



10/18/2023 | 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 October 4, 2023 BZAP work session minutes.
- b. 3361 Redding Road (VAR-47-23) - To allow a covered porch that results in 33 percent building cover, when 29 percent is the limit.
- c. 2145 Tremont Road (VAR-50-23) - To allow a covered patio that results in 32 percent building coverage and 52 percent development coverage, where 29 percent and 45 percent are the limits. [*Current coverage ratios are 30 percent and 51 percent, respectively, which are both nonconforming.*]
- d. 3380 Somerford Road (VAR-48-23) - To allow a recently installed generator and 58-inch tall fence to encroach up to three feet into the 40-foot platted front yard setback along Millwood Drive, which is not permitted.
- e. 3096 Glenrich Parkway (VAR-51-23) - To allow a front porch to encroach up to 11'-6" into the 40-foot platted front yard setback, when a six-foot encroachment is permitted.

2. Variance/Conditional Uses

- a. 1513 Essex Road (VAR-46-23) - To allow a detached garage that is 18'-5" in height, when 17 feet is the limit, and is 877 square feet in size, when 581.5 square feet is the limit.
- b. 2286 Yorkshire Road (VAR-52-23) - To allow additions to encroach up to 3'-11" into the 10-foot side yard setback, up to 6'-5" into the 12'-6" side yard longwall setback, up to 5'-6" feet into the 31'-9' rear yard setback, a side yard sum of 12'-1", when 20 feet is the minimum, and up to 8'-6" into the rear yard profile coefficient.

3. City Business

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

October 4, 2023 | 6:00 PM

**MUNICIPAL SERVICES CENTER, 3600 TREMONT ROAD
CITY COUNCIL CHAMBERS**

Members Present: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Bill Westbrook

Members Absent: Daniel Barringer, Shannon Tolliver

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

1. Call the Meeting to Order/Roll Call

Vice Chair Donald Osterhout called the meeting to order at 6:00 PM.

2. New Business

- a. Review of a proposed Major Subdivision and variances for the Scioto Villas project, which would subdivide the property into 15 townhouse parcels with a reserve.**

Mr. Justin Milam gave an overview of the project and highlighted the changes to the project—moving from one parcel to subdividing the property into 15 parcels, plus a reserve. Mr. Milam stated there have been some refinements to the elevations since the project went before City Council last September. Staff is reviewing the project with the applicant and providing comments. Building permits have been submitted for three of the units and review is ongoing based on the currently approved plan. If the new plan is approved there would not be significant changes to the building permit review. The project is scheduled for a formal BZAP hearing on November 1. This will include: Preliminary Plan, Major Subdivision, and Final Plat. BZAP will vote on the first two items and make a recommendation on the Final Plat to City Council. City Council will tentatively review the project in early November.



Ms. Darlene Pettit provided a brief clarification on the project. She stated that when the project previously came before City Council it was part of a rezoning, which passed, and the area is now zoned RCD. The rezoning included development text that referenced condominiums. Ms. Pettit explained that because there are differences in the definitions of condominiums and townhouses, and in how shared assets (e.g., roads, driveways, etc.) are handled, the project is coming back before BZAP. Should BZAP make a negative recommendation or City Council does not approve the new plan, the previous RCD and condominium plan will continue as previously approved. Ms. Marianne Mitchell asked for clarification and Ms. Pettit explained the connection between the rezoning and development text and that approvals for the project with the condominium language will still be in effect if the requested changes are not approved.

The Chair called on the applicant to provide an update.

Mr. Ohm Patel of Moment Development gave a short presentation on the reasons behind the requested project changes and updated materials. He highlighted the difference in the financing environment from a year ago and noted that there are no changes in terms of the architecture and building form; it will be exactly the same as previously approved last year. With the change from one parcel to 15 parcels and a reserve, the mechanism by which the development is governed (condominium vs. homeowner's association) must also change. Mr. Patel stated that while the functions of the two associations are very similar, the homeowner's association allows homeowners to own the land and is less expensive to operate. He believes that these reasons will make the project more appealing to buyers and potentially increase property values. Mr. Patel showed examples of how the county will handle the parcel subdivision in the case of a townhouse and a condominium development. He also highlighted that upon request of City Council last year, Mr. Patel worked to elevate the architecture and materials of the development. He also noted that they want to ensure that project construction ties into the Fishinger Road improvements.

Mr. Milam stated that the format and form of development has remained largely the same as what was approved by City Council; the height has been reduced by one foot and there are some changes in materials. Mr. Patel reiterated that buyers for the units are there, but they want to own the land underneath.

Mr. Osterhout asked if Mr. Patel had seen the most recent comments from Staff. Mr. Patel said they have begun to address those and will have them completed by the formal hearing. Mr. Osterhout asked if the common area would be considered another parcel. Mr. Patel responded that the 16th parcel would be the common green handled by the homeowner's association and property taxes would be shared.

Mr. Bill Westbrook asked for clarification on how maintenance will be handled. Mr. Patel stated that all maintenance will be done by the same company.

Ms. Mitchell asked if there were any other differences between a condominium and homeowner's association that they should be aware of. Mr. Patel responded that they



will draft the homeowner's association rules as strictly as condominium association rules. Mr. Osterhout asked when the transition to the homeowner's association occurs. Mr. Patel responded that it will transfer after the last unit is sold. Before that the developer will handle maintenance.

Mr. Patel added that he doesn't believe there is anything in the code that distinguishes between townhouses and condominiums. It was not a specific choice to use condominiums over townhouses in the development text for the rezoning when they wrote the RCD text.

Mr. Milam informed the Board that they sent information on this project to a list of interested people on Friday, September 29th. The majority of the feedback related to the marketability of condominium vs. townhouses, the delay in the project, ensuring a residential only use, and potential competition with the Golden Bear Center.

While public comment is not usually permitted during work sessions, the Vice Chair allowed for public comment and the following speakers came forward:

Ms. Beth Hathaway asked if there are second floor balconies on the rear elevations. Mr. Patel responded they were not approved and are not in the plans.

Mr. Bill Koniewich asked how lot lines are divided between townhouses that share a wall. Mr. Westbrook and Mr. Osterhout said that it is common in townhouses and they each share the wall.

Ms. Gail Havener asked if units can be rented out by individual owners with the switch from condominiums to townhouses. Ms. Mitchell responded that the townhouse association does not allow short-term rentals under 12 months and all leases must be approved by the association (referenced in the development text – G.2.). Ms. Havener also asked if it is possible for the zoning to change up and down the street to allow small parcels with townhouses. Ms. Mitchell stated the Board doesn't have anything before it currently. Mr. Milam added that the subdivision plats to the north and east have restrictions that they cannot be subdivided further. A plat amendment would be required to change it, which would require City Council approval. Ms. Havener requested clarification on the timeline for unit buildout. Mr. Patel responded that the units will be built in sequence and then offered for sale.

Mr. Koniewich requested clarification on why a similar type of development couldn't happen to the north and east. Mr. Milam said that the subdivisions to the north and east have specific restrictions that they cannot be further subdivided and the only way to change this would be through City Council. Ms. Mitchell reiterated that it would be very difficult to make a plat amendment to change this. Mr. Kevin Carpenter clarified that the reason this project could be subdivided in such a way is because the original three lots were not platted and were unique in the area. Mr. Westbrook clarified that it is possible for any subdivision in Upper Arlington to be changed through City Council action, although very difficult and unlikely.



Ms. Kathy Reed congratulated Mr. Patel on the improved elevations and asked if there are elevations available for the northern facing units. Mr. Patel said that they can provide the elevations for the November 1 meeting. They appear very similar to the elevations shown in the earlier presentation, except there are no steps. Entrances are at grade and there are no balconies. Ms. Reed asked for further clarification on balconies for the northern units. Mr. Patel said there will be no balconies facing the north or the internal road. The units will have Juliette balconies that don't extend past the building.

Mr. Matt McGrath noted that there are lots of mature trees on site, but the demolition plan only keeps one. He asked if efforts were made to save the mature trees. Mr. Patel said they will keep some trees on the perimeter, particularly on the east, and preserve some on the common green. He stated that some trees in the common green had to be removed because of the AEP transformer. Mr. Patel said that he would provide more detailed information on trees for the November 1 meeting. He also stated that the City Arborist has walked the site and provided recommendations.

Ms. Hathaway asked how replatting is different from lot splitting in subdivisions. Mr. Milam stated that City Council has recently changed the ordinance on lot splits. The current process requires approval of lot splits by BZAP, using their list of Standards of Approval. Individual lot splits would be considered a minor subdivision. Mr. Milam stated that plat amendments focus on the specifics of the plat (e.g., front setbacks, restrictions). Ms. Pettit said the code differentiates between minor (less than five lots) and major subdivisions (five or more lots). Mr. Milam noted that due to recent lawsuits, courts have ruled that lot splits (e.g., minor subdivisions) do not require plat amendments. Ms. Hathaway asked if the lots east of the current project could be easily converted to condominiums through a lot split. Ms. Pettit clarified that there are restrictions that prevent this on the lots east of the development site. Mr. Carpenter also noted that the zoning is different (R-1) east of the project site in question and even with a lot split, the zoning would still only allow single-family homes.

Mr. John Dirina asked if the RCD zoning would allow other uses besides homes or condominiums. Ms. Pettit pointed to the code that lists certain Conditional and Permitted uses. Mr. Carpenter referenced the development text for this project, which only permits 15 single-family townhouses. Mr. Milam cited G.1. in the development text that states variance requests to the development text would have to be approved by BZAP. Mr. Carpenter said that there are two safeguards – the homeowner's association and BZAP.

Ms. Havener asked why the mature trees at the corner of the proposed common green have to be taken down. She encourages saving the trees. Mr. Patel responded that this was discussed at City Council. He has tried to save every tree, but must balance keeping trees and protecting homes. They are taking the advice of the City Arborist on trees that should be kept and will try to save more, if possible.



3. Adjournment

Adjourned at 6:45 PM.

ATTEST:

Angela H. Emerson

VICE CHAIR:

[Signature]



City of Upper Arlington

BZAP Work Session Minutes | Page 5 of 5 | October 4, 2023



23-4197

Variance Application

Status: Active

Submitted On: 9/10/2023

Primary Location

3361 REDDING RD
UPPER ARLINGTON, OH
43221

Owner

SATIANI ANAND
REDDING 3361 COLUMBUS,
OH 43221

Applicant

 Nidhi Satiani
 614-563-2798
 nidhi.satiani@gmail.com
 3361 Redding Rd
Columbus, Ohio 43221

BZAP Information

BZAP Case

VAR-47-23

Status

Pending

BZAP Determination Date

10/18/2023

Vote Tally

Primary Variance

Rear Yard

Findings of Fact for Approval/Denial

Variance Request

To allow a covered patio that results in 33 percent building cover, when 29 percent is the limit.

BZAP conditions

Variance Information

Describe Variance Request ?

construct an open-air, covered back porch that exceeds the total area of our lot that can be covered by 90 square feet.

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 design of our home places some constraints on the style and size of an open-air, covered back yard patio. For example, on the south side of the home's back yard, we are unable to extend the gable roof because there is a fireplace vent. Extending roof coverage over that venting makes it unsafe. On the north side of home's back yard, we can work around an egress window from the basement. However, in order to keep the area around the egress clear for safety reasons, we cannot put furniture (or any other objects that would be potential barriers in emergency situations) in the first 5 feet (see image - scale is one square = 1 square foot) of our patio. So, this approximately 90 square feet of covered area that cannot be used for furniture. As a result, in order for the patio to have seating for 8 people, the total space needs to go 5 feet further into the yard - this is the smallest size that will work and is the reason for the 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, both neighbors to the south of our home, whose lots are the same size as ours and whose homes have a larger footprint than ours have open-air, covered back porches that are similar in size.

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 character of the neighborhood will not be harmed and there will be no substantial detriment to adjoining properties. In fact, the builder that we are using for the covered patio is the same as the one that our neighbor two doors down had used. The style will be similar to neighboring patios and will blend with the style of the home because of the gable roof and coordinating shingles. The interior ceiling and wall treatment will also be consistent with the current style of the home. Once the patio is complete, we will be able to add flower beds that will further augment the property value.

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

yes, we met with several contractors to discuss space usage and this was the most reasonable use of the land.

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

Due to the size of our back yard, this is the most beneficial use of the space and will certainly add value to the property.

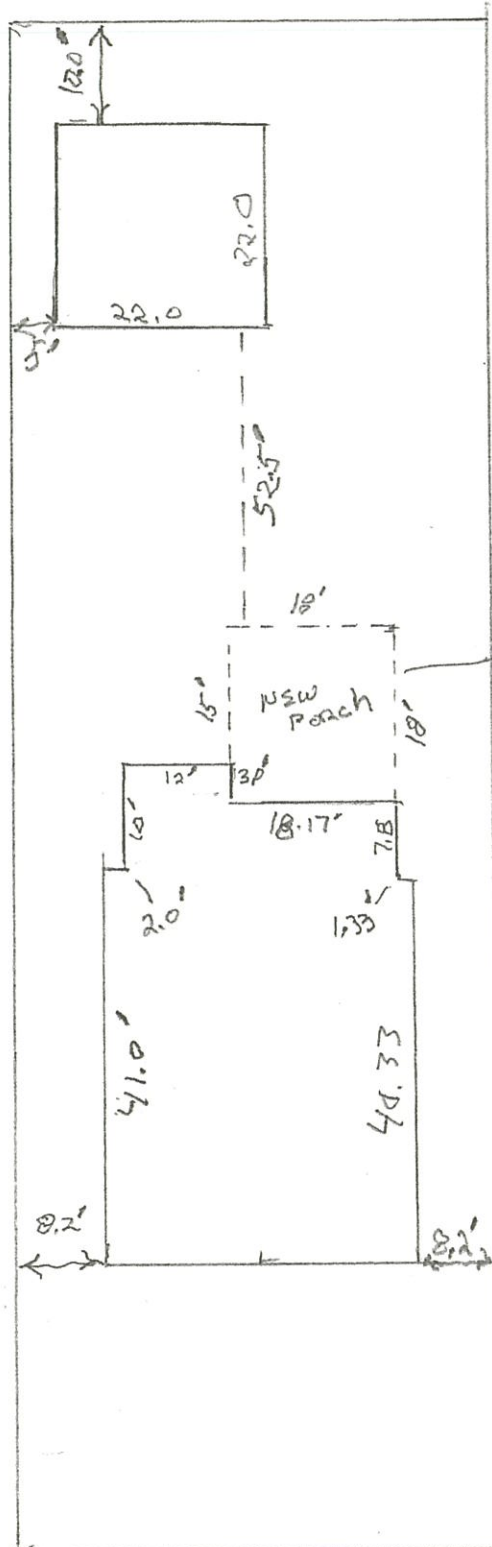
ANAND AND MIDHI
SATIANI RESIDENCE
3361 REDDING

RECEIVED

AUG 30 2023

Upper Arlington Community
Development Department

BOHLANDER BUILDERS
579 GARDEN RD
COLUMBUS, OH 43214
614-397-0431



PLOT PLAN

23-4048

ZONING CODE REVIEW
City of Upper Arlington
Department of Development

- ☐ APPROVED
- ☐ APPROVED AS MARKED
- ☐ APPROVED WITH ATTACHED ADDENDUM
- ☐ NOT APPROVED

PLANS EXAMINER

DATE

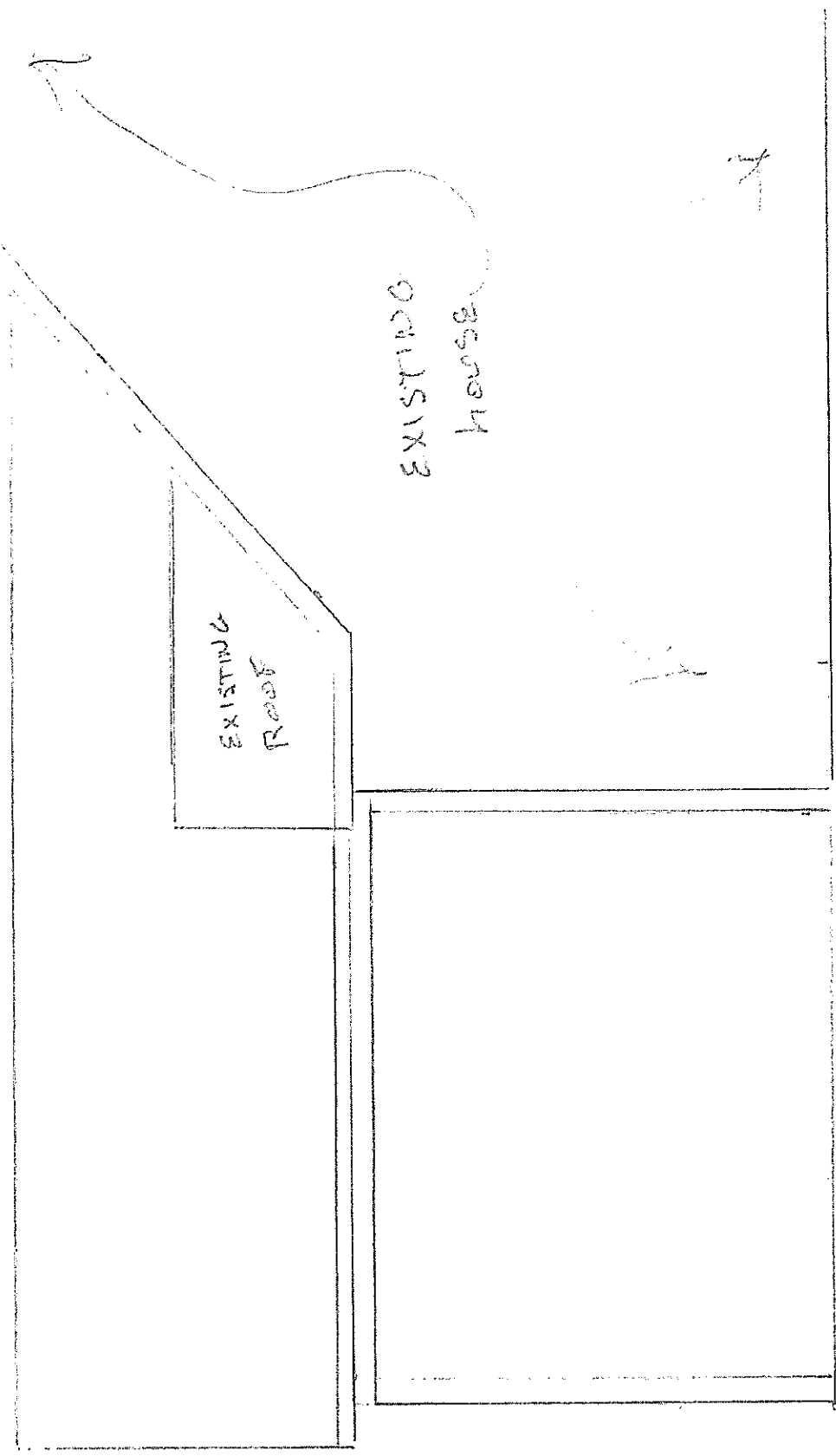
BUILDING CODE REVIEW
City of Upper Arlington
Department of Development

- ☐ APPROVED
- ☐ APPROVED AS MARKED
- ☐ APPROVED WITH ATTACHED ADDENDUM
- ☐ PARTIAL APPROVAL ONLY WITH ATTACHED ADDENDUM
- ☐ NOT APPROVED

PLANS EXAMINER

DATE

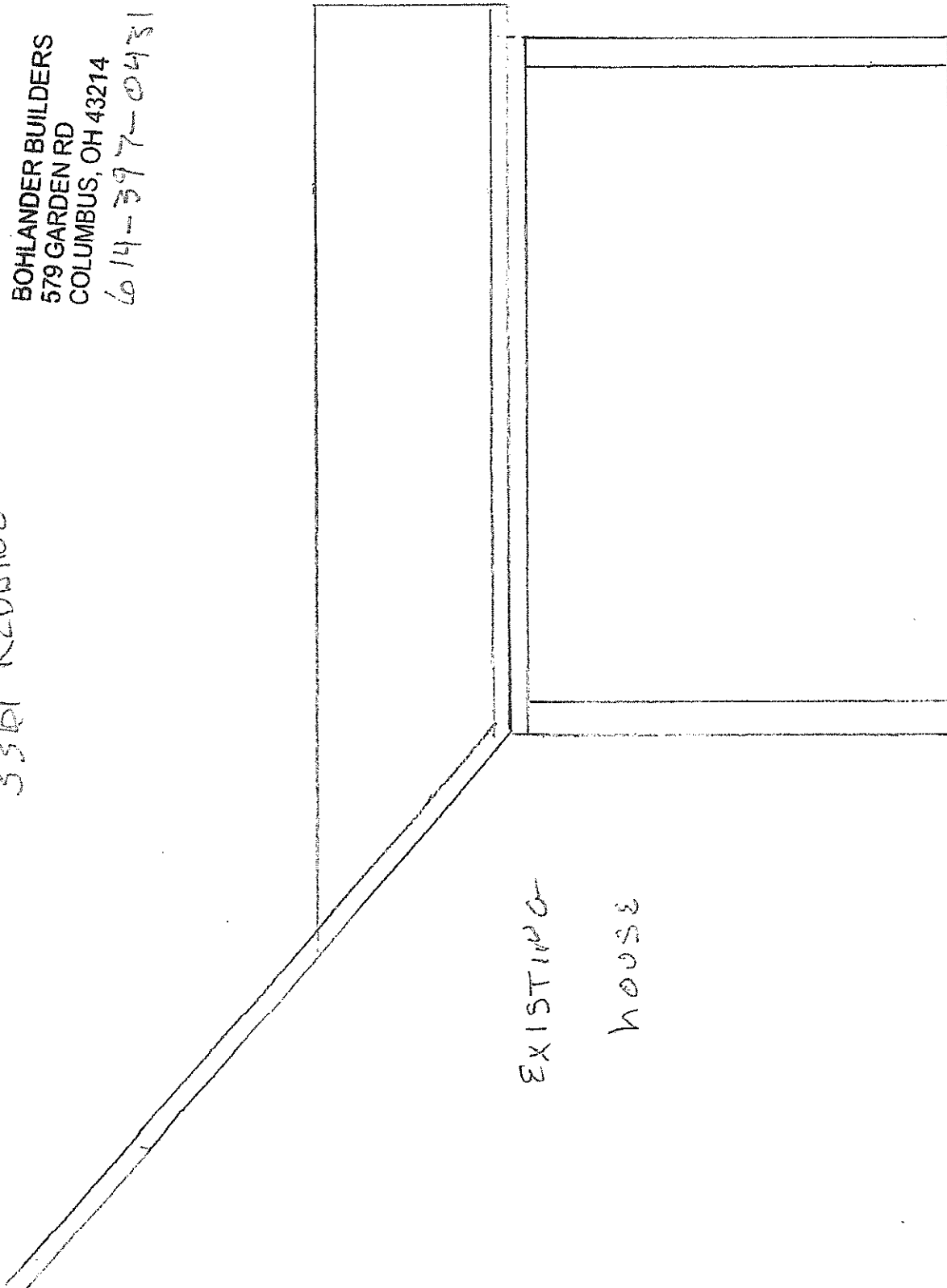
BOHLANDER BUILDERS
579 GARDEN RD
COLUMBUS, OH 43214
614-397-2431

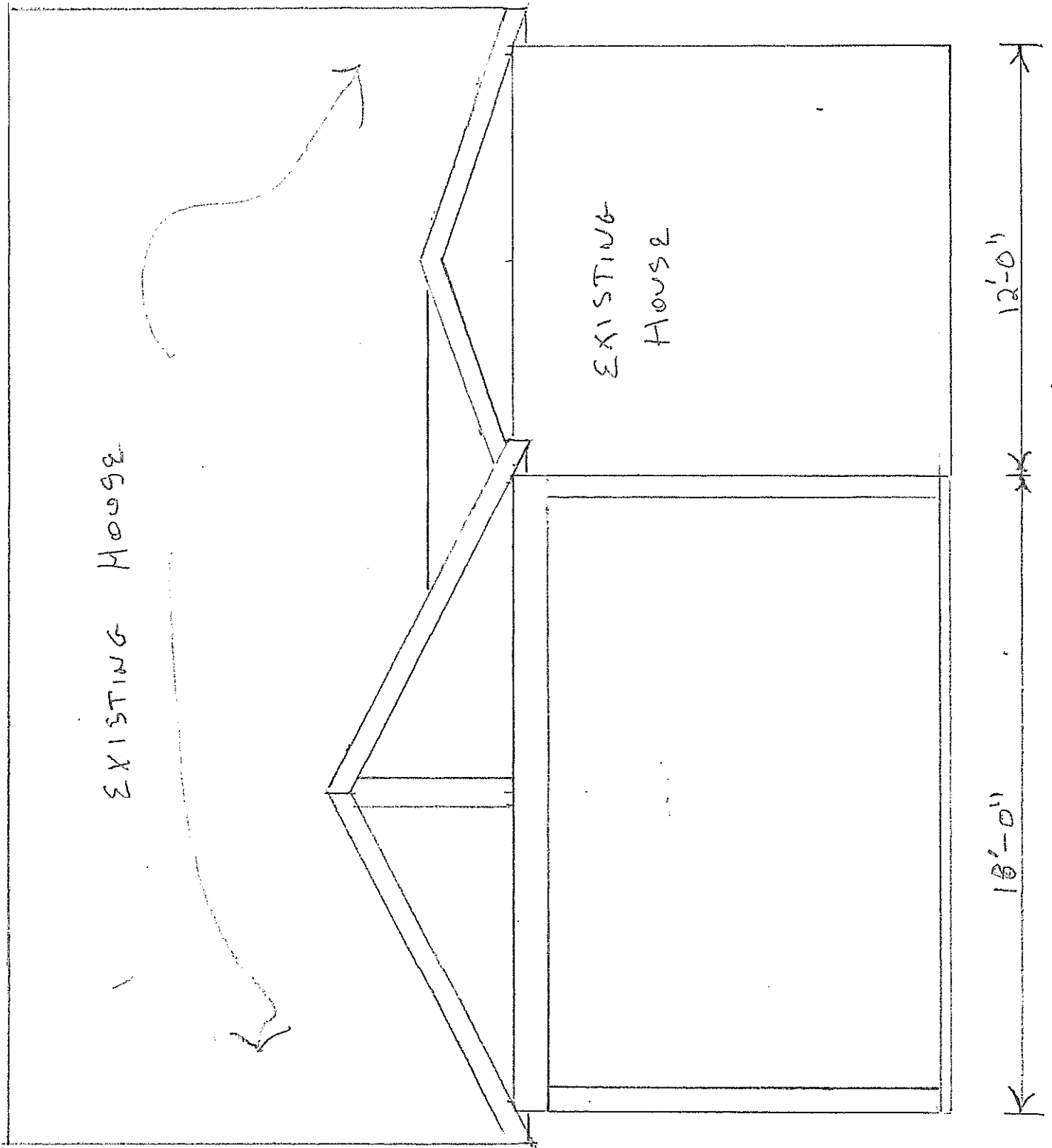


15'-0"
SOUTH ELEVATION
3361 REDDING

3361 REDDING

BOHLANDER BUILDERS
579 GARDEN RD
COLUMBUS, OH 43214
614-397-0431





EXISTING
ROOF

EXISTING ROOF

2x12 PLATE UNDER RATHERS

SHADED
AREA IS

ROUGHEN ROOF

EXISTING
ROOF

3361

REDDING

2-14" MICROLUM RIDGE
2-14" MICROLUM BEAMS

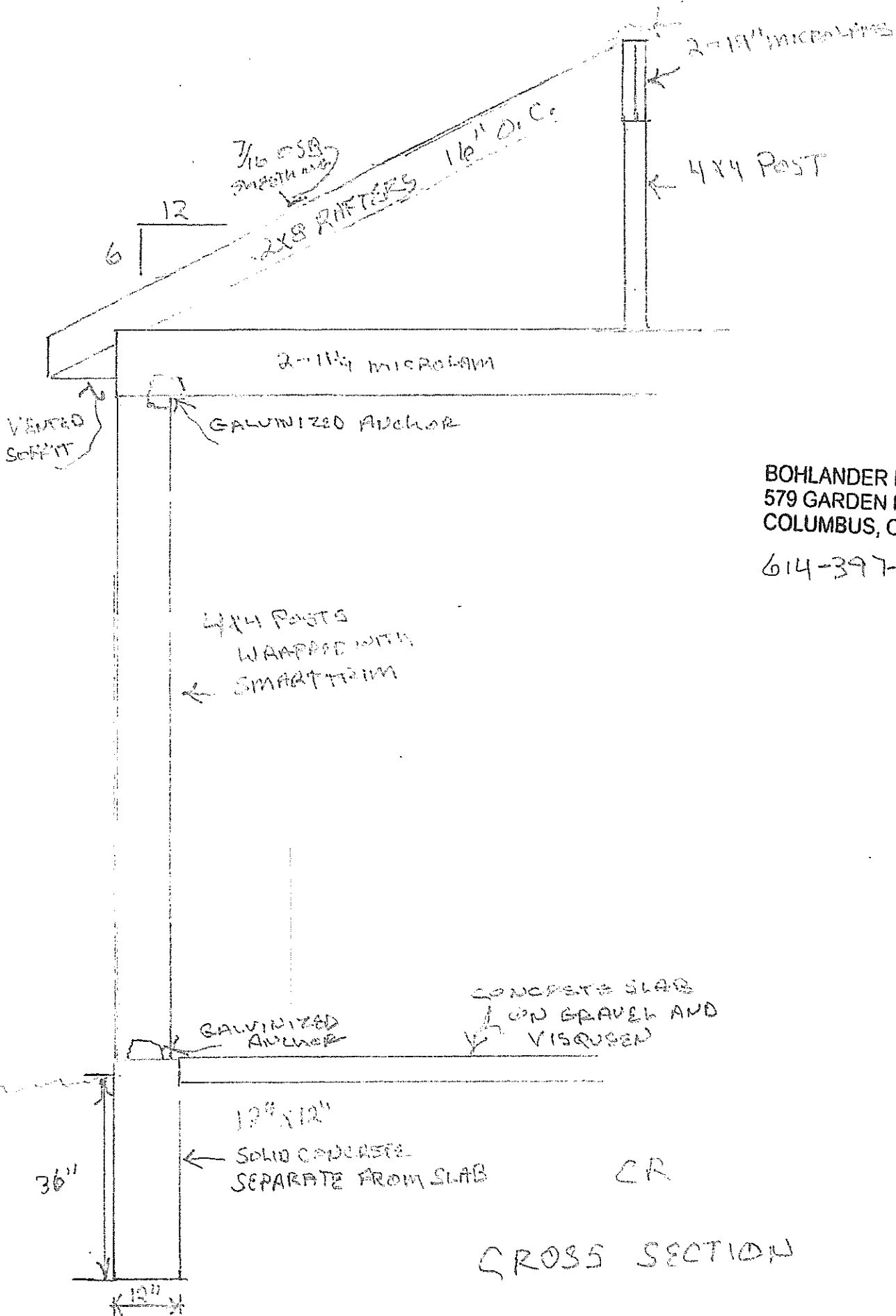
2x8 JOISTS

BOHLANDER BUILDERS
579 GARDEN RD
COLUMBUS, OH 43214
614 397-0431

ROOF PLAN

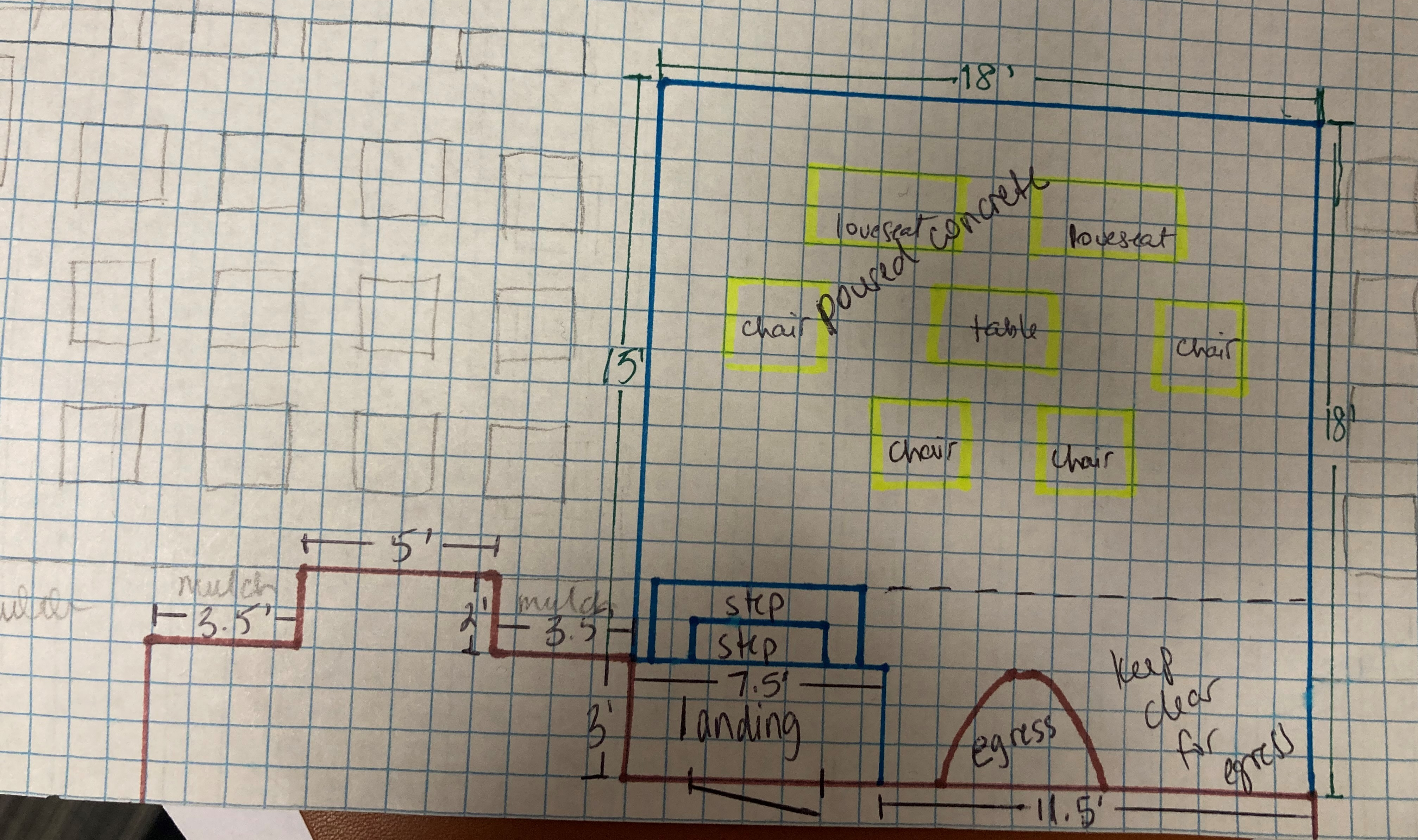
3361 REDDING

RIDGE VENT



BOHLANDER BUILDERS
579 GARDEN RD
COLUMBUS, OH 43214
614-397-0431

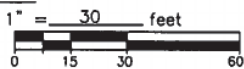
old post
Sutherland's
Project
plankers



PLOT & GRADING PLAN

BEING LOT 133 IN SCIOTANGY HEIGHTS (P.B. 16, PG. 70), CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, STATE OF OHIO.

SCALE



BUILDING SETBACKS

FRONT: 30' (FROM R/W)
SIDES: 8'
REAR: 40'

LEGEND

- X—X—X—X— = PROP. SILT FENCE
- ~—~~ = PROPOSED SURFACE WATER FLOW ARROWS
- 913.5' = EXISTING GROUND ELEVATION
- 913.5' = PROPOSED FINISHED GRADE ELEVATION
- ⊙ = POWER POLE
- SS—SS— = SANITARY SEWER
- W—W— = PROP. WATERLINE
- D—D— = PROP. DOWNSPOUT

BENCHMARK

TOP OF IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT# 132. ELEVATION= 853.77

EXISTING UTILITY LOCATIONS

- * 6" Gas 56' from east curb. Approx. depth: 851'
- * Telephone 46' from east curb. Approx. depth: 850'
- * Electric 45' from east curb. Approx. depth: 850'
- * 21" Storm 46' from east curb. Approx. depth: 850'
- * 12" Sanitary 30' from east curb. Approx. depth: 838.4'
- * Street Lights 44' from east curb. Approx. depth: 850'
- * Water Main to be tapped. 6' behind east curb.

Note: Utility location and depths are approximate. Contractor must verify prior to construction.

