



1/18/2023 | 6:00 PM

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

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Meeting ID: 981 8163 99384

1.. Consent Agenda

- a. Review of the November 16, 2022 BZAP minutes and January 4, 2023 BZAP Work Session minutes.
- b. 4462 Summit Ridge Drive (VAR-01-23) - To allow a front porch and addition to encroach up to 17.5 feet into the minimum 60-foot setback (unplatted) and to allow a side addition to encroach up to 13 feet into the 20-foot minimum setback.
- c. 3259 Kenyon Drive (VAR-03-23) - To allow a one-story addition to encroach 2'-6" into the 8-foot minimum side yard setback.
- d. 2797 Wellesley Drive (VAR-04-23) - To allow the construction of an attached pergola that encroaches up to 11'-3" into the minimum 33'-8" rear yard setback.

2.. Variance/Conditional Uses

- a. 1590 Northam Road (VAR-02-23) - To allow a new home to be constructed that does not include brick or stone in addition to siding, which does not comply with UDO 7.17 Residential Design Standards.
- b. 2665 Lane Road (VAR-52-22) - To allow a single lot to be split into three, which does not meet neighborhood compatibility requirements. [Postponed prior to the November 2022 BZAP meeting.]

3.. City Business

- a. Update from the Community Development Department.

November 16, 2022, | 6:00 PM

Municipal Services Center, 3600 Tremont Road

Members Present: Daniel Barringer, Kevin Carpenter, Shannon Tolliver, Donald Osterhout, Robert Tullett

Members Absent: Marianne Mitchell, William Westbrook

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

1. Call to Order/Roll Call

A motion was made by Mr. Osterhout, seconded by Ms. Tolliver, to excuse Ms. Mitchell's and Mr. Westbrook's absence. The motion carried unanimously (5-0).

Mr. Tullett advised that the variance application for 2665 Lane Road will be postponed to a later meeting. Mr. Milam advised that the next meeting will be held on January 18, 2023.

2. Consent Agenda

3840 Lyon Drive (VAR-47-22, Truitt-Tarrier)

A motion was made by Mr. Carpenter, seconded by Mr. Osterhout, to approve the request by Consent Agenda. The motion carried unanimously (5-0). Finding #4 was noted in the Staff Report.

1981 Cambridge Boulevard (VAR-48-22, Cromleigh)

A motion was made by Mr. Carpenter, seconded by Mr. Osterhout, to approve the request by Consent Agenda. The motion carried unanimously (5-0). Finding #4 was noted in the Staff Report.



1924 Glenn Avenue (VAR-49-22, Motoyama)

A motion was made by Mr. Carpenter, seconded by Mr. Osterhout, to approve the request by Consent Agenda. The motion carried unanimously (5-0), with one Condition: That the breezeway always remain open unless otherwise approved by BZAP. Finding #4 was noted in the Staff Report.

3. Variances/Conditional Uses

Ms. Pettit administered an oath to those persons wishing to present testimony this evening, including applicants, representatives of applicants, and anyone speaking as a proponent or opponent on an application.

2209 Fairfax Road (VAR-50-22, Von Derau)

Ms. Kelly provided a background of the request. She stated that the property is a Contributing Structure in the Historic District, and that the homeowners are looking to perform several improvements, including a two-story, rear addition to the back of the home, a plan for a new detached garage, and a covered patio space. Ms. Kelly explained that the current code allows attaching covered patio spaces to detached garages. However, the space becomes part of the garage and therefore has to meet all the requirements for detached garages, such as the 17-foot height and area limit.

Ms. Kelly then explained that in this case, the 252 square-foot covered patio and the 528 square-foot detached garage results in a total garage space of 780 square feet, whereas the limit is 525 square feet. Ms. Kelly said that the Board approved similar variance requests in the past in 2020 & 2021. Ms. Kelly noted that in the previous variances, both the garage and the patio were much smaller, closer to a 500 square foot range, and therefore did not cause such exceedance of the detached garage's overall size. Ms. Kelly noted that historical property yards are narrower and smaller. Still, there are options to potentially have a covered patio in the home's rear or reduce the detached garage's size, moving the outdoor living space further from the rear property line.

Mr. Tullett asked whether the current size of the garage would interfere with the neighborhood compatibility standards. Ms. Kelly said that the proposed garage and patio might interfere with the neighborhood compatibility standard. Ms. Kelly added that currently, there are few 780 square-foot detached garages in the neighborhood.

Mr. Barringer asked if the applicant made the garage and patio two separate structures, they would be over the allowed size. Ms. Kelly explained that one option would be to detach the covered patio, however, it would still have to be in the buildable area of the lot and would also need to be limited to 200 square feet. Ms. Kelly added that another option



would be a pergola, which will allow a more generous size limit, as long as the coverage meets the requirements and it is at least 10 feet from the property line. In that case, the pergola would not have a covered roof.

Mr. Barringer then asked how far over the limit the structure would be. Ms. Kelly explained that currently, it is over 27 square feet. Mr. Barringer asked if there were other large garages in the neighborhood. Ms. Kelly noted that she found no variances on file when reviewing other garages in the vicinity. The garage must meet the size requirements, or be an older detached garage.

Mr. Jeff Von Derau of 2209 Fairfax Road, the applicant for the project, gave some background on his request, explaining that after he received the Department's report and the recommendation for the denial, he worked with their architect to make the recommended changes. They decided to utilize the back of the building, which would not require a variance. Mr. Von Derau added that the variance would be necessary for the garage, which would still be three feet over the limit, and he is requesting the Board's approval.

Ms. Tolliver asked for clarification on what Mr. Von Derau was asking for. Mr. Von Derau explained that the new garage size was 528 square feet, while the current requirements are 525 square feet. Mr. Carpenter said that he supports the variance based on the architectural design; the structure looks nice and would fit into the neighborhood. The extra three feet were not an issue for him.

Ms. Tolliver asked for further clarification on what is included in the variance, and if it would include the entire structure or just the garage. Mr. Von Derau stated that variance would only affect the garage, not the entire structure. Mr. Carpenter also confirmed that the variance would only affect the garage and not the entire structure or the patio.

Mr. Tullett added that the extra three feet would not be an issue for him. He also said that he thinks there are some advantages to adding the patio to the structure. Mr. Von Derau said he agrees with Mr. Tullett and appreciates that the options provided allow them time to plan.

Ms. Tolliver asked if the Board needed to view the plans. Mr. Tullett explained that the variance could be approved for the garage only and that another option would be to postpone the decision and wait until the final plans are presented for review. In that case, Mr. Von Derau must return at that time for approval of the variance for the additional three feet.

Ms. Tolliver asked if there was a living space above the garage. Mr. Von Derau said there is no living space above the garage. Ms. Tolliver further inquired if the addition of the



window was for aesthetic purposes. Ms. Von Derau noted that the architect was present and can address the Board with any questions. Mr. Von Derau added that the window addition is for aesthetic purposes.

Mr. Tullett summarized the discussion, stating that the current request was for a detached garage variance of 528 square feet. Mr. Tullett asked if the Board and everyone present had any objections to the variance, and none came forward.

A motion by Ms. Tolliver, seconded by Mr. Carpenter, to approve Variance 50-22 carried unanimously (5-0). Finding #4 was noted by the Board.

2533 Haverford Road (VAR-51-22, Basil)

Mr. Milam provided a summary of the application and described the property layout. Mr. Milam stated that the original application had many variances and that the applicant made changes to reduce the number of variances down to a total of five. Most of the variances were related to the development, building cover, and rear yard setback. Mr. Milam explained that there are two front yards on the property because it is a corner lot, one on Haverford Road and the other on Kipling Road. The current house exceeds the building cover limit, as the existing condition limits how much can be further developed on the property and has presented a challenge for the property owner. Mr. Milam explained that the concept included a circular driveway on Haverford Road, and it did meet the 25 percent limit in the front yard. Additionally, an expanded driveway on Kipling Road was revised to meet the current front yard development cover limit. The revision included a widened driveway leading to an extended garage and a bay, so the house would go from having two bays to three. The garage bay would be six feet from the rear property line and adjacent to the neighbor's detached garage. Additionally, there is a plan for a pool, a pavilion, and a pergola.

Mr. Milam referred to the Staff Report and e-mail that listed the updated variances, to display all the requested variances and changes. He indicated that the new proposal removes the circular driveway along Haverford Road and detaches the garage. By doing so, the garage moves too close to the property line and the utility easement, resulting in a front yard cover above the limit along Kipling Road. Mr. Milam stated that the applicant is moving in the right direction by reducing the number of variances. Mr. Milam added that the Department's recommendation was to reduce the building cover from 39.9 percent to 35 percent, mainly focusing on the pavilion and the pergola in the backyard, as well as the development cover, advising that it is currently at 51.9 percent and the recommendation is 50 percent.

Mr. Milam stated they recommended the applicant attach the garage, which would look better from the street and, most importantly, get outside the utility easement. The final recommendation was a landscape plan to soften the impacts of the excess building and



development cover, and include stormwater mitigation efforts and measures. Rain barrels, raingardens, and permeable pavement would be helpful to offset the coverage. Mr. Milam discussed that the Staff Report contains letters from both proponents and opponents of the project. Mr. Milam concluded his summary by asking if the Board had any questions.

Ms. Tolliver inquired about attaching the garage and, by doing so, reducing the development cover because the driveway would not be as wide, and the breezeway would be eliminated. Ms. Tullett also expressed that the variances would be kept for the one-story garage addition, but the development cover would be reduced. Mr. Milam confirmed that adding the breezeway would increase the development cover and make for a wider driveway.

Ms. Melissa Basil, 2533 Haverford Road, the applicant for the project, provided some historical background on the property, stating that it was vacant for three years when they purchased it. Ms. Basil added that they submitted a master plan that would make the home more suitable for their family. Ms. Basil explained that after the initial submission, several variances were unique due to the property being built as non-conforming. Based on the roof coverage and the current garage being built in what is considered a rear yard setback.

Ms. Basil explained that after she met with both Ms. Kelly and Mr. Milam on October 28, which yielded many suggestions regarding their property, they submitted a second proposal and a revision. They believed Staff gave neutral support. However, the Staff Report indicated otherwise, and they were surprised by this. Ms. Basil said they would prefer an attached garage as it looks more aesthetically pleasing. Ms. Basil added that they changed to a detached garage after receiving a call from Mr. Gibson, who suggested looking at an option that detaches the garage. Ms. Basil then spoke on the importance of the 20-week timeline, mainly due to the lead-time required to obtain many of the materials needed for the project. She also explained that her contractor has other jobs, and the arrival of their second child affects the timeline. Ms. Basil added that several neighbors wrote letters, and two were present at the meeting to support the family's project. Ms. Basil concluded by asking for the Board's approval of her final plans.

Mr. Tullett commented that variances #5 and #6 for the garage would go away if they moved it by five feet and the width of the breezeway would no longer encroach in the utility easement. Mr. Milam concurred that Articles 6.03 and 6.09 would go away, but the two currently crossed out would come back due to the change. Mr. Milam then referred to the Staff Report and indicated that the difference in the variance would be the development cover of 51.9 percent.



Mr. Tullett asked if this is in part compounded because it is a corner lot with the rear yard as a side yard. Mr. Milam confirmed, and said that in the R-1b zoning district, there is no benefit of a reduced rear yard as there is south of Fishinger Road. Mr. Carpenter added that it is partly also due to an existing non-conforming structure. Mr. Tullett asked if the garage would be moved and made into an addition that would be attached, if variances #1 and #2 would still be there, and if the development cover decreases slightly because the breezeway will go away.

Mr. Osterhout asked how the applicant would use the patio at the end of the pool and the pergola. Ms. Basil said that the biggest issue is that once you step outside the back of the house, it's all grass; there is nowhere to host parties. Ms. Basil explained that initially, they planned for a covered patio as they walked out, but due to having too many rooflines, it would be too much work to get it done. Mr. Osterhout commented that Ms. Basil should add some oversized planters, to reduce the paver quantity. Mr. Barringer commented that they do have some grass next to the pool. Ms. Basil said they do not want to drag dirt into the pool, and are hoping to keep the area clean. Mr. Barringer asked if there is a way of reducing the size from two sides to one side, would it be limiting. Mr. Milam commented that if the garage were attached, there would be a reduction of 257 square feet, which would get to 50.3 percent.

Mr. Tullett asked if variance #2 would be 50.3 percent. Mr. Milam confirmed. Mr. Tullett noted that the overall footprint of the yard was not changing and asked what materials they would use for pavers. Ms. Basil replied that they plan to use natural stone or porcelain. Mr. Tullett asked if Ms. Basil was open to using a permeable surface. Mr. Tullett suggested reducing the development cover, and commented that porcelain and natural stone do not allow for drainage, which contributes to the size of the development cover.

Liz Vaughn, 701 Home Road, architect for the project, described how some of the materials would be used. Ms. Vaughn explained that the stone joint is permeable and that the size will determine how much water can flow through. Mr. Barringer asked if the applicant is using permeable walkways and if that would change the development cover. Mr. Milam said that the coverage does not change due to using different materials, but it would offset the stormwater. Mr. Milam said that the only material that would not count is stepping-stones and gravel.

Mr. Tullett said that variances #3 and #4 for a corner lot, is something the Board struggles with all the time, and therefore, he is willing to accept those two. He added that the variances that remain are #1, #2, and #5, noting that the variance changed from 51.9 percent to 50.3 percent. Mr. Tullett presented the option of postponing the decision until January.



Ms. Tolliver asked about the pergola and pavilion being back five feet. Mr. Milam said that the code does allow a projection for canopies and roof covers of two feet, if the Board saw this as a roof projection. Mr. Tullett said that another option would be approving variances #1 through #4, and not approving variance #5, and that the applicant would have to adjust to it. Mr. Milam confirmed, and that would take off 157 square feet of building cover in that case.

Mr. Milam then addressed Ms. Basil and said that taking off three –eight feet from the pavilion and the pergola would affect the depth, eliminating the variance and reducing the building cover request by 157 square feet. Mr. Milam added that it would bring it to 38.3 percent. Ms. Vaughn said that the pavilion size is already narrow and reducing it will limit the amount of furniture they would be able to fit in there. Mr. Barringer asked if the variance would change if they modified the pergola or the pavilion. Ms. Vaughn agreed that the overall size would not change. Mr. Tullett asked if other speakers would like to come forward.

Ryan Montgomery, 283 Haverford Road, spoke as a proponent. Ms. Montgomery shared that before the applicant moved in, the property was overgrown and not kept up. Since the current owner took over the property, it brought positive change to the neighborhood. She is supportive of their plans.

Mr. Barringer said that he was okay with the proposed plan. Mr. Tullett said he wants to include a condition that the pavilion could not be enclosed in the future. Ms. Basil was agreeable to this condition.

Mr. Carpenter asked if there was a landscape plan and said that the Board would like to have it as part of the submission. Mr. Barringer asked if the applicant plans to complete all the work on the property at once or over time. Ms. Basil said they plan to do the pergola, pool, paver patio, and garage simultaneously, and save the front yard for phase two.

Mr. Tullett asked if he could count all the variances instead of reading them all for the motion. Ms. Milam said it was okay. Mr. Milam asked if Mr. Carpenter's question about the stormwater mitigation with a potential permeable pavement were addressed. Mr. Tullett said it was part of the landscaping plan. Mr. Barringer requested that the applicant add it to their front yard. Mr. Tullett asked if the Board needs to stipulate the language. Mr. Milam said that "front yard walkways" is a good way of describing it.

Mr. Tullett summarized the Board's discussion by saying that the Board will make a motion to approve variances #1-#5, with the amended numbers discussed tonight, and include three conditions:

- 1) No enclosing of the pergola or the pavilion in the future.



- 2) The applicant will submit an overall landscaping plan to the Staff for review and approval.
- 3) That permeable pavers be used on the front walkways.

Mr. Tullett asked when the plan should be submitted. Ms. Kelly said it could be submitted along with the building permit.

A motion was made by Mr. Osterhout, seconded by Mr. Carpenter, to approve Variance #51-22, with the following conditions, and with the landscaping plan submitted as part of the building permit process:

- 1) No enclosing of the pergola or the pavilion in the future.*
- 2) The applicant will submit an overall landscaping plan to the Staff for review and approval.*
- 3) That permeable pavers be used on the front walkways.*

The motion carried unanimously (5-0). Finding #4 was noted by the Board.

2665 Lane Road (VAR-52-22, Schilling)

The case was postponed to the January hearing, upon request by the applicant.

4. Community Development Update

Mr. Milam gave an update on ongoing projects, including the Planned Mixed Office District rezoning, stating that two more meetings are scheduled to discuss the transition that the Board had recommended, concerning the properties along North Bank Drive. Mr. Milam talked about the changes that were made to the height. The Development Department is at \$150 million in construction revenue, and they have issued 3,400 permits so far this year. The community center is making good progress, and they are hoping for a spring start on construction. The senior housing project at Kingsdale Center is going well. Tupelo Honey opened on Lane Ave. The pavilion parking is coming along, and City Council approved a Resolution of Support to apply for grant funding for a shared path on Lane Avenue and Riverside Drive. They have no updates to note for the Golden Bear Shopping Center, as the demolition permit has not yet been approved.

5. Review of the BZAP 2023 calendar

A motion made by Mr. Westbrook, seconded by Ms. Tolliver, to approve the 2023 Board of Zoning and Planning Meeting Calendar carried unanimously (5-0).

6. Adjournment

Meeting adjourned at 7:01 PM.



ATTEST:

Yelena Parks

CHAIR:

David Allett



January 4, 2023, | 6:00 PM

Municipal Services Center, 3600 Tremont Road

Members Present: Daniel Barringer, Kevin Carpenter, Shannon Tolliver, Donald Osterhout, Robert Tullett, Marianne Mitchell, William Westbrook

Members Absent:

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

2380 Northwest Boulevard (Hicks, Informal Review)

Discussion: Mr. Milam gave a brief background on the property, explaining that the property is a corner lot located on Northwest Boulevard and Berkshire Road, with two front yards; one yard is 40 feet, and the second is 30 feet. Mr. Milam added that typically yards are 25 feet or 30 feet, with other setbacks in the neighborhood being 20 feet. Mr. Milam explained that the applicant is looking to expand their garage, making it a two-story addition garage, and adding a primary suite. The submitted site plan will require four variances due to deep setbacks in the front of the house. The setbacks are four feet – two feet into the ten-foot rear yard, five feet – two feet that will project into the rear profile, and there are two rear setbacks, one foot into a ten-foot side yard, and seven feet – two feet that would encroach into the side yard long wall setback, with an additional projection in the bathroom of five feet.

Mr. Milam addressed the change to the property's elevations from its current state, with the building becoming more modern with the addition of stone and vertical siding. Mr. Milam added that due to the home's nature being subgrade, the applicant couldn't do much to the property without requiring a variance due to the home's location.

Mr. Barringer inquired about utility pole lines in the area, and Mr. Milam confirmed that there are utility easements near the house.



Architect Mr. John Patterson was present on behalf of the applicant.

Mr. Tullettt asked if the design would comply with neighborhood compatibility; Mr. Patterson answered that his design might not necessarily fit with the overall community, but it does work the house. Mr. Milam said that the department did not survey the neighborhood, but they would consider it along with the variance application- there is a variety of home styles in the neighborhood.

Mr. Barringer asked about the front elevation of the property. Mr. Patterson confirmed that the garage protrudes from the house. A previous plan version encroached on Berkshire setback, adding that they needed an alternative. Now the property does not encroach on any street setbacks; instead, the house encroaches on the rear and side yard. Mr. Patterson added that the current garage would turn into a living space, adding a two-car garage.

Mr. Osterhout asked if the existing garage driveway slopes down towards the garage. Mr. Patterson said it was not, adding that the new garage would have the same elevation or even better.

Ms. Mitchell inquired about any drainage issues. Mr. Patterson confirmed there are no drain issues since the driveway slope is positive.

Mr. Westbrook asked if the neighbor was contacted. Mr. Patterson said he was not contacted, adding that the applicant is waiting on the Board's recommendation first.

Mr. Carpenter inquired about the vegetation and if it had to come out. Mr. Patterson confirmed that it will and added that the current entry to the house is not viewable from the street, and a retaining wall in front of the house is collapsing and needs to be replaced. Mr. Patterson explained that the new design would eliminate stairs and instead would have a driveway.

Mr. Osterhout inquired about the neighbor in the rear of the house, saying that adding the second floor would impact the neighbor's property. Mr. Patterson replied that the topography of the house places that the garage is subgrade, adding that the second level is closer to grade level—adding that the addition is a single-story addition.

Mr. Tullettt asked about the proposed roof. Mr. Patterson said the new roof would be a 3/12 pitch lower than what he would like. Mr. Osterhout asked what type of roofing it would be, and Mr. Patterson confirmed it would be shingles.

Mr. Tullettt remarked that due to the house being a corner lot, code might be an issue, adding that the Board does not like to allow for four variances, but in this case, the variances are all relatively minor.



Ms. Mitchell said she was okay with the proposed plans, and Mr. Tullettt agreed.

Ms. Tolliver added that she likes that the garage is a good size and would like the applicant to go back and look at the variances and see if something can be tweaked in order to reduce the severity of the.

Mr. Patterson said that with the proposed design, the applicant is losing a bedroom; it will remain a three-bedroom house.

Mr. Tullettt remarked that the applicant was getting a positive reaction, and the members of the Board agreed and gave the applicant the okay to proceed with the proposed plans for the variance application.

3477 Lyon Drive (Creedon, Informal Review)

Discussion: Ms. Kelly gave background on the property and specified the request, adding that the property backs up to the OSU golf course and that the home sits on a plotted rear yard setback. Ms. Kelly said that the current code does not allow accessory structures such as hot tubs in a plotted seatback, which is why the applicant is looking for a variance, saying that the applicant, Mr. Creedon prefers the rear yard location. Ms. Kelly added that there is a complaint option of putting the hot tub on the side of the home. However, the hot tub would be made visible from the street. Ms. Kelly said the applicant wants feedback from the Board before applying for a variant.

Mr. Creedon was present.

Mr. Westbrook said that he supports the variance.

Mr. Tullettt inquired about the neighboring golf course and if the addition of the hot tub would break up any views and rather that might cause an issue. Mr. Creedon added that the hot tub would not be made visible.

Mr. Osterhout asked if the home was currently under renovation. Mr. Creedon said yes.

Ms. Pettit added that it's crucial that for the public meeting, there is no other language about anything else going into the seatback, adding that it's important that the language should only refer to the variance.

Mr. Milam added that he does not recall seeing anything in the plat, adding that the Board in the past looked at different accessories from swing sets to swimming pools and that some were approved while others were denied in the area of the property, and that is why the Staff felt it was important for the Board to look at the plans before the application submission. Mr. Carpenter asked if then no language prohibits an accessory. Mr. Milam

said that in everything, north plot 34 is an unofficial plot. Mr. Westbrook asked what number was the current plot. Mr. Milam replied that it was number 41. Mr. Milam added that the Staff tried to record the plot to the north that goes to McCoy Street, but it was too expensive to do, explaining that the main reason for the setback was to preserve the golf course.

Mr. Carpenter asked if there was a trampoline in the picture. Mr. Creedon confirmed there is a trampoline.

Mr. Tullett said that legally everything is in good standing and that the applicant should have a positive response from the Board.

1917 Northwest Boulevard (Merullo Realty Co. Inc. Informal Review)

Discussion: Mr. Milam gave an introduction to the property. It is located at Stanford Road and Northwest Boulevard and currently is an Avis car rental. Mr. Milam added that two past variances were issued for this location, including a rear use variance. Mr. Milam explained that the applicant purchased the property to open a dental practice. The applicant plans to make many changes to the property, including changing the roof, adding stone and siding to the building, and making it look nicer. The applicant wants to add on-street parking spaces on Stanford Road, however, the City Engineer is not favorable of this, along with removing bushes along the intersection. Mr. Milam said that many of the neighbors wanted to retain the landscape, and the city wanted to maintain its agreement with the neighbors regarding landscaping. Mr. Milam addressed the zoning code for a two-story building with a zero -ten setback while the current plan is in 40 feet range, adding that both the applicant and the architect are present to answer the Board's questions.

Architect Jim Bender and Mr. Bryan Sohner were present with the applicant. Mr. Bender inquired about the parking spots on Stanford Road, saying it currently has a no parking sign and questioned if it's permanent or temporary. Ms. Kelly replied that the Staff met recently and discussed that the no parking signs are recent and meant to address the traffic on Stanford Road. There is a concern for spaces being too close to the intersection, and that the plan is to keep the no-parking in the area, without plans to change it. Ms. Mitchell inquired if the no-parking was on both sides of the street. Ms. Kelly replied that the current no-parking is on one side of the street.

Mr. Tullett said he was surprised that the applicant wants to add additional parking spaces on top of the existing ones; 24 parking spaces for a dental office seems like a lot. Mr. Bender said that the plan is to have nine treatment rooms with two parking spaces per room and additional spaces for Staff. Mr. Barringer added that off-street parking is typically used for these buildings.

Mr. Osterhout asked about the street width. Mr. Westbrook asked if there would be parking on the south side but not on the north. Mr. Milam said that there is additional on-street parking on Northwest Boulevard and the width of Stanford Road is 24 feet.

Mr. Milam added that the City could look at the again or even monitor long-term at on-street parking to see if anything can be added.

Mr. Bender noted that the green space and traffic island requirements would eliminate some parking spots. Mr. Barringer asked if the on-street parking part of the zoning approval is being submitted. Mr. Milam confirmed. Regarding hard surfaces, the site is 100 percent covered, and the code states that if you are less than what you are today, no variance is needed. Mr. Milam added that the Staff would work with the applicant to balance green space and sufficient parking.

Mr. Bender asked if they could change the landscaping by removing the trees and instead planting low boxwood, adding that they wanted to show the new building and asking if a tree line was necessary. Mr. Tullett is concerned about the tall trees blocking the intersection and abstract visibility. Mr. Osterhout agreed that removing the trees would improve visibility at the intersection.

Ms. Tolliver added that as a requirement, that property still needs to have green space, adding she can see both sides of the argument and that a conversation with the Forestry department might help. Ms. Kelly confirmed that the office expects a landscaping plan to be submitted with the application, adding that there is a history with the threes in the area that the neighbors want the trees to stay and that it was a relatively recent project they moved the sidewalk closer to the street to preserve the threes.

Mr. Carpenter remarked that if the applicant will be moving the driveway and therefore removing some of the threes, they can use that to plant smaller threes, adding that a discussion with City Forestry to allow for the business to be seen while still having green space.

Mr. Westbrook inquired if the sidewalk on Stanford extends past the existing approach. Mr. Bender said it does not appear so. Mr. Westbrook remarked that moving the curb cut would be a much safer condition. Mr. Bender said he agreed.

Mr. Westbrook said that the landscaping plan could be worked out, adding that the building would be a better addition than what is there now, and so would the use of the building.

Mr. Bender explained that the roof needed to be replaced and that the renovation would use stone and hardy siding. They would like to have the windows down so the stone won't penetrate them, saying they want to carry the stone all the way around.

Mr. Westbrook asked if the current code requires half the building to be in stone. Mr. Milam confirmed that the current code calls for exterior building elevations to be 50 percent brick or stone.

Mr. Westbrook said he thinks the proposed design looks good and supports it.

Mr. Milam noted that the Staff does not know what percentage of the exterior materials is stone; his guess is around 30 percent and that adding more stone in some areas will make sense.

Ms. Tolliver asked if the applicant thought about making the design denser by making the offices on top. Mr. Bender replied that they considered a new building as well, adding that it is a significant upgrade to the existing building, but with the economics, this is the design.

Community Development Update

Mr. Milam updated the new format using the Civic Clerk platform.

Golden Bear project- had no update on it.

Update on Gateways- the project is moving along, and many of the tenant's permits were submitted.

Senior Living is going well, adding that the Staff is looking at all parking options.

Community Center- the office is getting quotes on potential parking.

The Staff will do another study on commercial and residential property rezoning.

ADJOURNMENT

The meeting was adjourned at 7:00 PM

ATTEST:

Yekina Parks

CHAIR:

[Signature]



City of **Upper Arlington**



Author: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: Wednesday, January 18, 2023

Subject: **Variance Application 01-23.** To allow a front porch and one-story addition to encroach into the unplatted 60-foot front yard setback and to allow a one-story garage addition to encroach into the minimum 20-foot side yard setback.

Property Owner/Address: Anderson, 4462 Summit Ridge Drive (zoned R-Sb)

Site Description

The subject property, [4462 Summit Ridge Drive](#), is located at the southern terminus of the street, directly south of W. Henderson Road. The 0.76-acre property is irregular in shape with 54 feet of frontage and roughly 310 feet of depth; it is zoned R-Sb, Residential Suburban District, and not part of any platted subdivision. An existing two-story home, built in 1966, sits parallel to the front property line and has had few, if any, improvements since its construction. Slate Run is located along the southern property line, more than 50 feet below the existing residence. The property includes metal slat fencing and mature trees throughout.

Proposal

This variance application includes a request for a new front entrance and one-story kitchen addition that encroaches into the front yard. This one-story addition utilizes stone and stucco to match the existing home. An existing two-car attached garage would be demolished and replaced with a three-car attached garage (two bays and one offset bay) also with stone and stucco. Existing landscaping would remain unless in the path of construction.

Zoning Code Requirements

- UDO Article 5.02(C): to allow a front porch and one-story addition to encroach up to 17.5 feet into the 60-foot (unplatted) minimum front yard setback; and
- UDO Article 5.02(C): to allow a one-story garage addition to encroach up to 13 feet into the 20-foot minimum side yard setback.

Alternatives

The proposed additions could be reduced in size and/or square footage in order to reduce the amount of encroachment into the front and side yards. The square footage proposed is modest, however, and further reduction would result in a less desirable plan for this long vacant home.

Requested Action with Findings

Staff has reviewed the application and plans, discussed it with the applicant who purchased the property in May 2022, and visited the site. The proposal greatly enhances the elevations of this home that is in need of repair, bringing it up to neighborhood standards (Finding #4). This vista

created from the terminus of the street would be significantly improved and there are largely no impacts on adjacent property due to existing setbacks, placement of homes, mature trees and steep slopes, which greatly reduce the site's buildable area (Finding #1). For these reasons, Staff recommends approval of the application as submitted.

Attachments

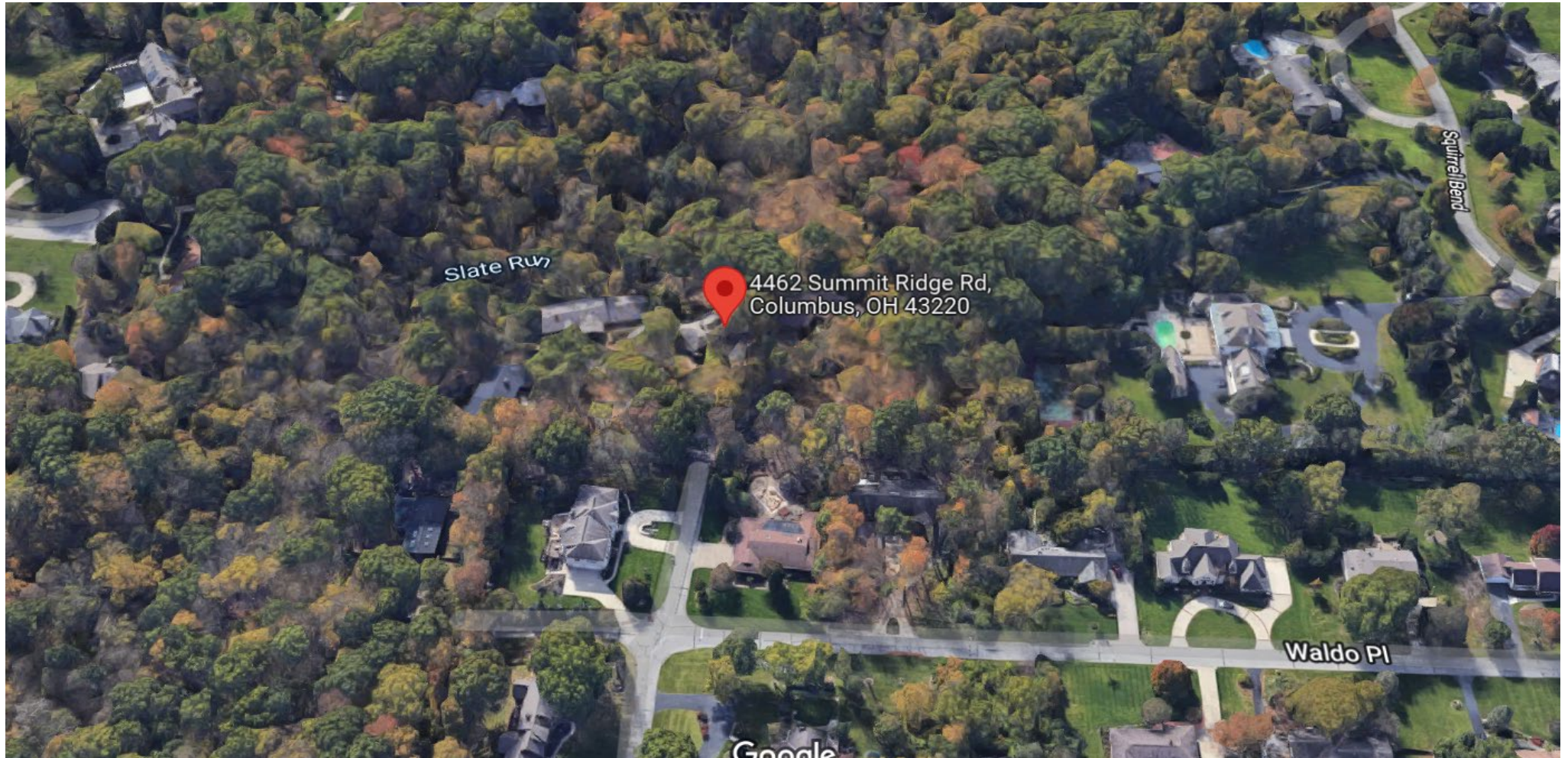
1. Variance Application VAR 01-23
 2. BZAP Staff Report Pictures
-

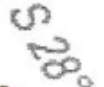
4462 Summit Ridge Drive

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking South





Existing and Proposed Front Elevation



Existing Rear Elevation and View





22-6195

Variance Application

Status: Active

Date Created: Dec 16, 2022

Applicant

Kristina Anderson
kristijean10@yahoo.com
563 S Grant Ave
Columbus, OH 43206
513-739-1559

Primary Location

4462 SUMMIT RIDGE DR
UPPER ARLINGTON, OH 43220

Owner:

Patricia Anderson
0 3771 Rushmore Dr Columbus, OH 43220

BZAP Information

BZAP Case #

VAR-01-23

Status

Pending

BZAP Determination Date

01/18/2023

Vote Tally

--

Primary Variance

Front yard setback

Findings of Fact for Approval/Denial

--

Variance Request

--

BZAP conditions

To allow a front porch and addition to encroach up to 17.5 feet into the minimum 60-foot setback (unplatted) and to allow a side addition to encroach up to 13 feet into the 20-foot minimum setback.

