



1/17/2024 | 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://us06web.zoom.us/j/87960308160>

1. Consent Agenda

- a. Review of the January 3, 2024 BZAP Work Session minutes and November 15, 2023 BZAP meeting minutes.
- b. 3109 Mountview Road (VAR-03-24) - To allow additions that encroach up to 1'-4" into the eight-foot minimum south side yard setback (existing), up to three feet into the eight-foot minimum north side yard setback (existing four-foot encroachment), and results in a side yard sum of 11'-8" when 16 feet is the minimum (10'-8" existing).
- c. 1560 Cardiff Road (VAR-04-24) - To allow a two-story addition to encroach up to six feet into the 20-foot minimum front yard (unplatted) setback.
- d. 3003 Sudbury Road (VAR-06-24) - To allow an addition to encroach up to four feet into the 32'-9" minimum rear yard setback.

2. Variance/Conditional Uses

- a. 1912 Collingswood Road (VAR-01-24) - To permit a detached garage to be 20'-6" in height, when 17 feet is the limit.
- b. 4462 Summit Ridge Drive (VAR-02-24) - To allow a new home to encroach up to 10 feet into the 20-foot minimum west side yard setback, up to five feet into the 20-foot minimum east side yard setback, and up to 4'-6" into the 60-foot minimum front yard setback.
- c. 4300 Riverside Drive (VAR-05-24) - To allow a six-foot tall fence to project up to 32 feet into the front yard setback, when a maximum 42-inch tall fence that projects up to 15 feet is permitted.

3. Development/Site Plans

- a. 3200-3240 Tremont Road and 3181 Northwest Boulevard (DEV-06-23) - Review of a Graphics Plan for the Bob Crane Community Center and parking garage, senior housing building (The Coventry), and apartment building (The Kingston) at Kingsdale.

4. City Business

- a. 1480 W. Lane Avenue and 2455 North Star Road (APP-01-24) - Appeal submitted by Mr. Daniel Callanan of the Community Development Director's decision to issue Certificate of Zoning Compliance #23-3185 to allow parking lot improvements for OhioHealth.

5. Zoning Map/Text Amendments

- a. Review and recommendation to City Council of proposed amendments to the Unified Development Ordinance (UDO).

11/15/2023 | 6:00 PM

**Municipal Services Center, Council Chamber
3600 Tremont Road**

Members Present: * Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver, Bill Westbrook

* Mr. Barringer was absent during roll call but arrived at 6:18 p.m.

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

1. Call to Order/Roll Call

Chair Tolliver called the meeting to order at 6:03 pm.

2. Consent Agenda

- a. **Review of the following BZAP meeting minutes: July 5, July 19, August 2, August 16, September 6, September 20, October 18, and November 1.**

Mr. Carpenter noted that the September 6th minutes are mislabeled as August 2nd.

- b. **Review of the 2024 Board of Zoning and Planning calendar.**

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

Findings #3 and #4 were noted in the Staff Report.

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

Finding #4 was noted in the Staff Report

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

Findings #1 and #4 were noted in the Staff Report.

Motion by Mr. Westbrook, seconded by Ms. Mitchell, to approve the Consent Agenda.

VOTING AYE: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver, Bill Westbrook
VOTING NAY: None
ABSENT: Daniel Barringer
ABSTAIN: None

The motion carried (6-0).

Mr. Milam informed applicants that were approved under the consent agenda of next steps moving forward.

3. Variances/Conditional Uses

Ms. Emison 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 of an application.

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

Ms. Kelly provided a brief update on the project, which was postponed from the previous meeting. The applicant has provided two options for the Board to consider. Option A is an 880-square foot garage that includes both an enclosed detached garage and a covered patio at the rear. Ms. Kelly noted that the zoning code requires that any structures that are attached to a detached garage conform to the standards of detached garages. As a



City of Upper Arlington

BZAP Minutes | Page 2 of 22 | 11/15/2023

result, the covered patio would be included in the garage size limit requirement. Option B is a 697-square foot detached garage. The maximum garage size is 581.5 square feet.

Christopher Call, the applicant, asked if a covered patio contributes to the total square footage of a detached garage. Ms. Kelly confirmed that the covered patio is counted in the overall square footage calculation. Mr. Call stated that Option B, the 697-square foot garage, is an adjustment from the previous designs. The new design addresses concerns raised by the Board at previous meetings, including size and height. Mr. Osterhout thanked the applicant and stated he is in favor of Option B.

Christopher Orr, the applicant’s contractor, stated that they have completed three revisions and would like the Board to vote on Option B. They have taken the Board’s comments and concerns into account.

Chair Tolliver asked if any members of the audience would like to speak on this application. There were none.

Motion by Mr. Carpenter, seconded by Mr. Osterhout, to approve Option B of the 1513 Essex Road (VAR-46-23) application.

- VOTING AYE:** Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver, Bill Westbrook
- VOTING NAY:** None
- ABSENT:** Daniel Barringer
- ABSTAIN:** None

The motion carried (6-0).

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

Ms. Kelly reviewed the variance application. The subject property was created from a lot split variance in 2019. The new home was constructed in 2022 and the owner constructed a fence in 2023. In Summer 2023 the owner reached out to the City with concerns regarding the placement of the fence. Staff inspected and confirmed that the fence does go too far into the front yard. The owner has applied for a variance to retain the fence. The fence extends up to 12 feet into the front yard setback.

Ms. Kelly said that the applicant could consider moving the fence back to the setback line or keeping the placement and reducing the fence height

to 42 inches. However, she noted that the fence is vinyl making it difficult to modify. Ms. Kelly stated that the owner has provided a landscape plan and is open to feedback on the plan.

Chair Tolliver asked for clarification on the original fence permit application. Ms. Kelly confirmed that the original permit application showed the fence following the correct setback line.

The applicant, Teresa Parulekar, explained her need for the fence. She has a dog that has escaped from previous invisible fences and frequently hosts events with small children. In addition, she noted that the lot is an unusual size and when the permit was issued they didn't realize where the property line was located. Specifically, they did not know that the easement should have been considered when calculating setbacks. Ms. Parulekar said she is asking to keep the fence as-is because the lot configuration makes it difficult to create a usable backyard and they need the fence height to remain at six feet in order to contain their dog.

Heidi Mills, contractor for the applicant, explained that her company does not typically work in Upper Arlington. As a result, she did not know that it was necessary to factor the 12-foot easement into the 20-foot setback. She stated that her company is a small family business and she wants to remedy the situation and make it right.

Ms. Kelly clarified that it is not a 12-foot easement from Riverhill Road, but the right-of-way is 12 feet from the street.

Chair Tolliver said this is a difficult situation; the proper steps were taken, but there was a misunderstanding. In a similar previous case the Board required that the owners fix the fence. Ms. Mitchell stated that the fence is large and stark and close to the road.

Mr. Westbrook said he understands there have been no complaints, but that screening could help. It was simply a mistake and not intentional. He would be supportive of remedying the situation.

Mr. Milam said that the screening would only be in front of the fence on the street-side. The landscaping would be on the inside of the fence along the driveway side.

Mr. Osterhout said it could be helpful to use landscaping to give the neighbors relief from the fence.

Chair Tolliver asked for clarification on what portion of the fence would need to be lowered in order to comply. Ms. Kelly confirmed that the whole triangle in front of the setback would need to be lowered to 42 inches.



Chair Tolliver said that it is an unfortunate situation, but doesn't want to set a precedent and there is no hardship; therefore, she is not supportive of the variance.

Mr. Barringer said that this could set a precedent of putting fences in front yards.

Mr. Osterhout confirmed that the two options to comply with the code are lowering the triangle within the setback or moving the entire fence back.

Chair Tolliver asked if any members of the audience would like to speak on this application. There were none.

Motion by Mr. Osterhout, seconded by Ms. Mitchell, to approve the 1513 Essex Road (VAR-46-23) application.

VOTING AYE: None

VOTING NAY: Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver, Bill Westbrook

ABSENT: None

ABSTAIN: None

The motion failed (0-7).

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

Ms. Kelly gave an update on the application, which was postponed from the previous meeting. The design team investigated the history of the property, but after working with the Historical Society they were unable to find any pictures. In addition, while the home is part of the application for the national historic district, no specifics related to this property were included.

Ms. Kelly stated the application is the same as what was previously before the Board in earlier meetings. There are two two-story additions on the south and northeast sides of the home and modifications to the front façade of the home to increase height and change the architecture. Variances have changed slightly because plans were refined, but the scope of work remains the same.

Mr. Osterhout asked if there was some existing non-conformance. Ms. Kelly confirmed that there is existing non-conformance due to a variance from the



1990s for an enclosed porch and the home currently encroaches on the side yard setback.

Amanda Dunfield, the applicant's architect, said that since the last meeting the team has researched what made the home historic and dug into the code on historic structures. Ms. Dunfield provided direct comments on these items in a memo (attached hereto and incorporated herein as Exhibit A). She referenced Section 7.18 – Historic Buildings and Districts in the zoning code. Ms. Dunfield said that while they are changing the façade and changing the gable angle, they are trying to remain representative of the historical style of architecture and neighborhood.

Mr. Carpenter said that he believes the design improves what is currently there and doesn't have any issues. Mr. Osterhout agreed that the new design is an improvement. Mr. Westbrook stated that there are six variances, an extraordinary number, and suggested that the applicant come back to the next meeting and try to reduce the number of variances.

Ms. Dunfield stated that the parcel shape is driving many of the variances. Mr. Westbrook restated that he feels the number of variances is too large. Mr. McGrath agreed and without the context it is an attractive house, but he believes the new design does alter the home's historic aspects. Ms. Dunfield pointed to the code that states new construction should maintain or *be compatible* with the architectural style.

Mr. Osterhout stated that in order to do any major remodel the project would require multiple variances because of the existing non-conformance.

Chair Tolliver asked for more detail on each of the variances. Ms. Kelly gave an overview of the specifics of each variance, noting that the variances are increasing density.

Chair Tolliver asked whether they are matching the house roof line with the garage. Ms. Dunfield said they are raising the roof, but not matching it exactly.

Mr. Barringer asked if raising the roof and hitting the angle is the reason for the variance. Ms. Dunfield said that the angle was hit because of the second-story addition on top of the existing addition.

Chair Tolliver noted that the property is skewed and you can only really build in the middle; however, it is a lot of variances.



Ms. Mitchell said that it is a tricky lot, but some of the variances are due to preexisting conditions.

Mr. Barringer noted that there is an existing issue with the longwall. Ms. Dunfield said that the original variance from the 1990s would have needed a longwall variance, but it was not in play at that time.

Chair Tolliver asked for direction from the Board for next steps.

Mr. Westbrook said he would like to see if the applicant can reduce the number of variances. Chair Tolliver noted that the applicant has already been to a Work Session. Ms. Mitchell said she thinks they should come back.

Mr. Milam clarified the way Staff could handle working with the applicant to reduce variances. Staff could prepare a report which cites the existing conditions, which would require variances, and separately note which additional variances would be required by the new application.

Mr. Carpenter said that if the Board votes and it fails, the applicant must come back with a substantially different plan. Alternatively, the applicant could work to soften the variances and come back to the next work session. Chair Tolliver noted the next work session is in early January 2024.

Ms. Dunfield said her client would like to move forward and noted that the previous work session focused on the historic aspects of the house. Chair Tolliver stated that both the historic aspect and the number of variances were discussed at the prior work session. She noted that the quantity of variances looks precedent setting right now; it is necessary to iron out what are existing conditions and what are new.

Ms. Dunfield said that it looks like she will need to postpone to the Work Session, but is unsure how much can change and still meet the client's desires. Chair Tolliver noted that by having additional information it will help the Board justify their decision.

Mr. Barringer also said the longwall issue needs to be addressed. He believes there needs to be special treatment because it is so close to the neighbors, as well as two stories.



Chair Tolliver noted that for this number of variances it can take more than one work session.

Mr. McGrath asked for clarification on the intent of Section 7.18 of the zoning code. Ms. Kelly stated that there are two sections that speak to historic structures – Sections 7.17 and 7.18. Section 7.18 contains many “shoulds”, so it acts as a guide. Section 7.17 discusses modifying the historic nature of a structure; a variance may be required if a structure is modified to a large extent.

Mr. Carpenter noted the Staff Report says both sections are satisfied. Ms. Kelly said that in this specific case the Board could look more critically at Section 7.17, but no variance is required.

Mr. McGrath asked if this remodel constituted a new build. Ms. Dunfield said there was a considerable amount of work done on the home in the 1980s that appears historic, but isn't in actuality. Mr. McGrath asked if the roof line had changed. Ms. Dunfield said there had been no changes to the roof line, it was primarily the additions in the rear.

Mr. McGrath said he believes the roof line and dormers are historic features. Ms. Dunfield said the client does not want to keep those features.

Ms. Dunfield said she would like to request a postponement to the January 3rd work session.

Motion by Mr. Osterhout, seconded by Mr. Carpenter, to postpone the 2286 Yorkshire Road (VAR-52-23) application to the January 3rd Work Session.

VOTING AYE: Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT: None

ABSTAIN: None

The motion carried (7-0).

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

Ms. Kelly gave an overview of the application, which is for a property located West of North Star Road. It is a relatively small property, but similar in size to many in the neighborhood. The applicant would like to expand living



space by enclosing an existing garage and creating a new detached garage. The proposed changes require a variance for height. The applicant would like to use the additional height to increase storage space. While many homeowners have been able to accomplish the storage issue within the 17-foot height, Council has recently changed the code to allow livable space on the second floor of detached garages. While this application does not intend to use the additional height as livable space, this is something that could come before the Board in the future. Staff recommend an increased setback if the height variance is granted. Alternative options to consider are requiring the entire garage to be located outside of the eight-foot setback or requiring the taller portion of the garage to be located outside of the setback.

Mr. Barringer asked how future usage of the space will be impacted by this application. Ms. Kelly clarified that the space could become livable space in the future, although not proposed at this time.

Julie Bullock, architect for the applicant, handed out renderings of the proposed project and noted that she was excited about Upper Arlington's recent changes to allow for livable space above detached garages (attached hereto and incorporated herein as Exhibit B). However, she believes that it is impossible to make code compliant space with the height restrictions. It is not possible to legally meet the building code requirements, thus creating a hardship.

Ms. Bullock stated that the home currently sits behind the front yard setback by six feet. In addition, the home has an increased setback at the rear and side yards. Mr. Osterhout asked if they considered increasing the side yard setback to eight feet. Ms. Bullock said they would prefer not to increase the setback. The eight-foot setback is for houses, not detached garages. It would be burdensome to require a detached garage to meet the house requirements.

Ms. Bullock said the house is oriented in such a way that the deepest shadows will fall on the property, not the neighboring properties. In addition, she noted that there is another garage on the other side of this proposed garage. A change in setback would not have a significant impact on the neighboring garage.

Ms. Mitchell asked for clarification on where the new garage would be located. Kristen Pauly, the homeowner, noted that they are trying to match the height of the neighbor's garage.



Ms. Bullock reiterated that she thinks the ability to have storage space over the garage is a great solution for Upper Arlington; this variance application is only necessary to meet the building code requirements as well.

Mr. Milam noted the current house is 25 feet in height and the proposed garage will be slightly over 20 feet. For almost 80 years, 17 feet has been the hard limit in garage height. The City purposefully kept the height limit at 17 feet despite the allowance for living space, in order to allow the Board to decide whether what is proposed is appropriate. Staff agree that the second story does offset some development cover.

Chair Tolliver said there's a fine line between allowing livable space and not making it too big.

Mr. Barringer said the design does help offset the setback situation. He doesn't have an issue because of the location.

Mr. Carpenter said that the handout Ms. Bullock provided stated that the minimum necessary height for code compliance was 18.5 feet. He asked for an explanation for why the extra two feet is necessary.

Ms. Bullock said that she used the bare minimum of seven feet for garage door height, whereas the standard is eight feet. She said her intention was to illustrate the bare minimum.

Mr. Barringer noted the slope of the garage second story allows for more usable space. Ms. Bullock pointed out that they are only allowed to put dormers on the street-side of the garage.

Chair Tolliver said that it is difficult to determine what is reasonable given the new changes to the zoning code, but appreciates the architect's calculations of the minimum requirements.

Mr. McGrath agrees with Staff and is in support of the application.

Chair Tolliver appreciates the scale of the garage.

Chair Tolliver asked if any members of the audience would like to speak on this application. There were none.

Motion by Mr. Osterhout, seconded by Ms. Mitchell, to approve the 1489 Berkshire Road (VAR-54-23) application.



VOTING AYE: Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver, Bill Westbrook
VOTING NAY: None
ABSENT: None
ABSTAIN: None

The motion carried (7-0).

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

Ms. Kelly gave an overview of the application, which is similar to the last application. She noted that it is in a different area of Upper Arlington, but the homeowner is looking to finish the existing garage space and create a new detached garage with storage above. The proposed garage would be 490 square feet in order to address some of the coverage requirements. The building cover is over the maximum by 0.5%, while development coverage is under the requirements. Similar to the previous application, options to consider include moving the garage further away from the property lines, but this would be more difficult due to the lot and the other proposed improvements.

Ms. Bullock, architect for the applicant, described the house and the need for more living space. In addition, the current garage is difficult to use. They are eliminating pavement/patios to help reduce the development coverage. She also said she believes the detached garage is the least intrusive solution to their storage needs because the house does not have a basement. She intentionally kept the changes modest to match the architecture of the home.

Mr. Carpenter asked about the height of the house. Ms. Kelly said their data report the height at 15.5 feet, but it could be slightly more or less.

Mr. Barringer asked about the tree height. The applicant said the trees are approximately 30-feet tall. Mr. Barringer said these could act as a screen.

Chair Tolliver said the Board is learning what is possible with the height of these types of garages. Ms. Mitchell agreed that it fits with the scale of the house.

Mr. Westbrook feels like the difference between 17 and 20 feet would not be noticed from the road. He is comfortable with the height.

Chair Tolliver asked if any members of the audience would like to speak on this application. There were none.



Motion by Mr. Carpenter, seconded by Ms. Mitchell, to approve the 2517 Brixton Road (VAR-55-23) application.

VOTING AYE: Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT: None

ABSTAIN: None

The motion carried (7-0).

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

Mr. Milam gave an overview of the variance application. The property is located in a mid-century neighborhood with reserves maintained by a neighborhood association. The majority of the lots are wooded and overlook a ravine. Many of the neighborhood homes have come before the Board for various variances. In this situation, there was an existing deck and the new homeowner expanded the deck approximately seven feet without a building permit. They also built a six-foot tall wood privacy fence. The deck is now built up to the rear property line. Some of the existing deck goes into the ravine. The code allows decks to go into side and rear setbacks; however, there is a limit in the height above grade. At the highest point the deck is almost six feet above grade.

Chair Tolliver asked about the other decks on the property which appear to extend into the ravine. Mr. Milam confirmed that they do extend into the ravine and the property owner is looking to refurbish those in the future. This is fine from a City perspective, but the homeowner may need to come to an agreement with the neighborhood association because it is a shared ravine.

Other concerns expressed by neighbors were issues with parties and loud noise, as well as concern over setting a precedent for building without a permit or Board approval.

Mr. Barringer asked for clarification on the property orientation. Mr. Milam said that it is not overlooking other houses because of the proximity to the ravine.



Ms. Mitchell asked for more information regarding the privacy fence. Mr. Milam said it is newly installed and he doesn't believe it was permitted. However, he noted that they are only looking at the deck for this application. The fence is permitted by code. While typically Staff would not support something that was unpermitted, the impacts to adjacent properties are limited.

Chair Tolliver asked for whether the variance is necessary for the side or rear yard setbacks. Mr. Milam confirmed the variance is for the height above grade for both side and rear yards.

Cyle Crouse, the applicant's builder, said he was under the assumption the deck addition was small enough not to require a permit. He believes the only cause for concern was the right corner of the deck being too close to the property line and the side setback. He would like to continue to proceed with the deck.

Chair Tolliver asked for clarification from Staff on next steps. Mr. Milam said that if the Board approved the variance the building permit review would proceed and inspections would move forward. The footers and framing are all in place, all that remains to be installed are the railings.

Chair Tolliver asked what would happen if the Board denied the variance. Mr. Milam said the applicant could appeal the decision or remove the new portion of the deck.

Mr. Crouse said the property line is very close to the house and a large reason for extending the deck was to give access to the deck from the kitchen door.

Chair Tolliver said this is a unique situation. Mr. Westbrook said that no one will see the deck because of the screening and ravine. Mr. Osterhout agreed with Staff's recommendations.

Mr. McGrath noted a letter of opposition was received in reference to the deck violating the neighborhood association's bylaws.

Ms. Pettit clarified that the City does not enforce the deed restrictions, only the zoning code. If there are issues related to the neighborhood association and any deed restrictions it would be a civil matter. This vote would not address the deed restriction concern.



Chair Tolliver asked if any members of the audience would like to speak on this application. There were none.

Motion by Mr. Osterhout, seconded by Ms. Mitchell, to approve the 2833 Canterbury Lane (VAR-57-23) application.

VOTING AYE: Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT: None

ABSTAIN: None

The motion carried (7-0).

4. Development/Site Plans

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

Mr. Milam noted the applicant was not present at the meeting. However, he said that the applicant is more interested in the Board voting on the Old Bag of Nails signage and can postpone the Coventry graphics plan until a later date.

Ms. Pettit said that it is the Board's decision on whether they have enough information and are willing and able to vote without the applicant present.

Mr. Westbrook asked if Staff is supportive of the Old Bag of Nails graphics plan. Mr. Milam said Staff is supportive of the Old Bag of Nails plan, but not Coventry at this time.

Mr. Osterhout asked if there was a rationale for a surface mounted conduit on the face of the building. Mr. Milam said they did not provide a rationale.

Mr. Westbrook stated he was in favor of moving ahead.

Mr. Barringer asked if there was exposed conduit. Mr. Milam confirmed. He said that this would normally be concealed, but there is an occupied unit on the other side.

Mr. Osterhout asked to make a condition of approval for the applicant to make all efforts to conceal the conduit.



Mr. Osterhout asked if there are any criteria on the level of illumination for the sign, in order to avoid impacts to the apartments across the street. Mr. Milam said there is nothing specific in terms of lumens. Mr. Milam said they could include a condition that Staff must approve the light levels inside the signs. He noted they did this previously with signs on Lane Avenue.

Chair Tolliver asked whether the condition applies to time of day. Mr. Milam stated that this is already handled in the code, the condition would only limit lighting output.

Chair Tolliver noted that the Board is only voting on the Old Bag of Nails graphics plan with the following conditions: 1) all efforts be made to enclose the exposed conduit and 2) the applicant explore reduced light levels per Staff recommendation.

Chair Tolliver asked if any members of the audience would like to speak on this application. There were none.

Motion by Mr. Osterhout, seconded by Mr. Westbrook, to approve the Old Bag of Nails graphics plan portion of the 3220 Tremont Road (DEV-06-23) application, with the following conditions: 1) all efforts be made to enclose the exposed conduit and 2) the applicant explore reduced light levels per Staff recommendation.

VOTING AYE: Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver, Bill Westbrook
VOTING NAY: Daniel Barringer
ABSENT: None
ABSTAIN: None

The motion carried (6-1).

Mr. McGrath asked Staff what the concerns are for the Coventry portion of the graphics plan. Mr. Milam said Staff believe the signage is unnecessary, too large, and does not match the building design. Staff made suggestions for changes and will continue to work with the applicant.

Mr. Milam said that Staff plans to present the apartment building signs in January.

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



Mr. Milam provided an overview presentation of the minor subdivision application (attached hereto and incorporated herein as Exhibit C). This is the first case where the Board must approve a lot split. Mr. Milam reviewed the recent changes that City Council enacted regarding how lot splits are handled and the timeline with this application. Staff did keep pending applications, including this one, informed of the impending changes to the lot split ordinance.

Mr. Milam gave an overview of the property and proposed site plan. Noting that the split goes north-south, instead of the more typical east-west, creating a different development pattern. He also stated that this site is within the River Ridge/Kingsdale Planning Study area, which was conducted approximately 10 years ago. The planning study evaluated lot splits and found, through an extensive neighborhood input effort, that lot splits are acceptable along Redding Road, but not on streets running east-west.

Mr. Milam next reviewed the new standards of approval – UDO 4.05(P) – that the Board should use when reviewing lot split applications. Using the new standards, Mr. Milam outlined how the current application meets or does not meet those standards. The application meets all of the standards except for two items: 1) the lots do not have a final stormwater management approval, but the City Engineer believes all stormwater standards will be met and 2) Item (b). Mr. Milam provided information on Item (b), which requires new lots to meet or exceed both the lot width and size of median measurements of the lots on the street segments that comprise the corner, and how the proposed lots do not satisfy these standards of approval.

Mr. Milam showed overview maps illustrating how the proposed lot split fits into the pattern of development in the neighborhood.

Mr. Milam noted that Staff received a number of letters and correspondence related to the proposed application (attached hereto and incorporated herein as Exhibit D).

Chair Tolliver asked Staff for clarification on what happens if an application does not meet all of the standards of approval. Ms. Pettit said regardless of whether the lot split meets all the standards, it still has to come before the Board. She did note that lot line adjustments do not need to come before the Board. If a lot split does not meet all of the standards, the Board would need to vote on a variance for that standard/standards.



Ms. Pettit explained that while this lot split was discussed informally at a work session prior to the new ordinance (ORD 28-2023) taking effect, the actual application was not submitted until after. She noted that Ordinance 28-2023 changed both the process and criteria for approving lot splits.

Mr. Milam said that at the work session attended by the applicant, the median lot width and size figures were discussed.

Gary Ginther, the property owner's representative, spoke about his family's history in Upper Arlington and the reasons behind the property sale. He believes they have met all the approvals and would like to resolve the issues to sell the house.

Ohm Patel, the prospective purchaser, provided a recap of the proposed project. His company has tried to look at the site in a new way, especially because it is a corner lot with a unique curve. The home is in disrepair and will need to be torn down. He believes there are two options: build a large home (which is awkward in orientation) or split the lot. Mr. Patel's company, Moment Development, builds modern homes, but with a nod to Upper Arlington's historic nature. With a lot split, Mr. Patel aims to create a home that is in line with other homes on Oakmount Road and be similar in nature to the current homes. On Redding Road, he would aim to do the same thing, avoiding any awkwardness in the development pattern. Mr. Patel believes lot splits, while looked at negatively, can help solve what could be a difficult development opportunity.

Mr. Patel showed inspiration images for the potential homes and a potential site plan.

Mr. Patel asked Staff for clarification on how the median lot frontage on Redding Road was calculated. Mr. Milam said it was calculated using the area between two intersecting streets (between 10 and 20 homes depending on the street segment).

Mr. Milam said that the properties on the west side of the street are narrower, while those on the east side are larger. In addition, there are a few lot splits already on the street to the north.

Mr. Patel said his site plan tries to reflect the existing rhythm of development. While his proposal has homes that are close to each other, it is similar to neighboring homes. He intends to build homes in a responsible



way. Mr. Patel stated that in situations like this it is necessary to look at developments on a case-by-case basis. As a corner lot, this provides an opportunity to correct the fabric of the neighborhood.

Mr. Patel said his company looked at building a single-family home, but based on the land price it would have to be a substantially larger home. Mr. Patel believes this would create more awkwardness than the lot split. A single-family home would also require him to max out the height because ceiling heights are marketable. Mr. Patel stated this would be his fallback option.

Mr. Patel emphasized that he has tried to look at the lot split in a non-traditional way and is happy to create a dialogue with the neighborhood outside of this meeting.

Mr. Milam added two additional clarifications: 1) the subdivision plat does not prevent future subdivision and 2) based on neighborhood compatibility and residential design standards, the maximum height allowed would be 26.5 feet. This is slightly lower than the other new homes in the area which are around 28 feet.

Chair Tolliver asked for public comment the following speakers came forward:

John Jordan appreciates the two applicants' situations. Chad Gibson promised the residents that there would be no small lots on Oakmount Road. He would like to avoid odd lot configurations. He noted that all lots on Oakmount Road are double lots and there is a vista of mid-century modern homes. Mr. Jordan believes the new houses will overshadow his smaller home, as well as remove beautiful trees. He suggests having greater transparency earlier in the process. Neither of the lots meet the standards as set forth in the new ordinance in either square footage or road frontage. This could be precedent setting. He noted that the two homes directly to the north of the lot in question were turned down for variances and subsequently two lovely homes were built that match the neighborhood. Mr. Jordan also cited the neighborhood petition signed by numerous residents.

Betty Altfather thanked the Board for their work. She doesn't understand why the house couldn't sell without a split. New, larger houses are pricing people out of the market. When she bought her house, it needed a lot of work. She believes renovating saves resources and reduces permeable surfaces, as



well as saves trees. She believes people want to be in Arlington and will purchase the house; it does not need to be bigger.

James Fronk was part of the River Ridge/Kingsdale Planning Study and it was clear at that time that Redding Road was contentious. There was a consensus that lot splits were an eyesore and ruining neighborhood compatibility. He believes that no matter what happens, the character and compatibility of Oakmount Road will be affected and it is important to take residents into account. The residents want the lot splits to stop. They have been successful in opposing lot splits once you turn the corner off Redding Road. Please do not approve the variance today; many people are just joining the conversation and are upset.

Caroline McGeoch owns 2110 Oakmount Road with her sisters. She noted that the lots on Oakmount Road are deep and wide, which may not be visible in the pictures. She described the neighborhood houses as modest ranch houses; the newly built homes are nice, but do not fit into the neighborhood fabric. She asks that the Board not approve the variance because it will significantly change the character of the neighborhood and the new houses will be virtually on top of her house.