PROPOSED UTILITY LOCATIONS

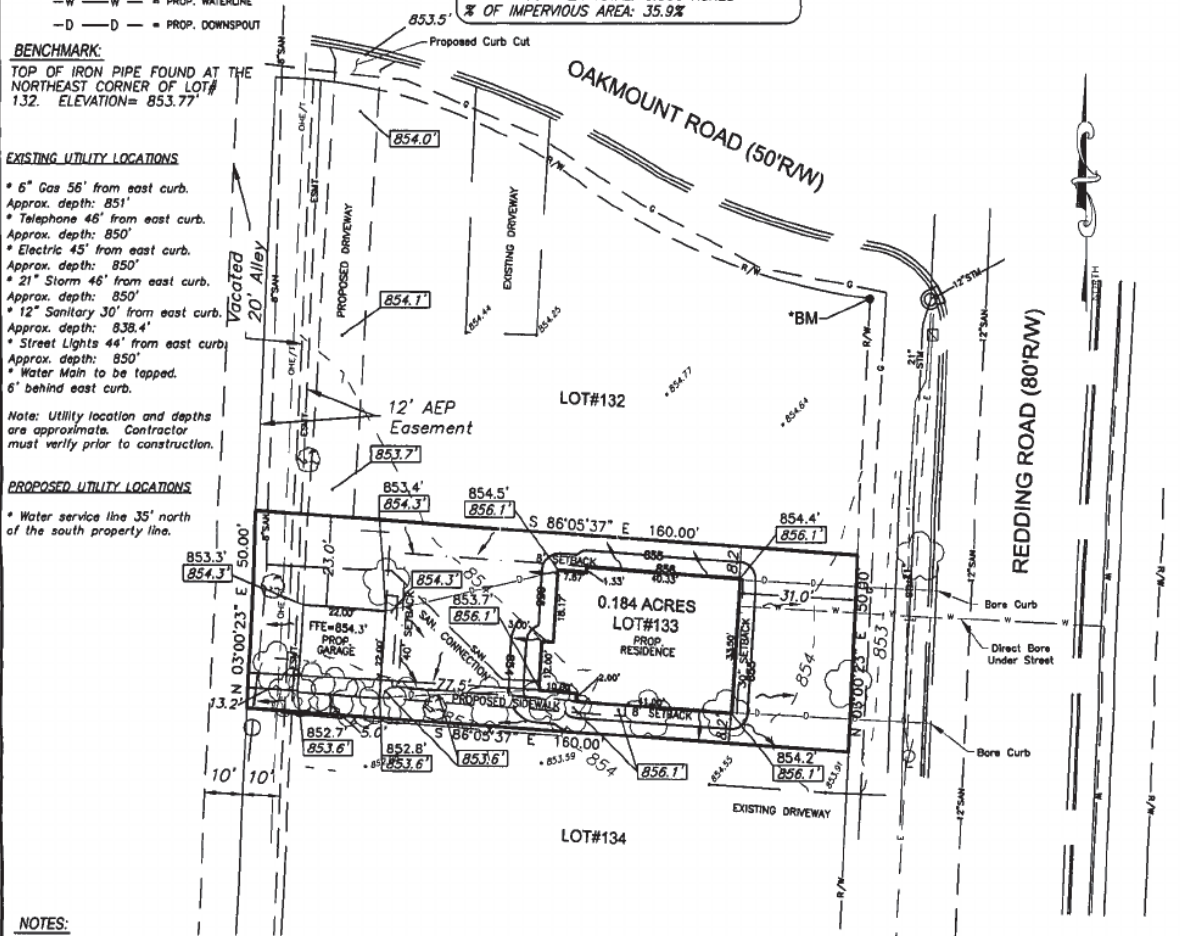
- * Water service line 35' north of the south property line.

AREA SUMMARY

TOTAL LOT AREA: 0.184 ACRES
AREA IN RIGHT OF WAY: 0.000 ACRES
AREA EXCLUSIVE OF R/W: 0.184 ACRES
HOUSE FOOTPRINT: 0.037 ACRES
GARAGE FOOTPRINT: 0.011 ACRES
TOTAL BUILDING COVER: 0.048 ACRES (26.08%)
SIDEWALK AREA: 0.007 ACRES
ASPHALT DRIVEWAY: 0.011 ACRES
IMPERVIOUS AREA TOTAL: 0.066 ACRES
% OF IMPERVIOUS AREA: 35.9%

FLOOD INSURANCE NOTE:

All lots on this plot are located in flood Zone "X" per F.E.M.A. Community Panel NO. 39049CD164 K dated April 17, 2008



NOTES:

CONTRACTOR TO PROVIDE AND MAINTAIN EROSION PROTECTION AND SEDIMENT CONTROL DURING ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY TO THE EROSION AND SEDIMENT CONTROL.

BUILDER SHALL PROVIDE REAR YARD AND SIDE YARD DRAINAGE SWALES AND DRAINAGE PIPES AS NEEDED TO AVOID PONDING.

UNDERGROUND UTILITY LOCATIONS ARE BASED ON ABOVE GROUND STRUCTURE LOCATIONS.

BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

All work in the city ROW shall be in accordance with the City of Columbus 2012 Construction and Material Specifications and current Standard Drawings.

All concrete flatwork and hand formed curb placed in the ROW shall use City of Columbus Class "S" 4500 psi concrete.

Rubber expansion material shall be used.

- City of Columbus Standard Drawings:
 - * CQC Standard Drawing 1441 - Pavement and Utility Cut Repairs
 - * CQC Standard Drawing 2010 - Standard Curb and Gutter
 - * CQC Standard Drawing 2179 - Backfill in ROW
 - * CQC Standard Drawing 2300 - Sidewalks
 - * CQC Standard Drawing 2320 - Pipe Roof Drain Repair
 - * UA Standard Drawing 123 Curb Opening for Roof Drain
 - * UA Detail Drawing: Spot Curb

*3343 REDDING ROAD FGE = 853.0' FFE = 854.5' (RESIDENCE IS 120' SOUTH)



PROPOSED HOUSE ELEVATIONS

FINISH FLOOR: 858.39'
TOP OF WALL: 857.43'
TOP OF BASEMENT FLR: 849.76'
TOP OF FOOTER: 849.43'
FINISH GRADE: 856.10'

SURVEY REQUEST:

Performed at the request of: SATANI/SCHUMACHER HOMES INC.

CERTIFICATION:

I hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and obtained from Engineered Subdivision Plans. This Plot Plan is to be used by the Client for the sole purpose of obtaining a building permit. The use of this Plot Plan for any other purpose is strictly prohibited.

Daniel L. Quick
OHIO REGISTERED SURVEYOR NO. 7803

Rev. 10/13/2015
07/27/2015

DATE

PLOT & GRADING PLAN



Korda/Nemeth Engineering, Inc. - Consulting Engineers
1800 Westnash Drive, Suite 200 - Columbus, Ohio 43215-7900
TEL: 614-487-1800 FAX: 614-487-0801 WEB: www.korda.com

DATE	JOB#
July 27, 2015	2015-7027
REVISED	DRAWN
October 13, 2015	DRH
DWG.	CHK'D.
	DLQ





Revised: May 2023

Certification of Notice

Applicant Name: Anand and Nidhi Satiani

Location of property subject to BZAP request: 3361 Redding Rd, Columbus, Ohio 43221

This application will be heard by the Board of Zoning and Planning on: 9/16/23 or 9/20/23 Oct. 18, 2023

Describe activity which requires Board of Zoning and Planning review:

construct an open-air, covered back porch that exceeds the total area of our lot that can be covered by 90 square feet. Because of where our home's fireplace exhaust is located, the only safe place for an open-air, covered back porch is the north side of our yard. Due to the layout of our home, 18 feet is the only width recommended by various contractors for both aesthetic and structural reasons. This results in the extra covered square footage.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
3355 Redding Rd	Bridget O'Prong	Bridget O'Prong	8/29/2023
3343 Redding Rd	Colleen Culp	Colleen Culp	8/30/23
3349 Redding Rd	Anne S. Smith, PAUL	Anne S. Smith	8/30/23
2116 Wesleyan	Julie Jones	Julie Jones	8/30/23
2101 OAKMOUNT RD.	BHAGWAN SATIANI	Bhagwan Satiani	8/30/23
3354 Redding Rd	Mary Ellen & Charles Grandy	Mary Ellen Grandy	9/9/23
3366 Redding Rd	PATRICIA AND JOSHUA BUTTERFIELD KING BAILEY LLC	Patricia Butten	9/9/23
2109 OAKMOUNT RD	Meredith Gaudreau	Meredith Gaudreau	9/9/23
2122 Wesleyan Dr	CHASEA REECE AND SPENCER REECE	Chasea Reece	9/9/23
2121 OAKMOUNT RD	SARAH VERMA AND VIJAY RAMDAS	Sarah Verma	9/9/23
Applicant Signature: <u>Nidhi Satiani</u>			Date: <u>8/30/23</u>

Aug. 30, 2023

3361 Redding Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Existing Somerford Road Elevation



Existing Millwood Drive Elevation



Existing East Yard





23-4293

Variance Application

Status: Active

Submitted On: 9/15/2023

Primary Location

2145 TREMONT RD
UPPER ARLINGTON, OH
43221

Owner

Mark Colucy and Kerrie Alutto
TREMONT 2145 COLUMBUS,
OH 43221

Applicant

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

BZAP Information

 **BZAP Case #**

VAR-50-23

 **Status**

Pending

 **BZAP Determination Date**

10/18/2023

 **Vote Tally**

 **Primary Variance**

 **Findings of Fact for Approval/Denial**

 **Variance Request**

To allow a covered patio that results in 32 percent building cover and 52 percent development cover, when 29 percent and 45 percent are the limits.

 **BZAP conditions**

Variance Information

Describe Variance Request ?

The variance request is to increase the building cover from 30% to 32%, and to increase the development cover from 51% to 52%. The variance will permit the owners to replace an existing covered trellis with a more premanent covered patio.

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 structure is already non-conforming. It is difficult to create a usable structure without increases to the building and development covers.

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 increases are minor. The building cover increases by 235 sq. ft. and the development cover increases by 126 sq. ft.

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

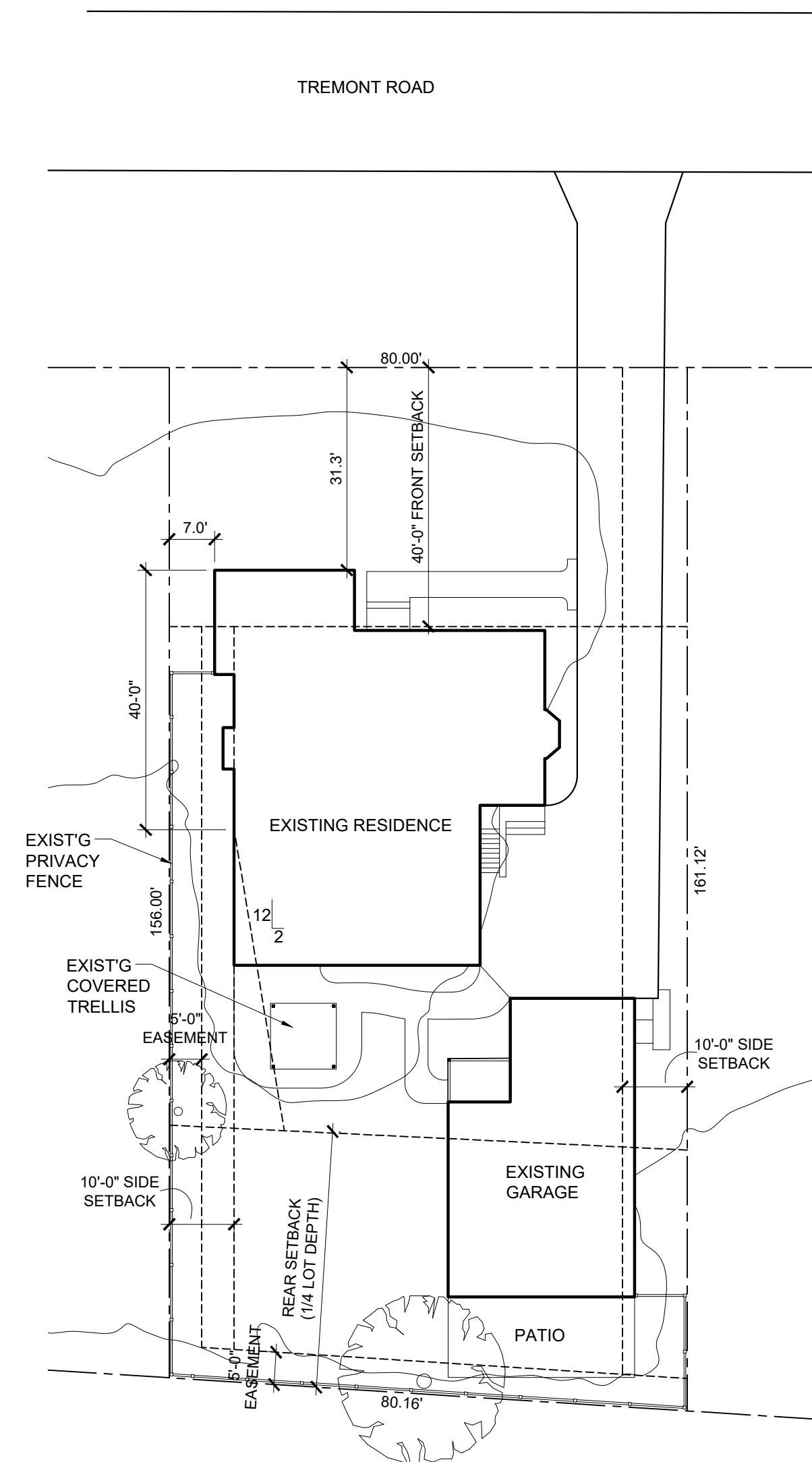
The covered patio design reflects the "tudor" character of the home. The structure's location within all the setbacks and minimal height minimize any potential impact this could have on the neighboring properties. The existing privacy fence surrounding the backyard limits the structure's visibility from neighboring properties.

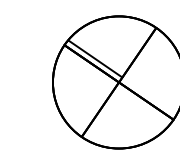
Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

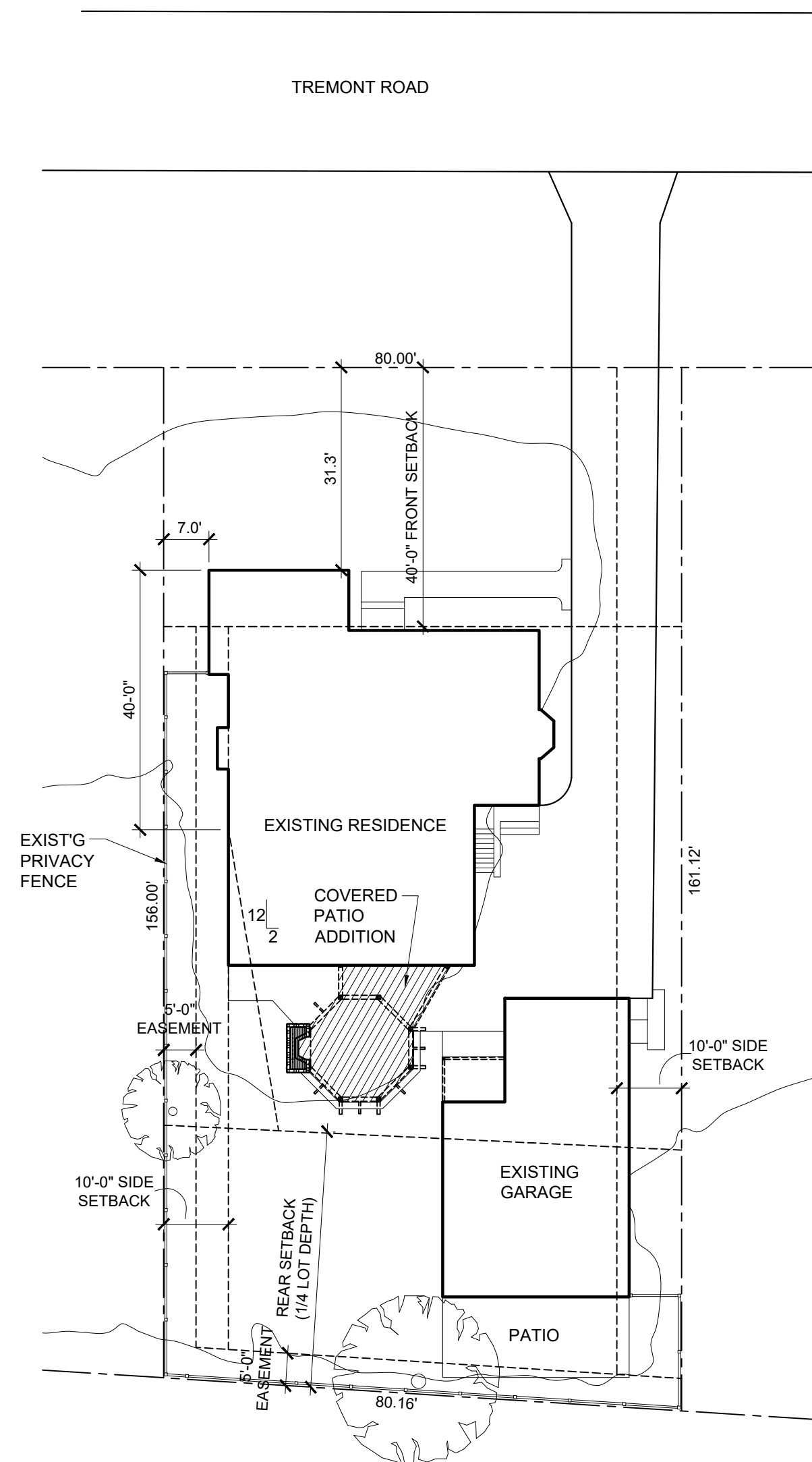
The structure accommodates one furniture arrangement and includes a covered passage to the existing family room. It is not excessively large. It does not include an outdoor kitchen. Because the structure is open on its sides and has no enclosing walls, it will have far less impact than a similarly sized enclosed room addition.

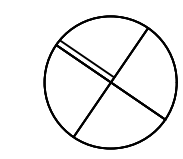
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

This variance is not critical for there to be beneficial use of this property. However, covered exterior living space has, over the last few years, become a common feature of homes of this house's value.



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



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

ZONING IDENTIFICATION	-	R-1C
PARCEL ID:	-	070-000633-00
LOT AREA	-	12,685 SQ. FT.
EXISTING BUILDING COVER	-	3,718 SQ. FT. 29.2% OF LOT AREA (TRELLIS NOT INCLUDED)
	-	3,821 SQ. FT. 30.0% OF LOT AREA (WITH TRELLIS)
PERMITTED BUILDING COVER	-	3,679 SQ. FT. 29% OF LOT AREA
PROPOSED BUILDING COVER	-	4,056 SQ. FT. 32% OF LOT AREA
EXISTING DEVELOPMENT COVER	-	6,484 SQ. FT. 51% OF LOT AREA
PERMITTED DEVELOPMENT COVER	-	5,708 SQ. FT. 45% OF LOT AREA
PROPOSED DEVELOPMENT COVER	-	6,610 SQ. FT. 52% OF LOT AREA

**COVERED PATIO ADDITION
THE COLUCY/ALUTTO RESID.
2145 TREMONT ROAD**

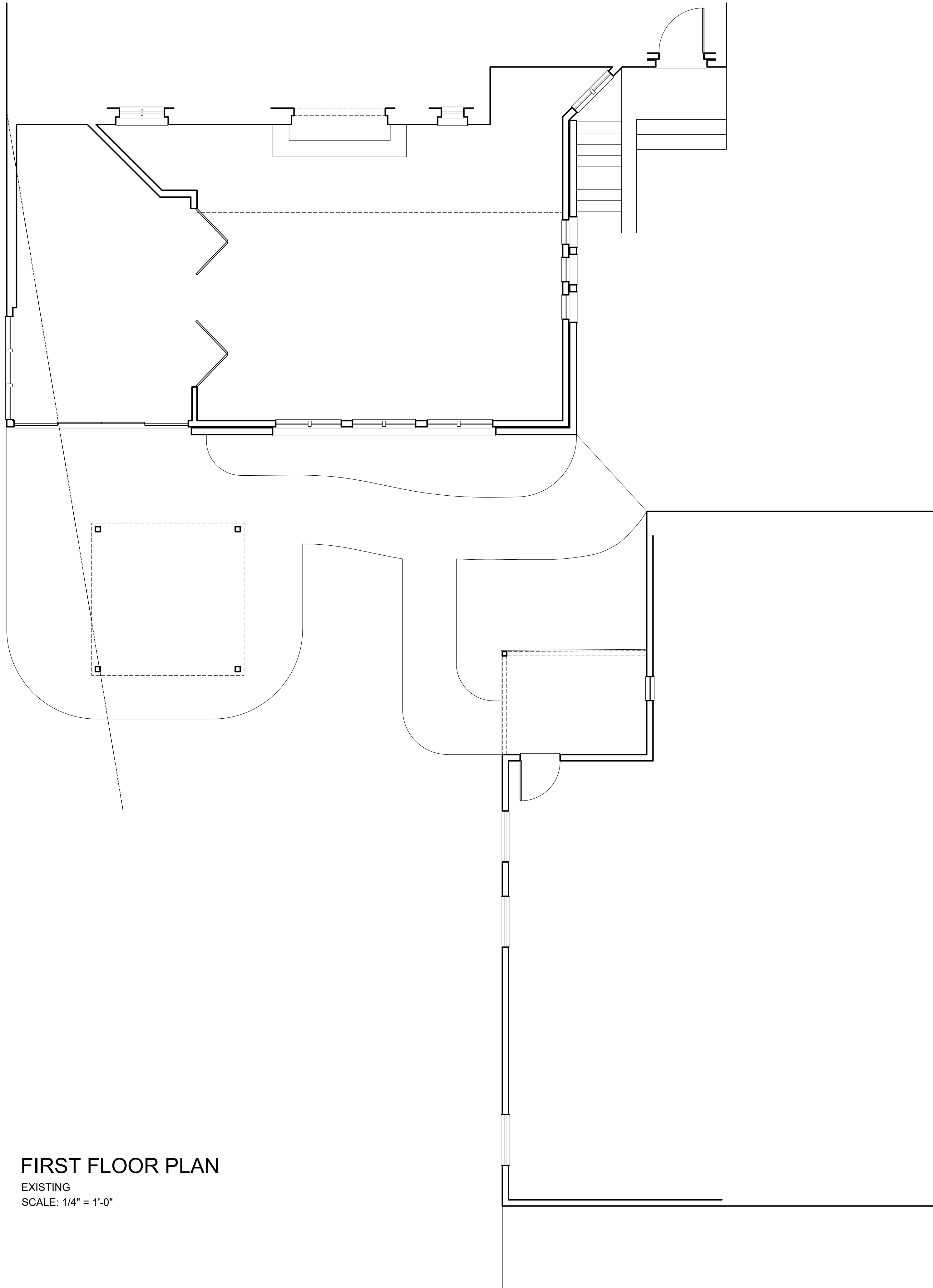
Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 09-15-2023

A-1

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FIRST FLOOR PLAN

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

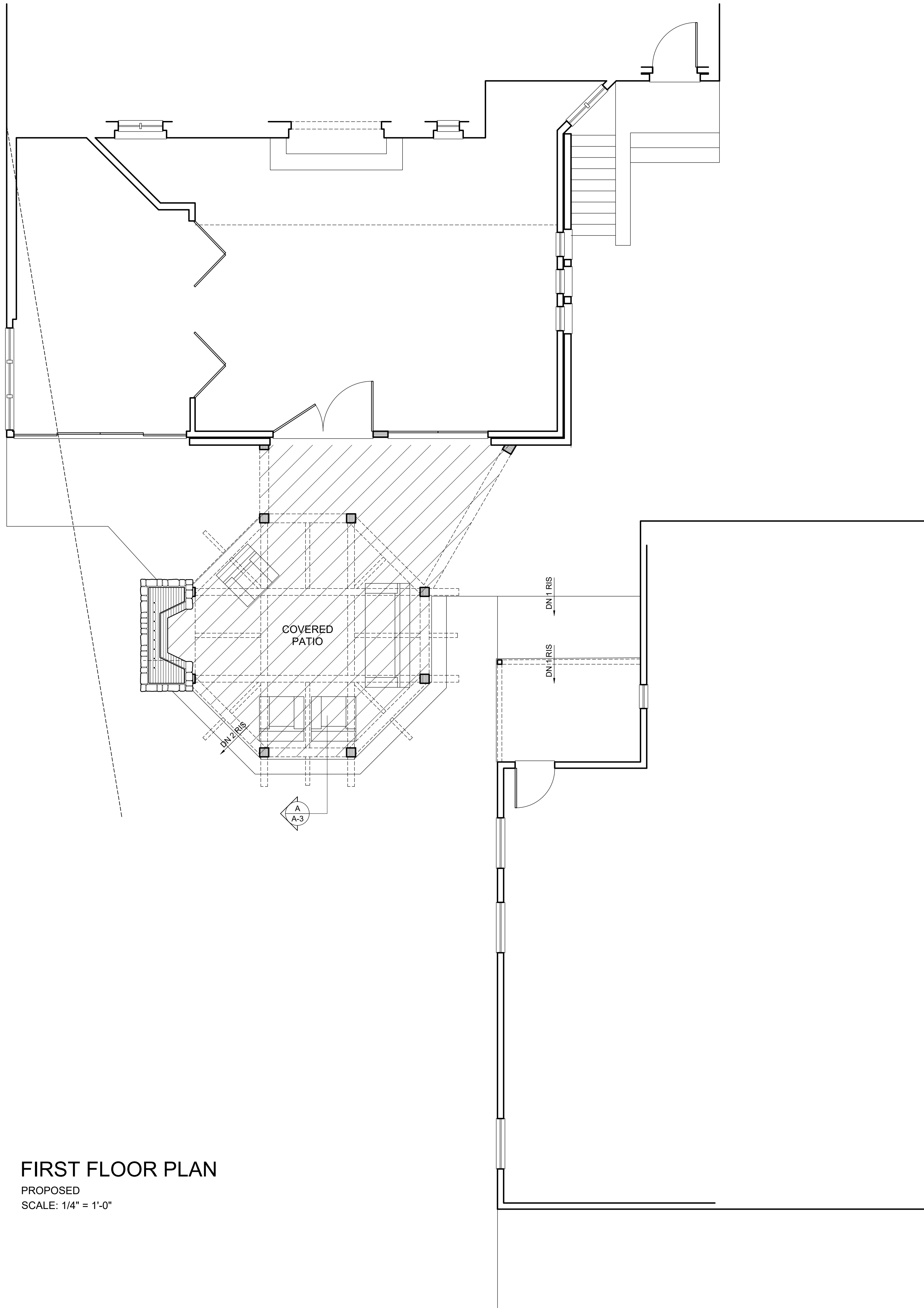
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COVERED PATIO ADDITION
THE COLUCY/ALUTTO RESID.
2145 TREMONT ROAD

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

ZON. VAR.: 09-15-2023

A-2 EXIST



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

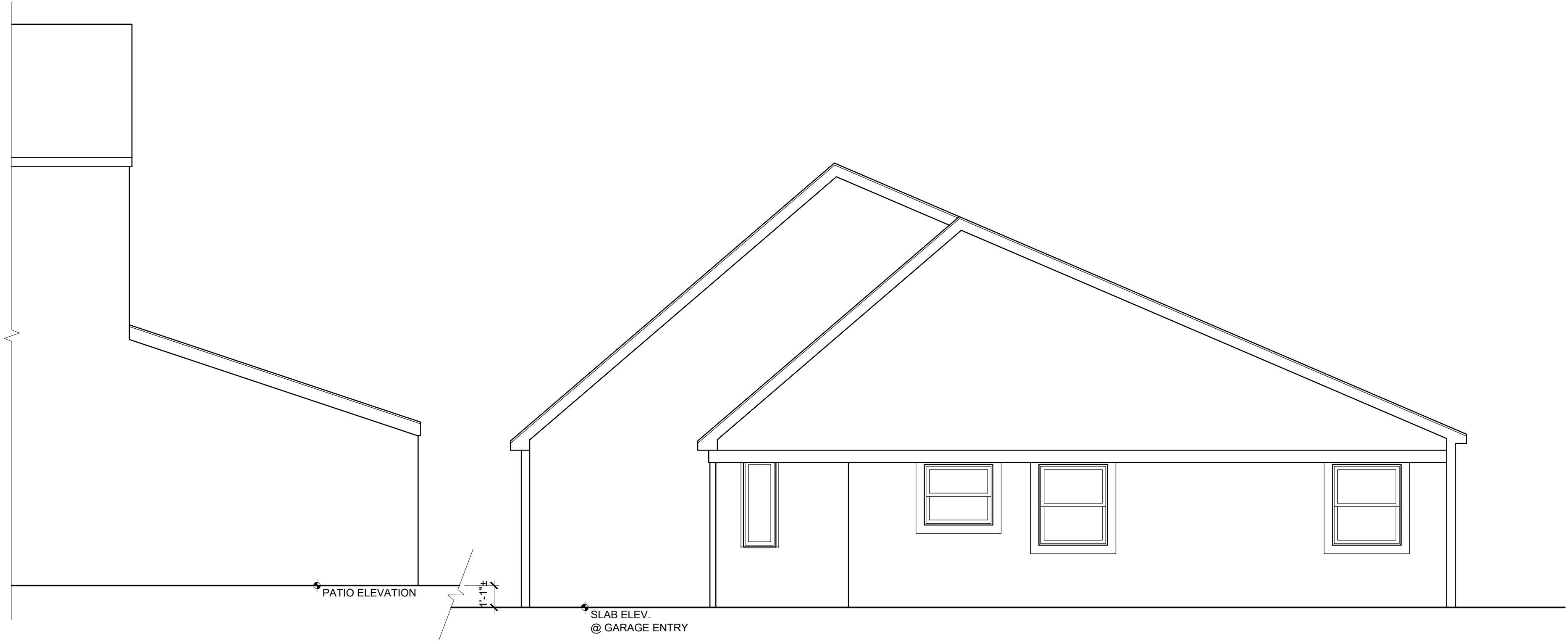
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COVERED PATIO ADDITION
THE COLUCY/ALUTTO RESID.
2145 TREMONT ROAD

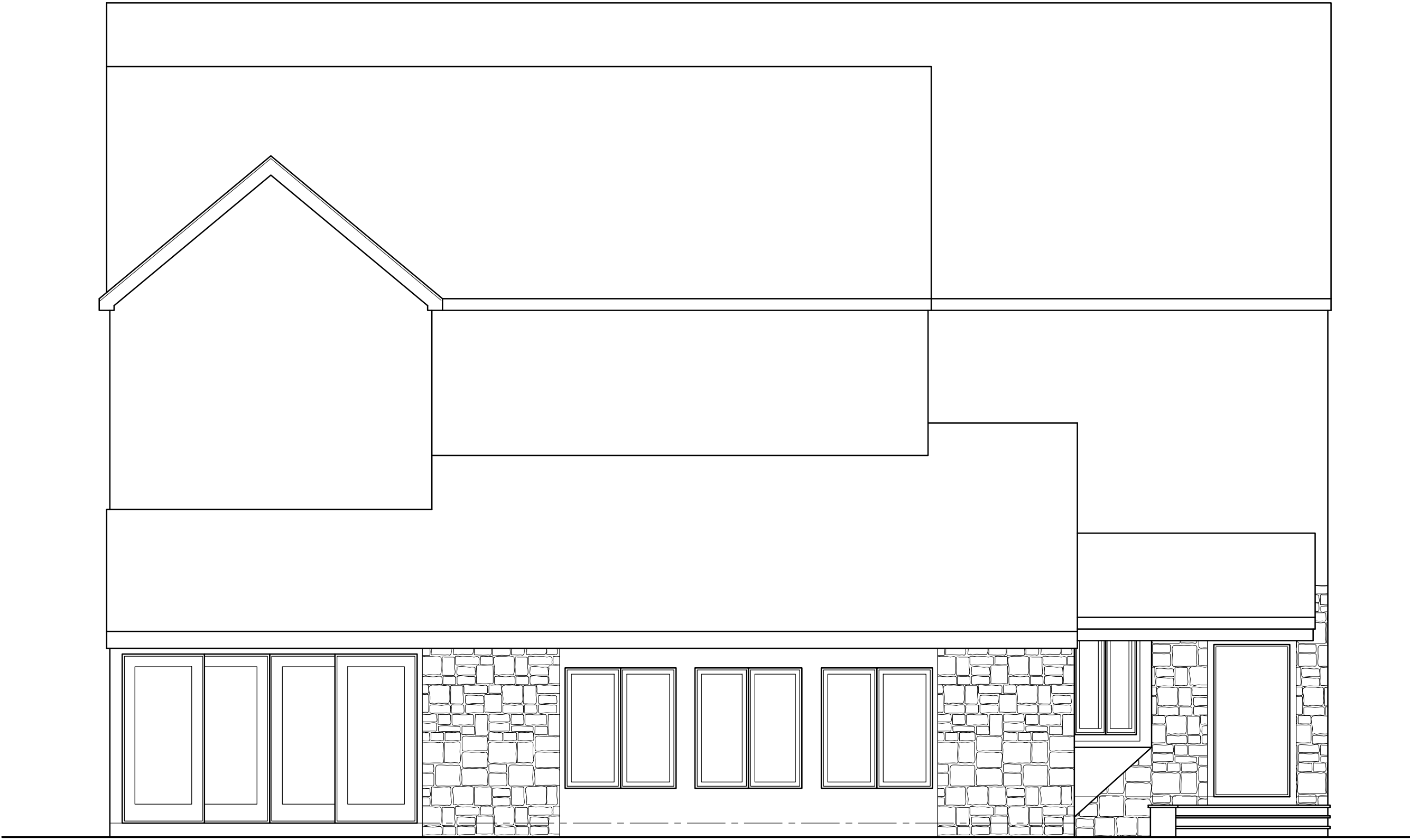
Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 09-15-2023

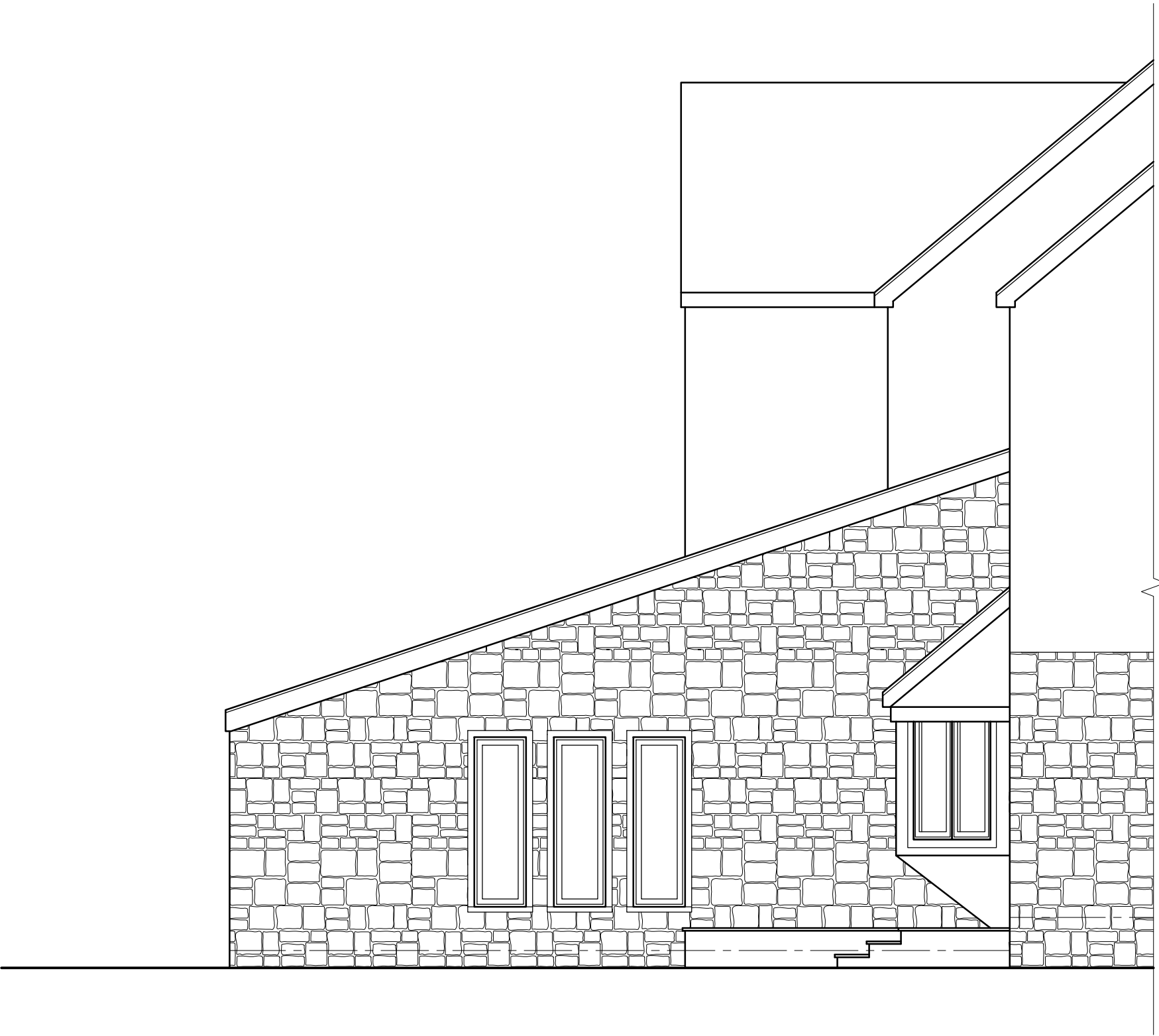
A-2



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



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



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

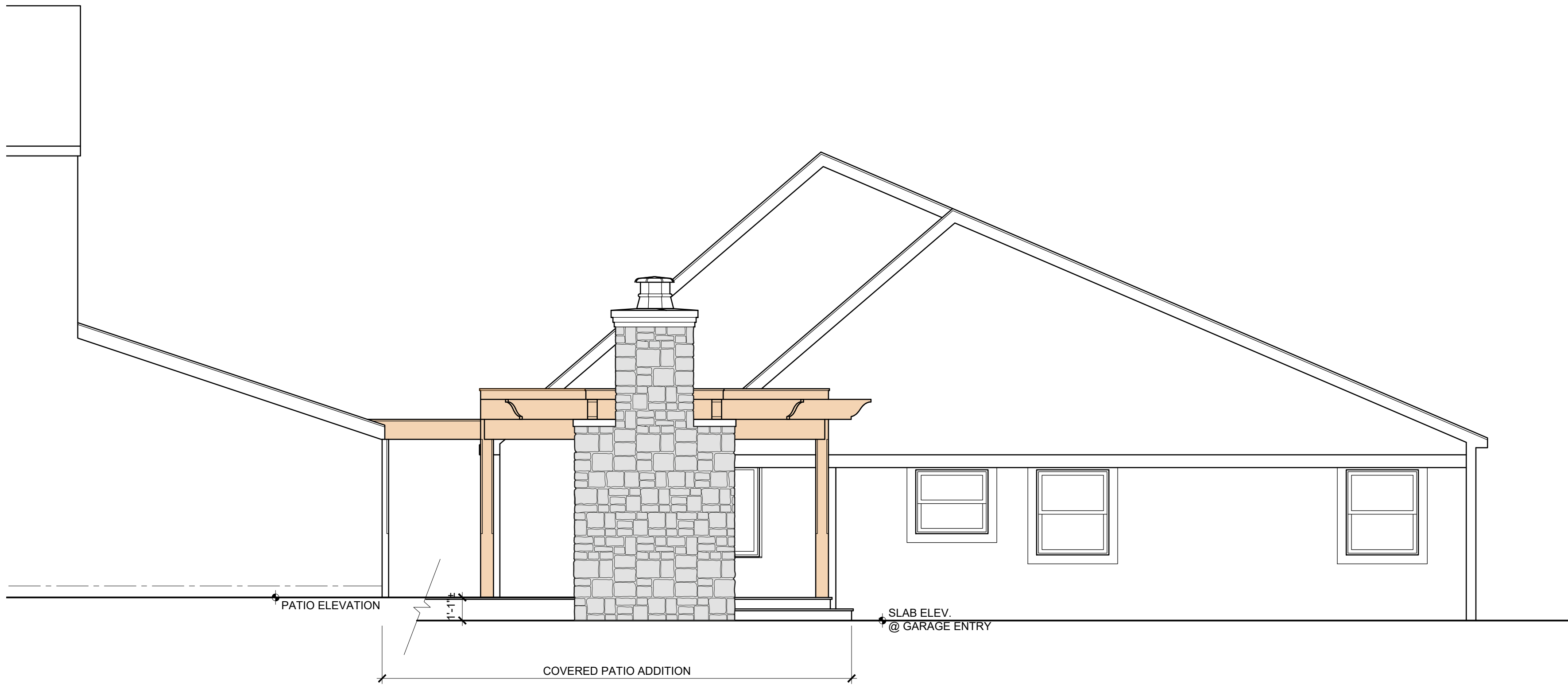
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COVERED PATIO ADDITION
THE COLUCY/ALUTTO RESID.
2145 TREMONT ROAD

