



**9/20/2023 | 6:00 PM**

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

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

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

Meeting ID: 981 8163 99384

**1. Consent Agenda**

- a. Review of the August 2, 2023 and September 6, 2023 BZAP Work Session minutes, and August 16, 2023 and July 19, 2023 BZAP meeting minutes.
- b. 1680 Andover Road (VAR-38-23) - To allow the construction of a front porch that projects 8'-4" into the 40-foot front yard setback, in lieu of the six-foot projection permitted. [Postponed from September 6, 2023 BZAP meeting.]
- c. 1412 Windham Road (VAR-42-23) - To allow the installation of a permeable paver circular driveway that results in 30 percent front yard development coverage, in lieu of the 25 percent maximum limit.
- d. 4361 Woodhall Road (VAR-43-23) - To allow the construction of a covered patio addition that projects up to 1'-2" into the rear yard profile, where the existing house projects up to six feet into the coefficient.
- e. 1845 Wyandotte Road (VAR-44-23) - To allow the construction of a two-story addition that encroaches up to 2'-7" into the eight-foot minimum side yard setback.

**2. Variance/Conditional Uses**

- a. 2140 N. Parkway Drive (VAR-45-23) - To allow the construction of a covered patio that encroaches 15'-7" into the 29-foot average rear yard setback, in lieu of the maximum six-foot projection permitted.

**3. Development/Site Plans**

- a. 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. [Postponed from September 6, 2023 BZAP meeting.]

**4. Zoning Map/Text Amendments**

## **5. City Business**

- a. Updates from the City of Upper Arlington Community Development Department.

**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.]

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### 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





To: Upper Arlington Board of Zoning & Planning (BZAP)

From: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: Wednesday, September 20, 2023

**Subject: BZAP review of a front porch that projects 8'-4" into the 40-foot yard setback, in lieu of the six-foot projection permitted (1680 Andover Road).**

Action Requested: Approval of a Variance application *VAR-38-23*

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### Update

The applicant attended the September 6, 2023 BZAP Work Session to obtain more information from the Board after this application was postponed at the August 16, 2023 BZAP hearing. The Board was generally supportive of the application because the projection matched others on the street, but requested additional details about the project, including ensuring the documents were coordinated with the same information carried onto each page. The Board also requested that the City's third-party architect review the plans.

Since that time, the City's third-party architect issued support for the application: *"It appears to me that the applicant is proposing a hipped shape for their new porch roof. That's the right call in my opinion, because the hip mimics an existing one-story element on the right side of the house. Introducing a different shape will seem wrong in this particular instance since the new porch is so close to that existing one-story element."* Revised plans were submitted on September 15, 2023 that offer enough detail for the City's Building Division to potentially approve. For these reasons, Staff recommends that this variance application be approved, noting Finding #4.





## 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

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## 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

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## 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 16<sup>th</sup>, 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](http://upperarlingtonoh.portal.civicclerk.com). For further information, please contact the Planning Division at [planning@uaoh.net](mailto: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](mailto: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](http://upperarlingtonoh.portal.civicclerk.com). For further information, please contact the Planning Division at [planning@uaoh.net](mailto:planning@uaoh.net).

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

| Address of Property to be notified: | Property Owner Name:     | Property Owner Signature or Certified Mail No.: | Date obtained or Mail sent: |
|-------------------------------------|--------------------------|-------------------------------------------------|-----------------------------|
| 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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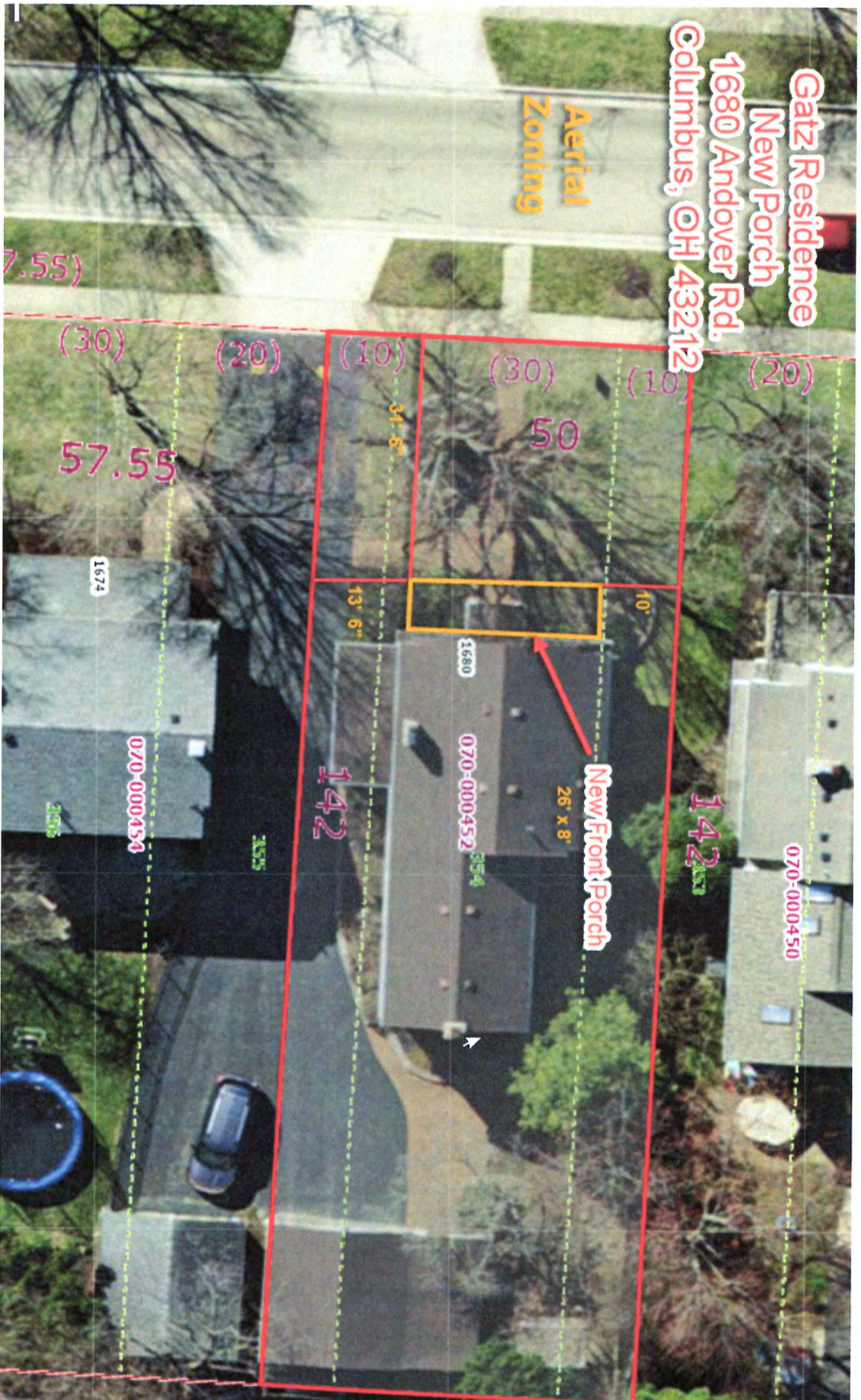
| Address of Property to be notified:               | Property Owner Name:   | Property Owner Signature or Certified Mail No.: | Date obtained or Mail sent: |
|---------------------------------------------------|------------------------|-------------------------------------------------|-----------------------------|
| 1661-1667 Wyandotte Rd.                           | Benue William E TR     | 9589071052700453043668                          | 7/13/2023                   |
| 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                   |
| 1665 Andover Rd.                                  | Bathija Amit           | 9589071052700453043576                          | 7/13/2023                   |
| 1675 Andover Rd.                                  | Bumgarner Robert B     | 9589071052700453043569                          | 7/13/2023                   |
| 1685 Andover Rd.                                  | Amann Vicky L          | 9589071052700453043552                          | 7/13/2023                   |
| 1691 Andover Rd.                                  | Shutes Brittany L      | 9589071052700453043545                          | 7/13/2023                   |
| <b>Applicant Signature:</b> <i>Jarrett Fuller</i> |                        |                                                 | <b>Date:</b> 7/24/2023      |

1699 Andover Rd. Holliday Nicholas G 9589071052700453043538, 7/13/2023



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

**Aerial**  
**Zoning**

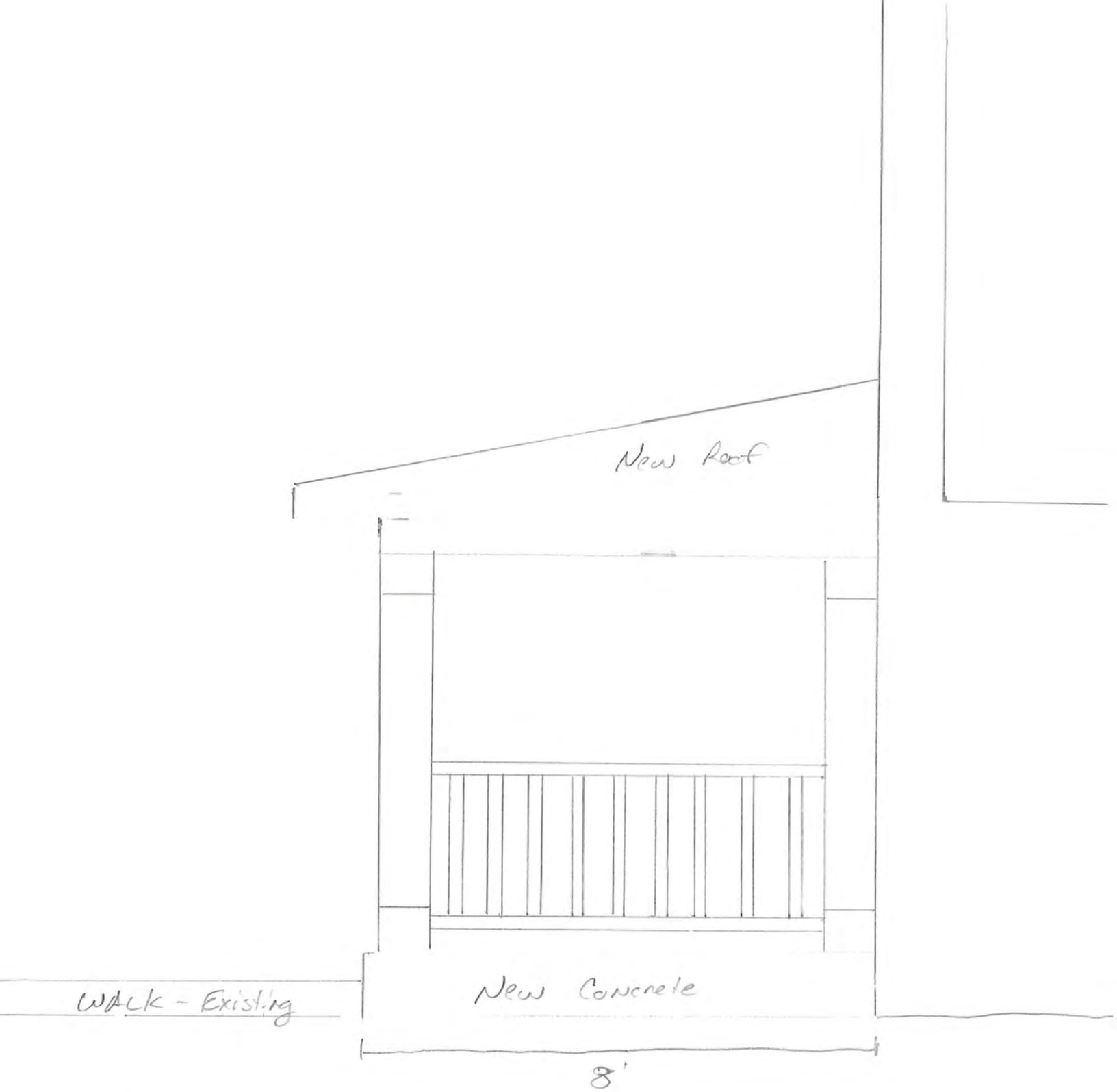






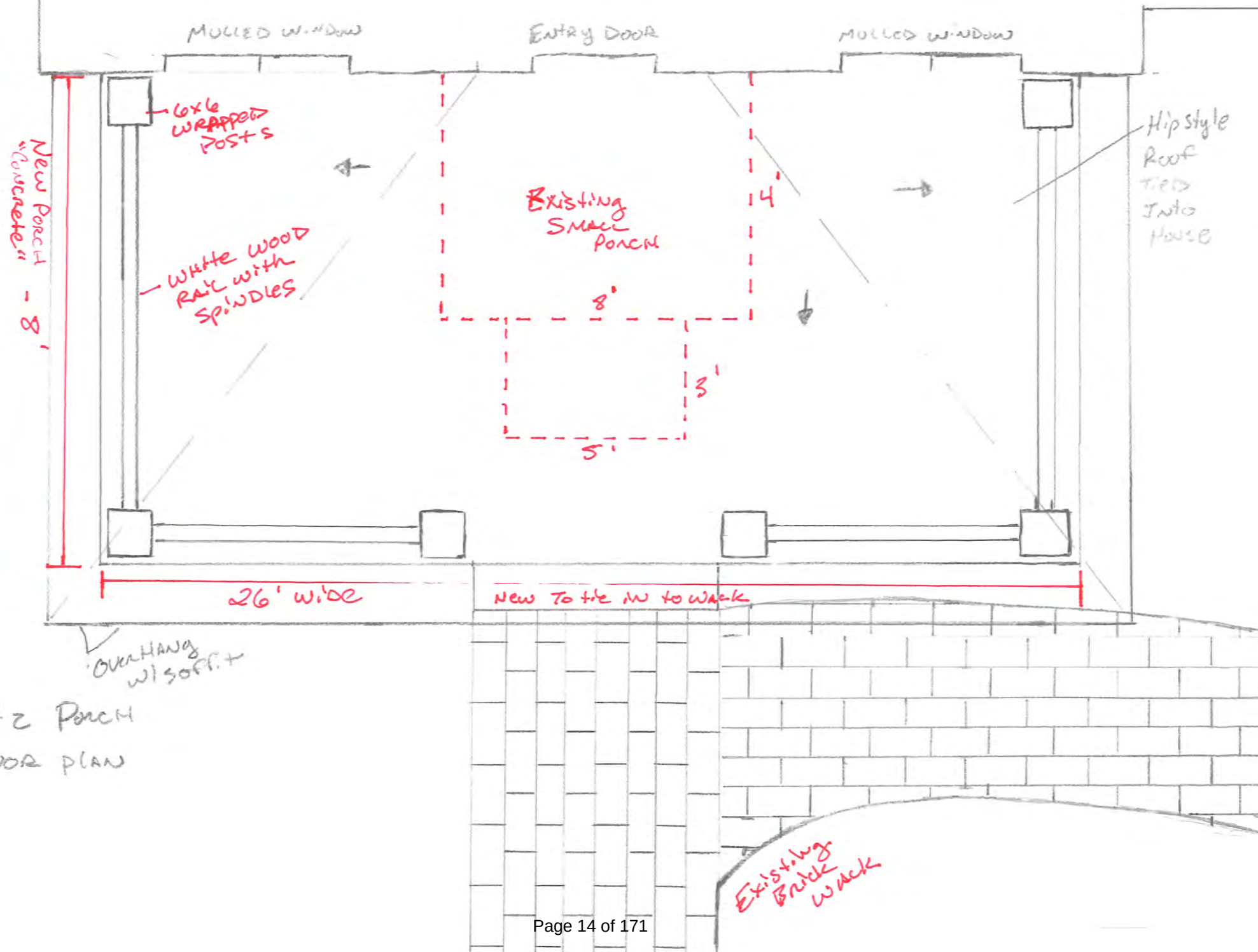
Garage Porch  
Front  
Elevation





Gatz  
Side Elevation

# Existing House



Gatz Porch  
- FLOOR PLAN



Remove Existing Porch -  
add new 26' x 8'



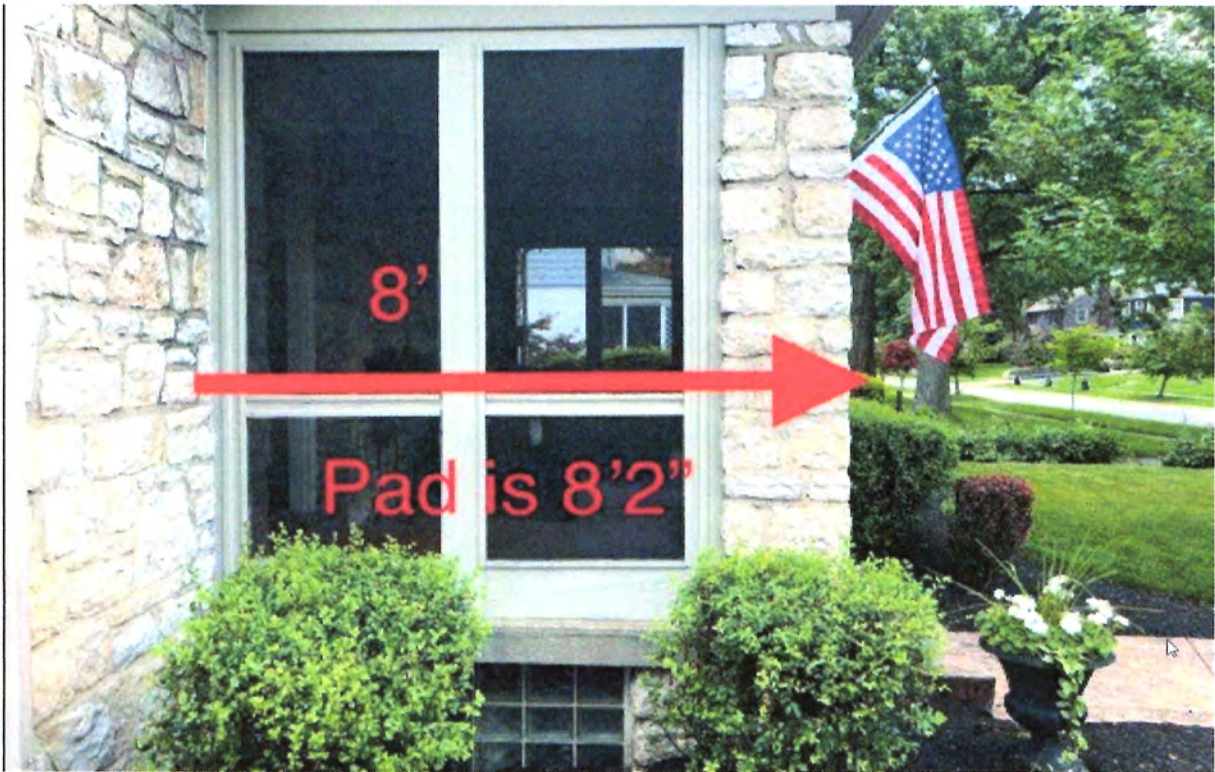


Gatz Porch Variance – Supporting Photos





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

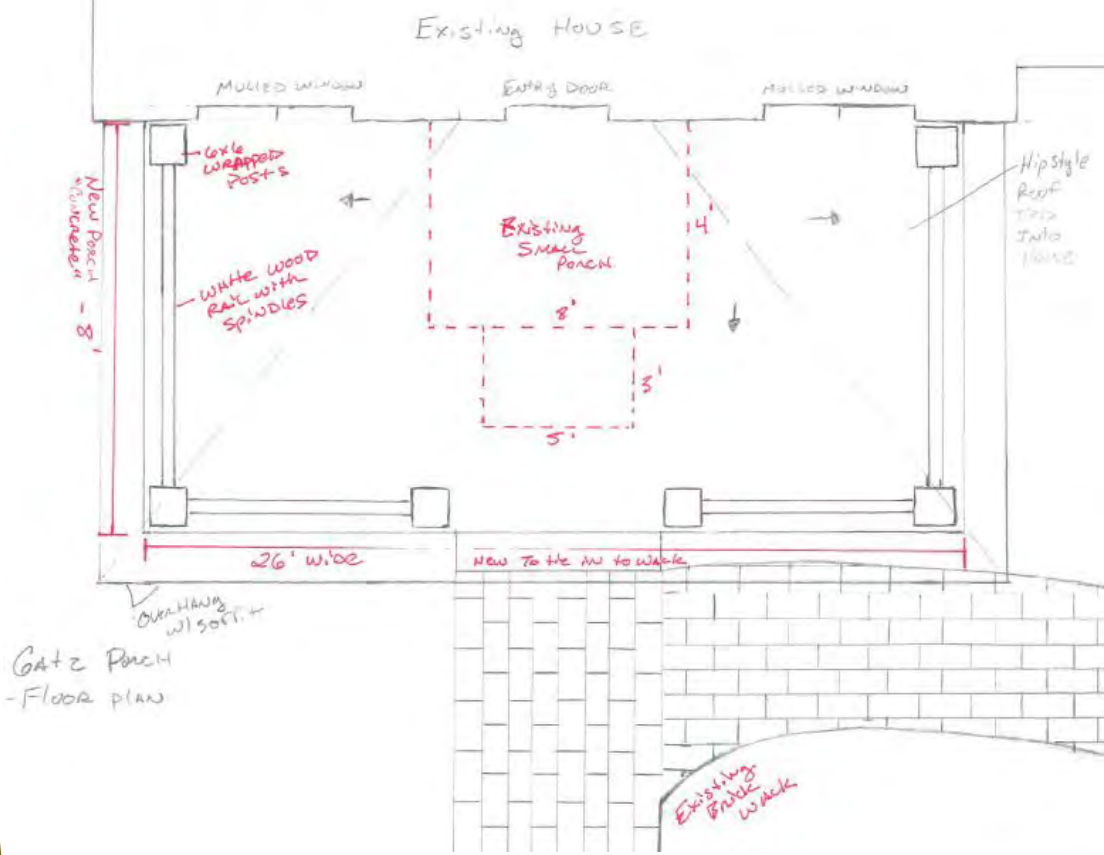


# Google Maps ® Aerial Looking North





# Proposed Floor and Site Plans



# Existing and Proposed Front Elevation

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Garage Porch  
Front  
Elevation





# Existing Andover Road Elevation

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**Authors:** Justin Milam, AICP, Senior Planner

**BZAP Meeting Date:** September 20, 2023

**Subject:** 1412 Windham Road (VAR-42-23) - To allow the installation of a permeable paver circular driveway that results in 30 percent front yard development coverage, in lieu of the 25 percent maximum limit.

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### Site Description/History

The subject property, 1412 Windham Road, is located at the northern terminus of Greensview Drive at Windham Road, directly across the street from Greensview Elementary School to the south. A wide crosswalk and sidewalk approach is located in front of the property, which can make access awkward. The irregularly-shaped property has 90 feet of frontage, with depths of 254 feet on the west side and 217 feet on the east. It is identified as Lot #61 in the [Knolls of Arlington](#) subdivision and is among the larger properties on the street segment. A two-story brick and stucco home sits ten feet behind the 40-foot building setback line, and an asphalt driveway leads to a two-car attached garage. Three existing mature trees in the front yard are to be preserved. The applicant purchased the house in June 1998.

### Proposal

The proposal includes removing an existing 16-foot wide asphalt driveway and installing a new permeable paver driveway. Front yard development coverage is limited to 25 percent of the front yard area, or 900 square feet for the subject property. The application notes that the amount of hardscape in the front yard would increase to 1,085 square feet or 30 percent and 185 square feet over the limit. The new driveway includes a maximum width of 10'-6" toward the upper section, with a ten-foot throat width behind the sidewalk. The two driveway segments would be 40 feet apart at their furthest point. The three existing mature trees would be retained and a landscape plan has been submitted that would enhance the front yard area. The type of permeable paver product has not yet been selected. Maintenance and upkeep will be critical.

### Zoning Code Requirements

- To allow front yard development coverage of 30 percent, in lieu of the 25 percent maximum limit (Article 5.02).

### Alternatives





The applicant has explored several site plan options that could potentially eliminate the need for a variance. Ultimately, those plans did not allow for proper turning movements and thus the driveway plan is the minimum size the property owner needs. Relocating the crosswalk is not an option due to existing infrastructure. The applicant does not wish to use a grass paver product which would not count toward development coverage. A "bonus" for the use of permeable pavements is not included in the code at this time but has previously been considered by the Board.

### **Requested Action and Findings**

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. Front yard development coverage variances are among the most difficult for Staff to support because not only of the increase in hardscape in the front yard (aesthetics), but also the increase in stormwater runoff. The Board has historically approved these types of variance requests when there are special circumstances regarding the property, when permeable pavements are used, when the hardscape doesn't exceed 30 percent of the front yard area, and when a quality landscape plan is submitted. In this application, the large crosswalk in front of the property presents a unique access challenge, especially during the school year. The proposal calculates to a 30 percent front yard development coverage ratio, retains the three mature trees in the front yard, and supplements them with an enhanced landscape plan, and permeable pavers are being used. This follows the Board's guidance on past front yard variance approvals. For these reasons, Staff recommends that this variance application be approved.

### **Attachments**

1. 1412 Windham Rd variance app
2. BZAP Staff Report Pics - 1412 Windham Rd





23-3869

Variance Application

Status: Active

Submitted On: 8/19/2023

Primary Location

1412 WINDHAM RD  
UPPER ARLINGTON, OH  
43220

Owner

ELAM MARY JANE TR  
WINDHAM 1412 COLUMBUS,  
OH 43220

Applicant

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

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## BZAP Information

 BZAP Case #

VAR-42-23

 Status

Pending

 BZAP Determination Date

09/20/2023

 Vote Tally

 Primary Variance

Front Yard Development Coverage

 Findings of Fact for Approval/Denial

 Variance Request

To allow the installation of a permeable paver circular driveway that results in 30 percent front yard development coverage, in lieu of the 25 percent maximum limit.

 BZAP conditions



## Variance Information

### Describe Variance Request

Request variance to increase front yard development coverage from 25% to 30%.

**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 request for the increase in the front yard development coverage is to address unique circumstances at 1412 Windham Road relating safety concerns due to the volume of traffic and the traffic/ pedestrian routes in and around the property. The increase in front yard development coverage is to allow for a circular drive so the owners can pull forward into traffic, versus backing out into traffic.

The owners have lived at the property for twenty-five years. In that twenty-five years, the owners have become increasingly concerned about safety when backing out of the driveway. The vicinity plans show that the existing driveway curb cut is actually within the intersection of Greensview Drive and Windham Road. When backing out of the driveway, not only do the owners have to look for vehicles coming from three directions, they have to look for bikes and pedestrians in the two crosswalks.

The safety concerns have increased as vehicular traffic travels above the posted 25mph speed limit. The traffic through this intersection has increased significantly due to the popularity of the Amelito Barn (for events) and Sunny 95 Park (for soccer games). The construction of Greensview Elementary School has also modified traffic patterns and increased pedestrian traffic. Much of the pedestrian traffic involves small children and children in strollers. Even though the owners check, double check, and triple check before backing into the street, it is not unusual for someone to step out into the crosswalk at the last minute.

The circular drive would allow the owners to back out of the garage and pull forward and away from the Greensview/Windham intersection and away from both pedestrian crosswalks.

In order to mitigate the increase in front yard coverage and be sensitive to the community, the owners are willing to install permeable pavers for the driveway and will heavily landscape around the driveway so the pavement will be screened from view from the street.

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

The variance will not confer a special privilege that is denied to other properties in the same district as there is a unique relationship between the existing driveway and the Greensview/Windham street intersection and associated pedestrian crosswalks.

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

The essential character of the neighborhood area will not be substantially altered due to the variance request. The owners will use permeable pavers to reduce storm water runoff and will install landscaping to screen the driveway from view.

**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?**

Many configurations of straight driveways and circular driveways have been explored. None of the straight driveways were able to solve the safety concerns. The circular driveway has been fine tuned to try to be within the 25% zoning limit. However, due to the required turning radius for the owner's vehicles, the minimum area we could reduce the circular drive while still maintaining functionality was 30%.

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

The circular drive would mitigate safety concerns which would be beneficial to the use of this property.

NOTICE:

Date: August 19, 2023

To:

Please be advised that Mary Jane Elam and Donna Meck have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 1412 Windham Road, Upper Arlington, Ohio 43220.

The zoning variance is to increase the front yard development coverage from 25% to 30%.

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, September 20, 2023 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at [docs.uaoh.net/AgendaOnline](https://docs.uaoh.net/AgendaOnline). For further information, please contact the Planning Division at [planning@uaoh.net](mailto:planning@uaoh.net).

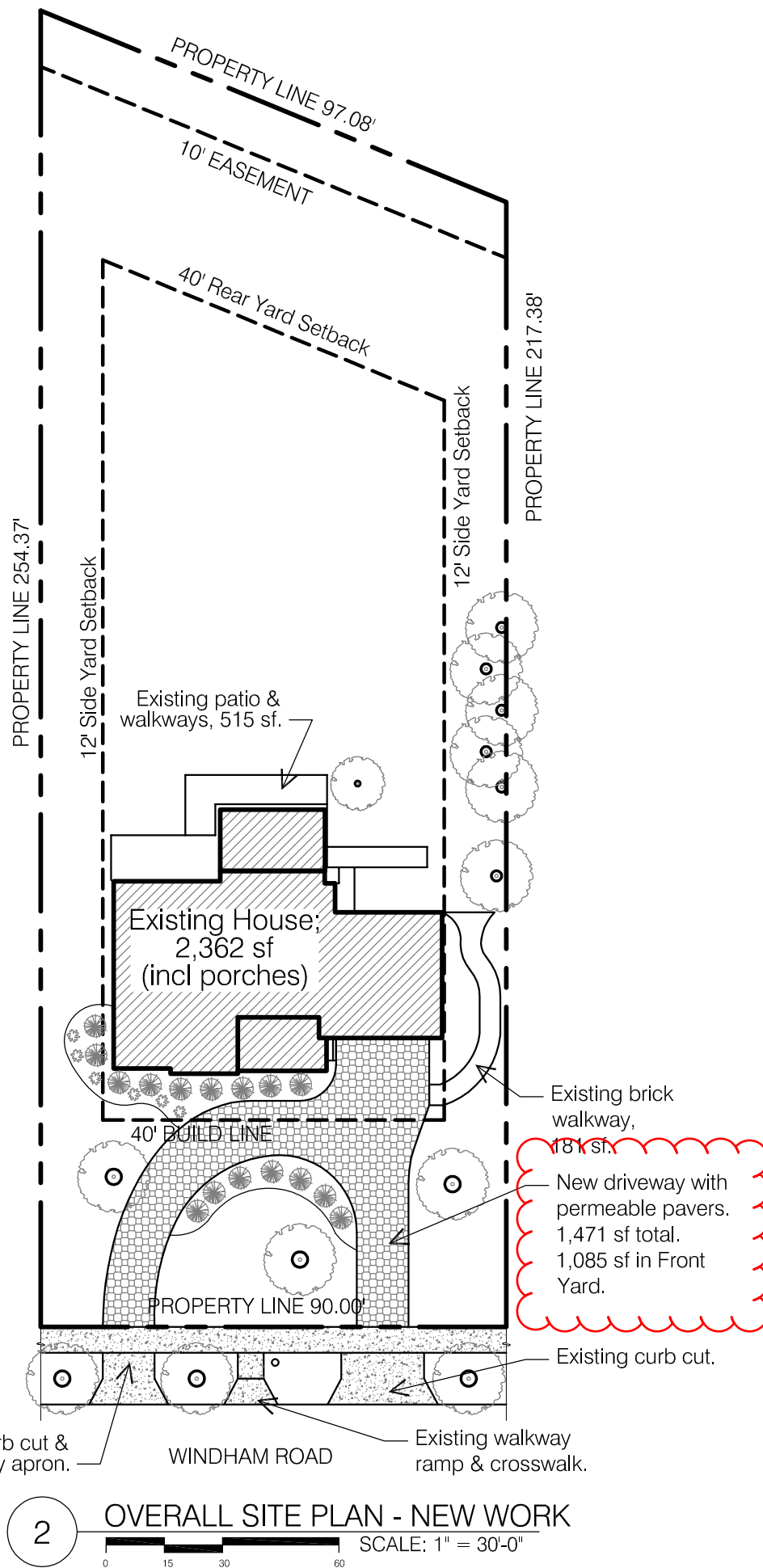
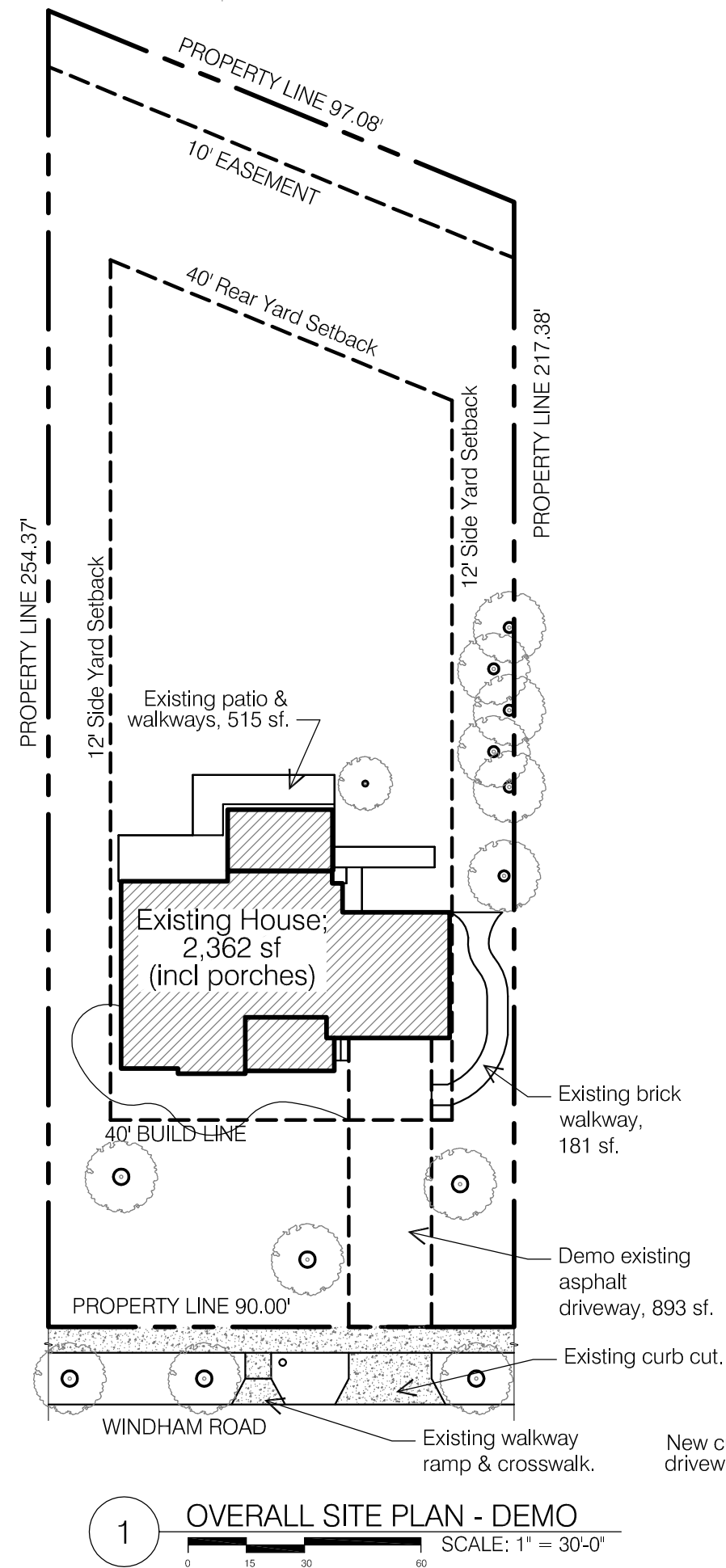
Sincerely,

A handwritten signature in black ink, appearing to read 'B. Parker'.

Brenda Parker (Architect)

On behalf of Mary Jane Elam and Donna Meck





## GENERAL INFO

Address: 1412 Windham Road, Upper Arlington, Oh 43220  
Franklin County Parcel: 070-011437-00

Scope of Project: The project consists of the construction of a new circular driveway.

Circular Driveway SF: 1,471 sf

## ZONING: R-1B

| Lot Area & Lot Width    | Actual         | Zoning Req't                                |
|-------------------------|----------------|---------------------------------------------|
| Lot Area:               | 21,229 sf      | n/a                                         |
| Lot Width:              | 90'            | n/a                                         |
|                         |                |                                             |
| Building Cover Limit    | Actual         | Zoning Req't                                |
| Bldg Cover:             | 2,362 sf (11%) | 5,731 sf (27%)<br>Meets zoning              |
|                         |                |                                             |
| Development Cover Limit | Actual         | Zoning Req't                                |
| Dvpmt Cover:            | 4,529 sf (22%) | 8,491 sf (40%)<br>Meets zoning              |
|                         |                |                                             |
| Front Yard Cover Limit  | Actual         | Zoning Req't                                |
| Front Yard Cover:       | 1,085 sf (30%) | 900 sf (25% of 3,600sf)<br>REQUEST VARIANCE |

## SHEET INDEX

- A1.0 Site Plan & General Info
- A1.1 Enlarged Site Plans
- A1.2 Front Yard Diagram
- A1.3 Enlarged Vicinity Plan
- A1.4 Vicinity Plan

## DESIGN CRITERIA

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

Architect:  
Brenda Parker  
614-586-5514  
brenda.parker@cbusarch.com

CIRCULAR FRONT DRIVE  
1412 WINDHAM ROAD  
UPPER ARLINGTON, OHIO 43220

## Zoning

SCALE:  
As Noted

PROJECT NO.:

DATE:  
August 16, 2023

SHEET NO.

A1.0

SITE PLAN & GENERAL INFO

Revised: Jan 2021

## Certification of Notice

**Applicant Name:** Brenda Parker

**Location of property subject to BZAP request:** 1412 Windham Road

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

Request variance to increase front yard development coverage from 25% to 30%.