Kathleen Harper said she attended the meeting with the Director of Development where it was determined there would be no lot splits from Oakmount Road through Springhill Drive. This is referred to as a Redding Road lot split, not an Oakmount Road split, and she doesn't understand why it is impacting Oakmount Road. Ms. Harper also noted that all the lots are double lots on Oakmount Road. She concurs with the other speakers and hopes the Board does not approve the variance.

Mr. Patel said the property was listed for sale before his company became involved, but there was little interest. He believes it would be an uphill battle to renovate the property.

Mr. Patel believes the lot split is the correct next step, but would like to avoid any notion of setting a precedent. In the August work session Staff appeared to be more inclined to support a lot split on Redding Road. Mr. Patel asked if a lot split on Redding Road would still need a variance.

Mr. Milam said that any lot split would require a variance because the lot size and width would still be below the street segment median.



Mr. Patel said he welcomes feedback from the neighborhood on whether a more common north-south lot split would be a more preferable option. While he does not believe this is the best configuration, he understands this would avoid precedent-setting. Mr. Patel stated his intention is to solve an interesting land development issue.

Chair Tolliver said this is the first case under the new ordinance and she appreciates the objective standards. She is not supportive at this time.

Ms. Mitchell asked to review the new standards of approval again.

Mr. Osterhout said he is intrigued by the proposal. He believes it comes down to what exactly is the design for each of the houses.

Mr. Westbrook noted this is the first time the Board is using these standards of approval and he would be hard pressed to grant a variance the first time. However, he agrees this is an unusually-shaped lot.

Mr. Barringer does not see any hardships that require the lot split.

Mr. Carpenter agreed with previous commenters.

Mr. Milam said an option for the Board to consider is requiring any new house come back to the Board for review if the lot split is approved.

Mr. Barringer said the issue is the size of the lot. Chair Tolliver agreed.

Mr. McGrath appreciates the thoughtful approach by the developer, but has concerns about the size of the lot.

Mr. Milam outlined the options for moving forward. The Board could take a vote and if the application is denied the applicant could appeal the decision or the applicant could request returning to a work session.

Ms. Pettit said the applicant appears to be interested in exploring a change in the direction of the lot split. She noted that while the numbers don't change and a variance will still be required, it may change how the Board evaluates the split based on neighborhood compatibility. However, she said that if the Board votes no on the application tonight, flipping the direction of the lot split is not a substantial enough change to warrant a new application. She said that it is also possible for the applicant to request a postponement to discuss more with the neighborhood.



Chair Tolliver stated that the issue is with the lot, not the housing.

Mr. Patel asked if he could request a postponement to the January 3rd work session in order to speak with the neighborhood residents.

Chair Tolliver noted that the Board's concerns weren't based on the public comment, but on the lot size itself.

Motion by Mr. Osterhout, seconded by Ms. Mitchell, to postpone the 3389 Redding Road (DEV-05-23) application to the January 3rd Work Session.

VOTING AYE: Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT: None

ABSTAIN: None

The motion carried (7-0).

Mr. Milam stated that there is a lot of interest in this application and Staff will work with the applicant to keep everyone informed and facilitate the community dialogue.

5. Community Development Update

Mr. Milam provided the following update:

- The Scioto Villas project had its first reading at City Council on November 13th and all subsequent readings are on track.

6. Adjournment

Mr. Osterhout moved, seconded by Mr. Westbrook, to adjourn.

VOTING AYE: Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT: None

ABSTAIN: None

The motion carried (7-0) and the meeting was adjourned at 9:03 pm.



City of Upper Arlington

BZAP Minutes | Page 21 of 22 | 11/15/2023

ATTEST:

CHAIR:



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.

A social impact design studio

Creating social impact through design.



- 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

Creating social impact through design.



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,

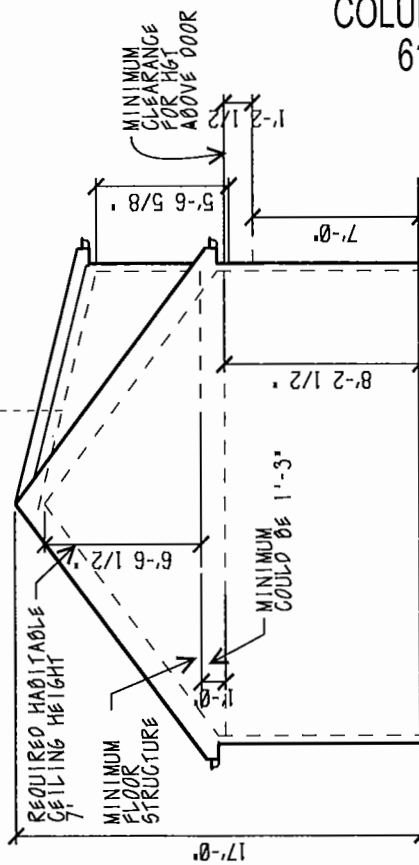
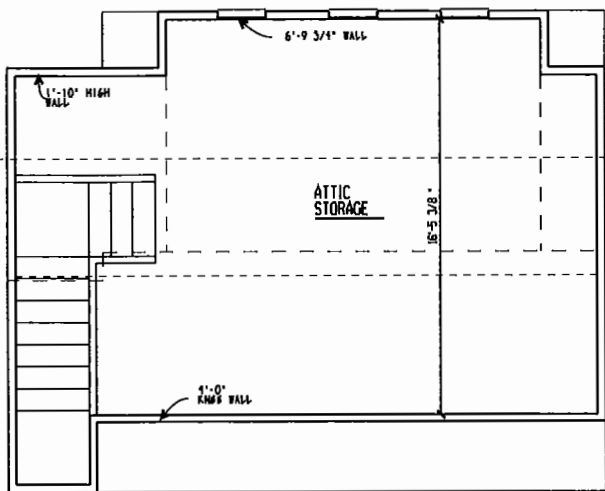
Amanda Dunfield, AIA

Astra Studios

Founder + Director of Design

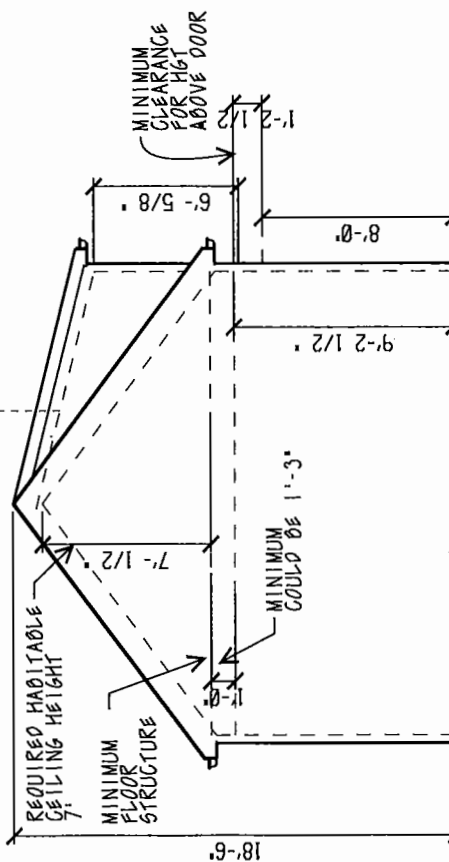
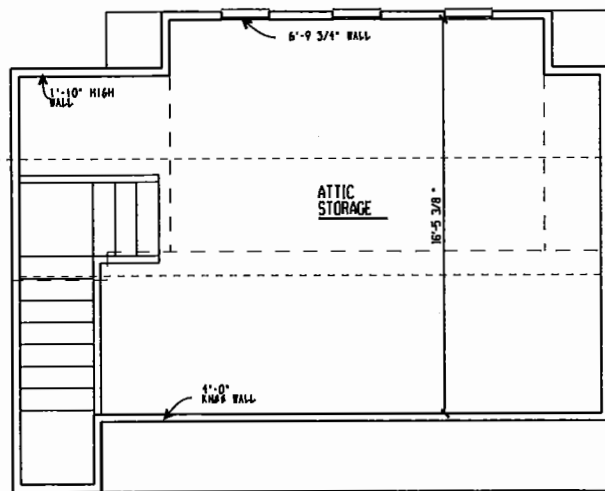
A social impact design studio

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



EXISTING NON CODE
COMPLIANT SECTION

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



MINIMAL
CODE COMPLIANT

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

3389 Redding Road

Minor Subdivision Application DEV-05-23



Timeline (2023)

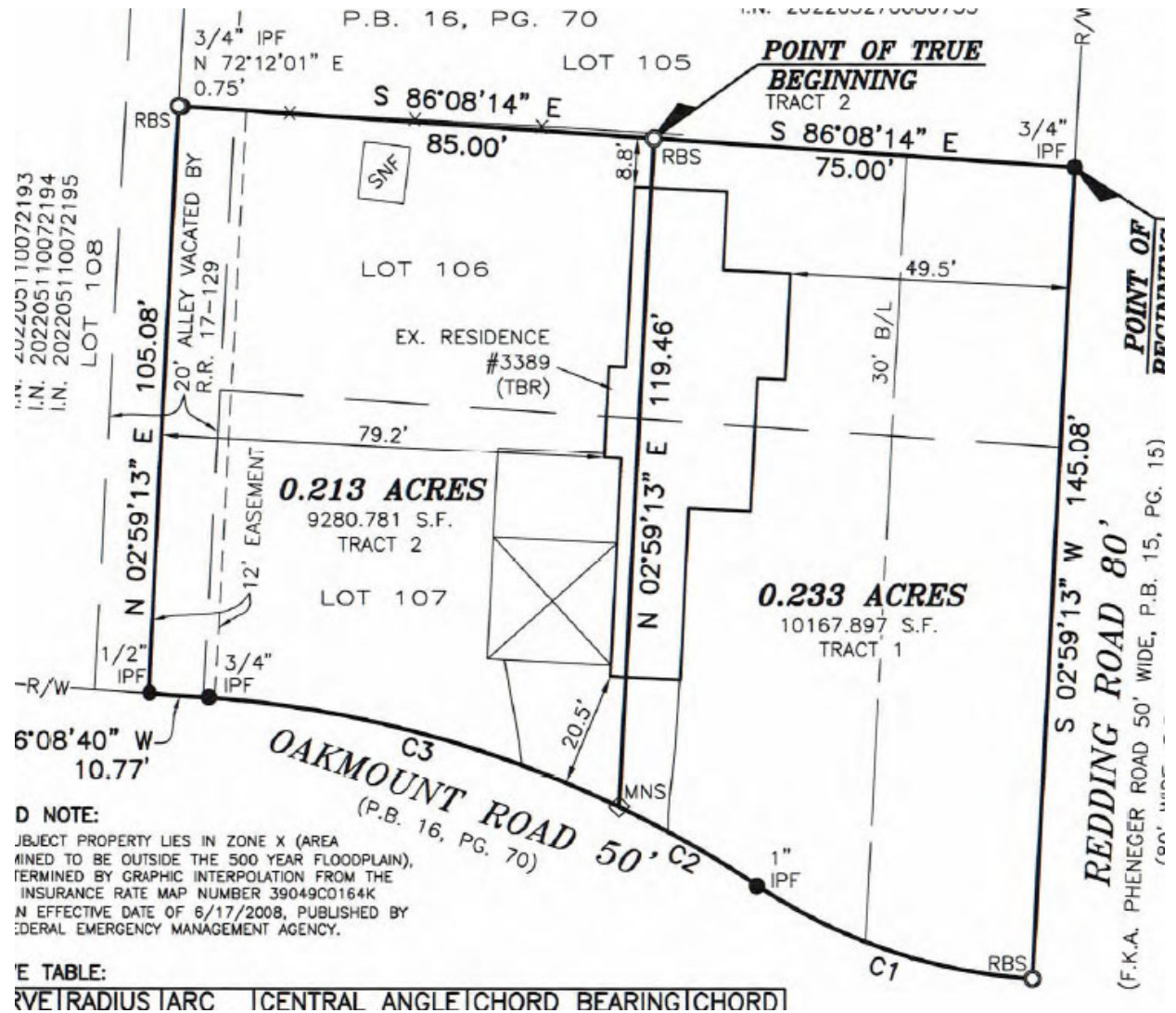
- City Council Reading #1 on Ordinance 28-23, May 22
- City Council Reading #2 on Ordinance 28-23, June 12
- City Council Reading #3 on Ordinance 28-23, June 26
- BZAP Work Session, August 2
- Court Decision on Fairfax Drive lot split, August 10
- City Council Reading #4 on Ordinance 28-2023, August 28
- Ordinance 28-23 effective, September 28
- Lot split application submitted for 3389 Redding Road, October 10



Google Maps® Aerial – Looking North



Proposed Site Plan



New Standards of Approval

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



New Standards of Approval

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



Data

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



New Standards of Approval

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

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



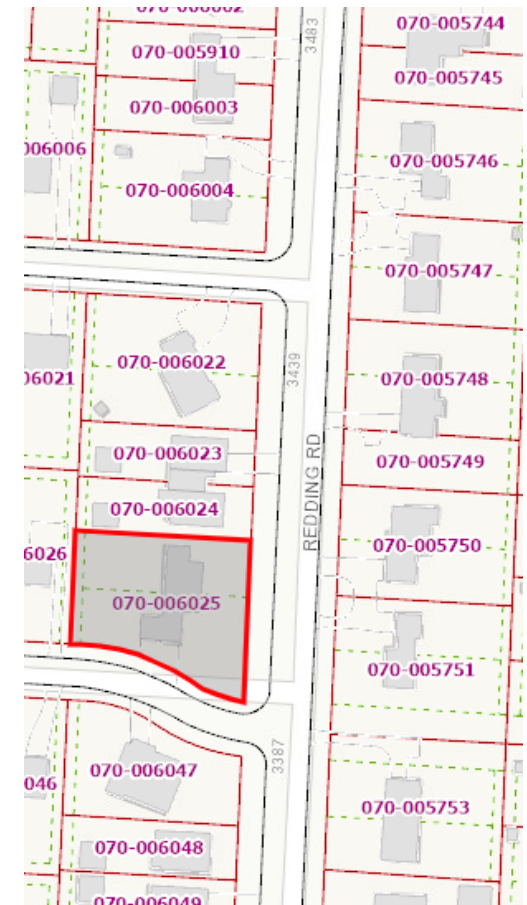
New Standards of Approval

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

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



Area Parcel Maps





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

Date: 8 November 2023

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

From: Residents of Oakmount Road and Sciotangy Heights Neighborhood

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

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

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

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

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

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

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

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

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

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

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

1/2

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

From: Residents of Oakmount Road & Sciota Heights Subdivision, City of Upper Arlington

Date:

We, the undersigned residents of Oakmont Road and Sciota Heights Subdivision, Upper Arlington, Ohio are in opposition to Application 23-4680, an application pending before the Board of Zoning and Planning for a lot split and variance at 3389 Redding Road which is located on the northwest corner of Redding Road and Oakmount Road in Upper Arlington.

The proposed lot split/new construction is non-compliant with the provisions of Ordinance 28-2023 and, if granted would irrevocably change the character of Oakmount Road and the existing neighborhood. It would also set a precedent for creating large homes on small lots on our street, which we oppose. The accompanying letter provides additional detail on the reasons we oppose the pending application.

We respectfully ask that the Board of Zoning and Planning deny this application.

Thank you,

Name

Address

Cheryl D. Hall
Martha Hall
Daniel & Lowell Toms
James Frank
K. Harper
Martha Bellamy
A.
Cecy Lapere
K. Hall
A. Altfer
Elizabeth J. Altfer

2135 Oakmount Rd 43221
2135 OAKMOUNT RD. 43221
3388 Redding Rd 43221
2134 Oakmount Rd, 43221
2176 OAKMOUNT RD, 43221
2134 Oakmount Rd 43221
2152 Oakmount Rd. 43221
2142 Oakmount Rd 43221
2148 Oakmount Rd. 43221
2163 Oakmount Rd 43221
2120 OAKMOUNT RD.
2149 OAKMOUNT Rd. 43221
2149 Oakmount Rd 43221

2 of 2

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

From: Residents of Oakmount Road & Sciota Heights Subdivision, City of Upper Arlington

Date:

We, the undersigned residents of Oakmont Road and Sciota Heights Subdivision, Upper Arlington, Ohio are in opposition to Application 23-4680, an application pending before the Board of Zoning and Planning for a lot split and variance at 3389 Redding Road which is located on the northwest corner of Redding Road and Oakmont Road in Upper Arlington.

The proposed lot split/new construction is non-compliant with the provisions of Ordinance 28-2023 and, if granted would irrevocably change the character of Oakmont Road and the existing neighborhood. It would also set a precedent for creating large homes on small lots on our street, which we oppose. The accompanying letter provides additional detail on the reasons we oppose the pending application.

We respectfully ask that the Board of Zoning and Planning deny this application.

Thank you,

Name

Address

Phil Buttress	3366 Redding Rd
Patti Buttress	3366 Redding Rd
Kristi Jendry	3424 Redding Rd
Henry Hunter	2101 Cresthill Dr
Nelson Lindgren	2136 Cresthill Drive
Ann Ford	2110 Oakmont
Sarah Graycraft & Michael Timm	2100 Cresthill Drive
John Underwood	3459 Redding Rd
Caroline McGeoch	2110 Oakmont Rd
Charles P. Bramley	3354 Redding Rd

Julie M. Jones

I would like to share my thoughts. A long-standing commitment prevents me from attending.

My parents built their first house on Ridgediff Road in 1952. I spent my entire childhood here - attending Fishinger Rd. elementary, Hastings Junior High, and Upper Arlington High School.

My husband and I raised our three sons in Upper Arlington and I currently live on Wesleyan Drive. UA has many different neighborhoods - they all have their own special qualities.

I am opposed to splitting the lot at 3389 Redding Rd. Splitting lots and allowing builders to construct overly large houses not in keeping with the →

neighborhood is ruining the unique characteristics of each area.

Julie May Jones

1/3/2024 | 6:00 PM

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

Members Present: Matt McGrath, Marianne Mitchell, Donald Osterhout, Shannon Tolliver, Bill Westbrook

Members Absent: Daniel Barringer, Kevin Carpenter

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

1. Call to Order

Chair Tolliver called the meeting to order at 6:01 pm. Mr. Osterhout moved, seconded by Ms. Mitchell to excuse Mr. Barringer and Mr. Carpenter.

VOTING AYE: Marianne Mitchell, Matt McGrath, Donald Osterhout, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT: Daniel Barringer, Kevin Carpenter

ABSTAIN: None

The motion carried (5-0).

Ms. Emison 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 of an application.

2. 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.

Ms. Kelly gave an update on the revised application. The design team has modified the plans to remove the proposed addition to the north of the property; the pre-existing enclosed porch will remain with the same footprint. The addition to the south of the property has been modified as well. The modifications remove the rear yard setback and rear yard profile limit variances, as well as the side yard setback variance. Ms. Kelly noted that the third-party architect continues to have issues with the design and detailing.

Ms. Kelly stated that Staff have determined that no variances are necessary for historic guidelines or neighborhood compatibility, but the Board can look at these items when making their determination. She said there are two variances requested, a reduction from the previous five.

Amanda Dunfield, the applicant's architect, reviewed the changes that were made since the November meeting. She explained the changes mainly occurred to the rear of the house. This brought the number of variances requested down from five to two. Ms. Dunfield said the existing one-story enclosed porch addition will remain as-is; a second story will not be added, nor will it be widened. She said that they have added a brick water table to the facades that are not full brick. Additional windows have been added to the garage and to the north elevation on the second floor. Ms. Dunfield noted that they have begun work on the detailing.

Mr. Osterhout said he appreciates the effort put into the project. He likes the aesthetics of the home and is in favor of the proposal.

Ms. Mitchell concurred that the design team has done a great deal to improve the design.

Mr. McGrath agrees that the efforts are an improvement and asked for clarification about the third-party architect's comments. Ms. Kelly explained that the comments were mainly focused on the extent of the modifications to a historic home. However, she noted that no specific variance is required for this as determined by Staff.

Chair Tolliver asked if there were any special conditions to approval. Ms. Kelly said Staff had not cited any special conditions.

Chair Tolliver asked for public comment the following speakers came forward:



Dan Callahan, a neighboring resident, is in full support of the project.

Motion by Ms. Mitchell, seconded by Mr. Osterhout, to approve the 2286 Yorkshire Road (VAR-52-23) application.

VOTING AYE: Marianne Mitchell, Matt McGrath, Donald Osterhout, Shannon Tolliver, Bill Westbrook
VOTING NAY: None
ABSENT: Daniel Barringer, Kevin Carpenter
ABSTAIN: None

The motion passed (5-0).

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.

3. Informal Review

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

Ms. Kelly informed the Board that Staff will be presenting draft amendments to the UDO at the next meeting. These code amendments will include changes to how the City regulates utility stations. Currently utility stations are regulated as essential services, which typically come with very few regulations. She said the City anticipates a number of major improvements by utilities in the near future and Staff want to ensure they are properly regulated. Many of the utility stations were built in the 1960s and as new ones are built Staff want to make sure they fit in the fabric of the City. Ms. Kelly noted that specific draft amendments will be presented at the next meeting and, if needed, go to City Council in February and March.

4. Adjournment

Adjourned at 6:19 pm.

ATTEST:

CHAIR:



City of Upper Arlington

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 17, 2024

Subject: 3109 Mountview Road (VAR-03-24) - To allow additions that encroach up to 1'-4" into the eight-foot minimum south side yard setback (existing), up to three feet into the eight-foot minimum north side yard setback (existing four-foot encroachment), and results in a side yard sum of 11'-8" when 16 feet is the minimum (10'-8" existing).

Site Description/History

The subject property, 3109 Mountview Road, is located on the west side of the street, three homes south of Zollinger Road, and is zoned R-1c, One-Family Residence District. It measures 60 feet wide and 135 feet deep, with a platted 40-foot building setback line. It was platted as Lot #3 in the [Mountview Place](#) subdivision in 1941. A two-story, all-siding Colonial home sits along this setback line and encroaches into both side yard setbacks. A small two-car attached garage and driveway are located on the south side of the site. Several mature trees and Evans Run are located near the rear property line. The home was built in 1948 and has been in the family since at least 1990.

Proposal

The proposal includes the construction of a second-floor recreational space atop the existing attached garage and the enclosure (and slight expansion) of an existing covered patio into an office. The garage addition utilizes the same footprint as the garage, which encroaches 1'-4" into the eight-foot minimum side yard setback. The rear office addition maintains the same depth and roof as the existing desk and covered patio, but is 1'-6" wider, encroaching up to three feet into the eight-foot minimum side yard setback. The resulting and existing side yard setback sum is less than the 16-foot minimum. The overall height of the house will remain at 26'-2", but the south side will increase from 18 feet tall to 24'-6". Both additions utilize vertical siding and asphalt shingles to compliment the existing home design. A new front porch is also proposed and is compliant with City standards, as are all coverage ratios. Existing mature landscaping is to remain.

Zoning Code Requirements

- To allow a two-story addition atop an existing attached garage that encroaches up to 1'-4" into the eight-foot minimum side yard setback (Article 5.02);



- To allow a one-story addition to encroach up to three feet into the eight-foot minimum side yard setback (Article 5.02); and
- To allow a reduction in the minimum side yard setback sum from 16 feet to 11'-8" where 10'-8" exists (Article 5.02).

Alternatives

Prior the submission of a variance application, the applicant explored several alternate design options for consideration. The applicant found that reducing the width of the second floor addition created structural issues and an unbalanced design. The rear office largely takes advantage of the existing roof that is in good condition.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposed additions are nearly on the same footprint as what exists today. The proposed second-story addition will be adjacent to a neighbor's detached garage and two-story residence, is well-designed, and compliments the home. The proposed first-floor office is only slightly larger than the covered porch that exists today. While both additions will encroach the minimum side yard setbacks, these encroachments exist today, and impacts on adjacent property and the street are minimal (Finding #4). The additions, as well as the new front porch, greatly improve the aesthetic and value of the home. For these reasons, Staff recommends that this variance application be approved.

Attachments

1. 3109 Mountview Rd - Variance Application
2. BZAP Staff Report Pics - 3109 Mountview Road





23-5529

Variance Application

Status: Active

Submitted On: 12/13/2023

Primary Location

3109 MOUNTVIEW RD
UPPER ARLINGTON, OH
43221

Applicant



Owner

CHRISTIAN DONOVAN
MOUNTVIEW 3109
COLUMBUS, OH 43221

BZAP Information

BZAP Case #

VAR-03-24

Status

Pending

BZAP Determination Date

01/17/2024

Vote Tally

Primary Variance

Side yard setback

Findings of Fact for Approval/Denial

Variance Request

To allow additions that encroach up to 1'-4" into the 8-foot minimum south side yard setback (existing), up to three feet into the 8-foot minimum north side yard setback (existing 4-foot encroachment) and result in a side yard sum of 11'-8" when 16 feet is the minimum (10'-8" existing).

BZAP conditions

Variance Information

Describe Variance Request ?

Request variance to reduce the south side yard setback from 8'-0" to 6'-8".

Request variance to reduce the north side yard setback from 8'-0" to 5'-0".

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

The existing house at 3109 Mountivew Road consists of a two-story colonial style house with an attached single-story garage at the south side. There is an existing covered deck structure at the rear of the house oriented toward the north property line.

The owner would like to add a second floor above the existing attached garage for a new rec room. The walls of the second floor would align with the walls of the first floor. The existing attached garage sits 6'-8" from the south property line. The zoning code required setback is 8'-0". We are requesting a zoning variance to reduce the south side yard setback from 8'-0" to 6'-8" to allow the walls to align.

The owner would also like to enclose the existing covered deck structure for a new office and extend it 24" (from 10'-6" to 12'-6") to the north to provide a more useable space. The existing two-story house sits 4'-0" from the north property line. The new single-story office addition would sit 5'-0" from the north property line. We are requesting a zoning variance to reduce the north side yard setback from 8'-0" to 5'-0".

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

The variance will not confer a special privilege that is denied to other properties in the same district. The existing house and attached garage encroach into the required side yard setbacks. The additions do not make these conditions worse than the current conditions.

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

The essential character of the neighborhood area will not be substantially altered due to the variance request. The second story garage addition is designed to appear as a 1-1/2 story structure maintaining its secondary nature to the main 2-story house. The single-story office addition is set in 12" from the main house so it reads clearly as an addition and is not a tall element that would limit light into the neighboring yard.

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

The proposed additions add the minimal amount of additional building coverage while gaining the necessary functionality.

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

The two side yard variances address existing conditions. The new additions do not make the side yard setbacks worse than the existing setbacks.

ZONING: R-1C

Scope of Project: The project consists of the following:

- Demolition of the existing attached garage roof structure and construction of new second story addition above the garage for a new rec room.
- Converting an existing rear covered deck into a new office space with new foundations but utilizing and extending the existing roof.
- New front portico.
- Exterior Improvements including new siding, windows, fascia, gutters, soffit, and new overhangs.

