



1/3/2024 | 6:00 PM

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

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

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

Meeting ID: 981 8163 99384

1. Old Business

- a. 2286 Yorkshire Road (VAR-52-23) - To allow an addition to encroach up to 3'-11" into the 10-foot minimum south side yard setback, up to 6'-3" into the 12'-4" side yard longwall setback, and results in a side yard sum of 12'-5" (13'-5" existing), when 20 feet is the minimum.
- b. **APPLICATION WITHDRAWN** - 3389 Redding Road (DEV-05-23) - To allow a minor subdivision (lot split) to create an additional parcel that would front Oakmount Road.

2. Informal Review

- a. Informal review of draft amendments to the City's Unified Development Ordinance (UDO).

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: January 3, 2024

Subject: 2286 Yorkshire Road (VAR-52-23) - To allow an addition to encroach up to 3'-11" into the 10-foot minimum south side yard setback, up to 6'-3" into the 12'-4" side yard longwall setback, and results in a side yard sum of 12'-5" (13'-5" existing), when 20 feet is the minimum.

Overview

The Board heard this application at the November 1 and 15 meetings, where the applicant shared plans for two major additions to this historic home that required five variances for side and rear yard setbacks and projections into the rear yard profile. At the November 15 meeting, the Board shared concerns about the number and extent of the variances as well as altering the historic features of the home. The Board did note that the irregular shape of the lot did create some justification for granting relief. The architect, Amanda Dunfield, will be present to share revised drawings that eliminate the north addition and modify the south addition to better meet code requirements.

Zoning Code Requirements

The revised proposal eliminates variances for the rear yard setback and rear yard profile limit as well as variances for the side yard setback on the north side of the property. Variances remain for the side yard setback and side yard longwall setback along the south property line and the side yard sum. Generally, the proposed design of the home, especially as it relates to the modification of existing features on the front elevation of the home (e.g. roof pitch, dormers) remain similar to the previous proposals. While Staff has determined that a variance to UDO Article 7.17 (neighborhood compatibility) is not required, the Board may consider the City's guidelines for historic buildings in Article 7.18 when evaluating the variances because this is a Contributing Structure in the Historic District. Article 7.18(A) provides specific design criteria that *should* be followed when altering a historic structure, but this is a guideline and not a firm requirement.

The City's third-party architect remains concerned with the design and detailing of the home (see previous Staff summaries), citing concerns with modifying the historic features of the home and a lack of detailing. The architect for this project has indicated that additional detailing will be studied and refined before a Building Permit is submitted.

Attachments

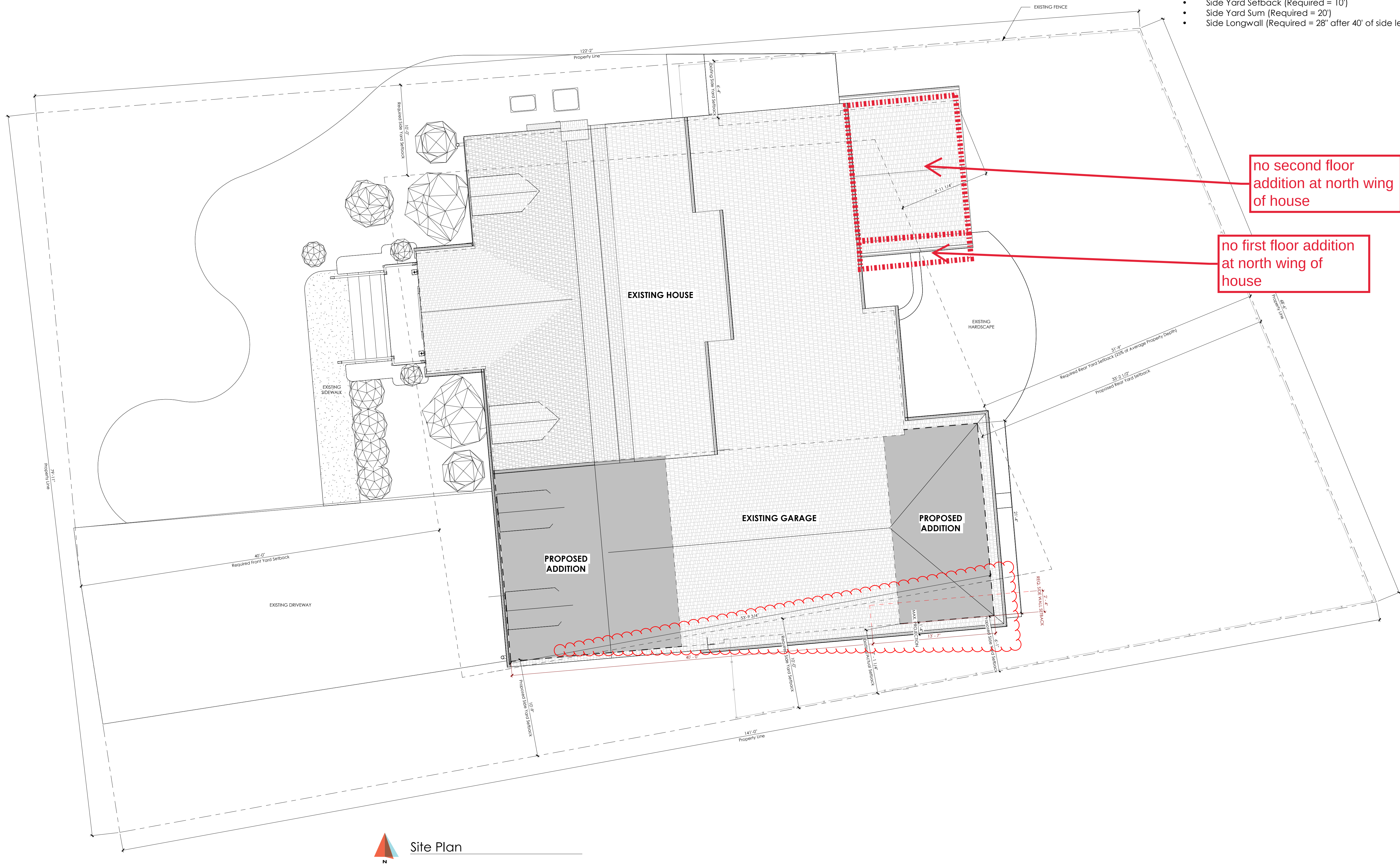


1. 2286 Yorkshire Rd - Revised Plans 12.29.23
2. BZAP Staff Report - 2286 Yorkshire Rd - 10.18.23
3. BZAP Staff Report - 2286 Yorkshire Rd - 11.1.23
4. BZAP Staff Report - 2286 Yorkshire Rd - 11.15.23
5. 2286 Yorkshire Rd Plans 11.13.23
6. 2286 Yorkshire Rd - Notes from Architect 11.14.23



ZAFIRIDES RESIDENCE - UPDATED DESIGN + UA BZAP VARIANCES - 12.29.23

CODE ITEM	EXISTING CONDITIONS	NEW VARIANCE REQUESTED	COMMENTS
Side Longwall : 28" Stepback required at new south wall	Existing north wall of house encroaches on stepback; 29" would be required	New south wall does not step back (encroaches 28")	We reviewed possible design revisions to accommodate these code items. However, the existing house already encroaches onto both of the existing Side Yard setbacks and does not meet the Side Longwall requirement. The shape of the property, with converging side yard boundaries that are not parallel to the existing house, make it difficult to build a coherently-designed home that makes the best use of the existing structure while adding the additional space that the clients desire. Specifically, the clients need a third parking spot in their garage. This is a reasonable request for a home in this neighborhood, and as architects, we always want to meet our clients' needs. However, with the original house's footprint and the location of the existing garage and drive, the southern two-story addition is not able to accommodate the side longwall stepback while still maintaining a third parking space. We extensively explored design revisions but they do not meet the project's needs.
Side Yard : 10'-0"	Encroaches 3'-8" at existing north wall, 2 stories	Encroach up to 3'-11" at new south wall, 2 stories	
Side Yard Sum: 20' minimum	13'-5" (insufficient)	12'-5" (additional 1' encroachment; insufficient)	
Rear Yard : 31'-9"	Encroach 9'-11 1/4" at existing addition; 1 story	None	Removed addition at Family Room from previous design
Rear Yard Profile Coefficient	None	None	Removed northern second floor addition from previous design
Article 7.17: Neighborhood Compatibility / Article 7.18 : Historic Building	The existing house has been modified multiple times and has lost many historically relevant details in the process. It is not historically significant to the neighborhood.	None	The proposed design does not require a neighborhood compatibility variance.



Site Plan

ZONING INFORMATION

Project Address: 2286 Yorkshire Rd, Upper Arlington, OH 43221
Parcel ID: 070-001013-00
Owner: Peter & Sophia Zafirides
Zoning: R1-C (interior lot > 75' width)
Lot Size: 9,645sf
Building Coverage: (29%)

- Existing: 2,339sf = 24.3%
- Proposed: 2,790sf = 28.5%

Developed Coverage: (45%)

- Existing: 4,145sf = 42.9%
- Proposed: 4,292sf = 44.4%

Variances Required:

- Side Yard Setback (Required = 10')
- Side Yard Sum (Required = 20')
- Side Longwall (Required = 28" after 40' of side length)



PROJECT STATUS

BZAP REVIEW SET

CURRENT ISSUE DATE

DECEMBER 27, 2023

PROJECT NO.

