



11/15/2023 | 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 following BZAP meeting minutes: July 5, July 19, August 2, August 16, September 6, September 20, October 18 and November 1.
- b. Review of the 2024 Board of Zoning and Planning calendar.
- c. 1959 Glenn Avenue (VAR-56-23) - To allow a new and expanded detached garage to encroach 0.6 feet into the three-foot minimum side yard setback (existing).
- d. 2833 Canterbury Lane (VAR-57-23) - To allow a deck that encroaches into side and rear yard setbacks to be located up to 5'-10" above grade, in lieu of the two-foot limit.
- e. 2663 Northwest Boulevard (VAR-58-23) - To allow a two-story addition to encroach 3.6 feet into the 30.75-foot rear yard setback and to an existing breezeway to be enclosed, which creates an existing now attached garage to encroach 2.19 feet into the 10-foot minimum side yard setback.
- f. 2060 W. Devon Road (VAR-59-23) - To allow an addition to connect the home to an existing detached garage, which results in a 24.4-foot encroachment into the 29.3-foot average rear yard setback and results in an encroachment of 10 feet into the rear yard profile coefficient.

2. Variance/Conditional Uses

- a. 1513 Essex Road (VAR-46-23) - To allow a detached garage that is 880 square feet, when 581.5 square feet is the limit.
- b. 2080 Riverhill Road (VAR-49-23) - To allow a six-foot tall fence to project up to 12 feet into the 20-foot front yard setback along Riverhill Road, where a fence cannot exceed 42 inches in height.

- c. 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'-3" into the 12'-4" side yard longwall setback, up to 11'-2" into the 33-foot rear yard setback, that result in a side yard sum of 12'-6", when 20 feet is the minimum, and project up to 10'-9" into the rear yard profile coefficient.
- d. 1489 Berkshire Road (VAR-54-23) - To allow a detached garage to be 20'-4" in height, when 17 feet is the limit.
- e. 2517 Brixton Road (VAR-55-23) - To allow a detached garage that is 19 feet in height, when 17 feet is the limit, and results in 29.5 percent building cover, when 29 percent is the maximum.

3. Development/Site Plans

- a. 3389 Redding Road (DEV-05-23) - To allow a minor subdivision (lot split) to create an additional parcel that would front Oakmount Road.
- b. 3220-3240 Tremont Road (DEV-06-23) - Review of a graphics plan for the senior housing building at Kingsdale, which includes The Coventry and Old Bag of Nails Pub.

4. Zoning Map/Text Amendments

5. City Business

- a. Updates from the Community Development Department.

2024 Meeting Calendar

	Formal Application Deadline at 5 PM	Informal BZAP Work Session Wednesday at 6 PM	Formal BZAP Hearing Date Wednesday at 6 PM
January	12-20-23	01-03-24	01-17-24
February	01-24-24	02-07-24	02-21-24
March	02-21-24	03-06-24	03-20-24
April	03-20-24	04-03-24	04-17-24
May	04-17-24	05-01-24	05-15-24
June	05-22-24	06-05-24	06-26-24
July	06-19-24	07-10-24	07-24-24
August	07-24-24	08-07-24	08-21-24
September	08-21-24	09-04-24	09-18-24
October	09-18-24	10-02-24	10-16-24
November	10-23-24	11-06-24	11-20-24
December	<i>Recess</i>	<i>Recess</i>	<i>Recess</i>

- All formal applications must be submitted by **5 PM on the listed deadline date**. Incomplete applications may not be scheduled for the upcoming BZAP hearing. All informal items for a BZAP Work Session must be submitted one week before the meeting. All applications are to be submitted via the Upper Arlington online application system: upperarlingtonoh.viewpointcloud.com
- Applications that must be submitted one week prior to the listed application deadline date: **zoning map amendment/rezoning, zoning text amendment, and minor subdivision/lot split**.
- BZAP agendas and staff reports are posted on the City's public meeting portal: docs.uaoh.net/OnBaseAgendaOnline
- All meetings are held at **6 PM in the Council Chamber at the Municipal Services Center, 3600 Tremont Road** unless otherwise noted. On-site parking is available on the west and east sides of the building. Overflow parking may occur on adjacent residential streets or at The Ohio State University Golf Course across Tremont Road.
- The BZAP meeting can be observed on Zoom: <https://zoom.us/j/98181639938>
- BZAP meeting minutes can be viewed via the City's document management system: library.municode.com/oh/upper_arlington/munidocs/munidocs
- Please feel free to e-mail the City's Planning Division at planning@uaoh.net if you have any questions or comments.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 15, 2023

Subject: 1959 Glenn Avenue (VAR-56-23) - To allow a new and expanded detached garage to encroach 0.6 feet into the three-foot minimum side yard setback (existing).

Site Description/History

The subject property, 1959 Glenn Avenue, is located on the west side of the street, mid-block between Northwest Boulevard and Stanford Road. The irregular-shaped property has 63 feet of frontage with approximately 160 feet of depth and is zoned R-1c, One-Family Residence District. Identified as Lot #22 in the [Kingswood](#) subdivision from 1936. A Cape Cod-style home with a 1.5-car, 364-square foot detached garage was built in 1941 and purchased by the applicant in 1991. The garage is located 2.4 feet from the south property line. The property has several mature trees and the rear yard is enclosed with a six-foot tall wood fence.

Proposal

The proposal includes the demolition of the existing detached garage and the construction of a larger detached garage in the same location. The existing garage is roughly 18' x 20', and is located 2.4 feet from the side property line, where a three-foot minimum setback is required. A new 19.4' x 26' (506 square feet) is proposed in the same location, to maintain the existing 2.4-side yard setback and to potentially utilize the existing foundation system. The garage cannot be shifted due to two mature trees that the applicant would like to retain. The garage would include siding to match the house and be only 14'-3" tall, below the 17-foot maximum. The roof system may be adjusted for the final design. Proposed building and development coverage numbers would remain below permissible limits; the area of the detached garage is well below the maximum limit as well.

Zoning Code Requirements

- To allow a new and expanded detached garage to encroach 0.6 feet into the three-foot minimum side yard setback (existing) ([Article 6.09](#)).

Alternatives

The applicant could shift the proposed detached garage over five inches to avoid the need for a side yard setback variance. However, the applicant has clearly stated their preference to



retain and protect two nearby mature trees. Shifting over beyond the 1.3 feet proposed would further impact the root zones of the two trees and could inhibit their survival.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposal replaces an 82-year old, 1.5-car detached garage with one that could accommodate two vehicles and storage. It is modest in size and in a location that adjacent properties are already accustomed to; it is also screened with fencing and landscaping that helps soften the garage's encroachment into the side yard setback (Finding #3 and #4). The preservation of two mature trees is noble, as is the potential re-use of the existing foundation system for the new building. For these reasons, Staff recommends that this application be approved.

Attachments

1. 1959 Glenn Ave variance app
2. BZAP Staff Report Pics - 1959 Glenn Ave





23-4801

Variance Application

Status: Active

Submitted On: 10/17/2023

Primary Location

1959 GLENN AV

UPPER ARLINGTON, OH

43212

Owner

ORTQUIST BRUCE R

GLENN 1959 COLUMBUS, OH

0

Applicant

 Bruce Ortquist

 614-327-6463

 ortquist.x@gmail.com

 1959 glenn ave
Upper Arlington, Ohio
43212

BZAP Information

 BZAP Case #

VAR-56-23

 Status

Pending

 BZAP Determination Date

11/15/2023

 Vote Tally

 Primary Variance

Detached Garage

 Findings of Fact for Approval/Denial

 Variance Request

To allow a new and expanded detached garage to encroach 0.6 inches into the three-foot minimum side yard setback (existing).

 BZAP conditions

Variance Information

Describe Variance Request ?

We are requesting a variance permitting us to rebuild our attached garage in the same location as the existing garage, relative to our property line. The existing garage is located 2.4 feet from the property line, which is less than the minimum 3 feet required by Upper Arlington zoning.

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

There are two mature trees near the north side of the garage: a towering maple tree that is approximately 80 years old and a Japanese maple tree given to us by Melinda's father as a housewarming gift when we moved into the house 32 years ago. The large maple is located approximately 8 feet from the northwest corner of the garage and the Japanese maple is located approximately 5 feet from the northeast corner of the garage. In order to minimize the potential for harm to these trees, we are requesting a variance from the Upper Arlington Board of Zoning and Planning to allow us to rebuild the garage the same distance from the south property line as the existing garage, 2.4 feet, rather than the 3 feet minimum required by current zoning regulations. Note that the difference is 7.2 inches.

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

No

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

No, the new garage will be in the same location as the existing 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?

Yes

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

Yes

September 19, 2023

Dear Upper Arlington Board of Zoning and Planning Committee members,

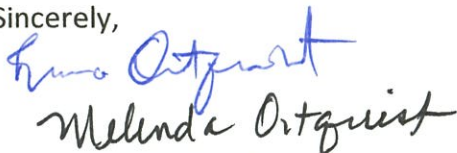
Due to the dilapidated condition of our detached garage, we find it necessary to have the garage torn down and a new one built in its place. Our existing garage is located 2.4 feet from the property line separating us from our neighbors to the south (see attached survey). There are two mature trees near the north side of the garage: a towering maple tree that is approximately 80 years old and a Japanese maple tree given to us by Melinda's father as a housewarming gift when we moved into the house 32 years ago. The large maple is located approximately 8 feet from the northwest corner of the garage and the Japanese maple is located approximately 5 feet from the northeast corner of the garage (see attached photos). In order to minimize the potential for harm to either or both trees, we are requesting a variance from the board to allow us to rebuild the garage the same distance from the south property line as the existing garage, 2.4 feet, rather than the 3 feet minimum required by current zoning regulations. Note that the difference is 7.2 inches.

The existing garage is 18.1 feet wide, which is a very tight fit, even for two small-medium sized cars. It is our intent to widen the garage by 16 inches (1.3 feet) and deepen it by 6 feet relative to the dimensions of the existing garage (see attached drawing). The variance would enable us to make this modest width enhancement without getting too close to the trees (16 inches is the most we could go without conflicting with the upper limbs of the Japanese maple). We have spoken with the contractor we have chosen who asserted that all elevations will be in strict compliance with Upper Arlington zoning regulations.

Such a variance should have no impact on our neighbors since the new garage will be located in the same footprint as the existing garage. The proposed increases in width and depth are both in the interior of our yard and should have no impact on any neighbors. Attached is a statement from our neighbors, Harry and Mary Kay Black, with whom we share the property line in question, indicating that they have no objection to our request. In addition, we have sent registered letters to all neighbors within 100 feet of our property, notifying them of the nature of our variance request and the date that our application will be heard by the board (see attached letter and Certification of Notice form).

Thank you for your consideration.

Sincerely,



Bruce and Melinda Ortquist
1959 Glenn Avenue
Upper Arlington, Ohio 43212
614-327-6463

September 19, 2023

Dear neighbor,

We are sending this letter to notify you of an application for a variance we are submitting to the Upper Arlington Board of Zoning and Planning.

Due to the dilapidated condition of our detached garage, we find it necessary to have the garage torn down and a new one built in its place. Our existing garage is located 2.4 feet from the property line separating us from our neighbors to the south, Harry (Tom) and Mary Kay Black. There are two mature trees near the north side of the garage: a towering maple tree that is approximately 80 years old and a Japanese maple tree given to us by Melinda's father as a housewarming gift when we moved into the house 32 years ago. The large maple is located approximately 8 feet from the northwest corner of the garage and the Japanese maple is located approximately 5 feet from the northeast corner of the garage. In order to minimize the potential for harm to these trees, we are requesting a variance from the Upper Arlington Board of Zoning and Planning to allow us to rebuild the garage the same distance from the south property line as the existing garage, 2.4 feet, rather than the 3 feet minimum required by current zoning regulations. Note that the difference is 7.2 inches.

It is our intent to widen the garage by 1.3 feet and deepen it by 6 feet relative to the dimensions of the existing garage. We have spoken with the contractor we have chosen who asserted that all elevations will be in strict compliance with Upper Arlington zoning regulations.

Such a variance should have no impact on any of our neighbors since the new garage will be located in the same footprint as the existing garage. The proposed increases in width and depth are both in the interior of our yard and should have no impact on any of our neighbors.

The Board will consider our application on 10/18/2023, should you wish to attend.

Please contact us if you have any questions.

Sincerely,

Bruce and Melinda Ortquist
1959 Glenn Avenue
Upper Arlington, Ohio 43212
614-327-6463

October 24, 2023

Dear neighbor,

We sent you a letter on September 19 (copy attached) regarding a variance request we have submitted to the Upper Arlington Board of Zoning and Planning. We are requesting permission to rebuild our detached garage in the same location as our existing detached garage, which is 2.4 feet from our south property line. Upper Arlington zoning regulations require a minimum of 3 feet. In the original letter, we notified you that the board would consider our application on 10/18/2023. Our original application was incomplete, so the board was unable to consider our request on that date. We are sorry for the incorrect information.

This letter is to notify you that the board will now consider our request on November 15, 2023, at 6 pm.

Don't hesitate to contact us if you have any questions.

Sincerely (again),

Bruce and Melinda Ortquist
1959 Glenn Avenue
Upper Arlington, Ohio 43212
614-327-6463

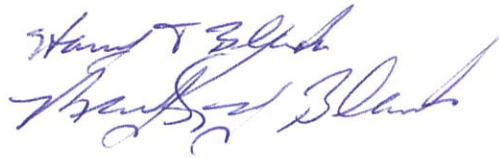
09/19/2023

Dear Upper Arlington Board of Zoning and Planning Committee members,

We have reviewed the Ortquists' request for a variance permitting them to rebuild their detached garage the same distance from our shared property line as the existing garage. We agree with the Ortquists that this will have no impact on us since the new garage will be situated in the same location as the existing garage, relative to our shared property line.

Sincerely,

Harry (Tom) Black
Mary Kay Black
1951 Glenn Avenue
Upper Arlington, Ohio 43212





Revised: May 2023

Certification of Notice

Applicant Name: Melinda and Bruce Ortquist

Location of property subject to BZAP request: 1959 Glenn Avenue, Upper Arlington, OH 43212

This application will be heard by the Board of Zoning and Planning on: 10/18/2023

Describe activity which requires Board of Zoning and Planning review:

We are requesting a variance permitting us to rebuild our detached garage in the same location as the existing garage, relative to our property line. The existing garage is located 2.4 feet from the property line, which is less than the minimum 3 feet required by UA zoning.

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:
1950 Wyandotte	Kip Eriksen	9589 0710 5270 0489	6215 88 9/20/23
1958 Wyandotte	Brett Paxton	9589 0710 5270 0489	6215 33 9/20/23
1966 Wyandotte	Molly Mott	9589 0710 5270 0489	6215 40 9/20/23
1974 Wyandotte	Donald Gibson	9589 0710 5270 0489	6215 57 9/20/23
1982 Edgmont	Jeffrey Weber	9589 0710 5270 0489	6215 71 9/20/23
1988 Edgmont	Jane Jones	9589 0710 5270 0489	6215 64 9/20/23
1994 Edgmont	Jennife Bennett	9589 0710 5270 0489	6216 01 9/20/23
1973 Glenn	Michael Trotta	9589 0710 5270 0489	6215 95 9/20/23
1965 Glenn	David Duvarney	9589 0710 5270 0489	6216 25 9/20/23
1951 Glenn	Harry Black	9589 0710 5270 0489	6216 18 9/20/23
1973 Glenn	Charles Ewing	9589 0710 5270 0489	6216 49 9/20/23
1940 Glenn	Huanxing Wang	9589 0710 5270 0489	6216 32 9/20/23
1948 Glenn	Wendy Panero	9589 0710 5270 0489	6216 63 9/20/23
Applicant Signature: <u>Melinda Ortquist</u> <u>Bruce Ortquist</u>			Date: <u>9/20/23</u>



Revised: May 2023

Certification of Notice

Applicant Name: Melinda and Bruce Ortquist

Location of property subject to BZAP request: 1959 Glenn Avenue, Upper Arlington, OH 43212

This application will be heard by the Board of Zoning and Planning on: 10/18/2023

Describe activity which requires Board of Zoning and Planning review:

We are requesting a variance permitting us to rebuild our detached garage in the same location as the existing garage, relative to our property line. The existing garage is located 2.4 feet from the property line, which is less than the minimum 3 feet required by UA zoning.

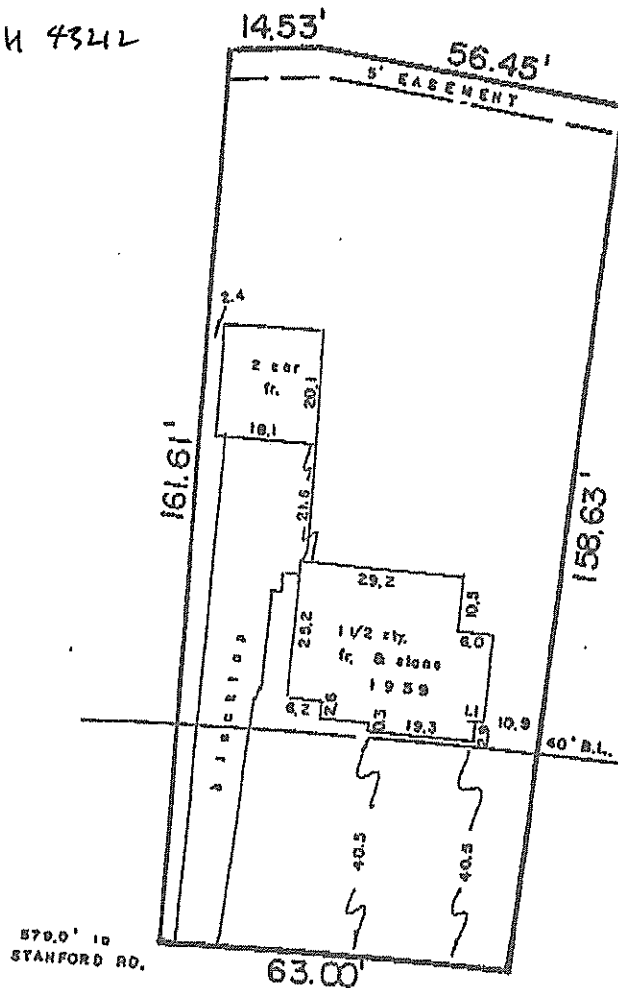
Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website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

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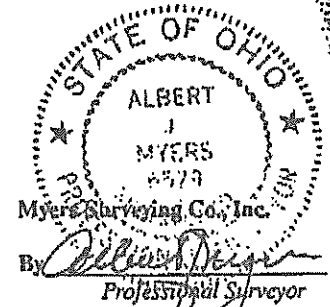
Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:	
1956 Glenn	Tanie Harris	9589 0710 5270 0489	6214 56	9/20/23
1962 Glenn	James McGuire	9589 0710 5270 0489	6216 87	9/20/23
1970 Glenn	Jeffrey Buehler	9589 0710 5270 0489	6214 70	9/20/23
Applicant Signature: <u>Melinda Ortquist</u> <u>Bruce Ortquist</u>			Date: <u>9/20/23</u>	

BRUCE AND MELINDA ORTQUIST
1951 GLENN AVENUE

UPPER ARLINGTON OH 43212
614 327 6463

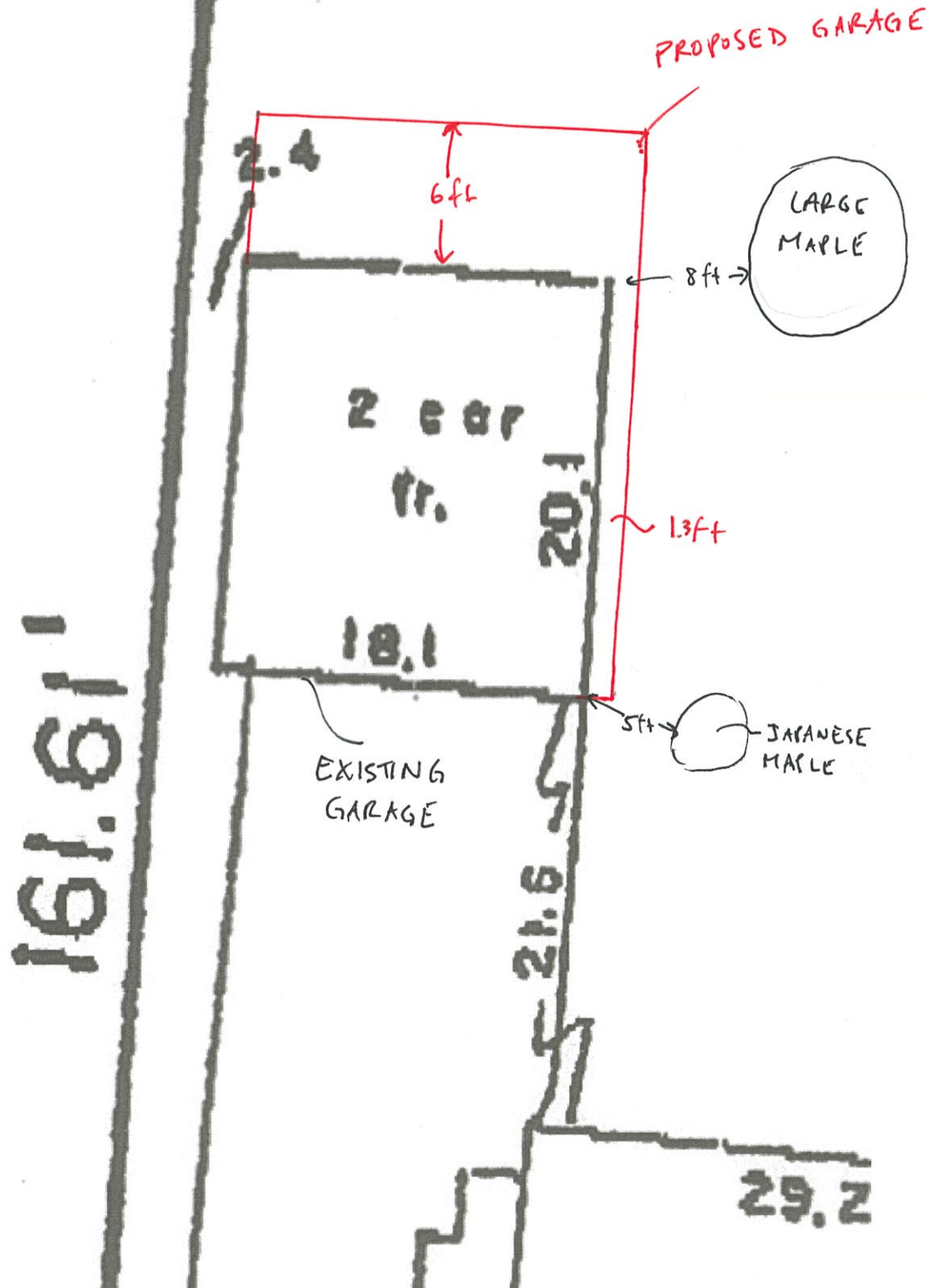


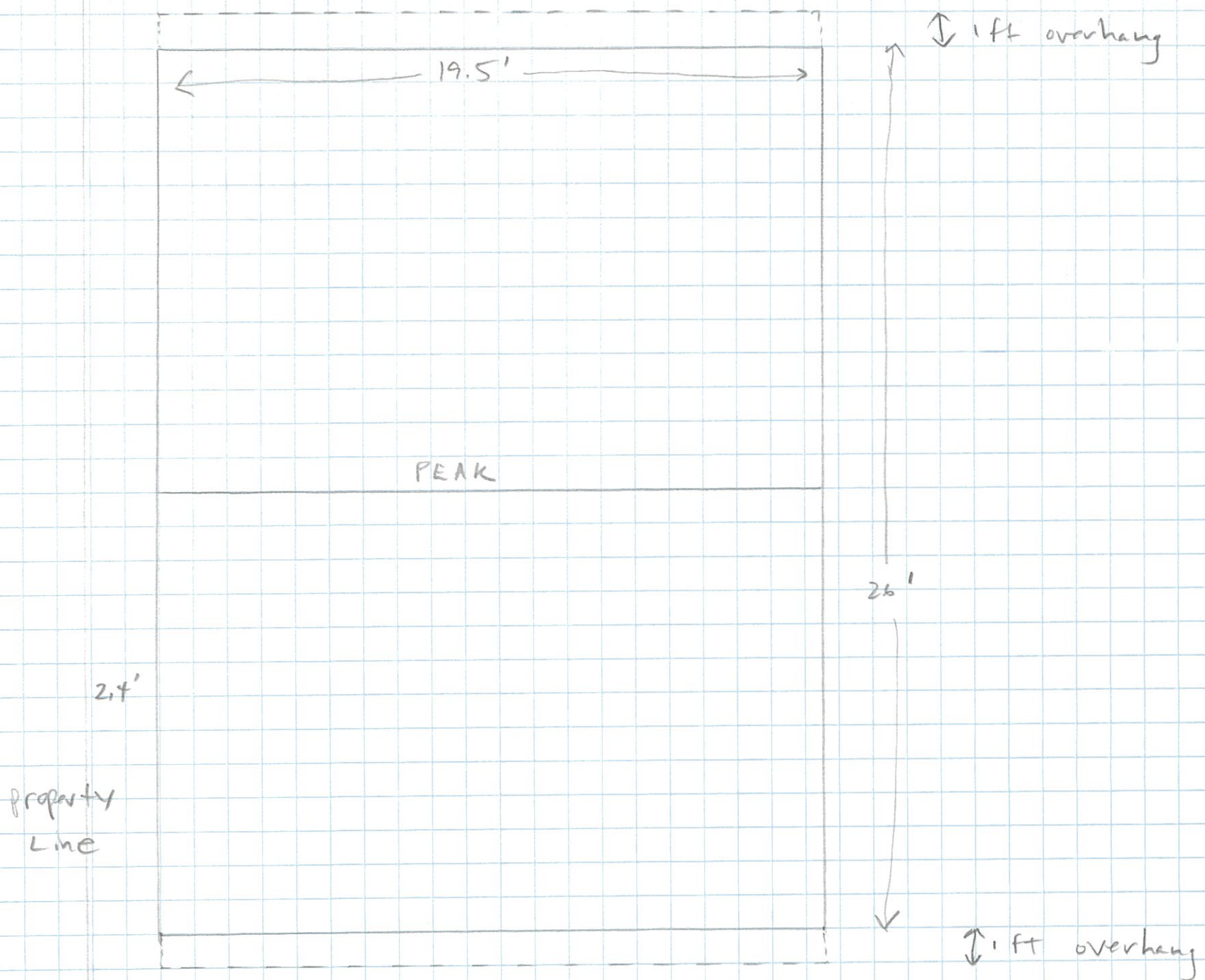
We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code. THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.



Myers Order No. - 45-91-11-19	Rec.	Field	DWG	Ltr.	ck.
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BRUCE AND MELINDA ORTQUIST
1959 GLENN AVE
WILPER ARRLINGTON OH 45212
614 327 6463



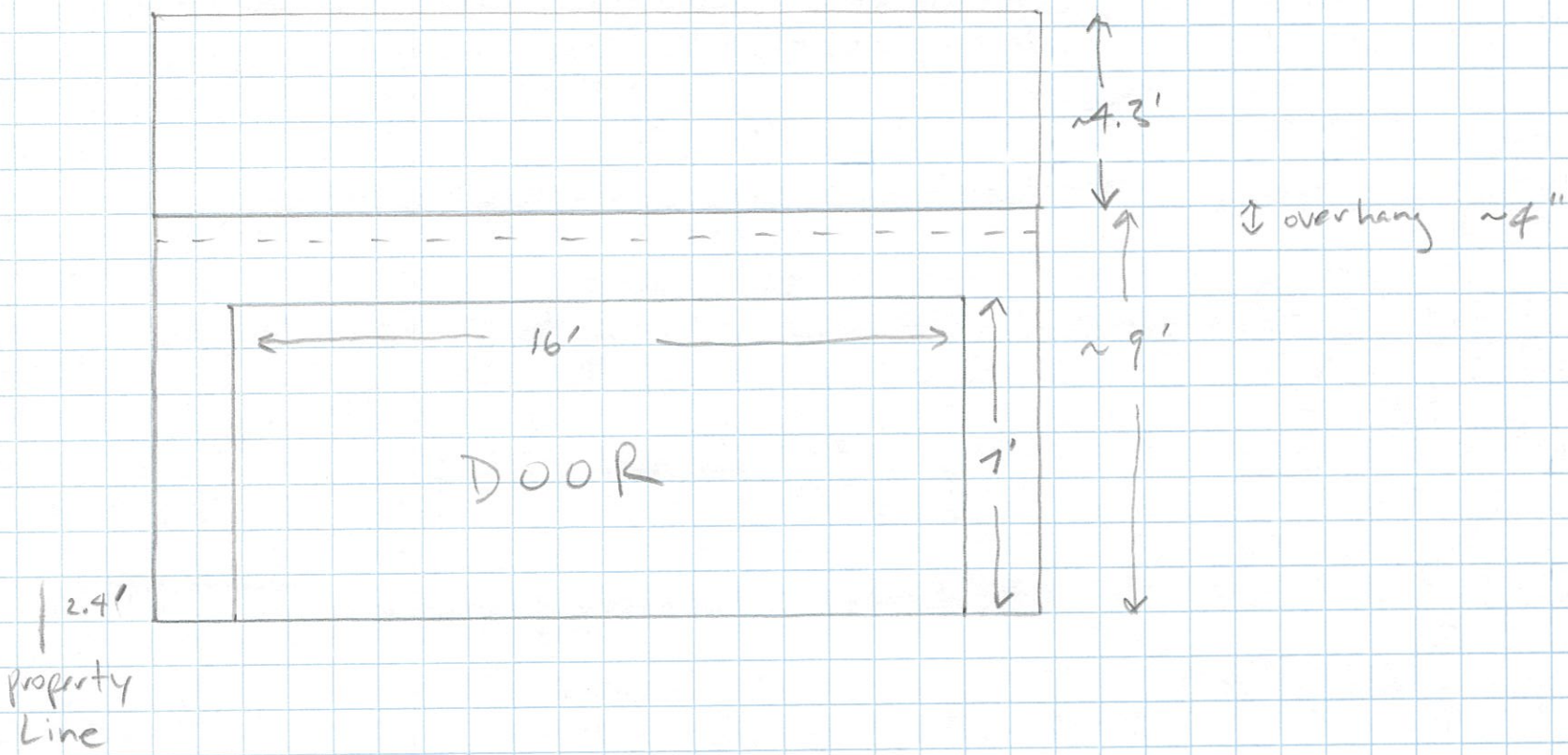


OVERHEAD VIEW

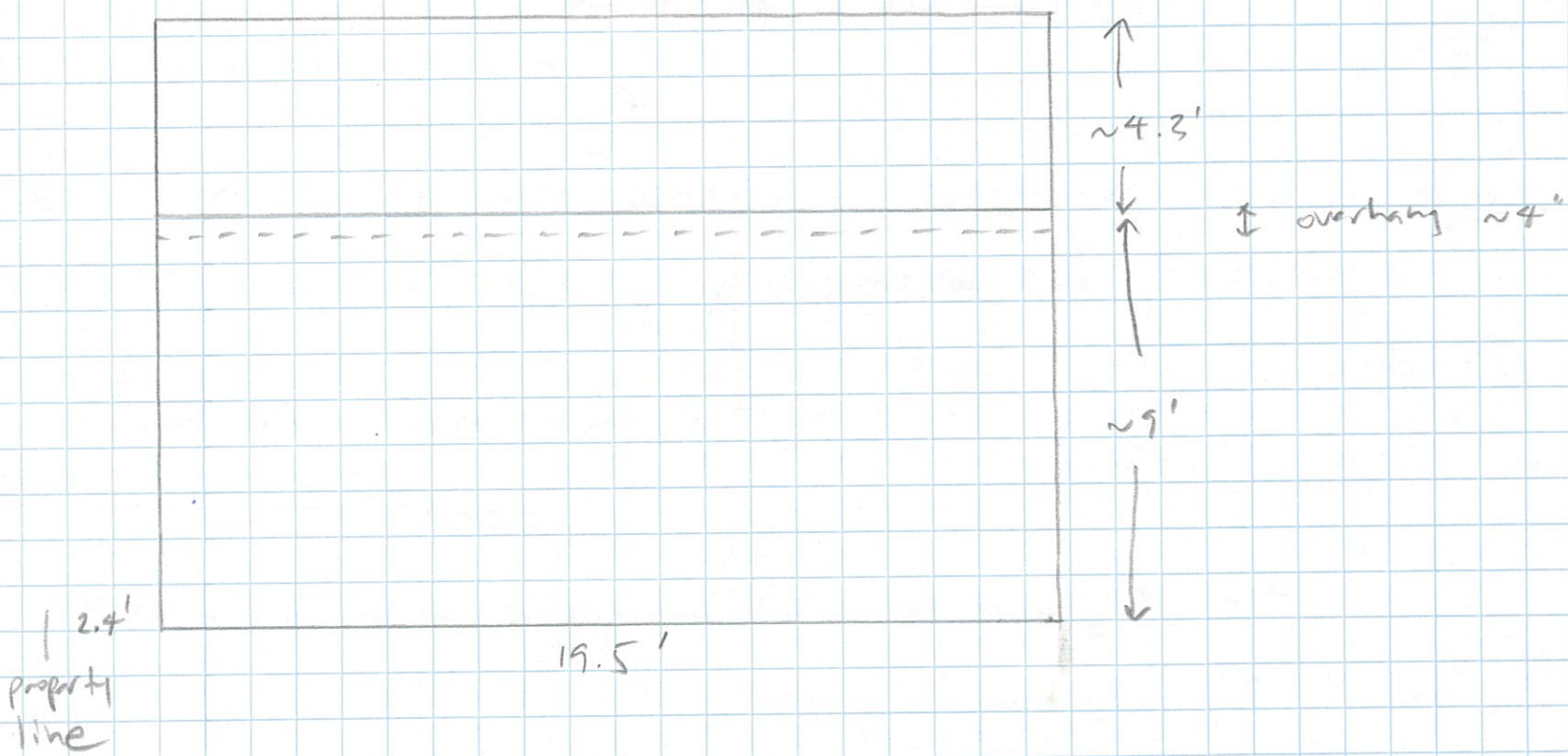
BRUCE AND MELINDA OPTUMIST
1759 GLENN AVE
COLUMBUS OH 43212
614 327 6463

FRONT
VIEW

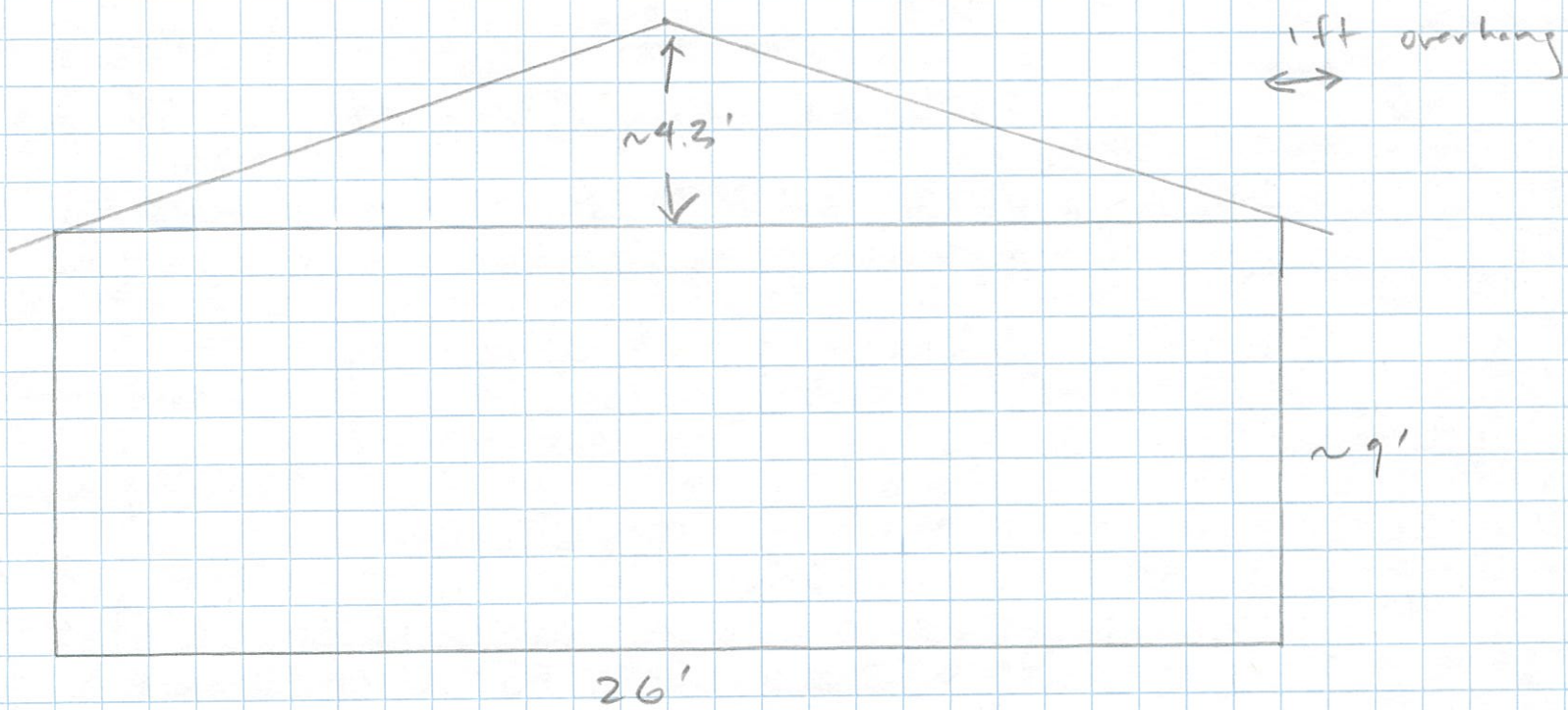
Pitch 4" per 12"
overall height < 17'



REAR
VIEW



BRUCE AND MELINDA ORTMAN
1959 GLENN AVE
COLUMBUS OH 43212
614 327 6463



SIDE VIEW

BRUCE AND MELINDA ORTQUEST
1959 GLENN AVE
CUMBERLAND OH 43212
614 327 6663



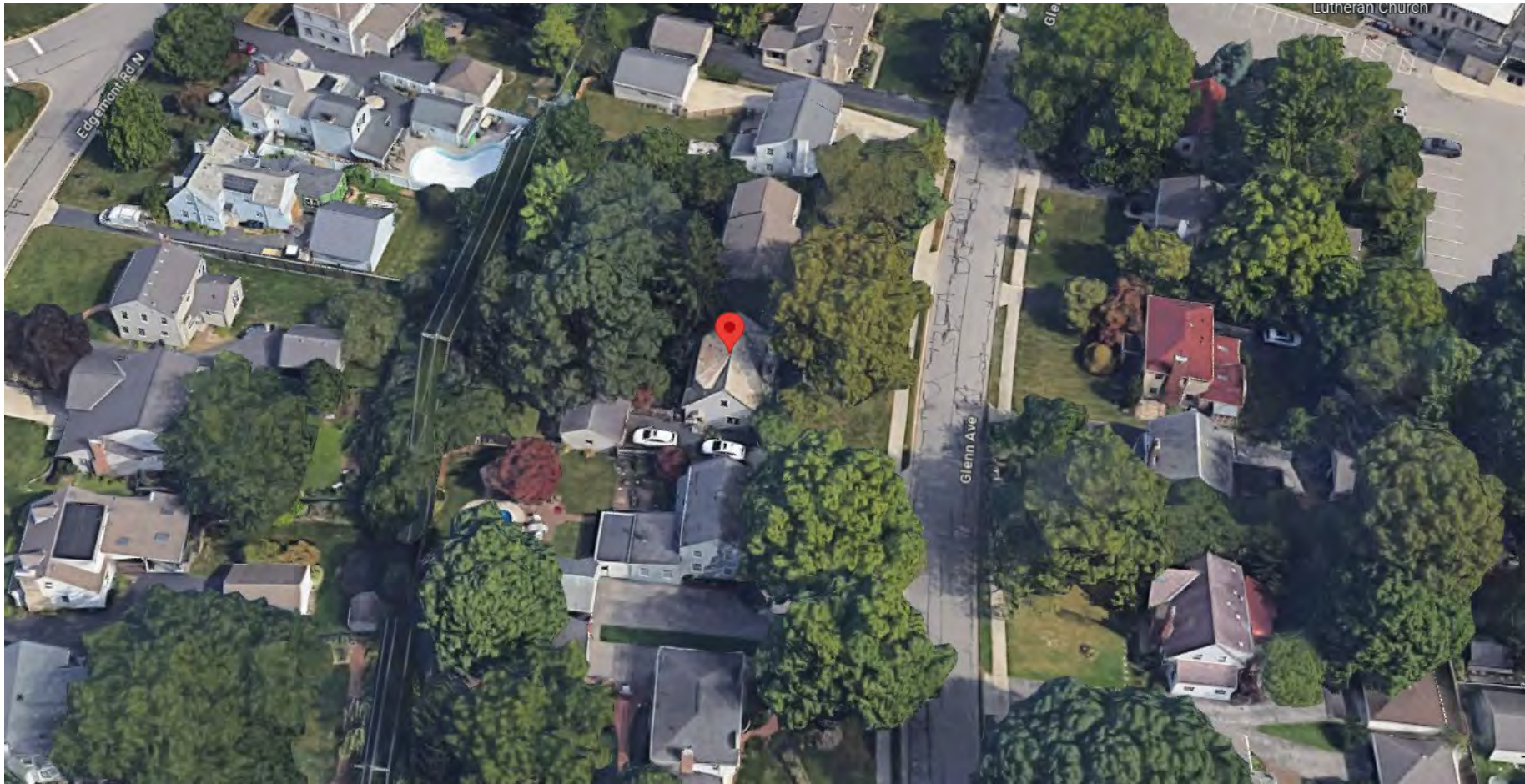


1959 Glenn Avenue

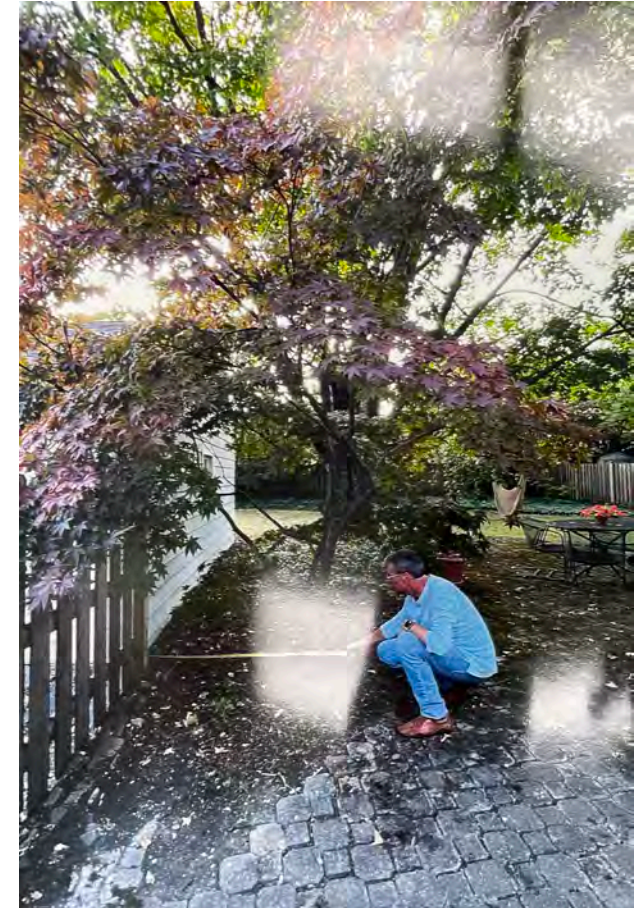
BZAP Staff Report Pictures



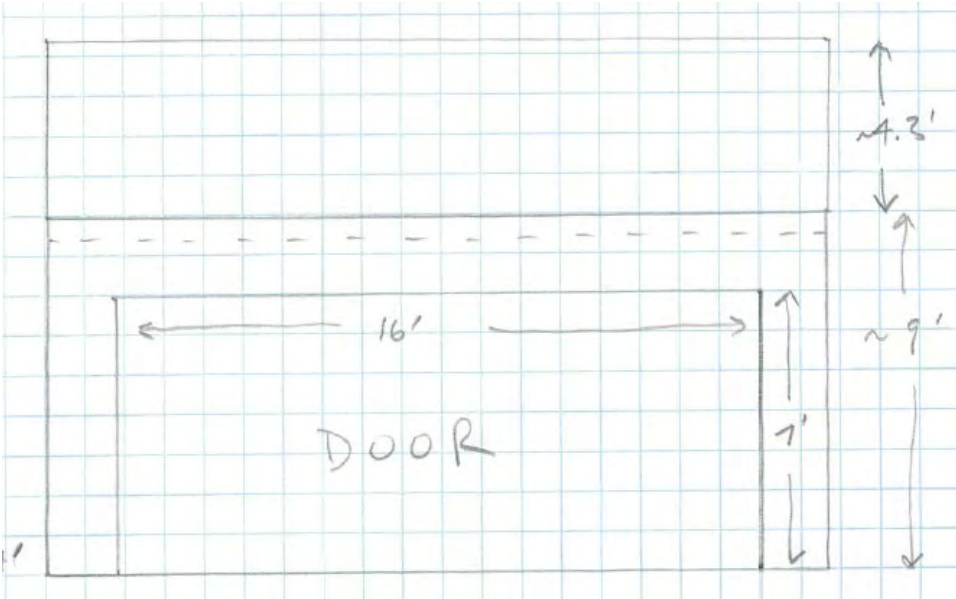
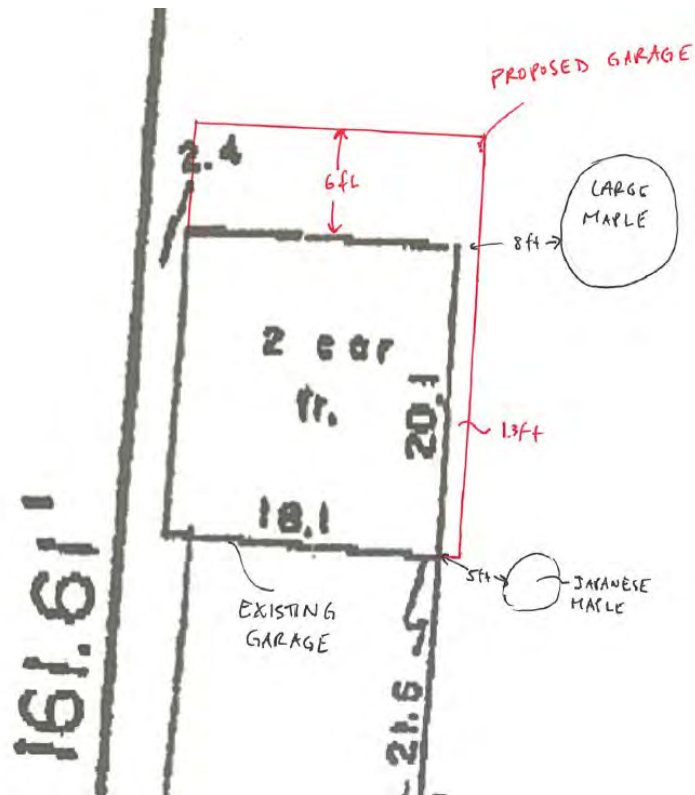
Google Maps ® Aerial – Looking North



Existing Site Photos



Proposed Site Plan and Garage Elevations



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 15, 2023

Subject: 2833 Canterbury Lane (VAR-57-23) - To allow a deck that encroaches into side and rear yard setbacks to be located up to 5'-10" above grade, in lieu of the two-foot limit.

Site Description/History

The subject property, 2833 Canterbury Lane, is located on the east side of the unimproved street within the loop section atop the hill, and is zoned R-1c, One-Family Residence District. It is irregular in shape with 57 feet of frontage and a 20-foot building setback line, and depths of 99 and 109 feet, respectively, but is 121 feet wide along the rear property line. It platted as Lot #15 in the Canterbury Village subdivision from 1949 and slopes at least 10 feet from the front of the property to the rear. "Reserve B", which is owned and managed by the neighborhood association is located immediately behind the subject property and is a heavily wooded ravine that drops nearly 40 feet in elevation. Located along the building setback line is a 1,996-square foot stone and stucco ranch home that was built in 1952 and purchased by the applicant in 2022. The backyard includes balconies, decks and patios, all of which either encroach into the side yard setback, rear yard setback or are located off-site. [Due to the unique shape of this parcel and many others on the street, either the house or its outdoor areas encroach into setbacks or are located off-site.] A six-foot tall wood privacy fence was recently installed along the south property line. An existing deck is in the process of being refurbished and expanded- guardrails have not yet been installed.

Proposal

The proposal includes the refurbishment of existing decks and patio, portions of which are located in side and rear yard setbacks or off-site from the property (into the ravine). On the south side, the existing deck is 2'-6" from the side property line and has been expanded outward an additional seven feet. At its highest point, the deck floor would be up to 5'-10" above grade, which slopes significantly toward the rear off-site ravine. Metal railings are to be installed along the periphery of the deck should the variance be approved. It would tie into a set of existing stairs to lead to a lower level patio, wood deck and concrete swimming pool base, which project 5.3 feet off-site into the ravine. No work is planned for this lower area at this time, but will likely be refurbished in the future; no expansion is planned.

Zoning Code Requirements



- To allow an expanded deck that encroaches into the side and rear yard setbacks and is up to 5'-10" above grade, in lieu of the two-foot limit (Article 6.09).

The UDO has a unique provision concerning the setback of decks on property: they are permitted to be located within a side yard and/or rear yard setback, as long as they do not exceed more than two feet above grade and have a setback of at least three feet from adjacent property lines.

Alternatives

The applicant started work on a deck replacement/refurbishment project, which grew into an expansion project. In order to avoid variances, the deck would have to lower to follow the topography of the site and be located at least three feet from side and rear property lines. This might prove to be impractical based on the severe slope of the land. The property's elevation begins to fall at the point where the existing deck stopped.

Requested Action and Findings

Staff has reviewed the application and plans, met with the applicant, and visited the site. It is unfortunate that a deck expansion project has started and is nearly complete without the benefit of a Building Permit and subsequent inspections. Staff has fielded inquiries from notified neighbors about this project; those concerns largely relate to noise and proximity to property lines. As noted, many of the homes on the street have nonconforming aspects because of the irregular shape and shallowness of the parcels in the subdivision. The proposed deck expansion actually aligns with patios located on either side of the property, but offers more privacy with fencing and the heavily wooded ravine (Finding #4). Due to the nature and configuration of the site, Staff feels that noise will not be an issue. With the existing steep topography, wooded landscape, uniqueness of the house and new solid fencing, the proximity to property lines are mitigated. For these reasons, Staff recommends that this variance application be approved.

Attachments

1. 2833 Canterbury Lane Variance App
2. BZAP Staff Report Pics - 2833 Canterbury Ln
3. Reply to Deck variance request for 2833 Canterbury Lane





23-4848

Variance Application

Status: Active

Submitted On: 10/19/2023

Primary Location

2833 CANTERBURY LN
UPPER ARLINGTON, OH
43221

Owner

David zadnik
CANTERBURY 2833
COLUMBUS, OH 43221

Applicant

 cyle crouse
 740-334-7088
 ccubed58@gmail.com
 14187 eldon dr
mount vernon, ohio
43050

BZAP Information

 BZAP Case #

VAR-57-23

 Status

Pending

 BZAP Determination Date

11/15/2023

 Vote Tally

 Primary Variance

Deck

 Findings of Fact for Approval/Denial

 Variance Request

To allow a deck that encroaches into side and rear yard setbacks to be located up to 5'-10" above grade, in lieu of the two-foot limit.

 BZAP conditions

Variance Information

Describe Variance Request ?

Deck zoning request to be past building setback

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

Angle of property line is tight to house making it difficult to have substantial deck space in back yard

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

No

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

No

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

Yes

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

No

HOY LAND SURVEYING
1767 McCorkle Blvd #1767
Westerville, Ohio 43086
Phone: 614-679-1186



JOB NUMBER #: 8957-2021 S DATE OF DRAWING 12-15-21

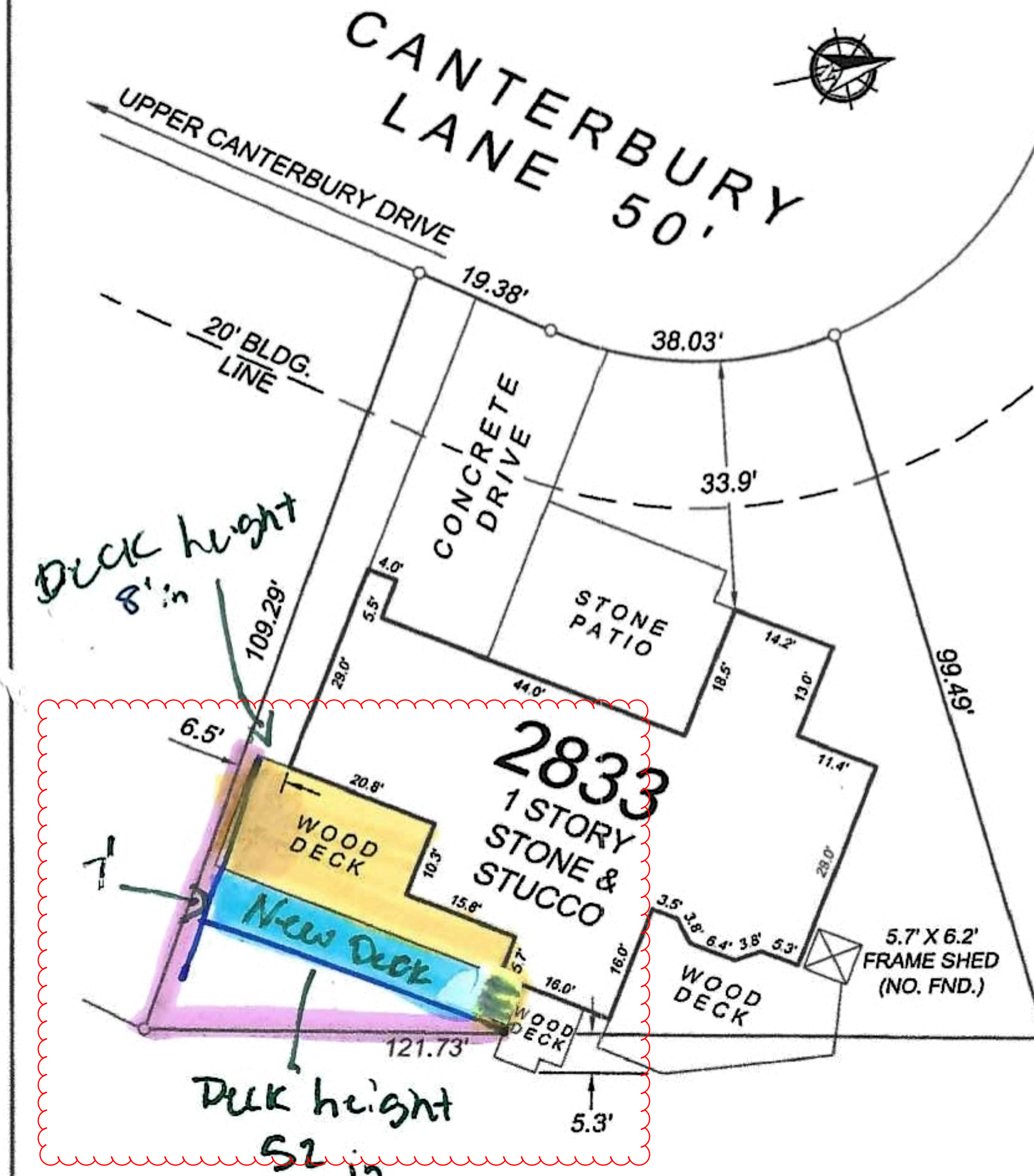
CERTIFIED TO TALON TITLE AGENCY, LLC

LENDER THE HUNTINGTON NATIONAL BANK BUYER ZADNIK

LEGAL DESC. LOT 15 - CANTERBURY VILLAGE P.B. 22 PG. 38

CITY/TWP. UPPER ARLINGTON COUNTY FRANKLIN DRN. SAS CK. SJH DRAWING SCALE 1" = 20'

FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0164K MAP DATE 6-17-08



ENCROACHMENT INFORMATION
WOOD DECK'S OVER P/L BY 5.3'

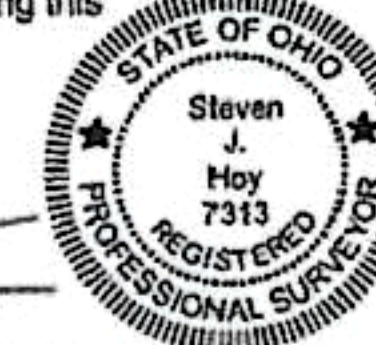
I / WE HAVE RECEIVED A COPY OF THIS SURVEY
AND FIND THE CONDITIONS ACCEPTABLE.

BUYER / OWNER

BUYER / OWNER

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

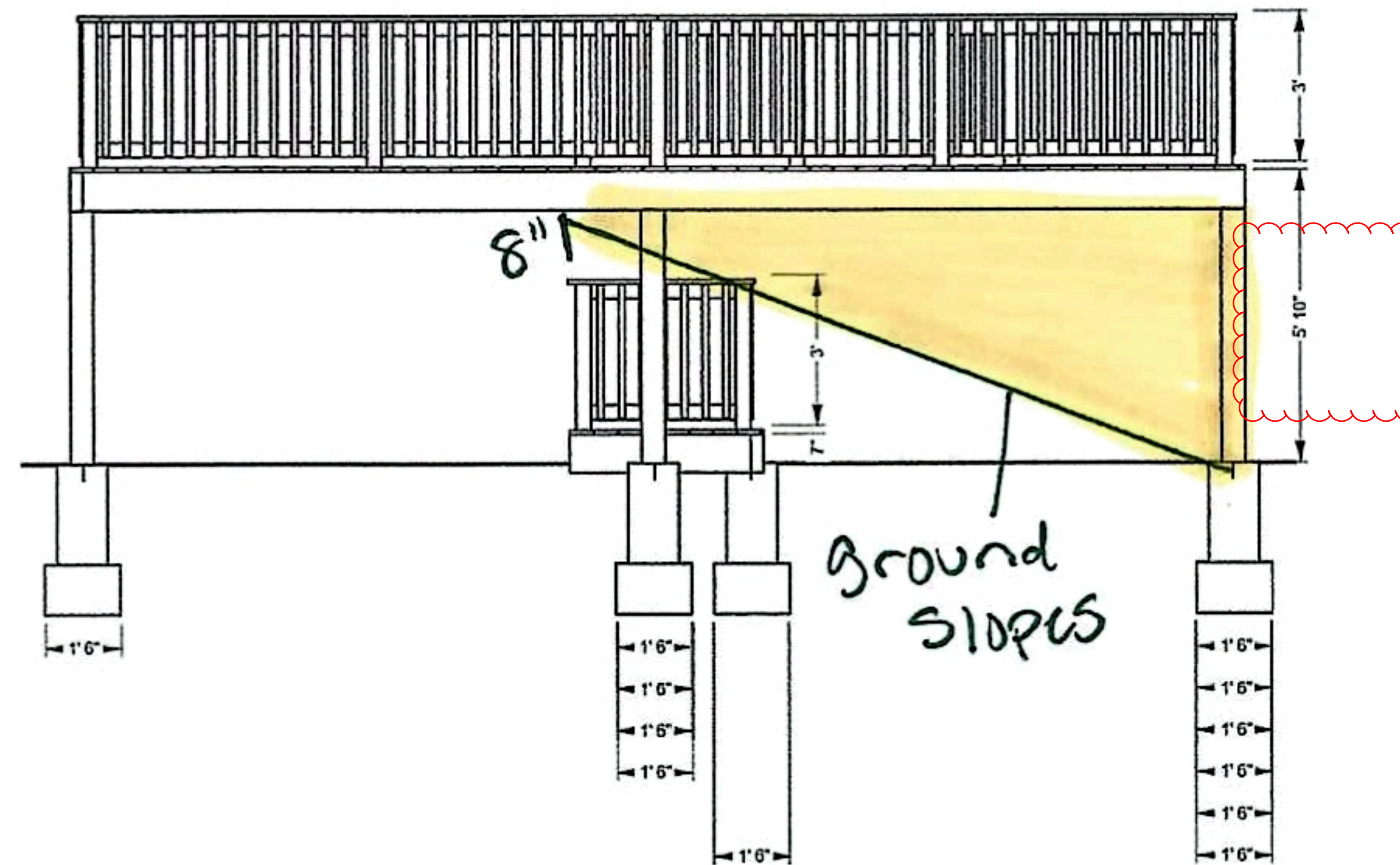
By



STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.

Side View



2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)

Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.

Beams to be 2-2x10 pressure treated southern yellow pine nailed.

Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)

Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)

Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)

All hardware to be corrosion resistant and installed per manufacturers' instructions.

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.



DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN. © DECKS.COM LLC

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

This architectural drawing shows a side elevation of a building. The building features a long, low profile with a series of vertical elements, possibly columns or pilasters, spaced along its length. A red dashed rectangle highlights a specific section of the facade, which appears to be a window or a decorative panel. The drawing includes various dimension lines and labels, such as '1' 6"', '1' 8"', and '5' 10"', indicating measurements in feet and inches. The overall style is that of a technical architectural drawing.

2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)

Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.

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Page 32 of 222

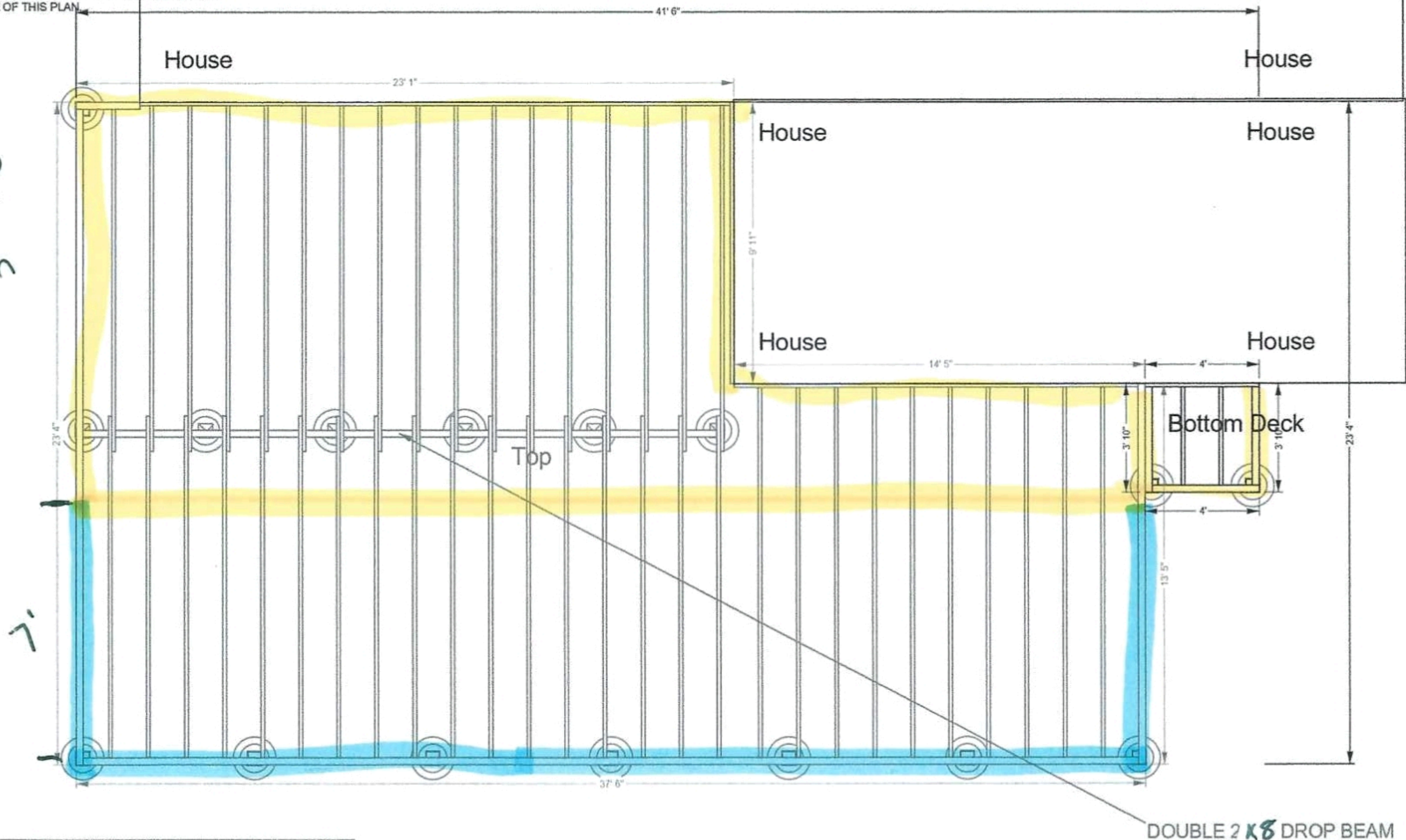
SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

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EXISTING DECK
Add on DECK



Total Depth: 36
Base Diameter: 18
Pier Diameter: 12

Footings to be installed to 36" depth as is required by your local building ordinance. Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil). See footing detail in deck construction guide.