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

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

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

| Address of Property to be notified: | Property Owner Name:      | Property Owner Signature or Certified Mail No.: | Date obtained or Mail sent: |
|-------------------------------------|---------------------------|-------------------------------------------------|-----------------------------|
| 1381 Norwell Drive                  | John Witzel               | 9589-0710-5270-0947-3830-10                     | 8-23-23                     |
| 4401 Norwell Drive                  | George & Mary Weasel      | 9589-0710-5270-0947-3830-58                     | 8-23-23                     |
| 4411 Norwell Drive                  | Elizabeth Pandora         | 9589-0710-5270-0947-3830-96                     | 8-23-23                     |
| 4412 W Castleton Road               | Michael & Sadie Pamisano  | 9589-0710-5270-0947-3830-27                     | 8-23-23                     |
| 4400 W Castleton Road               | Michael & Marilyn Knilans | 9589-0710-5270-0947-3830-65                     | 8-23-23                     |
| 4388 W Castleton Road               | Mark Brown                | 9589-0710-5270-0947-3830-02                     | 8-23-23                     |
| 4374 W Castleton Road               | Todd & Shannon Roppa      | 9589-0710-5270-0947-3830-34                     | 8-23-23                     |
| 1426 Windham Road                   | Toula Barouxis            | 9589-0710-5270-0947-3830-72                     | 8-23-23                     |
| 1400 Windham Road                   | Elda Milano               | 9589-0710-5270-0947-3830-19                     | 8-23-23                     |
| 1395 Windham Road                   | Deryl & Lauren Kowalski   | 9589-0710-5270-0947-3830-41                     | 8-23-23                     |
| 4301 Greensview Drive               | Board of Education UA     | 9589-0710-5270-0947-3830-89                     | 8-23-23                     |
|                                     |                           |                                                 |                             |
|                                     |                           |                                                 |                             |
| <b>Applicant Signature:</b>         |                           |                                                 | <b>Date:</b> 8/19/23        |

**CIRCULAR FRONT DRIVE**  
1412 WINDHAM ROAD  
UPPER ARLINGTON, OHIO 43220

SCALE:  
As Noted

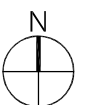
PROJECT NO.:

DATE: August 16, 2023

SHEET NO.

## A1.1

ENLARGED SITE PLANS







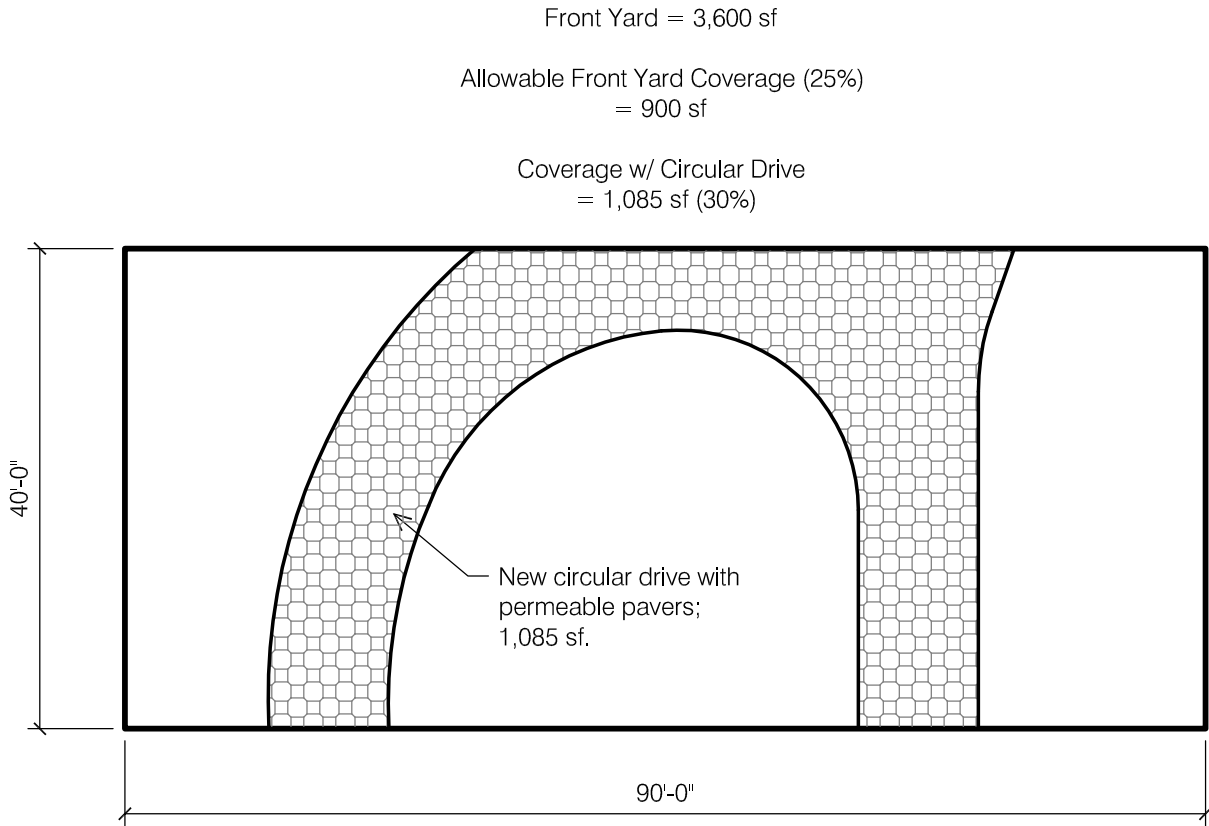
CIRCULAR FRONT DRIVE  
1412 WINDHAM ROAD  
UPPER ARLINGTON, OHIO 43220

Zoning

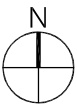
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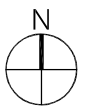
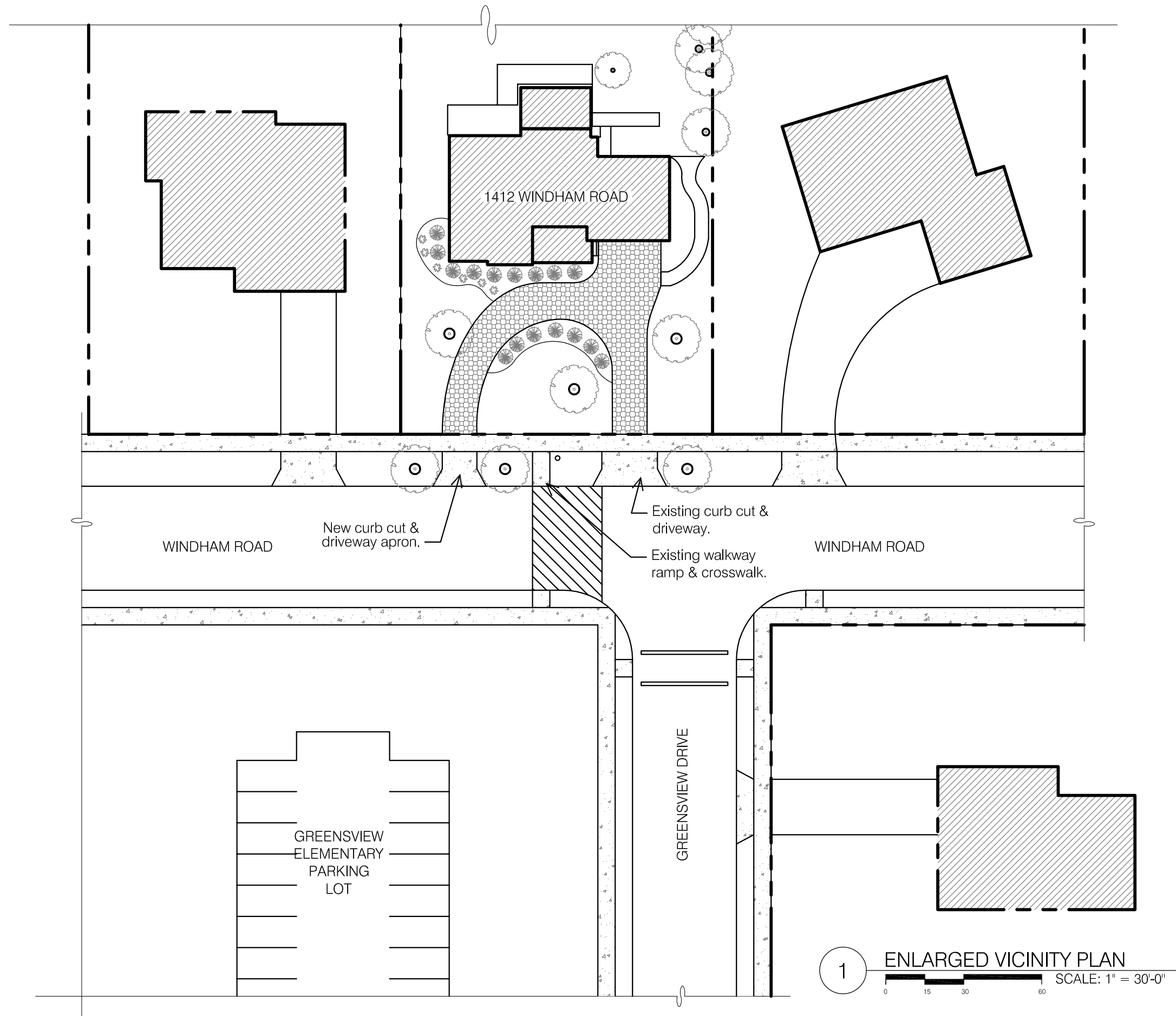
DATE:  
August 16, 2023  
SHEET NO.

A1.2



1 FRONT YARD DIAGRAM  
SCALE: 1/16" = 1'-0"





Architect:  
Brenda Parker  
614-586-5514  
brenda.parker@cbusarch.com



CIRCULAR FRONT DRIVE  
1412 WINDHAM ROAD  
UPPER ARLINGTON, OHIO 43220

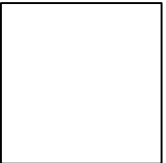
Zoning

SCALE:  
As Noted  
PROJECT NO.:

ENLARGED VICINITY PLAN

DATE:  
August 16, 2023  
SHEET NO.

A1.3



CIRCULAR FRONT DRIVE  
1412 WINDHAM ROAD  
UPPER ARLINGTON, OHIO 43220

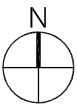
Zoning

SCALE:  
As Noted  
PROJECT NO.:

DATE:  
August 16, 2023  
SHEET NO.

A1.4

VICINITY PLAN





# 1412 Windham Road

BZAP Staff Report Pictures



# Google Maps ® Aerial – Looking North

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# Existing Windham Road Elevation

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**Authors:** Justin Milam, AICP, Senior Planner

**BZAP Meeting Date:** September 20, 2023

**Subject:** 4361 Woodhall Road (VAR-43-23) - To allow the construction of a covered patio addition that projects up to 1'-2" into the rear yard profile, where the existing house projects up to six feet into the coefficient.

---

### Site Description/History

The subject property, 4361 Woodhall Road, is located at the southwest corner of Pinebrook and Woodhall Roads and is zoned R-1b, One-Family Residence District. The property, identified as Lot # 61 in the [Lane Acres](#) subdivision from 1963, measures 100' x 134', slightly larger than others on the street segments. A two-story brick Colonial-style home was built in 1964 and sits along a 40-foot building setback line along Pinebrook Road, where there is access to a three-car attached garage. On the Woodhall Road side, the home is 15 feet behind the 25-foot building setback line. There are several mature trees located throughout the property and are to remain. The applicant purchased the home in January 2012.

### Proposal

The proposal includes the construction of a covered patio on the southwest side of the house, located entirely in the buildable area. The 13'-4" x 27'-2" (355 square feet) covered patio with a bluestone paver floor, would be 12'-5" tall with three columns and an asphalt roof attached to the house. Shed and gable dormers are utilized on the structure, which would encroach slightly into the rear yard profile; the home already projects up to six feet into the coefficient. Building and development coverage ratios are in compliance with City standards. Building Permit #23-2955 was issued for a second-story addition and interior remodel; it did not include the covered porch due to the unpermitted projection.

### Zoning Code Requirements

- To allow a covered patio to project up to 1'-2" into the rear yard profile, where the existing house projects up to six feet into the coefficient (Article 5.02).

### Alternatives

The applicant has explored a variety of options to eliminate the need for a variance. Scaling back the roof dramatically reduces the usable area. Utilizing a different roof form was also



explored, but would not complement the home. The proposed projection is less than what exists today, which was likely original to the home.

### **Requested Action and Findings**

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposed covered porch addition blends well with the home and will not have any negative impacts on the adjoining property or the street (Finding #4). The variance request is exceptionally minor in nature (Finding #3). For these reasons, Staff recommends that this variance application be approved.

### **Attachments**

1. 4361 Woodhall Rd variance app
2. BZAP Staff Report Pics - 4361 Woodhall Rd







23-3870

Variance Application

Status: Active

Submitted On: 8/19/2023

Primary Location

4361 WOODHALL RD  
UPPER ARLINGTON, OH  
43220

Owner

GOIST KEVIN J  
WOODHALL 4361  
COLUMBUS, OH 43220

Applicant

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

---

## BZAP Information

 BZAP Case #

VAR-43-23

 Status

Pending

 BZAP Determination Date

09/20/2023

 Vote Tally

 Primary Variance

Rear Yard Profile

 Findings of Fact for Approval/Denial

 Variance Request

To allow the construction of a covered patio addition that projects up to 1'-2" into the rear yard profile, where the existing house projects up to six feet into the coefficient.

 BZAP conditions

## Variance Information

### Describe Variance Request ?

Request variance to encroach into the Rear Yard Profile:

- 1'-2" for a new covered patio structure (4.8 sf)

- 6'-4" for an existing single-story element at the south (45 sf)

- 2'-8" for the existing two-story house (23 sf)

**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 request to encroach into the rear yard profile is to address multiple conditions. The existing house is a two-story colonial with a single-story garage element at the north and a single-story living space element at the south. The house is situated on a corner lot and fronts onto the long side of the property (facing east onto Woodhall Road). The south side of the property is considered the rear yard.

The existing two-story portion of the house has a hip roof. The hip roof extends beyond the rear yard profile by 2'-8". This is an existing condition. The owners would like to obtain a variance acknowledging this condition so they can rebuild the house in its existing configuration in the event of a catastrophe.

The existing single-story living space element on the south has a gable roof facing south. The gable roof encroaches 6'-4" into the rear yard profile. This is an existing condition. The owners would like to obtain a variance acknowledging this condition so they can rebuild the house in its existing configuration in the event of a catastrophe.

A new two-story addition and covered patio structure is being proposed for the property. The two-story addition complies with all zoning regulations. The covered patio structure is proposed to encroach 1'-2" into the rear yard profile with a triangular area over the rear yard profile of 4.8 sf.

Multiple options were explored to try to eliminate the covered patio structure's encroachment into the rear yard profile. However, none of these solutions were as graceful as the solution being proposed. The solution being proposed is a shed roof over the north half of the covered patio and a gable roof over the south half of the covered patio. The gable breaks up and provides interest to the roof massing of the large covered patio structure. The gable is in line with the existing single-story living element at the south side of the house.

One of the studies entailed shortening the length of the covered patio structure. The roof massing and associated exterior elevations didn't have a good balance with the gable element. The footprint of the covered patio reduced the size of the space such that it didn't meet the desired use. The second study entailed eliminating the overhang at the south side but this solution felt truncated compared to the overhangs on the rest of the house.



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

The variance will not confer a special privilege that is denied to other properties in the same district as there are unique circumstances with this property. The corner lot provides a hardship as the house has to accommodate two front yards. The existing house extends nearly to the south setback line which is why the existing two-story roof and single-story roof already encroach into the rear yard profile. The proposed new encroachment is significantly less than the existing encroachments, and is mainly to allow for the overhang at the eave to match the existing house.

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

The essential character of the neighborhood area will not be substantially altered due to the variance request. The existing roof already encroaches into the rear yard profile and the new request is substantially less. The new encroachment is only for a single-story component and is really only to allow for the overhang at the eave and for the roof pitch to match the existing roof pitch.

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

Multiple options were explored to try to eliminate the covered patio structure's encroachment into the rear yard profile. However, none of these solutions were as graceful as the solution being proposed. One of the studies entailed shortening the length of the covered patio structure. The roof massing and associated exterior elevations didn't have a good balance with the gable element. The footprint of the covered patio reduced the size of the space such that it didn't meet the desired use. The second study entailed eliminating the overhang at the south side but this solution felt truncated compared to the overhangs on the rest of the house.

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

The covered patio structure constructed in its proposed configuration would allow the most benefit to the use of the property by maintaining an adequate size for the patio space and allowing for the most aesthetically pleasing solution while minimizing the rear yard profile encroachment.

Revised: Jan 2021

## Certification of Notice

**Applicant Name:** Brenda Parker

**Location of property subject to BZAP request:** 4361 Woodhall Road

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

Request variance to encroach into the rear yard profile.

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

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

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

| Address of Property to be notified: | Property Owner Name:               | Property Owner Signature or Certified Mail No.: | Date obtained or Mail sent: |
|-------------------------------------|------------------------------------|-------------------------------------------------|-----------------------------|
| 3148 Kingsmead Tr                   | Robert & Nancy Rossel              | 9589-0710-5270-0947-3831-26                     | 8-21-2023                   |
| 2190 Cheltenham Road                | David & Linda Fontana              | 9589-0710-5270-0947-3831-64                     | 8-21-2023                   |
| 2170 Cheltenham Road                | Joshua & Kristi Jackson            | 9589-0710-5270-0947-3831-95                     | 8-21-2023                   |
| 4360 Woodhall Road                  | Ronald Kozlowski                   | 9589-0710-5270-0947-3831-33                     | 8-21-2023                   |
| 2247 Pinebrook Road                 | Beth Trombold                      | 9589-0710-5270-0947-3831-71                     | 8-21-2023                   |
| 2261 Pinebrook Road                 | Patrick & Kathy Green              | 9589-0710-5270-0947-3832-01                     | 8-21-2023                   |
| 2260 Pinebrook Road                 | Jaclyn Bowman & Matthew Odachowski | 9589-0710-5270-0947-3831-40                     | 8-21-2023                   |
| 2240 Pinebrook Road                 | Heather Hudson                     | 9589-0710-5270-0947-3831-88                     | 8-21-2023                   |
| 2220 Pinebrook Road                 | Stephen & Sara Nichols             | 9589-0710-5270-0947-3832-18                     | 8-21-2023                   |
| 2200 Pinebrook Road                 | Nan & Lina Zhang                   | 9589-0710-5270-0947-3831-57                     | 8-21-2023                   |
|                                     |                                    |                                                 |                             |
|                                     |                                    |                                                 |                             |
|                                     |                                    |                                                 |                             |
| <b>Applicant Signature:</b>         |                                    |                                                 | <b>Date:</b> 8/19/23        |

NOTICE:

Date: August 19, 2023

To:

Please be advised that Kevin & Erin Goist have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 4361 Woodhall Road, Upper Arlington, Ohio 43220.

The zoning variance is to encroach into the Rear Yard Profile:

- 1'-2" for a new covered patio structure (4.8 sf)
- 6'-4" for an existing single-story element at the south (45 sf)
- 2'-8" for the existing two-story house (23 sf)

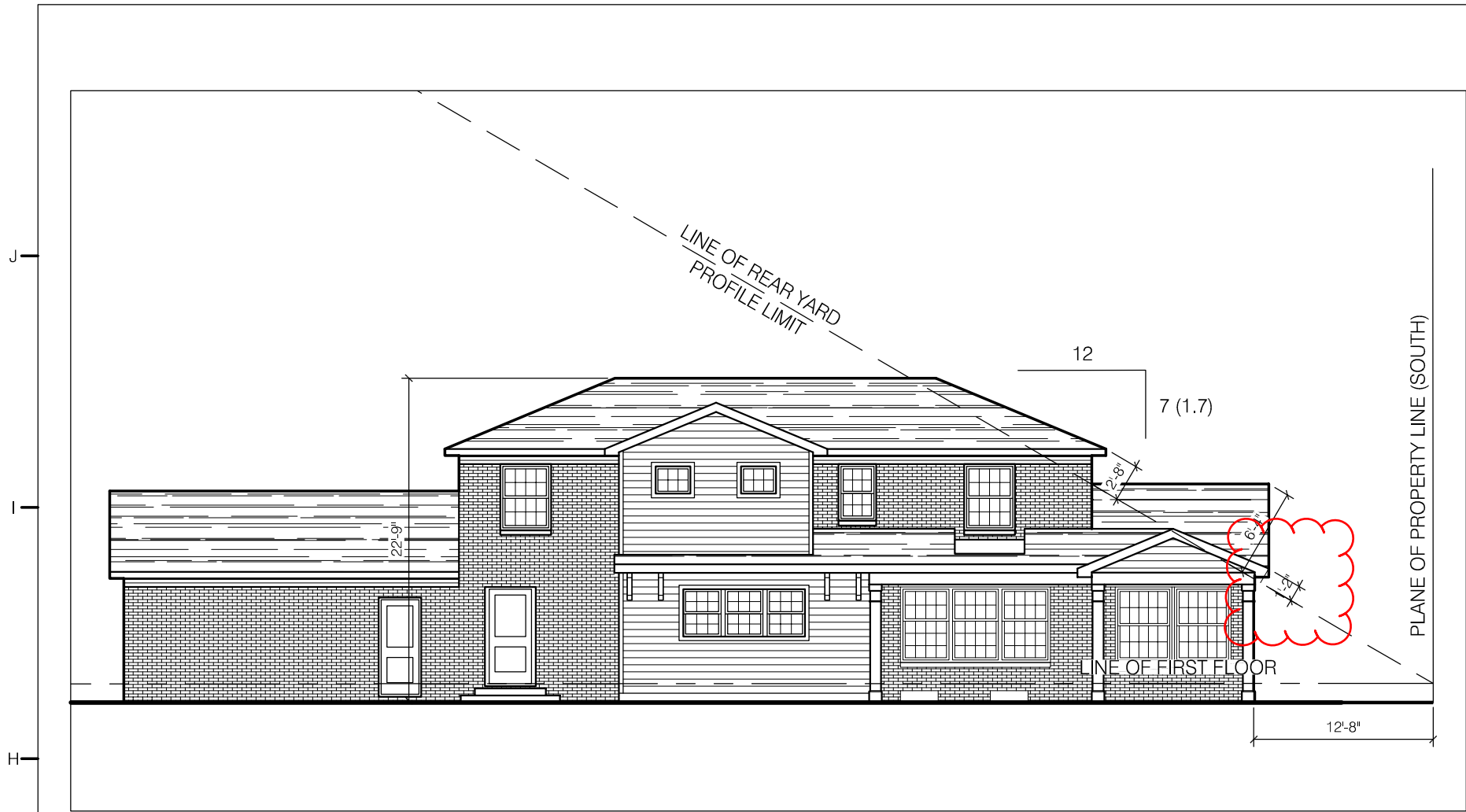
The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, September 20, 2023 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at [docs.uaoh.net/AgendaOnline](https://docs.uaoh.net/AgendaOnline). For further information, please contact the Planning Division at [planning@uaoh.net](mailto:planning@uaoh.net).

Sincerely,

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

Brenda Parker (Architect)  
On behalf of Kevin & Erin Goist





3 REAR YARD PROFILE DIAGRAM  
SCALE: 3/32" = 1'-0"

#### GENERAL INFORMATION

|                           |                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:                  | 4361 Woodhall Road<br>Upper Arlington, Ohio 43220                                                                                                                                                                                                                                                                                                                        |
| Parcel:                   | 070-010856-00                                                                                                                                                                                                                                                                                                                                                            |
| Scope of Project:         | The project consists of a new two-story addition over crawl space. The first floor of the addition contains the kitchen. The second floor of the addition contains a new owner bathroom. The existing kitchen is to be backfilled with a mudroom. The existing second floor owner bath converts to a closet. The project also consists of a new covered patio structure. |
| Existing First Floor SF:  | 1,534 sf                                                                                                                                                                                                                                                                                                                                                                 |
| First Floor Addition SF:  | 177 sf                                                                                                                                                                                                                                                                                                                                                                   |
| Total First Floor SF:     | 1,711 sf                                                                                                                                                                                                                                                                                                                                                                 |
| Existing Second Floor SF: | 1,250 sf                                                                                                                                                                                                                                                                                                                                                                 |
| Second Floor Addition SF: | 137 sf                                                                                                                                                                                                                                                                                                                                                                   |
| Total Second Floor SF:    | 1,387 sf                                                                                                                                                                                                                                                                                                                                                                 |
| TOTAL SF:                 | 3,098 sf                                                                                                                                                                                                                                                                                                                                                                 |

#### SHEET INDEX

|       |                            |      |                     |
|-------|----------------------------|------|---------------------|
| A1.0  | Site Plan & General Info   | A6.1 | Finish Plans        |
| A2.0A | Basement Demo Plan         | A6.2 | Ceiling Plans       |
| A2.0B | Basement New Work Plan     | A7.1 | Interior Elevations |
| A2.1A | First Floor Demo Plan      | A7.2 | Interior Elevations |
| A2.1B | First Floor New Work Plan  | A7.3 | Interior Elevations |
| A2.2A | Second Floor Demo Plan     | A7.4 | Interior Elevations |
| A2.2B | Second Floor New Work Plan | E.1  | Electric Plans      |
| A2.3  | Roof Plans                 | HP.1 | HVAC/Plumbing Plans |
| A3.1  | Exterior Elevations        |      |                     |
| A4.1  | Overall Sections           |      |                     |
| A4.2  | Sections & Details         |      |                     |
| A5.1  | Sections & Details         |      |                     |

#### ZONING: R-1B

|                                                                                                                                                                                                          |                |                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------|
| Number of Floors                                                                                                                                                                                         | Actual         | Zoning Req't                   |
| Existing:                                                                                                                                                                                                | 2              | 1 to 2.5 flr (35')             |
| Lot Area & Lot Width                                                                                                                                                                                     | Actual         | Zoning Req't                   |
| Lot Area:                                                                                                                                                                                                | 13,314 sf      | n/a                            |
| Lot Width:                                                                                                                                                                                               | 100'           | n/a                            |
| Addition Setbacks                                                                                                                                                                                        | Actual         | Zoning Req't                   |
| Side Yard South:                                                                                                                                                                                         | 12'-8"         | 12'-0"                         |
| Side Yard West:                                                                                                                                                                                          | 20'-2"         | 12'-0"                         |
| Building Cover Limit                                                                                                                                                                                     | Actual         | Zoning Req't                   |
| Bldg Cover w/ additions:                                                                                                                                                                                 | 2,790 sf (21%) | 3,594 sf (27%)<br>Meets zoning |
| Development Cover Limit                                                                                                                                                                                  | Actual         | Zoning Req't                   |
| Dvpmt Cover w/ additions:                                                                                                                                                                                | 4,429 sf (33%) | 5,325 sf (40%)<br>Meets zoning |
| Rear Yard Profile Coefficient                                                                                                                                                                            | 1.7            |                                |
| Request variance to encroach into the rear yard profile:<br>1'-2" for a new covered patio structure<br>6'-4" for an existing single-story element at the south<br>2'-8" for the existing two-story house |                |                                |

#### DESIGN CRITERIA

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

4361 Woodhall Road  
Upper Arlington, Oh 43220

Owner:  
Goist Residence  
4361 Woodhall Road  
Upper Arlington, Ohio 43220

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

seal/signature



rev. date description

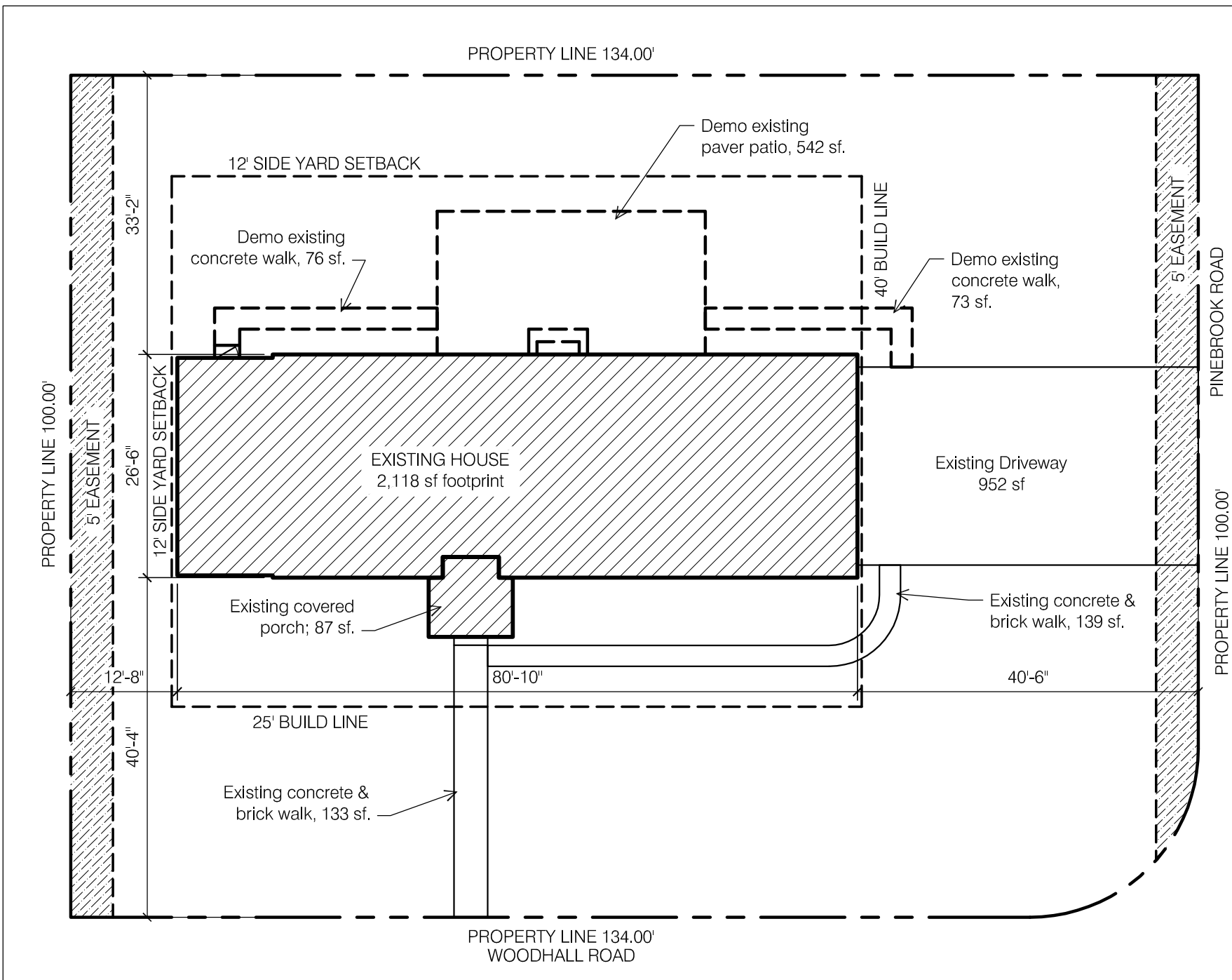
key plan

Issue date August 19, 2023  
phase  
Issued for Permit Set  
project number 4361 WR  
Sheet title

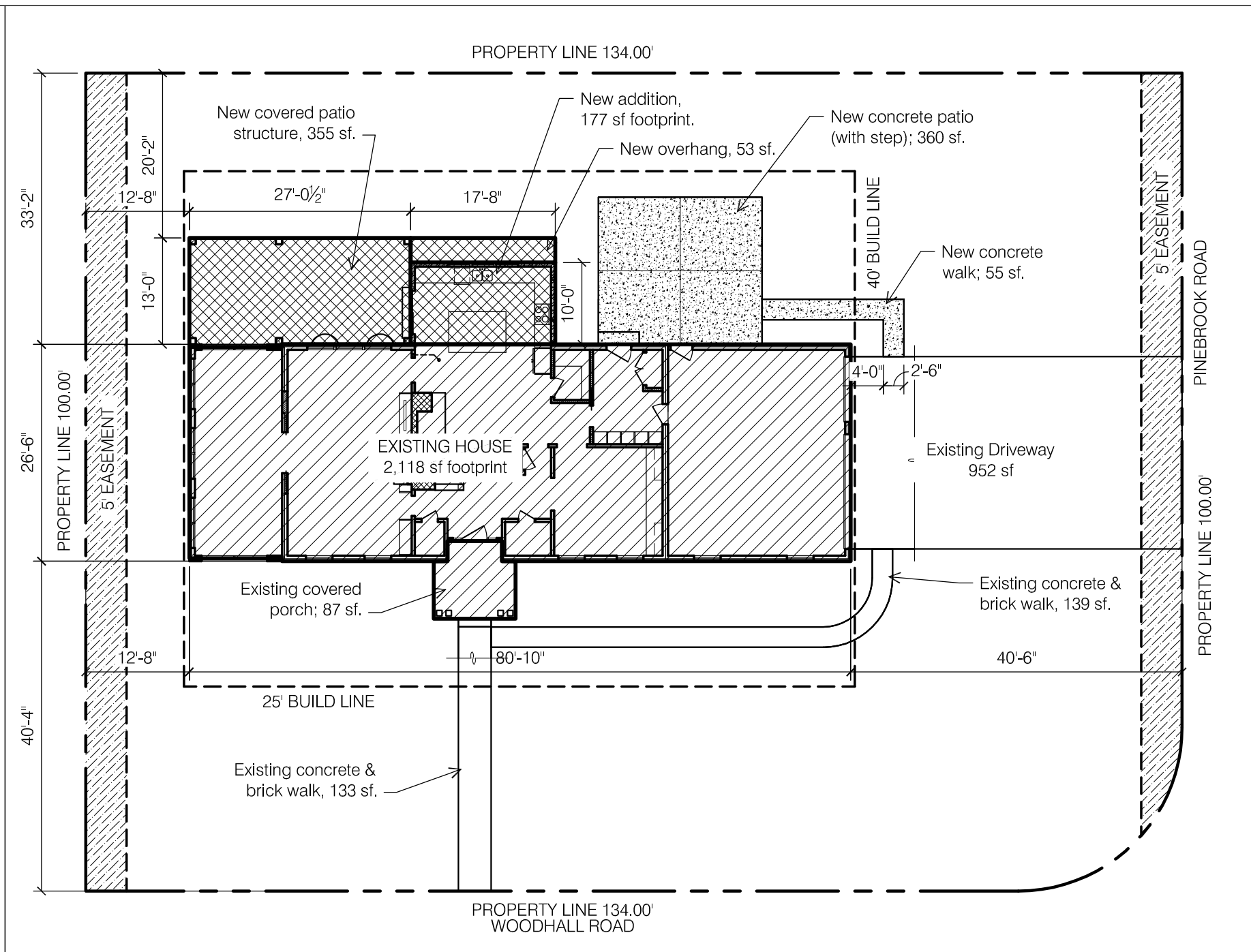
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GNRL INFO

sheet number

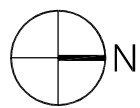
A1.0



1 SITE DEMO PLAN  
SCALE: 1/16" = 1'-0"

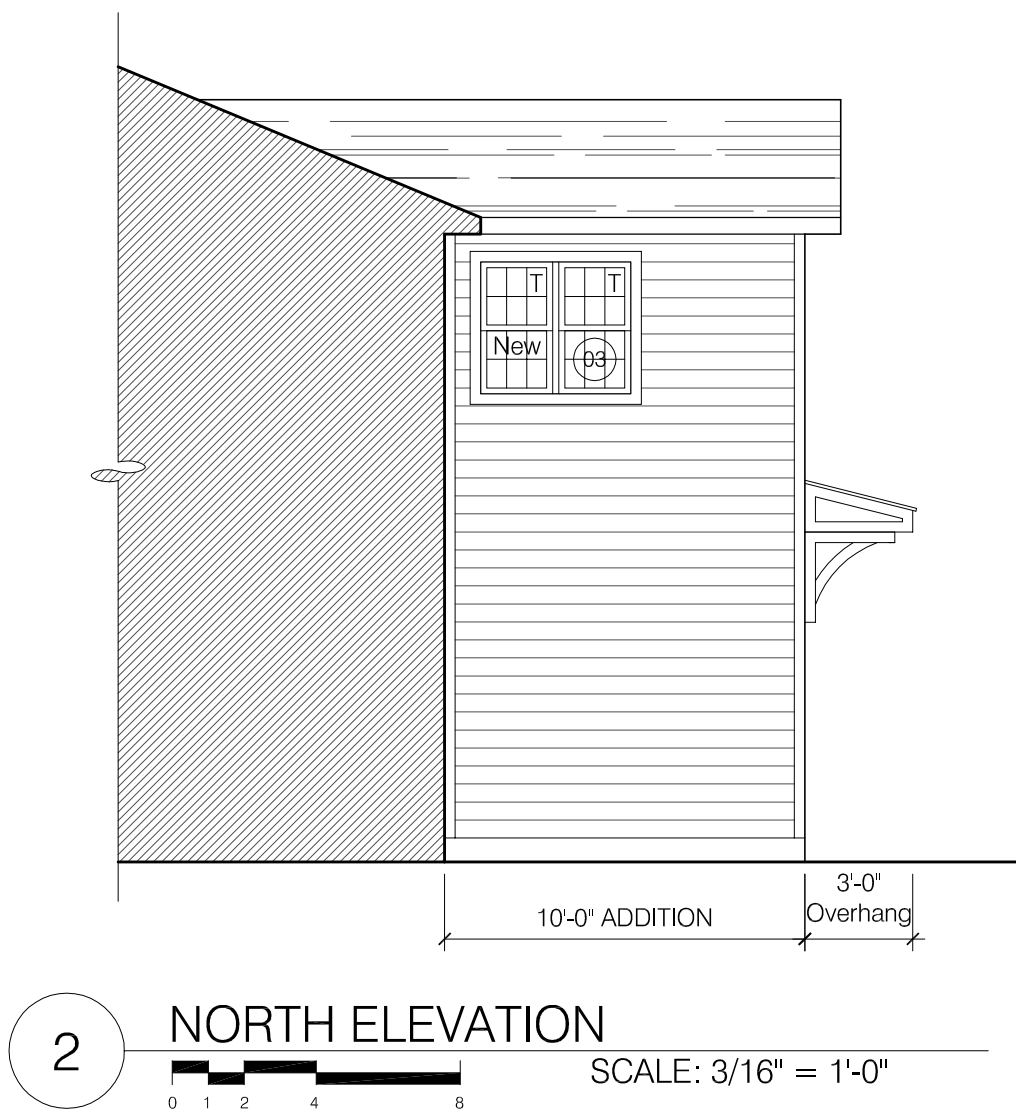
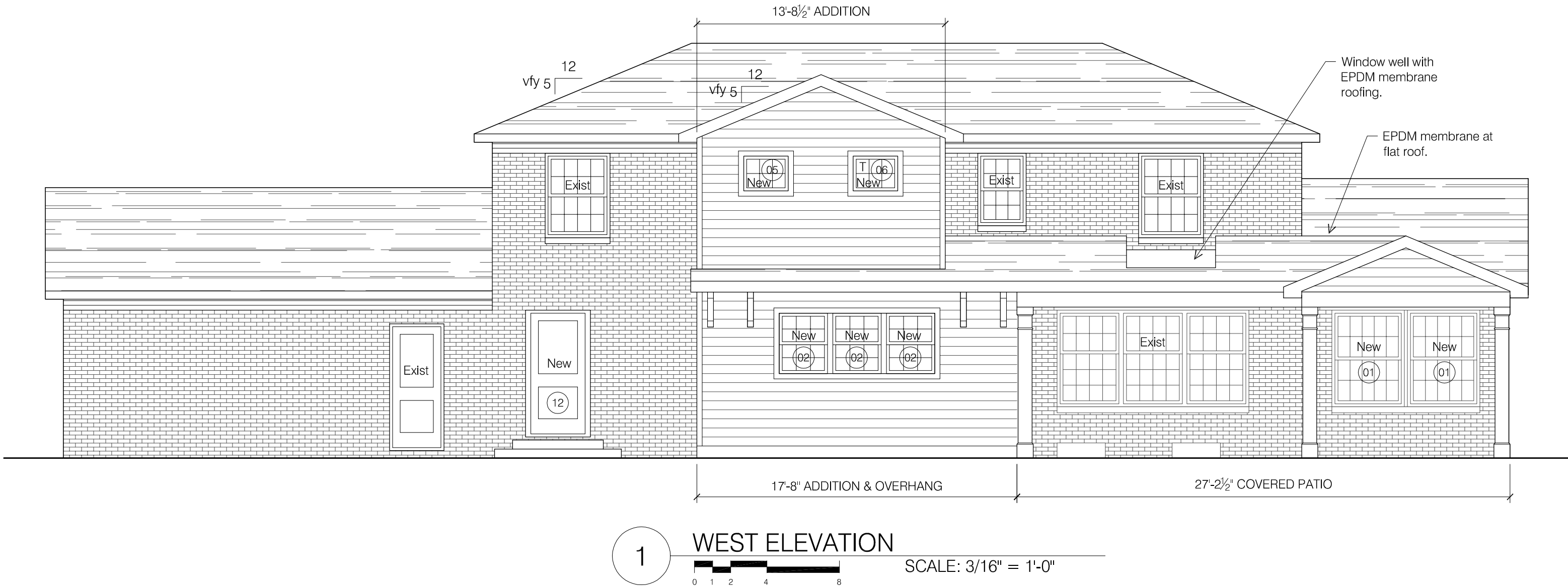