23018

NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd
Columbus, Ohio 43221

SHEET NAME

SITE PLAN

SHEET NUMBER

AZ-101

NOT FOR
CONSTRUCTION

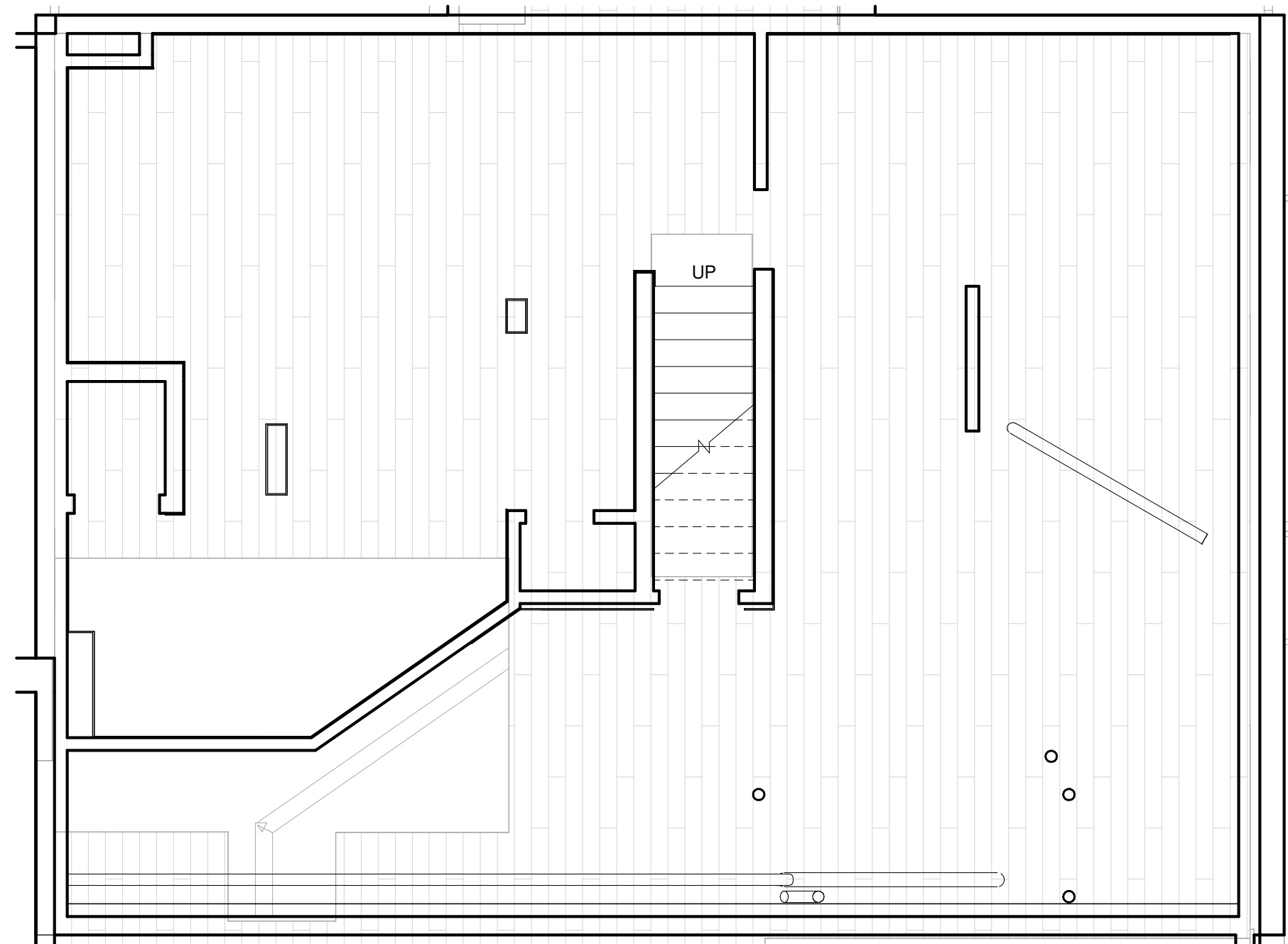
REVISIONS

#	Description	Date

PROJECT INFORMATION

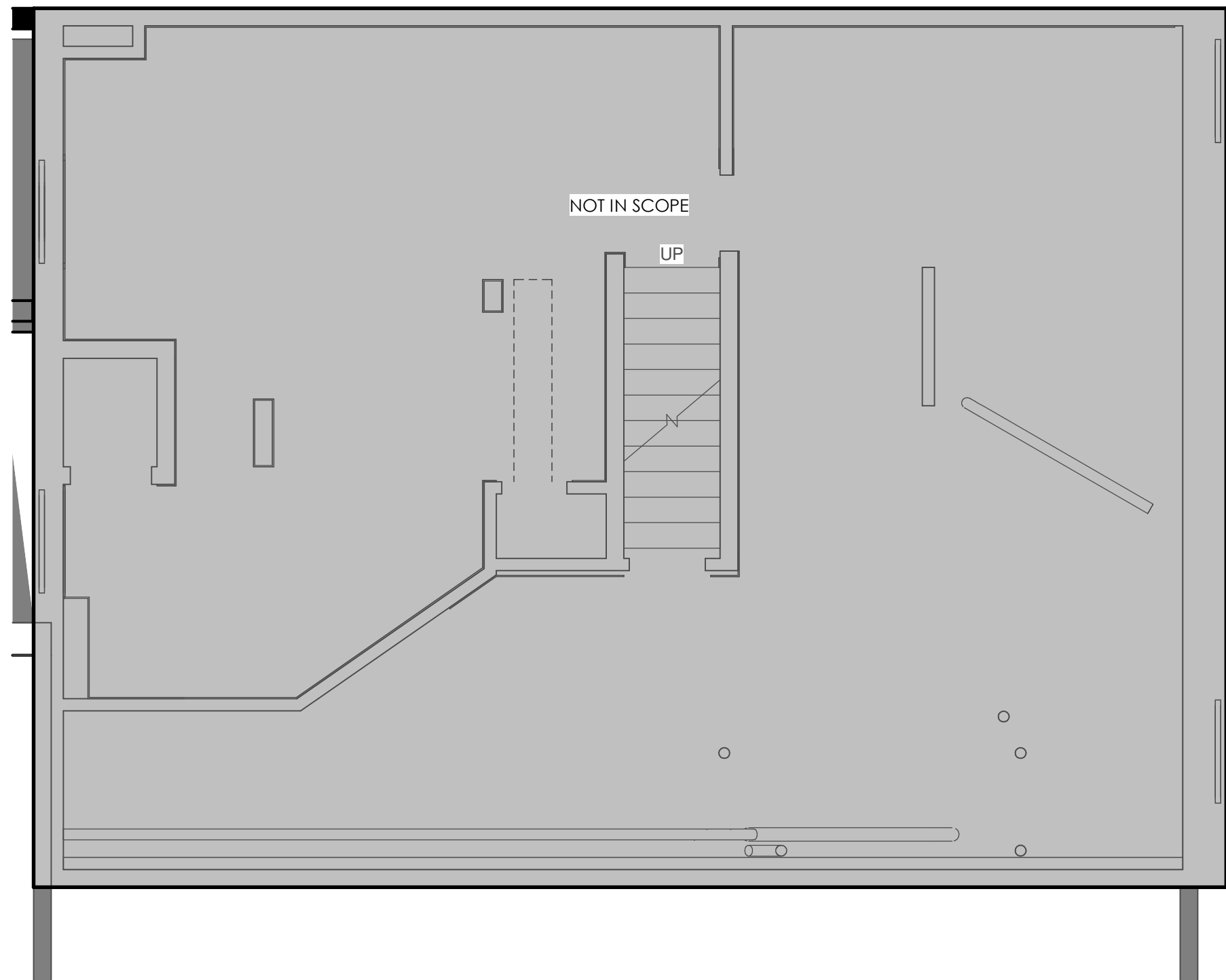
Zafirides Residence

2286 Yorkshire Rd
Columbus, Ohio 43221



 Existing Basement Plan

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



New Basement Plan

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

NOT FOR
CONSTRUCTION

REVISIONS		
#	Description	Date

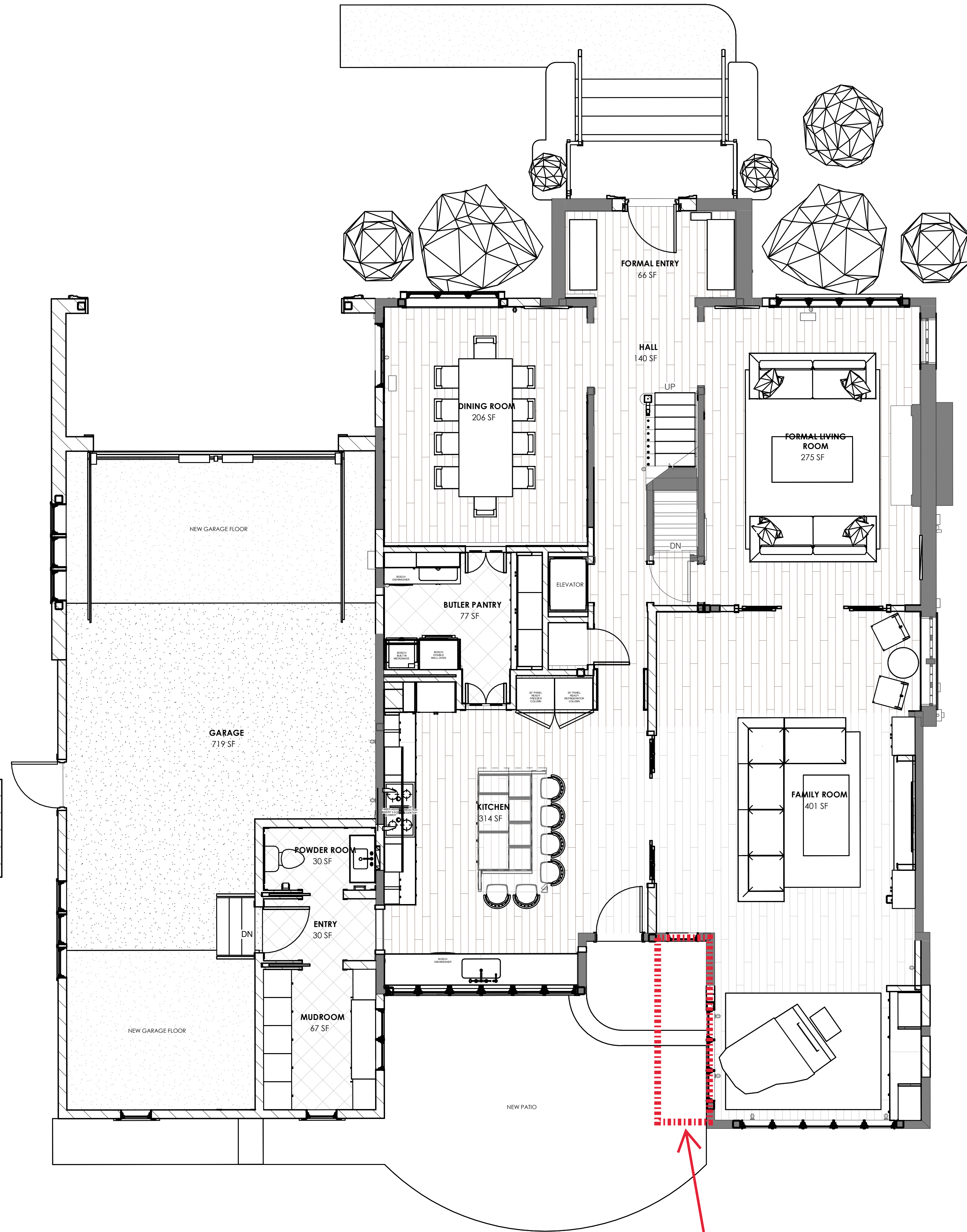
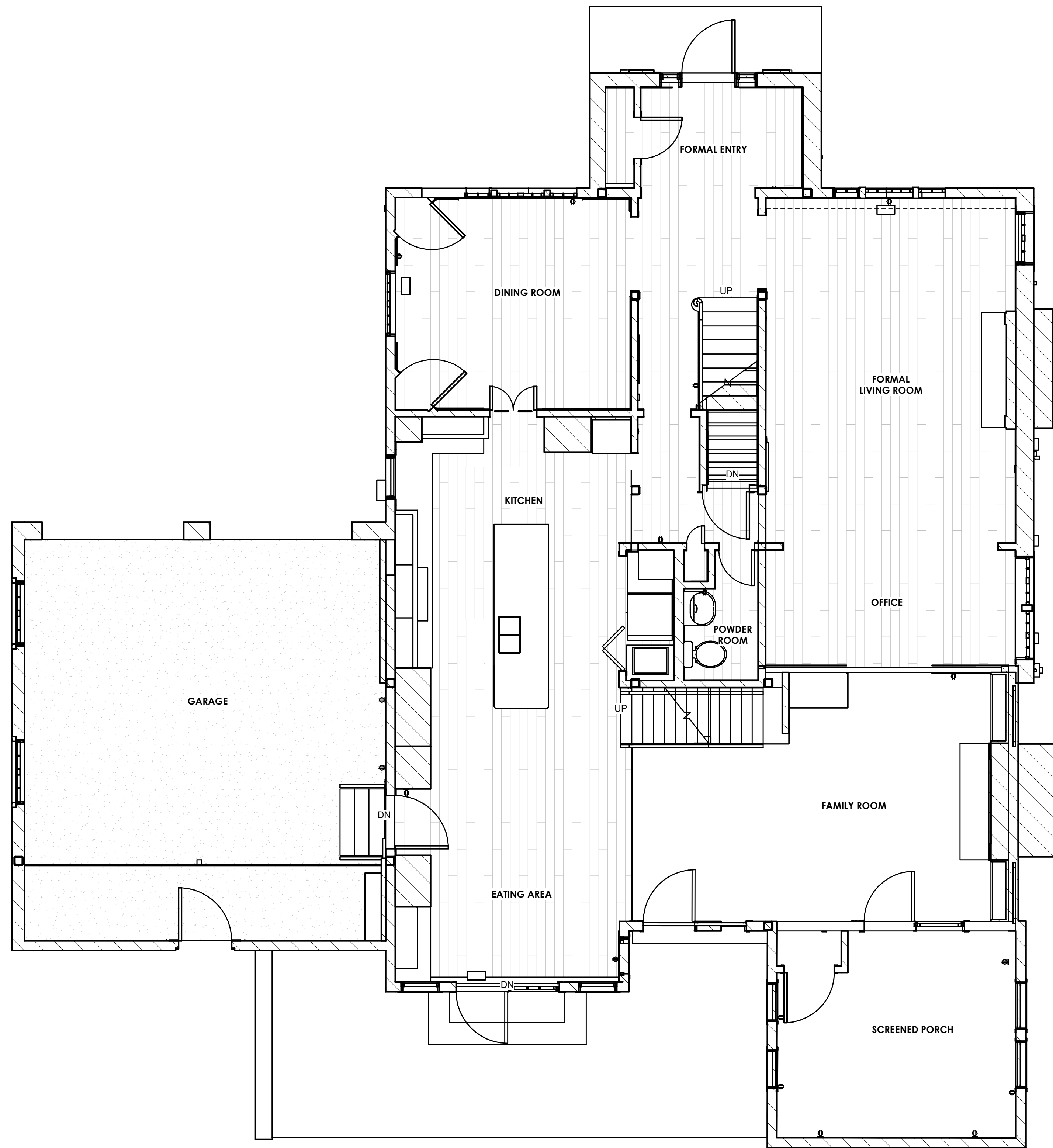
PROJECT INFORMATION
Zafirides Residence