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

ZON. VAR.: 09-15-2023

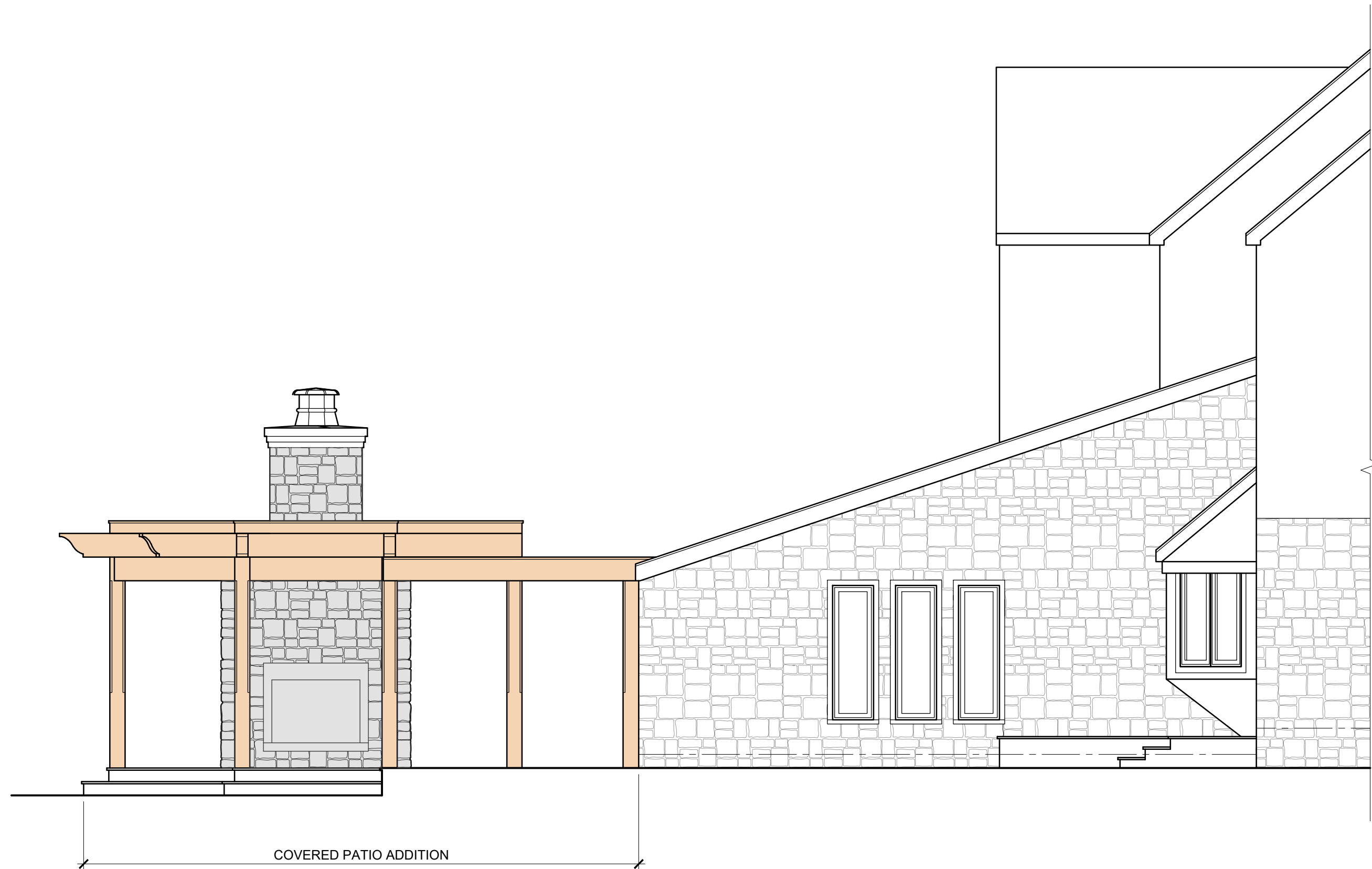
A-3 EXIST



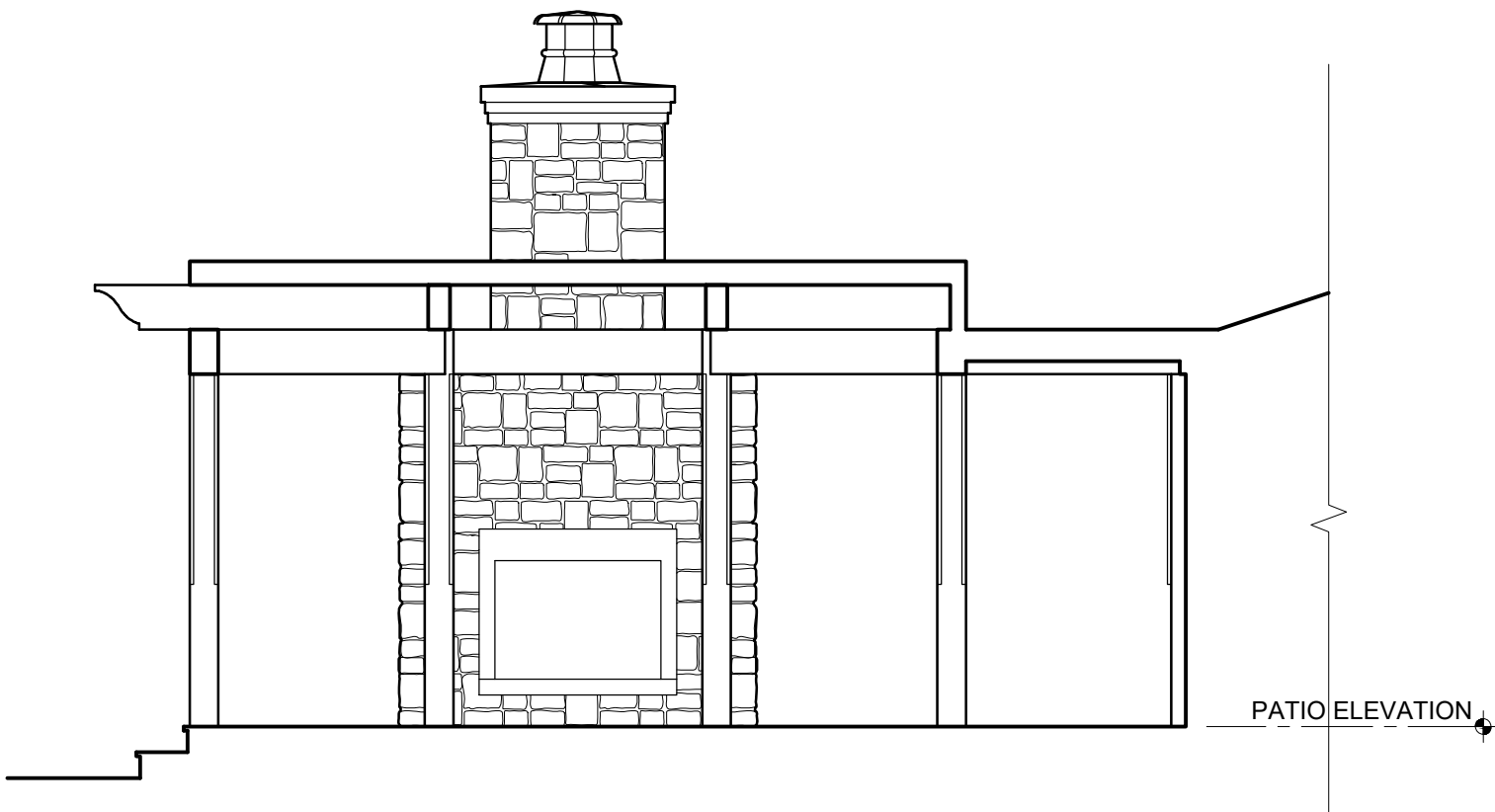
SIDE (NORTHWEST) ELEVATION
 PROPOSED
 SCALE: 1/4" = 1'-0"



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



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



A SECTION
 PROPOSED
 SCALE: 1/4" = 1'-0"

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COVERED PATIO ADDITION
THE COLUCY/ALUTTO RESID.
2145 TREMONT ROAD

Gary J. Alexander,
Architect

1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 09-15-2023
A-3

Revised: Jan 2021

Certification of Notice

Applicant Name: Mr. Mark Colucy and Ms. Kerrie Alutto

Location of property subject to BZAP request: 2175 Tremont Road

Describe activity which requires Board of Zoning and Planning review:

We are requesting a zoning variance to permit the construction of a covered patio at the rear

This application will be heard by the Board of Zoning and Planning on: Oct. 18, 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:
2148 YORKSHIRE ROAD	WILLIAM & ELIZABETH GRIFFITH		
2134 YORKSHIRE ROAD	WILLIAM & ROBIN HOKE		
2124 YORKSHIRE ROAD	COLLEEN & GREG GRABOVAC		
2114 YORKSHIRE ROAD	ASHLEY WILKINS		
2125 TREMONT ROAD	BRENT & KERRI MARTIN		
2141 TREMONT ROAD	THOMAS BOYER		
2131 TEWKSBURY ROAD	GARRETT & ANDREA WOFFORD		
2164 TREMONT ROAD	WILLIAM & MICHELLE FITZGIBBON		
2154 TREMONT ROAD	MICHAEL McCURDY		
2144 TREMONT ROAD	MICHAEL & ABBY O'BRIEN		
Applicant Signature:			Date:



Certification of Notice

Revised: Jan 2021

Applicant Name: Mr. Mark Colucy and Ms. Kerrie Alutto

Location of property subject to BZAP request: 2175 Tremont Road

Describe activity which requires Board of Zoning and Planning review:

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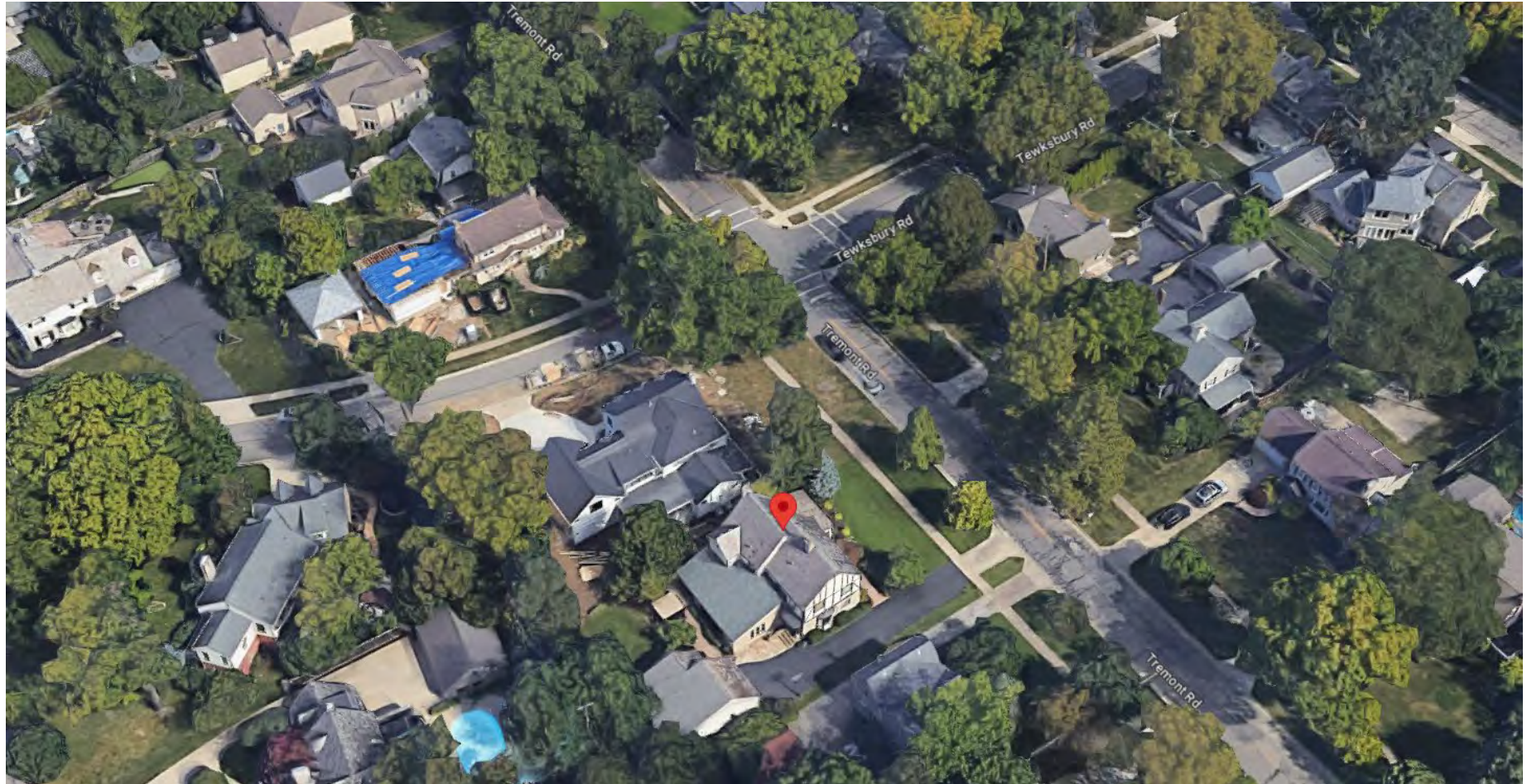
Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2148 YORKSHIRE ROAD	WILLIAM & ELIZABETH GRIFFITH		9/1/23
2134 YORKSHIRE ROAD	WILLIAM & ROBIN HOKE		9/5/23
2124 YORKSHIRE ROAD	COLLEEN & GREG GRABOVAC		9/1/23
2114 YORKSHIRE ROAD	ASHLEY WILKINS		9/5/23
2125 TREMONT ROAD	BRENT & KERRI MARTIN		9/1/23
2141 TREMONT ROAD	THOMAS BOYER		9/6/23
2131 TEWKSBURY ROAD	GARRETT & ANDREA WOFFORD		9/5/23
2164 TREMONT ROAD	WILLIAM & MICHELLE FITZGIBBON		9/5/23
2154 TREMONT ROAD	MICHAEL McCURDY		9/11/23
2144 TREMONT ROAD	MICHAEL & ABBY O'BRIEN		9/11/2023
Applicant Signature:			Date: 9/12/2023

2145 Tremont Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



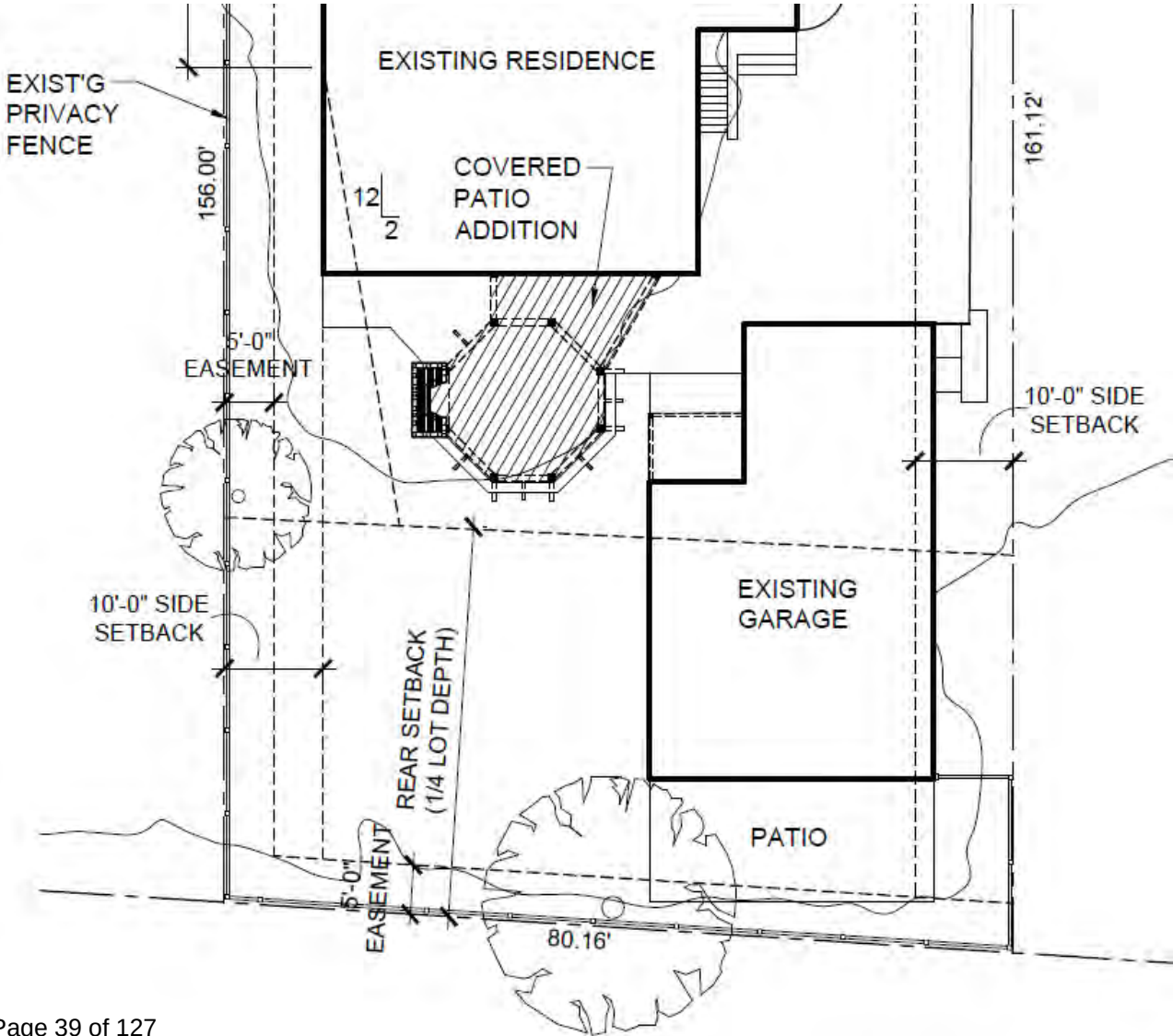
Existing Tremont Road Elevation



Existing Rear Yard Area



Proposal





23-4158

Variance Application

Status: Active

Submitted On: 9/7/2023

Primary Location

3380 SOMERFORD RD
UPPER ARLINGTON, OH
43221

Owner

MACLEAN M RICHARD TR
SOMERFORD 3380
COLUMBUS, OH 43221

Applicant

 Jodell Maclean
 614-747-0768
mmaclean@columbus.rr.com
 3380 Somerford Rd
Upper Arlington, OH
43221-1439

BZAP Information

 **BZAP Case #**

VAR-48-23

 **Status**

Pending

 **BZAP Determination Date**

10/18/2023

 **Vote Tally**

 **Primary Variance**

Generator

 **Findings of Fact for Approval/Denial**

 **Variance Request**

To allow a generator to encroach up to three feet into the 40-foot platted front yard setback along Millwood Drive.

 **BZAP conditions**

Variance Information

Describe Variance Request ?

I am requesting placement of a generator next to existing air conditioning unit which will then have wood panel installed to hide from view as shown in photo. This generator is a medical issue necessity as the heat, humidity and frequent power outages are especially difficult due to having one lung from lung cancer which was result of high radon levels in the residence

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 generator cannot be located in the backyard due to window locations as show in photos

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

This is a corner lot and generator cannot be placed in backyard.

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

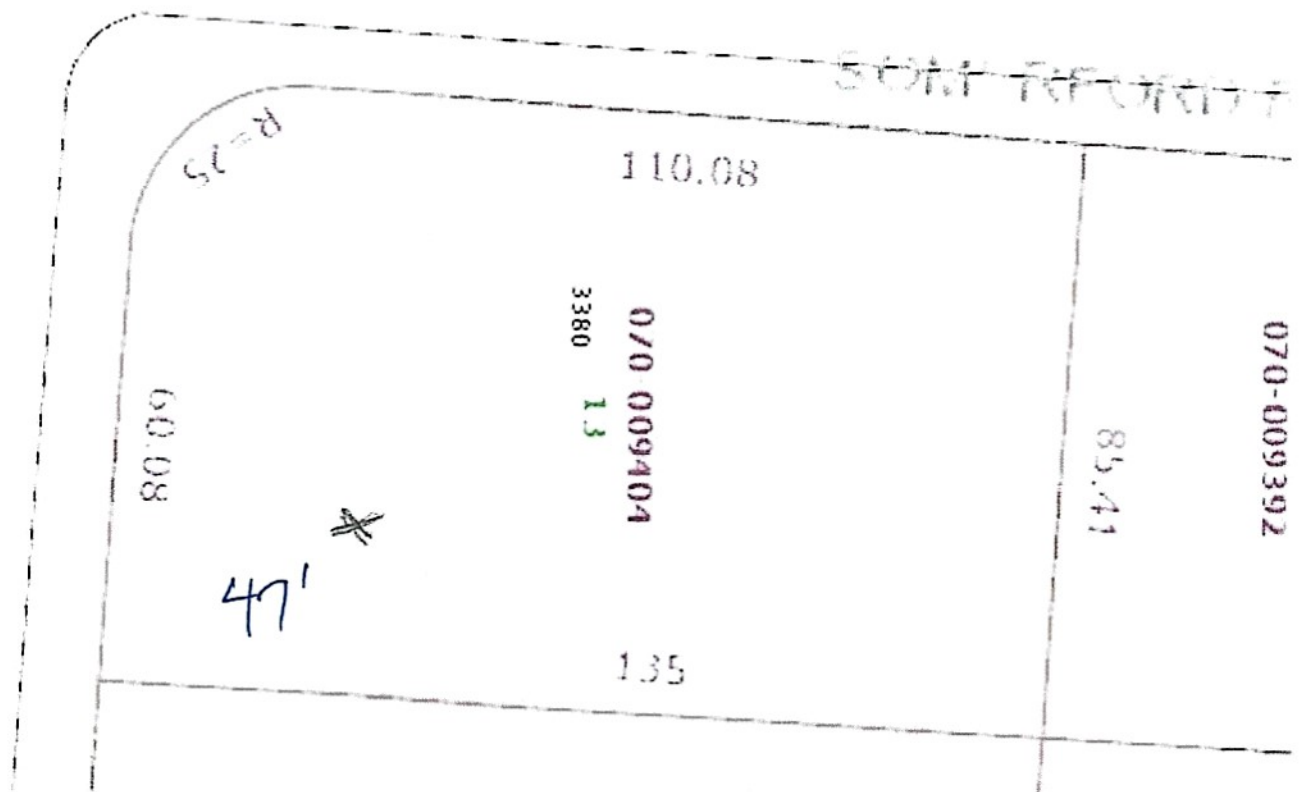
The essential character of the neighborhood will not be impacted as the generator will not be visible

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?

Not applicable

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

Not applicable









September 28, 2023

Shannon Tolliver, Chairman, and
Board of Zoning & Planning Members
3600 Tremont Rd
Upper Arlington, OH 43221

RE: Neighborhood support of Site Plan Waiver for 3380 Somerford Road

Dear Chairman and Board Members:

We are the residents of the neighborhood at Millwood Dr and Somerford Rd and Riverhill

We have been notified by Jodell Maclean regarding the variance request that she has submitted regarding the installation of an electric generator on her property.

We, the undersigned, support the approval of the variance request for 3380 Somerford Road.

Signed By:

<u>Christine Sayre</u>	<u>Christine Jayne</u>	<u>1814 Millwood Dr.</u>
Name	Signature	Address

<u>Samantha Mmat</u>	<u>Samantha Mmat</u>	<u>1815 Millwood Dr</u>
Name	Signature	Address

<u>Mustafa Miniato</u>	<u>Mustafa Miniato</u>	<u>1815 Millwood Dr</u>
Name	Signature	Address

<u>Emily Alexeen</u>	<u>Emily Alexeen</u>	<u>1825 Millwood Drive</u>
Name	Signature	Address

<u>Mary Sateren</u>	<u>Mary Sateren</u>	<u>3365 Somerford Rd.</u>
Name	Signature	Address

<u>Emily Steiner</u>	<u>Emily Steiner</u>	<u>1825 Millwood Dr.</u>
Name	Signature	Address

<u>Lauren Stieritz</u>	<u>Lauren Stieritz</u>	<u>3375 Somerford Rd</u>
<u>Lynn Lufey</u>	<u>Lynn Lufey</u>	<u>3400 Somerford Rd</u>

Heather Goodwin	Heather Goodwin	1804 Millwood Dr
Aaron Porterfield	Aaron Porterfield	1797 Riverhill Rd Columbus Ohio 43221
Name	Signature	Address

Kevin Wegman	Kevin Wegman	1807 Riverhill Rd Columbus OH 43221
Name	Signature	Address

Mark & Pat Taylor	Patricia A Taylor	3385 Somerford Rd
Name Stacey Pokorny	Signature	Address
Stacey Pokorny		1835 Riverhill Rd Columbus, OH 43221

Thank you for your consideration of this matter.

Sincerely,

The residents of the neighborhood at Millwood Dr and Somerford Rd and Riverhill Rd.

Jodell Maclean
3380 Somerford Road
Columbus, OH 43221

September 7, 2023

Mary Sateren
3365 Somerford Road
Columbus, OH 43221

RE: Variance request for 3380 Somerford Road

Dear Mary:

I have filed an application with the City of Upper Arlington to install a home generator on the side of my residence facing Millwood Drive next to the air conditioning unit and must inform the neighbors impacted by this request. Unfortunately, Mann Plumbing and Quality Electric have partially installed the generator prior to obtaining the proper permits. Zoning laws state unit must be 51' from the street and my location is 47'. I am unable to install in the back yard as I do not have a location in which carbon monoxide could enter windows from the dining room, kitchen and family room spaces. My intention is to extend the wood panel that is currently surrounds the air conditioning unit. This past summer has been extremely difficult due to the heat and humidity and feel this is a medical issue necessity due to difficulty breathing with a partial lung from lung cancer due to high radon levels in the house.

I would appreciate your approval for this variance in which there is a Board of Zoning & Planning meeting scheduled for October 18, 2023 at 6PM. If you need further information, please feel free to contact me so that we can discuss.

Sincerely,

Jodell Maclean
/jm

9589 0710 5270 1117 2652 11

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Sent To **AARON WALES PORTERFIELD**

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1777 RIVERVIEW ROAD

City, State, ZIP+4®
COLUMBUS, OH 43221



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Here

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\$0.00

\$0.00

\$0.00

\$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Sent To HEATHER GOODWIN

Street and Apt. No., or PO Box No. 1504 Hillwood Drive

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

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☐ Adult Signature Restricted Delivery

Postage

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Total Postage and Fees

\$

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

City, State, ZIP+4®

\$3.55

\$

\$

\$

\$

\$

\$0.66

\$8.58

AARON & EMILY STEWART

18005 Millwood Dr.

COLUMBUS, OH 43221

4216
6

Postmark
Here

2023

09/07/2023

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

RE: Variance request for 3380 Somerford

Dear Aaron and Emily:

I have filed an application with the City of Upper
residence facing Millwood Drive next to the air
impacted by this request. Unfortunately, Mar
generator prior to obtaining the proper permit
my location is 47'. I am unable to install in the

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Extra Services & Fees (check box, add fee)	\$2.55
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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Sent To KRM : SONIA WEHMAN
Street and Apt. No., or P.O. Box No. 1007 RIVERVIEW RD
City, State, ZIP+4® COLUMBUS, OH 43221

Postmark
SEP 27 2023

09/27/2023

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☐ Return Receipt (electronic)

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☐ Certified Mail Restricted Delivery

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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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\$0.00

Postage

\$0.66

SEP - 7 2023

09/07/2023

Total Postage and Fees

\$8.56

Sent To

CHRISTINE SAYRE

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

1814 MILLWOOD DR

City, State, ZIP+4®

COLUMBUS, OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

RE: Variance request for 3380 Somerford Rd

Dear Christine:

I have filed an application with the City of Upper
residence facing Millwood Drive next to the air
impacted by this request. Unfortunately, Mann
generator prior to obtaining the proper permits
my location is 47'. I am unable to install in the
monoxide could enter windows from the dining
to extend the wood panel that is currently surr

9589 0720 0720 5270 0947 3786 58

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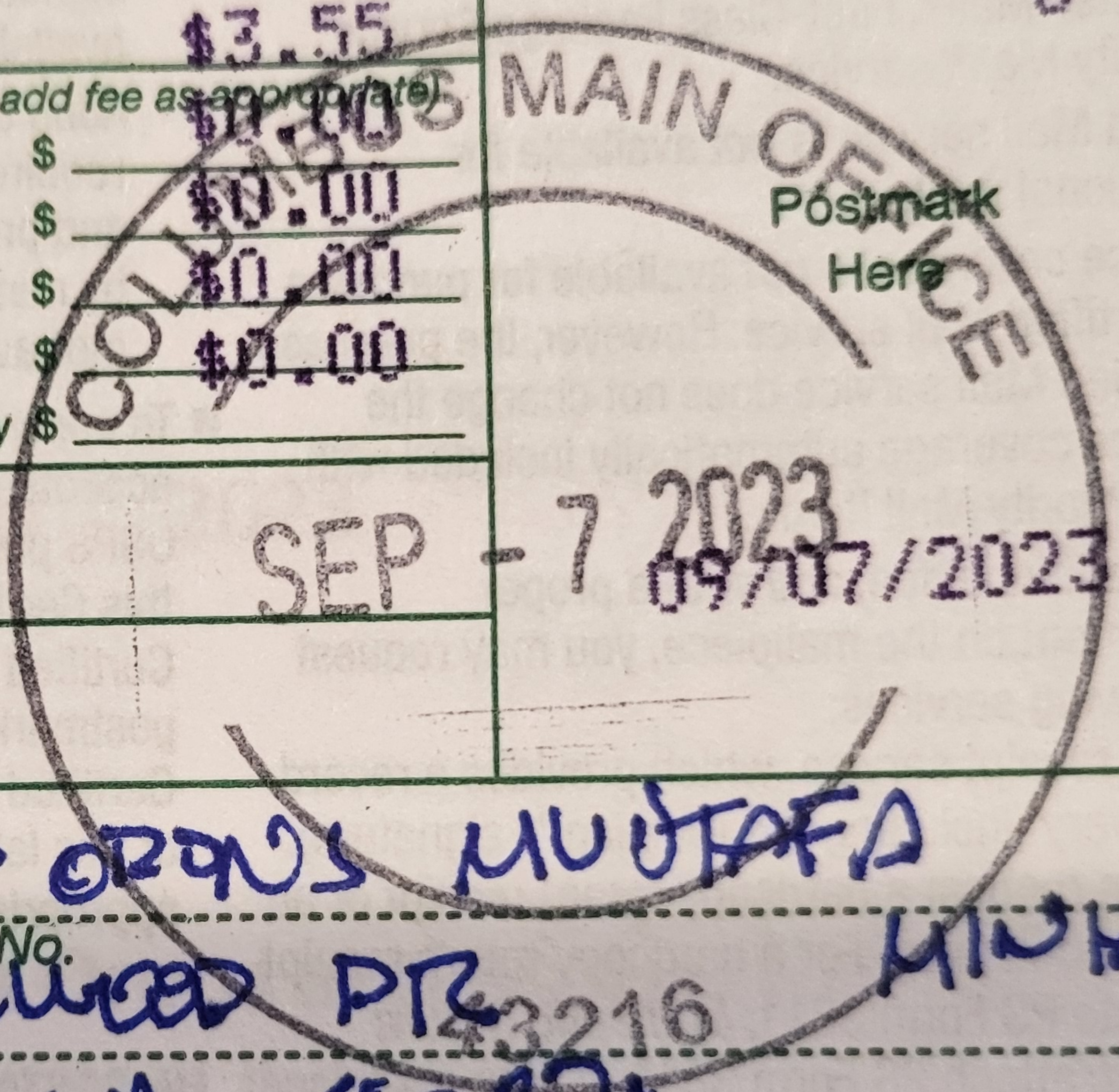
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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$1.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To **SAMANTHA ORONS MUSTAFA**
Street and Apt. No., or PO Box No. **1915 Millwood DR**
City, State, ZIP+4® **Columbus, OH 43221**



RE: Variance request for 3380 Somerford

Dear Samantha and Mustafa:

I have filed an application with the City of U
residence facing Millwood Drive next to the
impacted by this request. Unfortunately, M

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COLUMBUS, OH 43221

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	\$3.55	6
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☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	
Sent To	ALYEKSYEYEV 26 DECEMBER 2023	
Street and Apt. No., or PO Box No.	1852 MILLWOOD DRIVE	
City, State, ZIP+4®	COLUMBUS, OH 43221	

Postmark Here

09/07/2023

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

Iodell M
0 Somer
mbus,

RE: Variance request for 3380 Somerford Road

Dear Alyeksyeyev:

I have filed an application with the City of Upper Arlington for a variance to install a generator at my residence facing Millwood Drive next to the air conditioning unit. The unit is currently impacted by this request. Unfortunately, Mann Plumber installed the generator prior to obtaining the proper permits. Zoning code requires a minimum setback of 47' from my location is 47'. I am unable to install in the back yard as the unit is too close to the house and monoxide could enter windows from the dining room.

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Certified Mail Fee	\$4.35	4216
Postage	\$0.66	6
Total Postage and Fees	\$8.56	
Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$0.00 ☐ Return Receipt (electronic) \$0.00 ☐ Certified Mail Restricted Delivery \$0.00 ☐ Adult Signature Required \$0.00 ☐ Adult Signature Restricted Delivery \$0.00		

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09/27/2023

Sent To **DOUG STAGS POKORNY**

Street and Apt. No., or PO Box No. **1835 RIVER HILL RD**

City, State, ZIP+4® **COLUMBUS, OH 43221**

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

Postage \$0.66

Total Postage and Fees \$8.56

Sent To

Street and Apt. No. or PO Box No.

City, State, ZIP+4®

MARY SATERZEN

3385 SOMERFORD RD

COLUMBUS, OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

RE: Variance request for 3380 Somerford Rd

Dear Mary:

I have filed an application with the City of Upper
residence facing Millwood Drive next to the air
impacted by this request. Unfortunately, Man

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

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

Columbus, OH 43221

Certified Mail Fee

\$4.35

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

\$0.00

☐ Return Receipt (electronic)

\$

\$0.00

☐ Certified Mail Restricted Delivery

\$

\$0.00

☐ Adult Signature Required

\$

\$0.00

☐ Adult Signature Restricted Delivery

\$

\$0.00

Postage

\$0.66

\$

Total Postage and Fees

\$8.56

\$

Sent To

JEFF & LAUREN STIERITZ

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

3375 SOMERFORD RD

City, State, ZIP+4®

COLUMBUS, OH 43221

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

RE: Variance request for 3380 Somerford Road

Dear Jeff and Lauren:

I have filed an application with the City of Upper Arlington for a variance request for a residence facing Millwood Drive next to the air conditioning unit that is currently impacted by this request. Unfortunately, Mann Plumber installed a generator prior to obtaining the proper permits. Zoning code for my location is 47'. I am unable to install in the back yard as the generator monoxide could enter windows from the dining room. I would like to extend the wood panel that is currently surrounding the generator. It has been extremely difficult due to the heat and humidity.