Variance Information

Describe Variance Request

We are requesting this variance in order to redo the garage foundation, which is in very poor condition and coming detached from the house. This side of the house is already not compliant with the property's current setback laws. In our plan we have to also expand to make the current 2 car garage into a 3-car garage. Ultimately making this house up to par with any current household and family needs. The other portion of the variance is for the front of the house where we wish to expand on roughly 6 feet from the part of the home closest to the road. The total addition is 15'4" from the front of the house that is set further back from the houses closest point to the road. This addition is to accommodate for a front porch, as well as expanding the kitchen and living room area that would allow this home to be more of what it should be. This is such a beautiful piece of property as well as the surrounding homes, and we really wish to make it the best that it can be for the neighborhood, our future home, and other family's home in the future.

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 home sits on a piece of property that is going back to a creek. The lands drops off drastically and the majority of this lot sits on wooded, steep land with a creek at the very bottom. Frankly, the cost of renovating this home does not make sense unless there are additions to the house. Because of the nature of this piece of land, making all of the expansions to the back of the house becomes not only much more costly but even harder to engineer safely with security of no future foundation issues. Our plans are expanding on the back of the home as well by 14 feet to help accommodate for not taking up more front space. Going back much further as the land continues to steeply drop off would likely be too costly and would also mean cutting down many trees, part of the charm of this land. We put in all efforts to make the addition to the front of the home as minimal as possible, but it is clear why the house sits currently where it does. The house is currently already nonconforming with the rules because of the long, narrow and steep nature of the lot.

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

This I am unsure of. I would hope not. I would hope that all pieces of land and buildings are looked at individually if asked, and treated reasonably for what its use is. After purchasing this home, we have gotten to know many of the surrounding neighbors and even the past owners. We will of course send out a letter to everyone in range, but just through talking, everyone has been very supportive and even excited for a revamp of this property. We believe it will add value to not only our home that we will be living in soon and raising a family in, but to the neighborhood as well. This variance request also is because the home sits on a unique piece of land and we are only trying to make the best out of what it is.

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

Absolutely not. The current home on this property is an eyesore, the surrounding homes are beautiful and have been well maintained and deserve a home that is comparable to them. We do not plan to completely change the character of this home, we fell in love with many aspects of the house and land, and wish to only make it a livable space for a family with modern day needs. Allowing this variance would allow for any family to call this house a functional home.

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?

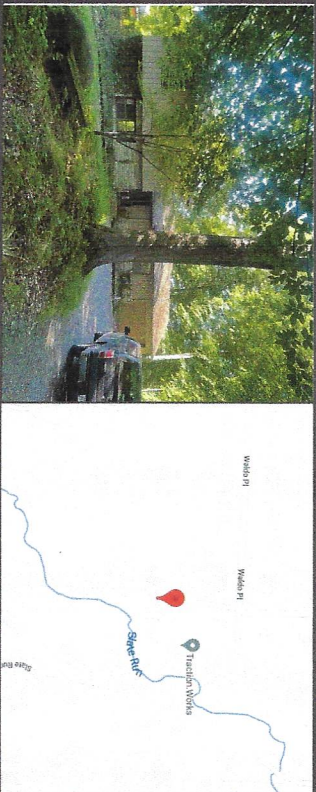
I believe so. We started our plans with no expansion at all. Trying to see a way that this houses current lines would work for us. We have had multiple people (architects and builders) give their thoughts and plans on what they would do. Ultimately, the home needed more space. Further, as we had a basement doctor come look at the foundation, it was found that the house has structural issues that cannot be reasonably fixed without re-doing the foundation (here I am referencing the garage). I believe that allowing this variance will only increase the value of the property and surrounding properties as well.

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

To say that the property is useless without this variance is of course not true, if I am to be reasonable. It is still a home sitting on a beautiful piece of land. Although without the variance, I can say it is not a home that many families looking in Upper Arlington would be able to consider. In this case it would be without any beneficial use to modern families in this city.

Existing Site Plan

2206.1233
BOUNDARY SURVEY
FRANKLIN COUNTY



PROPERTY ADDRESS:
4462 SUMMIT RIDGE ROAD, COLUMBUS, OHIO 43220

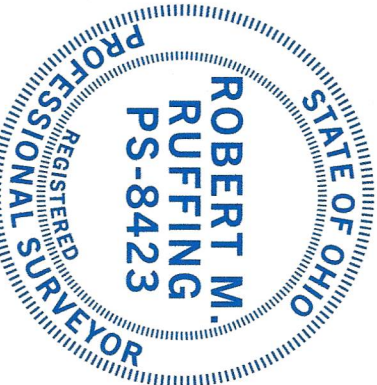
SURVEY NUMBER: 2206.1233

DATE OF SURVEY: 07/13/22

FIELD WORK DATE: 6/24/2022

REVISION DATE(S):
(REV.1 7/13/2022)

POINTS OF INTEREST
NONE VISIBLE



SURVEYORS CERTIFICATE
THIS MAP REPRESENTS A
BOUNDARY RETRACEMENT
SURVEY AND CONFORMS TO
THE MINIMUM STANDARDS
FOR BOUNDARY SURVEYS IN
ACCORDANCE WITH THE OHIO
ADMINISTRATIVE CODE CHAPTER
4733-37.

State of Ohio Registered Professional Surveyor
License Number PS-8423

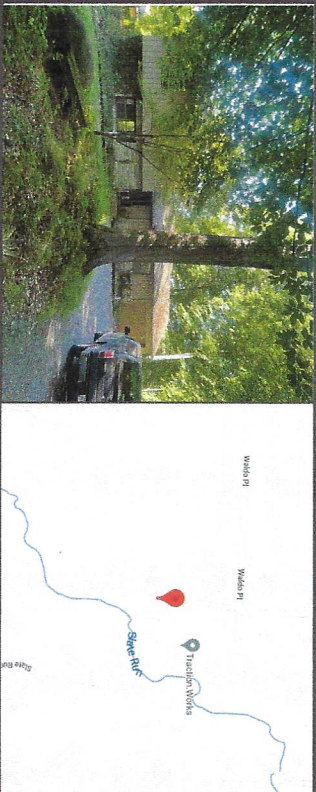


690 Lakeview Plaza Blvd Suite A
Worthington, OH 43085
(614)485-9000
www.landmarksurvey.com



Existing Site Plan

2206.1233
BOUNDARY SURVEY
FRANKLIN COUNTY



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4462 SUMMIT RIDGE ROAD, COLUMBUS, OHIO 43220

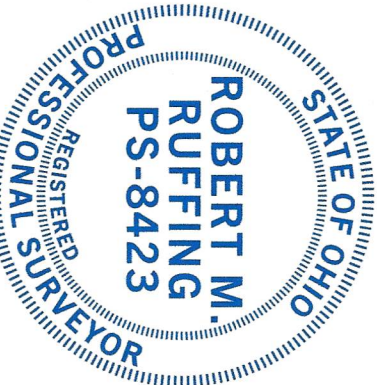
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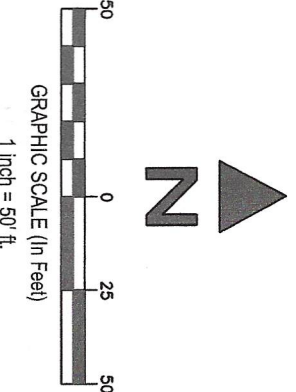
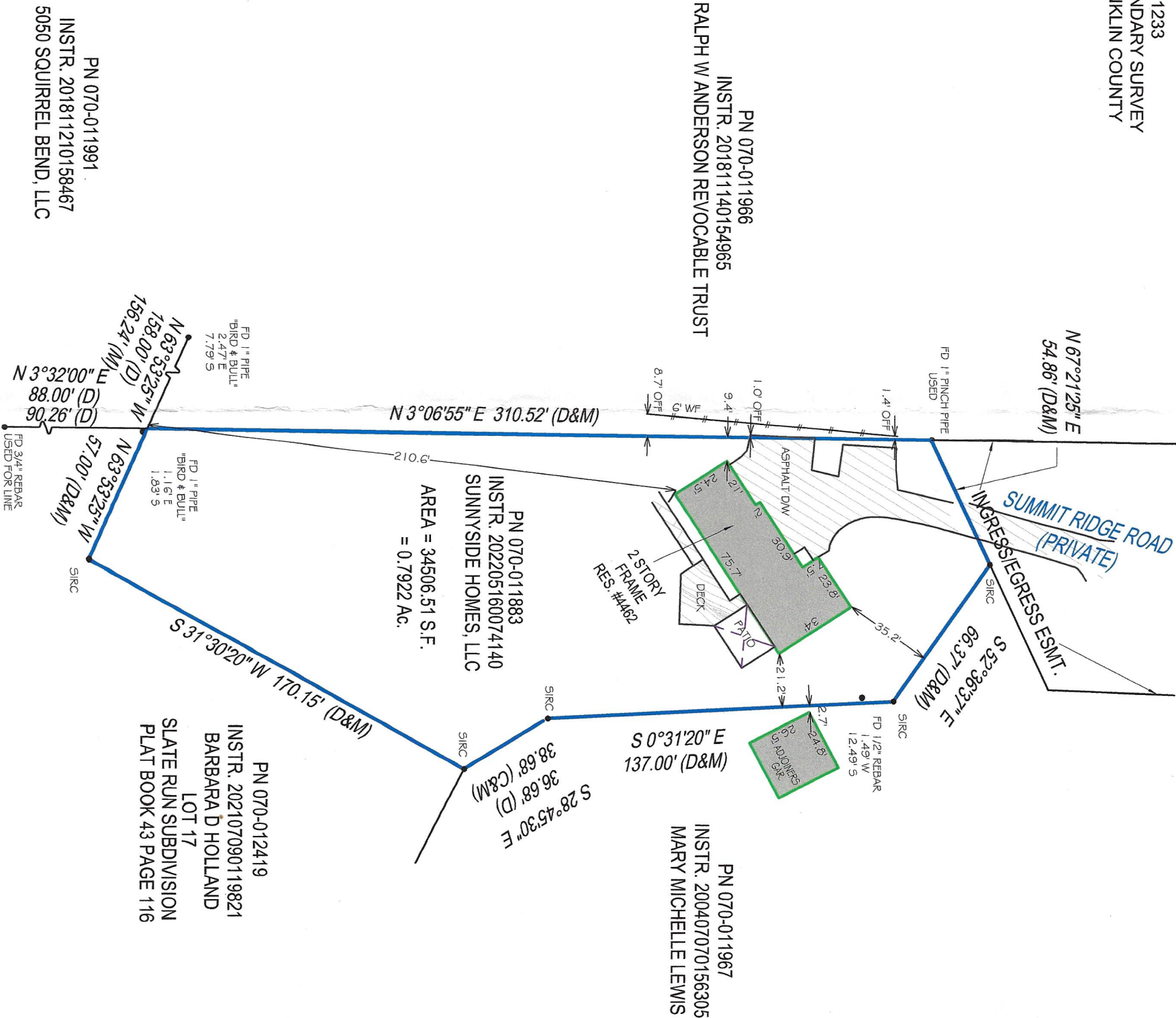
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License Number PS-8423



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www.landmarksurvey.com



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



PROPERTY ADDRESS: 4462 SUMMIT RIDGE ROAD, COLUMBUS, OHIO 43220
SURVEY NUMBER: 2206.1233
CERTIFIED TO: KRISTI ANDERSON .
DATE OF SURVEY: 07/13/22
BUYER: KRISTI ANDERSON
LENDER:
TITLE COMPANY:
COMMITMENT DATE: NOT REVIEWED CLIENT FILE NO:
LEGAL DESCRIPTION: FROM INSTR. 202205160074140 - SITUATED IN THE FIRST QUARTER, TOWNSHIP 1, RANGE 19, UNITED STATES MILITARY LANDS, PERRY TOWNSHIP FRANKLIN COUNTY, OHIO, AND BEING A PART OF THAT 88.74 ACRE TRACT AS SHOWN OF RECORD IN DEED BOOK 1383, PAGE 558, RECORDED'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERY LINE OF THE ABOVE-MENTIONED 88.74 ACRE TRACT LOCATED SOUTH 03 DEGREES 06 MINUTES 55 SECONDS WEST, 100.00 FEET FROM THE NORTHWESTERLY CORNER THEREOF, SAID POINT MARKING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 67 DEGREES 21 MINUTES 25 SECONDS EAST, 54.86 FEET TO A POINT; THENCE SOUTH 62 DEGREES 34 MINUTES 37 SECONDS EAST, 66.37 FEET TO A POINT; THENCE SOUTH 00 DEGREES 31 MINUTES 20 SECONDS EAST, 137.00 FEET TO A POINT; THENCE SOUTH 28 DEGREES 45 MINUTES 30 SECONDS EAST, 38.68 FEET TO A POINT; THENCE SOUTH 31 DEGREES 30 MINUTES 25 SECONDS WEST, 170.15 FEET TO A POINT; THENCE NORTH 43 DEGREES 83 MINUTES 25 SECONDS WEST, 57.00 FEET TO A POINT IN SAID WESTERY LINE OF THE 88.74 ACRE TRACT; THENCE AND WITH SAID LINE, NORTH 03 DEGREES 06 MINUTES 55 SECONDS EAST, 310.82 FEET TO THE POINT OF BEGINNING, CONTAINING 0.792 ACRES, MORE OR LESS, AND SUBJECT TO ANY PREVIOUS DEEDS OF EASEMENT. THE GRANTEES SHALL HAVE THE NON-EXCLUSIVE RIGHT OF USE, FOR PURPOSES OF INGRESS AND EGRESS, OF A PRIVATE ROAD CONNECTING THE WITHIN DESCRIBED PREMISES WITH SUMMIT RIDGE ROAD, SAID PRIVATE ROAD BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MARKING THE NORTHWEST CORNER OF THE ABOVE/Å MENTIONED 88.74 ACRE TRACT, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE TRUE POINT OF BEGINNING: THENCE AND WITH PART OF THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND PART OF THE NORTH LINE OF SAID 88.74 ACRE TRACT, SOUTH 85 DEGREES 33 MINUTES 30 SECONDS EAST, 29.33 FEET TO A NGL; POINT; THENCE AND CONTINUING WITH SAID NORTH LINE, SOUTH 84 DEGREES 47 MINUTES 05 SECONDS EAST, 74.64 FEET TO A POINT MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE AND WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 04 DEGREES 26 MINUTES 15 SECONDS WEST, 500 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE AND WITH THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 67 DEGREES 21 MINUTES 25 SECONDS WEST, 109.72 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WEST LINE OF THE ABOVE-MENTIONED 88.74 ACRE TRACT; THENCE AND WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID 88.74 ACRE TRACT, NORTH 03 DEGREES 06 MINUTES 55 SECONDS EAST, 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.171 ACRES, MORE OR LESS, AND SUBJECT TO ANY PREVIOUS DEEDS OF EASEMENT. THE GRANTEES SHALL CONTRIBUTE ONE-FIFTH OF THE COST OF MAINTENANCE AND REPAIR OF SAID PRIVATE ROAD. THE GRANTEES HEREBY ASSENT TO THE PASSAGE OVER SAID EASEMENT AREA OF ANY NECESSARY UTILITY SERVICES FOR THE BENEFIT OF OTHER LANDS OF THE GRANTORS, THEIR HEIRS AND ASSIGNS, OR FOR THE BENEFIT OF OTHER PERSONS OWNING LAND WHICH ABUTS ON SAID PRIVATE ROAD.
FLOOD ZONE INFORMATION:

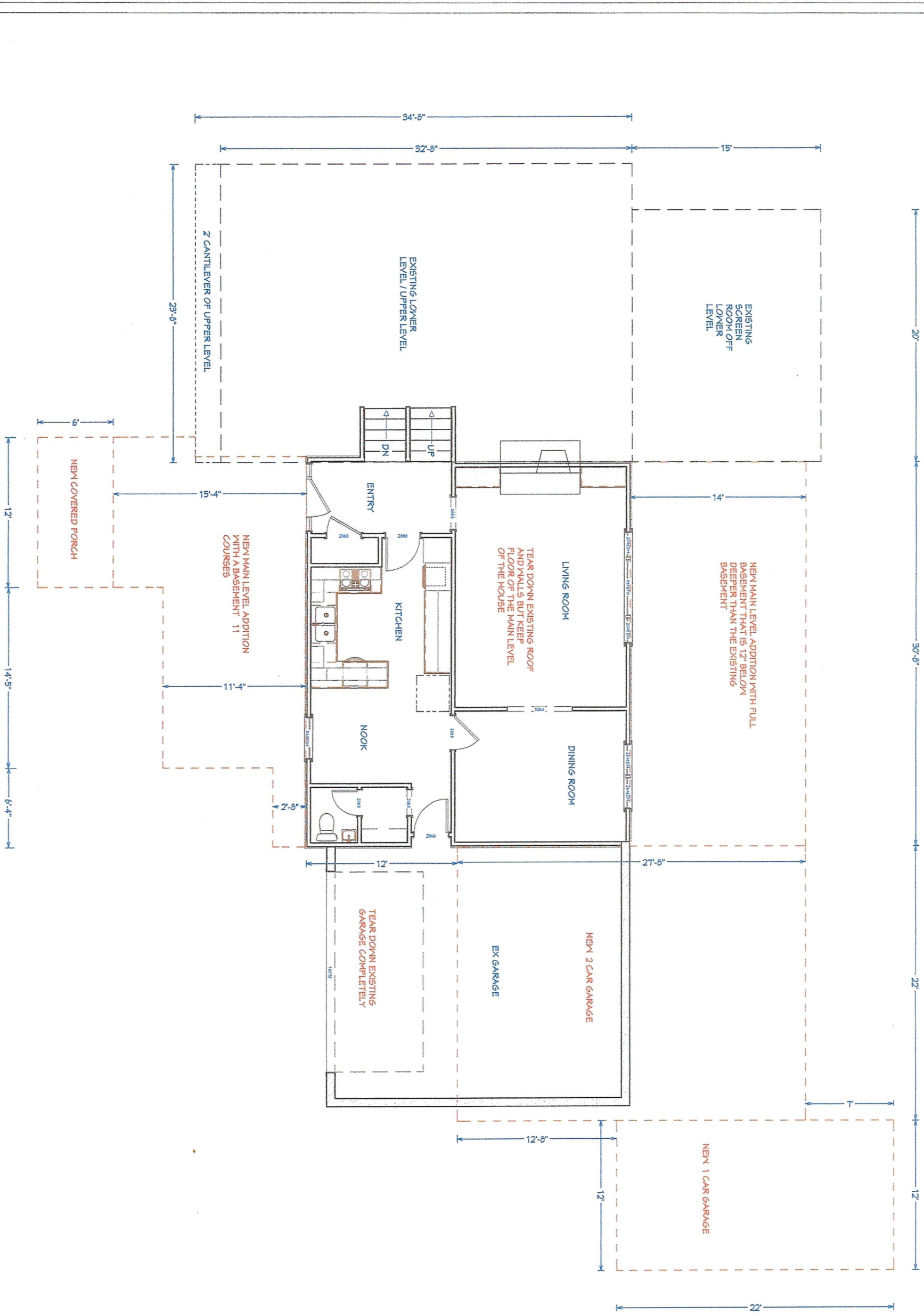
GENERAL SURVEYORS NOTES: 1. Unless otherwise noted, the Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the Abstract of Title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property. 2. Alterations to this survey map and report by other than the signing surveyor are prohibited. 3. Dimensions are in feet and decimals thereof. 4. Any FEMA food zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information. 5. Unless otherwise noted "SIRC" indicates a set iron rebar, a minimum half inch in diameter and 30 inches long, with a red cap stamped Landmark Surveying. 6. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed by the Professional Surveyor. An Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the Professional Surveyor. 7. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Any additional logos or references to third party firms are for informational purposes only. 8. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

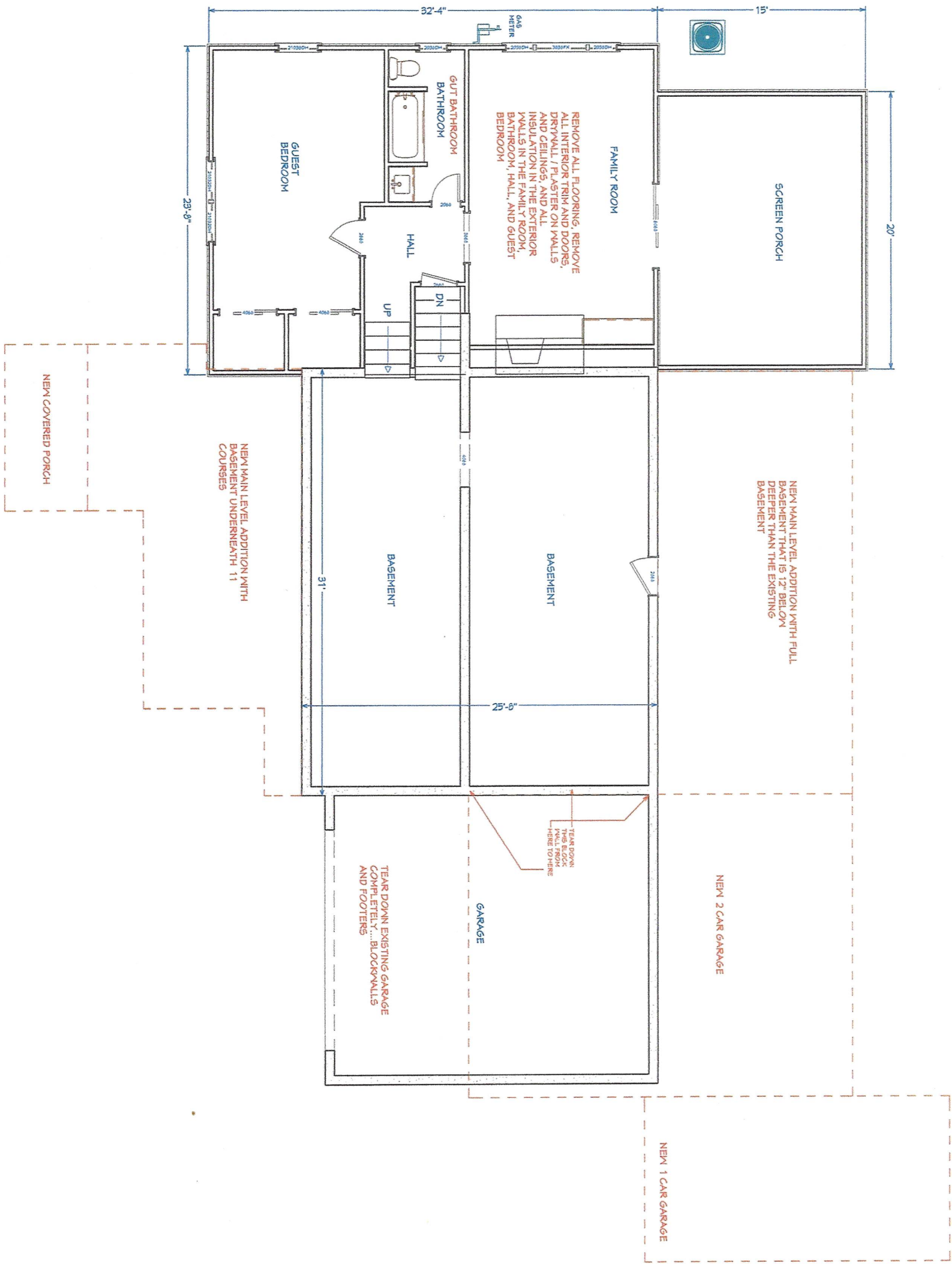
SURVEYORS LEGEND:

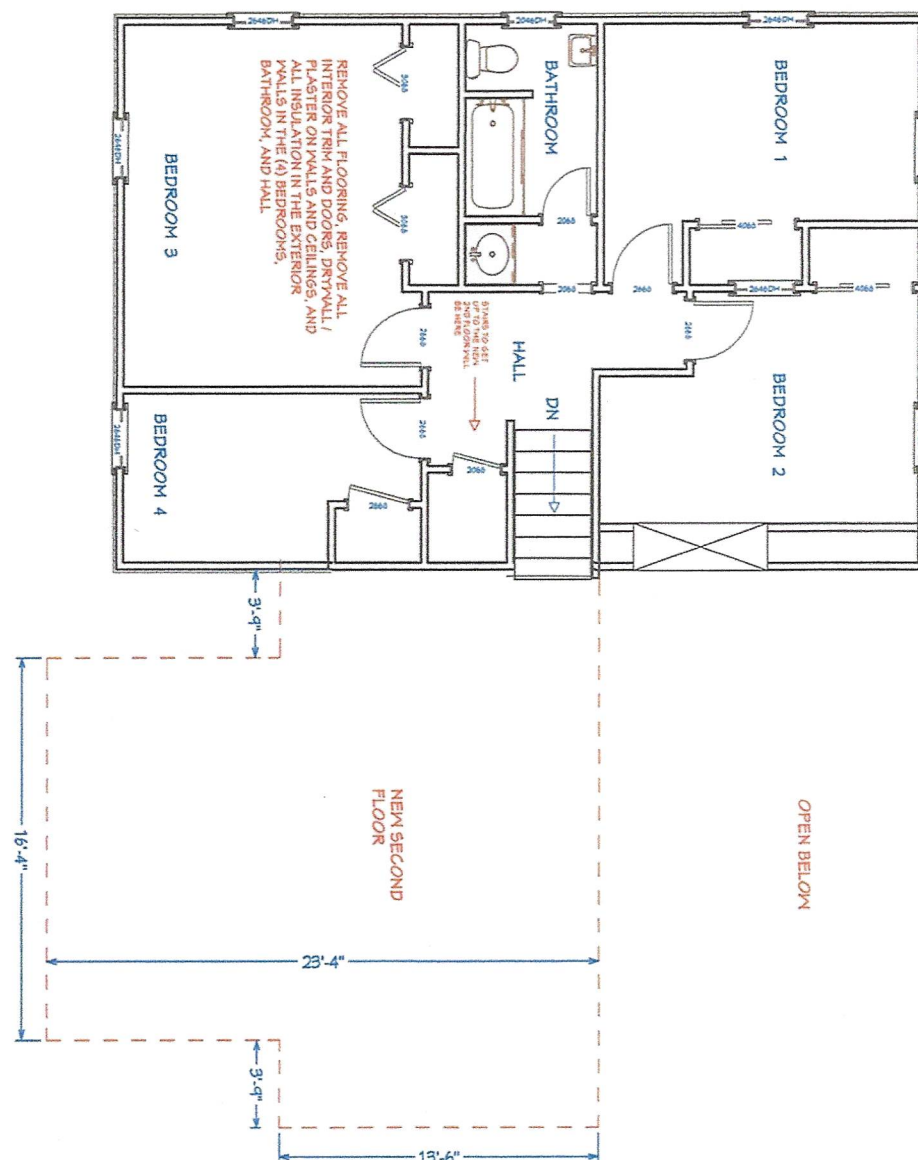
LINETYPES	ABBREVIATIONS
	(C) - Calculated
	(D) - Deed
	(F) - Field
	(M) - Measured
	(P) - Plat
	(S) - Survey
	A/C - Air Conditioning
	AE - Access Easement
	ANE - Anchor Easement
	ASBL - Accessory Setback Line
	B/W - Bay/Box Window
	BC - Block Corner
	BFP - Backflow Preventer
	BLDG - Building
	BLK - Block
	BM - Benchmark
	BR - Bearing Reference
	BRL - Building Restriction Line
	BSMT - Basement
	C - Curve
	C/L - Center Line
	C/P - Covered Porch
	C/S - Concrete Slab
	CATV - Cable TV Riser
	CB - Concrete Block
	CH - Chord Bearing
	CHIM - Chimney
	CLF - Chain Link Fence
	CME - Canal Maintenance Easement
	CO - Clean Out
	CONC - Concrete
	COR - Corner
	CS/W - Concrete Sidewalk
	CUE - Control Utility Easement
	CVG - Concrete Valley Gutter
	D/W - Driveway
	DE - Drainage Easement
	DF - Drain Field
	DH - Drill Hole
	DUE - Drainage & Utility Easement
	ELEV - Elevation
	EM - Electric Meter
	ENCL - Enclosure
	ENT - Entrance
	EOP - Edge of Pavement
	EOW - Edge of Water
	ESMT - Easement
	EUB - Electric Utility Box
	F/DH - Found Drill Hole
	FCM - Found Concrete Monument
	FF - Finished Floor
	FIP - Found Iron Pipe