2286 Yorkshire Rd
Columbus, Ohio 43221

SHEET NAME
**EXISTING + NEW
FLR 1 PLANS**

SHEET NUMBER

AZ-103



NOT FOR
CONSTRUCTION

REVISIONS		
#	Description	Date

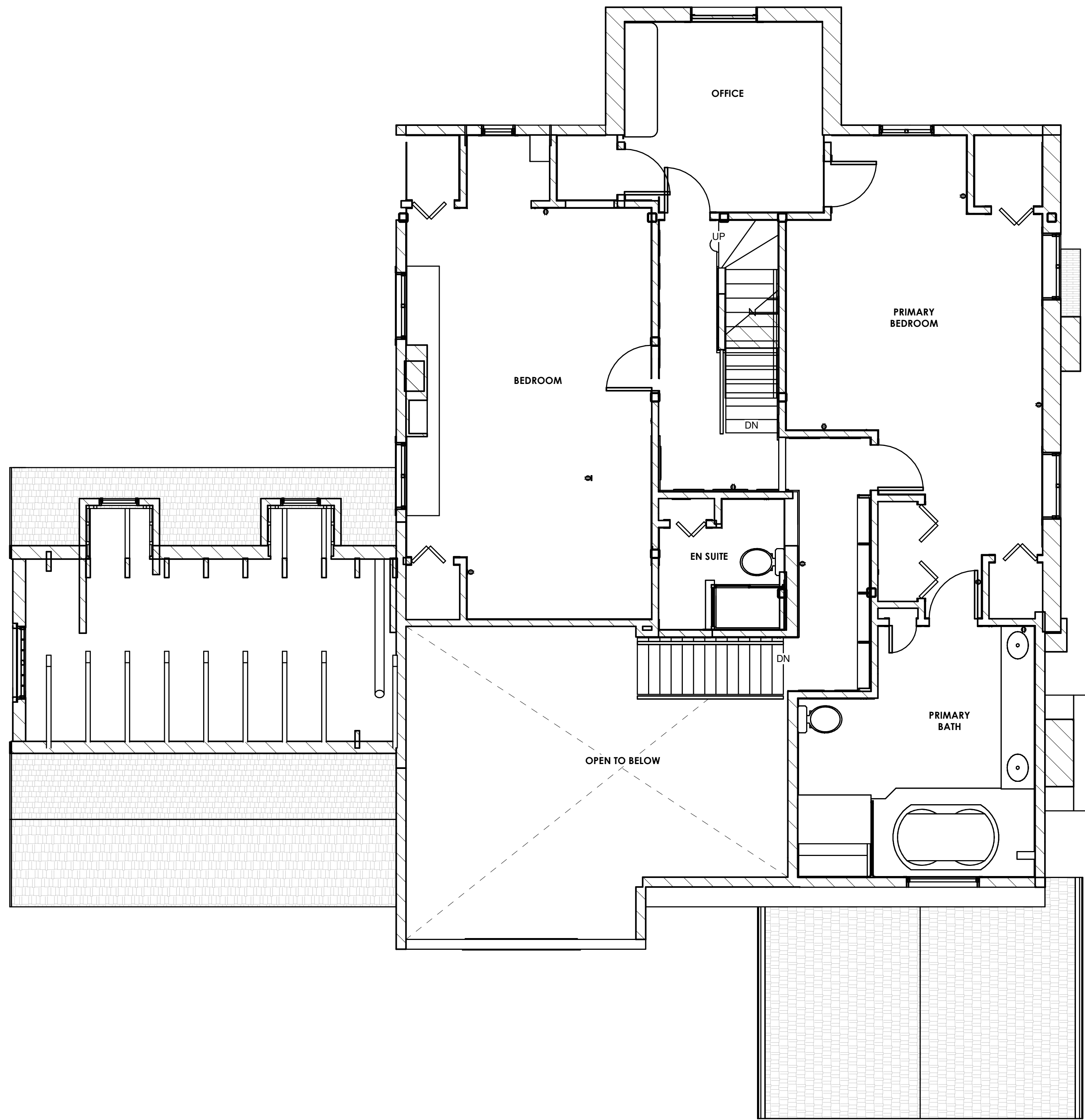
PROJECT INFORMATION
Zafirides Residence

2286 Yorkshire Rd
Columbus, Ohio 43221

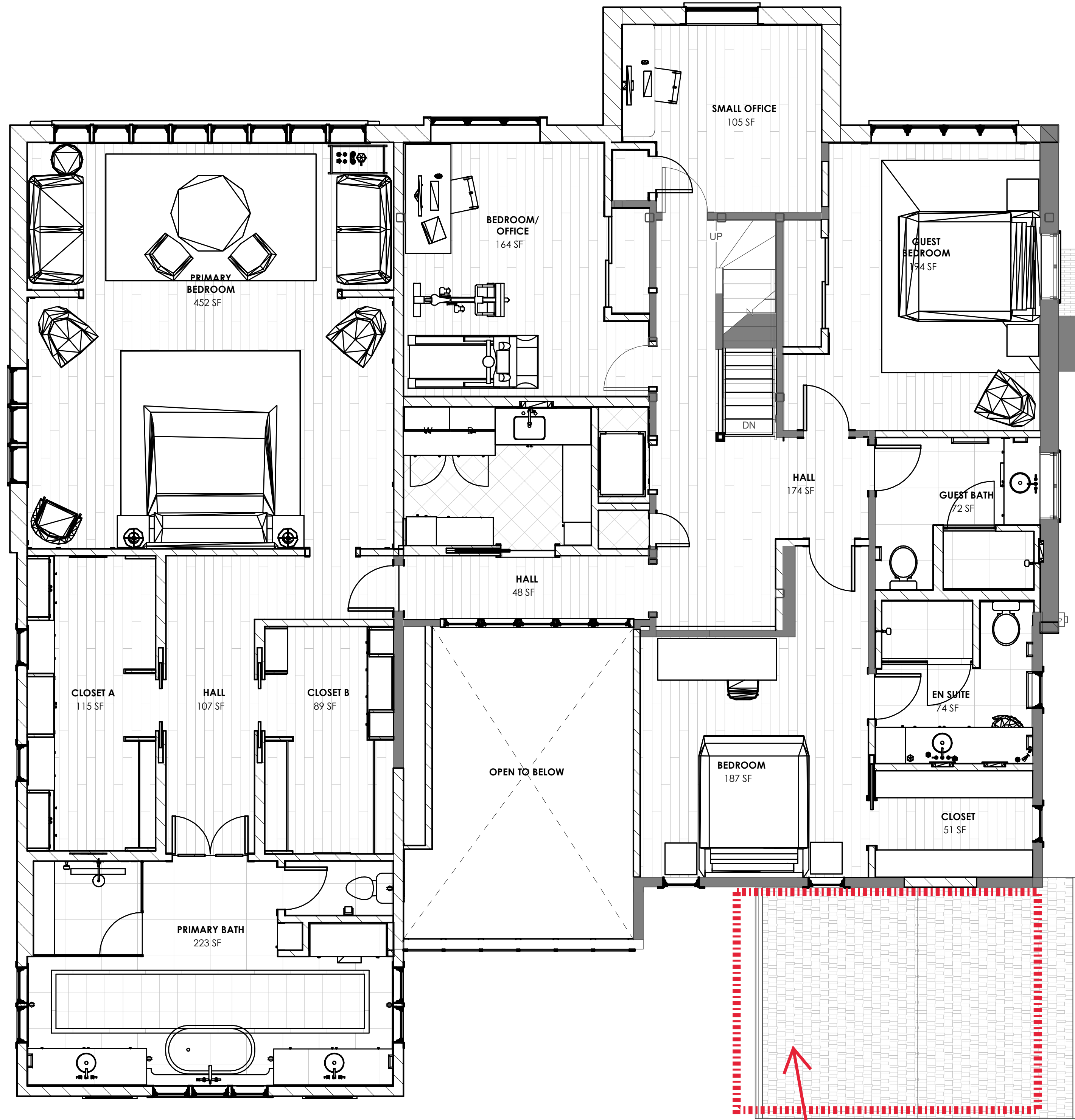
SHEET NAME
EXISTING + NEW
FLOOR 2 PLANS

SHEET NUMBER

AZ-104



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



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

no second floor
addition at north wing
of house

NOT FOR
CONSTRUCTION

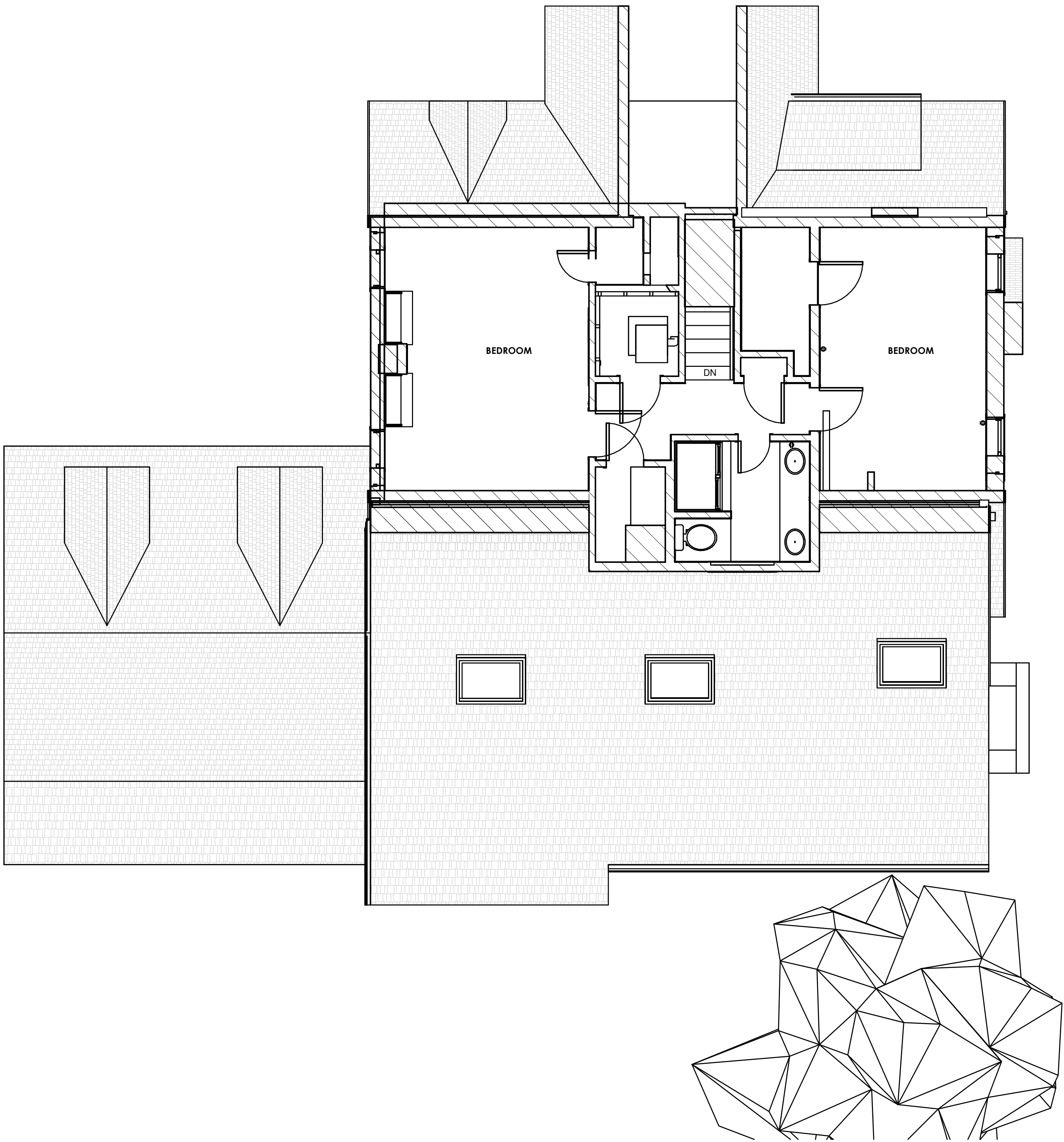