9589 0710 5270 1117 2651 98

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

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

Columbus, OH 43221

Certified Mail Fee	\$4.35	4216
\$	\$3.55	6
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$10.66	
\$		
Total Postage and Fees	\$8.56	
\$		

Sent To MARK : PPT TAYLOR

Street and Apt. No., or PO Box No. 3385 SOMERFORD RD

City, State, ZIP+4® COLUMBUS, OHIO 43221

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

9589 0710 5270 1117 2652 04

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

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

Columbus, OH 43221

Certified Mail Fee	\$4.35	4216
Extra Services & Fees (check box, add fees as appropriate)	\$3.55	6
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Postmark Here
 SEP 27 2023
 09/27/2023

Sent To **ROMAN KHIDEKEL**
 Street and Apt. No. or PO Box No. **759 S. SHERWOOD RD**
 City, State, ZIP+4® **COLUMBUS, OH 43221**

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

9589 0710 5270 1117 2667 44

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

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

Columbus, OH 43221

Certified Mail Fee \$14.35
Extra Services & Fees (check box, add fees as appropriate)
☐ Return Receipt (hardcopy) \$3.55
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.00

Total Postage and Fees \$0.00

Sent To ED E. Cynn WFFRY

Street and Apt. No., or PO Box No. 3400 SOMERFORD RD

City, State, ZIP+4® COLUMBUS, OHIO 43221



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

3361 Redding Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Existing Somerford Road Elevation



Existing Millwood Drive Elevation



Existing East Yard





23-4315

Variance Application

Status: Active

Submitted On: 9/18/2023

Primary Location

3096 GLENRICH PW
UPPER ARLINGTON, OH
43221

Owner

MCKINNISS SEAN A
GLENRICH 3096 UPPER
ARLINGTON, OH 43221

Applicant

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

BZAP Information

 **BZAP Case #**

VAR-51-23

 **Status**

Pending

 **BZAP Determination Date**

10/18/2023

 **Vote Tally**

 **Primary Variance**

Front porch

 **Findings of Fact for Approval/Denial**

 **Variance Request**

To allow a front porch to encroach up to 11'-6" into the 40-foot platted front yard setback, when a six-foot encroachment is permitted.

 **BZAP conditions**

Variance Information

Describe Variance Request ?

Request variance to increase the allowable projection into the front yard from 6'-0" to 11'-6" (at the north side) and 8'-2" (at the south side) for a total projection over the Build Line of 244 sf. The projection increase is to allow for an open front porch.

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

The property at 3096 Glenrich Pkwy consists of a single-family mid-century modern ranch house. The property has a beautiful front yard with a rolling streetscape filled with mature vegetation. The owners would like to take advantage of the view that the front yard offers by creating an outdoor "room" where they can enjoy the atmosphere and interact with the neighbors. The house sits on the curved portion of Glenrich Pkwy and sits very close to the 40' build line. Several corners of the house currently sit over the build line. The location of the house in relation to the build line creates a hardship as the outdoor "room" sits well within the build line projecting over the 6'-0" allowable front porch encroachment.

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

The variance will not confer a special privilege that is denied to other properties in the same district. The curved property line and location of the house in relation to the property creates a unique condition. Many houses sit further back than the 40' front yard setback and can therefore utilize more buildable area on the lot for a front porch.

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

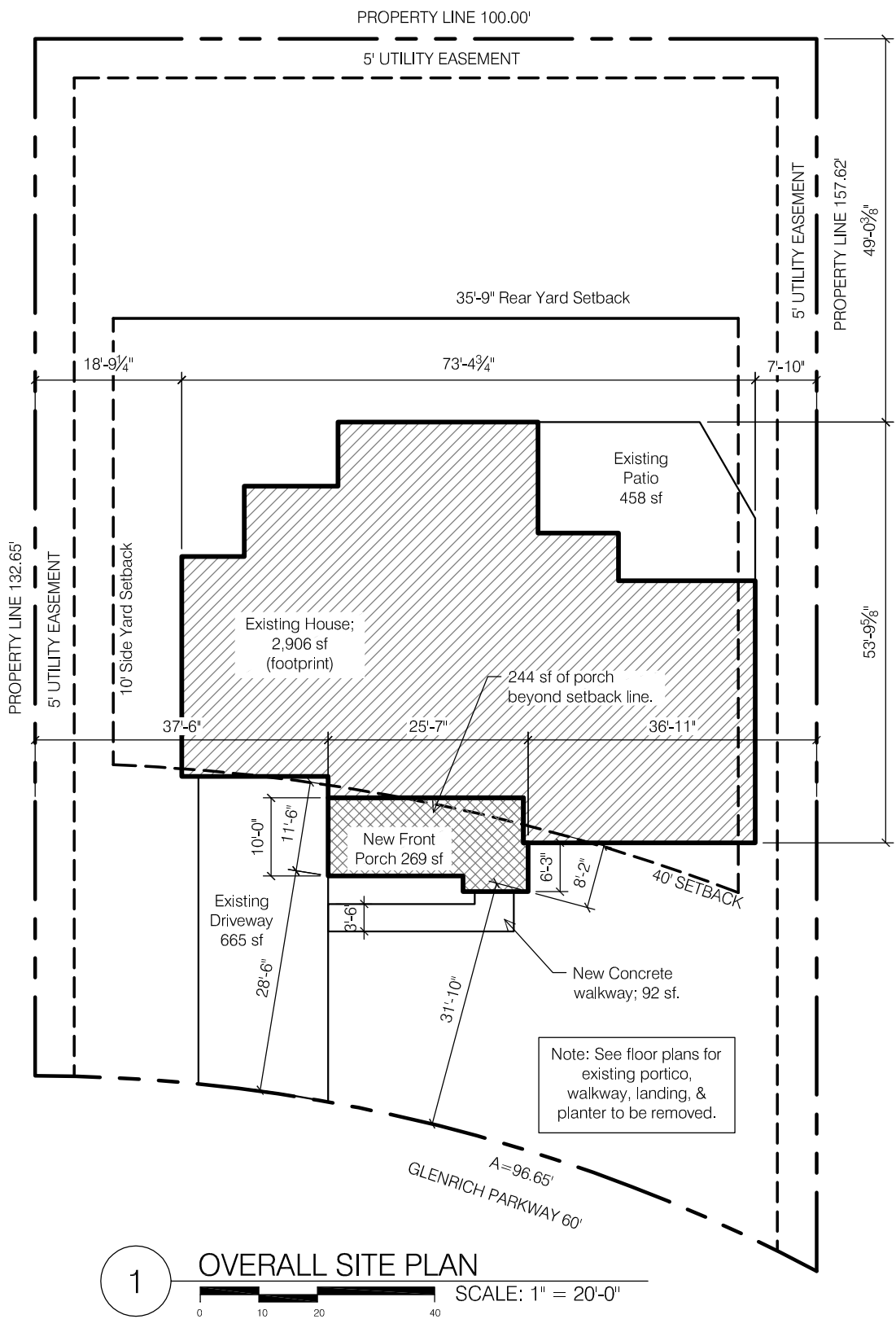
The essential character of the neighborhood area will not be substantially altered due to the variance request. The front porch will improve the appearance of the neighborhood and will allow for more congregation area in the front yard resulting in increased community socialization. The massing of the front porch is complimentary to the existing house and is broken down into the main body of the porch and a front portico accentuating the entrance.

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?

Smaller porch footprints were considered but did not offer the desired functionality that the larger porch is able to provide. The porch withing the 6'-0" projection would not allow a view to the south portion of the front yard due to the projection of the south part of the house.

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

The 6'-0" allowable encroachment would not provide a beneficial use without the enlarged footprint that the variance would allow.



GENERAL INFORMATION

Address: 3096 Glenrich Pkway
Upper Arlington, Ohio 43221

Franklin County Parcel: 070-007160-00

Scope of Project:
The project consists of exterior improvements including a new front porch, new roof, & new exterior paint.

Front Porch Area: 269 sf

SHEET INDEX

- A1.0 Site Plan & General Info
- A1.1 Overall Plans
- A1.2 Overall Elevations
- A2.0 Enlarged Porch Plans
- A2.1 Porch Roof Plan
- A2.2 Porch Roof Framing Plan
- A3.0 Porch Sections

DESIGN CRITERIA

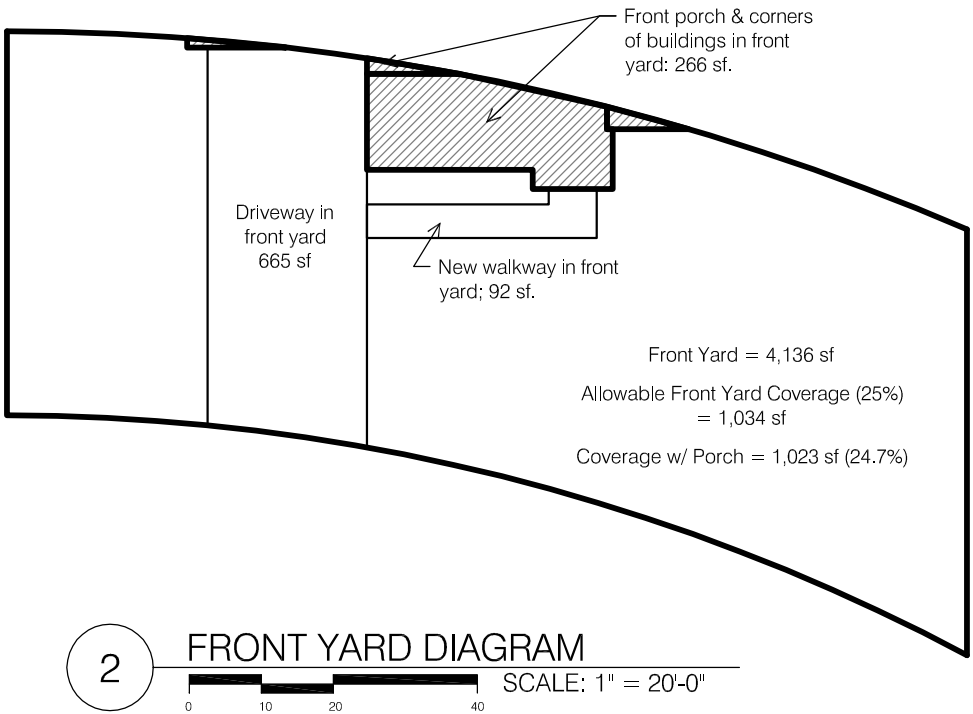
Design Criteria:
Wind Speed = 115 mph
Seismic Category = A
Weathering = Severe
Frost Line Depth = 36"
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

Termite = Moderate to Heavy
Ice Barrier Underlayment = Yes.
Floor Live Load = 40 psf
Snow Load Roof = 20 psf

ZONING: R-1C

Number of Floors Existing:	Actual 1	Zoning Req't 1 to 2.5 flr (35')
Lot Area & Lot Width	Actual 14,077 sf 100'	Zoning Req't n/a n/a
Porch Setbacks	Actual	Zoning Req't
Front Yard West:	28'-6"	34'-0"
Side Yard North:	37'-6"	10'-0"
Side Yard South:	36'-11"	10'-0"
Building Cover Limit	Actual	Zoning Req't
Bldg Cover w/ Porch:	3,175 sf (23%)	4,082 sf (29%) Meets zoning
Development Cover Limit	Actual	Zoning Req't
Dvpmt Cover w/ Porch:	4,390 sf (31%)	6,334 sf (45%) Meets zoning
Front Yard Coverage	Actual	Zoning Req't
Front Yard Cover w/ porch:	1,023 sf (24.7%)	1,034 sf (25%)
Front Porch Size	Actual	Zoning Req't
Front Porch Size:	269 sf	6' over setback

Request Variance to allow front porch to encroach into front build line. Build line is curved and front projects 11'-6" at the north and 8'-2" at the south with a total area over the build line of 244 sf.



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



NEW FRONT PORCH
3096 GLENRICH PKWY
UPPER ARLINGTON, OHIO 43221

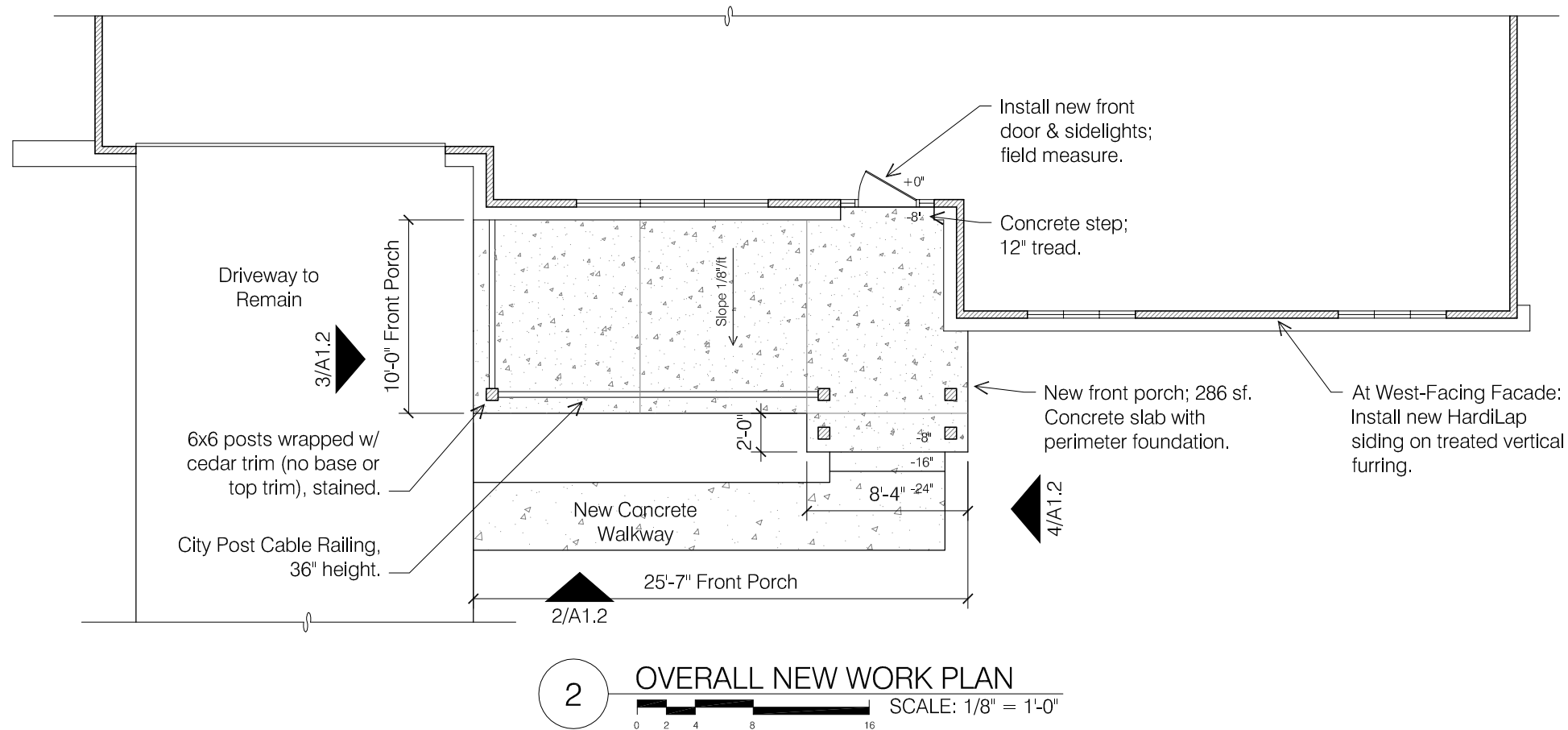
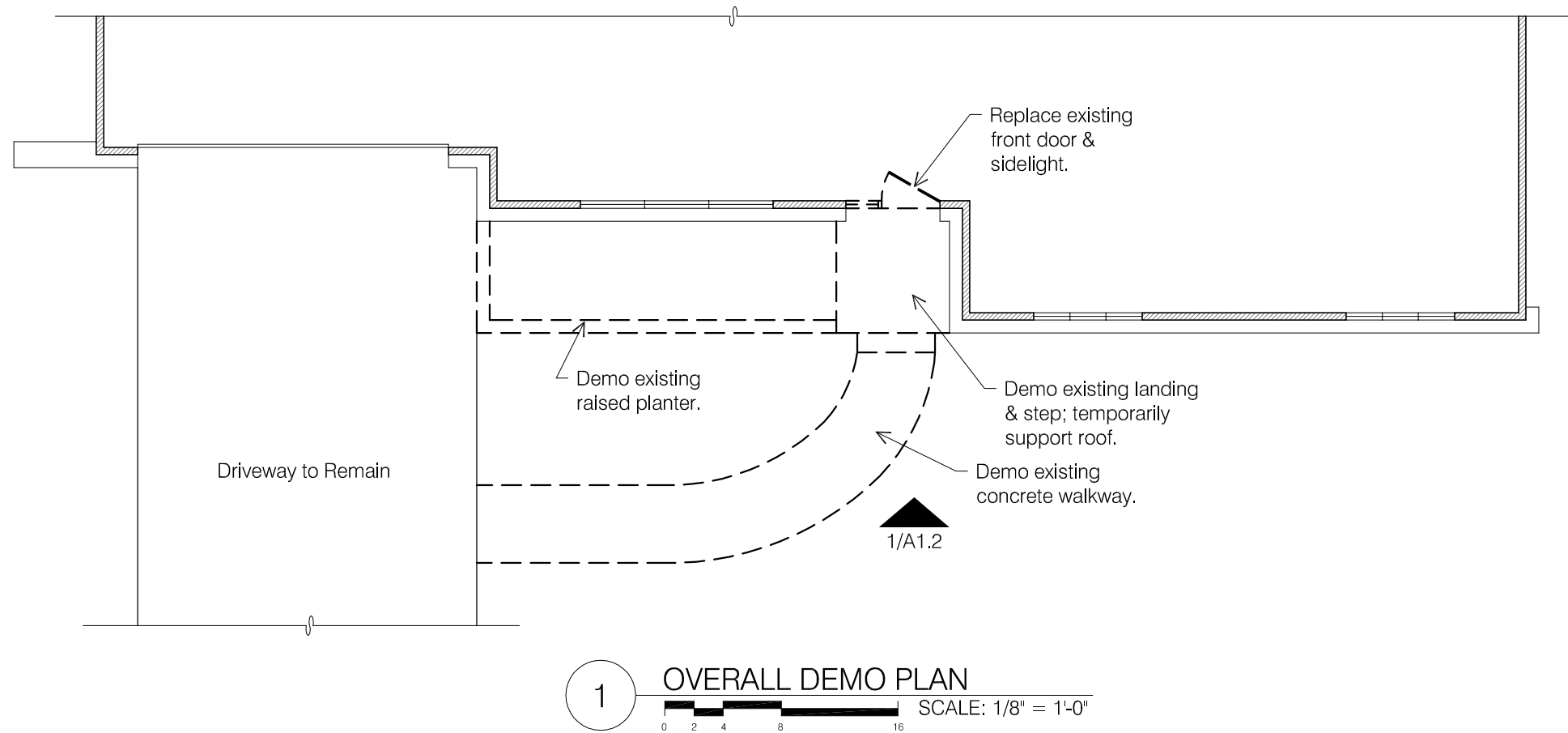
Permit Set

SCALE:
As Noted
PROJECT NO.:

DATE:
Sept 18, 2023
SHEET NO.

A1.0

SITE PLAN & GENERAL INFO



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



NEW FRONT PORCH
3096 GLENRICH PKWY
UPPER ARLINGTON, OHIO 43221

Permit Set

SCALE:
As Noted
PROJECT NO.:

DATE:
Sept 18, 2023
SHEET NO.

A1.1

OVERALL PLANS





NEW FRONT PORCH
3096 GLENRICH PKWY
UPPER ARLINGTON, OHIO 43221

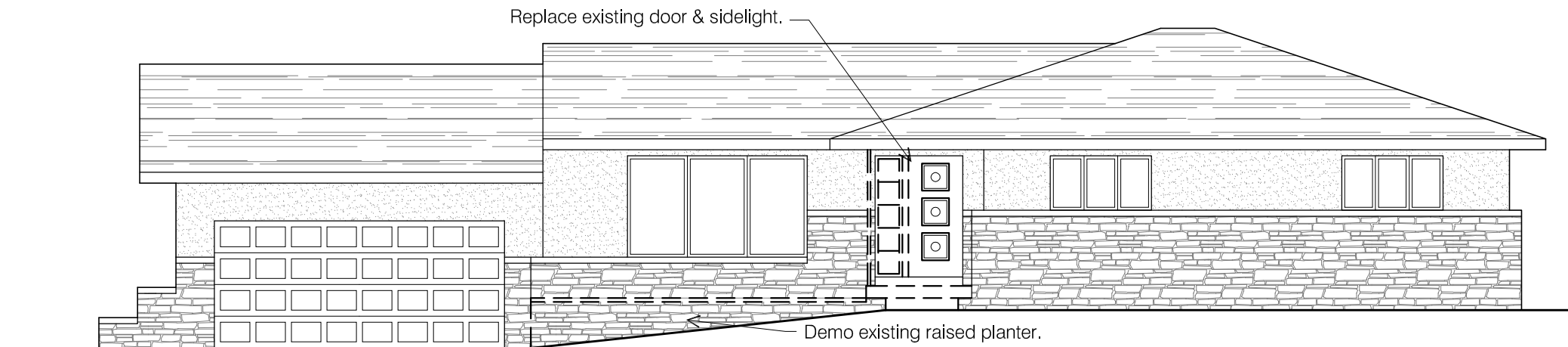
Permit Set

SCALE:
As Noted
PROJECT NO.:

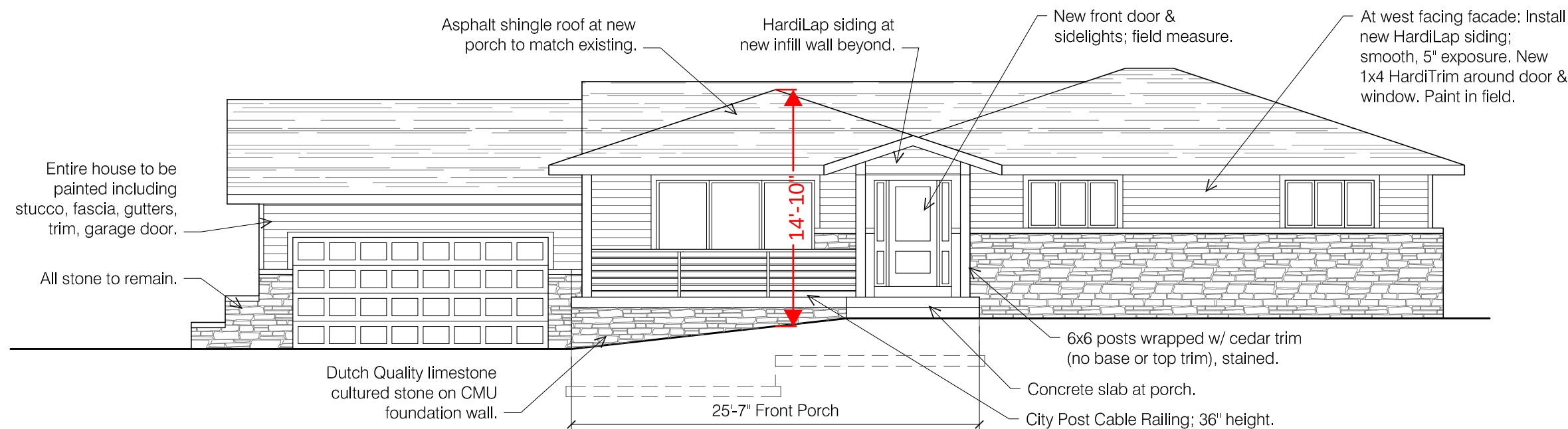
DATE:
Sept 18, 2023
SHEET NO.

A1.2

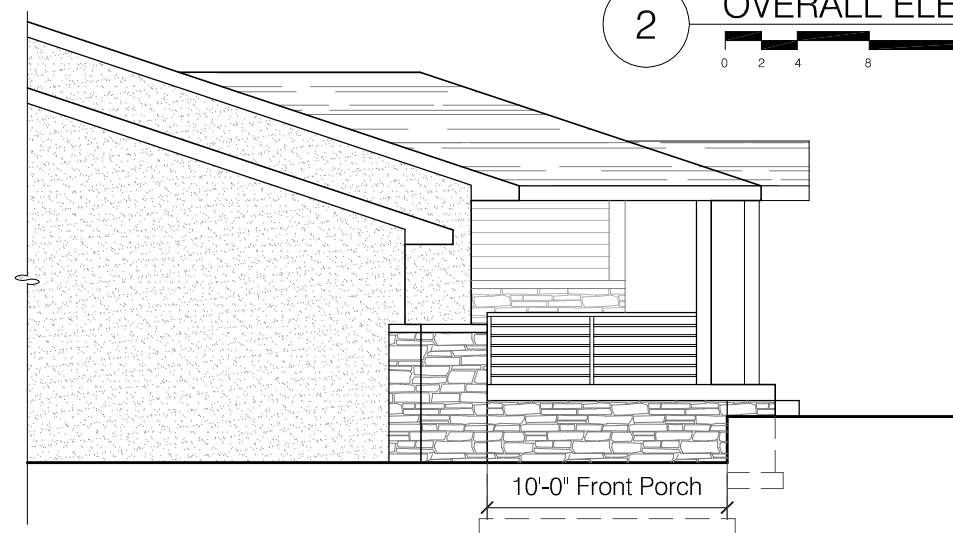
OVERALL ELEVATIONS



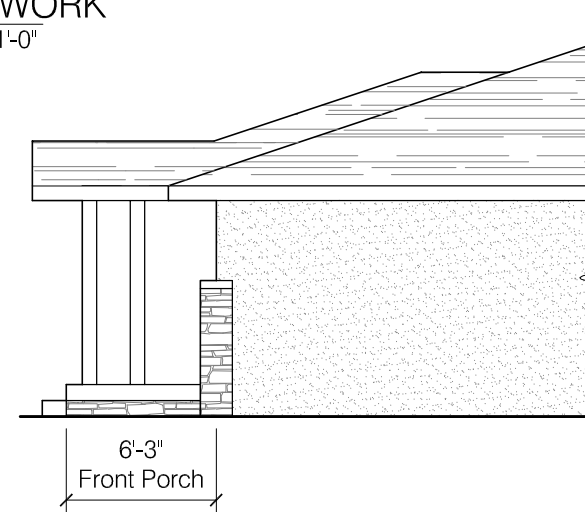
1 OVERALL ELEVATION - DEMO
SCALE: 1/8" = 1'-0"



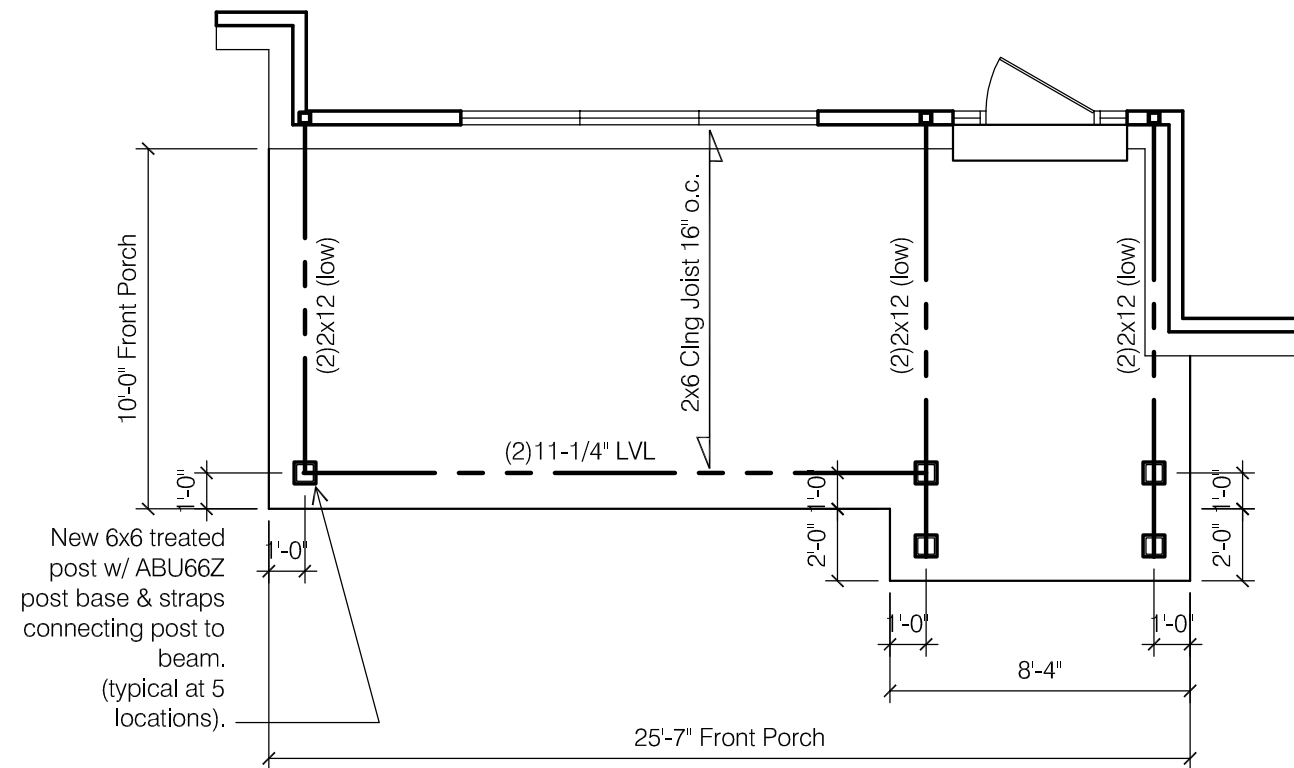
2 OVERALL ELEVATION - NEW WORK
SCALE: 1/8" = 1'-0"



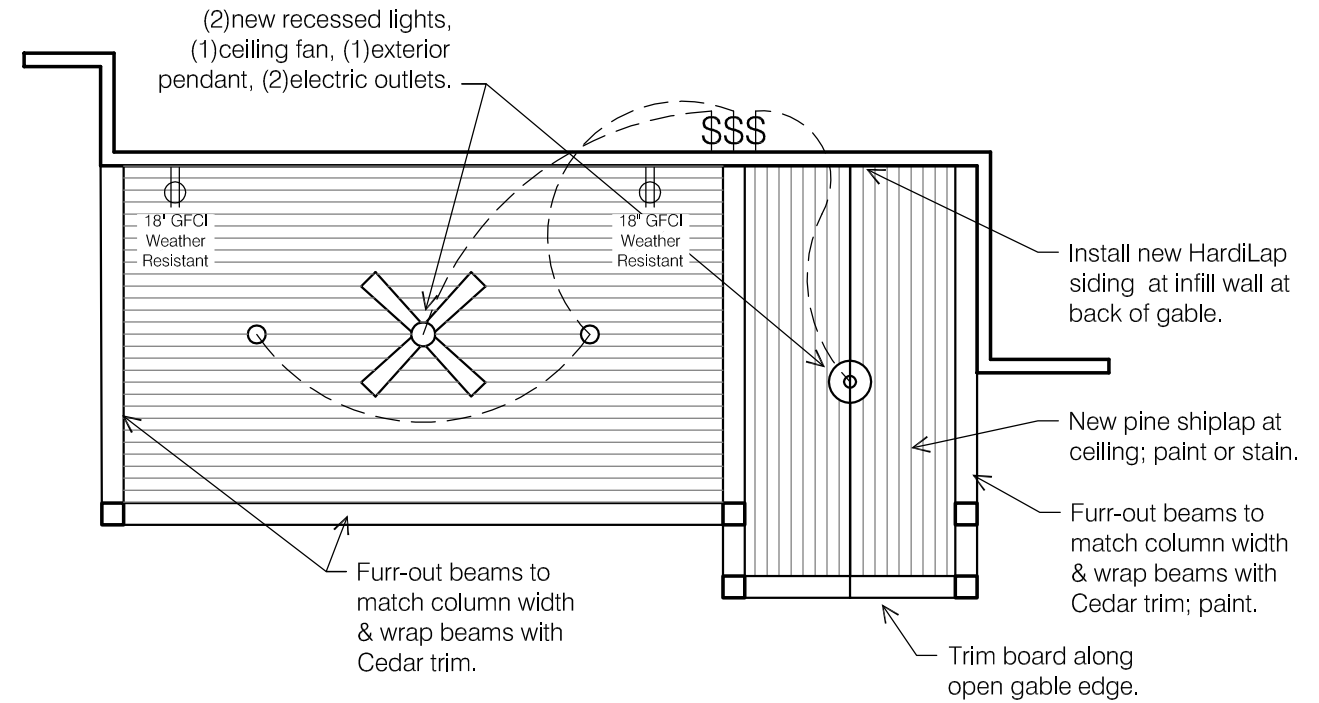
3 NORTH ELEVATION - NEW WORK
SCALE: 1/8" = 1'-0"



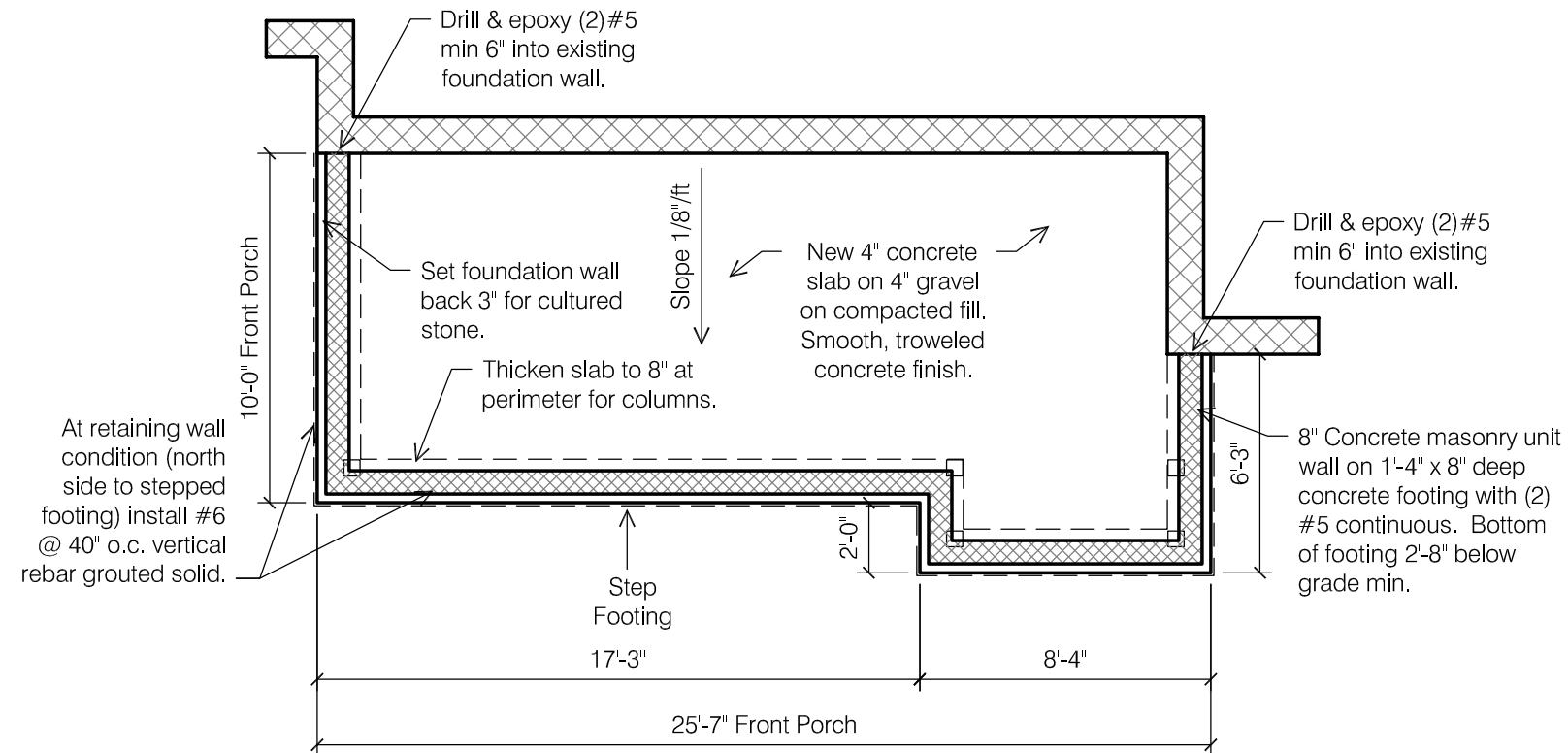
4 SOUTH ELEVATION - NEW WORK
SCALE: 1/8" = 1'-0"



1 ENLARGED PORCH PLAN
SCALE: 3/16" = 1'-0"



2 PORCH CEILING PLAN
SCALE: 3/16" = 1'-0"



3 PORCH FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



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



NEW FRONT PORCH
3096 GLENRICH PKWY
UPPER ARLINGTON, OHIO 43221

Permit Set

SCALE:
As Noted

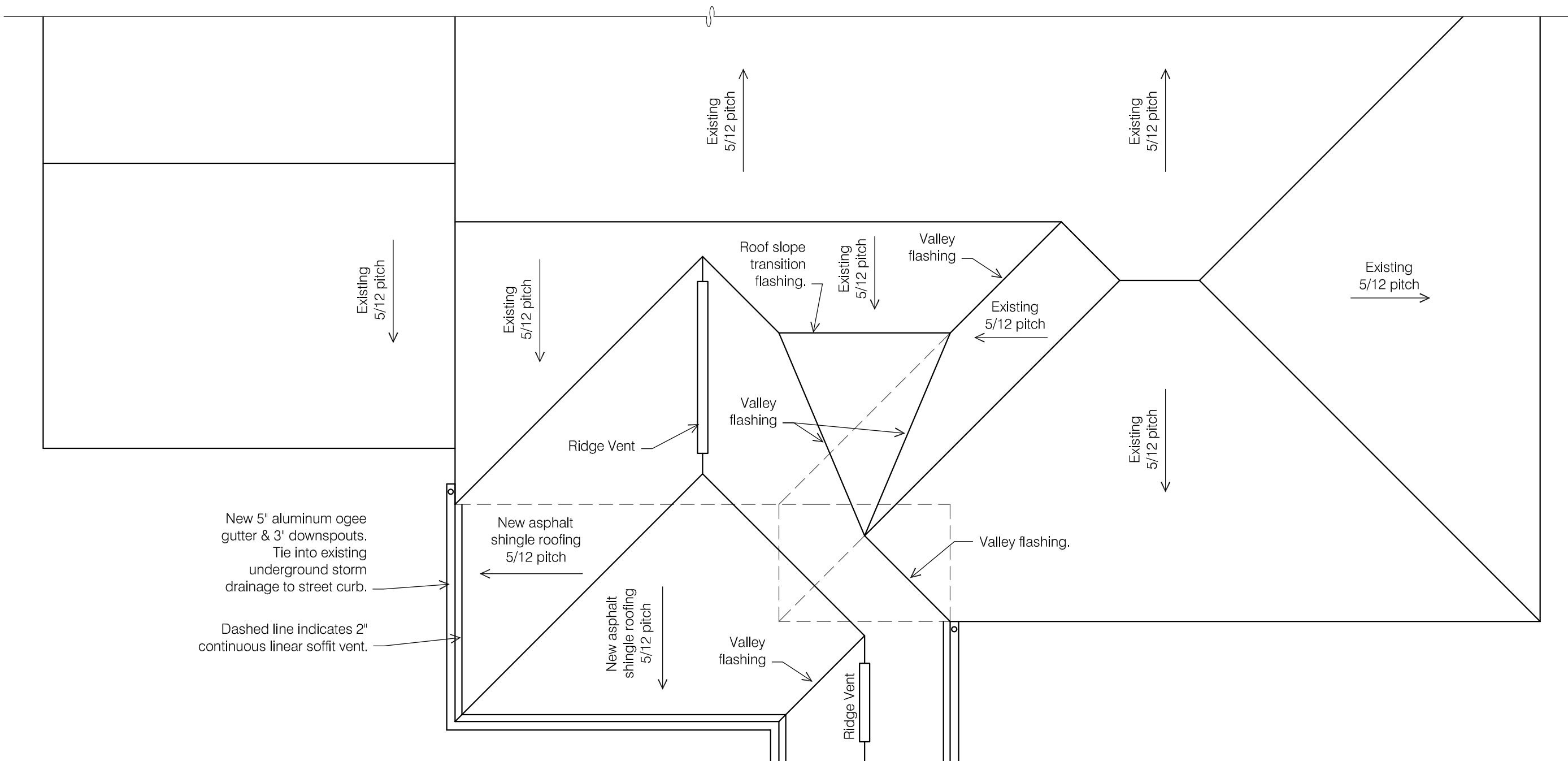
PROJECT NO.:

DATE:
Sept 18, 2023

SHEET NO.