Number of Floors	Actual	Zoning Req ¹
Existing:	2	1 to 2.5 floors (35')
Proposed:	2	
Lot Area & Lot Width	Actual	Zoning Req ¹
Lot Area:	8,100 sf	
Lot Width:	60'	

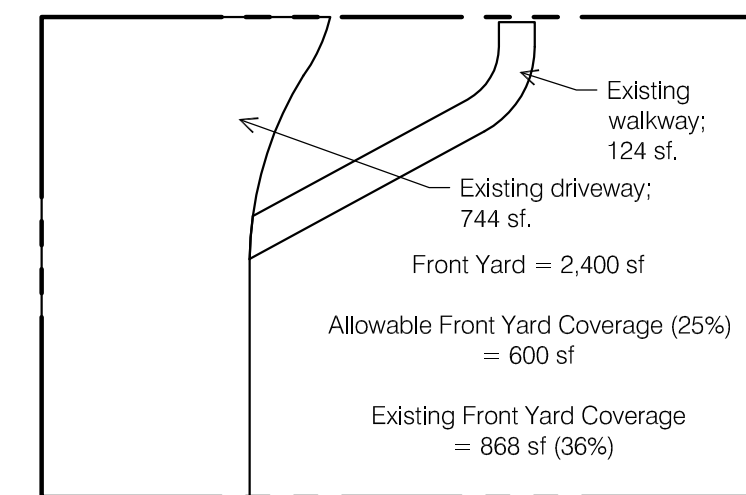
Front Yard Cover Limit	Actual	Zoning Req't
Front Yard Existing:	868 sf (36%)	600 sf (25% of 600sf) allowed (Existing Condition)

Office Addition Setbacks:	Actual	Zoning Req ¹
Side North:	5'-0"	8'-0"
(Existing house is 4'-0" from property line)		
REQUEST VARIANCE FOR ADDITION		
Rear Yard:	55'-1"	36'-3" (Meets zoning)

Rear Yard Profile Coefficient	1.6
-------------------------------	-----

A1.0	Site Plan & General Info
A2.1	Foundation & First Floor Plans
A2.2	Second Floor & Roof Plans
A3.1	Exterior Elevations
A4.1	Overall Sections
A5.1	Sections & Details
A5.2	Portico Drawings
A6.1	Finish Plans
ME.1	HVAC/Electric Plans

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



3 FRONT YARD COVERAGE



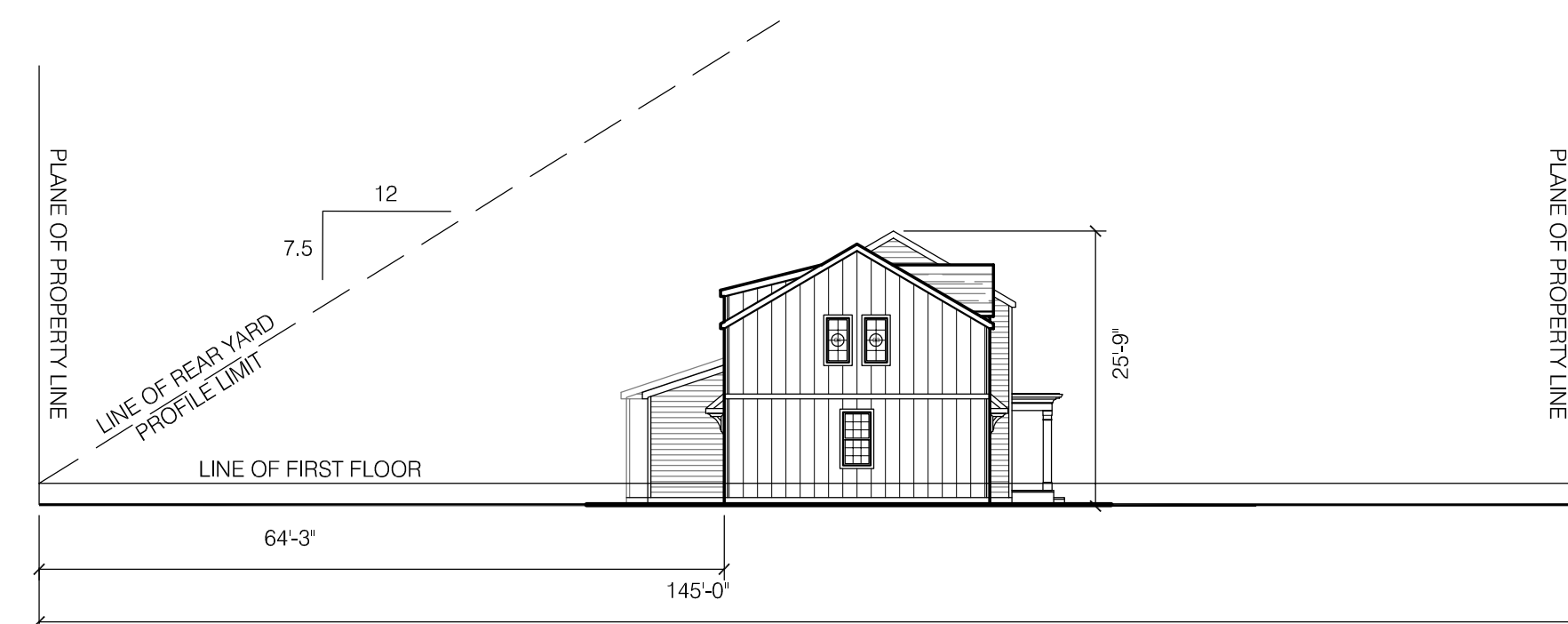
0 4 8 16 32 SCALE: 1/16" = 1'-0"

1 SITE PLAN - DEMO

0 4 8 16 32 SCALE: 1/16" = 1'-0"

2 SITE PLAN - NEW WORK

0 4 8 16 32 SCALE: 1/16" = 1'-0"



3 REAR YARD PROFILE DIAGRAM
SCALE: 1/16" = 1'-0"

key plan

issue date	December 13, 2023
phase	
issued for	Permit Set
project number	3109 MR

SITE PLAN & GENERAL INFORMATION

sheet number

A1.0



Owner:
Donovan Residence
3109 Mountview Road
Upper Arlington, Ohio 43221

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

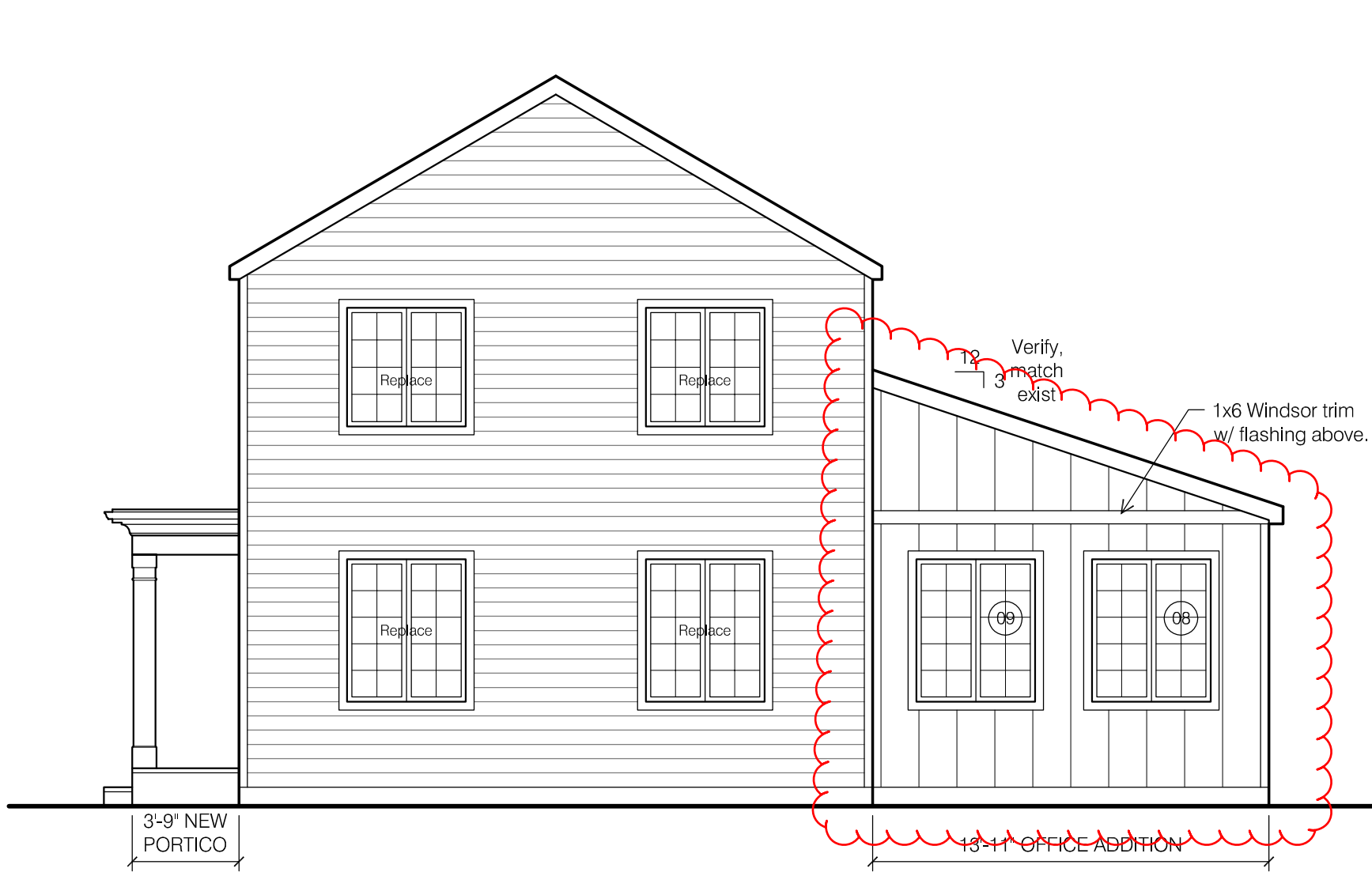
WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES	EXTERIOR MATERIAL NOTES		
3109 Mountview Road	(01)	Single (Frame Size 3'-0" w x 3'-0" h)	PICTURE	Front elevation above front door			
All existing windows to be replaced w/ Marvin Essential (fiberglass exterior & interior).	(02)	Triple (Frame Size 2'-0" w x 4'-6" h)	CASEMENT	Rec Room east elevation Most egress: 8.71	SIDING: All existing vinyl siding to be removed. New siding at main house to be HardiLap siding, smooth, w/ 6" exposure. New siding at garage & office addition to be Hardi Board-Batten siding, smooth. Trim to consist of: Corner Trim: Windsor 5/4" x 4", Casing: Windsor 5/4" x 4", Fascia: Aluminum-wrapped 1x6.	GUTTERS: Salvage existing leaf guard. All existing gutters to be replaced with new 5" aluminum ogee gutter & 3" downspouts. Reinstall/Install new leaf guard.	FRONT & REAR GARAGE OVERHANG: Decorative brackets, standing seam metal roofing, HardiPanel & Windsor trim smooth at sides, Paulownia bead board ceiling.
	(03)	Single (Frame Size 2'-0" w x 4'-0" h)	CASEMENT	Rec Room south elevation Tempered labeled glass			
	(04)	Single (Frame Size 2'-0" w x 4'-0" h)	CASEMENT	Rec Room south elevation Tempered labeled glass			
	(05)	Quad (Frame Size 2'-4" w x 4'-6" h)	CASEMENT	Rec Room west elevation Most egress: 3.75			
All new windows to be Marvin Essential (fiberglass exterior & interior). Rear Door to be Marvin Elevate (fiberglass). Front Door to be wood door; stained. Exterior Color: Black. Interior Color: White. Glass: LoE-272 with Argon. Hardware Finish: Standard. Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls. Verify all sizes in field prior to placing order.	(06)	Single (Frame Size 2'-0" w x 4'-0" h)	CASEMENT	Office - west elevation Tempered labeled glass	SHUTTERS: Replace existing shutters with new paneled shutters. WINDOW BOXES: Install new window boxes beneath windows on front elevation. FRONT PORTICO: Reference Sheet A5.2 for portico details.	OFFICE STEPS: TimberTech Terrain decking or treated decking at steps & risers.	
	(07)	Single (Frame Size 2'-0" w x 4'-0" h)	CASEMENT	Office - west elevation Tempered labeled glass			
	(08)	Single (Frame Size 2'-0" w x 4'-0" h)	CASEMENT	Office - north elevation			
	(09)	Single (Frame Size 2'-0" w x 4'-0" h)	CASEMENT	Office - north elevation			
	(10)	Single (Frame Size 4'-0" w x 1'-6" h)	PICTURE	Bedroom above office - west elevation			
	(11)	Front Entrance Door (3'-0" x 6'-8")	Swing Door	Front Door - 3/4" Light Tempered labeled glass			
	(12)	Rear Entrance Door (3'-0" x 6'-8")	Swing Door	Office - Full Light Tempered labeled glass			
	(13)	Skylight (field verify size)	Fixed Skylight	Office Tempered labeled glass			
	(14)	Skylight (field verify size)	Fixed Skylight	Office Tempered labeled glass			
	(15)	Skylight (field verify size)	Fixed Skylight	Office Tempered labeled glass			



1 EAST ELEVATION - DEMO
SCALE: 3/16" = 1'-0"



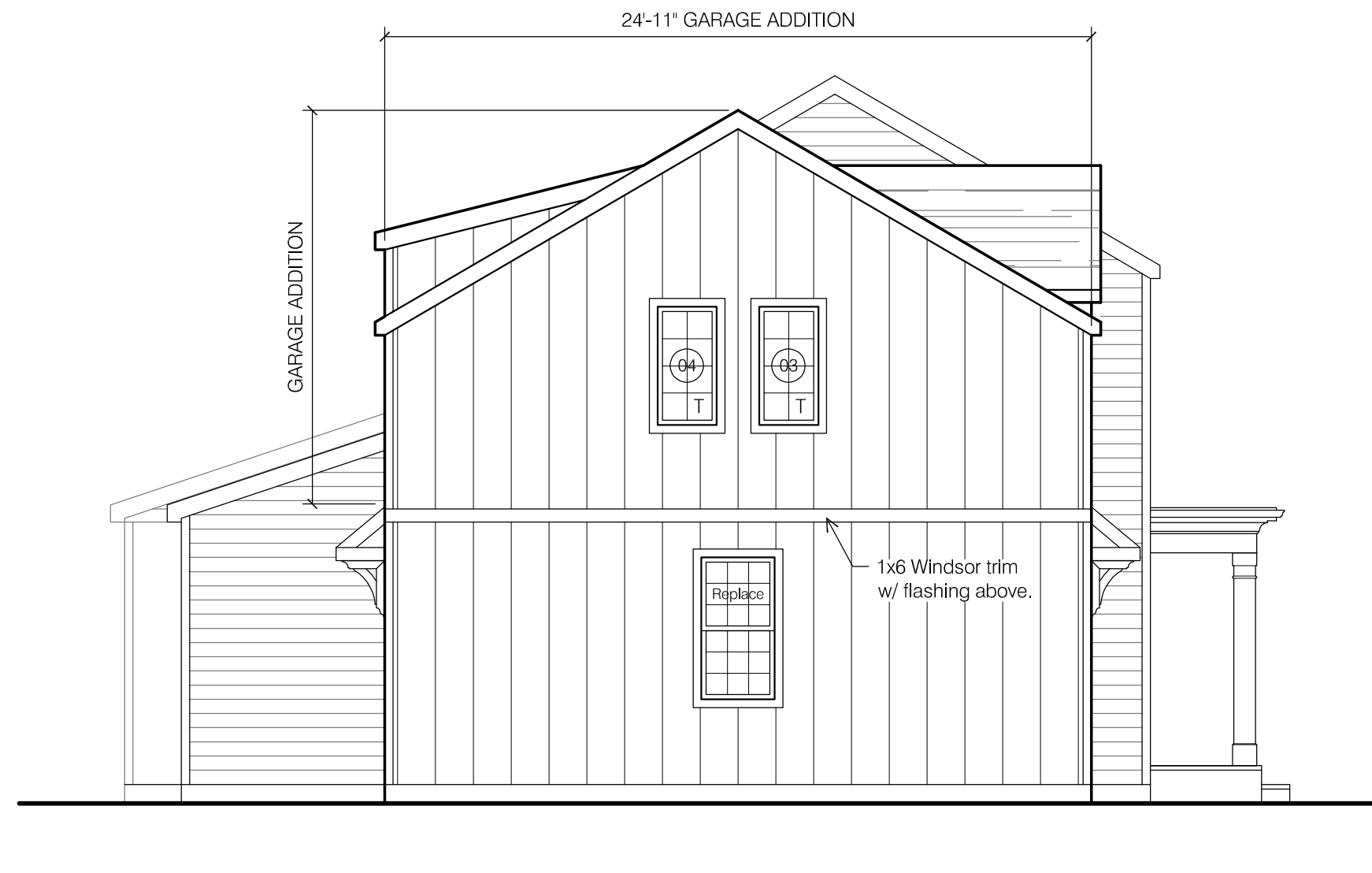
2 EAST ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"



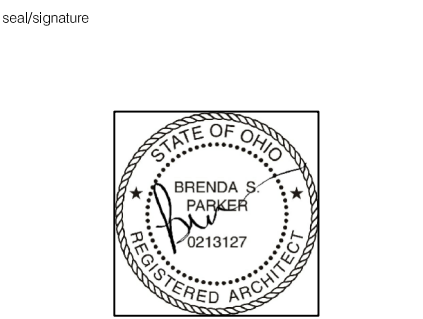
3 NORTH ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"



5 SOUTH ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"



date description

key plan

issue date December 13, 2023

phase

issued for Permit Set

project number 3109 MR

sheet title
EXTERIOR
ELEVATIONS

sheet number

A3.1



- GENERAL NOTES:**
1. All dimensions are to finished face of drywall.
 2. See Sheet A4.1 for Fireblocking requirements.
 3. All structural framing members are to be fastened per RCO Table 602.3.
 4. Where floor joists are spliced over beams & bending walls, install solid blocking per RCO 502.7.
 5. All stairs to comply with RCO 311.7.4.
Maximum rise height is 8'-1/4", minimum tread depth is 9", all risers to be uniform in height.
6. All handrails to comply with RCO 311.7.7.
Height is to be 34'-3/4" above stair nosing.
Handrails shall be continuous from top riser to lowest riser. Handrails shall return to the wall or newel post. Handrails shall be Type 1 (1'-1/4"-1'-2" circular) or Type 2 (Graspable finger recess).
 7. Handrails are required along all stair surfaces 30" above the floor or grade. Guards shall be 36" height. Guards shall be constructed to not allow passage of a sphere 4" in diameter. Triangular areas at bottom of rails can be 6" sphere.



Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 3109 Mountview Road

Describe activity which requires Board of Zoning and Planning review:

Variance to reduce the north & south side yard setbacks for new additions.

This application will be heard by the Board of Zoning and Planning on: January 17, 2024

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:
2222 Jervis Road	Dennis & Jennifer Moore	9589-0710-5270-1117-2747-87	12/19/23
3124 Mountview Road	Noel & Heather Stieglitz	9589-0710-5270-1117-2748-17	12/19/23
3093 Mountview Road	Laura Bridge	9589-0710-5270-1117-2748-48	12/19/23
3101 Mountview Road	Brian & Jennifer Leib	9589-0710-5270-1117-2747-94	12/19/23
3117 Mountview Road	Christopher & Emily Yunker	9589-0710-5270-1117-2748-24	12/19/23
2227 Zollinger Road	Richard & Lourdes Henderson	9589-0710-5270-1117-2747-70	12/19/23
2241 Zollinger Road	James & Margherita Filichia	9589-0710-5270-1117-2748-00	12/19/23
3102 Avalon Road	Carole Ricca	9589-0710-5270-1117-2748-31	12/19/23
3092 Avalon Road	Steven & Christina Ricca	9589-0710-5270-1117-2747-63	12/19/23
Applicant Signature:			Date: 12/19/23

NOTICE:

Date: December 13, 2023

To:

Please be advised that Christian & Laura Donovan have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 3109 Mountview Road, Upper Arlington, Ohio 43221.

The zoning variance are as follows:

Request variance to reduce the south side yard setback from 8'-0" to 6'-8".

Request variance to reduce the north side yard setback from 8'-0" to 5'-0".

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, January 17, 2024 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

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

Brenda Parker (Architect)
On behalf of Christian & Laura Donovan

3109 Mountview Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking West



Existing Mountview Road Elevation



Existing and Proposed Mountview Road Elevation



1 EAST ELEVATION - DEMO
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 17, 2024

Subject: 1560 Cardiff Road (VAR-04-24) - To allow a two-story addition to encroach up to six feet into the 20-foot minimum front yard (unplatted) setback.

Site Description/History

The subject property, 1560 Cardiff Road, is located at the northeast corner of Cardiff and Beaumont Roads and is zoned R-1c, One-Family Residence District. It has 72 feet of frontage with a 40-foot building setback line along Cardiff Road and 138.5 feet of frontage along Beaumont Road with an (unplatted) 20-foot building setback line. It is identified as Lot #14 in the [University Addition](#) subdivision. A two-story stone and siding home is located along both setback lines; a two-car attached garage and driveway are sunken along the east side of the property. Mature landscaping is located throughout the property. Existing mature trees located along both street frontages will be pruned and preserved. The home was built in 1953 and purchased by the applicant in August 2023.

Proposal

The proposal includes the construction of a two-story addition on the north side of the house and a front porch along the west and south (street) elevations. The addition includes a family room on the first floor and a bathroom/closet on the second. The addition and porch would project six feet into the unplatted Beaumont Road front yard for a total of 132 square feet. The stone and siding addition is 23'-5" tall, slightly above the existing home. A covered porch will be added above an existing rear patio on the north side. All coverage ratios are compliant with City standards.

Zoning Code Requirements

- To allow a two-story addition to encroach up to six feet into the 20-foot minimum front yard (unplatted) setback (Article 6.01).

Alternatives

The applicant has explored several different plans to potentially avoid a variance application. The architect noted that the front porch was a main driving force of the project, which meets code; the addition would align with the front porch, as adding an offset was not preferred. Reducing the depth of the addition would impact the usability of the family room



and require the reconfiguration of a second-floor bathroom and closet, which is already modest. The Board has granted several front yard setback variances for corner lots in the University Addition in the past.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposed addition and covered porch are in scale and proportion with the home, and match the home's architecture. It is also similarly sized to nearby covered porches and would not be out of place in the neighborhood (Finding #4). The Board has granted several front yard variances in the University Addition subdivision in the past; this application would be in line with them. For these reasons, Staff recommends that this variance application be approved.

Attachments

1. 1560 Cardiff Rd - Variance Application
2. BZAP Staff Report Pics - 1560 Cardiff Road





23-5532

Variance Application

Status: Active

Submitted On: 12/13/2023

Primary Location

1560 CARDIFF RD
UPPER ARLINGTON, OH
43221

Owner

Benjamin & Kaitlyn Way
CARDIFF 1560 UPPER
ARLINGTON, OH 43221

Applicant

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

BZAP Information

 BZAP Case #

VAR-04-24

 Status

Pending

 BZAP Determination Date

01/17/2024

 Vote Tally

 Primary Variance

Front yard setback

 Findings of Fact for Approval/Denial

 Variance Request

To allow an addition to encroach up to 6 feet into the 20-foot minimum front yard (unplatted) setback.

 BZAP conditions

Variance Information

Describe Variance Request ?

Request variance to reduce the west side yard setback from 20'-0" to 14'-0".

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

The existing house at 1560 Cardiff is a split-level mid-century modern style house. The house is on a corner lot. The front face of the house orients toward the short side of the lot (Cardiff Road). The side of the house orients toward the long side of the lot (Beaumont Road). The house was recently renovated and therefore the owners wanted to keep the existing house configuration intact.

The owners had two goals with the purchase of the property. The first was to add additional bedrooms for their large family. The second was to improve the curb appeal of the property. In order to solve the bedroom conundrum, a new-story addition is being proposed at the rear of the house. The second floor would allow for two bedrooms with one being a primary suite. The first floor would allow for an expanded family room that would be sized to accommodate the large family. The remainder of the first floor would be a covered patio space. In order to maintain natural lighting into the existing living room, the first floor addition projects toward the west side with an encroachment of 6' into the west side setback.

In order to improve the curb appeal, a new front porch that wraps around to a side porch is being proposed. This porch is zoning compliant as it only projects 6' into the setback.

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

The variance will not confer a special privilege that is denied to other properties in the same district. Corner lots are unique in that the buildable area of the lot is much smaller than a standard lot due to the added setback off the side street. The building encroachment into the setback is a small area oriented toward the rear of the lot.

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

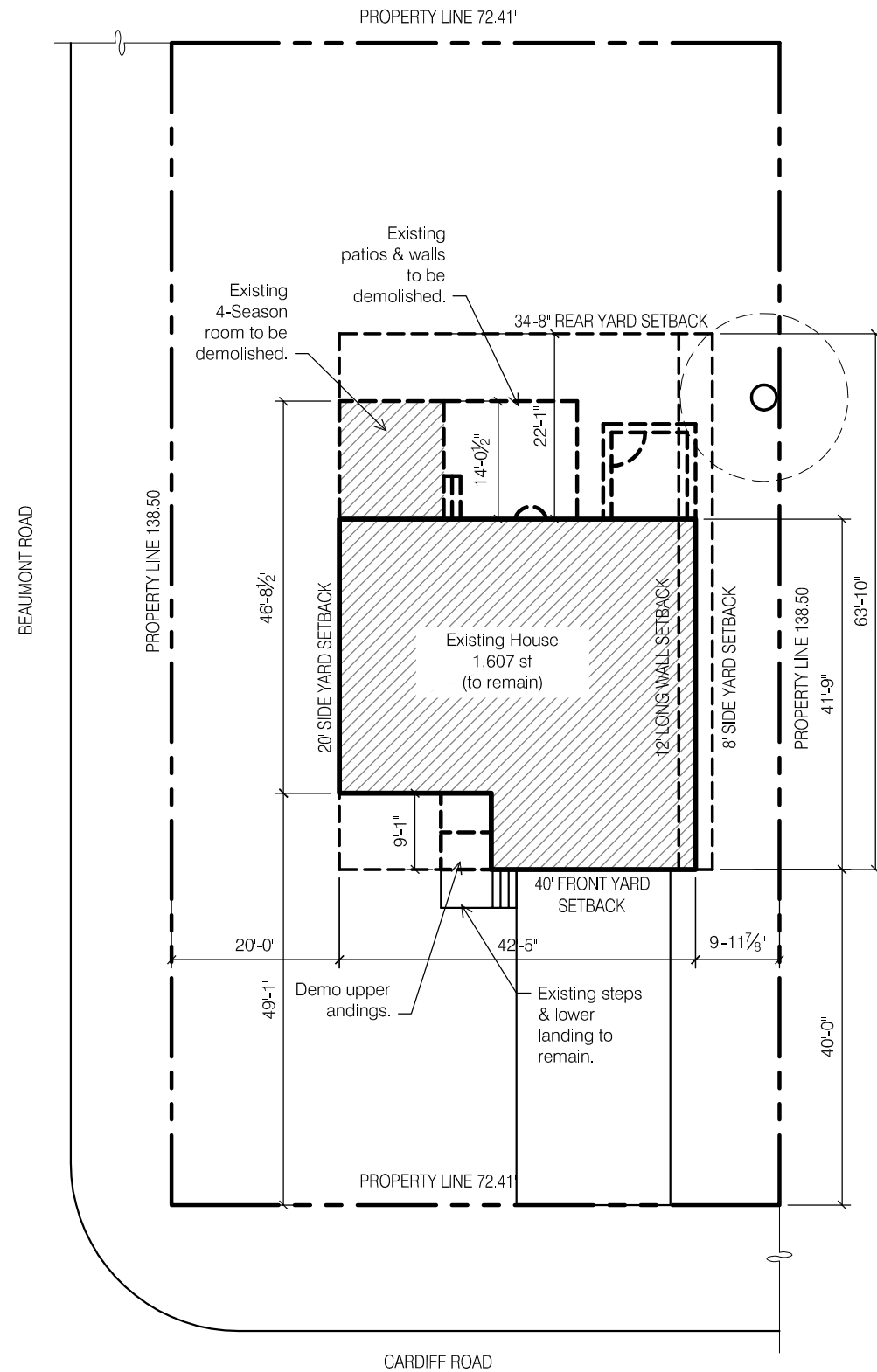
The essential character of the neighborhood area will not be substantially altered due to the variance request. Two-story houses with two-story additions are prevalent in this section of Upper Arlington. The owners are trying to enhance the curb appeal of the house by transitioning to a more traditional style house in lieu of the fairly bland current mid-century modern style.

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?

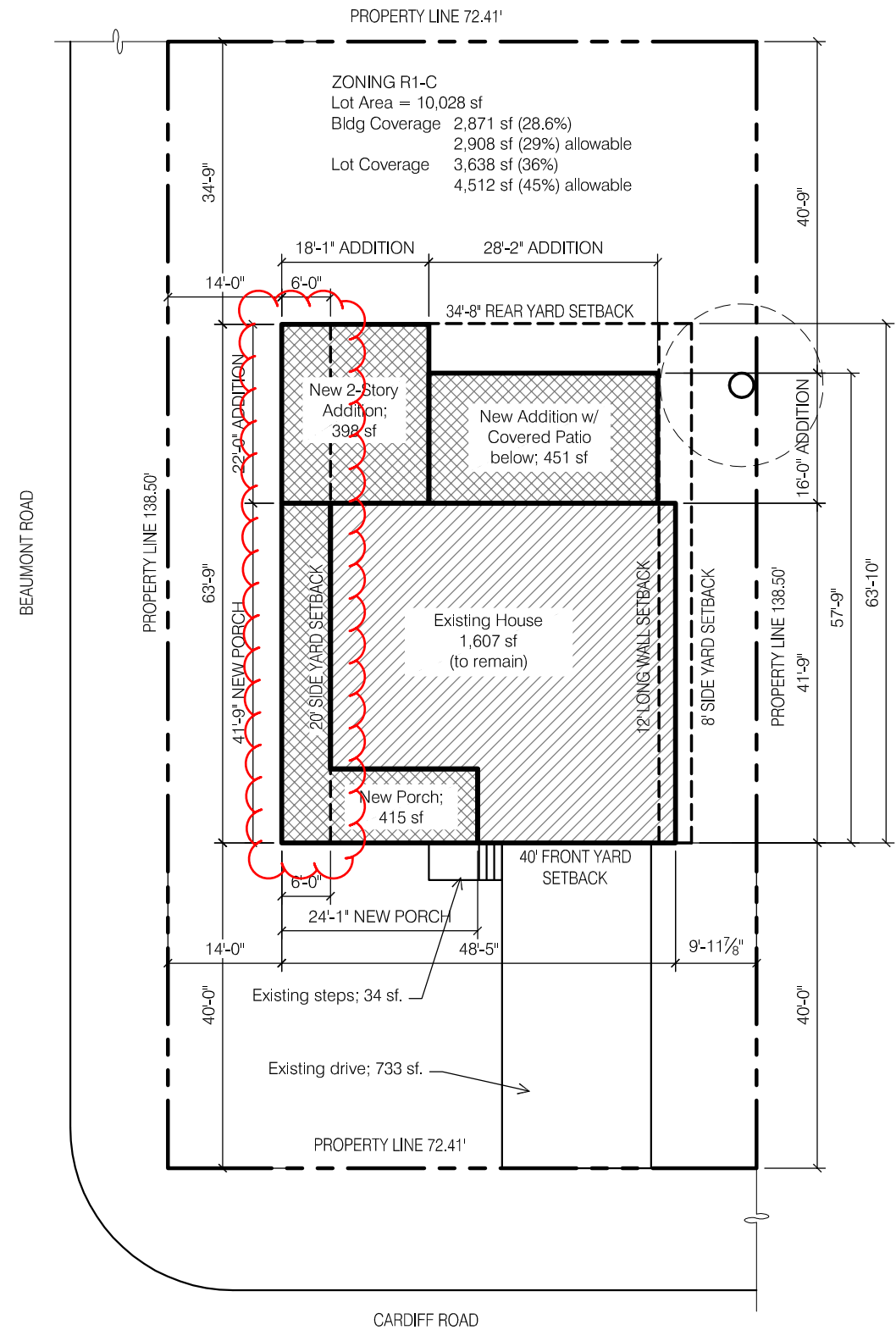
An array of other solutions were explored to avoid a variance request. Shifting the addition east was considered. Reducing the size of the addition was considered. None of these other solutions fulfilled the programming requirements.