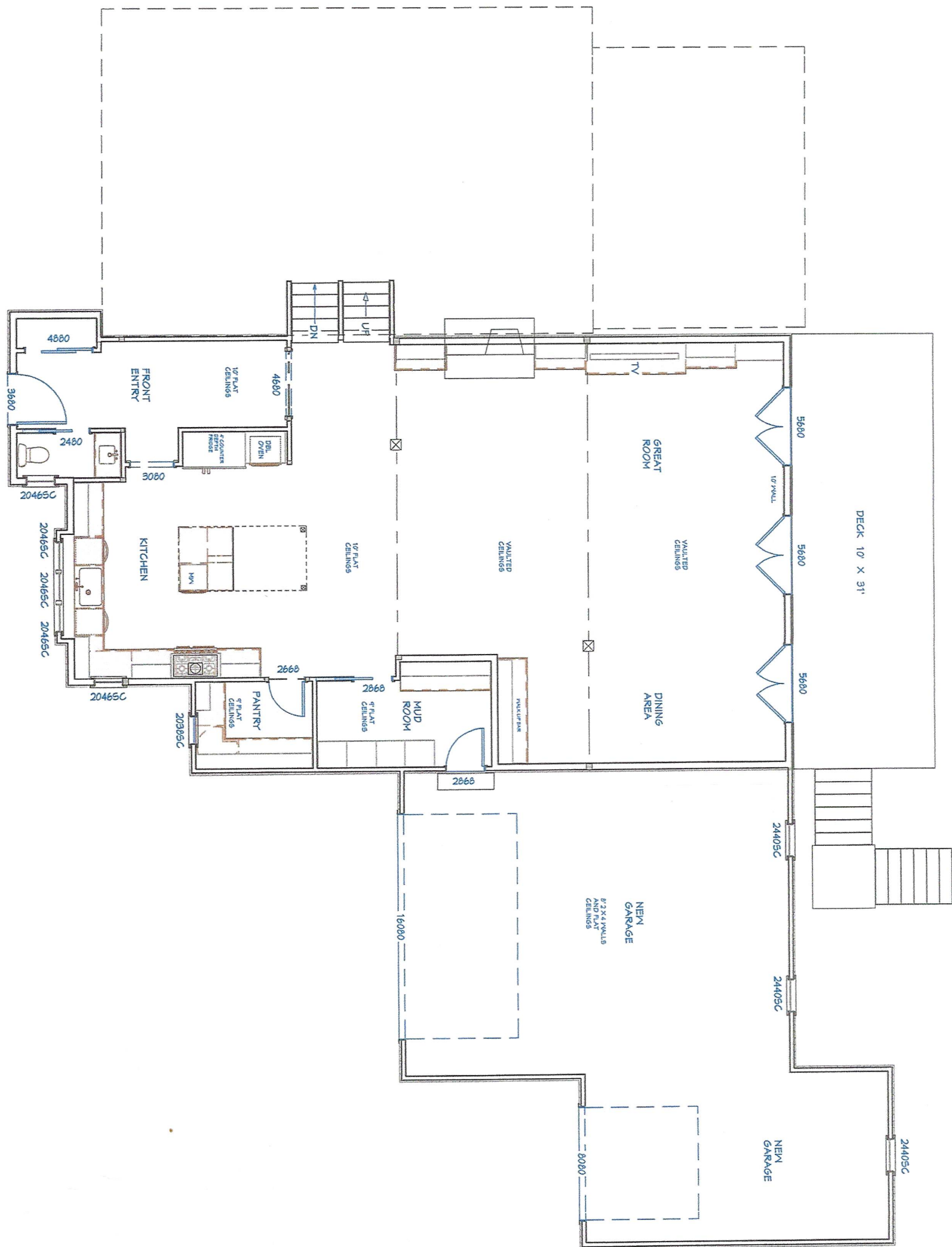
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	(D) - Deed	FIR - Found Iron Rod	POB - Point of Beginning
	(F) - Field	FIRC - Found Iron Rod & Cap	POC - Point of Commencement
	(M) - Measured	FN - Found Nail	PRC - Point of Reverse Curvature
	(P) - Plat	FN&D - Found Nail & Disc	PRM - Permanent Reference Monument
	(S) - Survey	FRRSPPK - Found Rail Road Spike	PSM - Professional Surveyor & Mapper
	A/C - Air Conditioning	GAR - Garage	PT - Point of Tangency
	AE - Access Easement	GM - Gas Meter	PUE - Public Utility Easement
	ANE - Anchor Easement	ID - Identification	R - Radius or Radial
	ASBL - Accessory Setback Line	IE/EE - Ingress/Egress Easement	R/W - Right of Way
	B/W - Bay/Box Window	ILL - Illegible	RES - Residential
	BC - Block Corner	INST - Instrument	RGE - Range
	BFP - Backflow Preventer	INT - Intersection	ROE - Roof Overhang Easement
	BLDG - Building	IRRE - Irrigation Easement	RP - Radius Point
	BLK - Block	L - Length	S/W - Sidewalk
	BM - Benchmark	LAE - Limited Access Easement	SBL - Setback Line
	BR - Bearing Reference	LB# - License No. (Business)	SCL - Survey Closure Line
	BRL - Building Restriction Line	LBE - Limited Buffer Easement	SCR - Screen
	BSMT - Basement	LE - Landscape Easement	SEC - Section
	C - Curve	LME - Lake/Landscape Maintenance Easement	SEP - Septic Tank
	C/L - Center Line	LS# - License No. (Surveyor)	SEW - Sewer
	C/P - Covered Porch	MB - Map Book	SIRC - Set Iron Rod & Cap
	C/S - Concrete Slab	ME - Maintenance Easement	SMWE - Storm Water Management Easement
	CATV - Cable TV Riser	MES - Mitered End Section	SN&D - Set Nail and Disc
	CB - Concrete Block	MF - Metal Fence	SQFT - Square Feet
	CH - Chord Bearing	MH - Manhole	STL - Survey Tie Line
	CHIM - Chimney	MH&WL - Mean High Water Line	STY - Story
	CLF - Chain Link Fence	NR - Non-Radial	SV - Sewer Valve
	CME - Canal Maintenance Easement	NTS - Not to Scale	SWE - Sidewalk Easement
	CO - Clean Out	NAVD88 - North American Vertical Datum 1988	TBM - Temporary Bench Mark
	CONC - Concrete	NGVD29 - National Geodetic Vertical Datum 1929	TEL - Telephone Facilities
	COR - Corner	OG - On Ground	TOB - Top of Bank
	CS/W - Concrete Sidewalk	ORB - Official Records Book	TUE - Technological Utility Easement
	CUE - Control Utility Easement	ORV - Official Record Volume	TX - Transformer
	CVG - Concrete Valley Gutter	O/A - Overall	TYP - Typical
	D/W - Driveway	O/S - Offset	UE - Utility Easement
	DE - Drainage Easement	OFF - Outside Subject Property	UG - Underground
	DF - Drain Field	OH - Overhang	UP - Utility Pole
	DH - Drill Hole	OHL - Overhead Utility Lines	UR - Utility Riser
	DUE - Drainage & Utility Easement	OH&WL - Ordinary High Water Line	VF - Vinyl Fence
	ELEV - Elevation	ON - Inside Subject Property	W/C - Witness Corner
	EM - Electric Meter	P/E - Pool Equipment	W/F - Water Filter
	ENCL - Enclosure	PB - Plat Book	WM - Water Meter/Valve Box
	ENT - Entrance	PC - Point of Curvature	WV - Water Valve
	EOP - Edge of Pavement	PCC - Point of Compound Curvature	
	EOW - Edge of Water	PCP - Permanent Control Point	
	ESMT - Easement	PI - Point of Intersection	
	EUB - Electric Utility Box	PLS - Professional Land Surveyor	
	F/DH - Found Drill Hole		
	FCM - Found Concrete Monument		
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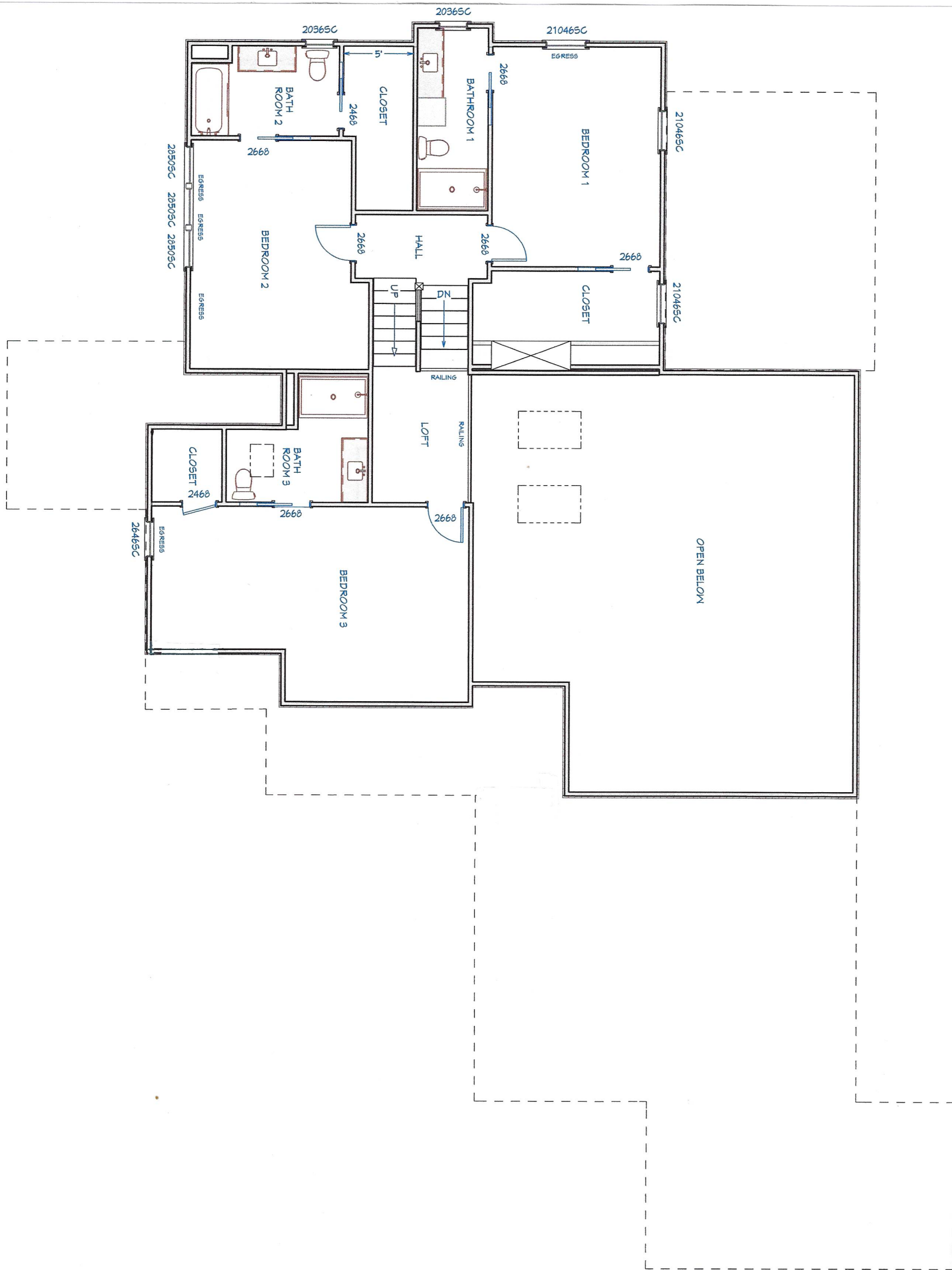




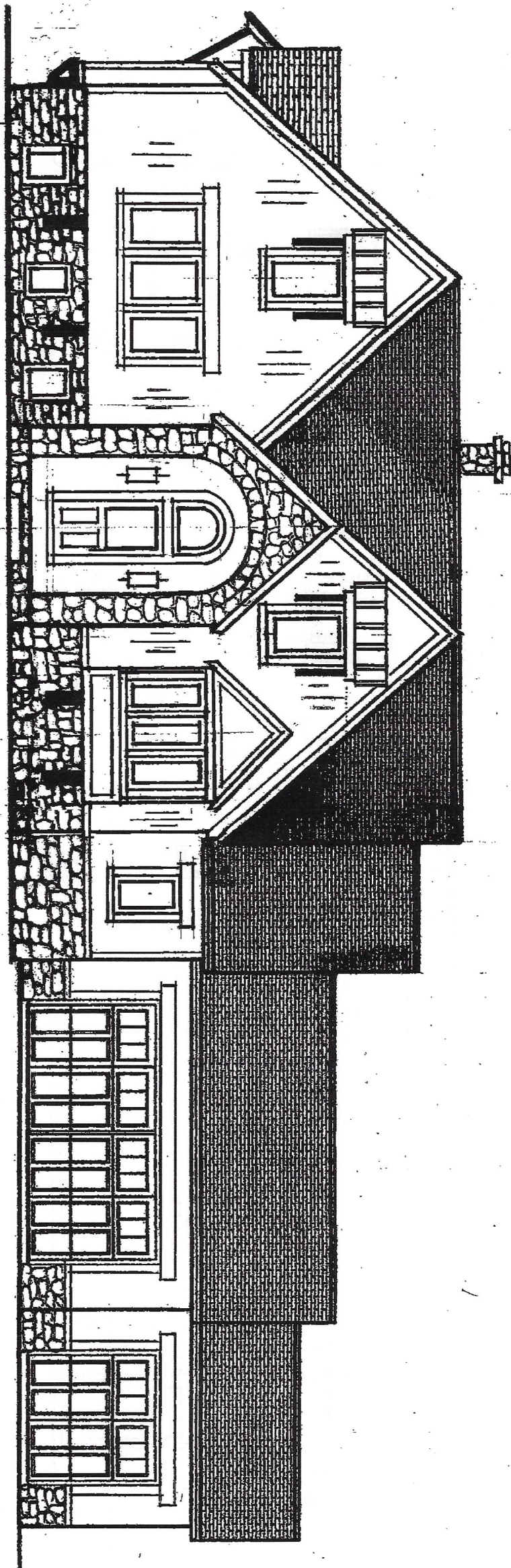
The Andersen Residence
4462 Summit Ridge Dr.
Columbus Ohio 43220

Plan #: NEW LOWER LEVEL
Scale: 1/8" = 1'
Date: 10-30-22

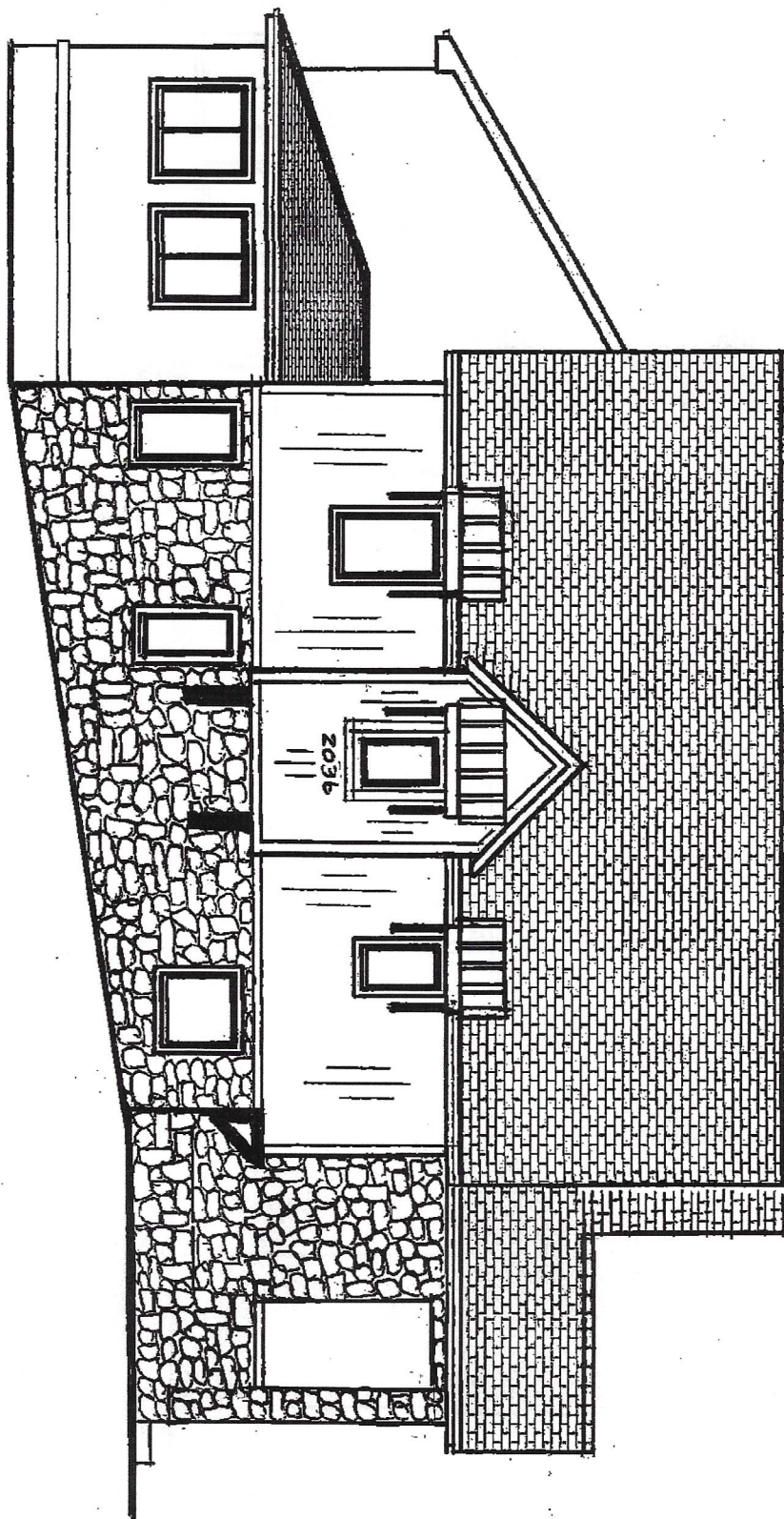
Ross Builders and Design
6120 Crystal Valley Dr
Galena, OH 43021
614-204-5661



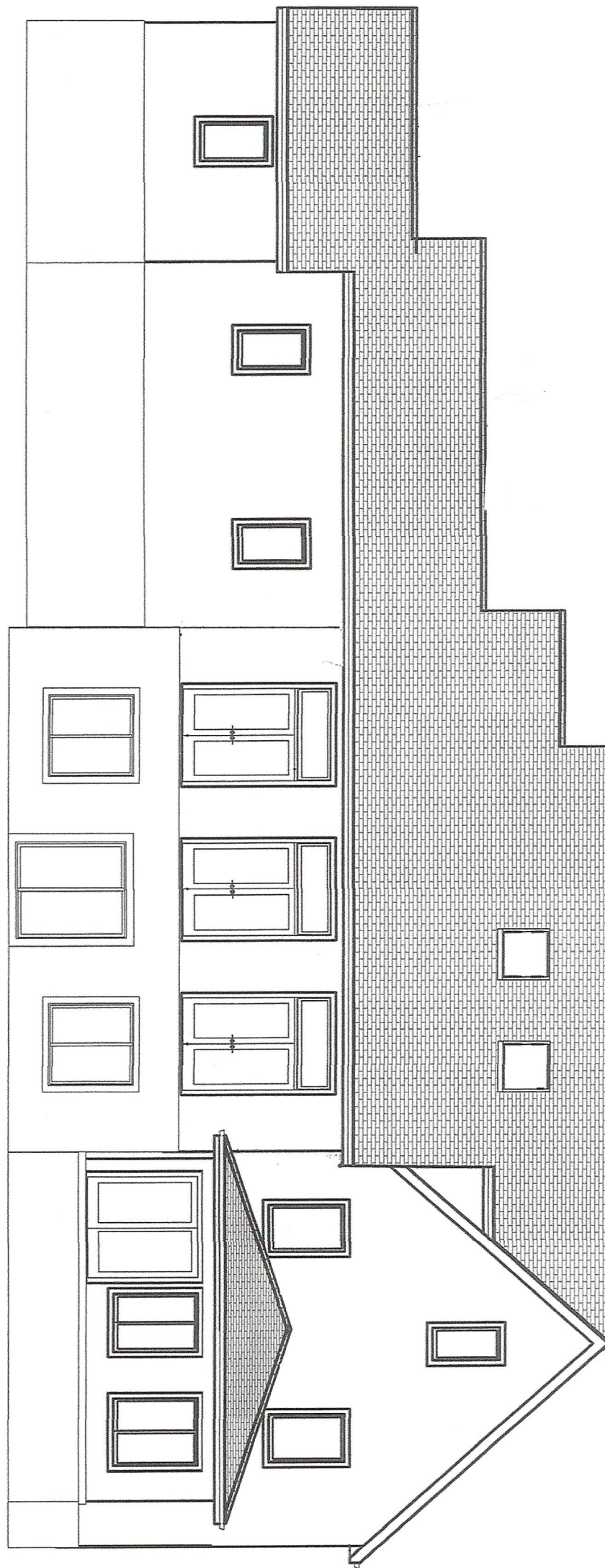
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



Revised: Jan 2021

Certification of Notice

Applicant Name: Kristi Anderson and Sean Bedevelsky

Location of property subject to BZAP request: 4462 Summit Ridge Rd Columbus, OH 43220

Describe activity which requires Board of Zoning and Planning review:

Fixing foundation of garage and making it a 3-car from a 2-car. Addition on to front of home.

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

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
4469 Summit Ridge Rd		7022 0410 0000 4604 8848	12/16/22
4474 Summit Ridge Rd		7022 0410 0000 4604 8831	12/16/22
4486 Summit Ridge Rd		7022 0410 0000 4604 8824	12/16/22
4480 Summit Ridge Rd		7022 0410 0000 4604 8817	12/16/22
3655 Waldo Pl		7022 0410 0000 4604 8800	12/16/22
5050 Squirrel Bend		7022 1670 0001 8393 0355	12/16/22
4837 Slate Run Ct		7022 1670 0001 8393 0973	12/16/22
2600 Slate Run Rd		7022 1670 0001 8393 0379	12/16/22
Applicant Signature:			Date: 12/16/22

December 15, 2022

Kristi Anderson and Sean Bedevelsky
563 S Grant Ave
Columbus, OH 43206

Dear Neighbor,

We have recently bought the home on 4462 Summit Ridge Rd and have enjoyed getting to know many of the families around us here! Sean and I hope to move in as soon as possible but are renovating first and will be asking the city for a variance. With this, we wanted to let all the nearby neighbors know what we were hoping to do.

The hearing for our variance will be held on Wednesday, January 18th at 6 PM at the City of Upper Arlington's Community Development Department at 3600 Tremont Road. Sean, my mother Patty, our builder Jim Ross, and I will be at this hearing and it is open to you as well if you wish.

We are requesting a variance in order to redo the garage foundation, which is in very poor condition and coming detached from the house. This side of the house is already not compliant with the property's current setback laws, so in order to redo the foundation here, this is required to be reviewed and given permission first by the City. In our plan we also have to expand to make the current 2-car garage into a 3-car garage.

The other portion of the variance is for the front of the house where we wish to expand on roughly 6 feet from the part of the home closest to the road. The total addition is 15'4" from the front of the house that is set further back from the houses closest point to the road. This addition is to accommodate for a front porch, as well as expanding the kitchen and living room area. We will be adding the majority to the back of the home but needed to add some to the front, because the steep nature of the land does not allow for much more expansion to the back than we already planned. This is such a beautiful piece of property and we really wish to make it the best that it can be for the neighborhood, our home, and other family's home in the future.

I attached a site plan of the property to help with my description. If you have any questions please reach out to Sean or I. We look forward to being your neighbor.

Best and Happy Holidays,

Kristi
Cell: 513-739-1559
Email: kristiJean10@yahoo.com

Sean
Cell: 440-823-8742
Email: sbedevelsky@gmail.com



Author: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: Wednesday, January 18, 2023

Subject: **Variance Application 03-23.** To allow a one-story addition to encroach into the side yard setback.

Property Owner/Address: Thompson, 3259 Kenyon Road (zoned R-1c)

Site Description/History

The subject property, 3259 Kenyon Road, is located on the west side of the street, three properties south of Wickliffe Road. The rectangular property is 60 feet wide with 130 feet of depth; it is zoned R-1c, One-Family Residence District. The property is Lot #39 of the [Tremont Place subdivision plat](#). A 1.5-story Cape Cod-style home was constructed along the 40-foot setback and just 5'-6" from the east side yard setback (*existing nonconforming*). The home was built in 1952 and purchased by the applicant in 2021.

Proposal

The proposal includes the construction of a rear master bedroom/bathroom addition that is 16 feet deep and 19 feet wide. The 18-foot tall addition would be finished with vinyl siding and shingle roofing to match the existing home. Windows and a sliding door are shown on the rear elevation; no windows are shown on the south elevation (facing the neighbor). The addition would continue the existing encroachment of the main home into the side yard setback; approximately 40 square feet would encroach into the setback. The project also includes a rear porch addition (*no variance required*). The side and rear yard are open with a 42-inch chain link fence enclosing the rear yard.

The application states, *"We are converting a bedroom into a master closet and to create a hallway to the proposed Master Bedroom/Bathroom. We are limited with design options and the bedrooms are already overly small. The 8' side yard setback would render the Master Bedroom too small."*

Zoning Code Requirements

- [Unified Development Ordinance, Article 5.02\(C\)](#): to allow a one-story addition to encroach up to 2'-6" into the eight-foot minimum side yard setback.

Alternatives

The width of the proposed addition could be reduced in size in order to resituate it away from the side property line or reoriented to take up more space in the backyard. However, this is the preferred alternative for the homeowner based on the interior layout of the home.

Requested Action with Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. In this case, there is an existing/original encroachment over the side yard setback (Finding #6) and the proposed addition would extend this. The design and location of the addition seamlessly blends with the existing home and the location of windows will help ensure privacy for the adjacent neighbor (Finding #4).

For these reasons, Staff recommends approval of the application as submitted.

Attachments

1. Google Earth neighborhood view
 2. Proposed site plan
 3. Proposed elevation
 4. Photos of property
-

3259 Kenyon Road

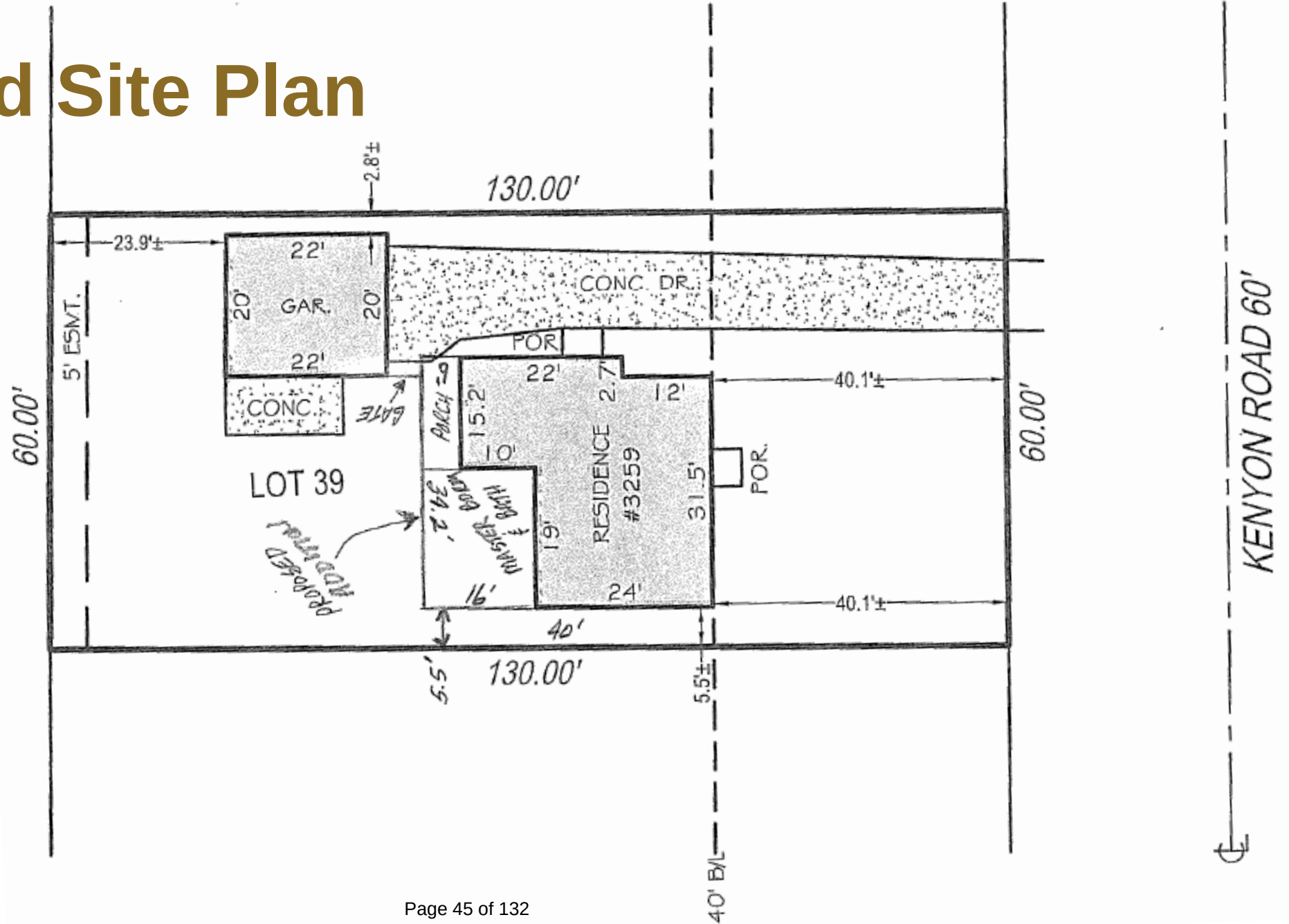
BZAP Staff Report Pictures



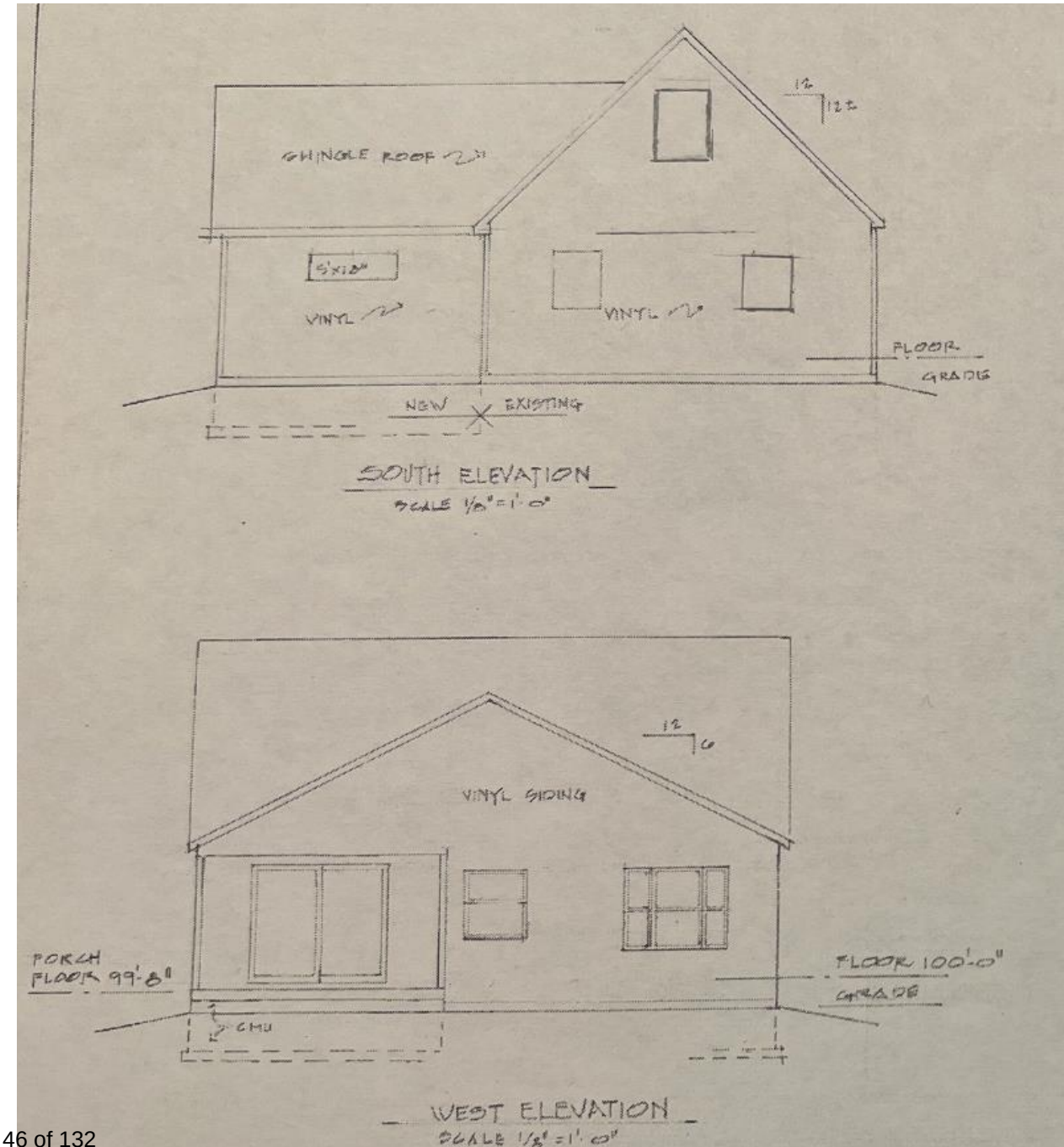
Google Maps ® Aerial – Looking South



Proposed Site Plan



Proposed Elevations



Existing front and side elevations





22-6220

Variance Application

Status: Active

Date Created: Dec 19, 2022

Applicant

David Beatty
dabeatty@insight.rr.com
357 Jackson St.
Columbus, Oh 43206
614-207-8084

Primary Location

3259 KENYON RD
UPPER ARLINGTON, OH 43221

Owner:

Gabrielle Thompson
3259 Kenyon COLUMBUS, OH 43221

BZAP Information

BZAP Case #

VAR-03-23

Status

Pending

BZAP Determination Date

01/18/2023

Vote Tally

--

Primary Variance

Side yard

Findings of Fact for Approval/Denial

--

Variance Request

To allow a one-story addition to encroach 2'-6" into the 8-foot minimum side yard setback.

BZAP conditions

--

Variance Information

Describe Variance Request

To construct an addition that encroaches 2'6" into the side 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?

We are converting a bedroom into a master closet and to create a hallway to the proposed Master Bedroom/Bathroom. We are limited with design options and the bedrooms are already overly small. The 8' side yard setback would render the Master Bedroom too small.

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?

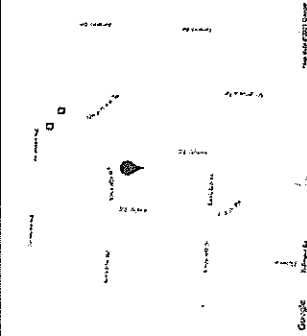
Yes

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

Would maintain status quo.