A2.0

PORCH FOUNDATION & CEILING PLANS



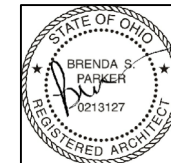
New 5" aluminum ogee gutter & 3" downspouts. Tie into existing underground storm drainage to street curb.

Dashed line indicates 2" continuous linear soffit vent.

1 PORCH ROOF PLAN
SCALE: 3/16" = 1'-0"



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



NEW FRONT PORCH
3096 GLENRICH PKWY
UPPER ARLINGTON, OHIO 43221

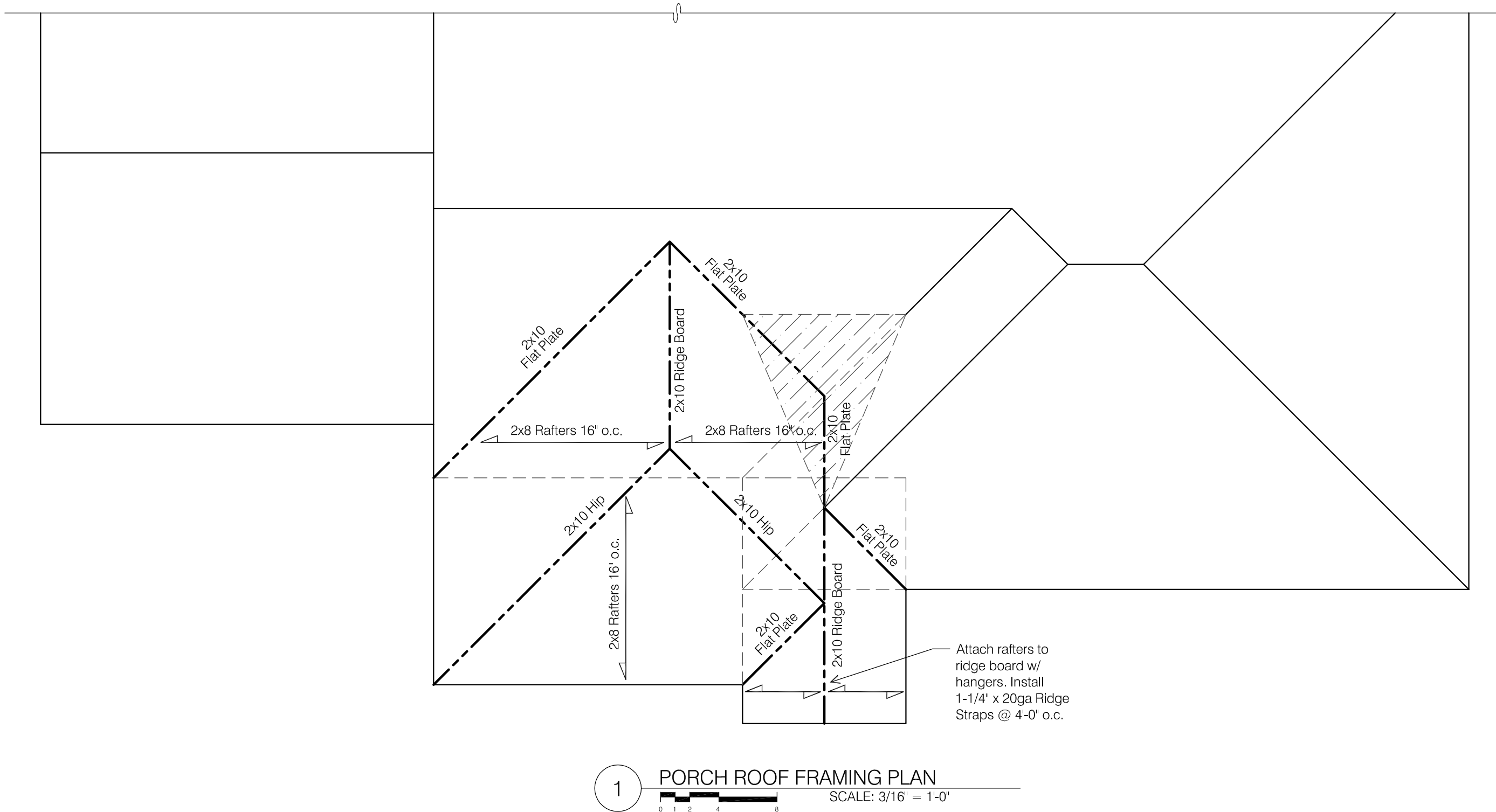
Permit Set

SCALE:
AS NOTED
PROJECT NO.:

DATE:
Sept 18, 2023
SHEET NO.

A2.1

PORCH ROOF PLAN



1 PORCH ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



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



NEW FRONT PORCH
3096 GLENRICH PKWY
UPPER ARLINGTON, OHIO 43221

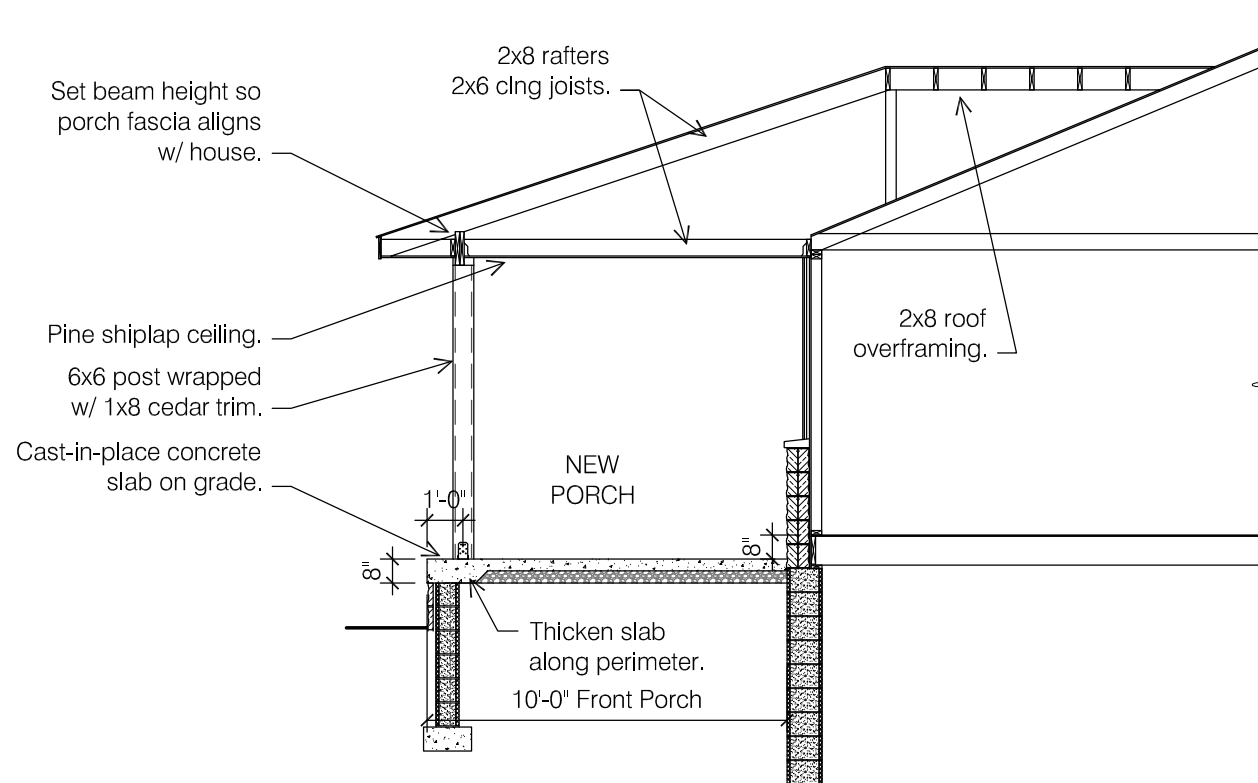
Permit Set

SCALE:
AS NOTED
PROJECT NO.:

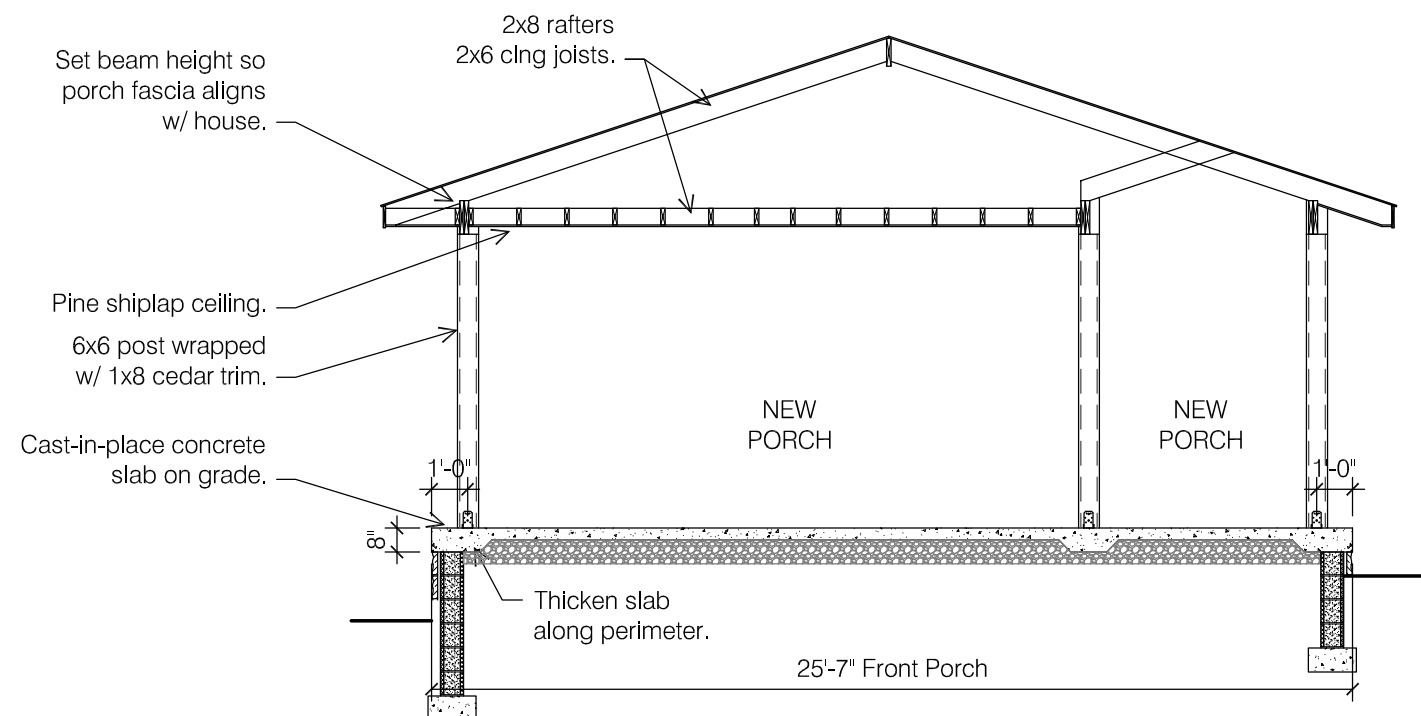
DATE:
Sept 18, 2023
SHEET NO.

A2.2

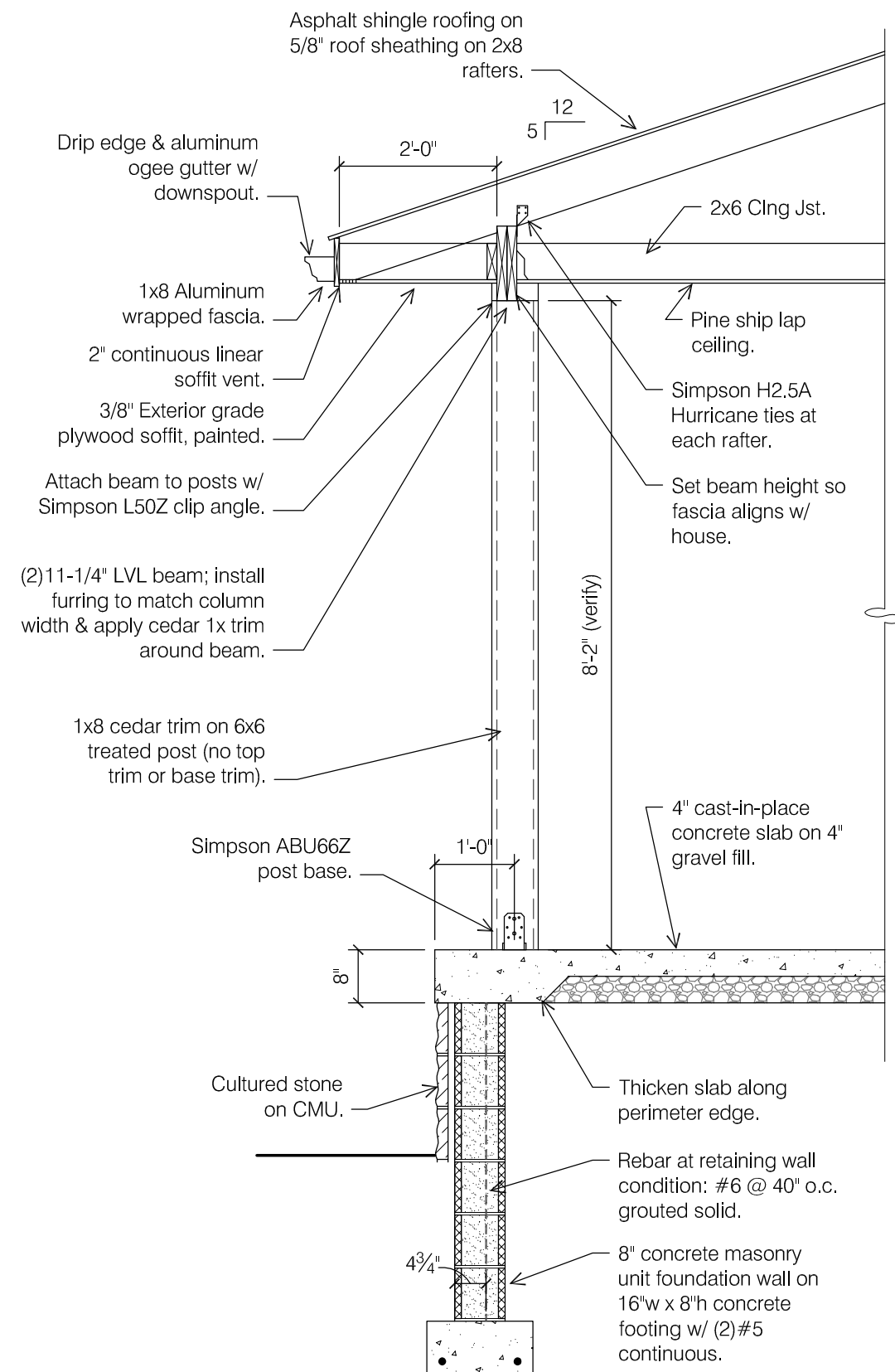
PORCH ROOF FRAMING PLAN



1 PORCH SECTION E/W
SCALE: 3/16" = 1'-0"



2 PORCH SECTION N/S
SCALE: 3/16" = 1'-0"



3 PORCH WALL SECTION
SCALE: 1/2" = 1'-0"

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



NEW FRONT PORCH
3096 GLENRICH PKWY
UPPER ARLINGTON, OHIO 43221

Permit Set

SCALE:

AS NOTED

PROJECT NO.:

DATE:

Sept 18, 2023

SHEET NO.

A3.0

PORCH SECTIONS

Revised: May 2023

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 3096 Glenrich Pkwy, Upper Arlington, Ohio 43221

This application will be heard by the Board of Zoning and Planning on: October 18, 2023

Describe activity which requires Board of Zoning and Planning review:

Request variance to increase the allowable projection into the front yard from 6'-0" to 11'-6" (at the north side) and 8'-2" (at the south side) for a total projection over the Build Line of 244 sf. The projection increase is to allow for an open front porch.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1585 Bethel Road, Suite 200	MJV Company LLC	9589-0710-5270-0483-4853-08	9/19/23
3081 Dorchester Road	Scott & Elizabeth Robinson	9589-0710-5270-0483-4852-78	9/19/23
3099 S Dorchester Road	Andrew Mackessy & Heather Palak	9589-0710-5270-0483-4852-47	9/19/23
3110 Glenrich Pkwy	Mel & SNL	9589-0710-5270-0483-4852-92	9/19/23
3086 Glenrich Pkwy	Katherine Goldberg	9589-0710-5270-0483-4852-61	9/19/23
3074 Glenrich Pkwy	Barbara Wood	9589-0710-5270-0483-4852-30	9/19/23
2640 Bridgeview Road	Lorenzo Farina	9589-0710-5270-0483-4852-85	9/19/23
2635 Clifton Road	Dennis & Barbara Miller	9589-0710-5270-0483-4852-54	9/19/23
Applicant Signature: Brenda Parker			Date: 9/18/23

NOTICE:

Date: September 18, 2023

To:

Please be advised that Sean & Joyce McKinniss have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 3096 Glenrich Parkway, Upper Arlington, Ohio 43221.

The zoning variance request is to increase the allowable projection into the front yard from 6'-0" to 11'-6" (at the north side) and 8'-2" (at the south side) for a total projection over the Build Line of 244 sf. The projection increase is to allow for an open front porch.

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, October 18, 2023 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

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

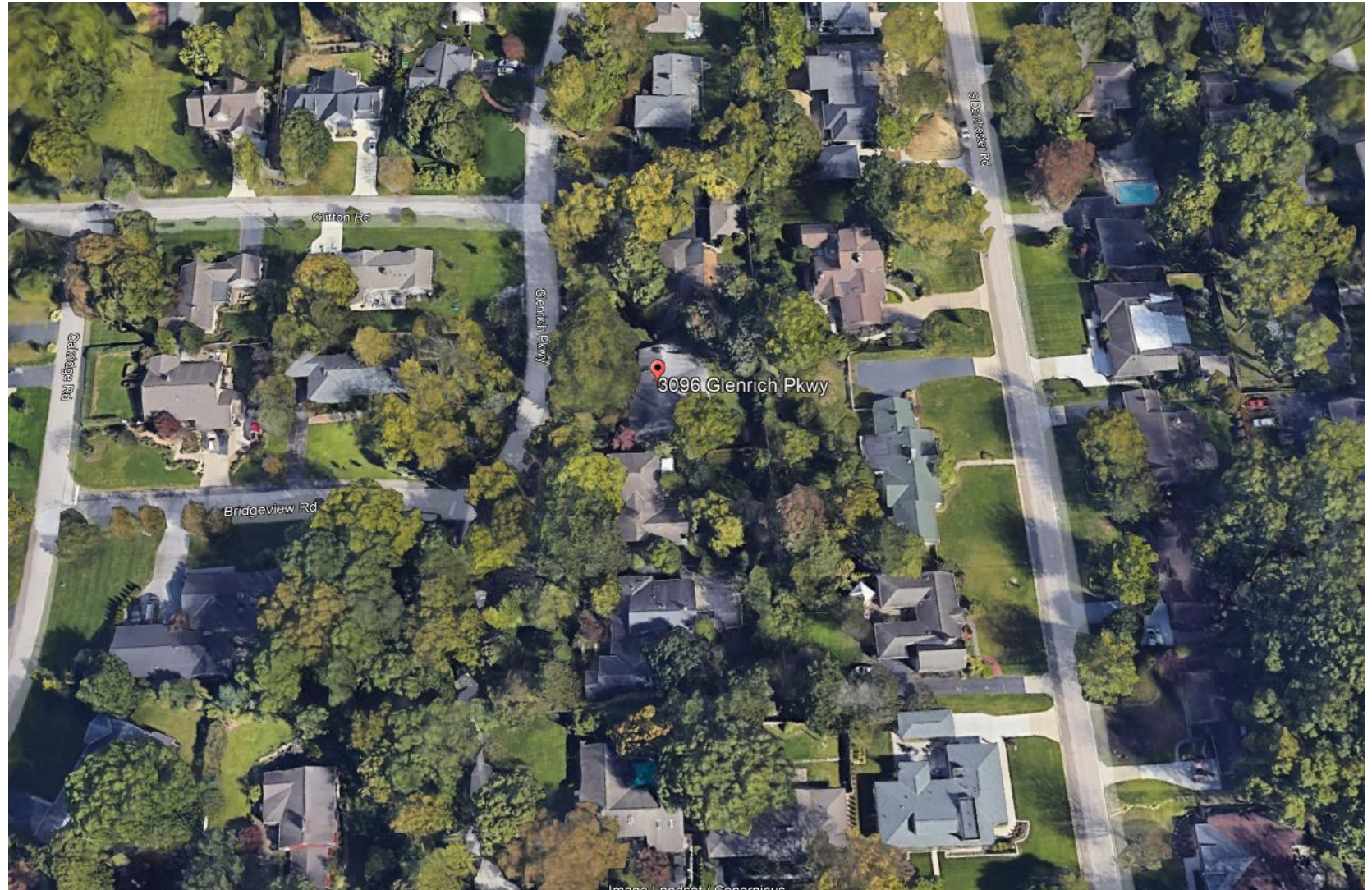
Brenda Parker (Architect)
On behalf of Sean & Joyce McKinniss

3096 Glenrich Parkway

BZAP Staff Report Pictures



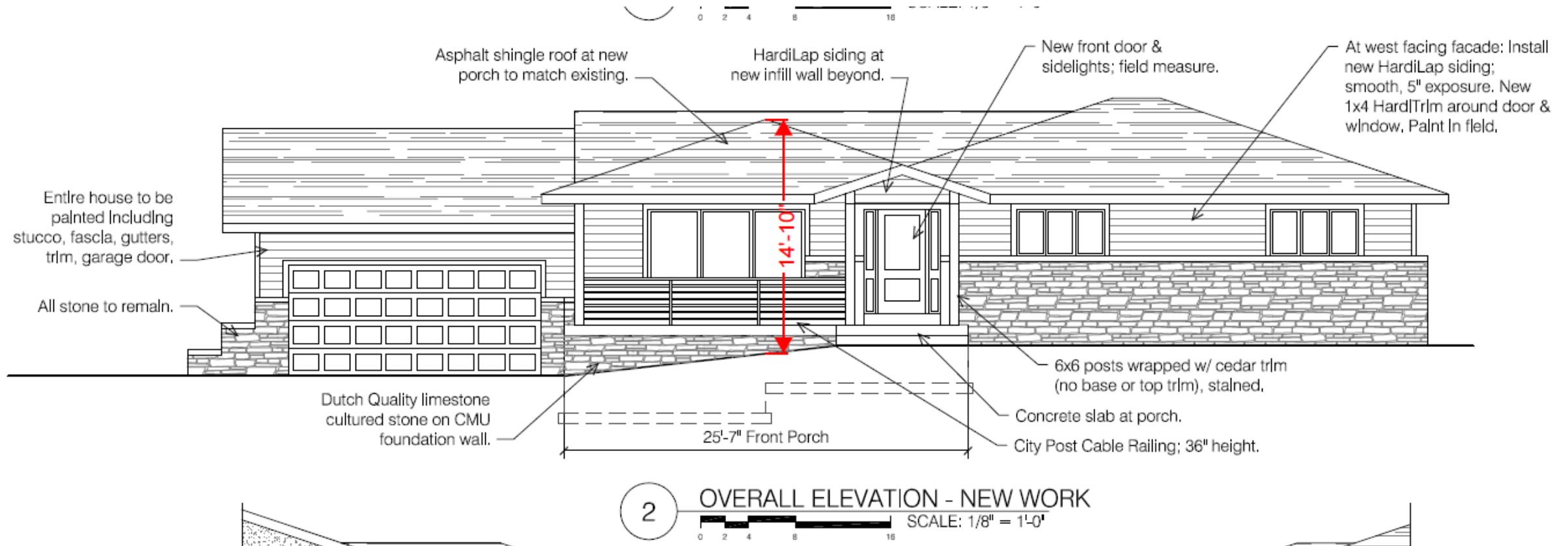
Google Maps ® Aerial – Looking North



Existing Front Elevation



Proposed Front Elevation





23-4148

Variance Application

Status: Active

Submitted On: 9/7/2023

Primary Location

1513 ESSEX RD
UPPER ARLINGTON, OH
43221

Owner

CHRISTOPHER G CALL
ESSEX 1513 COLUMBUS, OH
43221

Applicant

 Joseph Trepicone
 614-358-4500
 jtrepicone@trepicone.com
 600 Stonehenge Parkway
second floor
Dublin, OH 43217

BZAP Information

BZAP Case

VAR-46-23

Status

Pending

BZAP Determination Date

10/18/2023

Vote Tally

Primary Variance

Findings of Fact for Approval/Denial

Variance Request

To allow a detached garage that is 18'-5" in height, when 17 feet is the limit, and is 877 square feet in size, when 581.5 square feet is the limit.

BZAP conditions

Variance Information

Describe Variance Request ?

To construct an 877 s.f. 2-car garage with additional storage space.

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

We do not believe so. Some of the surrounding garages are as large.

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

We do not believe so. Some of the surrounding garages are as large.

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. We would like to construct a 2 car garage.

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

We believe so.

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

No

A. GENERAL

-
-
-
-
- The structure is designed to be self-supporting and stable after the building is fully completed. It is solely the contractor's responsibility to determine erection procedure and sequence and insure the safety of the building and it's component parts during erection. This includes the addition of whatever shoring, sheeting, temporary bracing, guys or tie-downs which might be necessary. Such material shall remain the contractor's property after the completion of the project.
2. It is solely the contractor's responsibility to follow all applicable safety codes and regulations during all phases of construction.
3. Equipment framing loads, opening and structure in any way electrical requirements are shown for bidding purposes only. The contractor shall obtain approval of the involved trades before proceeding with such portion of the requirement to be borne by the appropriate contractor.
4. Should any of the detailed instructions shown on the plans conflict with these structural notes, the specifications, or with each other, the strictest provision shall govern.
5. All dimensions and elevations shown on the structural drawing shall be verified by the contractor and shall conform to those shown on the architectural drawings.

1. Floor live load:
 - A. Design floor LL = 100 PSF
2. Roof live load:
 - A. Reduction factor (R1) = 1.0
 - B. Reduction factor (R2) = 1.0
 - C. Minimum Roof LL (LR) = 25 PSF
 - D. Design roof LL = 25 PSF
3. Roof snow loads
 - A. Ground snow load (PG) = 25 PSF
 - B. Flat-roof snow load (PF) = 25 PSF
 - C. Sloped roof snow load (PS) = 25 PSF
 - D. Snow exposure factor (CE) = 1.0
 - E. Snow load importance factor (IS) = 1.0
 - F. Thermal factor (CT) = 1.0
 - G. Roof slope factor (CS) = 0.7
 - H. Minimum roof snow load = 25 PSF
 - J. Design roof snow load = 25 PSF
4. Wind loads
 - A. Basic wind speed (3-sec. gust) = 90 mph
 - B. Wind importance factor (IW) = 1.0
 - C. Wind exposure category = B
 - D. Internal pressure coefficient = +/- 0.18
 - E. components, cladding design pressure = +/- 37 PSF
5. Earthquake design data
 - A. Seismic use group = II
 - B. Seismic importance factor (IE) = 1.0
 - C. spectral response acceleration (SS) = .1590
 - D. Spectral response acceleration (SI) = .0580
 - E. Site class = D
 - F. Spectral response coefficient (SDS) = .1272
 - G. Spectral response coefficient (SD1) = .0657
 - H. Seismic design category = B
 - J. Basic seismic force resisting system = light framed wall w/ wood panels
 - K. Design base shear = 26.8 Kips
 - L. Seismic response coefficient (CS) = .0196
 - M. Response modification factor (R) = 6.5
 - N. Analysis procedure = equivalent lateral force procedure

MARK	SECTION	BEARING EA. END
H1	(2) 2 x 12's	(1) BEARING STUD - (2) FULL HEIGHT
H2	(2) 1 3/4" x 14" LVL's	(2) BEARING STUD - (3) FULL HEIGHT

1. Materials:
 - A Specifications: In general, comply with ACI 301-current edition "Specifications for structural concrete for buildings".
 - B Structural Concrete

CLASS	INTENDED USE OF CONC.	fc (28 Day)	Min. Cement Content	Maximum w/c Ratio	Air Content	Max. Agg. Size
I	FOOTINGS, INTERIOR PIERS	3000	470#/C.Y.	--	2%-4%	1"
II	INTERIOR SLABS	3500	517#/C.Y.	0.53	--	3/4"
III	EXTERIOR CONCRETE: Slabs on Grade, Piers, Walls, Site Concrete All Conc. Exposed to Weather	4000	564#/C.Y.	0.40	5%-7%	3/4"
IV	Backfill Below Footings	1500	376#/C.Y.	--	--	--

- C. All deformed reinforcing bars": FY = 60,000.
Reinforcing Bars may not be welded without approval of structural engineer or architect.
 - D. Welded wire fabric shall conform to ASTM A165-current edition. (Sheet form, not rolled.)
2. Field Manual: Provide at least one copy of the ACI field reference manual, SP-15, in the field office at all times.
3. Supports:
 - A. Provide supports as required to maintain alignment of the scheduled reinforcing. Such supports are to be reflected in the bid.
4. Footings:
 - A. Dowels in footings to match vertical wall reinforcing.
 - B. Provide lean concrete (class VI) under foundations for accidental over-excavation, soft spots and trenches.
5. Splices: Unless noted otherwise, minimum lap splice lengths to be as follows:
 - A. vertical bars in walls, piers or columns (including dowels):
 - B. horizontal bars in slabs and footings:
 - C. horizontal bars in walls:
6. Construction joints:
7. Concrete cover: unless noted otherwise, detail reinforcing to provide concrete cover as follows:
 - A. concrete cast against and permanently exposed to earth:
 - B. concrete exposed to earth or weather:
-#5 bars and smaller:
-others:
 - C. concrete not exposed to earth or weather:
-slabs, walls and #11 bars and smaller:
-others:

1. Materials:
 - A. Concrete block: ASTM C90 (hollow) ASTM C145 (solid)
 - B. Mortar: ASTM C270 Type S. Minimum compressive strength: 1800 PSI (property specifications).
 - C. Core fill: ASTM C475, coarse type.
 - D. Joint reinforcing: mill galvanized finish, 9 gage minimum side wires and cross wires.
 - E. Bar reinforcing:
ASTM A615, grade 60 (unless noted otherwise).
Reinforced masonry, where vertical bars are to be grouted into cores.

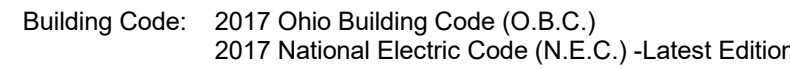
2. Miscellaneous:
 - A. Fill core solid around anchor bolts.
 - B. Provide 100% solid blocks or solidly filled hollow blocks at all expansion bolt locations.
 - C. Hollow masonry units to be laid with full mortar coverage on horizontally and vertical face shells. Web's shall also be bedded in all courses of piers, columns, and pilasters, and in the starting course on footings, and when adjacent to cells or cavities to be laid with full head and bed joints.
 - D. Provide joint reinforcing at 16 inches, except as noted.
 - E. Lap joint reinforcing 6 inches for standard, 15 inches for heavy weight.
 - F. Where masonry units are used above hollow units of a different thickness, provide a continuous course of 100% solid masonry at least inches high below transition.

1. Materials:
 - A. Structural Lumber:
 1. Studs: Hem Fir #2 and better.
 2. Bottom Plates: Pressure treated yellow pine #2 or better.
 3. Top Plates: S.P.F. #2 or better

SIZE	Fb (psi)	Ft (psi)	Fy (psi)	Fcl (psi)	Fc (psi)	E (psi)
2x4	1500	825	90	565	1650	1,600,000
2x6	1250	725	90	565	1600	1,600,000
2x8	1200	650	90	565	1550	1,600,000
2x10	1050	600	90	565	1500	1,600,000
2x12	975	550	90	565	1450	1,600,000

- B. Oriented Strandboard: PS 2 or CSA-0325 performance based sheathing, exterior glue for roof and walls. Panel identification index 24/0 - 7/16 inch (with "H" clips).
2. Specifications: Unless specifically show otherwise, design, fabrication and erection shall be governed by the latest revisions of:
 - A. National design specification for stree-grade lumber and its fastenings.
 - B. U.S. Department of Commerce Voluntary Product Standards, PS 1, Structural Plywood (DOC PS 1) or PS 2, Performance Standard for Wood-Based Structural-Use Panels (DOC PS 2)

1. Materials:
 - A. PSI, Fc (parallel to grain) = 1150 PSI, Fc (perpendicular to grain) = 565 PSI, E = 1600 KSI max., M.C. = 15%.
 - B. Metal connector plates: Galvanized sheet ASTM A446 Grade A. Coating class G50 per ASTM A525. Manufactured with holes, plugs, teeth or prongs uniformly spaced and formed.
2. Design Criteria:
 - A. Loading
 - Top chord live load: 25 PSF
 - Top chord dead load: 12 PSF
 - Bottom chord dead load: 10 PSF
 - Net wind uplift: 8 PSF
 - B. Design of members and connections is to be by a professional engineer, registered in Ohio, experienced in similar design, retained by the manufacturer.
 - C. Shop drawings shall exhibit the seal of the engineer responsible for the truss design. In addition, design calculations for these trusses shall be submitted to the architect for review.
 - D. Member sizes shown are minimum sizes.
 - E. Maximum live load deflection is to be $L/360$.
 - F. Maximum total load deflection is to be $L/240$.
3. Miscellaneous:
 - A. Verify all dimensions, elevations and slopes prior to manufacturer report any discrepancies immediately to the architect.
 - B. Wood trusses shall be designed and fabricated to conform to the geometries shown on the drawings. Web configurations are to be detailed as required by the designer/fabricator.