2 SITE NEW WORK PLAN  
SCALE: 1/16" = 1'-0"



| WINDOW & DOOR SCHEDULE                                                                                                                                                                                                                                                                                                                             | #  | NOMENCLATURE                                  | OPERATION     | NOTES                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----------------------------------------------|---------------|-----------------------------------------------------|
| 4361 Woodhall Road<br><br>New Construction Windows to be vinyl.<br>New Construction Doors to be Fiberglass.<br>Exterior & Interior Color: White.<br>Glass: LoE-272 with Argon.<br>Hardware Finish: Standard.<br>Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls.<br>Verify all sizes in field prior to ordering. | 01 | Single (or double) (Frame Size 3'-8" x 5'-0") | DOUBLE HUNG   | Fitness - west (field verify dims, match exist)     |
|                                                                                                                                                                                                                                                                                                                                                    | 02 | Single (Frame Size 2'-8" x 3'-4")             | DOUBLE HUNG   | Kitchen - west                                      |
|                                                                                                                                                                                                                                                                                                                                                    | 03 | Double (Frame Size 2'-0" x 3'-8")             | DOUBLE HUNG   | Bath1 - North<br>Tempered labeled glass             |
|                                                                                                                                                                                                                                                                                                                                                    | 04 | Double (Frame Size 2'-0" x 3'-8")             | DOUBLE HUNG   | Bath1 - South<br>Tempered labeled glass             |
|                                                                                                                                                                                                                                                                                                                                                    | 05 | Single (Frame Size 2'-6" x 2'-0")             | AWNING        | Bath1 - West                                        |
|                                                                                                                                                                                                                                                                                                                                                    | 06 | Single (Frame Size 2'-6" x 2'-0")             | AWNING        | Bath1 - west<br>Tempered labeled glass              |
|                                                                                                                                                                                                                                                                                                                                                    |    |                                               |               |                                                     |
|                                                                                                                                                                                                                                                                                                                                                    | 11 | Sliding Door (2'-8" x 6'-8")                  | Sliding Door  | Kitchen - south<br>Tempered labeled glass           |
|                                                                                                                                                                                                                                                                                                                                                    | 12 | Entrance Door (3'-0" x 6'-8")                 | Entrance Door | Half-light w/ panel below<br>Tempered labeled glass |
|                                                                                                                                                                                                                                                                                                                                                    |    |                                               |               |                                                     |
|                                                                                                                                                                                                                                                                                                                                                    |    |                                               |               |                                                     |
|                                                                                                                                                                                                                                                                                                                                                    |    |                                               |               |                                                     |

| EXTERIOR MATERIALS                                               |                                                                                              |                                                                                                                                                         |
|------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| SIDING:<br>HardLap siding, smooth, 6" exposure.<br>1x4 HardTrim. | WINDOWS:<br>Vinyl windows to match existing.                                                 | COVERED PATIO:<br>Windsor trim at patio columns & beams.<br>Paulownia bead board clng at patio.<br>Bluestone pavers mortared in place on concrete slab. |
| FASCIA:<br>1x8 Aluminum wrapped fascia.                          | DOORS:<br>Fiberglass doors.                                                                  |                                                                                                                                                         |
| SOFFITS:<br>3/8" Exterior plywood at soffit w/ vents.            | ROOFING:<br>Asphalt shingle roofing at sloped roofs.<br>EPDM membrane roofing at flat roofs. |                                                                                                                                                         |
| GUTTERS:<br>5" Aluminum ogee gutter & 3" downspouts.             |                                                                                              |                                                                                                                                                         |



4361 Woodhall Road  
Upper Arlington, Oh 43220

Owner:  
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Architect:  
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t: 614.586.5514  
brenda.parker@cbusarch.com



| rev. | date | description |
|------|------|-------------|
|------|------|-------------|

key plan

|                |                 |
|----------------|-----------------|
| issue date     | August 19, 2023 |
| phase          |                 |
| Issued for     | Permit Set      |
| project number | 4361 WR         |

sheet title

EXTERIOR  
ELEVATIONS

sheet number

A3.1



Owner:  
Goist Residence  
4361 Woodhall Road  
Upper Arlington, Ohio 43220

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

WALL LEGEND:

Demo existing wall or component as noted.

Existing masonry wall.

New 8" CMU foundation wall.

Existing 2x4 wood stud wall @ 16" o.c.

New Exterior walls: 2x6 wood stud @ 16" o.c.; fill cavity with R19 kraft-faced fiberglass batt insulation; 1/2" gypsum wallboard at interior.

New Interior walls: 2x4 wood studs @ 16" o.c. 1/2" GWB at interior. (Treated sill plate at basement walls). (1/2" cement board at shower walls).

GENERAL NOTES:

1. See Sheet A5.2 for Fireblocking requirements.

2. All structural framing members are to be fastened per RCO Table 602.3.

3. Where floor joists are spliced over beams & bearing walls, install solid blocking per RCO 502.7

4. All stairs to comply with RCO 311.7.4. Maximum riser height is 8-1/4", minimum tread depth is 9", all risers to be uniform in height.

5. All handrails to comply with RCO 311.7.7. Height is to be 34"-36" above stair nosing. Handrails shall be continuous from top riser to lowest riser. Handrails shall return to the wall or newel post. Handrails shall be Type 1 (1-1/4"-1-1/2" circular) or Type 2 (Graspable finger recess).

6. Guardrails are required along walking surfaces 30" above the floor or grade. Guards shall be 36" height. Guards shall be configured to not allow passage of a sphere 4" in diameter. Triangular areas at bottom of rails can be 6" sphere.

1 FIRST FLOOR NEW WORK PLAN  
SCALE: 3/16" = 1'-0"

seal/signature

rev. date description

key plan

issue date August 19, 2023

phase

Issued for Permit Set

project number 4361 WR

sheet title

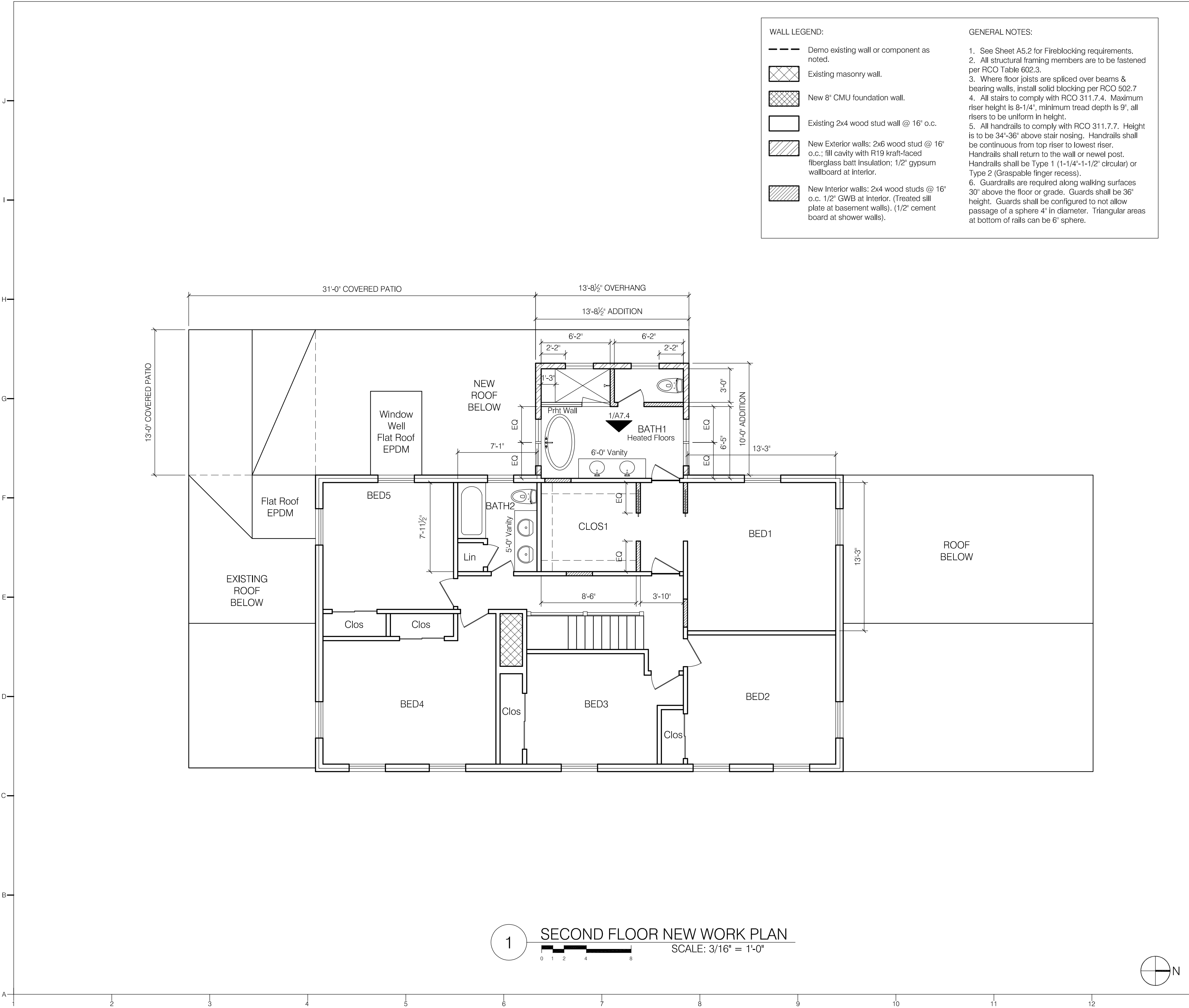
FIRST FLOOR  
NEW WORK PLAN

sheet number

A2.1B

Page 51 of 171





4361 Woodhall Road  
Upper Arlington, Oh 43220

Owner:  
Goist Residence  
4361 Woodhall Road  
Upper Arlington, Ohio 43220

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

seal/signature



rev. date description

key plan

issue date August 19, 2023

phase

Issued for Permit Set

project number 4361 WR

sheet title

SECOND FLOOR  
NEW WORK PLAN

sheet number

A2.2B

# 4361 Woodhall Road

BZAP Staff Report Pictures



# Google Maps ® Aerial – Looking North

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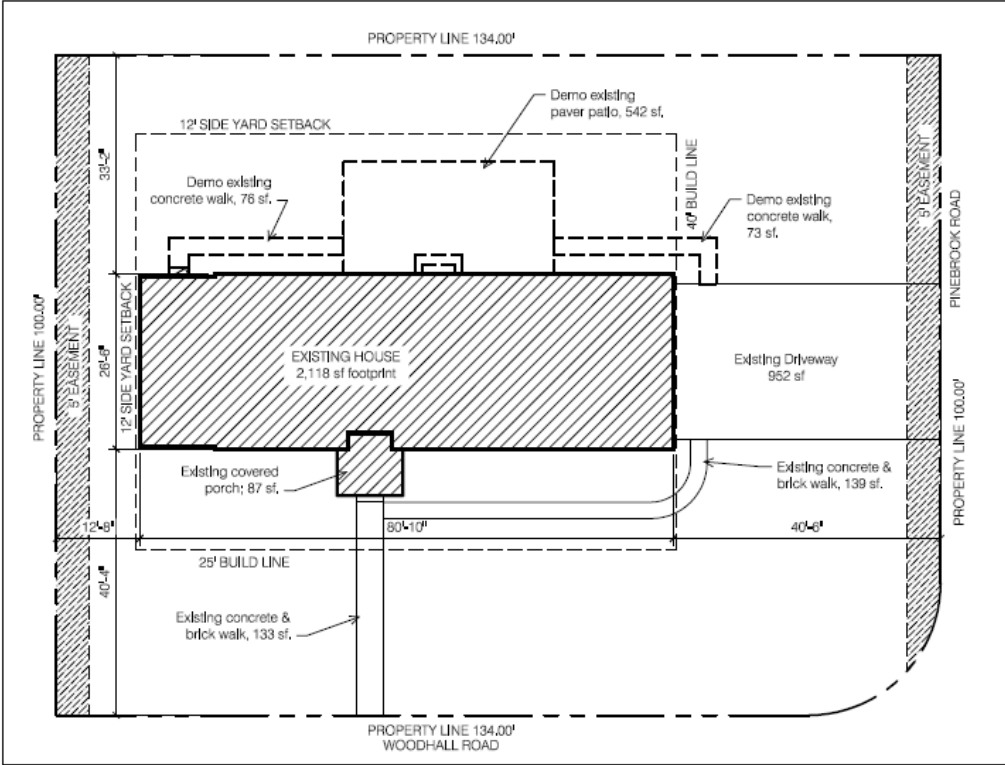


# Proposed Location of Covered Porch

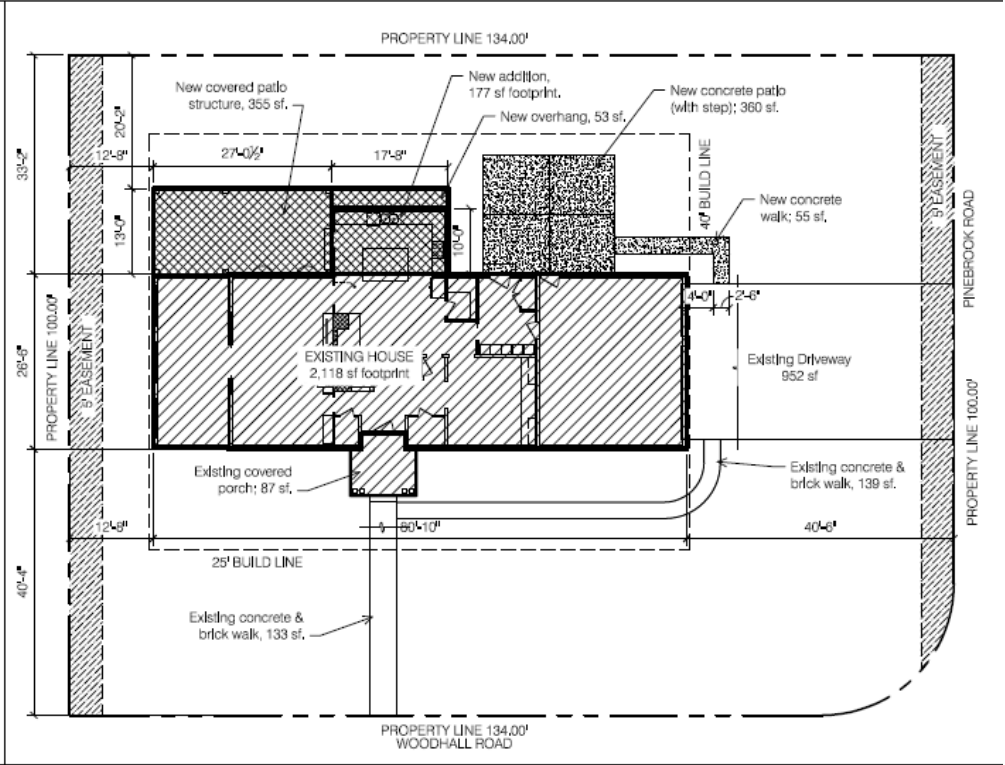
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# Existing & Proposed Site Plan



1 SITE DEMO PLAN



2 SITE NEW WORK PLAN





**Authors:** Justin Milam, AICP, Senior Planner

**BZAP Meeting Date:** September 20, 2023

**Subject:** 1845 Wyandotte Road (VAR-44-23) - To allow the construction of a two-story addition that encroaches up to 2'-7" into the eight-foot minimum side yard setback.

---

### Site Description/History

The subject property, 1845 Wyandotte Road, is located on the west side of the street, just north of Tremont Road, and is zoned R-1c, One-Family Residence District. The property is skewed in shape at roughly 60' x 145', similar to others in the neighborhood. It was platted with a 40-foot building setback line as Lot #16 in the [Upper Arlington](#) subdivision from 1914. A two-story brick and siding home sits along the setback line and includes a single-story, two-car attached garage on the north side. Because of the placement of the home, side yard setbacks are nonconforming. Mature landscaping exists throughout the property and the rear yard is enclosed with a four-foot tall black aluminum fence. The applicant purchased the property in December 2013.

### Proposal

The proposal includes the construction of a mudroom addition to the rear of the existing garage and an owner's suite on the second floor above the garage. The 27-foot tall addition would utilize hardi-plank siding and a roof pitch to match the existing residence. Due to the skew of the lot and placement of the house, the side yard setback (north) would decrease from 7'-7" to 5'-5". Building and development coverage are both below City standards.

### Zoning Code Requirements

- To allow a two-story addition to encroach up to 2'-7" into the eight-foot minimum side yard setback (Article 5.02).

### Alternatives

That applicant has examined other possible site plans, but all would require a variance due to the shape of the lot. The home's side yard setback is already nonconforming and the applicant is continuing on the same plane. Stepping the addition in creates an interior floor plan that is awkward.

### Requested Action and Findings





Staff has reviewed the application and plans, visited the site and discussed it with the applicant. Staff agrees that any addition to the north side of the property would require a variance due to the skewed lot and the existing home's placement (Finding #1). The proposed addition blends well and enhances the home's elevation and street presence (Finding #4). For these reasons, Staff recommends that this variance application be approved.

### **Attachments**

1. 1845 Wyandotte Rd variance app
2. BZAP Staff Report Pics - 1845 Wyandotte Rd





23-3882

Variance Application

Status: Active

Submitted On: 8/21/2023

Primary Location

1845 WYANDOTTE RD  
UPPER ARLINGTON, OH  
43212

Owner

RAPOPORT SAMUEL J  
WYANDOTTE 1845  
COLUMBUS, OH 43212

Applicant

 Bryce Jacob  
 614-296-9534  
 bryce@element1.design  
 4443 N. High St.  
Columbus, OH 43214

---

## BZAP Information

 BZAP Case #

VAR-44-23

 Status

Pending

 BZAP Determination Date

09/20/2023

 Vote Tally

 Primary Variance

Side Yard

 Findings of Fact for Approval/Denial

 Variance Request

To allow the construction of a two-story addition that encroaches up to 2'-7" into the eight-foot minimum side yard setback.

 BZAP conditions

# Variance Information

## **Describe Variance Request ?**

We seeking support to construct an addition on an existing home that is built over the 8' side yard set-back line and confugured at a slight angle. The mudroom/kitchen addition would extend 16' of the rear of the home and keep in line with the existing structure.

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

The existing struture already encrouches on the side yard set back, which doesn't waive the right to recognize the preferred set back, but homes on this street encounter this situation commonly and several have sought and recieved approval for additions of this nature.

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

The homes on this street encounter this situation commonly and several have sought and recieved approval for additions of this nature.

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

It is our opinion that the architectural blending of this addition with the existing structure would complimnet the existing struture much better than creating an offset structure to keep the new addition outside of the setback.

**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. By reducing the structure, the interior flow of the kitchen and mudroom do not make it worth the investment the home owner is willing to make in the home.



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

The home would ultimately not support the needs of this growing family and therefore would need to be sold to a family who would not require these changes.

### Certification of Notice

Applicant Name: Samuel and Lisa Rapoport

Location of property subject to BZAP request: 1845 Wyandotte Road, Columbus, OH 43212

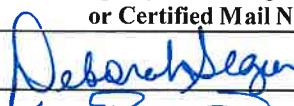
This application will be heard by the Board of Zoning and Planning on: \_\_\_\_\_

Describe activity which requires Board of Zoning and Planning review:

Newly constructed addition will follow existing lines of home which exist over established set back.

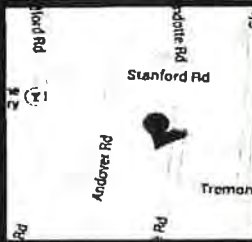
Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website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

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

| Address of Property to be notified:                                                                       | Property Owner Name:           | Property Owner Signature or Certified Mail No.:                                      | Date obtained or Mail sent: |
|-----------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------|-----------------------------|
| 1862 Andover Rd.                                                                                          | Bernard Freidman/Deborah Segor |  | 8/17/2023                   |
| 1856 Andover Rd.                                                                                          | Wayne & Cathy Redenbarger      |  | 17 Aug 23                   |
| 1850 Andover Rd.                                                                                          | Kelly Strayton                 |  | 8/17/23                     |
| 1842 Andover Rd.                                                                                          | Ted and Kimberly Orr           |  | 8/19/23                     |
| 1780 Tremont Rd.                                                                                          | Brian and Jill Collett         |  | 8-19-23                     |
| 1764 Tremont Rd.                                                                                          | Tyler and Molly Pensyl         |  | 8/19/23                     |
| 1740 Tremont Rd.                                                                                          | Dan and Robin Conway           |  | 8/16/23                     |
| 1844 Wyandotte Rd.                                                                                        | Ben and Jillian Wheat          |  | 8/17/23                     |
| 1837 Wyandotte Rd.                                                                                        | Dean and Jamie Mead            |  | 8/16/23                     |
| 1853 Wyandotte Rd.                                                                                        | Jill Dutton                    |  | 8-15-23                     |
| 1865 Wyandotte Rd.                                                                                        | Steve and Jessica Tindall      |  | 8/16/23                     |
| 1860 Wyandotte Rd.                                                                                        | Greg & Patricia Schmidt        |  | 8/17/23                     |
| 1852 Wyandotte Rd.                                                                                        | Clifford Davis                 |  | 8/16/23                     |
| Applicant Signature:  |                                |                                                                                      | Date: 8/21/23               |

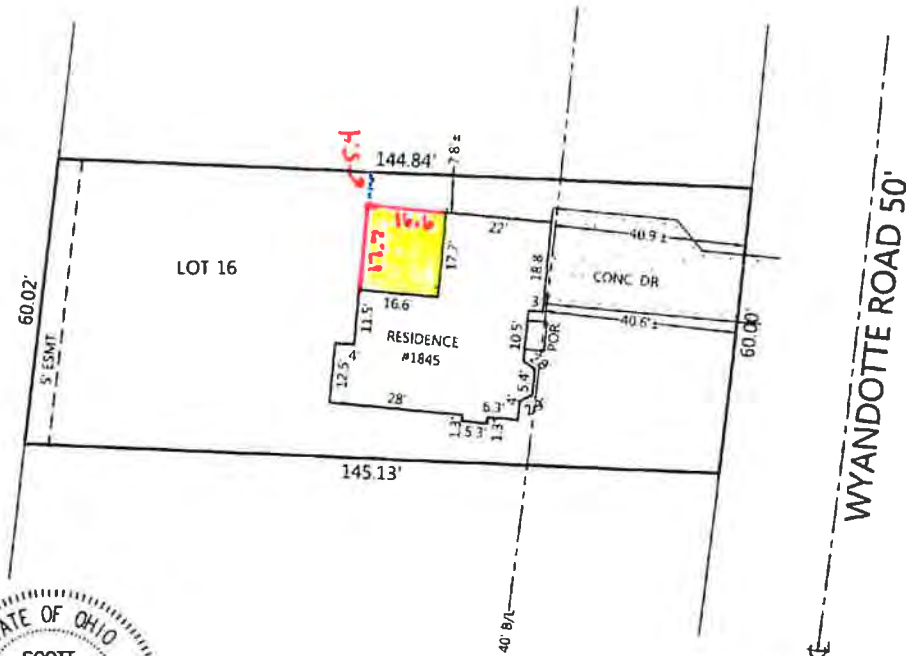
# stewart<sup>®</sup>

title company



PROPERTY ADDRESS: 1845 WYANDOTTE ROAD COLUMBUS, OHIO 43212

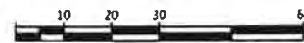
SURVEY NUMBER: 154415



*Scott D. Grunel*

THIS PLAT IS NOT TO BE USED TO ERECT  
FENCES OR OTHER STRUCTURES, AND MAY  
NOT SHOW ALL EASEMENTS AFFECTING THE  
SUBJECT TRACT

LSGI#: 154415



SCALE: 1" = 30'

*SLR*

POINTS OF INTEREST: NONE VISIBLE.

CLIENT NUMBER: 01032-9293

DATE: 12/10/2013

BUYER:

SELLER:

SUBLOT / ORIGINAL LOT: 16

SUBDIVISION: UPPER ARLINGTON

PG:

COUNTY: FRANKLIN



STWART TITLE AGENCY +

THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO  
ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE  
SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO  
CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED  
FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES,  
ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT  
BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED

Landmark Survey  
is proud to support:



**LANDMARK**  
Survey Group

Landmark Survey Group  
2099 West Fifth Avenue  
Columbus, Ohio 43212  
Phone: 614.485.9000  
Fax: 614.485.9003



Structural Notes; Comply with 2019 Residential Code of Ohio

- 1) Dimensional lumber used for all framing, Spruce-Pine-Fir #2 or better; unless otherwise noted
- 2) All headers shall be 2 - 2x12 with 1/2" plywood or OSB spacer, supported by 3" minimum bearing each end; unless otherwise noted
- 3) All framing shall align throughout the structure as to create a continuous load path from the roof to the foundation
- 4) Roof assemblies which are subject to wind uplift pressures of 20 pounds per square foot or greater shall have roof rafters or trusses attached to their supporting wall assemblies by connections capable of providing the resistance required in Table 802.11
- 5) Sheathing on exterior walls to align with face of foundation
- 6) All lumber in contact with concrete, masonry or earth to be pressure treated
- 7) Double floor joists under walls parallel to joist direction
- 8) Exterior dimensions shown to face of sheathing or face of foundation, interior dimensions shown to face of framing
- 9) Door and windows sized noted in feet/inches, e.g. 2668 = 2'-6" x 6'-8"
- 10) Contractor to provide all means of temporary support, scaffolding, bracing, shoring or guying in order to insure stability during construction
- 11) Fireblocking shall be provided to cut off all concealed horizontal or vertical draft openings
- 12) Final locations and sizing of HVAC registers and supply & return ducting provided by HVAC contractor
- 13) Truss design by truss manufacturer
- 14) Gas and/or wood burning insert fireplace clearances and installation per manufacturers instructions
- 15) All work associated with asbestos, radon, mold abatement or exterminating, if required, is by others under a separate agreement
- 16) All windows noted "Egress" meet minimum net clear opening of 5.7sf (5.0sf for grade floor) and a sill not more than 44 inches above the floor
- 17) Attic access, where required, to be 22"x30" minimum with 30" minimum clearance above
- 18) Crawl access to be 24"x16" minimum when through a perimeter wall
- 19) Garage floor surfaces shall be 3,500psi concrete, sloped toward the main overhead door
- 20) Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2" drywall
- 21) Cuts, notches and holes bored in trusses, structural composite lumber, structural glue-laminated members or I-joists are prohibited except where permitted by the manufacturer's recommendations or where the effects of such alterations are specifically considered in the design of the member by a registered design professional
- 22) Finished grade shall fall a minimum of 6" within the first 10' from building perimeter
- 23) Footings to bear on undisturbed soil or engineered compacted fill
- 24) Minimum footing size: 8" wall, 16" wide 8" deep; 10" wall, 18" wide 8" deep; 12" wall, 20" wide 8" deep
- 25) All concrete to of minimum compressive strength per Table 402.2
- 26) Foundation anchorage shall be 1/2" bolts spaced maximum of 6 feet on center and within 12" of each plate section. Bolts shall extend a minimum of 7 inches into concrete or grouted cells of concrete masonry units
- 27) Bath fans vent to the exterior
- 28) Exhaust hood and/or ducting installed per manufacturers instructions
- 29) Solid blocking 16" o.c. between bandboard and first parallel floor joist, align with wall layout
- 30) Building elements and structural wood panels fastened per Table 602.3 (1) & 602.3 (3)

Climatic and Geographic Design Criteria

| Ground Snow Load<br>lb/sf | Wind Speed<br>mph | Seismic Conditions | Subject to Damage From |                   | Frost Depth | Maximum allowable assumed<br>soil bearing pressure |
|---------------------------|-------------------|--------------------|------------------------|-------------------|-------------|----------------------------------------------------|
|                           |                   |                    | Weathering             | Termite           |             |                                                    |
| 20                        | 115               | B                  | Severe                 | Moderate to Heavy | 36"         | 1500psf                                            |

Smoke & Carbon Monoxide Detectors

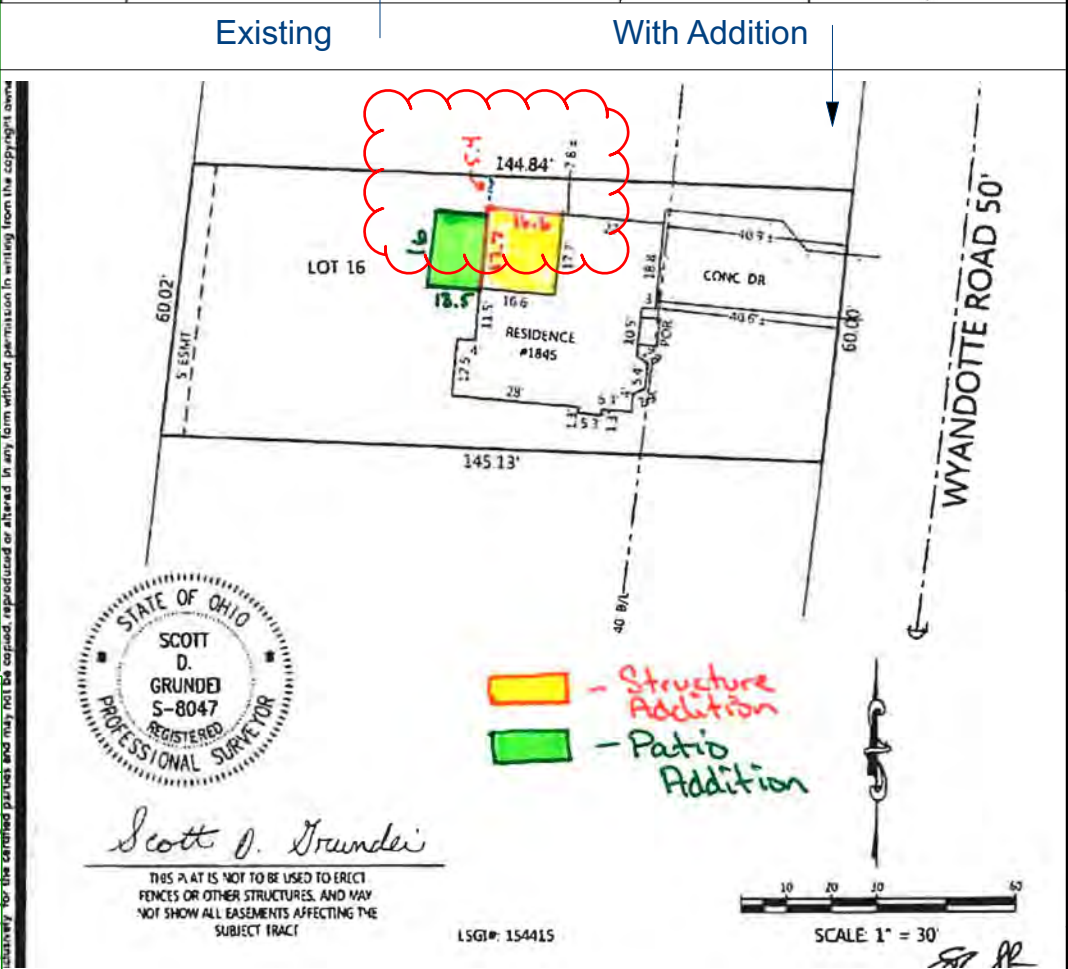
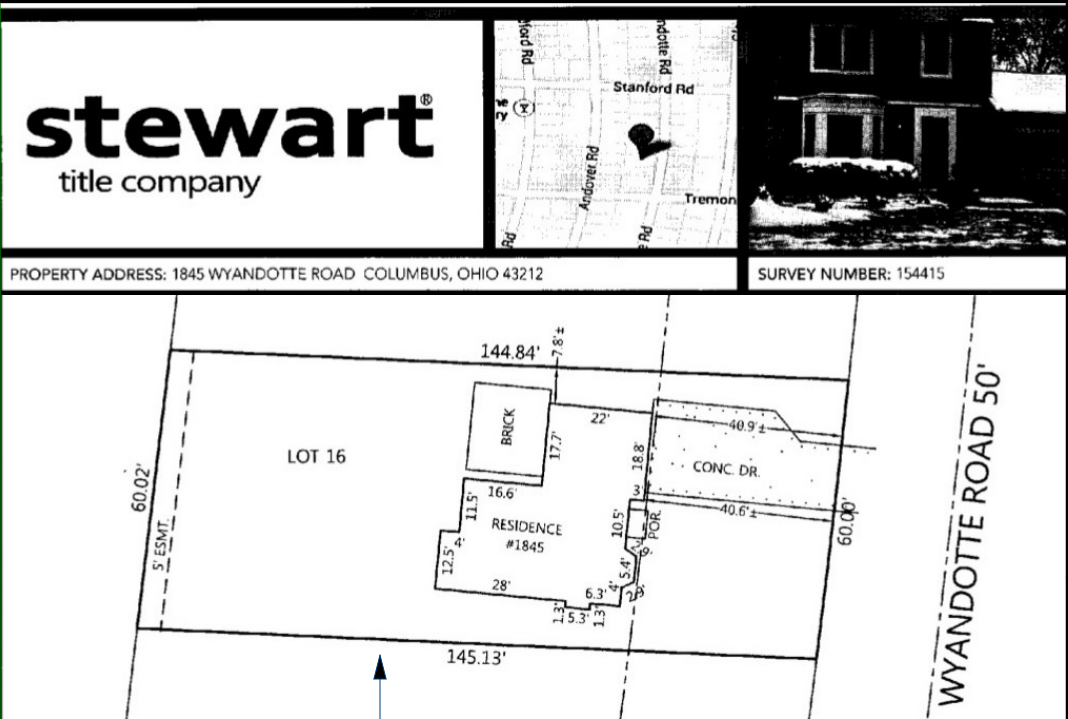
Smoke detectors shall be listed in accordance with UL 217 and installed in accordance with NFPA 72 and in all sleeping rooms, area outside, adjacent and within 15 ft. of each sleeping room. They shall also be located on each story including basement and cellars and all detectors shall be hardwired, interconnected utilizing photoelectric and ionization technologies.