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

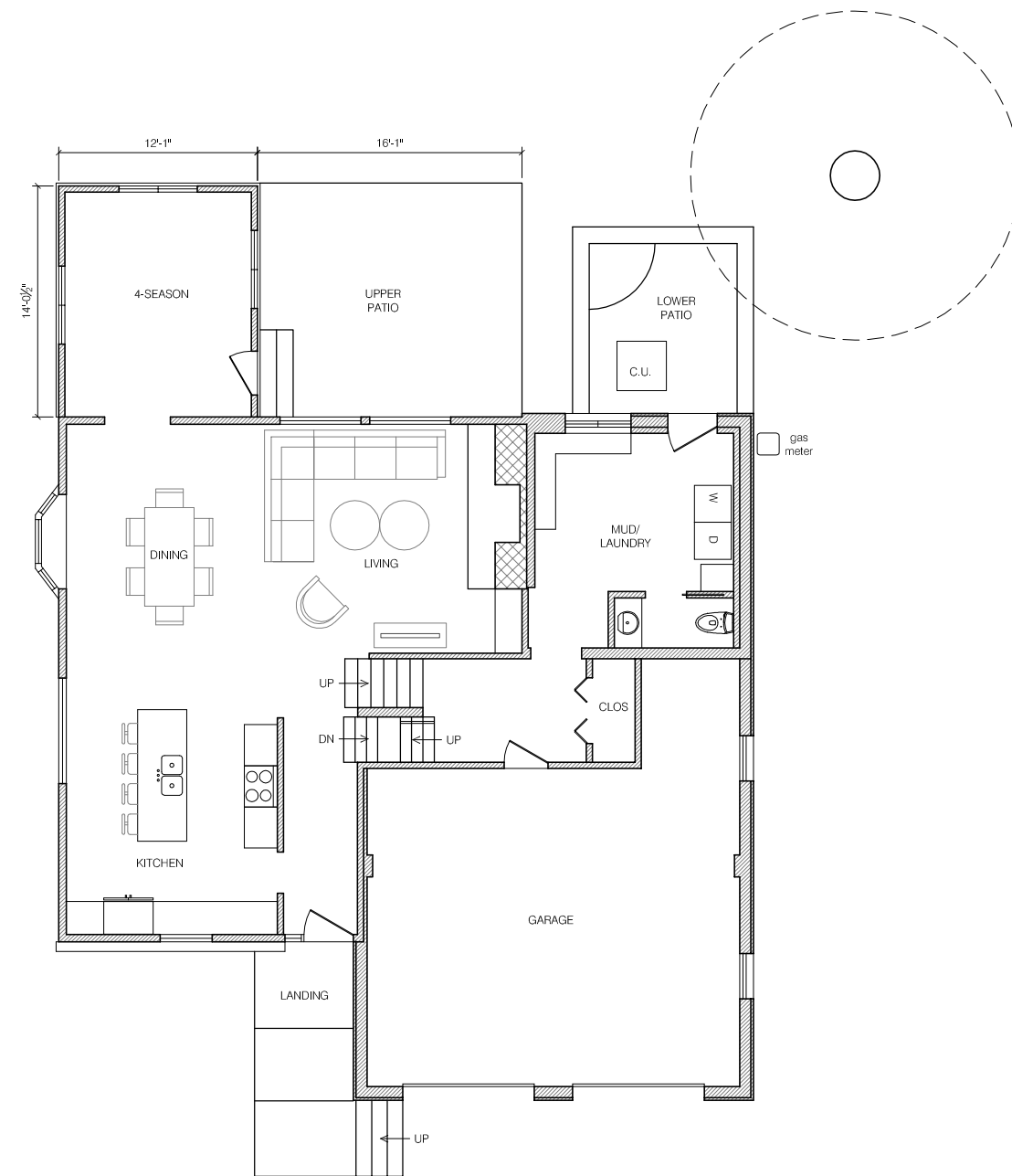
Allowing the reduced setback will allow this property to get the same utilization as an interior lot.



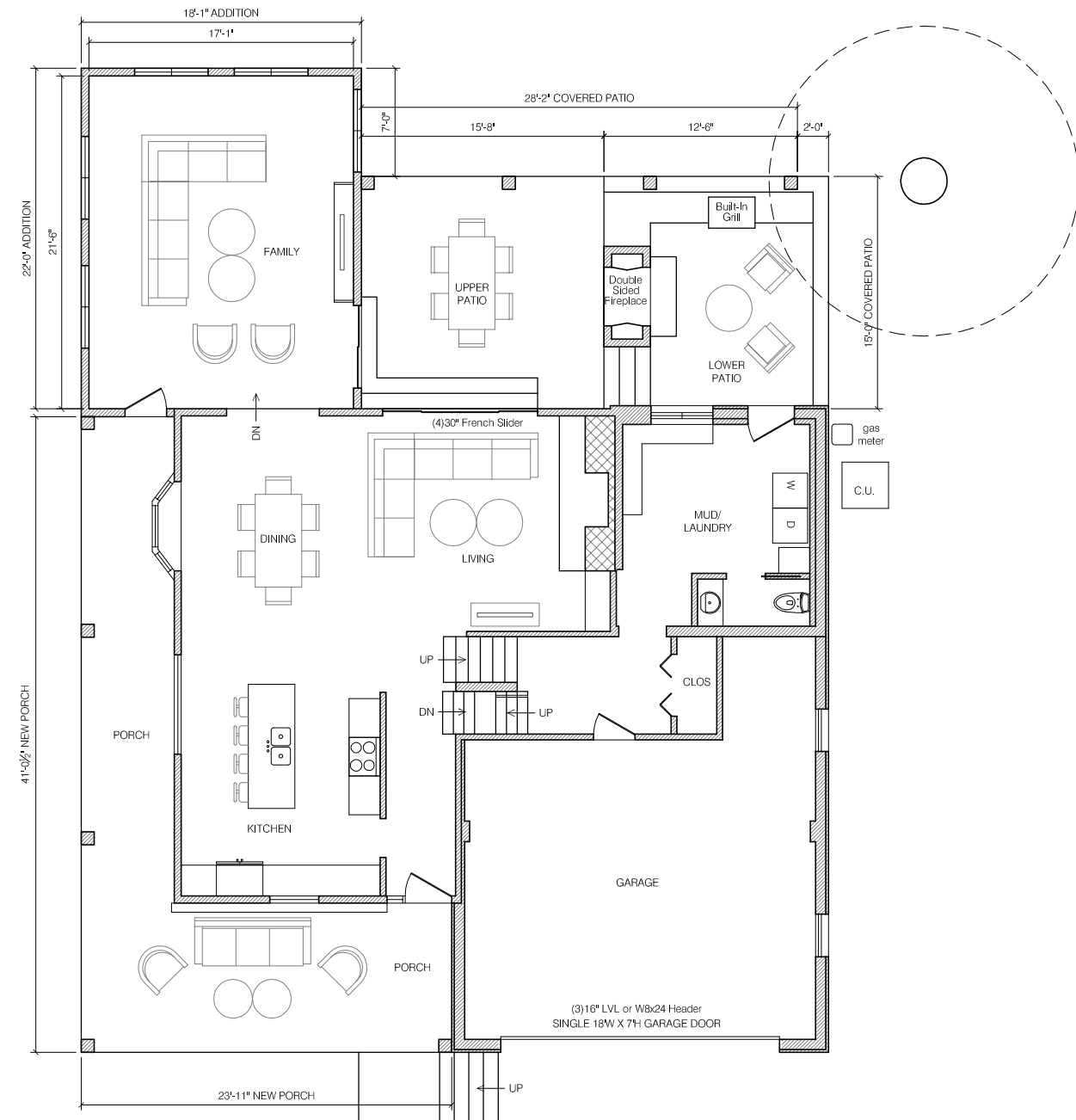
SITE PLAN - Existing



SITE PLAN - w/ Addition



FIRST FLOOR - Existing



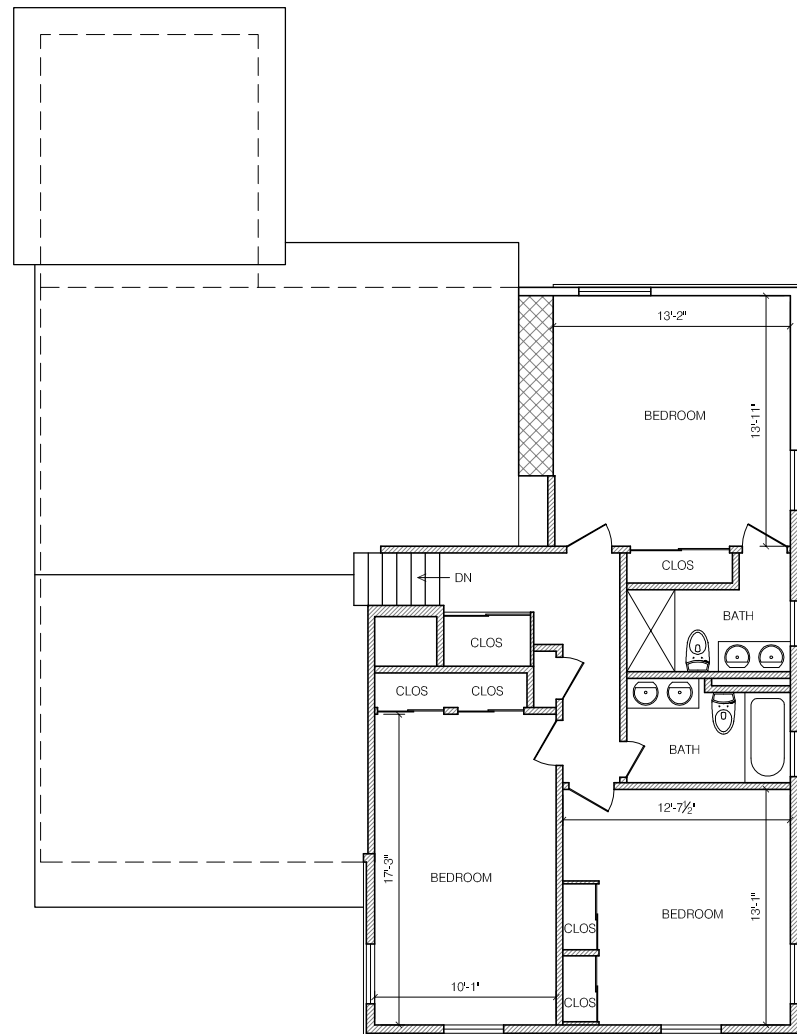
FIRST FLOOR - w/ Addition

FIRST FLOOR PLANS

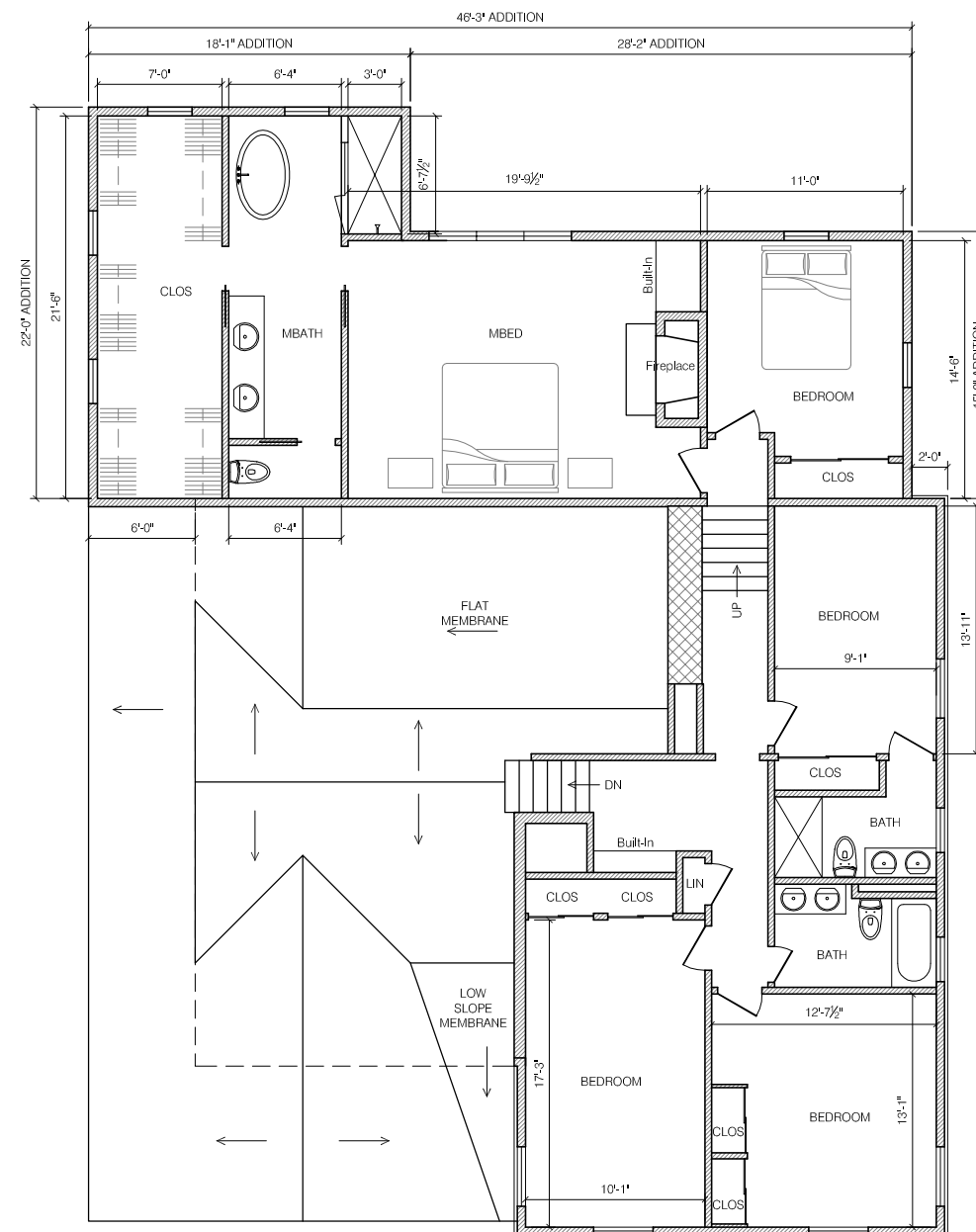
Scale: 3/32" = 1'-0"

1560 Cardiff Road

November 21, 2023



SECOND FLOOR - Existing



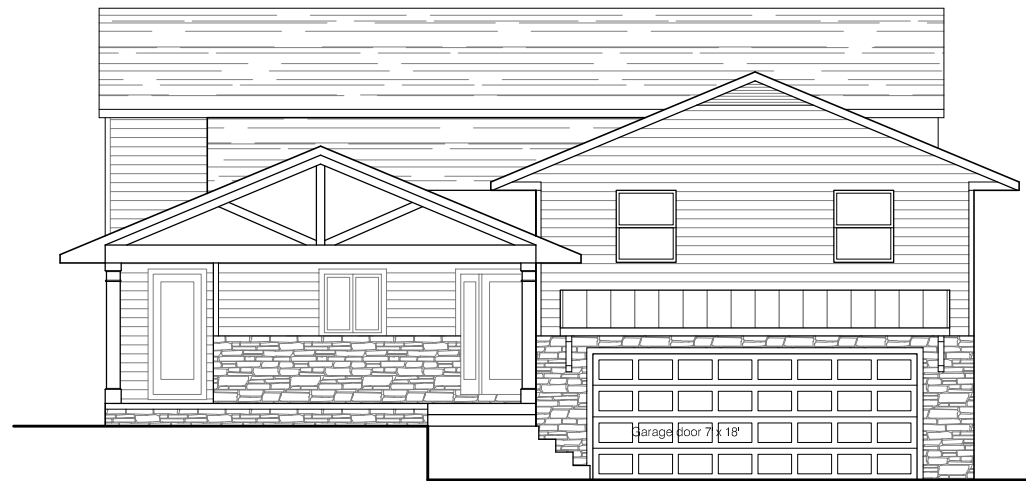
SECOND FLOOR - w/ Addition



SOUTH ELEVATION (Front) - Existing



NORTH ELEVATION (Rear) - Existing



SOUTH ELEVATION (Front) - w/ Addition



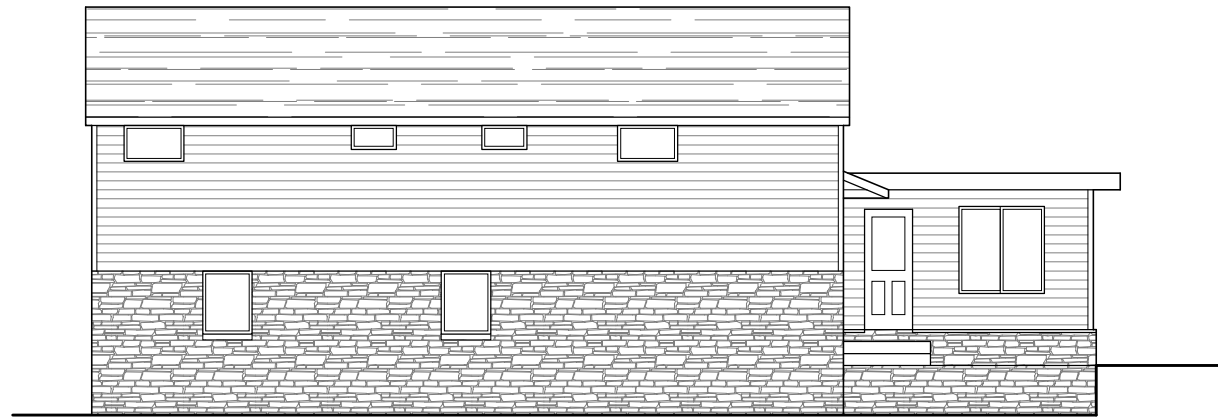
NORTH ELEVATION (Rear) - w/ Addition

EXTERIOR ELEVATIONS

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

1560 Cardiff Road

November 21, 2023



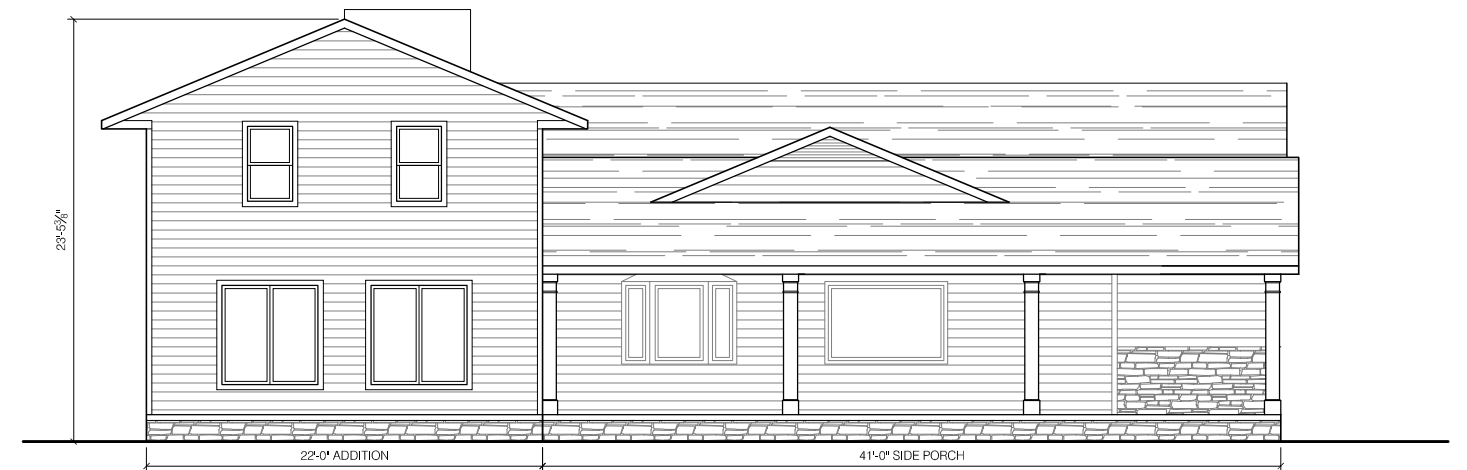
EAST ELEVATION (Side) - Existing



WEST ELEVATION (Side) - Existing



EAST ELEVATION (Side) - w/ Addition



WEST ELEVATION (Side) - w/ Addition

EXTERIOR ELEVATIONS

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

1560 Cardiff Road

November 21, 2023

NOTICE:

Date: December 13, 2023

To:

Please be advised that Benjamin & Kaitlyn Way have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 1560 Cardiff Road, Upper Arlington, Ohio 43221.

The zoning variance are as follows:

Request variance to reduce the west side yard setback from 20'-0" to 14'-0".

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, January 17, 2024 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

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

Brenda Parker (Architect)
On behalf of Christian & Laura Donovan

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 1560 Cardiff Road

Describe activity which requires Board of Zoning and Planning review:

Variance to reduce the west side yard setback from 20'-0" to 14'-0".

This application will be heard by the Board of Zoning and Planning on: January 17, 2024

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.*

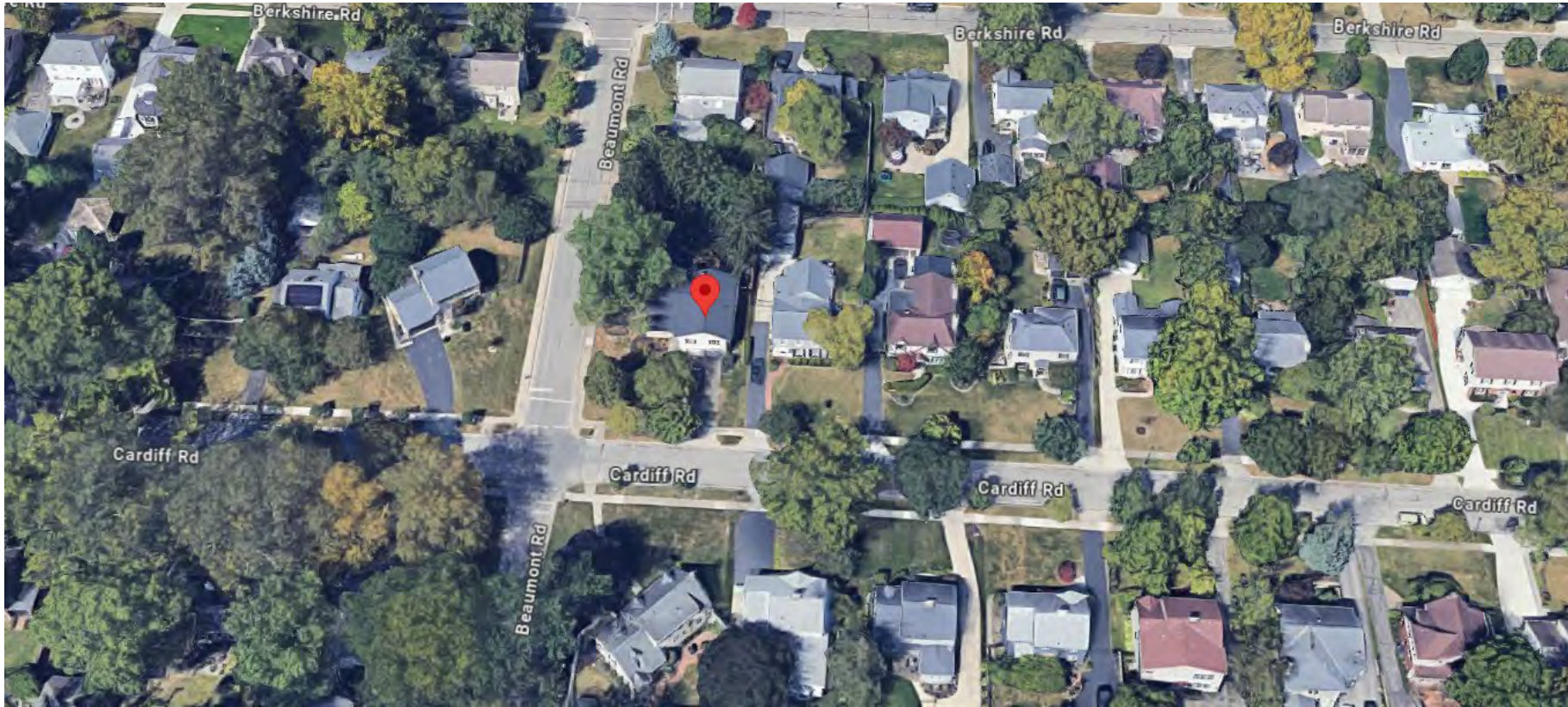
Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1535 Berkshire Road	Desmond & Erika Dsouza	9589-0710-5270-1117-2747-56	12/19/23
1543 Berkshire Road	Joseph & Jillian Apgar	9589-0710-5270-1117-2747-18	12/19/23
1551 Berkshire Road	Timothy & Kirsten Rennick	9589-0710-5270-1116-4411-81	12/19/23
1548 Cardiff Road	Michael & Alison Bechtel	9589-0710-5270-1117-2747-49	12/19/23
1540 Cardiff Road	Ryan & Amy Gilmore	9589-0710-5270-1117-2747-01	12/19/23
1539 Cardiff Road	David & Erica Reed	9589-0710-5270-1116-4411-98	12/19/23
1547 Cardiff Road	Richard & Katherine Kisker	9589-0710-5270-1117-2747-32	12/19/23
2692 York Road	James & Paula Bedford	9589-0710-5270-1116-4411-67	12/19/23
1577 Cardiff Road	Dennis & Marilyn Swanson	9589-0710-5270-1116-4411-04	12/19/23
2325 Andover Road	Michael & Nadine Oser	9589-0710-5270-1117-2747-25	12/19/23
1565 Berkshire Road	James Douglas	9589-0710-5270-1116-4411-74	12/19/23
Applicant Signature:			Date: 12/19/23

1560 Cardiff Road

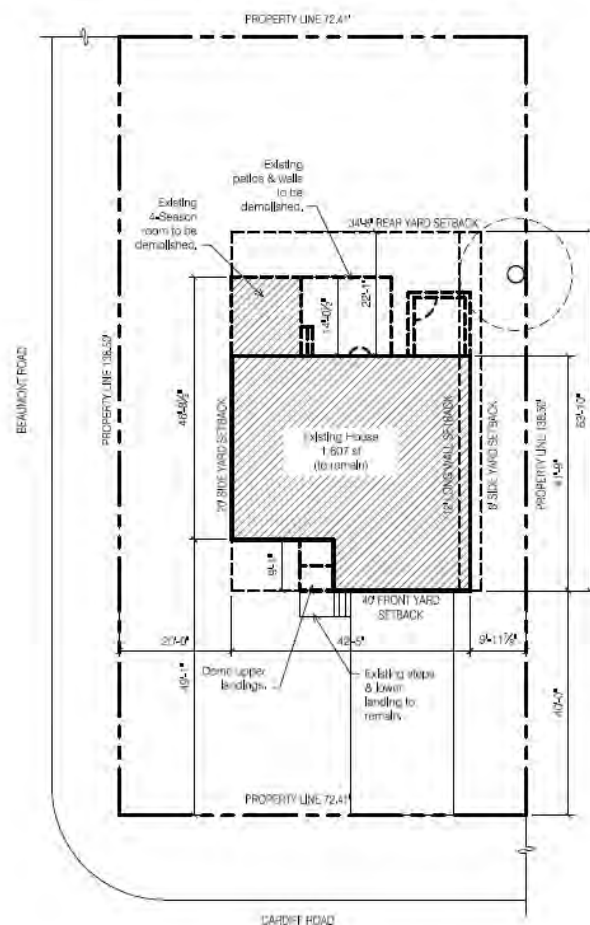
BZAP Staff Report Pictures



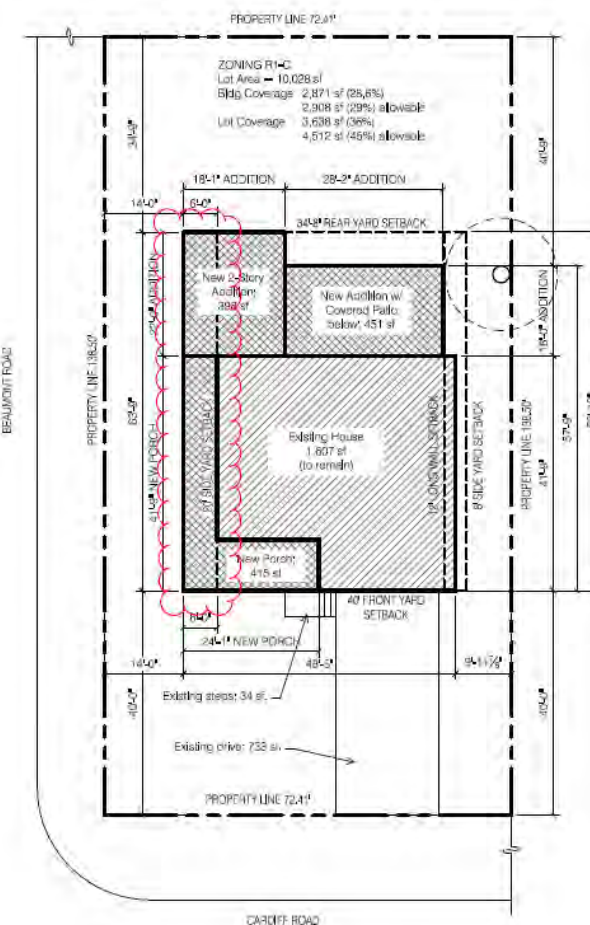
Google Maps ® Aerial – Looking North



Existing and Proposed Site Plan



SITE PLAN - Existing



SITE PLAN - w/ Addition



Existing Mountview Road Elevation



Existing and Proposed North and South Elevation



SOUTH ELEVATION (Front) - Existing



NORTH ELEVATION (Rear) - Existing



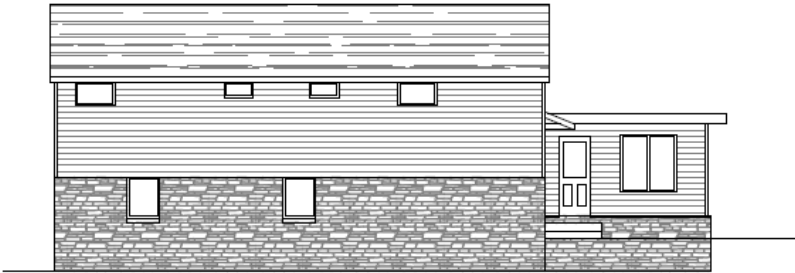
SOUTH ELEVATION (Front) - w/ Addition



NORTH ELEVATION (Rear) - w/ Addition



Existing and Proposed West and East Elevation



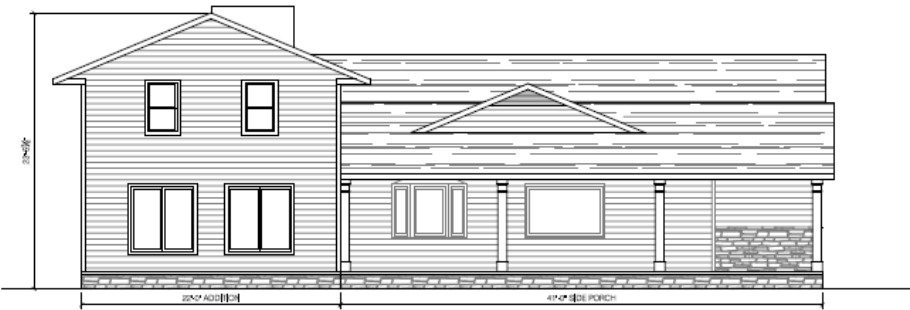
EAST ELEVATION (Side) - Existing



WEST ELEVATION (Side) - Existing



EAST ELEVATION (Side) - w/ Addition



WEST ELEVATION (Side) - w/ Addition



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: January 17, 2024

Subject: 3003 Sudbury Road (VAR-06-24) - To allow an addition to encroach up to four feet into the 32'-9" minimum rear yard setback.