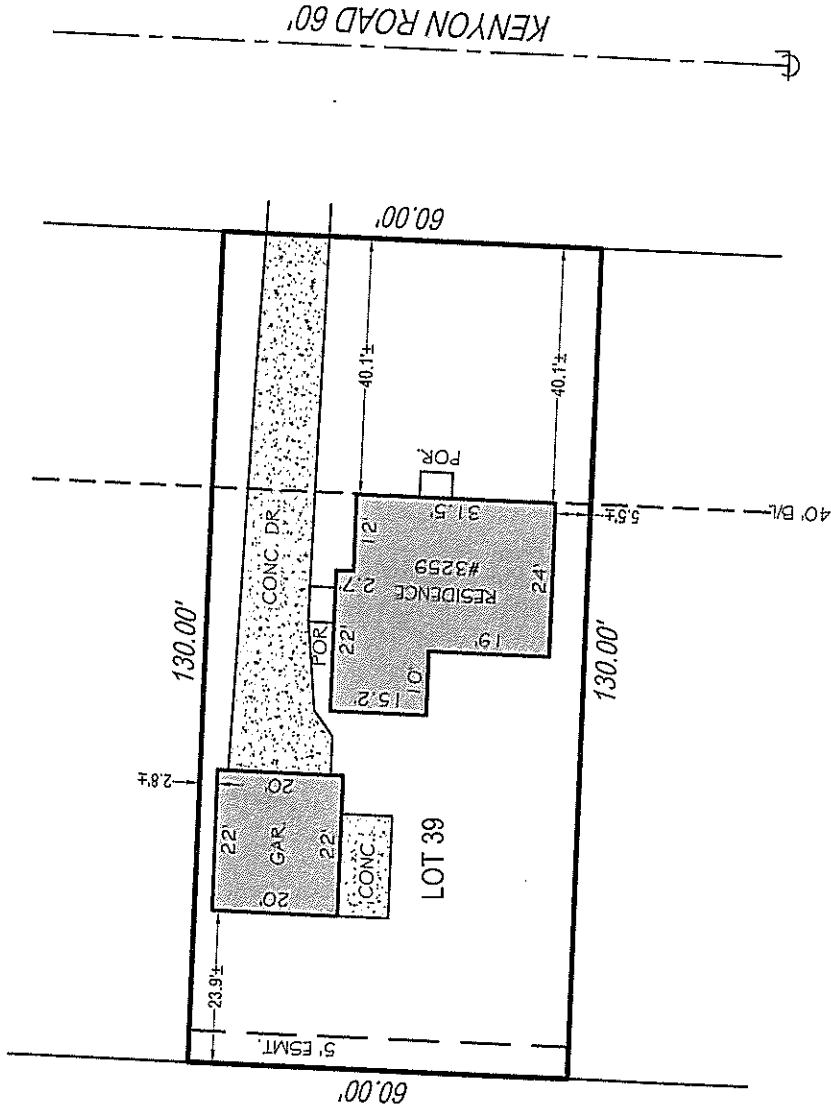
TITLE CONNECT
AGENCY



PROPERTY ADDRESS: 3259 KENYON ROAD, COLUMBUS, OHIO 43221

SURVEY NUMBER: 2106.1401

2106.1401
MORTGAGE LOCATION SURVEY
FRANKLIN COUNTY



POINTS OF INTEREST: NONE VISIBLE.			
CLIENT NUMBER: 20210509			
BUYER: GABRIELLE C. THOMPSON		SELLER: JAMES J. TRACY AND JOLINDA E. TRACY	
LOT: 39	BLOCK:	PLAT:	PG:
SUBDIVISION: TREMONT PLACE SUB			
COUNTY: FRANKLIN			
CERTIFIED TO: TITLE CONNECT AGENCY			

THIS MORTGAGE LOCATION SURVEY IS PERFORMED IN ACCORDANCE WITH 4733-38 OF THE OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE AND IS ONLY FOR THE USE OF THE MORTGAGE LENDER AND TITLE INSURER. DO NOT USE THIS MORTGAGE LOCATION SURVEY FOR FUTURE CONSTRUCTION OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE(S). THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY.



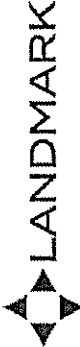
SURVEY DATE: 06/16/21

FIELD DATE: 6/15/2021

REVISION HISTORY: (REV 0 6/16/2021)

I/We acknowledge receipt of this survey and accept the property in the condition as shown.

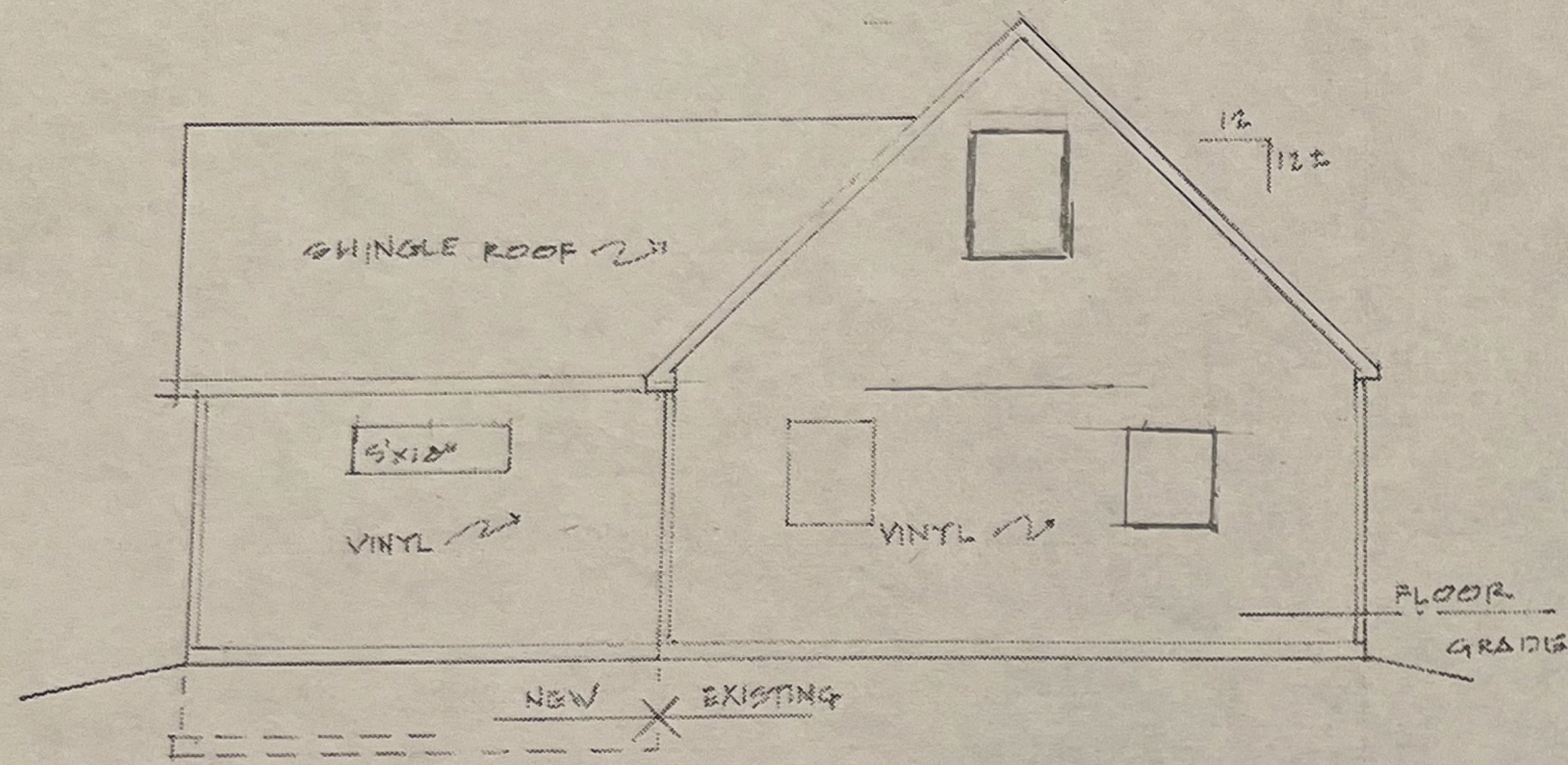
Signature: _____ Date: _____
Signature: _____ Date: _____



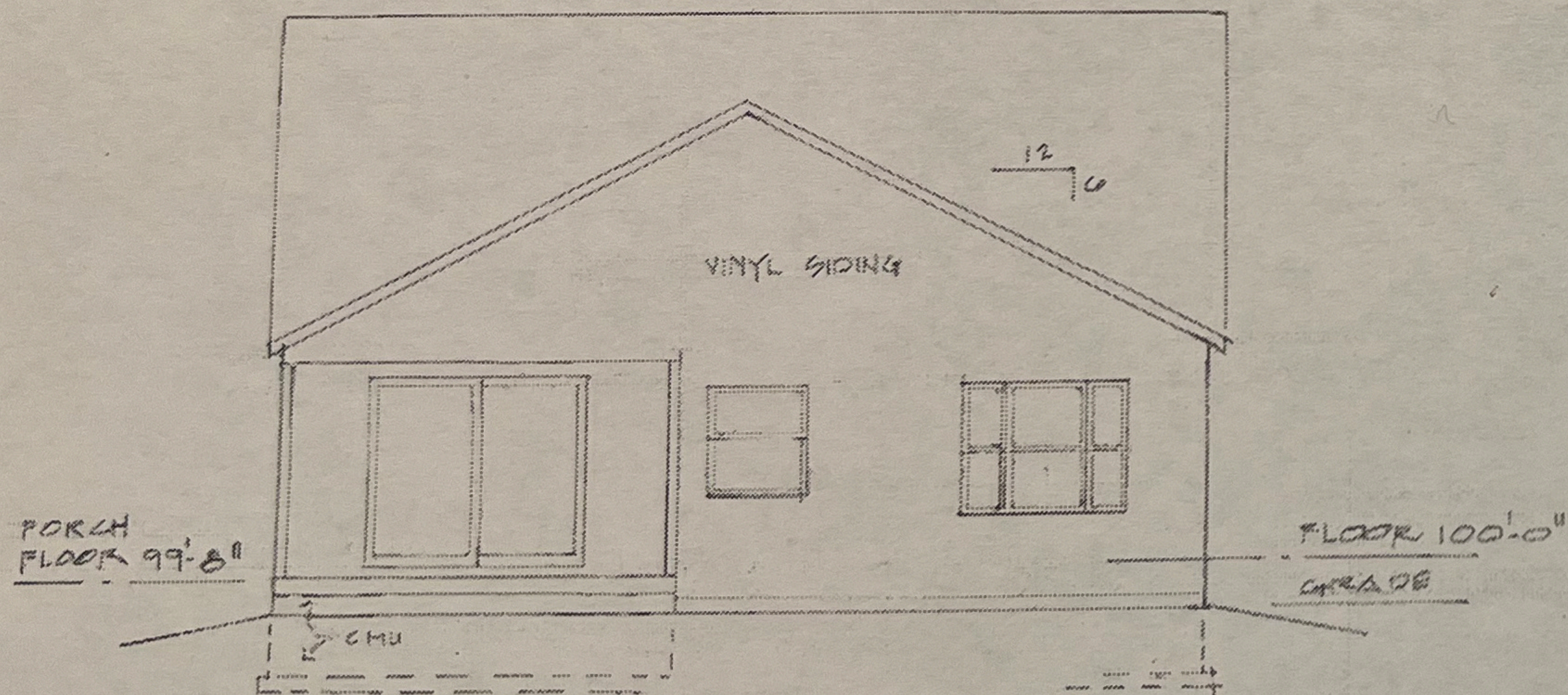
690 LaReview Plaza Blvd | Suite A
Worthington, OH 43085
Phone: 614-485-9000
www.landmarksurvey.com

9.18.22

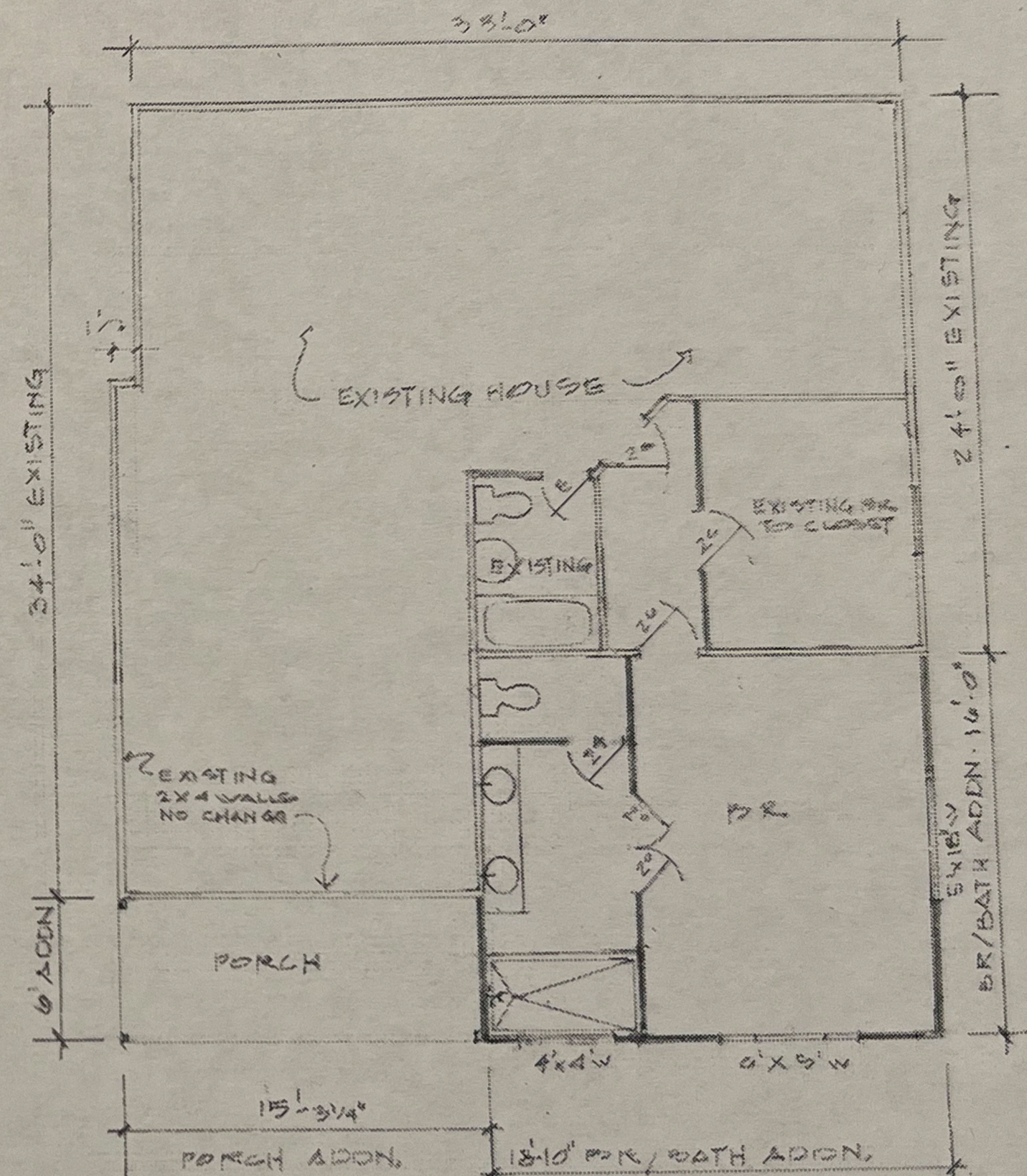
Page 51 of 132



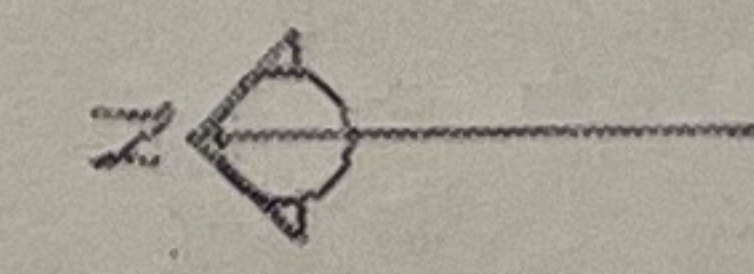
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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



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



Gabrielle C Thompson
3259 Kenyon Road
Columbus, Ohio 43221

SHEET
2 of 3

9.28.22



Revised: Jan 2021

Certification of Notice

Applicant Name: GABRIELLE THOMPSON - DAVID BEATTY (AGENT)

Location of property subject to BZAP request: 3259 KENYON RD

Describe activity which requires Board of Zoning and Planning review:

CONSTRUCT ADDITION THAT ENCLOSES THE SIDE YARD
SETBACK

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

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

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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:
3252 AVALON	ELIZABETH CLARK	7021-0950-0001-4198-3154	12/19/2022
3260 AVALON	CAREN STAYER	7021-0950-0001-4198-3161	12/19/2022
3268 AVALON	STEVEN SMITH	7021-0950-0001-4198-3170	12/19/2022
3276 AVALON	SAMUEL CALHOUN	7021-0950-0001-4198-3185	12/19/2022
2265 WICKLIFFE	JAMES VAUGHAN	7021-0950-0001-4198-3192	12/19/2022
2257 WICKLIFFE	KAREN MORRIS	7021-0950-0001-4198-3208	12/19/2022
3267 KENYON	JEFFREY CARWIN	7021-0950-0001-4198-3215	12/19/2022
3251 KENYON	RICHARD HENNALEY	7021-0950-0001-4198-3222	12/19/2022
3243 KENYON	MARY DOUGHERTY	7021-0950-0001-4198-3239	12/19/2022
3242 KENYON	MATTHEW BURNS	7021-0950-0001-4198-3246	12/19/2022
3250 KENYON	DALE BUTOLD	7021-0950-0001-4198-3253	12/19/2022
3258 KENYON	SCOTT TRESSLER	7021-0950-0001-4198-3260	12/19/2022
3266 KENYON	THOMAS DAVIS	7021-0950-0001-4198-3271	12/19/2022
Applicant Signature: <u>David A. Beatty</u>			Date: <u>12/19/2022</u>



Revised: Jan 2021

Certification of Notice

Applicant Name: GABRIELLE THOMPSON - DAVID BEATTY (AGENT)

Location of property subject to BZAP request: 3259 KENYON

Describe activity which requires Board of Zoning and Planning review:

CONSTRUCT ADDITION THAT ENCLOSES THE SIDE YARD
SETBACK

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

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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:
3274 KENYON	ALYSSA WRIGHT	7021-0950-0001-4198-3284	12/19/2022
Applicant Signature: <u>David A. Beatty</u>			Date: <u>12/19/2022</u>

December 18, 2022

Neighbors,

A zoning variance application has been submitted to allow for a proposed remodeling project at 3259 Kenyon Rd. Proposed is a Master Bedroom/Bathroom to be added to the rear of the house. Current zoning restrictions require that property owners within 100' be notified. This will serve as your notification to an Upper Arlington BZAP hearing at the location, date and time listed below. Current zoning has a 8' side yard setback which is detrimental to the viable, useable space of the proposed remodel. The variance would allow the proposed remodel to run perpendicular to the existing structure and maintain the continuity and side yard setback consistent with the current structure.

Your Neighbor,

Gabrielle Thompson - (David Beatty - Authorized Agent)
3259 Kenyon Rd.
Columbus, Ohio 43221

This variance application will be reviewed at a hearing on January 18, 2023 at 6:00pm
by:

City of Upper Arlington
Board of Zoning & Planning
3600 Tremont Ave.
Upper Arlington, Ohio 43221



Author: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: January 18, 2023

Subject: **Variance Application 04-23.** To allow a covered patio to encroach into the rear yard setback.

Property Owner/Address: Reed, 2797 Wellesley Drive (zoned R-1b)

Site Description/History

The subject property, 2797 Wellesley Drive, is located two properties north of Ridgeview Road on the west side of the street. The property is irregular in shape, with 108 feet of frontage, 135 feet of depth (average); it is zoned R-1b, One-Family Residence District. The property is Lot #3 of the [Wallace-Ackley subdivision](#). A two-story stucco and stone home was constructed between two and 13 feet behind the 40-foot platted front yard setback. The home was built in 1959 and purchased by the applicant in 2019.

Proposal

The proposal includes the construction of a rear covered porch that measures 22 feet deep and 18 feet wide (but is irregular shape), and is 370 square feet in size and over part of an existing paver patio. The aluminum covered porch would be 10'-8" in height and include motorized louvers that can close the roof and a ceiling fan. The property is enclosed with an existing six-foot tall privacy fence.

The application states, *"Our rear yard has a large setback requirement partially due to the angle of the yard where we would like to construct the pergola. The construction design meets side yard setbacks, but encroaches into the rear yard setback. The pergola is being built to cover an existing paver patio/firepit area and designed to connect to the home for (1) weather protection and (2) to avoid intrusion in front of our kitchen windows (required if built as a standalone structure)."*

Zoning Code Requirements

- [Unified Development Ordinance \(UDO\), Article 5.02\(C\)](#): to allow a covered porch to encroach up to 11 feet into the 33.6-foot minimum rear yard setback; and
- UDO Article 5.02(C): to allow a covered porch to encroach up to 1'-6" into the 12-foot minimum side yard setback.

Alternatives

The covered porch could be reduced in size or re-oriented away from the rear and side property lines to meet the setback requirements. The pergola could also be detached from the home and remain in the proposed location, as long as the roof remained open.

Requested Action with Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. Although the proposal is for a large covered porch, Staff has found the orientation of the lot and position of the home behind the front yard setback limit additions to the rear of the home (Finding #6). The design and style of the porch will minimize potential looming impacts on neighbors and the existing six-foot tall fence provides privacy (Finding #4). If the pergola was detached from the home and the roof remained open, it would be permitted without a variance, but this appears to be a better solution both structurally and long-term.

Therefore, Staff recommends approval of the application as submitted.

Attachments

1. Google Earth neighborhood view
 2. Proposed site plan
 3. Proposed elevation
 4. Photos of property
-

2797 Wellesley Drive

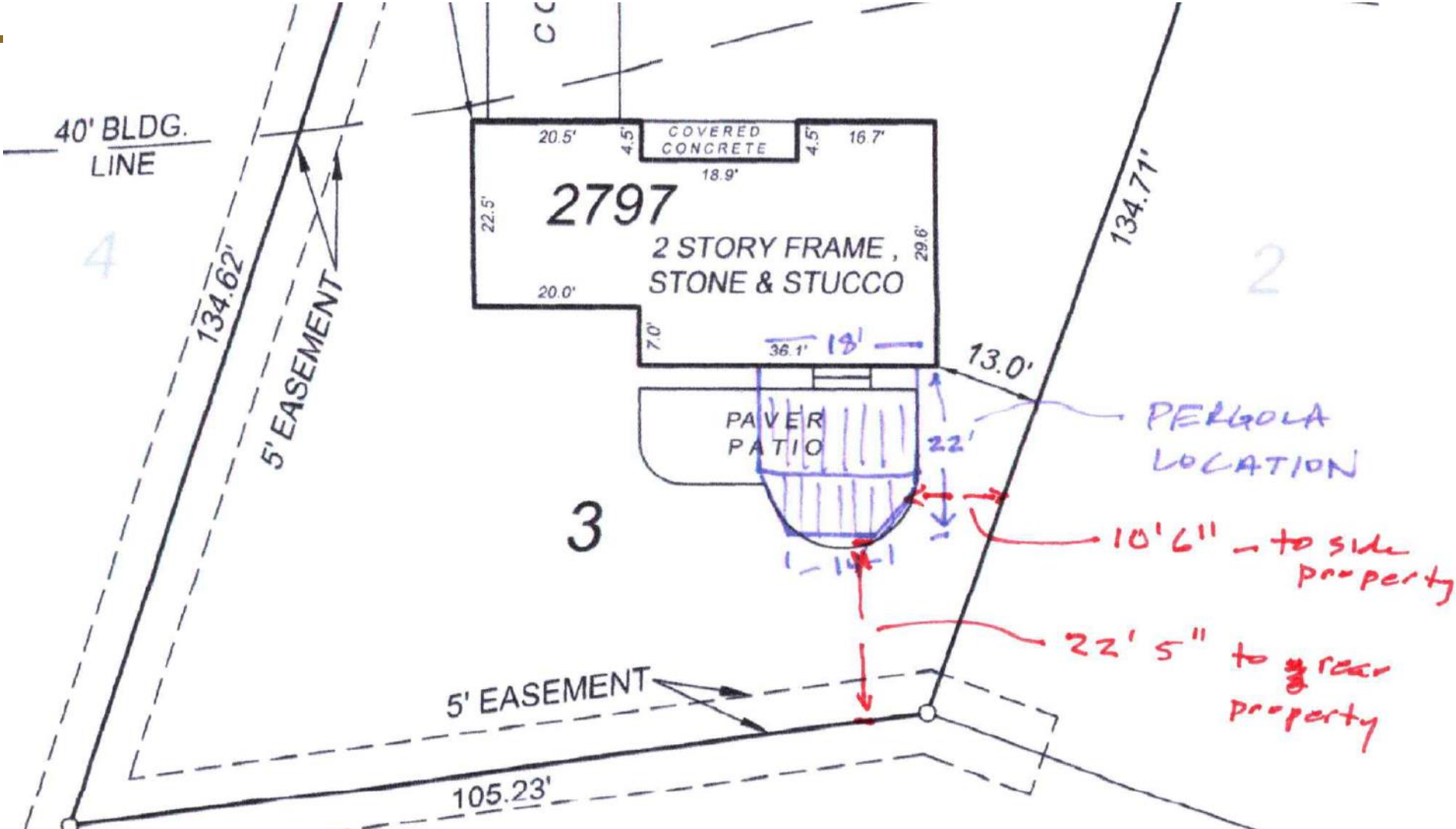
BZAP Staff Report Pictures



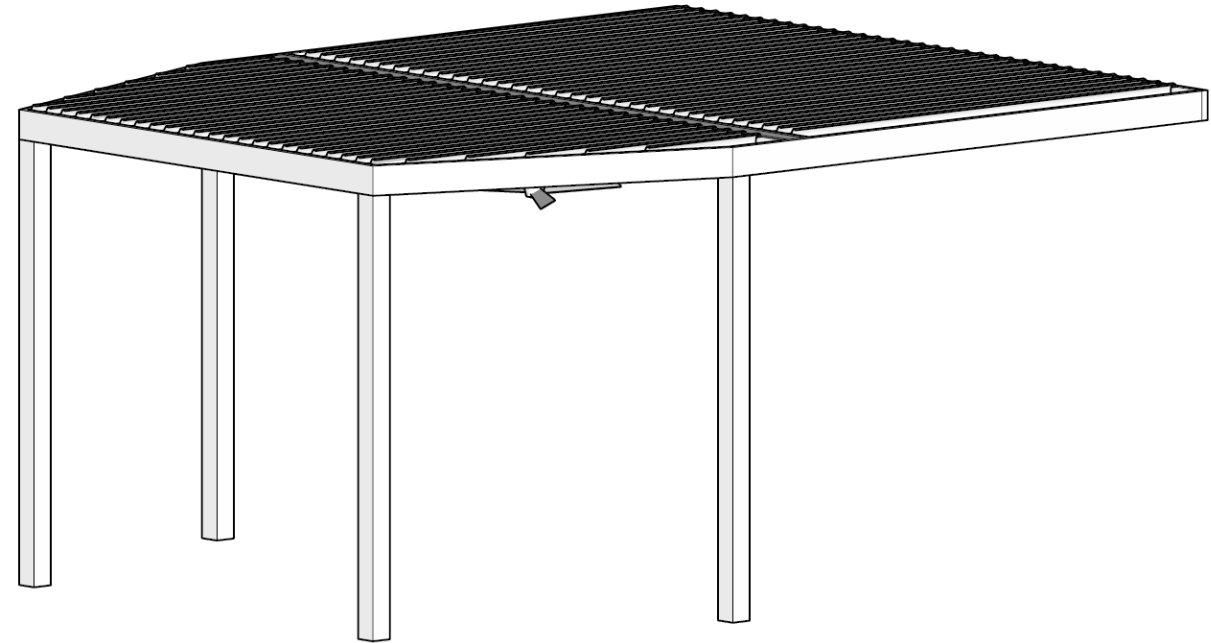
Google Maps ® Aerial – Looking North



Proposed Site Plan



Existing and Proposed Elevation



Existing rear yard





22-6217

Variance Application

Status: Active

Date Created: Dec 19, 2022

Applicant

Kathy Reed
kathy15reed@outlook.com
2797 Wellesley Drive
Upper Arlington, OH 43221
5137398716

Primary Location

2797 WELLESLEY DR
UPPER ARLINGTON, OH 43221

Owner:

REED KATHLEEN
2797 WELLESLEY COLUMBUS, OH 43221

BZAP Information

BZAP Case #

VAR-04-23

Status

Pending

BZAP Determination Date

01/18/2023

Vote Tally

--

Primary Variance

Rear yard setback

Findings of Fact for Approval/Denial

--

Variance Request

To allow the construction of an attached pergola that encroaches up to 11'-3" into the minimum 33'-8" rear yard setback.

BZAP conditions

--

Variance Information

Describe Variance Request

Construct a pergola that encroaches into the rear yard setback.

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

Our rear yard has a large setback requirement partially due to the angle of the yard where we would like to construct the pergola. The construction design meets side yard setbacks, but encroaches into the rear yard set back. The pergola is being built to cover an existing paver patio/firepit area and designed to connect to the home for (1) weather protection and (2) to avoid intrusion in front of our kitchen windows (required if built as a stand alone structure).

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 proposed pergola will be atop an existing patio and enhance the look of the outdoor space. The yard is fenced and not largely visible to neighbors or from the street.

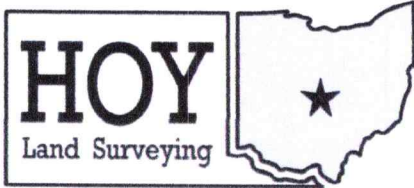
Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

Yes, to have an architecturally sound structure that provides the appropriate shade and rain protection and does not block existing windows, this is the only solution. In addition, Other solutions (e.g. a stand alone wood pergola, awning, umbrellas, etc.) have been considered but none have or will be as stable in wind and weather or be as visibly appealing.

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

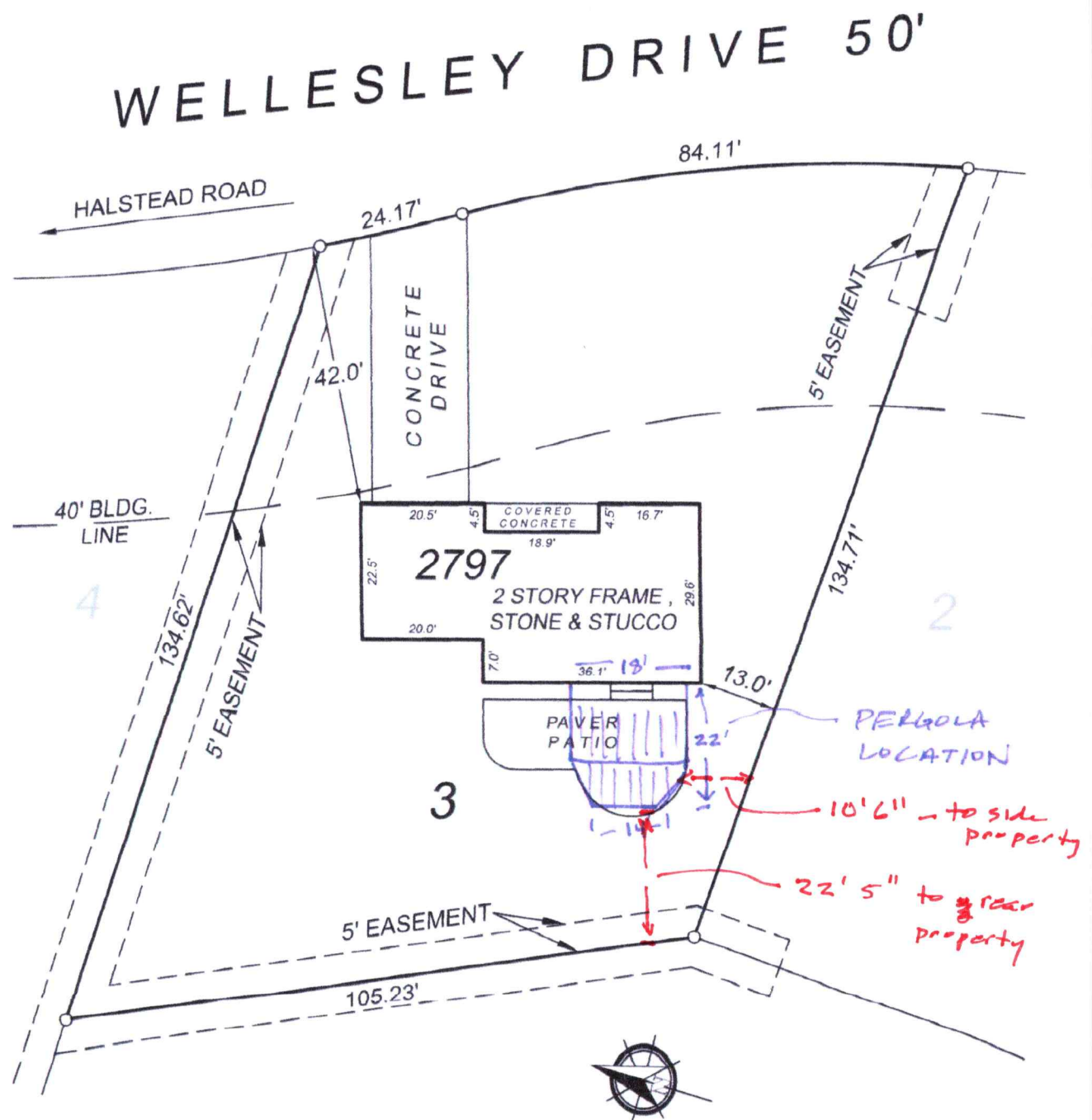
No - the existing paver patio and seating area extends into the rear yard setback. Reducing the size of the pergola construction to meet the rear setback will result in no practical value. However, with this StruXure pergola (as designed), the value of the property will be enhanced both for our use and for future property owners.