Alterations, repairs and additions in existing dwellings, the entire dwelling shall be equipped with smoke detectors as required for new dwellings. The new detectors are not required to be interconnected unless remodeling requires removal of appropriate wall and ceiling coverings. In areas where remodeling does not take place allowing accessibility, then detectors in those areas may be battery powered.

Carbon Monoxide detectors shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwellings with fuel-fired appliance or attached garages. Single station alarms shall be listed as complying with UL 2034 and installed per this code & manufacturers instructions.

Insulation and Fenestration Requirements

| Climate Zone | Fenestration<br>U-Factor | Skylight<br>U-Factor | Ceiling<br>R-Value | Wall<br>R-Value | Mass Wall<br>R-Value | Floor<br>R-Value | Basement Wall<br>R-Value | Slab R-Value,<br>Depth | Crawl Wall<br>R-Value |
|--------------|--------------------------|----------------------|--------------------|-----------------|----------------------|------------------|--------------------------|------------------------|-----------------------|
| 5            | .30                      | .55                  | 49                 | 20 or 13 + 5    | 13/17                | 30               | 10/13                    | 10, 2ft.               | 10/13                 |



Total Lot: 8,700sf  
Current Building Coverage: 1,224 sf (14%)  
New Building Coverage: 1,521sf (17.5%)  
Existing Development Coverage: 2,311sf (26.6%)  
New Development Coverage: 2,481 sf (28.5%)



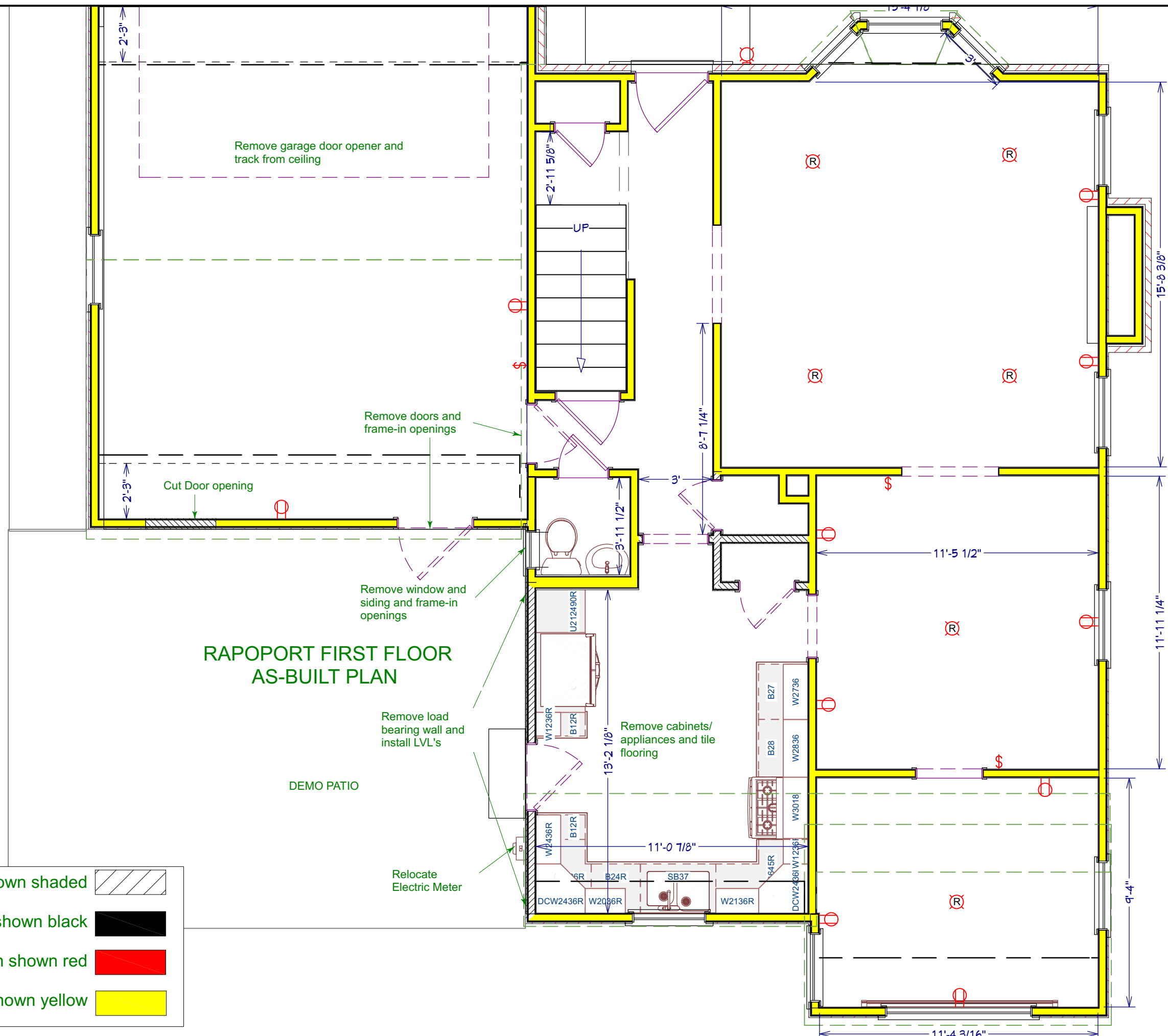
Sam and Lisa Rapoport  
1845 Wyandotte Columbus, Ohio 43212

Date: 8.14.23  
Revisions:

Approval:

Page: 1





RAPOPORT FIRST FLOOR  
AS-BUILT PLAN

DEMO PATIO

- Demo walls shown shaded
- Demo electric shown black
- Electric to remain shown red
- Existing walls shown yellow



DESIGN + BUILD STUDIO

Sam and Lisa Rapoport

1845 Wyandotte Columbus, Ohio 43212

ARB SET

Date:  
8.14.23

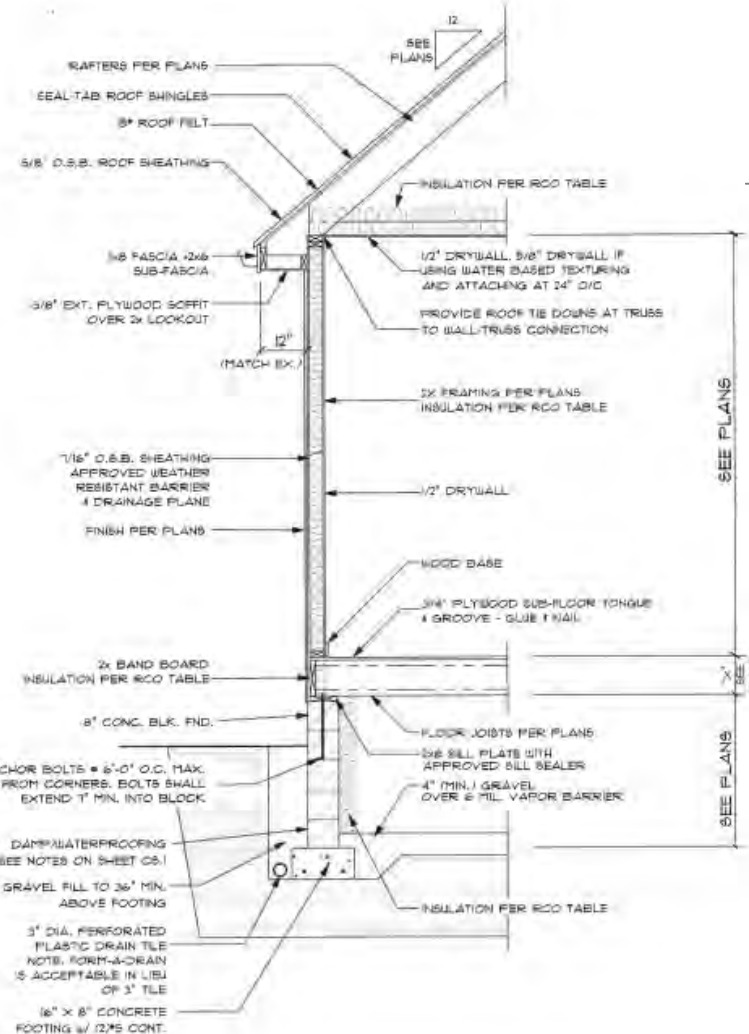
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Approval:

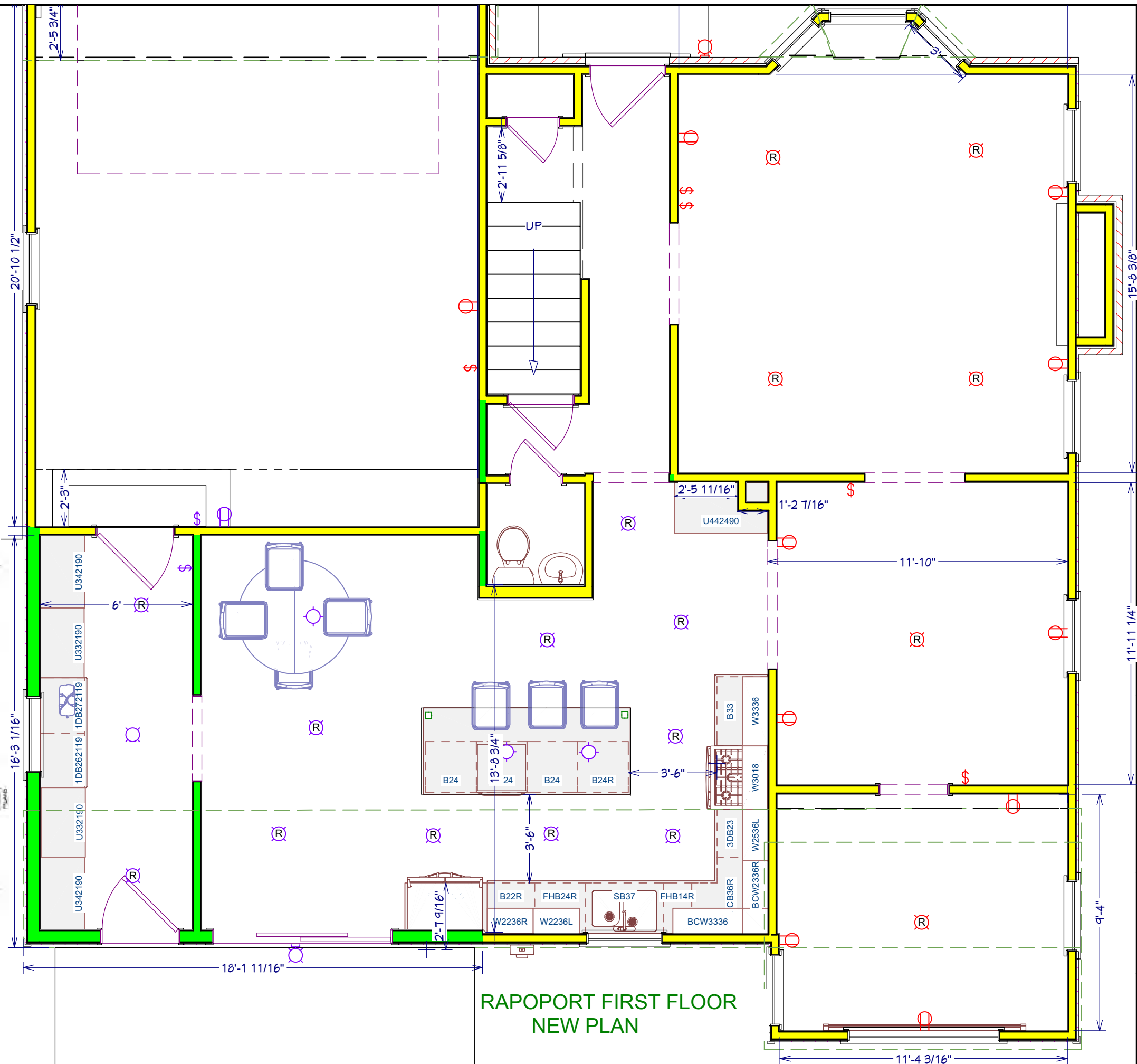
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2



|                              |                                                                                   |
|------------------------------|-----------------------------------------------------------------------------------|
| Electric to remain shown red |  |
| New electric shown purple    |  |
| Existing walls shown yellow  |  |
| New walls shown green        |  |



TYPICAL WALL SECTION @ HOUSE ADDITION  
SCALE: N.T.S.



## RAPOPORT FIRST FLOOR NEW PLAN

ELEMENT<sup>ive</sup>  
DESIGN + BUILD STUDIO

**Sam and Lisa Rapoport**  
1845 Wyandotte Columbus, Ohio 43212

ABB SET

Date:  
8.14.23

*Revisions:*

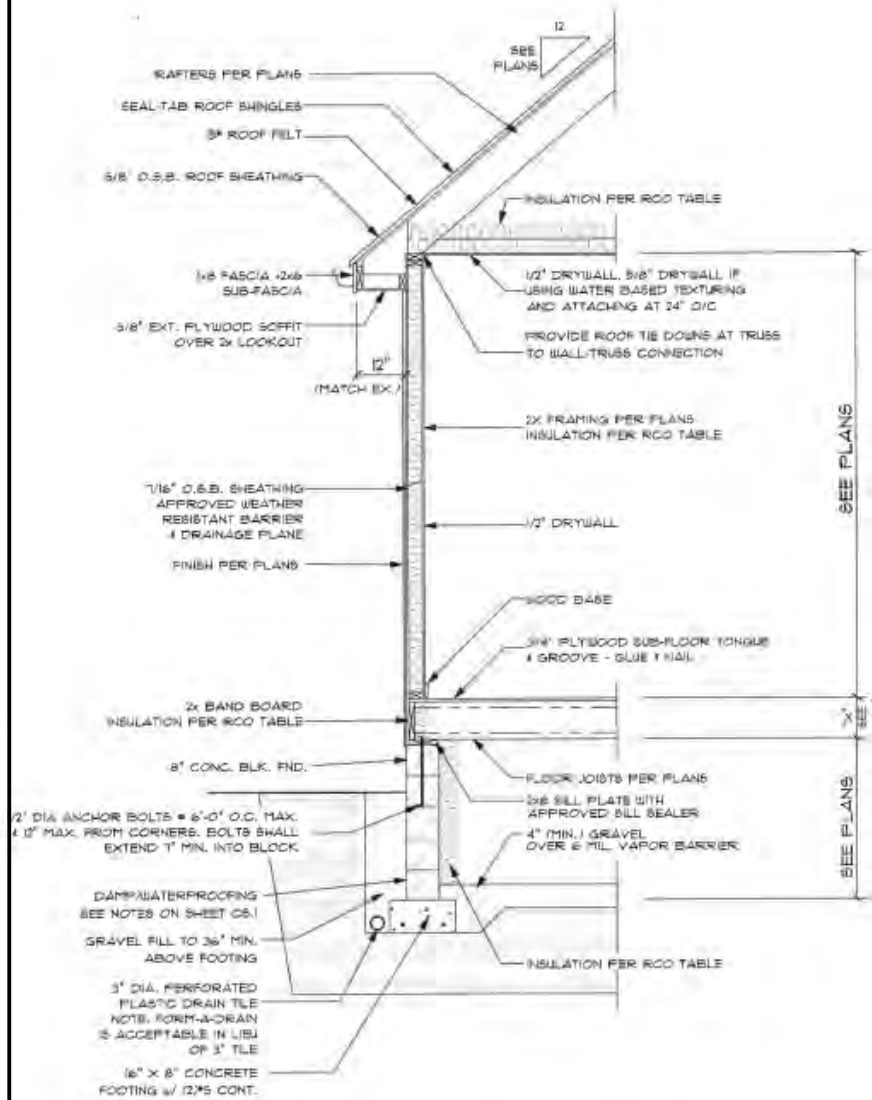
*Approval:*

Page:

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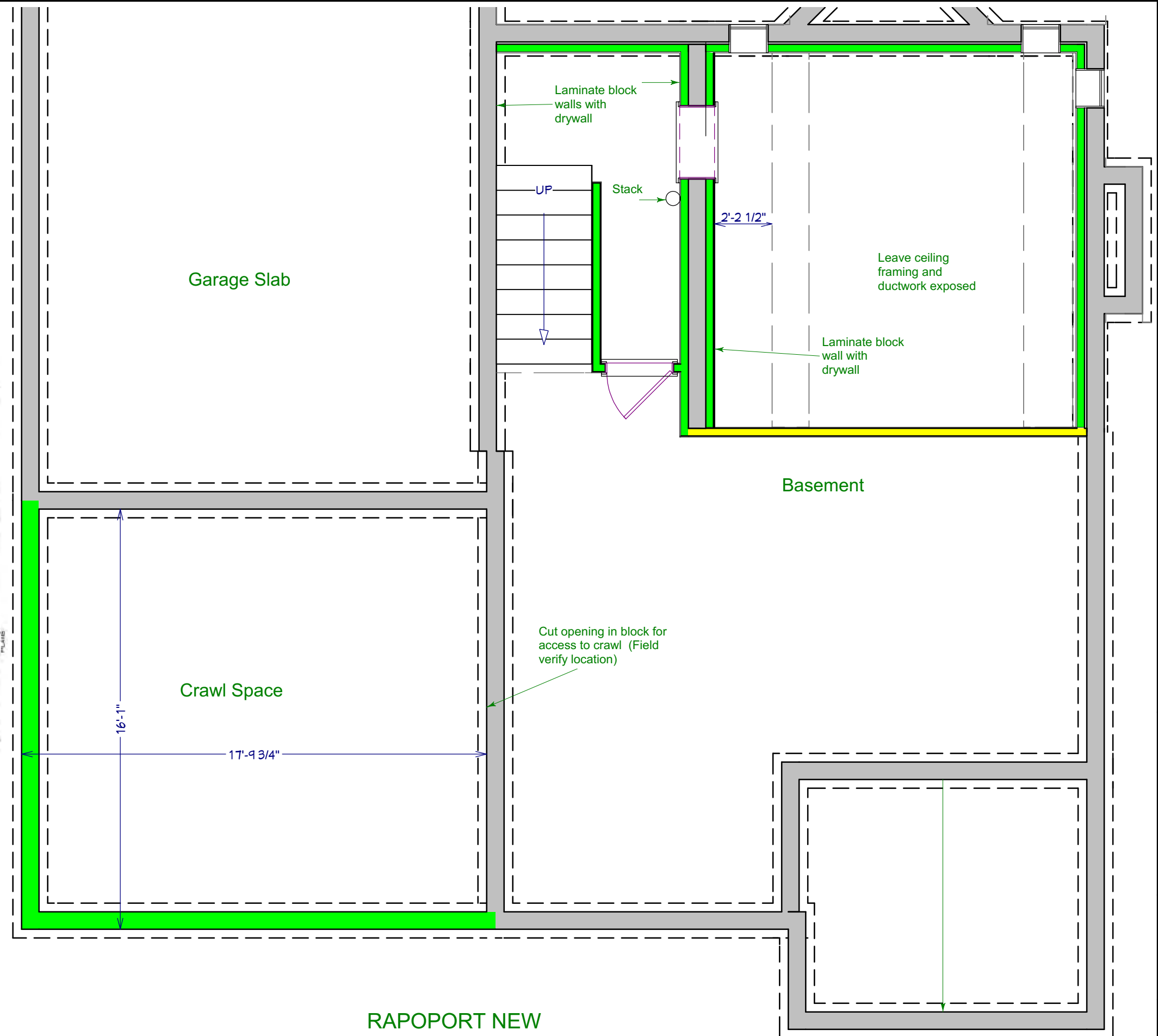




TYPICAL WALL SECTION @ HOUSE ADDITION  
SCALE: N.T.S.

Existing walls shown yellow

New walls shown green











Addition

EAST ELEVATION



**GENERAL NOTES**

- Match Hardi to existing as close as possible
- Use same corner trim detail
- Use same fascia and window trim details
- Match gutter and downspouts
- Match Shingles to existing as close as possible - Only install on additions
- Please note the two phases and price separately.

EAST ELEVATION

1/4" = 1'-0"



ADDITION

WEST ELEVATION

- GENERAL NOTES**
- Match Hardi to existing as close as possible
  - Use same corner trim detail
  - Use same fascia and window trim details
  - Match gutter and downspouts
  - Match Shingles to existing as close as possible - Only install on addition
  - Please note the two phases and price separately.



**WEST ELEVATION**      **1/4" = 1'-0"**

**Sam and Lisa Rapoport**  
1845 Wyandotte Columbus, Ohio 43212

ARB SET

Date:  
8.14.23

Revisions:

Approval:

Page:  
**9**





**NORTH ELEVATION** 1/4" = 1'-0"

# 1845 Wyandotte Road

BZAP Staff Report Pictures



# Google Maps ® Aerial – Looking South

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# Proposed Front and Side Elevations

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# Existing Site Photos

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**Authors:** Justin Milam, AICP, Senior Planner

**BZAP Meeting Date:** September 20, 2023

**Subject:** 2140 N. Parkway Drive (VAR-45-23) - To allow the construction of a covered patio that encroaches 15'-7" into the 29-foot average rear yard setback, in lieu of the maximum six-foot projection permitted.

---

### Site Description/History

The subject property, 2140 N. Parkway Drive, is located on the north side of the street, across from Jack Nicklaus Park. The property includes 65 feet of frontage, with irregular depths of 125 feet on the west side and 107 feet on the east side; it is zoned R-1c, One-Family Residence District. It is identified as portions of Lots #19 and 20 in the [Upper Arlington](#) subdivision from 1921 and is similar in configuration as many others on both the street segment and in the subdivision plat. Due to the curvilinear nature of streets in the subdivision, many parcels have irregular depths. A two-story, stone and stucco home sits ten feet behind the 30-foot building setback line and is several feet above the roadway. It is built up to the side and rear yard setback lines, with several patios and walkways. Any addition to the home would require a variance. The applicant purchased the property in February 2023.

### Proposal

The proposal includes the construction of a covered patio addition on the rear of the existing residence. It measures 15'-6" x 17'-6" (272 square feet), and is located between an air conditioning unit and a generator. An existing walk would be removed, the western patio would remain and the eastern patio adjacent to the side of the house would be replaced with permeable pavers. It includes four stone columns to support an asphalt gable roof; the addition is 13 feet tall. At its closest point, the covered patio is 12 feet from the rear property line.

### Zoning Code Requirements

- To allow a covered patio to encroach up to 15'-7" into the 29-foot average rear yard setback, in lieu of the maximum six-foot projection permitted (Article 6.01).

### Alternatives

The applicant could reduce the depth of the covered porch addition to reduce the severity of the variance requested. However, the applicant has explored this and has supplied a furniture



plan showing that the proposal works for the applicant's needs. The application also notes that if the home were built along the setback line, a variance would not be needed.

City Council recently amended the attached covered patio projections into required yards, recognizing their importance. The ordinance relaxed the standard from a 5' x 10' projection to a maximum six-foot projection. Along with this, the ordinance relating to detached patio shelters like pergolas, pavilions, and trellises was also relaxed. Those that are 12 feet or less in height require a ten-foot side and rear yard setback, while those up to 15 feet have to be within the buildable area. While the design does appear to be the same, those attached shelters rely on the home's structural framing for support and are thus part of the home. Those that are free-standing have fewer requirements, including the lack of a need for a Building Permit. Even if the proposed structure were detached, a variance would be needed.

### **Requested Action and Findings**

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposed covered patio may not be the minimum the applicant needs to make sure of the space. It is also a significant encroachment into the rear yard. City Council recently relaxed the standards for covered patios and this application proposes nearly nine more feet to the permitted projection. Staff does recognize that if the home were built along the front yard setback, a variance would not be needed. Staff also recognizes that the home immediately north is located approximately 13 feet from the rear property line and most certainly "looms" over the subject property. A covered patio such as this would provide needed privacy for the applicant. Should the Board offer a motion on this application, Staff would recommend that Finding #1 (shallowness and topography of the lot), #3 (minimum necessary) and #4 (character of the area) be considered.

### **Attachments**

1. 2140 Parkway Dr variance app
2. BZAP Staff Report Pics - 2140 N Parkway Dr







23-3899

Variance Application

Status: Active

Submitted On: 8/21/2023

Primary Location

2140 PARKWAY DR  
UPPER ARLINGTON, OH  
43221

Owner

Andrew and Jill Heschel  
Parkway Drive 2140 Upper  
Arlington , Ohio 43221

Applicant

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

---

## BZAP Information

 BZAP Case #

VAR-45-23

 Status

Pending

 BZAP Determination Date

09/20/2023

 Vote Tally

 Primary Variance

Rear Yard

 Findings of Fact for Approval/Denial

 Variance Request

To allow the construction of a covered patio that encroaches 15'-7" into the 29-foot average rear yard setback, in lieu of the maximum six-foot projection permitted.

 BZAP conditions

---

# Variance Information

## Describe Variance Request ?

We are requesting a variance to encroach 15'-7" into the rear yard setback.

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

The lot is extremely shallow. The placement of the original home, 10 ' to 14' behind the front building line, further reduces the amount of space available at the rear of the property. These two conditions are the circumstances that have led to this variance request.

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

No. The houses to the east of this property all have limited open space in their rear yards, as do the homes behind these on Lane Ave.

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

No. The addition, located at the rear, will have no impact on the streetscape. A privacy fence along the rear property line shields the home to the north from the addition. Grade of the home to the north is 2'-0" higher than the grade for this addition, further lessening the impact of the project.

**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?**

This addition is just large enough for one furniture arrangement. Far larger covered patios have been constructed at other properties.

The addition, as an extension of the existing family room, could only be located along the east side or at the rear of the house. The addition in the proposed location has less impact on the adjacent property and on a significant tree than it would along the east side.

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

No construction of any type can occur along the rear of the house without this variance.





**Certification of Notice**

Applicant Name: Andrew and Jill Heschel

Location of property subject to BZAP request: 2140 N. Parkway Drive

Describe activity which requires Board of Zoning and Planning review:

The zoning variance is needed to permit the construction of a covered patio at the rear of this

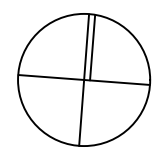
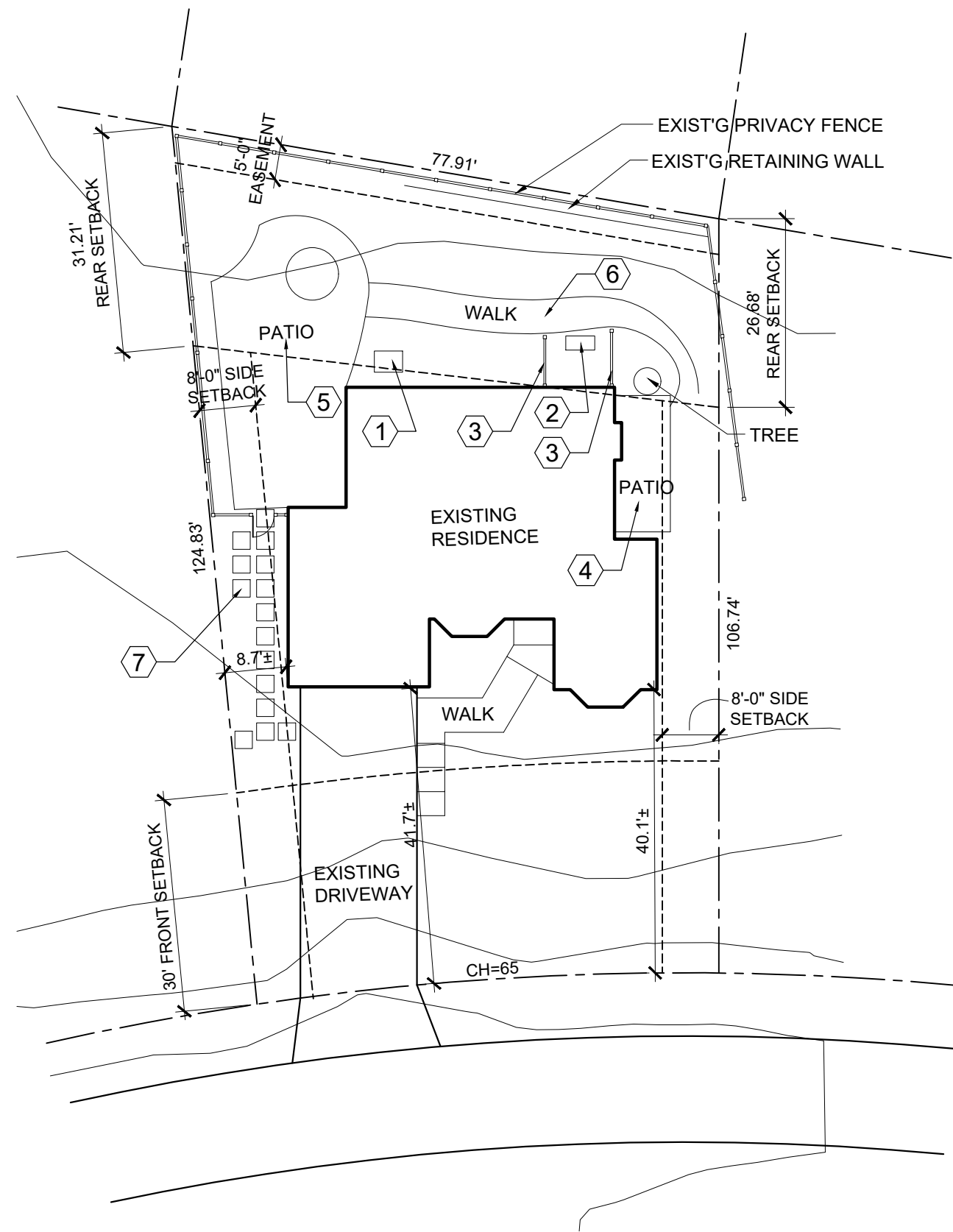
This application will be heard by the Board of Zoning and Planning on: Sept. 20, 2023

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

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

| Address of Property to be notified: | Property Owner Name:         | Property Owner Signature or Certified Mail No.: | Date obtained or Mail sent: |
|-------------------------------------|------------------------------|-------------------------------------------------|-----------------------------|
| 2166 N PARKWAY DR                   | PETER & KELLY STOECKINGER    | <i>Kelly Stoeckinger</i>                        | 8/17/23                     |
| 2158 N PARKWAY DR                   | DEREK & MELINDA HAGGERTY     | <i>Melinda Haggerty</i>                         | 8/16/23                     |
| 2130 N PARKWAY DR                   | BRIAN MATLOCK & AMY MERRILL  | <i>Amy Merrill</i>                              | 8/16/23                     |
| 2125 W LANE AVE                     | ANDREW NASH                  | <i>Andrew Nash</i>                              | 8-18-23                     |
| 2133 W LANE AVE                     | JOHN & HOLLY FLITCRAFT       | <i>Holly Flitcraft</i>                          | 8-21-23                     |
| 2141 W LANE AVE                     | WILLIAM & COLLETTE GALLAGHER | <i>Collette Gallagher</i>                       | 8/18/23                     |
| 2151 W LANE AVE                     | EIMEAR BAHNSON               | <i>Eimear Bahnson</i>                           | 8/16/23                     |
| 2165 W LANE AVE                     | JASON & SONYA BEST           | <i>Jason Best</i>                               | 8/16/23                     |
|                                     |                              |                                                 |                             |
|                                     |                              |                                                 |                             |
|                                     |                              |                                                 |                             |
|                                     |                              |                                                 |                             |
|                                     |                              |                                                 |                             |
|                                     |                              |                                                 |                             |
| Applicant Signature:                |                              |                                                 | Date:                       |

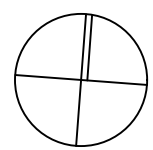
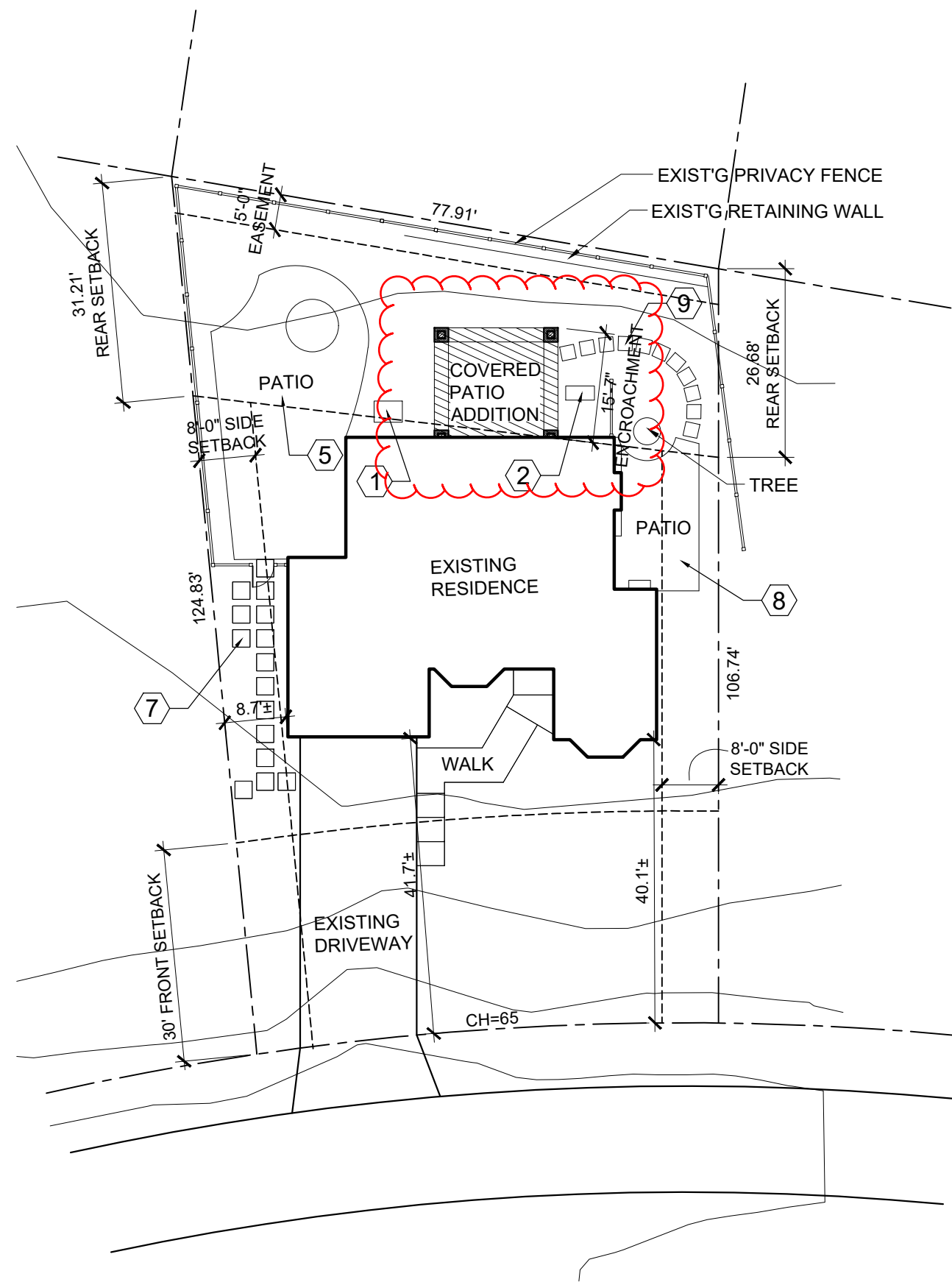




**SITE PLAN**  
EXISTING  
SCALE: 1" = 20'-0"

**SITE PLAN NOTES**

- 1. EXISTING AIR CONDITIONING CONDENSING UNIT
- 2. EXISTING GENERATOR
- 3. WOOD SCREEN
- 4. PATIO OF RANDOM PATTERN FIELDSTONE
- 5. PATIO OF BRICK PAVERS
- 6. WALK OF RANDOM PATTERN FIELDSTONE
- 7. 2' X 2' CONCRETE PAVERS
- 8. NEW PATIO OF PERMEABLE PAVEMENT
- 9. NEW WALK



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

**ZONING INFORMATION**

|                             |               |               |                   |
|-----------------------------|---------------|---------------|-------------------|
| PARCEL ID                   | 070-000743-00 |               |                   |
| ZONING DISTRICT             | R-1C          |               |                   |
| LOT AREA                    | 8,164 SQ. FT. |               |                   |
| EXISTING BUILDING COVER     | -             | 1,824 SQ. FT. | 22% OF LOT AREA   |
| PERMITTED BUILDING COVER    | -             | 2,361 SQ. FT. | 29% OF LOT AREA   |
| PROPOSED BUILDING COVER     | -             | 2,095 SQ. FT. | 26% OF LOT AREA   |
| EXISTING DEVELOPMENT COVER  | -             | 3,765 SQ. FT. | 46% OF LOT AREA   |
| PERMITTED DEVELOPMENT COVER | -             | 4,071 SQ. FT. | 50% OF LOT AREA   |
| PROPOSED DEVELOPMENT COVER  | -             | 4,061 SQ. FT. | 49.7% OF LOT AREA |