REVISIONS

#	Description	Date

PROJECT INFORMATION

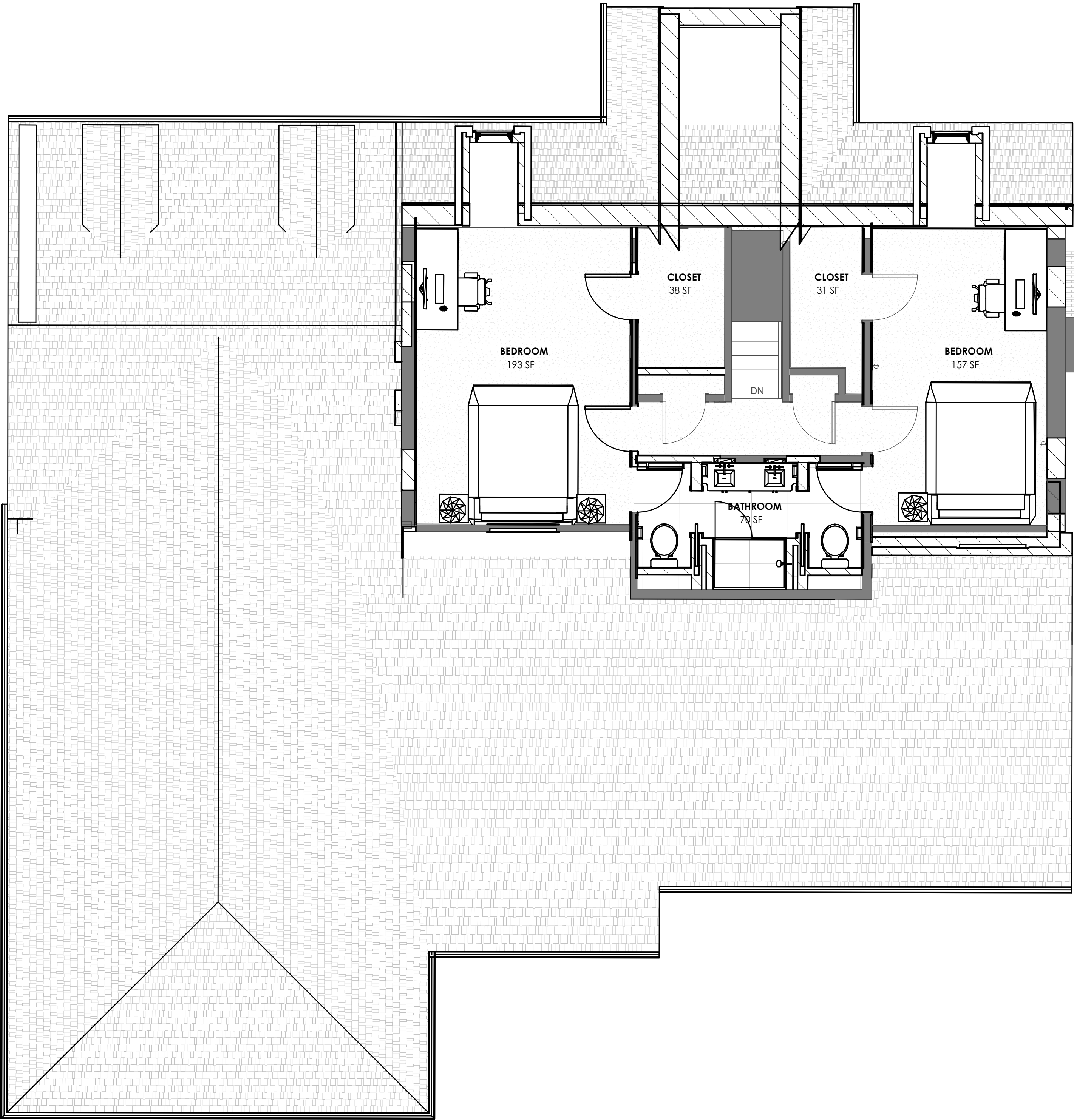
Zafirides Residence

2286 Yorkshire Rd
Columbus, Ohio 43221



 Existing Third Floor Plan

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



New Third Floor Plan

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

SHEET NAME

EXISTING + NEW
FLOOR 3 PLANS

SHEET NUMBER

AZ-105

NOT FOR
CONSTRUCTION

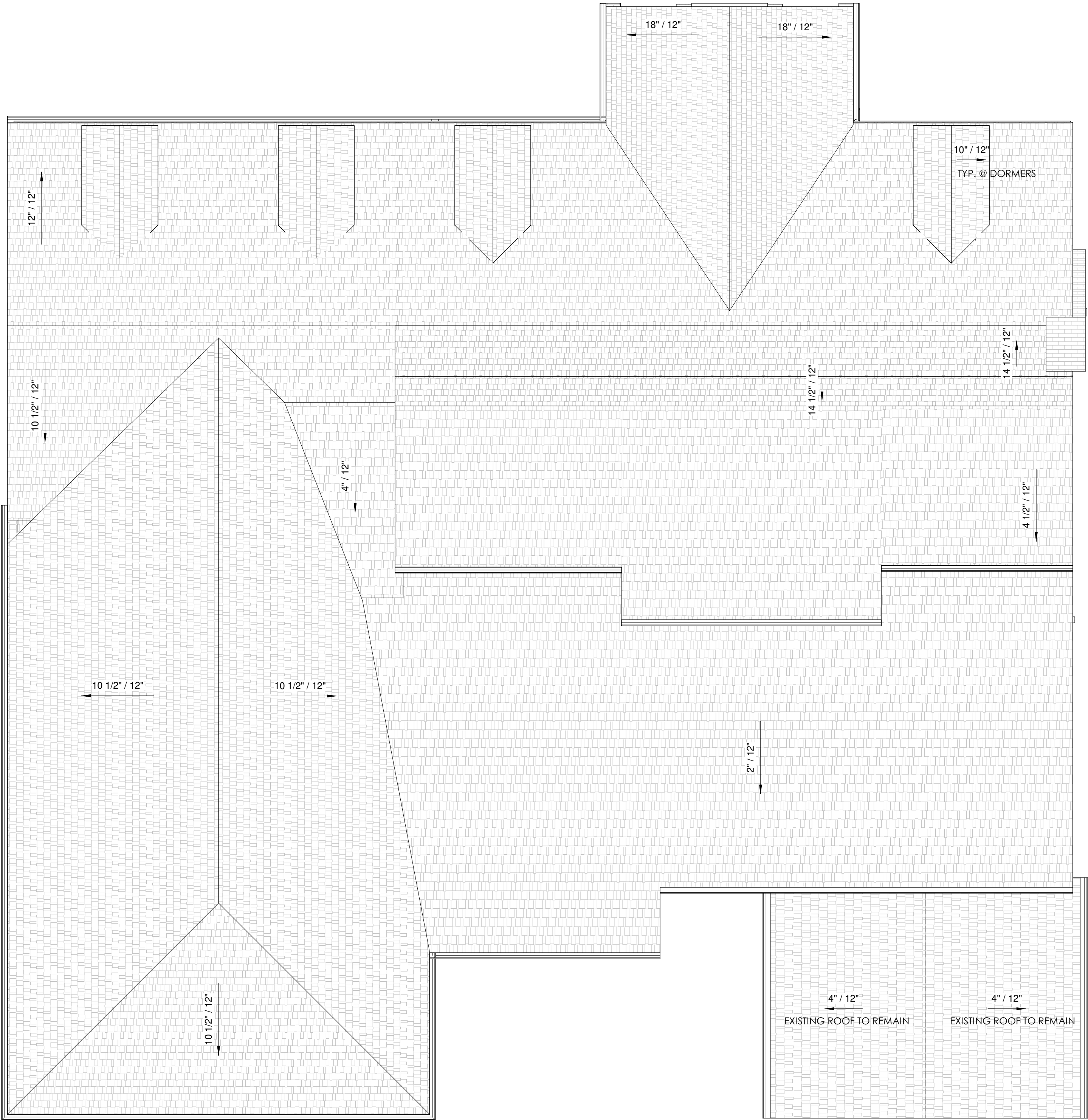
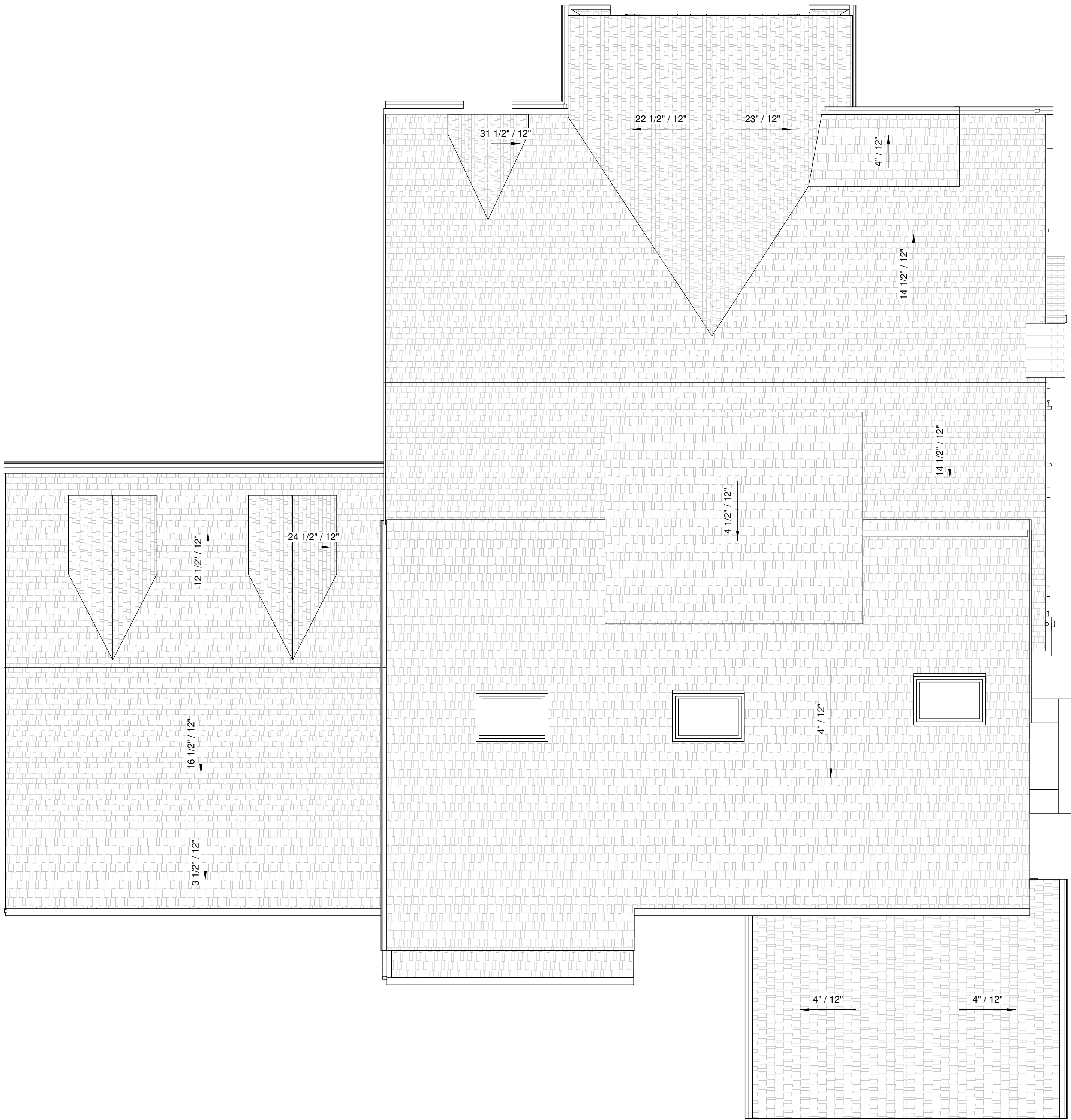
REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd
Columbus, Ohio 43221



New Work Plan - Roof
Scale: 1/4" = 1'-0"