Site Description/History

The subject property, 3003 Sudbury Road, is located on the west side of the street, just north of Inchcliff Road. The rectangular property has 63 feet of street frontage, 131 feet of depth, and totals 0.19 acres. This R-1c (One-Family Residence District) zoned property is Lot #40 in the Upper Ridgeview Addition subdivision from 1952. A one-story home was built in 1953 and is situated just behind the 40-foot platted front yard setback. It is 1,357 square feet and includes three bedrooms and 1.5 bathrooms. The home was purchased by the applicant in 1984.

Proposal

The proposal includes the construction of a rear addition that would provide living space and create an opportunity for handicap access to the home, should it be needed in the future. The addition is 310 square feet and includes a new rear entry to the home and access to a new deck (no variance required). The addition is 12'-6" in height and includes a hipped roof and siding to match the home. It encroaches up to four feet into the rear yard setback, but the property would remain compliant with all other setback and coverage limits. A detached garage, located at the rear of the property, would remain detached from the home.

Zoning Code Requirements

- To allow an addition to encroach up to four feet into the 32'-9" minimum rear yard setback ([Article 5.02](#)).

Alternatives

As an alternative to the proposed plan, the addition could be oriented closer to the home. However, existing mechanical units would conflict with the addition and the interior floor plan would be negatively impacted. Therefore, the applicant has proposed this plan.

Requested Action and Findings



Staff has reviewed the application, discussed with the applicant, and visited the site. Staff has determined the addition is modest in size and complements the architecture of the home. Additionally, the smaller size of the lot makes an addition, even a modestly-sized addition, to the home more difficult. Impacts on rear property are also minimal. Given these considerations, Staff recommends approval of the application as submitted. The Board may consider Findings #1 and #4 with this application.

Attachments

1. 3003 Sudbury Rd - Variance Application
2. BZAP Staff Report Pics - 1912 Collingswood Drive





23-5633

Variance Application

Status: Active

Submitted On: 12/20/2023

Primary Location

3003 SUDBURY RD
UPPER ARLINGTON, OH
43221

Owner

NASAR JACK L TR
SUDBURY 3003 COLUMBUS,
OH 0

Applicant

 Dave Fox Remodeling

 614-519-3513

 bruf@davefox.com

 3505 W. Dublin Granville
Rd.

Columbus , OH 43235

BZAP Information

 BZAP Case #

VAR-06-24

 Status

Pending

 BZAP Determination Date

01/17/2024

 Vote Tally

 Primary Variance

Rear yard

 Findings of Fact for Approval/Denial

 Variance Request

To allow an addition to encroach up to four feet into the 32'-9" minimum rear yard setback.

 BZAP conditions

Variance Information

Describe Variance Request ?

Construct an addition that encroaches 4 feet into the rear yard setback, and deck which extends another 5 feet into rear yard setback.

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

Lot is very narrow at 63' and the width of the house is prohibitive of building into the side yards

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. There is a similar lot and house addition to 1865 Inchcliff Rd. that extends to the garage.

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 change to neighborhood character and no detriment to adjoining properties.

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

Yes. Alternatives would require relocating A/C unit closer to neighbors and relocation of electric service and panel which would be costly. Adding room within the build lines would not produce a functional result as the homeowner would like to extend closer to garage pending future need for handicap access.

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

Yes, however the proposed addition will add living space and increased value to property, as well as allow homeowner to remain in the home as they age.



A-3

3505 W. Dublin-Granville Rd; Columbus, OH 43235 www.davefox.com 614-459-7211

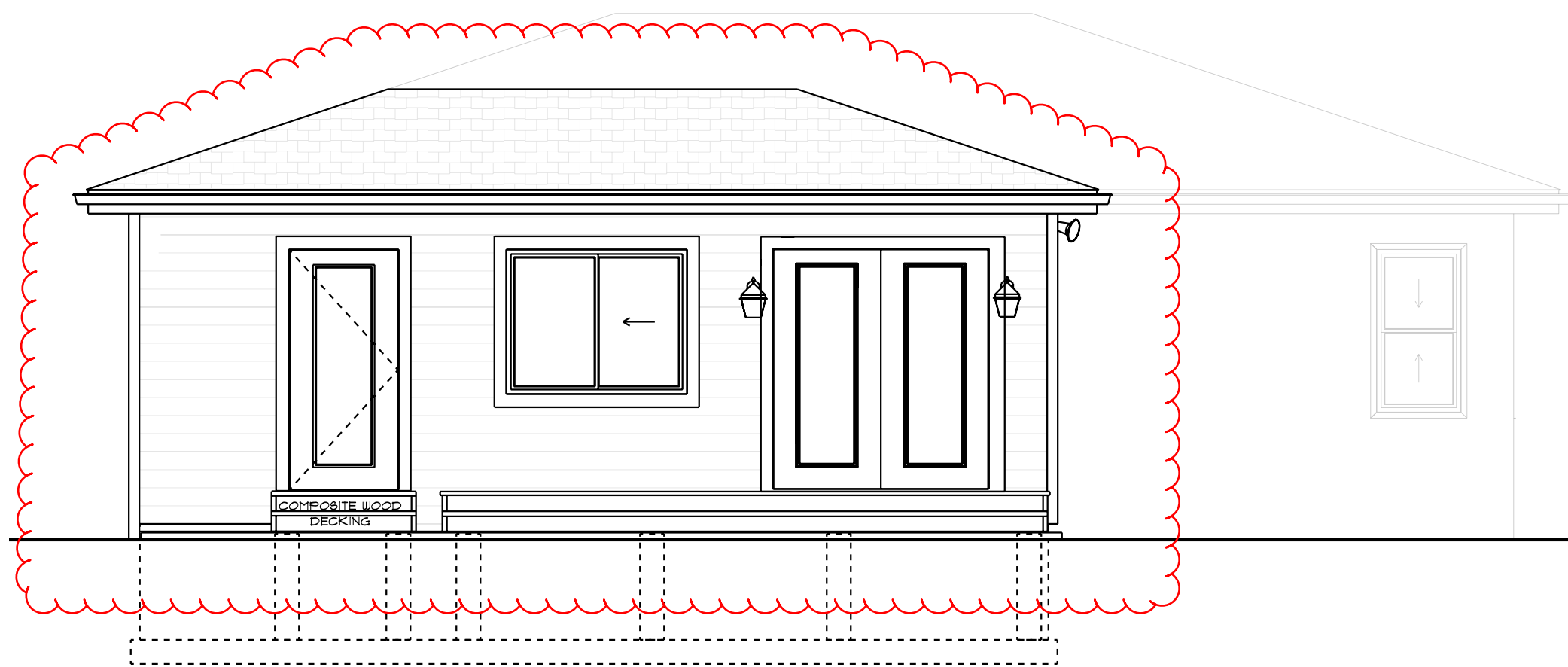
JUDY & JACK NASAR RESIDENCE
3003 SUBBURY RD. COLUMBUS, OH 43221

Design Plans: For use by agents of DFR only. Use of or modifications of these plans without express permission of DFR is strictly prohibited. Mechanical plans to be verified by licensed contractor.

Owner: _____ Approved by: _____

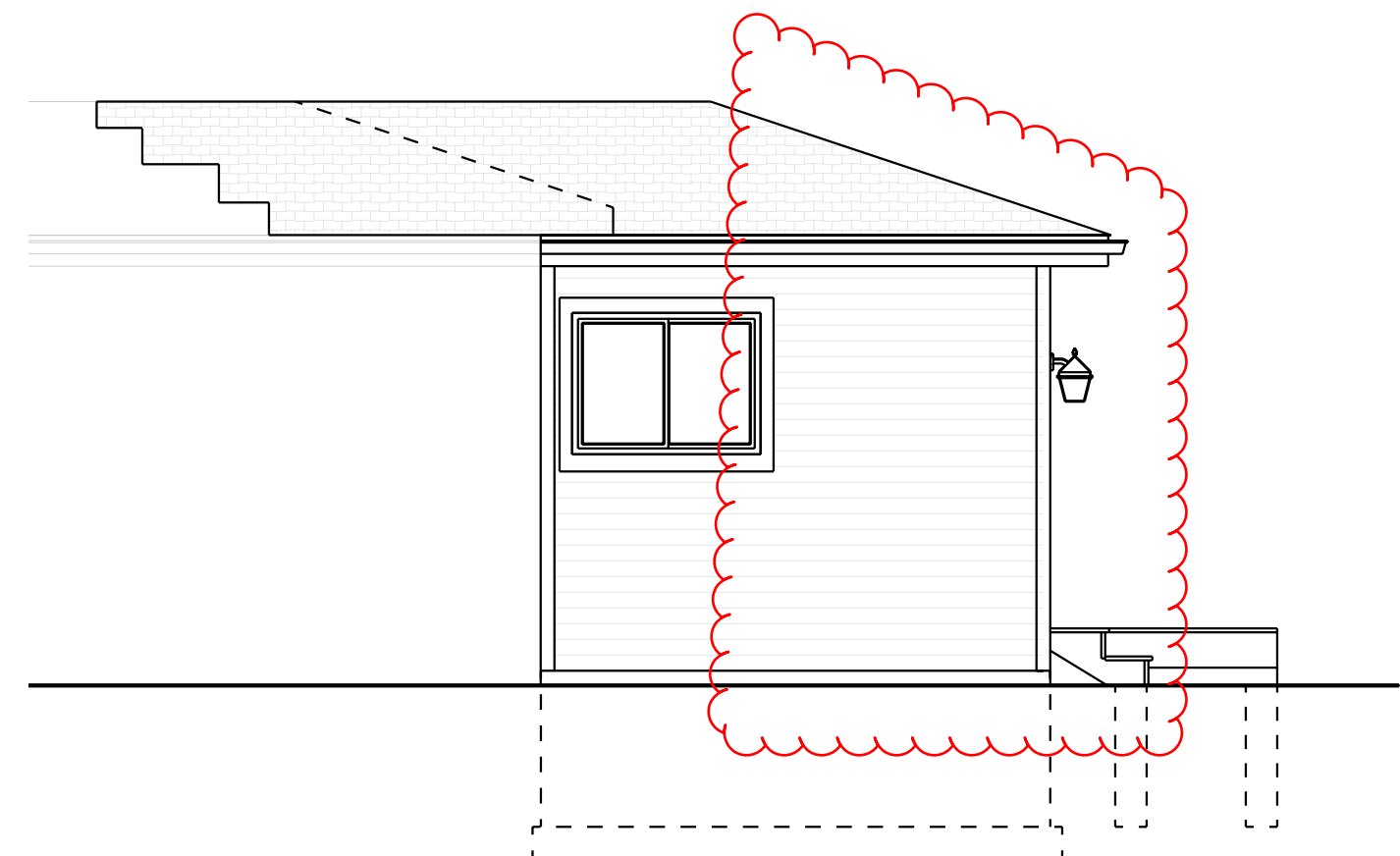
Owner: _____ Date: _____

Owner: _____ Date: _____



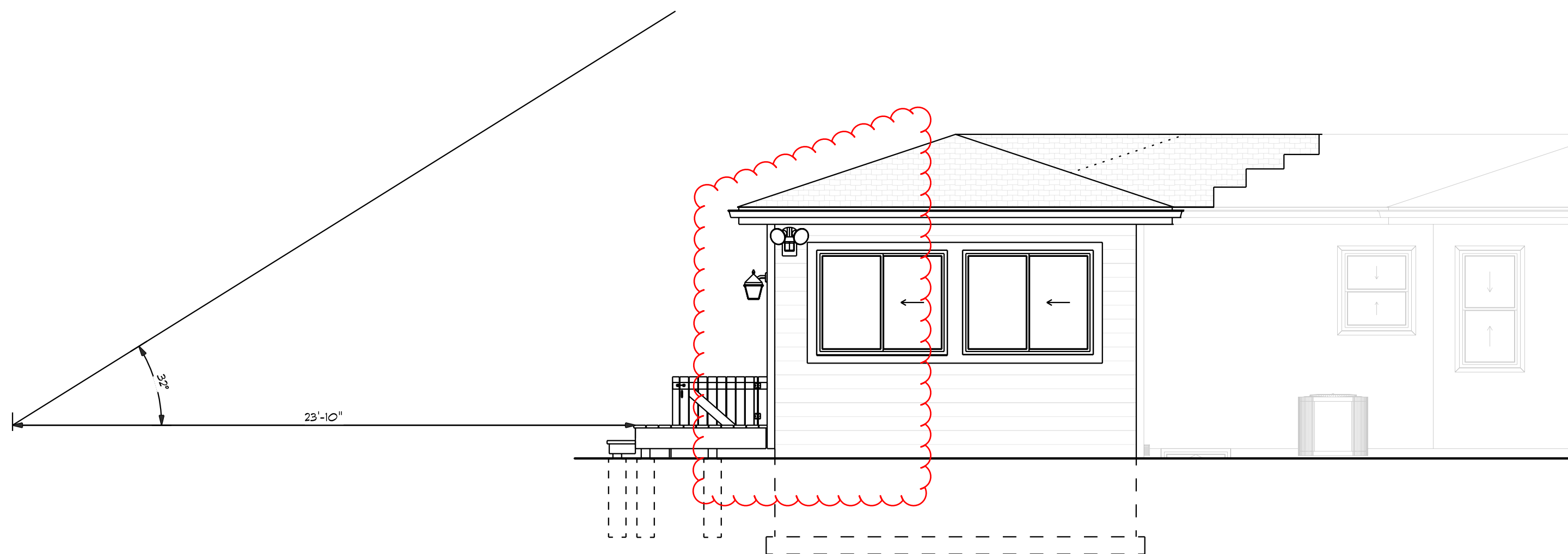
REAR ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

COORDINATE ALL FRAMING,
CABINET LAYOUTS & FINAL
FINISHES w/ DFR ID & DC
PRIOR TO INSTALLATION

FIELD VERIFY ALL EXISTING
CONDITIONS & DIMENSIONS
PRIOR TO CONSTRUCTION
ANY VARIATIONS SHOULD BE
REPORTED TO THE PM & DC

Scale: 1/4" = 1' (unless otherwise noted)

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE

DESIGNED BY:
COURTNEY MAHER
ID BY:
MICHELLE MIXTER
PM BY:
T.B.D.
PROJ. # 2316703

ELEVATIONS

SHEET #

2 of 3

A-2

DAVE FOX
DESIGN • BUILD • REMODELERS

JUDY & JACK NASAR RESIDENCE
3003 SUDBURY RD. COLUMBUS, OH 43221

Design Plans: For use by agents of DFR
only. Use of or modifications of these
plans without express permission of DFR
is strictly prohibited. Mechanical plans
to be verified by licensed contractor.

Date:

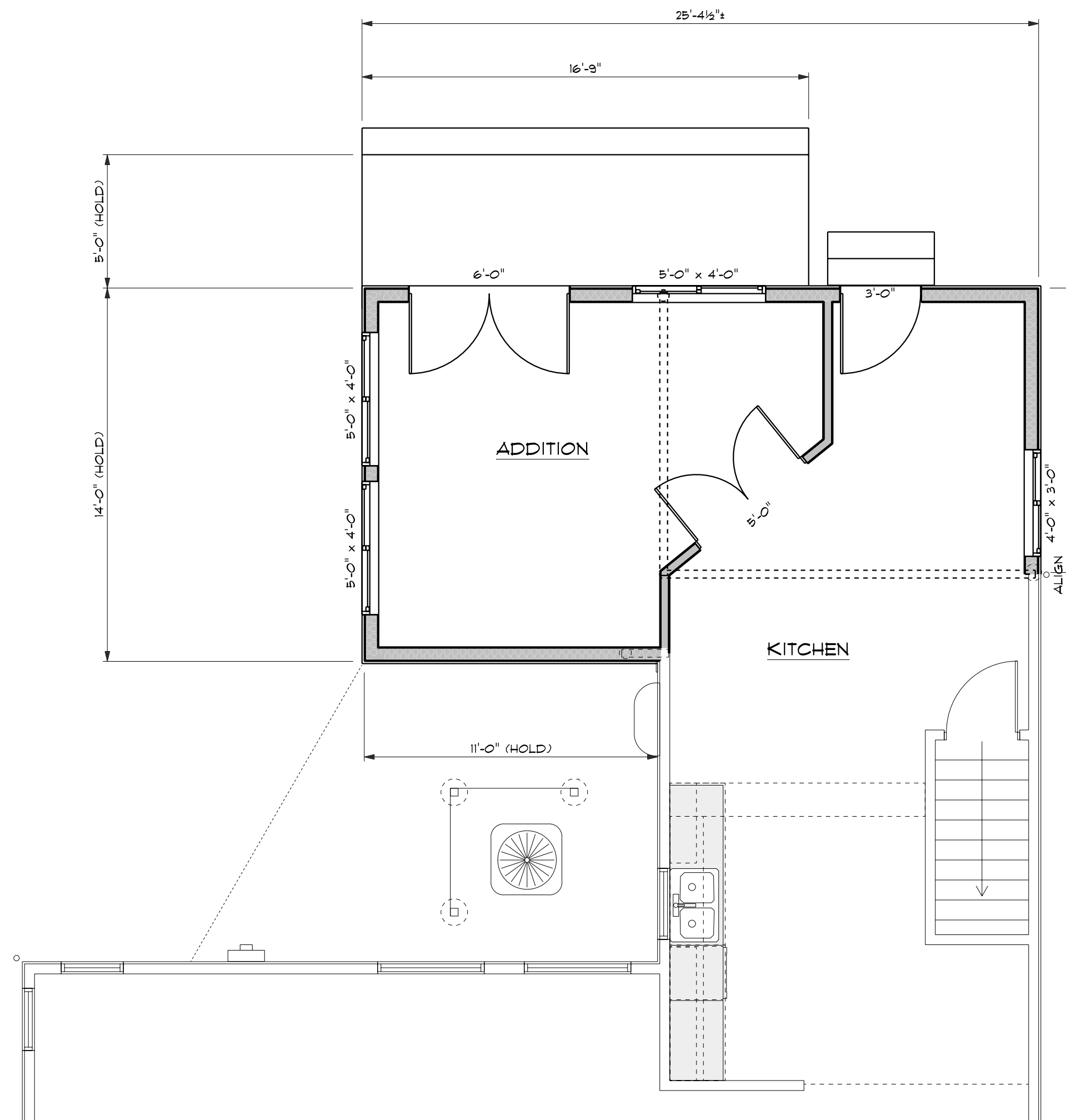
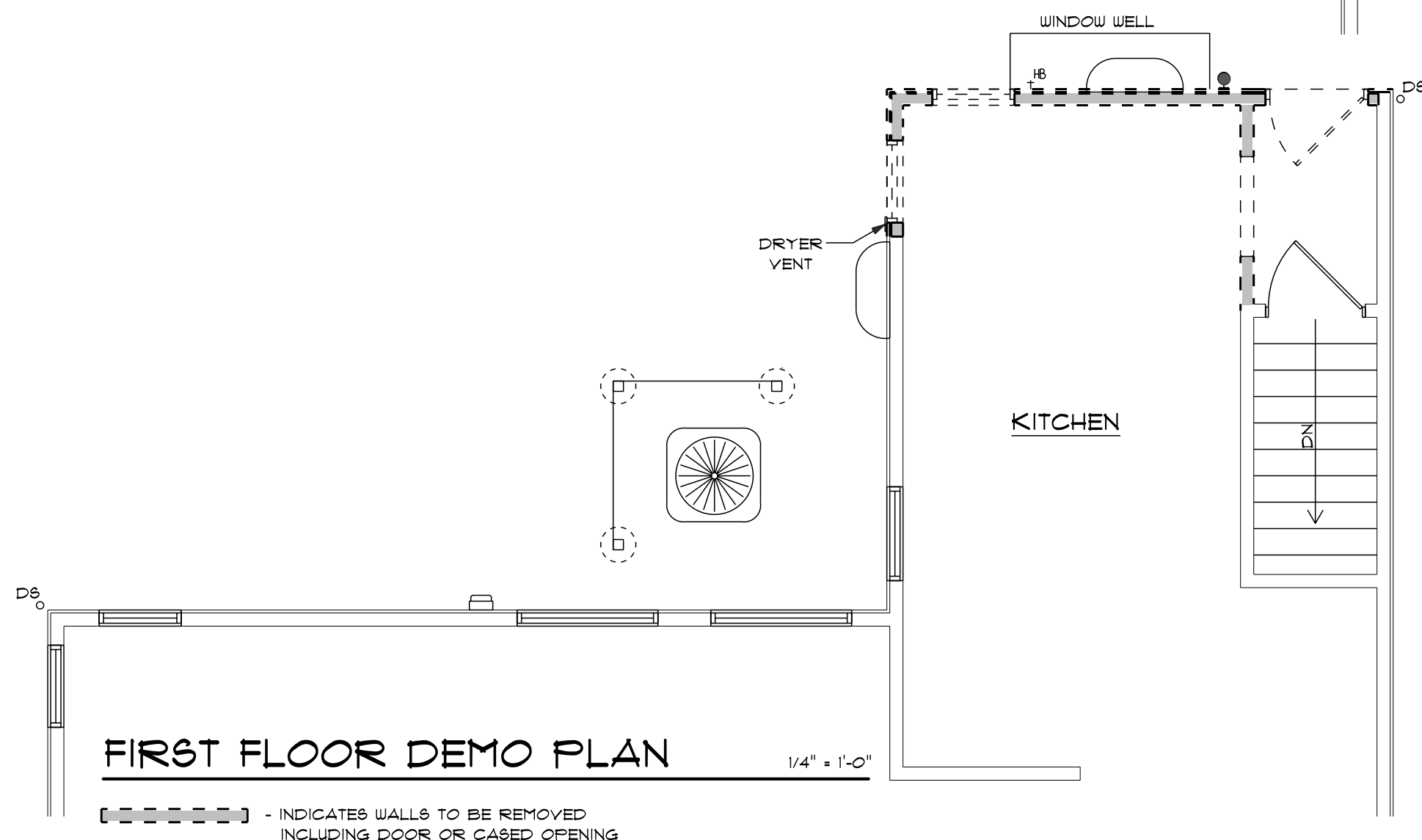
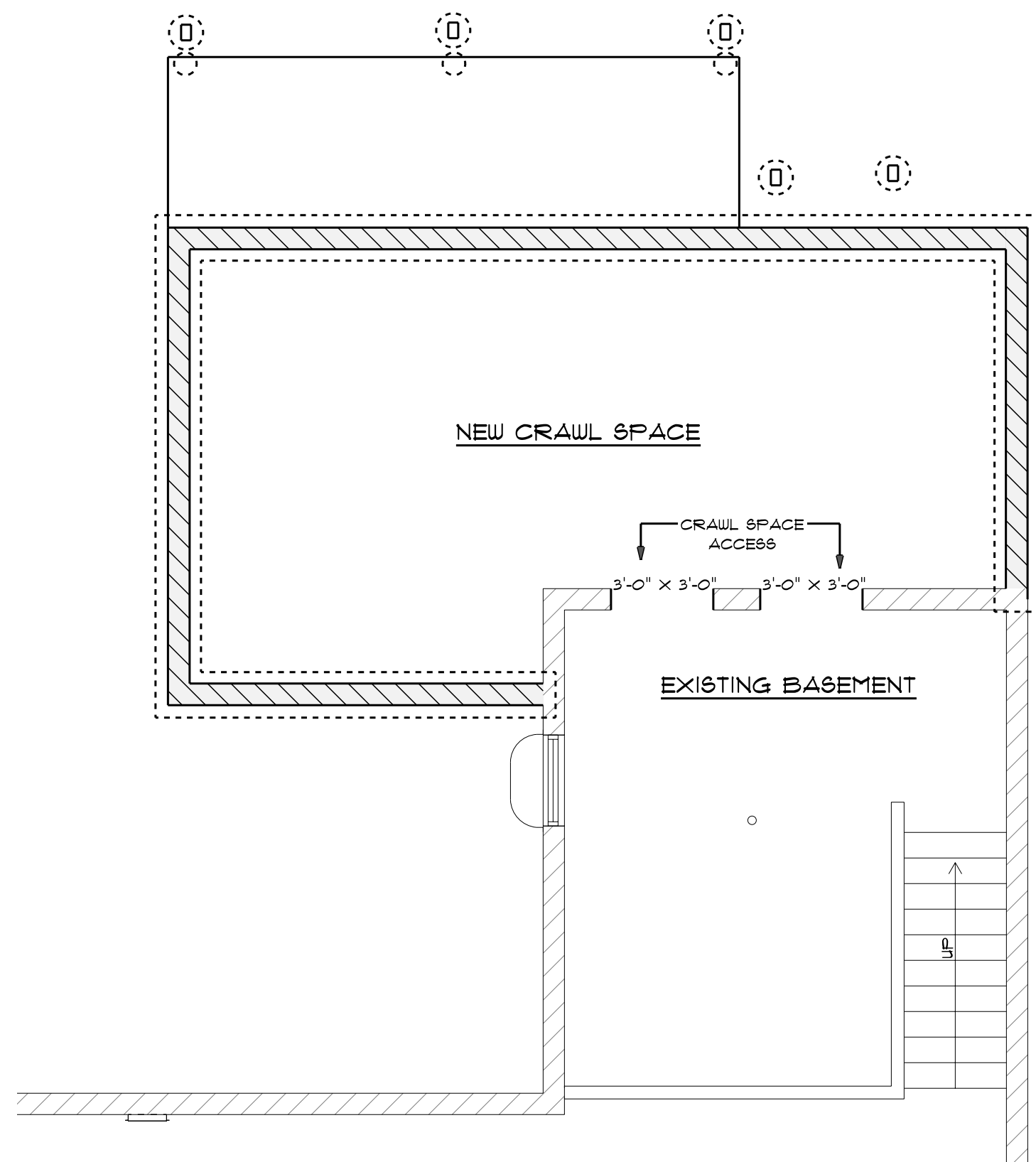
Owner:

Date:

Owner:

Date:

3505 W. Dublin-Granville Rd; Columbus, OH 43235 www.davefox.com 614-459-7211



COORDINATE ALL FRAMING, CABINET LAYOUTS & FINAL FINISHES w/ DFR ID & DC PRIOR TO INSTALLATION

FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO CONSTRUCTION ANY VARIATIONS SHOULD BE REPORTED TO THE PM & DC

REVISION	DATE	DESCRIPTION

DESIGNED BY: COURTNEY MAHER
 ID BY: MICHELLE MIXTER
 PM BY: T.B.D.
 PROJ. # 2316703
FLOOR PLANS
 SHEET #
 1 of 3

JUDY & JACK NASAR RESIDENCE
3003 SUDBURY RD. COLUMBUS, OH 43221

DAVE FOX
 DESIGN • BUILD REMODELERS
 3505 W. Dublin-Granville Rd; Columbus, OH 43235 www.davefox.com 614-459-7211

Owner: _____ Date: _____
 Owner: _____ Date: _____

Design Plans: For use by agents of DFR only. Use of or modifications of these plans without express permission of DFR is strictly prohibited. Mechanical plans to be verified by licensed contractor.