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.



2x8 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)
Joists to be 2x8 pressure treated southern yellow pine installed 16" on center.
Beams to be 2x8 pressure treated southern yellow pine nailed.
Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)
Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)
Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)
All hardware to be corrosion resistant and installed per manufacturers' instructions.

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City, State, ZIP+4® Edinboro

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Columbus, OH 43221

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- ☐ Adult Signature Required \$0.00
- ☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.66

Total Postage and Fees

\$5.01

Postn.
Here

10/25/2023

Sent To

James Bechtel

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

8338 Kensington Dr

City, State, ZIP+4®

Columbus OH 43021



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

Revised: May 2023

Certification of Notice

Applicant Name: Cyle Crouse

Location of property subject to BZAP request: 2833 Canterbury lane

This application will be heard by the Board of Zoning and Planning on: Nov 15th

Describe activity which requires Board of Zoning and Planning review:

Building Deck slightly inside 3' buffer on back yard
Property easement

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:
2780 Edington Rd	William Carmean	7022 2410 0001 9995 2447	10-17-23
2837 Canterbury Ln	Gary Underwood	7022 2410 0001 9995 2454	10-17-23
2831 Canterbury Ln	Kevin Apple	7022 2410 0001 9995 2430 10-23-23	10-17-23
2835 Canterbury Ln	Norman Powell	7022 2410 0001 9995 2423	10-17-23
2760 Edington Dr	James Bechtel		
Applicant Signature: Cyle Arash			Date: 10-17-23



Dear home owner,

Letter of notice

This letter is to notify you of the construction taking place at 2833 Canterbury lane.

The deck construction is going through zoning process and we would like to build slightly over property line on one side only of deck build in rear of house. In order to do so we need a variance with the city to constitute this change. The deck build is in the backyard of house and Will NOT interfere with any existing home view, electric or gas lines , driveways or sidewalks. We will be building completely to code compliance of city of Upper Arlington.

We invite you to the variance hearing on

- November 15 2023
- 3600 Tremont rd columbus, 43221
- 6:00 pm

Attendance to this hearing is optional and for your knowledge.

We appreciate all cooperation and sorry for any inconvenience this may cause

2833 Canterbury Lane

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Existing Rear Yard



Subject: Request for Denial of Application 23-4848 for deck extension in violation of side and rear yard setbacks and greater than the two foot limit above grade (5' 10" above grade)

From: Canterbury Village neighbors

This letter requests denial of the issuance of a variance related to the seven foot extension of an existing, operable deck for the property located at 2833 Canterbury Lane in Upper Arlington. Below are specific concerns that argue against approval.

- 1.) Privacy concerns with depth of deck: The variance applicant erroneously responds NO to the question "*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 Requested Actions and Findings section of the Staff Report related to this variance echoes this with the erroneous statement "*The proposed deck expansion actually aligns with patios located on either side of the property, but offers more privacy with fencing and the heavily wooded ravine (Finding #4).*" In actual fact, there is a clear line of sight from the proposed deck to the adjacent homeowner's living room window, which was not the case previously.

To increase privacy, the variance requestor extended the side yard fence. While this increases privacy, it also reduces the ravine view of the adjacent property which contradicts the Canterbury Village bylaws that say the no construction should be done that will block the view of neighbors. This bylaw is usually referenced when a homeowner on the ravine is considering adding a second story that would block the view homes on the upper lane of Canterbury Village.

- 2.) Setback Encroachment: The variance applicant responds NO to the question "*Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?*", but the reality is that there is an existing 421.72 ft² deck that had been updated by a previous owner in the last 10 years. The additional 254.8 ft² extension that is requested is a "nice-to-have" and not a required element for the home value/appraisal. In our opinion, the requested deck extension does not warrant encroachment into the setbacks that are an important component of the building codes.
- 3.) Consequences of building without a permit: Should the board grant this variance it is likely to incentivize others to build first and ask for forgiveness, rather than following the standard zoning practice of submitting a building permit and proceeding with construction once the application has been approved. Justin Milam said in the Staff Report that it was "*unfortunate that a deck expansion project has started and is nearly complete without the benefit of a Building Permit and subsequent inspections.*" It is more than unfortunate. A homeowner should not be rewarded for skirting the building codes.

We wanted a larger deck when we were planning our deck project, but the building department said that it would violate the side and rear yard setbacks, so the plan was only approved after we resubmitted it with a smaller deck that complied with the guidelines. If the variance for 2833 is granted, they will have been allowed to proceed with a plan that we were denied because they did not file a permit and we did.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 15, 2023

Subject: 2663 Northwest Boulevard (VAR-58-23) - To allow a two-story addition to encroach 3.6 feet into the 30.75-foot rear yard setback and to an existing breezeway to be enclosed, which creates an existing now attached garage to encroach 2.19 feet into the 10-foot minimum side yard setback.

Site Description/History

The subject property, 2663 Northwest Boulevard, is located on the west side of the street, three properties south of Northam Road, and is zoned R-1c, One-Family Residence District. The rectangularly-shaped property has 104 feet of frontage and 123 feet of depth and is identified as portions of Lots #304-305-306 of the [Brandon Heights Extension](#) subdivision from 1937. It is wider than most properties in the neighborhood, but is the same shallow depth. A stone and siding 2,563-square foot Cape Cod-style home sits partially along the 40-foot building setback line; a two-car detached garage is located on the north side of the home. The home was built in 1951 and purchased by the applicant in 2005. Several mature trees are located throughout the property and are to be retained.

Proposal

The proposal includes the enclosure of the existing breezeway between the house and detached garage into a 175-square foot laundry and mudroom. [Because this existing detached garage now becomes "attached", the larger side yard setback for the entire property applies.] This space would connect to a patio with a new 350-square foot covered porch. Adjacent to the covered porch is a new owner's suite with another bedroom located above on the second floor totaling 650 square feet. The elevations indicate a combination of siding, shake siding, and stone will be utilized to match the home; the overall height of the addition is 17 feet, below the 24-foot height of the home. Building, front yard, and development coverage ratios are all compliant, as is the rear yard profile and side yard longwall requirements.

Zoning Code Requirements

- To allow a two-story addition to encroach 3.6 feet into the 30.75-foot rear yard setback ([Article 5.02](#)); and



- To allow an existing breezeway to be enclosed, which creates an existing (now attached) garage to encroach 2.19 feet into the 10-foot minimum side yard setback ([Article 5.02](#)).

Alternatives

The applicant has explored additional options, but a variance would be needed for any enclosed connection to the existing detached garage and for any slight expansion at the southwest corner of the home, as it is located nearly along the rear yard setback line. The applicant believes this proposal is the least impactful on adjacent property, while still accomplishing main objectives for the home: first floor owner's suite.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site and discussed it with the applicant. The proposal is fairly modest and presents minimal encroachments into the side and rear yard setbacks, while also blending well with the Cape Cod style of home (Finding #4). The impact on adjacent property and the street are minimal as well; there are four garages around the periphery of the subject property. For these reasons, Staff recommends that this variance application be approved.

Attachments

1. 2663 Northwest Blvd variance app
2. BZAP Staff Report Pics - 2663 Northwest Blvd





23-4868

Variance Application

Status: Active

Submitted On: 10/20/2023

Primary Location

2663 NORTHWEST BL
UPPER ARLINGTON, OH
43221

Owner

URITUS MATTHEW T
NORTHWEST 2663
COLUMBUS, OH 43221

Applicant

 Matthew Uritus
 614447950
 matturitus@gmail.com
 2663 Northwest Blvd
Upper Arlington, OH
43221

BZAP Information

 **BZAP Case #**

VAR-58-23

 **Status**

Pending

 **BZAP Determination Date**

11/15/2023

 **Vote Tally**

 **Primary Variance**

Side & Rear Yards

 **Findings of Fact for Approval/Denial**

 **Variance Request**

To allow a two-story addition to encroach 3.6 feet into the 30.75-foot rear yard setback and to an existing breezeway to be enclosed, which creates an existing now attached garage to be encroach 2.19 feet into the 10-foot minimum side yard setback.

 **BZAP conditions**

Variance Information

Describe Variance Request ?

Construct an addition that encroaches 3.17 feet into rear yard setback.

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

The layout of the exiting house makes it difficult to add meaningful square footage without adding a first--floor master. If the addition was just a bigger great room, we could just reduce the size a little bit but the first-floor master needs adequet space for the bedroom, bathroom and closets to allow for aging in place.

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

I am not sure, I don't thihnk so.

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 altered. The 3 properties that back up to our property all have garages right on the lot lines that line our back yard. I do not believe that this addition will impact them any more or less based on the addition sitting at 27' as opposed to 30' from the rear property line.

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?

Working with an architect, we tried many alternatives (most encroached more than 3'). The addition is a first-floor master with a bath and closets. Making these rooms 3' less in depth reduces the benefit dramatically in relation to the cost, which would not change very much.

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

The variance makes a first-floor master possible, which will improve the value of the property more than if the addition was just a bigger great room or if there was no addition at all.



Revised: May 2023

Certification of Notice

Applicant Name: Matthew T. and Erin F. Uritus

Location of property subject to BZAP request: 2663 Northwest Blvd.

This application will be heard by the Board of Zoning and Planning on: November 15, 2023

Describe activity which requires Board of Zoning and Planning review:

Home addition and variance, shovel plans.

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:
2643 Northwest Blvd.	Kurt and Jody Waltzer	7022 0410 0000 9936 9796	10/19/2023
2653 Northwest Blvd.	William and Susan Valentine-Cooper	7022 0410 0000 9936 4802	10/19/2023
2673 Northwest Blvd.	William and Suzanne Black	7022 0410 0000 9936 9919 <i>[Signature]</i>	10/15/2023 10/19/2023
2685 Northwest Blvd.	David and Karen Bouchard	7022 0410 0000 9936 8833	10/23/2023
2684 Welsford Rd.	Martha L TR Lichtensteiger	7022 0410 0000 9936 9926	10/23/2023
2676 Welsford Rd.	Gabriel and Diane Ball	7022 0410 0000 9936 9971	10/23/2023
2668 Welsford Rd.	Ramos and Kristina Martinez	7022 0410 0000 9936 9940	10/23/2023
2660 Welsford Rd.	Mark and Suzette Vanbenschoten	7022 0410 0000 9936 9944	10/23/2023
2652 Welsford Rd.	William and Leslie Mercier	7022 0410 0000 9936 9957	10/19/2023
2644 Welsford Rd.	R Jeffrey Young and Jennifer R Love	7022 0410 0000 9936 9998	10/19/2023
Applicant Signature: <i>[Signature]</i>			Date: 10/16/2023

October 17, 2023

Mrs. Martha Lichtensteyn
2663 Northwest Blvd.
Columbus, OH 43221

Sent via Certified Mail

Re: 2663 Northwest Blvd. Zoning Notification

Dear Martha -

This letter is to provide the required notice that we are evaluating a remodel and addition at our home located at 2663 Northwest Blvd and plan to be on the zoning meeting agenda for the November 15, 2023 meeting. The zoning meeting on November 15 will be held at 6:00 p.m. at 3600 Tremont Rd.

You are welcome to attend the zoning meeting or feel free to reach out to us directly with any questions.

Thank you,
Matt and Erin Uritus

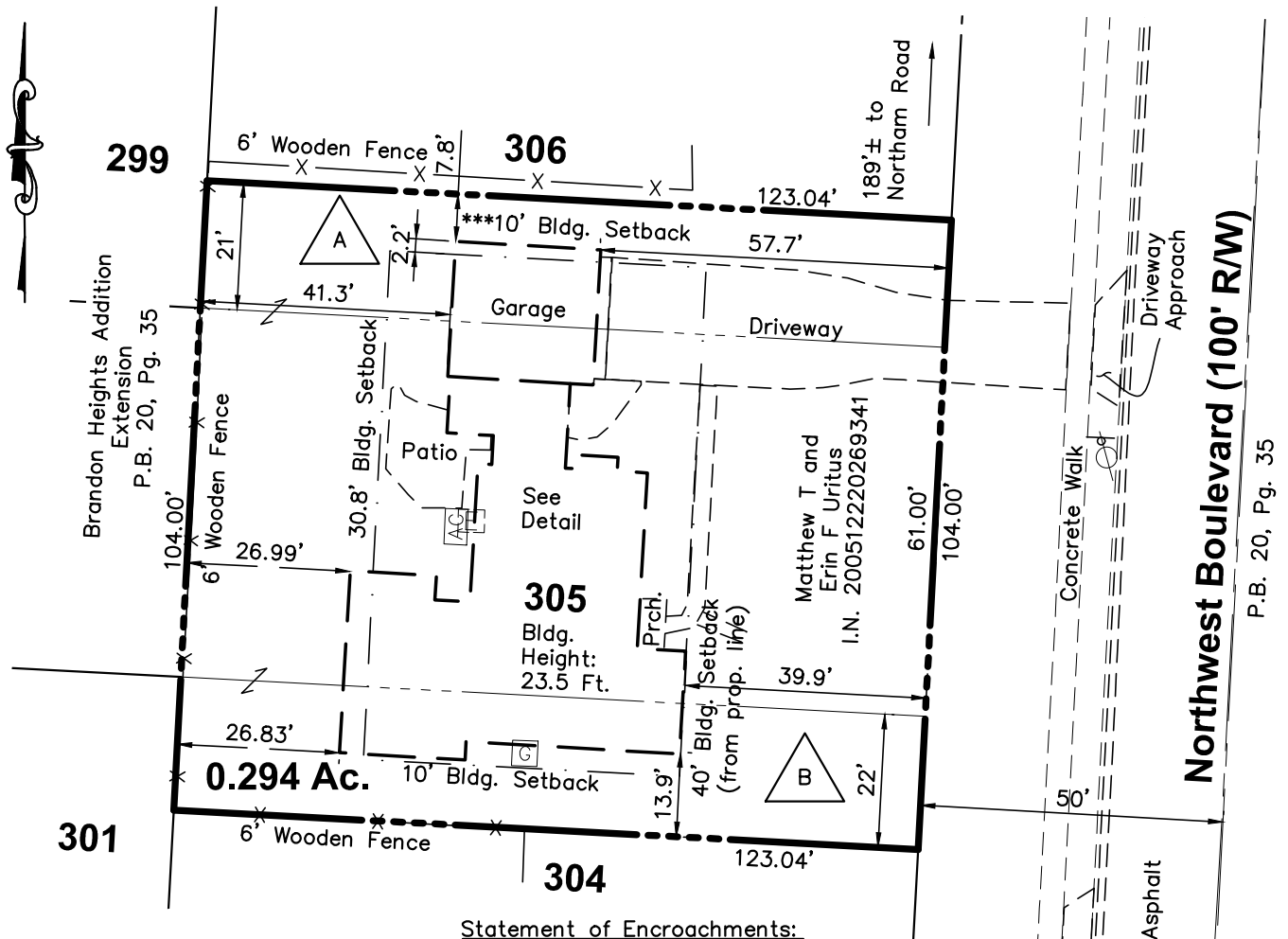


Matt: 614-464-7950 | matturitus@gmail.com
Erin: 614-578-2302 | efsmitty@yahoo.com

Z:\23-0001-1382\DWG\PRODUCTION DRAWINGS\SURVEY\23-0001-1382 Plot Plan (REV 9-29-23).dwg Page 1 Sep 29, 2023 - 10:30:58am dhock

NORTHWEST BOULEVARD
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

FOR URITUS RESIDENCE SURVEY HOUSE STYLE EXISTING RESIDENCE
LOT NO. LOT 305, PART OF 304 & 306 SUBDIVISION BRANDON HEIGHTS ADDITION EXTENSION (P.B. 20, PG. 35)
ADDRESS 2663 NORTHWEST BLVD, COLUMBUS, OH 43221 CITY UPPER ARLINGTON COUNTY FRANKLIN
FLOOD ZONE X COMMUNITY PANEL 39049C PAGE 0168K DATE 06/17/08



LEGEND

- 912.0 Proposed Elevation
---911--- Ex. Contours
—sf— Sediment Fence

Statement of Encroachments:

- A From the north side, the side building set back line is encroached on a maximum of 2.2' by the garage.
B The house encroaches over the front setback a maximum of 0.12 feet.
C The house encroaches over the rear setback a maximum of 3.17'.

LOT COVERAGE

Total Lot Area = 12796 Sq. Ft.

Finished Surface Coverage:

Driveway = 1050 Sq. Ft.
Front Porch = 35 Sq. Ft.
Service Walk = 140 Sq. Ft.
Patio = 204 Sq. Ft.
Pavers = 85 Sq. Ft.
Sidewalk = 0 Sq. Ft. (in R/W)
Total Coverage = 1514 Sq. Ft.
% Lot Area =
1514/12796 = 12%

Building Coverage:

House = 2263 Sq. Ft.
Garage = 536 Sq. Ft.
Total Coverage = 2799 Sq. Ft.
% Lot Area =
2799/12796 = 22%

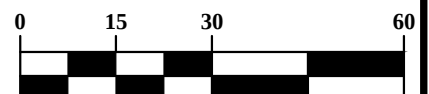
***Side setbacks
based on R-1C Zoning
Information

Sod Coverage:

12796 - (1514 + 2799)
= 8483 Sq. Ft.

% Lot Area =
8395/12796 = 66%

GRAPHIC SCALE

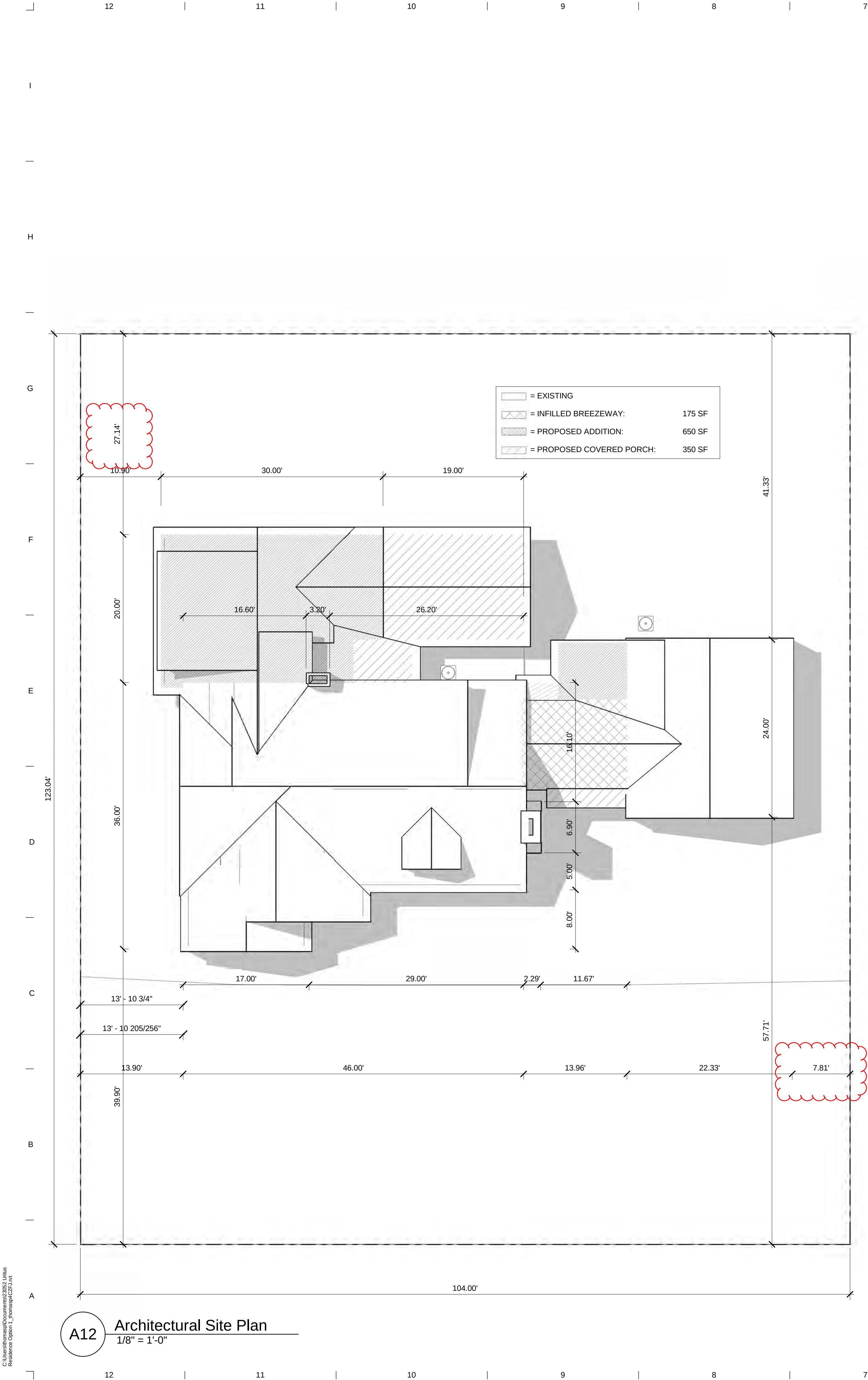


1 inch = 30 feet

THIS SPACE PROVIDED FOR ZONING OFFICER ONLY
APPROVED: _____
DATE: _____

REVISION:	DATE:	DRAWN BY: JRM & DRH
9/29/2023		DATE: 6/05/2023
		SCALE: 1" = 30'
		JOB NO.: 23-0001-1382
		CHECKED BY: DRB


781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755
ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS



F7 Street View with Infilled Breezeway



General Notes

- ELEMENTS OF CONSTRUCTION, WHETHER OR NOT SPECIFICALLY NOTED ON THESE DRAWINGS ARE TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
- BEFORE ANY WORK IS STARTED IN THE CONSTRUCTION OF A BUILDING OR ADDITION TO A BUILDING, ALL BOUNDARY LINES SHALL BE CLEARLY MARKED AND REVIEWED BY ARCHITECT.
- THE CERTIFICATE OF APPROVAL OF PLANS SHALL BE POSTED IN A CONSPICUOUS LOCATION OUTSIDE OF THE BUILDING AND IN THE FRONT PART OF THE PREMISES ON WHICH IS, OR WILL BE, LOCATED THE APPROVED BUILDING OR EQUIPMENT. THE OWNER AND CONTRACTOR SHALL, SO FAR AS POSSIBLE, PRESERVE AND KEEP SAID CERTIFICATE POSTED UNTIL THE COMPLETION OF THE WORK TO WHICH THE APPROVED CONSTRUCTION DOCUMENTS RELATE.
- ONE SET OF PLANS APPROVED BY THE BUILDING AUTHORITY SHALL BE KEPT AT THE SITE OF THE WORK AND SHALL BE AVAILABLE FOR REFERENCE BY THE BUILDING OFFICIAL AT ALL TIMES DURING WORKING HOURS WHILE SUCH WORK IS IN PROGRESS.
- THESE DRAWINGS SHOULD NOT BE SCALED. IN CASE OF DISCREPANCY, THE WRITTEN DIMENSIONS SHALL RULE. VERIFY WITH ARCHITECT BEFORE PROCEEDING.
- CONTRACTORS ARE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL DIMENSIONS WITH "EQ" OR "VERIFY" TO VARY AS REQUIRED TO MAINTAIN SET DIMENSIONS IN SAME LINE.
- ALL INTERIOR DIMENSIONS ARE TO ROUGH FACE OF STUDS, BLOCK OR OTHER ROUGH FRAMING U.N.O.
- ALL EXTERIOR DIMENSIONS ARE TO ROUGH FACE OF BLOCK OR SHEATHING, U.N.O.
- PROVIDE BLOCKING, AS NECESSARY, IN WALLS AND CEILINGS TO ANCHOR ALL WALL AND CEILING MOUNTED FIXTURES.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY IS TO BE PRESSURE TREATED.
- CONCEAL NO FIRESTOPPING AND DRAFTSTOPPING FROM VIEW BEFORE IT HAS BEEN INSPECTED AND APPROVED.
- AIR SPACE BEHIND MASONRY VENEER IS TO BE KEPT CLEAN AND FREE OF DEBRIS TO ALLOW FOR PROPER DRAINAGE TO WEEP HOLES. INSTALL WEATHER RESISTANT BARRIER BEHIND ALL MASONRY WALLS.
- THE CONTRACTOR IS TO PROVIDE REQUIRED FLASHING AND TAKE PRECAUTIONS TO ENSURE THAT THE STRUCTURE WILL BE WATERTIGHT. ALL FLASHING IS TO BE LAPPED A MINIMUM OF 6" TO FORM A CONTINUOUS BARRIER AND SEALED WITH APPROVED MATERIAL. WHERE FLASHING IS NOT CONTINUOUS, SUCH AS OVER AN OPENING, TURN ENDS OF FLASHING UP TO FOR A DAM.
- THE CONTRACTOR IS TO PROVIDE REQUIRED SEALANTS AND TAKE PRECAUTIONS TO ENSURE THAT THE STRUCTURE WILL BE WATERTIGHT. ALL JOINTS AND INTERSECTIONS OF DISSIMILAR MATERIALS SHALL BE SEALED WITH AN APPROVED SEALANT MATERIAL.
- ALL DISSIMILAR FLOOR MATERIALS SHALL MEET UNDER THE CENTER OF THE DOOR LEAF UNLESS INDICATED OTHERWISE. PROVIDE SMOOTH AND EVEN TRANSITIONS BETWEEN FLOORING MATERIALS TO AVOID TRIP HAZARDS.
- ALL INTERIOR NON-LOAD BEARING PARTITIONS ARE TO BE FRAMED WITH STUD GRADE WOOD STUDS SPACED @ 16" O.C. U.N.O. SEE ARCHITECTURAL PLANS FOR STUD SIZES.
- IT IS NOT THE RESPONSIBILITY OF SULLIVAN BRUCK ARCHITECTS TO ENSURE THAT RADON LEVELS WITHIN THE COMPLETED STRUCTURE DO NOT EXCEED THOSE LEVELS RECOMMENDED BY THE U.S. EPA.

Drawing Index

Architectural	
A1-01	First Floor Plan
A1-02	Second Floor Plan
A1-03	Roof Plan
A1-04	Views
A2-01	Elevations

Code Compliance Notes

IT IS THE BUILDERS RESPONSIBILITY TO ASSURE THAT THE BUILDING COMPLIES WITH ALL GOVERNING BUILDING CODES, THIS INCLUDES BUT NOT LIMITED TO THE 2019 OHIO RESIDENTIAL CODE.

FOUNDATION ANCHOR BOLTS TO BE INSTALLED PER 2019 RCO SECTION R403.1.6

PER 2019 RCO SECTION R308.3 & 308.4, INSTALL TEMPERED GLASS AT REQUIRED LOCATIONS (SEE ELEVATIONS).

WATERPROOFING OR DAMPROOFING AS PER 2019 RCO, SECTION R405 / R406

CONTRACTOR TO INSTALL FIRESTOPPING PER 2019 RCO, SECTION R602.8

FOAM PLASTICS USED SHALL COMPLY WITH 2019 RCO, SECTION R316

SMOKE ALARMS USING IONIZATION AND PHOTOELECTRIC TECHNOLOGY ARE TO BE USED ON ALL LEVELS AND SMOKE ALARMS OUTSIDE THE BEDROOMS SHALL USE PHOTOELECTRIC TECHNOLOGY PER RCO SECTION 314.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER RCO 2013, SECTION 315 & PER UL 2034.

LANDINGS & STEPS TO COMPLY WITH 2019 RCO, SECTION R311 AND SECTION R312

STAIRS TO COMPLY WITH 2019 RCO, SECTION R311

PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS TO COMPLY WITH 2019 RCO, SECTION 310

ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL COMPLY W/ 2019 RCO SECTION 1102.2.4

ROOF VENTILATION TO COMPLY WITH 2019 RCO, SECTION R806

PROVIDE CRAWL SPACE VENTILATION PER 2019 RCO, SECTION R408

(SD) -DENOTES SMOKE ALARM

(CM) -DENOTES CARBON MONOXIDE ALARM



SULLIVAN BRUCK
ARCHITECTS

8 South Grant Avenue
Columbus, Ohio 43215
o
TEL 614.464.9800
□
Fax 614.464.9809
o
www.sbrarch.com

Uritus Residence Addition

2663 Northwest
Boulevard
Upper Arlington, OH
43221

Date of
2023-09-15
Issued
Concept Design

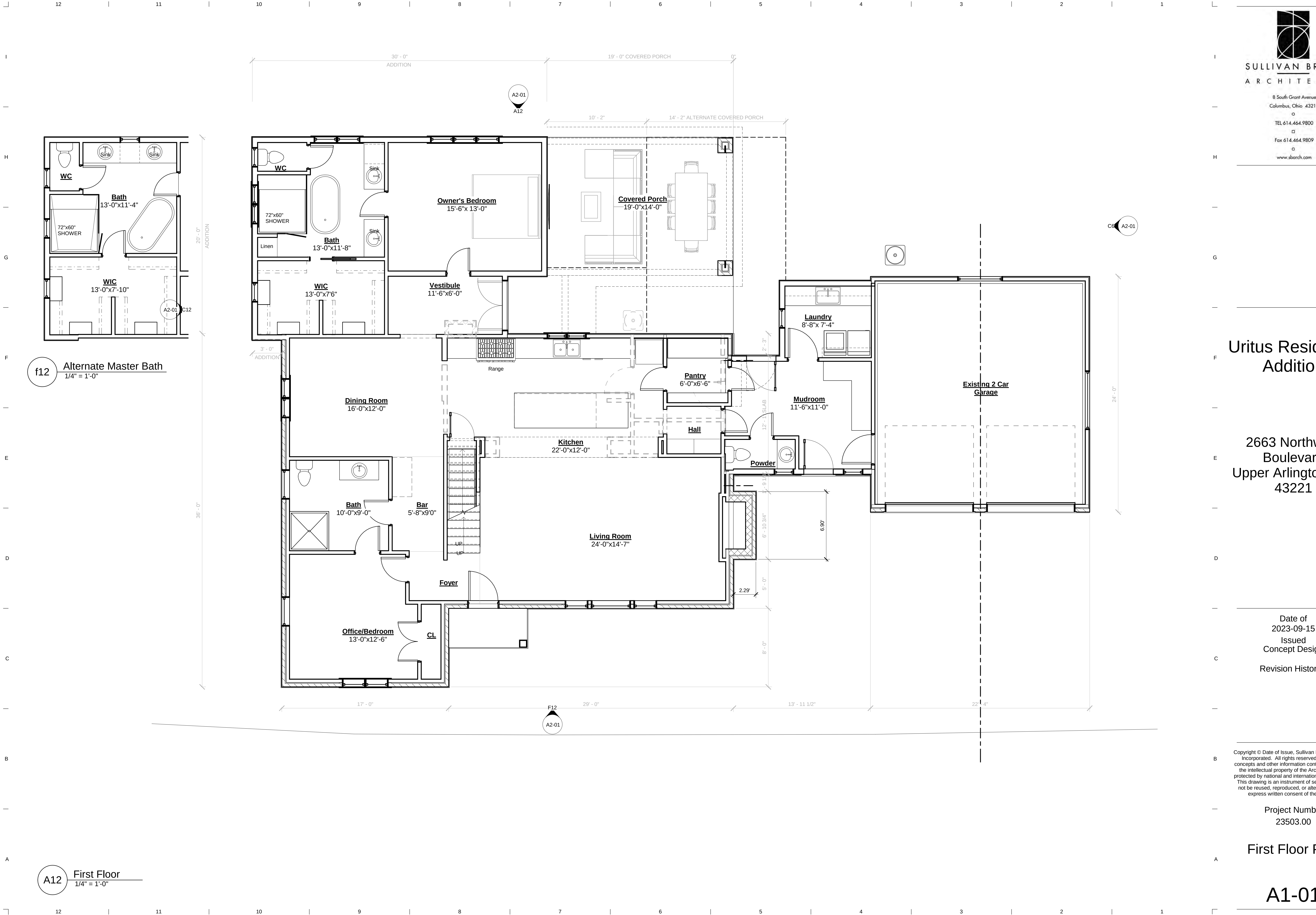
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Project Number
23503.00
Architectural Site
Plan & General
Notes

C1-01

C:\Users\bruck\OneDrive\Documents\2023\Uritus Residence\Option 2_11mm\A1-01.dwg
Uritus Residence Option 2_11mm\A1-01.dwg





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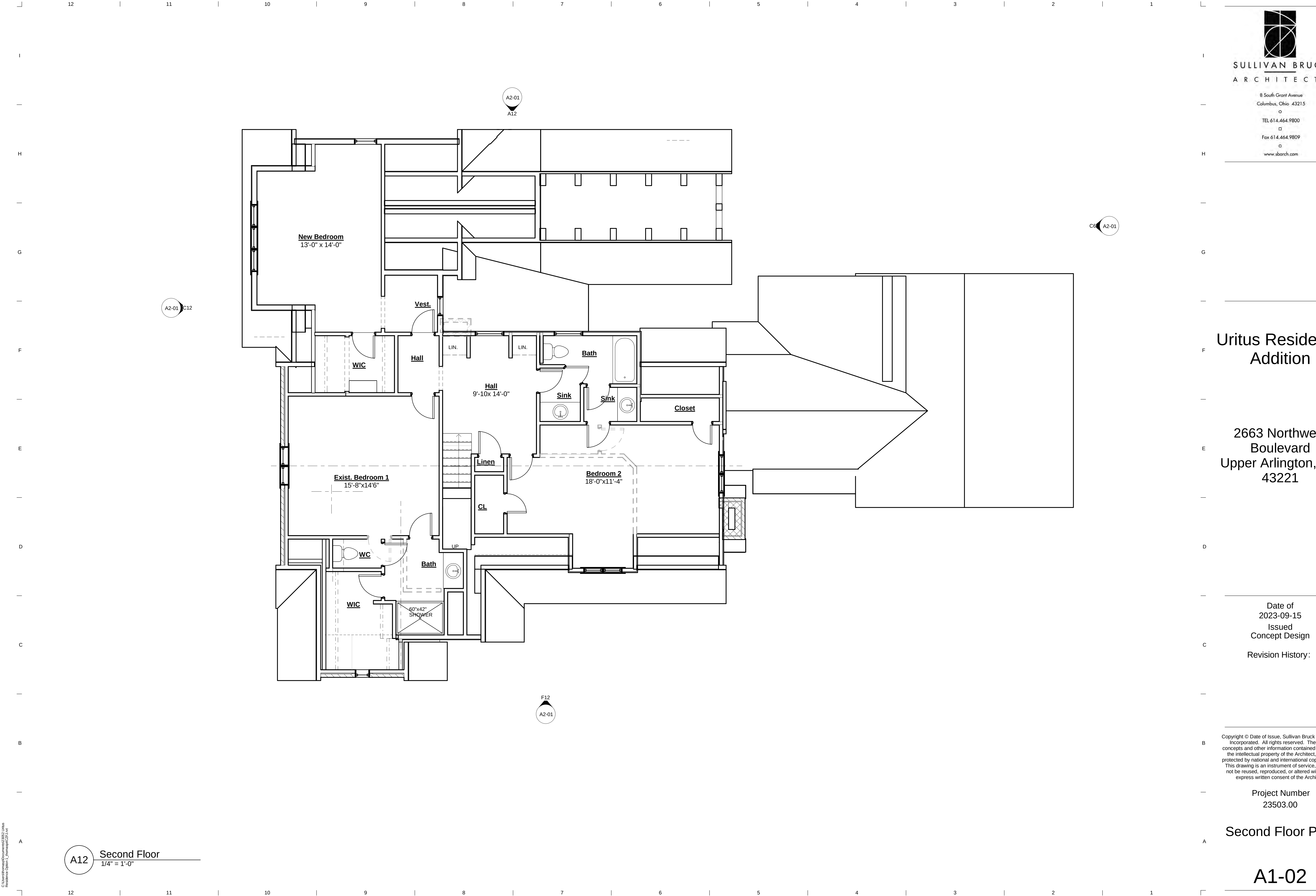
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Project Number
23503.00

First Floor Plan

A1-01



Uritus Residence Addition 2023-09-15
Residence Option 1 - Uritus 2023-09-15

A12 Second Floor
1/4" = 1'-0"



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Concept Design

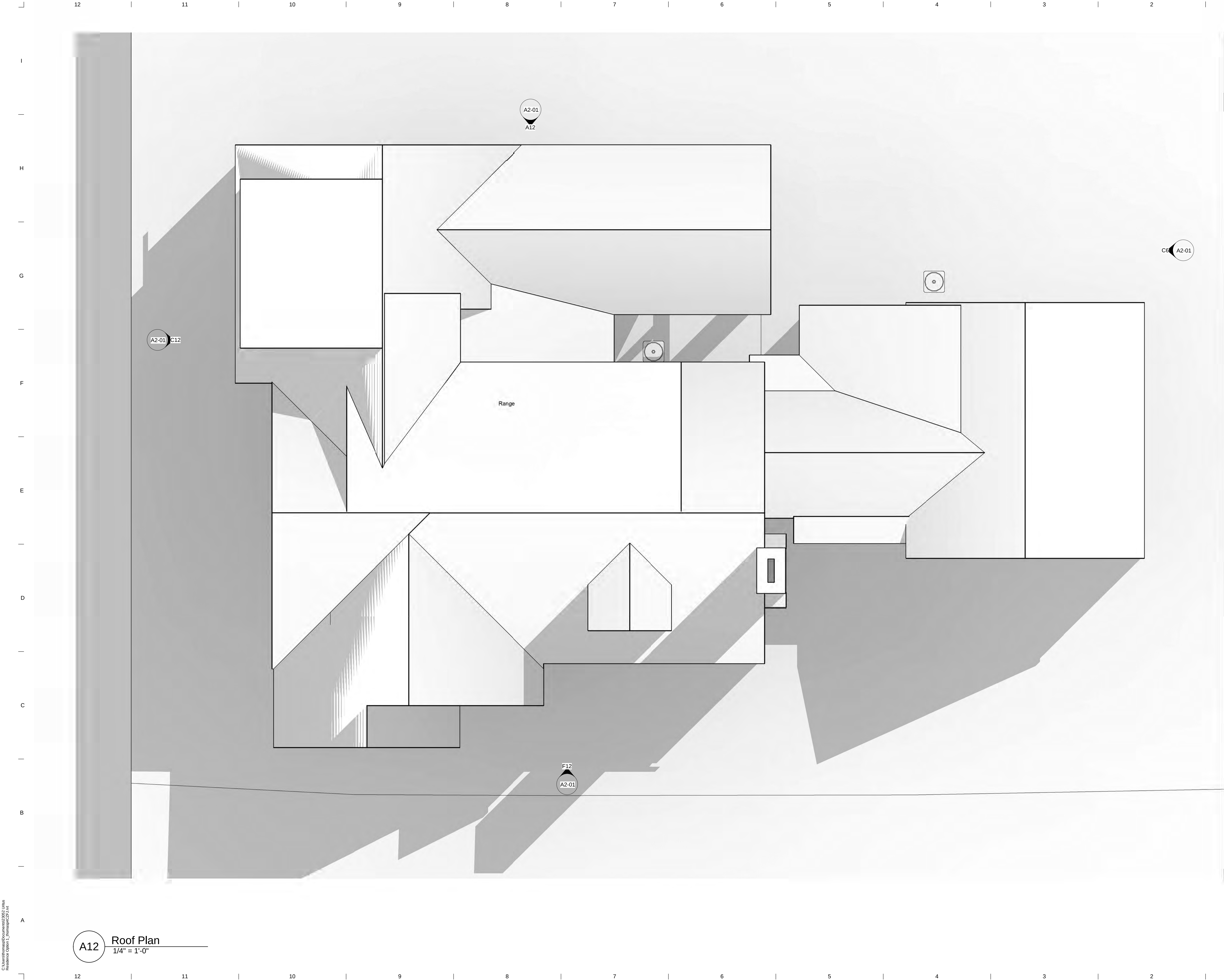
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Project Number
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Second Floor Plan

A1-02



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Uritus Residence
Addition

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Project Number
23503.00

Roof Plan

A1-03



F12 View From SE



F6 View From NE



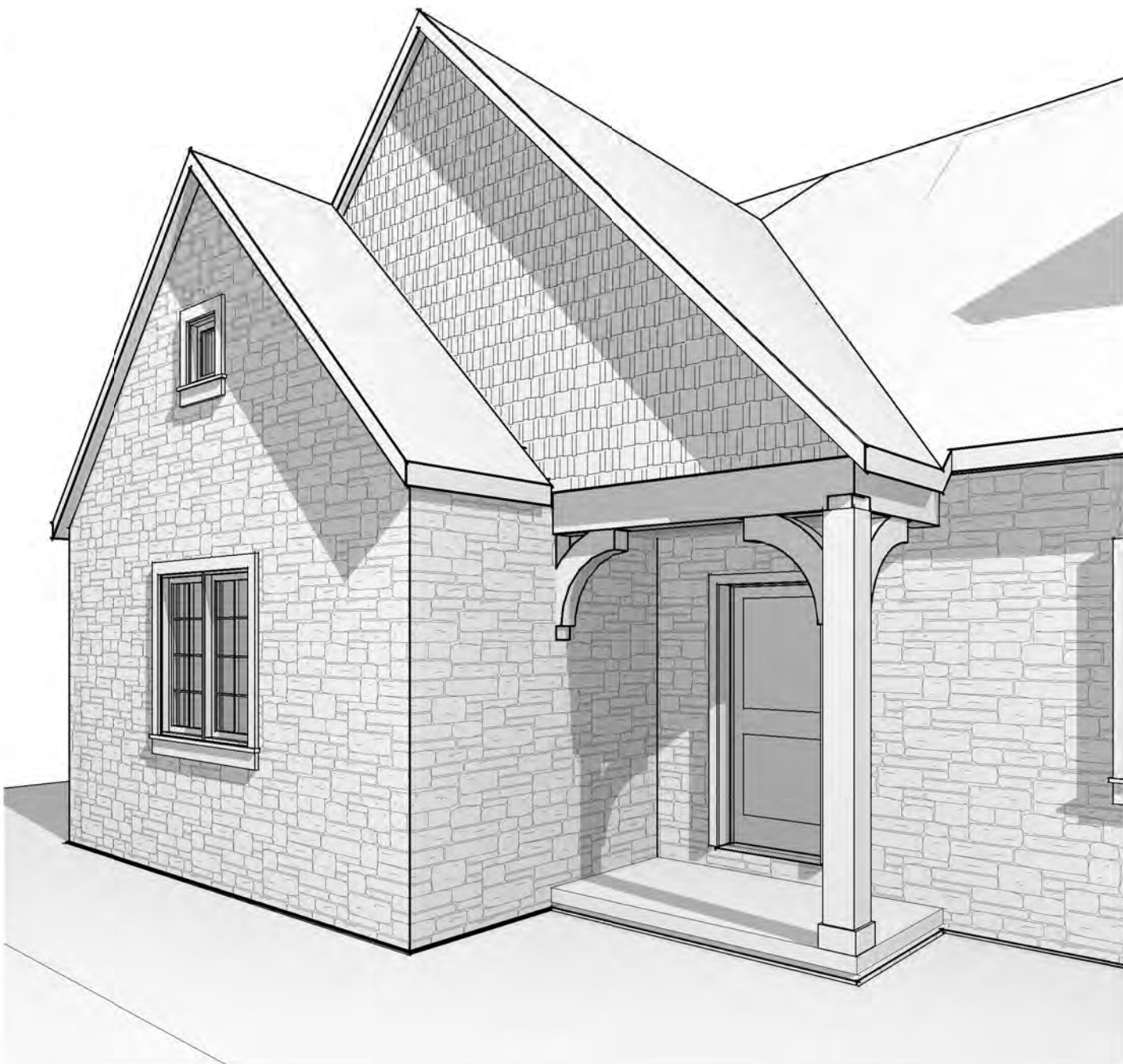
D12 View From NW



C6 View From SW



A12 New Entry View



A9 Front Entry View



A6 Addition View



A3 Patio View



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Project Number
23503.00

Views

A1-04



Uritus Residence
Addition

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Project Number
23503.00

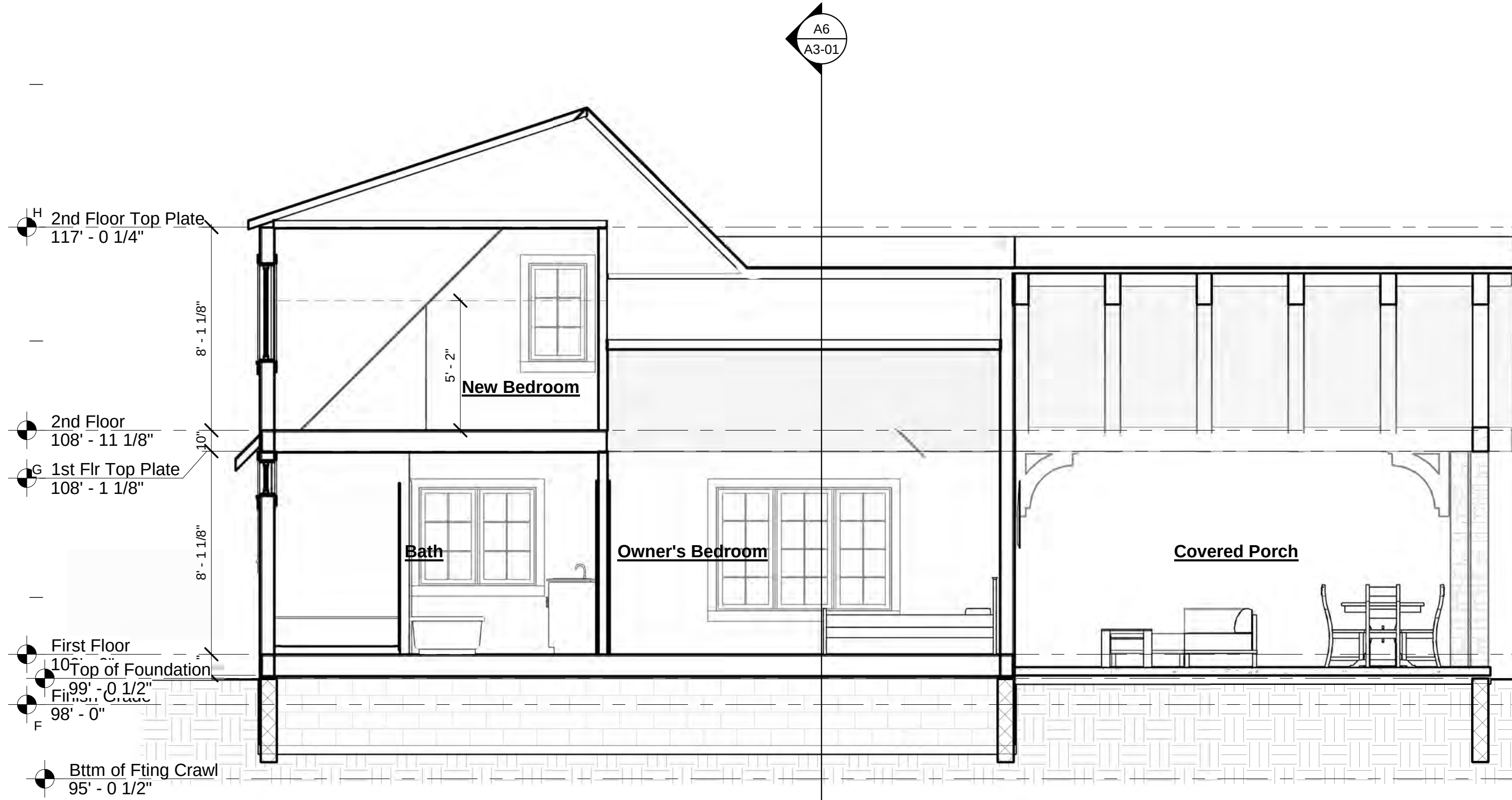
Elevations

A2-01



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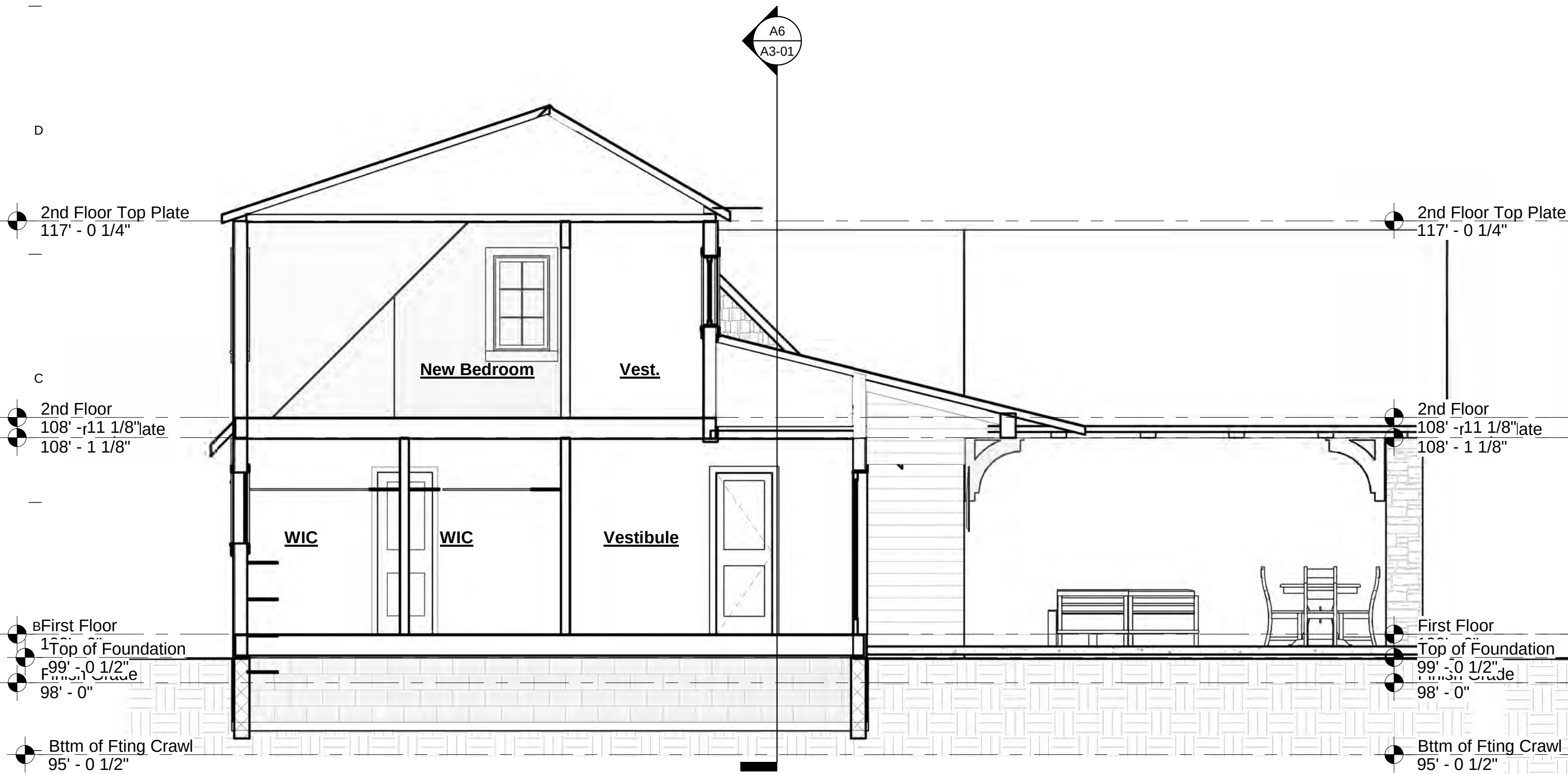
F12 Building Section - Master Suite
1/4" = 1'-0"



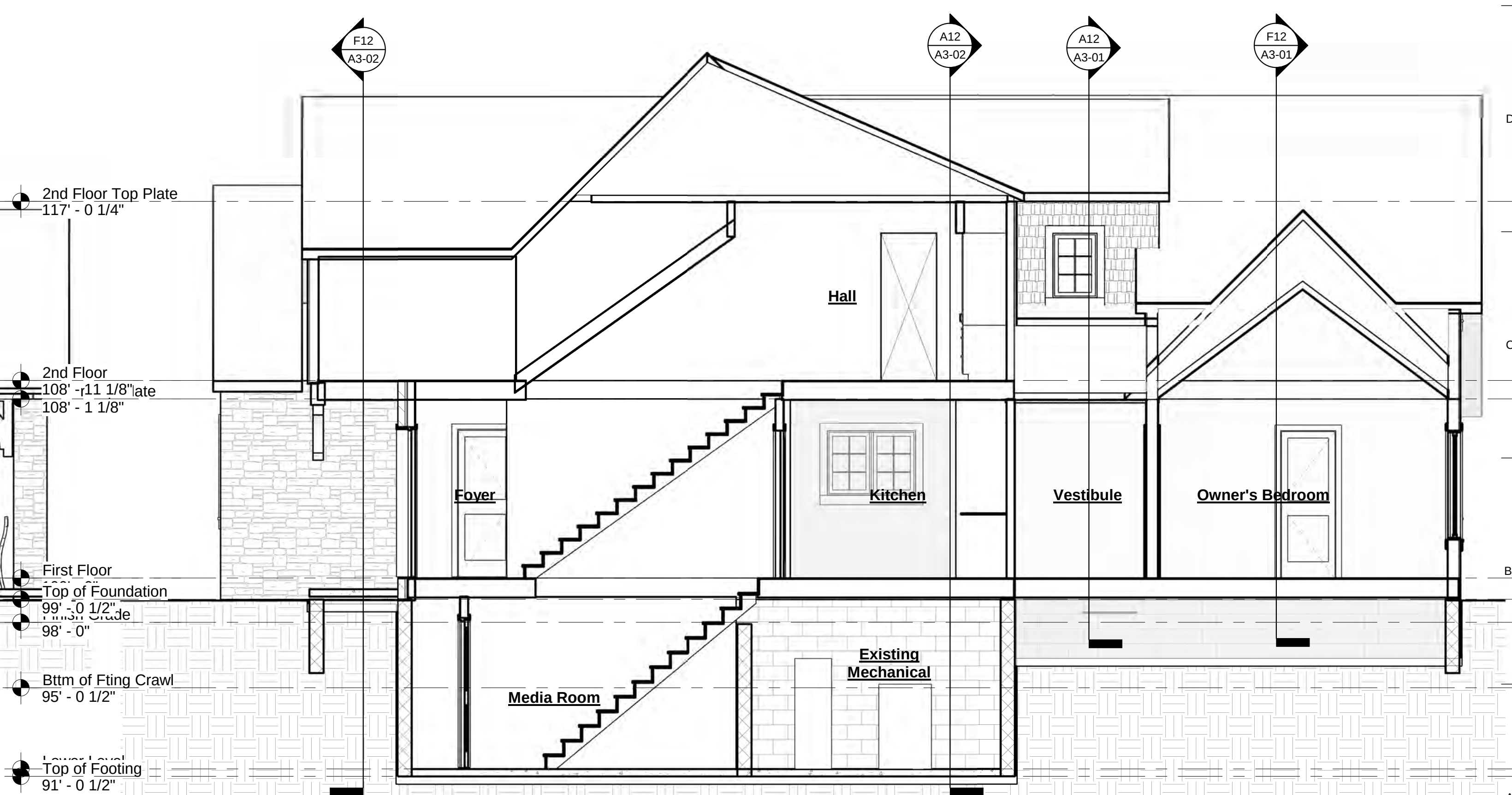
F6 Building Section - Infilled Connector
1/4" = 1'-0"

Uritus Residence Addition

2663 Northwest
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Upper Arlington, OH
43221



A12 Building Section - Connection
1/4" = 1'-0"



A6 Building Section - Existing Stair
1/4" = 1'-0"

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Project Number
23503.00

Building Sections

A3-01

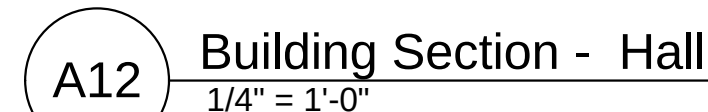
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Project Number
23503.00

A3-02

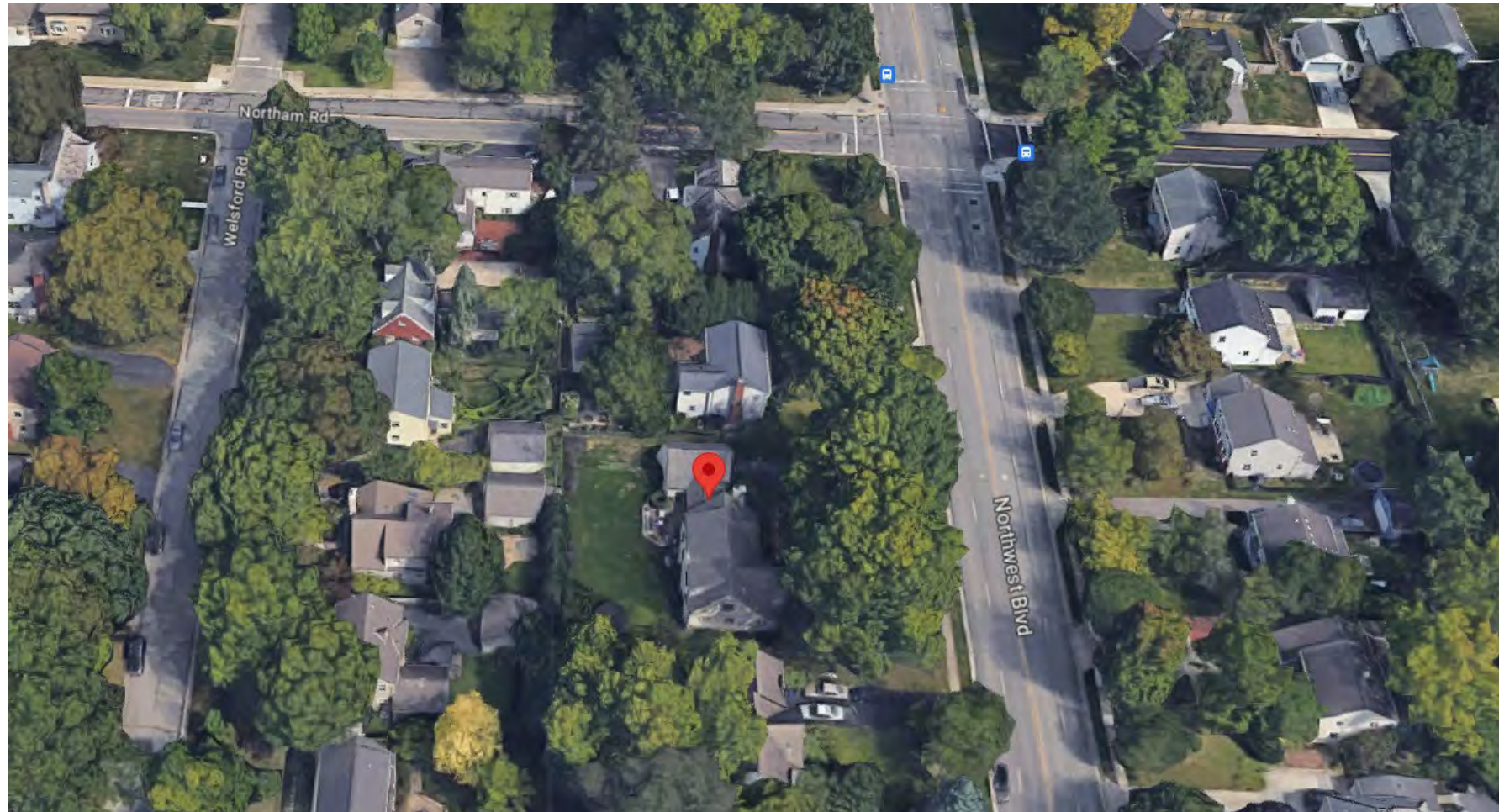


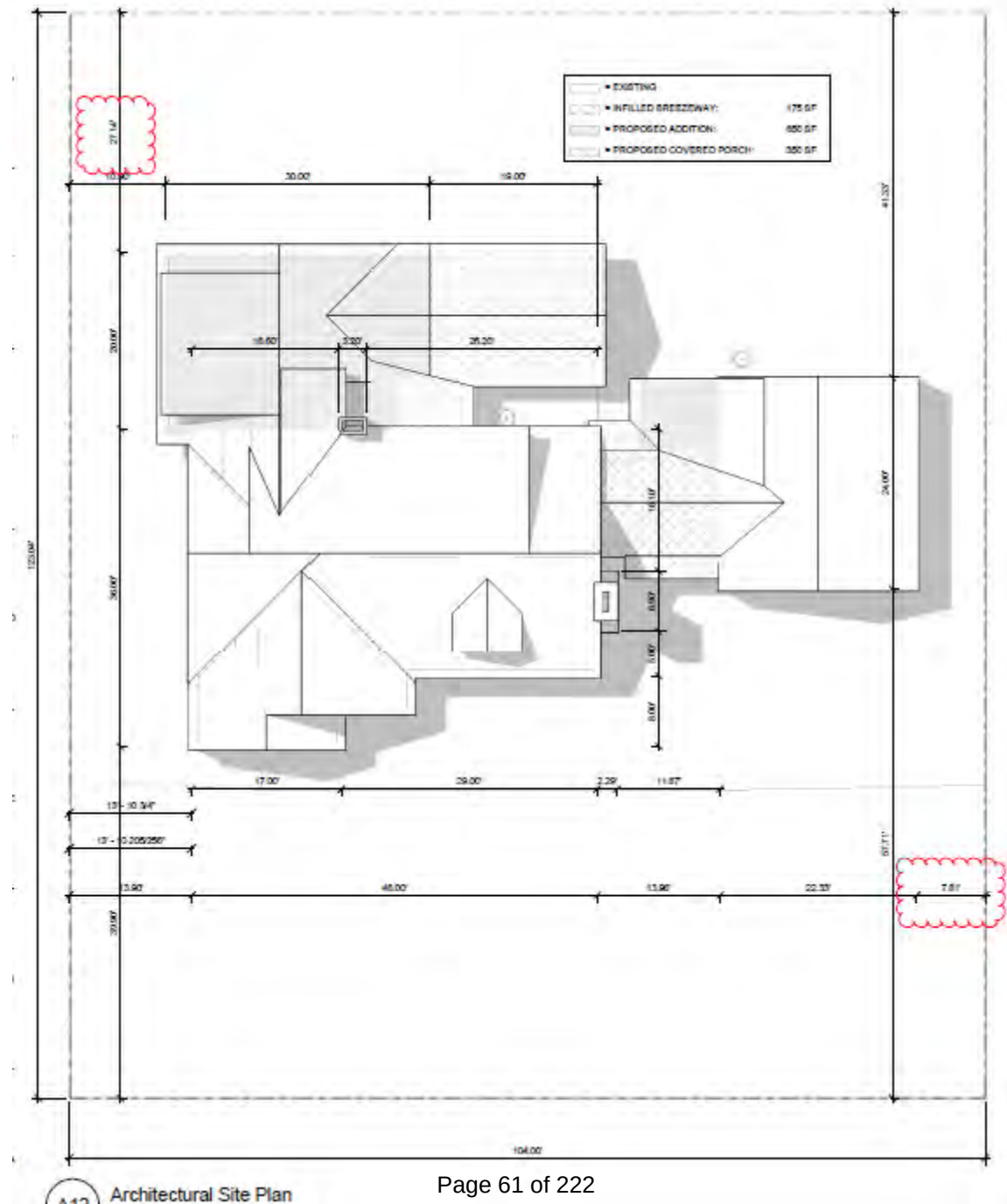
2663 Northwest Boulevard

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North





Existing and Proposed Front Elevation



Existing and Proposed Rear Elevation



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: November 15, 2023

Subject: 2060 W. Devon Road (VAR-59-23) - To allow an addition to connect the home to an existing detached garage, which results in a 24.4-foot encroachment into the 29.3-foot average rear yard setback and results in an encroachment of 10 feet into the rear yard profile coefficient.