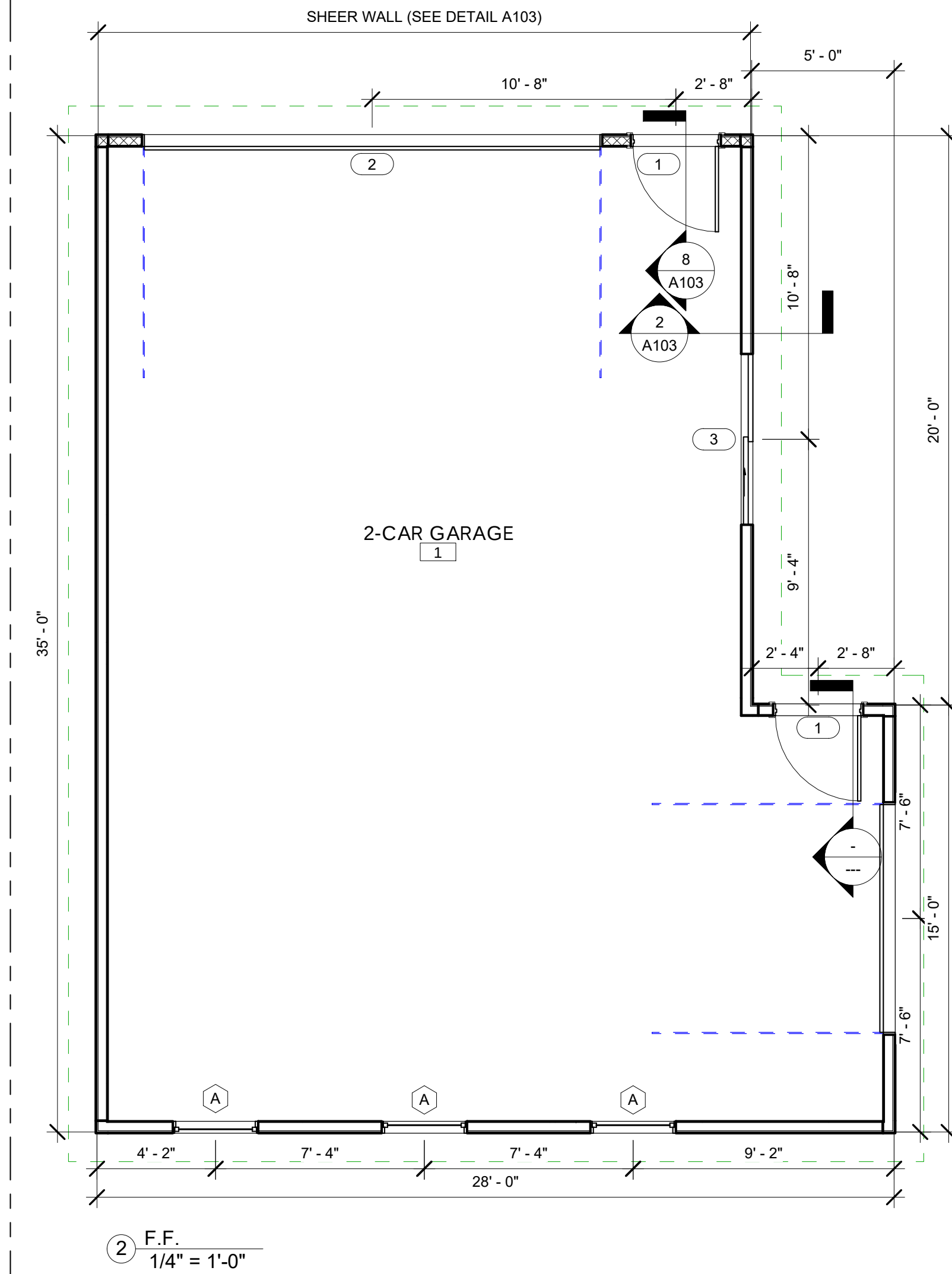
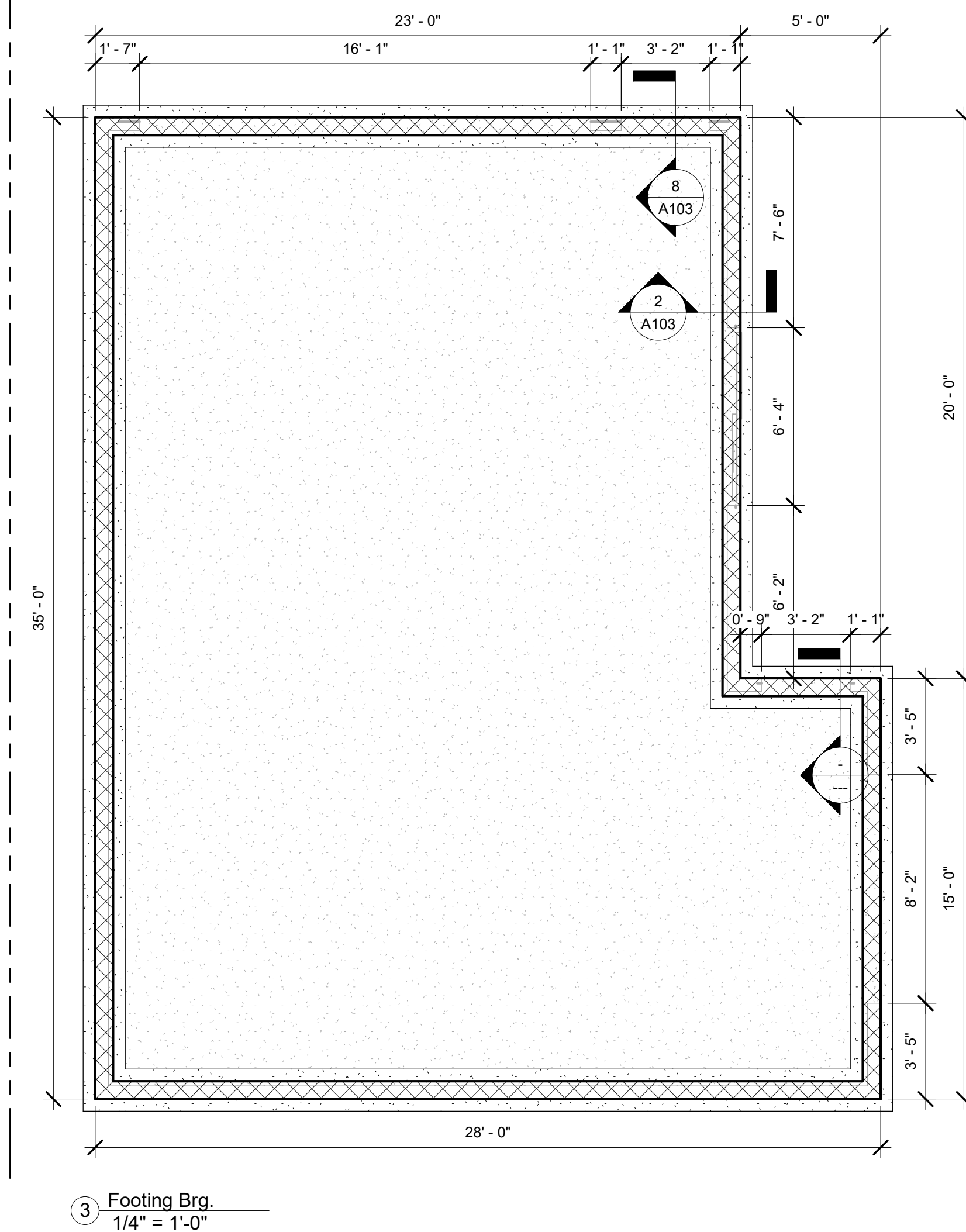
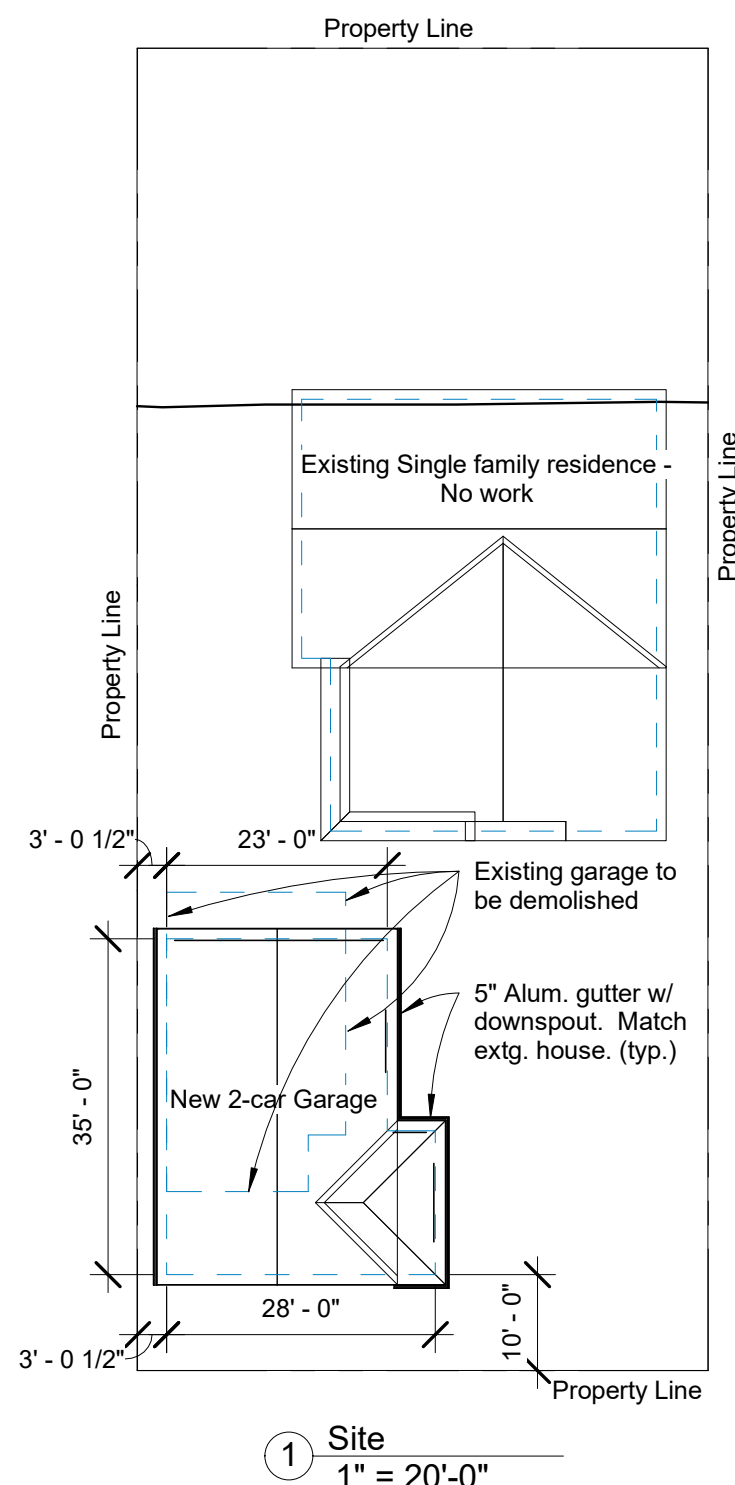


-Use Group: U
-Type of Construction: V-E

Fire-Resistance Rating Requirements for building element

- Floor: Slab on Grade
- Structural Frame: 0-hour
- Roof: 0-hour
- Bearing Walls: 0-hour
- Exterior Walls: 0-hour

-Actual Building area: 880 s.f.
-Allowable Building area (OBC): 1000 s.f.



600 Stonehenge Prky.
2nd. Floor
Dublin, OH 43017
614-358-4500



Orr Construction Co LLC
1790 Victorian Ct.
Columbus, OH 43220
614-679-8779
www.orrconstructionco.com

2-CAR GARAGE
1513 Essex Road
Upper Arlington, OH 43224

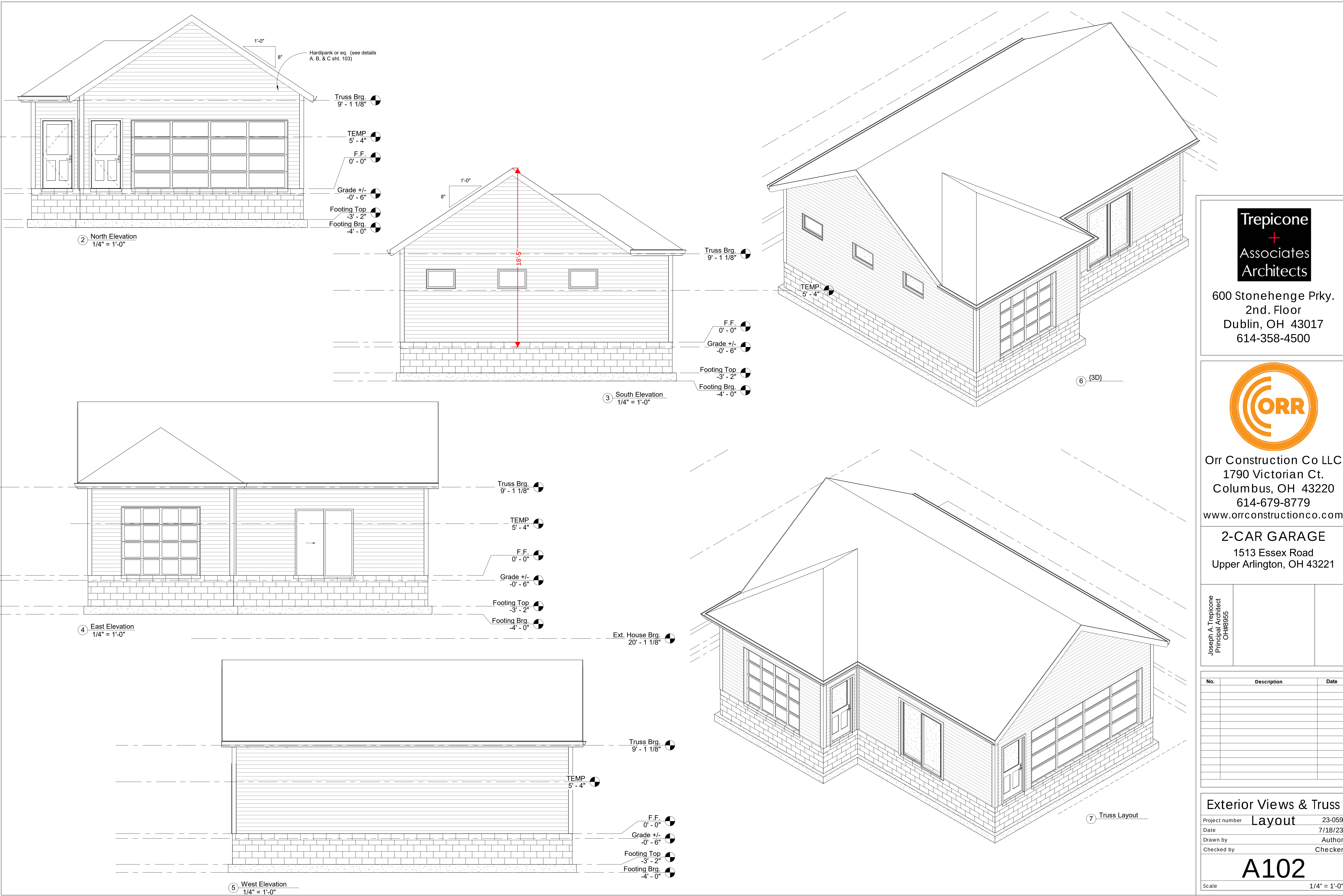
Joseph A. Trepicone
Principal Architect
OH#8955

[illegible]

Project number	23-059
Date	7/18/23
Drawn by	JAT
Checked by	JAT

A101

Scale	As indicated
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600 Stonehenge Prky.
2nd. Floor
Dublin, OH 43017
614-358-4500



Orr Construction Co LLC
1790 Victorian Ct.
Columbus, OH 43220
614-679-8779
www.orrconstructionco.com

2-CAR GARAGE

1513 Essex Road
Upper Arlington, OH 43221

Joseph A. Trepicone
Principal Architect
OH#6955

No.	Description	Date

Exterior Views & Truss

Project number	Layout	23-059
Date		7/18/23
Drawn by		Author
Checked by		Checker

A102

Scale 1/4" = 1'-0"



Revised: May 2023

Certification of Notice

Applicant Name: Christopher G. Call

Location of property subject to BZAP request: 1513 Essex Road; Columbus, OH 43221

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

Describe activity which requires Board of Zoning and Planning review:

To construct a 2 car garage with a square footage of 880 s.f.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1537 Essex Rd.	Gregory W. Gilliom		8/23/23
1515 Essex Rd.	Timothy Matthew Maly		8/23/23
1509 Essex Rd.	Jaret D. Tyler		8/23/23
1499 Essex Rd.	Joy D. Voorhees		8/23/23
1512 Essex Rd.	Matthew P. Rappolt, Kara E. Rappolt		8/23/23
1516 Essex Rd.	Julie L. Morgan, Kelly M. Morgan		8/23/23
1504 Essex Rd.	David J. Heinlein		8/23/23
1496 Essex Rd.	Mary Ann Morscher		8/23/23
1536 Guilford Rd.	Adam J. Porter		8/23/23
1528 Guilford Rd.	Michael R. Capuano		8/30/23
1520 Guilford Rd.	James W. Saunders		8/27/23
1512 Guilford Rd.	Daniel Earl Hanlon		08/27/23
1504 Guilford Rd.	Michael C. Tedesco, Nancy P. Tedesco		8/27/23
Applicant Signature:			Date: 30 AUG 23

Date: August 14, 2023 / September 27, 2023

To: All neighbors within 100' of 1513 Essex Rd.; Columbus, OH 43221
Residence owned by: Christopher G. Call & Mary Finn-Call

FROM: Christopher G. Gall
Mary Finn-Call

RE: Certificate-of-Notice
Notice of our variance application.

Please accept this notice of our application to The Upper Arlington Zoning Board to acquire a zoning variance allowing us to demolish the existing 2-car garage and construct an 880s.f., 2-car garage on the above referenced property.

Location of meeting: Upper Arlington City Hall
3600 Tremont Road
Columbus, Oh 43221

Time and Date of meeting: October 18, 2023
6:00 pm

Sincerely,

Christopher G. Gall
Mary Finn-Call

A. GENERAL

1. The structure is designed to be self-supporting and stable after the building is fully completed. It is solely the contractor's responsibility to determine erection procedure and sequence and insure the safety of the building and it's component parts during erection. This includes the addition of whatever shoring, sheeting, temporary bracing, guys or tie-downs which might be necessary. Such material shall remain the contractor's property after the completion of the project.
2. It is solely the contractor's responsibility to follow all applicable safety codes and regulations during all phases of construction.
3. Equipment framing loads, opening and structure in any way electrical requirements are shown for bidding purposes only. The contractor shall obtain approval of the involved trades before proceeding with such portion of the requirement to be borne by the appropriate contractor.
4. Should any of the detailed instructions shown on the plans conflict with these structural notes, the specifications, or with each other, the strictest provision shall govern.
5. All dimensions and elevations shown on the structural drawing shall be verified by the contractor and shall conform to those shown on the architectural drawings.

1. Floor live load:
 - A. Design floor LL = 100 PSF
2. Roof live load:
 - A. Reduction factor (R1) = 1.0
 - B. Reduction factor (R2) = 1.0
 - C. Minimum Roof LL (LR) = 25 PSF
 - D. Design roof LL = 25 PSF
3. Roof snow loads
 - A. Ground snow load (PG) = 25 PSF
 - B. Flat-roof snow load (PF) = 25 PSF
 - C. Sloped roof snow load (PS) = 25 PSF
 - D. Snow exposure factor (CE) = 1.0
 - E. Snow load importance factor (IS) = 1.0
 - F. Thermal factor (CT) = 1.0
 - G. Roof slope factor (CS) = 0.7
 - H. Minimum roof snow load = 25 PSF
 - J. Design roof snow load = 25 PSF
4. Wind loads
 - A. Basic wind speed (3-sec. gust) = 90 mph
 - B. Wind importance factor (IW) = 1.0
 - C. Wind exposure category = B
 - D. Internal pressure coefficient = +/- 0.18
 - E. components, cladding design pressure = +/-37 PSF
5. Earthquake design data
 - A. Seismic use group = II
 - B. Seismic importance factor (IE) = 1.0
 - C. spectral response acceleration (SS) = .1590
 - D. Spectral response acceleration (SI) = .0580
 - E. Site class = D
 - F. Spectral response coefficient (SDS) = .1272
 - G. Spectral response coefficient (SD1) = .0657
 - H. Seismic design category = B
 - J. Basic seismic force resisting system = light framed wall w/ wood panels
 - K. Design base shear = 26.8 Kips
 - L. Seismic response coefficient (CS) = .0196
 - M. Response modification factor (R) = 6.5
 - N. Analysis procedure = equivalent lateral force procedure

MARK	SECTION	BEARING EA. END
H1	(2) 2 x 12's	(1) BEARING STUD - (2) FULL HEIGHT
H2	(2) 1 3/4" x 14" LVL's	(2) BEARING STUD - (3) FULL HEIGHT

1. Materials:

- A Specifications: In general, comply with ACI 301-current edition "Specifications for structural concrete for buildings".
- B Structural Concrete

CLASS	INTENDED USE OF CONC.	f _c (28 Day)	Min. Cement Content	Maximum w/c Ratio	Air Content	Max. Agg. Size
I	FOOTINGS, INTERIOR PIERS	3000	470#/C.Y.	--	2%-4%	1"
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IV	Backfill Below Footings	1500	376#/C.Y.	--	--	--

- C. All deformed reinforcing bars": FY = 60,000. Reinforcing Bars may not be welded without approval of structural engineer or architect.
 - D. Welded wire fabric shall conform to ASTM A165-current edition. (Sheet form, not rolled.)
2. Field Manual: Provide at least one copy of the ACI field reference manual, SP-15, in the field office at all times.
3. Supports:
- A. Provide supports as required to maintain alignment of the scheduled reinforcing. Such supports are to be reflected in the bid.
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5. Splices: Unless noted otherwise, minimum lap splice lengths to be as follows:
- A. vertical bars in walls, piers or columns (including dowels):
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 - B. concrete exposed to earth or weather:
 - #5 bars and smaller:
 - others:
 - C. concrete not exposed to earth or weather:
 - slabs, walls and #11 bars and smaller:
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1. Materials:

- Materials:
- A. Concrete block: ASTM C90 (hollow) ASTM C145 (solid)
 - B. Mortar: ASTM C270 Type S. Minimum compressive strength: 1800 PSI (property specifications).
 - C. Core fill: ASTM C475, coarse type.
 - D. Joint reinforcing: mill galvanized finish, 9 gage minimum side wires and cross wires.
 - E. Bar reinforcing: ASTM A615, grade 60 (unless noted otherwise). Reinforced masonry, where vertical bars are to be grouted into cores.

Lot Size: .1915 = 8341.74sf (auditors website)
Area of proposed garage: 880sf
Area of existing residence: 1,527sf (auditors website)
TOTAL AREA UNDER ROOF: 2,407sf
2,407 / 2,407 = .28854

Area of driveway & associated pavement: 1,100sf
Area of walks: 132sf
Area of patio: 563sf
TOTAL PAVEMENT COVERAGE: 1,795sf

Total lot coverage (buildings, pavement, walks and patio): 4,202sf
4,202 / 8341.74 = .50

2. Miscellaneous:
 - A. Fill core solid around anchor bolts.
 - B. Provide 100% solid blocks or solidly filled hollow blocks at all expansion bolt locations.
 - C. Hollow masonry units to be laid with full mortar coverage on horizontally and vertical face shells. Web's shall also be bedded in all courses of piers, columns, and pilasters, and in the starting course on footings, and when adjacent to cells or cavities to be laid with full head and bed joints.
 - D. Provide joint reinforcing at 16 inches, except as noted.
 - E. Lap joint reinforcing 6 inches for standard, 15 inches for heavy weight.
 - F. Where masonry units are used above hollow units of a different thickness, provide a continuous course of 100% solid masonry at least inches high below transition.

1. Materials:

- A. Structural Lumber:
1. Studs: Hem Fir #2 and better.
 2. Bottom Plates: Pressure treated yellow pine #2 or better.
 3. Top Plates: S.P.F. #2 or better

SIZE	Fb (psi)	Ft (psi)	Fy (psi)	Fcl (psi)	Fc (psi)	E (psi)
2x4	1500	825	90	565	1650	1,600,000
2x6	1250	725	90	565	1600	1,600,000
2x8	1200	650	90	565	1550	1,600,000
2x10	1050	600	90	565	1500	1,600,000
2x12	975	550	90	565	1450	1,600,000

- B. Oriented Strandboard: PS 2 or CSA-0325 performance based sheathing, exterior glue for roof and walls. Panel identification index 24/0 - 7/16 inch (with "H" clips).
2. Specifications: Unless specifically show otherwise, design, fabrication and erection shall be governed by the latest revisions of:
- A. National design specification for stree-grade lumber and its fastenings.
- B. U.S. Department of Commerce Voluntary Product Standards, PS 1, Structural Plywood (DOC PS 1) or PS 2, Performance Standard for Wood-Based Structural-Use Panels (DOC PS 2)

1. Materials:

- A. PSI, Fc (parallel to grain) = 1150 PSI, Fc (perpendicular to grain) = 565 PSI, E = 1600 KSI max., M.C. = 15%.
- B. Metal connector plates: Galvanized sheet ASTM A446 Grade A. Coating class G50 per ASTM A525. Manufactured with holes, plugs, teeth or prongs uniformly spaced and formed.
- Design Criteria:
- A. Loading
- | | |
|--------------------------|--------|
| -Top chord live load: | 25 PSF |
| -Top chord dead load: | 12 PSF |
| -Bottom chord dead load: | 10 PSF |
| -Net wind uplift: | 8 PSF |
- B. Design of members and connections is to be by a professional engineer, registered in Ohio, experienced in similar design, retained by the manufacturer.
- C. Shop drawings shall exhibit the seal of the engineer responsible for the truss design. In addition, design calculations for these trusses shall be submitted to the architect for review.
- D. Member sizes shown are minimum sizes.
- E. Maximum live load deflection is to be L/360.
- F. Maximum total load deflection is to be L/240.
- Miscellaneous:
- A. Verify all dimensions, elevations and slopes prior to manufacturing. report any discrepancies immediately to the architect.
- B. Wood trusses shall be designed and fabricated to conform to the geometries shown on the drawings. Web configurations are to be detailed as required by the designer/fabricator.

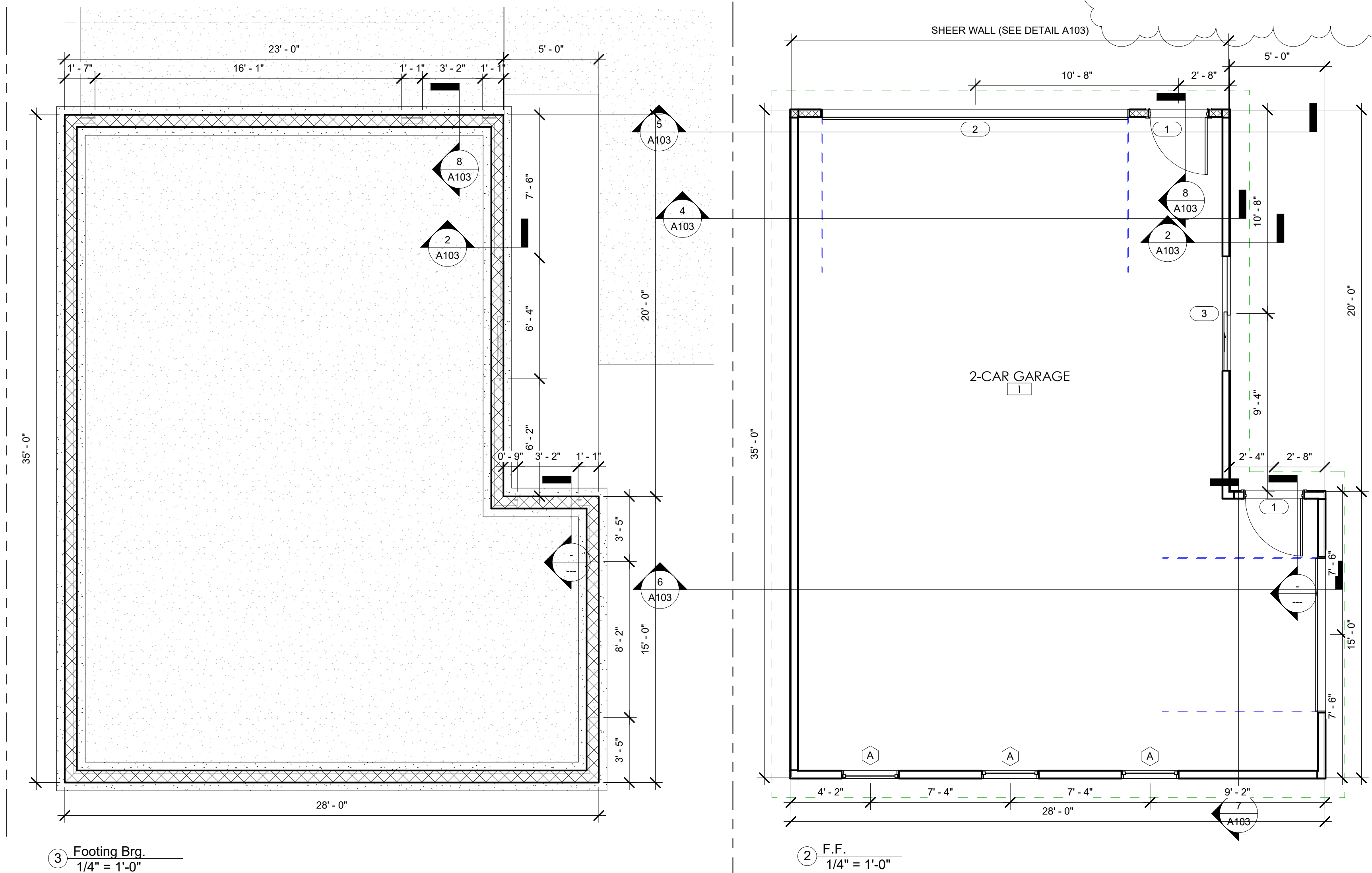
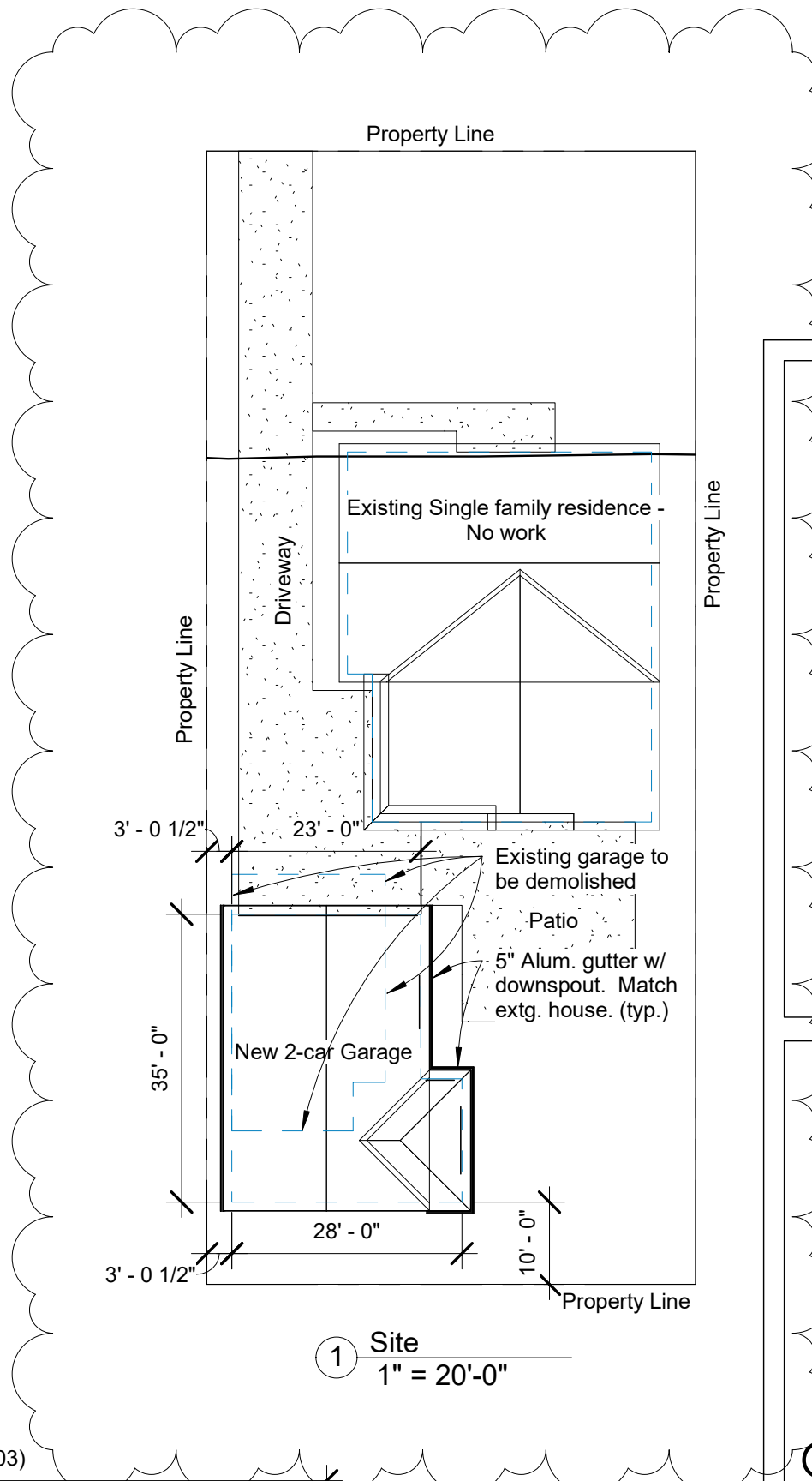
Building Code: 2017 Ohio Building Code (O.B.C.)
2017 National Electric Code (N.E.C.) -Latest Edition

-Use Group: U
-Type of Construction: V-B

Fire-Resistance Rating Requirements for building element

- Floor: Slab on Grade
- Structural Frame: 0-hour
- Roof: 0-hour
- Bearing Walls: 0-hour
- Exterior Walls: 0-hour

-Actual Building area: 880 s.f.
-Allowable Building area (OBC): 1000 s.f.