Scale: 1/4" = 1' (unless otherwise noted)

Revised: May 2023

Certification of Notice

Applicant Name: Dave Fox Design Build on behalf of Jack & Judy Nasar

Location of property subject to BZAP request: 3003 Sudbury Rd

This application will be heard by the Board of Zoning and Planning on: 1/17/24

Describe activity which requires Board of Zoning and Planning review:

Addition protruding beyond the rear yard build line

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
3028 Oldham Rd	Nicholas Morelli	70180360000105584747	12/20/23
3020 Oldham Rd	Compass Homes Inc	70180360000105584754	12/20/23
3012 Oldham Rd	Compass Homes Inc	701803600000105584761	12/20/23
3000 Oldham Rd	Mark Graham	70180360000105584778	12/20/23
1846 Inchcliff Rd	Dana Thompson	70180360000105584785	12/20/23
2993 Sudbury Rd	Nathan Vanlaningham	70180360000105584792	12/20/23
3013 Sudbury Rd	George Crosby	70180360000105584808	12/20/23
3023 Sudbury Rd	Matthew English	70180360000105584815	12/20/23
3020 Sudbury Rd	William Murray	70180360000105584839	12/20/23
3012 Sudbury Rd	Suzanne Coen	70180360000105584846	12/20/23
3004 Sudbury Rd	Andrew Brewster	70180360000105584853	12/20/23
2992 Sudbury Rd	Yong Xing Li	70180360000105584822	12/20/23
Applicant Signature: 			Date: <u>12/20/23</u>

Dear Resident at,
3003 Sudbury Rd

You have been sent this letter to inform you that a neighbor of yours within 100 feet of your property listed above is seeking a zoning variance for work to be done on their home. This variance will be reviewed in the public Upper Arlington Board of Zoning and Planning (BZAP) meeting set to take place at 6PM January 17th, 2024, at 3600 Tremont Rd, Upper Arlington, OH 43221.

The property in question is at 3003 Sudbury Rd, Columbus, OH 43221. The homeowners are looking to expand the floorspace of their home with a small single-story addition that protrudes into the rear yard in an effort to provide more comfort in the years to come. The addition itself will have a minimal, if any, impact on any existing sightlines due the surrounding trees and fences.

Thank you,

Dave Fox Design Build Remodelers

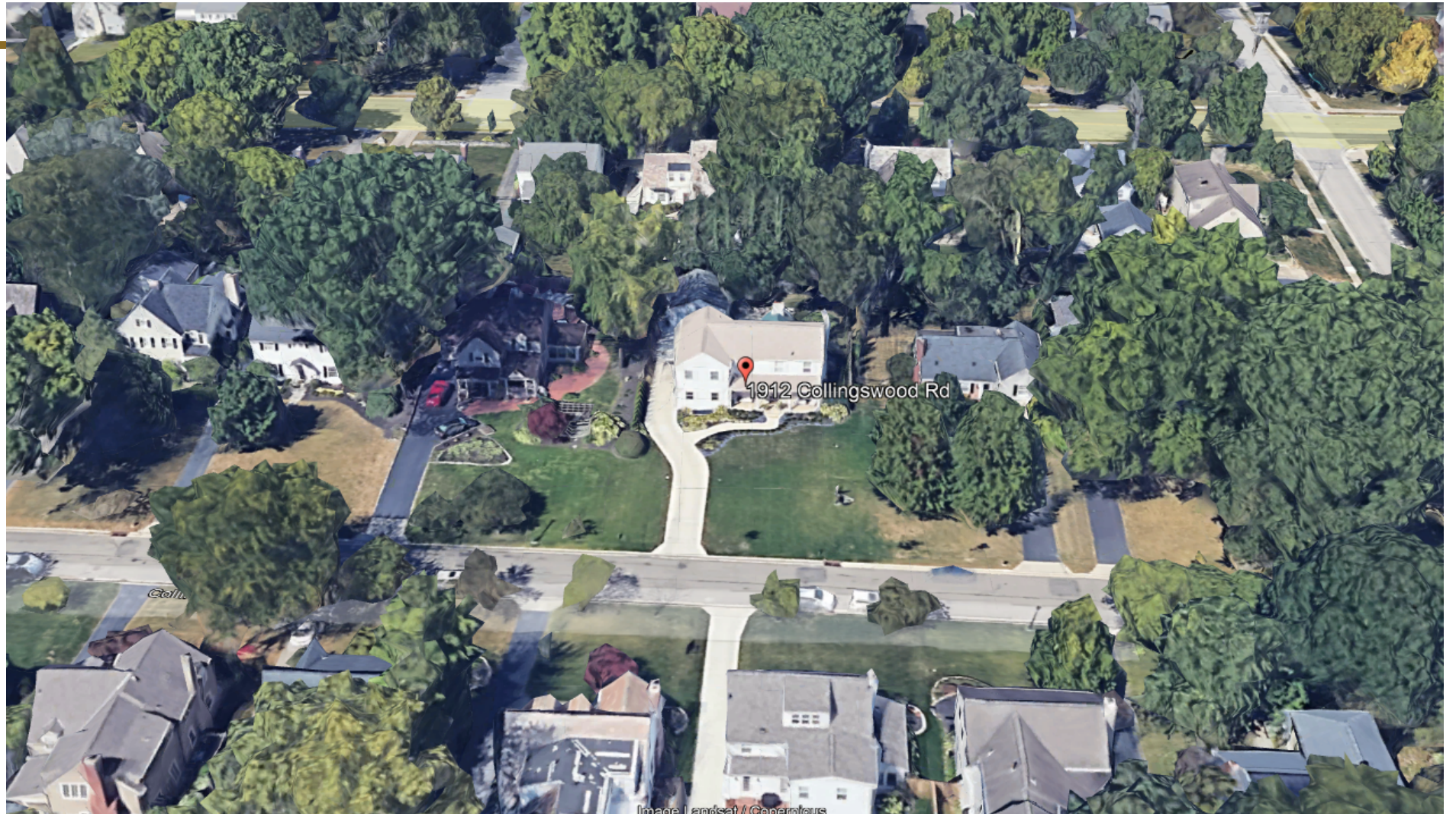


1912 Collingswood Rd.

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



1912 Collingswood Rd



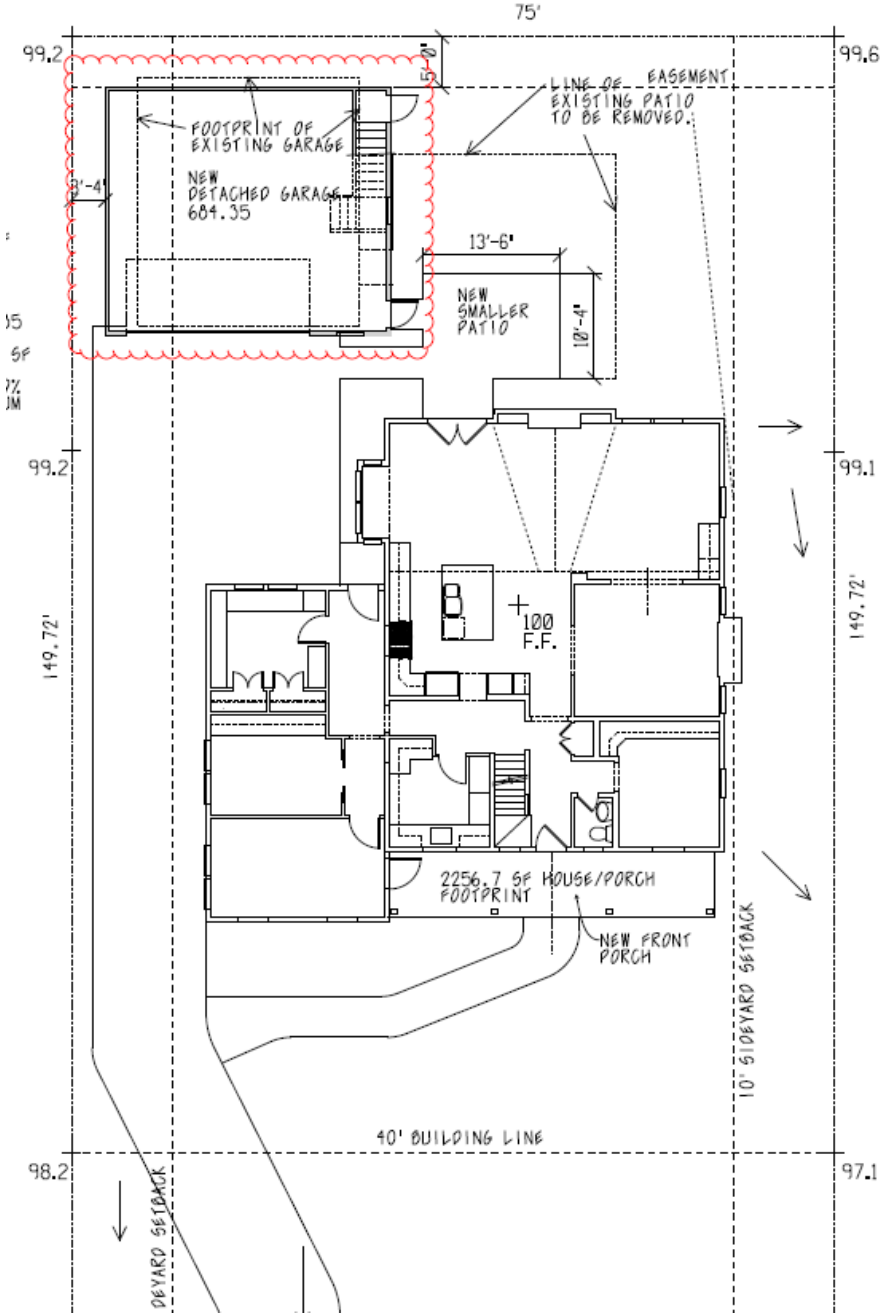
Existing Garage



Existing Backyard



Proposed Site Plan



Proposed Garage Elevations



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: January 17, 2024

Subject: 1912 Collingswood Road (VAR-01-24) - To permit a detached garage to be 20'-6" in height, when 17 feet is the limit.

Site Description/History

The subject property, 1912 Collingswood Road, is located on the north side of the street, west of Andover Road. The property is rectangular, with 75 feet of frontage and 150 feet of depth, similar to others in the neighborhood. It is platted as Lots #16-17 in Block #138 of the [Village of Upper Arlington subdivision](#), and zoned R-1c, One-Family Residence District. The property has a two-story, siding home that sits over 20 feet behind the 40-foot platted front building setback line, and also includes a detached two-car garage. Records indicate both structures were constructed in 1953. A two-story addition was completed in 2022. The rear yard is enclosed with a wooden privacy fence. The applicant purchased the property in 2020.

Proposal

The proposal includes the construction of a larger detached garage that is 24'-4" x 28' (681 square feet). The garage would be 20'-6" in height (variance required) to allow for office space on the second floor, which is permissible by the zoning code. The garage would be just 3'-4" from the side property line and five feet from the rear property line. The garage would include a shed dormer on the front elevation and windows with shutters on the front and side elevations. Two man-doors would be located on the east elevation and the garage would be finished with siding to match the home. The proposal would meet all other setback and coverage requirements, including the detached garage size limit of 6.39 percent of the property (717.5 square feet).

Zoning Code Requirements

- To allow a detached garage that is 20'-6" tall, in lieu of the 17-foot maximum ([Article 6.09](#)).

The Board recently approved two similar requests for additional detached garage height, including at 1489 Berkshire Road, where a detached garage was approved at 20'-4" feet in height (VAR-54-23), and at 2517 Brixton Road, where 19 feet was approved (VAR-55-23).

Alternatives



In these instances, alternatives include reducing the height of the garage or relocating the garage within the buildable area of the lot, where the 17-foot height limit does not apply. The architect has indicated that the finished space, specifically the stairway, would not meet building code requirements at the permissible height. Shifting the garage into the rear yard buildable area would not be possible given the location of the existing home behind the front yard setback. The detached garage could not be located in front of the home because a minimum 60-foot front yard setback is required.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed with the applicant. Historically, variances for additional height allowance for detached garages have been uncommon due to the permitted height allowance of 17 feet and the location of detached garages close to side and rear property lines. However, with recent code amendments allowing livable space in detached garages, the Board has approved two recent requests like this for 20'-4" and 19 feet in height, respectively. In both of those previous cases, Staff recommended that the second-floor space be at least ten feet from the side and rear property lines, but this was not supported by the Board. In this case, the garage meets all size and coverage requirements and allows the homeowner office space, which is a permitted use and encouraged by City leadership for those residents working from home. The Board may consider Finding #8 with this request.

Attachments

1. 1912 Collingswood Rd - Variance Application
2. BZAP Staff Report Pics - 1912 Collingswood Drive





23-5408

Variance Application

Status: Active

Submitted On: 12/4/2023

Primary Location

1912 COLLINGSWOOD RD
UPPER ARLINGTON, OH
43221

Owner

Brooks and Anne Humphreys
COLLINGSWOOD 1912
COLUMBUS, OH 43221

Applicant

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

BZAP Information

 BZAP Case #

VAR-01-24

 Status

Pending

 BZAP Determination Date

01/17/2024

 Vote Tally

 Primary Variance

Detached garage

 Findings of Fact for Approval/Denial

 Variance Request

To permit a detached garage to be 20'-6" in height, when 17 feet is the limit.

 BZAP conditions

Variance Information

Describe Variance Request ?

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

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?

Although zoning code permits the space, building code requirements can not be met without this approval. It is also a great solution to provide additional space without increasing the building footprint.

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, in fact any homeowner who wants to do legal storage or office space approved by the building code, can not do so unless a height variance is granted.

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

No this is a modest proposal, set back from the street and will have minimal if any impact to the neighbors.

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

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

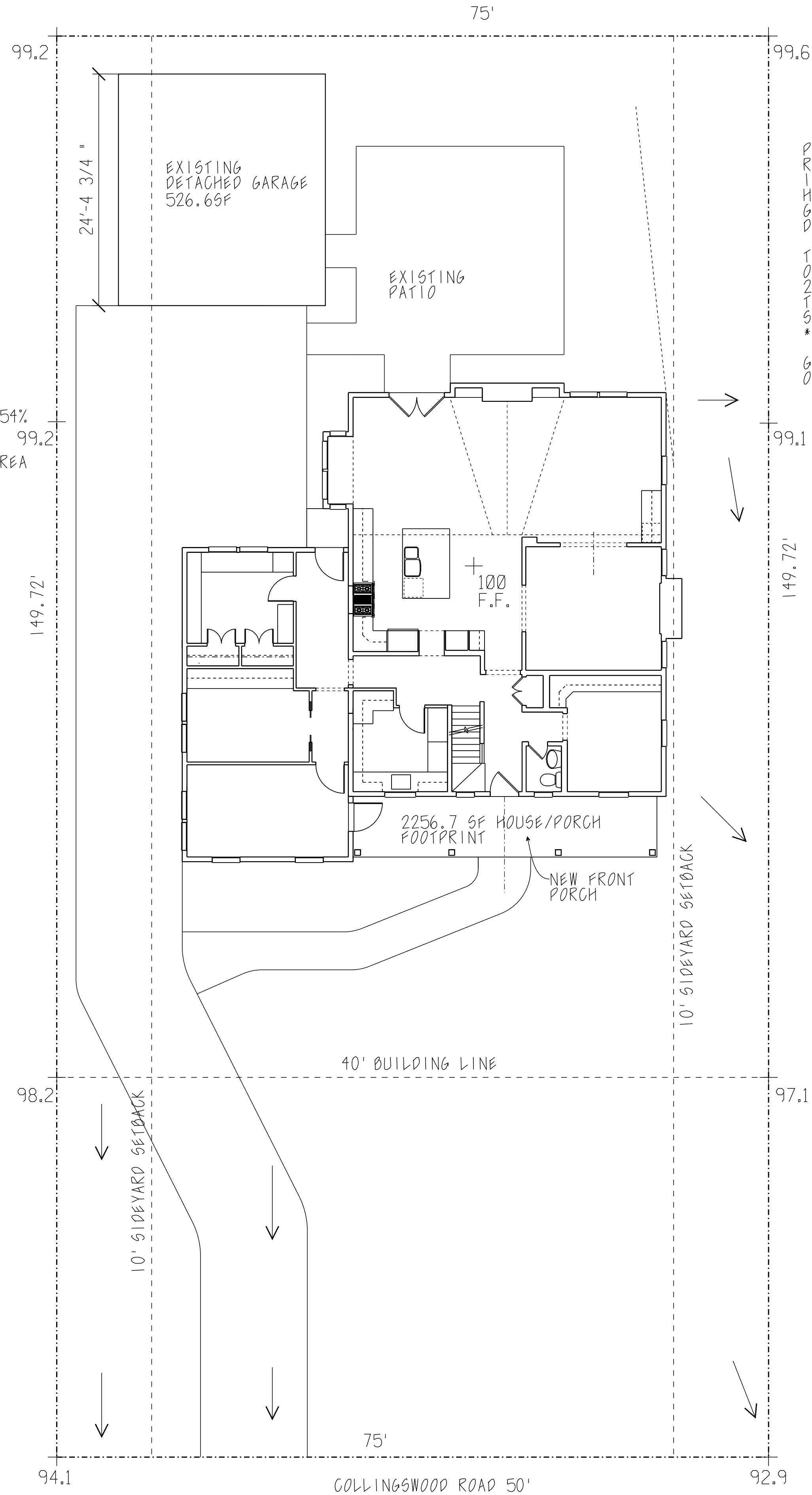
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

The home currently has a very small basement (main portion of the home only, with lower ceilings and mechanicals which do not allow for the storage/office space that is needed.

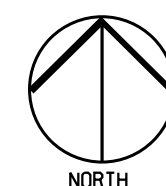
PARCEL NO. 070-002368
R-1C
11229 SF LOT AREA
HOUSE AND PORCH 2256.7 SF
GARAGE 526.6 SF
DRIVE, WALKS, PATIO 2443.6 SF

TOTAL BUILDING COVER 2783.3 SF OR 24.78%
29% BUILDING COVER PERMITTED
TOTAL DEVELOPMENT COVER 5226.9 SF OR 46.54%
ALLOWABLE IS 45%

GARAGE IS PERMITTED TO BE 6.39% OF LOT AREA
OR 717.5 SF MAXIMUM



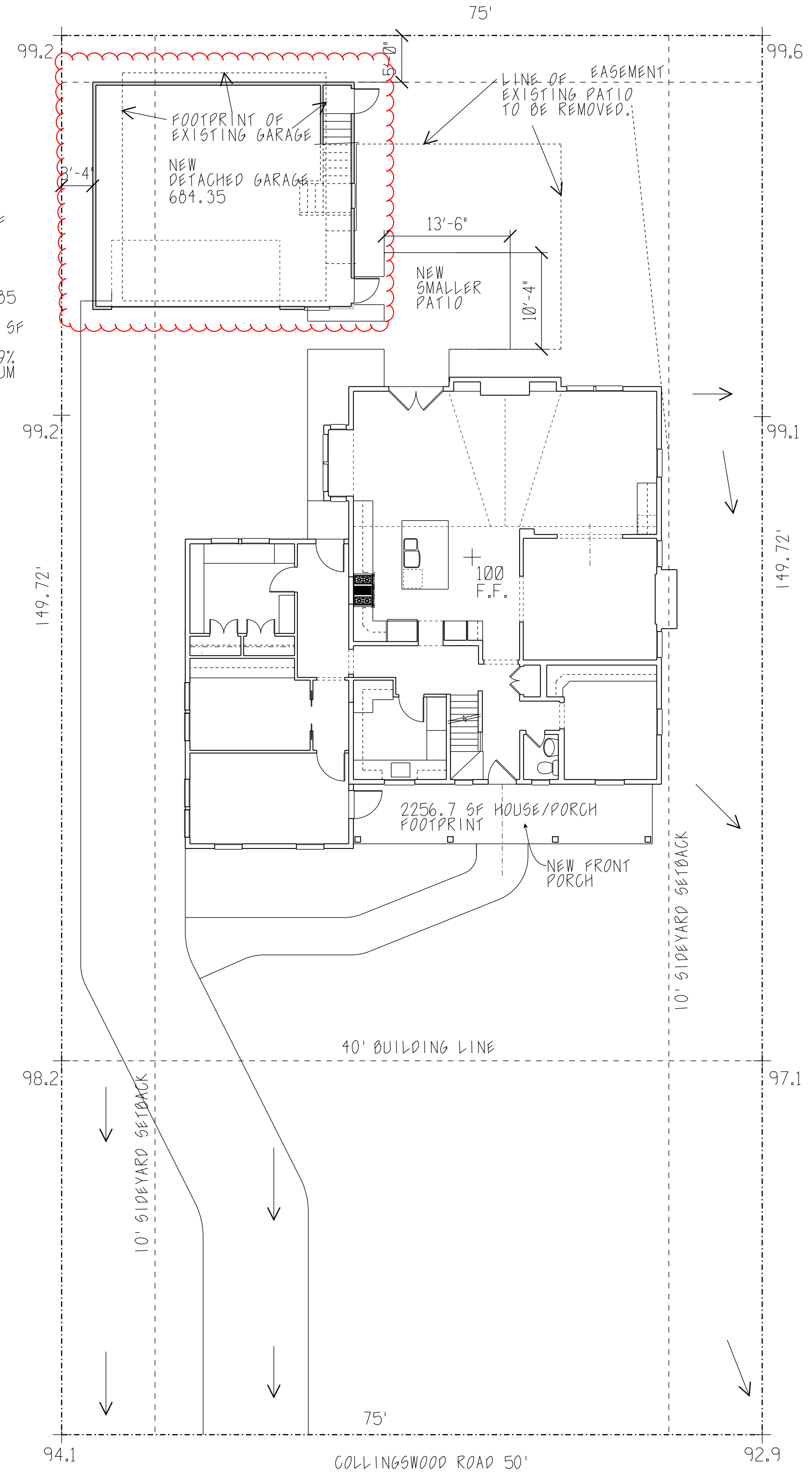
ASBUILT
SITE PLAN
SCALE: 1/8" = 1'-0"



PARCEL NO. 070-002368
R-1C
11229 SF LOT AREA
HOUSE AND PORCH 2256.7 SF
GARAGE 684.35 SF
DRIVE, WALKS, PATIO 2091.8 SF

TOTAL BUILDING COVER 2941 SF
OR 26.2%
29% BUILDING COVER PERMITTED
TOTAL DEVELOPMENT COVER 5032.85
SF OR 44.82%
ALLOWABLE IS 45% OR 5053.05 SF

GARAGE IS PERMITTED TO BE 6.39%
OF LOT AREA OR 717.5 SF MAXIMUM



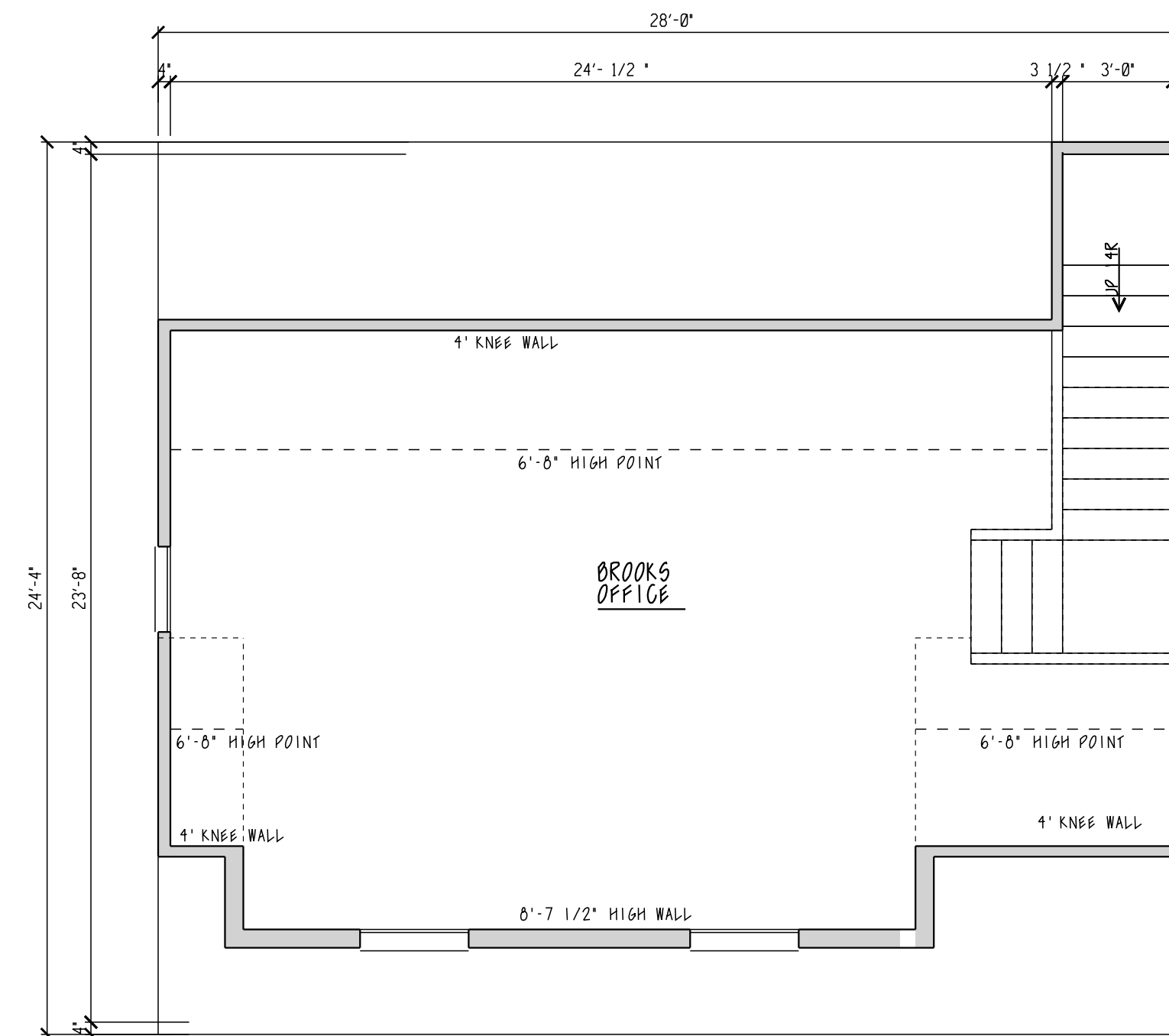
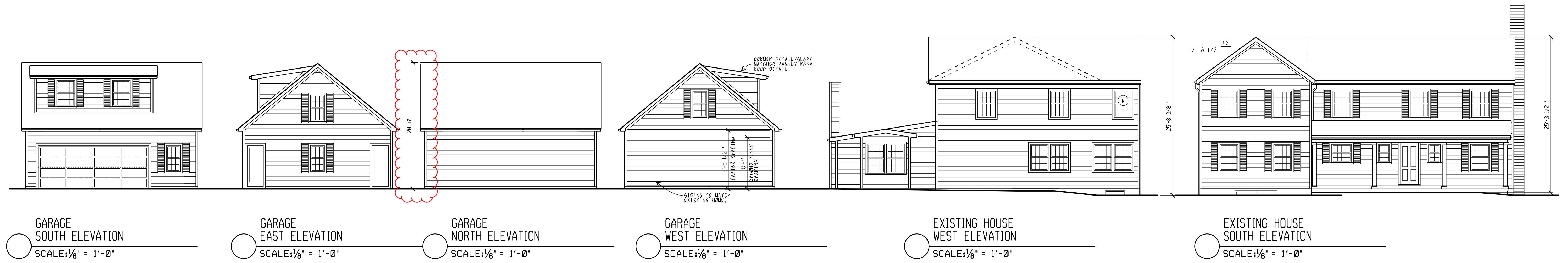
PROPOSED
SITE PLAN
SCALE: 1/8" = 1'-0"