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



JOB NUMBER #: 1519 - 2019 S DATE OF DRAWING 04-17-19

CERTIFIED TO GREAT AMERICAN TITLE AGENCY
LENDER BANK OF AMERICA BUYER REED
LEGAL DESC. LOT 3 ~ WALLACE F. ACKLEY SUBDIVISION P.B. 25 PG. 19
CITY/TWP. UPPER ARLINGTON COUNTY FRANKLIN DRN. SJH CK. SS DRAWING SCALE 1" = 25'
FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0168K MAP DATE 06-17-08



ENCROACHMENT INFORMATION
NONE NOTED

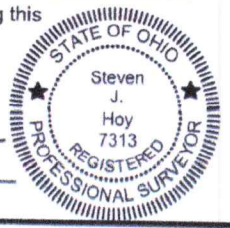
I / WE HAVE RECEIVED A COPY OF THIS SURVEY
AND FIND THE CONDITIONS ACCEPTABLE.

BUYER / OWNER

BUYER / OWNER

We hereby certify that 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 Steven J. Hoy



PRESENTED BY

PROJECT

KATHY REED

ADDRESS

**2797 Wellesley Dr.
Columbus, OH 43221**

PROJECT SHEETS

A 100 / COVER PAGE

A 101 / TOP VIEW

A 102 / BEAMS AND GUTTER VIEW

A 103 / SECTION A-A

A 104 / SECTION B-B

A 105 / DETAILS

A 106 / DETAILS

A 107 / DETAILS

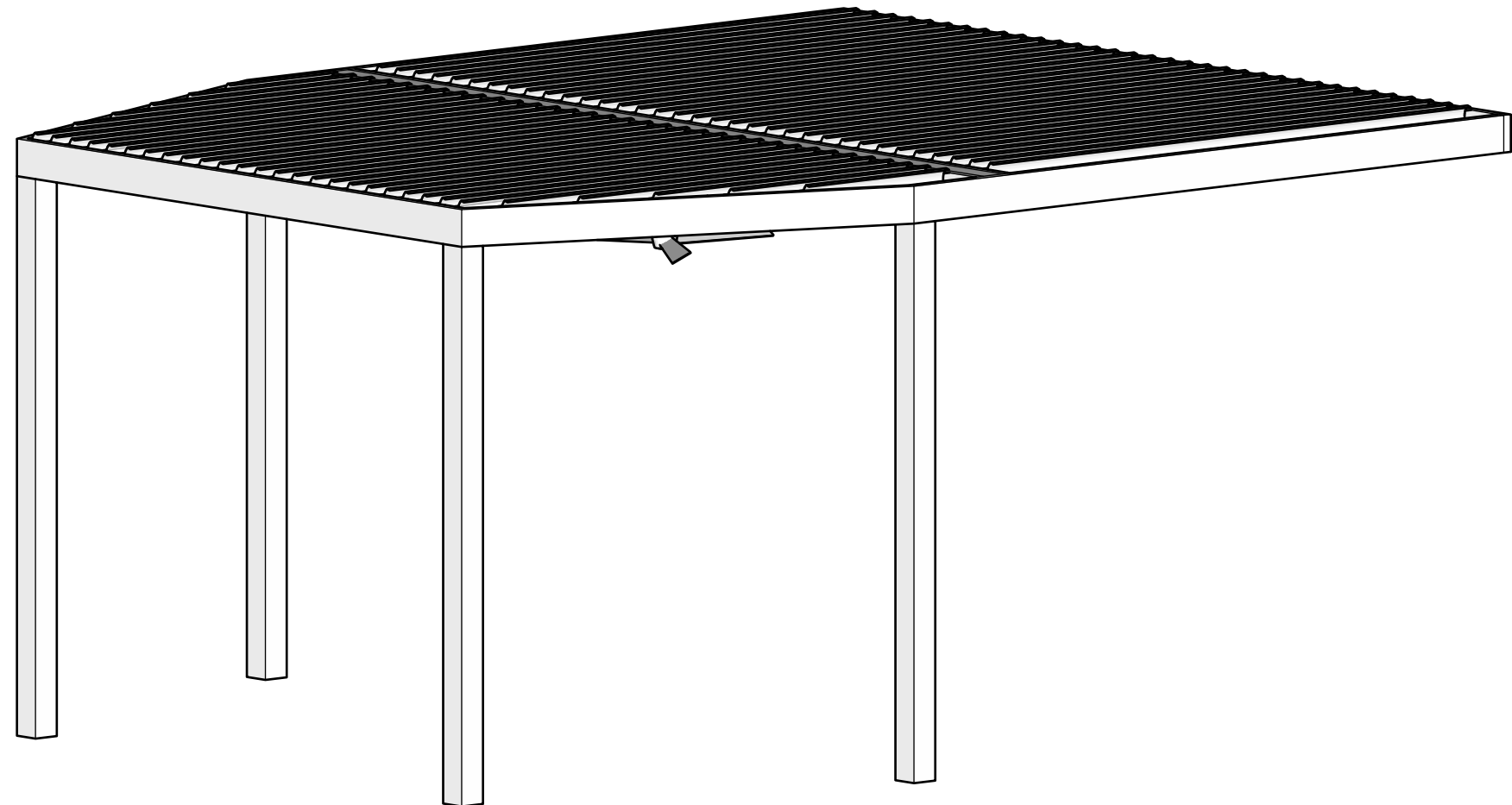
A 108 / DETAILS

A 109 / DETAILS

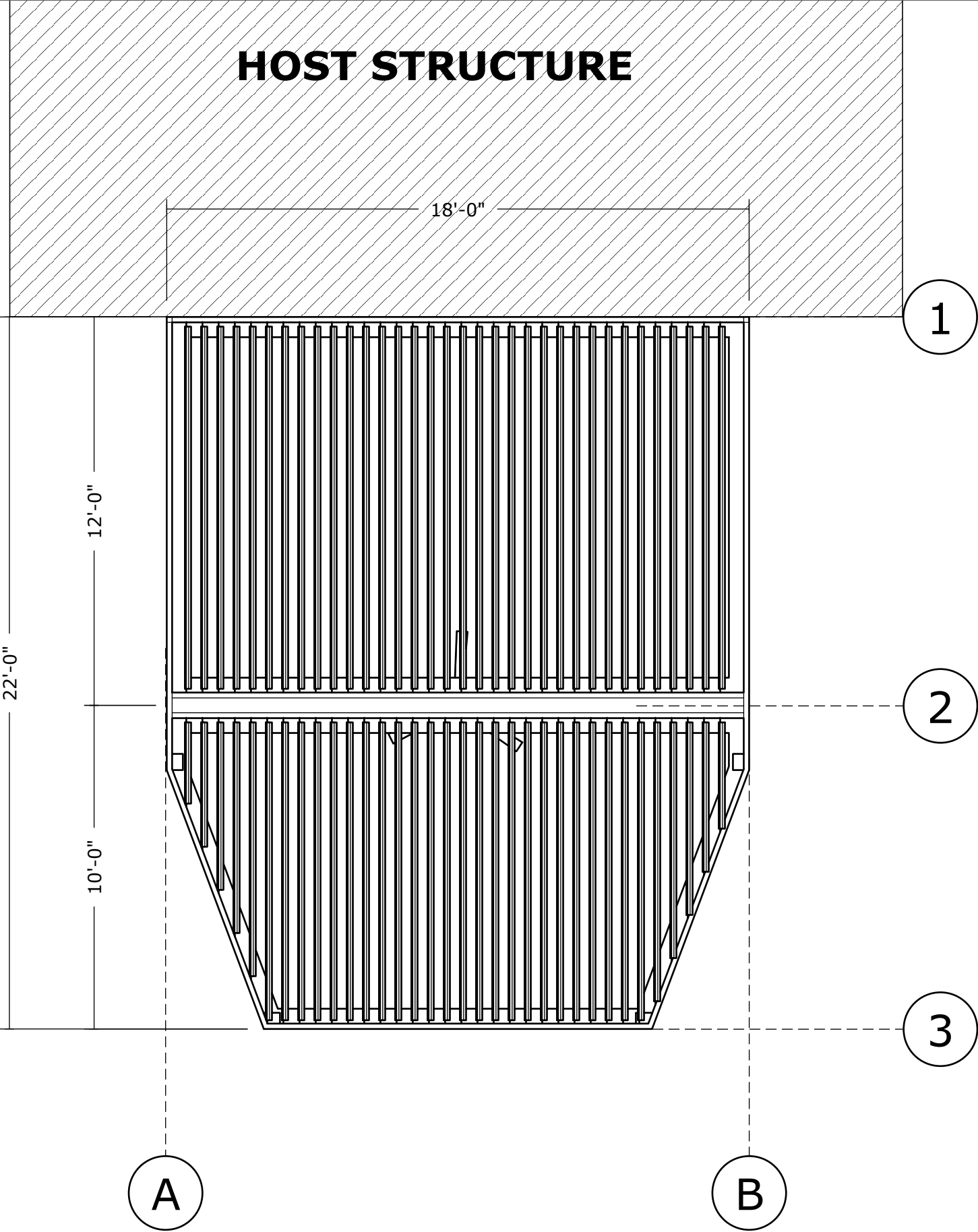
A 110 / DETAILS

A 111 / DETAILS

A 112 / DETAILS



Aluminium Type:
Louvers 6063-T5
All Other Components 6063-T6



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

project
KATHY REED

ADDRESS
**2797 Wellesley Dr.
Columbus, OH 43221**

REVISIONS

DESCRIPTION

TOP VIEW

DATE

August 24, 2022

DRAWN BY

SCALE

1/4" = 1'- 0"

SHEET NO.

A 101

project
KATHY REED
ADDRESS
**2797 Wellesley Dr.
Columbus, OH 43221**

REVISIONS

DESCRIPTION

**BEAMS AND
GUTTER PLAN**

DATE

August 24, 2022

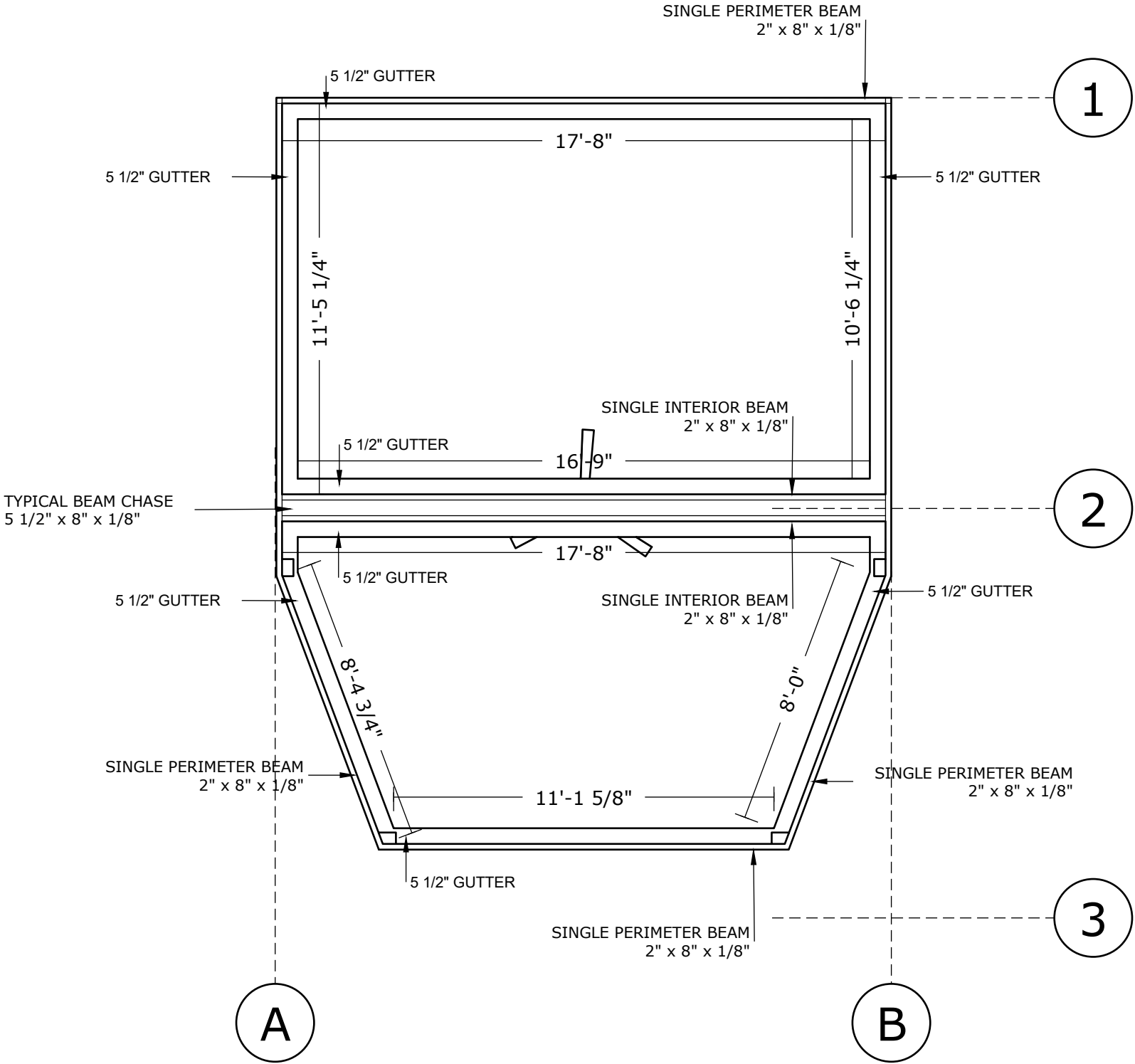
DRAWN BY

SCALE

1/4" = 1'- 0"

SHEET NO.

A 102



1 BEAMS AND GUTTER VIEW
SCALE: 1/4" = 1'- 0"

Aluminium Type:
Louvers 6063-T5
All Other Components 6063-T6

project
KATHY REED

ADDRESS
**2797 Wellesley Dr.
Columbus, OH 43221**

REVISIONS

DESCRIPTION

SECTION A-A

DATE

August 24, 2022

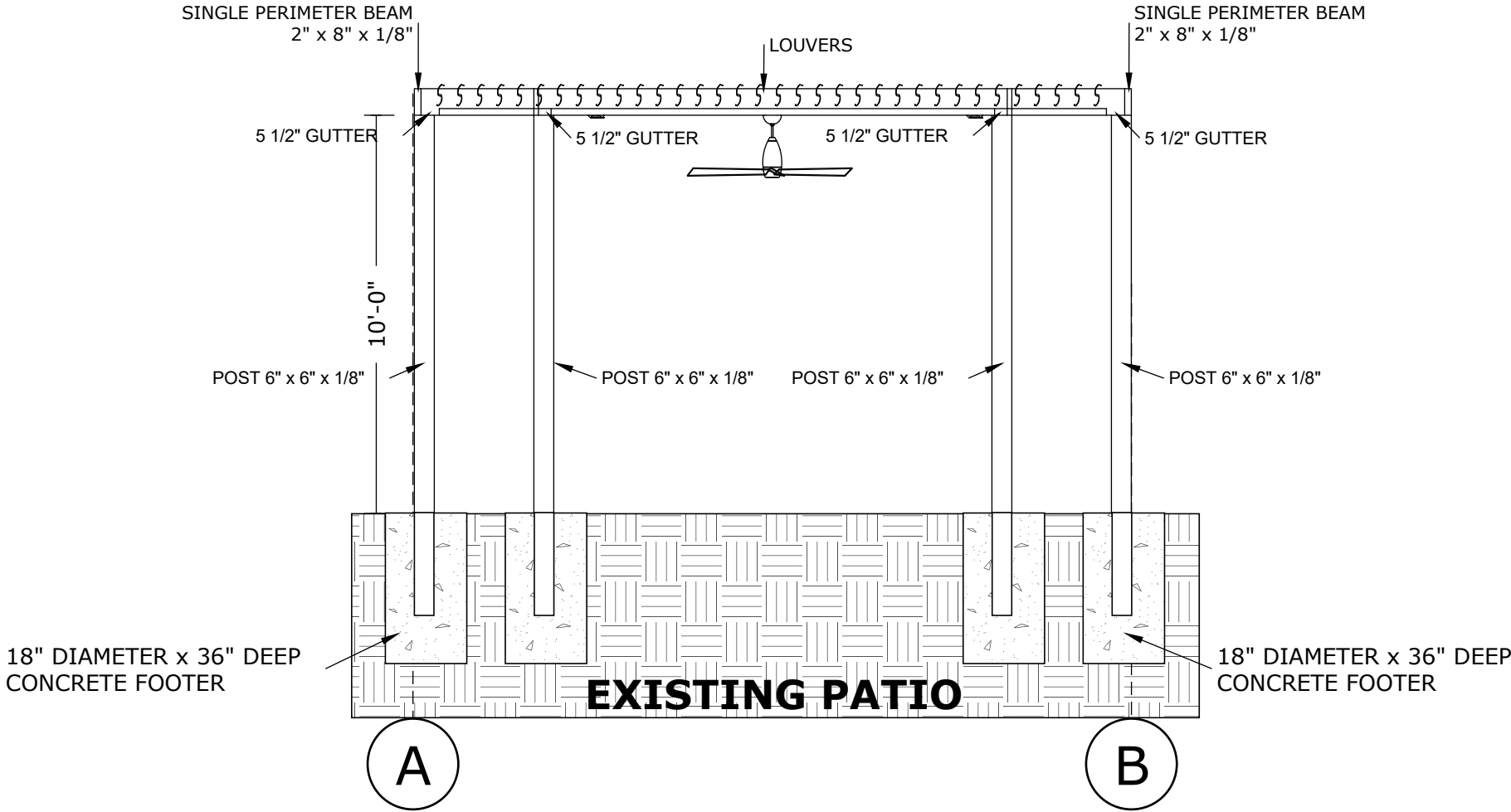
DRAWN BY

SCALE

1/4" = 1'- 0"

SHEET NO.

A 103



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

Aluminium Type:
Louvers 6063-T5
All Other Components 6063-T6

project
KATHY REED
ADDRESS
**2797 Wellesley Dr.
Columbus, OH 43221**

REVISIONS

DESCRIPTION

SECTION B-B

DATE

August 24, 2022

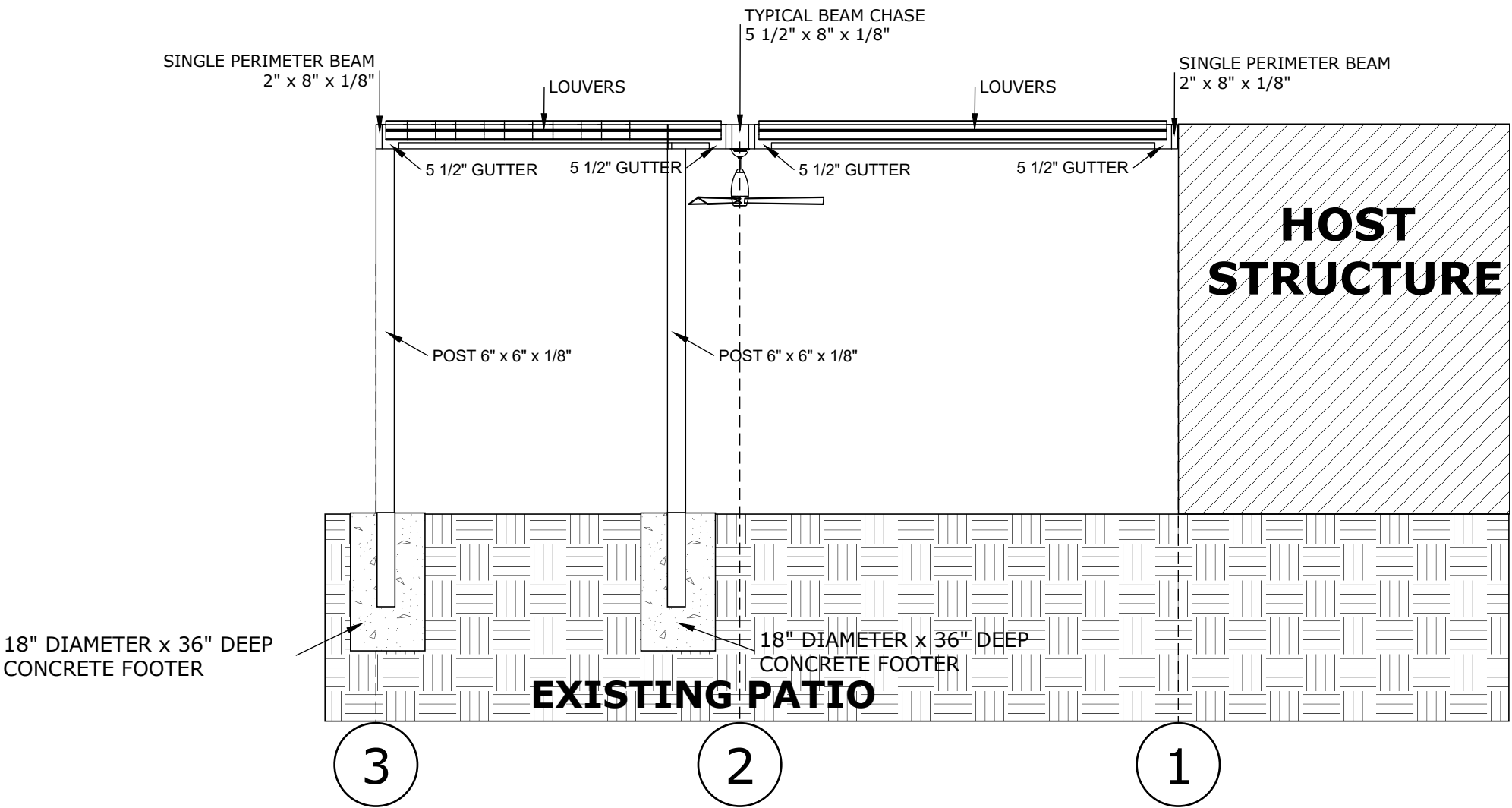
DRAWN BY

SCALE

1/4" = 1'- 0"

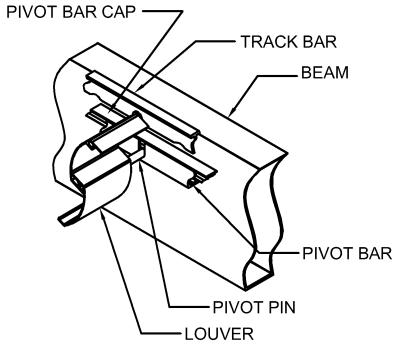
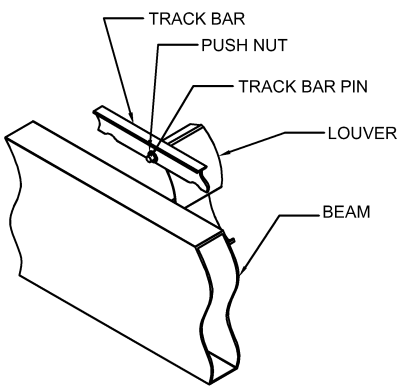
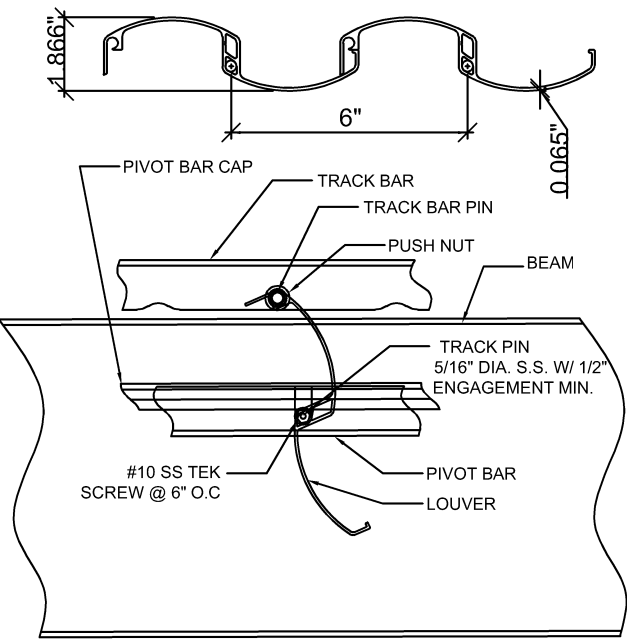
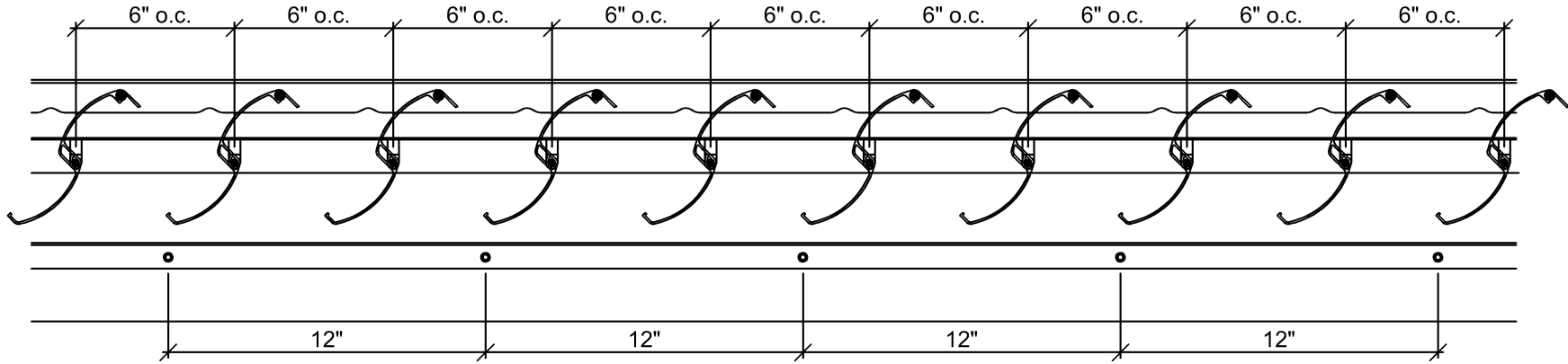
SHEET NO.

A 104



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

project
KATHY REED
ADDRESS
**2797 Wellesley Dr.
Columbus, OH 43221**



ISOMETRIC OUT-SIDE VIEW

ISOMETRIC IN-SIDE VIEW

LOUVERS DETAIL

REVISIONS

DESCRIPTION

DETAILS

DATE

August 24, 2022

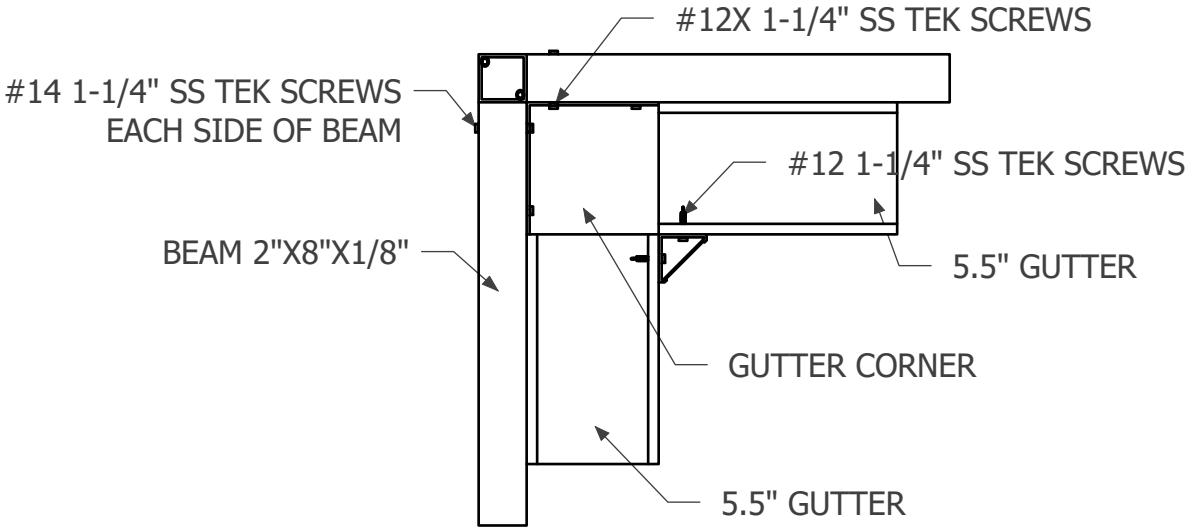
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SCALE

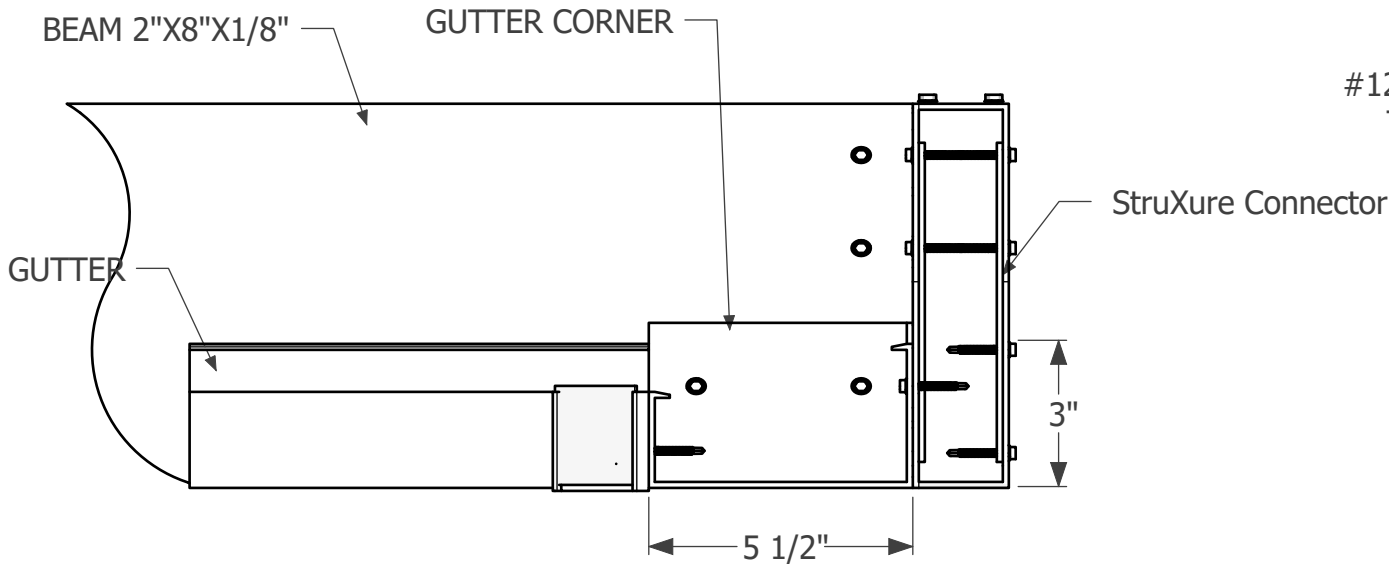
N. T. S

SHEET NO.