Site Description/History

The subject property, 2060 W. Devon Road, is located on the south side of the street, between Roxbury and Upper Chelsea Roads. It is zoned R-1c, One-Family Residence District. The property is irregular in shape with 80 feet of frontage, 91 feet of depth along the west property line, and 150 feet of depth along the east property line. The property is Lot #5, Block #12 of the [Upper Arlington](#) subdivision. The existing home is situated slightly over the 40-foot front yard setback and is a two-story brick and stucco home that was built in 1918; it is a Contributing Structure in the Historic District. The home includes three bedrooms and 2.5 bathrooms. An existing detached garage that was built in 1998 is located five feet from the rear property line and just nine feet from the existing home.

Proposal

The proposal includes the construction of a two-story rear addition that includes a mudroom and expanded kitchen on the first floor and a bedroom and bathroom on the second floor. The addition would connect to the existing garage, creating an attached garage. This results in the home no longer meeting the minimum rear yard setback or rear yard profile coefficient, although no changes are proposed to the existing garage. The addition would be finished with siding to complement the main home. The project also includes modifications to an existing front porch and an enclosed side porch; no variances are required for this scope of work. Building and development coverage ratios are compliant.

Zoning Code Requirements

- To UDO Article 5.02(C) to allow an addition to connect the home to an existing detached garage, which results in a 24.4-foot encroachment into the 29.3-foot average rear yard setback; and
- To UDO Article 5.02(C) to allow an addition that results in an encroachment of up to 10 feet into the rear yard profile coefficient.



Alternatives

That applicant has reviewed other possible additions, but due to the siting of the existing garage and the irregular shape of the lot, a rear addition is limited by the minimum setback requirements.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site and discussed it with the applicant. Staff has found that any addition to the rear of the home would likely require a variance due to the skewed lot and the placement of the existing garage (Finding #1). The proposed addition blends well with the existing home and retains the architectural character of the front, historic elevation (Finding #4). For these reasons, Staff recommends that this variance application be approved.

Attachments

1. 2060 Devon Rd Variance App
2. BZAP Staff Report Pics - 2060 Devon Rd





23-4894

Variance Application

Status: Active

Submitted On: 10/23/2023

Primary Location

2060 DEVON RD
UPPER ARLINGTON, OH
43212

Owner

Bryan and Ashley Praznik
WEST DEVON 2060
COLUMBUS, OH 0

Applicant

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

BZAP Information

 **BZAP Case #**

VAR-59-23

 **Status**

Pending

 **BZAP Determination Date**

11/15/2023

 **Vote Tally**

 **Primary Variance**

Rear Yard

 **Findings of Fact for Approval/Denial**

 **Variance Request**

To allow an addition to connect the home to an existing detached garage, which results in a 24.4-foot encroachment into the 29.3-foot average rear yard setback.

 **BZAP conditions**

Variance Information

Describe Variance Request ?

The variance request is the result of the desire to connect the existing residence to the existing detached garage. The garage will now encroach into the rear yard setback 20'-8" and the rear profile coefficient 10'-0".

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

The lot is an extremely unusual shape. The location of the current garage, which is a result of the limited space at the rear of the property, restricts the ability to add to living space to this residence.

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 shape of this lot is unique.

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

No. The addition to the home is in compliance with the code. It is within the buildable area for the lot. The front wall of the screened porch and front fence, which project into the front setback, are being modified so that these elements will now be in compliance with code.

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 sizes of the rooms that are being added to this home are not excessive. The total amount of space needed for this family requires an addition that falls within inches of the current garage. While the addition could be built without making the connection, the amount and nature of the space left between the house and garage would be very awkward.

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

The existing residence is relatively small. An addition will be needed at some point. The most logical location to add to the home, that meets this family's needs, maintains the historic appearance of the front of the home, and minimizes the impact of the addition on neighboring properties, is at the rear between the original structure and the garage.

October 23, 2023

Mr. and Ms. Philip Larger
1760 Upper Chelsea Road
Upper Arlington, Ohio 43212

Re: Zoning variance request for attaching our current garage to our home

Dear Mr. and Ms. Larger,

I am writing to inform you that we are requesting a zoning variance to attach the current detached garage to our home (2060 West Devon Road). This connection is part of a new two-story addition, at the rear of our home between the house and garage. This request will be heard at 6:00 p.m. Wednesday, November 15 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road. If you have any questions regarding this matter, please feel free to contact me.

Sincerely,
Bryan and Ashley Praznik

October 23, 2023

Ms. Kristin Murray
1750 Upper Chelsea Road
Upper Arlington, Ohio 43212

Re: Zoning variance request for attaching our current garage to our home

Dear Ms. Murray,

I am writing to inform you that we are requesting a zoning variance to attach the current detached garage to our home (2060 West Devon Road). This connection is part of a new two-story addition, at the rear of our home between the house and garage. This request will be heard at 6:00 p.m. Wednesday, November 15 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road. If you have any questions regarding this matter, please feel free to contact me.

Sincerely,
Bryan and Ashley Praznik

October 23, 2023

Mr. and Ms. Richard and Ann Bair
1751 Roxbury Road
Upper Arlington, Ohio 43212

Re: Zoning variance request for attaching our current garage to our home

Dear Mr. and Ms. Bair,

I am writing to inform you that we are requesting a zoning variance to attach the current detached garage to our home (2060 West Devon Road). This connection is part of a new two-story addition, at the rear of our home between the house and garage. This request will be heard at 6:00 p.m. Wednesday, November 15 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road. If you have any questions regarding this matter, please feel free to contact me.

Sincerely,
Bryan and Ashley Praznik

October 23, 2023

Mr. Frederick Aldama and Ms. Anna Villena
1761 Roxbury Road
Upper Arlington, Ohio 43212

Re: Zoning variance request for attaching our current garage to our home

Dear Mr. Aldama and Ms. Villena,

I am writing to inform you that we are requesting a zoning variance to attach the current detached garage to our home (2060 West Devon Road). This connection is part of a new two-story addition, at the rear of our home between the house and garage. This request will be heard at 6:00 p.m. Wednesday, November 15 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road. If you have any questions regarding this matter, please feel free to contact me.

Sincerely,
Bryan and Ashley Praznik

0 50 23471 00218 7

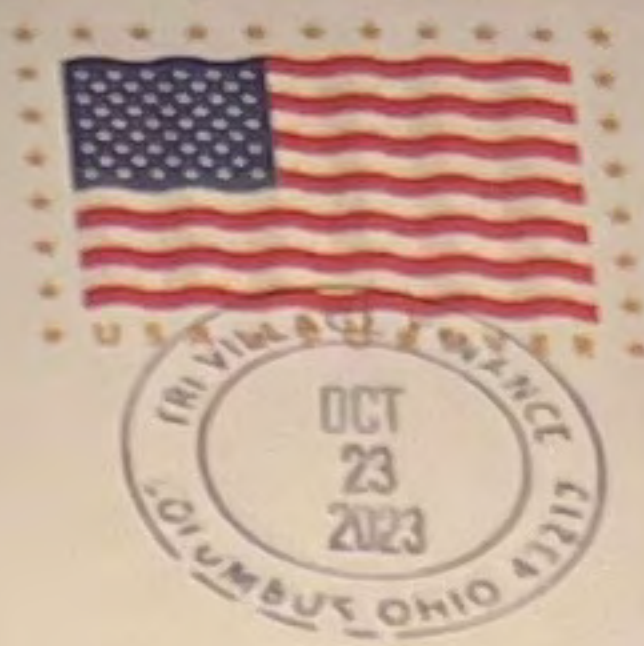
2060 W. Devon Rd.
Upper Arlington, OH 43212

RDC 99
43212

\$4.35
R2303S100487-09



Mrs. Kristin Murray
1750 Upper Chelsea Rd.
Upper Arlington, OH 43212



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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	\$5.01

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

2060 W. Devon Rd.
Upper Arlington, OH 43212

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43212

\$4.35
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Mr. & Mrs. Barr
1751 Roxbury Rd.
Upper Arlington, OH 43212



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☐ Certified Mail Restricted Delivery	\$0.00
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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

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

2060 W. Devon Rd.
Upper Arlington, OH 43212



Mr. & Mrs. Langer
1760 Upper Chelsea Rd.
Upper Arlington, OH 43212

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OCT 23, 2023
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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

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2060 W. Devon Rd.
Upper Arlington, OH 43212



Mr. Frederick Aldama
Ms. Anna Villena
1761 Roxbury Rd.
Upper Arlington, OH 43212

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Total Postage and Fees	\$5.01

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PS Form 3800, January 2023 PSN 7530-02-000-8047 See Reverse for Instructions



Certification of Notice

Applicant Name: Bryan and Ashley Praznik

Location of property subject to BZAP request: 2060 W. Devon Road

Describe activity which requires Board of Zoning and Planning review:

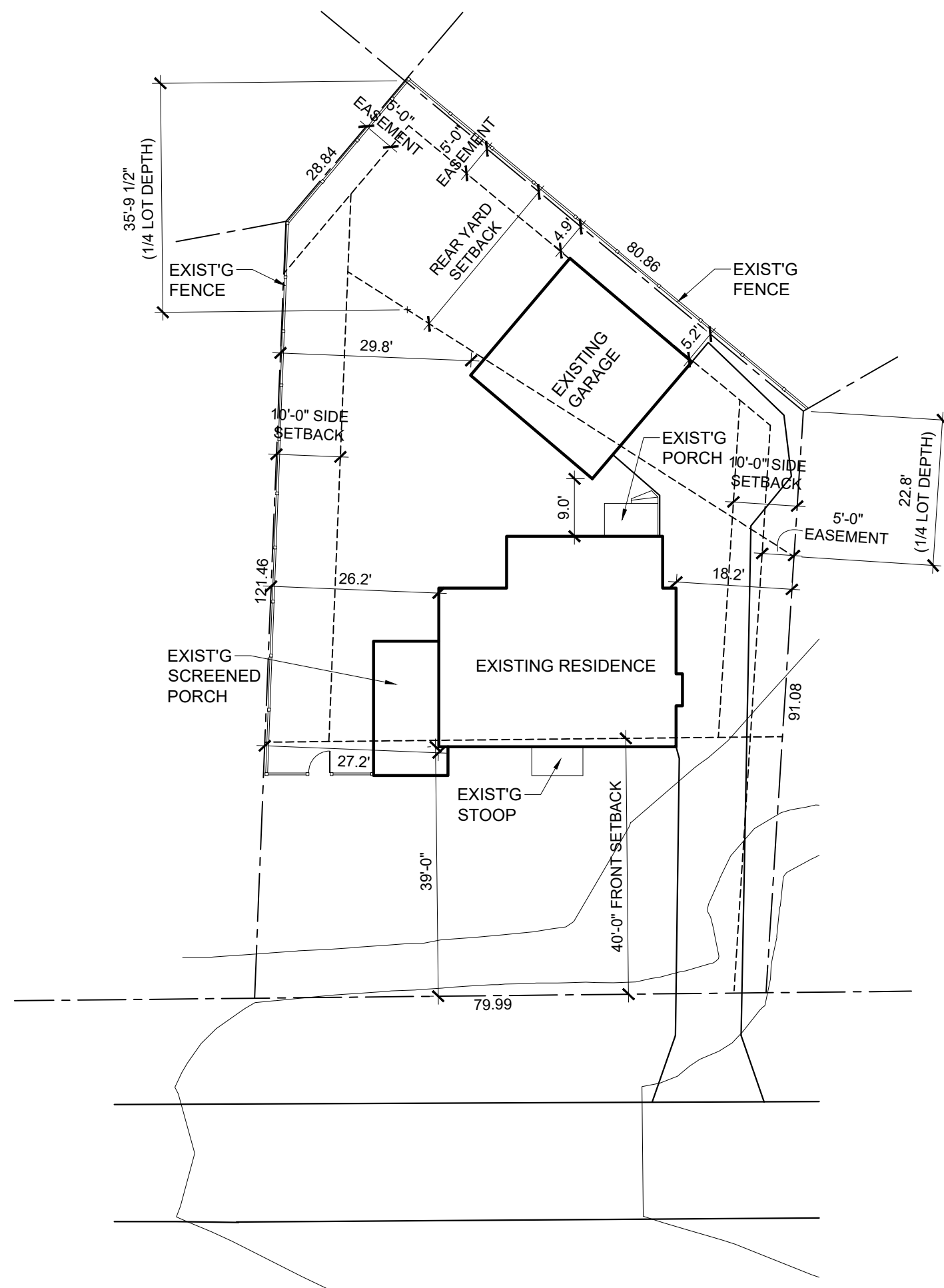
A two-story addition at the rear of this home is being proposed. This addition connects the h

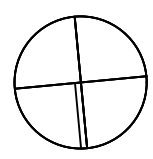
This application will be heard by the Board of Zoning and Planning on: November 15, 2023

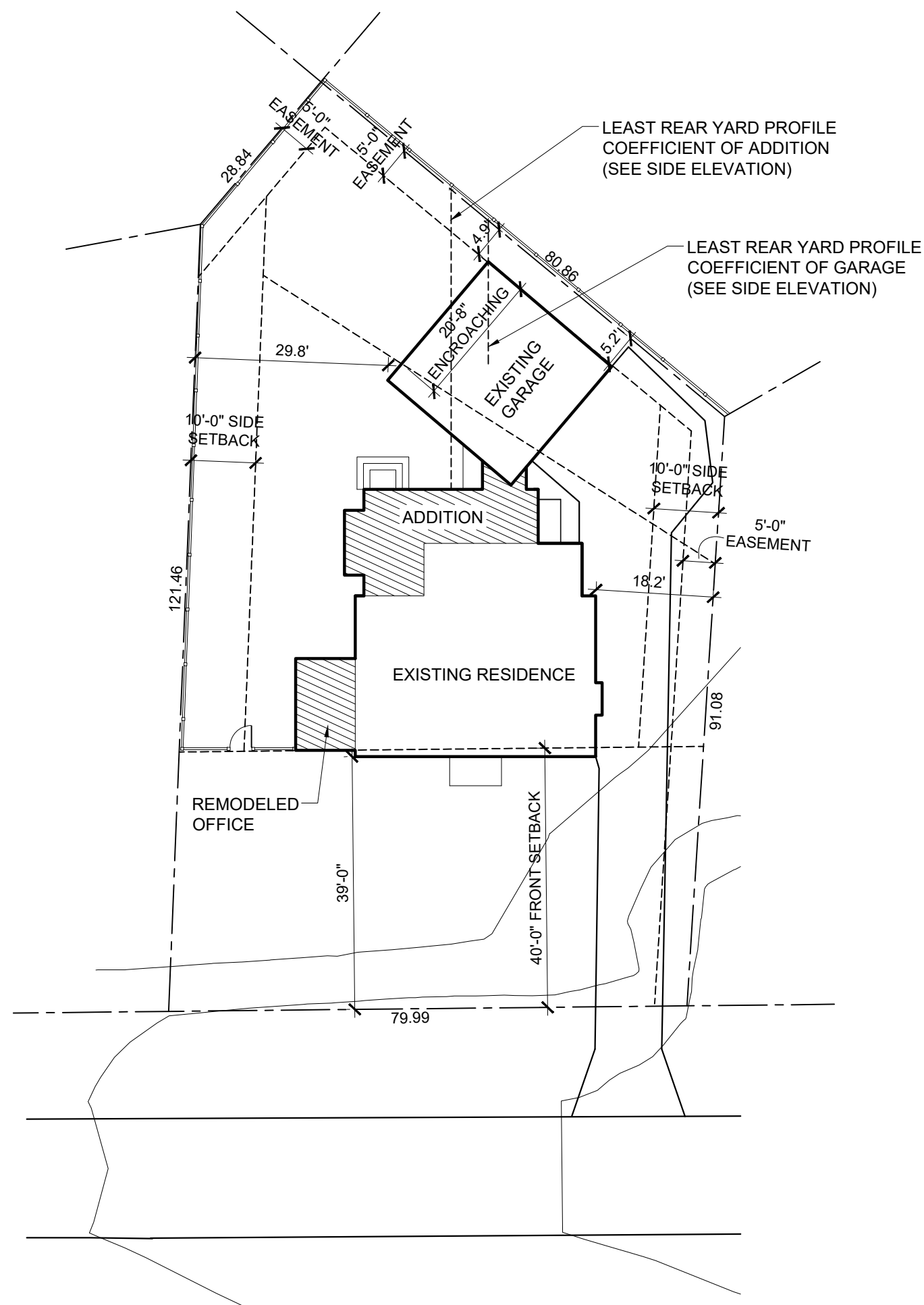
Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Due to the ongoing COVID-19 pandemic, meetings MAY be held remotely via video conference and telephone call-in. Meeting 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.

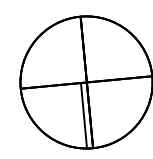
Your signature below **DOES NOT** constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1801 ROXBURY RD	EDWARD & SARAH FOSTER		10/19/23
1800 UPPER CHELSEA RD	LORI VALACHOVIC		10/19/23
1771 ROXBURY RD	SETH & AMBER HERTLEIN		10/20/23
1776 UPPER CHELSEA RD	DARIN ROW & KATHLEEN LARRISON		10/18/23
1760 UPPER CHELSEA RD	PHILIP & CHARLOTTE LARGER		
1750 UPPER CHELSEA RD	KRISTIN MURRAY		
1751 ROXBURY RD	RICHARD & ANN BAIR		
1761 ROXBURY RD	ANNA VILLENA & FREDERICK ALDAMA		
Applicant Signature:			Date: 10/23/23



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



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

ZONING IDENTIFICATION	-	R-1C
PARCEL ID:	-	070-000046-00
LOT AREA	-	9,660 SQ. FT.
EXISTING BUILDING COVER	-	1,942 SQ. FT. 20% OF LOT AREA
PERMITTED BUILDING COVER	-	2,801 SQ. FT. 29% OF LOT AREA
PROPOSED BUILDING COVER	-	2,241 SQ. FT. 23% OF LOT AREA
EXISTING DEVELOPMENT COVER	-	3,336 SQ. FT. 35% OF LOT AREA
PERMITTED DEVELOPMENT COVER	-	4,830 SQ. FT. 50% OF LOT AREA
PROPOSED DEVELOPMENT COVER	-	3,755 SQ. FT. 39% OF LOT AREA
LEAST REAR YARD PROFILE COEFFICIENT	-	32°, 7.5:12

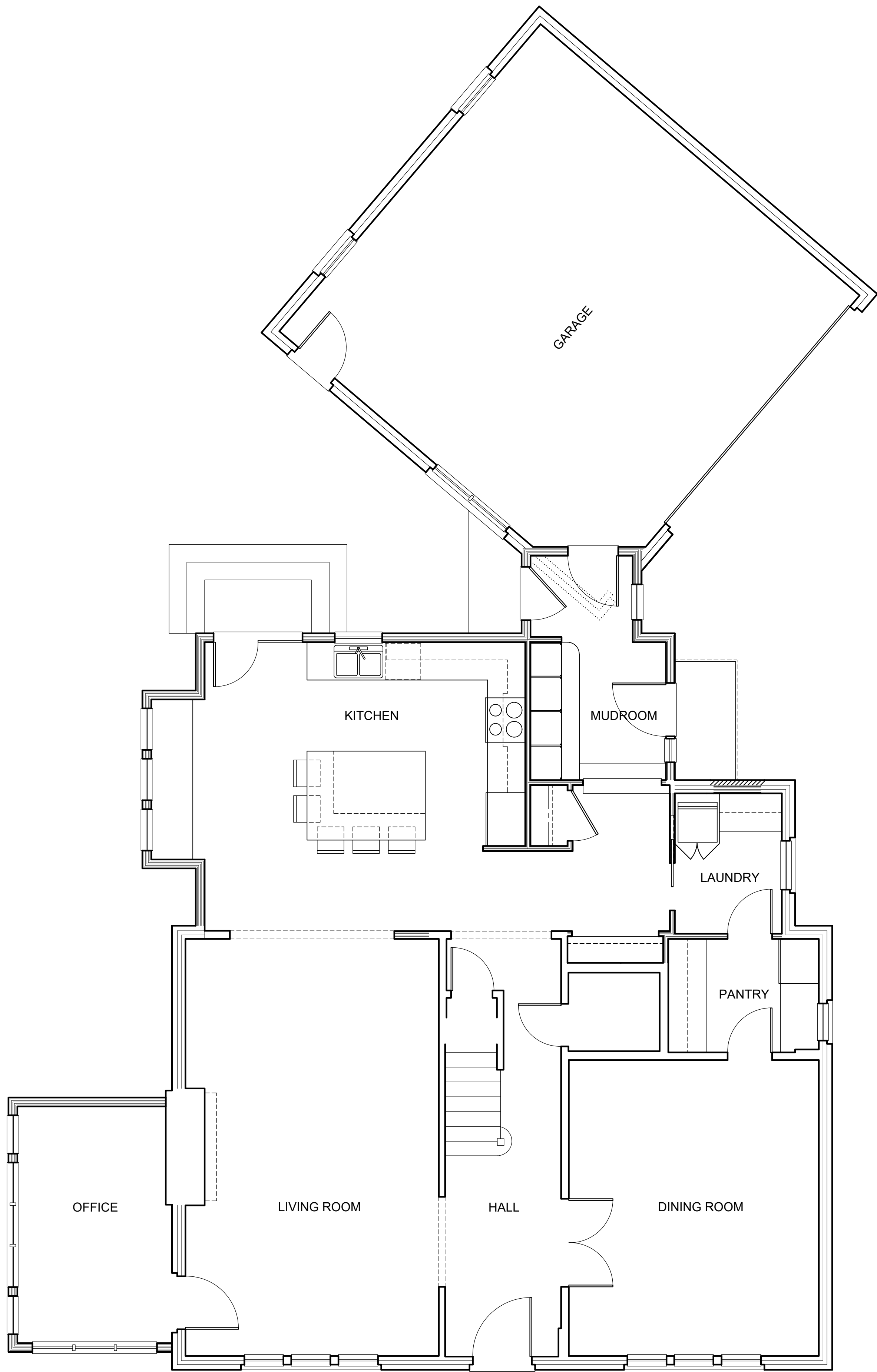
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**ADDITION & REMODELING
THE PRAZNIK RESIDENCE
2060 W. DEVON ROAD**

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

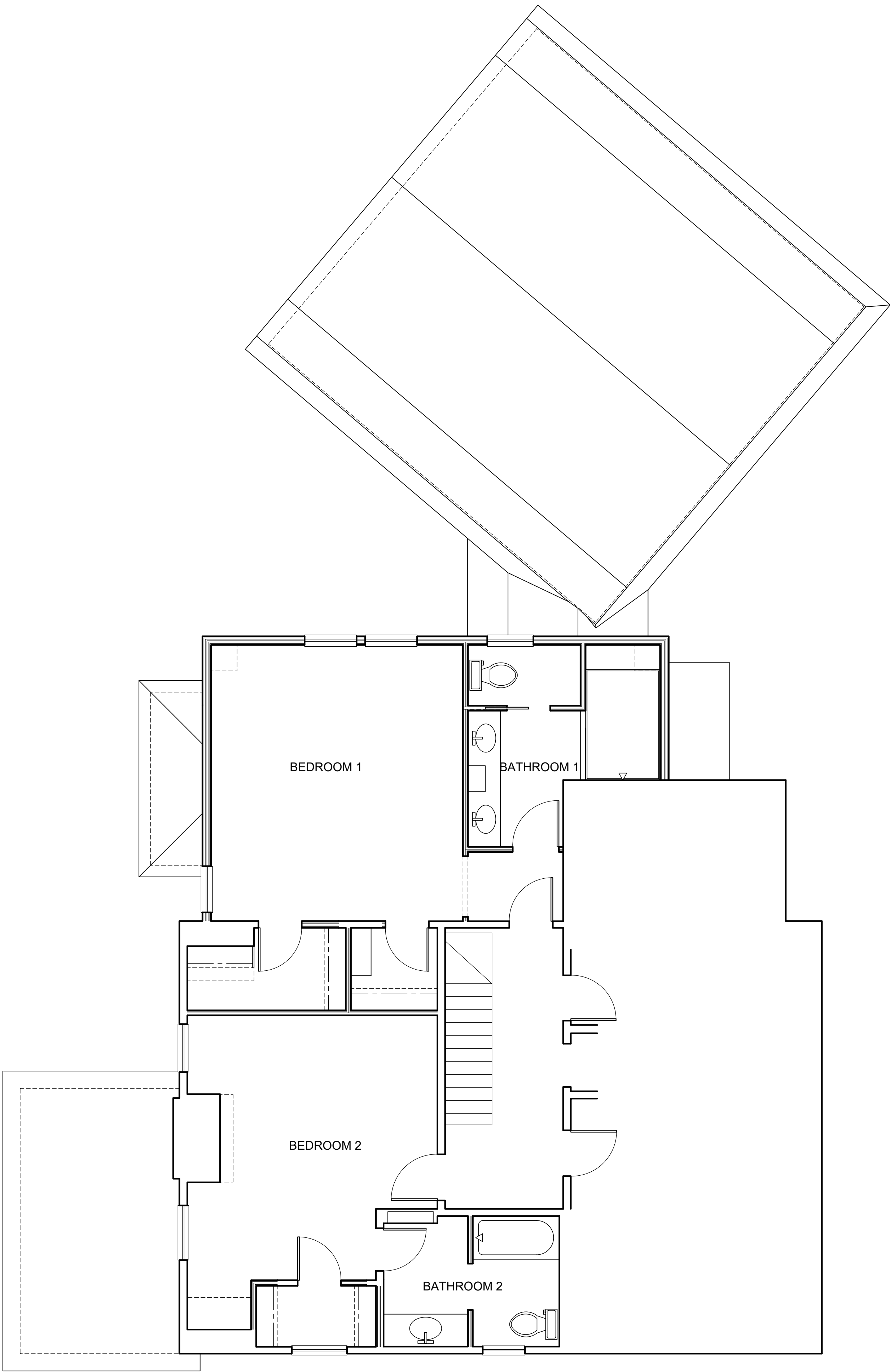
ZON. VAR.: 10-23-2023

A-1



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

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ADDITION & REMODELING
THE PRAZNIK RESIDENCE
2060 W. DEVON ROAD

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

ZON. VAR.: 10-23-2023

A-2



FRONT (NORTH) ELEVATION

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



SIDE (EAST) ELEVATION

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

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ADDITION & REMODELING
THE PRAZNIK RESIDENCE
2060 W. DEVON ROAD

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

ZON. VAR.: 10-23-2023

A-3



REAR (SOUTH) ELEVATION

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



SIDE (WEST) ELEVATION

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

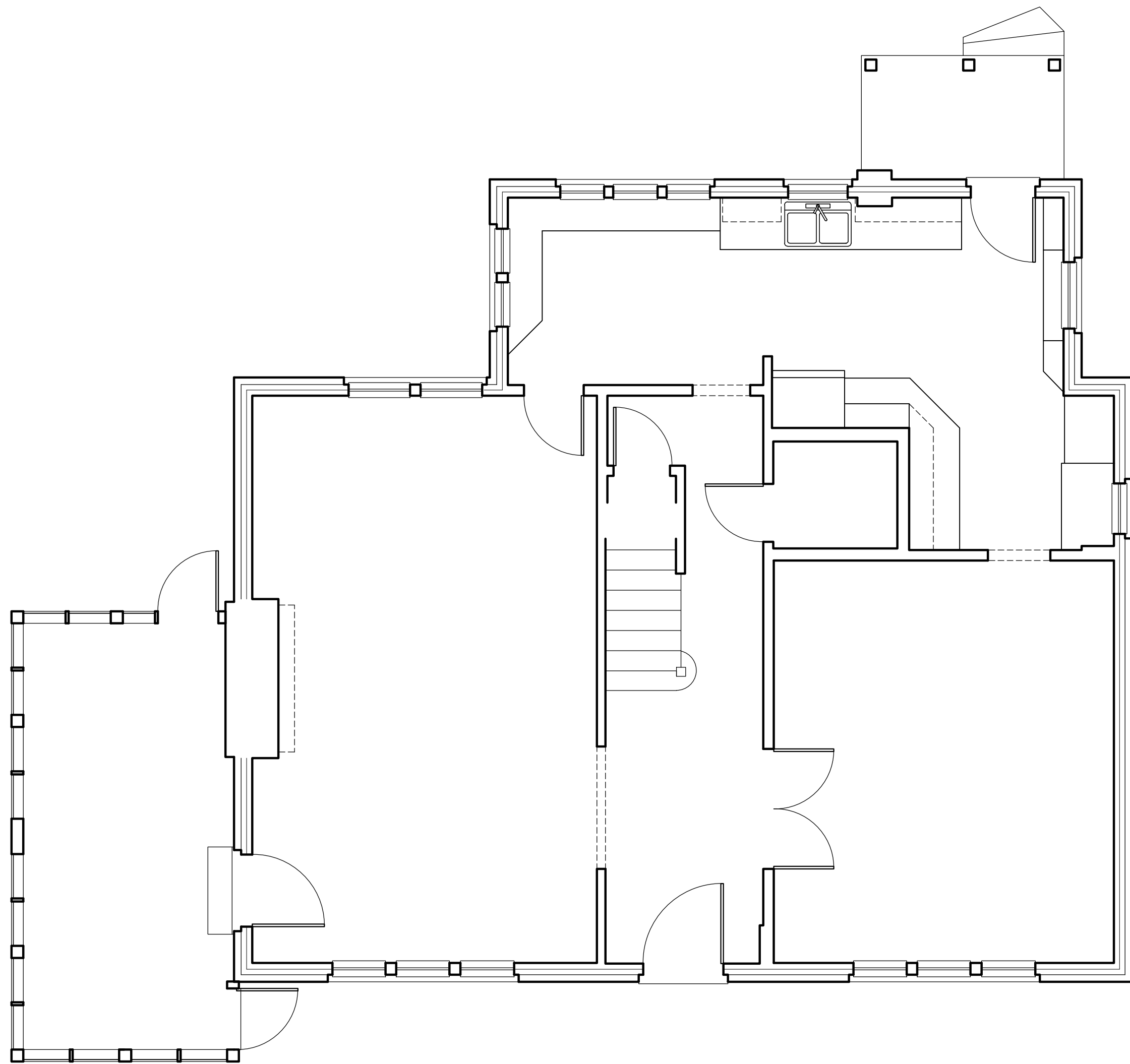
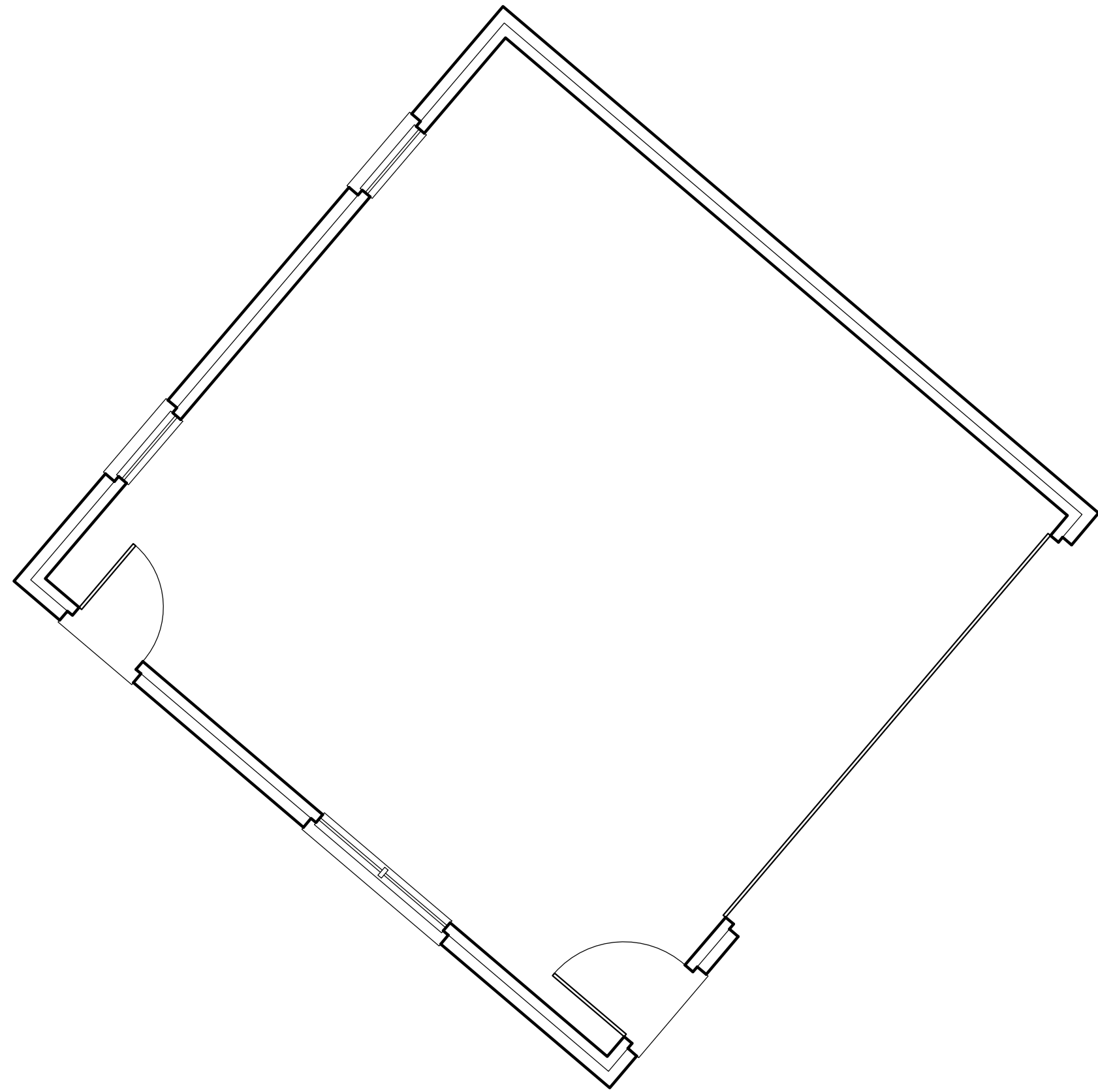
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ADDITION & REMODELING
THE PRAZNIK RESIDENCE
2060 W. DEVON ROAD

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

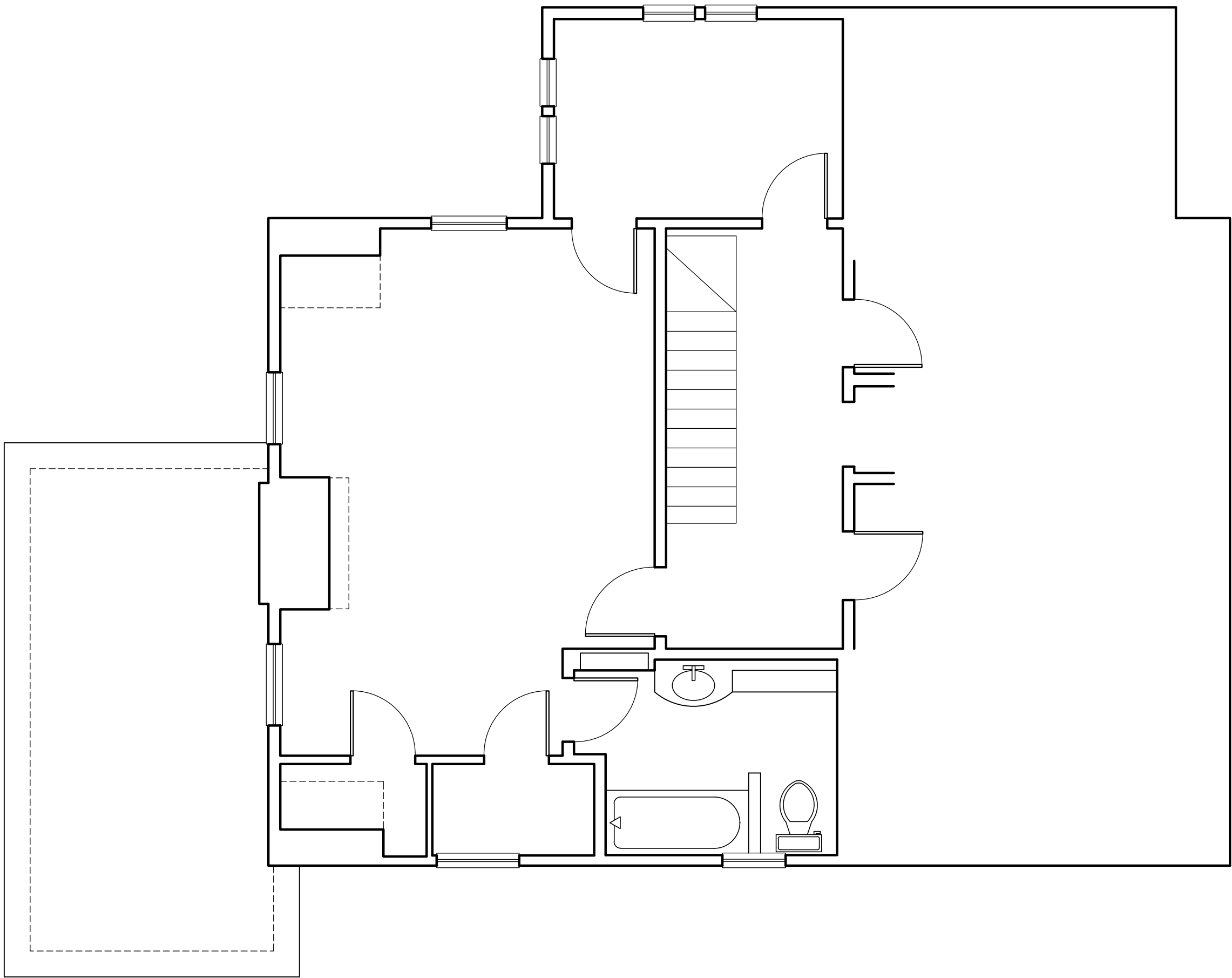
ZON. VAR.: 10-23-2023

A-4



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

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ADDITION & REMODELING
THE PRAZNIK RESIDENCE
2060 W. DEVON ROAD

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

ZON. VAR.: 10-23-2023

A-2 EXIST



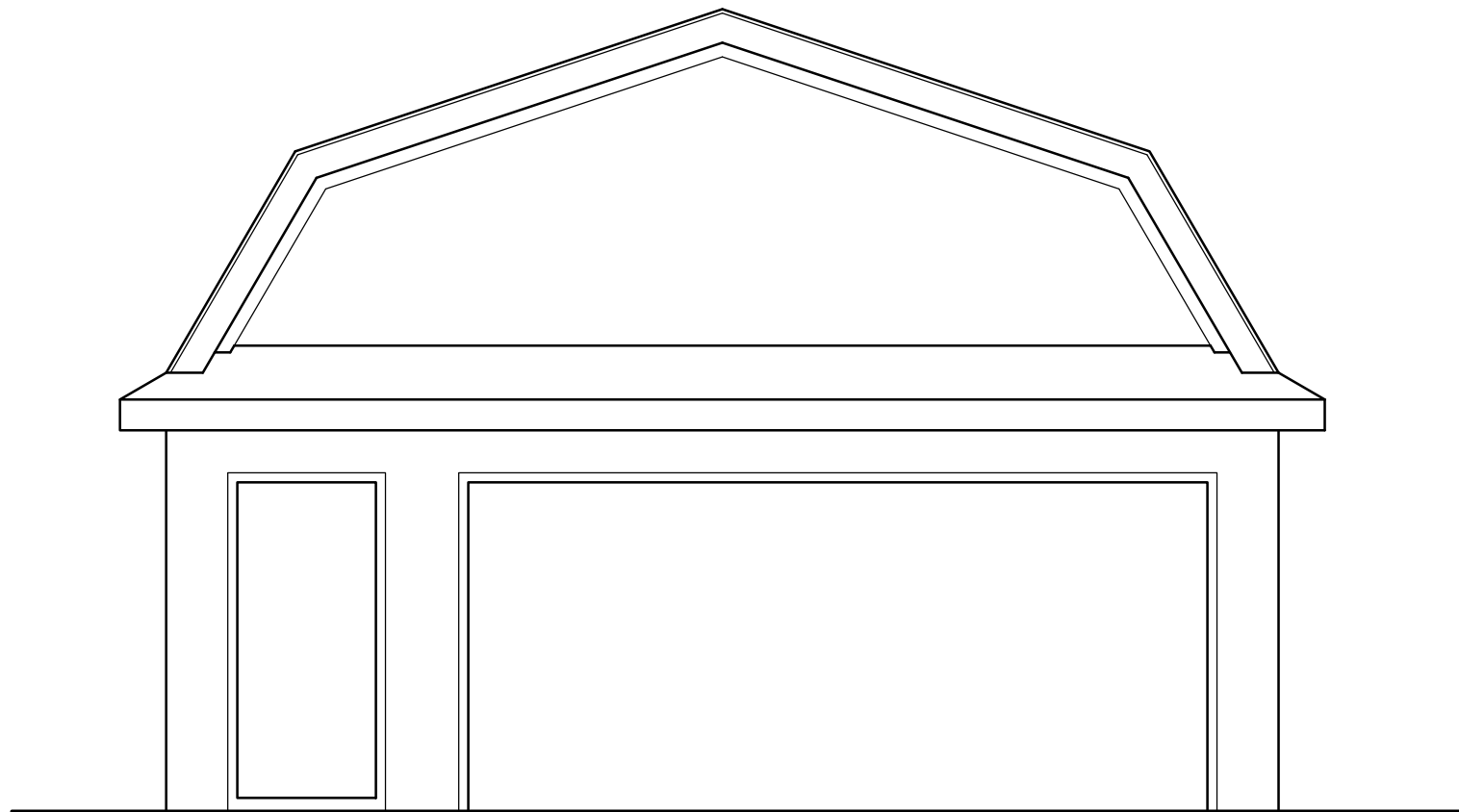
FRONT (NORTH) ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"



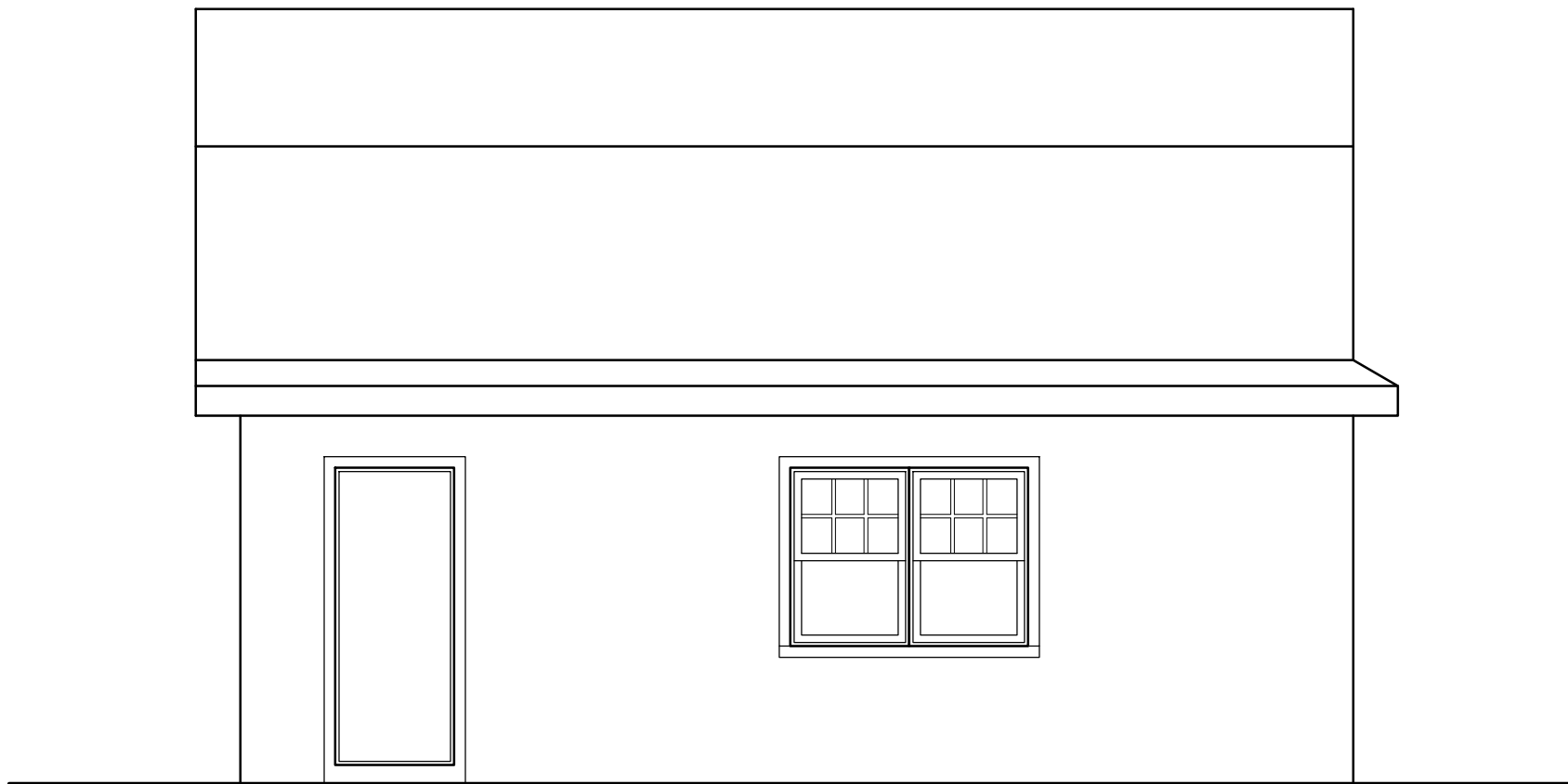
SIDE (EAST) ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"



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



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



GARAGE SIDE ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"

ADDITION & REMODELING
THE PRAZNIK RESIDENCE
2060 W. DEVON ROAD

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

ZON. VAR.: 10-23-2023
A-3 EXIST

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2060 N Devon Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North

2060 N Devon Rd

Devon Rd W

2060 N Devon Road



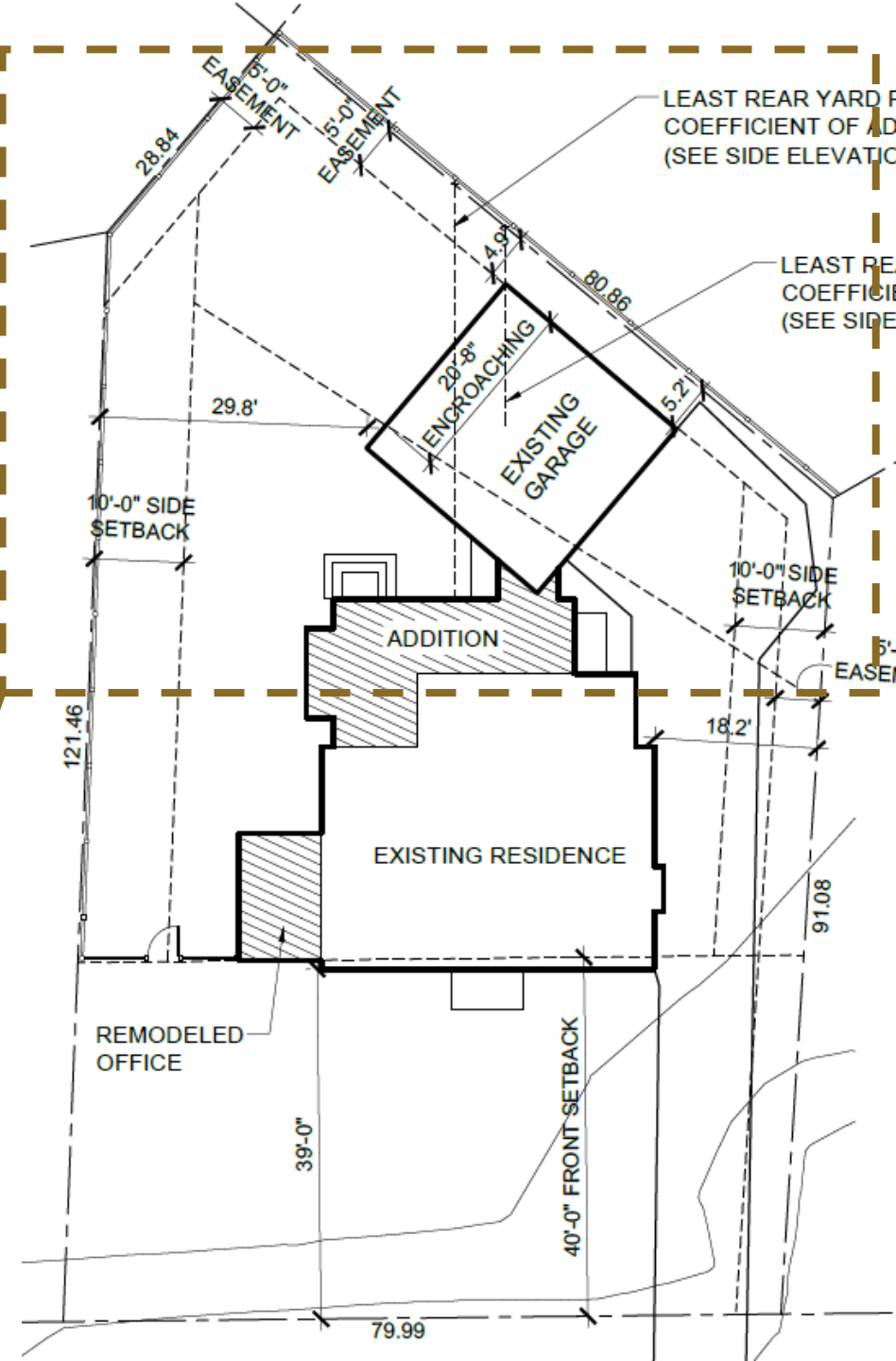
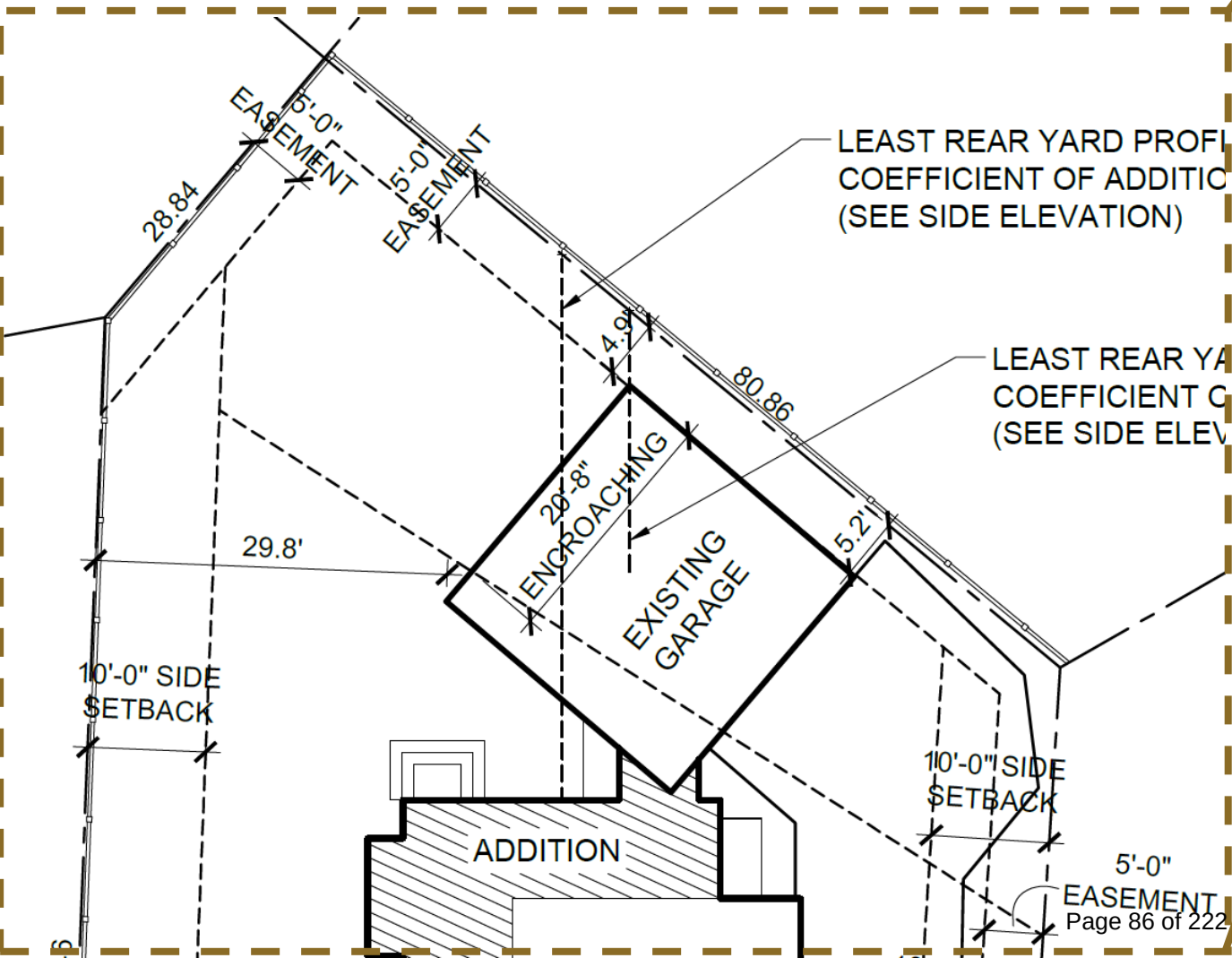
Existing Garage



Existing House & Garage



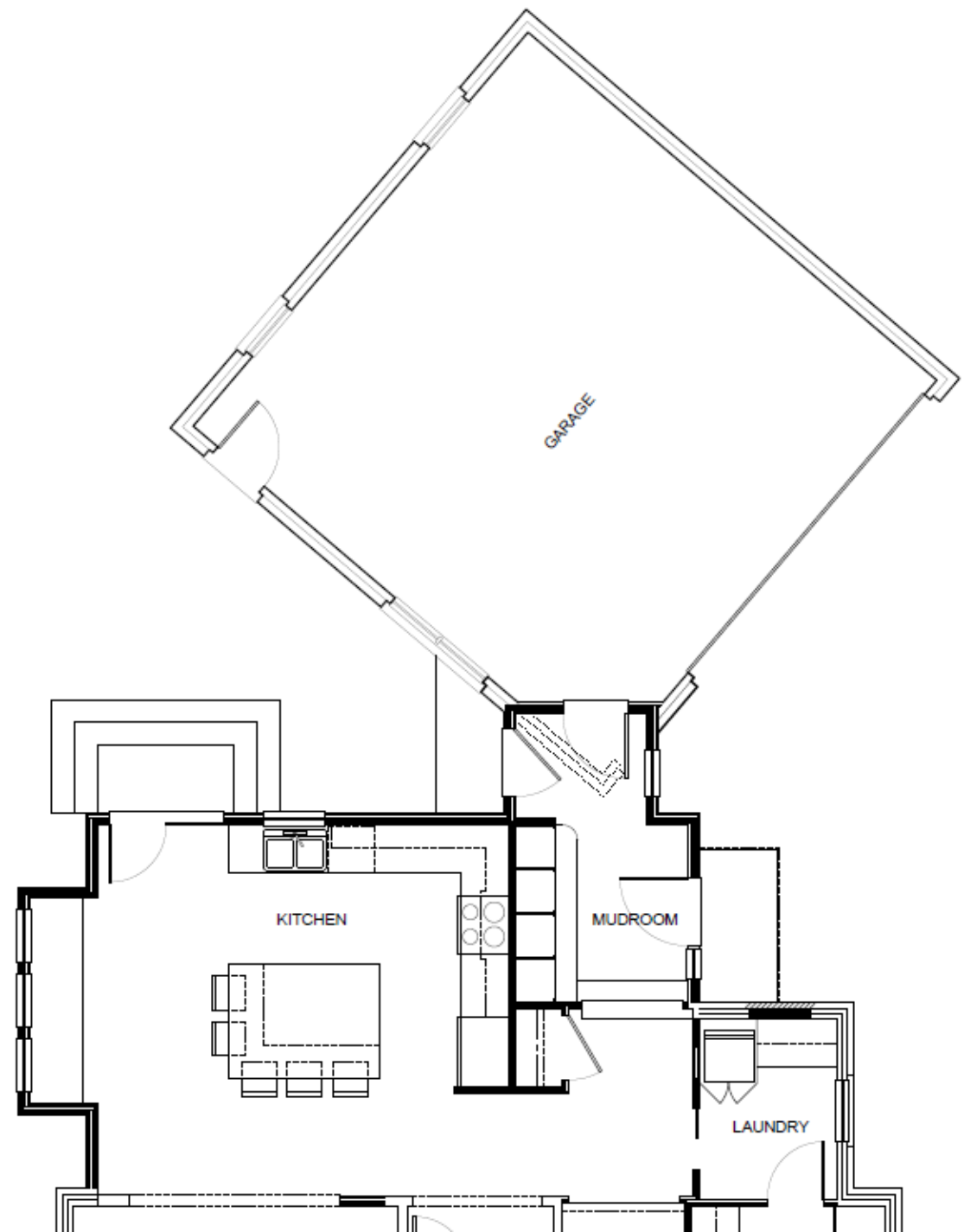
Proposed Site Plan



Proposed Side Elevation



Proposed Floor Plan



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: November 15, 2023

Subject: 1513 Essex Road (VAR-46-23) - To allow a detached garage that is 880 square feet, when 581.5 square feet is the limit.

Site Description/History

The applicant has submitted updated plans that show two options. Option A shows an 880 square-foot detached garage that includes 697 square feet of garage space with a 190 square-foot covered patio. [The code requires any attached structures, including covered patios, to meet all requirements for detached garages including size.] Option B shows a 697 square-foot detached garage. Both options comply with the 17-foot height limit. The Board may consider Finding #4 and #9 with this request.