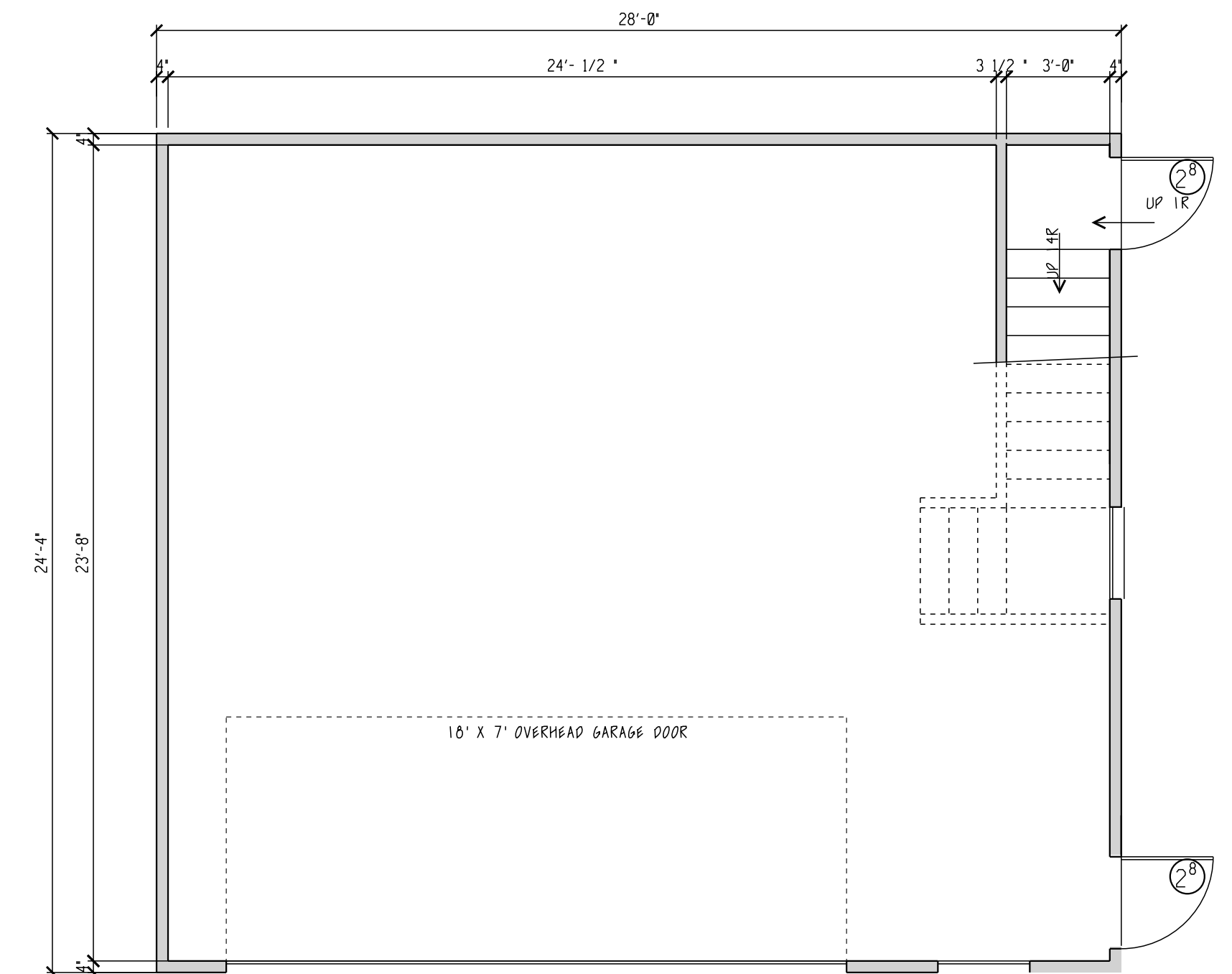
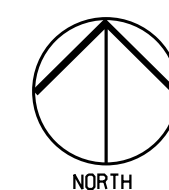
REVISED 1/10/24
11/2/23

HUMPHREY RESIDENCE
1912 COLLINGSWOOD ROAD
UPPER ARLINGTON OHIO

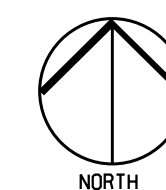
SHEET 1



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



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



11/2/23

HUMPHREY RESIDENCE
1912 COLLINGSWOOD ROAD
UPPER ARLINGTON OHIO

SHEET 2





Revised: May 2023

Certification of Notice

Applicant Name: Brooks and Ann Humphreys/Juliet Bullock Architect

Location of property subject to BZAP request: 1912 Collingswood

This application will be heard by the Board of Zoning and Planning on: January 17, 2024

Describe activity which requires Board of Zoning and Planning review:

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

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1934 Collingswood	Zachary and Julie Kirk		12/13/23
1926 Collingswood	Sarah Walker		12/11/23
1904 Collingswood	Mary Boyer		12/11/23
1896 Collingswood	Jeffrey & Tonya Braun		12/11/23
1897 Collingswood	Suzanne Hamilton		12/12/23
1905 Collingwood	Benjamin & Abigail Bremer		12/11/23
1913 Collingswood	Alexander & Timberly Pierce		12/11/23
1921 Collingswood	David & Catherine Whetzel		12/11/23
1929 Collingswood	Zhiqiang Lin & Jing Huang		12/12/23
1937 Collingswood	Jason & Megan Gregory		12/11/23
1927 West Lane	Phillip Brokaw		12/17/23
1919 West Lane	Elizabeth Grimm		12/17/23
1911 West Lane	Gregory & Dawn Hatton		12/17/23
Applicant Signature:		Date: <u>12/10/23</u>	12/10/23

12/10/23

December 4, 2023

To whom it may concern,

This letter serves to inform you we are requesting a variance from the UA Board of Zoning and Planning to build a detached garage to be 20'6" high in lieu of the city code of 17' maximum. The city requires us to notify all homes within 100 feet of our property of the variance submission. The application will be heard on by the Board of Zoning and Planning January 17th, 2024. If you have any questions please feel free to reach out to our architect Juliet Bullock at bullock.juliet@gmail.com

Sincerely,

Brooks and Ann Humphreys
1912 Collingswood

1912 Collingswood Rd.

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



1912 Collingswood Rd



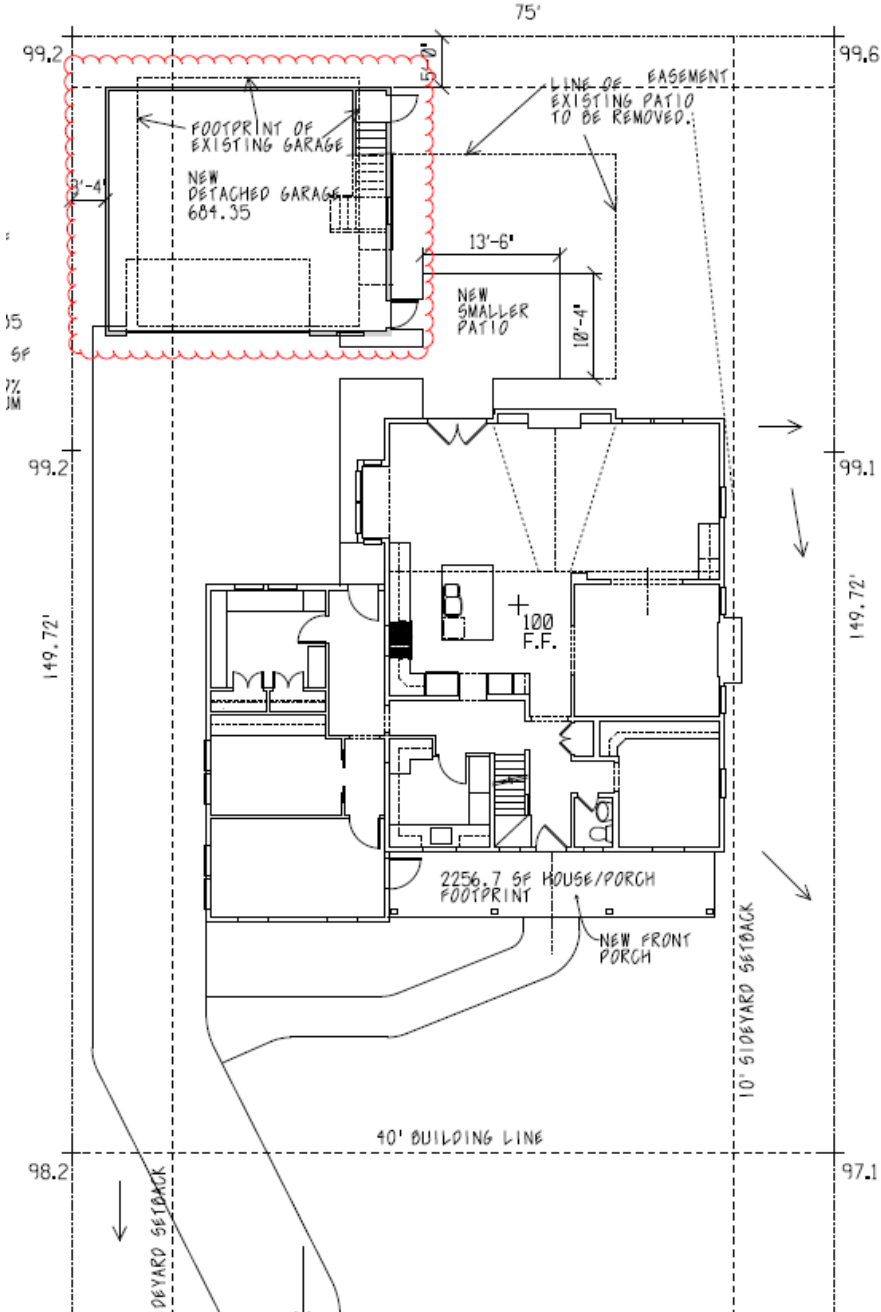
Existing Garage



Existing Backyard



Proposed Site Plan



Proposed Garage Elevations



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 17, 2024

Subject: 4462 Summit Ridge Drive (VAR-02-24) - To allow a new home to encroach up to 10 feet into the 20-foot minimum west side yard setback, up to five feet into the 20-foot minimum east side yard setback, and up to 4'-6" into the 60-foot minimum front yard setback.

Site Description/History

The subject property, 4462 Summit Ridge Drive, is located at the southern terminus of the street, 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. [This zoning district has the second-deepest front yard setback requirement in the City, at 60 feet, and the widest side yard setback requirement at 20 feet.] 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. Two trees will be removed as part of the project; all other landscaping and mature trees will remain and/or be trimmed.

The existing home has been partially demolished. A variance was granted in January 2023 for a front porch and garage addition that encroached onto front and side yard setbacks. Building Permit #22-5404 was issued in August 2023 per the approved variance. Once construction started, the property owner and contractor found substantial structural and other issues that made the approved renovation cost-prohibitive. Demolition Permit #23-5434 was conditionally issued in December 2023 so that the site could be restored to grass to prevent safety hazards.

Proposal

The proposal includes the demolition of the remaining portion of the existing home and the construction of a new single-family residence. The site plan shows the new home being largely in the same location as the existing one plus what the Board previously approved last year:

- It will encroach up to 4'-6" into the (unplatted) 60-foot front yard setback, *where a three-foot encroachment exists today and the Board approved 17'-6" last year for the front addition.*



- It will encroach up to 10 feet into the 20-foot minimum west side yard setback, *where a 10.6-foot encroachment previously existed, and the Board approved a 13-foot encroachment.*
- It will encroach up to five feet into the 20-foot minimum east side yard setback, *where a 5.4-foot encroachment exists today.*

The proposed home is a true two-story design instead of the existing split-level format. It is 28 feet tall on the front and side elevations and increases to 35 feet tall at the rear due to the site's topography. The elevations feature brick, stone, and wood siding on the front elevation, stone on the east elevation, brick and stucco on the west elevation, and stucco on the rear. [The City's third-party architect instructed the applicant to look closer at the proposed roof forms and massing, as well as material selection and window layout.] The west side includes a three-car garage, while the east side includes bedrooms on both levels.

Zoning Code Requirements

- To allow a new home to encroach up to 10 feet into the 20-foot minimum west side yard setback (Article 5.02);
- To allow a new home to encroach up to five feet into the 20-foot minimum east side yard setback (Article 5.02); and
- To allow a new home to encroach up to 4'-6" into the 60-foot minimum (unplatted) front yard setback (Article 5.02).

Alternatives

The applicant has explored a variety of site plans to try to avoid a variance application as they are aware the Board does not like to grant variances for new single-family homes when there is essentially a "clean slate". In this instance, the applicant wishes to build a new home that is largely on the same footprint as their current home and to have smaller encroachments than what the Board approved last year for a front addition and garage addition. Moving the home back is not possible due to steep topography, and reducing the overall depth of the home would negatively impact the proposed floor plan. Reducing the width of the house to be compliant with the 20-foot side yard setbacks would significantly change the design and floorplan of the home, resulting in less square footage than what exists today.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. It is an extraordinary case, that is not very common, where a decision is made to completely demolish a house after select demolition/exploration commences due to structural and other issues that were discovered. The site is challenging in that the entire rear half of the property is unusable due to steep topography and mature trees; also, the front yard has a deep setback with several mature trees. With 20-foot minimum side yard setbacks on each side of the property, the home can only be 60 feet wide. [Three of the four existing homes at the end of the segment encroach the side yard.] As for the design of the home, three of the four homes at the end of the street segment are ranches and the front elevation proposed



here will blend well with them.

It is rare for Staff to support variances for new construction, but Staff believes this is a unique and extraordinary situation. For these reasons, Staff recommends that this variance application be approved, noting Findings #1 and #8, subject to the following stipulation: That the applicant simplify the material selection and roof design, subject to review and approval by Staff.

Attachments

1. 4462 Summit Ridge Dr. - Variance Application
2. BZAP Staff Report Pics - 4462 Summit Ridge Dr





23-5623

Variance Application

Status: Active

Submitted On: 12/20/2023

Primary Location

4462 SUMMIT RIDGE DR
UPPER ARLINGTON, OH
43220

Owner

Sunny Side Homes LLC
0 , 0

Applicant

 James Ross
 614-204-5661
 jimr.rbd@gmail.com
 6120 Crystal Valley Dr.
Galena, Ohio 43021

BZAP Information

 BZAP Case #

VAR-02-24

 Status

Pending

 BZAP Determination Date

01/17/2024

 Vote Tally

 Primary Variance

Side yard setback

 Findings of Fact for Approval/Denial

 Variance Request

To allow a new home to encroach up to 10 feet into the 20-foot minimum west side yard setback (existing), up to 5 feet into the 20-foot minimum east side yard setback, and up to 4'-6" into the 60-foot minimum front yard setback (three-foot existing encroachment).

 BZAP conditions

Variance Information

Describe Variance Request ?

.....

[ORIGINAL VARIANCE APPLICATION TEXT]

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?

.....

[ORIGINAL VARIANCE APPLICATION TEXT]

This home sits on a piece of property that is going back to a creek. The lands drops of 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 property that will accomodate this new home we will be living in soon and raising a family in, but add value to the neighborhood as well. This variance request also is because the exisiting home sits on a unique piece of land and we are only trying to make the best out of what it has to offer.

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 fell in love with many aspects of the land, and wish honor the neighboring homes and community with 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). Ulitimately, although the original variance application was approved for a renovation of the excisting structure, I believe that allowing this variance to accomodate a new build will only increase the value of the property and surrounding properties as well.

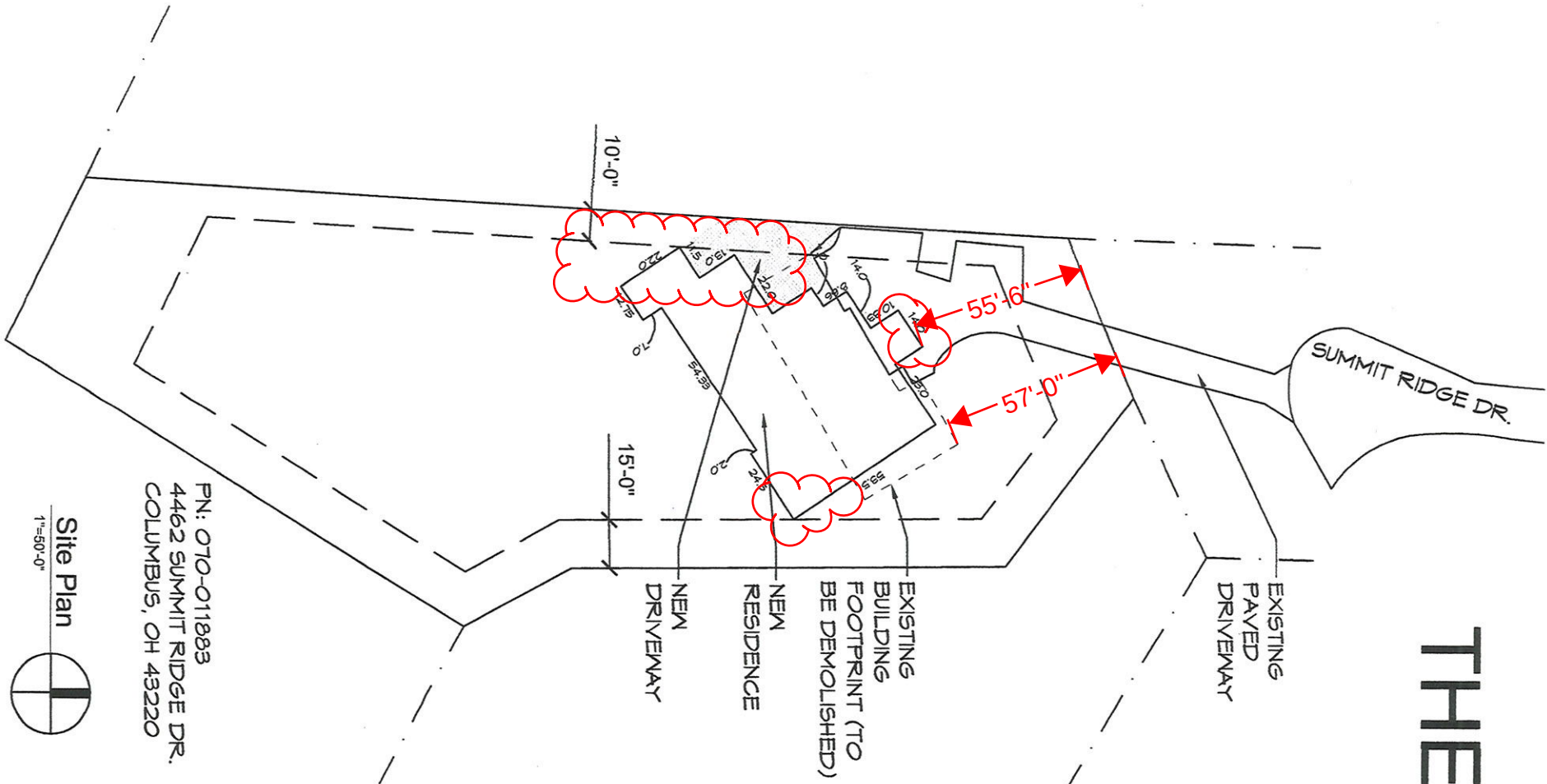
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

To say that the property is useless without this variance is of course not true, if I am to be reasonable. It is a beautiful piece of land that of course could accomodate a home within the exisiting guidelines. Although without the variance, I can say it will not offer a home that many families looking in Upper Arlington would be able to consider. In this case it would significiantly diminish the beneficial use to modern families in this city.

THE ANDERSEN RESIDENCE

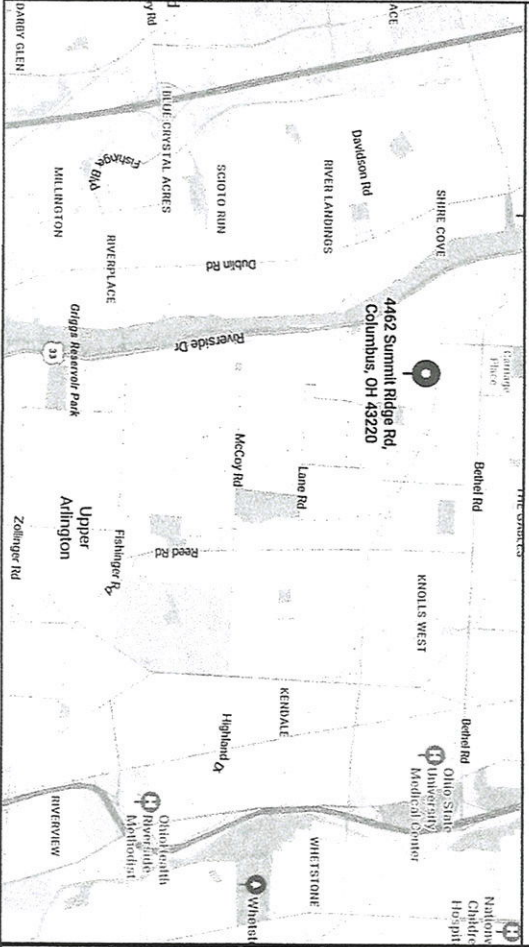
AT 4462 SUMMIT RIDGE DR.
COLUMBUS, OHIO 43220

BY
ROSS BUILDERS AND DESIGN
6120 CRYSTAL VALLEY DR
GALENA, OH 43021-8516



DRAWING INDEX	
NUMBER	NAME
G001	COVER
G002	GENERAL NOTES
	EXISTING SITE SURVEY
	SURVEY NOTES
A100	BASEMENT PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A204	ELEVATIONS
A300	GARAGE SECTION
A301	BUILDING SECTION
S100	FIRST FL FRAMING
S101	SECOND FL FRAMING
S102	ROOF FRAMING

LOCATION MAP

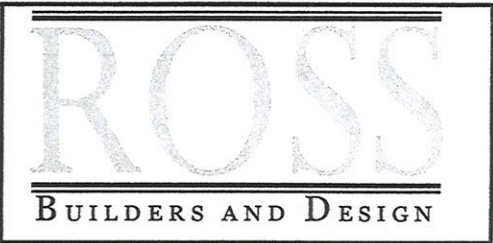


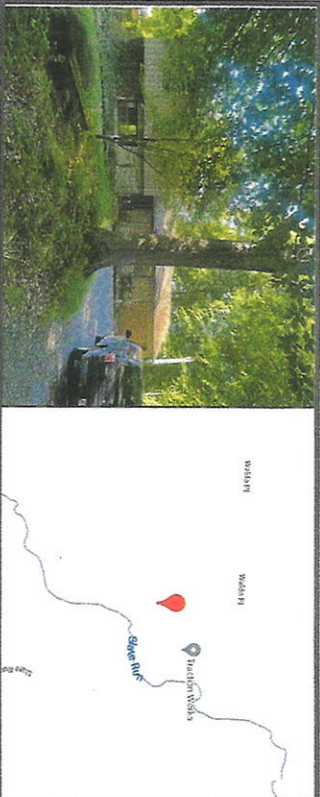
Andersen Residence at
4462 Summit Ridge Dr.
Columbus, Ohio 43220

Date
11/24/23

Title
COVER

G001





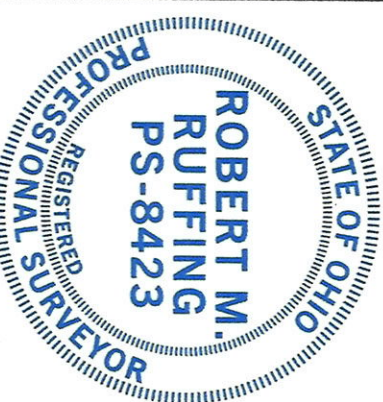
PROPERTY ADDRESS:
4462 SUMMIT RIDGE ROAD, COLUMBUS, OHIO 43220

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 RETACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

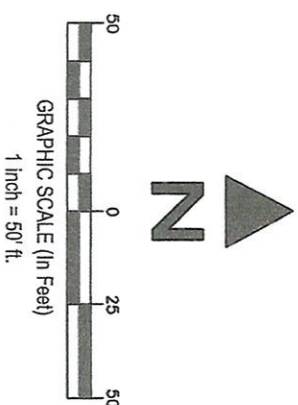
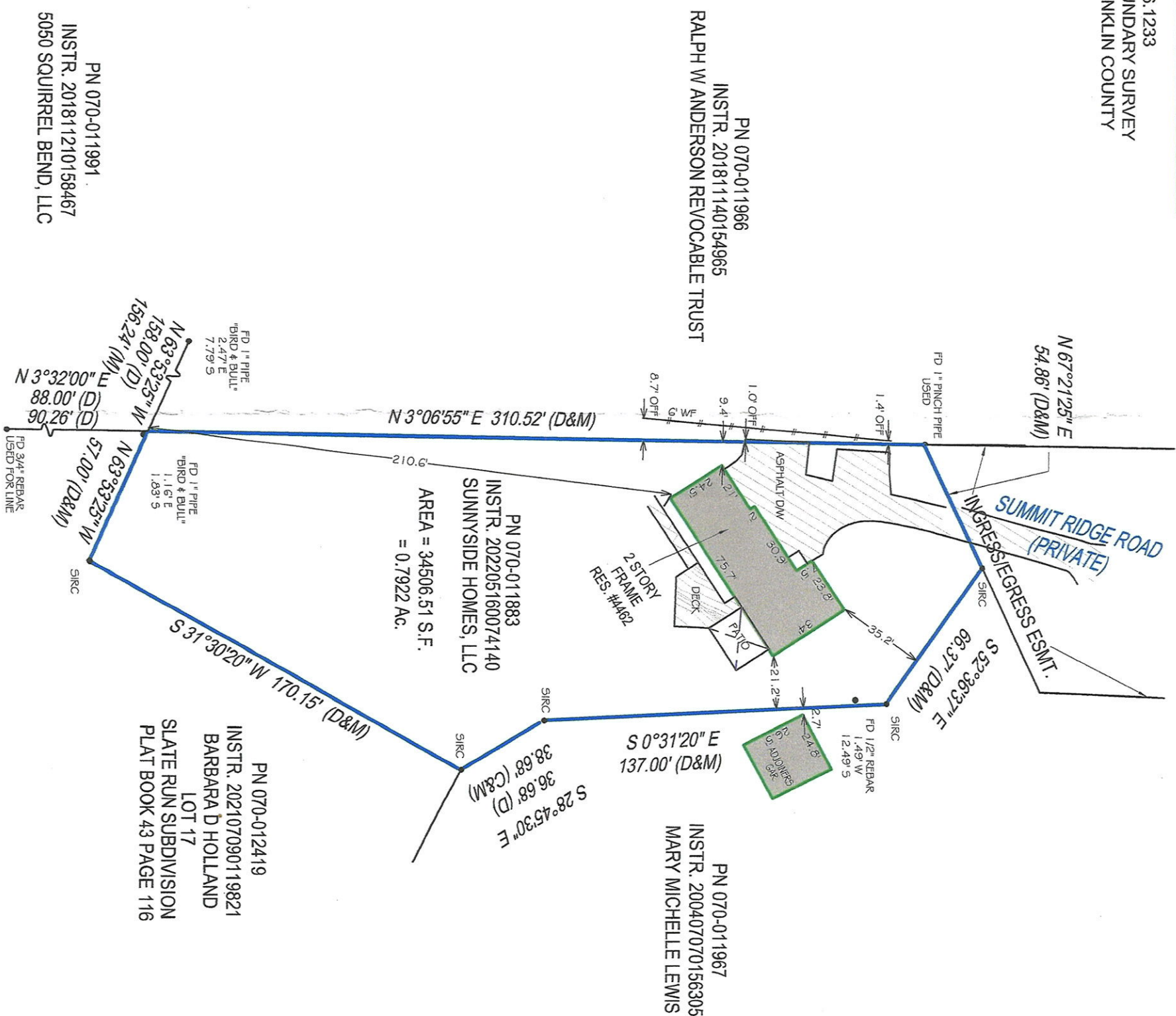
State of Ohio Registered Professional Surveyor
License Number PS-8423



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



2206.1233
BOUNDARY SURVEY
FRANKLIN COUNTY





Revised: Jan 2021

Certification of Notice

Sean and Kristi Bedevelsky

Applicant Name: _____

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

Describe activity which requires Board of Zoning and Planning review:

Variance request for new home construction.

This application will be heard by the Board of Zoning and Planning on: January 17, 2024

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		9589 0710 5270 0594 2200 65	12/18/23
4474 Summit Ridge Rd		9589 0710 5270 0594 2200 72	12/18/23
4486 Summit Ridge Rd		9589 0710 5270 0594 2200 89	12/18/23
4480 Summit Ridge Rd		9589 0710 5270 0594 2200 58	12/18/23
3655 Waldo Pl		9589 0710 5270 0594 2200 27	12/18/23
5050 Squirrel Bend		9589 0710 5270 0594 2200 34	12/18/23
4837 Slate Run Ct		9589 0710 5270 0594 2200 41	12/18/23
2600 Slate Run Rd		9589 0710 5270 0594 2200 96	12/18/23
Applicant Signature: <i>Kristina Bedevelsky</i>			Date: 12/18/23

December 15, 2023

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

Dear Neighbor,

We are following up on letter you received last year which provided notice of a variance request for a potential renovation of the existing home we own on 4462 Summit Ridge Road. While we are grateful the City of Upper Arlington's Community Development Department ultimately approved that request, we've found ourselves going back to the drawing board, quite literally.

Upon further review, we feel the best course of action, for both us and you as our neighbors, will be to build a new home on this property from the ground up. Recently, you received notice of our plans for demolition of the existing property.

As with our initial renovation plans, we will be asking the city for a variance for the construction of our new home. 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 17, 2024 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 build essentially the same house as the remodel would have been but the new house will be a true 2 story instead of a split level. The footprint of the new house is almost the same as what the remodel would have been. Since it is now a new build the city of Upper Arlington is asking us to request a new variance for the side yard set backs and the front yard set back because the new house (just like the old house) is non-conforming with the current zoning requirements in those 3 areas. The front yard set back is now going to be 56.25' (60' requirement) the east side 15' (20' is the requirement) and the west side 10' (20' is the requirement).

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 new site plan of the property and the concept plans for our new house 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: 614-886-9252
Email: kristi jean10@yahoo.com

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

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

NEIGHBOR PROPERTY OWNER

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

3655 WALDO PLXCE

City, State, ZIP+4®

COLUMBUS OH 43065-2220



9589 0710 5270 0594 2200 72

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

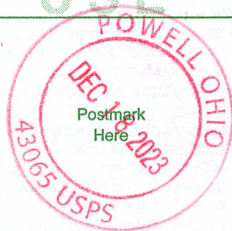
NEIGHBOR PROPERTY OWNER

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

4474 SUMMIT RIDGE

City, State, ZIP+4®

Page 128 of 227



U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

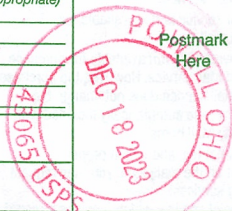
\$

Sent To

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

City, State, ZIP+4[®]

Postmark
Here



NEIGHBOR PROPERTY OWNER
9486 SUMMIT RIDGE DR.
COLUMBUS OH 43220

Page 129 of 227

9589 0710 5270 0594 4650 0225 0120 6856

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

NEIGHBOR, PROPERTY OWNER

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

5050 SQUIREL BEND

City, State, ZIP+4®

COLUMBUS, OH 43065-1820



U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

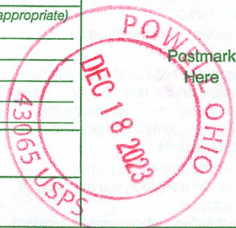
NEIGHBOR, PROPERTY OWNER

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

4837 SLATE RUN CT.

City, State, ZIP+4[®]

COLUMBUS OH 43065



Page 131 of 227

96 0022 4650 0225 0120 6956

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

NEIGHBOR PROPERTY OWNER

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

2600 SLATE RUN RD.

City, State, ZIP+4®

COLUMBUS

Page 132 of 22720

PS Form 3800, January 2023 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®.