Trepicone + Associates Architects 600 Stonehenge Prky. 2nd. Floor Dublin, OH 43017 614-358-4500		
 Orr Construction Co LLC 1790 Victorian Ct. Columbus, OH 43220 614-679-8779 www.orrconstructionco.com		
2-CAR GARAGE 1513 Essex Road Upper Arlington, OH 43221		
Joseph A. Trepicone Principal Architect OH#48955		

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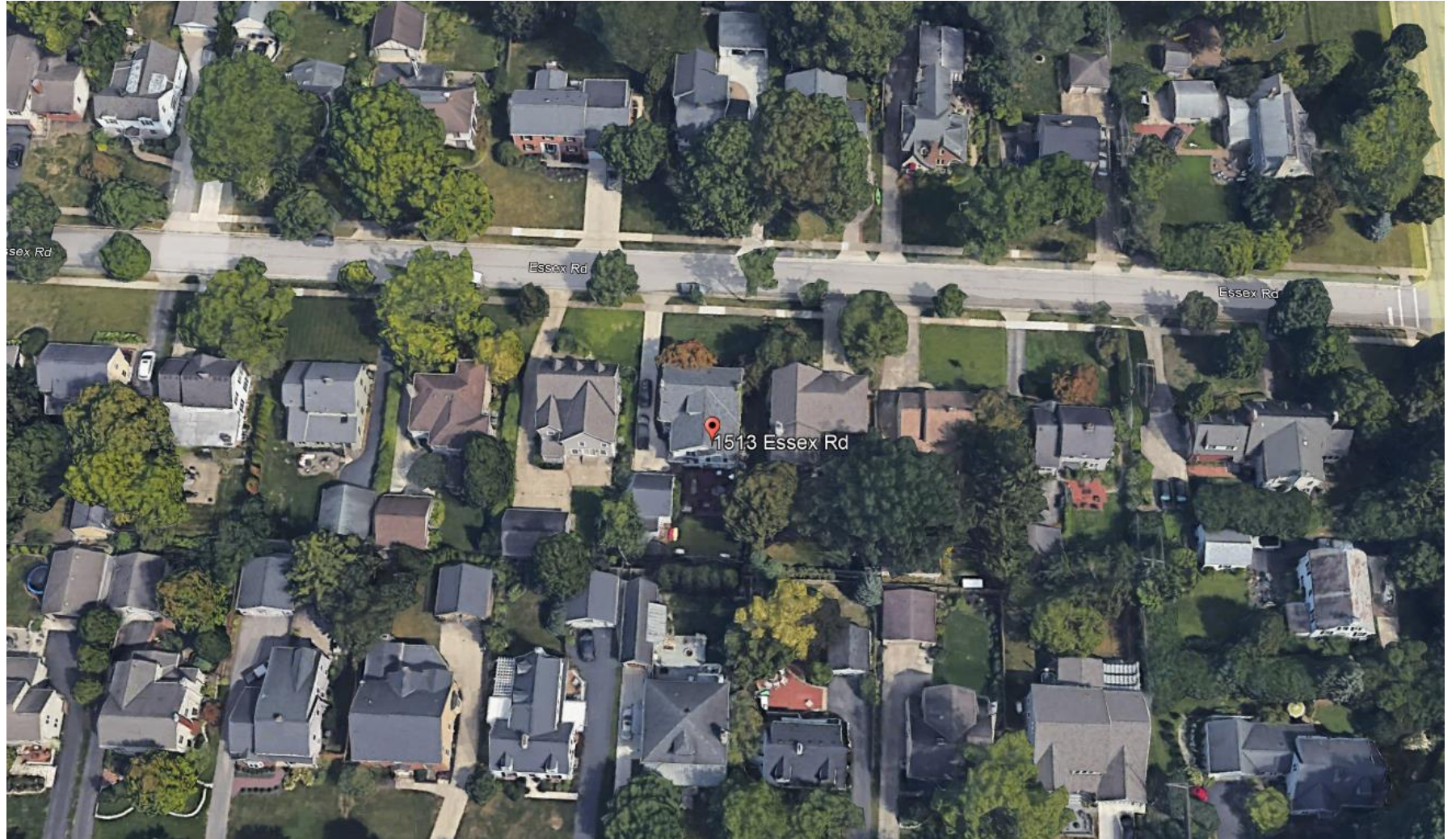
Project number	23-059
Date	7/18/23
Drawn by	JAT
Checked by	JAT
A101	
Scale	As indicated

1513 Essex Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



1513 Essex Road



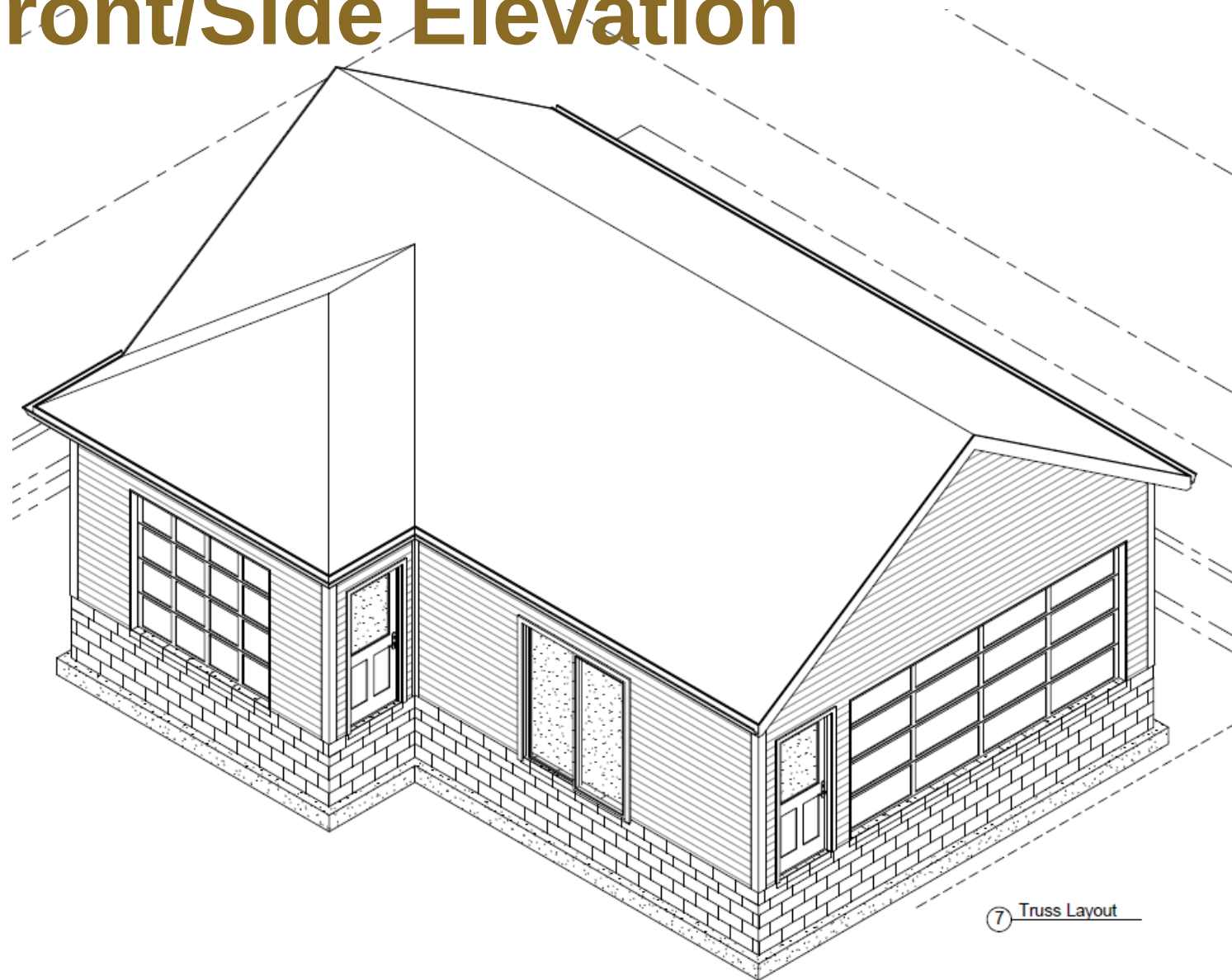
Existing Detached Garage



Existing Backyard



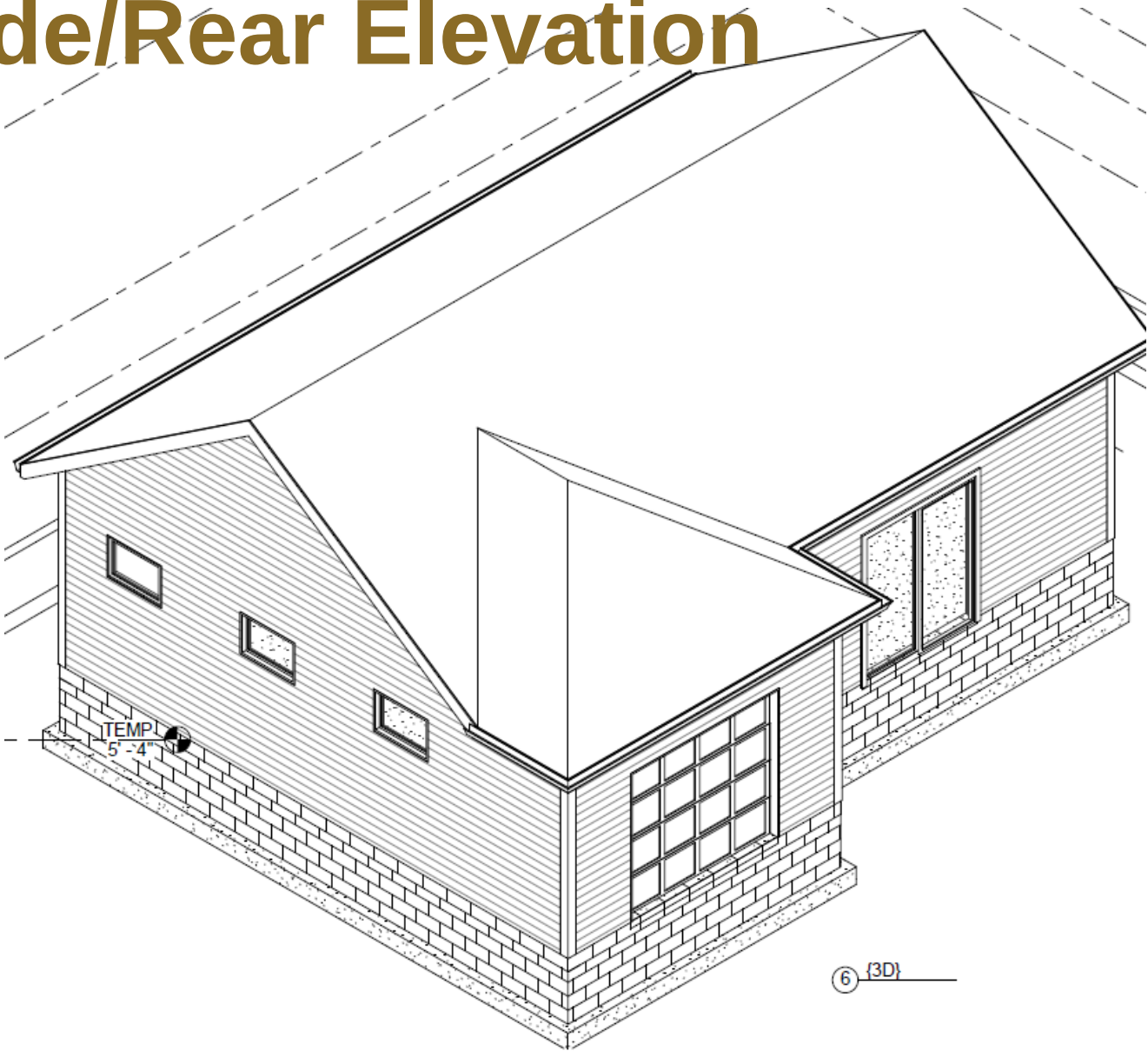
Proposed Front/Side Elevation



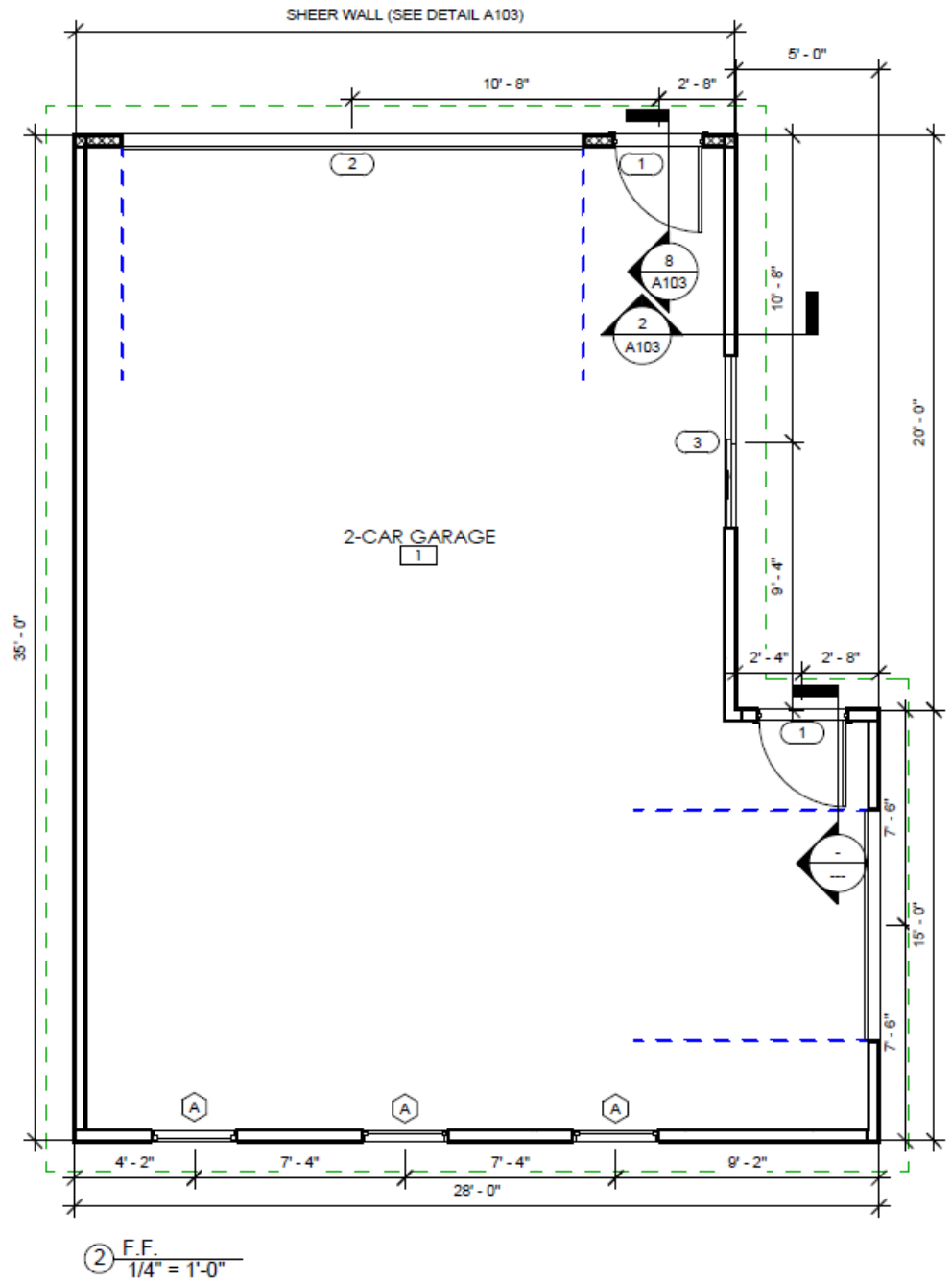
⑦ Truss Layout



Proposed Side/Rear Elevation



Proposed Floor Plan



2286 Yorkshire Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation



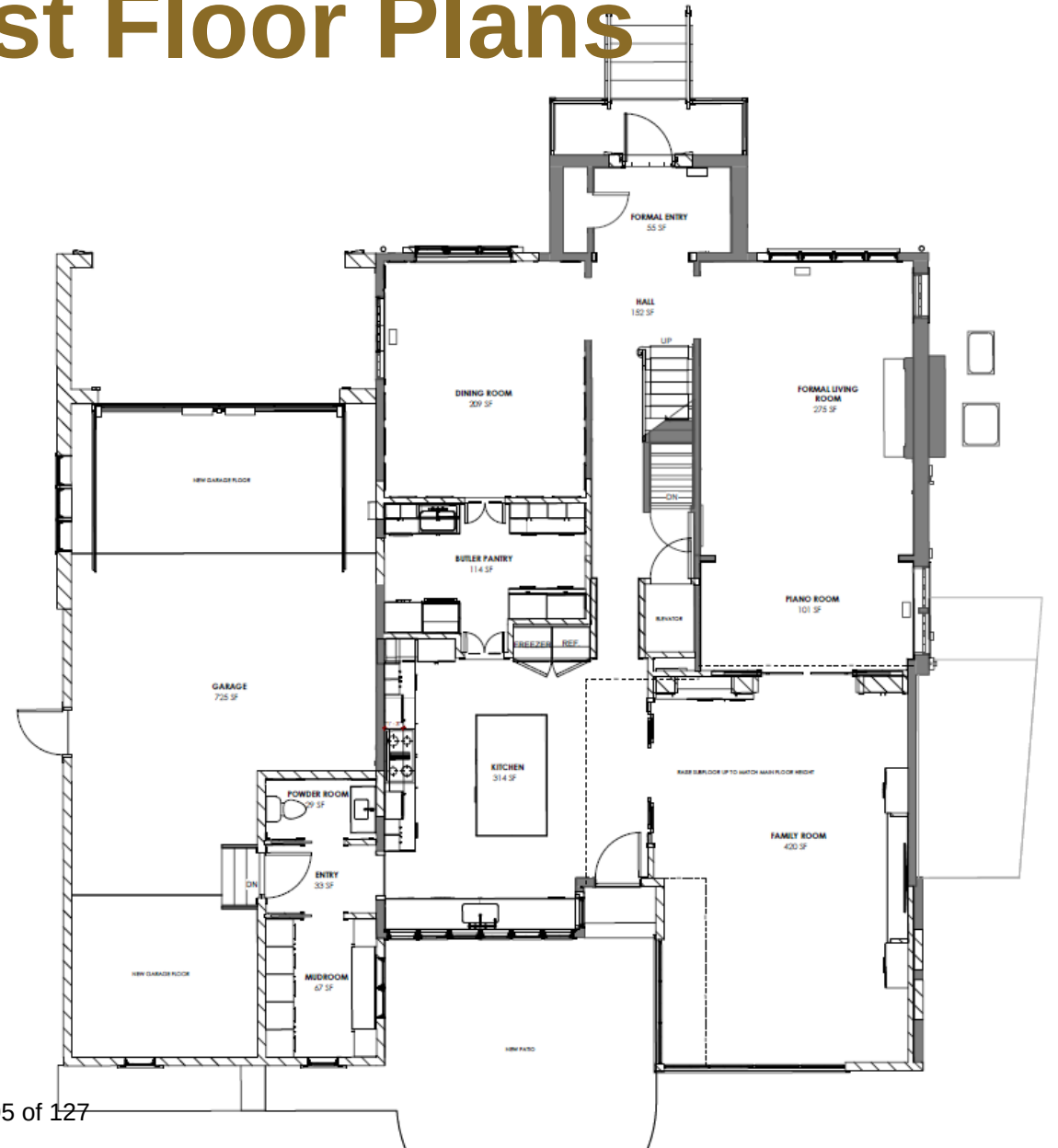
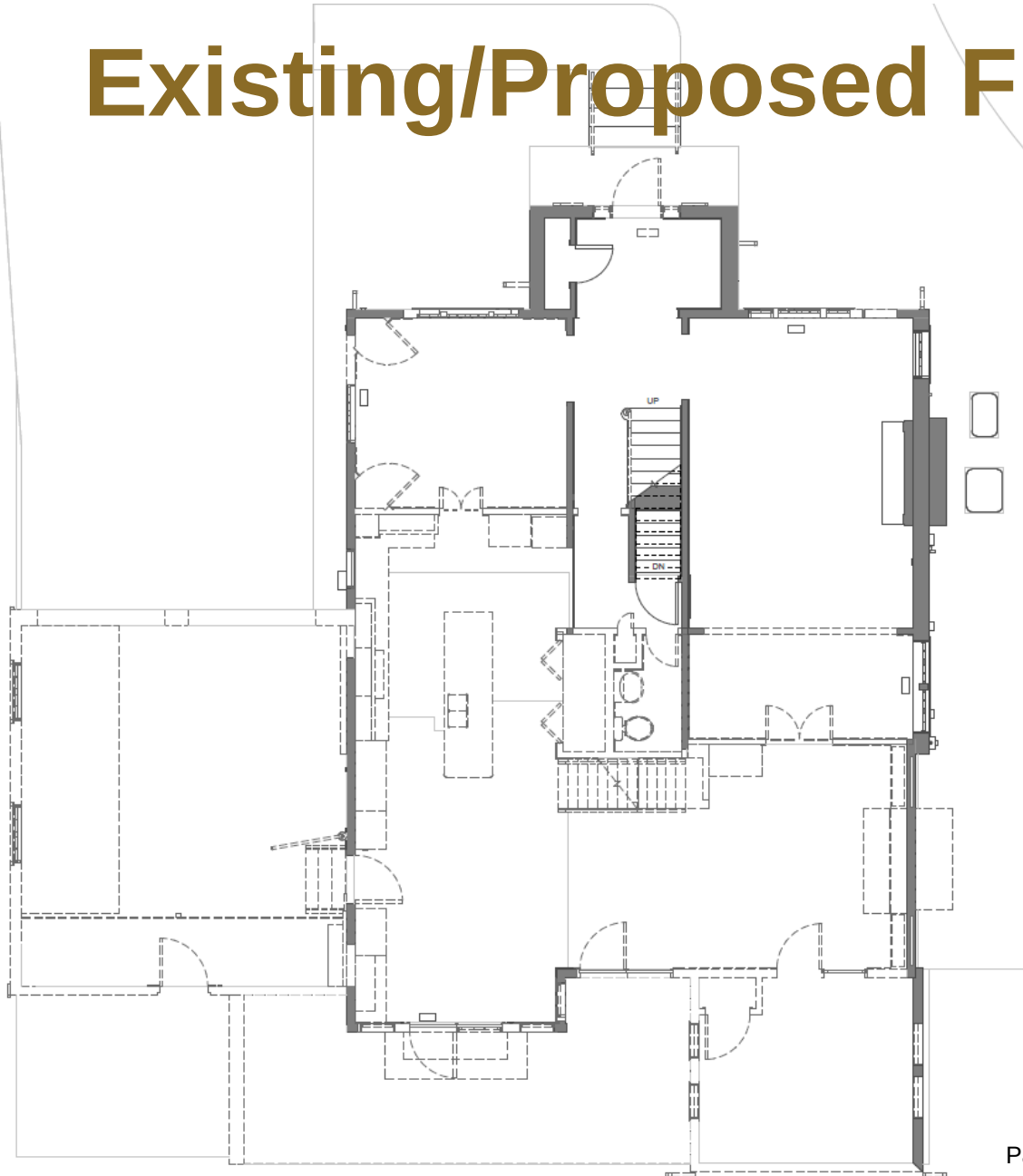
Proposed Rear Elevation



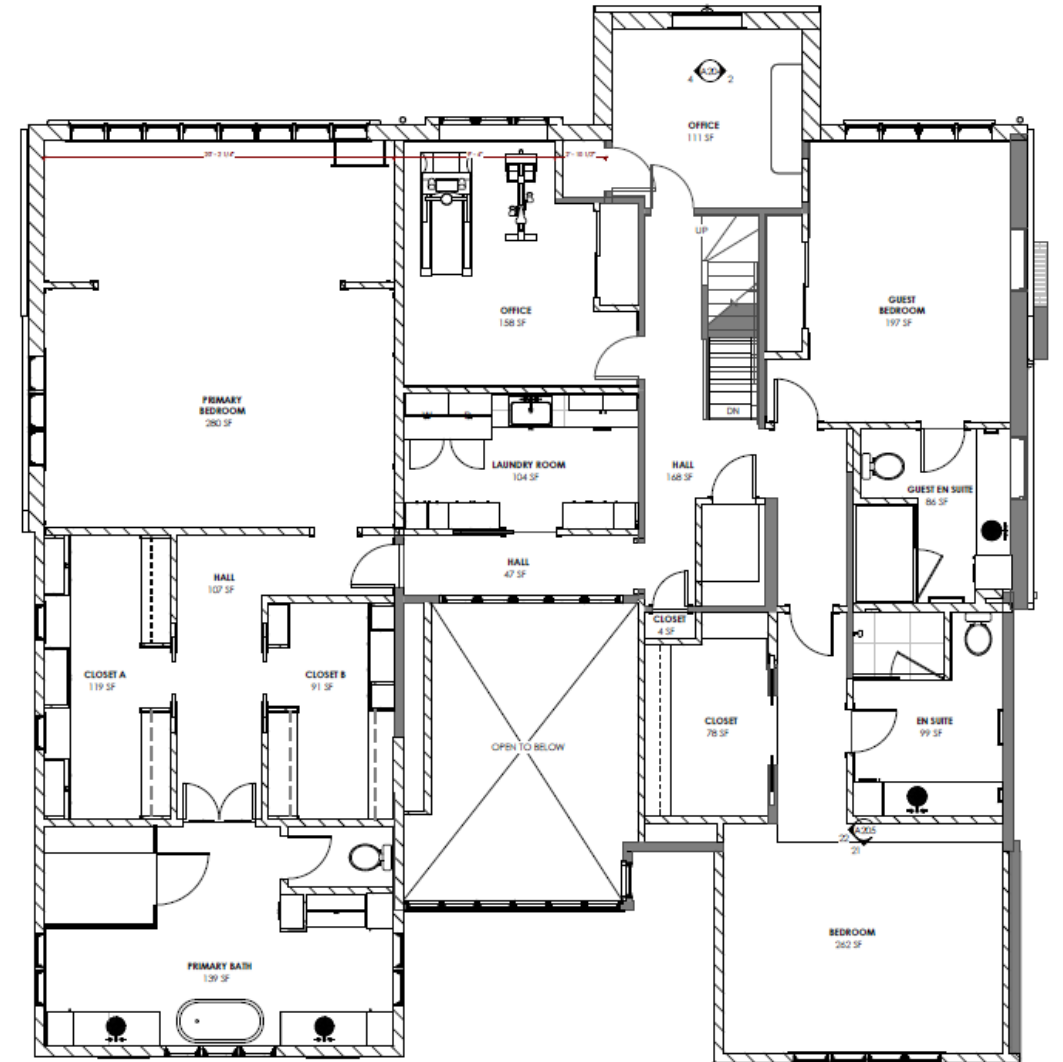
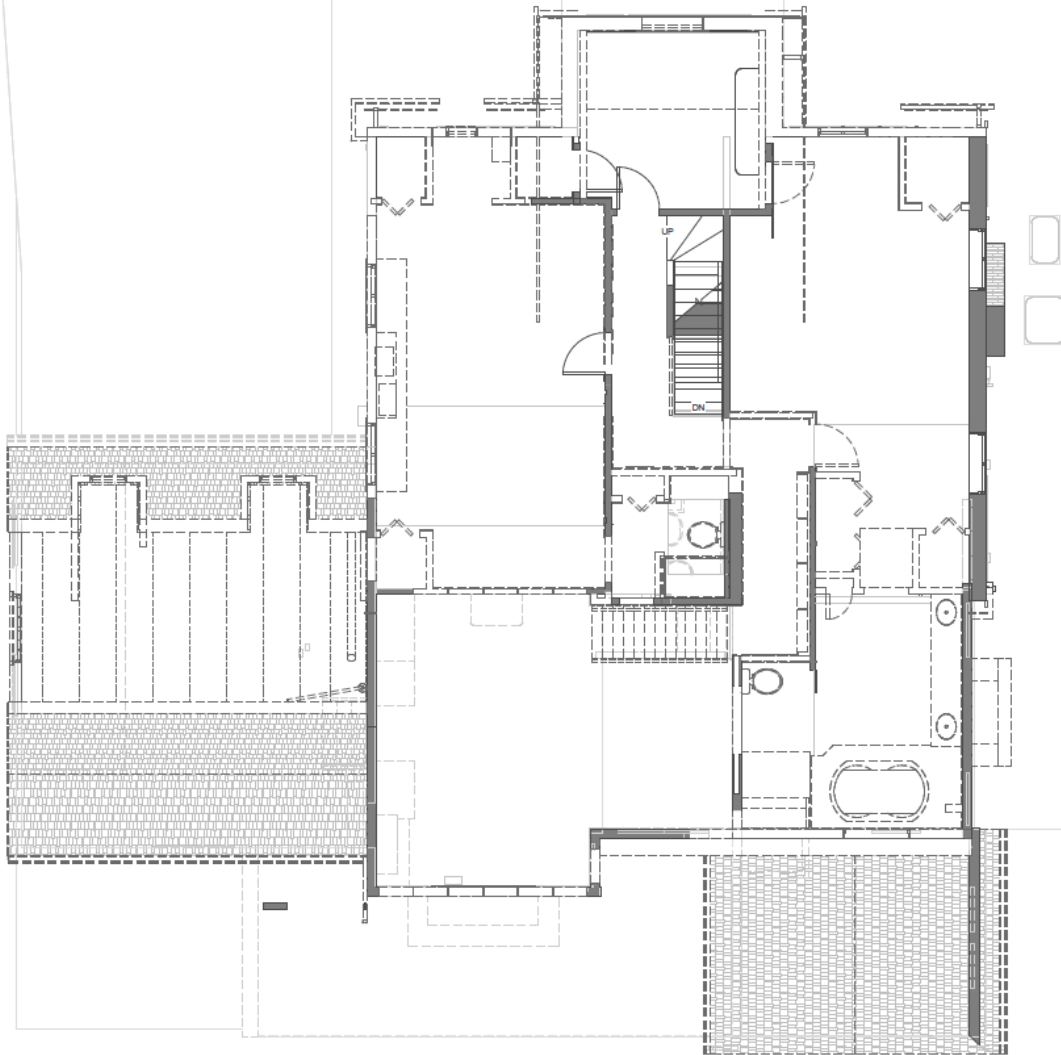
Existing Rear Yard



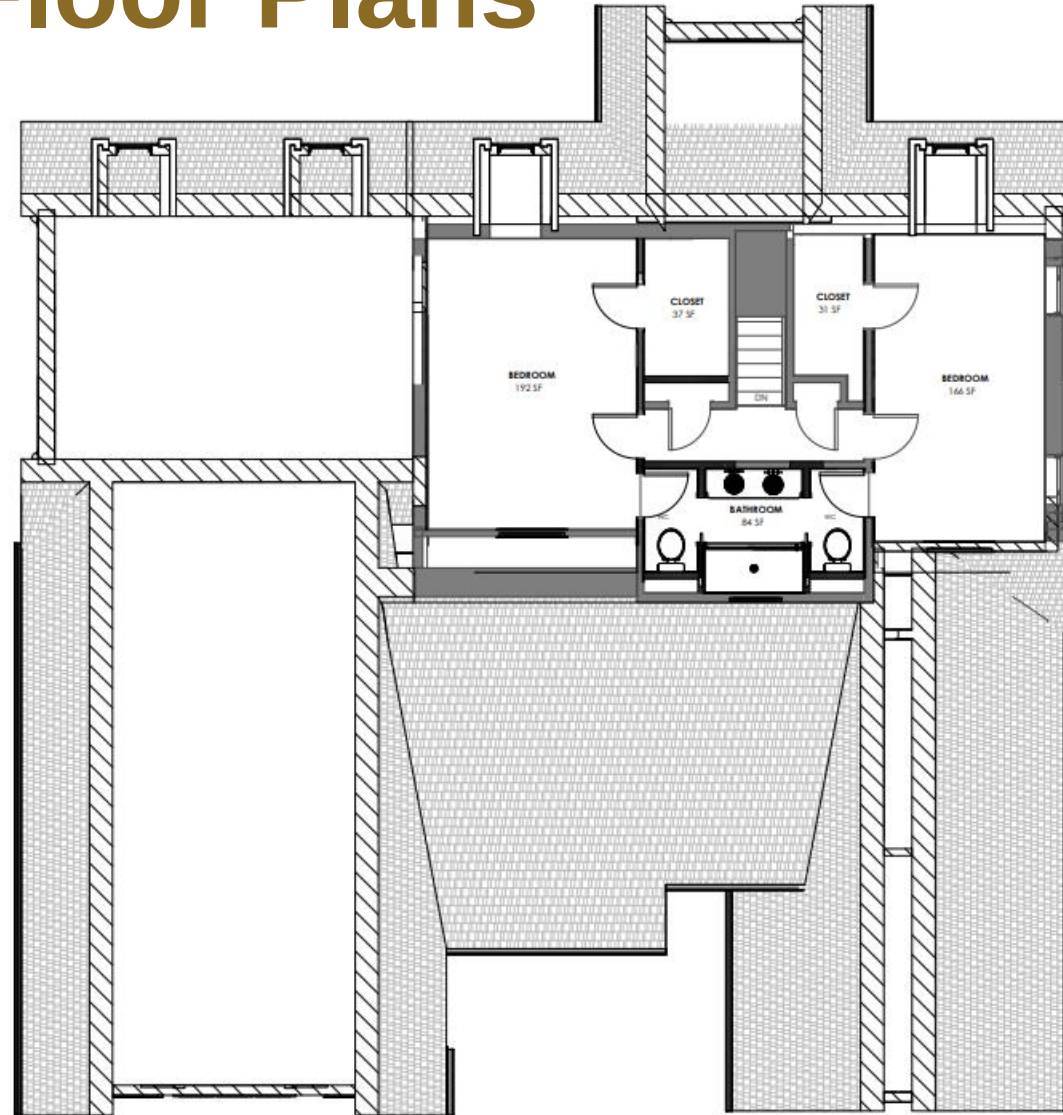
Existing/Proposed First Floor Plans



Existing/Proposed Second Floor Plans



Proposed Third Floor Plans





23-4415

Variance Application

Status: Active

Submitted On: 9/22/2023

Primary Location

2286 YORKSHIRE RD
UPPER ARLINGTON, OH
43221

Owner

Peter and Sophia Zafirides
YORKSHIRE 2286
COLUMBUS, OH 43221

Applicant

 Amanda Dunfield
 614-461-3126
 amanda@adastra-arch.com
 470 W Broad St
Columbus, OH 43215

BZAP Information

BZAP Case

VAR-52-23

Status

Pending

BZAP Determination Date

10/18/2023

Vote Tally

Primary Variance

Side yard

Findings of Fact for Approval/Denial

Variance Request

To allow additions to encroach up to 3'-11" into the 10-foot side yard setback, up to 6'-5" into the 12'-6" side yard longwall setback, and up to X feet into the X-foot rear yard setback.

BZAP conditions

Variance Information

Describe Variance Request ?

To allow for an addition to continue inline with the existing house, sideyard encroachment

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?

This site has converging (not parallell) sideyard lot lines, meaning the site is smaller in the back property line than the front property line.

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

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

No, this will actually bring the house in line with the quality of homes surrounding it.

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, unfortunately this is not another way to add garage to this site other than what is proposed.

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

Project Address: 2286 Yorkshire Rd. Upper Arlington, OH 43221
Parcel ID: 070-001013-00
Owner: Peter & Sophia Zafrides
Zoning: R1-C (interior lot > 75' width)
Lot Size: 9,645sf
Building Coverage: (29%)
 • Existing: 2,355sf = 24.4%
 • Proposed: 2,790sf = 28.38%
Developed Coverage: (45%)
 • Existing: 4,145sf = 42.9%
 • Proposed: 4,331sf = 44.9sf

- 502: Building Area, Density & Setback
- 502: Building Coverage
- 601.B (4): Side lot lines
- 601.B (11): Side yard modification



ZONING REVIEW

SEPTEMBER 29, 2023

23018

REVISIONS

#	Description	Date

Zafirides Residence

SHEET NAME

Site Plan

A100

NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH
43221

SHEET NAME

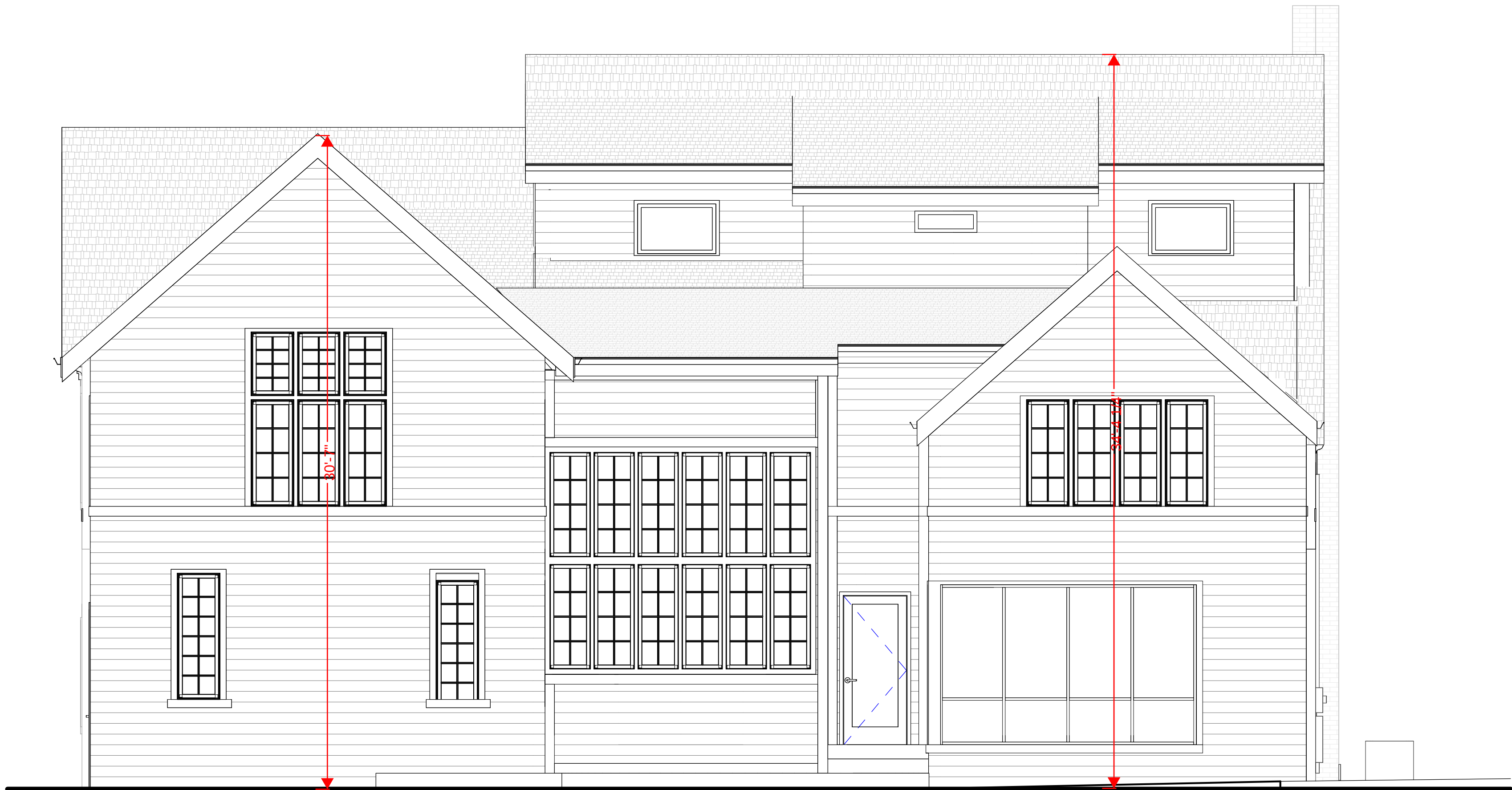
New Work
Elevations

SHEET NUMBER

A202



1 West Elevation
Scale: 1/4" = 1'-0"



2 East Elevation
Scale: 1/4" = 1'-0"

NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH
43221



1 North Elevation

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



2 South Elevation

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

SHEET NAME

New Work
Elevations

SHEET NUMBER

A203



COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Peter + Sophia Zafirides

Location of property subject to BZAP request: 2286 Yorkshire Road

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

Describe activity which requires Board of Zoning and Planning review:

To allow for an addition to continue in line with the existing house, side-yard encroachment. This site has converging (not parallel) sideyard lot lines, meaning the site is smaller in the back property line than the front property line.

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.civiclek.com. For further information, please contact the Planning Division at planning@uaoh.net.

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2283 TREMONT RD	BRADFORD + KATIE HALLEY	9589-0710-5270-0947-3798-08	9/22/23
2291 TREMONT RD	TIMOTHY + ANN LANE	9589-0710-5270-0947-3798-15	9/22/23
2299 TREMONT RD	MATTHEW + ERIN ANDERSON	9589-0710-5270-0947-3798-22	9/22/23
2321 TREMONT RD	YVONNE ASCHINGER	9589-0710-5270-0947-3798-39	9/22/23
2296 YORKSHIRE RD	MICHAEL + MIKELLE COPELLA	9589-0710-5270-0947-3798-46	9/22/23
2274 YORKSHIRE RD	SETH NOLAND + DEEPA SHAH	9589-0710-5270-0947-3798-53	9/22/23
2262 YORKSHIRE RD	PAUL MANGEOT	9589-0710-5270-0947-3798-63	9/22/23
2285 YORKSHIRE RD	GEORGIA + GEORGE BAVELIS	9589-0710-5270-0947-3798-84	9/22/23
2303 YORKSHIRE RD	VALERIE CHAKERES BAKER	9589-0710-5270-0947-3798-90	9/22/23
2238 CLUB RD	SARA RAU	9589-0710-5270-0947-3800-19	9/22/23
Applicant Signature:			Date: 9/22/23

9/18/2023

Hello neighbor!

You are receiving this letter to provide you with due notice that the property at 2278 Yorkshire Rd is requesting two variances which will be reviewed by Upper Arlington Board of Zoning and Planning (BZAP) on October 18th at 6pm.

The two variances being requested will allow an addition to be built that will continue the existing side wall of the house into the side yard setback at the South property line. This property is a truncated pie shape (actually a trapezium, which means a quadrilateral with no parallel sides), meaning that if it were a rectangle with parallel sides these variances would not be required.

If you have questions please reach out to our design team, Astra Studios (614) 461-3126 or hello@astrastudios.us or to the City of Upper Arlington Zoning Department.

Thank you and we wish you a lovely Autumn!