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

SHEET NAME

EXISTING + NEW
ROOF PLANS

SHEET NUMBER

AZ-106

NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd
Columbus, Ohio 43221



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



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

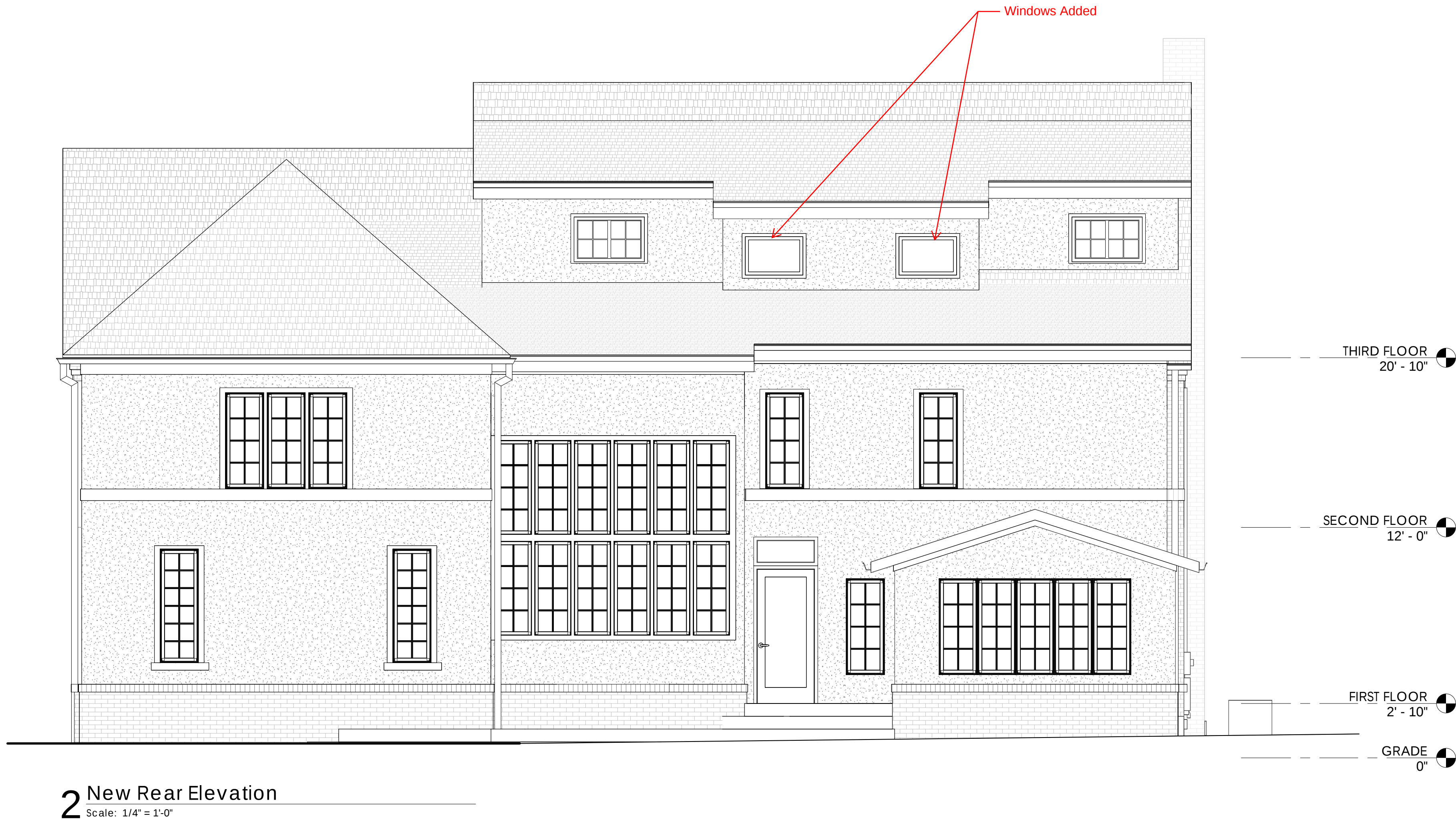
NOT FOR
CONSTRUCTION

REVISIONS		
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PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd
Columbus, Ohio 43221



NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd
Columbus, Ohio 43221



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



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

NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd
Columbus, Ohio 43221



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



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



23018

NOT FOR
CONSTRUCTION

#	Description	Date

Zafirides Residence

2286 Yorkshire Rd
Columbus, Ohio 43221



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: October 18, 2023

Subject: 2286 Yorkshire Road (VAR-52-23) - To allow additions to encroach up to 3'-11" into the 10-foot side yard setback, up to 6'-5" into the 12'-6" side yard longwall setback, up to 5'-6" feet into the 31'-9' rear yard setback, a side yard sum of 12'-1", when 20 feet is the minimum, and up to 8'-6" into the rear yard profile coefficient.

Site Description/History

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

Proposal

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

Zoning Code Requirements

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

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



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

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

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

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

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

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

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

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

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

Alternatives



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

Requested Action and Findings

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

Attachments

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



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: November 1, 2023

Subject: 2286 Yorkshire Road (VAR-52-23) - To allow additions to encroach up to 3'-11" into the 10-foot side yard setback, up to 6'-5" into the 12'-6" side yard longwall setback, up to 5'-6" feet into the 31'-9' rear yard setback, that result in a side yard sum of 12'-1", when 20 feet is the minimum, and project up to 10'-5" into the rear yard profile coefficient.

Overview

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

Zoning Code Requirements

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

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

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

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



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

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

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

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

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

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

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

Attachments

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



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: November 15, 2023

Subject: 2286 Yorkshire Road (VAR-52-23) - To allow additions to encroach up to 3'-11" into the 10-foot side yard setback, up to 6'-3" into the 12'-4" side yard longwall setback, up to 11'-2" into the 33-foot rear yard setback, that result in a side yard sum of 12'-6", when 20 feet is the minimum, and project up to 10'-9" into the rear yard profile coefficient.

Site Description/History

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

Proposal

Zoning Code Requirements

Multiple variances are requested to allow additions that:

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



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

Alternatives

Requested Action and Findings

Attachments

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





Site Plan

ZONING INFORMATION

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

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



PROJECT STATUS

ZONING REVIEW

CURRENT ISSUE DATE

NOVEMBER 8, 2023

PROJECT NO.

23018

NOT FOR CONSTRUCTION

REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH 43221

SHEET NAME

SITE PLAN

SHEET NUMBER

AZ-101

NOT FOR
CONSTRUCTION

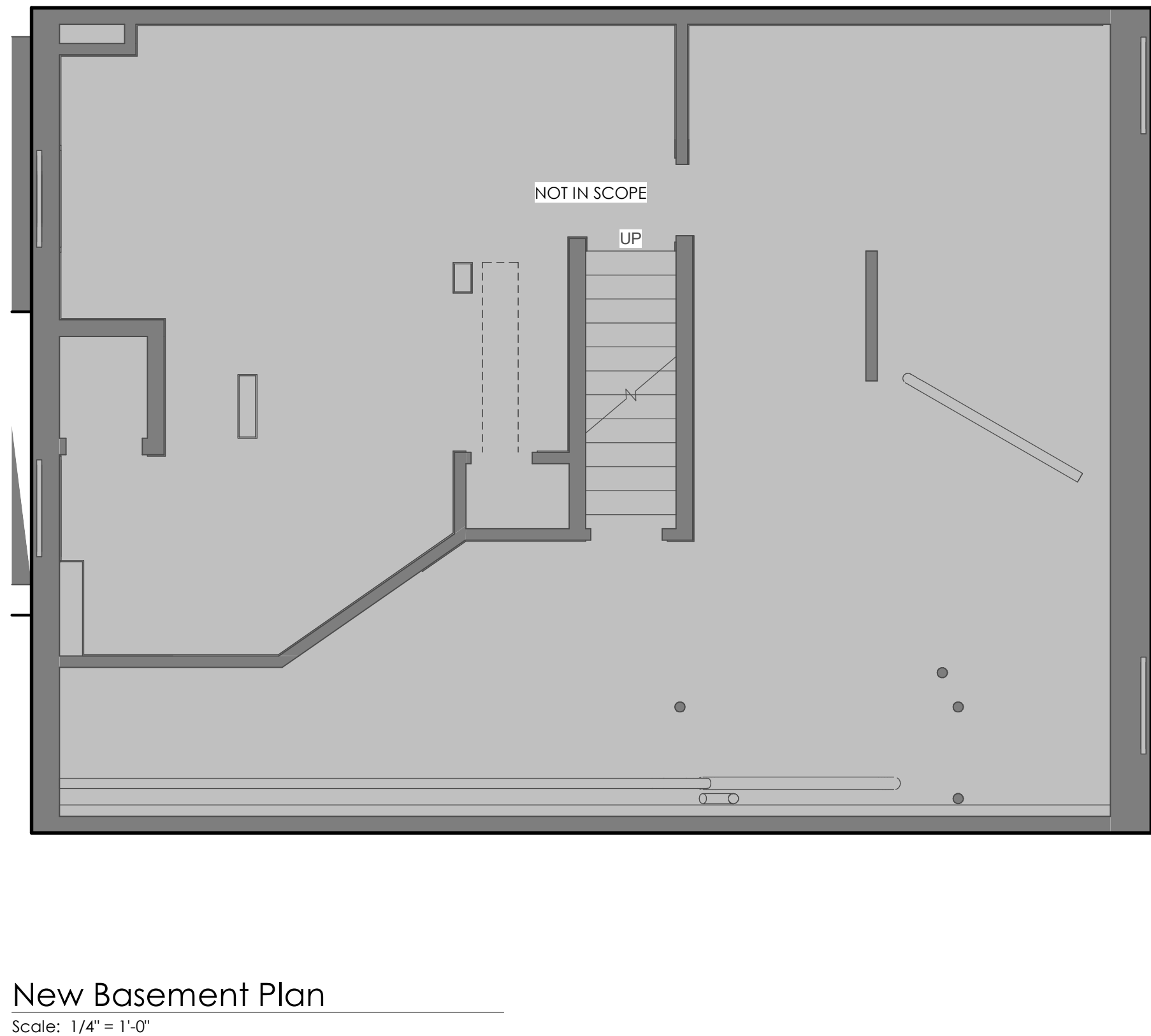
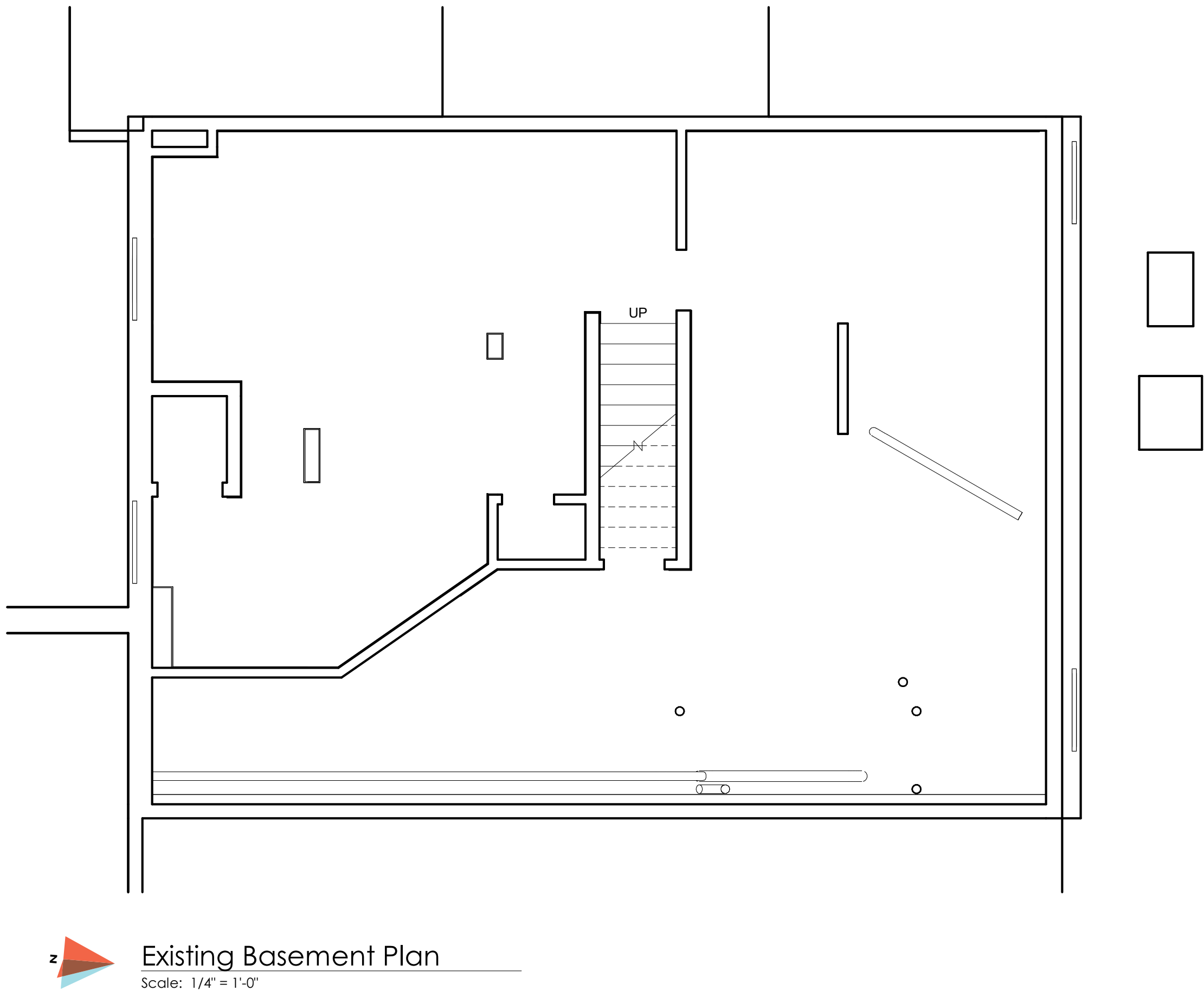
REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH 43221