Proposal

Zoning Code Requirements

Alternatives

Requested Action and Findings

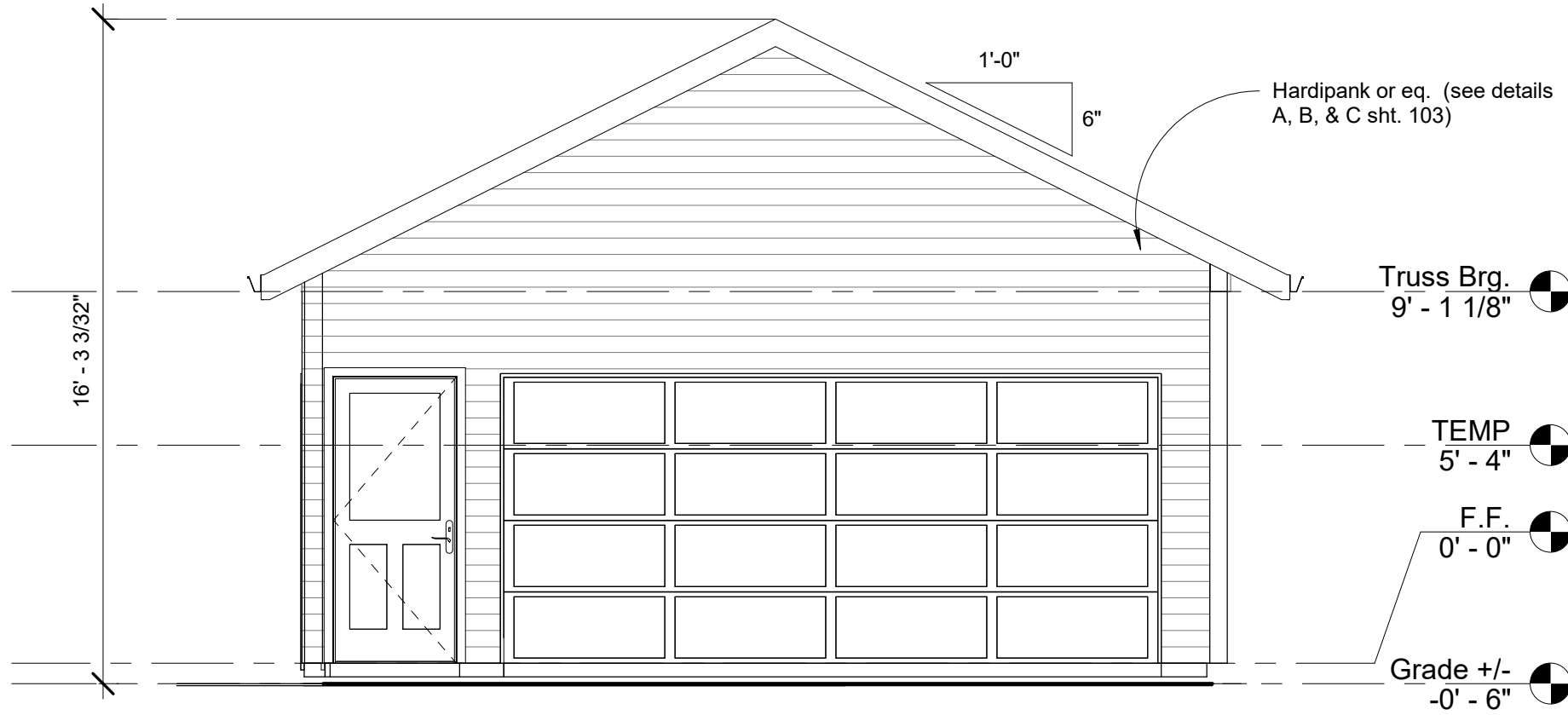
Attachments

1. 1513 Essex Rd Revised Plans 11.9.23
2. BZAP Staff Report 1513 Essex Rd - 11.1.23

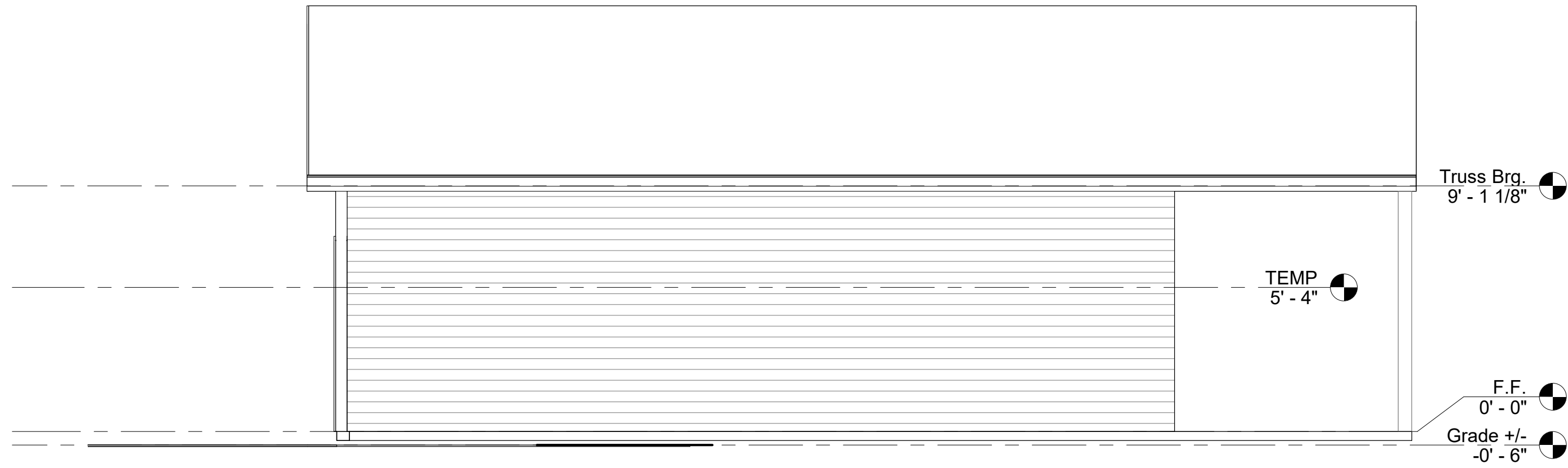




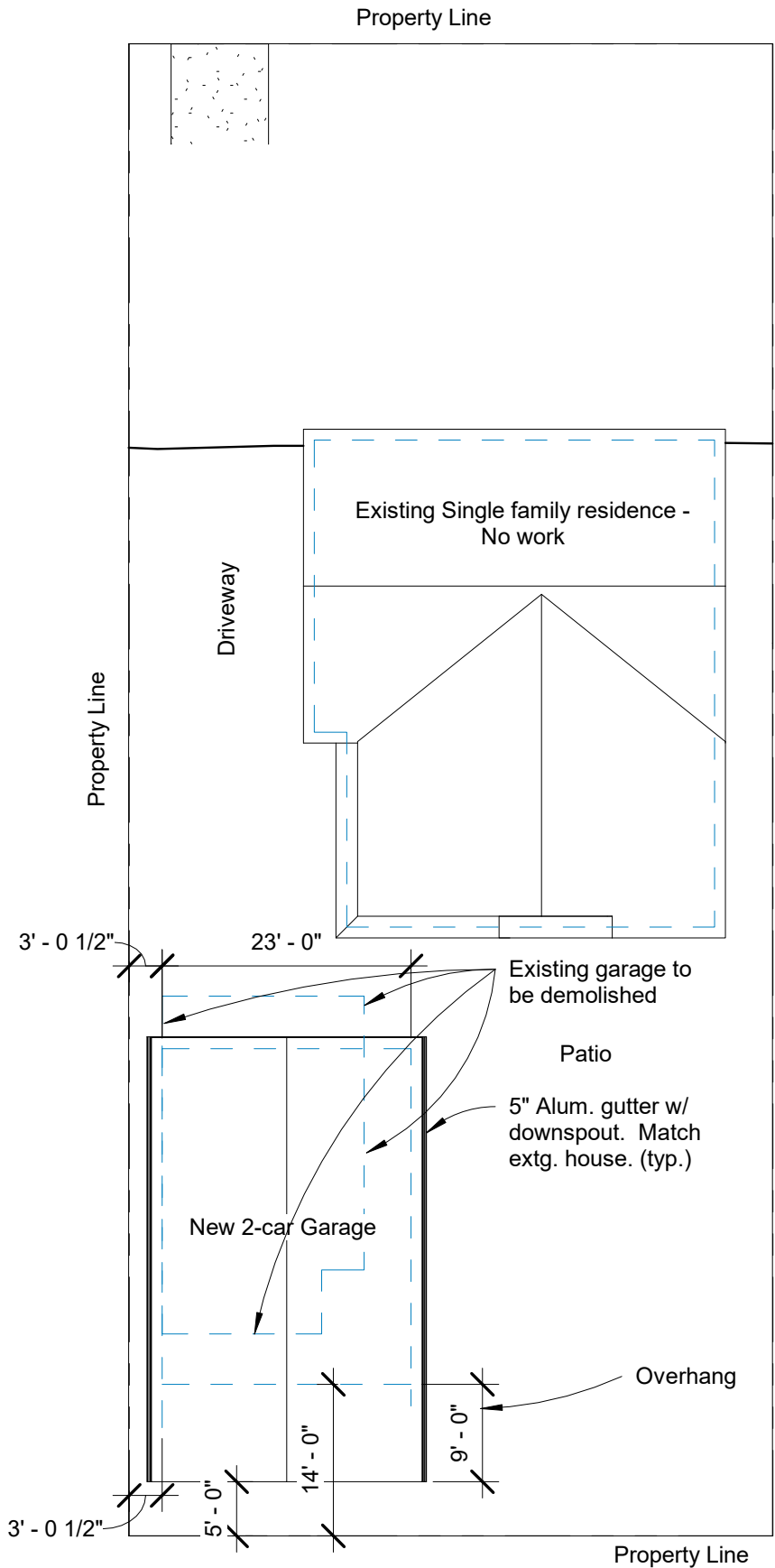
③ East Elevation
1/4" = 1'-0"



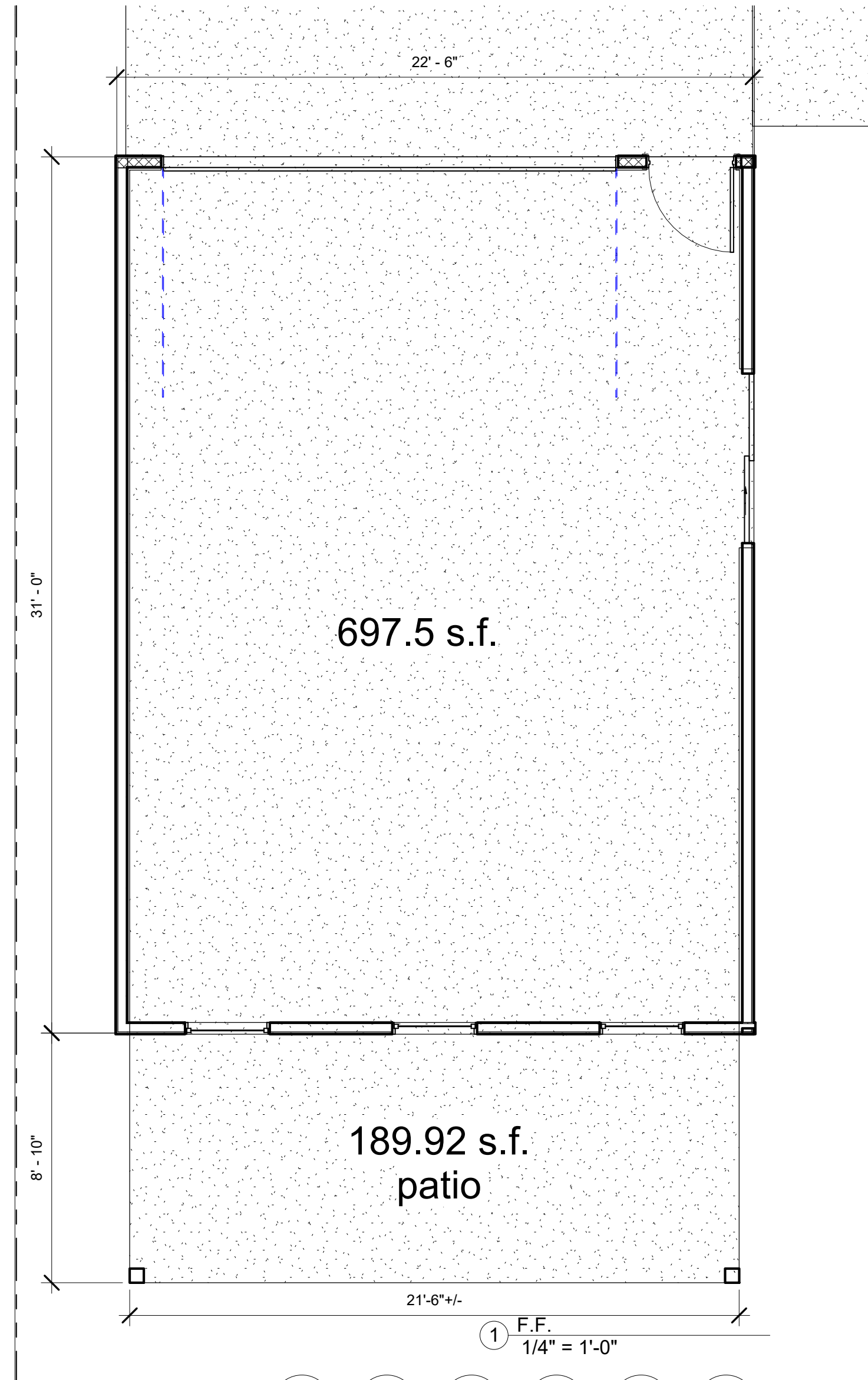
④ North Elevation
1/4" = 1'-0"



⑥ West Elevation
1/4" = 1'-0"

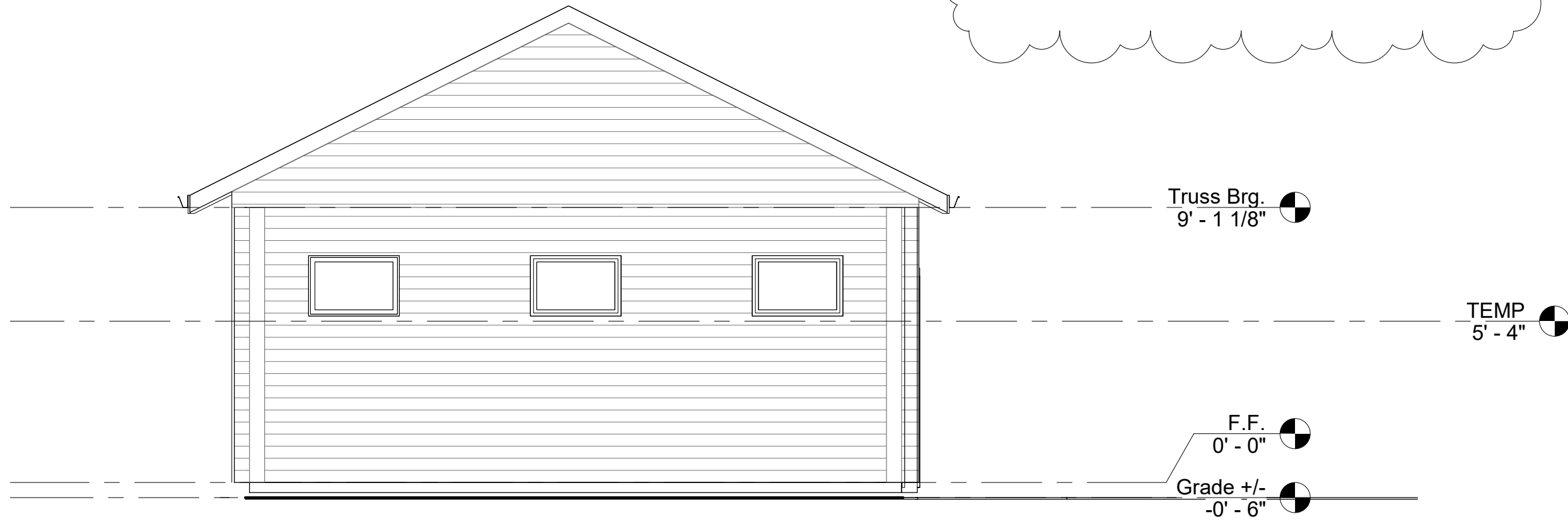


② Site
1/16" = 1'-0"



LOT COVERAGE:

Lot Size: .1915 = 8341.74sf (auditors website)
Area of proposed garage: 697.5
Area of existing residence: 1,527sf (auditors website)
TOTAL AREA UNDER ROOF: 2,224.5sf
2,224.5 / 8341.74 = .2667
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
4,208.92 / 8341.74 = .50



⑤ South Elevation
1/4" = 1'-0"

A

Trepicone
+
Associates
Architects

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



Corr Construction
2369 Valleyview Lane
Columbus, OH 43204

2-CAR GARAGE

Joseph A. Trepicone
Principal Architect
OH#8955

No.	Description	Date
1	Revision 1	Date 1

Unnamed

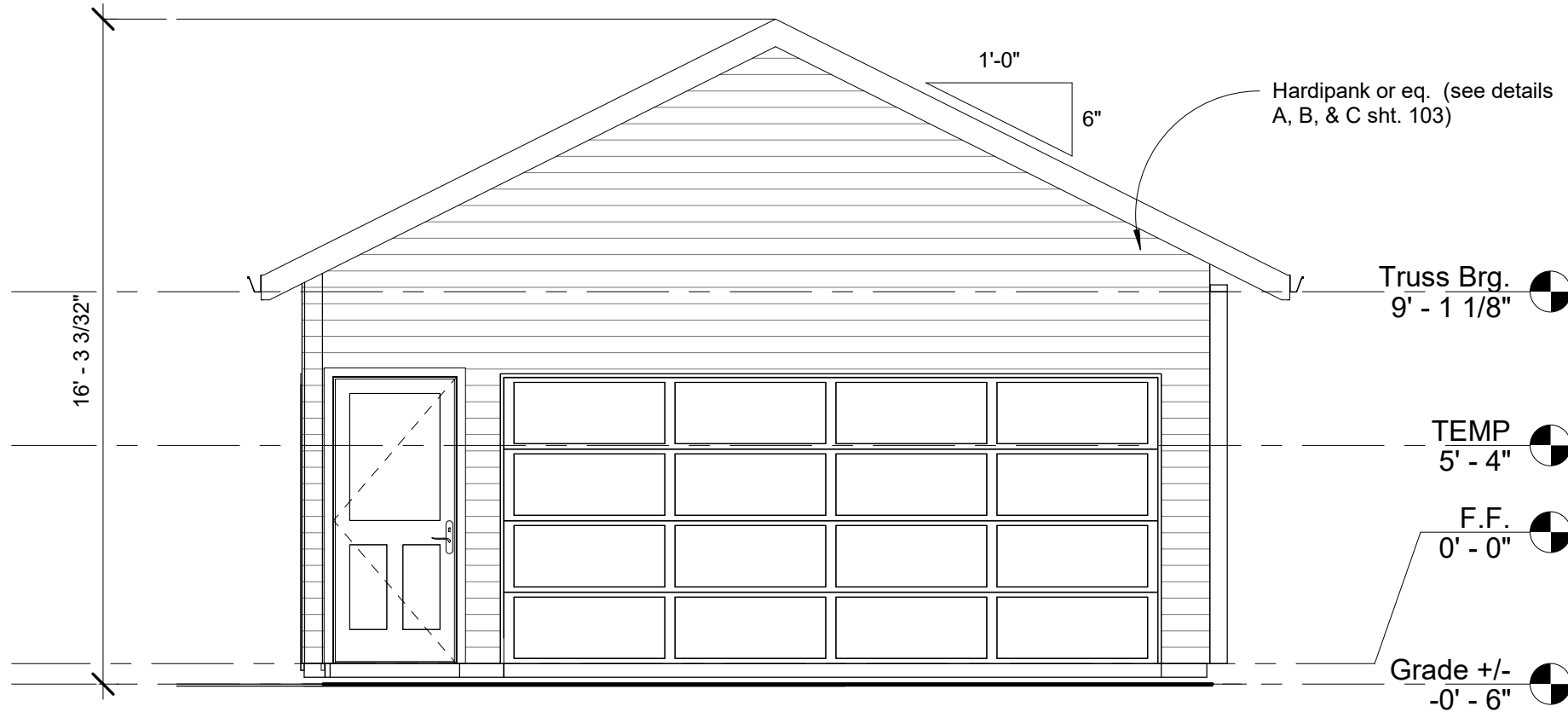
Project number 23-059
Date 11/09/23
Drawn by Author
Checked by Checker

A104

Scale As indicated



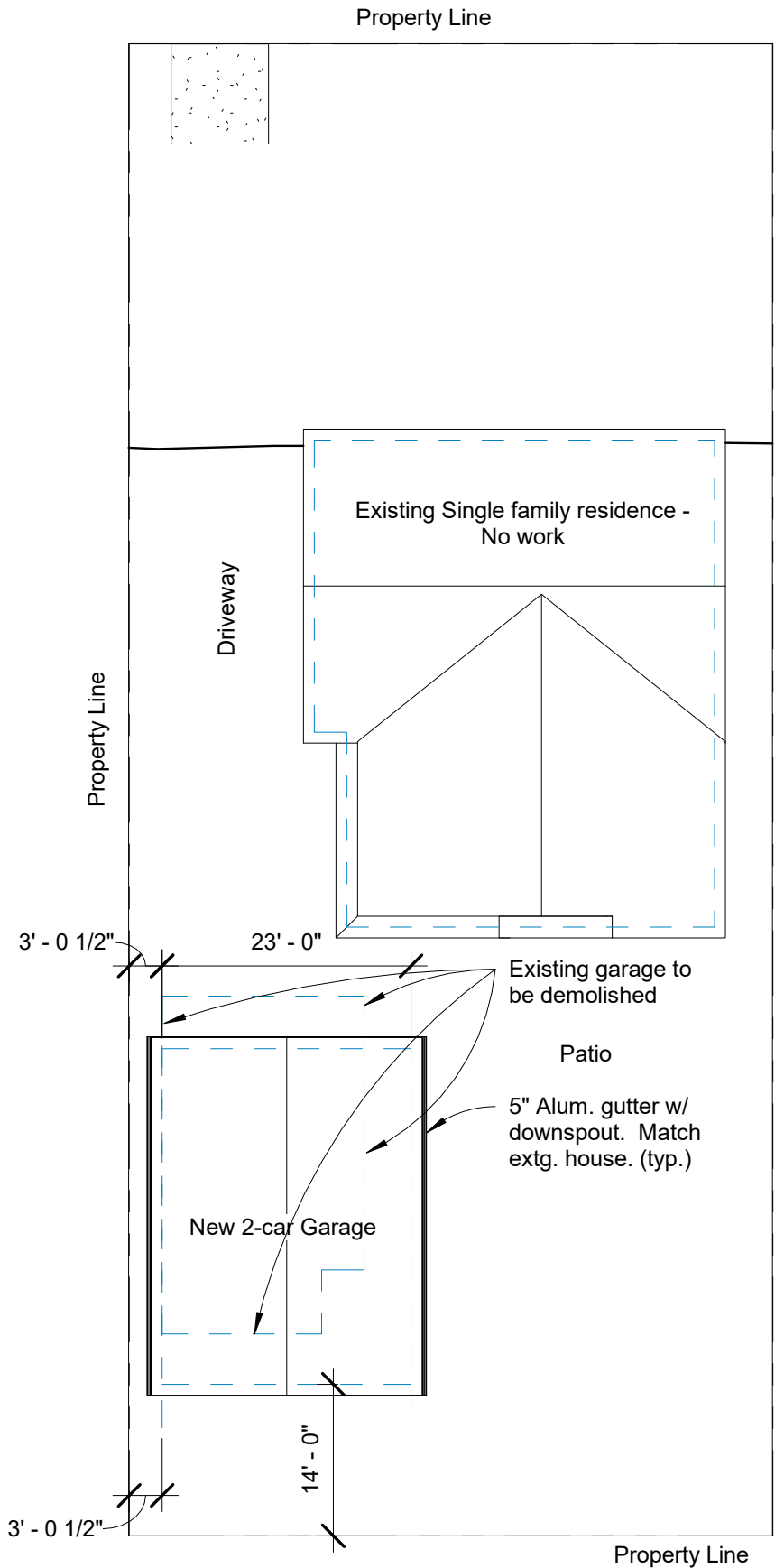
③ East Elevation
1/4" = 1'-0"



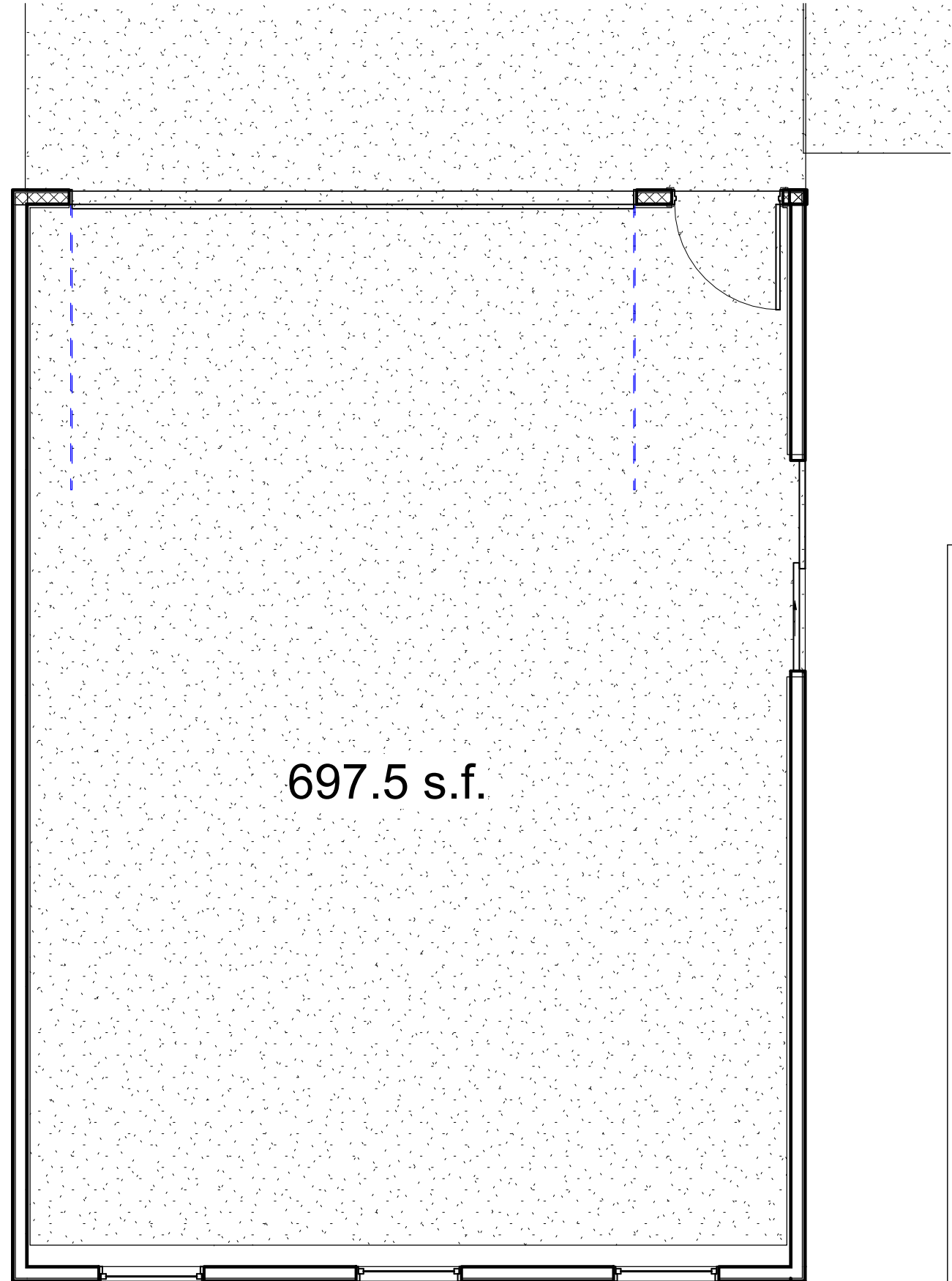
④ North Elevation
1/4" = 1'-0"



⑥ West Elevation
1/4" = 1'-0"



② Site
1/16" = 1'-0"



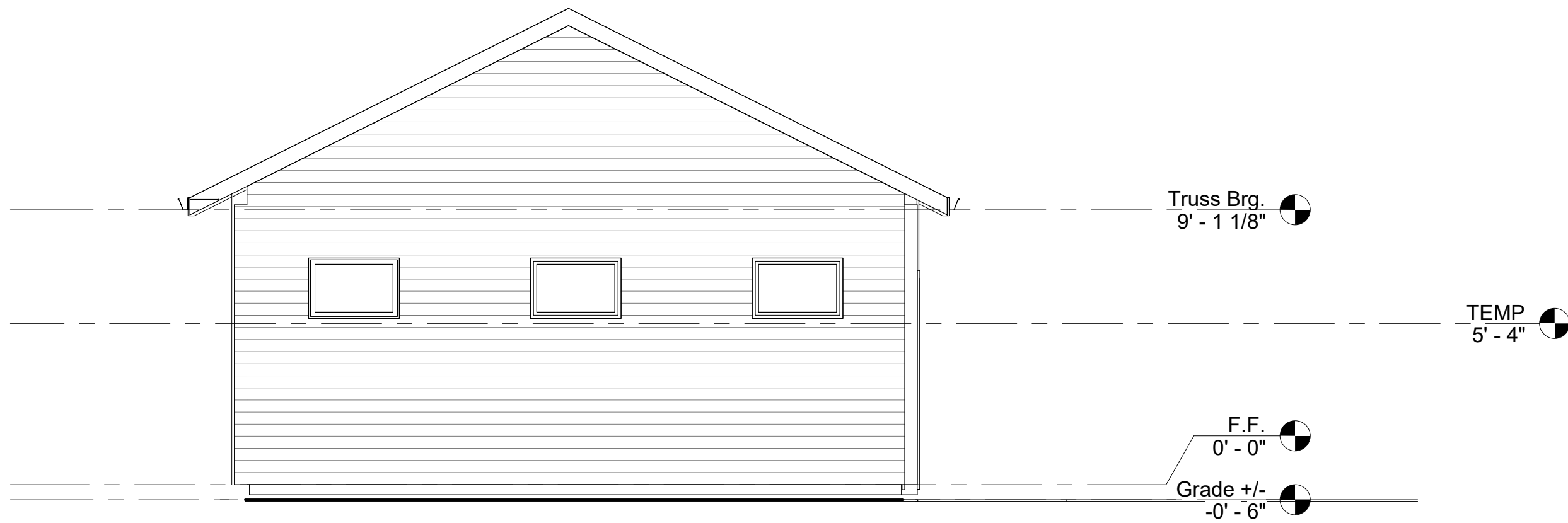
① F.F.
1/4" = 1'-0"

LOT COVERAGE:

Lot Size: .1915 = 8341.74sf (auditors website)
Area of proposed garage: 697.5
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TOTAL AREA UNDER ROOF: 2,224.5sf
2,224.5 / 8341.74 = .2667

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
4,019.5 / 8341.74 = .482



⑤ South Elevation
1/4" = 1'-0"

B

Tropicone
+
Associates
Architects

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



Corr Construcion
2369 Valleyview Lane
Columbus, OH 43204

2-CAR GARAGE

Joseph A. Tropicone
Principal Architect
OH#8955

No.	Description	Date
1	Revision 1	Date 1

Unnamed

Project number 23-059
Date 11/09/23
Drawn by Author
Checked by Checker

A104

Scale As indicated

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: November 1, 2023

Subject: 1513 Essex Road (VAR-46-23) - To allow a detached garage that is 742.5 square feet, when 581.5 square feet is the limit.

Overview

The applicant will be in attendance to share updated plans for a detached garage with the Board. At the October 18th meeting, the Board reviewed the initial proposal for a 877-square foot detached garage that was 18'-5" in height. The Board shared concerns with the applicant, including: the garage was very large in size, a hardship as it relates to the property was not identified, and that there was potential for a negative precedence to be set in the neighborhood. Since that time, revised plans have been submitted for a 742.5-square foot garage that is 16'-3" in height. An equipment plan was also submitted for consideration.

Zoning Code Requirements

- To allow a detached garage that is 742.5 square feet, when 581.5 square feet is the limit ([Article 6.09](#)).

Staff appreciates the applicant considering alternative designs. However, there is still concern that the garage is 161 square feet over the limit and there is not recent precedence for approval of a garage of this size in the neighborhood. Finding #4 may be considered by the Board.

Attachments

1. BZAP Staff Report 10.18.23 - 1513 Essex Rd
2. BZAP Staff Report Pics - 1513 Essex Rd
3. 1513 Essex Rd Revised Plans 10.25.23
4. 1513 Essex Rd Variance App
5. Site Plan w Coverage



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: November 15, 2023

Subject: 2080 Riverhill Road (VAR-49-23) - To allow a six-foot tall fence to project up to 12 feet into the 20-foot front yard setback along Riverhill Road, where a fence cannot exceed 42 inches in height.

Site Description/History

The subject property, 2080 Riverhill Road, is located at the northwest corner of Redding and Riverhill Roads. The property is zoned R-1c (One-family Residence District) and is an irregularly-shaped lot, with 100 feet of frontage along Redding Road and 177 feet of depth along Riverhill Road; the property tapers to just 33 feet along the rear (west) property line. In 2019, a variance (VAR-17-19) was approved (4-3) to split the property and create two nonconforming lots for two new homes, including this property. In 2022, a new home was constructed (Building Permit #22-613) that met all zoning requirements. In December 2022, a Fence Permit #22-6209 was submitted and approved the same day for a fence with the condition: *"Fence must be at least 20 feet from front property line along Riverhill Road."* Following the construction of the fence in August 2023, the property owner actually reached out to Staff with concern that the fence was installed in a non-compliant location. Upon inspection, Staff verified the fence was located in the front yard along Riverhill Road, which was not permitted. Subsequently, this variance application was submitted to retain the fence in the current location.

Proposal

The applicant is proposing the retention of a six-foot tall white vinyl fence that is as close as eight feet from the Riverhill Road right-of-way, enclosing the "rear" yard area of the property. A landscape plan has been submitted that includes a row of plantings along the fence line including arborvitae, hydrangea, and fothergila.

Zoning Code Requirements

- To UDO Article 6.09 to allow a six-foot tall fence to be constructed 12 feet into the 20-foot front yard setback.

Alternatives



The fence could be relocated behind the Riverhill Road setback line, allowing the fence to remain six feet in height. The applicant would like to avoid this option due to the cost of reconstructing and the property owner would 'lose' a significant amount of their yard. Alternatively, the fence could be reduced to 42 inches in height and remain in its current location. The zoning code allows a fence to project up to 15 feet into the front yard when it does not exceed 42 inches in height. This would require the panels to be replaced to a shorter size and the existing posts trimmed by 30 inches.

Requested Action and Findings

Staff has reviewed the application, met with the applicant, and visited the site. While Staff appreciates the homeowner's efforts to verify that the fence was installed properly, the contractor secured a permit for a compliant fence plan that clearly stated the fence could not be located in the front yard. The fence is six feet tall, is stark white in color, and is located just eight feet from City right-of-way, which obstructs the viewshed along Riverhill Road. The homeowner is proposing landscaping to screen the fence, which would help to soften the views from the street. This fence issue was self reported; Staff has not received any complaints on the existing fence. The property, although created via the variance process, is irregular in shape. Should the Board choose to support this application, Staff would recommend additional landscaping be utilized to fully screen the fence from the street. The Board may consider Finding #4 with this application.

Attachments

1. 2080 Riverhill Rd Variance App
2. BZAP Staff Report Pics - 2080 Riverhill Road





23-4232

Variance Application

Status: Active

Submitted On: 9/13/2023

Primary Location

2080 RIVERHILL ROAD
UPPER ARLINGTON, OH
43221

Owner

Marc and Tracie Parulekar
Riverhill Rd 2080 Upper
Arlington, Oh 43221

Applicant

 heidi comstock
 614-701-7004
comstockfencecompany@gmail.com
 120 East Market Street
Baltimore, ohio 43105

BZAP Information

 BZAP Case #

VAR-49-23

 Status

Pending

 BZAP Determination Date

11/15/2023

 Vote Tally

 Primary Variance

Fence

 Findings of Fact for Approval/Denial

 Variance Request

To allow a 6-foot tall fence to project up to 12 feet into the 20-foot front yard setback along Riverhill Road, where a fence cannot exceed 42 inches in height.

 BZAP conditions

Variance Information

Describe Variance Request ?

Keep privacy fence at 6 ft tall alone Riverhill Rd side, currently sitting greater than 20 ft off the road and has no visibility issues

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

none

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

no

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

no

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

yes, homeowners also submitted landscape plans to go in front on the riverhill side

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

no



9590 S. OLD STATE ROAD.
LEWIS CENTER, OHIO 43035
PHONE: (614) 840-0500
FAX: (614) 840-0504
WWW.BLENDONGARDENS.COM

PROJECT TITLE:

SITE LANDSCAPE PLAN

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THIS CONCEPTUAL PLAN HAS NOT BEEN REVIEWED OR APPROVED BY ANY GOVERNMENT ENTITY. NO VERIFICATION OF BOUNDARIES, TITLE MATTERS, ZONING, OR OTHER DEVELOPMENT ISSUES HAVE BEEN MADE. APPROPRIATE DUE DILIGENCE SHOULD BE PERFORMED.

PRELIMINARY DRAWING
DESIGN DEVELOPMENT
CONSTRUCTION DRAWING

PROJECT:

Revisions: 8-9-22;
10-13-22; 10-24-22;
9-5-23; 10-26-23

Prepared For:

DATE: 8-2-22

DRAWN BY: PATRICK AFFOURTIT

CHECKED BY: PJA

PROJECT NUMBER:

SCALE: 1"=10'-0" 0 5 10

SHEET:

SL-1



1 of 1

LANDMARK SURVEY GROUP, INCORPORATED

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION
12/15/21	NEEDS FINISHED UP (NV)
01/19/21	PRELIM AS PER EMAIL (NV)
01/21/22	EASEMENT ADDED (NV)
01/26/22	CORRECTIONS BASED ON EMAIL(NV)
02/09/22	PORCH/F.P./EGRESS ADDED (NV)
03/08/22	REVISE PER MARKUP (JI)

ORDER NO. 906.19-02/ COMPAS-00JOB4-PPR3

DATE: 12/19/21

FOR COMPASS HOMES HOUSE STYLE OLSON RESIDENCE COUNTY OF FRANKLIN
LOT/SUBDIVISION LOT 48 SCIOTANGY HEIGHTS CITY/TWP OF UPPER ARLINGTON
ADDRESS 2080 RIVERHILL ROAD SCALE 1"= 20' DRAWN BY: AEL

MINIMUMS: R: 40.0' S: 10'

BK: 16 PG: 70

BUILDER TO MAINTAIN A MINIMUM GRADE OF 6" OF FALL IN THE FIRST 10' AWAY FROM HOUSE.

PROPOSED HOUSE ELEVATIONS HAVE BEEN ESTABLISHED TO PROVIDE A POSITIVE DRAINAGE PATTERN. BUILDER AND HOMEOWNER APPROVAL REQUIRED.

DOWNSPOUT DRAINS AND CONDUCTOR LINES MAY BE ADJUSTED BY HOME BUILDER DURING INSTALLATION.

MAXIMUM BUILDING HEIGHT = 35'

PLOT PLAN SHOWS APPROXIMATE LOCATION OF CITY FACILITIES IN RIGHT-OF-WAY. FIELD CONFIRMATION IS REQUIRED.

GENERAL NOTES:

ALL FLAT WORK AND HAND FORMED CURB PLACED IN CITY ROW SHALL USE COC CLASS "S" 4500PSI STRENGTH CONCRETE.

ALL CONSTRUCTION CONDUCTED IN THE ROW SHALL BE PERFORMED IN ACCORDANCE WITH COC CONSTRUCTION AND MATERIAL SPECIFICATIONS 2012.

ALL CONCRETE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED USING RUBBERIZED EXPANSION JOINT MATERIAL.

CONTACT THE CITY FORESTER AT 614-583-5340 PRIOR TO PLANTING, REMOVING, PRUNING, OR DIGGING WITHIN 10'-FT OF A TREE IN THE ROW.

CONCRETE PLACE IN THE DRIVE APPROACH AND IN THE SIDEWALK CROSSING THE DRIVE APPROACH SHALL BE A MINIMUM OF 6" THICK.

STANDARD DRAWINGS: 2010 STANDARD CURB AND GUTTER, 2300 SIDEWALKS, 2179 BACKFILL IN ROW, 1441 PAVEMENT AND UTILITY CUT REPAIRS, 123 UA CURB OPENING FOR ROOF DRAIN, UA SPOT CURB DETAIL, 2320 PIPE ROOF DRAIN, 2201 STANDARD RESIDENTIAL DRIVEWAY. OTHER DRAWINGS MAY BE APPLICABLE DEPENDING ON PROJECT.

B/C BACK OF CURB
XXX.X PROPOSED GRADE
XXX.X EXISTING GRADE
---XXX--- EXISTING CONTOUR

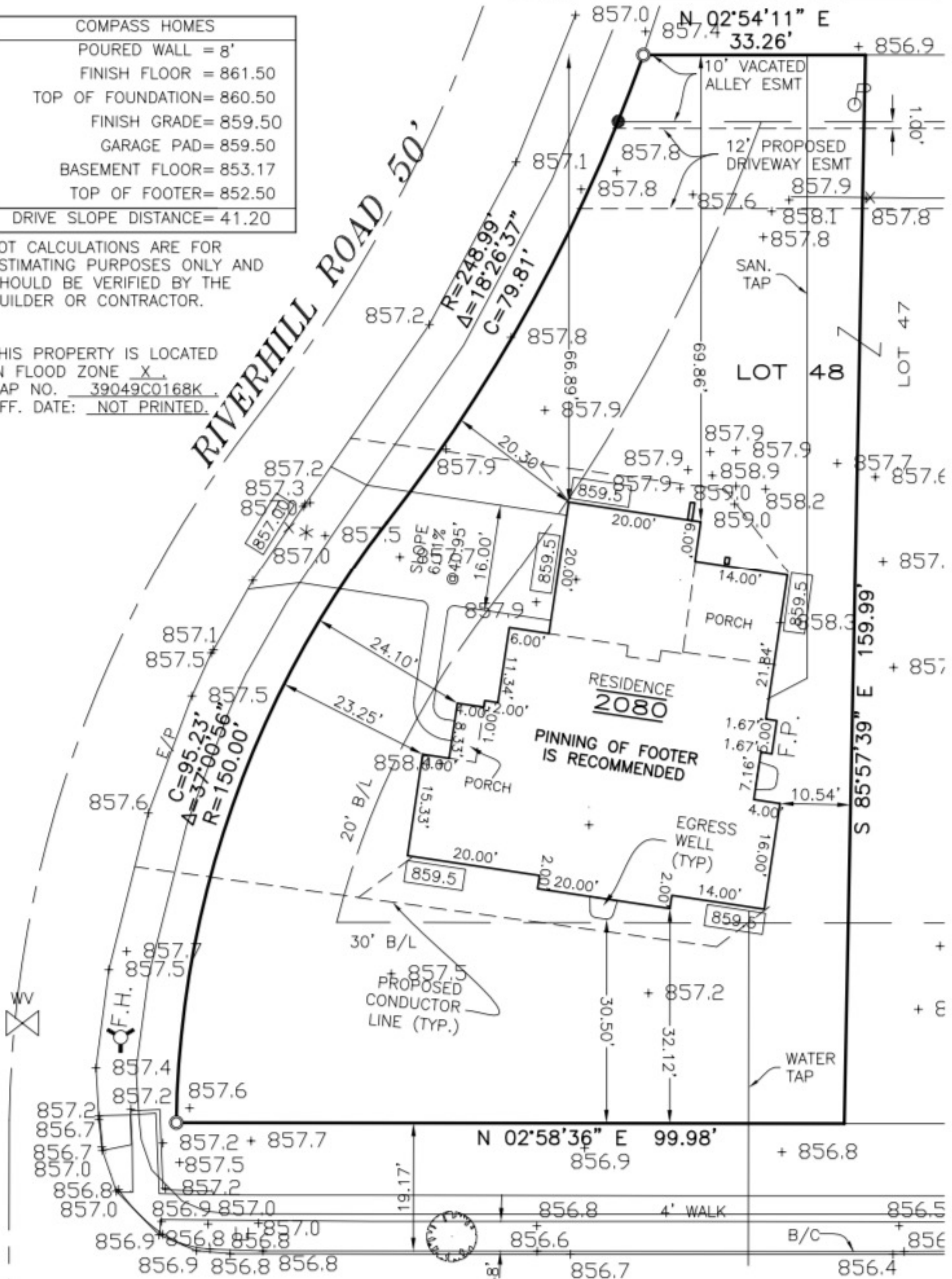
BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

*STABILIZE CONSTRUCTION ENTRANCE.

COMPASS HOMES
POURED WALL = 8'
FINISH FLOOR = 861.50
TOP OF FOUNDATION = 860.50
FINISH GRADE = 859.50
GARAGE PAD = 859.50
BASEMENT FLOOR = 853.17
TOP OF FOOTER = 852.50
DRIVE SLOPE DISTANCE = 41.20

LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

THIS PROPERTY IS LOCATED IN FLOOD ZONE X
MAP NO. 39049C0168K
EFF. DATE: NOT PRINTED



LOT SQUARE FOOTAGE 11601.1
FRONT YARD SQUARE FOOTAGE 2971.72 (REDDING ROAD SIDE)
FRONT YARD SQUARE FOOTAGE 3543.95 (RIVERHILL ROAD SIDE)
FRONT YARD SQUARE FOOTAGE 5909.97 (COMBINED STREETS)

FRONT YARD COVERAGE PERMITTED = 742.93 (25% FRONT YARD SQUARE FOOTAGE) (REDDING ROAD SIDE)
FRONT YARD COVERAGE AS SHOWN = N/A

FRONT YARD COVERAGE PERMITTED = 885.99 (25% FRONT YARD SQUARE FOOTAGE) (RIVERHILL ROAD SIDE)
FRONT YARD COVERAGE AS SHOWN = 421.19 (11.89% FRONT YARD SQUARE FOOTAGE)

FRONT YARD COVERAGE PERMITTED = 1,477.49 (25% FRONT YARD SQUARE FOOTAGE) (COMBINED STREETS)
FRONT YARD COVERAGE AS SHOWN = 421.19 (7.13% FRONT YARD SQUARE FOOTAGE)

BUILDING COVERAGE PERMITTED = 3364.32 (29% LOT SQUARE FOOTAGE)
BUILDING COVERAGE AS SHOWN = 2353.62 (20.29% WITH ROOF OVERHANG)
DEVELOPMENT COVERAGE PERMITTED = 5,220.49 (45% LOT SQUARE FOOTAGE)
DEVELOPMENT COVERAGE AS SHOWN = 2906.05 (25.05%)

REDDING ROAD 80'

ZONING INFORMATION

PARCEL ID 070-005979-00
LAND USE 510-ONE FAMILY DWELLING ON PLATTED LOT
TAX DISTRICT 070-CITY OF UPPER ARLINGTON
ZONING DISTRICT R-1C
SCHOOL DISTRICT 2512 OF UPPER ARLINGTON CSD



WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA 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 THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.

Scott D. Grundei 02/09/22
SCOTT D. GRUNDEI, P.S. DATE
REGISTERED SURVEYOR NO. 8047



22-6209

Fence Permit Issuance

Fence Permit

Status: Issued

Became Active: Dec 19, 2022

Issued by:

Completed: Dec 19, 2022

Applicant

heidi comstock
comstockfencecompany@gmail.com
120 East Market Street
Baltimore, ohio 43105
6147017004

Primary Location

2080 RIVERHILL ROAD
UPPER ARLINGTON, OH 43221

Owner:

Tracie Parulekar
2080 Riverhill Rd Upper Arlington, Oh 43221

Fence Permit

Issued: Dec 19, 2022

Expires: Dec 19, 2023

Marc and Tracie Parulekar
2080 Riverhill Road
Upper Arlington, Ohio 43221

October 24, 2023

Dear Neighbor,

We have enjoyed moving into the neighborhood and meeting some of our new neighbors. If we have not met yet, we hope to meet soon! This is a great place to live.

As you may have noticed, we hired Heidi Comstock and Comstock Fence Company to install a fence around our backyard. In the process of installing the fence, it appears that we made an error about permissible height for the portion of the fence installed in front of the building setback. For much of the fence closest to Riverhill, we installed a 72" tall fence where only 42" is permitted.

Rather than reduce the height to 42" for the portion of the fence over the setback, we have applied for a variance to let the fence remain as it is. In exchange for the right to leave the fence as it is installed, we will install landscaping to mask the fence. Once installed, our landscaping should grow out to substantially obscure most of the fence as viewed from the street.

We anticipate that our variance hearing before the Upper Arlington Board of Zoning and Planning (BZAP) will occur at 6:00 pm on Wednesday, November 15, 2023, at the Upper Arlington Municipal Service Center, 3600 Tremont Road, Upper Arlington 43221. We invite you to contact us if you have questions or concerns prior to the meeting. You may also reach out to the Planning Division at planning@uaoh.net.

Upper Arlington requires us to notify you of this meeting by either collecting your signature on a Certification of Notice, or by sending a notice of the meeting to you via USPS Certified Mail. We were able to speak with all of you personally and secure signatures on a Certification of Notice. However, there was an error in the meeting date on the Certificate of Notice circulated, and in the interest of efficiency, we are providing this required notice via USPS Certified Mail and by USPS First Class Mail. The form that you signed in September is for the same fence variance with no changes.

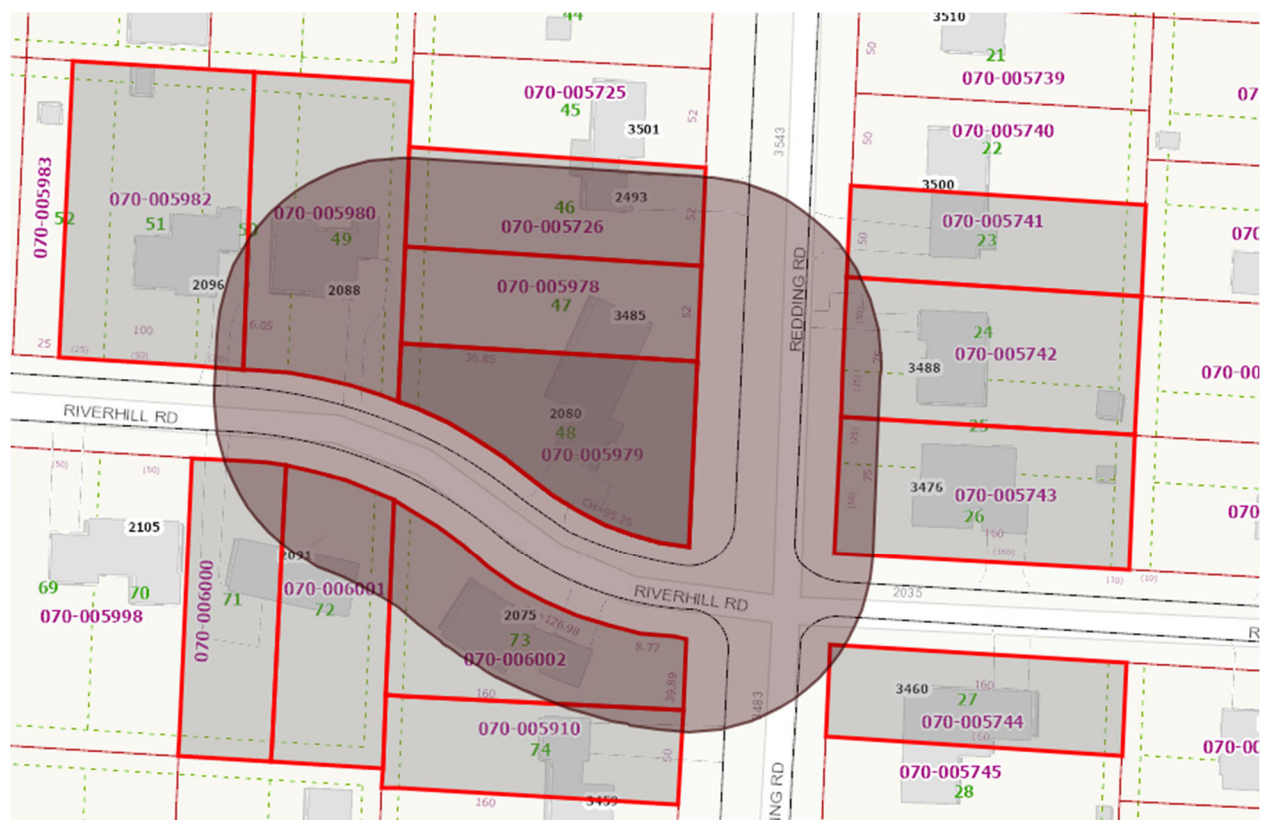
We look forward to getting to know all of you better as we settle into the neighborhood!

Kind regards,

Marc and Tracie Parulekar

Marc.parulekar226@gmail.com | 614.208.5131

tracieparulekar@gmail.com | 614.208.5133



Owner	Street	City State Zip	USPS Certified Mail
Creative Housing, Inc.	2233 Citygate Dr	Columbus, Ohio 43219	7020 1810 0001 6004 7104
Creative Housing, Inc. or Current Resident	2075 Riverhill Rd	Upper Arlington, Ohio 43221	7021 1810 0001 6004 7111
Ravi & Priya Tripathi	3763 Attucks Dr	Powell, Ohio 43065	7022 1810 0001 6004 7128
John DiPietro & Kathryn Heselton	2088 Riverhill Rd	Upper Arlington, Ohio 43221	7023 1810 0001 6004 7135
Kurt & Tara Louys	3460 Redding Rd	Upper Arlington, Ohio 43221	7024 1810 0001 6004 7142
Compass Homes, Inc.	3763 Attucks Drive	Powell, Ohio 43065	7025 1810 0001 6004 7159
Jacob & Devin Murray	3485 Redding Rd	Upper Arlington, Ohio 43221	7026 1810 0001 6004 7166
Mark & Sandra Karram	3476 Redding Rd	Upper Arlington, Ohio 43221	7027 1810 0001 6004 7173
Aaron & Elizabeth Bahe	2091 Riverhill Rd	Upper Arlington, Ohio 43221	7028 1810 0001 6004 7180
James & Marla Underwood	3459 Redding Rd	Upper Arlington, Ohio 43221	7029 1810 0001 6004 7197
Christopher North & Micheller Anderson	3500 Redding Rd	Upper Arlington, Ohio 43221	7030 1810 0001 6004 7203
Nathan Hatem & Chelsea Marisco	3488 Redding Rd	Upper Arlington, Ohio 43221	7031 1810 0001 6004 7210



NORTHWEST FINANCE UNIT
1822 HENDERSON RD
COLUMBUS, OH 43220-9997
(800) 275-8777

10/25/2023 04:00 PM

Product	Qty	Unit	Price
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First-Class Mail® 1			\$0.66
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Letter
Columbus, OH 43219
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 10/27/2023
Certified Mail®
Tracking #: 70201810000160047104

Total			\$5.01
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First-Class Mail® 1
Letter
Columbus, OH 43221
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 10/27/2023
Certified Mail®
Tracking #: 70201810000160047166

Total			\$5.01
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First-Class Mail® 1
Letter
Columbus, OH 43221
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 10/27/2023
Certified Mail®
Tracking #: 70201810000160047111

Total			\$5.01
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First-Class Mail® 1
Letter
Powell, OH 43065
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 10/27/2023
Certified Mail®
Tracking #: 70201810000160047128

Total			\$5.01
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First-Class Mail® 1
Letter
Columbus, OH 43221
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 10/27/2023
Certified Mail®
Tracking #: 70201810000160047135

Total			\$5.01
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First-Class Mail® 1
Letter
Columbus, OH 43221
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Estimated Delivery Date
Fri 10/27/2023
Certified Mail®
Tracking #: 70201810000160047142

Total			\$5.01
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First-Class Mail® 1
Letter
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Estimated Delivery Date
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Certified Mail®
Tracking #: 70201810000160047159

Total			\$5.01
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Letter
Columbus, OH 43221
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Estimated Delivery Date
Fri 10/27/2023
Certified Mail®
Tracking #: 70201810000160047173

Total			\$5.01
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First-Class Mail® 1
Letter
Columbus, OH 43221
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 10/27/2023
Certified Mail®
Tracking #: 70201810000160047180

Total			\$5.01
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First-Class Mail® 1
Letter
Columbus, OH 43221
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 10/27/2023
Certified Mail®
Tracking #: 70201810000160047180

Total			\$5.01
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-----u0016004719, \$5.01

First-Class Mail® 1			\$0.66
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Letter
Columbus, OH 43221
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 10/27/2023
Certified Mail®
Tracking #: 70201810000160047203

Total			\$5.01
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First-Class Mail® 1
Letter
Columbus, OH 43221
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Fri 10/27/2023
Certified Mail®
Tracking #: 70201810000160047210

Total			\$5.01
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Grand Total: \$60.12
Credit Card Remit
Card Name: AMEX \$60.12
Account #: XXXXXXXXXXXX2005
Approval #: 801006
Transaction #: 001
AID: A00000025010801 Contactless
AL: AMERICAN EXPRESS
PIN: Not Required

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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or call 1-800-410-7420.

UFN: 381773-0220
Receipt #: 840-54300452-4-5734674-2
Clerk: 29

2080 Riverhill Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



2080 Riverhill Road



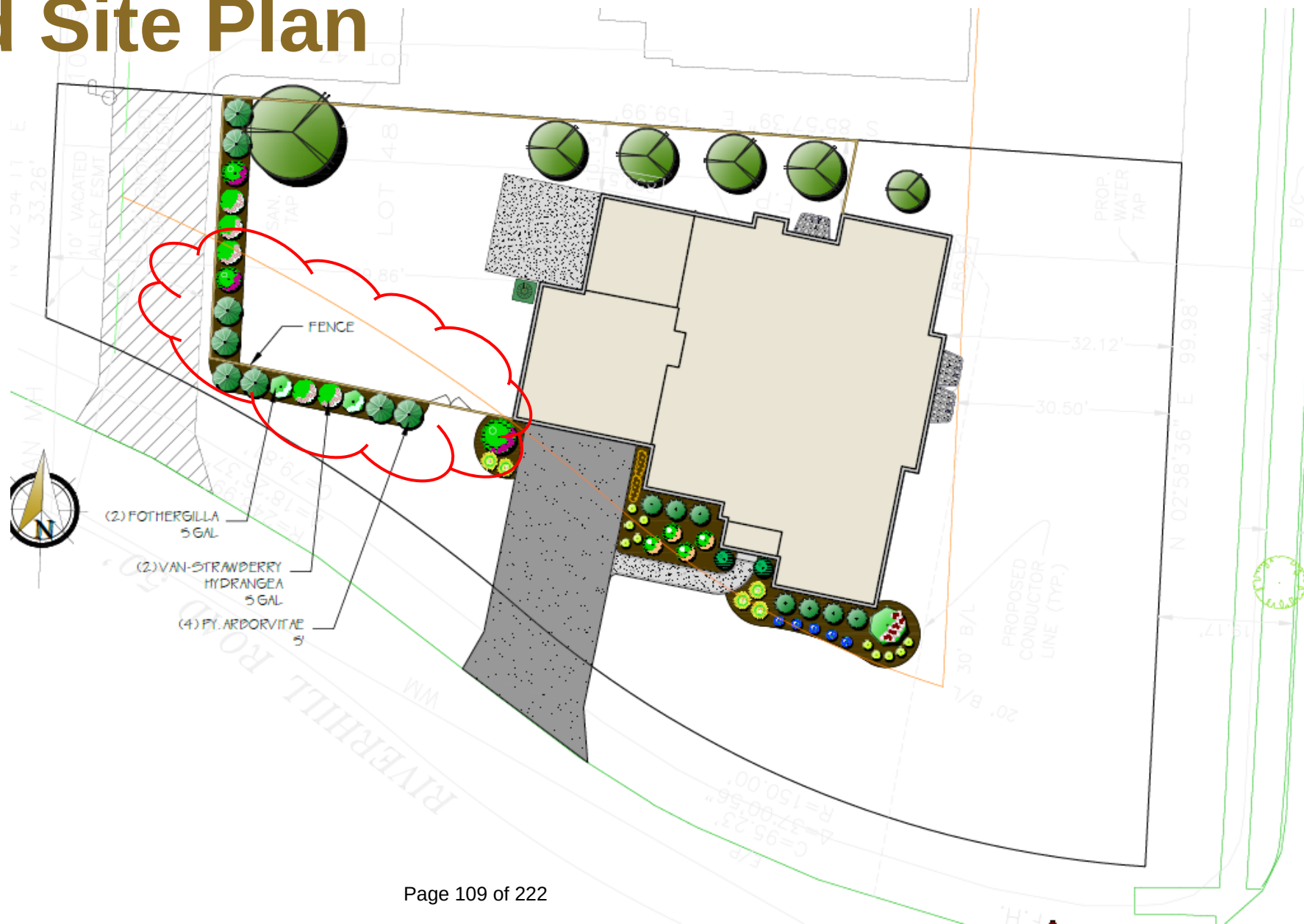
Streetscape Looking East on Riverhill Rd.

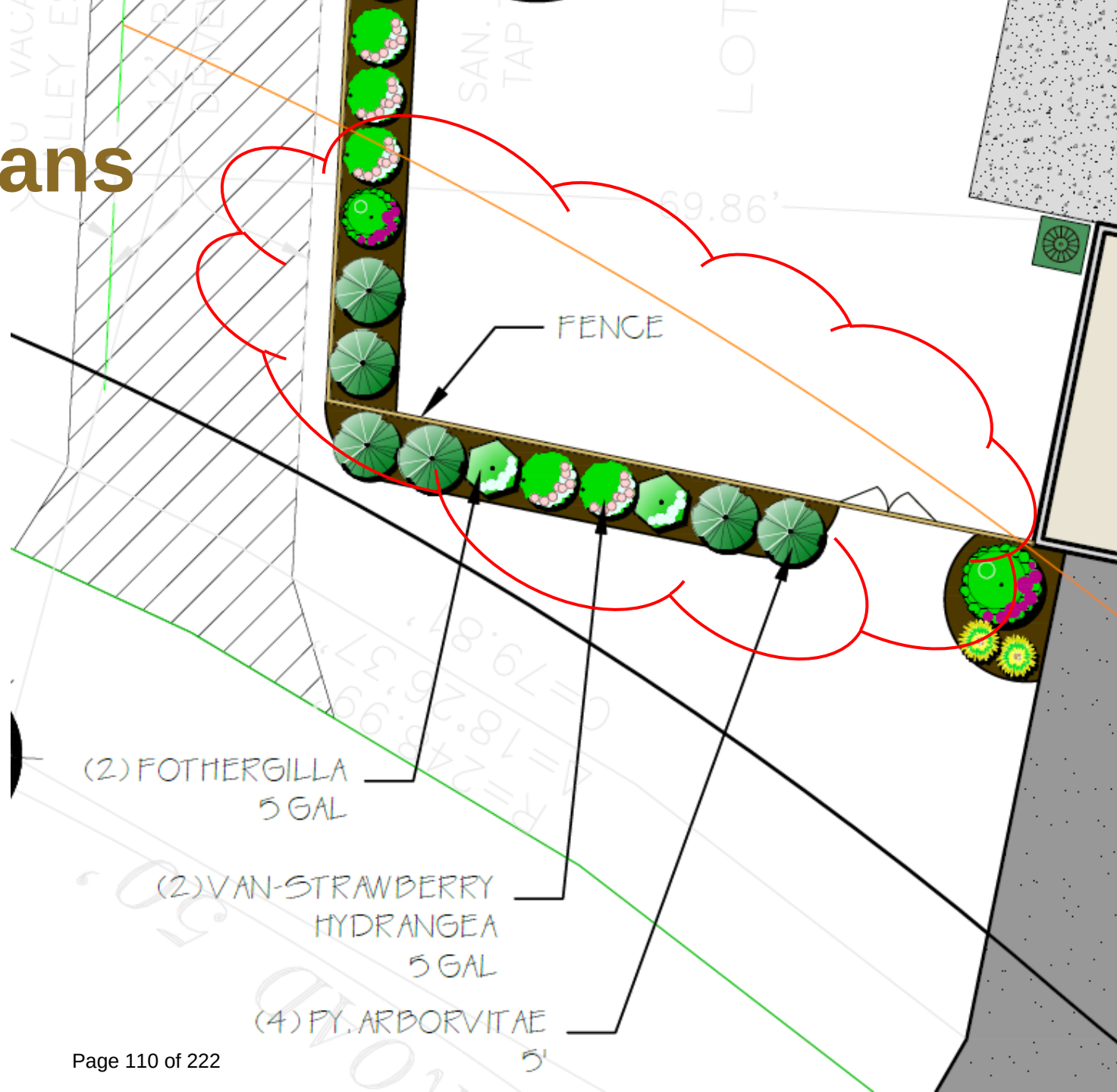


Existing Fence Location



Proposed Site Plan





Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: November 15, 2023

Subject: 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'-3" into the 12'-4" side yard longwall setback, up to 11'-2" into the 33-foot rear yard setback, that result in a side yard sum of 12'-6", when 20 feet is the minimum, and project up to 10'-9" into the rear yard profile coefficient.

Site Description/History

The Board heard this application at the November 1 Work Session, where the applicant shared plans for two major additions to this historic home. At the Work Session, the Board shared concerns about whether removal of historic features of the home, including the distinct dormers and roof pitch, would conflict with neighborhood compatibility requirements. Staff and the Historical Society were unable to find photos or specific details as to why this home was included in the Historic District application as a Contributing Structure. Due to over 1,000 structures being considered Contributing in the Historic District as part of the application to the National Register of Historic Places, the majority of structures were not called out specifically. The proposed modifications may alter the structure to where, if reassessed, it may no longer be considered a Contributing Structure in the District and may not be applicable for the City's Century Home marker program. Since the Work Session, no revisions have been made to the current application.

Proposal

Zoning Code Requirements

Multiple variances are requested to allow additions that:

- Encroach up to 3'-11" into the 10-foot side yard setback;
- Encroach up to 6'-5" into the 12'-6" side yard longwall setback;
- Encroach up to 5'-6" feet into the 31'-9" rear yard setback;
- Create a deficient side yard sum of 12'-1" when 20 feet is the minimum;
- Encroach up to 10'-5" into the rear yard profile coefficient; and
- Are not compatible with the neighborhood as noted in Article 7.17.



Major additions and modifications to Historic Structures are regulated by the City's neighborhood compatibility ordinance (Article 7.17) and the related policy. Since the home is a Contributing Structure in the Historic District, guidelines in Article 7.18 for Historic Buildings and Districts also should be considered. Although these are guidelines and not stringent requirements, the Board may consider these alongside the variance requests.

Alternatives

Requested Action and Findings

Attachments

1. BZAP Staff Report - 2286 Yorkshire Rd - 10.18.23
2. BZAP Staff Report - 2286 Yorkshire Rd - 11.1.23
3. 2286 Yorkshire Rd Plans 11.9.23



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: October 18, 2023

Subject: 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.

Site Description/History

The subject property, 2286 Yorkshire Drive, is located on the east side of the street, just north of Club Road. The 0.22-acre property is irregular in shape, with 80 feet of frontage, 141 feet of depth along the south property line, 122 feet of depth along the north property line, and narrows along the rear property line to 68.5 feet in width. It is zoned R-1c, One-Family Residence District and is platted as Lot #16, Block #83 in the [Upper Arlington](#) subdivision with a 40-foot front building setback. The home was built in 1926 and is a Contributing Structure in the Historic District; it is 4,361-square feet and sits skewed on the irregularly-shaped lot; it is 1.5 feet to 9 feet behind the front yard setback and is situated over both the north and south 10-foot minimum side yard setbacks. In 1987 the property was approved for a variance to allow an attached covered porch that encroaches into the side and rear yard setbacks ([BZ-11-87](#)), but meets all coverage requirements. There is a large, mature tree located in the rear yard and the property is enclosed with fencing.

Proposal

The applicant is proposing major additions to the home, including raising the main house eave height, extending that eave across the front of the house, adding new dormers, as well as redesigning all windows and the main door on the front elevation. One addition will be situated where the current attached garage is located, but 2.5 stories in height and extending closer to the street and rear yard. The second addition includes the removal of the one-story attached covered porch in the rear (approved via variance BZ-11-87) and replacing that with a 2.5-story addition with a similar rear and side yard setback. A half-story above the second floor is also being proposed to the house that consists of additional bedrooms and a bathroom.