**COVERED PATIO**  
**THE HESCHEL RESIDENCE**  
**2140 N. PARKWAY DRIVE**

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

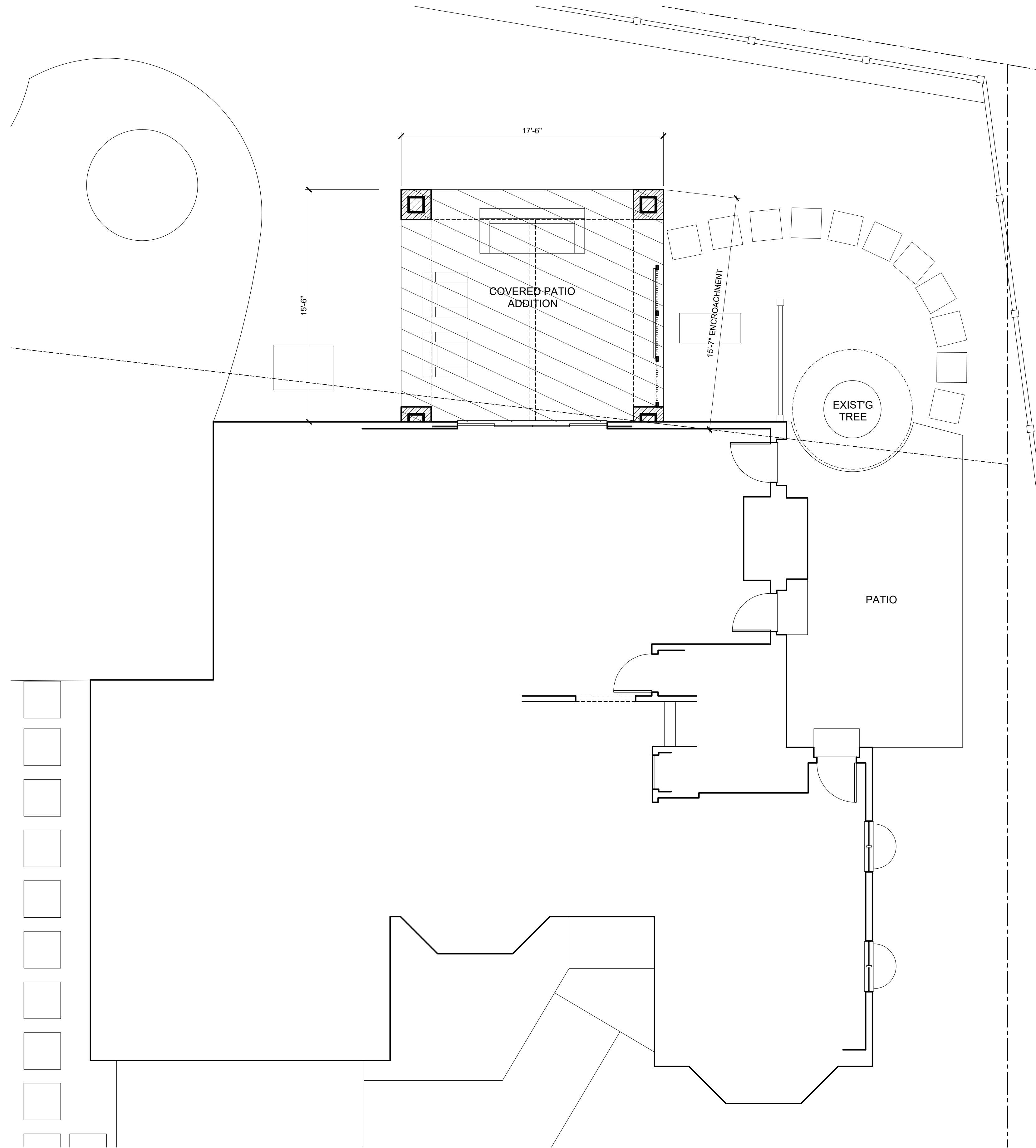
ZON. VAR.: 08-21-2023

**A-1**

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FIRST FLOOR PLAN

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

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THE HESCHEL RESIDENCE  
2140 N. PARKWAY DRIVE

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

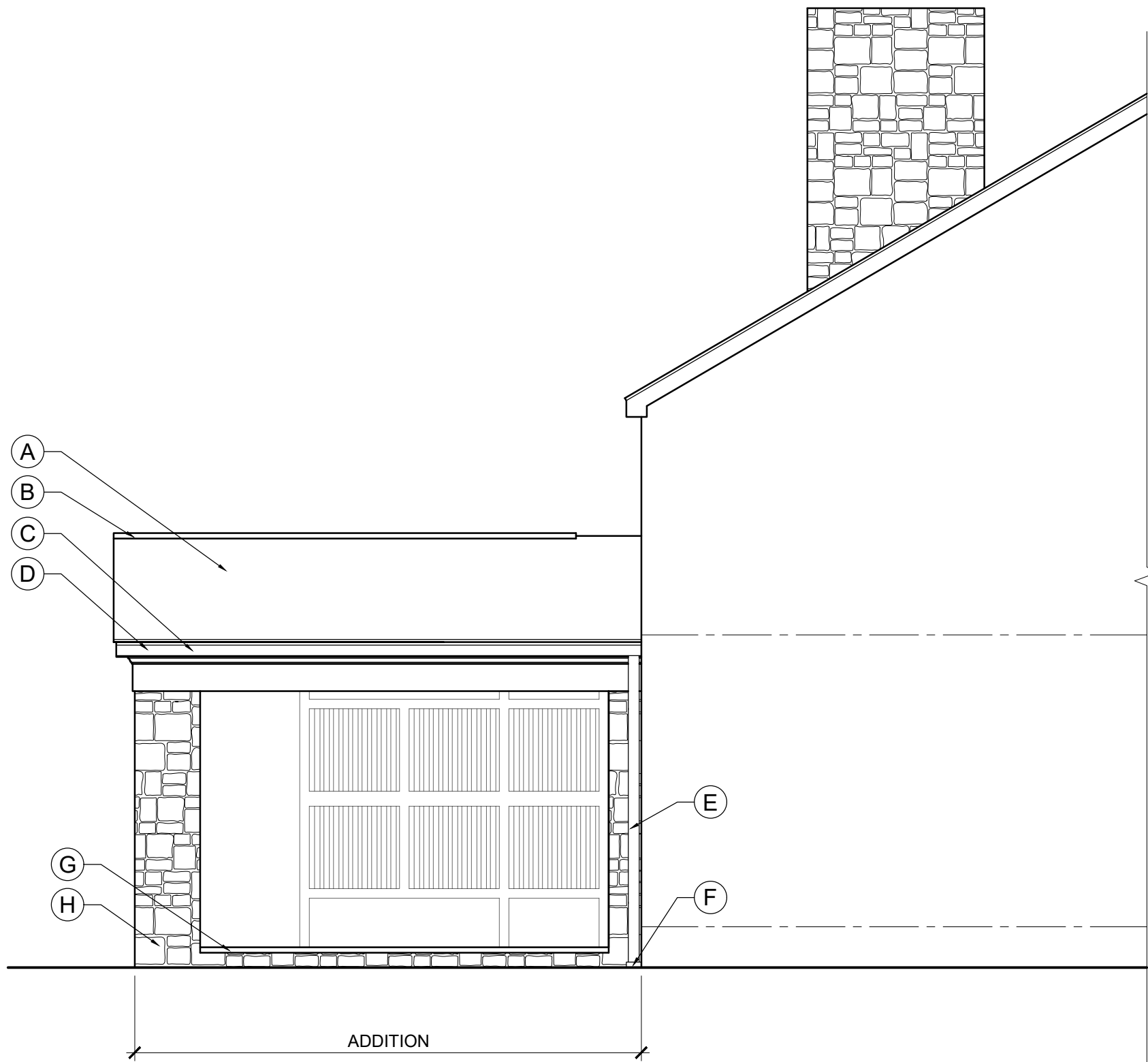
ZON. VAR.: 08-21-2023

A-2

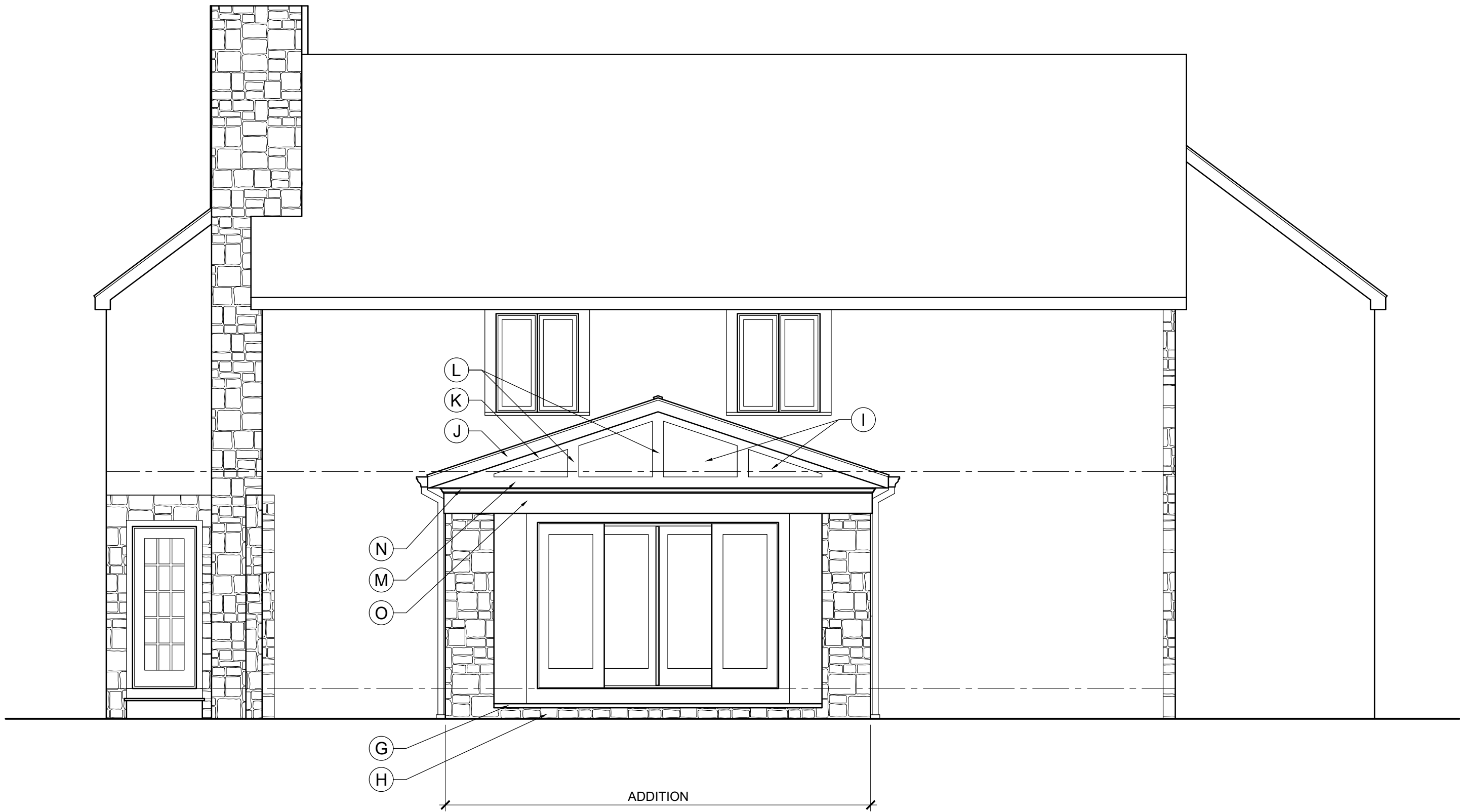




SIDE (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



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



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

- ELEVATION NOTES**
- A. SHINGLES TO MATCH EXISTING
  - B. RIDGE VENT BENEATH SHINGLES
  - C. 1X6 FASCIA
  - D. 5" OGEE PROFILE PREFINISHED ALUMINUM GUTTER
  - E. 3"x4" PREFINISHED ALUMINUM DOWNSPOUT
  - F. DOWNSPOUT BOOT
  - G. BLUESTONE
  - H. STONE TO MATCH EXISTING
  - I. STUCCO TO MATCH EXISTING
  - J. 1X6 RAKE BOARD
  - K. 1X RAKE TRIM WITH 3" EXPOSURE
  - L. 1X6 TRIM BOARD
  - M. 1X6 TRIM. HEAD FLASHING WHERE CONTACTING STUCCO
  - N. CROWN MOLDING
  - O. 1X TRIM, 10' EXPOSURE

COVERED PATIO  
THE HESCHEL RESIDENCE  
2140 N. PARKWAY DRIVE

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

ZON. VAR.: 08-21-2023

A-3

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# 2140 N Parkway Drive

BZAP Staff Report Pictures





# Google Maps ® Aerial – Looking North

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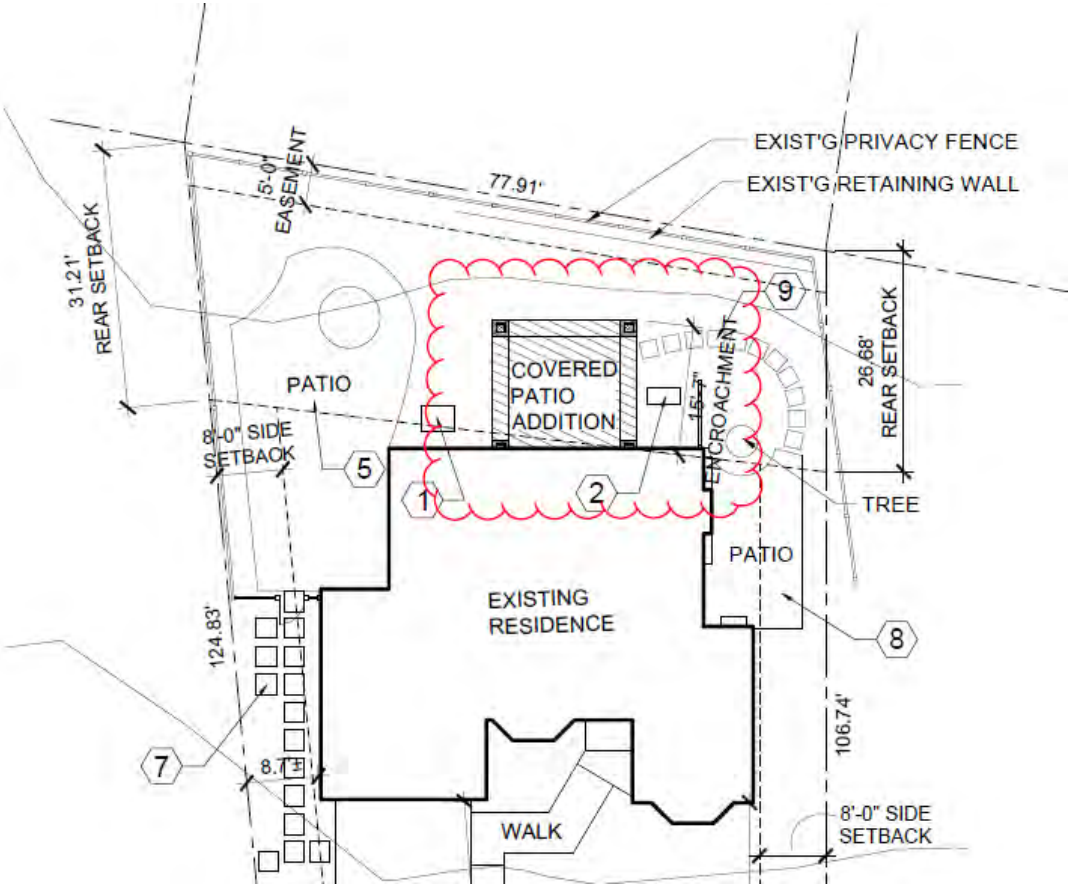
# Existing Rear Yard Area (as viewed from the street)

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# Proposed Elevations Site Plan



**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 subterranean 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





To: Upper Arlington Board of Zoning & Planning (BZAP)

From: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: Wednesday, September 20, 2023

**Subject: BZAP review of a Major Site Plan application to permit a two-story child day care center (Barrington School of Kingsdale, 3230 Northwest Boulevard).**

Action Requested: Approval of a Major Site Plan application and variances (*Application DEV-03-23*)

Key Master Plan Objective: *Economy D3 – Enhance redevelopment and revitalization that is appropriate to Upper Arlington.*

## Update

At the September 6, 2023 BZAP Work Session, the Board postponed consideration of this application after hearing testimony from the applicant, Staff and the public. Of note, the applicant indicated that staffing levels would be upwards of 25 employees at full capacity within two years, instead of the originally stated 20, which was used in Staff's review. Staff felt 26 parking spaces would be sufficient for 20 employees and up to 170 students based on the applicant's rationale and external models (see chart below), but would have to re-examine if the number of employees increased. There was also concern about the number of students and their requisite parking requirements for their parents based on ages. This created concern about the potential lack of on-site parking for employees and parents, and would likely result in additional parking on Trentwood Road or in off-site locations. The applicant has drafted a more detailed parking analysis, which has not yet been submitted or reviewed by the City. Also of note was the screening along the eastern property line. Per the applicant, they have reached out to the adjacent owner (Sullivan) to discuss potential plans for the existing fence on their property and the existing/enhanced landscaping on the subject property, but have not made contact. The applicant and Staff also haven't had any luck in reaching representatives with Union Savings Bank to discuss the existing off-site landscaping. *Staff is hopeful to provide additional updates on this application in advance of the BZAP hearing.*

|                        | UA Ordinance | Municipal Research and Service Center | Federal Government GSA | American Planning Association |
|------------------------|--------------|---------------------------------------|------------------------|-------------------------------|
| 20 employees, 170 kids | 48           | 17 (min) to 34 (max)                  | 30                     | 26-42                         |
| 25 employees, 170 kids | 53           | 17 (min) to 34 (max)                  | 32                     | 26-47                         |



# **The Barrington School of Kingsdale**

**3230 Northwest Boulevard**

BZAP Staff Report Pictures





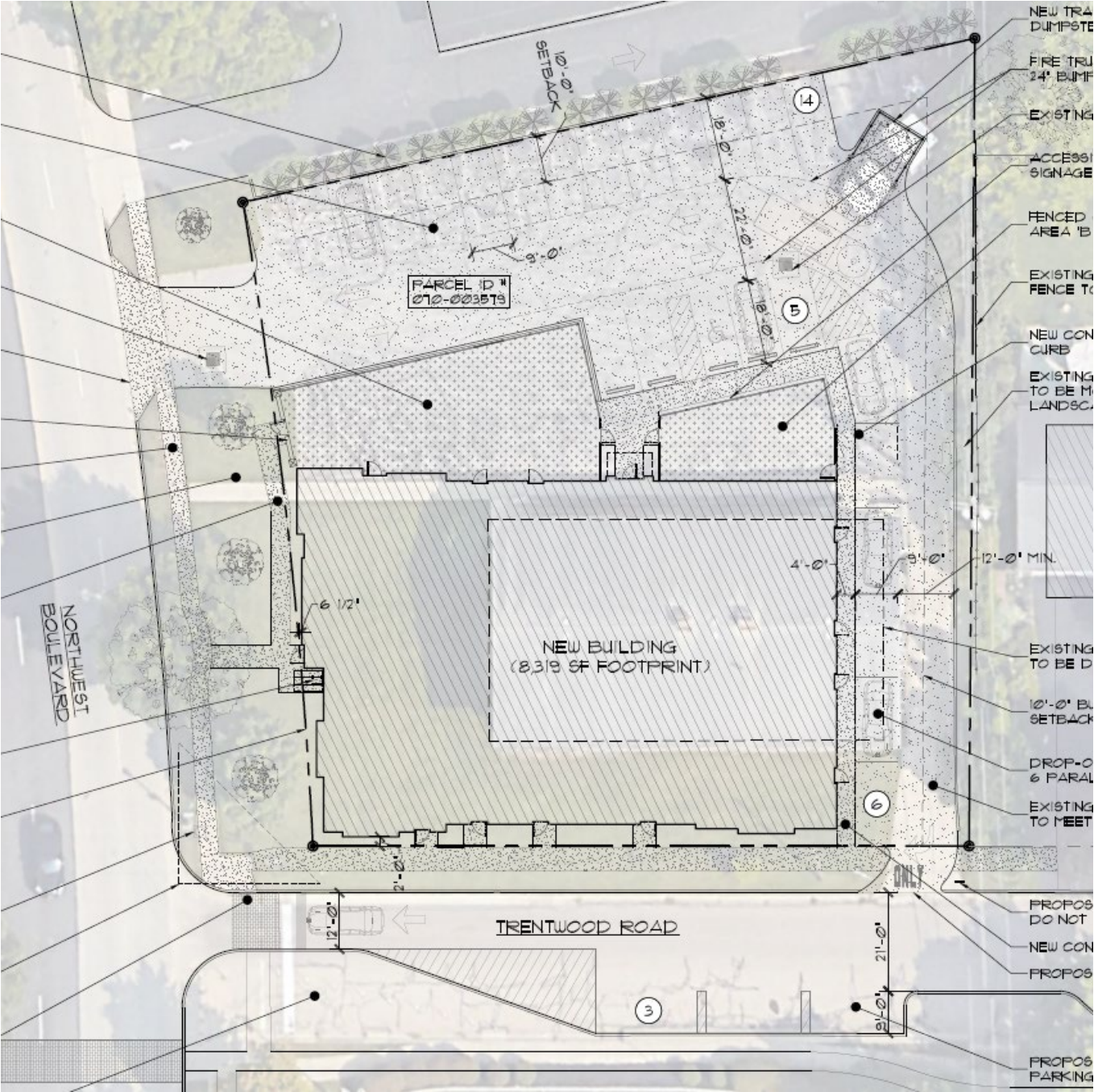
# Google Maps ® Aerial – Looking North

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# Proposed Site Plan





# Proposed Rendering from Northwest Boulevard

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# Proposed Northwest Boulevard & Trentwood Road Elevations





# Existing Site Conditions

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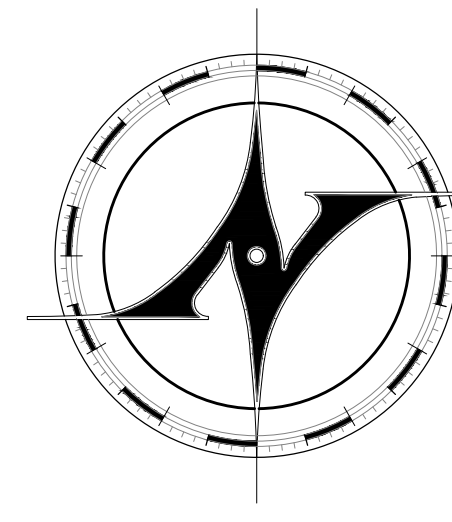
# Existing Site Conditions

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| SITE ANALYSIS                                     |                                                             |
|---------------------------------------------------|-------------------------------------------------------------|
| <u>ZONING</u>                                     | 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%                                                         |
| <u>PARKING STANDARDS</u>                          | ARTICLE 6.03<br>(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/<br>1500 FISHINGER RD | = 6 SPACES                                                  |



**NEW AVENUE**  
architects • engineers

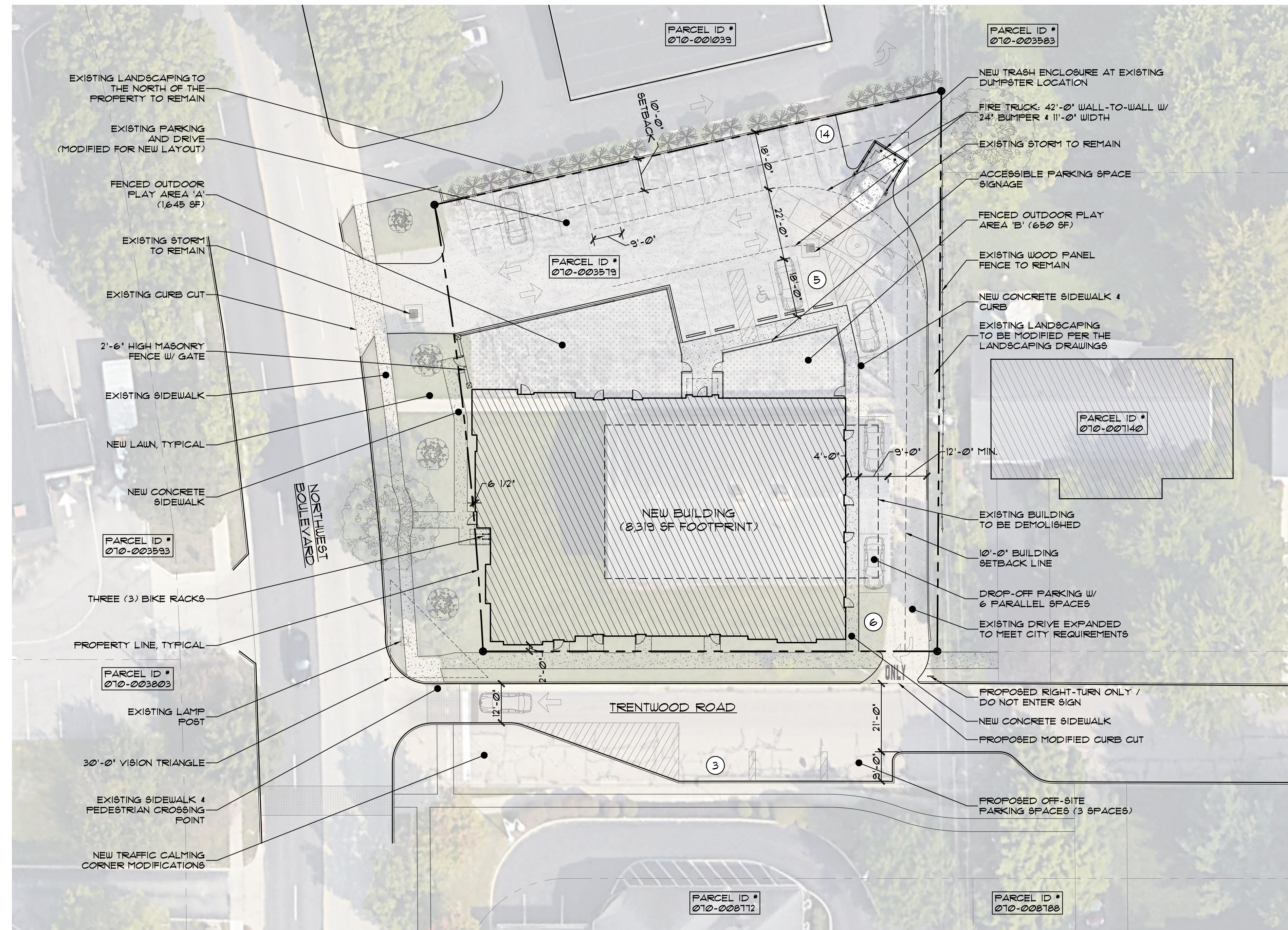
www.new-avenue.net

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

614 . 884 . 8888

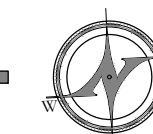
FORMAL BZAP REVIEW SET

INFORMAL BZAP REVIEW SET 06/28/2023



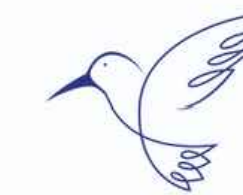
ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



Barrington School  
*of Kingsdale*

3230 Northwest Boulevard  
Upper Arlington, Ohio 43221



**BARRINGTON  
SCHOOL**

## WHERE LEARNING BEGINS

Project No. 23-0098

ARCHITECTURAL  
SITE PLAN

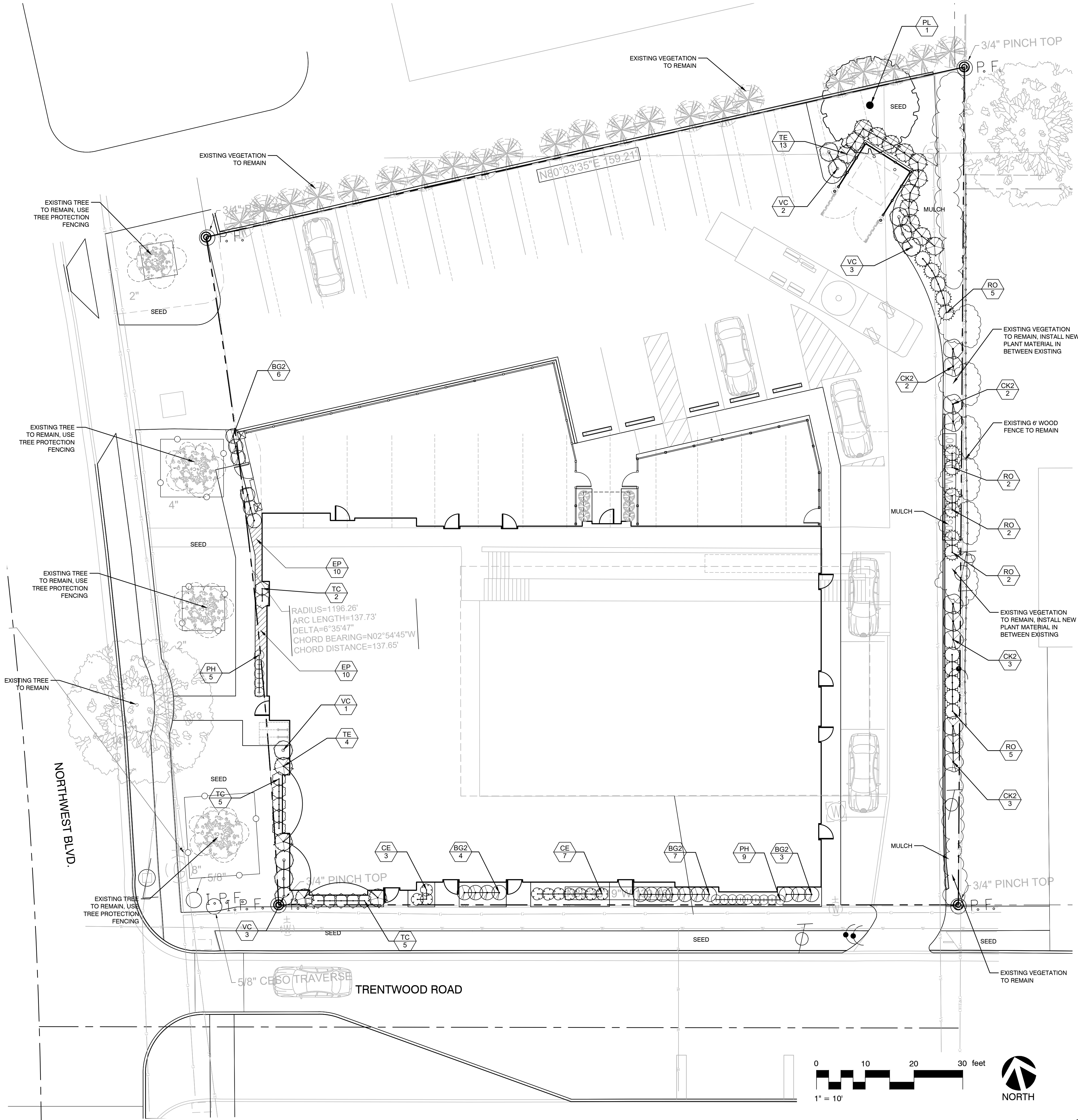
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# SP1.1



GENERAL PLANTING NOTES:

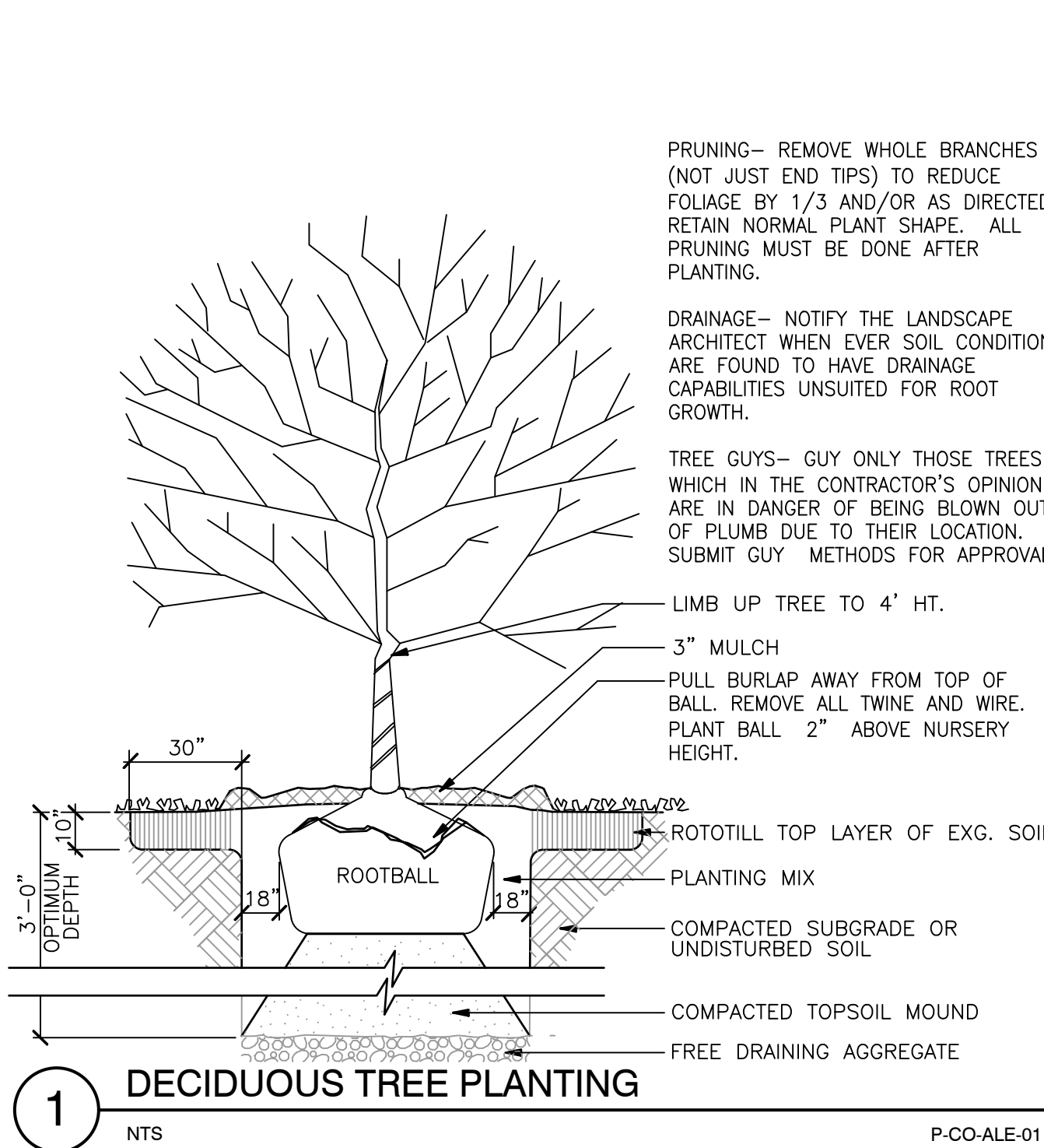
1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. KLA STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER 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.
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.