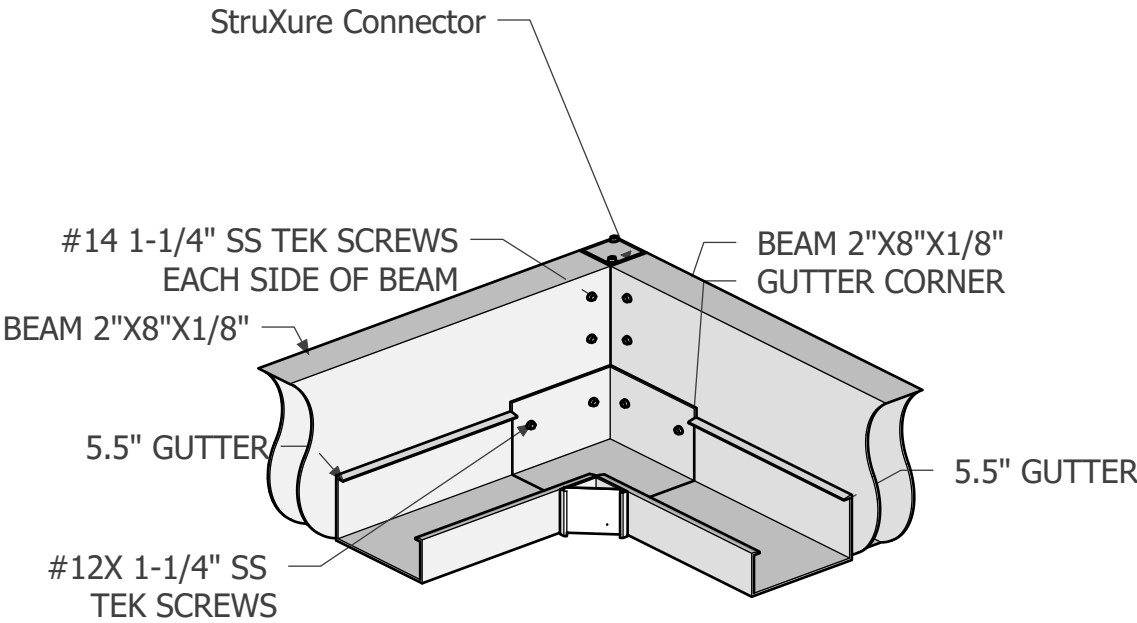
A 105



TOP VIEW



SIDE VIEW



GUTTER ASSEMBLY AND BEAM CORNERS

project
KATHY REED

ADDRESS
**2797 Wellesley Dr.
Columbus, OH 43221**

REVISIONS

DESCRIPTION

DETAILS

DATE

August 24, 2022

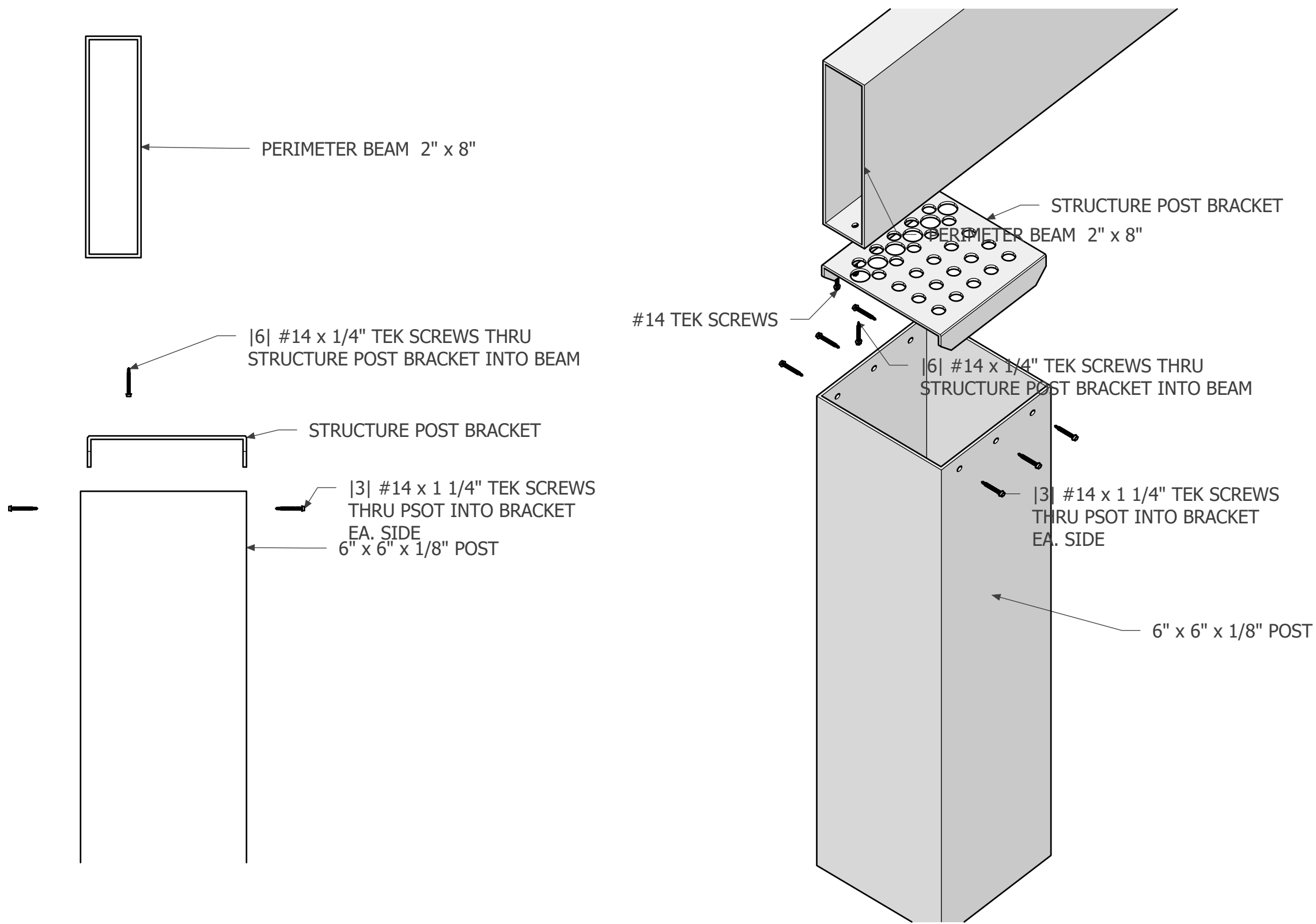
DRAWN BY

SCALE

N. T. S

SHEET NO.

A 106



SINGLE 2"X 8" BEAM TO 6X6 POST CONNECTION

project
KATHY REED

ADDRESS
**2797 Wellesley Dr.
Columbus, OH 43221**

REVISIONS

DESCRIPTION

DETAILS

DATE

August 24, 2022

DRAWN BY

SCALE

N. T. S

SHEET NO.

A 107

project
KATHY REED

ADDRESS
**2797 Wellesley Dr.
Columbus, OH 43221**

REVISIONS

DESCRIPTION

DETAILS

DATE

August 24, 2022

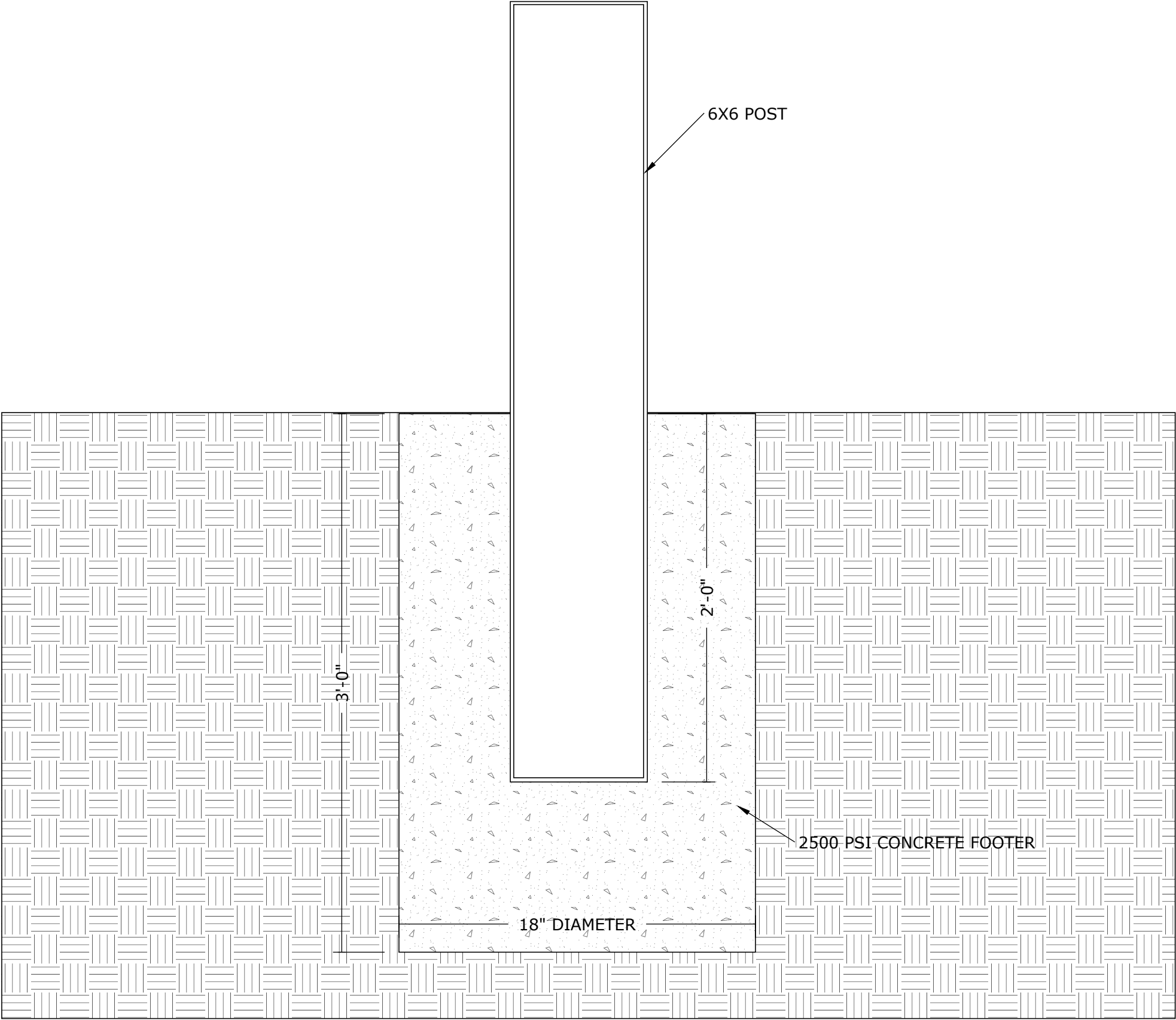
DRAWN BY

SCALE

N. T. S

SHEET NO.

A 108



6X6 POST INTO FOOTER CONNECTION

project
KATHY REED
ADDRESS
**2797 Wellesley Dr.
Columbus, OH 43221**

REVISIONS

DESCRIPTION

DETAILS

DATE

August 24, 2022

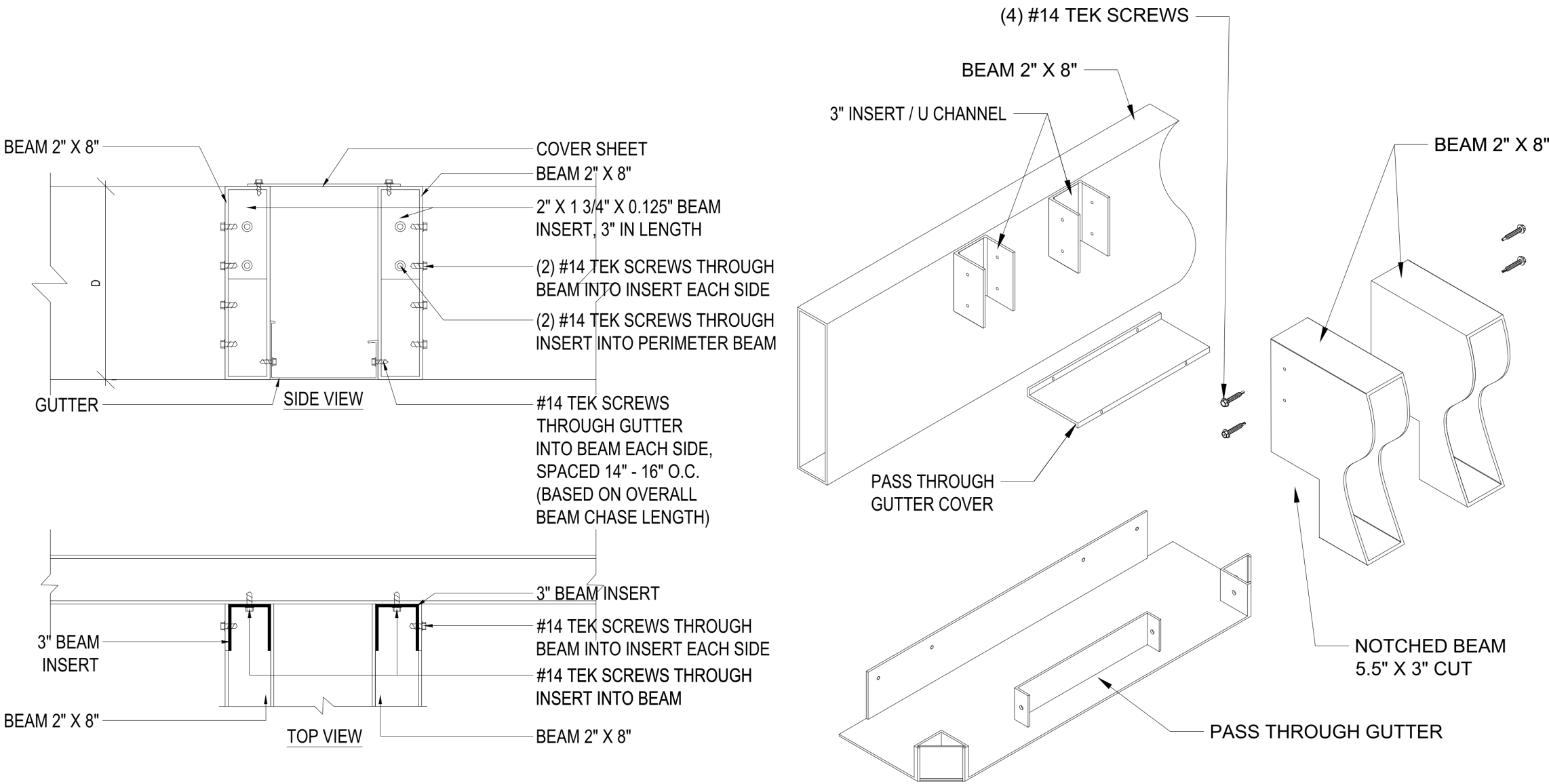
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SCALE

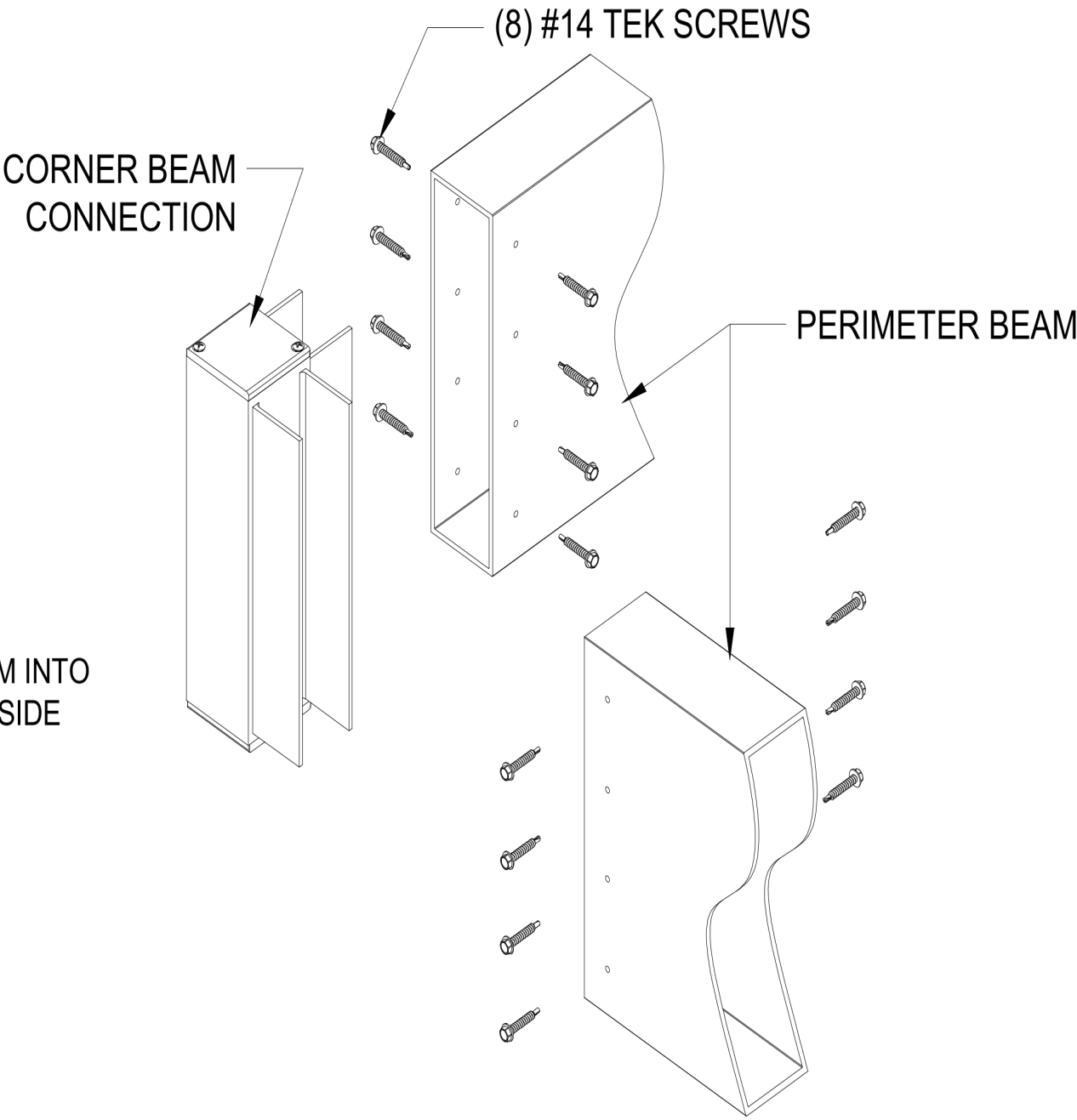
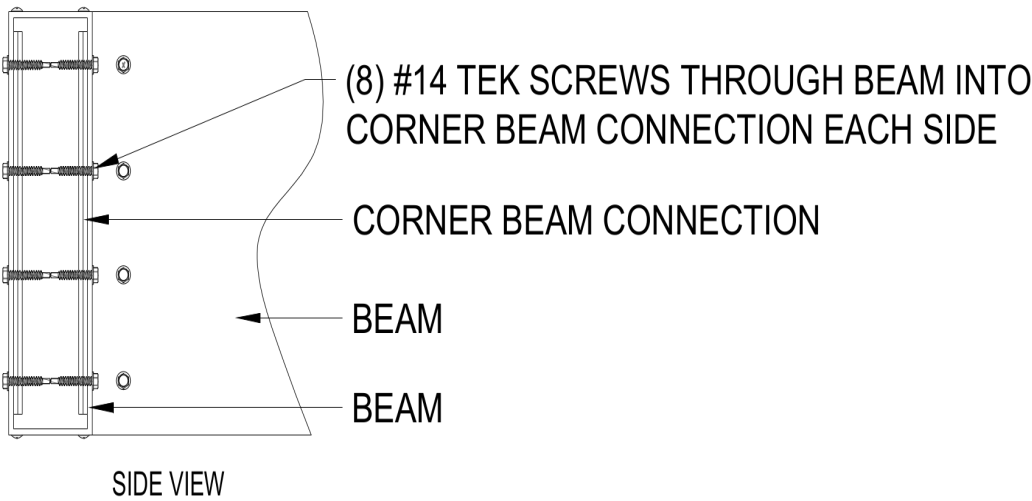
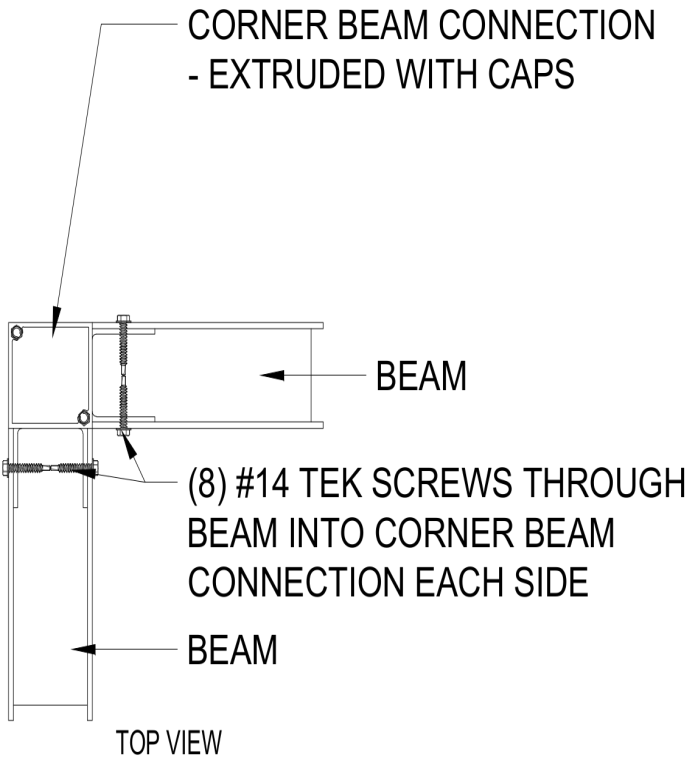
N. T. S

SHEET NO.

A 109



TYPICAL BEAM CHASE TO BEAM CONNECTION
PASS THROUGH GUTTER



TYPICAL CORNER ASSEMBLY

project
KATHY REED

ADDRESS
**2797 Wellesley Dr.
Columbus, OH 43221**

REVISIONS

DESCRIPTION

DETAILS

DATE

August 24, 2022

DRAWN BY

SCALE

N. T. S

SHEET NO.

A 110

project
KATHY REED

ADDRESS
**2797 Wellesley Dr.
Columbus, OH 43221**

REVISIONS

DESCRIPTION

DETAILS

DATE

August 24, 2022

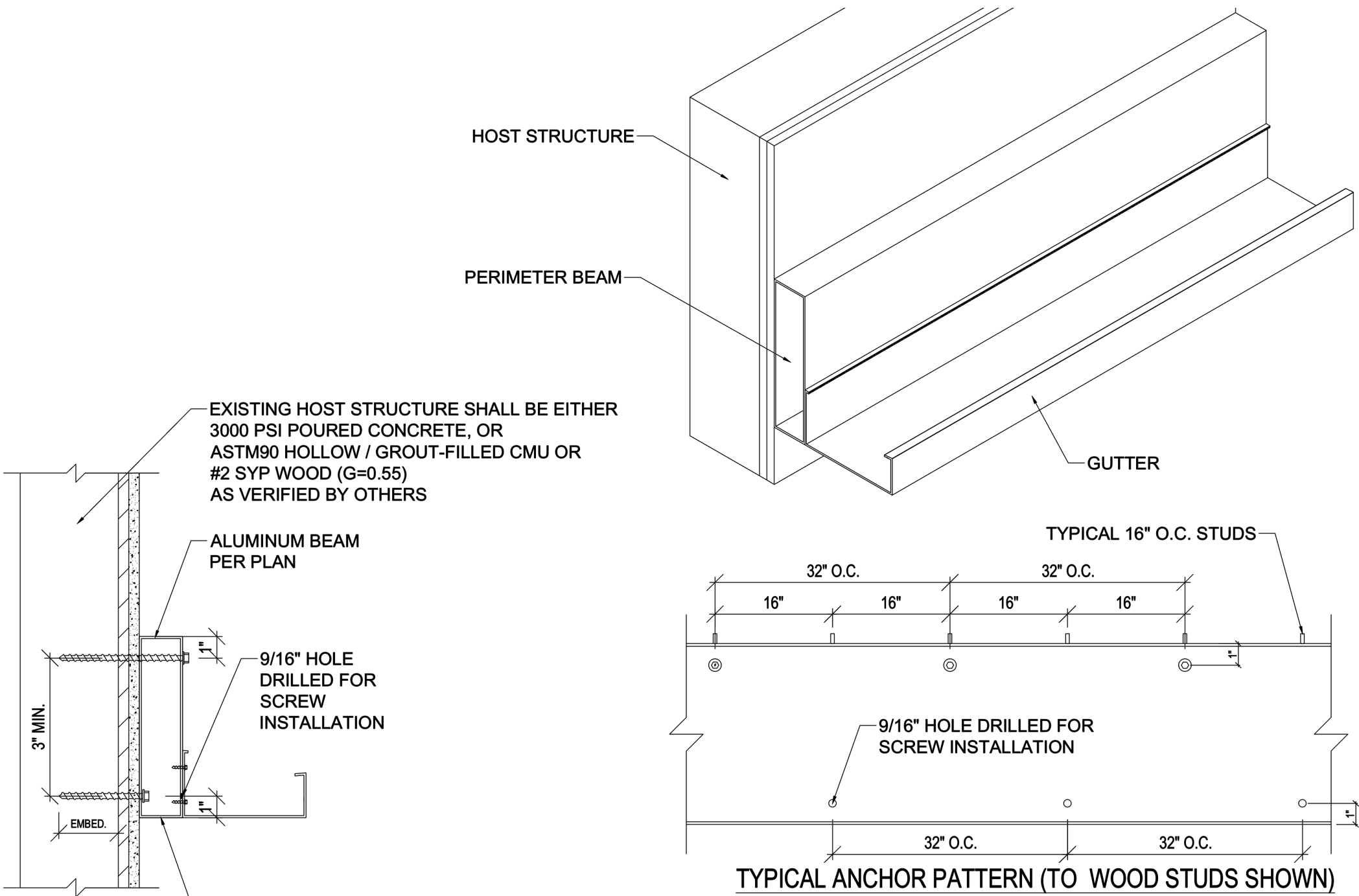
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SHEET NO.

A 111

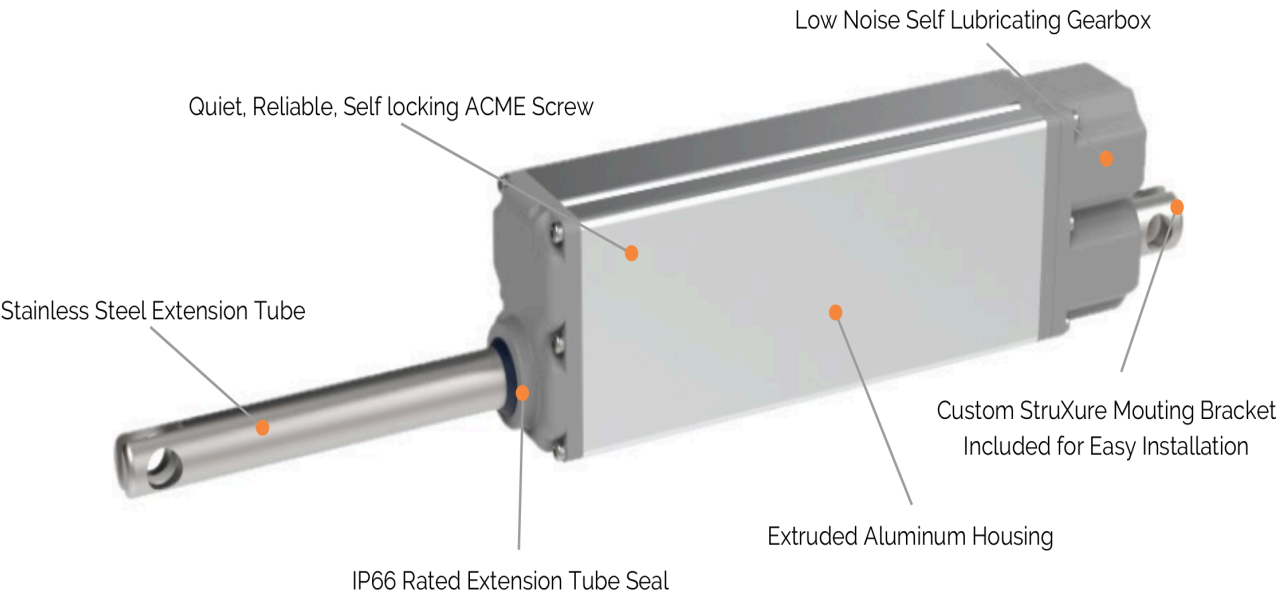


FOR CONCRETE ATTACHMENT:
[2] 1/4" DIAM. ITW STAINLESS STEEL TAPCON INTO WALL W/ 3" EMBEDMENT AND 3" EDGE DISTANCE, SPACED 12" O.C. STAGGERED

FOR WOOD ATTACHMENT:
[2] 1/4" DIAM. S.S. WOOD LAG SCREWS INTO WALL W/ 3" THREAD ENGAGEMENT AND 3/4" MINIMUM EDGE DISTANCE, SPACED 16" O.C. STAGGERED

FOR HOLLOW CMU ATTACHMENT:
[2] 1/4" DIAM. S.S. HILTI KWIK-CON II+ INTO BLOCK FACE W/ 1-3/4" EMBEDMENT AND 3" MINIMUM EDGE DISTANCE, SPACED 12" O.C. STAGGERED

BEAM TO HOST STRUCTURE CONNECTION



SOMFY TECHNICAL SPECIFICATIONS		
VOLTAGE		
Input Voltage	[VDC]	24
LOAD		
Static Load (Fx), max.	[N/lbs]	2500 /562
Dynamic Load (Fx), max.	[N/lbs]	2500 / 562
STROKE		
Stroke length, standard	[mm]	140
CURRENT		
Current consumption, rated load	[A]	1.875
GENERAL DATA		
Speed, no load	[mm/s]	3.4
Speed, rated load	[mm/s]	2.8
Operating temperature limits	[°C]	-10/+60
Service life	[Cycles]	± 10,000
Sound level	[dB(A)]	≤ 70
Lead screw type		ACME
Protection Class		IP66
Certificates		CE (EN60601-1)
Insulation		CLASS III

project
KATHY REED

ADDRESS
**2797 Wellesley Dr.
Columbus, OH 43221**

REVISIONS	
DESCRIPTION	
DETAILS	
DATE	August 24, 2022
DRAWN BY	
SCALE	N. T. S
SHEET NO.	A 112















Revised: Jan 2021

Certification of Notice

Applicant Name: Kathleen & Jason Reed

Location of property subject to BZAP request: 2797 Wellesley Drive, Upper Arlington, OH 43221

Describe activity which requires Board of Zoning and Planning review:

Pergola construction encroachment on rear yard setback

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

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1540 Ridgeview Rd	Evan Beach		12/27/22
1530 Ridgeview Rd	Taylor Whetstone		12/27/22
2786 Wellesley Dr	Stephen Doyle		12/27/22
2796 Wellesley Dr	Chad Davie		12/28/22
2811 Wellesley Dr	Stephen Sansbury		12/28/22
2823 Wellesley Dr	Jacob Kuss		12/27/22
2790 Halstead Rd	William McGraw		12/27/22
2790-2798 Mt. Holyoke Rd	Deborah Horstman	7022 2410 0000 2696 7248	12/22/22
2804-2812 Mt. Holyoke Rd	Deborah Horstman	7022 2410 0000 2696 7248	12/22/22
2822-2824 Mt. Holyoke Rd	2822-2824 Mt. Holyoke LLC	7022 2410 0000 2696 7231	12/22/22
Applicant Signature:			Date: 12/28/22

Deborah Horstman
2708 Big Sur Drive
Lewis Center, OH 43035

December 20, 2023

Jason & Kathy Reed
2797 Wellesley Drive
Upper Arlington, OH 43221

Dear Deborah,

We are writing in notice of a pergola construction project planned on our property which encroaches on the rear yard setback by 9 feet 1 inch. Due to that encroachment, we are required to notify neighbors within 100 feet of our property lines and have submitted a variance request. Our application will be heard by the Board of Zoning and Planning on January 18th, 2023.

Board of Zoning and Planning (BZAP) meetings begin at 6PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. For further information, please contact the Planning Division at planning@uaoh.net.

Kind regards,

Jason & Kathy Reed

2822-2824 Mt Holyoke LLC
P.O. Box 218221
Columbus, OH 43221

December 20, 2023

Jason & Kathy Reed
2797 Wellesley Drive
Upper Arlington, OH 43221

2822-2824 Mt Holyoke LLC,

We are writing in notice of a pergola construction project planned on our property which encroaches on the rear yard setback by 9 feet 1 inch. Due to that encroachment, we are required to notify neighbors within 100 feet of our property lines and have submitted a variance request. Our application will be heard by the Board of Zoning and Planning on January 18th, 2023.

Board of Zoning and Planning (BZAP) meetings begin at 6PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. For further information, please contact the Planning Division at planning@uaoh.net.

Kind regards,

Jason & Kathy Reed



Author: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: Wednesday, January 18, 2023

Subject: **Variance Application #02-23.** To allow a new all-siding home that does not meet the Residential Design Standards for exterior materials.

Property Owner/Address: Epstein, 1590 Northam Road (zoned R-1c)

Site Description/History

The subject property, 1590 Northam Road, is located on the north side of the street, between Westmont Boulevard and Mt. Holyoke Road. The property is rectangular in shape with 80 feet of frontage and 130.5 feet of depth (average); it is zoned R-1c, One-Family Residence District.

A one-story ranch home was demolished in summer of 2022 and a Building Permit for a new home was submitted June 27, 2022. The original submittal was denied for not meeting Unified Development Ordinance, Article 7.17, Residential Design Standards (neighborhood compatibility). Upon resubmittal, Staff, in consultation with the City's third-party architect, provided additional comments, and Staff ultimately approved a third revision of the plans that incorporated Staff's suggestions to satisfy neighborhood compatibility. This included an 11-inch reduction in home height, additional windows on the first-floor front elevation, and the addition of brick along the porch to complement the use of siding material. The Building Permit was issued on October 5, 2022, and this variance application was submitted on December 16, 2022. In the meantime, the builder has initiated construction of the home, presumably pursuant to the approved plans.