Zoning Code Requirements

Multiple variances are requested, all to UDO Article 5.02(C), including additions that would:

- Encroach up to 3'-11" into the 10-foot side yard setback;



- Encroach up to 6'-5" into the 12'-6" side yard longwall setback;
- Encroach up to 5'-6" feet into the 31'-9" rear yard setback;
- Create a deficient side yard sum of 12'-1" when 20 feet is the minimum; and
- Encroach up to 8'-6" into the rear yard profile coefficient.

Major additions are also regulated by the City's neighborhood compatibility ordinance (UDO Article 7.17). Since the home is a Contributing Structure in the Historic District, guidelines in Article 7.18 for Historic Buildings and Districts also apply.

Given the size and extent of the proposed additions, Staff requested a review from the City's third-party architect, who provided the following comments. Staff shares these concerns with the extensive changes to the architectural character of the home as well as the required variances.

Comments from the review included, *"Not addressing the variances for now, but the applicant is proposing a huge scope of work."*

They have raised the main house eave height on the front elevation, extended that eave all the way across the front of the house, added new dormers of a different aesthetic from the existing dormers, and are redesigning all windows and the main door on the front elevation. (And I haven't mentioned the new work in the rear yet.)

The most concerning of what I described is raising the main house eave in the front, because in order to do that, one must create a "new roof" over the existing roof. If you look at the side elevation that is included in the attachment, I've highlighted the roof addition in yellow. The resulting roof shape creates an asymmetrical roof line on the left side elevation, and from the front, you would actually see the roof pitch change near the top. In my opinion, this change in slope is not architecturally appropriate. The resulting roof pitches on the right side elevation are completely foreign to the architecture of the original house, and the existing eave return details are ignored. It seems that the charm and appeal of this historic structure is being buried.

As for the variances, I understand why they are being requested. The given lot shape would be problematic for any addition, much less one of this substantial nature.

Does the existing neighbor to the immediate right have existing non-conforming intrusions on the side yards (like this house does)? I might be more lenient to consider the side yard variance if the neighboring home was built perpendicular to this house and also has an existing intrusion.

The rear yard profile coefficient may be a bigger concern, though. I wonder if the rear addition could be designed with dormers that pop up into the coefficient as opposed to the large gable ends?"

Alternatives



An alternative to the current plan includes an overall reduction in the size of additions to better fit within the parameters of the zoning code requirements. This could include exploring an addition that retains the 1.5-story nature of the existing home and retaining more of the historic features of the home. The applicant did meet with Staff to explore the plan, but largely focused on the site plan as the design wasn't fully established at the time.

Requested Action and Findings

Staff has reviewed the application, visited the site, and discussed with the applicant. Although Staff recognizes the property is irregular in shape, which can make additions to the home more difficult (Finding #1), the proposed additions are extensive, creating additional living and garage space on three stories. The proposed additions require several variances that could lead to negative impacts on neighboring properties, including loss of privacy (Finding #4), and set a precedence for other major renovations to historic homes in the neighborhood. Therefore, Staff cannot support the application at this time and recommend that the applicant explore alternative plans that better meet the code requirements and respect the existing character of the home. The applicant may consider attending a Work Session, where alternative requests could be shared with the Board.

Attachments

1. BZAP Staff Report Pics - 2286 Yorkshire Rd
2. 2286 Yorkshire Rd Variance App
3. RYP and Floor Plans
4. 2286 Yorkshire Rd_Arch Comments



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: November 1, 2023

Subject: 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, that result in a side yard sum of 12'-1", when 20 feet is the minimum, and project up to 10'-5" into the rear yard profile coefficient.

Overview

The applicant will be in attendance to share revised plans for additions to the home that require five variances. This case was postponed before the October 18th meeting, so the applicant could address comments from Staff and the City's third-party architect (see previous Staff Report) and explore additional options. Since then, the applicant has submitted revised plans that show the rear additions with hipped instead of gable roofs. Although Staff appreciates the applicant reviewing the initial design, the proposal still requires five variances and places two-story additions close to side and rear property lines. It also results in significant changes to the architecture of this historic home. The Board may choose to vote on this application or offer guidance so that the applicant can return for the November 15th meeting.

Zoning Code Requirements

Multiple variances are requested, all to UDO Article 5.02(C), including additions that would:

- Encroach up to 3'-11" into the 10-foot side yard setback;
- Encroach up to 6'-5" into the 12'-6" side yard longwall setback;
- Encroach up to 5'-6" feet into the 31'-9' rear yard setback;
- Create a deficient side yard sum of 12'-1" when 20 feet is the minimum; and
- Encroach up to 10'-5" into the rear yard profile coefficient.

Major additions are also regulated by the City's neighborhood compatibility ordinance (UDO Article 7.17). Since the home is a Contributing Structure in the Historic District, guidelines in Article 7.18 for Historic Buildings and Districts also apply. Both ordinances are satisfied with the proposal, though there is some concern about the revised design, which was highlighted by the City's third-party architect:

"The existing home is (essentially) a one and one-half story form. The architect is proposing to raise the existing main eaves to become a full-height two-story home. This is a big deal



construction-wise, especially since the architect intends to retain the existing ridge and a portion of the existing roof plane. The new resulting front elevation isn't as good as it could be. On the front elevation, the architect is proposing a full half-round arch, a segmental arch, and an elliptical arch (also known as a basket handle arch). That's three completely different vocabularies on one front elevation, and it makes the house feel disjointed. One of the three shapes should be revised. My vote goes towards the second-floor window above the front door.

I'd encourage the architect to carefully study all the wood elements on the front. The projected two-story cantilevered bay and the new dormers mainly.

One other aspect I'd like to see improved is the detailing of the rake boards on the side elevations. The side elevation rakes should match the rake detailing on the front elevation two-story gable mass. As shown, the side rakes still seems very foreign to the home.

One more thing about the front elevation. It appears to me that when the main house eave is raised, that new brick will be added on top of existing. It's nearly impossible to match old brick, so the architect should have a solution to this problem before construction begins. Options are to have a new brick chemically stained to match existing, or remove the existing brick entirely and add new. Or a third option may be to paint the brick.

I realize that this submittal isn't in the final design stage yet, and the architect has a ways to go before the drawings are complete, but if estimated pricing comes back within the homeowner's budget, it would be wise to pass along these comments sooner than later.

As for the variances... the rear addition does not feel as if it is "looming" so I can support the profile coefficient request.

The side yard is more your call, as I've not seen firsthand how the neighbor's home is situated... however, the proposed addition does seem to be a little too close to the property line (on paper at least). But if the neighboring home was built 'skewed' to the property line just like this home was, then maybe the hardship is real. And we can look at it this way, too... if that IS the case, then the neighbor may need a side yard variance if they ever wanted to add on. If the neighboring home was not built skewed to the property line, then I'd question supporting the side yard variance."

Attachments

1. Revised Plan 10.26.23
2. BZAP Staff Report Pics - 2286 Yorkshire Rd
3. 2286 Yorkshire Rd Variance App
4. RYP and Floor Plans
5. 2286 Yorkshire Rd_Arch Comments
6. BZAP Staff Report - 2286 Yorkshire Rd





Site Plan

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



PROJECT STATUS

ZONING REVIEW

CURRENT ISSUE DATE

NOVEMBER 8, 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

AZ-101

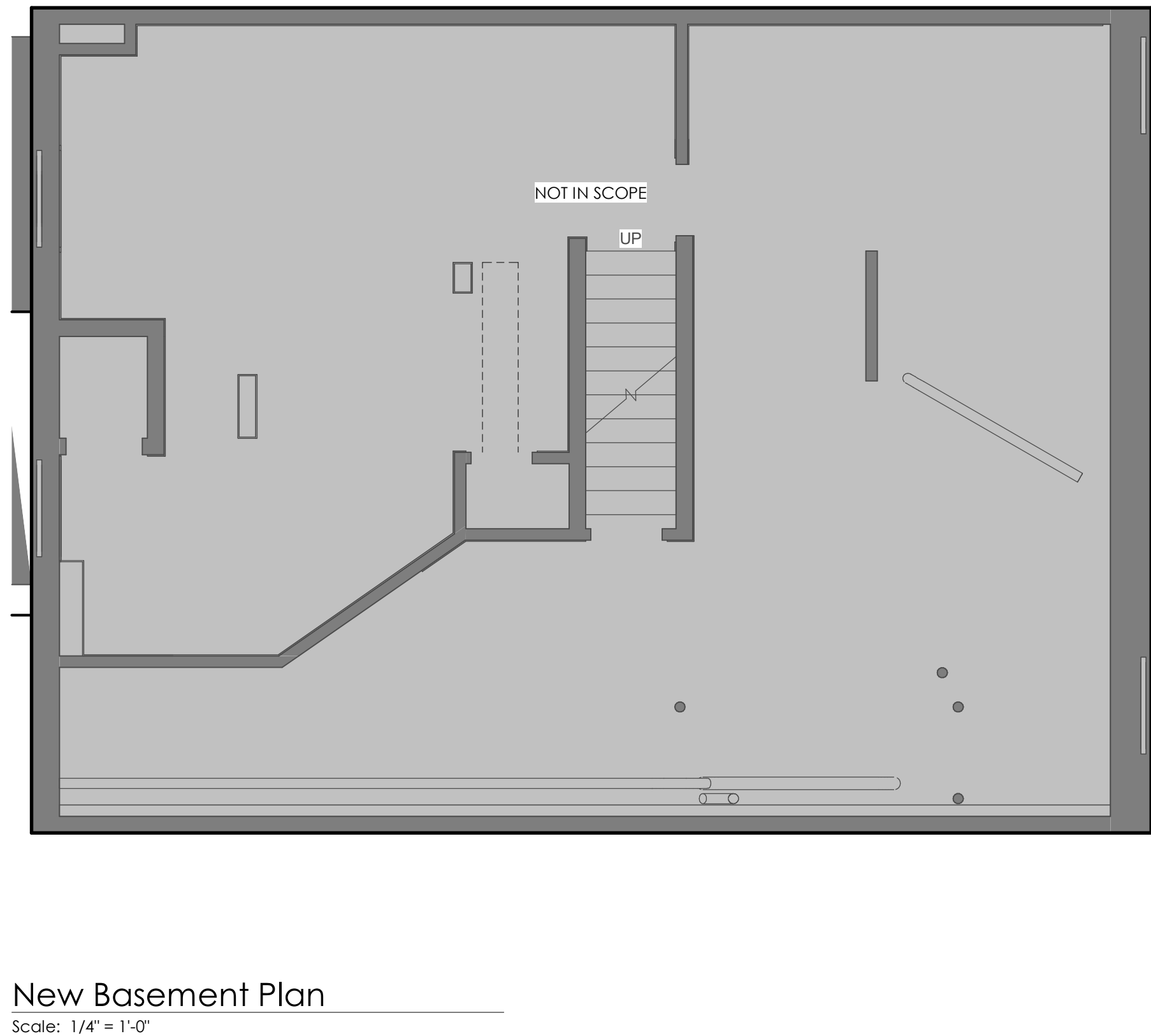
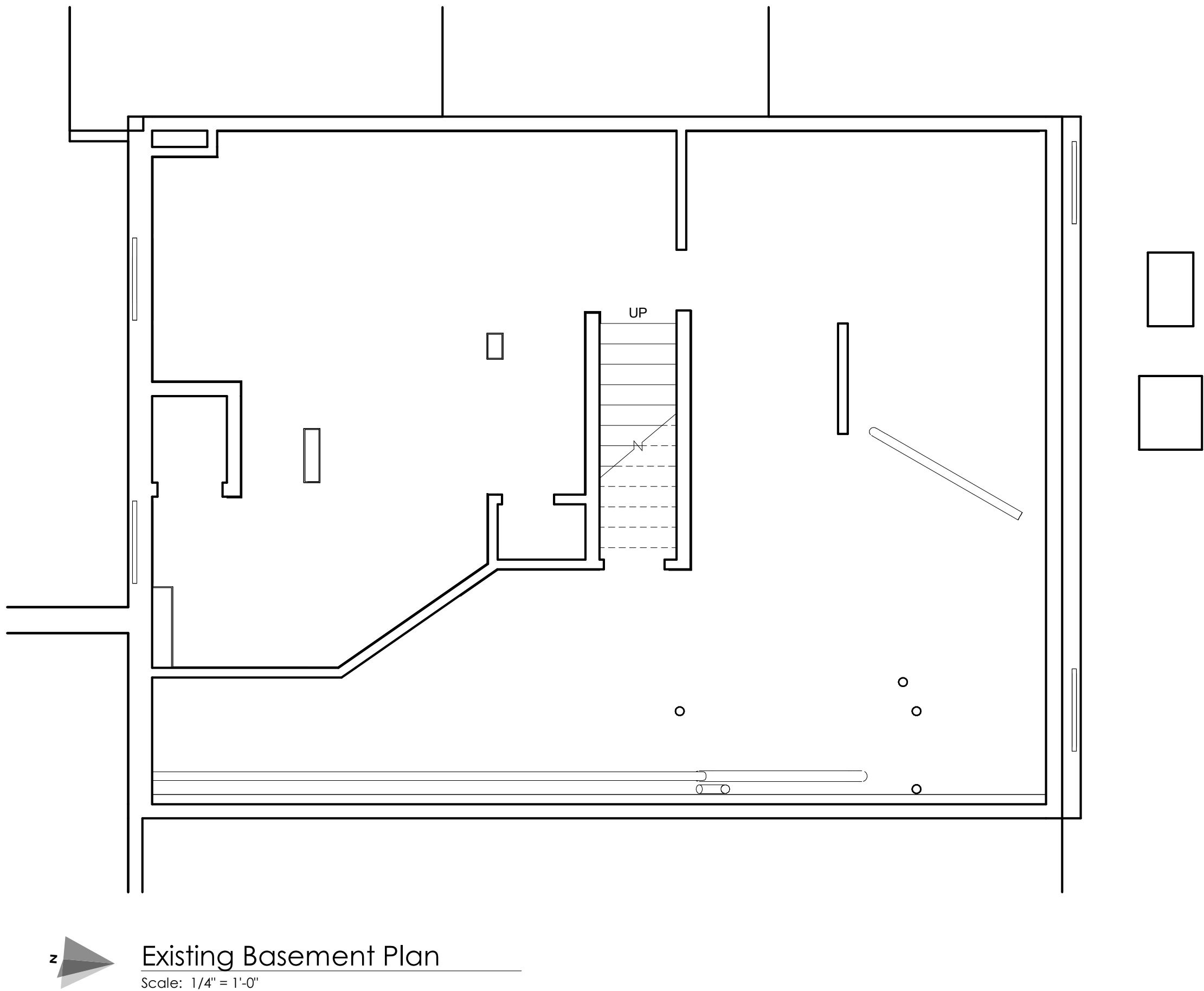
NOT FOR
CONSTRUCTION

REVISIONS		
#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH 43221



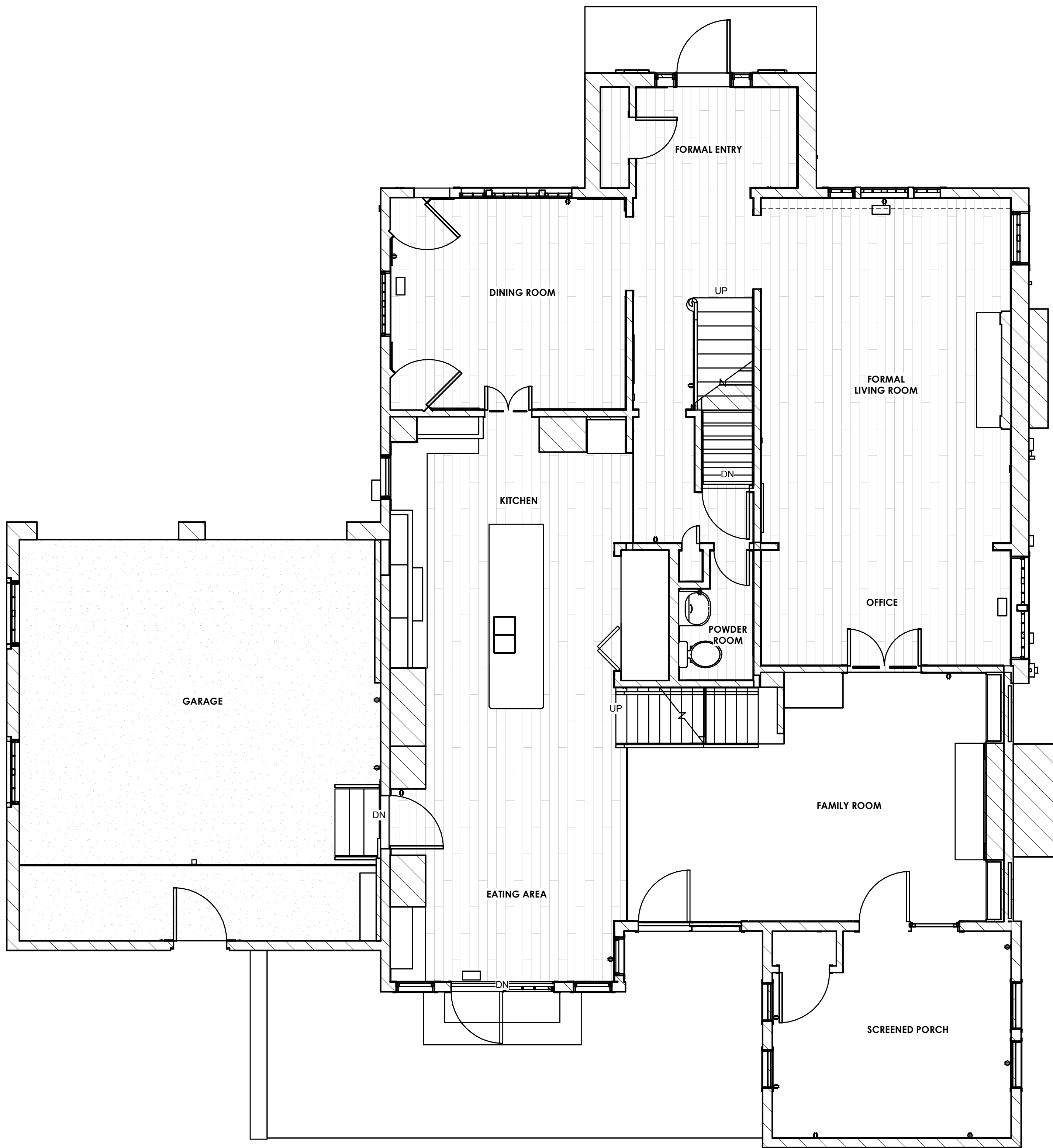
NOT FOR
CONSTRUCTION

REVISIONS		
#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH 43221



 Existing First Floor Plan
Scale: 1/4" = 1'-0"

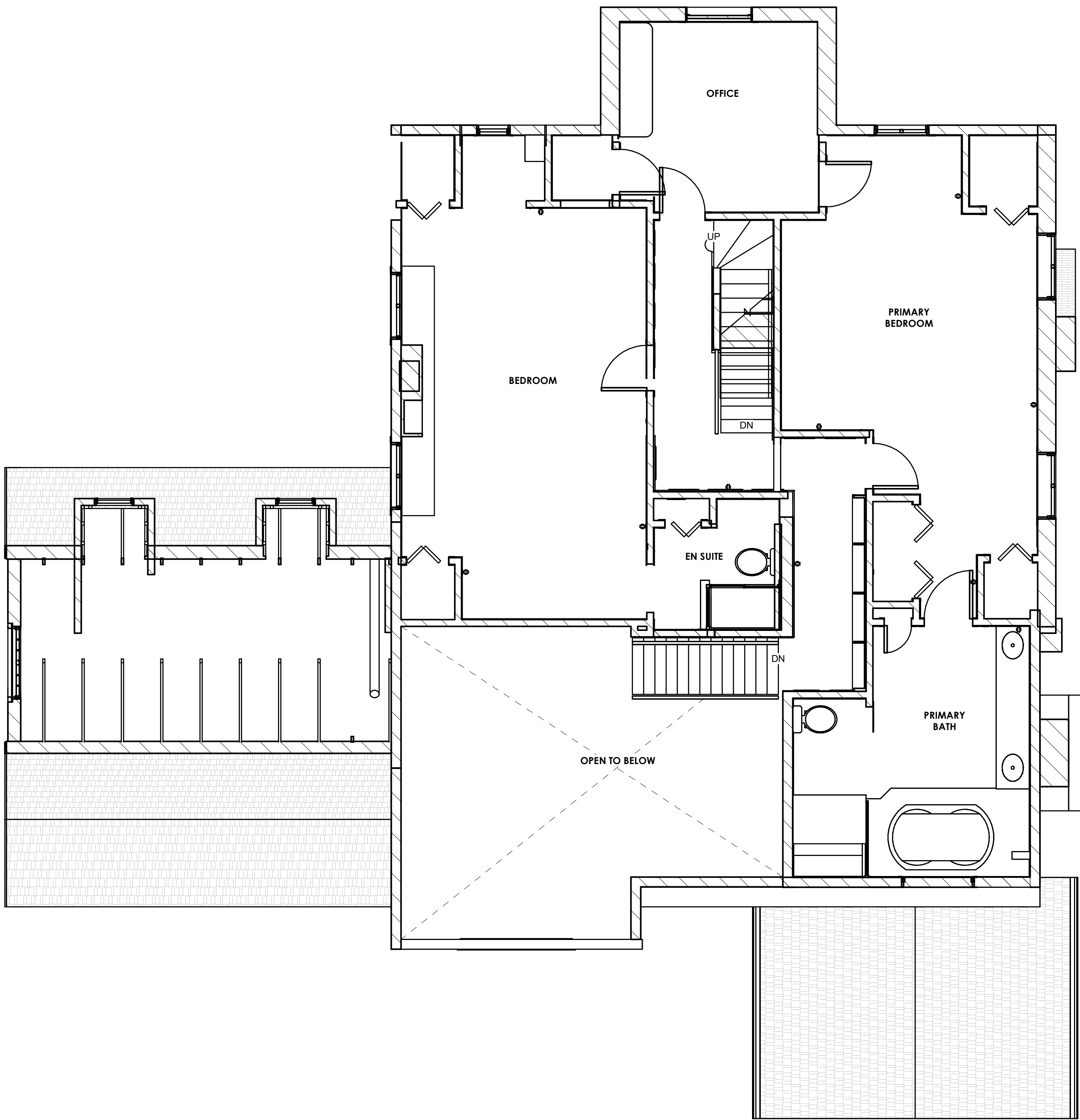


New First Floor Plan
Scale: 1/4" = 1'-0"

NOT FOR
CONSTRUCTION

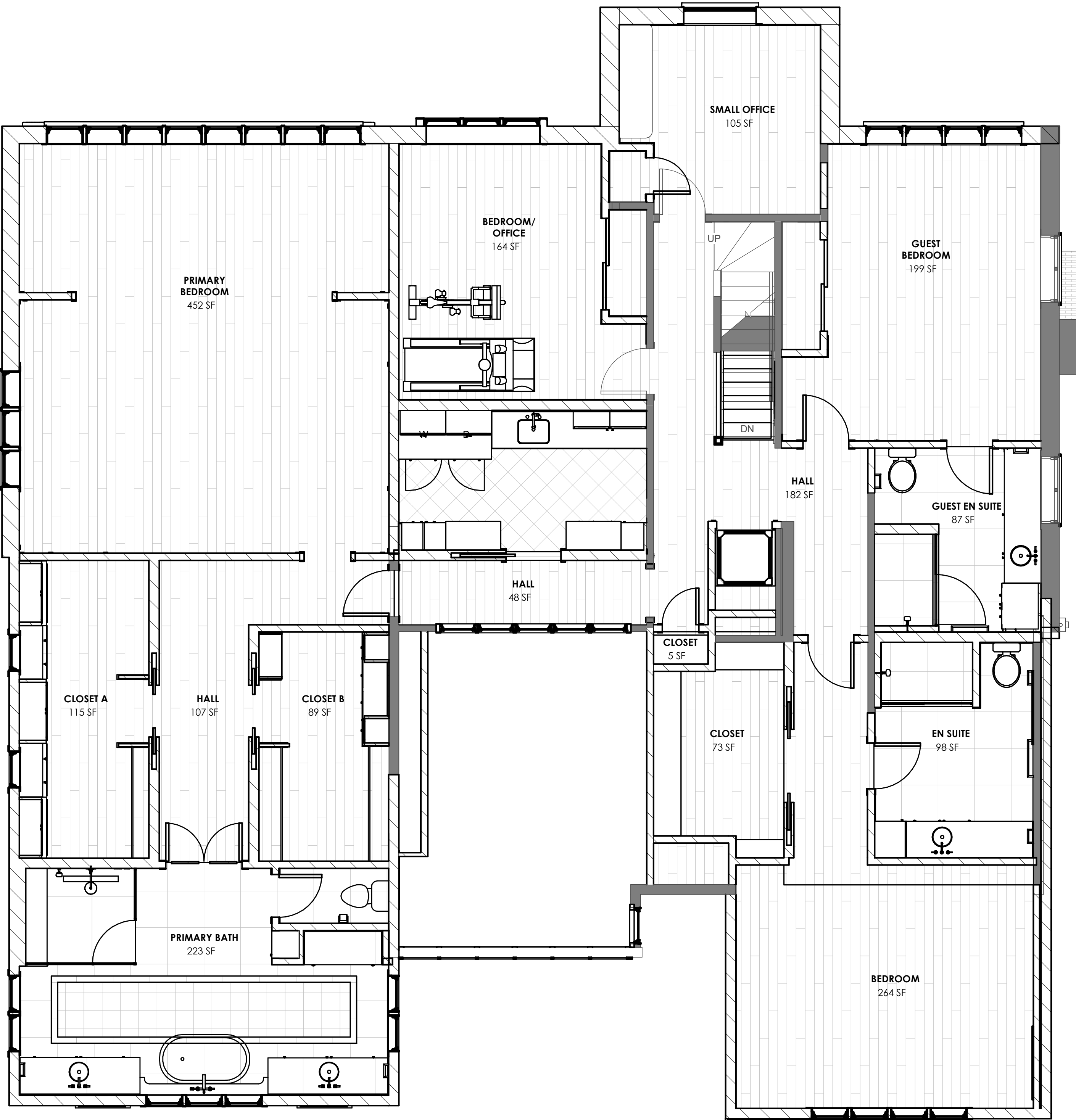
REVISIONS

#	Description	Date



Existing Second Floor Plan

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



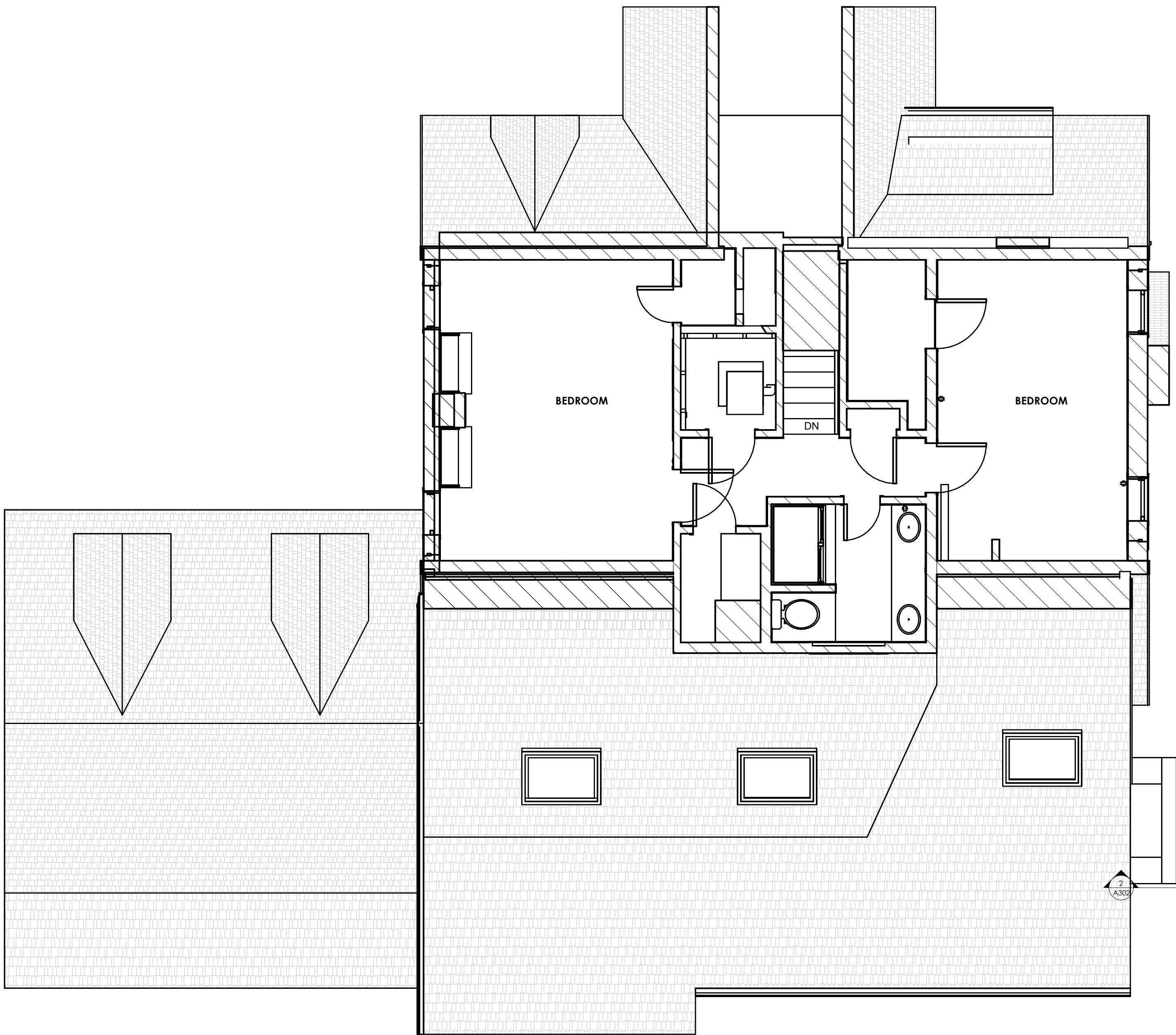
New Second Floor Plan

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

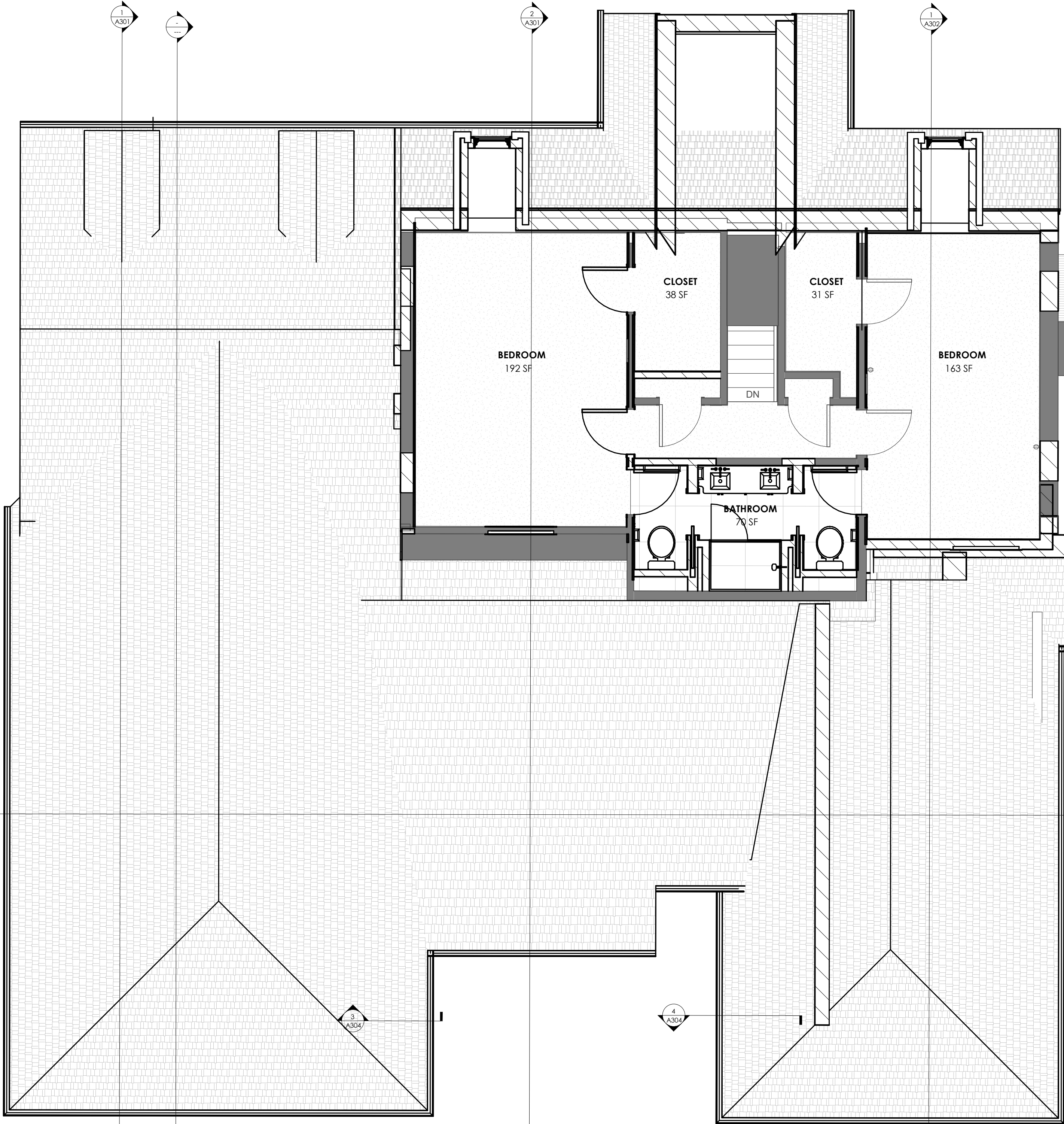
NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date



Existing Third Floor Plan
Scale: 1/4" = 1'-0"



New Third Floor Plan
Scale: 1/4" = 1'-0"

NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH
43221



1 Existing Front Elevation
Scale: 1/4" = 1'-0"



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

NOT FOR
CONSTRUCTION

REVISIONS		
#	Description	Date



1 Existing Rear Elevation
Scale: 1/4" = 1'-0"



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

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CONSTRUCTION

REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH
43221



1 Existing North Elevation
Scale: 1/4" = 1'-0"



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

NOT FOR
CONSTRUCTION

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#	Description	Date

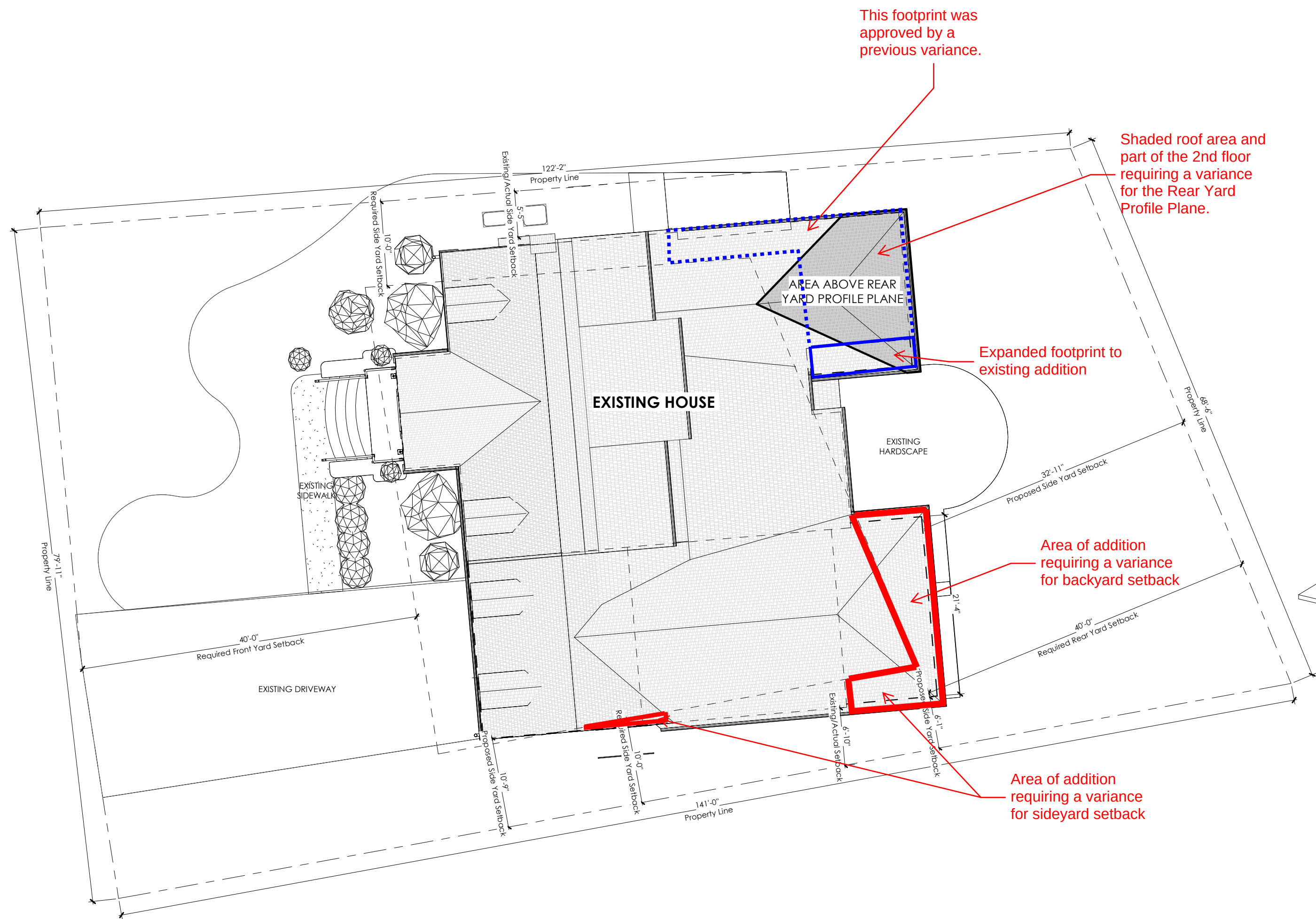


1 Existing South Elevation
Scale: 1/4" = 1'-0"



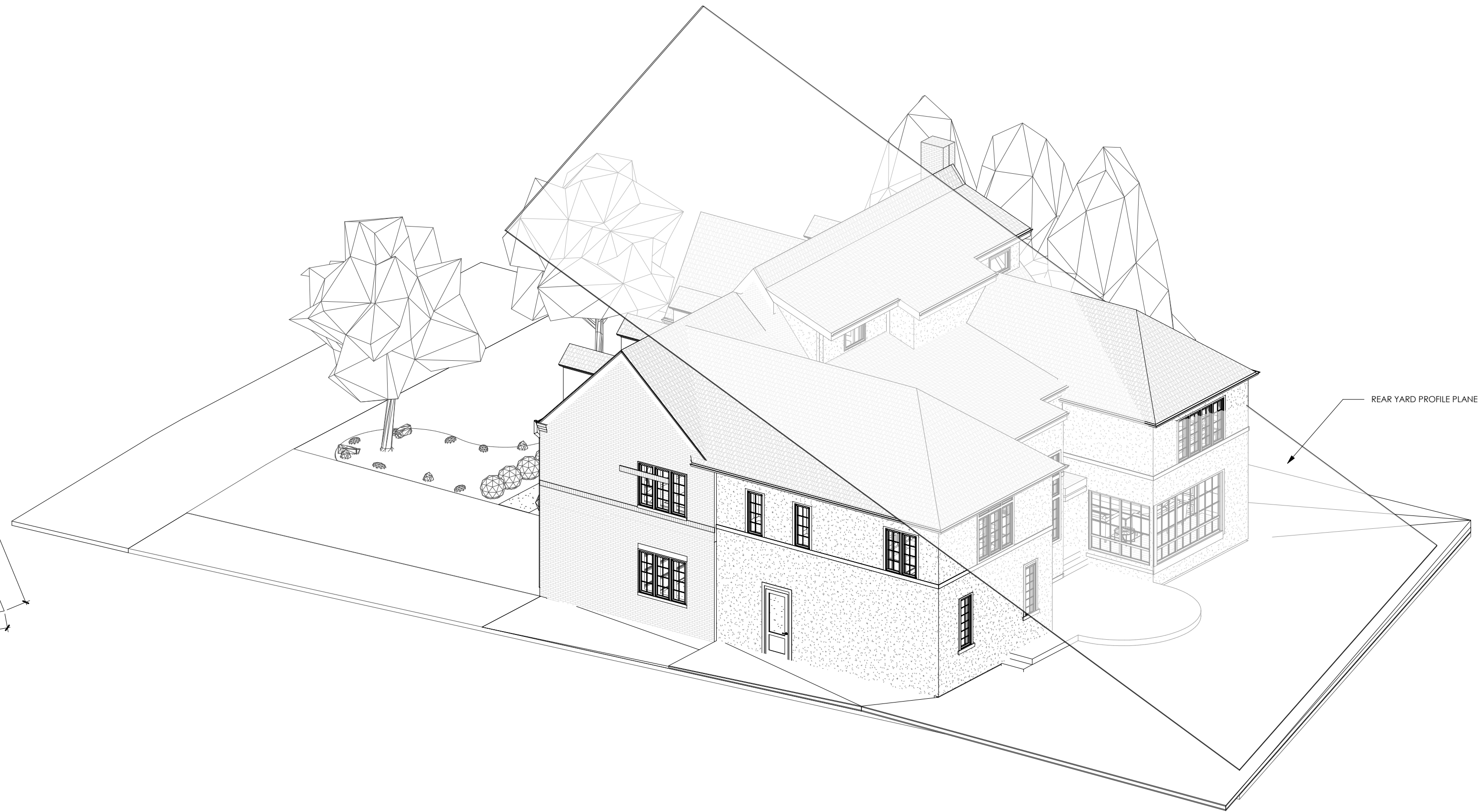
2 New South Elevation
Scale: 1/4" = 1'-0"

REVISIONS		
#	Description	Date



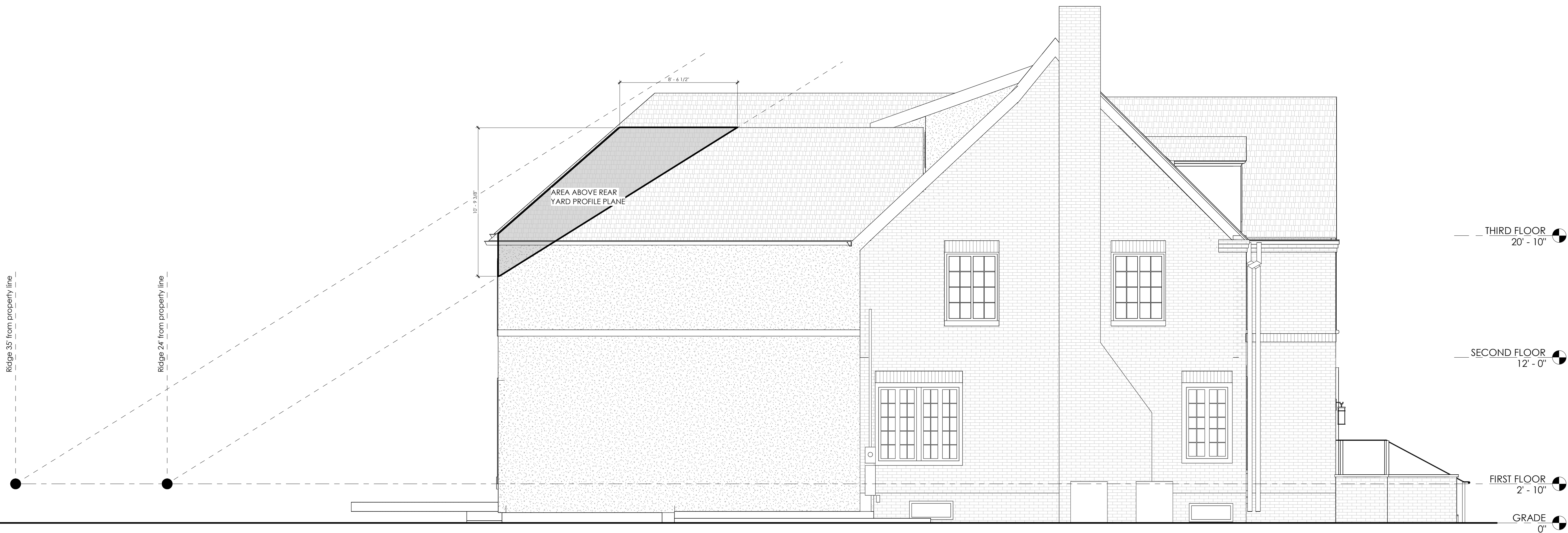
2 Site Plan Setback Diagram

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



3 Rear Setback 3D View

Not to scale



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: November 15, 2023

Subject: 1489 Berkshire Road (VAR-54-23) - To allow a detached garage to be 20'-4" in height, when 17 feet is the limit.

Site Description/History

The subject property, 1489 Berkshire Road, is located on the south side of the street, west of North Star Road. The property is rectangular in shape, with 60 feet of frontage and 138.5 feet of depth, similar to others in the neighborhood. It is platted as Lot #23 in Block #3 of the [University Addition subdivision](#) and zoned [R-1c](#), One-Family Residence District. A two-story, stone and siding home with an attached one-car garage was built in 1950. The rear yard is enclosed with a wooden fence that varies from 48-72 inches.

Proposal

The proposal includes the construction of a detached garage (528 square feet) that is 24' x 20'. The proposed garage is 20'-4" in height (variance required) to allow for additional space for storage. It is five feet from the rear property line and four feet from the side property line. The front elevation of the garage includes the garage door, a mandoor, and a shed gable with three windows. The garage would be finished with siding and an asphalt shingle roof. The existing attached garage would be converted into liveable space and the existing driveway would be removed. A new 10-foot wide driveway on the east side of the lot would be constructed. All coverage requirements would remain compliant.

Zoning Code Requirements

- To UDO Article 6.09 to allow a detached garage that is 20'-4" tall, in lieu of the 17-foot maximum.

The City's zoning code was recently amended to allow livable space such as a home office or gym in detached garages. However, no changes were made to the allowable height or size.

Alternatives

The height of the detached garage could be reduced to be compliant with the 17-foot height limit, while still maintaining space for storage. The garage could also be shifted to the buildable area of the property and a variance would not be needed. [The garage would have to be at least eight feet from the side property line and 34.6 feet from the rear.] Additionally, the



garage size could be increased to the limit (581.7 square feet) to allow for additional storage on the ground floor. The applicant has indicated they prefer the garage at the proposed size.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed with the applicant. Historically, variances for additional height allowance for detached garages have been uncommon due to the permitted height allowance of 17 feet and the location close to side and rear property lines. However, with recent code amendments allowing liveable space in detached garages, requests like this may become more common and the Board will have to evaluate potential impacts on neighboring properties. In this case, the garage meets all size and coverage requirements and allows the homeowner additional storage space on an upper level. The garage could be situated further from the side and rear property lines to reduce the impact of additional height on neighboring properties, but would potentially make access more difficult and result in additional development coverage. Should the Board consider approval of this application, Staff would recommend that the attic storage area (on the upper level) be located at least eight feet from side and rear property lines in order to offset the additional height. The Board may consider Finding #8 with this request.

Attachments

1. 1489 Berkshire Rd Variance App
2. BZAP Staff Report Pics - 1489 Berkshire Rd





23-4681

Variance Application

Status: Active

Submitted On: 10/10/2023

Primary Location

Owner

Kristen and John Pauly

BERKSHIRE 1489

COLUMBUS, OH 43221

Applicant

 Juliet Bullock

 +1 614-935-0944

 bullock.juliet@gmail.com

 4886 Olentangy Blvd
Columbus, OH 43214

BZAP Information

 BZAP Case #

VAR-54-23

 Status

Pending

 BZAP Determination Date

11/15/2023

 Vote Tally

 Primary Variance

Detached garage

 Findings of Fact for Approval/Denial

 Variance Request

To allow a detached garage to be 20'-4" in height, when 17 feet is the limit.

 BZAP conditions

Variance Information

Describe Variance Request ?

Allow the garage to be 20'-4" in lieu of the allowable maximum of 17' for garage storage space on the upper level.

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 house currently only has a small footprint with little basement storage space. The height restrictions do not allow for any usable storage in the garage.

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. And we have adjusted the placement on the site to west to minimize the impact

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

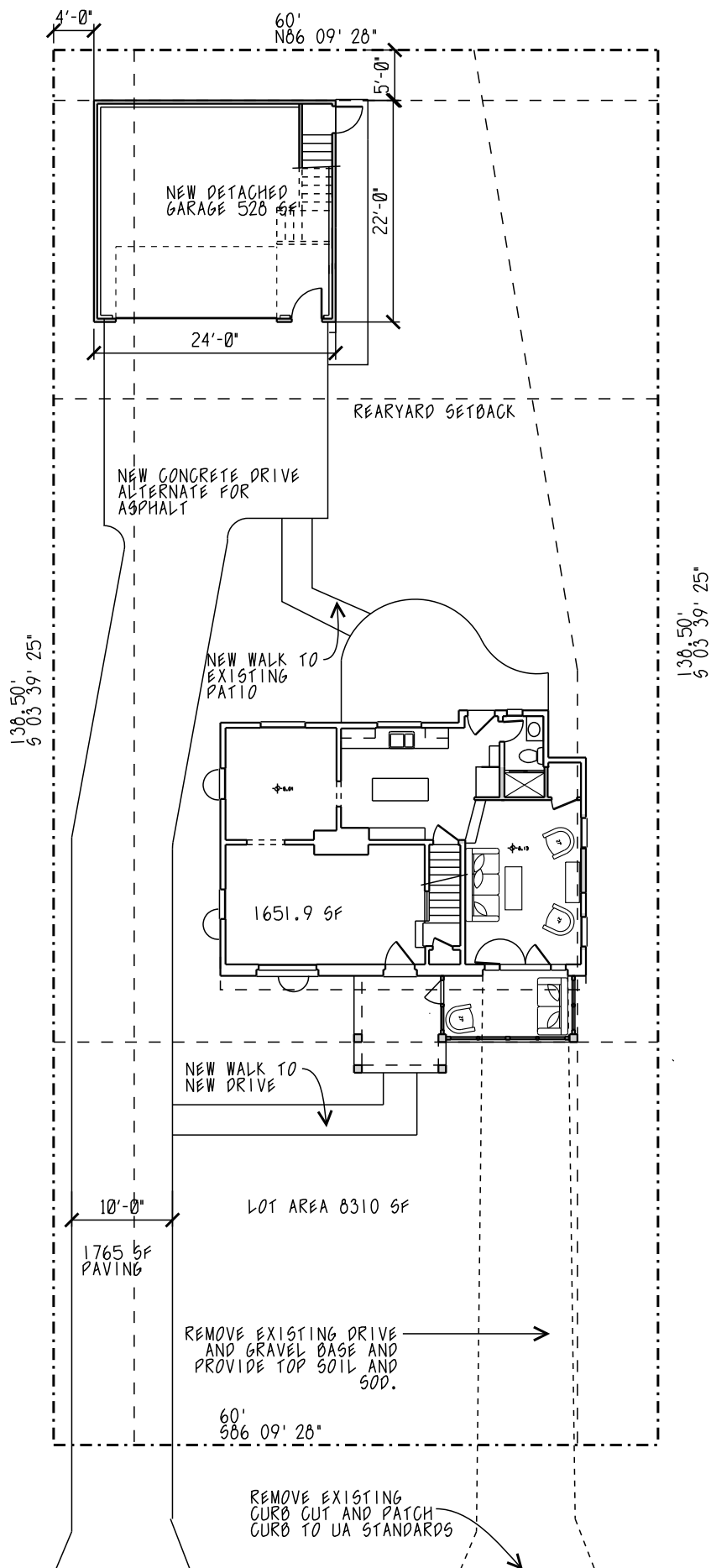
By keeping the footprint of the garage small, this minimal height adjustment minimizes the impact to the neighborhood. It is set back on the lot so minimal impact to the neighbors.

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, this modest adjustment allows for storage without having to do large addition to the home which is not feasible to this owner.

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

The size of the existing basement and lack of a two car garage is problematic. This solution addresses both issues.

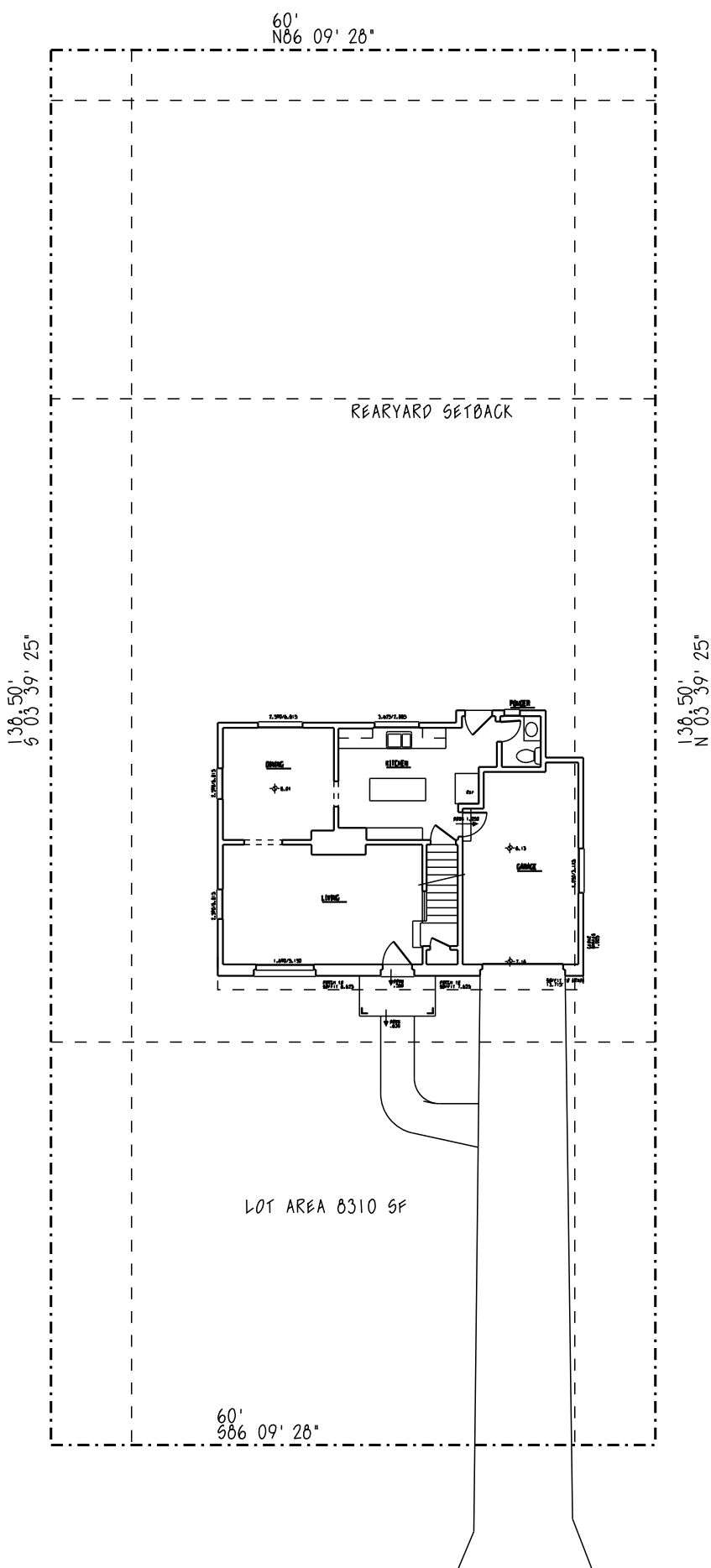


BERKSHIRE ROAD 50'

ALLOWABLE BUILDING COVER 29% OR 2409.9 SF
PROPOSED BUILDING COVER 23.2% OR 2179.9 SF
ALLOWABLE DEVELOPMENT COVER 50% OR 4155 SF
PROPOSED DEVELOPMENT COVER 47.47% OR 3944.9 SF

PROPOSED
SITE PLAN

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



BERKSHIRE ROAD 50'

ASBUILT
SITE PLAN

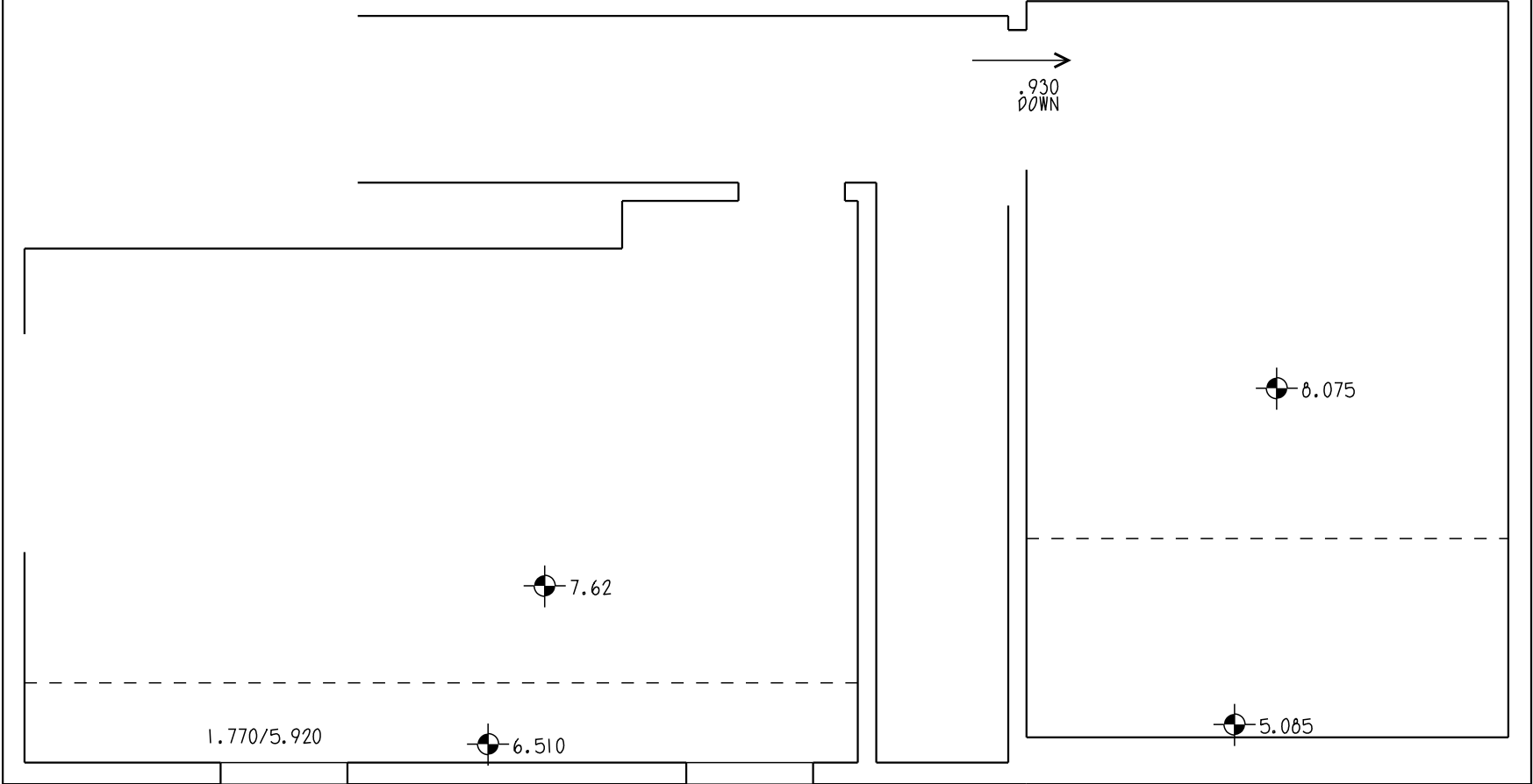
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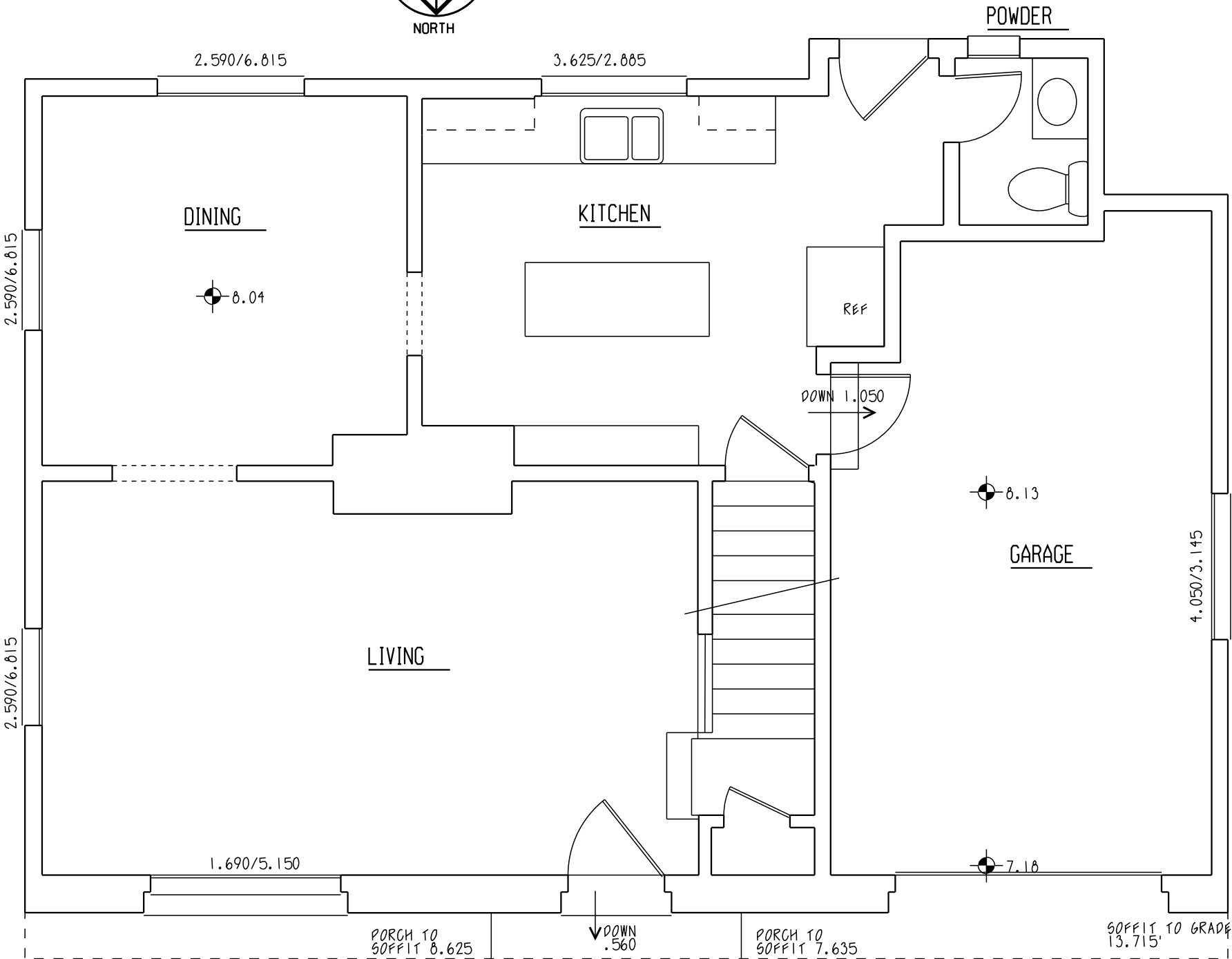
9/11/23