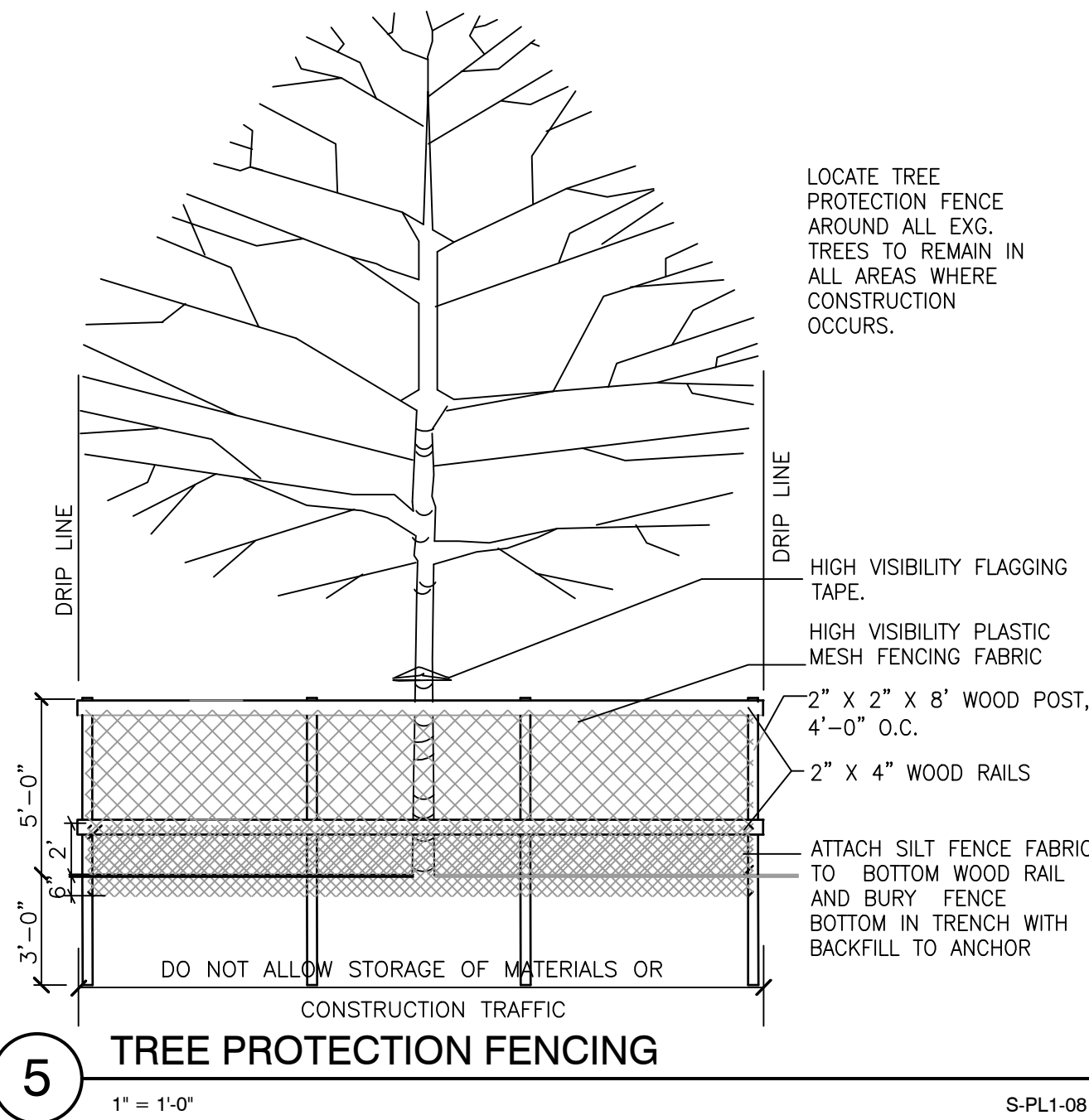
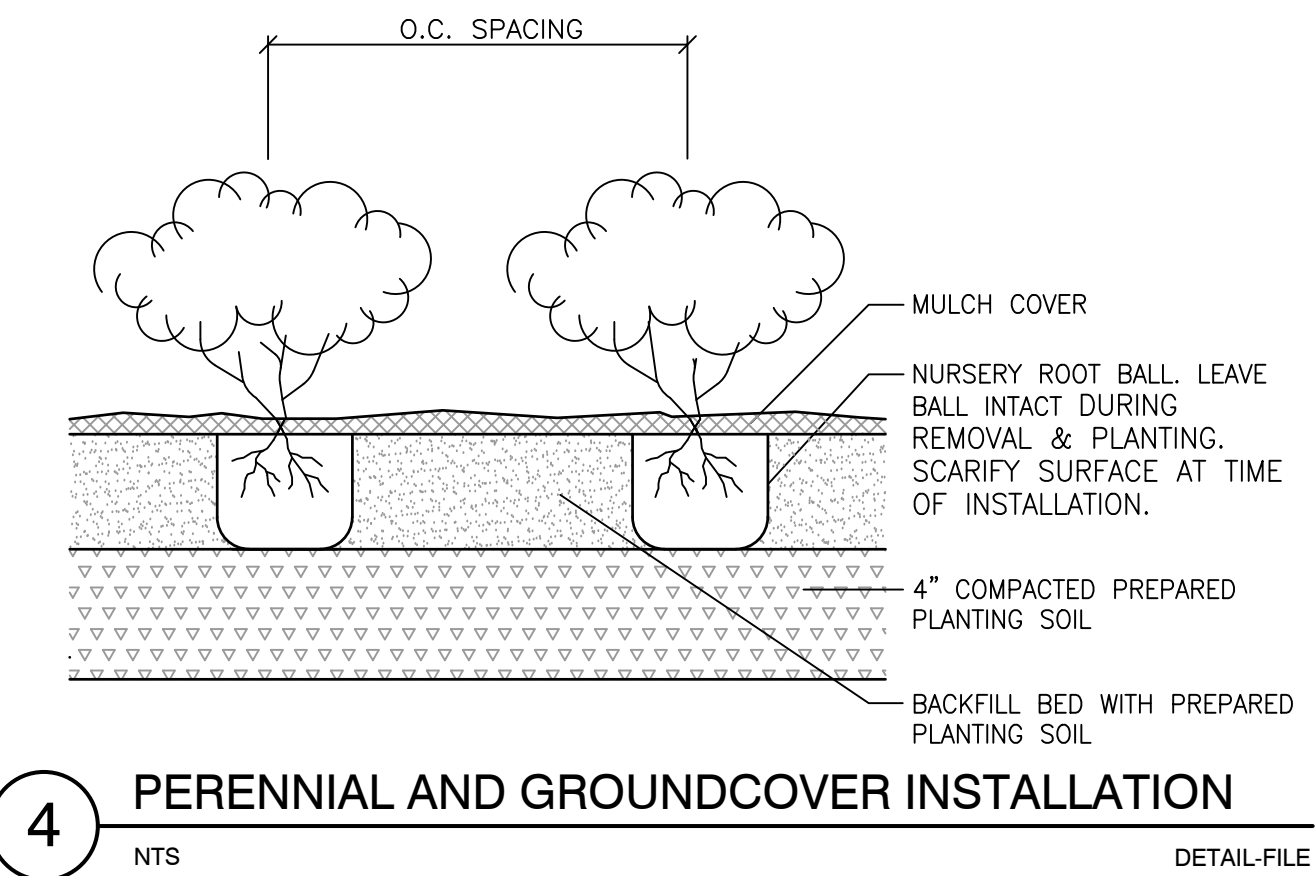
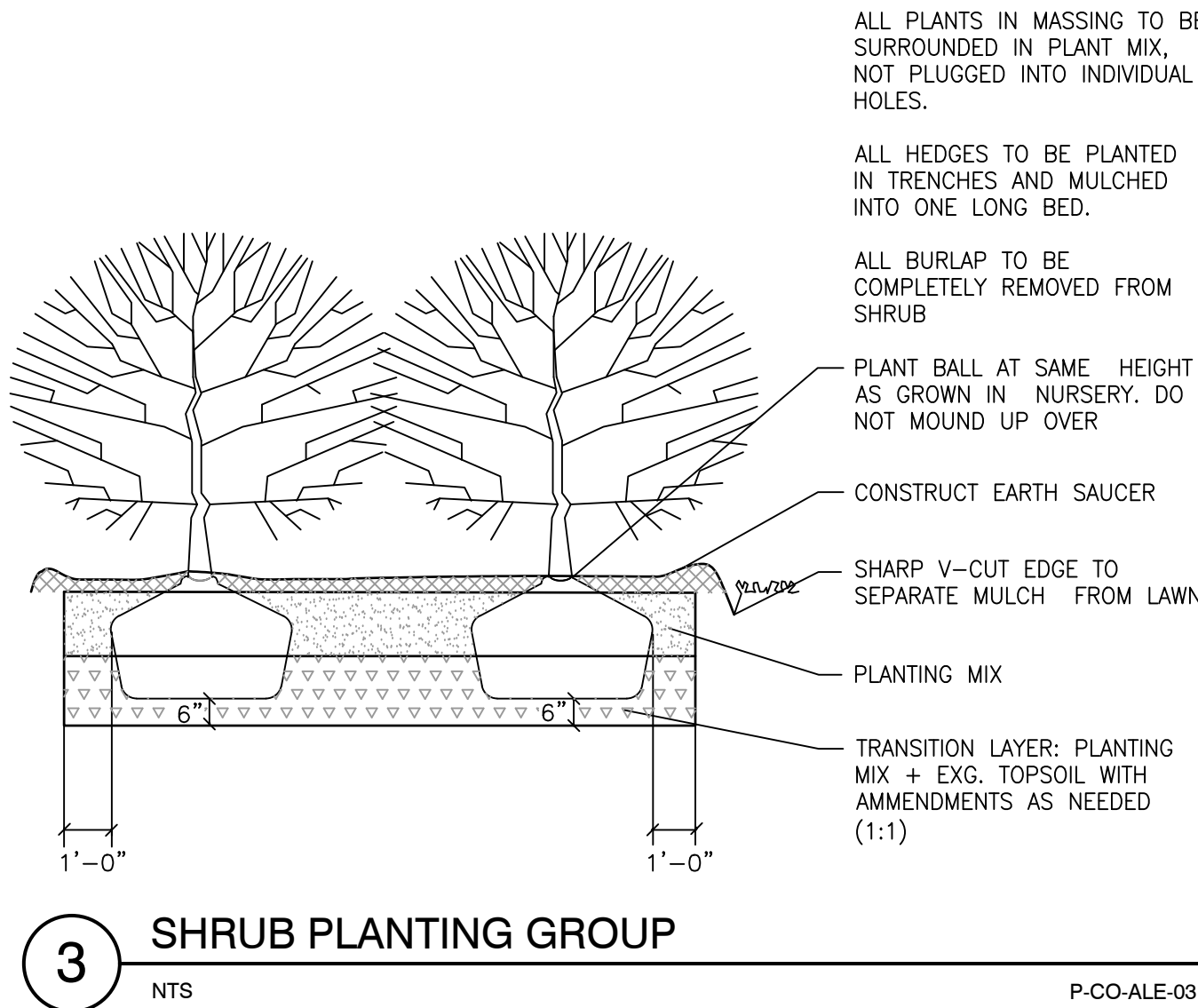
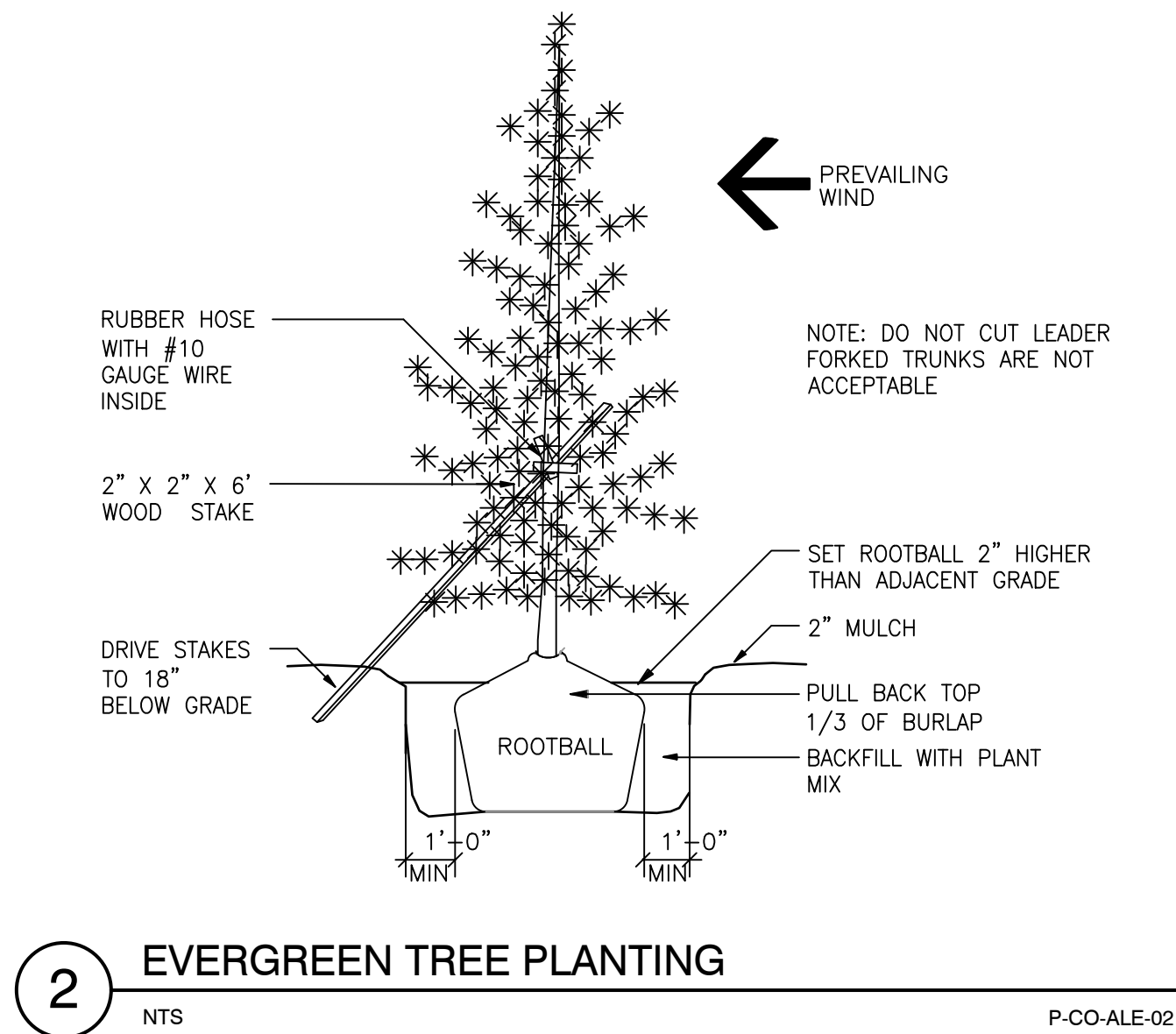


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| PLANT SCHEDULE                                                                        |      |     |                                            |                             |         |           |          |                                                   |
|---------------------------------------------------------------------------------------|------|-----|--------------------------------------------|-----------------------------|---------|-----------|----------|---------------------------------------------------|
| 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](mailto:info@kla-studios.com)  
[www.kla-studios.com](http://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





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architects • engineers

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,

Michael J. Maistros, AIA  
*Principal*

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



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architects • engineers

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  
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,

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.





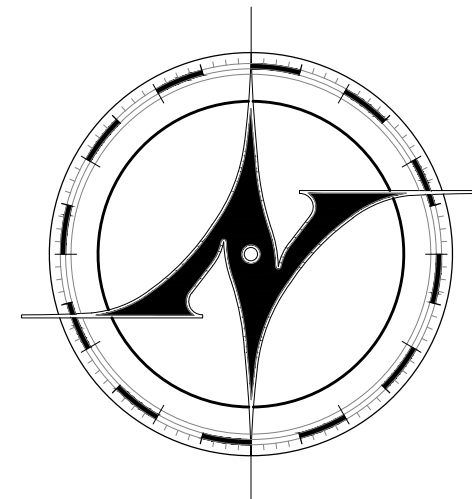
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S24p5Le0a7tKa8vaji5QYynQ0ArxhjddV1c%3D)



# Barrington School of Kingsdale

## Site Plan Application

3230 Northwest Boulevard - Upper Arlington, Ohio 43221



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UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614 . 884 . 8888

FORMAL BZAP REVIEW SET

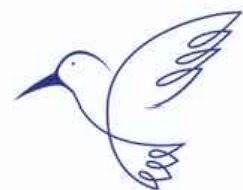
01/24/2023

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.

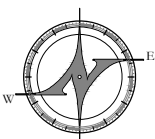
### Areas:

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

### Drawing List:

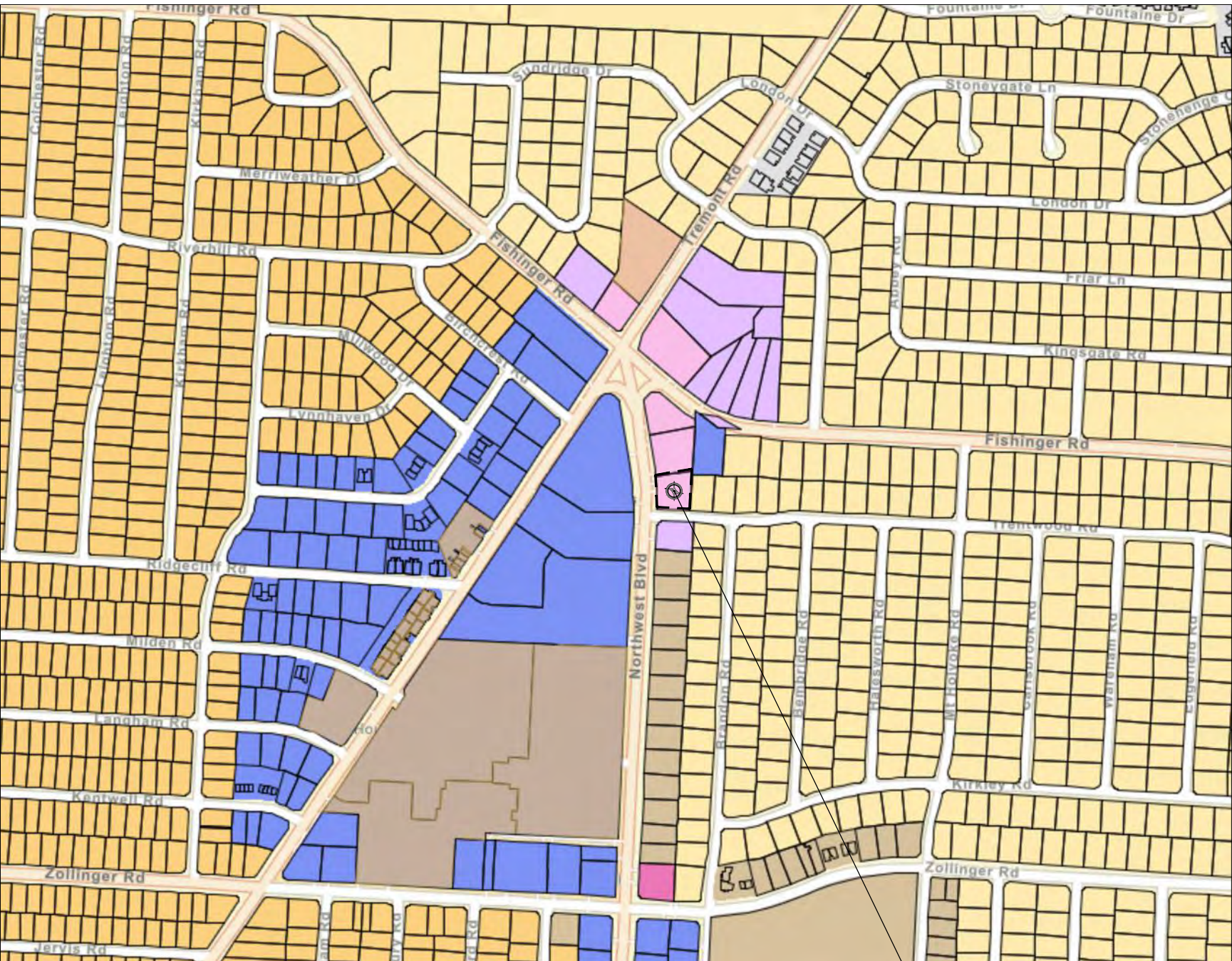
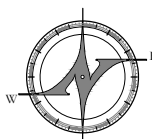
| No. | Sheet | Sheet Name:                       | Revisions |   |   |   |   |
|-----|-------|-----------------------------------|-----------|---|---|---|---|
|     |       |                                   | 1         | 2 | 3 | 4 | 5 |
| 1.  | G0.0  | Cover Sheet & Project Information | ●         |   |   |   |   |
| 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



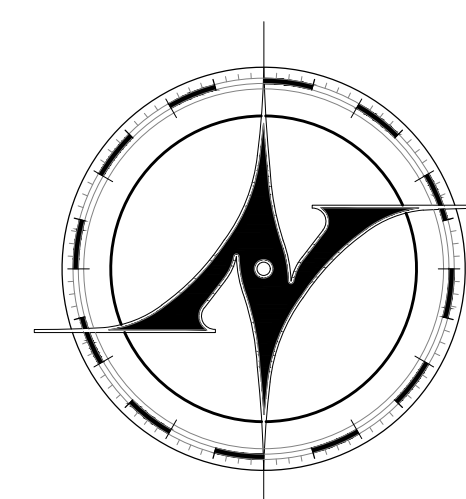
Project No. 23-0098

COVER SHEET &  
PROJECT INFORMATION

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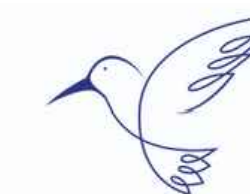
07/24/2023

INFORMAL BZAP REVIEW SET 06/28/2023

08/28/2023

Barrington School  
*of Kingsdale*

3230 Northwest Boulevard  
Upper Arlington, Ohio 43221



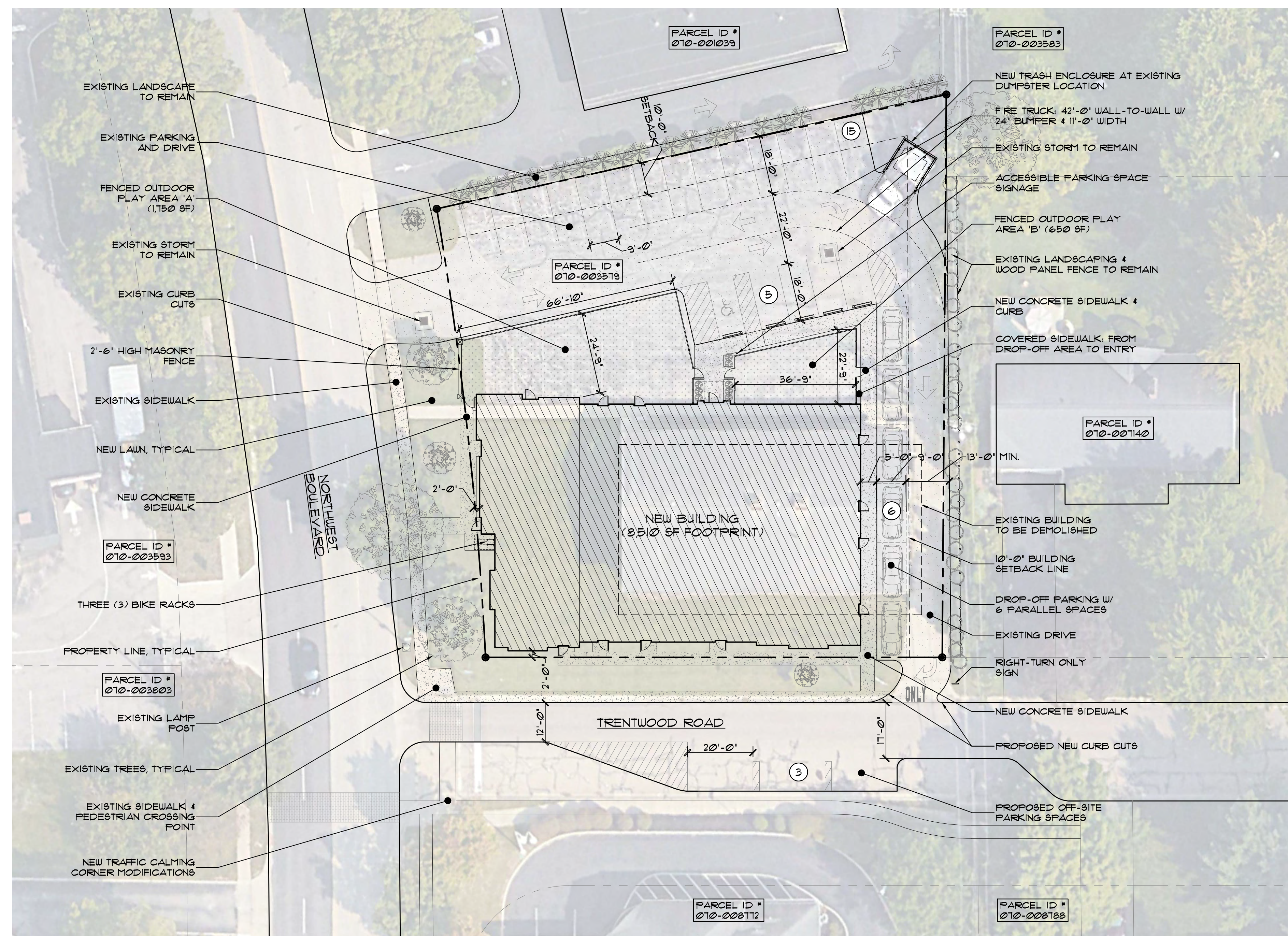
**BARRINGTON  
SCHOOL**  
WHERE LEARNING BEGINS

Project No. 23-0098

ARCHITECTURAL  
SITE PLAN

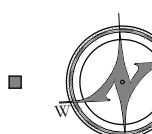
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## SP1.1



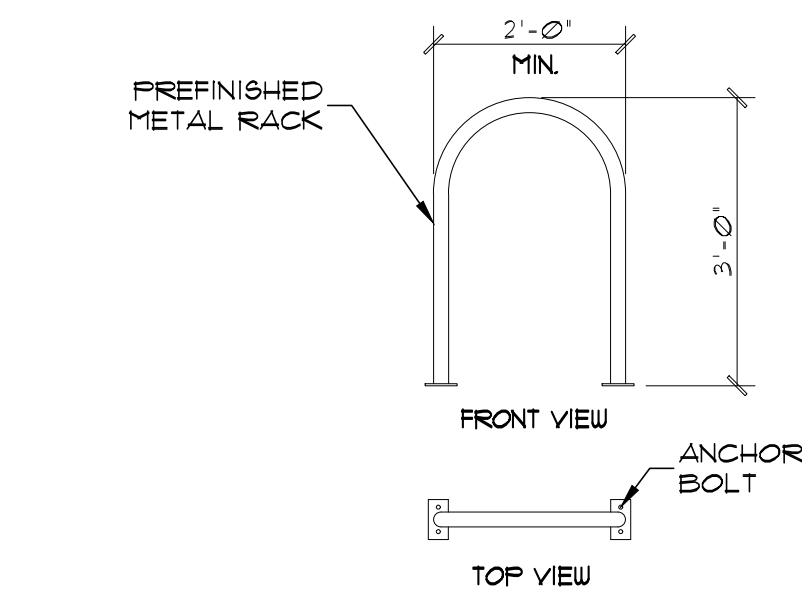
## ARCHITECTURAL SITE PLAN

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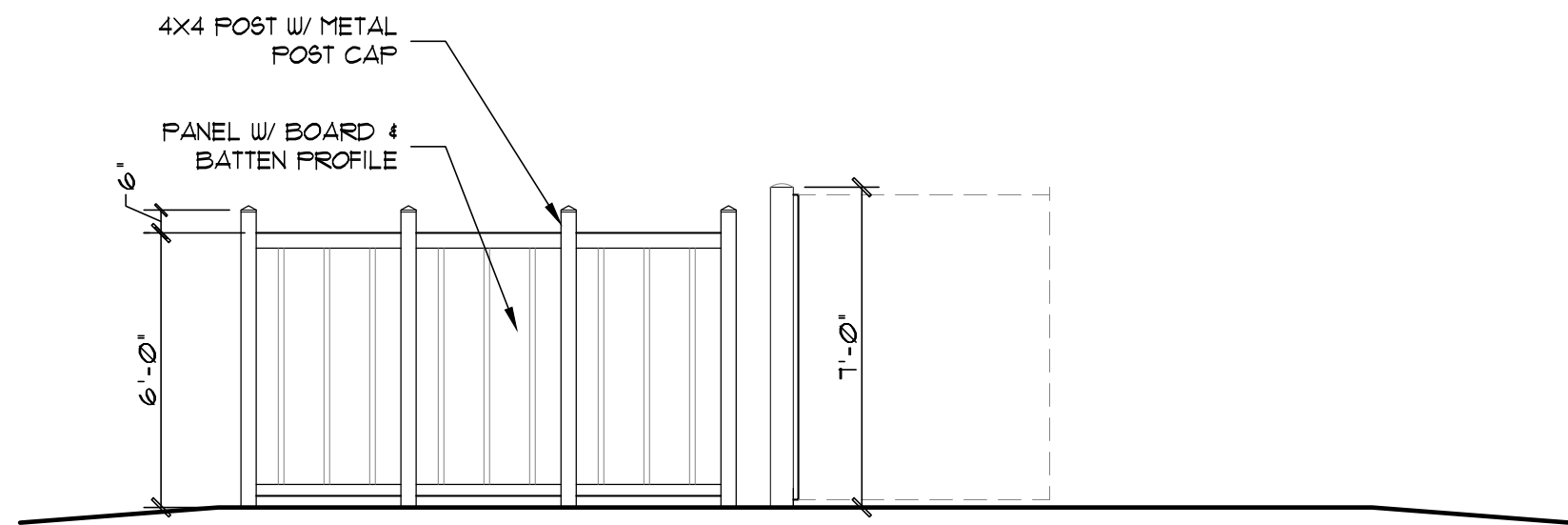




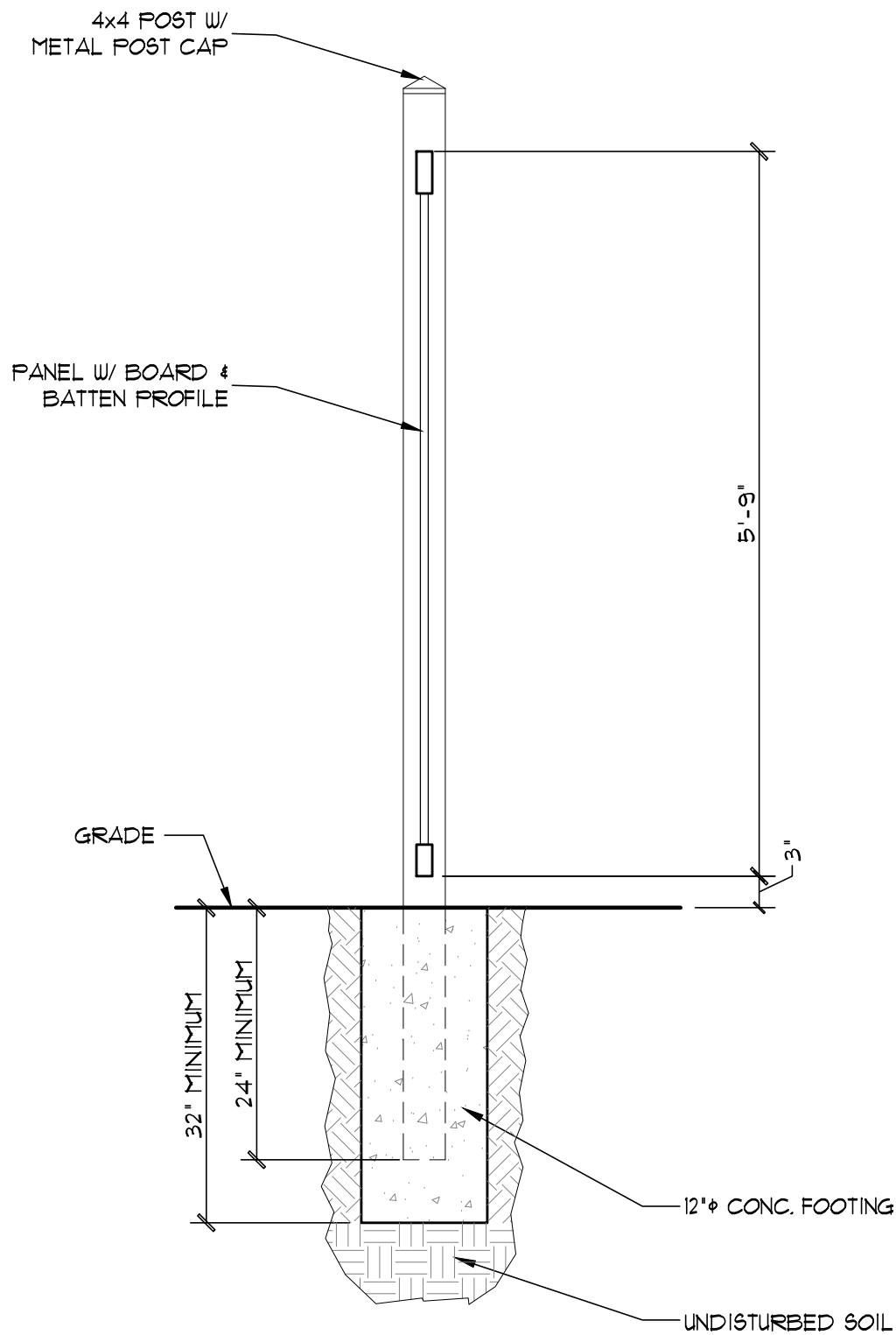
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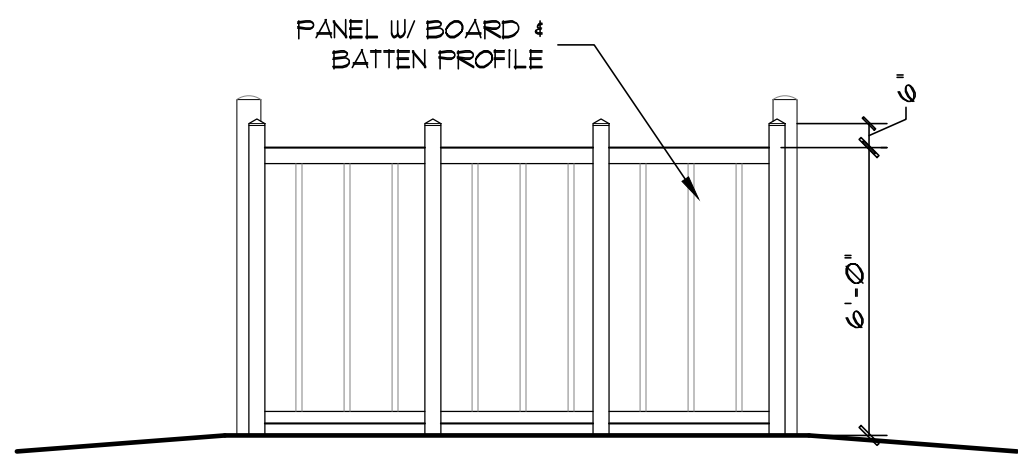
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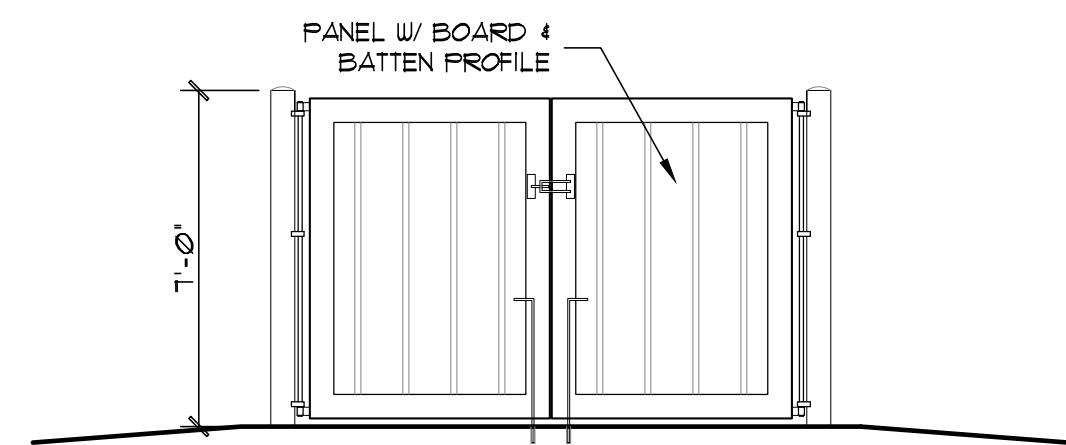
2 SIDE ELEVATION  
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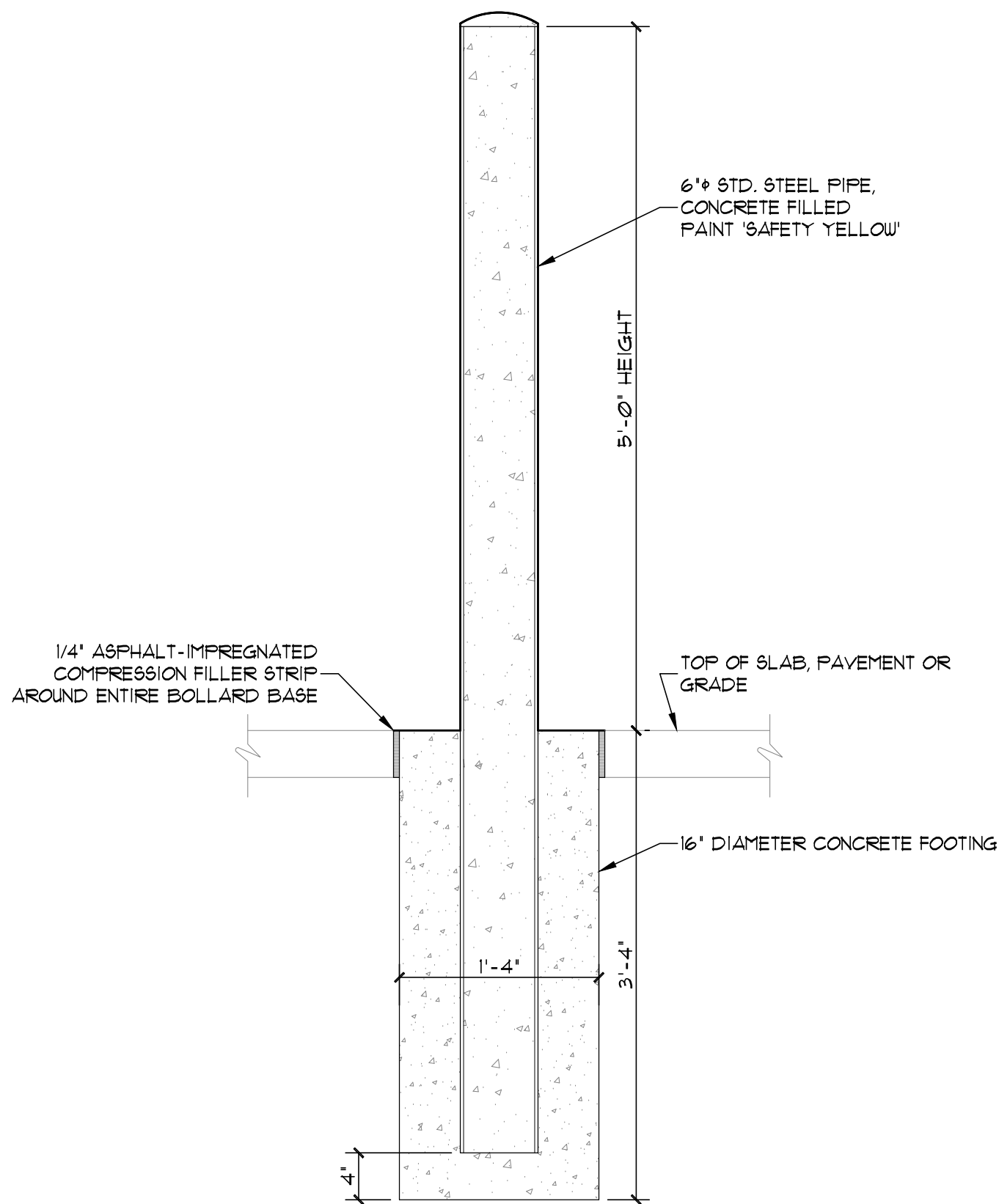
6 ENCLOSURE SCREEN DETAIL  
SCALE: 3/4" = 1'-0"



