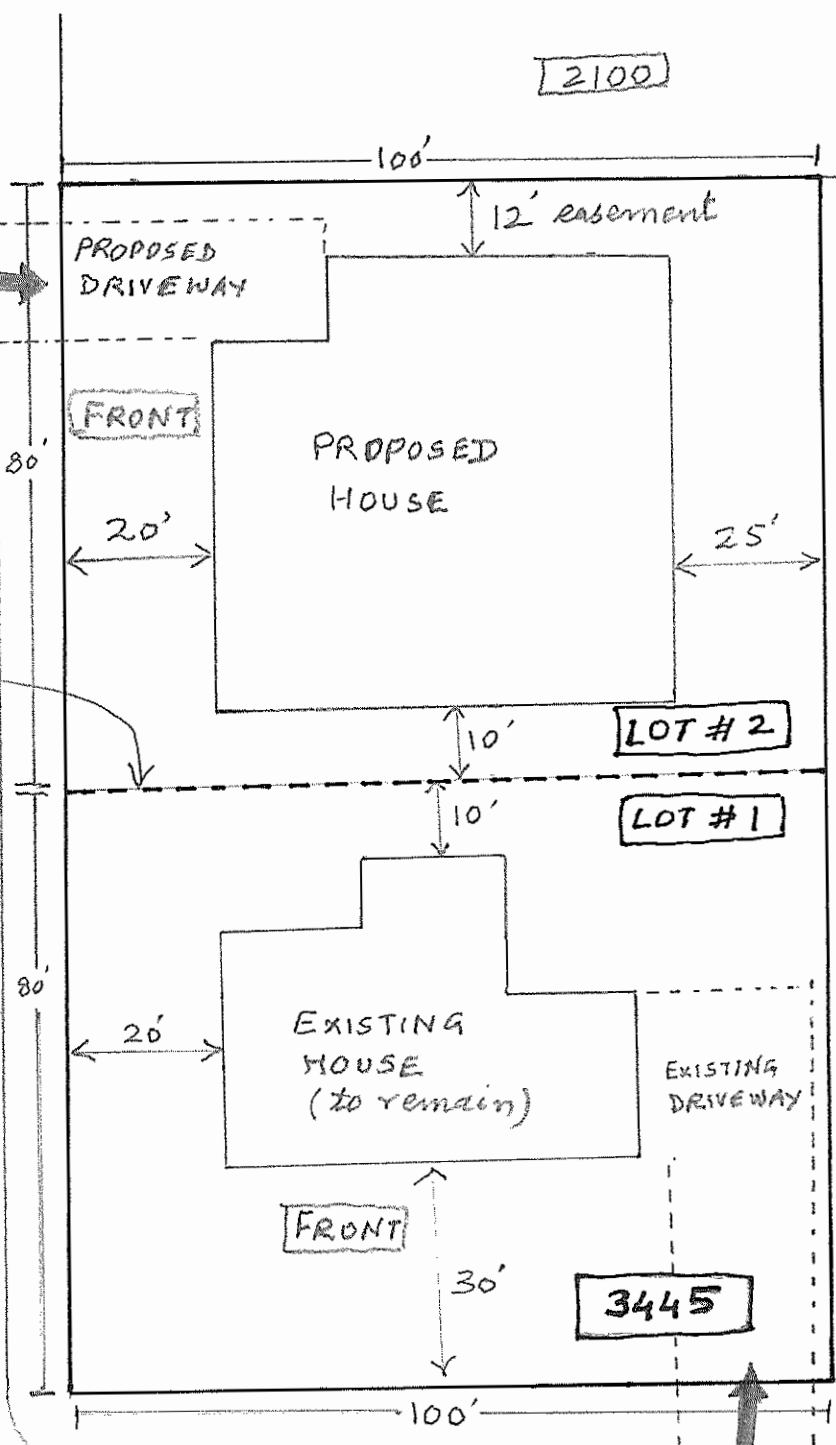
1. Preliminary drawing showing proposed lot split.
2. Boundary survey
3. Inspiration house for new lot # 2
4. Photos of existing house on Lot # 1

LOT # 1
8000 SF

LOT # 2
8000 SF

PROPOSED
LOT-SPLIT
LINE

CRISTHILL DR



3459

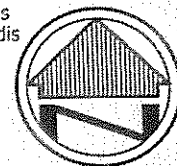
3445

3445 REDDING RD

BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF UPPER ARLINGTON
LOT 76, 77 & PORTION OF VACATED ALLEY
HAROLD E DUSENBERRYS SCIOTANGY HEIGHTS ACRE ALLOTMENT
PLAT BOOK 16, PAGE 70 - VACATED ALLEY ROAD RECORD 17, PAGE 129