PAULY RESIDENCE
1489 BERKSHIRE ROAD
UPPER ARLINGTON OHIO

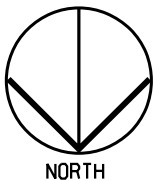
SHEET 1



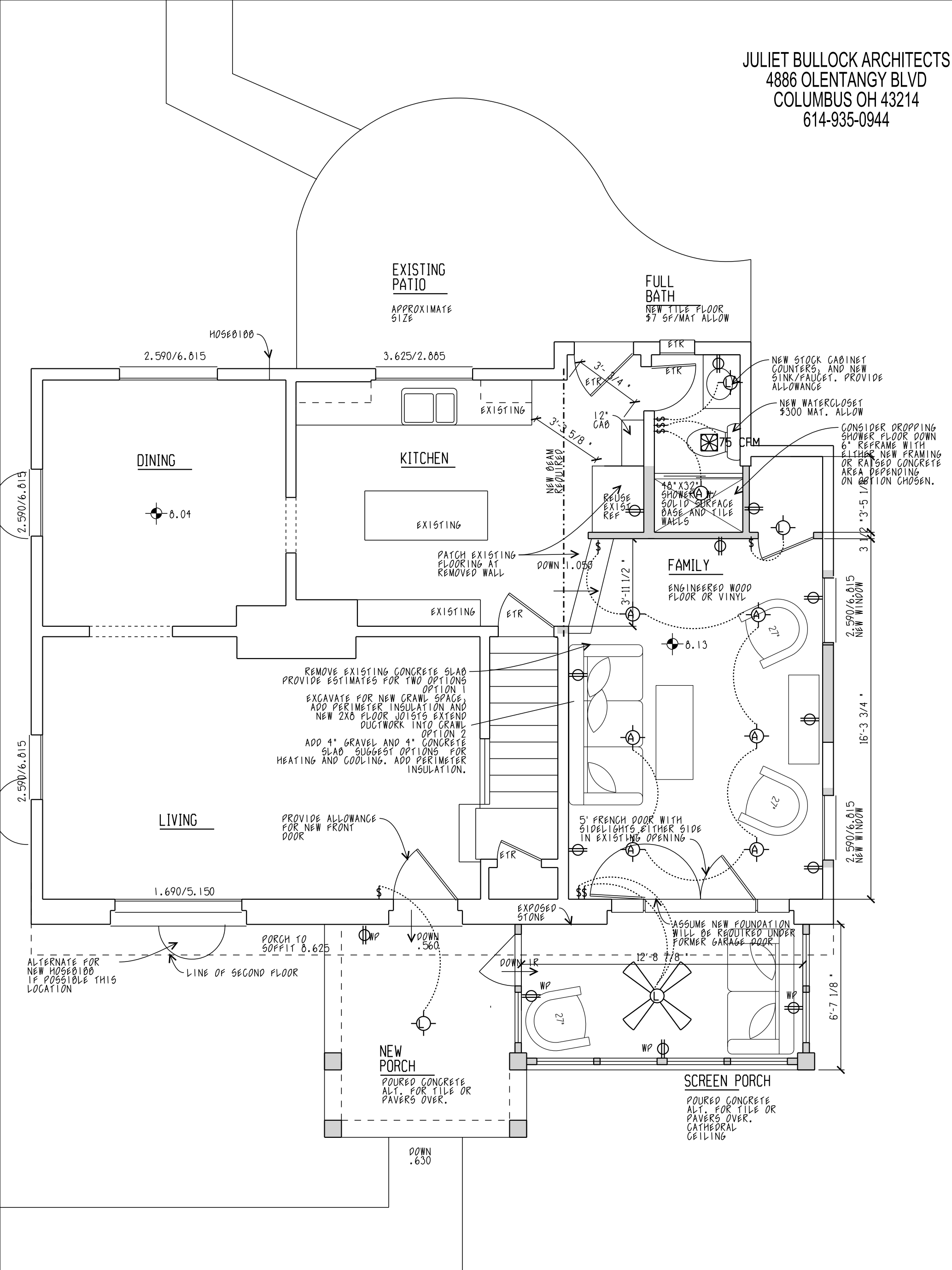
ASBUILT
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



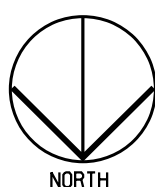
ASBUILT
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PAULY RESIDENCE
1489 BERKSHIRE ROAD
UPPER ARLINGTON OHIO



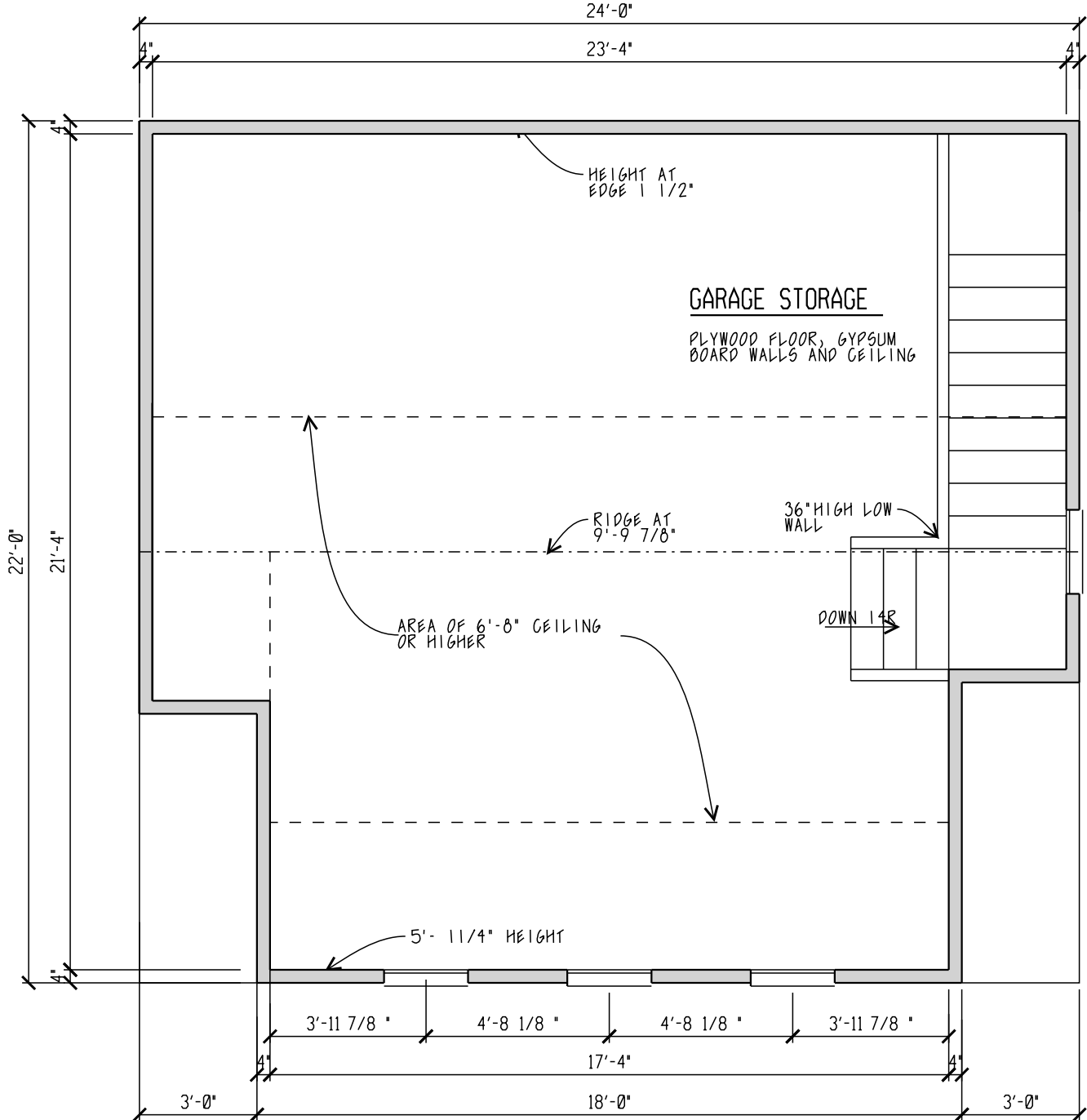
PROPOSED
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



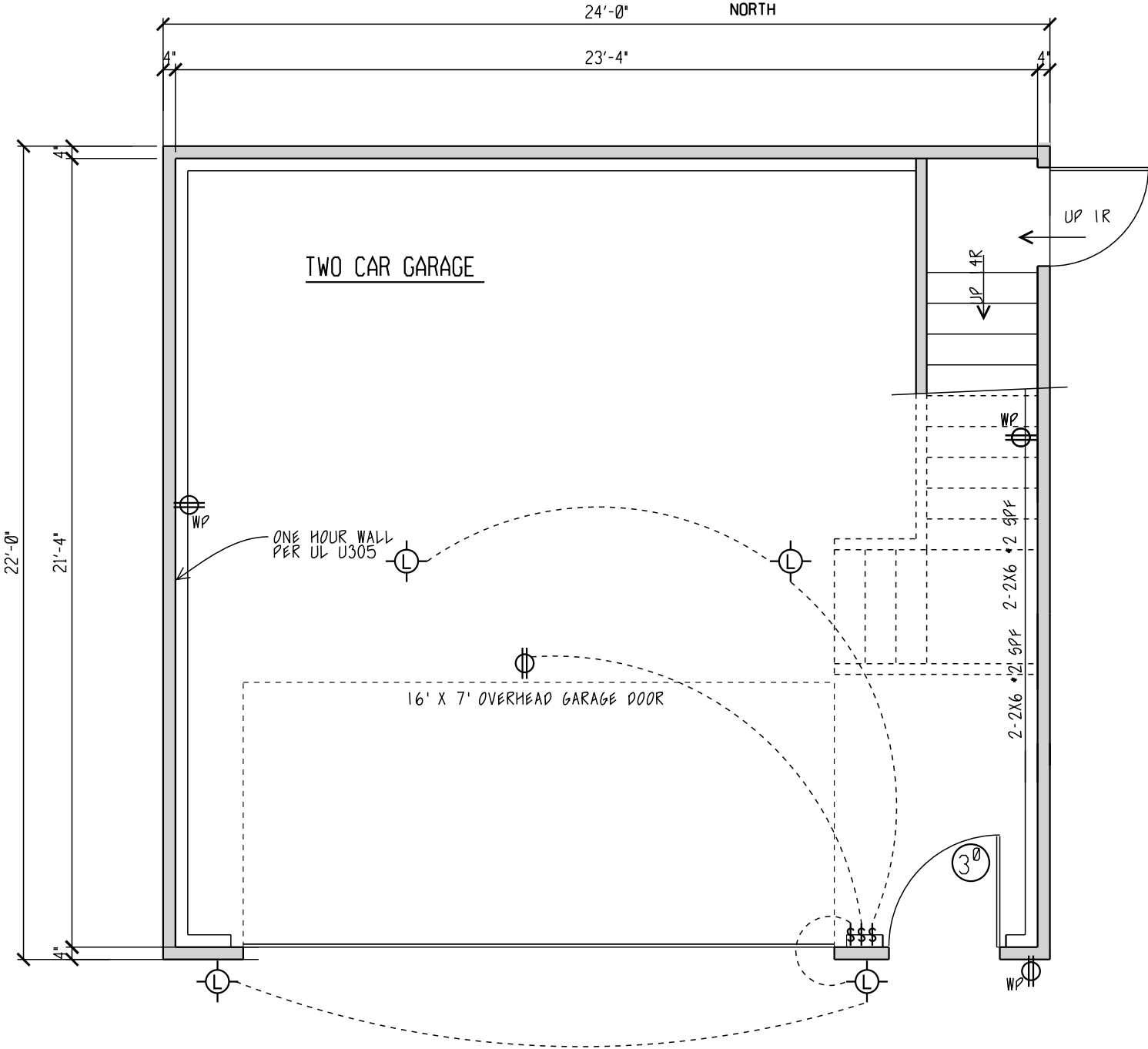
9/11/23

PAULY RESIDENCE
1489 BERKSHIRE ROAD
UPPER ARLINGTON OHIO

SHEET 3

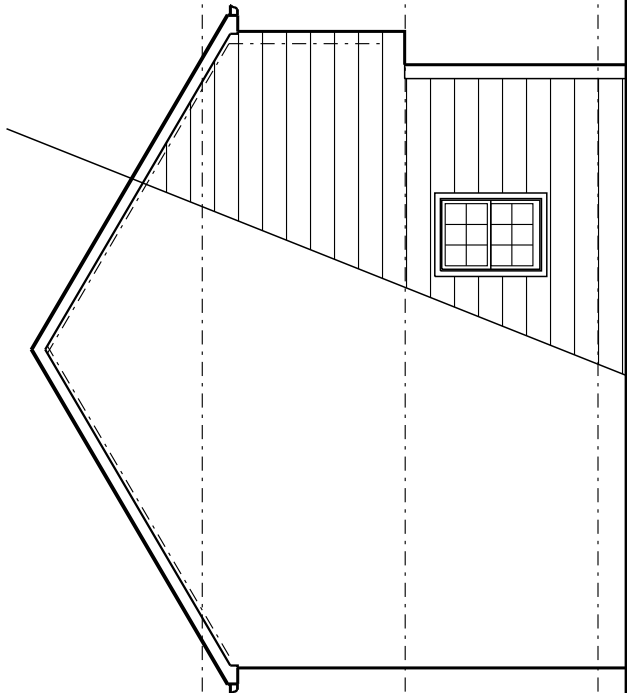


PROPOSED GARAGE
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



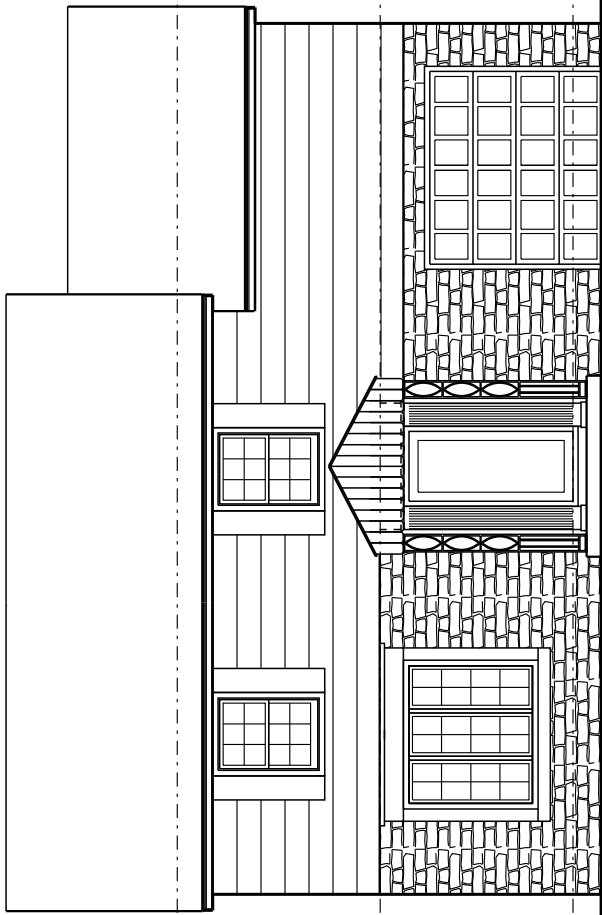
PROPOSED GARAGE
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"





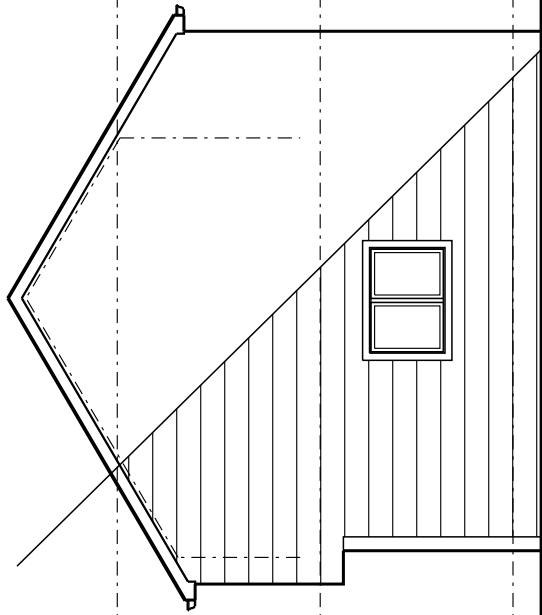
ASBUILT
EAST ELEVATION

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



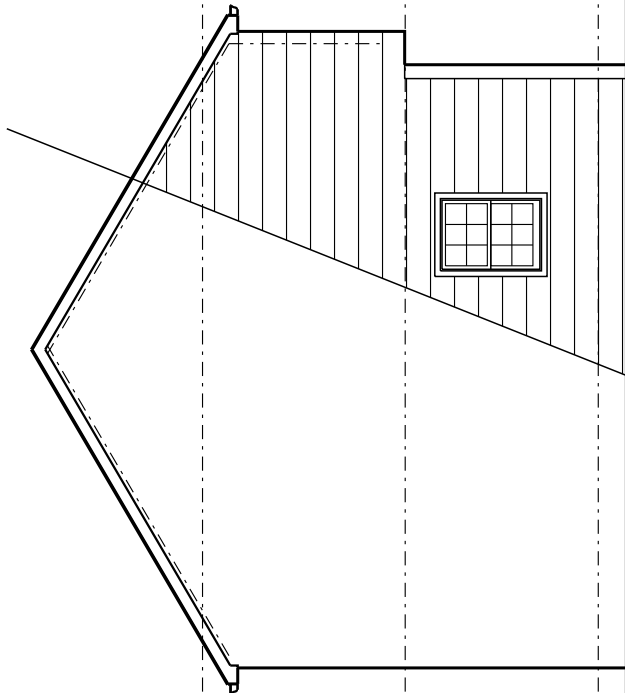
ASBUILT
NORTH ELEVATION

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



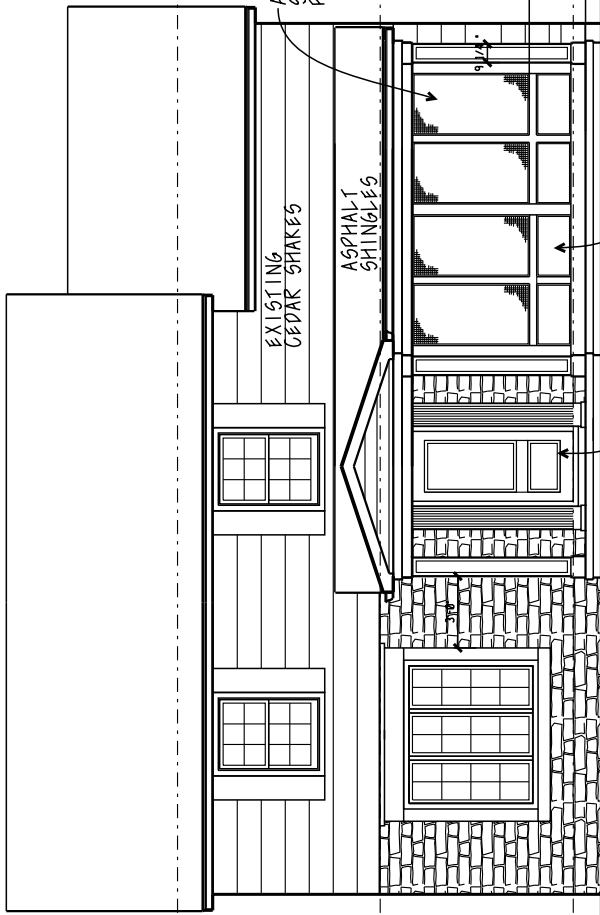
ASBUILT
WEST ELEVATION

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



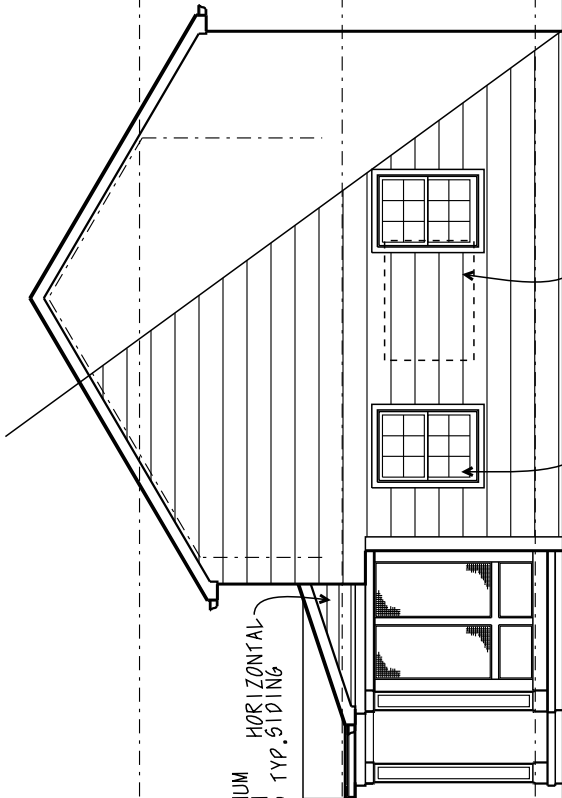
PROPOSED
EAST ELEVATION

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



PROPOSED
NORTH ELEVATION

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

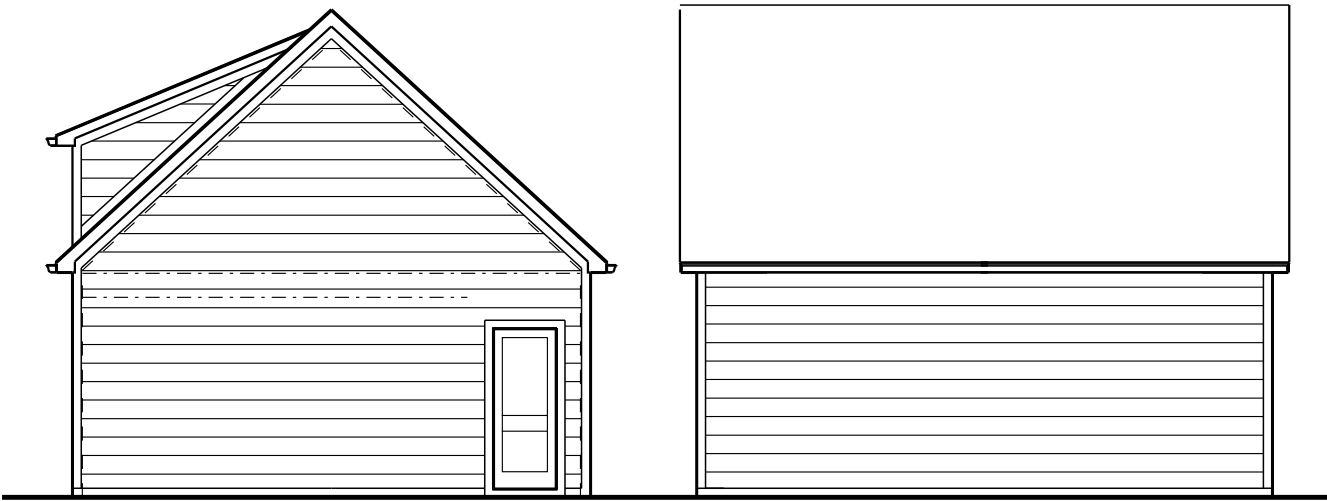


PROPOSED
WEST ELEVATION

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

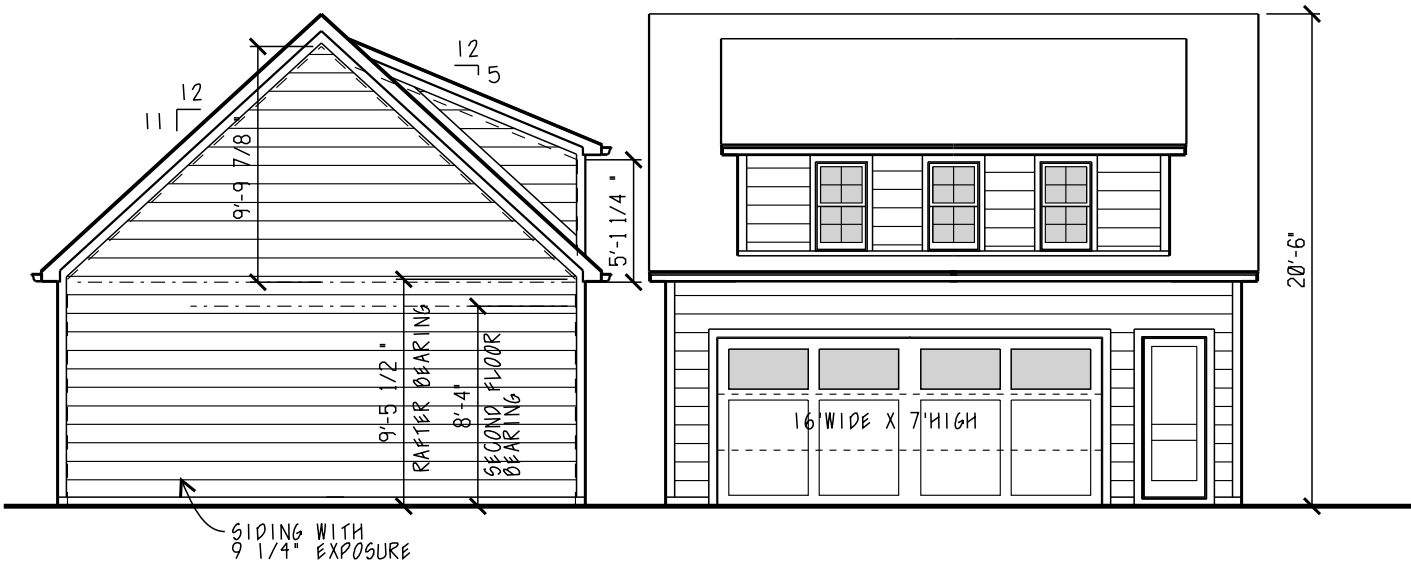
JULIET BULLOCK ARCHITECTS
4886 OLENTANGY BLVD
COLUMBUS OH 43214
614-935-0944

9/11/23
PAULY RESIDENCE
1489 BERKSHIRE ROAD
UPPER ARLINGTON OHIO



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

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



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

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

Revised: May 2023

Certification of Notice

Applicant Name: John and Kristen Pauly / Juliet Bullock Architects

Location of property subject to BZAP request: 1489 Berkshire Road

This application will be heard by the Board of Zoning and Planning on: November 15th

Describe activity which requires Board of Zoning and Planning review:

To permit our new detached garage to be 20'-6" high in lieu of the required 17' maximum

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.civiclerk.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:
1501 Berkshire	Luis/Nela Casian	9589 0710 5270 0489 9614 00	10/16/23
1495 Berkshire	Charles/Carol Simonian	<i>Charles Simonian</i>	10-15-23
1481 Berkshire	Todd/Wendy Johnson	<i>Todd Johnson</i>	10-15-23
1473 Berkshire	Frank Amacic	9589 0710 5270 0489 9614 55	10/16/23
1510 Cardiff Road	William Swisher	9589 0710 5270 0489 9614 17	10/16/23
1502 Cardiff Road	David/Anne Twombly	9589 0710 5270 0489 9614 24	10/16/23
1490 Cardiff Road	Brian/Lisa Duling	9589 0710 5270 0489 9614 31	10/16/23
1486 Cardiff Road	Matthew/Jaclyn Miller	9589 0710 5270 0489 9614 48	10/16/23
1478 Cardiff Road	Michael/Bella Schantz	9589 0710 5270 0489 9614 79	10/16/23
1500 Berkshire	Joseph/Blair Buckley	9589 0710 5270 0489 9614 86	10/16/23
1494 Berkshire	Matthew/Elizabeth Markwood	<i>Elizabeth Markwood</i>	10/15/23
1486 Berkshire	Scott/Lindsay Kidwell	<i>Lindsay Kidwell</i>	10/12/23
1478 Berkshire	John Dobies	<i>John Dobies</i>	10/12/23
Applicant Signature: <i>John Pauly</i> <i>Kristen Pauly</i>			Date: 10/16/23

Page 139 of 222

October 15, 2023

To whom it may concern,

This letter serves to inform you we are requesting a variance from the UA Board of Zoning and Planning to build a detached garage to be 20'6" high in lieu of the city code of 17' maximum. The city requires us to notify all homes within 100 feet of our property of the variance submission. The application will be heard on November 15, 2023.

Sincerely,

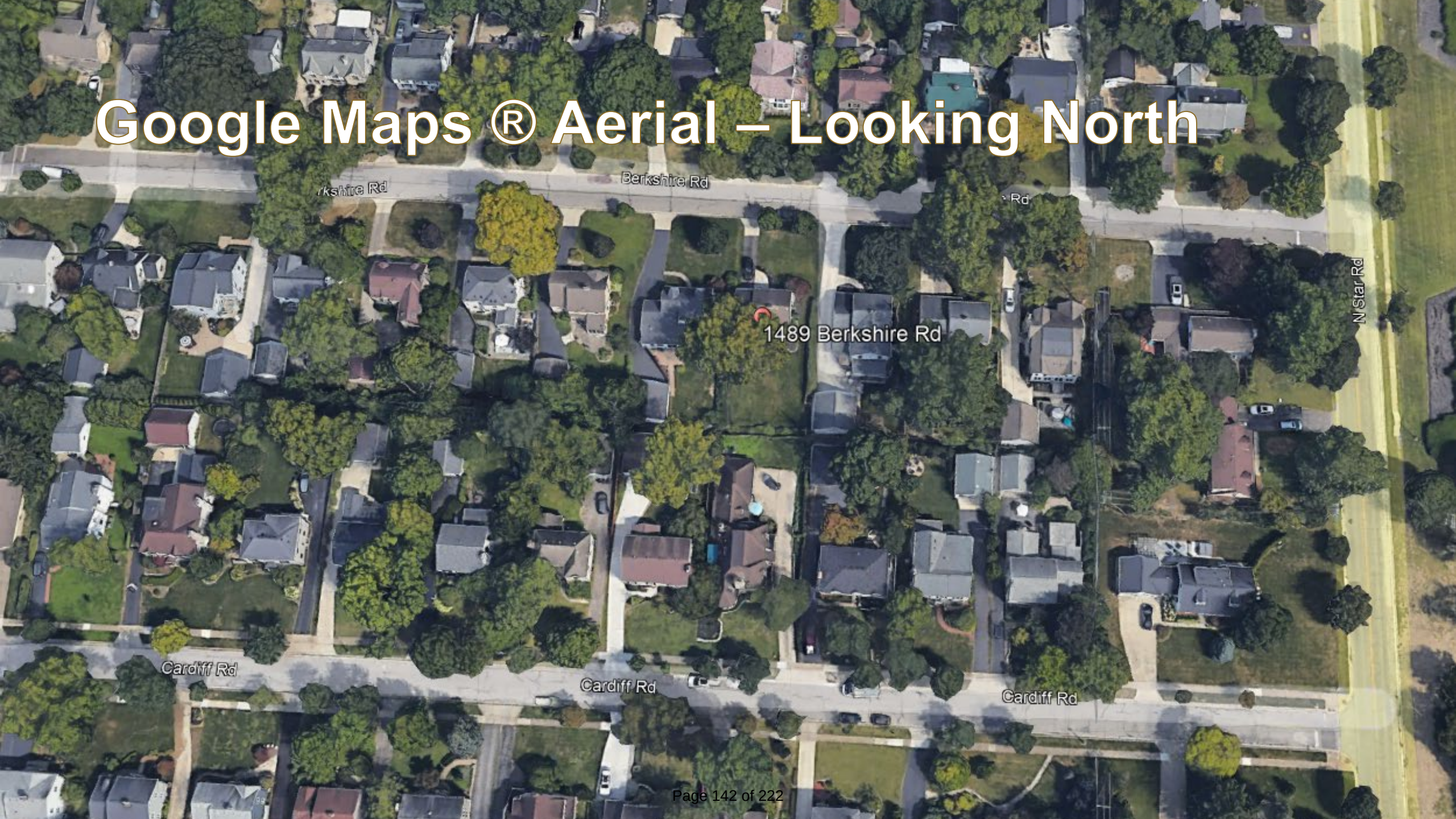
Kristen and Max Pauly

1489 Berkshire Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



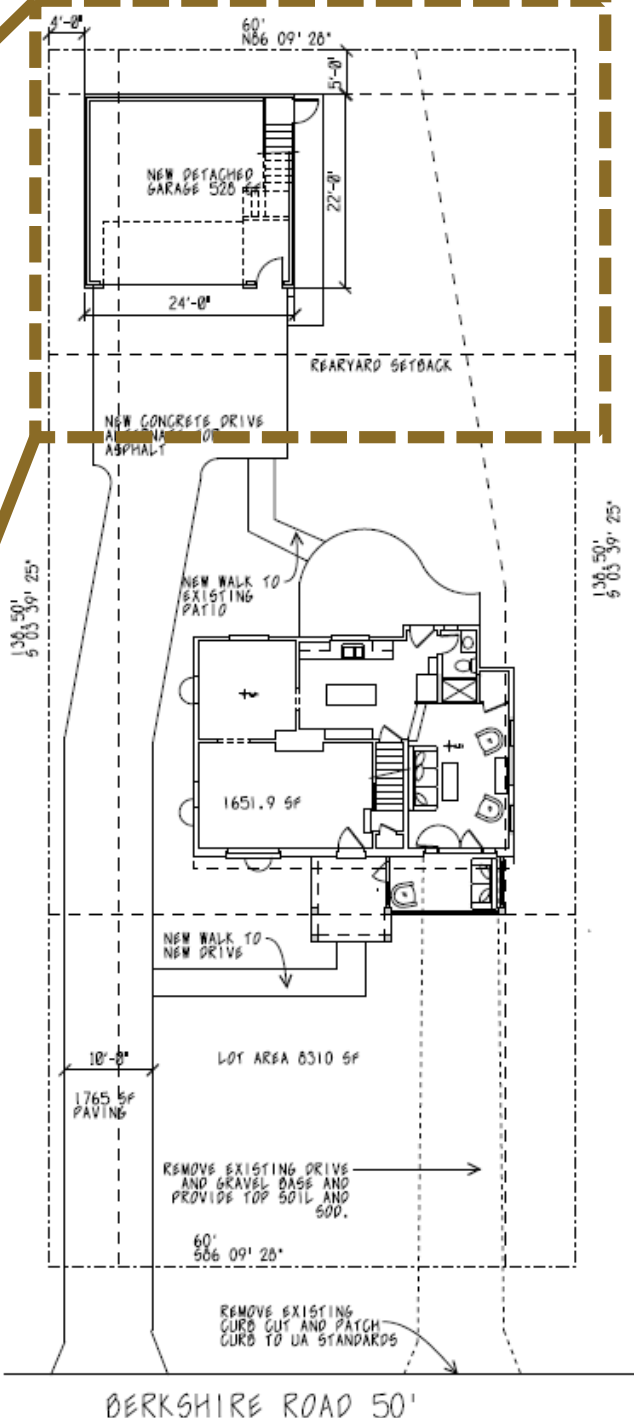
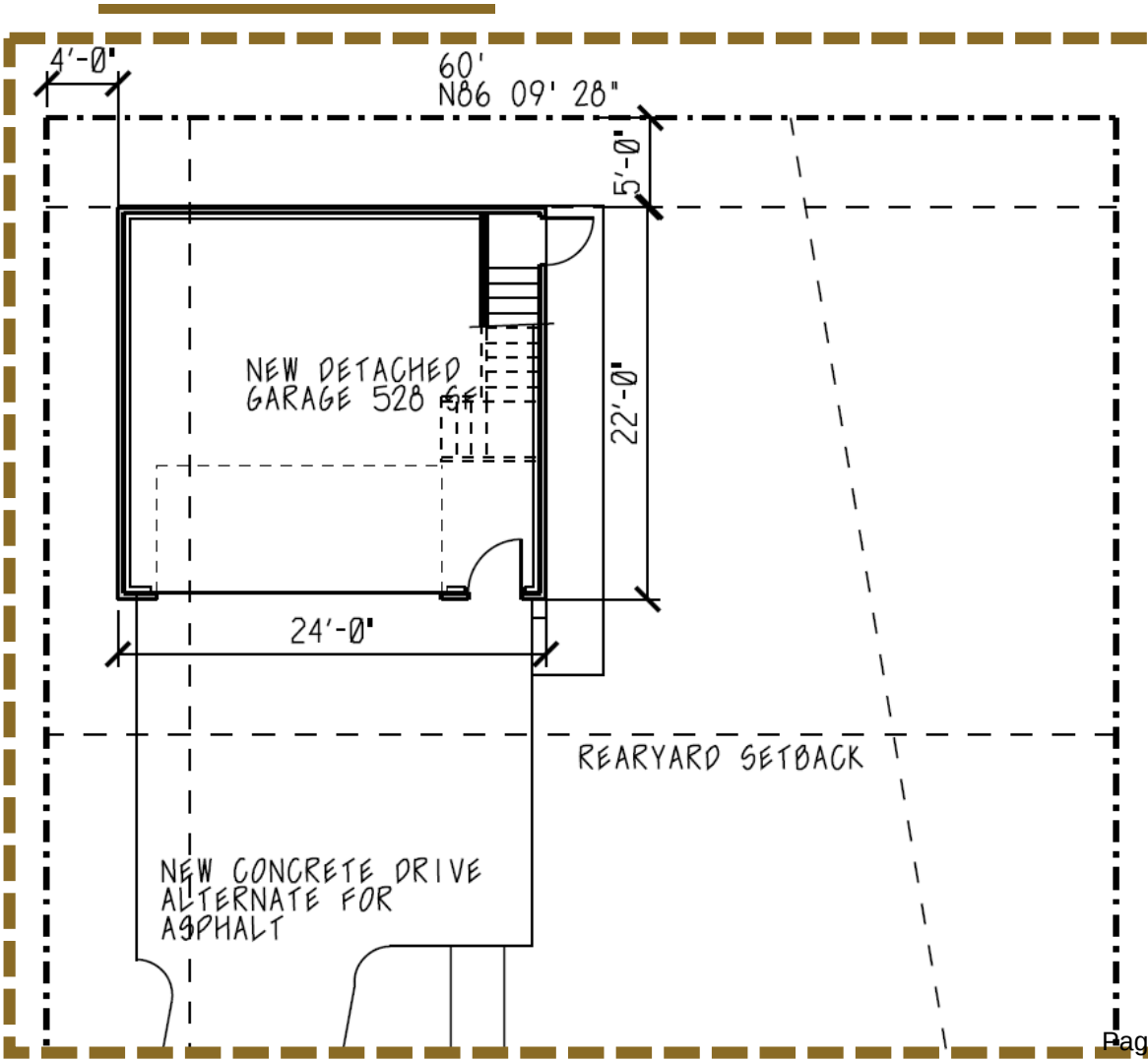
1489 Berkshire Road



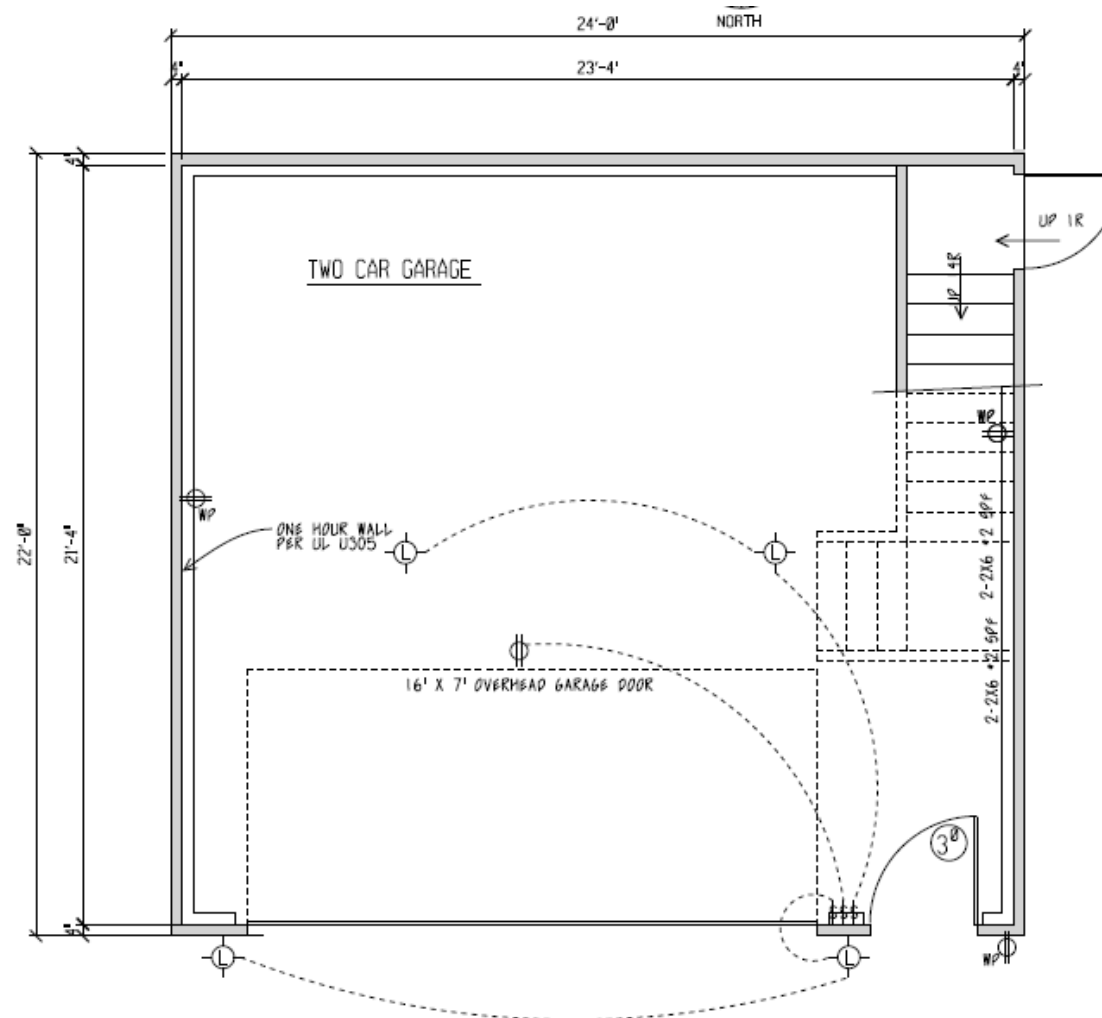
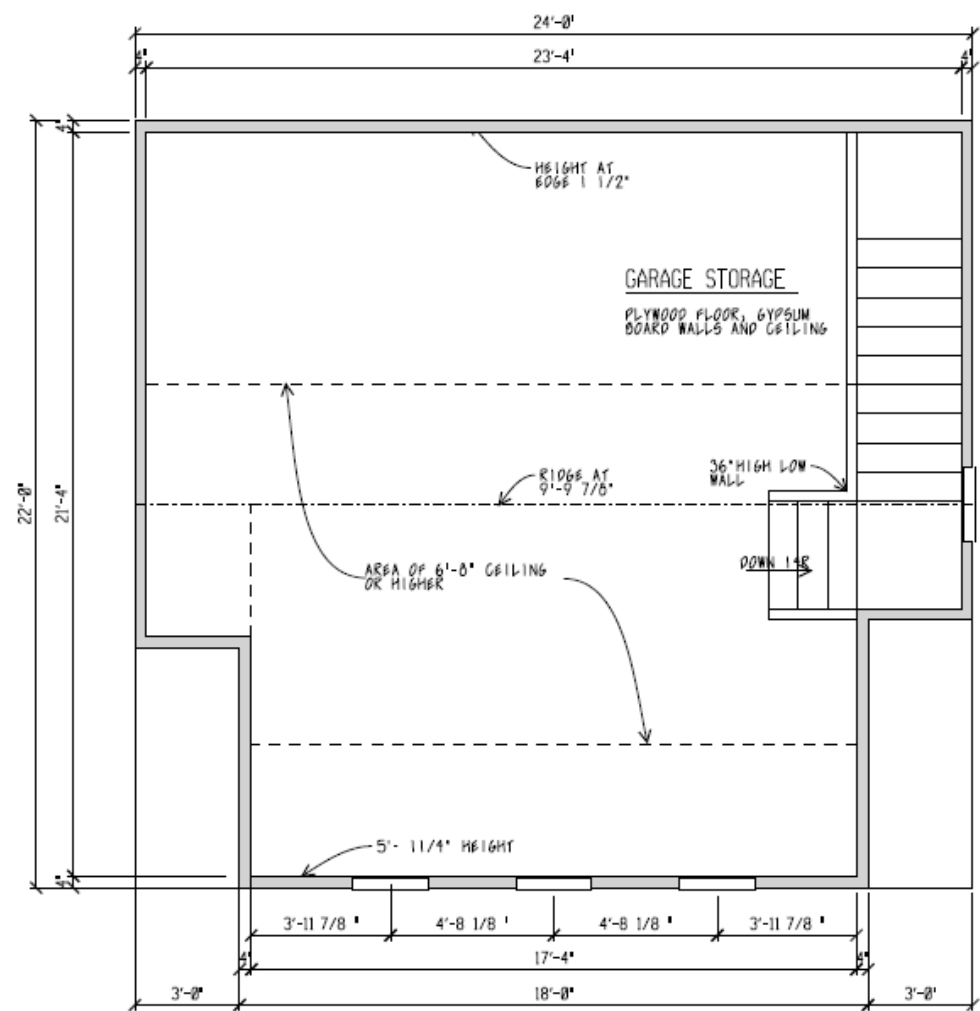
Existing Rear Yard (Looking South)



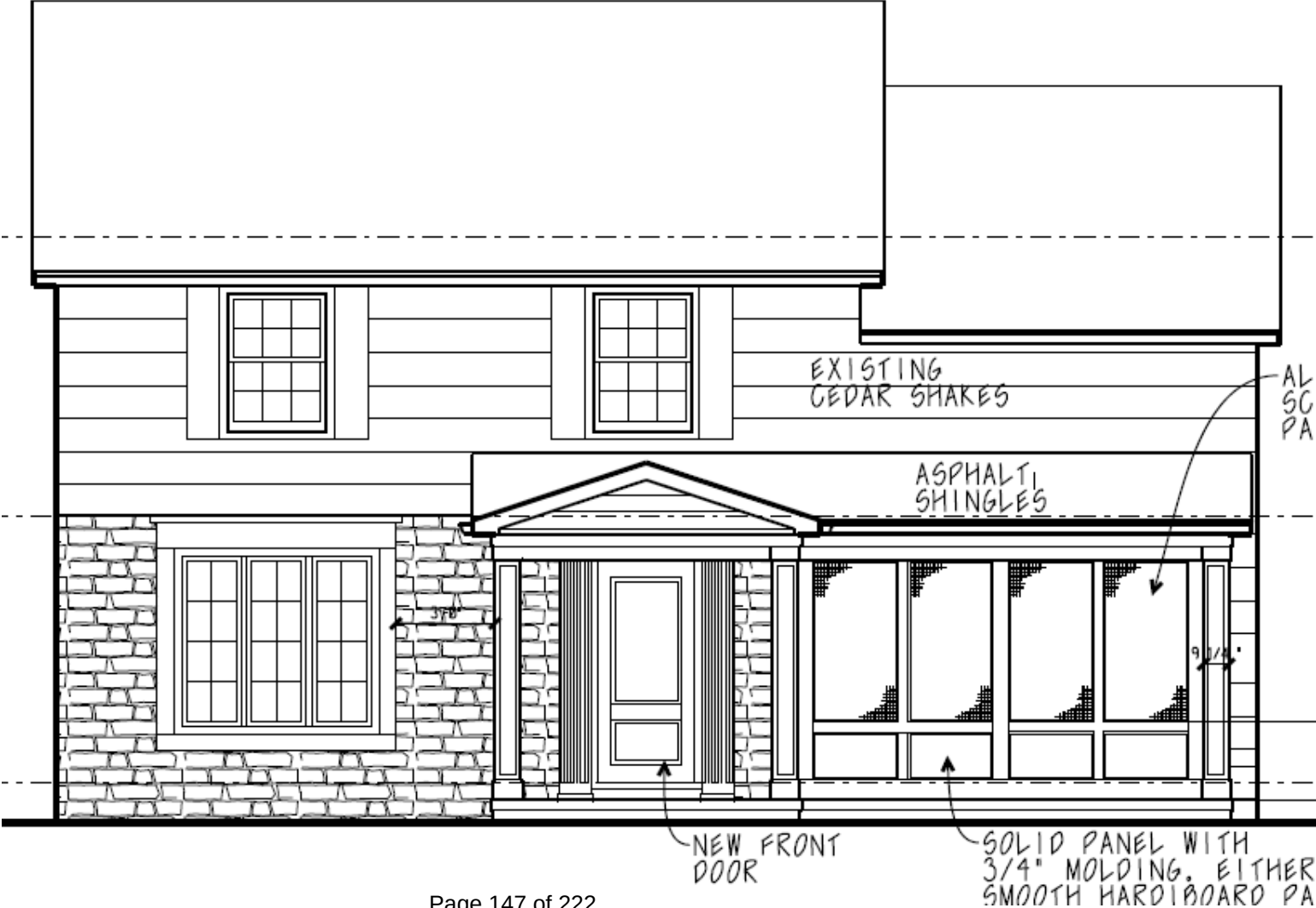
Proposed Site Plan



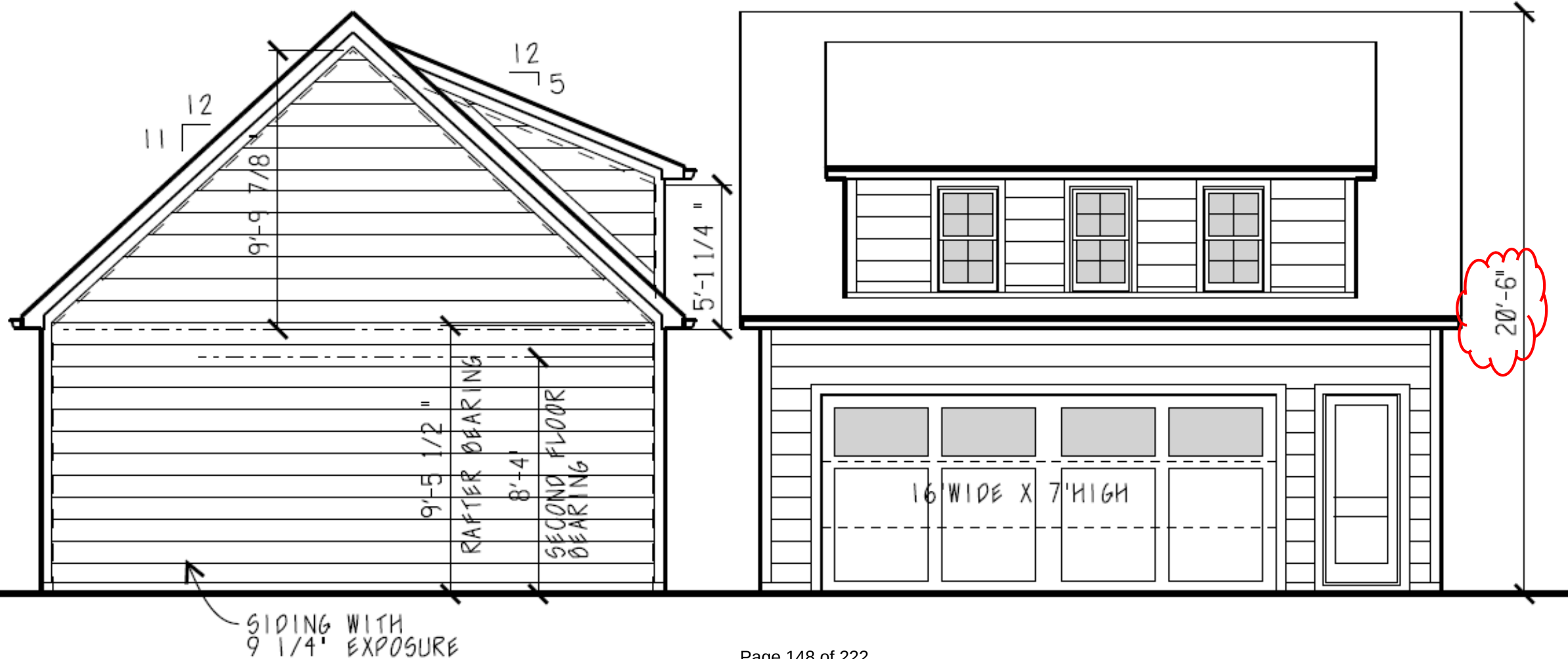
Proposed Floor Plans



Proposed Front Elevation



Proposed Garage Elevations



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: November 15, 2023

Subject: 2517 Brixton Road (VAR-55-23) - To allow a detached garage that is 19 feet in height, when 17 feet is the limit, and results in 29.5 percent building cover, when 29 percent is the maximum.

Site Description/History

The subject property, 2517 Brixton Road, is located on the south side of the street, east of Leeds Road. The property is rectangular in shape with 100 feet of frontage and 135 feet of depth. It is platted as Lots #10 and part of #11 in Block #253 of the Village of Upper Arlington [subdivision](#); it is zoned [R-1b](#), (One-Family Residence District). A one-story, brick and stucco home with an attached garage was built in 1931. The rear yard is enclosed with a 42-inch chain link fence.

Proposal

The proposal includes the construction of a detached garage (490 square feet) that is 20' x 25' (at its widest point). The proposed garage is 19 feet in height (variance required) to allow for additional space for storage. The proposed location is three feet from the side property line and five feet from the rear property line. The front elevation of the garage includes a shed gable with three windows. The garage would be finished with stucco and siding to match the existing home. The existing attached garage would be converted into livable space. The existing driveway would be modified to accommodate the new detached garage and reduce development cover below permissible limits. However, building cover would exceed the 29 percent limit, at 29.5 percent (69 square feet over).

Zoning Code Requirements

- To UDO Article 6.09 to allow a detached garage that is 19 feet tall, in lieu of the 17-foot maximum; and
- To UDO Article 5.02 to allow a detached garage that results in building cover of 29.5 percent, where 29 percent is the limit.

The City's zoning code was recently amended to allow livable space such as a home office or gym in detached garages. A home office or gym is not proposed in this application. No changes were made to height regulations.



Alternatives

The height of the detached garage could be reduced to be compliant with the 17-foot height limit, while still maintaining space for storage. This has been accomplished repeatedly in the community. Additionally, garages in the buildable area are not limited to the 17-foot height limit. However, the positioning of the ranch home on the lot does not leave adequate space for a detached garage in the buildable area. To adhere to building cover requirements, 69 square feet would need to be removed from the detached garage, which is already modest in size.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed with the applicant. Historically, variances for additional height allowance for detached garages have been extremely rare due to the permitted height allowance of 17 feet and the location close to side and rear property lines. Storage areas can still be achieved in a height of 17 feet. However, with recent code amendments allowing livable space in detached garages, requests like this may become more common and the Board will have to evaluate potential impacts on neighboring properties. In this case, the garage is modestly sized and allows the homeowner additional storage space while being only 69 square feet over the building cover limit, which can be a challenge to meet with one-story homes. The garage could be situated further from the side and rear property lines to reduce the impact of additional height on neighboring properties, but would potentially make access more difficult and result in additional development coverage. Should the Board consider approval of this application, Staff would recommend that the attic storage area (on the upper level) be located at least 10 feet from side and rear property lines in order to offset the additional height. The Board may consider Finding #8 with this request.

Attachments

1. 2517 Brixton Rd Variance App
2. BZAP Staff Report Pics - 2517 Brixton Rd





23-4937

Variance Application

Status: Active

Submitted On: 10/25/2023

Primary Location

2517 BRIXTON RD
UPPER ARLINGTON, OH
43221

Owner

Elliot and Jessica Magoto
BRIXTON 2517 COLUMBUS,
OH 43221

Applicant

 Juliet Bullock
 +1 614-935-0944
 bullock.juliet@gmail.com
 4886 Olentangy Blvd
Columbus, OH 43214

BZAP Information

 BZAP Case #

VAR-55-23

 Status

Pending

 BZAP Determination Date

11/15/2023

 Vote Tally

 Primary Variance

Detached garage

 Findings of Fact for Approval/Denial

 Variance Request

To allow a detached garage that is 19 feet in height, when 17 feet is the limit and results in 29.5 percent building cover, when 29 percent is the maximum.

 BZAP conditions

Variance Information

Describe Variance Request ?

To allow for a building cover of 29.5% in lieu of the permitted 29%. To allow for a garage height of 19' in lieu of the permitted 17', for storage only.

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 ranch at 2517 Brixton Road is a three bedroom and they are expanding their famil, and are looking at converting their existing attached garage into living space/bedroom space They prefer not to add a second floor as they like the architecture of their courtyard ranch home (and I also think it would be shame to add a second floor as architecturally it just doesn't seem appropriate .)

We are making modifications to the existing home by removing a bumpout on the current garage to reduce building cover and also removing paving so we meet the requirements for development cover (the existing home is currently over the allowable development cover.) We are proposing a detached garage with storage above. The house also has a very small basement so no option for much storage. We would need to request a building cover variance to build a reasonable size garage with storage above. A height variance is required to allow for stair access for the garage storage area to meet code. The attached garage they have now is also difficult to turn into and this garage with a straight access would permit them to use the garage for parking.

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 architecture of this home is unique, and we are looking to maintain this.

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 proposal will maintain the character of the home which better fits the neighborhood.

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

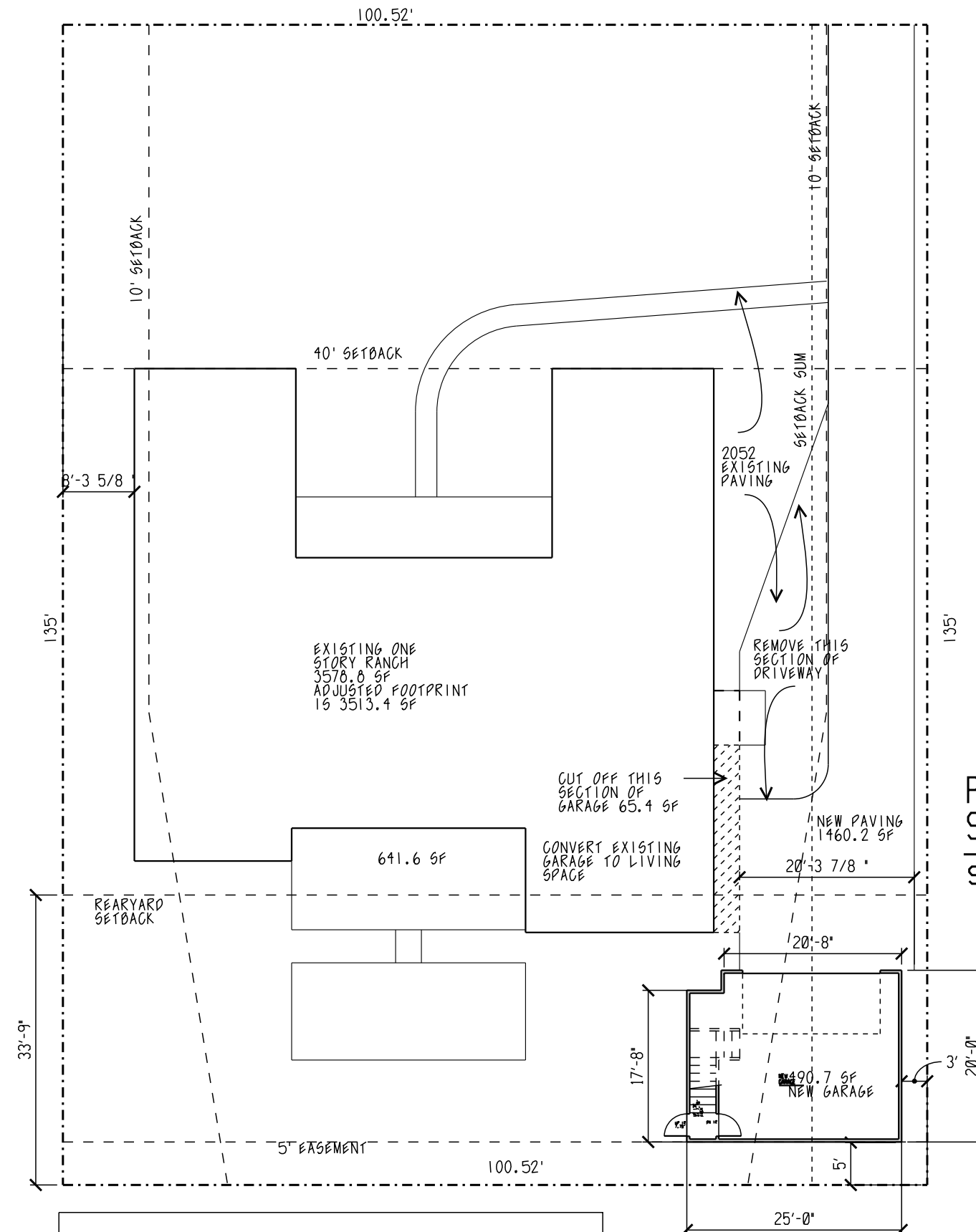
Yes we believe this small request would be the least intrusive to the neighborhood.

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

The small amount of storage space, lack of living space and a garage that is difficult to maneuver into all are a detriment to the home.