Proposal

The variance request includes a revised front elevation for the proposed new home that removes all brick from the exterior façade. Instead, the front façade would include Board and Batten siding, while the sides would include a mix of Board and Batten and Hardi Plank siding; the rear would include only Hardi Plank siding. All other design features would remain from the approved Building Permit.

The application states, "Yes, there is a special circumstance: we are building a new single-family home. As such, the proposed design for our home is subject to review for neighborhood compatibility under Upper Arlington's Residential Design Standards (§7.17). Without this special circumstance, the choice of exterior cladding would not require government approval."

The property owners have expressed concern over the inclusion of brick on the home, including concerns with upfront costs, safety, and aesthetic preference for the proposed siding. The property owners have also noted that there are many homes in the neighborhood with siding.

Zoning Code Requirements

- UDO Article 7.17: to allow a new home to be constructed that does not include brick or stone, which does not comply with [neighborhood compatibility](#).
- The City's Policy for [Neighborhood Compatibility, Section 4 - Building Design](#), includes requirements on materials for new homes, specifically the use of brick or stone to complement siding. [Although the initial application for a Building Permit was submitted prior to the signing of the policy, this a helpful reference for reviewing new homes.]
- UDO Article 7.06(A)(1)(b), which includes brick, not siding, as a desirable element for building design.

Alternatives

The approved plans for this new home include brick on the front façade, which the homeowners could move forward with. Alternative locations for brick or stone on the front façade (e.g. water table) to comply with the preference for brick or stone materials could also be explored.

Requested Action with Findings

Staff has reviewed the application and plans, discussed it with the applicant, and visited the site. The City's Residential Design Standards are meant to not only encourage development that blends with the neighborhood, but create high quality, well-designed single family homes. In this case, Staff found that the demolished home, as well as three of the four neighboring homes, have brick on front facades in addition to siding/stucco. There are some all-siding homes in the neighborhood, but it is certainly not the norm. Additionally, in an over year-long study of the City's Residential Design Standards (2021-2022), the subsequent Policy on Neighborhood Compatibility specifically notes the requirement of adding brick/stone to front facades consisting only of siding, showing the importance of this feature in the community. While Staff understands the homeowner's desire for an entirely siding home, as well as concerns with cost and preferred aesthetics, the code creates flexibility on where and how much brick may need to be added to the home to meet the standards.

For these reasons, Staff cannot support the variance request at this time and would note Findings #2 and #7 for the Board to consider.

Attachments

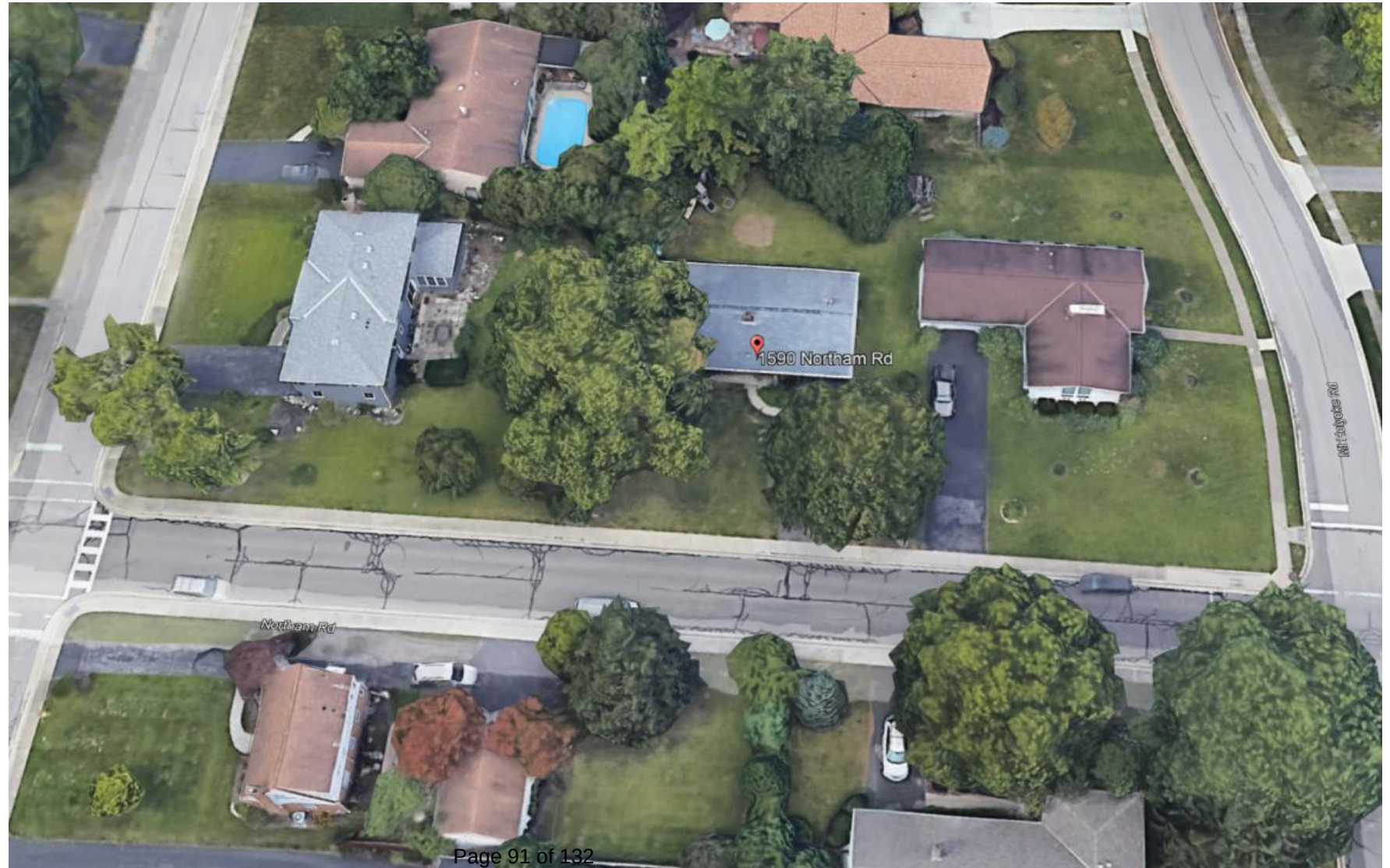
1. Staff Report Photos and comments from City
 2. Variance Application #02-23
-

1590 Northam Road

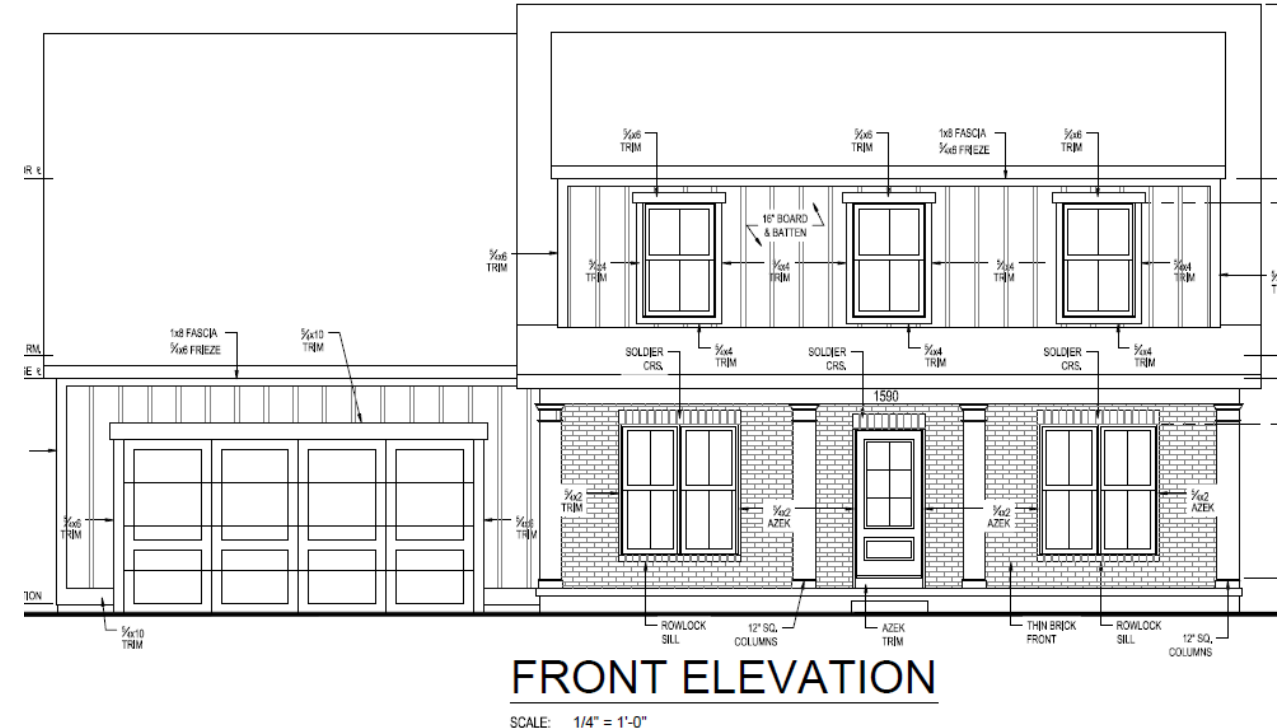
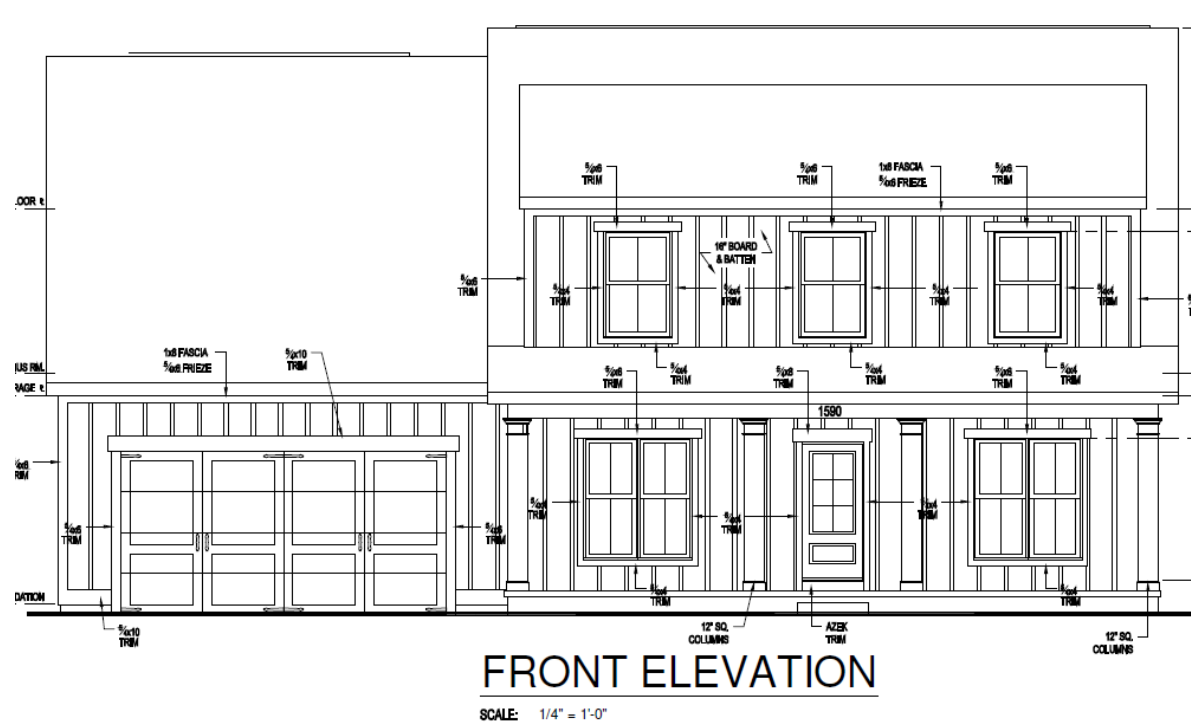
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking South



Proposed/Existing Elevation



1590 Northam – Demolished Home



1590 Northam – Under Construction



Adjacent Home – 2674 Westmont Blvd.



Adjacent Home – 2656 Westmont Blvd.



Adjacent Home – 1581 Northam Road



Adjacent Home – 2671 Mt. Holyoke



Staff Comments – Compatibility Review



Alyssa Kelly ✓

[Remove Comment](#) • Jul 25, 2022 at 2:10 pm

Hi Ted. Please see comments to address related to neighborhood compatibility from staff and third-party architect review.

- Reorient house so garage is adjacent to single-story home.
- Lower garage ridge 1 to 2 feet
- Add brick or stone to front elevation; wrap sides
- Consider doubling up front windows.



Alyssa Kelly ✓

[Remove Comment](#) • Sep 22, 2022 at 10:48 am

Hi Ted. We appreciate you taking a look at this and providing revised plans.

Unfortunately, the revisions are not enough to meet 7.17 requirements. Please take a look at lowering the height of the home and adding brick or stone to the front elevation/wrapping sides. Looking at homes in the area and the Residential Design Standards, this home is more of a departure in height/massing and materials.

If you would like to apply for the variance for the October 19th meeting, please submit all materials by end of day tomorrow. Otherwise, you can submit for the November 16th meeting. Thanks again.



Ted Nemeth

[Remove Comment](#) • Sep 8, 2022 at 3:08 pm

Hi Alyssa, We have reviewed and reworked this project for our customers. I have uploaded a letter addressing each of the items listed above. I will drop it off as well as a revised submission to the development department today. Thanks, Ted



Ted Nemeth

[Remove Comment](#) • Sep 30, 2022 at 9:04 am

Hi Alyssa. Just confirming that you saw the new elevations uploaded on Wednesday and the hard copies dropped off yesterday morning?

Thanks,

Ted





22-6203

Variance Application

Status: Active

Date Created: Dec 16, 2022

Applicant

Courtney Epstein
courtneyepstein2@gmail.com
2558 Chester Rd.
Upper Arlington, OH 43221
6148061742

Primary Location

1590 NORTHAM RD
UPPER ARLINGTON, OH 43221

Owner:

Andrew DeFranco and Courtney Epstein
1590 NORTHAM UPPER ARLINGTON, OH
43221

BZAP Information

BZAP Case #

VAR-02-23

Status

Pending

BZAP Determination Date

01/18/2023

Vote Tally

--

Primary Variance

Neighborhood compatibility

Findings of Fact for Approval/Denial

--

Variance Request

To allow a new home to be constructed that does not include brick or stone in addition to siding, which does not comply with UDO 7.17 Residential Design Standards.

BZAP conditions

--

Variance Information

Describe Variance Request

Relief from staff's requirement that we add brick to the front of our house.

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?

see attached

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

see attached

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

see attached

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?

see attached

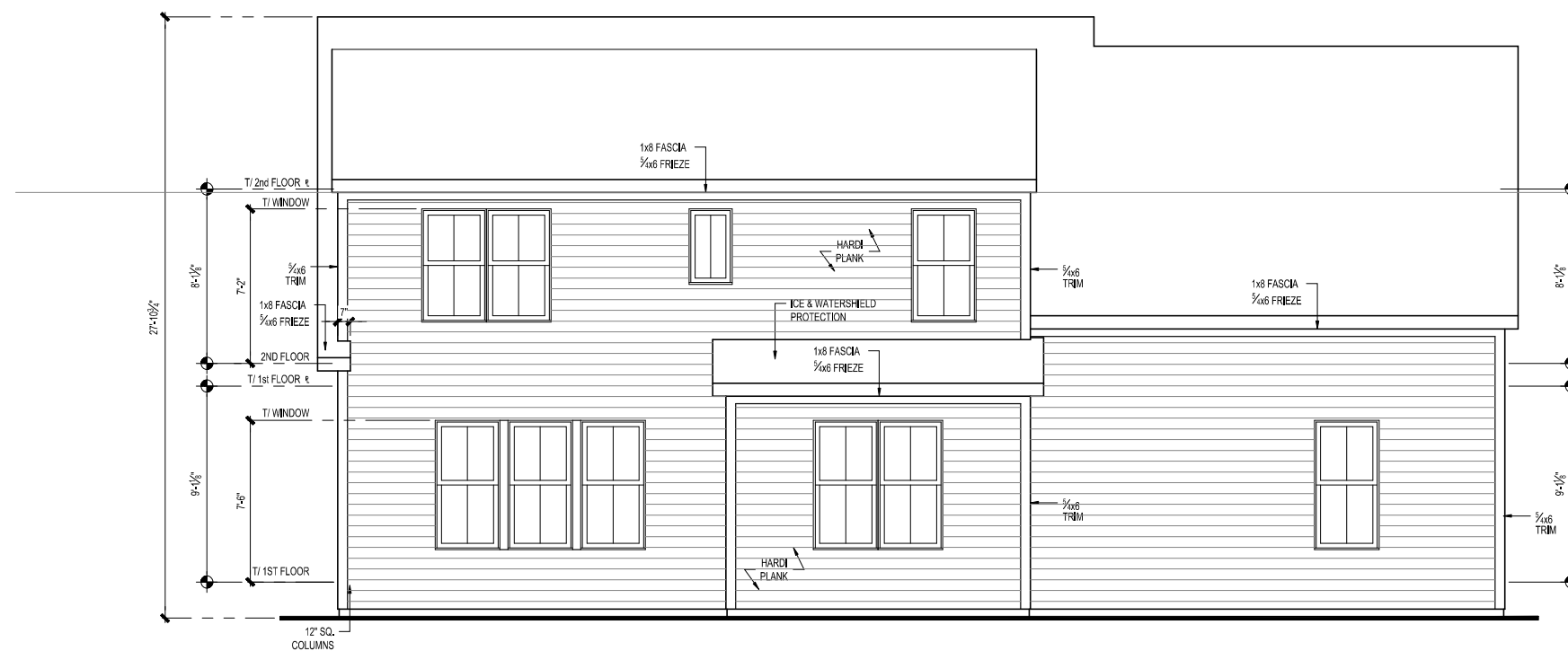
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

see attached



FRONT ELEVATION

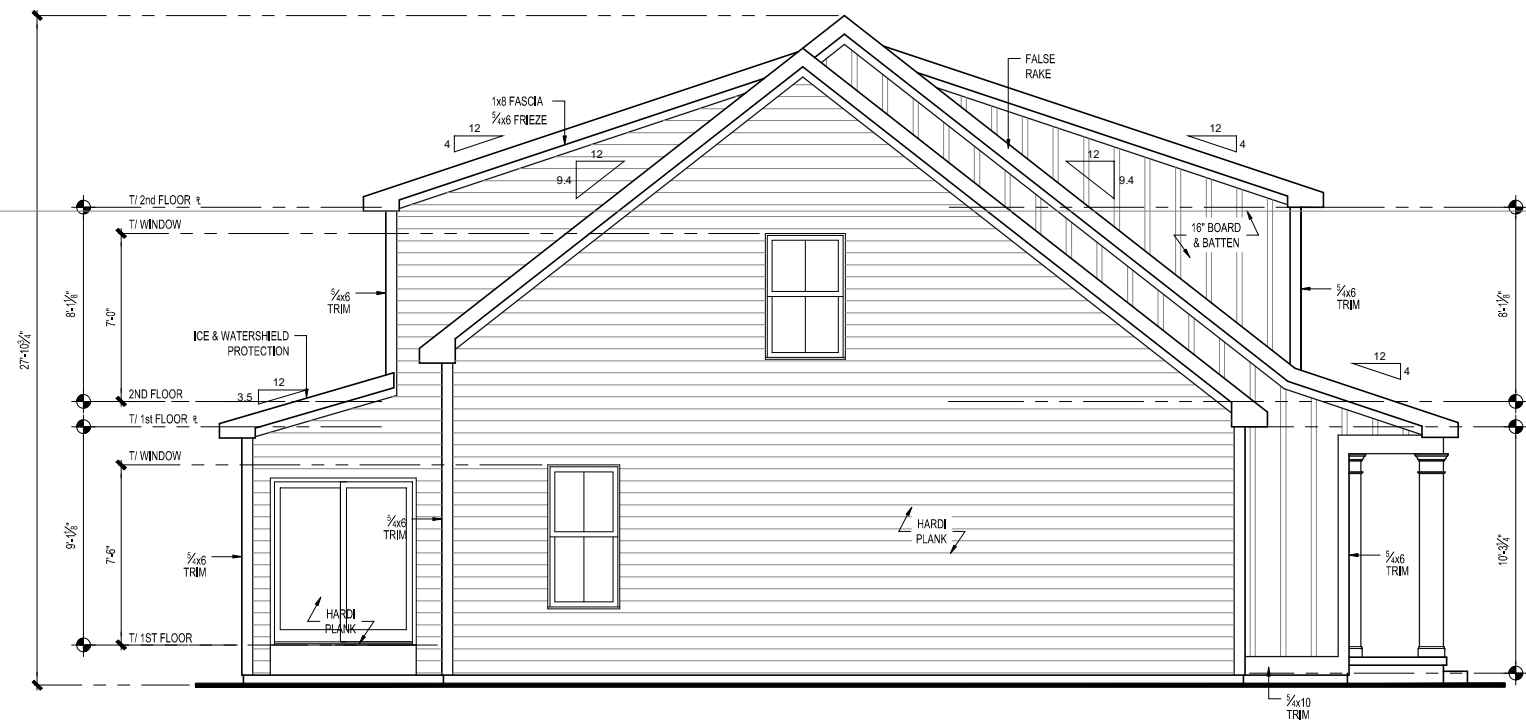
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REAR ELEVATION

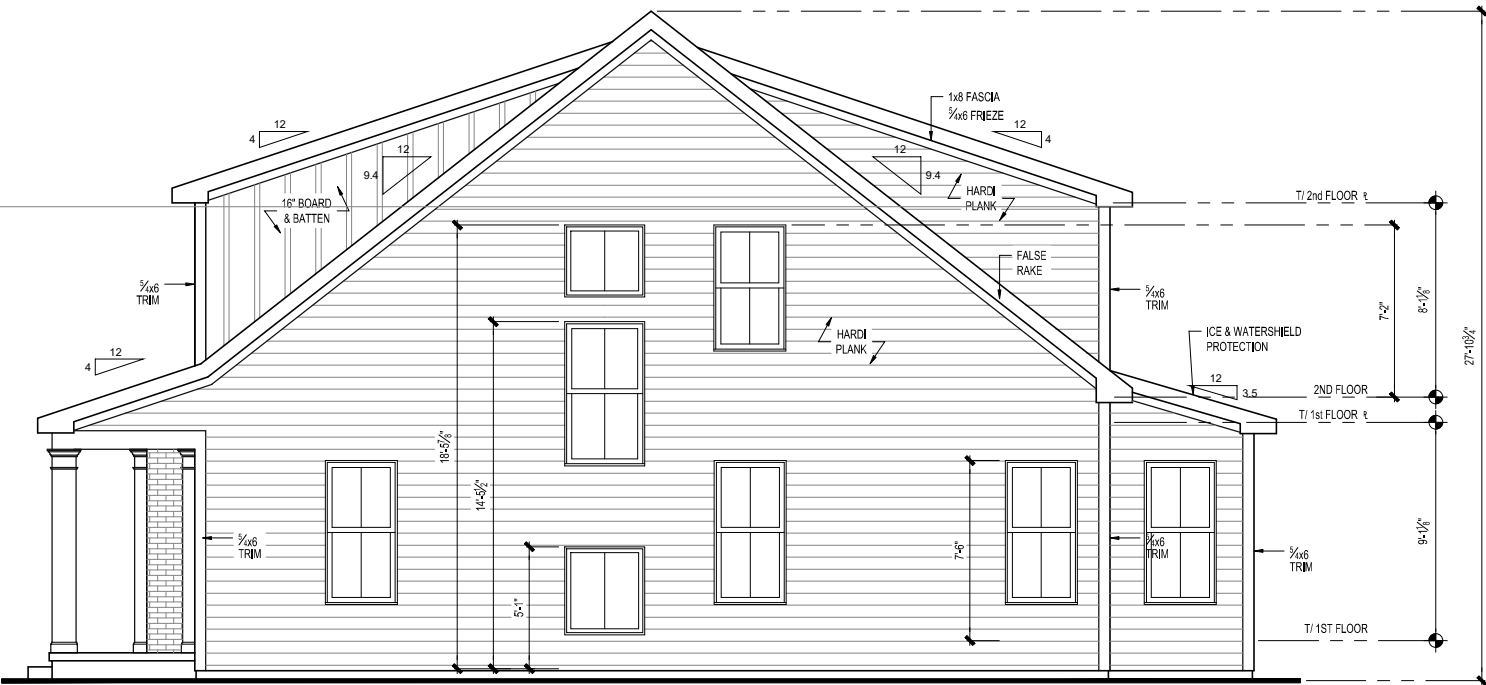
SCALE: 1/4" = 1'-0"

APPROVED



LEFT ELEVATION

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



RIGHT ELEVATION

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



Issued Date: 8/15/22

BASE PLAN REVISION:

1	---
2	---
3	---
4	---

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Compass Homes

3763 Attucks Drive

Powell, Ohio 43065

Ph 614-885-8300



Custom House

1590 Northam

Upper Arlington

Job #: ---

LSP Date: 7/13/22

LSP By: JWM

LSP Rev: ---

Sheet Title : Side Elevations

Sheet: 1.1

11x17 PRINTS ARE 1/2" SCALE

The following factors are considered and weighed by BZAP in determining practical difficulty or hardship:

1. Any special conditions/circumstances peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district;

Yes, there is a special circumstance: we are building a new single-family home. As such, the proposed design for our home is subject to review for neighborhood compatibility under Upper Arlington's Residential Design Standards (§7.17). Without this special circumstance, the choice of exterior cladding would not require government approval.

2. Whether the property will yield a reasonable return or there can be beneficial use of the property without the variance;

Yes, the property will likely yield a reasonable return without the variance. However, the net value of that return will be reduced without a variance due to higher upfront costs. Using brick or stone is more expensive than the board-and-batten fiber cement siding we selected for our home. This variance would grant us relief from having to pay a premium to add another material to the house.

However, without this variance, our homeowners' subjective value will be substantially diminished. Andrew grew up in San Francisco, an area subject to earthquakes. Masonry structures are dangerous in earthquakes and will often collapse in the shaking. He will not be able to fully enjoy the front porch of our house without this variance because he associates the brick with danger. Additionally, as parents of young children, we have concerns about the safety and suitability of rough/sharp brick edges on the porch that could injure new walkers in the event of a fall.

3. Whether the variance is substantial and the minimum necessary to make possible the reasonable use of the land or structures;

No, the variance is not substantial and it is the minimum necessary. The requested variance is the minimum possible to match our original and preferred design. Similarly, the variance is not substantial. There is no requirement codified in the laws or regulations that specifically requires masonry on the facade, and this requirement was imposed based on the opinion of a city employee. The variance is also insubstantial because it involves a matter that is largely aesthetic.

4. Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer substantial detriment;

Under §7.17, our “proposed design shall be consistent and compatible with prominent characteristics existing in the neighborhood, with particular consideration and focus on the characteristics existing on the same block (both sides of the street within two intersecting streets)”.

By this definition, it is impossible to support that brick or stone on the front elevation would be necessary to match the character of the surrounding homes. There are 5 other structures on our block of Northam Rd:

- 1581 Northam Rd: The only house besides ours that fronts onto Northam is an all-siding house.
- 2656 Westmont Blvd:
 - A siding and brick house.
 - There is also a detached garage facing Northam, which is all siding.
- 2674 Westmont Blvd: A stucco and brick house, with only stucco visible on the side facing Northam.
- 2671 Mt Holyoke Rd: A siding and brick house. Only siding is visible on the side facing Northam.

By this count, 80% of the other structures on this block of Northam have at least some siding. In fact, **60% of the structures on the block have only siding visible from the street**. Just one structure has visible brick. We would be keeping with the character of this block if we were to have only siding visible from Northam Rd. In our case, the side of our home visible from the street is our front elevation, just like 1581 Northam.

Even if you expand the scope to look at the intersecting streets, it's hard to justify that an all-siding house would not fit the character of the neighborhood, as there is a critical mass of nearby all-siding homes, including:

1. 2684 Westmont Blvd. (adjacent to our lot)
2. 2665 Westmont Blvd.
3. 2633 Westmont Blvd.
4. 2617 Westmont Blvd.
5. 2678 Mt. Holyoke Rd.
6. 2688 Mt. Holyoke Rd.
7. 2693 Mt. Holyoke Rd.
8. 2579 Mt. Holyoke Rd.
9. 2570 Mt. Holyoke Rd.

Additionally, there are several other houses that also lack brick or stone of any sort (instead of siding, they are all stucco):

10. 2704 Westmont Blvd.
11. 2726 Westmont Blvd.
12. 2593 Westmont Rd.
13. 2601 Westmont Rd (with some siding)

We also note that the fiber-cement siding we are using on our house is one of the most performant, durable, and maintenance-free cladding choices available today. This siding will keep the house looking new for decades and require less upkeep than brick. This means that neighbors' will not suffer a detriment that may occur with vinyl or other inexpensive siding that require maintenance or degrade over time.

5. Whether the variance would adversely affect governmental service delivery (water, sewer, etc.);

No, this is an aesthetic issue and the presence or absence of brick or stone on the facade of our home will not adversely affect governmental service delivery.

6. Whether special conditions or circumstances exist as a result of actions of the current or a previous owner;

Yes, the special circumstance is that the previous owner left the structure in a decrepit and unlivable condition. This required us to design and build a new single-family home on the lot. This construction is subject to neighborhood compatibility review. There are several criteria involved in determining neighborhood compatibility, including "parcel or homesite width and configuration, architectural style and materials, heights and massing, front yard setbacks, roof pitch and shape, garage location, amount of impervious surface" (§7.17). Of this list, the materials used are usual because they are a characteristic that is modifiable after we move in without a permit. The brick or stone element being added to our front elevation is non-structural. We could choose to remodel our home after moving in and remove all brick or stone cladding from the front elevation without needing to seek approval or permits according to UA's guidelines for when a [building permit is required for home improvement projects](#). Had the previous house been in good condition, we could have replaced the facade without needing government approval.

7. Whether the property owner's predicament can be resolved through some other method;

A variance is the simplest and speediest resolution to our predicament. As an alternative, we could construct the home with brick or stone as required, move in, and then remodel our home to remove the non-structural brick or stone and replace it with siding as is our preference. This approach would not require a permit, but we would incur additional cost, further reducing our return on investment, generate unnecessary waste, and extend the time required to remedy our predicament.

8. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance;

We believe issuing this variance would be consistent with the spirit and intent of the zoning requirement. The neighborhood compatibility review has some inherent subjectivity, and we respectfully disagree that the requested variance will negatively impact our house's compatibility with the neighborhood. There are a substantial number of all-siding houses in the neighborhood, including some that were built or renovated recently. As detailed in question #4, siding is common on our block of Northam Road and in the neighborhood more generally.

Furthermore, substantial justice would be done by granting this variance. We've invested months of time and substantial funds developing our dream home. We partnered with a builder and architect who have extensive experience building in Upper Arlington, and designed the plans in good faith to comply with all Upper Arlington laws and regulations. We believe fiber cement siding would cause little (if any) disharmony for our neighbors. Meanwhile, being forced to add brick to our home will have several concrete harms to us, including concerns for the safety of our children, our mental health, increased upfront cost, and an increased maintenance burden. Given the totality of the circumstances, we believe the balance of justice weighs in favor of granting this variance.

9. Whether the granting of the variance requested would confer any special privilege that is denied to other lands, structures, or buildings in the same district.

No. The right to choose the siding materials used on the exterior of one's home is common to all existing Upper Arlington homeowners. Neighborhood compatibility laws do not explicitly specify that brick or stone must appear on all homes, nor does it specify a minimum number of materials to be used. We note that there have been several homes recently built or renovated in the neighborhood that lack brick or stone cladding and use a single building material. Granting this variance would not confer any special privilege.