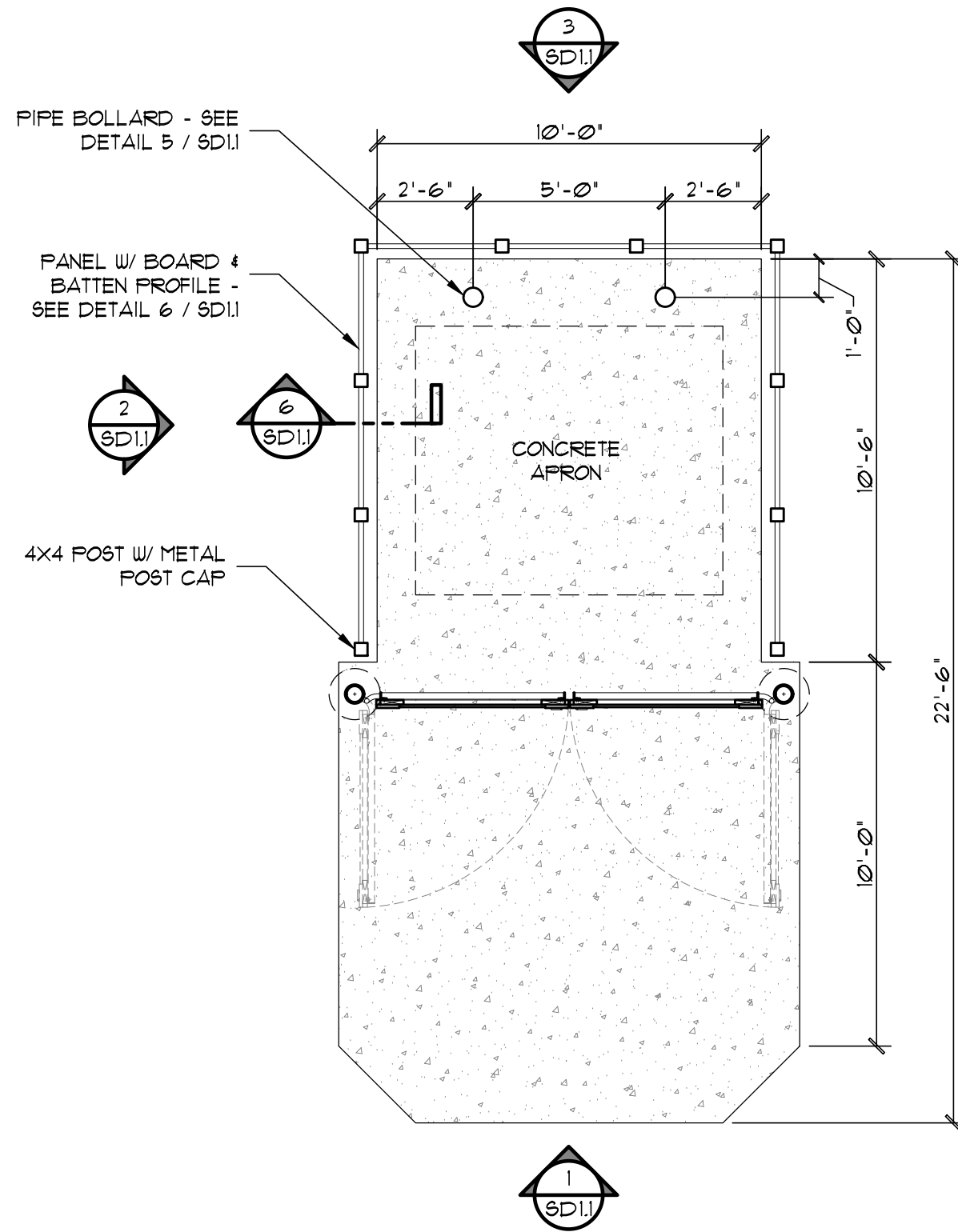
3 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



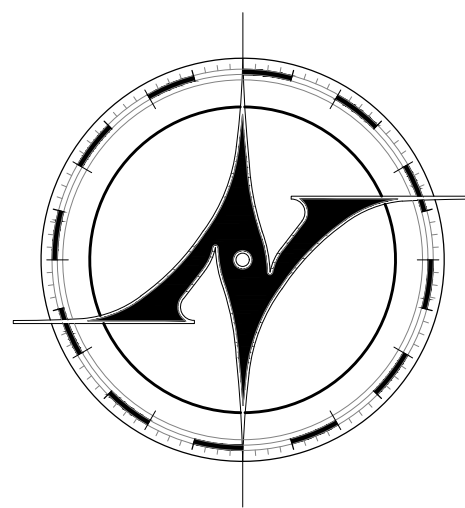
1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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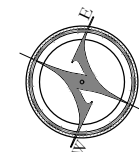
BARRINGTON  
SCHOOL  
WHERE LEARNING BEGINS

Project No. 23-0098

SITE DETAILS

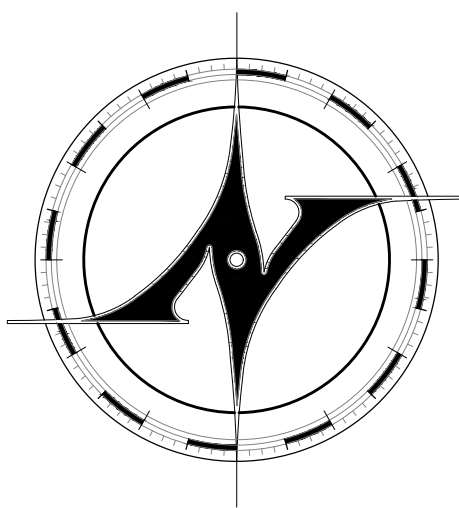
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SD1.1





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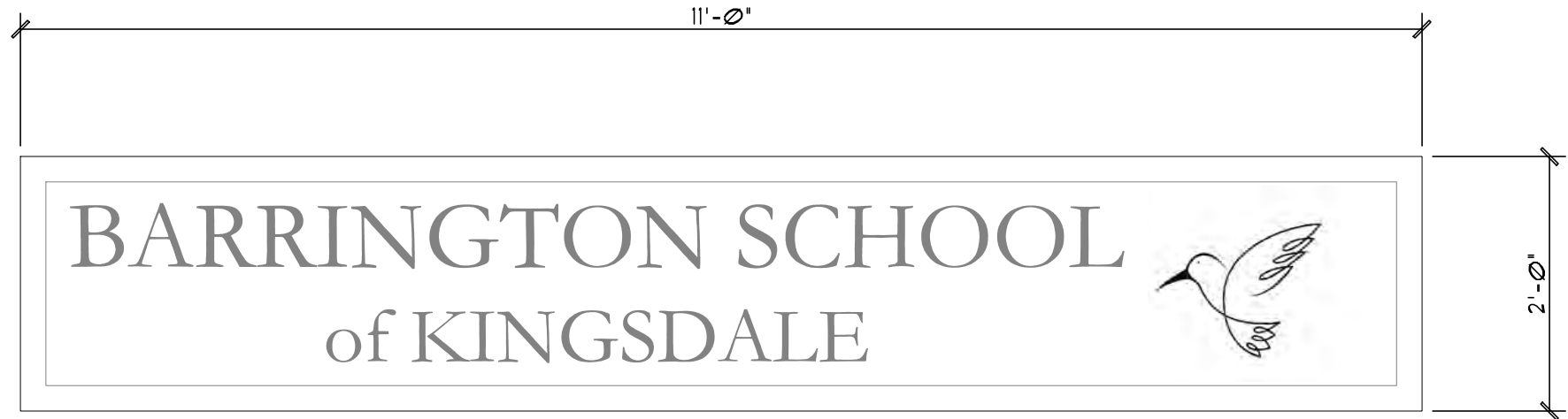
WHERE LEARNING BEGINS

Project No. 23-0098

SITE DETAILS

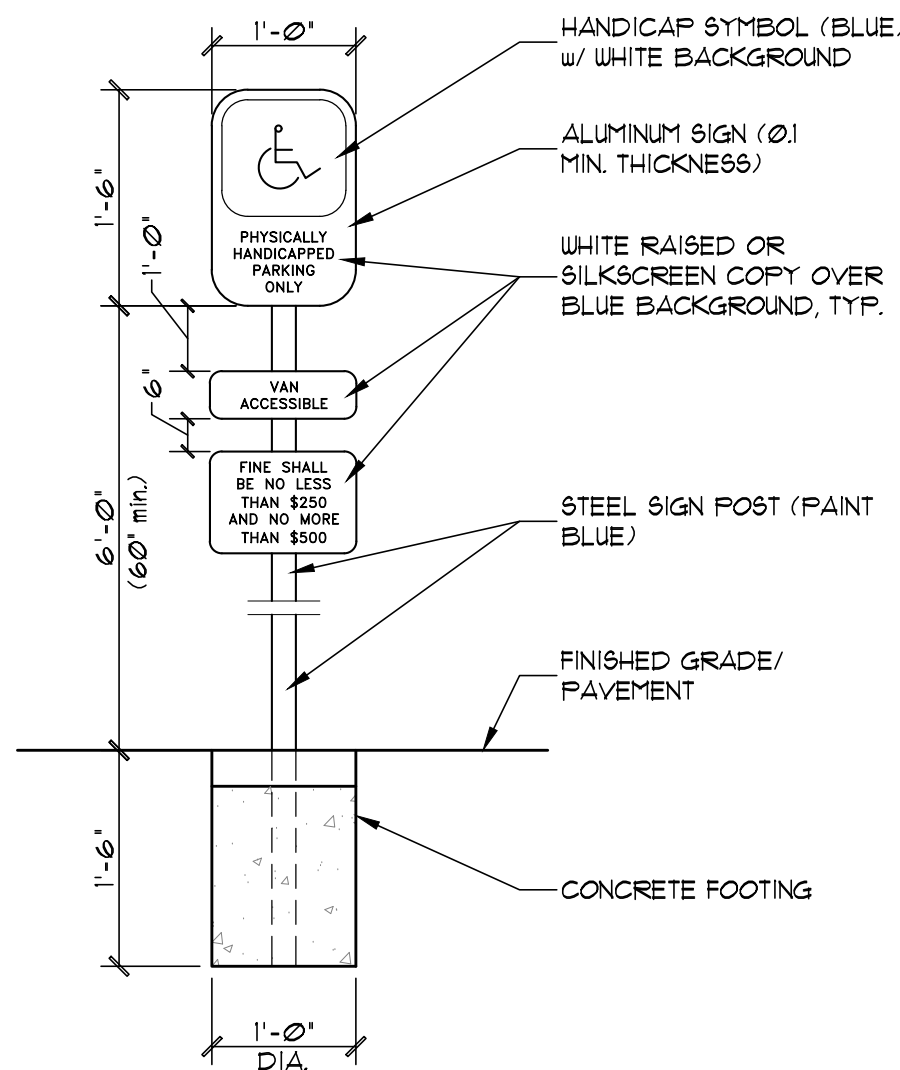
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**SD1.2**



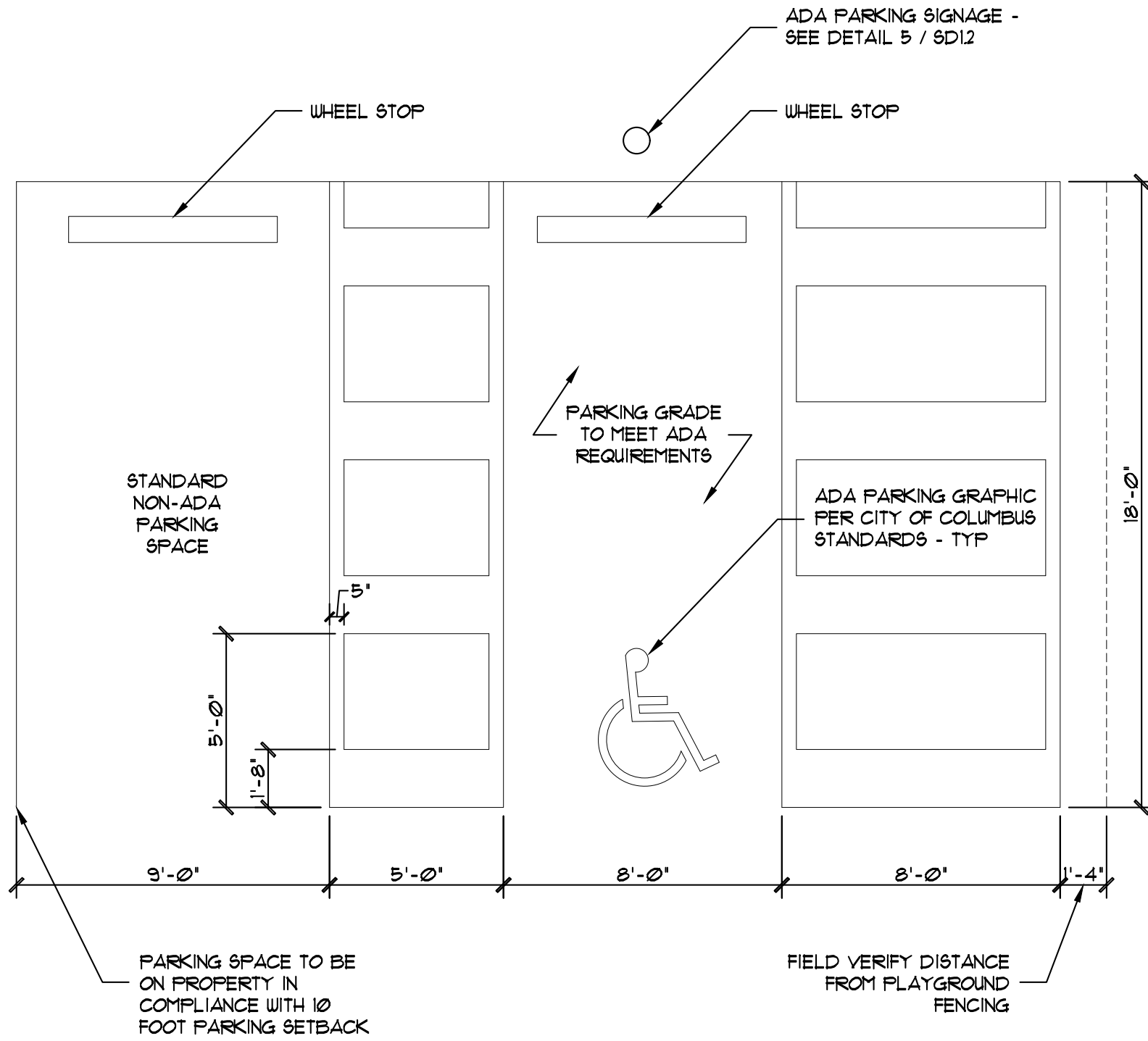
6 BUILDING SIGNAGE

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



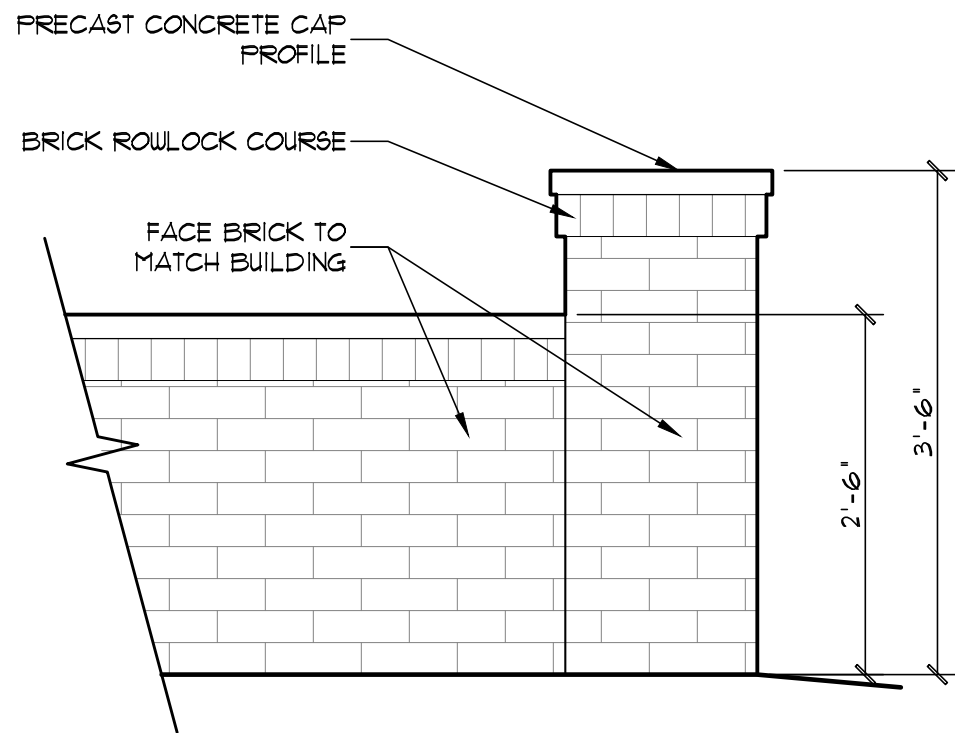
5 ACCESSIBLE PARKING SIGN

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



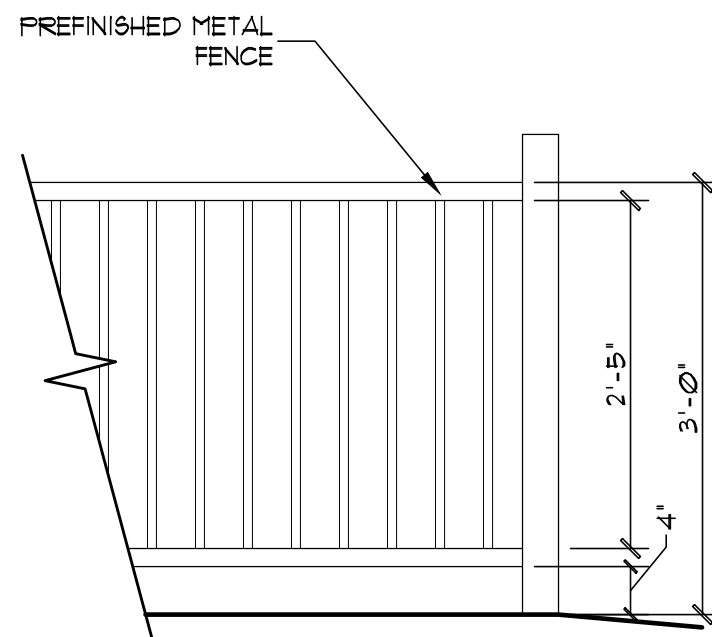
4 ACCESSIBLE PARKING DETAIL

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



2 PLAYGROUND WALL DETAIL

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



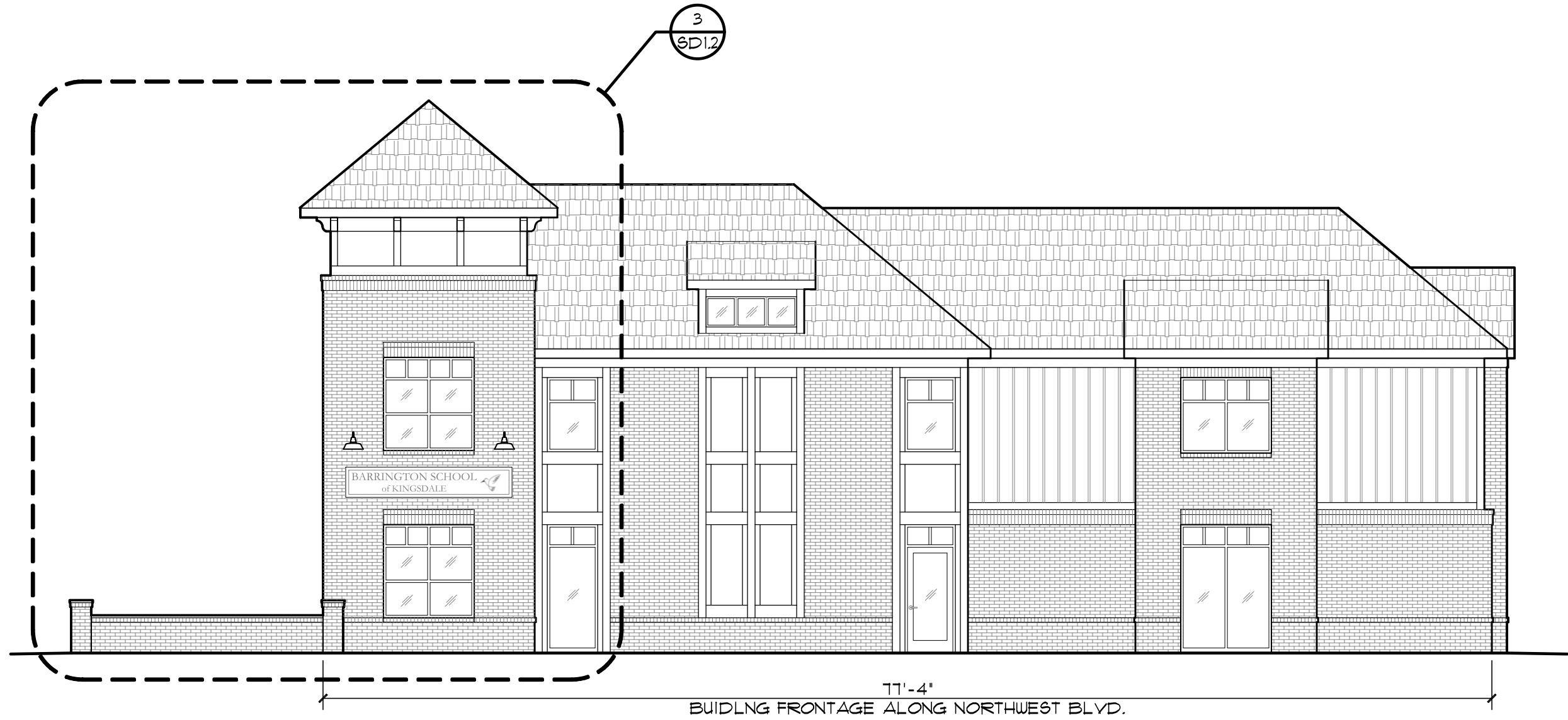
1 PLAYGROUND FENCE DETAIL

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



3 ELEVATION DETAIL

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

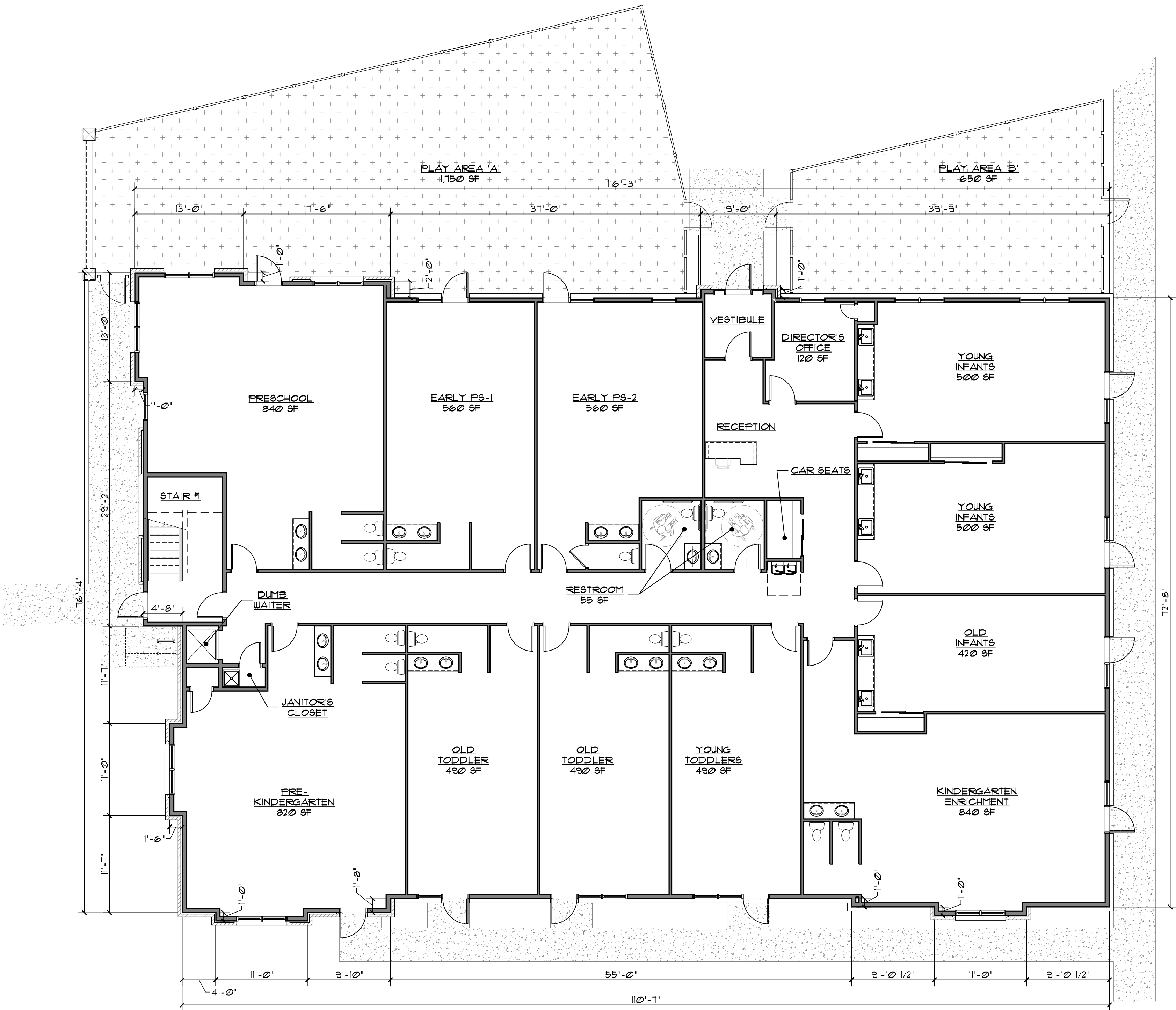


NORTHWEST BLVD. ELEVATION

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

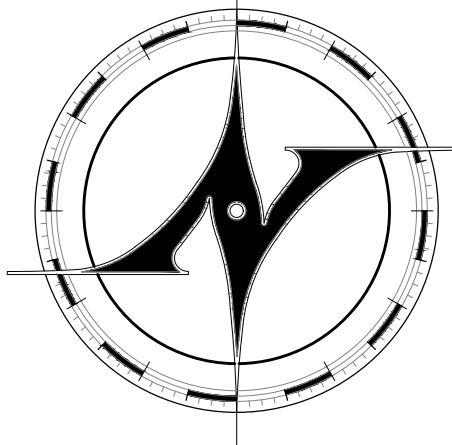
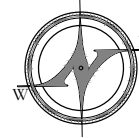


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FIRST FLOOR PLAN

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



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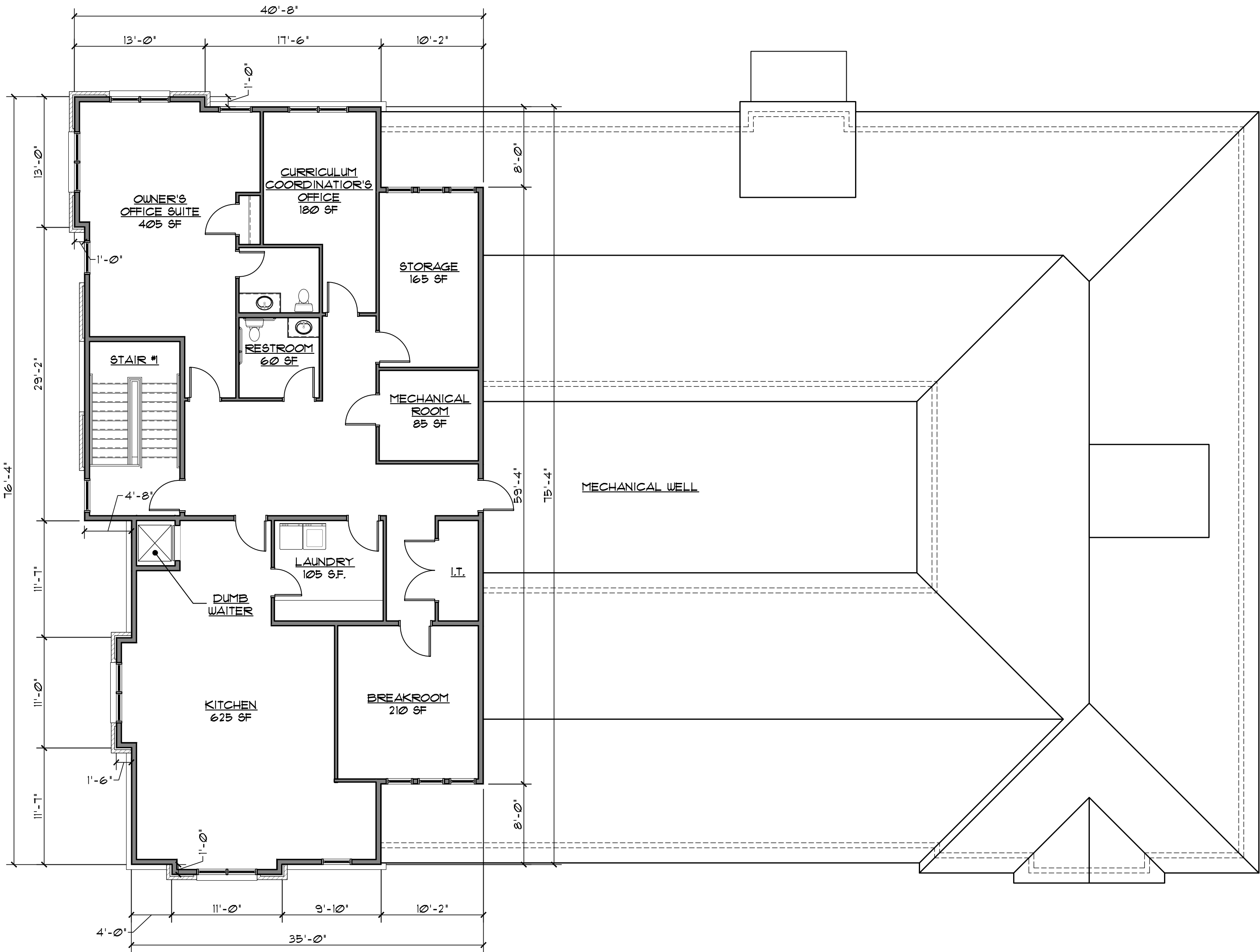
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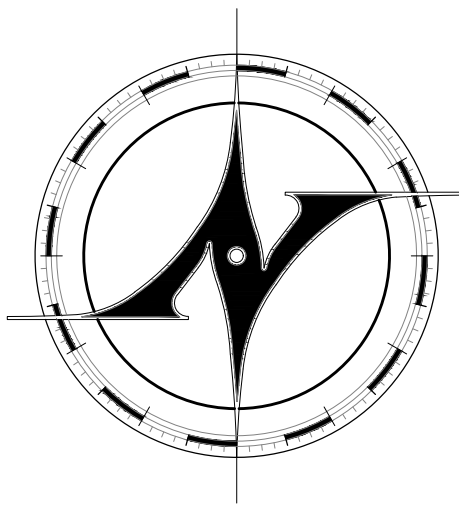
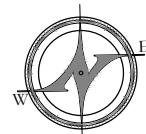
A1.1



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SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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## EXTERIOR ELEVATIONS

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## A5.1



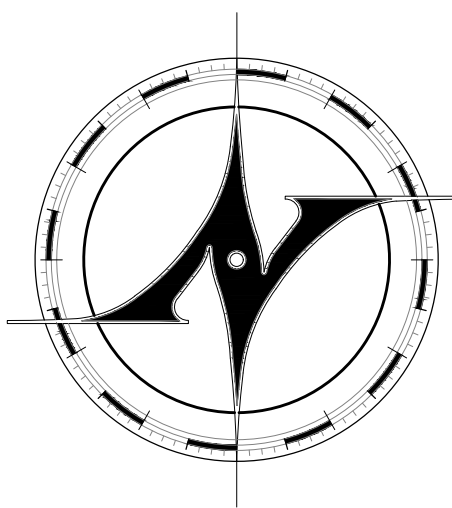
SCALE: 3/16" = 1'-0"



SC4| F: 3/16" = 1'-0"



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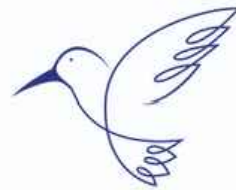
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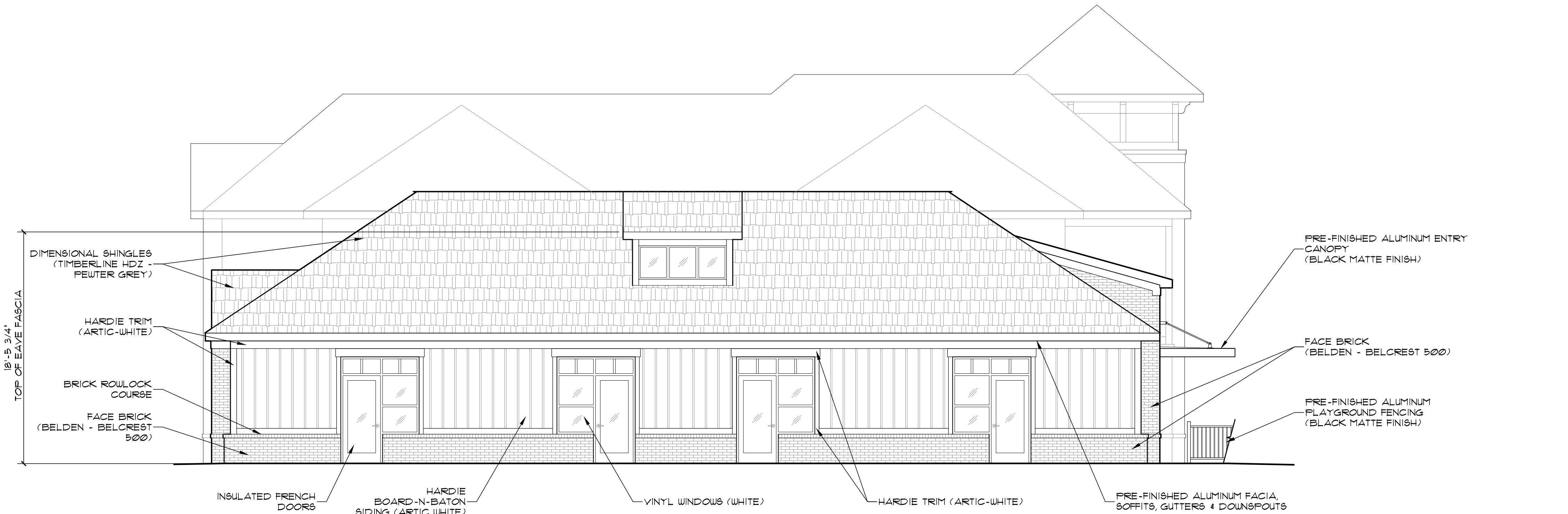
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A5.2



EAST ELEVATION - DROP OFF

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

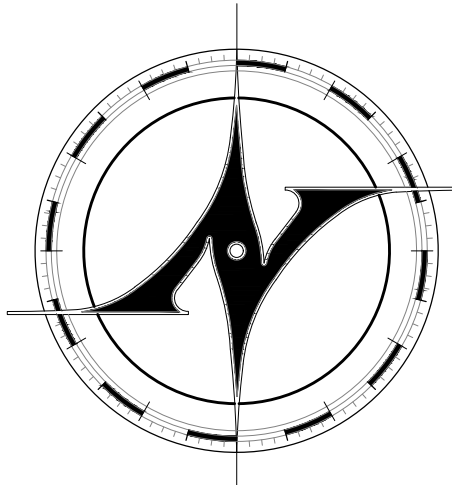


TRENTWOOD ROAD ELEVATION

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



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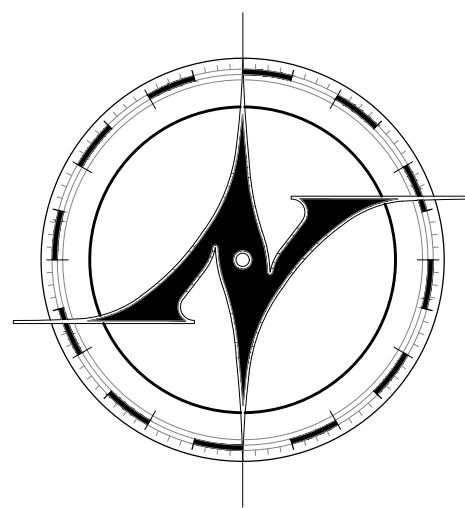
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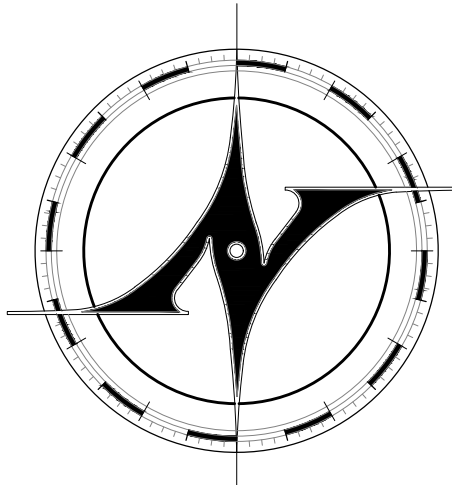
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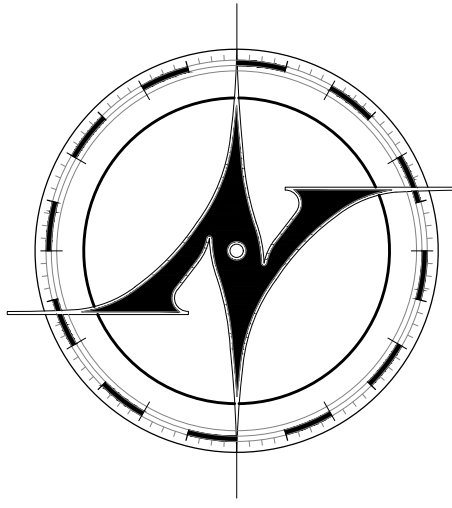
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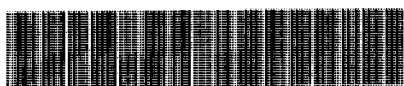
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**Instrument Number: 201604140045463**  
**Recorded Date: 04/14/2016 12:14:49 PM**



Terry J. Brown  
Franklin County Recorder  
373 South High Street, 18<sup>th</sup> Floor  
Columbus, OH 43215  
(614) 525-3930  
<http://Recorder.FranklinCountyOhio.gov>  
[Recorder@FranklinCountyOhio.gov](mailto: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**  
**Recorded Date: 04/14/2016 12:14:49 PM**

**Total:** \$36.00

**OFFICIAL RECORDING COVER PAGE**

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|                                                 |
|-------------------------------------------------|
| Conveyance                                      |
| Mandatory- <u>LEO</u>                           |
| Permissive- <u>LEO</u>                          |
| CLARENCE E. MINGO II<br>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))

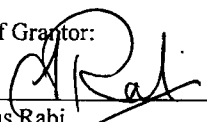
for valuable consideration paid, grant(s), with limited warranty covenants, to DR Partners Investments, LLC, an  
Ohio limited liability companywhose tax mailing address is 3230 Northwest Boulevard, Columbus, Ohio 43221

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 27<sup>th</sup> day of March, 2016.