NOT FOR
CONSTRUCTION

REVISIONS		
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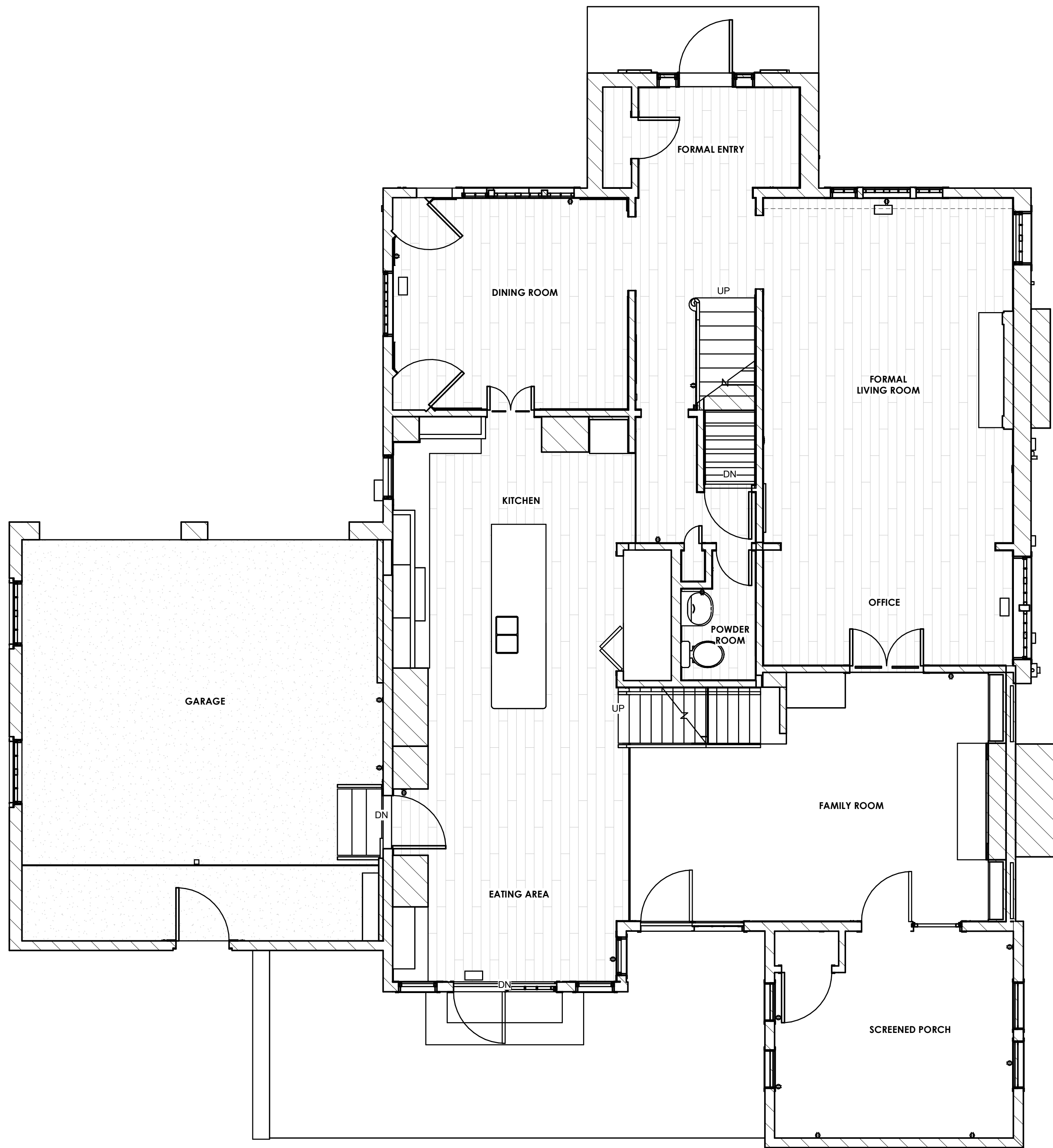
PROJECT INFORMATION
Zafirides Residence

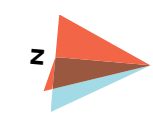
2286 Yorkshire Rd, Columbus, OH
43221

SHEET NAME
**EXISTING + NEW
FLOOR 1 PLANS**

SHEET NUMBER

AZ-103



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



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

NOT FOR
CONSTRUCTION

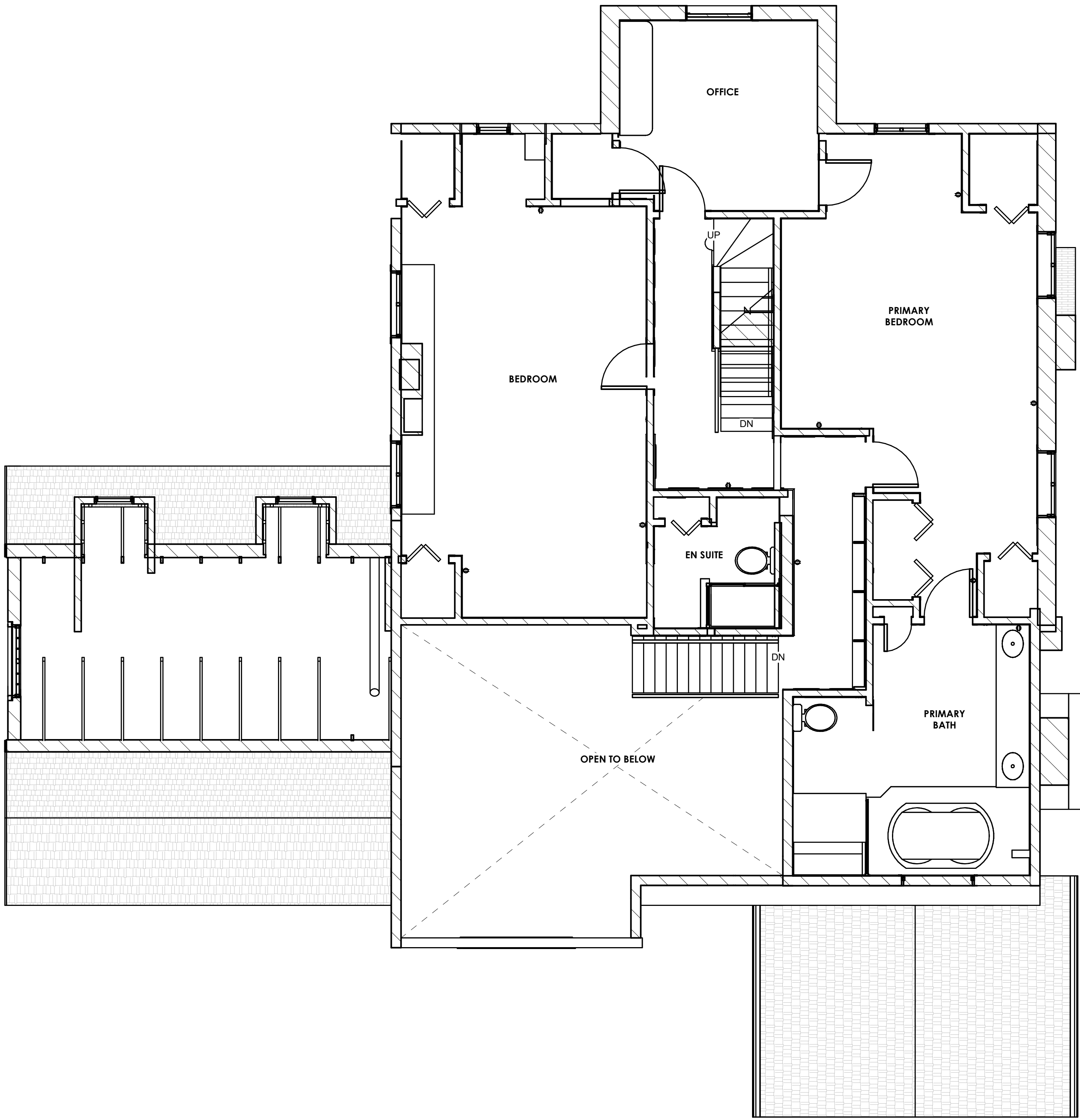
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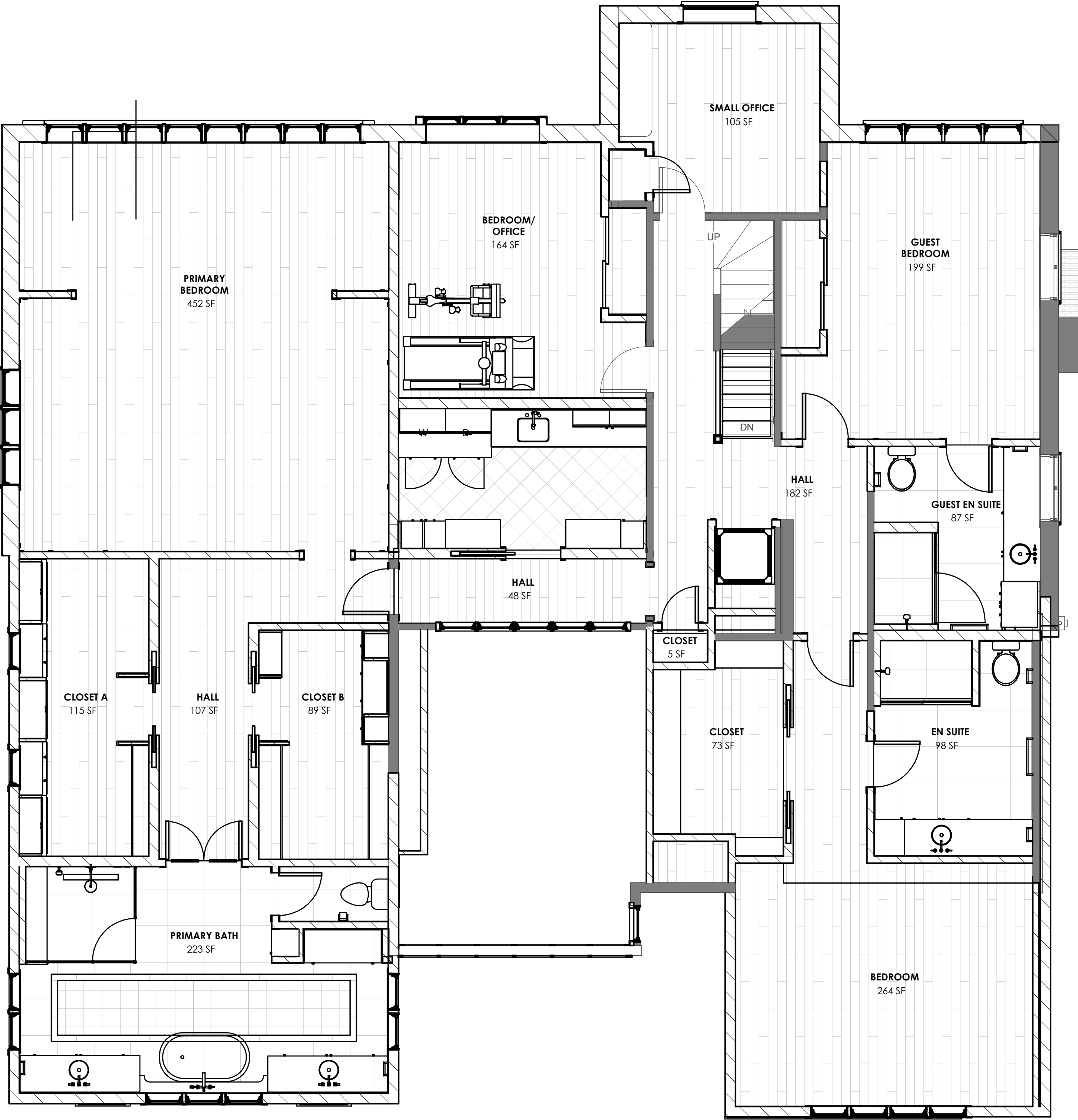
Zafirides Residence