1590 Northam Rd - 100' Neighbor Exhibit



NAME	ADDRESS	CSZ	USPS Certified Mailing
Neil Ludban	2671 Mount Holyoke Rd	Upper Arlington, Ohio 43221	7020 1810 0001 6004 7005
Kevin & Anita Craine	2683 Mt Holyoke Rd	Upper Arlington, Ohio 43221	7020 1810 0001 6004 7012
Shannon Corcoran	2684 Westmount Blvd	Upper Arlington, Ohio 43221	7020 1810 0001 6004 7029
James & Patricia Samuelson	1581 Northam Rd	Upper Arlington, Ohio 43221	7020 1810 0001 6004 7036
David & Kelsey Straka	2694 Westmont Blvd	Upper Arlington, Ohio 43221	7020 1810 0001 6004 7043
Fredrick & Christine Burton	2648 Westmont Blvd	Upper Arlington, Ohio 43221	7020 1810 0001 6004 7050
Thomas & Julie White	2693 Mt Holyoke Rd	Upper Arlington, Ohio 43221	7020 1810 0001 6004 7067
Westmont Blvd LLC	934 Clubview Blvd N	Columbus, Ohio 43235	7020 1810 0001 6004 7074
Westmont Blvd LLC	2656 Westmont Blvd	Upper Arlington, Ohio 43221	7020 1810 0001 6004 7081
Derik & Rebecca Burkholder	2674 Westmont Blvd	Upper Arlington, Ohio 43221	7020 1810 0001 6004 7098

Courtney Epstein & Andrew DeFranco
2558 Chester Rd
Upper Arlington, Ohio 43221

NAME
ADDRESS
CSZ

December 19, 2022

Re: BZAP Meeting for 1590 Northam Rd

Dear NAME,

My husband and I are building a new home at 1590 Northam Road and we look forward to being neighbors and getting to know you better! We appreciate your patience and understanding during construction. We'd like to introduce ourselves and also make you aware of a variance that we are requesting.

I grew up in UA, just a couple blocks away on Chester Rd. My husband and I attended OSU for grad school (go Bucks!) and then followed our careers to NYC. Like many UA alums, I wanted to move back home to raise my family and am excited to be able to live so close to my parents. We enjoy board games, good food, and playing with our toddler. We'd love to learn if we share any interests/hobbies - please say "hi" if we see you around the neighborhood!

In the process of obtaining our building permit, the City of Upper Arlington development staff required us to add brick to our front facade on the first floor behind the porch. Our original plan called for board-and-batten fiber cement siding as the only material on the front of the house, consistent with its cape-cod style. Based on our walks around the neighborhood, we've seen several all siding homes nearby and do not believe that our home would be out of character. Additionally, the fiber cement siding we're planning to use is a premium product with similar durability and longevity to brick that will look great for decades to come.

Our request will be heard at the January 18, 2022 BZAP meeting scheduled for 6:00pm at the Upper Arlington Municipal Building 3600 Tremont Rd. If you have any questions or concerns about our request, we kindly ask that you reach out to us to discuss them ahead of the meeting. Feel free to email or call us. Our contact information is listed below.

As a courtesy we are sending this letter via regular first class mail. However, we are required to also send this notice via certified mail to comply with proper filing of our variance application.

We look forward to joining the block in 2023 and we look forward to seeing you in the area until our home is ready for us to move in.

Kind regards,

Courtney Epstein and Andrew DeFranco

courtneyepstein1@gmail.com

(440) 776-8385

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

From: Chad D. Gibson, AICP, Community Development Director
(cgibson@uaoh.net, 614-583-5074)

Prepared for Meeting Dated: Wednesday, January 18, 2023

Variance Requested: To allow a three-lot split of a 2.098-acre property located at 2665 Lane Road (zoned R-1b) which does not comply with the Neighborhood Compatibility requirements of Unified Development Ordinance (UDO) Article 7.17. *Variance Application VAR-52-22*

Applicant/Property Owner: Mr. Joseph Miller, 52 East Gay Street, Columbus, Ohio 43215 on behalf of Mr. Nicholas Schilling, 2665 Lane Rd, Upper Arlington, Ohio 43220.

Staff Recommendation: Neutral

I. Request/Notification

Applicant will be present to request variance approval to allow a future three-lot split of the property located at 2665 Lane Road (Parcel #070-010198). Minor Subdivision Application #22-5090 was submitted on the same day as Variance Application #22-5091, October 17, 2022, and has not been approved pending this Board's review of the variance and full compliance with City access and stormwater standards. Staff had previously notified the property owner that the proposed Minor Subdivision would not be approved due to nonconformance with the City's Neighborhood Compatibility standards ([UDO Article 7.17](#)) which require that newly created or modified parcels blend with established neighborhood characteristics. Notification of adjacent property owners within 100 feet of the subject property occurred via certified mail on October 21, 2022; some adjacent property owners signed the notification exhibit in lieu of receiving a letter (*see attached*). **Note:** *This application was postponed from the November 16, 2022 BZAP agenda per the applicant's request.*

II. Site Description/Proposal

The subject property, 2665 Lane Road, is a 2.09-acre parcel located at the southeast corner of Lane Road and Lanes End Street. It is zoned R-1b, One-Family Residence District, and is unplatted. The property has 200 feet of Lane Road frontage and is over 450 feet deep; it has over 230 feet of frontage along the east side of Lanes End Street. The site includes a two-story, 5,400-square foot house built in 1954 with a multi-car detached garage built in 1982. Access to the site is from an asphalt driveway along Lane Road; there is also a concrete driveway approach along Lanes End Street.



Numerous mature trees are located throughout the subject property (see *Figure 1*). The north property line goes to the centerline of Lane Road, which is not uncommon for unplatted lots in this area. The property includes over 20 feet of grade change, from an elevation near 840 feet along Lane Road to less than 820 feet at its southwest corner. It was purchased in May 2022 from Elizabeth Stedman for \$1,208,000; around that time, the new owner (Schilling) informally approached Staff about a four-lot split with variances, which was strongly discouraged.



Figure 1: UA GIS aerial image of 2665 Lane Road

The Minor Subdivision application that is the subject of this variance includes a request to split the property into three parcels to accommodate the future construction of three new single-family homes. The proposed northwestern (corner) lot is 0.406-acre and has 100 feet of frontage on Lane Road with 130 feet along Lanes End Street. The proposed eastern lot is 0.597-acre; it averages 260 feet of depth and is 100 feet wide. Default 40-foot front building setbacks apply to both of these lots' Lane Road frontages. The proposed southern lot has 90 feet of frontage along Lanes End Street and is 0.958-acre in area. Access to the northwestern and southern lots is from two driveways along Lanes End Street. Access to the eastern lot is from a driveway off Lane Road. The northern Lanes End Street driveway is designed as a 20-foot wide turnaround with heavy duty pavement and an easement which allows City access (see *Figure 2*). Should the split be approved, a 30-foot wide strip of land would be dedicated to the City as right-of-way.





III. Code Requirements

A Minor Subdivision (or lot split) is a division of a parcel of land that is approved by the Director of Community Development and does not require a plat to be approved by BZAP. [UDO Article 4.05\(P\)](#) includes standards of approval for Minor Subdivision applications, which shall be considered in the review. These standards have not been entirely satisfied at this time. Approval of this variance application would resolve (a) and (b). Item (c) has been submitted and both (d) and (e) have not been approved yet by the City, where particular attention must be paid. A preliminary review by the City Engineer and Fire Division indicate that access management and emergency access are acceptable. A plan for stormwater management has not been submitted to the City Engineer and there are concerns from several adjoining property owners.

- (a) The proposed subdivision is not contrary to the applicable standards of the UDO;*
- (b) The proposed subdivision shall have adequate area to accommodate the building area and other site requirements;*
- (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;*
- (d) The proposed lots have been approved for access management and stormwater management; and*
- (e) The proposed lots have been approved relative to emergency access.*

[UDO Article 7.17](#) – Neighborhood Compatibility – was amended by City Council in 2019 after substantive community input and debate over several years. At that time, this ordinance was supplemented with the third-party architectural review option as well as enhanced neighbor notification and other requirements. In the ‘Applicability’ section, “*newly created or modified parcels*” was added to the code to make clear that such parcels must also be consistent and compatible with prominent characteristics of the existing neighborhood.

IV. Neighborhood Compatibility Analysis

Along the south side of Lane Road, between Lanes End Street on the west and Kipling Road on the east, there are seven (7) unplatted properties (including the subject site), three with widths of 200 feet and four with widths of 100 feet, for an average width of 143 feet. These same seven unplatted properties range in size from 2.22 acres to 0.6-acre, with an average area of 1.47 acres (*see Table 1 and Figure 3*). **The two proposed lots that front on Lane Road each have 100 feet of frontage, well below the average for this part of Lane Road; the two proposed lots fronting on Lane Road are 0.406-acre and 0.599-acre, also well below the average size for the immediate area.** The unplatted lots abut several platted neighborhoods, each with their own established characteristics.

	<u>Lot frontage</u>	<u>Lot area (in acres)</u>
Minimum R-1b Standards	90'	0.275
Unplatted Area Property Average	143'	1.47
Northwestern Parcel	100' Lane Rd & 130' Lanes End St	0.406
Eastern Parcel	100'	0.597
Southern Parcel	90'	0.958

Table 1 – Parcel comparison for neighborhood compatibility



It should be noted that two of the unplatted parcels located east of the site at 2451 Lane Road are owned by a single entity (Latif) and currently function as a single lot with one home, giving appearance to the neighborhood of a 200-foot wide lot. In terms of visual compatibility with the built environment, that effectively means 80% of that section of Lane Road is composed of homes sitting on 200-foot wide frontages, and only 20% of the road section is composed of homes sitting on 100 foot frontages. A variance was granted by the Board in 2000 for a lot split at 2559 and 2567 Lane Road; those two 100-foot wide unplatted properties (Kang and Dingle) are at the furthest point on the block from the site and were the result of a minor subdivision granted prior to the adoption of the UDO and these standards.

Lots located to the north, across Lane Road ([Wellington Woods; smaller, rectangular lots](#)), to the west ([Shelbourne Heights Extension, east-west oriented lots](#)); to the east at Kipling Road ([Kipling Forest, smaller, rectangular lots](#)) and to the south ([Kipling Forest Extension](#)) are all platted and therefore are not direct comparators. A mirroring of the Shelbourne Heights Extension opposite Lanes End Street was not considered as comparable because of its location, but may be a secondary factor to consider.

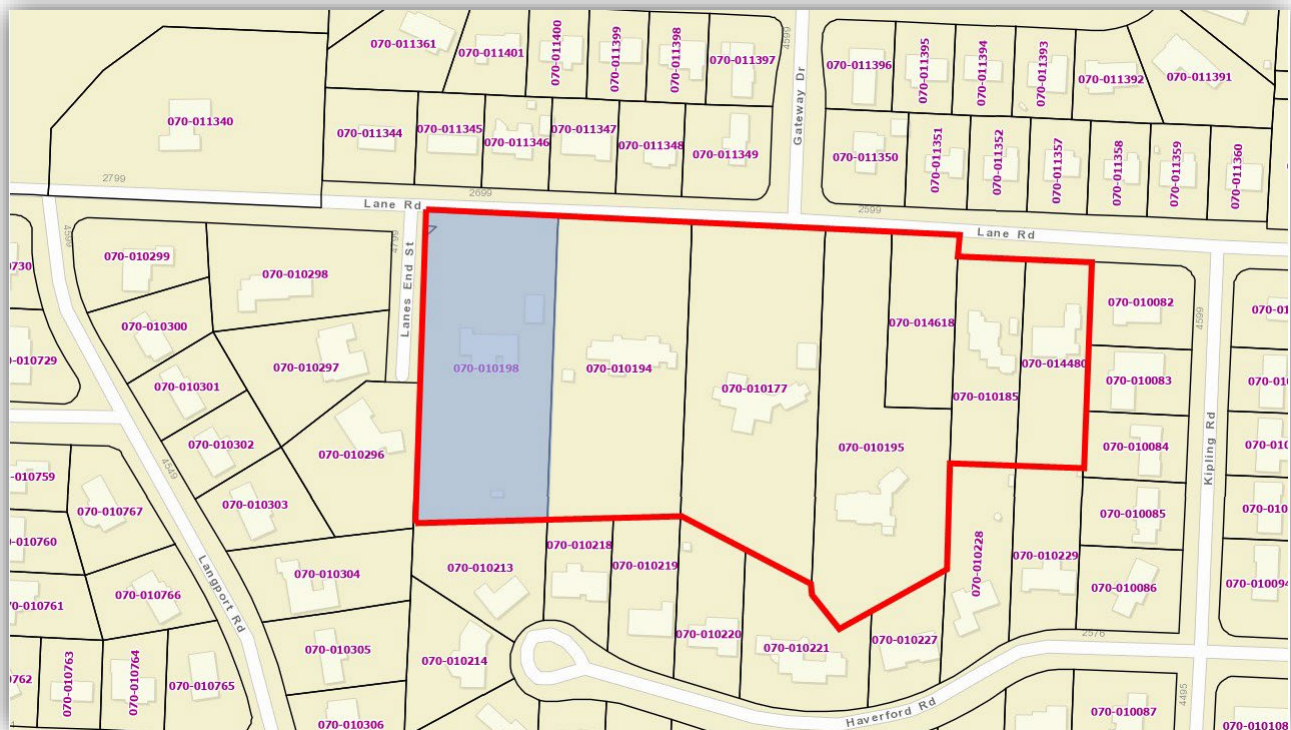


Figure 3 – Comparator unplatted lots along Lane Road

Concerns have been raised regarding stormwater runoff from the proposed project. The City Engineer has been to the subject property, and City staff regularly checks the existing downstream stormwater catch basin and clears debris if needed. For new homes and large additions, grading and drainage details are reviewed as part of the permit process, and must meet all minimum standards. Such standards ensure that runoff generated by new development does not create or exacerbate overland drainage issues. Roof gutters and downspouts must all be tied directly to the established stormwater management infrastructure or otherwise meet City Code. Construction which disturbs over one acre can be subject to both quantity and/or quality mitigation per the Ohio EPA. Should this project move forward, the Engineering and Building Divisions will collaborate to ensure compliance throughout the permit and inspection processes.



Prior to submittal of these Minor Subdivision and Variance Applications, Staff met with the property owner and his architect to review preliminary concepts and potential issues. The following items have been addressed per Staff's recommendations and would be made requirements should the Minor Subdivision ultimately be approved:

- 1) 30 feet of Lane Road right-of-way would be dedicated to the City since the northern property line currently goes to the centerline of the street;
- 2) A turnaround easement with a heavy duty driveway approach would be dedicated for access to the property since Lanes End Street is a dead-end and difficult for EMS/fire, solid waste and delivery vehicles to navigate, especially if additional homes will need to be accessed from that area;
- 3) All three proposed lots have been modified to meet minimum R-1b standards for frontage (90 feet) and area (12,000 SF);
- 4) An easement is now shown between the proposed lots for sanitary sewer access;
- 5) The building setback of the proposed easternmost lot has been increased to create a transition to the adjacent home (2655 Lane Road), which has a much deeper setback (150 feet); and
- 6) Stylistic photos have been submitted which show the type and scale of homes to be built; these appear to generally meet the Neighborhood Compatibility requirements, but a full analysis will occur with each of the building permits.

V. Summary/Staff Recommendation

Staff reviewed Minor Subdivision Application #22-5090 per the approval criteria provided in UDO Article 4.05(P). Several items were proactively addressed as a result of pre-application meetings to ensure the proposed lot split and resulting homes would be compliant/functional if ultimately approved. The proposed lots meet minimum area and minimum frontage requirements for the R-1b District. All codified procedures and policies were followed during the processing of this application.

However, because the Neighborhood Compatibility requirements of UDO Article 7.17 specifically include “*newly created or modified parcels*”, this code section also applies to Minor Subdivision applications. Upon further review of the proposed three-lot layout in comparison to other unplatted lots on the same block of Lane Road, Staff determined that the proposed split would not be “consistent and compatible” with the prominent character of this particular area, especially when most of the unplatted lots on the block average over 143 feet in width and over 1.47-acres in size. Average lot depth is also considerably greater than the proposed lots. Accordingly, Staff determined that it could not administratively approve the proposed Minor Subdivision application without the Board granting a variance request.

As a reminder, the Board is charged with using the nine factors listed in UDO Article 4.09 in reviewing this variance request (*see below*). In its deliberation on this variance, Staff would request that the Board place special consideration on Finding #4 (character of the area) and Finding #8 (spirit and intent behind the code) during its review.

(1) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning districts. Examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness, or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions;



- (2) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*
- (3) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;*
- (4) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;*
- (5) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and trash pickup;*
- (6) Whether special conditions or circumstances exist as a result of actions of the current or a previous owner;*
- (7) Whether the property owner's predicament feasibly can be resolved through some method other than a variance;*
- (8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and/or*
- (9) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.*

Attachments: Variance application VAR-52-22
 [UDO Article 4.05\(P\)](#)
 [UDO Article 7.17](#)
 Core [R-1b development standards](#)



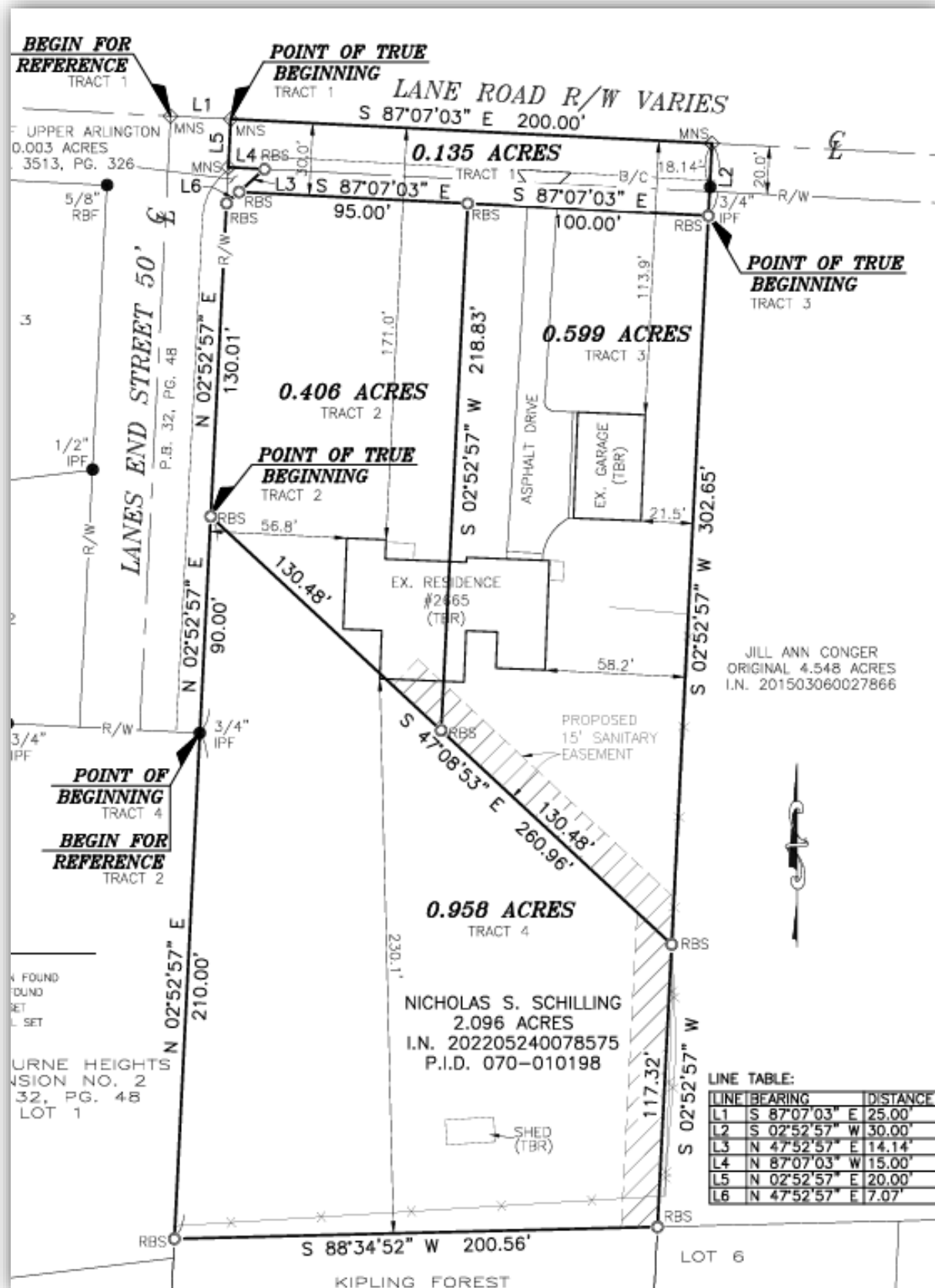


Figure 4: Proposed three-lot layout



City of Upper Arlington



22-5091

Variance Application

Status: Active

Date Created: Oct 17, 2022

Applicant

Joseph Miller
jrmiller@vorys.com
52 East Gay Street
Columbus, OH 43215
614-464-6233

Primary Location

2665 LANE RD
UPPER ARLINGTON, OH 43220

Owner:

Nicholas Schilling - To be contacted through
counsel
815 N. High St. Columbus, OH 43215

BZAP Information

BZAP Case #

VAR-52-22

Status

Pending

BZAP Determination Date

11/16/2022

Vote Tally

--

Primary Variance

Neighborhood compatibility

Findings of Fact for Approval/Denial

--

Variance Request

To allow a single lot to be split into three, which does not meet neighborhood compatibility requirements.

BZAP conditions

--

Variance Information

Describe Variance Request

This variance application is submitted under protest. The property owner is contemporaneously applying for a minor subdivision and has been directed by City representatives to apply for a

variance from UDO Section 7.17. It is the property owner's position that UDO Section 7.17 does not apply to applications for a minor subdivision and, in any event, the minor subdivision meets all of the requirements of Section 7.17. Nevertheless, if a variance is required, the variance factors are satisfied.

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 unique shape of the lot and its orientation along both Lane Road and Lanes End Street make it particularly suitable for a minor subdivision and variance.

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 proposed lots are consistent with numerous lots in the same district. The proposed lots conform to current zoning requirements.

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

No. The proposed lots will not substantially alter the neighborhood because they are consistent with numerous lots in the same district. Adjoining properties will not suffer any detriment. The adjoining properties are currently suffering a substantial detriment due to the dilapidated and neglected current condition of the property. The adjoining properties should get a substantial gain from the variance.

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

Yes. There are no reasonable alternatives that will permit the property owner to make reasonable use of the property.

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

No other method, outside of a variance, will permit the full and best use of the property. The property will yield a higher return with the allowance of this variance.





Revised: Jan 2021

Certification of Notice

Applicant Name: NICHOLAS SCHILLING

Location of property subject to BZAP request: 2665 LANE ROAD

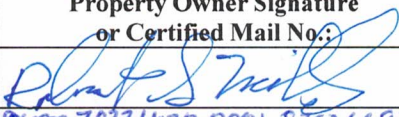
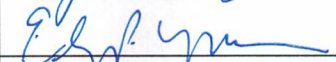
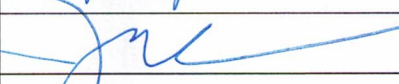
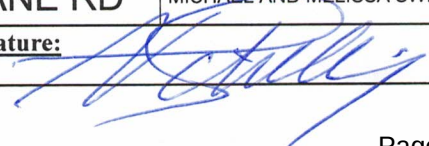
Describe activity which requires Board of Zoning and Planning review:

variance to the Neighborhood Compatibility standards of UDO Article 7.17

This application will be heard by the Board of Zoning and Planning on: 11-16-2022

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:
2690 HAVERFORD RD	ROBERT MILLS AND JUDITH KLEEN		10/20/22
2685 " " " "	TRUST OF STEVEN W SHAFFER, TRUST OF MARY JO SHAFFER	7022 1670 0001 8393 6692 7022 1670 0001 8393 6630	10/21/22
2674 HAVERFORD RD	FRANKLIN ECK JR.	7022 1670 0001 8393 6623	10/21/22
2655 LANE RD	JILL CONGER	x 	10/20/22
4551 LANES END ST	ELIZABETH YOUSE		10/20/22
4561 LANES END ST	SIMENG YANG, KAI YANG, XUEJUN CHEN	7022 1670 0001 8393 6616	10/21/22
2721 LANE ROAD	JOSEPH AND AMY SAUK		10/20/22
4520 LANGPORT RD	DANIELLE AND MICHAEL LOSOS	7022 1670 0001 8393 6647	10/21/22
2710 LANE RD	ROBERT OSULLIVAN	7022 1670 0001 8393 6609	10/21/22
2696 LANE RD	GLENN, PAGE, ANDERSON, DOROTHY, PUTNAM PIERMAN	7022 1670 0001 8393 6654	10/21/22
2682 LANE RD	GREGORY AND KIMBERLY WHITCOMB	7022 1670 0001 8393 6661	10/21/22
2668 LANE RD	BARBARA AND NED NEELY	7022 1670 0001 8393 6678	10/21/22
2654 LANE RD	MICHAEL AND MELISSA SWITZER	7022 1670 0001 8393 6685	10/21/22
Applicant Signature: 			Date: 10/21/22

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\$8.69
Total Postage and Fees

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Danielle and Michael Losos
Street and Apt. No., or PO Box No.
4520 Langport RD
City, State, ZIP+4[®]
Upper Arlington OH 43220

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

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\$8.69
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Michael and Melissa Szabo
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2654 Lane RD
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Columbus, OH 43220

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Upper Arlington OH 43220

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Gregory & Kimberly White
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2682 Lane RD
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Upper Arlington OH 43220

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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 \$1.44
\$8.69
Total Postage and Fees

Sent To
Robert Osullivan
Street and Apt. No., or PO Box No.
2710 Lane RD
City, State, ZIP+4[®]
Upper Arlington OH 43220

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

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For delivery information, visit our website at www.usps.com.
Columbus, OH 43220

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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 \$1.44
\$8.69
Total Postage and Fees

Sent To
Barbara and Ned Neely
Street and Apt. No., or PO Box No.
2668 Lane RD
City, State, ZIP+4[®]
Upper Arlington OH 43220

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

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

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

Columbus, OH 43212

Certified Mail Fee \$4.00

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

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
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Nicholas and Eileen Schilling
3829 Criswell Drive
Upper Arlington, OH 43220
614-205-0858
nicholas@urbanr1.com

October 20, 2022

Regarding: 2665 Lane Road

Dear Neighbors,

As you may know, my wife and I purchased 2665 Lane Road in May of 2022. The property currently consists of an old wood frame and wood sided home that has no basement and sits on a 2 acre lot. The home does not appear to have had any mechanical updates since it was built in the 1940s and has never had a modern heating and cooling system. The second floor has very low ceilings (7' and under) and as a whole, the home has no significant architectural features. The grounds and outbuildings have been neglected and are in a dilapidated condition. Due to the above conditions, it would not be economical to renovate and end up with a product that meets a modern standard of living.

For the last several months, we have been working with our adjoining neighbors on Lane Road and Lanes End and the City of Upper Arlington to split the existing lot into three new lots. We have had conversations with our neighbors and have taken into account their concerns with parking on Lanes End and the fact that Lanes End has no turn around ability for delivery vehicles and city services. We have also discussed property line landscaping, fence installation, and tree maintenance.

To address neighbor and city concerns, we have pushed back the home on the eastern lot to follow the arc of the existing homes on Lane Road. We have positioned the home on the south lot to round out the bottom of Lanes End. We have placed a large "Hammerhead" turn around in the middle

of Lanes End to provide a place for large vehicles and city services to turn around. We are reusing the existing curb cut on Lane Road and Lanes End so we will only need to add one additional curb cut for the “Hammerhead” turnaround. Prior to construction we will finalize with our adjoining neighbors and install permanent fencing and landscaping to shield construction and overall improve the aesthetics of the grounds. The lots will be 0.4, 0.599, and 0.958 acres which makes all three large for Upper Arlington. We intend to build three, very nicely appointed custom homes. Our plan at this time is to sell two homes and possibly move into the third. These homes will be all masonry exteriors with steep rooflines, large windows and natural wood accents and marketed in the 1.5-2.5 million range.

Our proposed site plan conforms with the current zoning in place on the property. Now that we are ready to submit our lot splits to BZAP for final approval, the City has asked us to also submit for a variance to Neighborhood Compatibility Standards of UDO Article 7.17. We are submitting for the variance even though we do not believe a variance is needed. We believe we have met every standard in the code and have provided the city with the supporting information. The city has not provided us with any specific standard in the code our site plan does not conform with. I am enclosing with this letter our proposed site plan, vicinity plan, and home images that we are using as inspiration for the future builds. It is my opinion that our proposal is a massive improvement to the aesthetics of the site and remedies functionality issues of Lanes End. The hearing for our variance and lot split will be at the BZAP meeting Wednesday 11/16/22 at 6:00pm and located at 3600 Tremont Road, Upper Arlington OH 43220.

I am very interested in getting your opinion and thoughts on our proposed project. I want to be a good neighbor and do everything reasonable within my power to address any concerns you may have.

I have been building homes for 20 years in the downtown Columbus area so I am very accustomed to working in tight spaces and working with neighbors during construction phases. I have

also lived in a home while a new home was being built next door so I am fully aware of the difficulties and stress it can present to neighbors. I welcome your comments and suggestions. I will be at the property on 10/28 between 5:00-6:00 pm and 10/29 between 1:00-2:00pm if you would like to swing by and see the property and discuss the development in person. You may also feel free to contact me at the number or email above.

Sincerely,

Nicholas and Eileen Schilling

Jill A. & TJ Conger
2655 Lane Road
Upper Arlington Ohio 43220
November 15th, 2022

Dear Members of the Upper Arlington Board of Zoning and Planning,

We would like to voice our opposition to the proposed lot split request application #22-5090 for 2665 Lane Road. We are the adjacent property owners at 2655 Lane Road. Our opposition is based on the following:

1. We do not feel the split is compatible with the surrounding properties and will change the character of the neighborhood.
2. We believe that a split to accommodate three single family homes is an overreach of the lot configuration. Additionally, one of the proposed homes would have a living space within 12 feet of our property line. In contrast, the existing home at 2665 is more than 50 feet from our property line. In our view, a lot split into two homesites seems more reasonable.
3. This variance if approved may well set precedence for other property splits between Lanes End and Kipling that would impact the neighborhood.

As adjacent property owners, we feel that we are most impacted by your decision that ultimately affects our privacy and quietness, quality of life, and property valuation.

Respectfully,

Jill & TJ Conger

November 14, 2022

From: Craig Grant & Elizabeth (Betsy) Patchen-Youse
4551 Lanes End Street
Columbus, OH 43220

To: Chad Gibson
City of Upper Arlington
Department of Development

Mr. Gibson,

My wife and I live at 4551 Lanes End Street and adjoin the property at 2665 Lane Road. The purpose of my letter is to convey our support for the proposed variance and lot splits. The current property at 2665 and grounds have been severely neglected since we bought our home in March of 2016.

We have met with Mr. Schilling several times and he has taken our concerns into consideration while developing the site as well as making several commitments to us personally above and beyond the site plan, i.e. new fence between our properties, replacing any damaged landscaping, and leaving as many mature healthy trees as possible along the fence line as possible. Ultimately, we believe the site plan remedy's our streets access issues and the proposed site plan is appropriate for that lot.

Feel free to contact me or my wife with any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'Craig Grant', followed by a long horizontal line extending to the right.

Craig Grant

614.286.1189

craig@wec.energy

Nov. 3, 2022

2668 Lane Rd.
Upper Arlington, OH 43220

Mr. Chad Gibson
City of Upper Arlington
3600 Tremont Rd.
Upper Arlington, OH 43221

Dear Mr. Gibson:

This letter is in response to your letter of Oct. 27, 2022 RE: Notice of Minor Subdivision and Variance Applications at 2665 Lane Rd.

We object to the proposed split for three large homes, believing that two homes would be more in keeping with lot sizes and home sizes in the Wellington Area, as well as other homes on Lane Rd. including other more recent subdivisions.

Please pass our objection on to the Board of Zoning.

Sincerely,
Ned and Barb Neely

From: [Jeff Sharon](#)
To: [Planning](#)
Subject: Potential Drainage Issues Resulting from Lot Split at 2665 Land Road
Date: Wednesday, October 26, 2022 3:51:49 PM

Justin -

I just received your voicemail and appreciate it that you responded to my message so quickly. I thought I could express my concerns about the potential drainage issues that could impact my property at 4530 Langport Road and several others nearby better via an email message.

As you and several others in engineering know, we have seen significant flooding between my house and the house to the south of us. This flooding comes overland from the ravine which feeds into a small inlet just east of our properties. The inlet is likely already undersized and appears to be hydraulically inefficient. Conditions are significantly exacerbated by the significant amount of debris that collects there from all the trees in the area. UA Maintenance has been significantly more diligent with clean-out over the last few years since we complained and showed a video of a river of runoff coming down our neighbor's driveway, across our property and into the street. This creates not only a significant inconvenience and cost to clean up debris for many of us, but it also could be dangerous to people, pets and motorists along Langport.

You mentioned that the plans for construction on the 3-lot split would be approved by the engineering department and that the original contours would be essentially maintained. While this would help, it would not keep post-construction runoff at the levels that we have today because there would be a significant increase in impervious surfaces and rainwater would quickly run off rather than soaking into the ground. In addition, there would be fewer trees to intercept the rainfall. Looking at the preliminary plan provided by the Schillings roof runoff would be conveyed directly to pipes which would run directly into the drain. This would increase both volume and peak flows - something we recipients of the runoff on Langport shouldn't have to deal with.

Please keep this in mind if the project moves forward. I would appreciate any updates and would be happy to talk with you further about this, maybe even walking the area.

Thanks for your time.
Jeff Sharon
4530 Langport Road
614-586-6490