BRIXTON ROAD *60'*

JULIET BULLOCK ARCHITECTS
4886 OLENTANGY BLVD
COLUMBUS OH 43214
614-935-0944



PROPOSED
SITE PLAN

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



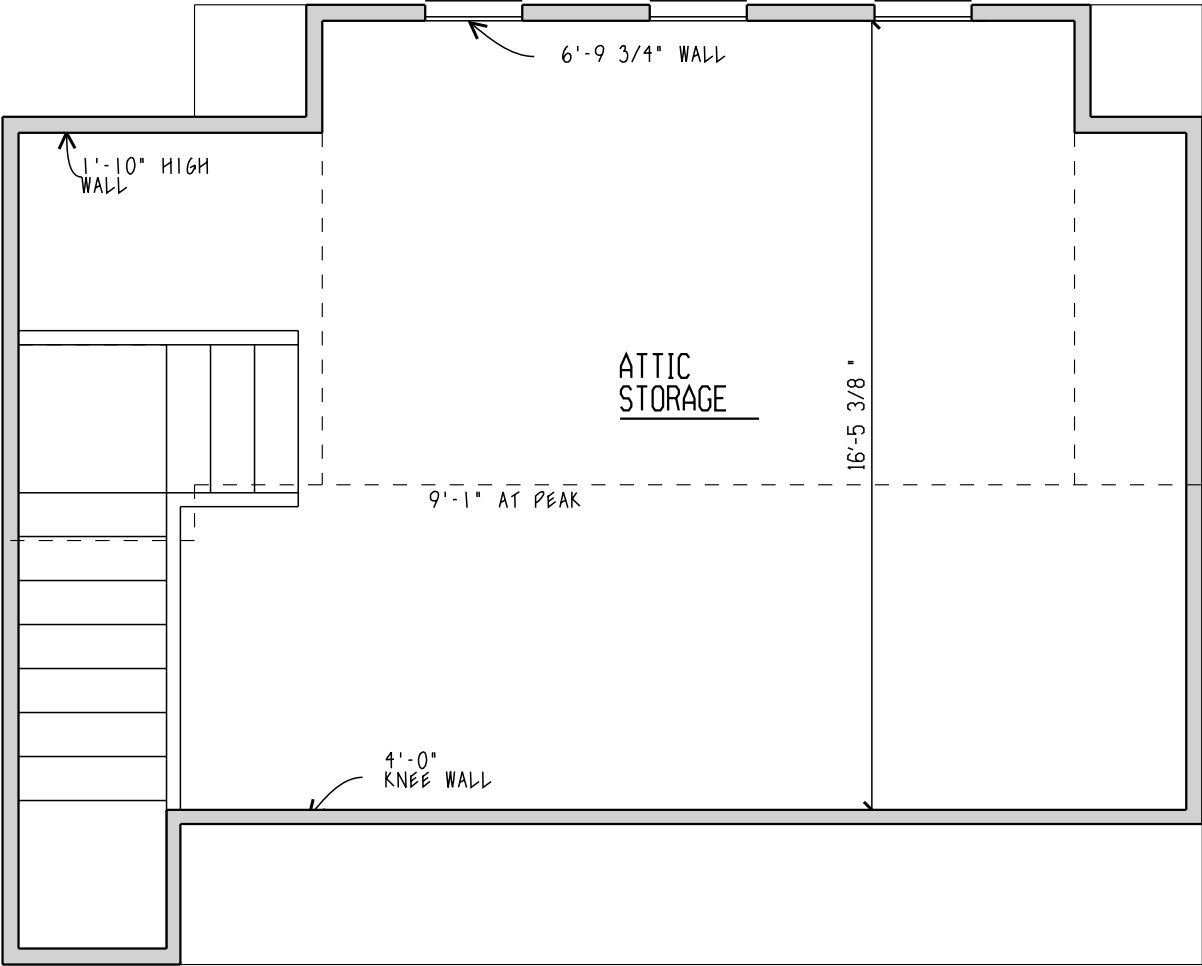
NORTH

LOT AREA 13570.2
PERMITTED DEVELOPMENT COVER 45 % OR 6106.6 SF
EXISTING DEVELOPMENT COVER 3578.8+2052+641.6=6272.4 SF
EXISTING DEVELOPMENT COVER 46.22% OR 6272.4 SF
PROPOSED DEVELOPMENT COVER 15,400.1+641.6+1460.2= 6105.9
PROPOSED DEVELOPMENT COVER 44.99% OR 6105.9 SF
PERMITTED BUILDING COVER 29% OR 3935.4 SF
EXISTING BUILDING COVER IS 26.37% OR 3578.8 SF
PROPOSED BUILDING COVER IS 3513.4+490.7=4004.1 SF
PROPOSED BUILDING COVER IS 29.50%

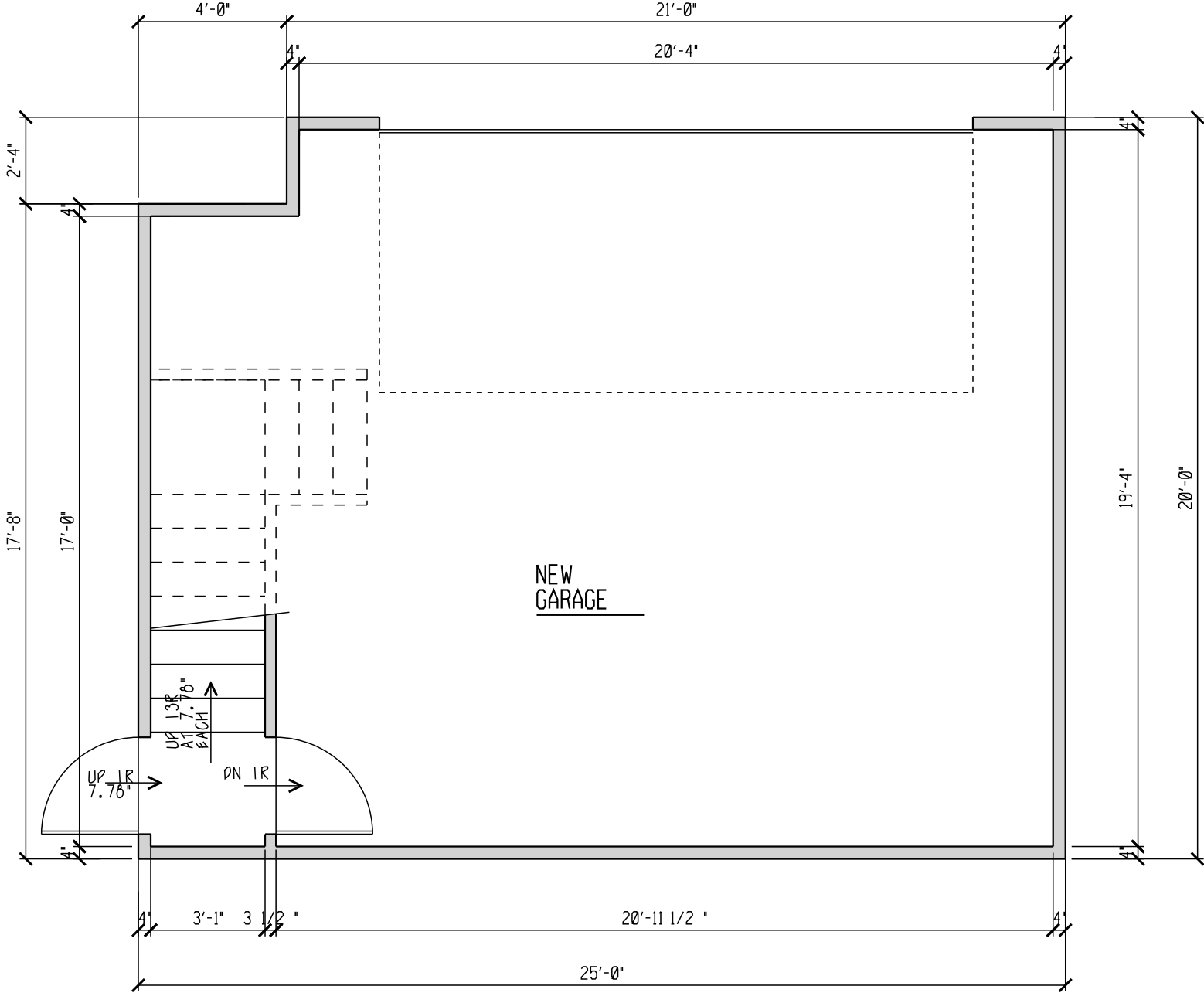
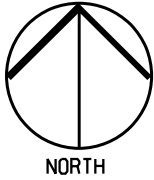
10/12/23

2517 BRIXTON ROAD
UPPER ARLINGTON OHIO

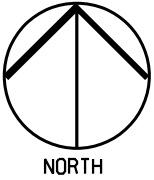
SHEET 1

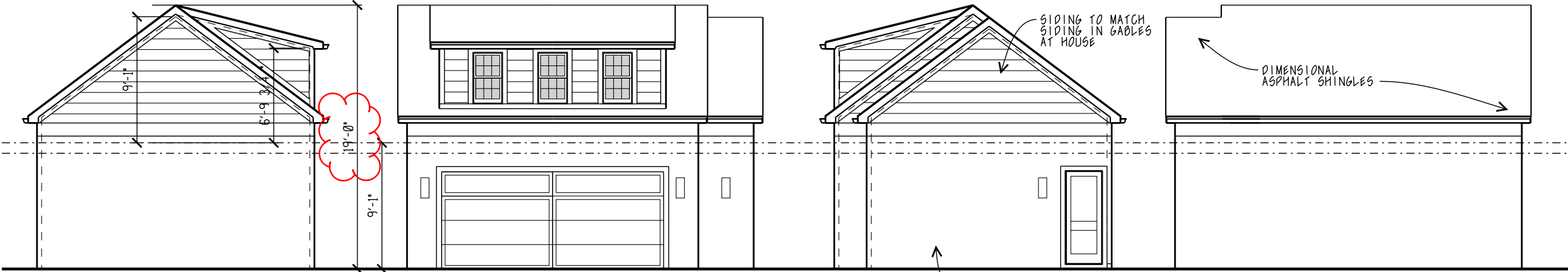


PROPOSED
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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





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

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

PROPOSED
WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

10/12/23

2517 BRIXTON ROAD
UPPER ARLINGTON OHIO

SHEET 3







COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Elliot Magoto and Jessica Magoto / Juliet Bullock Architects

Location of property subject to BZAP request: 2517 Brixton Road

This application will be heard by the Board of Zoning and Planning on: November 15th

Describe activity which requires Board of Zoning and Planning review:

To permit our new detached garage to be 19'-0" high in lieu of the required 17' maximum. To allow for proposed building cover to be 29.5% in lieu of allowable maximum of 29%

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:
2535 Brixton	Michael/Carolyn Barger		10/23/23
2503 Brixton	David/Carolyn Niemic		10-24-23
2526 Brixton	Michael/Emilie Aamodt		10-24-23
2516 Brixton	David/Nancy Braun		10/24/23
2500 Brixton	Stephen/Lynne Helmer		10/22/23
2540 Abington	Kumar Subramanian/Kumar Purnima	certified mail	10/24/23
2526 Abington	Simon/Mallory Fraser		10/24/23
2510 Abington	David/Lori Collier		10/22/23
2494 Abington	Timothy/Elizabeth Hammer		10/24/23
Applicant Signature:			Date: 10/24/23

October 25, 2023

To whom it may concern,

This letter serves to inform you we are requesting a variance from the UA Board of Zoning and Planning to allow for proposed building cover to be 29.5% in lieu of allowable maximum of 29% and to building a new detached garage that is 19' high in lieu of the required 17'. The city requires us to notify all homes within 100 feet of our property of the variance submission. The application will be heard on November 15, 2023.

Sincerely,

Elliot Magoto and Jessica Magoto
2517 Brixton Road

9589 0710 5270 1117 2699 29

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



9589 0710 5270 1117 2699 29

9589 0710 5270 1117 2699 29

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

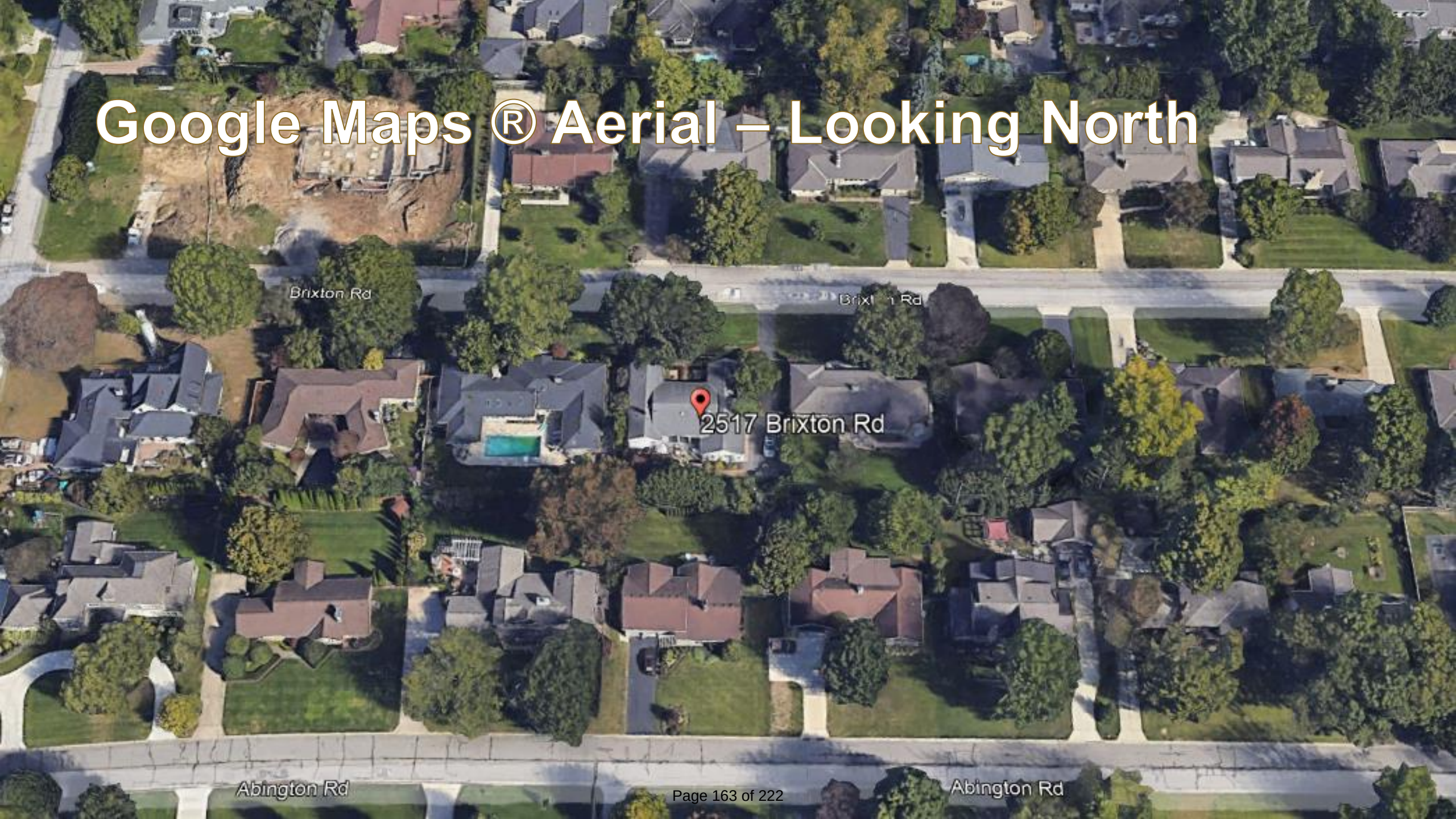
Postmark
Here

2517 Brixton Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



2517 Brixton Road

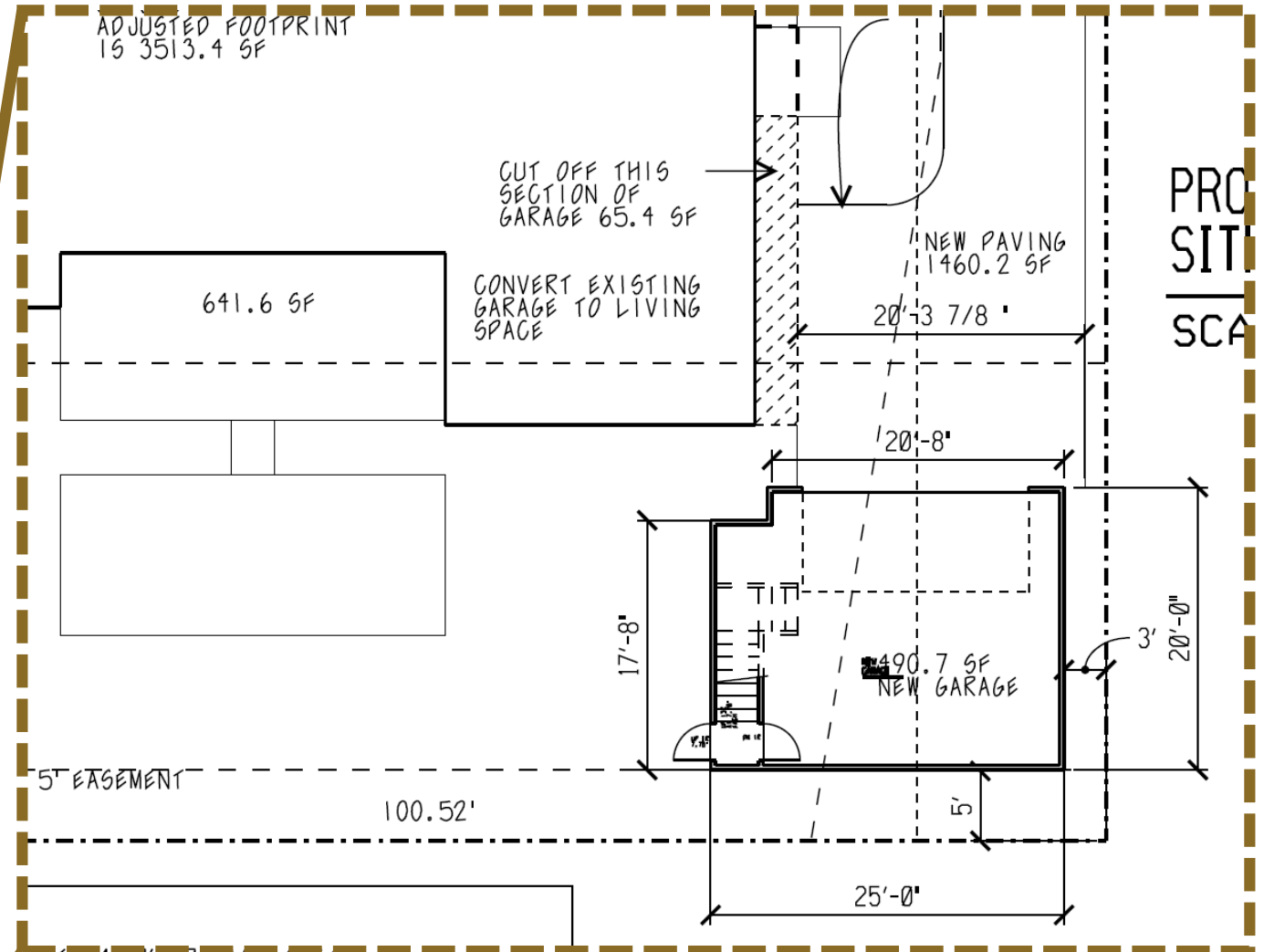
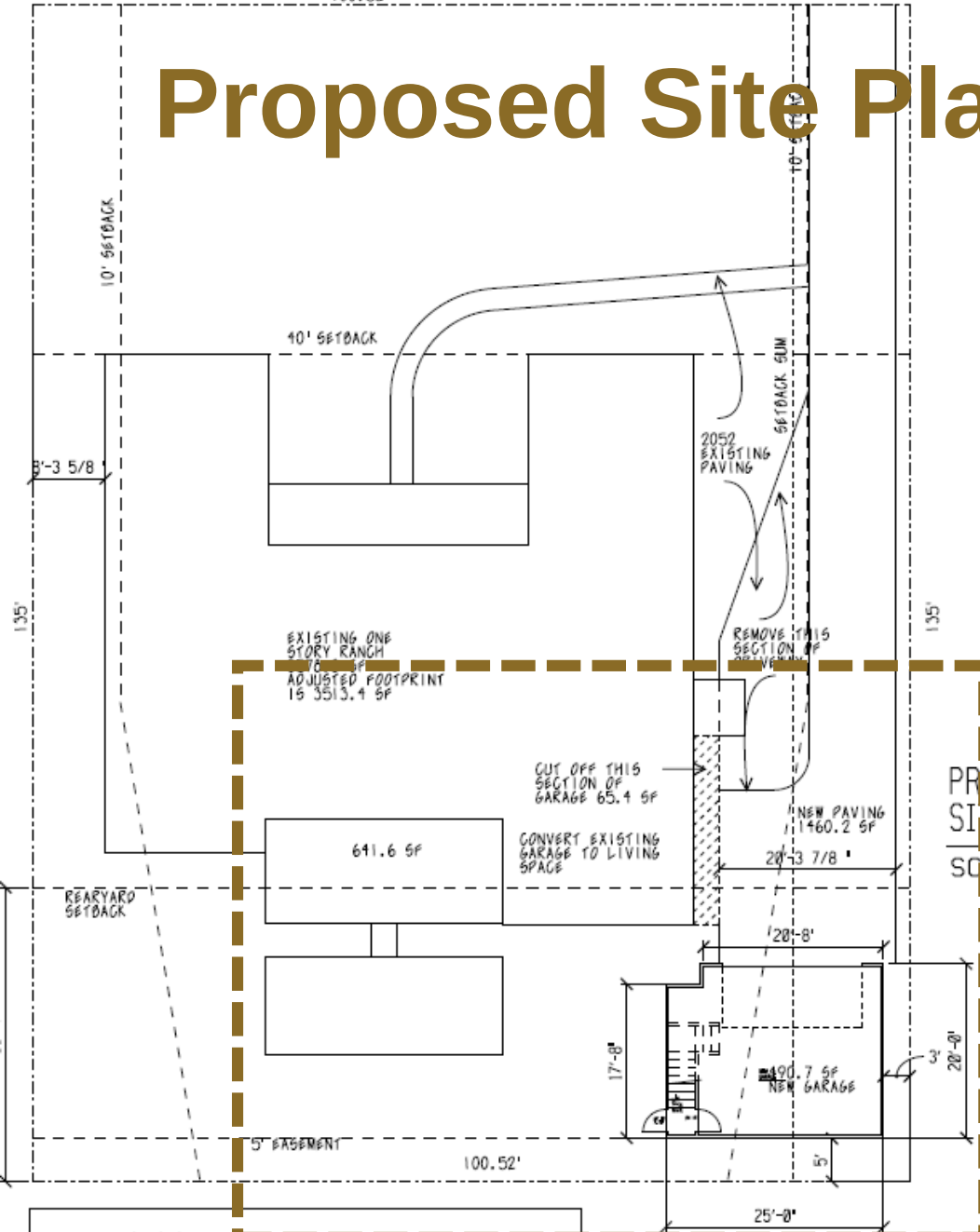


Existing Side/Rear Yard (Looking South)



100.52'

Proposed Site Plan



6'-9 3/4" WALL

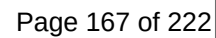
1'-10" HIGH WALL

ATTIC STORAGE

9'-1" AT PEAK

4'-0" KNEE WALL

16'-5 3/8"



Proposed Side/Front Elevations



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 15, 2023

Subject: 3389 Redding Road (DEV-05-23) - To allow a minor subdivision (lot split) to create an additional parcel that would front Oakmount Road.

Site Description/History

The subject property, 3389 Redding Road, is located at the northwest corner of Redding and Oakmount Roads, and is zoned R-1c, One-Family Residence District. It is irregular in shape and includes 145 feet of frontage along Redding Road (with a 30-foot building setback line) and 160 feet along Oakmount Road (with a 20-foot building setback line). The property was platted as Lots #106 and #107 in the amended Scioto Heights subdivision from 1924 and totals 19,216 square feet; an alley along the west side of the property was previously vacated, but an easement remains. A 1,692-square foot ranch-style home fronts Redding Road with garage access from Oakmount Road; the home was built in 1951 and purchased by the property owner in 1966 - they have given the applicant authorization to pursue this minor subdivision application. Sidewalks and street trees are located within Redding Road right-of-way. Two new homes have been constructed immediately to the north on 50-foot wide parcels, while four new homes have been built to the south, across Oakmount Road. Three of them are on 50-foot wide parcels. Two other new homes have recently been constructed nearby on the south side of Oakmount Road; their lot widths were 100 feet and 110 feet, respectively. Both were considered by potential developers for lot splits, but were strongly discouraged by Staff.

The applicant attended the August 2, 2023 BZAP Work Session at the request of Staff, as concerns were identified about the configuration of the proposed lot split. [Only four of seven BZAP members were present.] During the meeting, Staff noted that City Council was reviewing changes to the process for minor subdivisions (Ordinance #28-2023) as recommended by BZAP, and had legislative readings before the summer recess (readings were held May 22, June 12 and June 26), and would review after the summer recess. Meanwhile, on August 10th, the 10th District Court of Appeals' decision on the Fairfax Drive lot split determined that the neighborhood compatibility ordinance could not be applied to that lot split as the legislation existed at that time.

On August 28, 2023, Council enacted a revised process for reviewing lot splits and Standards of Approval, which went into effect on September 28. Now, almost all minor subdivisions must go before BZAP for a public hearing and meet specific minimums as to the size of the lot and



other considerations under the UDO. This minor subdivision from this application was submitted on October 10, which means it must be reviewed under the code in effect now.

Proposal

This minor subdivision application would divide the subject property into two lots in a 'west/east' configuration. The western lot would include 85 feet of frontage with a 40-foot building line along Oakmount Road with approximately 103 feet of depth, resulting in a lot size of 9,113 square feet. The eastern lot would include 146 feet along Redding Road with a 30-foot building line, 75 feet of frontage with a 20-foot building line along Oakmount Road, resulting in a lot size of 10,103 square feet. The minimum lot width and lot size of the R-1c zoning district would be met. The applicant has included a site plan showing the buildable area along with conceptual home designs. These designs have not been reviewed for neighborhood compatibility.

Zoning Code Requirements

UDO Article 4.05(P) notes that a minor subdivision is a division of a parcel of land that is approved by BZAP and does not meet the definition of a major subdivision requiring a plat approval. The Standards for Approval shall be considered in the review of minor subdivision applications:

- (a) The proposed subdivision is not contrary to the applicable standards of the UDO; Yes, the proposal meets the minimum standards established in the UDO.
- (b) The lot width and lot size of all proposed lots shall meet or exceed both the lot width and lot size of the median measurements of the lots on the street segment and have adequate area to accommodate the building area and other site requirements. For a proposed minor subdivision of a lot on the corner of a street segment, the proposed lots must meet the median measurements of both street segments that comprise the corner lot. If two or more lots or a combination of lots and portions of lots with continuous frontage in the same ownership exist on the street segment, then such lots shall be considered one lot for purposes of this subsection; No, this is not satisfied:

	Median Lot Width	Proposed Lot Width (corner)	Proposed Lot Width (Interior)	Subdivision Plat
Redding Road	120'	108'	n/a	50' (Lot #106), 95' (Lot #107)
Oakmount Road	110'	75'	85'	160' (Lot #107)
	Median Lot Size	Proposed Lot Size (corner)	Proposed Lot Size (Interior)	Subdivision Plat
Redding Road	18,405 SF (13,238 SF on west side)	10,103 SF	n/a	7,500 SF (Lot #106)
Oakmount Road	16,655 SF	n/a	9,113 SF	11,716 SF (Lot #107)

- (c) The property has been surveyed and an acceptable sketch, legal description and other information relating to the property has been submitted with the application; Yes, this has been satisfied.

- (d) The proposed lots have been approved for access management by the City Engineer; Yes, the City Engineer has approved access management.



(e) The proposed lots have been approved for stormwater management by the City Engineer; The City Engineer has not approved stormwater management. Due to the lot size, stormwater management would be reviewed with any potential Building Permit application for compliance with applicable codes. Staff has not observed any stormwater or runoff-related issues occurring at this property. The City Engineer believes that all stormwater standards will be met.

(f) The proposed lots have been approved for emergency access by the Fire Chief. Yes, the Battalion Chief has approved emergency access.

UDO Article 7.17 states that the City's Residential Design Standards are in place to encourage residential investment and infill redevelopment to maintain and expand the property values in Upper Arlington, while also protecting the character of the residential neighborhoods by ensuring that new development blends in and is compatible with existing and prominent neighborhood characteristics. These standards are in addition to all other standards and requirements of the UDO. The following standards apply to the design of new single-family homes, additions, detached garages, and any proposed modification of a Contributing Structure whereby its historical significance is materially compromised. These standards also apply to minor subdivisions. While the Board at its August 2023 Work Session had indicated a variance to these standards would likely not be needed, that was based on the information informally presented to the Board and the prior version of the ordinance as to neighborhood compatibility. No testimony was heard at the August work session, nor had neighbors received notice of the proposed split.

Alternatives

The proposed minor subdivision would divide the properties into a 'west/east' configuration. More recent corner lot splits in the area were in a 'north/south' configuration, but were either already subdivided as two parcels or needed variances for the dividing parcels under common ownership because the code designates them as one. When questioned by Staff about following this same pattern, the applicant indicated that they wanted to create an elevated design and compelling architecture that their proposal would accomplish. Should this minor subdivision application be approved/denied, opposing parties may file an appeal to the Franklin County Court of Common Pleas.

Staff has been contacted by multiple neighbors who are unsupportive of the application; no neighbors have reached out in support. The property could be redeveloped or remodeled for a single-family residence.

Requested Action and Findings

This minor subdivision application is the first one submitted after the Ord. 28-2023 went into effect this fall, which revises the notification, review process and Standards of Approval for any proposed lot split. The applicant previously attended a BZAP Work Session at the request of Staff. This was before this ordinance went into effect and concurrent with the review process being held at City Council. [Notification of adjacent property was not performed nor required.] At that time, the Board expressed support for the proposal and indicated that neighborhood compatibility would not prevent the split (based on the then-current law and information informally before the Board), despite Staff's concerns. The Board must now have



a public hearing and consider evidence as to the current Standards of Approval in their review of this application, especially standard (b), and neighborhood compatibility.

Attachments

1. BZAP Staff Report Pics - 3389 Redding Rd
2. 3389 Redding Rd variance app
3. 3389 Redding Rd notice
4. UA_WorkingSession_072523_Tue_Jul_25_2023_14-40-54
5. Letter to BZAP Regarding Application 4680-23 (3389 Redding Road)
6. 3389 Redding - Buttress

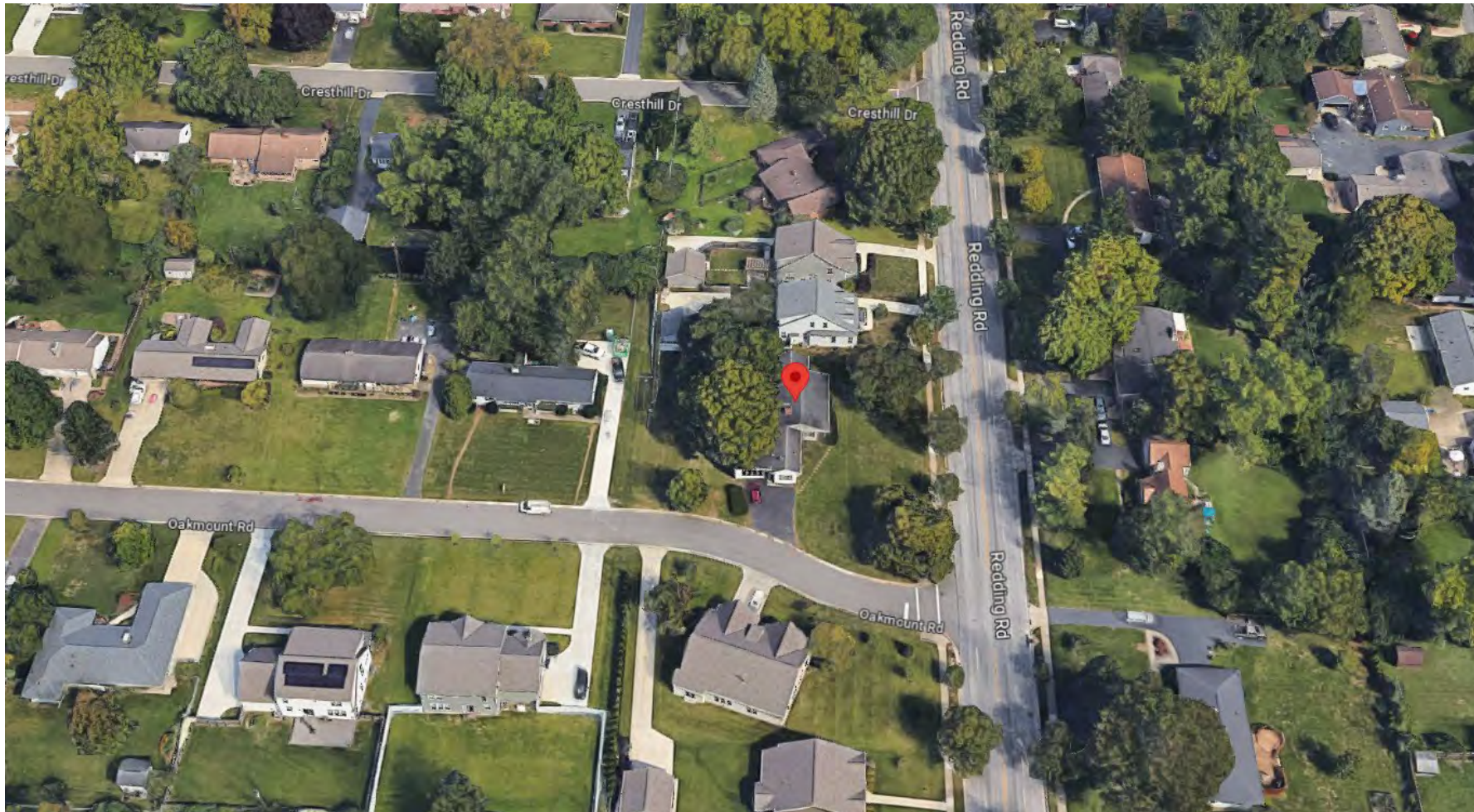


3389 Redding Road

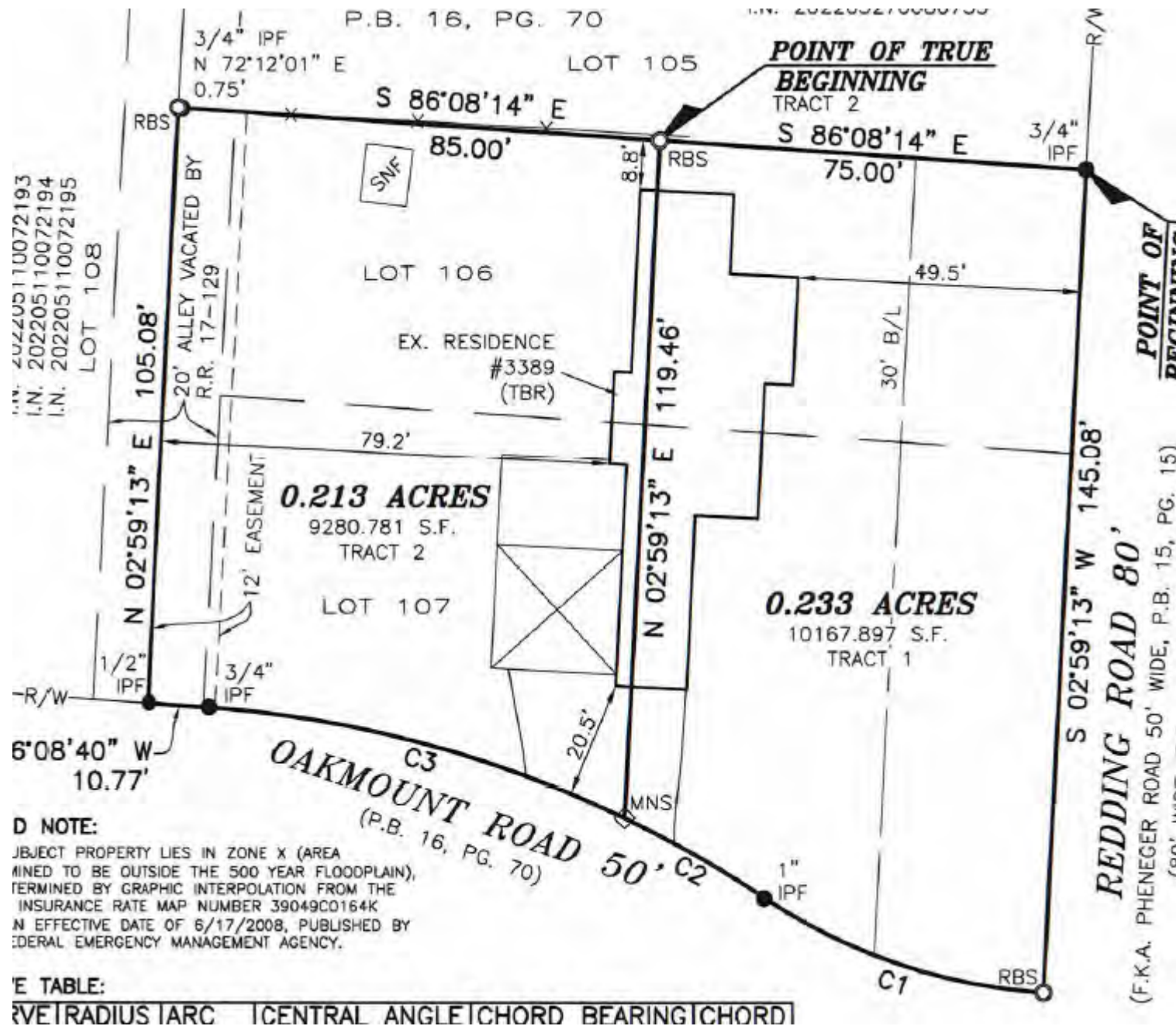
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Proposed Site Plan



Area Parcel Maps



Area Parcel Maps



Data

	Median Lot Width	Proposed Lot Width (corner)	Proposed Lot Width (Interior)	Subdivision Plat
Redding Road	120'	108'	n/a	50' (Lot #106), 95' (Lot #107)
Oakmount Road	110'	75'	85'	160' (Lot #107)
	Median Lot Size	Proposed Lot Size (corner)	Proposed Lot Size (Interior)	Subdivision Plat
Redding Road	18,405 SF <i>(13,238 SF on west side)</i>	10,103 SF	n/a	7,500 SF (Lot #106)
Oakmount Road	16,655 SF	n/a	9,113 SF	11,716 SF (Lot #107)





23-4680

Minor Subdivision or Lot
Line Adjustment

Status: Active

Submitted On: 10/10/2023

Primary Location

3389 REDDING RD
UPPER ARLINGTON, OH
43221

Owner

GINTHER HAZEL M
REDDING 3389 COLUMBUS,
OH 43221

Applicant

 Chris Knapton
 614-832-4081
 chris@moment-
development.com
 55 Caren Avenue Suite
360
Worthington, OH 43085

Application Information

Subdivision Type*

Lot Split

Resulting # of Lots*

2

Total # of Acres*

0.446

Subdivision Name

Sciotangy Heights

Description of Request*

Split the current lot into two lot to allow for two single family homes to be built. This lot split has been supported by BZAP on August 2nd.

Staff Review

 Conditions

 Original Plans Drop-Off/Pick-Up

—

 Last Day for Appeal

—

BZAP Review

 BZAP Case #

DEV-05-23

 BZAP Review Date

11/15/2023

 Vote Tally

 BZAP Conditions (If approved)

 Status

Pending

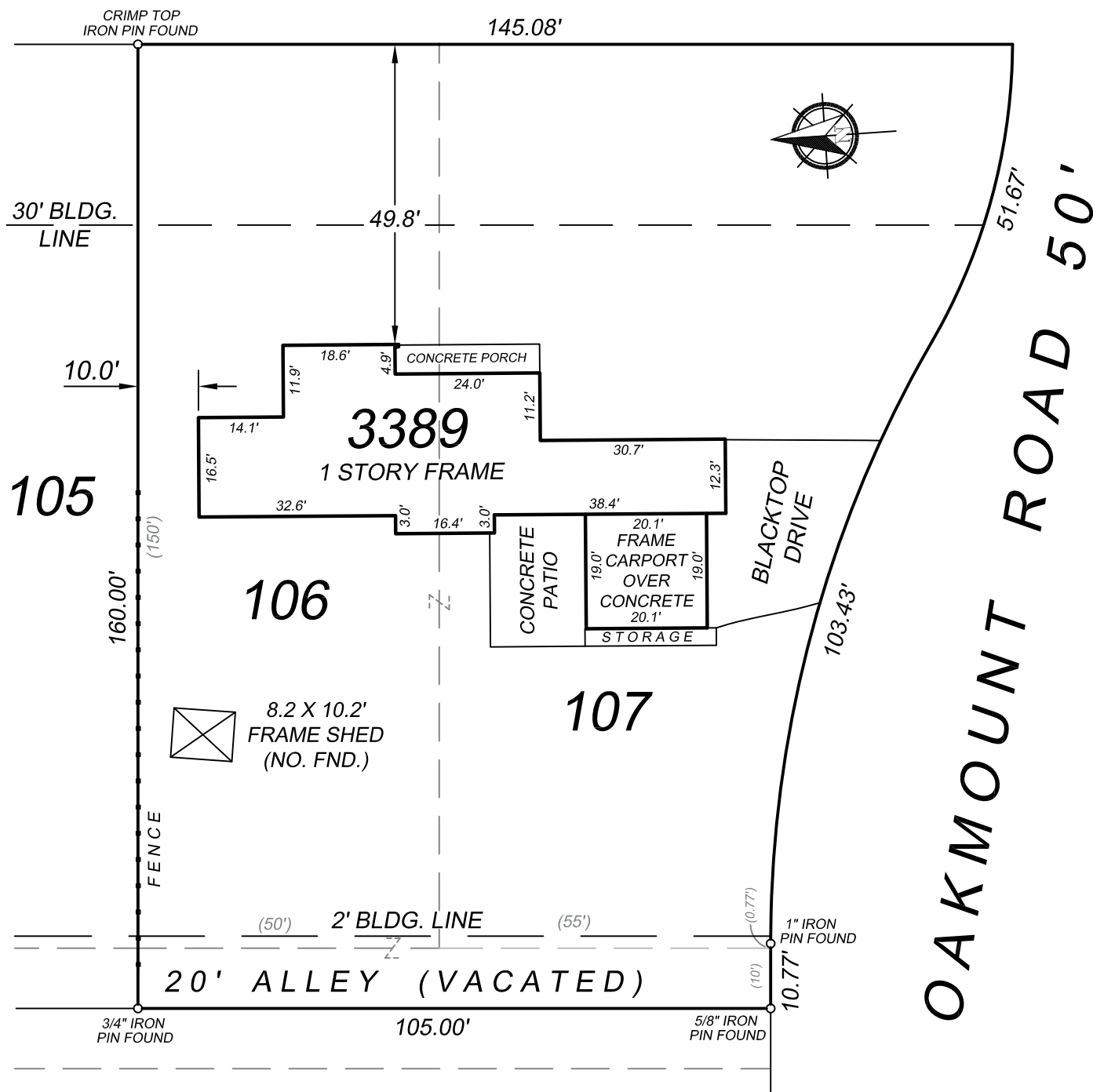
HOY LAND SURVEYING
1767 McCorkle Blvd #1767
Westerville, Ohio 43086
Phone: 614-679-1186



JOB NUMBER #: 3450-2023 S DATE OF DRAWING 7-12-23

CERTIFIED TO TALON TITLE AGENCY, LLC
LENDER N / A BUYER MOMENT DEVELOPMENT
LEGAL DESC. LOTS 106-107 ~ SCIOTANGY HEIGHTS ACRE ALLOTMENT P.B. 16 PG. 70
CITY/TWP. COLUMBUS COUNTY FRANKLIN DRN. SAS CK. SJH DRAWING SCALE 1" = 25'
FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0164K MAP DATE 6-17-08

REDDING ROAD 80'



ENCROACHMENT INFORMATION
NONE NOTED

I / WE HAVE RECEIVED A COPY OF THIS SURVEY
AND FIND THE CONDITIONS ACCEPTABLE.

BUYER / OWNER

BUYER / OWNER

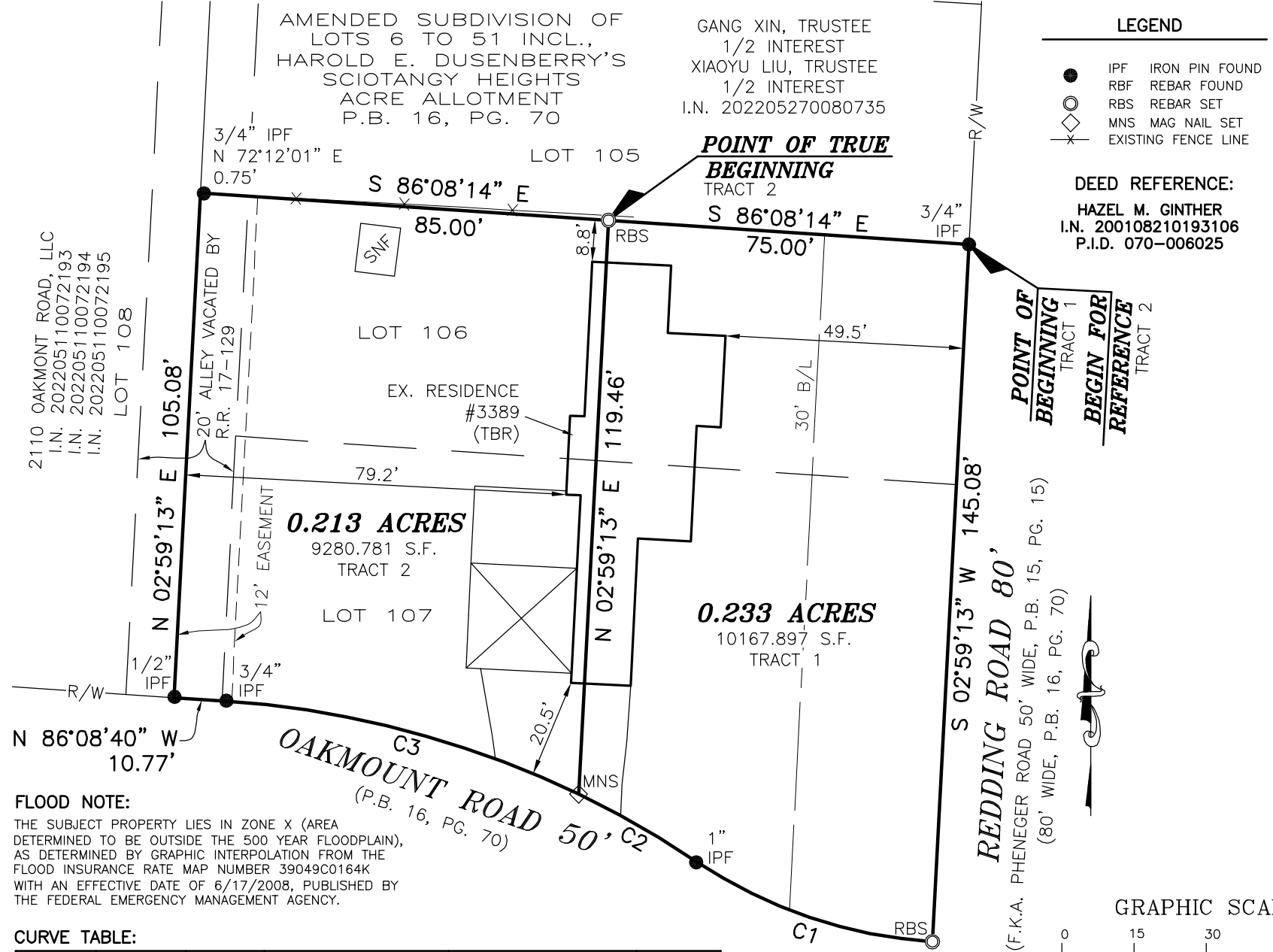
We hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

By



DRAWN BY: DJH



SURVEY OF
0.213 ACRES & 0.233 ACRES
LYING IN
LOT 106 & 107
AMENDED SUBDIVISION OF
LOTS 6 TO 51 INCL.,
HAROLD E. DUSENBERRY'S
SCIOTANGY HEIGHTS ACRE ALLOTMENT
PLAT BOOK 16, PAGE 70
HAROLD E. DUSENBERRY'S
PART OF A 20 FEET WIDE ALLEY
VACATED BY ROAD RECORD 17-129
CITY OF UPPER ARLINGTON,
COUNTY OF FRANKLIN
STATE OF OHIO

BASIS OF BEARINGS:
THE BEARINGS ARE BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID
BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS
REFERENCED TO SAID COORDINATE SYSTEM BY GPS
OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN
THE OHIO DEPARTMENT OF TRANSPORTATION
REAL-TIME-NETWORK. THE PORTION OF THE WESTERLY LINE
OF REDDING ROAD, HAVING A BEARING OF S 02°59'13" W
AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED
THE "BASIS OF BEARING" FOR THIS PLAT.

NOTE:
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT
MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY
UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL
REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP
STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN
ON THE GROUND SURVEY IN SEPTEMBER OF 2023 MADE UNDER MY
SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND
DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY
KNOWLEDGE.

PRELIMINARY

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE

LANDMARK
LAND SURVEYORS

690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

DATE: 9/20/23 FILE NO. SLF23-JB189-MISC



Chris Knapton <chris@moment-development.com>

Re: 3389 Redding Road

1 message

Chris Knapton <chris@moment-development.com>

Tue, Oct 10, 2023 at 7:52 AM

To: Dave Heagren <david.heagren@landmarksurvey.com>

Cc: Patricia Ann Rex <patricia.a.rex@landmarksurvey.com>, "Scott Grundei, P.S." <scott.grundei@landmarksurvey.com>

Thank you for the update Dave. Have a great day!
Thank you,

Chris Knapton | Director of Development
e: Chris@Moment-Development.com
p: 614.832.4081
www.Moment-Development.com

On Tue, Oct 10, 2023 at 7:47 AM Dave Heagren <david.heagren@landmarksurvey.com> wrote:

Chris,

We sent the survey to county for review. Their review process takes anywhere from 5 to 10 business days, depending on how busy they are. We will let you know as soon as we get preapproval back.

Thank you,

Dave Heagren

Survey Technician

Landmark Survey Group



d: 614-987-8652 | t: 614-485-9000

david.heagren@landmarksurvey.com

www.landmarksurvey.com

From: Chris Knapton <chris@moment-development.com>**Sent:** Tuesday, October 10, 2023 6:48 AM**To:** Scott Grundei, P.S. <scott.grundei@landmarksurvey.com>**Cc:** Dave Heagren <david.heagren@landmarksurvey.com>; Patricia Ann Rex <patricia.a.rex@landmarksurvey.com>**Subject:** Re: 3389 Redding Road

**DESCRIPTION OF 0.233 ACRES
TRACT 1
LYING NORTH OF OAKMOUNT ROAD
AND WEST OF REDDING ROAD**

Situated in the State of Ohio, County of Franklin, City of Upper Arlington, being part of lots 106 and 107 of the Amended Subdivision of lots 6 to 51 inclusive, Harold E. Dusenberry's Sciota Heights Acre Allotment, as shown and delineated in Plat Book 16, Page 70, and being conveyed to Hazel M. Ginther, by deed of record in Instrument Number 200108210193106, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning, at a 3/4 inch iron pin found, at the northeasterly corner of said lot 106, the southeasterly corner of lot 105 of said Amended Subdivision of lots 6 to 51 inclusive, Harold E. Dusenberry's Sciota Heights Acre Allotment, and on the westerly line of Redding Road (F.K.A. Pheneger Road, 50 feet wide, P.B. 15, Pg. 15, 80 feet wide, P.B. 16, Pg. 70);

Thence South 02°59'13" West, a distance of 145.08 feet, along the easterly line of said lots 106 and 107, and the westerly line of said Redding Road, to a rebar set, at the southeasterly corner of said lot 107, at the northwesterly intersection of said Redding Road and Oakmount Road (50 feet wide, P.B. 16, Pg. 70);

Thence with the following two (2) courses and distances, along the southerly line of said lot 107, and the northerly line of said Oakmount Road:

- 1) With the arc of a curve to the right, having a radius of 99.81 feet, an arc length of 52.25 feet, a central angle of 29°59'43", a chord which bears North 71°17'27" West, and a chord distance of 51.66 feet, to a 1 inch iron pin found at a point of reverse curve;
- 2) With a reverse curve to the left, having a radius of 199.81 feet, an arc length of 28.33 feet, a central angle of 08°07'29", a chord which bears North 60°12'24" West, and a chord distance of 28.31 feet, to a MAG nail set;

Thence North 02°59'13" East, a distance of 119.46 feet, across said lots 106 and 107, to a rebar set, on the line common to said lots 105 and 106;

Thence South 86°08'14" East, a distance of 75.00 feet, along the line common to said lots 105 and 106, to the **Point of Beginning**, containing 0.233 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS). Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the westerly line of Redding Road, having a bearing of South 02°59'13" West and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in September of 2023.



LANDMARK SURVEY GROUP, INC.

Scott D. Grundei 10/11/23
Scott D. Grundei, P.S. Date
Registered Surveyor No. 8047

**DESCRIPTION OF 0.213 ACRES
TRACT 2
LYING NORTH OF OAKMOUNT ROAD
AND WEST OF REDDING ROAD**

Situated in the State of Ohio, County of Franklin, City of Upper Arlington, being part of lots 106 and 107 of the Amended Subdivision of lots 6 to 51 inclusive, Harold E. Dusenberry's Sciotaly Heights Acre Allotment, as shown and delineated in Plat Book 16, Page 70, and part of a 20 feet wide alley vacated by Road Record 17-129, and being conveyed to Hazel M. Ginther, by deed of record in Instrument Number 200108210193106, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference, at a 3/4 inch iron pin found, at the northeasterly corner of said lot 106, the southeasterly corner of lot 105 of said Amended Subdivision of lots 6 to 51 inclusive, Harold E. Dusenberry's Sciotaly Heights Acre Allotment, and on the westerly line of Redding Road (F.K.A. Pheneger Road, 50 feet wide, P.B. 15, Pg. 15, 80 feet wide, P.B. 16, Pg. 70);

Thence North 86°08'14" West, a distance of 75.00 feet, along the line common to said lots 105 and 106, to a rebar set, and the **Point of True Beginning**;

Thence South 02°59'13" West, a distance of 119.46 feet, across said lots 106 and 107, to a MAG nail set, on the southerly line of said lot 107, and on the northerly line of Oakmount Road (50 feet wide, P.B. 16, Pg. 70);

Thence with the arc of a curve to the left, along the line common to said lot 107 and said Oakmount Road, having a radius of 199.81 feet, an arc length of 76.29 feet, a central angle of 21°52'31", a chord which bears North 75°12'24" West, and a chord distance of 75.82 feet, to a 3/4 inch iron pin found, at a point of tangency;

Thence North 86°08'40" West, a distance of 10.77 feet, along the line common to said lot 107 and said Oakmount Road, and the southerly line of said vacated 20 feet wide alley, to a 1/2 inch iron pin found, in the centerline of said vacated 20 feet wide alley, at the southwesterly corner of said Ginther tract and the southeasterly corner of a tract of land conveyed to 2110 Oakmount Road, LLC, by deed of record in Instrument Numbers 202205110072193, 202205110072194 and 202205110072195;

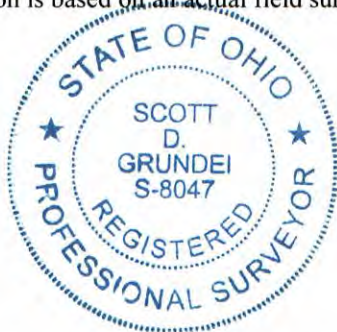
Thence North 02°59'13" East, a distance of 105.08 feet, along the line common to said Ginther and 2110 Oakmount Road, LLC tracts, and the centerline of said vacated 20 feet wide alley, to a rebar set, at the northerly common corner of said Ginther and 2110 Oakmount Road, LLC tracts, referenced by a 3/4 inch iron pin found North 72°12'01" East, a distance of 0.75 feet;

Thence South 86°08'14" East, a distance of 85.00 feet, across said vacated 20 feet wide alley, and along the line common to said lots 106 and 107, to the **Point of True Beginning**, containing 0.213 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS). Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the westerly line of Redding Road, having a bearing of South 02°59'13" West and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in September of 2023.



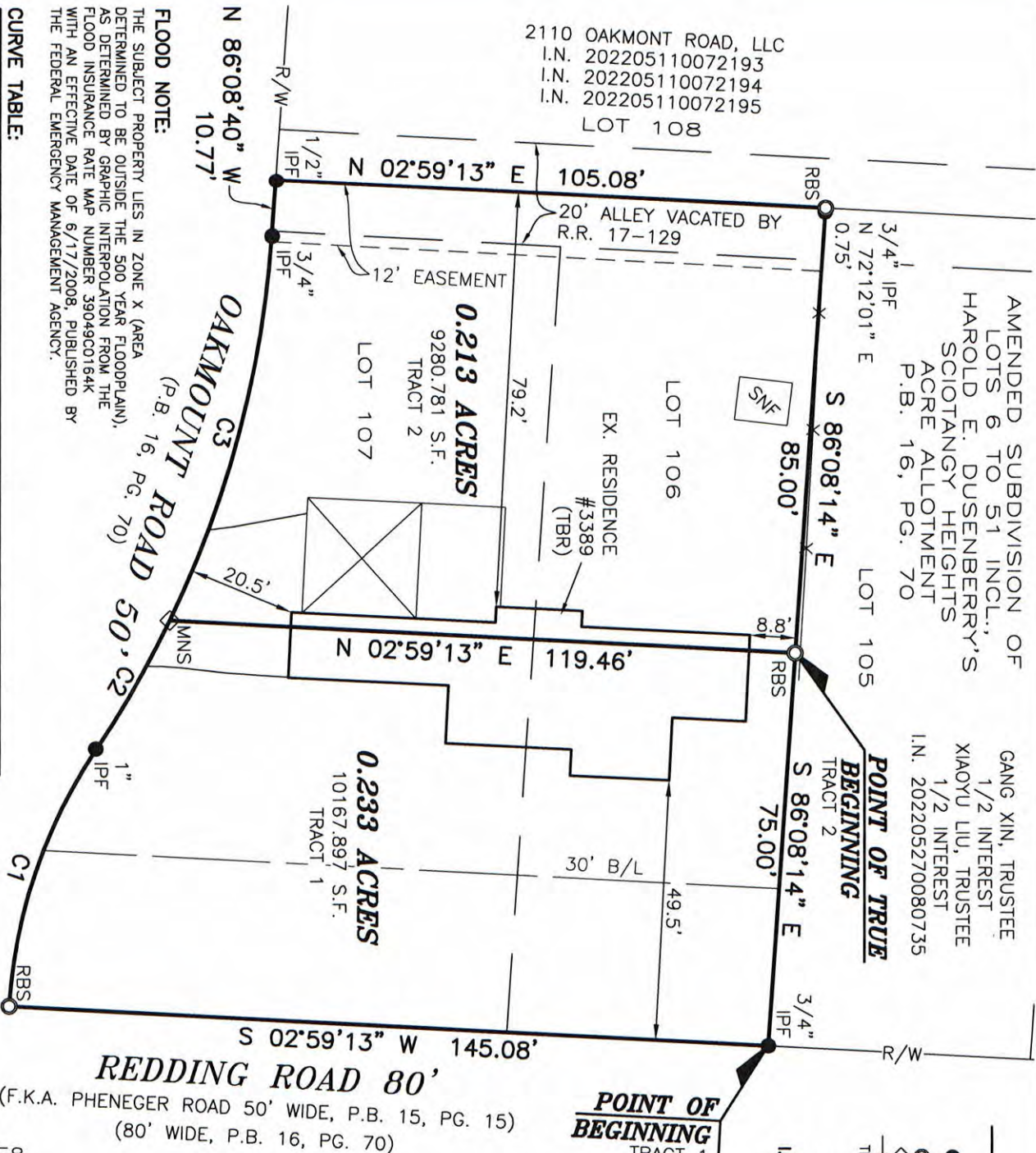
LANDMARK SURVEY GROUP, INC.