2286 Yorkshire Rd, Columbus, OH 43221



Existing Second Floor Plan

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



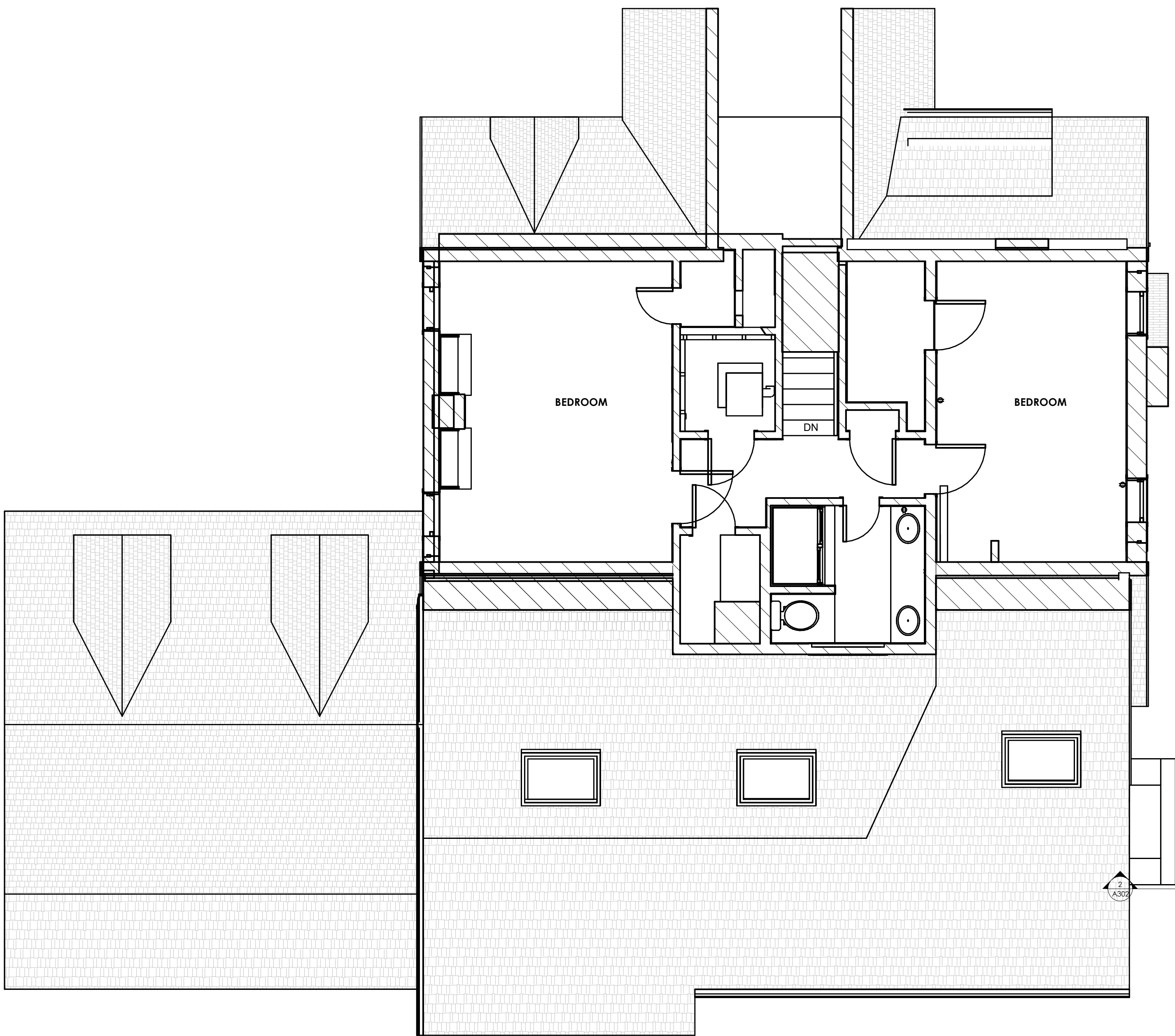
New Second Floor Plan

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

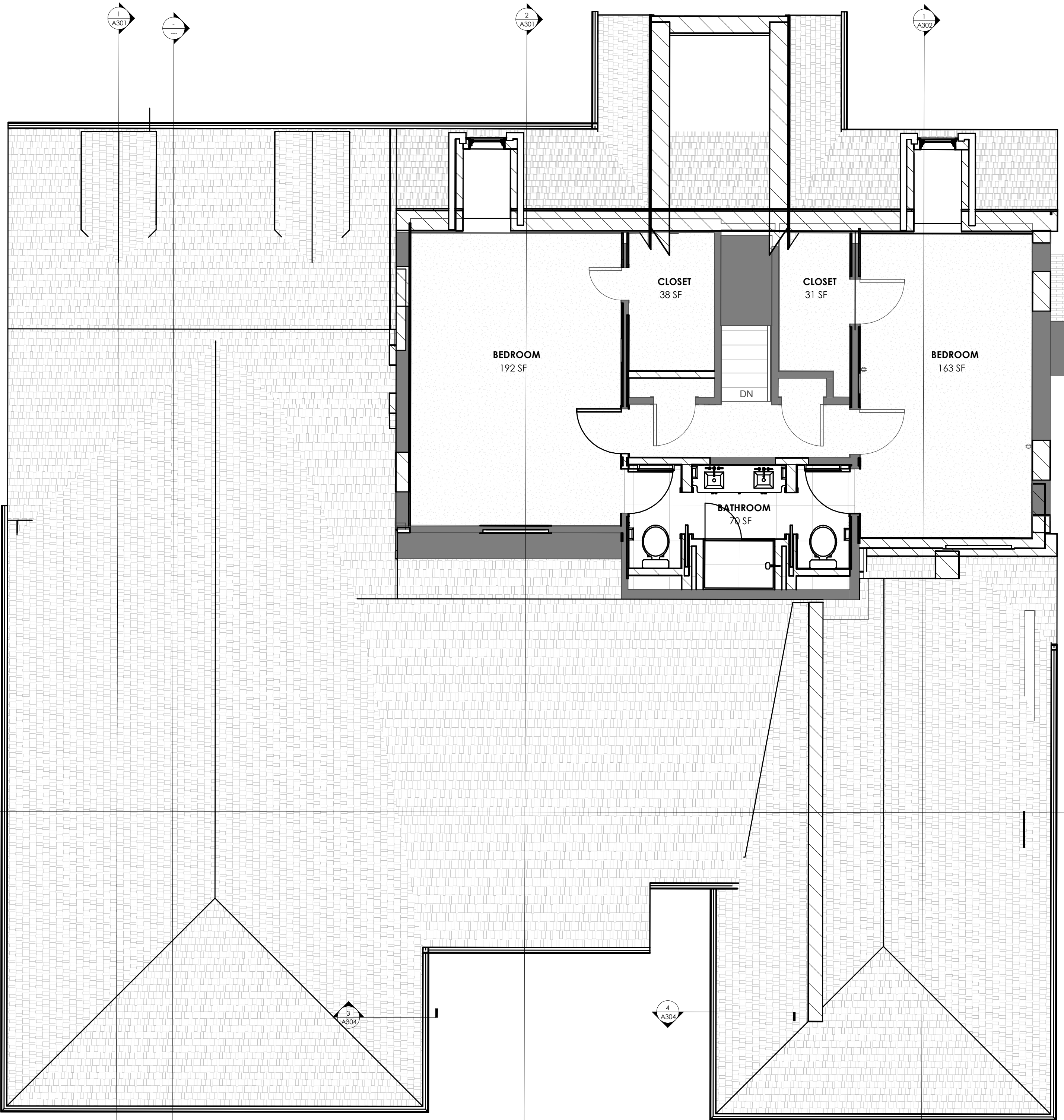
NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date