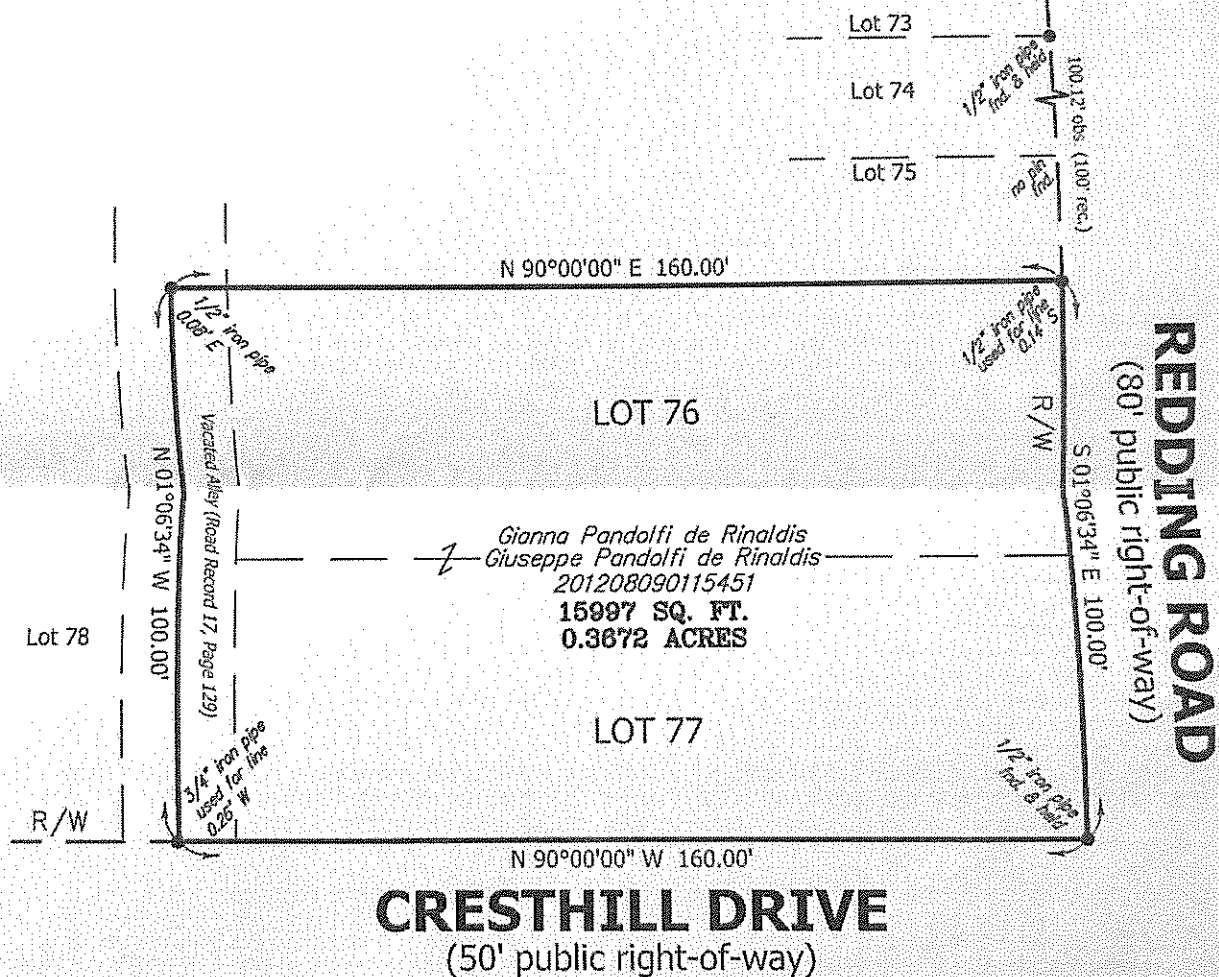
Gianna Pandolfi de Rinaldis
Giuseppe Pandolfi de Rinaldis
3445 Redding Road
Columbus, OH 43221



0 30'
SCALE: 1"=30'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS
SURVEY IS ASSUMED.

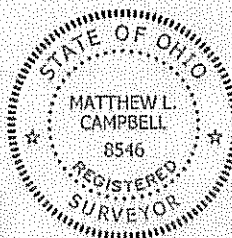


NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN
FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A
TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS
MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN
ACCORDANCE WITH THE MINIMUM STANDARDS FOR
BOUNDARY SURVEYS IN THE STATE OF OHIO AS
DESCRIBED IN O.A.C. CHAPTER 4733-37.

Matthew L. Campbell
MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC.