Signatures of Grantor:

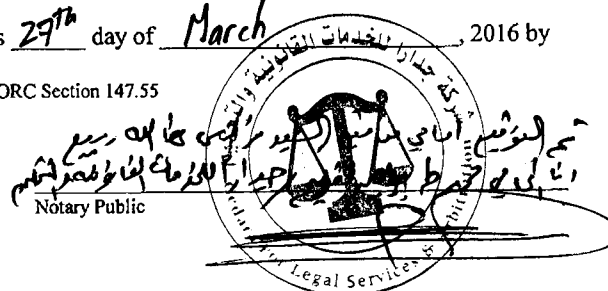
  
Firas Rabi859620v2  
13020.12928



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

The foregoing instrument was acknowledged before me this 29<sup>th</sup> 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;

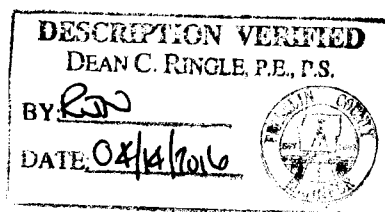
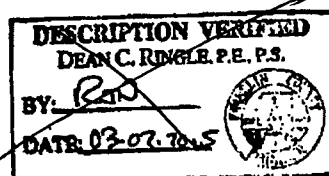
Thence and with the easterly line of Northwest Boulevard and the westerly side of the tract herein described and with a curve to the left whose radius is 1196.26 ft., North 3 degrees 21 minutes 12 seconds West, a chord distance of 137.77 ft. to an iron pin marking the northwesterly corner of the tract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



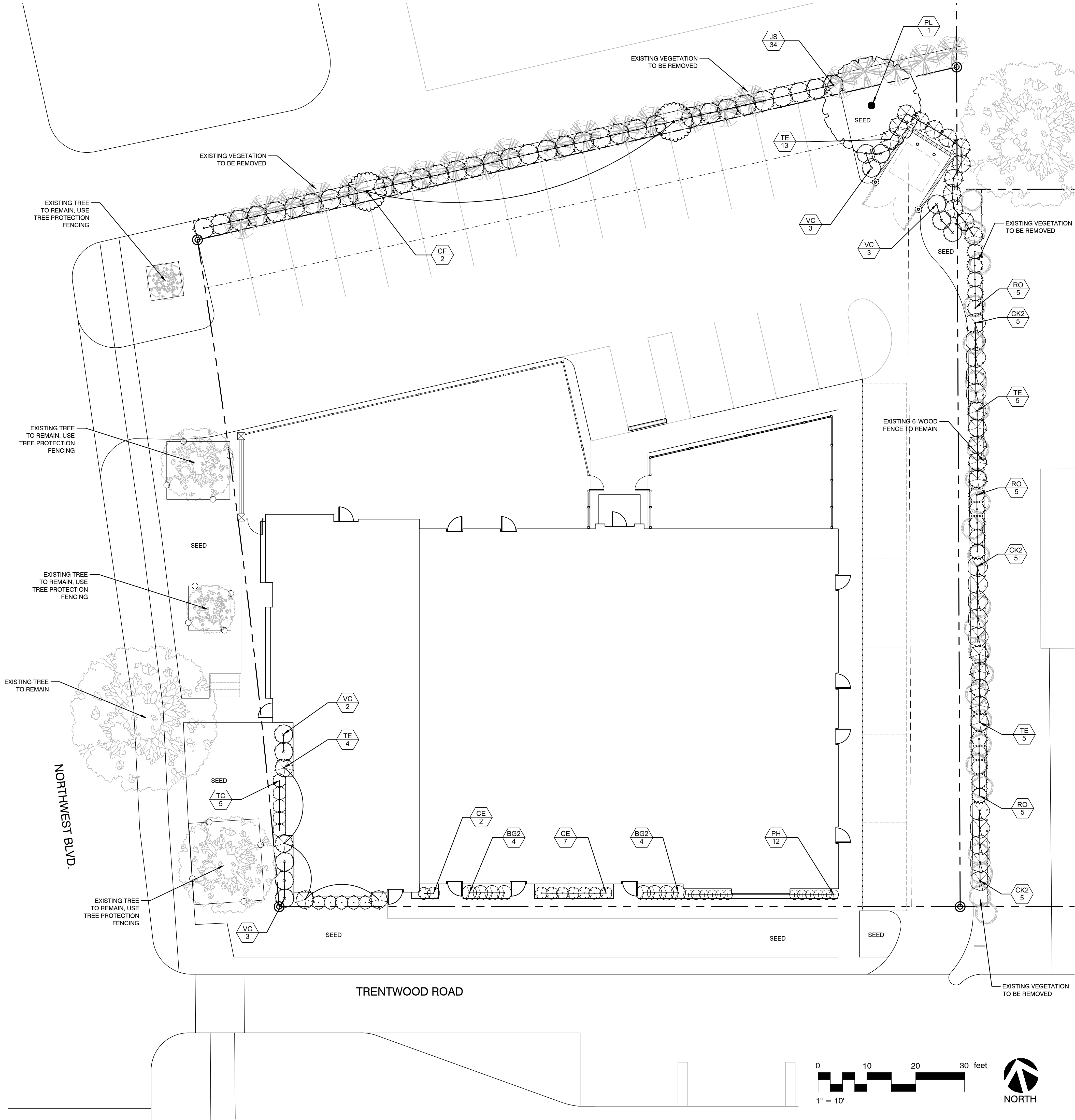
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003579



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
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.
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.



kla studios

8240 Robinhood Circle Westerville Ohio 43082

614.530.5273

info@kla-studios.com

www.kla-studios.com

Barrington School

3230 Northwest Blvd.

Upper Arlington, Ohio 43221

PROJECT #023-150

July 21, 2023

SHEET INFORMATION

DRAWN BY

BAK

REVISIONS

SHEET TITLE

Landscape Plan

SCALE

AS NOTED

SHEET NO.

L-1

Page 130 of 171

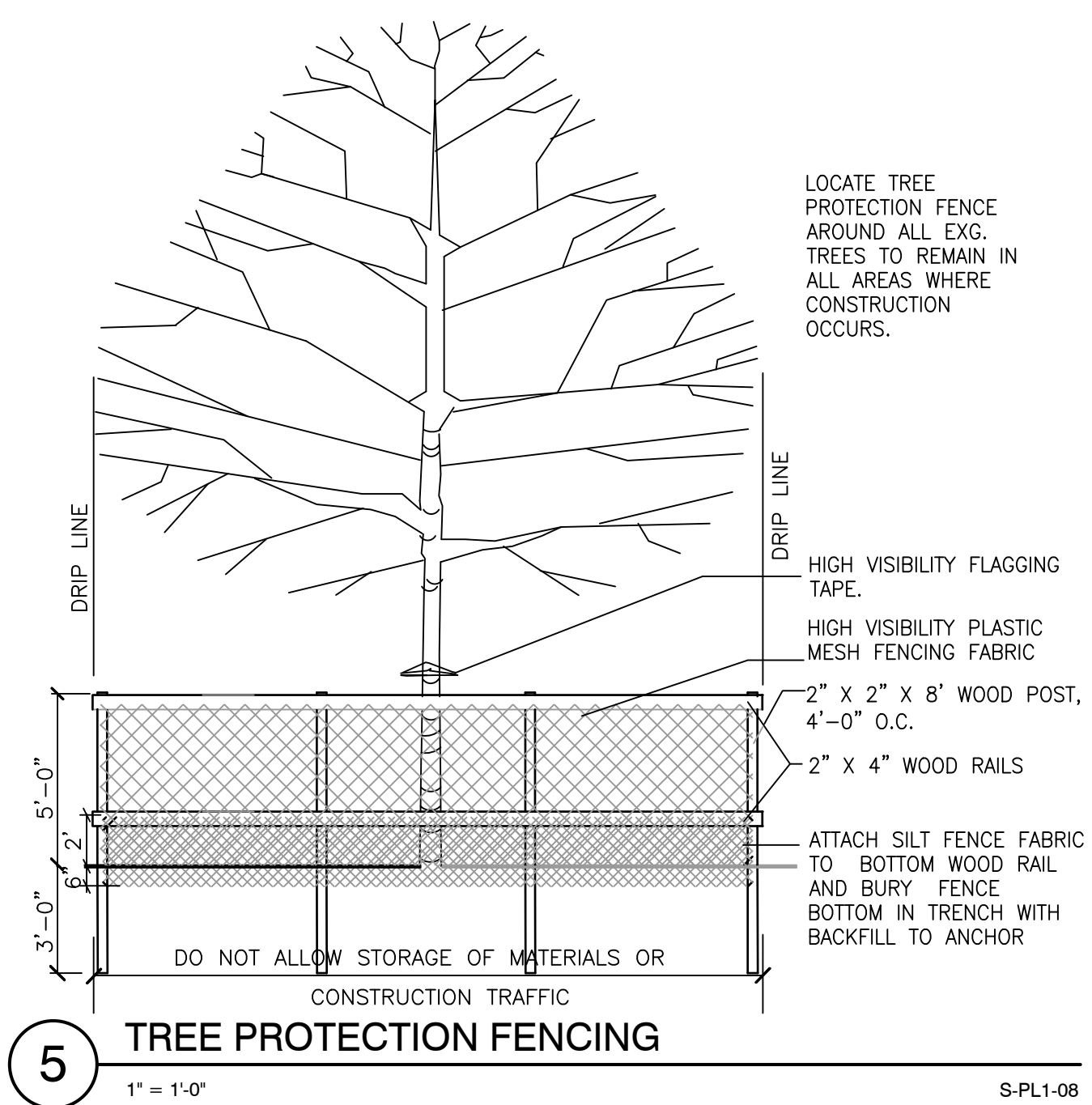
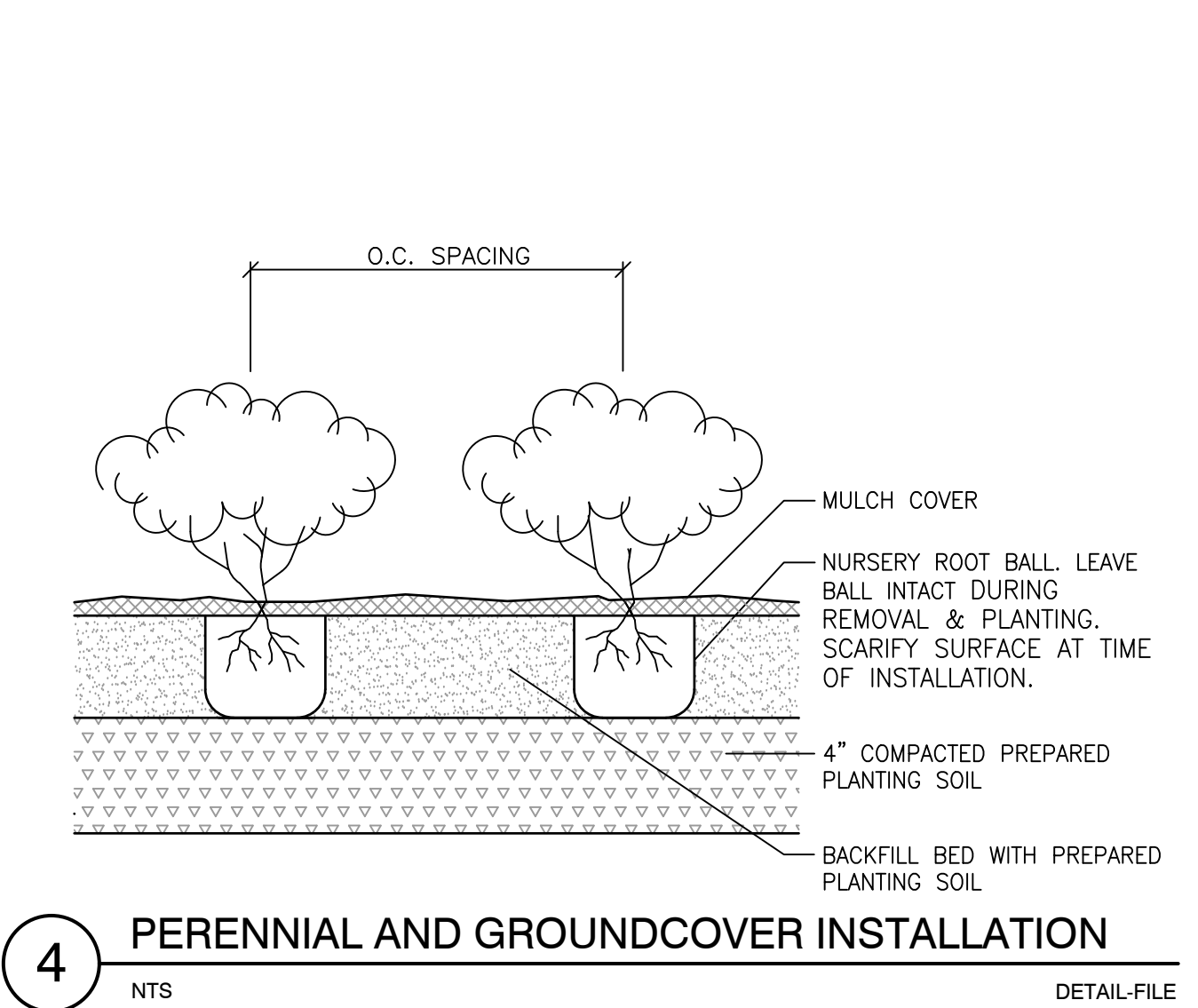
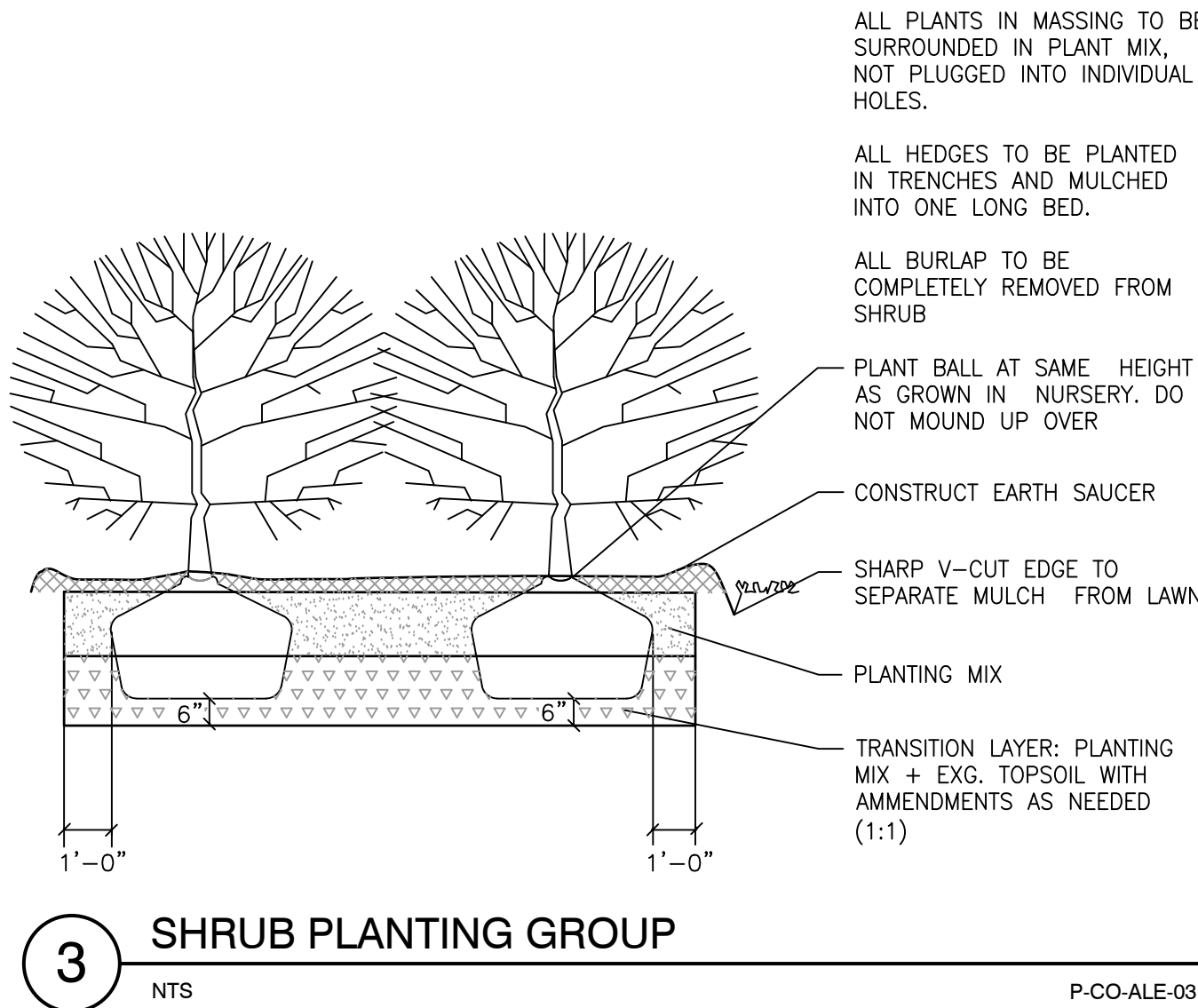
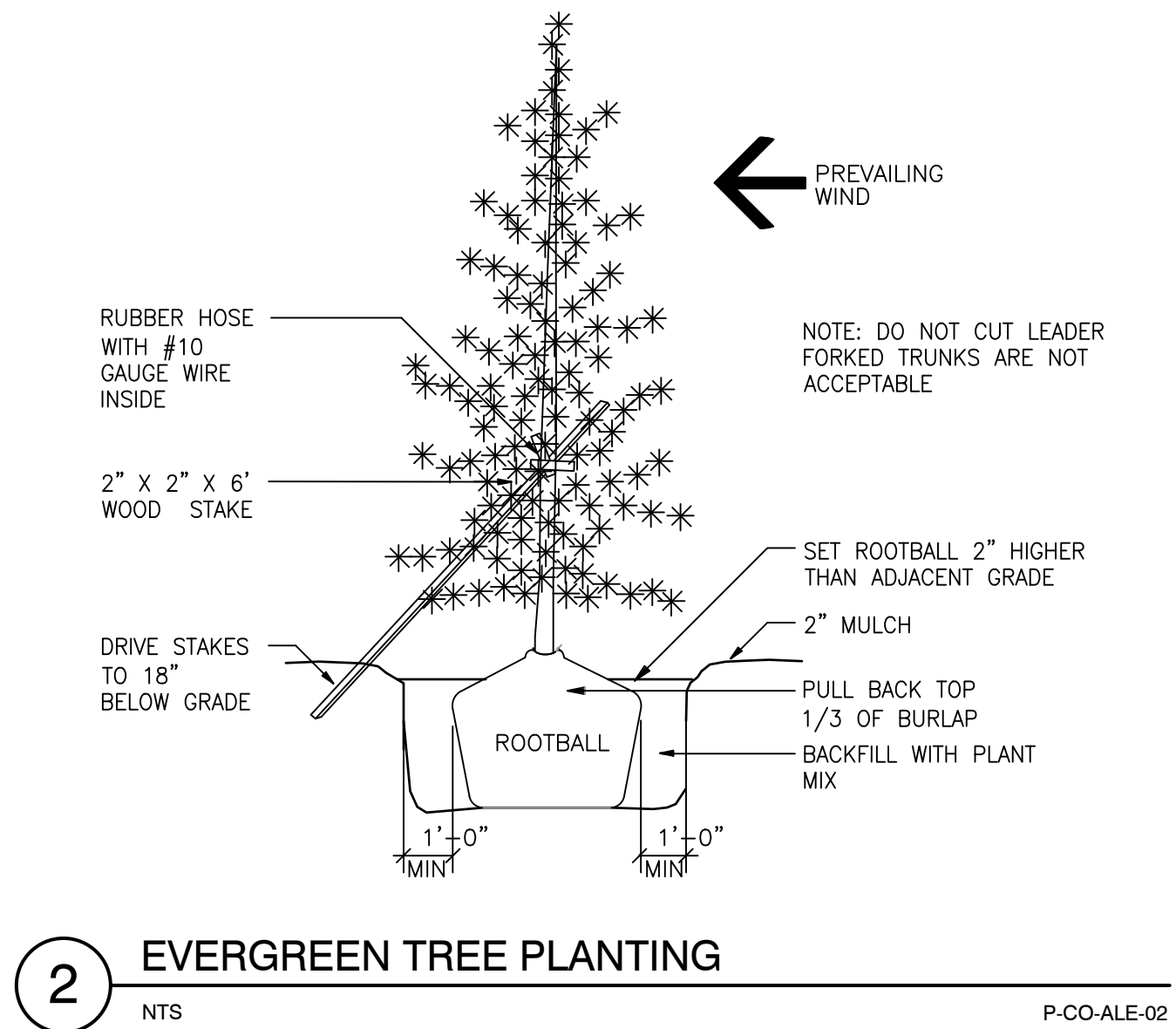
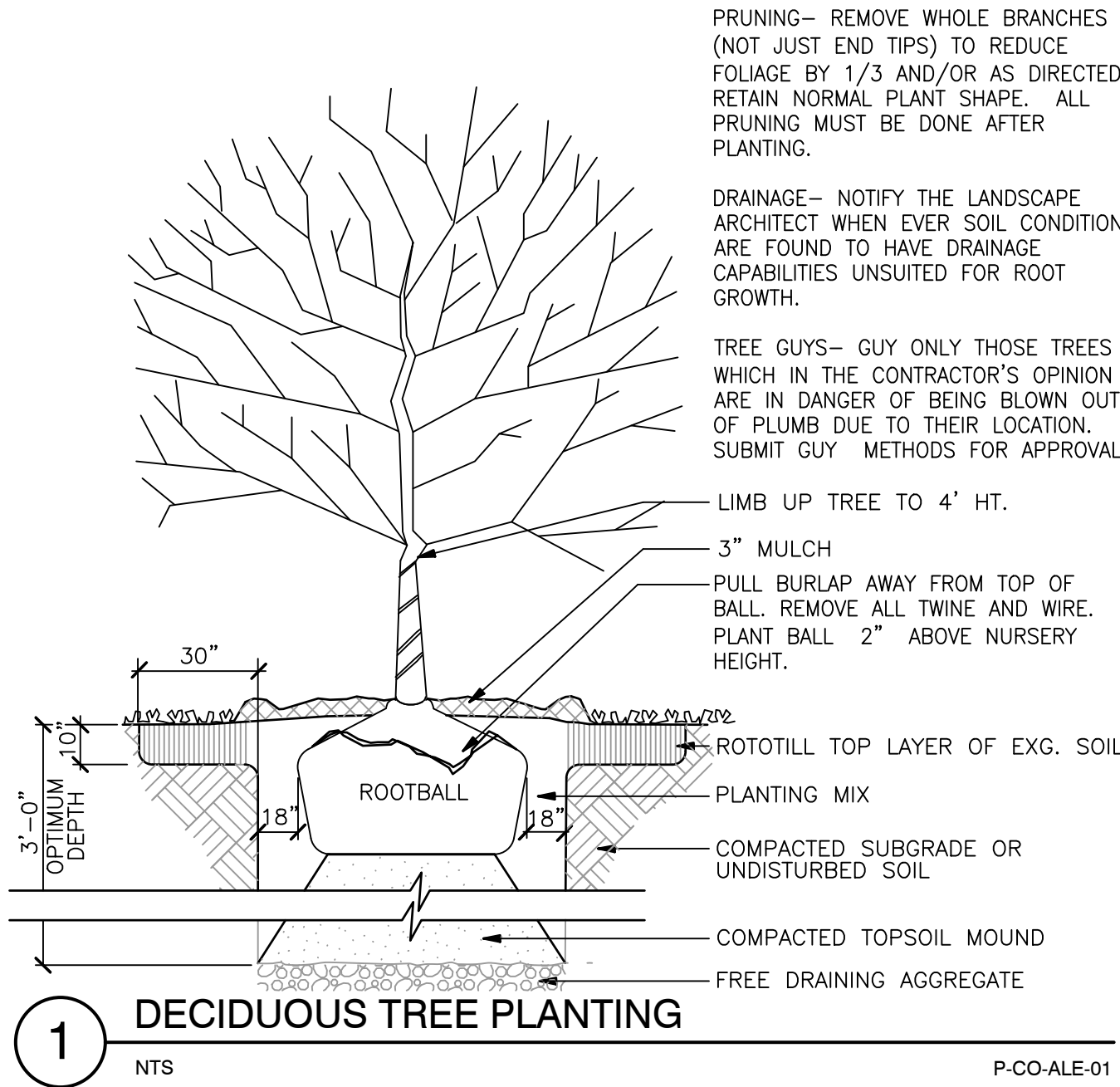


GENERAL PLANTING NOTES

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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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.

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](mailto:info@kla-studios.com)  
[www.kla-studios.com](http://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"  
Width: 12"  
Height: 12"  
Weight: 11 lbs  
Material: Aluminum

**Introduction**  
The D-Series Size 1 is a high performance, high output, high efficiency LED luminaire. It is designed for use in a variety of applications, including parking lots, streets, and general area lighting. The luminaire is available in a variety of finishes and colors to match your building or surroundings.

**Example: D501 LED P1 40K T2M MOUNT SPN DOB02 G1**

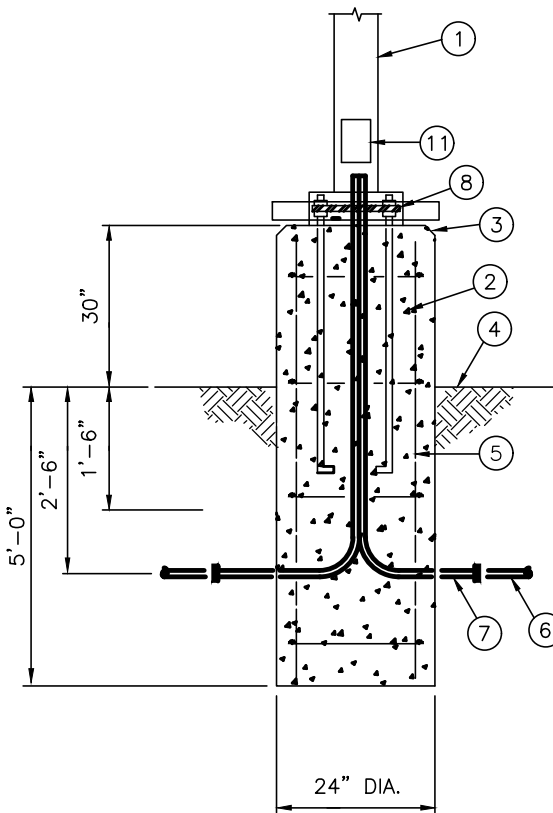
| Item                                   | Quantity | Unit | Description                                 |
|----------------------------------------|----------|------|---------------------------------------------|
| D501 LED P1 40K T2M MOUNT SPN DOB02 G1 | 1        | Each | LED luminaire, 40K, T2M, MOUNT SPN DOB02 G1 |

| 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 V6                | W001 LED WITH P1 - PERFORMANCE PACKAGE 4000K, BOOR, VISUAL COMFORT WISE, 0.70C | 1             | 1228            | 1                 | 10.0002 |             |
| PL1    |       |       | 2        | Ultronic Lighting | D001 LED P2 40K T2M MOUNT SPN DOB02 G1 | D001 LED P2 40K T2M MOUNT SPN DOB02 G1 with housecode shield                   | 1             | 7273            | 1                 | 70      | Plot: S272d |
| W2     |       |       | 2        | Ultronic Lighting | ARC1 LED P1 40K                        | ARC1 LED WITH P1 - PERFORMANCE PACKAGE 4000K                                   | 1             | 1454            | 1                 | 10.8751 | Plot: 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"  
Width: 6"  
Height: 6"  
Weight: 11 lbs  
Material: Aluminum

**Introduction**  
The ARC1 LED luminaire is designed for use in a variety of applications, including parking lots, streets, and general area lighting. The luminaire is available in a variety of finishes and colors to match your building or surroundings.

**Example: ARC1 LED P2 40K BOOR V6 DOB02**

| Item                          | Quantity | Unit | Description                       |
|-------------------------------|----------|------|-----------------------------------|
| ARC1 LED P2 40K BOOR V6 DOB02 | 1        | Each | LED luminaire, 40K, BOOR V6 DOB02 |

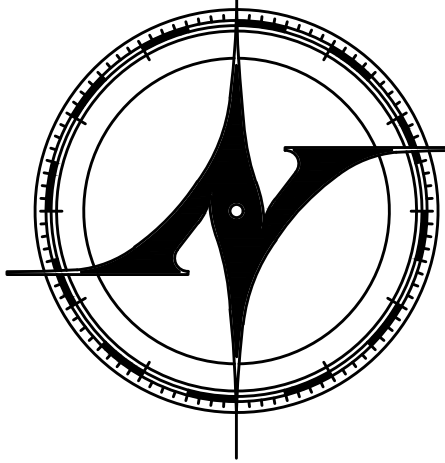
**W001 LED**  
Architectural Wall Luminaire

**Specifications**  
Type: W001 LED  
Length: 24"  
Width: 12"  
Height: 12"  
Weight: 11 lbs  
Material: Aluminum

**Introduction**  
The W001 LED luminaire is designed for use in a variety of applications, including parking lots, streets, and general area lighting. The luminaire is available in a variety of finishes and colors to match your building or surroundings.

**Example: W001 LED P2 40K BOOR V6 DOB02**

| Item                          | Quantity | Unit | Description                       |
|-------------------------------|----------|------|-----------------------------------|
| W001 LED P2 40K BOOR V6 DOB02 | 1        | Each | LED luminaire, 40K, BOOR V6 DOB02 |



**New Avenue**  
architects • engineers

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UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614 . 884 . 8888

FORMAL BZAP REVIEW SET

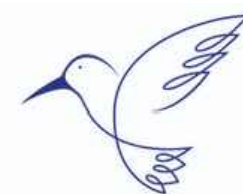
01/24/2023

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

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ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF NEW AVENUE, LLC AND ARCHITECTS 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

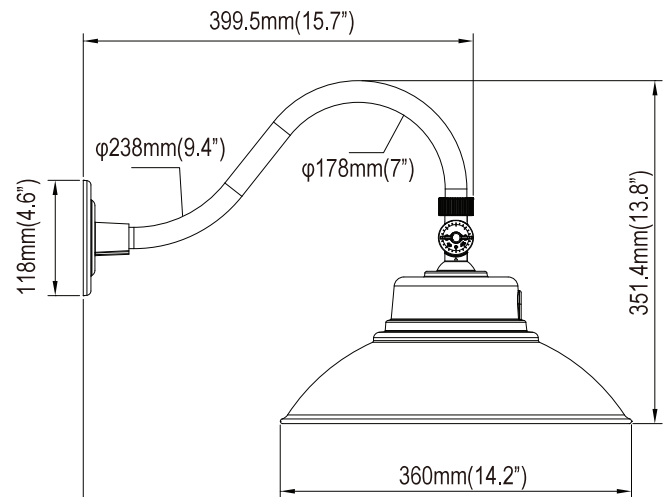


# TECHNICAL DATA SHEET

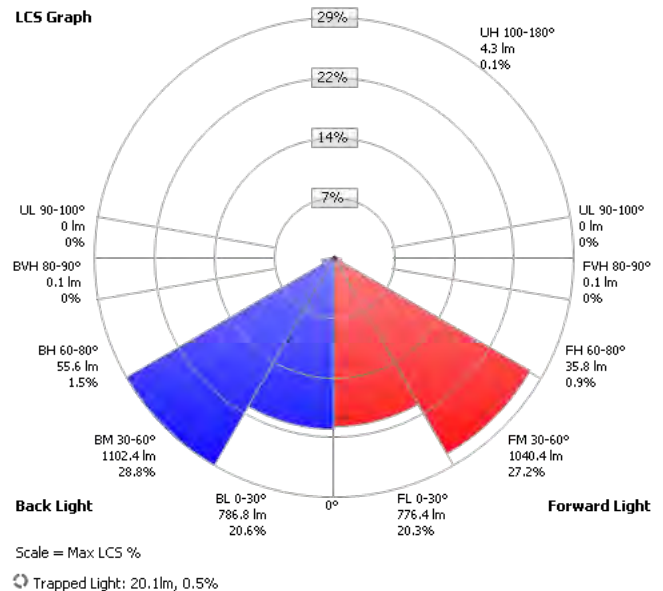
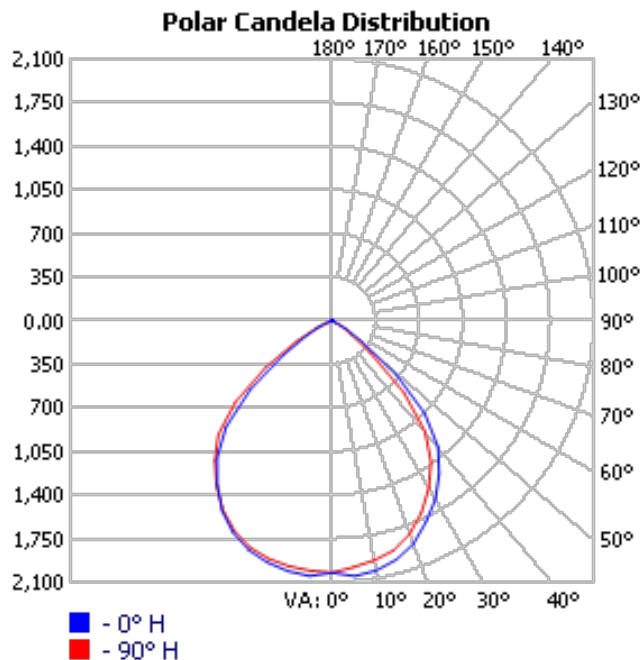
Project Name  Catalog #   
 Comments  Date

## 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.

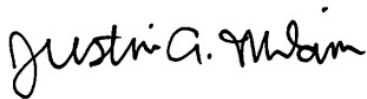
The items identified in this letter are based on the City's preliminary review of the application and is not an exhaustive list of items that may need to be addressed to comply with the UDO and City code. The City reserves the right to address additional items on this project as necessary.

- 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 20<sup>th</sup> 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  
[jamilam@uaoh.net](mailto: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



---

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## 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

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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.
  - 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.
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    - 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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  - The Huntington Bank site across the street only uses one point of ingress/egress.
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  - 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.
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  - We appreciate the use of a "mechanical well" on the roof.
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      - 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.
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    - There are no speakers or bells associated with the Barrington Schools.
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- 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.
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  - As stated above, the required screening is on the subject property.
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- **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*





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**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.

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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.
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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 Care ....jpeg

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](mailto:mjmaistros@new-avenue.net)> wrote:

Don, Jane,

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*Principal – Director of Architectural Design*

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

**To:** [jmilam@uaoh.net](mailto:jmilam@uaoh.net); [cgibson@uaoh.net](mailto:cgibson@uaoh.net); Michael Maistros <[mjmaistros@new-avenue.net](mailto:mjmaistros@new-avenue.net)>

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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](mailto: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



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**From:** Anne Stansfield <[astansfield@gmail.com](mailto:astansfield@gmail.com)>

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

**To:** Michael Maistros <[mjmaistros@new-avenue.net](mailto:mjmaistros@new-avenue.net)>

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



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

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**From:** Don and Jane Leach <[djac3175@gmail.com](mailto:djac3175@gmail.com)>  
**Sent:** Tuesday, August 8, 2023 12:07 PM  
**To:** [jmilam@uaoh.net](mailto:jmilam@uaoh.net); [cgibson@uaoh.net](mailto:cgibson@uaoh.net); Michael Maistros <[mjmaistros@new-avenue.net](mailto: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.
- **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

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**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

## Justin Milam

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**From:** dcarney277@att.net  
**Sent:** Thursday, September 7, 2023 8:04 AM  
**To:** Justin Milam  
**Subject:** Barrington School

Mr. Milam,

After attending the BZAP meeting last evening, I reviewed the site plan and noticed that the parking spaces alongside the east wall of the building are designated as drop-off parking w/ 6 parallel spaces. If students are dropped off all day long as indicated last evening, those spaces cannot be considered parking. In essence, those six spaces are actually a drive through for parents to drop off their children. That presents a safety and congestion problem which eliminates many of those spaces from being used as permanent parking for members of the staff. That significantly reduces the number of available spaces for those individuals. This compounds the parking issue much more than discussed last evening.

Please share my thoughts with members of BZAP before the next meeting.

Thank you!

Dennis Carney  
3101 Bembridge Road