Sophia Zafirides

2278 Yorkshire Rd

NOT FOR
CONSTRUCTION

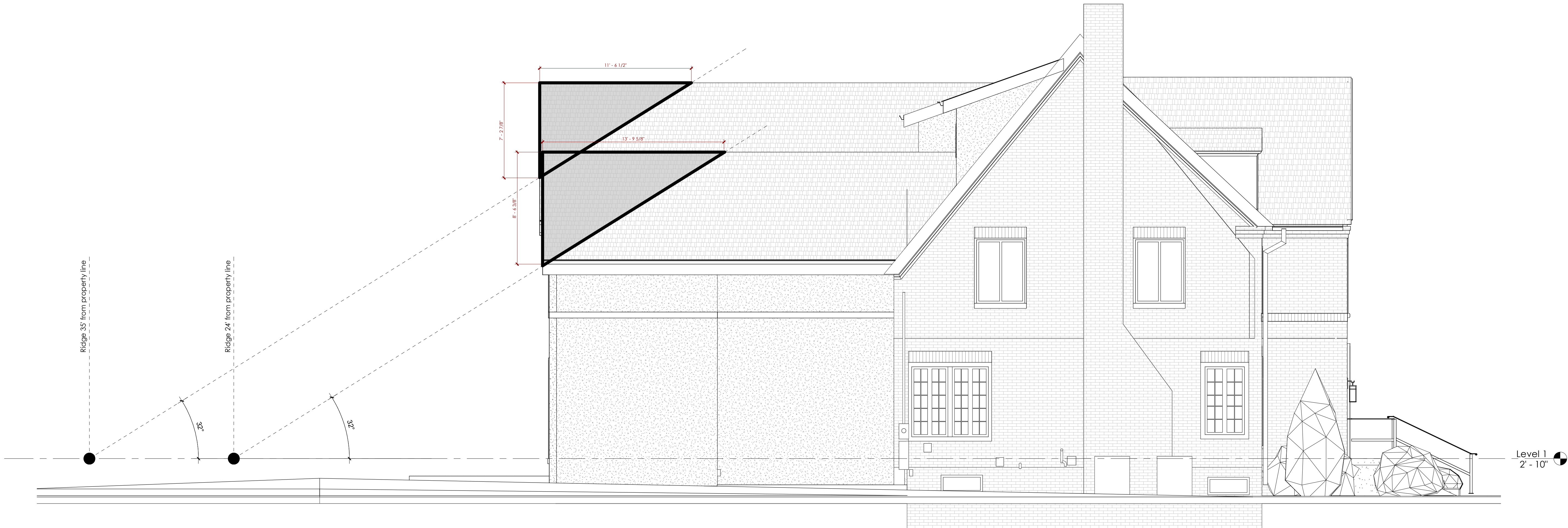
REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH 43221

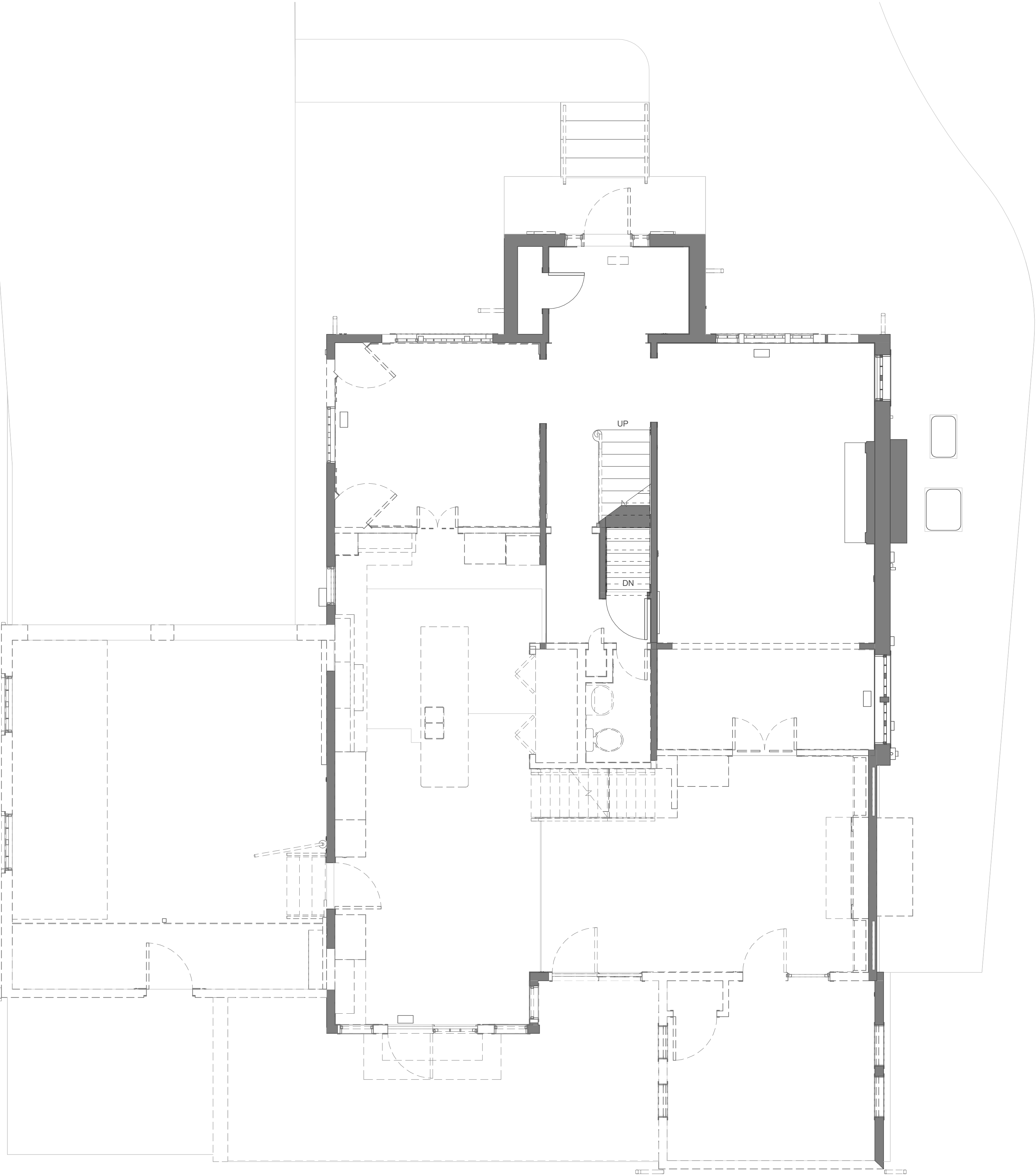


1 East Elevation - Rear Yard Profile Coefficient
Scale: 1/4" = 1'-0"

NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date



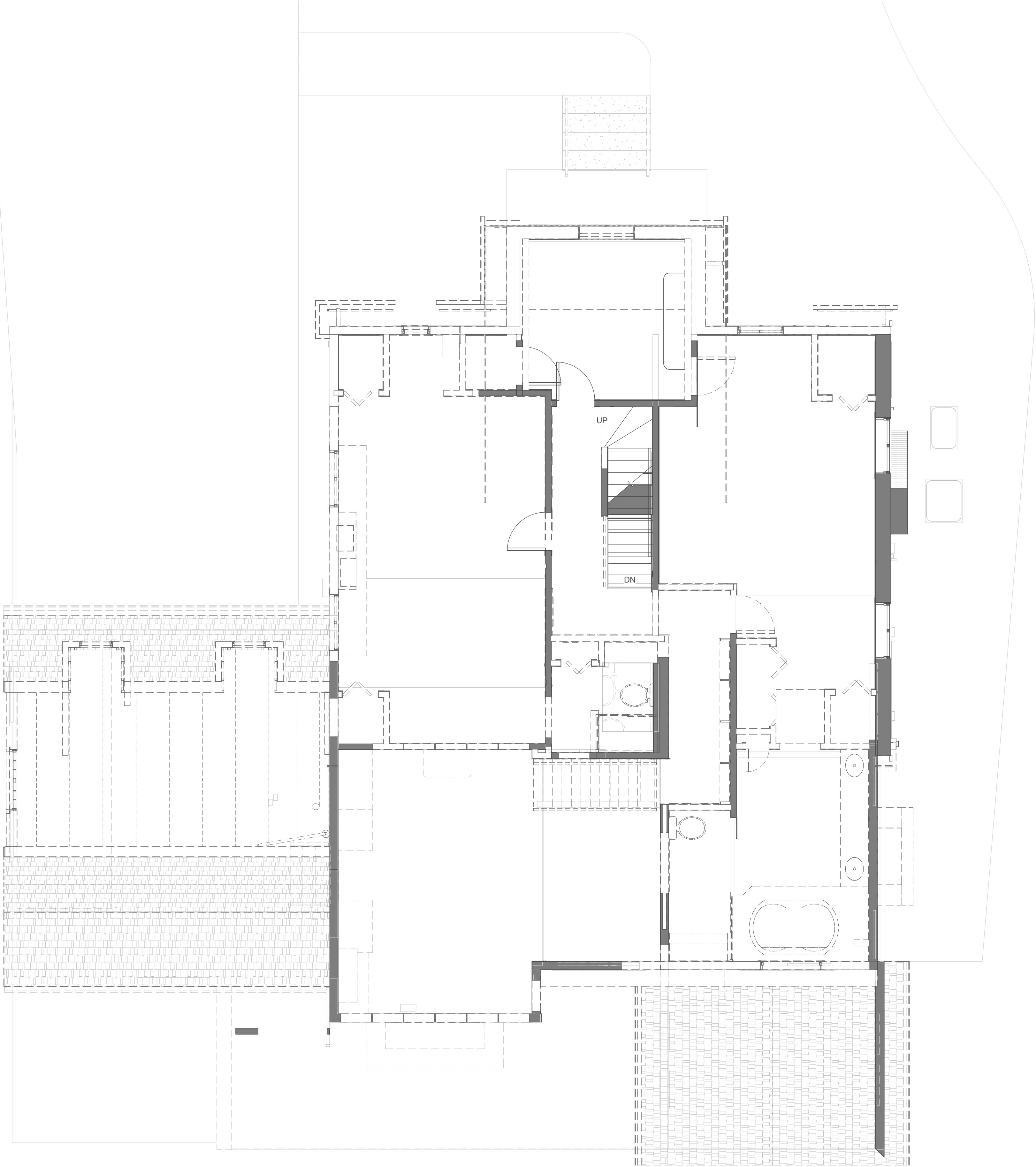
Demolition Plan - First Floor

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

NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date





ZONING INFORMATION

Project Address: 2286 Yorkshire Rd. Upper Arlington, OH 43221
Parcel ID: 070-001013-00
Owner: Peter & Sophia Zafirides
Zoning: R1-C (interior lot > 75' width)
Lot Size: 9,645sf
Building Coverage: (29%)
• Existing: 2,355sf = 24.4%
• Proposed: 2,790sf = 28.38%
Developed Coverage: (45%)
• Existing: 4,145sf = 42.9%
• Proposed: 4,331sf = 44.9sf

- Variance Required:**
- 601.B (4): Side lot lines
 - 601.B (11): Side yard modification



PROJECT STATUS

ZONING REVIEW

CURRENT ISSUE DATE

AUGUST 18, 2023

PROJECT NO.

23018

NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH 43221

SHEET NAME

Site Plan

SHEET NUMBER

A100

NOT FOR
CONSTRUCTION

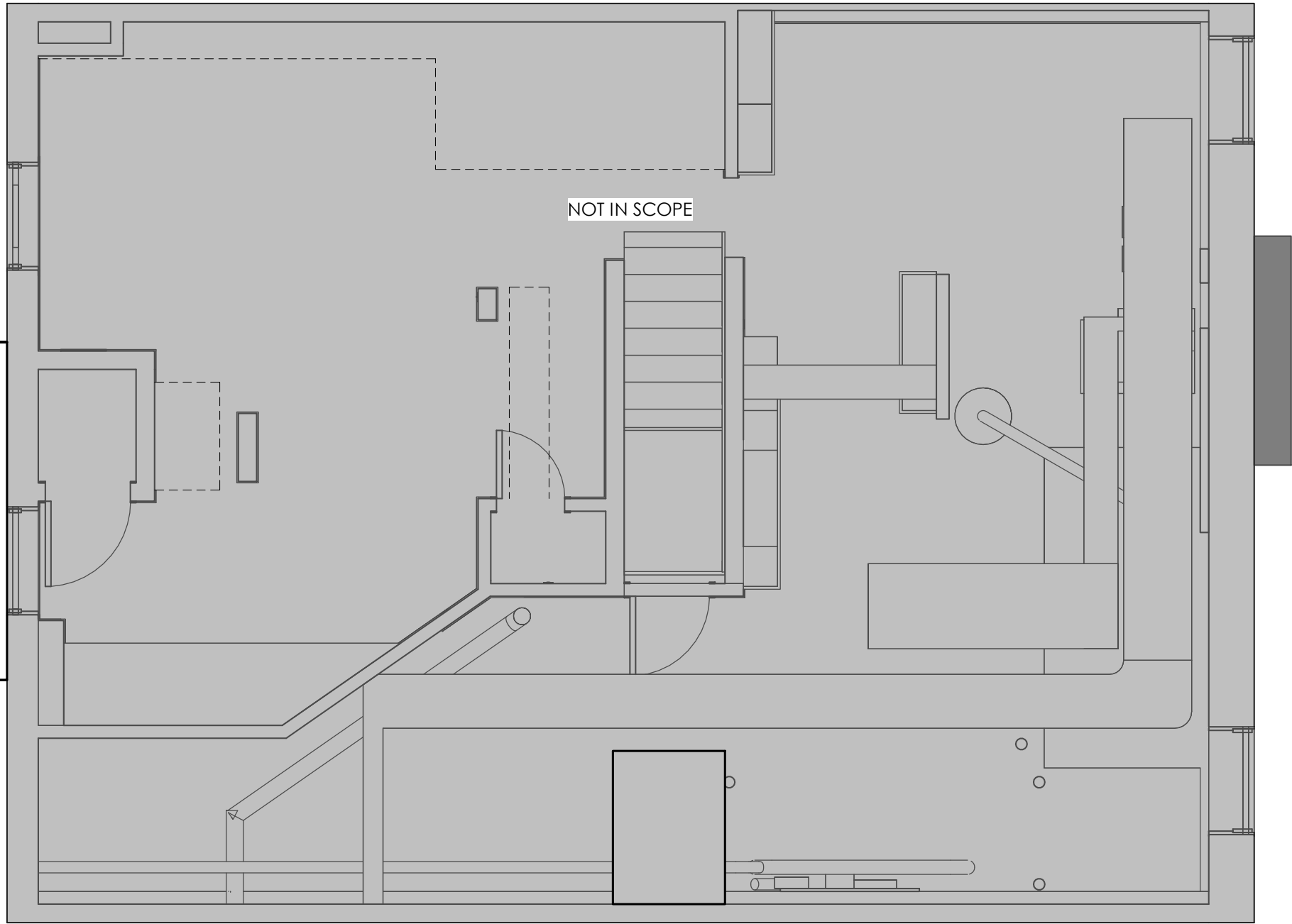
REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH 43221



NOT FOR
CONSTRUCTION

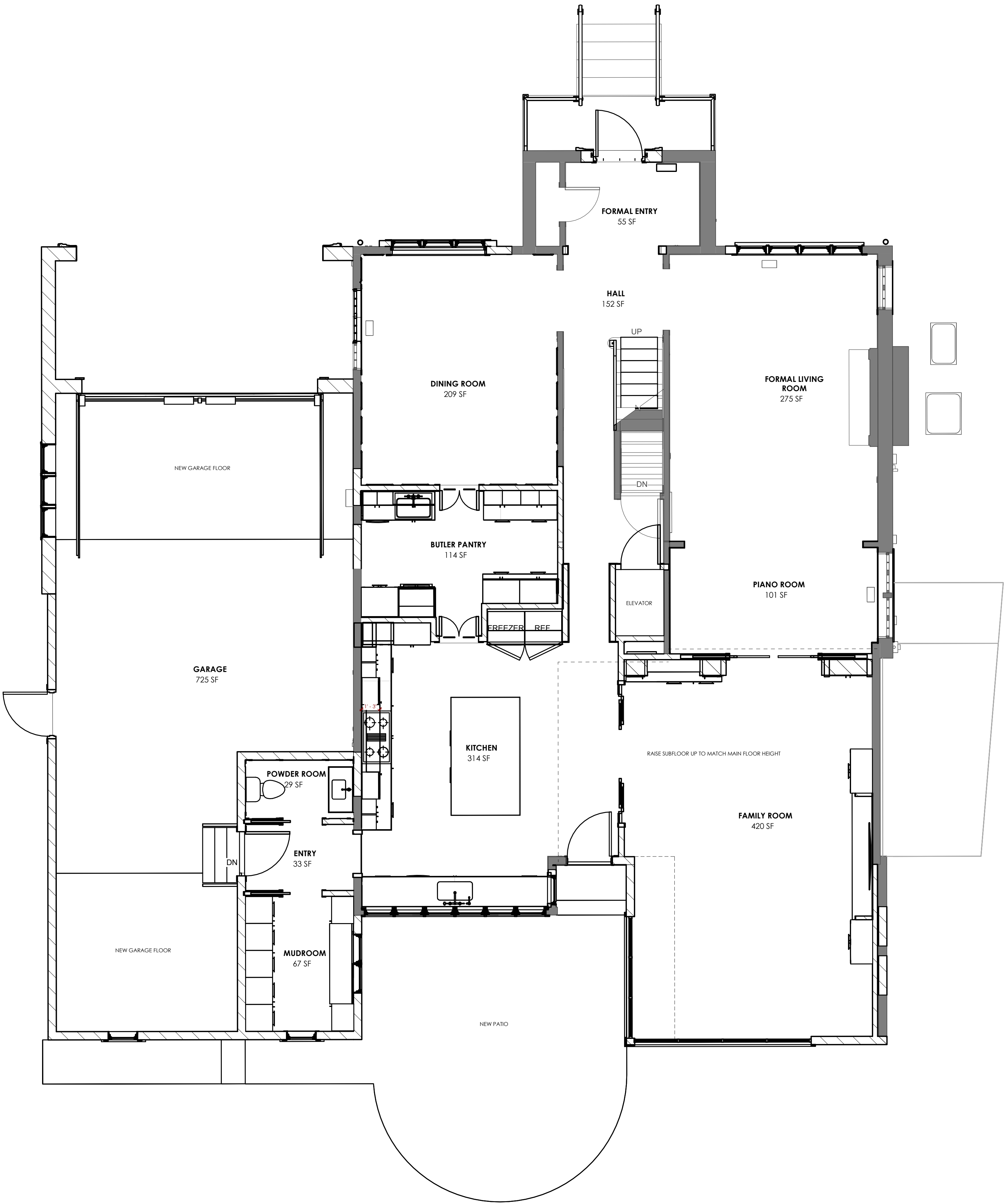
REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH
43221



NOT FOR
CONSTRUCTION

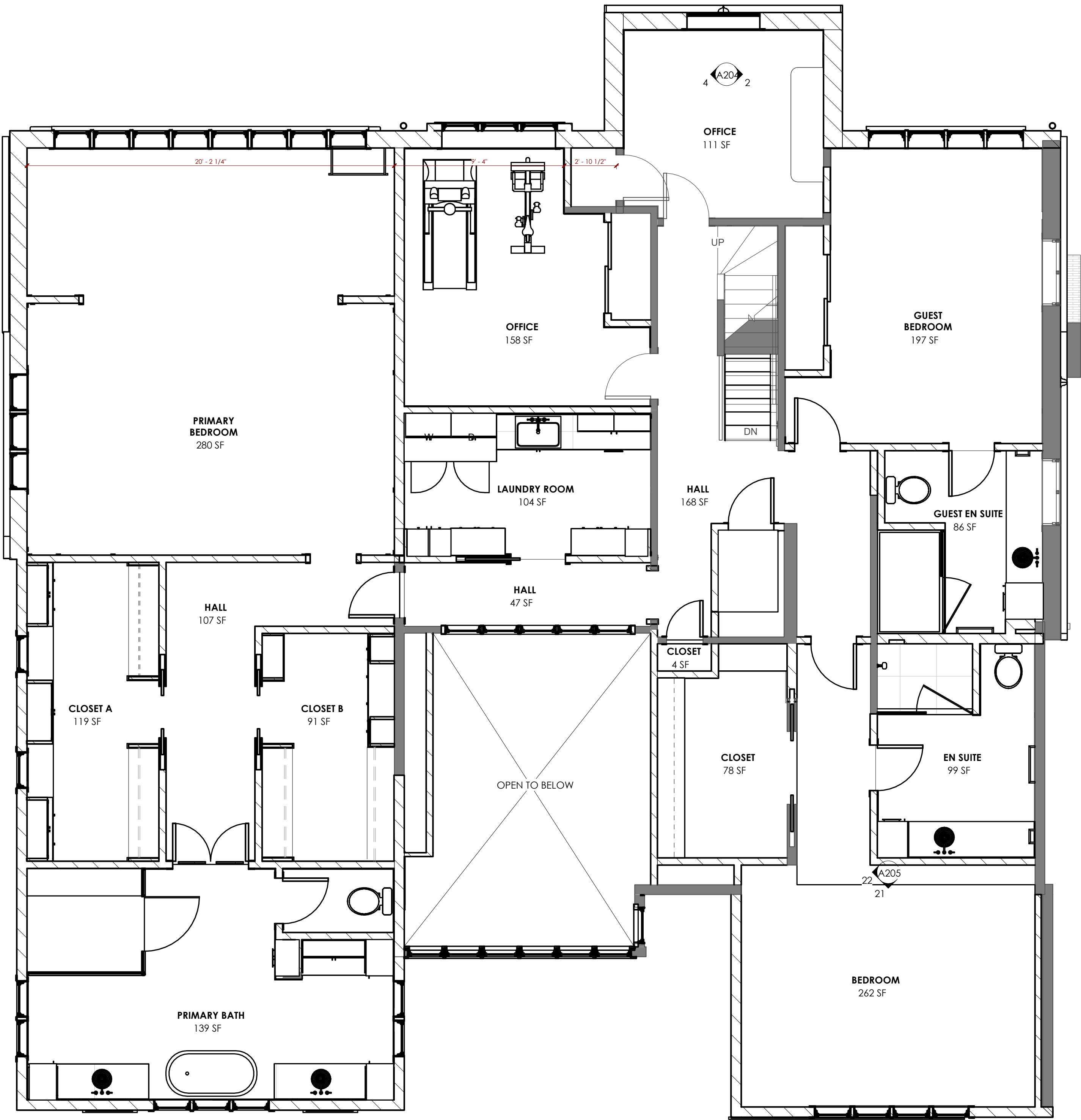
REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH 43221



New Work Plan - Second Floor

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

NOT FOR
CONSTRUCTION

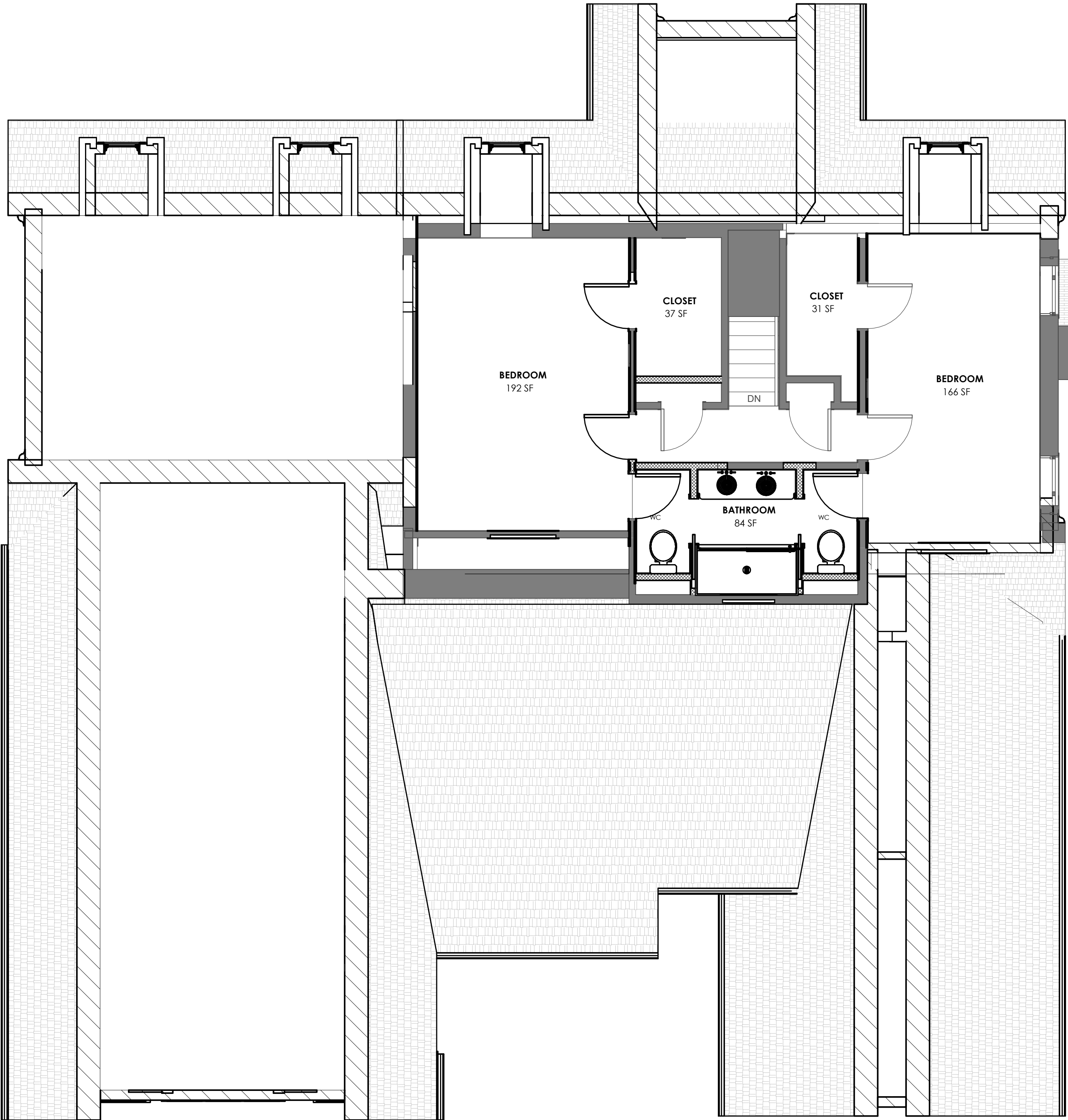
REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

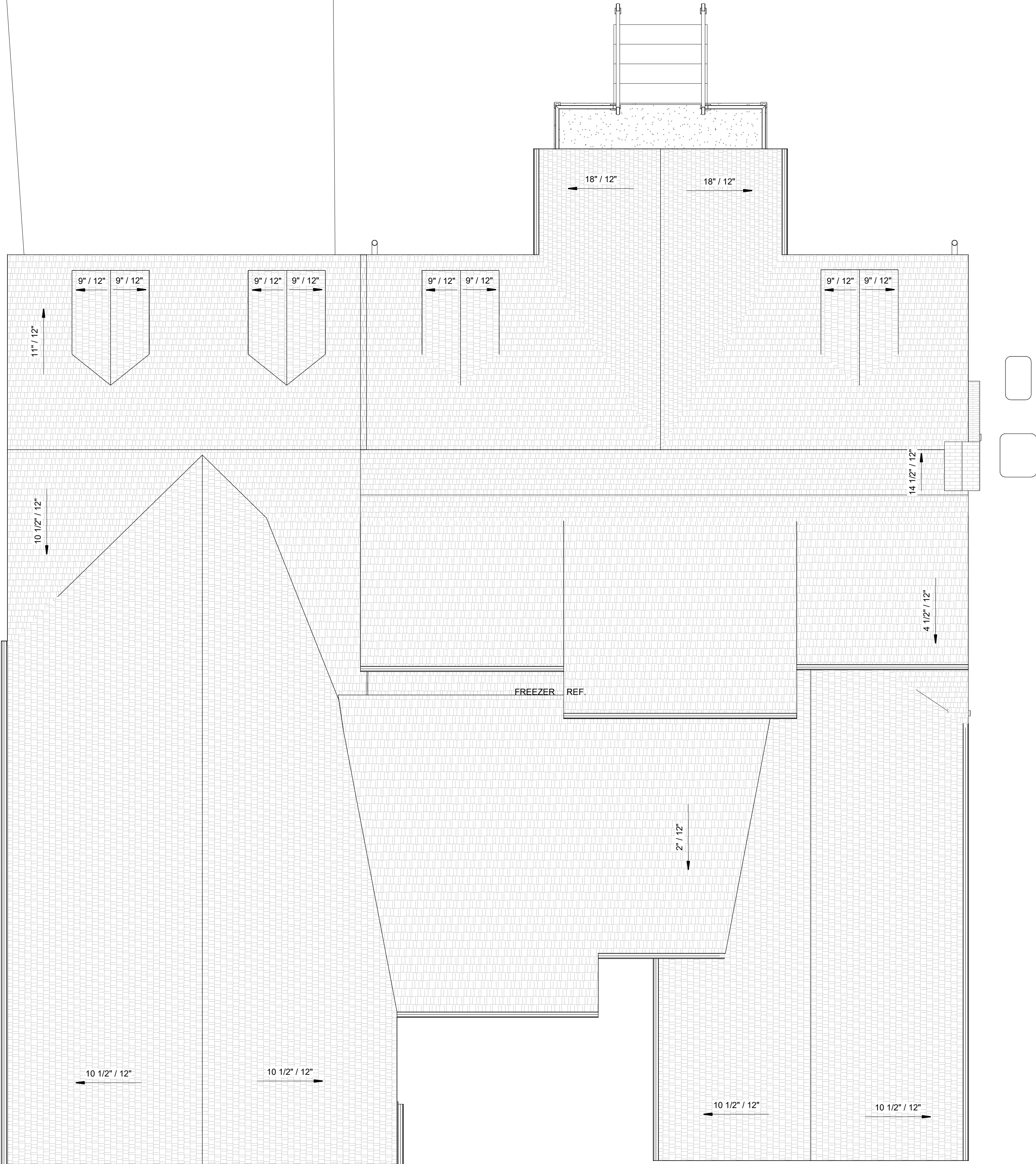
2286 Yorkshire Rd, Columbus, OH 43221



NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date





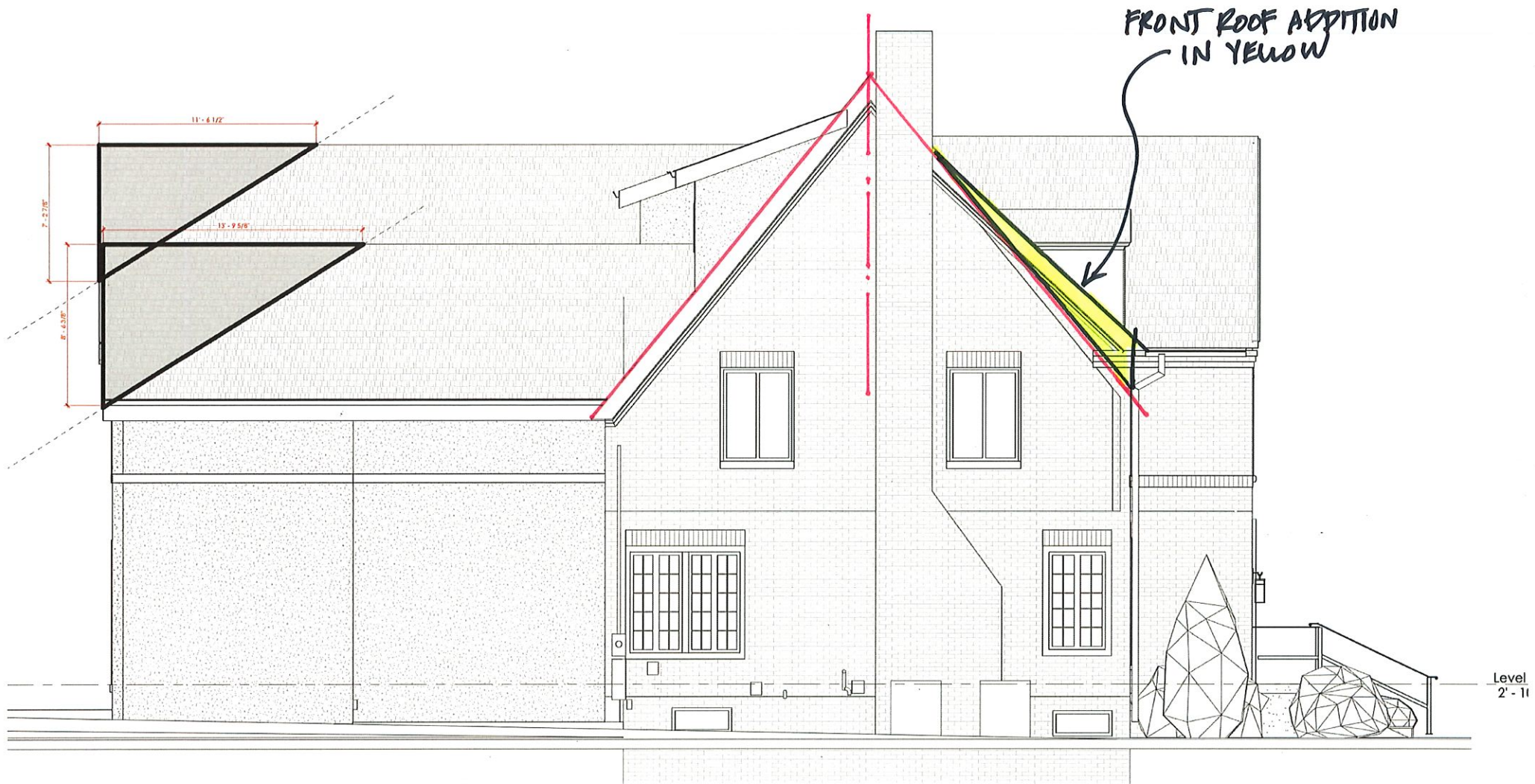
NOT FOR
CONSTRUCTION

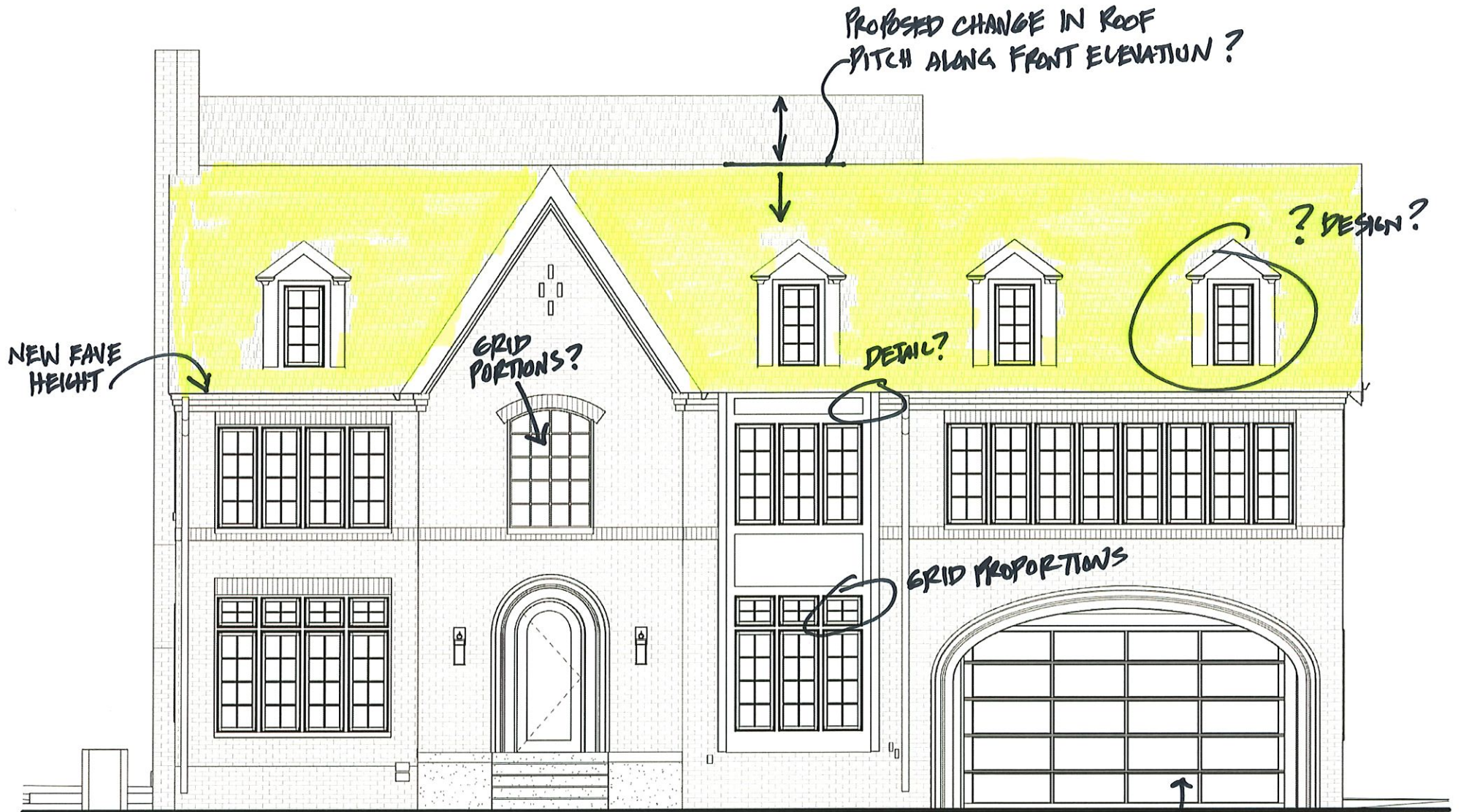
REVISIONS		
#	Description	Date

NOT FOR
CONSTRUCTION

REVISIONS		
#	Description	Date







1 West Elevation
Scale: 1/4" = 1'-0"

CAN EXISTING BRICK
BE MATCHED? LOOK INTO
THIS ISSUE SOONER THAN LATER

GARAGE DOOR
DESIGN?