7/23/2014
DATE

LEGEND

- rec. - RECORD DISTANCE
OR ANGLE
- calc. - CALCULATED DISTANCE
OR ANGLE
- obs. - OBSERVED DISTANCE
OR ANGLE
- - MONUMENT FOUND, SIZE
& TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN
LENGTH, WITH I.D. CAP
C&A SET

Fieldwork
completed:
7/17/2014
Job: 3445_Redding

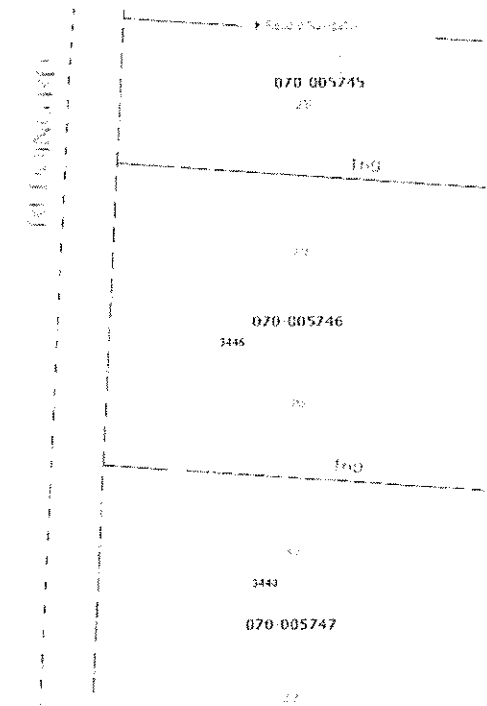
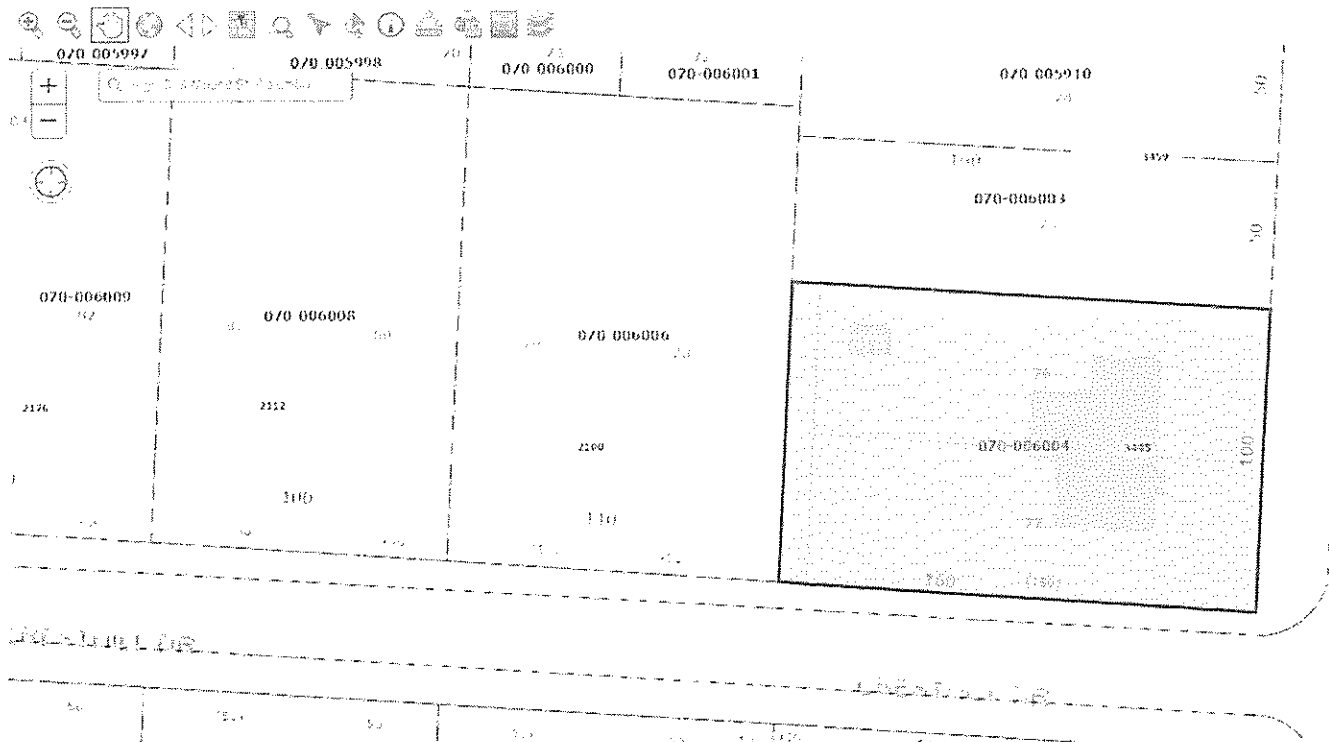


CAMPBELL &
ASSOCIATES, INC.
Land Surveyors
(330) 945-4117
www.campbellsurvey.com

- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping**
- Sketch
- Photo
- StreetSmart
- Aerial Photos
- Transfers
- BGR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Tax Calculators
- Value History
- Rental Contact
- Incentive Details
- Quick Links

Parcel ID: 070-006004-00
 PANDOLFI DE RINALDIS REMEDIOS GIANNA

Map Routing: 070-N137 -083-00
 3445 REDDING RD





Inspiration house for New lot # 2