Scott D. Grundei 10/11/23
Scott D. Grundei, P.S. Date
Registered Surveyor No. 8047

CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD	BEARING	CHORD
C1	99.81'	52.25'	29°59'43"	N 71°17'27"	W	51.66'
C2	199.81'	28.33'	8°07'29"	N 60°12'24"	W	28.31'
C3	199.81'	76.29'	21°52'31"	N 75°12'24"	W	75.82'

CURVE TABLE:

FLOOD NOTE:
THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0164K WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



AMENDED SUBDIVISION OF
LOTS 6 TO 51 INCL.,
HAROLD E. DUSENBERRY'S
SCIOTANGY HEIGHTS
ACRE ALLOTMENT
P.B. 16, PG. 70

GANG XIN, TRUSTEE
1/2 INTEREST
XIAOYU LIU, TRUSTEE
1/2 INTEREST
I.N. 202205270080735

POINT OF BEGINNING
TRACT 1
BEGIN FOR REFERENCE
TRACT 2

DEED REFERENCE:
HAZEL M. GINTHER
I.N. 200108210193106
P.I.D. 070-006025

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- ◇ RBS REBAR SET
- ◇ MNS MAG NAIL SET
- ✱ EXISTING FENCE LINE TO BE REMOVED

SURVEY OF
0.213 ACRES & 0.233 ACRES
LYING IN

LOT 106 & 107
AMENDED SUBDIVISION OF
LOTS 6 TO 51 INCL.,
HAROLD E. DUSENBERRY'S
SCIOTANGY HEIGHTS ACRE ALLOTMENT
PLAT BOOK 16, PAGE 70
HAROLD E. DUSENBERRY'S
PART OF A 20 FEET WIDE ALLEY
VACATED BY ROAD RECORD 17-129
CITY OF UPPER ARLINGTON,
COUNTY OF FRANKLIN
STATE OF OHIO

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (GORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE WESTERLY LINE OF REDDING ROAD, HAVING A BEARING OF S 02°59'13" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN SEPTEMBER OF 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grunel
REGISTERED SURVEYOR NO. 8047
DATE 10/11/23

SCOTT D. GRUNDEL, P.S.
REGISTERED SURVEYOR NO. 8047



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



DATE: 9/20/23 FILE NO. SLF23-JB189-MISC

Revised: May 2023

Certification of Notice

Applicant Name: Moment Development

Location of property subject to BZAP request: 3389 Redding Rd

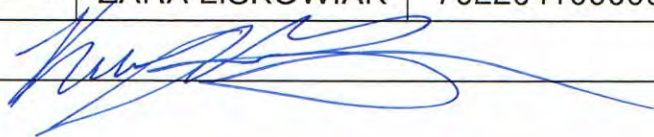
This application will be heard by the Board of Zoning and Planning on: November 15, 2023

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3417 REDDING RD UPPER ARLINGTON OH 43221	MCLAIN AND KELSEY THORESON	70220410000098363029	10/18/2023
3354 REDDING ROAD COLUMBUS OH 43221	MARY ELLEN AND CHARLES GRAMLY	70220410000098363128	10/18/2023
3361 SCIOTANGY DR COLUMBUS OH 43221	STEPHEN AND DIANIA YANEGA	70220410000098363067	10/18/2023
3361 REDDING RD COLUMBUS OH 43221	REDDING HOME LLC	70220410000098363050	10/18/2023
2134 OAKMONT RD COLUMBUS OH 43221	JAMES FRONK	70220410000098363043	10/18/2023
3409 REDDING ROAD COLUMBUS OH 43221	GANG XIN	70220410000098363081	10/18/2023
2286 YORKSHIRE RD COLUMBUS OH 43221	AKEEJE HOMES LLC	70220410000098363074	10/18/2023
3429 REDDING RD COLUMBUS OH 43221	GALINA DIMITROVA	70220410000098363111	10/18/2023
2134 WESLEYAN DR COLUMBUS OH 43221	EVAN AND TYLER NICHOLSON	70220410000098363098	10/18/2023
3343 REDDING RD COLUMBUS OH 43221-1357	JACK AND COLLEEN CULP	70220410000098363135	10/18/2023
3389 REDDING RD COLUMBUS OH 43221	HAZEL GINTHER	70220410000098362138	10/18/2023
2135 CRESTHILL DR COLUMBUS OH 43221-1223	ZARA LISKOWIAK	70220410000098363104	10/18/2023
Applicant Signature: 			Date: <u>10/18</u>

Revised: May 2023

Certification of Notice

Applicant Name: Moment Development

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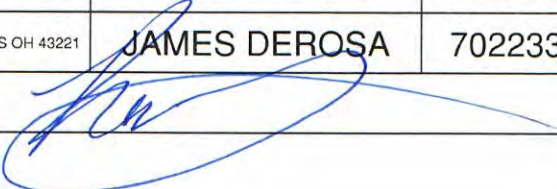
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3353 SCIOTANGY DR COLUMBUS OH 43221-1342	SUPRASANNA MISHRA	70220410000098362169	10/18/2023
3355 REDDING ROAD COLUMBUS OH 43221	BRIDGET OPPONG	70220410000098362152	10/18/2023
560 SYLVAN AVENUE SUITE 3070 ENGLEWOOD CLIFFS NJ 07632	KING BAILEY LLC	70223330000060034403	10/18/2023
2135 OAKMOUNT RD COLUMBUS OH 43221	MARVIN AND CHERYL HALL	70220410000098362176	10/18/2023
2100 CRESTHILL DR COLUMBUS OH 43221	MICHAEL TIMM AND SARAH CRAYCRAFT	702220410000098362145	10/18/2023
3402 REDDING RD COLUMBUS OH 43221	JAMES AND ALISON FEAMSTER	70223330000060034380	10/18/2023
3377 SCIOTANGY DR COLUMBUS OH 43221	ERIC SULLIVAN	70223330000060034373	10/18/2023
2122 WESLEYAN DR COLUMBUS OH 43221	SPENCER REECE AND CHELSEA WALLS	70223330000060034397	10/18/2023
3366 REDDING RD COLUMBUS OH 43221	PHILIP AND PATRICIA BUTTRESS	70223330000095928654	10/18/2023
2128 WESLYAN DR COLUMBUS OH 43221	JAMES BRUNKEN	70223330000095928647	10/18/2023
2121 OAKMOUNT RD UPPER ARLINGTON OH 43221	SARAH VENGAL AND VIJAY PANDYA	70223330000095928630	10/18/2023
7642 BLACKLICK ROAD PICKERINGTON OH 43147	LISA FRASURE	70200090000078802687	10/18/2023
2101 CRESTHILL DR COLUMBUS OH 43221	JAMES DEROSA	70223330000095927510	10/18/2023
Applicant Signature: 			Date: <u>10/18</u>

Revised: May 2023

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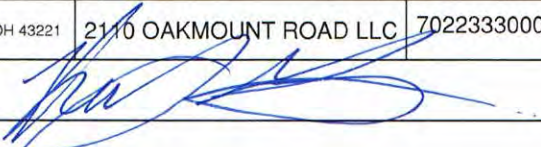
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2213 INCHCLIFF RDCOLUMBUS OH 43221	NAVARRO CONEJO	70223330000095936062	10/18/2023
0 REDDING RDCOLUMBUS OH 43221	COVENANT PRESBYTERIAN CHURCH	70223330000095936024	10/18/2023
3397 SCIOTANGY DRCOLUMBUS OH 43221-1342	NEIL RILEY AND ELIZABETH THIEN	70223330000095936079	10/18/2023
3445 REDDING RDCOLUMBUS OH 43221	GIANNA PANDOLFI DE RINALDIS	70200090000078802724	10/18/2023
3343 SCIOTANGY DRCOLUMBUS OH 43221-1342	EMILY AND MICHAEL GRAMLY	70200090000078802717	10/18/2023
3387 SCIOTANGY DRCOLUMBUS OH 43221	JOSHUA AND LYNSEY REARDON	70200090000078802700	10/18/2023
3349 REDDING RDUPPER ARLINGTON OH 43221	SUMEET AND AVNEET PATIL	70200090000078802694	10/18/2023
2101 OAKMOUNT RDCOLUMBUS OH 43221-1229	MIRA AND BHAGWAN SATIANI	70223330000095936000	10/18/2023
2120 OAKMOUNT RDUPPER ARLINGTON 43221	LAUREN SPURNEY	70223330000095936031	10/18/2023
3440 REDDING RDUPPER ARLINGTON OH 43221	LUKE SONDEJ	70223330000095936048	10/18/2023
3403 SCIOTANGY DRCOLUMBUS OH 43221	KATHERINE PAPP	70223330000095936055	10/18/2023
3413 SCIOTANGY DRCOLUMBUS OH 43221	MATTHEW STONE AND SHANNON YAROSZ	70220410000098363012	10/18/2023
2007 LANGHAM RDCOLUMBUS OH 43221	2110 OAKMOUNT ROAD LLC	70223330000095936017	10/18/2023
Applicant Signature: 			Date: <u>10/18</u>

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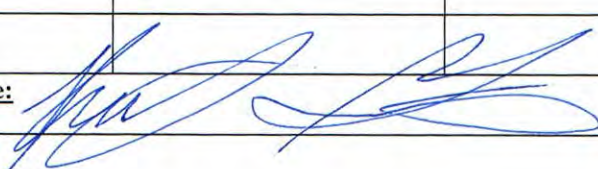
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3388 REDDING RDCOLUMBUS OH 43221	LOWELL AND DENISE TOMS	70223330000095936086	10/18/2023
3424 REDDING RDCOLUMBUS OH 43221	GALINA DIMITROVA	70223330000095935997	10/18/2023
Applicant Signature:			Date: <u>10/18</u>

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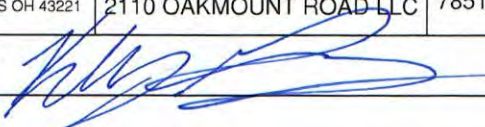
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2213 INCHCLIFF RDCOLUMBUS OH 43221	NAVARRO CONEJO	785174655245	10/17
0 REDDING RDCOLUMBUS OH 43221	COVENANT PRESBYTERIAN CHURCH	785174793786	10/17
3397 SCIOTANGY DRCOLUMBUS OH 43221-1342	NEIL RILEY AND ELIZABETH THIEN	785174902949	10/17
3445 REDDING RDCOLUMBUS OH 43221	GIANNA PANDOLFI DE RINALDIS	785175005696	10/17
3343 SCIOTANGY DRCOLUMBUS OH 43221-1342	EMILY AND MICHAEL GRAMLY	78517549360	10/17
3387 SCIOTANGY DRCOLUMBUS OH 43221	JOSHUA AND LYNSEY REARDON	785175349167	10/17
3349 REDDING RDUPPER ARLINGTON OH 43221	SUMEET AND AVNEET PATIL	785175438416	10/17
2101 OAKMOUNT RDCOLUMBUS OH 43221-1229	MIRA AND BHAGWAN SATIANI	785175558605	10/17
2120 OAKMOUNT RDUPPER ARLINGTON 43221	LAUREN SPURNEY	785173420591	10/17
3440 REDDING RDUPPER ARLINGTON OH 43221	LUKE SONDEJ	785173540410	10/17
3403 SCIOTANGY DRCOLUMBUS OH 43221	KATHERINE PAPP	785173683363	10/17
3413 SCIOTANGY DRCOLUMBUS OH 43221	MATTHEW STONE AND SHANNON YAROSZ	785173904522	10/17
2007 LANGHAM RDCOLUMBUS OH 43221	2110 OAKMOUNT ROAD LLC	785174409170	10/17
Applicant Signature: 			Date: 10/17

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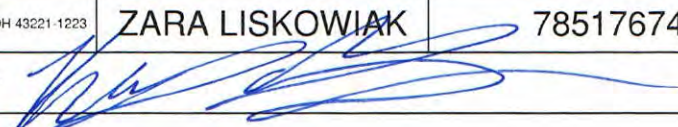
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3417 REDDING RD UPPER ARLINGTON OH 43221	MCLAIN AND KELSEY THORESON	785177516439	10/17
3354 REDDING ROAD COLUMBUS OH 43221	MARY ELLEN AND CHARLES GRAMLY	785175831412	10/17
3361 SCIOTANGY DR COLUMBUS OH 43221	STEPHEN AND DIANIA YANEGA	785175930441	10/17
3361 REDDING RD COLUMBUS OH 43221	REDDING HOME LLC	785176037724	10/17
2134 OAKMONT RD COLUMBUS OH 43221	JAMES FRONK	78517622231	10/17
3409 REDDING ROAD COLUMBUS OH 43221	GANG XIN	785176201946	10/17
2286 YORKSHIRE RD COLUMBUS OH 43221	AKEEJE HOMES LLC	78517630151	10/17
3429 REDDING RD COLUMBUS OH 43221	GALINA DIMITROVA	785176431120	10/17
2134 WESLEYAN DR COLUMBUS OH 43221	EVAN AND TYLER NICHOLSON	785176552121	10/17
3343 REDDING RD COLUMBUS OH 43221-1357	JACK AND COLLEEN CULP	785176622614	10/17
3389 REDDING RD COLUMBUS OH 43221	HAZEL GINTHER	785176678834	10/17
2135 CRESTHILL DR COLUMBUS OH 43221-1223	ZARA LISKOWIAK	785176747323	10/17
Applicant Signature: 			Date: 10/17

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3355 REDDING ROAD COLUMBUS OH 43221	BRIDGET OPPONG	785176893314	10/17
560 SYLVAN AVENUE SUITE 3070 ENGLEWOOD CLIFFS NJ 07632	KING BAILEY LLC	785176983430	10/17
2135 OAKMOUNT RD COLUMBUS OH 43221	MARVIN AND CHERYL HALL	785177026150	10/17
2100 CRESTHILL DR COLUMBUS OH 43221	MICHAEL TIMM AND SARAH CRAYCRAFT	785177133670	10/17
3402 REDDING RD COLUMBUS OH 43221	JAMES AND ALISON FEAMSTER	785177210215	10/17
3377 SCIOTANGY DR COLUMBUS OH 43221	ERIC SULLIVAN	785177282626	10/17
2122 WESLEYAN DR COLUMBUS OH 43221	SPENCER REECE AND CHELSEA WALLS	785177357385	10/17
3366 REDDING RD COLUMBUS OH 43221	PHILIP AND PATRICIA BUTTRESS	785177429414	10/17
2128 WESLYAN DR COLUMBUS OH 43221	JAMES BRUNKEN	785174018314	10/17
2121 OAKMOUNT RD UPPER ARLINGTON OH 43221	SARAH VENGAL AND VIJAY PANDYA	785174127907	10/17
7642 BLACKLICK ROAD PICKERINGTON OH 43147	LISA FRASURE	785174269273	10/17
2101 CRESTHILL DR COLUMBUS OH 43221	JAMES DEROSA	785174506439	10/17
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3424 REDDING RDCOLUMBUS OH 43221	GALINA DIMITROVA	785173144465	10/17
Applicant Signature: 			Date: 10/17

Hazel M. Ginther
[Your Address]
[City, State, ZIP Code]
[Email Address]
[Phone Number]

Moment Development
55 Caren Avenue Suite 360
Worthington Ohio 43085

RE: Authorization for Lot Split at 3389 Redding Road, Upper Arlington, Ohio 43221, Parcel #070-006025

October 12, 2023

To Whom it May Concern,

I, Hazel M. Ginther, the homeowner of the property situated at 3389 Redding Road, Upper Arlington, Ohio 43221, hereby grant Moment Development the authority to act on my behalf in the process of completing a lot split for the above-mentioned property, identified by Parcel #070-006025. I have the utmost confidence in this company's capabilities and professionalism in handling such matters and believe you are well-equipped to manage this process efficiently.

By providing this authorization, I empower Moment Development to undertake the following responsibilities:

1. Initiating and overseeing the lot split process.
2. Coordinating with the relevant authorities, agencies, and professionals to ensure compliance with all local zoning and subdivision regulations.
3. Acquiring any essential permits and approvals.
4. Ensuring the timely and accurate execution of the lot split.
5. Managing all administrative tasks, documentation, and fees associated with the lot split process.

I also commit to cooperating fully with Moment Development by providing any necessary information or documents required to facilitate the completion of this project.

I grant Moment Development the authority to make binding decisions on my behalf throughout this process and acknowledge that I am legally bound by those decisions.

This authorization is effective until the successful completion of the lot split. I will be available to promptly address any inquiries or provide additional information as needed during the process.

Please feel free to reach out to me at [Your Email Address] or [Your Phone Number] should you have any questions or require further information.

I appreciate your dedication to this project and eagerly anticipate a successful lot split process under your supervision.

Sincerely,

Hazel M. Ginther



Address: 7166 N HIGH ST
WORTHINGTON
OH 43085

Location: OSUKC
Device ID: -BTC02
Transaction: 940378510502

FedEx Express Saver

Tracking Number:
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Declared Value 100
Recipient Address:
emily and micheal Framly
3343 SCIOTANGY DR
COLUMBUS, OH 43221-1342
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:
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Package Information:
FedEx Envelope

FedEx Express Saver

Tracking Number:
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Declared Value 100
Recipient Address:
joashua And Lynsay Reardon
3387 SCIOTANGY DR
COLUMBUS, OH 43221-1342
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:
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Sumeet And avneet Patil
3349 REDDING RD
COLUMBUS, OH 43221-1357
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:
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FedEx Express Saver

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2101 OAKMOUNT RD
COLUMBUS, OH 43221-1229
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:
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Declared Value 100
Recipient Address:
Julie May Jones
2116 WESLEYAN DR
Upper Arlington, OH 43221
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:
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Tracking Number:

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Declared Value 100

Recipient Address:

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3354 REDDING RD
COLUMBUS, OH 43221-1358
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

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Declared Value 100

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Stephen and Diana Yanega
3361 SCIOTANGY DR
COLUMBUS, OH 43221-1342
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

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Package Information:

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FedEx Express Saver

Tracking Number:

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Declared Value 100

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Redding Home LLC
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COLUMBUS, OH 43221-1357
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

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Declared Value 100

Recipient Address:

James Fronk
2134 OAKMOUNT RD
COLUMBUS, OH 43221-1230
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

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Declared Value 100

Recipient Address:

Gang Xin
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COLUMBUS, OH 43221-1359
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

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FedEx Express Saver

Tracking Number:

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Declared Value 100

Recipient Address:

Akeeje homes LLc
2286 YORKSHIRE RD
COLUMBUS, OH 43221-3762
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

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Declared Value 100

Recipient Address:

Galina DimiTrova
3429 Redding rd
Columbus, OH 43221
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

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Package Information:

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FedEx Express Saver

Tracking Number:

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Declared Value 100

Recipient Address:

Hazel Ginther
3389 Redding Rd
Columbus, OH 43221
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Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:

785176552121 0.5 lb (M) 11.10

Declared Value 100

Recipient Address:

Evan & Tyler Nicholson
2134 WESLEYAN DR
COLUMBUS, OH 43221-1830
0000000000

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:

785176747323 0.5 lb (M) 11.10

Declared Value 100

Recipient Address:

Zara Lisowaik
2135 CRESTHILL DR
COLUMBUS, OH 43221-1223
0000000000

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:

785176622614 0.5 lb (M) 11.10

Declared Value 100

Recipient Address:

Jack & Collen Culp
3343 Redding Rd
Columbus, OH 43221
0000000000

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:

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Declared Value 100

Recipient Address:

Suprasanna Mishra
3353 SCIOTANGY DR
COLUMBUS, OH 43221-1342
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Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:
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Declared Value 100
Recipient Address:
Michael Timm & Sarah Craycraft
2100 CRESTHILL DR
COLUMBUS, OH 43221-1224
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Scheduled Delivery Date 10/20/2023

Pricing option:
ONE RATE

Package Information:
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FedEx Express Saver

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Declared Value 100
Recipient Address:
James & Alison Feamster
3402 Redding Rd
Columbus, OH 43211
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Scheduled Delivery Date 10/20/2023

Pricing option:
ONE RATE

Package Information:
FedEx Envelope

FedEx Express Saver

Tracking Number:
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Declared Value 100
Recipient Address:
Eric Sullivan
3377 SCIOTANGY DR
COLUMBUS, OH 43221-1342
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Scheduled Delivery Date 10/20/2023

Pricing option:
ONE RATE

Package Information:
FedEx Envelope

FedEx Express Saver

Tracking Number:
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Declared Value 100
Recipient Address:
Bridget Oppong
3355 Redding Road
Columbus, OH 43221
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Scheduled Delivery Date 10/20/2023

Pricing option:
ONE RATE

Package Information:
FedEx Envelope

FedEx Express Saver

Tracking Number:
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Declared Value 100
Recipient Address:
King Bailey LLC
560 Sylvan Ave
Suite 3070
Englewood Cliffs, NJ 07632
0000000000

Scheduled Delivery Date 10/20/2023

Pricing option:
ONE RATE

Package Information:
FedEx Envelope

FedEx Express Saver

Tracking Number:
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Declared Value 100
Recipient Address:
Marvin And Cheryl Hall
2135 OAKMOUNT RD
COLUMBUS, OH 43221-1229
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Scheduled Delivery Date 10/20/2023

Pricing option:
ONE RATE

Package Information:
FedEx Envelope

FedEx Express Saver

Tracking Number:

785177357385 0.50 lb (M) 11.10

Declared Value 100

Recipient Address:

Spencer Reece & Chelsea Wales

2122 Wesleyan Dr

Columbus, OH 43221

0000000000

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:

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Declared Value 100

Recipient Address:

Philip And Patricia Buttress

3366 Redding Rd

Columbus, OH 43221

0000000000

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:

785177516439 0.50 lb (M) 11.10

Declared Value 100

Recipient Address:

McLain and Kelsey Thoreson

3417 REDDING RD

COLUMBUS, OH 43221-1359

0000000000

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

Shipment subtotal: \$289.35

Total Due: \$289.35

FedEx SENDER Account

*****7560

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Declared Value 100
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lauren spurney
2120 OAKMOUNT RD
COLUMBUS, OH 43221-1230
6147058858

Scheduled Delivery Date 10/20/2023

Pricing option:
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Package Information:
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Luke Sondej
3440 Redding rd
Upper Arlington, OH 43221
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:
ONE RATE

Package Information:
FedEx Envelope

FedEx Express Saver
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Declared Value 100
Recipient Address:
Katherine Papp
3403 SCIOTANGY DR
COLUMBUS, OH 43221-1342
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:
ONE RATE

Package Information:
FedEx Envelope



FedEx OfficeSM

Address: 7166 N HIGH ST
WORTHINGTON
OH 43085
Location: OSUKC
Device ID: -BTC02
Transaction: 940378505080

FedEx Express Saver
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Declared Value 1
Recipient Address:
galina dimitrova
3424 REDDING RD
COLUMBUS, OH 43221-1360
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:
ONE RATE

Package Information:
FedEx Envelope

FedEx Express Saver
Tracking Number: 785173310900 0.05 lb (S) 11.10
Declared Value 100
Recipient Address:
Lowell and Denise Toms
3388 REDDING RD
COLUMBUS, OH 43221-1360
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:
ONE RATE

Package Information:
FedEx Envelope

FedEx Express Saver

Tracking Number:

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Declared Value 100

Recipient Address:

Lisa Frasure

7642 BLACKLICK EASTERN RD

PICKERINGTON, OH 43147-9488

6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:

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Declared Value 100

Recipient Address:

2110 Oakmount road LLC

2007 LANGHAM RD

COLUMBUS, OH 43221-1913

6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:

785174506439 1 lb (S) 11.10

Declared Value 100

Recipient Address:

James Derosa

2101 CRESTHILL DR

COLUMBUS, OH 43221-1223

6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:

785173904522 0.05 lb (S) 11.10

Declared Value 100

Recipient Address:

Matthew Stone & SHannon Yarosz

3413 SCIOTANGY DR

COLUMBUS, OH 43221-1342

6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:

785174018314 1 lb (S) 11.10

Declared Value 100

Recipient Address:

James Brunken

2128 WESLEYAN DR

COLUMBUS, OH 43221-1830

6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:

785174127907 0.05 lb (S) 11.10

Declared Value 100

Recipient Address:

sarah Vengal & Vijay Pandya

2121 OAKMOUNT RD

COLUMBUS, OH 43221-1229

6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:

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Declared Value 100

Recipient Address:

Navarro Conejo
2213 INCHCLIFF RD
COLUMBUS, OH 43221-2715
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:

785175005696 1 lb (S) 11.10

Declared Value 100

Recipient Address:

gianna Pandolfi de rinaldis
3445 REDDING RD
COLUMBUS, OH 43221-1361
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

Shipment subtotal: \$166.50

Total Due: \$166.50

FedEx SENDER Account

*****7560

M = Weight entered manually

S = Weight read from scale

T = Taxable item

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FedEx Express Saver

Tracking Number:

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Declared Value 100

Recipient Address:

Covenant Presbyterian Church
0 Redding rd
Columbus, OH 43221
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

FedEx Envelope

FedEx Express Saver

Tracking Number:

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Declared Value 100

Recipient Address:

neil Riley and Elizabeth thein
3397 SCIOTANGY DR
COLUMBUS, OH 43221-1342
6147068858

Scheduled Delivery Date 10/20/2023

Pricing option:

ONE RATE

Package Information:

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July 25, 2023

Subject: Narrative for Work Session request

Parcel ID No.:
070-006025

To Whom It May Concern:

We are requesting a review of a proposed lot split for the property at 3389 Redding Road, Columbus, Oh 43221. The existing lot is .438 acres with a 1,692 sf single-family residence. We are proposing to split the lot with a new property line that would run perpendicular to Oakmount Road, as illustrated in the submitted site plan. This would create a lot to the east with a total lot size of 10,103 sf and a lot to the west with a total lot size of 9,113 sf.

Along with the proposed site plan, we have submitted a concept board illustrating the aesthetic for the proposed speculative housing that would be built on the new sites.

Sincerely,
MIDLAND ARCHITECTURE, LLC



Greg Dutton
Principal

PROPOSED LOT SPLIT



LOT COVERAGE - EAST	
LOT SIZE	10,103 SF
BUILDABLE AREA	3,458 SF
ALLOWABLE BUILDING COVERAGE (29%)	2,929 SF
ALLOWABLE LOT DEVELOPMENT (50%)	5,051 SF
ALLOWABLE FRONTYARD DEVELOPMENT (25%)	1,076 SF
LOT COVERAGE - WEST	
LOT SIZE	9,113 SF
BUILDABLE AREA	2,365 SF
ALLOWABLE BUILDING COVERAGE (29%)	2,642 SF
ALLOWABLE LOT DEVELOPMENT (50%)	4,556 SF
ALLOWABLE FRONTYARD DEVELOPMENT (25%)	863 SF



To: Board of Zoning and Planning/City of Upper Arlington

Date: 8 November 2023

Subject: Request for Denial of Application 23-4680 for Minor Subdivision and Variance/3389 Redding Road

From: Residents of Oakmount Road and Sciotangy Heights Neighborhood

This letter requests denial of the pending application for approval of a minor subdivision (lot split) and issuance of a variance to the minor subdivision standards of approval for the property located at 3389 Redding Road in Upper Arlington. Below are specific concerns that argue against approval.

1) The proposed subdivision of 3389 Redding Road, a corner lot, does not comply with new requirements for minimum neighborhood lot size or minimum street frontage according to Ordinance 28-2023 (Sections 4.05 (P)(1)(b) and 7.17(B)) which was enacted on 28 August 2023 and took effect at the end of September 2023. Application 23-4680 was submitted October 10, 2023, so this application falls under the new requirements.

Not only would the new lots resulting from the split be non-compliant, they would be significantly so according to measurements provided by the staff of the Community Development Department on 2 August 2023 during an informal review/work session related to the potential application.

Lot Size: The proposed new eastern lot would comprise 10,103 square feet, significantly below the existing 16,655 square foot median lot size on Oakmount. The western lot would comprise 9,113 square feet – again, far below the 16,655 square foot median existing lot size for Oakmount.

Frontage: The proposed new eastern lot would have a 75 foot frontage, again significantly below the median frontage of 110 feet on Oakmount. The western lot would have 85 feet of frontage on Oakmont, again, significantly below the existing median size of 110 square feet for that road.

2) Since Ordinance 28-2023 was debated and agreed upon only a few months ago, it doesn't seem in keeping with the current desires of the community that a non-compliant subdivision/variance should be granted. What would such an approval say to the public about the City's intentions of complying with its new ordinance?

3) Should the board grant this variance it is likely to incentivize similar requests as other older homes in the neighborhood come up for tear down. Such new requests could cite a variance granted for 3389 Redding as precedent for further exceptions to the new ordinance.

4) If the board grants this variance but refuses similar future requests, legal complications could ensue with claims of favoritism with toward some variances as opposed to others. To avoid the appearance of favoritism, the Board might feel an obligation to grant all future requests for similar lot splits and variances, effectively nullifying community desires for minimum lot sizes and standards as expressed in the passing of Ordinance 28-2023.

The writers of this letter request that the Board of Zoning and Planning require adherence to the newly-codified neighborhood standards. Oakmount Road residents would not like to see future construction on re-drawn lots next to their existing homes requiring that they look into the windows of their new neighbors or stare at the blank wall of a garage or privacy fence. This sort of cramped neighborhood has never been the standard in Sciotangy Heights and, based on Ordinance 28-2023, it does not appear to be the current intent of the community, the Board of Zoning and Planning, or the City of Upper Arlington to change this.

During recent renovations and rebuilds, the owners of properties along Oakmount Road adhered carefully to Upper Arlington's codes. They appreciated the existing Sciotangy Heights' ambiance and worked carefully with their builders to preserve the exterior look and siting of their properties. Their expectation was that when the owners of neighboring properties elected to make changes to their properties, they too would comply with Upper Arlington's neighborhood standards.

Thus, the signers of this letter and accompanying petition ask that the pending application be denied.

November 10, 2023

To: Upper Arlington Board of Zoning
From: Phil Buttress
Subject: 3389 Redding Rd. Zoning Variance

I recently received notification of the proposed variance request to split the lot located at 3389 Redding Rd. I have the following concerns and questions that I would like the Board to consider:

Since we bought our property at 3366 Redding Rd. in July of 2015, there have been 14 new houses built within a few hundred yards of our home (by my count). At least 4 of these are additional houses resulting from split lots. Continuing to increase the number of houses in this small area will undoubtedly put pressure on existing infrastructure, including sanitary sewers, storm sewers, roads, power, internet and water.

- More people in the same amount of space means increased usage of utilities such as water and electricity, which raises concerns about power outages and lower water pressure. It also raises concerns about sanitary sewer back-ups.
- Additional, bigger houses on smaller lots will result in more water runoff into the storm sewer system.
- More people will create more traffic and challenges getting into and out of my driveway.

What assurances are there that these concerns have been specifically addressed as part of your review? If storm water or sewage backs up into my basement, what recourse will I have?

In addition, we purchased our home in an established, residential neighborhood. We did not expect to be living in a perpetual construction zone. Each time a house is demolished and new construction takes place, we are forced to deal with muddy streets and sidewalks, dirty houses and cars, excessive noise, construction debris blowing around the neighborhood and non-stop heavy vehicle traffic (not to mention the constant beeping of these vehicles backing up). Existing residents should not have to put up with this so that a few developers can make more money.

The character of this neighborhood is being drastically changed by all this construction. Affordable houses on large lots are being replaced by overpriced "McMansions" on postage stamp sized lots. Is it the city's intent to allow the replacement of existing, usable, reasonably priced houses to continue unchecked until all the current residents are driven away to make room for more expensive houses? If so, then residents should be put on notice so that they don't continue to invest in maintenance and improvements to their property.

Obviously, I am opposed to this variance, and I hope the Board will take my concerns into account before rubber-stamping this request.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: November 15, 2023

Subject: 3220-3240 Tremont Road (DEV-06-23) - Review of a graphics plan for the senior housing building at Kingsdale, which includes The Coventry and Old Bag of Nails Pub.

Site Description/History

The subject site, 3220-3240 Tremont Road, is located along Tremont Road, within the Kingsdale Triangle, and includes a seven-story senior housing building (The Coventry) with a ground-floor restaurant (Old Bag of Nails Pub). The Coventry opened this past summer and Old Bag of Nails plans to open in the near future. It currently has an excess of temporary signs located across the property, which are prohibited, and will be corrected by the applicant.

In March 2021, the Board approved a three-building redevelopment plan for the former Macy's site at Kingsdale, which included: a senior housing building, an apartment building, and a future building (which became the community center). A condition of the approval was for a future graphics plan to be reviewed by the Board, which included signage that is subdued in nature with halo-lit signage and pedestrian-oriented blade signs. Main signage has already been installed for The Coventry due to its minimal size and location, and its opening timing. Staff was comfortable approving this signage as long as graphics for the rest of the development was reviewed by the Board.

Proposal

This application includes signage for The Coventry and Old Bag of Nails Pub. For The Coventry, it would affirm the two existing non-illuminated building-mounted signs, and allow for the installation of two free-standing directional signs. The free-standing signs are 7'-4" x 3'-0" and are attached to decorative 5'-3" tall posts. Both read "Luxury Senior Living" and would be located near the building's two main entrances. [Staff has requested that these signs be reduced in area to better blend with the streetscape. Revised plans are anticipated in advance of the meeting.] For Old Bag of Nails Pub, a total of three (3) building-mounted signs are proposed. Facing Tremont Road, a 20-square foot "Old Bag of Nails" sign with white letters is proposed on a raceway painted to match the building. Next to this sign is a six-square foot projecting sign that states "PUB" and has an opaque background. A second 20-square foot sign would be located above the main entrance. The two larger signs are internally illuminated channel letters on a raceway; the use of halo-lit letters, unfortunately, cannot work in this circumstance due to the floor system between the first and second floors. Signage for the community center will still be pending, but will likely not include any ground signage- the Board will review this in 2024.



Zoning Code Requirements

Article 6.06(D)(6) states: To avoid visual clutter and visual blight, to improve wayfinding, to decrease distraction for motorists and pedestrians, and to encourage economic development and placemaking as contemplated by the Master Plan in the City's Planned Mixed Use Districts (PMUDs), a comprehensive graphics plan shall be required for all projects located in a PMUD. This shall be reviewed by BZAP for signage types, locations, color scheme, sizes, illumination, compatibility with architecture, and establishment of unity of design for the development. In evaluating a Comprehensive Graphics Plan, this Section shall serve as a reference but the Comprehensive Graphics Plan may supersede this Section's requirements; provided, however, that any deviation from this Section's requirements in a Comprehensive Graphics Plan shall not impair the City's aesthetic objectives, traffic and pedestrian safety, or the City's other interests as noted in this Section. After adoption of a comprehensive graphics plan, all new individual signs shall be reviewed by the Community Development Department for conformance with such graphics plans. The Community Development Director shall determine whether minor amendments to graphics plans, other than those related to the specific types of signage permitted, shall require BZAP review.

Alternatives

Staff has questioned the need for the two free-standing signs for The Coventry, as the building already has two main entrance signs and could utilize code-compliant temporary signage. The applicant has stated that potential residents are unsure of what The Coventry is and the proposed signage would correct this. Staff has also requested that the size of these signs be reduced to better blend with the new streetscape and the building's design. Revised plans are anticipated in advance of the hearing. Staff is supportive of the signage proposed for Old Bag of Nails.

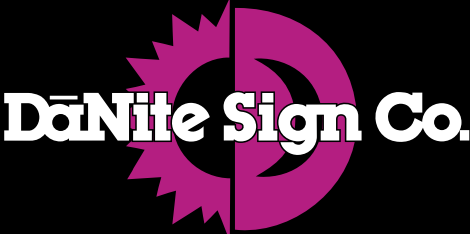
Requested Action and Findings

Staff has met with the applicant, visited the site and reviewed the application. The proposed plan, at least for Old Bag of Nails, generally follows the spirit and intent of the BZAP condition on signage from 2021. Halo-lit signage unfortunately cannot work here, but individually-mounted letters on a raceway will still offer a somewhat subdued look and feel. The existing signs for The Coventry are modest and subdued in nature. The applicant is working on a revised design for the free-standing signs that would better match the two building-mounted signs, the overall aesthetic of the building, and other free-standing signs found at Kingsdale. At this time, Staff is supportive of the signage for Old Bag of Nails and the existing signage at The Coventry, and is looking forward to reviewing the revisions made to The Coventry's free-standing signage.

Attachments

1. The Coventry signage
2. Old Bag of Nails Pub signage
3. Kingsdale approval 03.24.21





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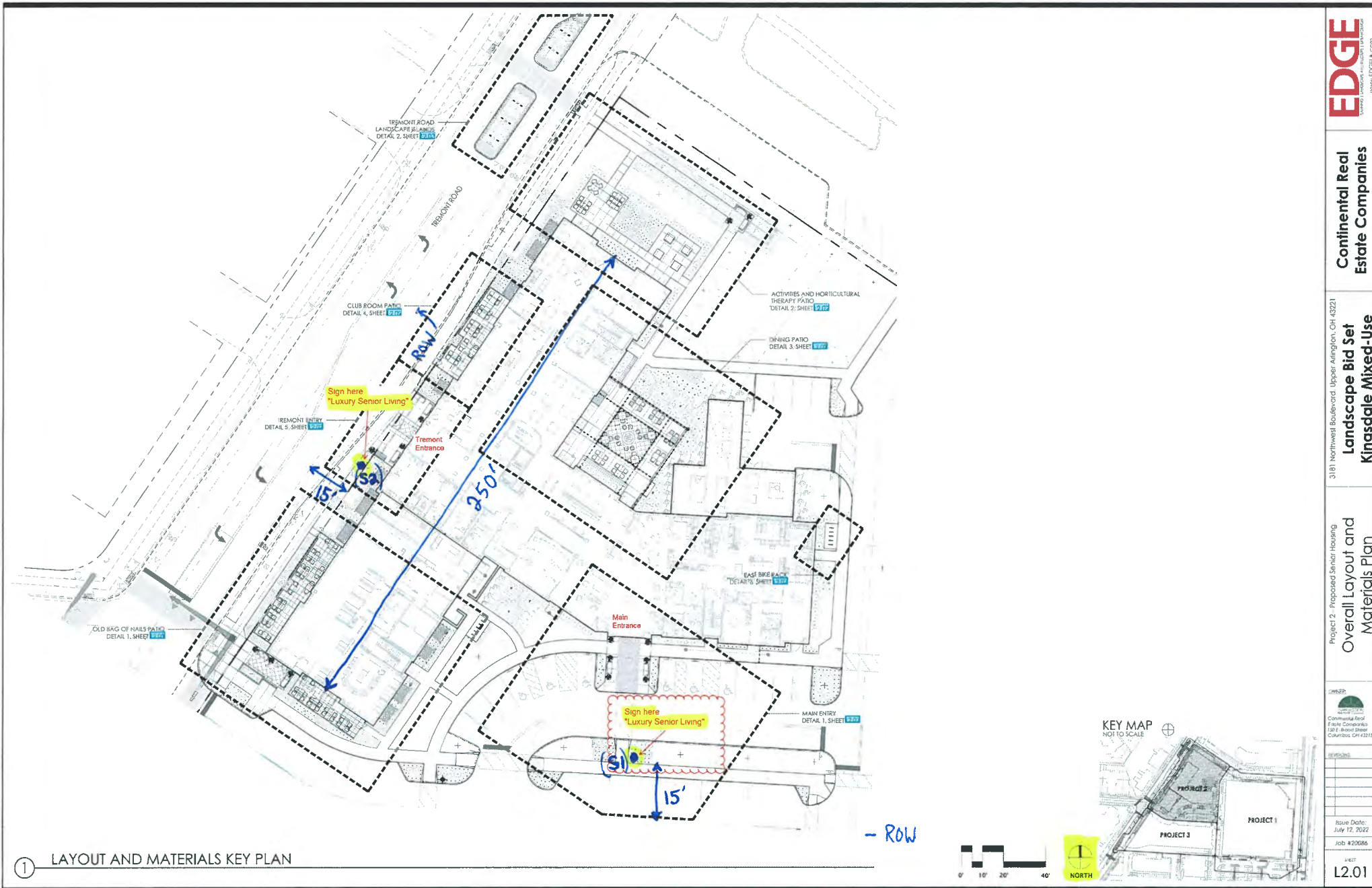
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CITY, STATE	UPPER ARLINGTON	
SIGN TYPE	D/F ROUTED HDU POST AND PANEL SIGN	
DATE	7/12/23	REV. DATE: 7/26/23
FILE NAME	THE BRISTOL.CDR	
DIRECTORY	BELLA> 2023> B	

SCALE AS NOTED SALE OH DESIGNER BY

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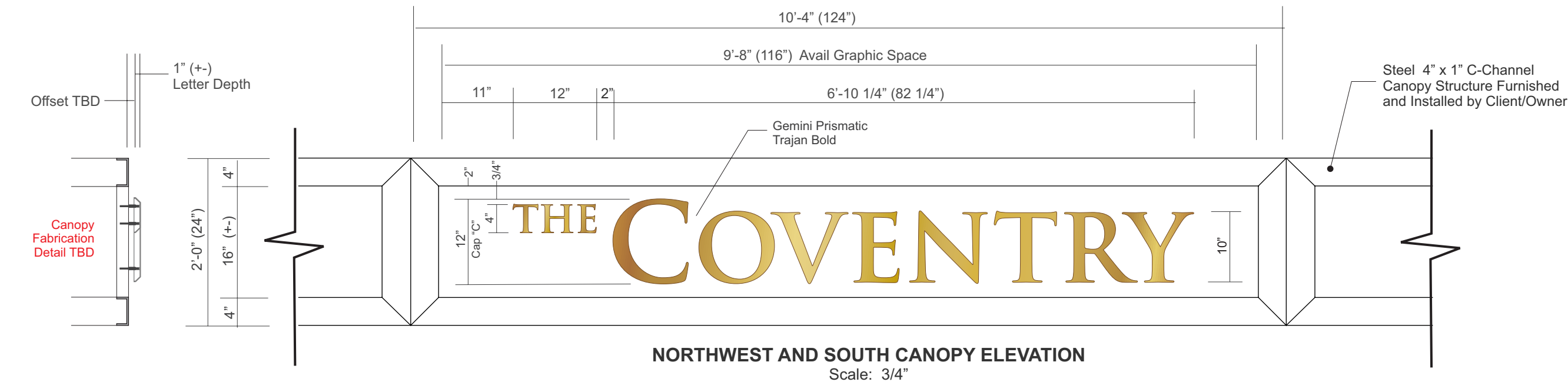


SITE PLAN (3240 Tremont Rd.)



• both signs at 15' setback

• building width is 250'



TRAJAN BOLD
PRISMATIC LETTER

ABCDEFGHIJKLMNOPQRSTUVWXYZ

Gemini Prismatic
Cast Aluminum Letters
Font: Trajan Bold
Size: 4" & 12", 10" Caps



INSTALLATION
BLIND THREADED STUDS

CAST PRISMATIC CAST ALUMINUM LETTERS WITH PAINTED FINISH

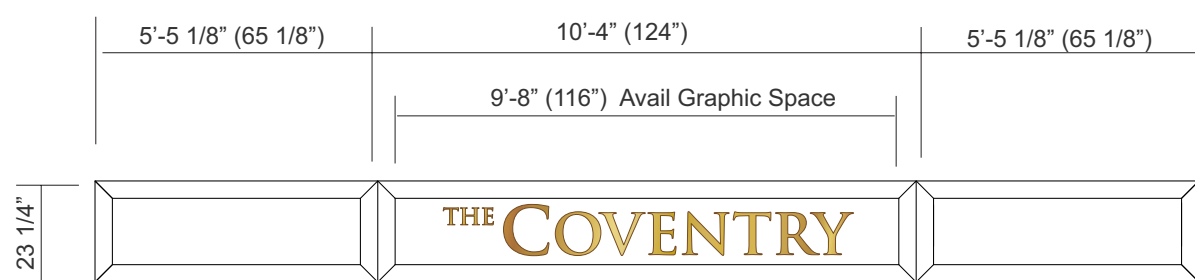
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- * Non-Illuminated
- * Font Style: Gemini Trajan Bold Prismatic
- * Text "THE" Letter Height: 4" Caps
- * Text "COVENTRY" Ltr Hgt: 12", 10"
- * Letter Return Depth: 1" (+-)
- * Letter Finish: Painted Brilliant Gold
- * Installation:
 - Blind Threaded Studs Out Letter Back (Extended Length Threaded Studs) (Minimum Four Studs per Letter)
 - PVC Sleeves Painted to Match Fascia SW # _____
 - Canopy Fascia & Construction Detail TBD

NOTE:

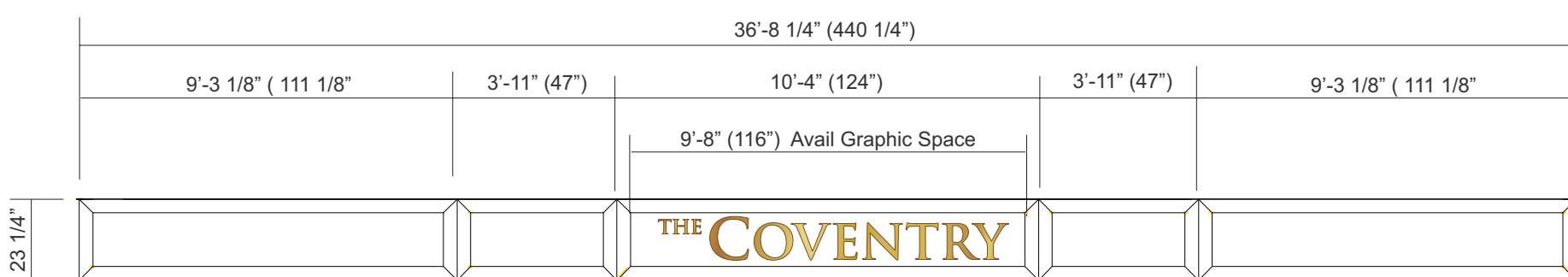
1. C-CHANNEL FRAMING TO BE CONSIDERED STRUCTURAL FOR C-CHANNEL FASCIA
2. ALL C-CHANNEL FRAMING TO BE 4"x1" ALUMINUM TUBE, SEE DETAIL 5
3. C-CHANNEL TO BE ATTACHED IN FIELD VIA 3/4" #12 TEK SCREWS FROM INSIDE FRAME, SEE DETAIL 9
4. (QTY 2) SIDE C-CHANNEL FRAME

THE MAXIMUM WEIGHT OF SIGN TO
BE 250 LBS.

VERIFY DIMENSIONS IN FIELD PRIOR
TO FABRICATION



SOUTH CANOPY ELEVATION



NORTHWEST CANOPY ELEVATION

CANOPY TEXT LAYOUTS

Coventry Senior Living
3240 Tremont Rd Cols OH 43221
Continental Real Estate
09/08/22 rev09/29/22 8:45



Project Layout
0 Approved
0 Approved as Noted

Approval Signature

U/L: 0 Yes 0 No
Install per NEC 600
- Grounding
- Bonding

Sdles: CR
Design: LK
Dwg: 222-0303

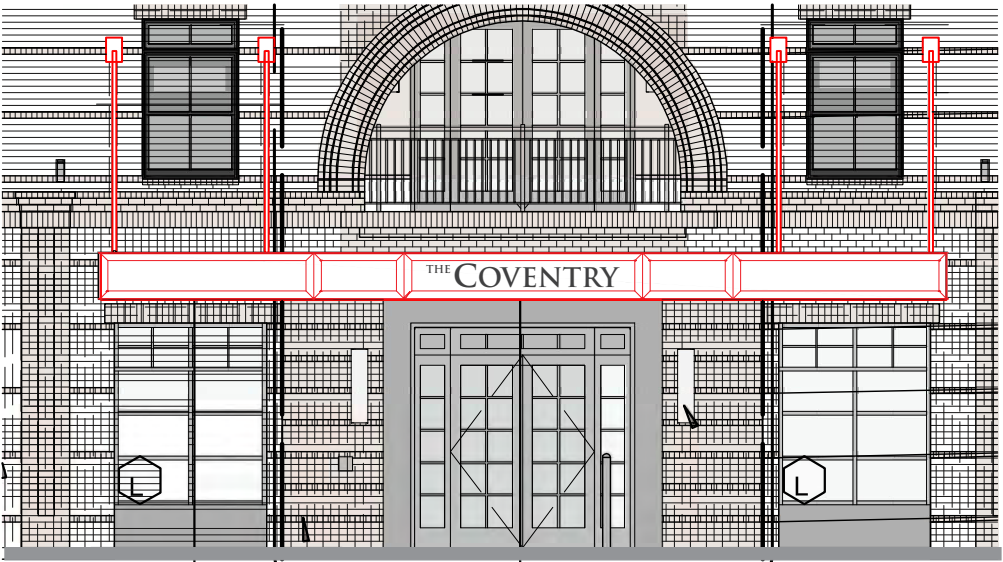
2

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NORTHWEST ELEVATION (HR-1)



NORTHWEST ELEVATION / Canopy HR-1

See Page #2

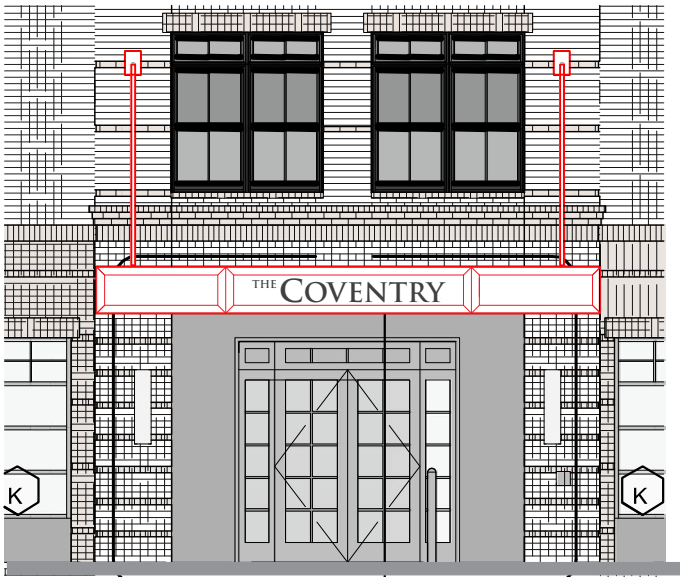
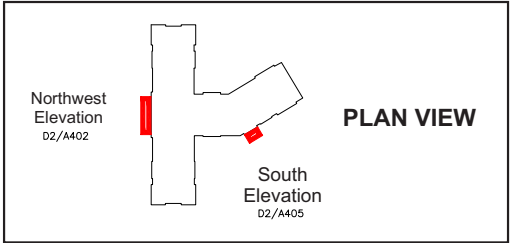


SOUTH ELEVATION (HR-2)

**CAST PRISMATIC ALUM LETTERS
WITH PAINTED FINISH**

- * Qty=(2)
- * Cast Alum Prismatic Letters, Painted Finish
re: The Coventry
- * Non-Illuminated
- * Font Style: Gemini Trajan Bold Prismatic
- * Text "THE" Letter Height: 4" Caps
- * Text "COVENTRY" Ltr Hgt: 12", 10"
- * Letter Return Depth: 1" (+-)
- * Letter Finish: Painted Brilliant Gold
- * Installation:
 - Blind Threaded Studs Out Letter Back
(Extended Length Threaded Studs)
(Minimum Four Studs per Letter)
 - PVC Sleeves Painted to Match Fascia
SW #
 - Canopy Fascia & Construction Detail TBD

Canopy Structure, frame and fascia furnished
and Installed by Client/Owner



SOUTH ELEVATION / Canopy HR-2)

See Page #2

Coventry Senior Living
3240 Tremont Rd Cols OH 43221
Continental Real Estate
09/08/22 rev09/29/22 8:45

Project Layout
0 Approved
0 Approved as Noted

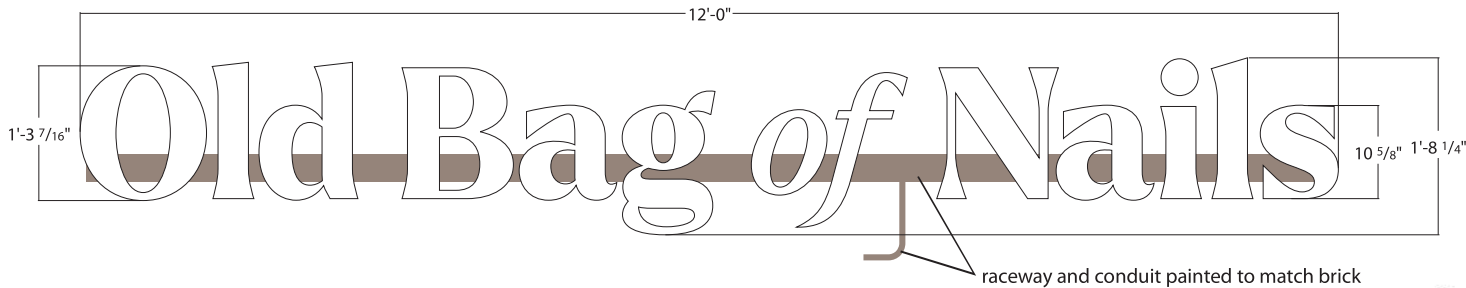
Approval Signature

U/L: 0 Yes 0 No
Install per NEC 600
- Grounding
- Bonding

Sales: CR
Design: LK
Dwg: 222-0303



Sign A



QTY (1) Internally Illuminated Channel Letters on Raceway - 12'-0"W X 1'-8-1/4"H

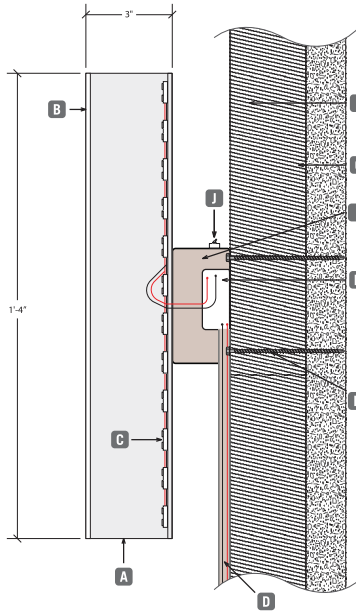
- Specifications** ☐ White **Sign is 20.25 sq ft**
- LETTER BACKS:** .063 aluminum
- RETURNS/SIDES:** Letters - 0.063" aluminum X 3" deep, painted white.
- FACES:** Letters - 1/8" thick Acrylic translucent white vinyl
- ILLUMINATION:** Letters - White LEDs as req'd. for proper illumination
- MOUNTING:** Channel letters flush mounted to building wall using 3/8" x 4" Simpson Strong Ties.
- All mounting and electric per U.I. approved specifications.



FACE LIT CHANNEL LETTERS ON RACEWAY

- A 3" DEEP CHANNEL LETTER
- B 3/16" WHITE POLYCARBONATE LETTER FACES
- C WHITE LED MODULES AS REQ'D
- D CONDUIT - PAINTED TO MATCH BUILDING EXTERIOR
- E 3/8" X 4" SIMPSON STRONG TIES MIN 2 EVERY 3'
- F BRICK FASCIA
- G TBD
- H CLASS W LED POWER SUPPLY
- I RACEWAY PAINTED TO MATCH BUILDING EXTERIOR (4" HIGH X 2.5" DEEP)
- J DISCONNECT SWITCH

2017 OBC - ASCE 7-10
* Wind Load - Risk Category II:
Speed - $V_{50} = 115$ mph
 $V_{90} = 90$ mph
Exposure B



D2 SOUTHWEST PARTIAL ELEVATION
1/8" = 1'-0"



Client: Old Bag of Nails
Project: Exterior Wall Signs

Drawing Date: 10-02-23
Drawing #: 23-338 SP: JN D: BW



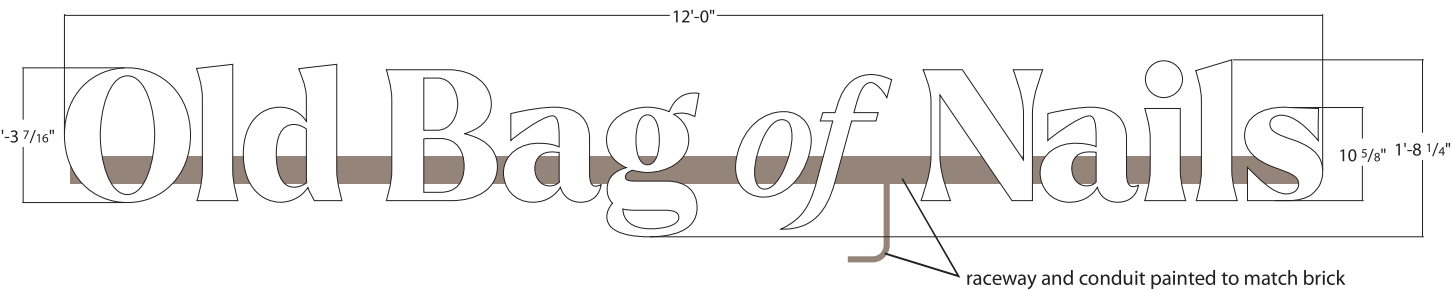
This sign is intended to be installed in accordance with article 600 of the National Electric Code and or other applicable local codes. This includes proper grounding and bonding of the sign.

AS-DRAWN APPROVAL:

Client Signature: _____ Date: _____
Morrison will not begin production until client signature is received on proof. Your signature indicates responsibility for the accuracy of this proof and any adjustments after signature is received will incur additional costs and/or delays.

This design is the property of Morrison Sign Company, Inc and remains our property until sign is purchased. Design may be purchased for a sum of Two Hundred and Fifty dollars (\$250.00) and is protected by U.S. copyright law. Any attempt to reproduce this design or use by others for any purpose, without written consent is subject to prosecution to the fullest extent allowed by law.

Sign B



QTY (1) Internally Illuminated Channel Letters on Raceway - 12'-0"W X 1'-8-1/4"H

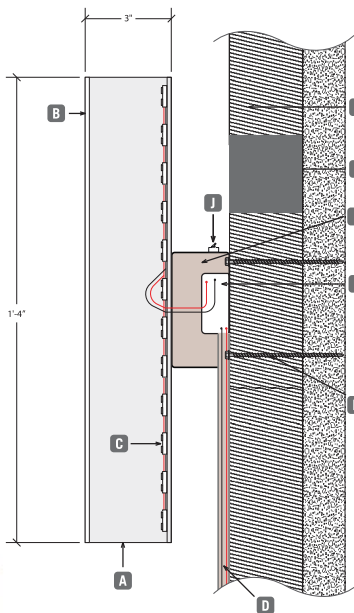
Specifications ☐ White **Sign is 20.25 sq ft**
LETTER BACKS: .063 aluminum
RETURNS/SIDES: Letters - 0.063" aluminum X 3" deep, painted white.
FACES: Letters - 1/8" thick Acrylic translucent white vinyl
ILLUMINATION: Letters - White LEDs as req'd. for proper illumination
MOUNTING: Channel letters flush mounted to building wall using 3/8" x 4" Simpson Strong Ties.
All mounting and electric per U.L. approved specifications.



FACE LIT CHANNEL LETTERS ON RACEWAY

- A 3" DEEP CHANNEL LETTER
- B 3/16" WHITE POLYCARBONATE LETTER FACES
- C WHITE LED MODULES AS REQ'D
- D CONDUIT - PAINTED TO MATCH BUILDING EXTERIOR
- E 3/8" X 4" SIMPSON STRONG TIES MIN 2 EVERY 3'
- F BRICK FASCIA
- G TBD
- H CLASS W LED POWER SUPPLY
- I RACEWAY PAINTED TO MATCH BUILDING EXTERIOR (4" HIGH X 2.5" DEEP)
- J DISCONNECT SWITCH

2017 OBC - ASCE 7-10
* Wind Load - Risk Category II:
Speed - V_{ult} = 115 mph
V_{ref} = 90 mph
Exposure B



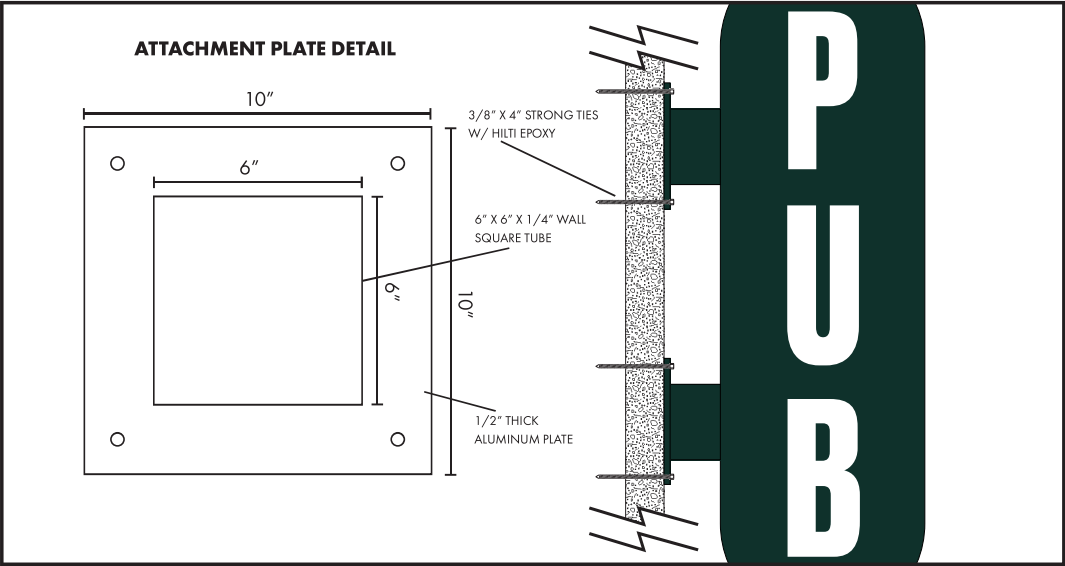
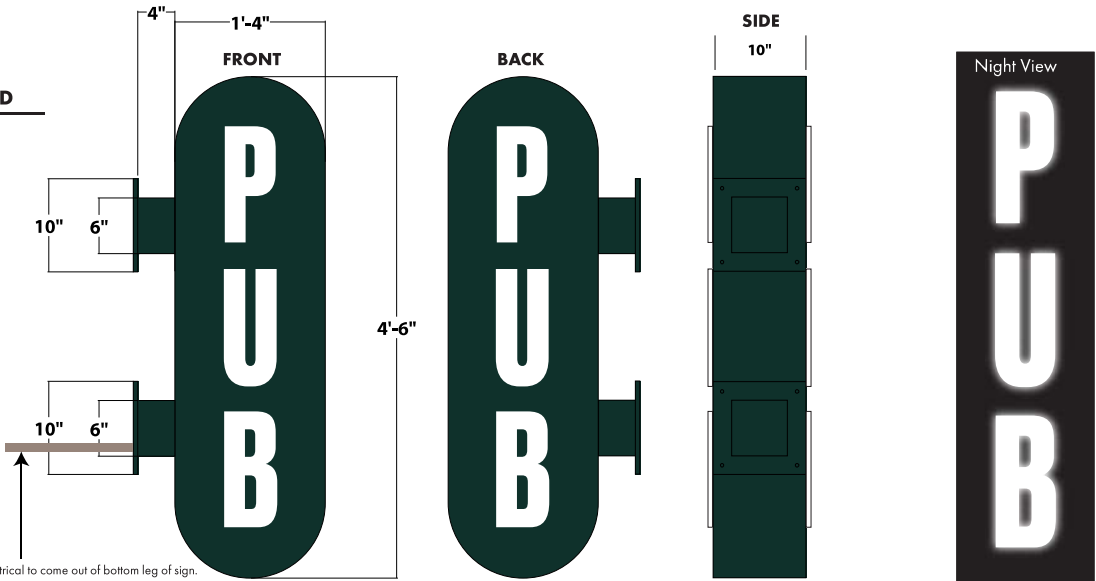
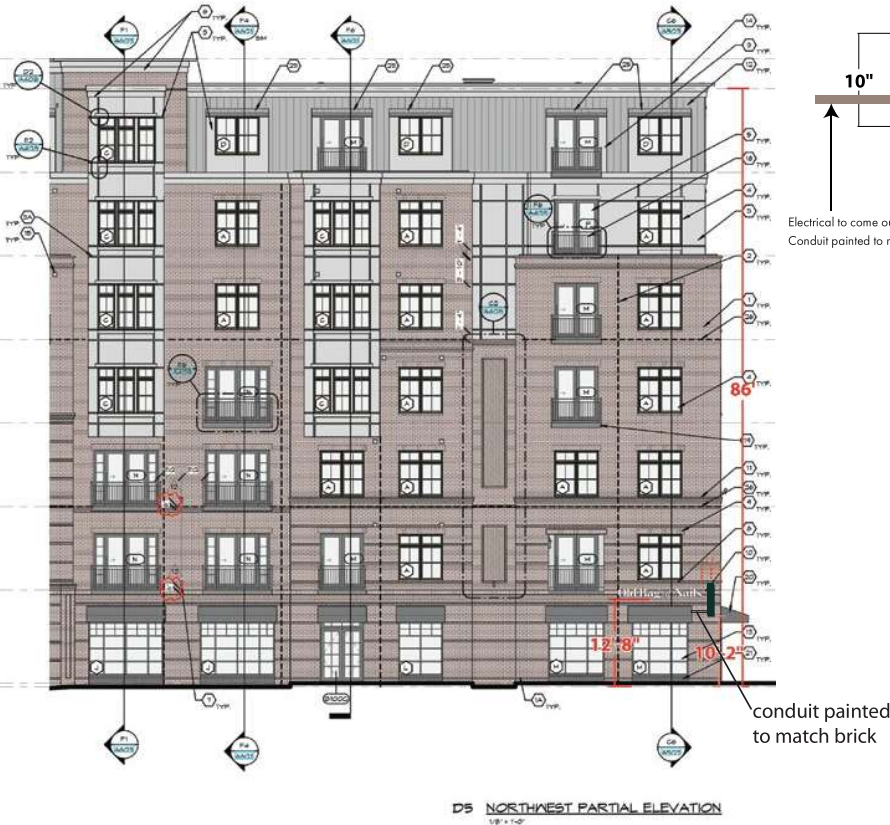
D5 NORTHWEST PARTIAL ELEVATION
1/8" = 1'-0"

Sign C

QTY (1) Double-faced Internally Illuminated Projecting Sign - 1'-4"W X 4'-6"H X 10"D

Specifications
CABINET: 0.125 Aluminum faces and .090 Aluminum sides. 10" deep, painted PMS 627C.
FACES: Letters - 1/2" thick Acrylic push-thru with translucent vinyl
ILLUMINATION: Letters - White LEDs as req'd. for proper illumination
MOUNTING: See detail. Electrical to come out of bottom leg of sign.
Conduit painted to match building brick. All mounting and electric per U.L. approved specifications.

PMS 627C



Client: Old Bag of Nails
Project: Exterior Wall Signs
Drawing Date: 10-02-23
Drawing #: 23-338 SP: JN D: BW



This sign is intended to be installed in accordance of article 600 of the National Electric Code and or other applicable local codes. This includes proper grounding and bonding of the sign.

AS-DRAWN APPROVAL:
Client Signature: _____ Date: _____
Morrison will not begin production until client signature is received on proof. Your signature indicates responsibility for the accuracy of this proof and any adjustments after signature is received will incur additional costs and/or delays.

Development Plan Application 21-708

This is an e-permit. To learn more, scan this barcode or visit
upperarlingtonoh.viewpointcloud.com/#!/records/201841112

Issued to: Ryan Pearson for Application #DEV-04-21 on March 24, 2021

Location: 3180 KINGSDALE CENTER RD in Upper Arlington, OH

BZAP Review: Approved | **Vote Tally:** 5-0

Conditions:

1. That the Future Third Building include a minimum 50,000 square feet of dedicated medical or professional office space;
2. That all required electric, sanitary sewer, storm sewer and water easements be dedicated or vacated by City Council prior to zoning approval of a Building Permit for either building;
3. That the applicant secure a Stormwater Management Permit from the City Engineer prior to any earth disturbing activities on the site and utilizes best management practices to minimize stormwater pollution;
4. That a final emergency access plan be reviewed and approved by the Fire Division, which includes, at a minimum, mountable curbs in tight locations and the addition of "No Parking" and loading/unloading areas, prior to zoning approval of a Building Permit for either building;
5. That the final design of the parking garage, including clearance and access, be reviewed and approved by Staff, prior to a zoning approval of a Building Permit for the Apartment Building;
6. That the screening of rooftop mechanical units from street view, be reviewed and approved by Staff, prior to a zoning approval of a Building Permit for each building;
7. That the final landscape plan be submitted during the BZAP review of the Future Third Building or before September 24, 2021, for review and approval by Staff, whichever is sooner;
8. That the pedestrian amenity plan be revised to include at least one bike rack location near the Apartment Building (in addition to the existing proposed locations) and that a site be identified for public art (to be programmed by the City), with these revisions submitted for review and approval by Staff prior to a zoning approval of a Building Permit for either building;
9. That a CoGo bike share station be incorporated into the site plan for the Future Third Building, and the plans be submitted during the BZAP review of the Future Third Building;
10. That a compliant outdoor lighting plan, free of landscape, traffic and utility conflicts, be submitted during the BZAP review of the Future Third Building or before September 24, 2021 for review and approval by Staff, whichever is sooner;
11. That the applicant submit a (future) comprehensive graphics plan application, which includes signage that is subdued in nature with halo-lit signage and pedestrian-oriented blade signs prior to a final zoning inspection for either building;
12. That LEED® scorecards be submitted with the Building Permit applications showing eligibility for certification and include the installation of at least one electric vehicle charging station on the property;
13. That a post-construction traffic study be completed and any necessary adjustments be made; and
14. That the City reserves the right to address additional items on this application, as necessary, in the best interest of the City.

Variances Granted: 1. To Article 5.04(D) to allow an increase in the maximum floor area ratio (density) from 0.75 to 2.41 (Senior Housing Building), 2.44 (Apartment Building) and up to 2.42 across the entire property (taking into account the anticipated third building of the development); and

2. To Article 5.04(D) to allow a reduction in the minimum lot size from three acres to 1.73 acres (Senior Housing Building) and 1.42 acres (Future Third Building). This variance is necessitated by the Developer's stated plan to split the lots.

**Results of the BZAP meeting are not completely finalized until a 21-day appeal period expires on April 14, 2021. This appeal period may be waived, at your risk, if a separate waiver is submitted to the Planning Division. Once the appeal period has passed, a permit must be secured within two years or the variance becomes void.*