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



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

NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH
43221



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



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

NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date



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



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

NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH
43221



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



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

NOT FOR
CONSTRUCTION

REVISIONS

#	Description	Date

PROJECT INFORMATION

Zafirides Residence

2286 Yorkshire Rd, Columbus, OH
43221



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



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

NOT FOR
CONSTRUCTION

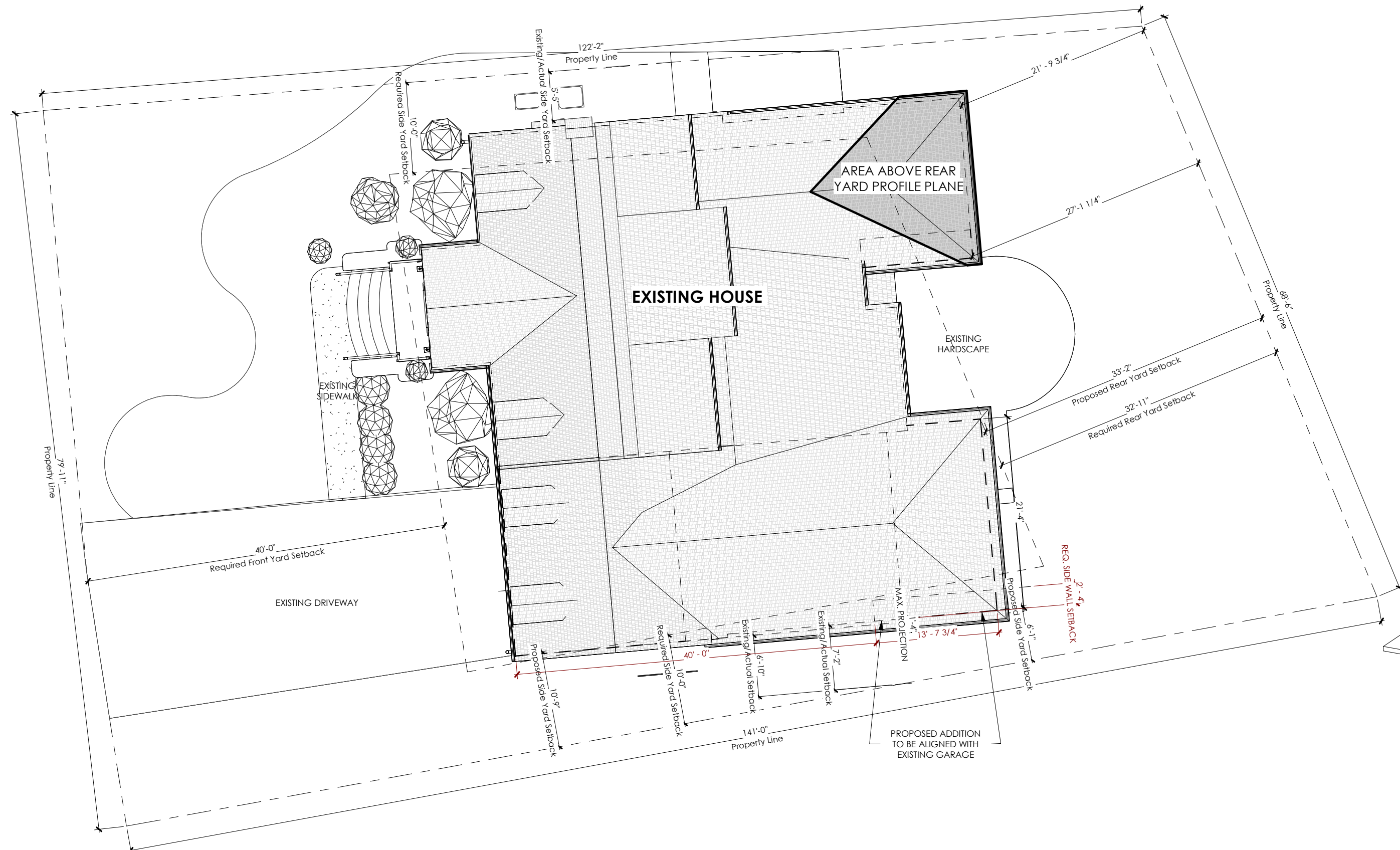
REVISIONS

#	Description	Date

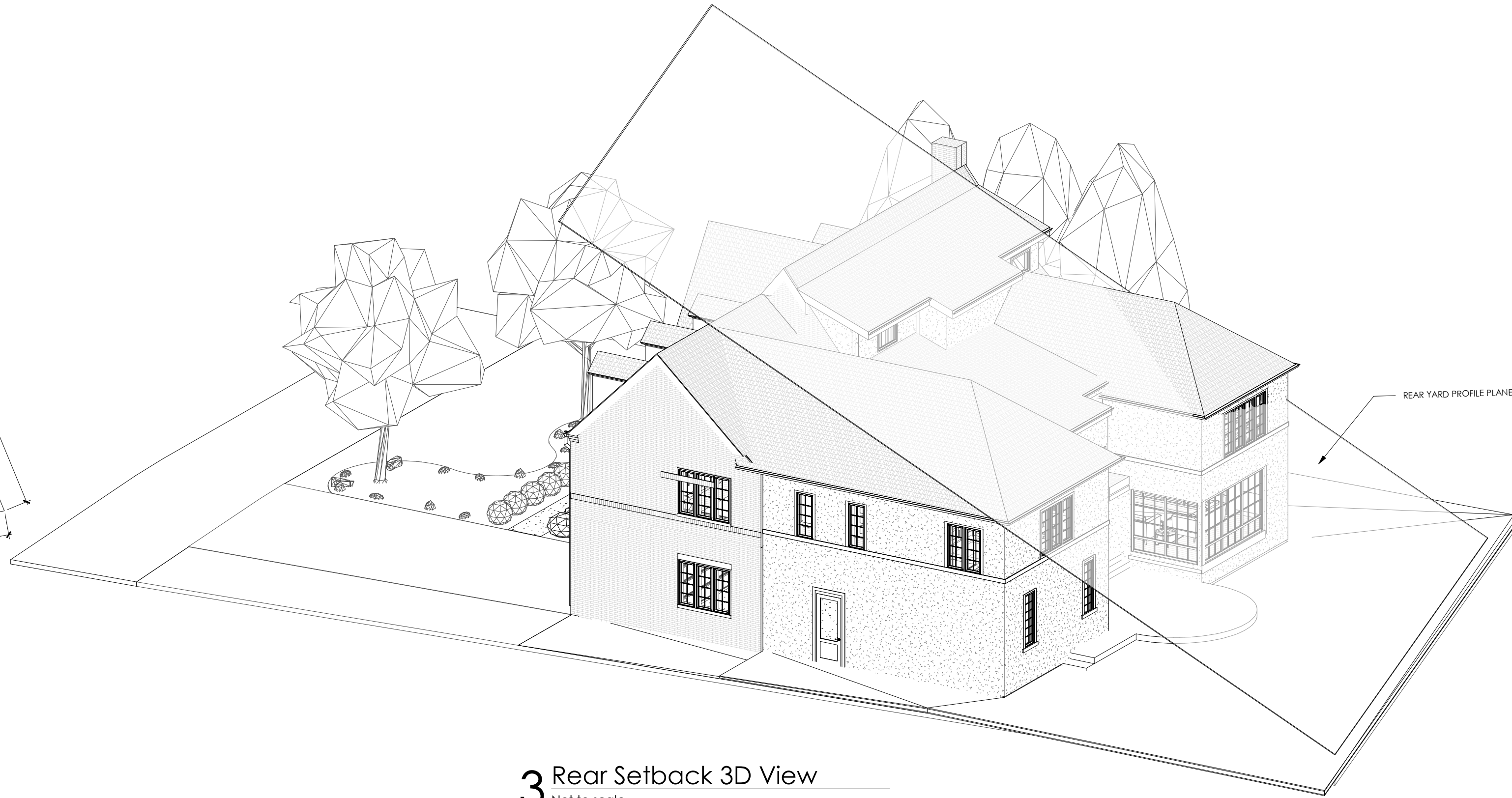
PROJECT INFORMATION

Zafirides Residence

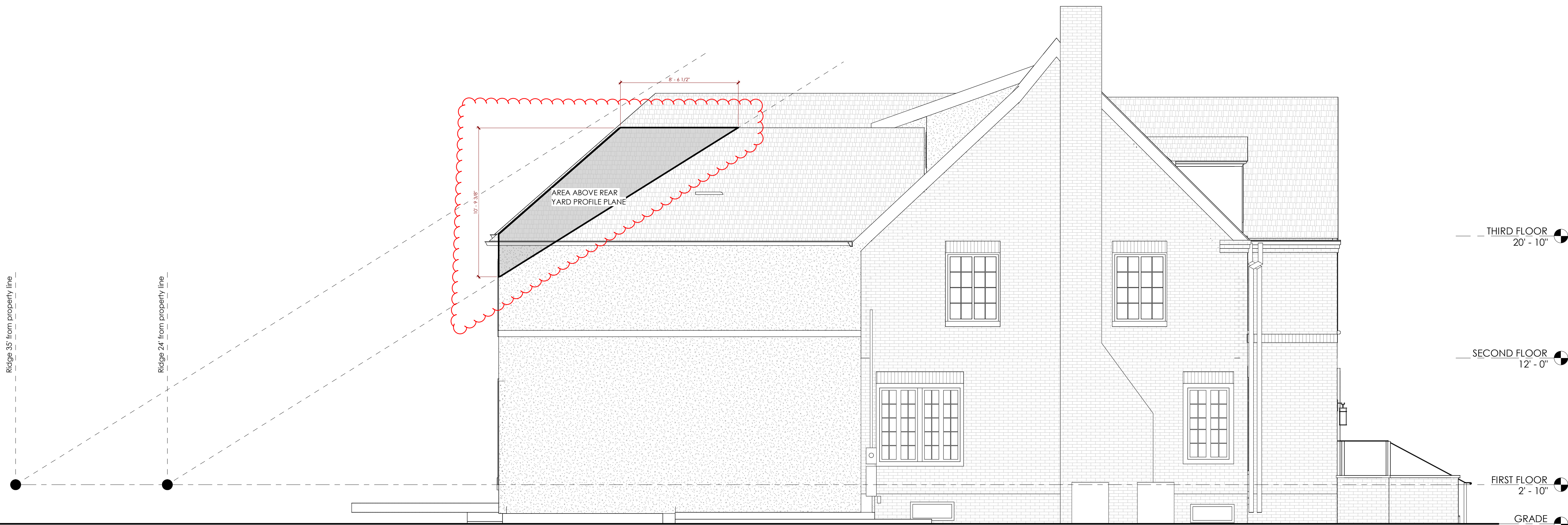
2286 Yorkshire Rd, Columbus, OH
43221



2 Site Plan Setback Diagram
Scale: 3/32" = 1'-0"



3 Rear Setback 3D View
Not to scale



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

Creating social impact through design.



November 13, 2023

Astra Studios
470 W. Broad St.
Columbus, Ohio 43215

Project Number: 23018 Zafirides Residence

To the Upper Arlington Board of Zoning and Planning,

Thank you for the opportunity to talk through this property and project with you on 11/1. Please take a look at the additional notes in **orange** below with new information uncovered since the work session. I look forward to working with you and arriving at a good solution for everyone involved.

Zoning Comments:

Staff report and comments: Our understanding is that none of the five variances we are seeking would alone be a problem, but that the five together give staff pause. Most of the variances are due to the non-parallel shape of the property.

Comments from the third-party architect: Most comments are about architectural detailing, but this submission is for zoning approval, so the details have not all been captured yet. We are happy to send details to staff for review once those are available, but do not want the architectural details to be holding up the zoning decision.

(New) Zoning Code Reference:

7.18 - HISTORIC BUILDINGS AND DISTRICTS.

A:1 Maintain distinctive original features and styles: Alterations to Contributing structures that require a building permit and new construction that replaces such structures or any other new construction in the Upper Arlington Historic District should maintain the original features and styles, allowing the distinctive character of the house to serve as an example of or **be compatible with** early twentieth century revival architecture in the historic district. These features include: details, columns, arched openings, windows, brick designs, porches, roof types, materials and design. These Revival styles include but are not limited to: American Colonial, English Country, English Tudor, Spanish, Italian, and French.

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- Client likes the arched window in the front facing gable.
- Need a three car garage.
- Add a mudroom.
- Rework the odd layout of the first floor. Has a sunken living room that is not proportioned for how they want to live. Has an addition tacked on to the back of the home off of the living room that is a separate room.
- Existing home has 4 bedrooms, and the client has three children, so they want a guest room to accommodate aging grandparents.

Existing Architecture:

- Existing home is Eclectic Tudor
- Existing home has three stories.
- Between a true two story and story and a half home. Roof has a steep pitch and low eave height that hits the lower third of 2nd floor windows (in dormers).
- Two different kinds of dormers on front elevation – one shed roof wider dormer and three steep pitched, gable dormers. The client requests the gable dormers to be removed.

(New) Historic Research Notes:

- This home is a contributing structure, but not for any specific characteristics.
- The Upper Arlington Historic Society does not have any photo documentation of this home.
- According to Franklin County Auditor Website, Renovation completed in 1987– Likely when garage and stucco structures were added
- The stone surround at the entry appears to match the stone facade at the garage (from 1987) and likely not a historical detail
- It's unclear if window openings in the brick structure are original since there are no visible lintels– likely embedded steel headers done during renovation
- Very little care or attention paid to maintaining historical details in the renovation– new window muntins do not share proportions or finish of historic windows (with a unique diamond and square grid pattern)
- Front facade is clumsy with first floor window's locations

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Proposed Architecture:

- Create an elevated, historically appropriate, front elevation that matches this home's location and neighbors.
- Shift from Eclectic Tudor to Neo-Georgian aesthetic. This is based on historic homes in the surrounding neighborhood.
- Raise the eave height to make this a true two story home. This requires extending the wall vertically and framing over the existing roof.
- Add on to the existing 2 car garage in both the front and back to create a three car garage and a faux porte cochere.
- Add dormers to existing third floor bedrooms.
- Dormers to be historically detailed – except to make the side walls the depth of a 2x6 to accommodate modern construction methods and energy requirements.
- Add a new primary suite above the garage with windows that capture the view of Scioto Country Club.
- Reconfigure front elevations windows to allow for more daylight and views.
- New brick facade – with brick detailing that celebrates the craftsmanship of the masons.
- Reconfigure the front porch and walkway.

Back of the home

- Remove to the foundation the existing one-story addition off of the living room and build a two story addition in its place. Expand the footprint of the existing foundation toward the garage in order to make the room work with the existing house architecture.
- First floor contains the living room, second floor is a new bedroom suite for one of the client's children.

Thank you for your consideration,

Amanda Dunfield, AIA

Astra Studios

Founder + Director of Design

A social impact design studio



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: January 3, 2024

Subject: Informal review of draft amendments to the City's Unified Development Ordinance (UDO).

Overview

Staff will provide an overview of proposed amendments to the Unified Development Ordinance (UDO) related to utility structures. In a review of national standards for large, above-ground utility structures, Staff has identified potential improvements to the City code that would create specific requirements on where structures are located and how they are designed, in order to protect residential neighborhoods. The draft code amendments are still in review with the City Attorney's Office and will be shared with the Board following their review. The amendments are tentatively scheduled to be heard by City Council in February and March.

Zoning Code Requirements

[UDO Article 6.10\(C\)\(11\)](#) outlines current requirements for utility structures within any yard or right-of-way and was added with the primary purpose of regulating sizable cabinets for telecommunications.

Attachments

None