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

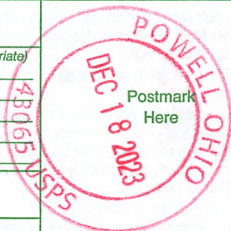
\$

Sent To

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

City, State, ZIP+4®

NEIGHBOR PROPERTY OWNER
4469 SUMMIT RIDGE DR.
COLUMBUS OH 43220



Page 133 of 227

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

NEIGHBOR, PROPERTY OWNER
Street and Apt. No., or PO Box No.

4480 SUMMIT RIDGE DR.
City, State, ZIP+4®

COLUMBUS, OH 43065
Page 134 of 227220





UNITED STATES POSTAL SERVICE.

LEWIS CENTER
393 E ORANGE RD
LEWIS CENTER, OH 43035-9998
(800)275-8777

12/29/2023

09:11 AM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® Letter	1		\$0.66
--------------------------	---	--	--------

Columbus, OH 43221

Weight: 0 lb 0.30 oz

Estimated Delivery Date

Tue 01/02/2024

Certified Mail®

\$4.35

Tracking #:

9589 0710 5270 0968 8087 21

Total			\$5.01
-------	--	--	--------

Grand Total:			\$5.01
--------------	--	--	--------

Credit Card Remit			\$5.01
-------------------	--	--	--------

Card Name: VISA

Account #: XXXXXXXXXXXXX9577

Approval #: 03466G

Transaction #: 117

AID: A0000000031010 Contactless

AL: VISA CREDIT

CHASE VISA

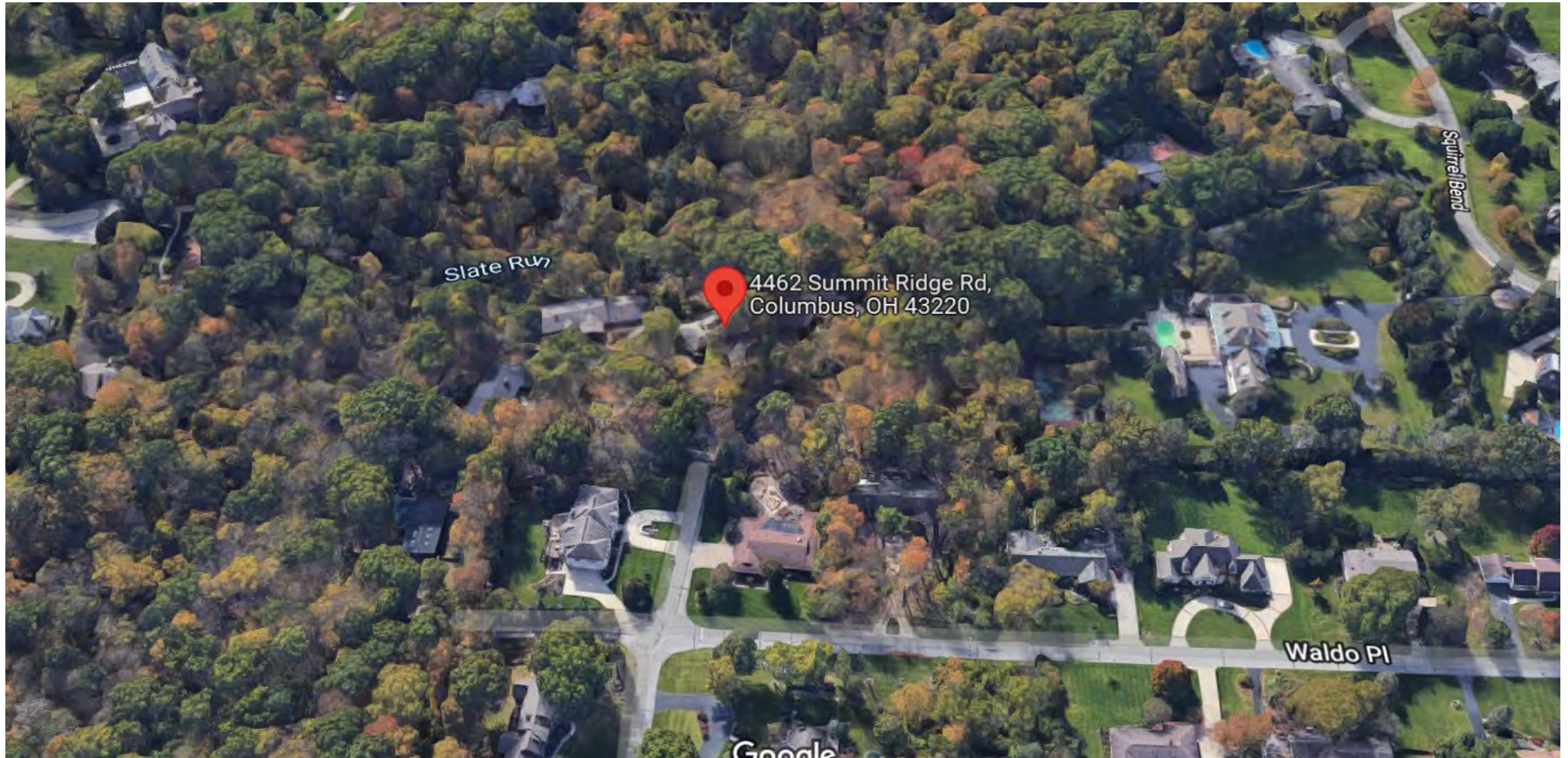
Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

4462 Summit Ridge Drive

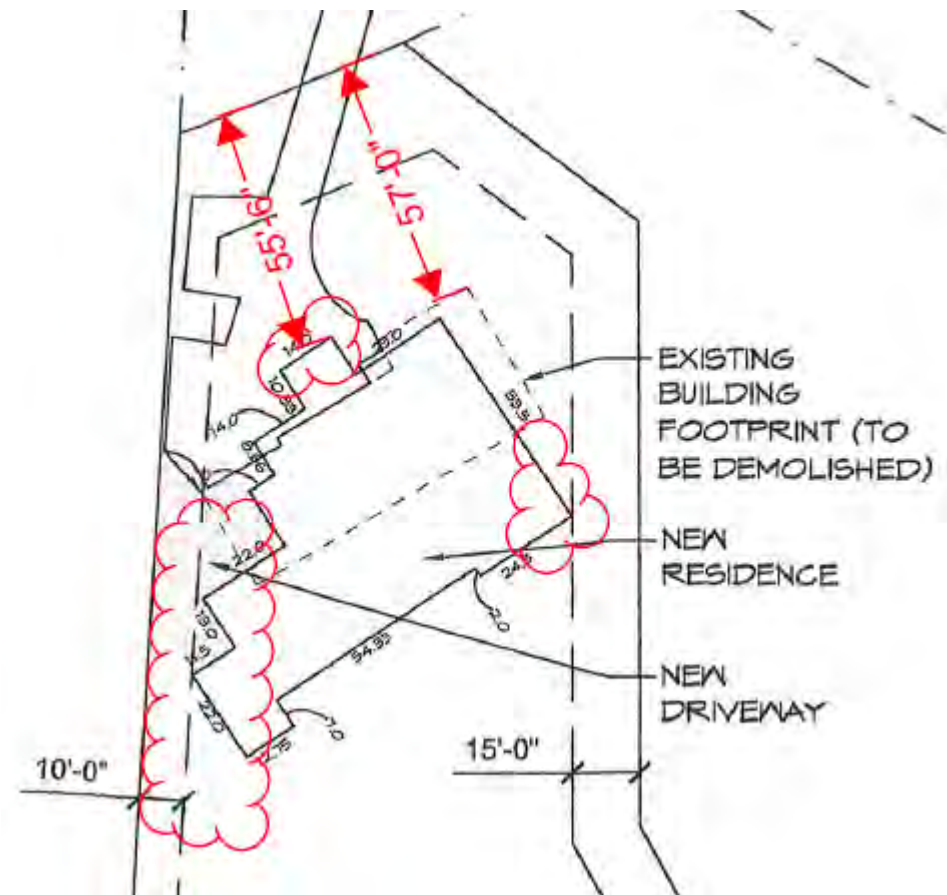
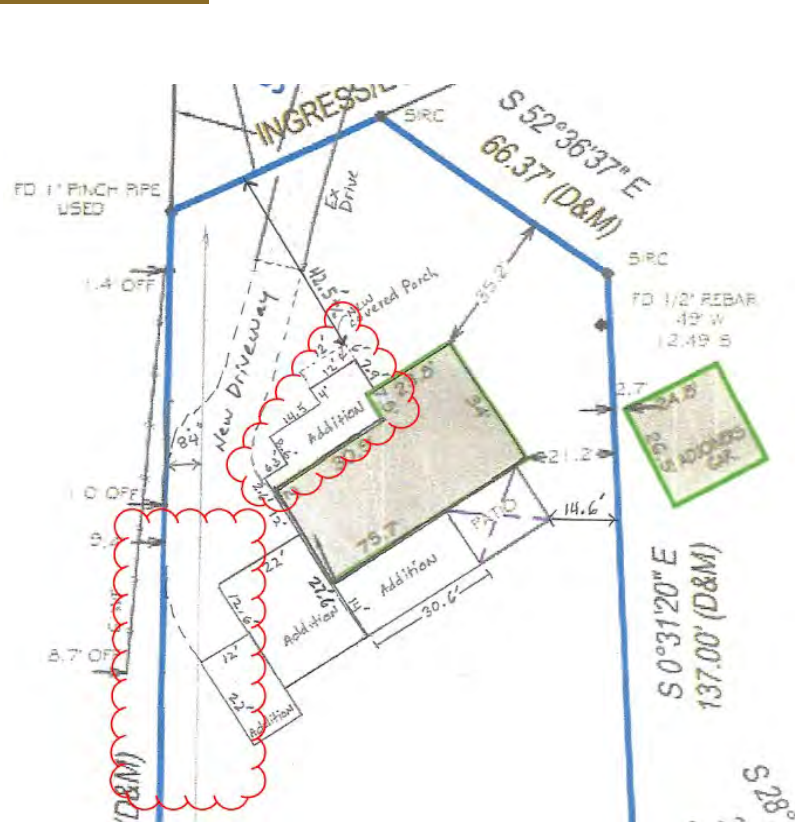
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking South



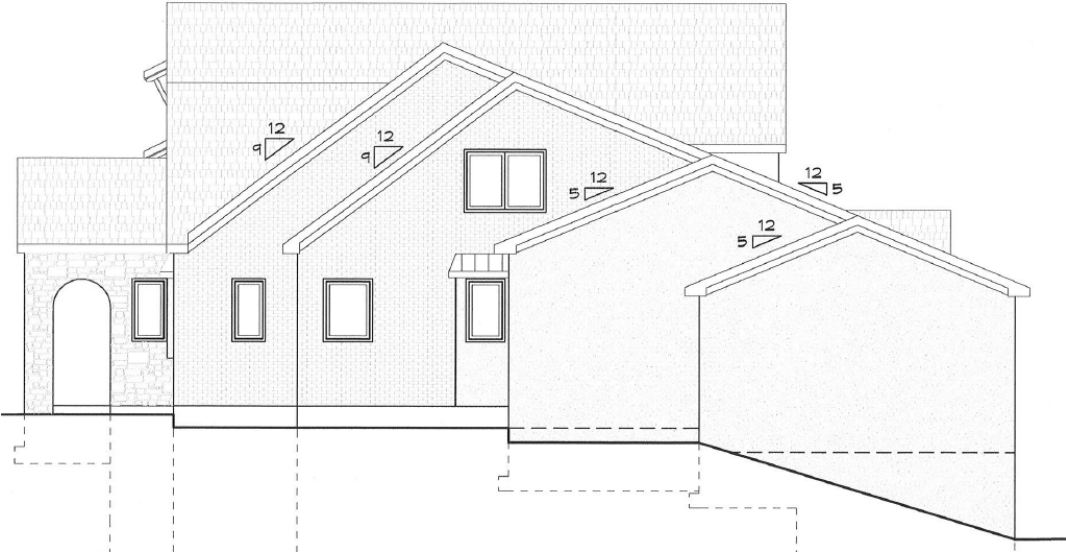
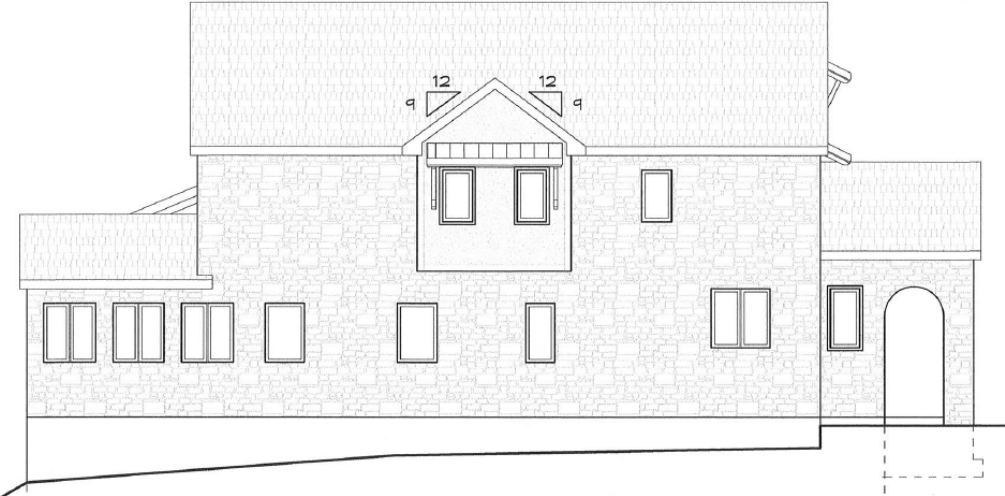
BZAP Approved and Proposed Site Plan



Proposed Front Elevation



Proposed Side Elevations



Proposed Rear Elevation



Previously Existing and Demo Elevations



Existing Rear Elevation and View



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: January 17, 2024

Subject: 4300 Riverside Drive (VAR-05-24) - To allow a six-foot tall fence to project up to 32 feet into the front yard setback, when a maximum 42-inch tall fence that projects up to 15 feet is permitted.

Site Description/History

The subject property, 4300 Riverside Drive, is located at the convergence of Riverside and Stratford Drives. The property can be accessed via Stratford Drive or from an alley along the rear. The property is zoned R-1b (One-Family Residence District) and is an irregularly-shaped lot in the [Fairfax](#) subdivision (Lots #3-4). It has 180 feet of frontage, 285 (average) feet of depth, and the property tapers to just 128 feet along the rear property line. The home sits skewed on the lot, with the front portion 18 feet behind the unplatted 40-foot front yard setbacks along Riverside and Stratford Drives. It sits at least 12 feet *above* the roadway, where dense vegetation exists and is to be maintained. The home was constructed in 1940 and purchased by the applicant in 2021.

The property includes an existing, 42-inch tall split-rail fence that was approved via variance for the current location in 1979 (BZ-31-79). In November 2023, a swimming pool permit (#23-4831) was approved for the property. The submitted drawings initially showed a six-foot tall fence in the same location as the current fence. However, upon Staff denial, revised drawings were submitted that showed a compliant, four-foot tall fence along the front yard setback. Subsequently, the applicant submitted this variance application for the increased height and projection of the fence into the front yard.

Proposal

The applicant has submitted three options for consideration by the Board for this variance application. The applicant's preferred proposal (Option A) includes a six-foot tall, woodgrain-colored vinyl fence that would project up to 32 feet into the 40-foot (unplatted) front yard setback. Alternative plans (Option B and C) show the height of the fence varying from 4-6 feet within the front yard, with the four-foot portions being semi-private fencing. In all proposals, the majority of the fence in the front yard would be located behind an existing mature hedge on the property (see site plan), as well as partially screened by existing vegetation in the right-of-way along Riverside Drive.

Zoning Code Requirements



- To allow a six-foot tall fence to be constructed 32 feet into the 40-foot front yard setback ([Article 6.09](#)).

Alternatives

The fence could be located along or behind the 40-foot front yard setback. Due to the fence being used as a pool barrier, the height could not be reduced below four feet (State of Ohio safety requirement).

Requested Action and Findings

Staff has reviewed the application, met with the applicant, and visited the site. While Staff typically discourages variances for height and location of fences in front yards, this particular property has unique conditions that may support some relief from the code requirements. These conditions include an irregularly shaped lot, where the home is also situated skewed on the lot, and the property's location on Riverside Drive, a heavily traveled and noisy thoroughfare. Existing landscaping and the uphill nature of the lot will help screen the fence from view. Therefore, Staff recommends approval of the application with the condition that existing landscaping be retained to screen the six-foot tall portion of the fence from view. The Board may consider Findings #1 and #4 with this application.

Attachments

1. 4300 Riverside Dr - Variance Application
2. BZAP Staff Report Pics - 4300 Riverside Drive





23-5620

Variance Application

Status: Active

Submitted On: 12/19/2023

Primary Location

4300 RIVERSIDE DR
UPPER ARLINGTON, OH
43220

Owner

John & Amanda Sass
RIVERSIDE 4300
COLUMBUS, OH 43220

Applicant

 Michael Crommes
 614-777-4254 and 614-205-2688
 mike@capitalcitypools.com
 3940 Scioto Darby Creek Road
Hilliard, OH 43026

BZAP Information

 BZAP Case #

VAR-05-24

 Status

Pending

 BZAP Determination Date

01/17/2024

 Vote Tally

 Primary Variance

Fence

 Findings of Fact for Approval/Denial

 Variance Request

To allow a 6-foot tall fence to project up to 32 feet into the front yard setback, when a maximum 42-inch tall fence that projects up to 15 feet into the front yard is permitted.

 BZAP conditions

Variance Information

Describe Variance Request ?

On behalf of the property Owner, as their Agent, Hidden Creek is respectfully requesting a variance for the metal pool fencing as submitted and approved on our swimming pool permit 23-4831 from November 30, 2023. Given the nature of the lot, the front of the house faces Stratford Drive, with the rear yard facing Riverside Drive. There is a 40-foot front yard setback along Riverside Drive. The existing 6'-7' tall evergreen hedge at the northwest corner of the property is to remain in order to provide screening of the pool from Riverside Drive. We request a variance to allow for the extension of the fence into the front yard setback (see approved 1979 variance), as well as options for the type and heights of fencing. The Owner prefers to install a 6' (72") tall, Bufftech Chesterfield, or Imperial (privacy) PVC vinyl fence (color: 'Weathered') along the north property line and around the west and south sides of the pool with appropriate self-closing and latching gates and hardware (Magna-latch). They also prefer to present two other fencing options for consideration that would have the proposed 6' tall privacy fence at the north property line transitioning down by way of a swooping section to a 4' height version around the pool and connecting to the southwest corner of the 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?

This residential parcel's orientation is unique in that the 'back yard' where you would typically locate a swimming pool, has an existing 40-foot front yard setback due to its location along Riverside Drive. This 40-foot front yard setback creates difficulty in allowing for a reasonably sized pool, spa and patio space, while including required fencing and associated landscaping. The Owner prefers to utilize as much 'rear' yard space as possible w/out compromising the integrity of the neighborhood, and reducing the amount of rear yard space. The mandate to retain the existing 6'-7' tall evergreen hedge at the west and southwest sides of the rear yard (see 1979 variance) will provide a mature buffer screen of the pool to and from Riverside Drive, while allowing for a private and secure rear yard space with some lawn. The proposed fencing will be immediately inside the hedge further screening the fence from view around this end of the rear yard.

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

With the existing constraints of the property and precedent of the approved 1979 variance allowing a front-yard setback encroachment, it is our opinion that this request would not confer a 'special privilege' for the Owner. In fact, it is an attempt to work within the regulations and site conditions to propose a workable solution by variance that allows for the Owner to enjoy a larger fenced, screened and secure rear yard.

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, not in our opinion. By utilizing the existing 6'-7' tall evergreen hedge at this end of the back yard, the proposed fencing will be well-buffered from view from four of the five adjacent properties including Riverside Drive. The Bufftech Chesterfield and/or Imperial style PVC privacy fencing is of high quality materials, approved for use around swimming pools and in high wind conditions, offers ColorLast fade protection, is easily maintained and ASTM certified. The woodgrain texture and 'weathered' color selection of the fencing in combination with existing and proposed landscaping will present a clean, natural look and finish allowing the fence to be discreet while functioning to secure the pool and spa.

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?

To the best of our knowledge and expertise.

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

It is our opinion that the current location of the pool-compliant metal fence that was shown as part of our pool and spa permit (approved November 30, 2023), does satisfy the front yard setback requirement.

However, this fence layout creates a confined fit around the pool, and doesn't solve the Owner's desire to retain more rear yard space and privacy. We believe the proposed details in this variance request will add value to this and adjoining properties while preserving and enhancing the character of the neighborhood.

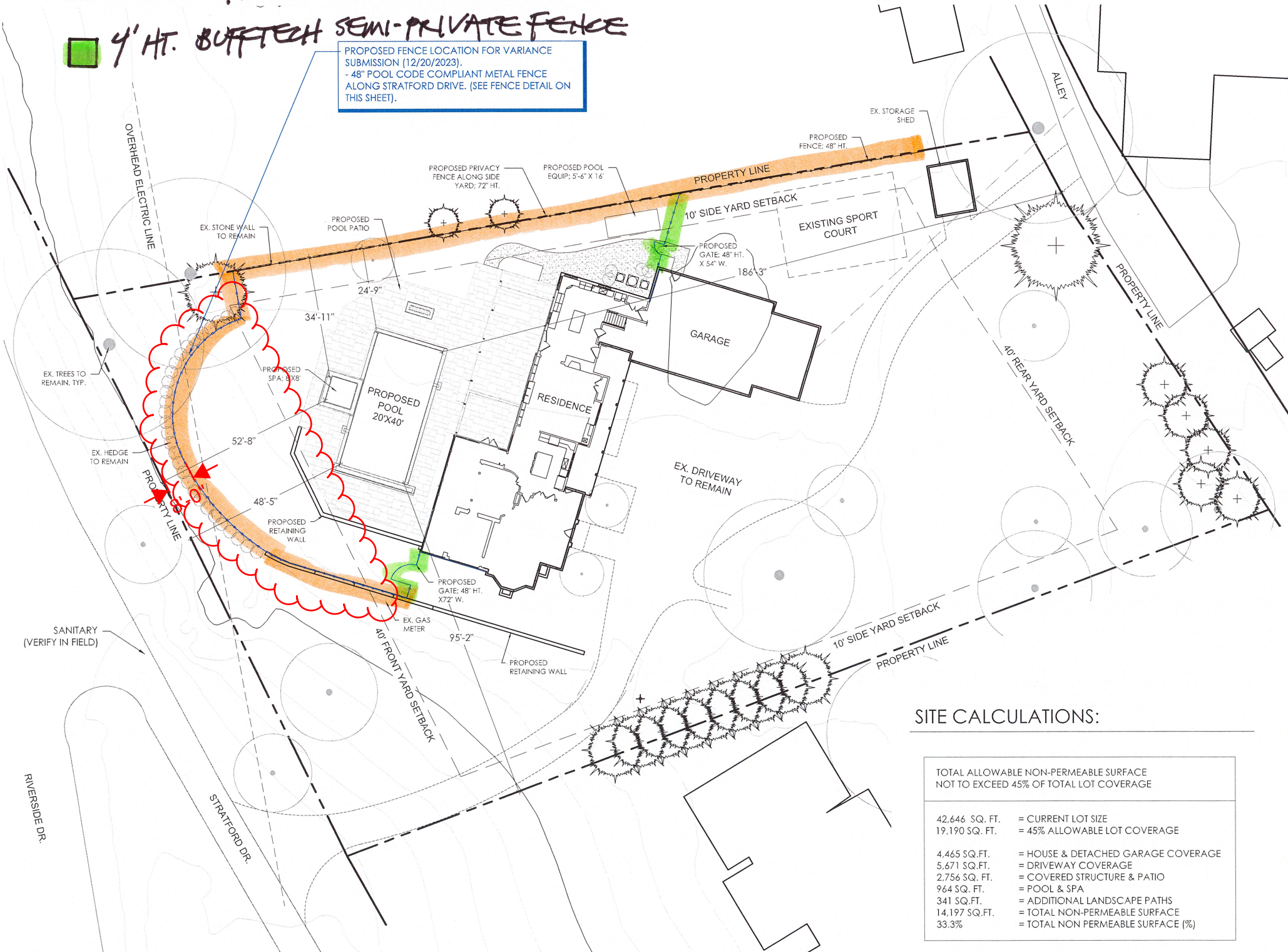
LANDSCAPE CONSTRUCTION DOCUMENTS FOR:

4300 RIVERSIDE DR.

UPPER ARLINGTON, FRANKLIN COUNTY, OH, 43220

- 6' HT. BUFFTECH PRIVACY FENCE
- 4' HT. BUFFTECH SEMI-PRIVATE FENCE

PROPOSED FENCE LOCATION FOR VARIANCE SUBMISSION (12/20/2023). - 48" POOL CODE COMPLIANT METAL FENCE ALONG STRATFORD DRIVE. (SEE FENCE DETAIL ON THIS SHEET).



SITE CALCULATIONS:

TOTAL ALLOWABLE NON-PERMEABLE SURFACE NOT TO EXCEED 45% OF TOTAL LOT COVERAGE	
42,646 SQ. FT.	= CURRENT LOT SIZE
19,190 SQ. FT.	= 45% ALLOWABLE LOT COVERAGE
4,465 SQ. FT.	= HOUSE & DETACHED GARAGE COVERAGE
5,671 SQ. FT.	= DRIVEWAY COVERAGE
2,756 SQ. FT.	= COVERED STRUCTURE & PATIO
964 SQ. FT.	= POOL & SPA
341 SQ. FT.	= ADDITIONAL LANDSCAPE PATHS
14,197 SQ. FT.	= TOTAL NON-PERMEABLE SURFACE
33.3%	= TOTAL NON PERMEABLE SURFACE (%)

EXISTING FENCE PHOTOS:

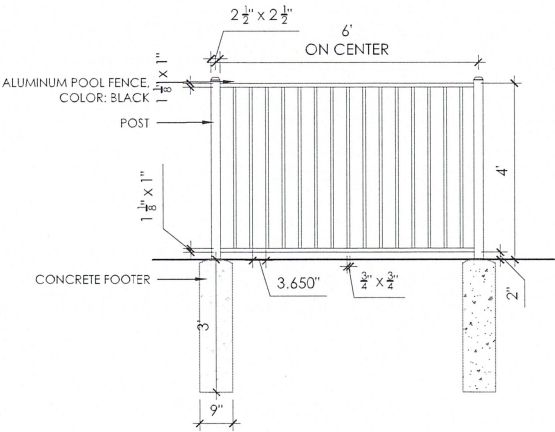


EXISTING FENCE VIEWED FROM REAR YARD LOOKING SOUTH (TOWARDS RIVER)

EXISTING FENCE VIEWED FROM REAR YARD LOOKING EAST.

EXISTING FENCE VIEWED FROM REAR YARD LOOKING WEST.

- POOL FENCE NOTES:
- POOL FENCE TO MEET ALL POOL CODE REQUIREMENTS INCLUDING HEIGHT AND GAP DISTANCE BETWEEN VERTICALS.
 - ALL POOL FENCE GATES TO BE SELF CLOSING AND SELF LATCHING



POOL FENCE DETAIL
SCALE: 1/2" = 1'-0"



HIDDEN CREEK
LANDSCAPING INC.

www.2thecreek.com

3940 SCIOTO DARBY CREEK RD.
HILLIARD, OH 43026
(614) 777-4254

SETS & REVISIONS:	DATE:
POOL PERMIT SUBMITTAL	11/07/23
POOL CONSTRUCTION ISSUE	11/28/23

SALES REPRESENTATIVE: MF
DESIGNER: MD

SASS
RESIDENCE

4300 RIVERSIDE DR.
UPPER ARLINGTON, OH 43220

Option

A

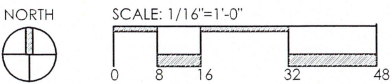
SITE PLAN

ALL DRAWING ARE THE ORIGINAL WORK OF HIDDEN CREEK LANDSCAPING INC. AND MAY NOT BE DISCLOSED, USED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HIDDEN CREEK LANDSCAPING INC. HIDDEN CREEK LANDSCAPING INC. RESERVES THE RIGHT TO SUBSTITUTE PLANTS DUE TO AVAILABILITY AND QUALITY.

SITE

CONSTRUCTION ISSUE

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



LANDSCAPE CONSTRUCTION DOCUMENTS FOR:

4300 RIVERSIDE DR.

UPPER ARLINGTON, FRANKLIN COUNTY, OH, 43220



HIDDEN CREEK
LANDSCAPING INC.

www.2thecreek.com

3940 SCIOTO DARBY CREEK RD.
HILLIARD, OH 43026
(614) 777-4254

SETS & REVISIONS:	DATE:
POOL PERMIT SUBMITTAL	11/07/23
POOL CONSTRUCTION ISSUE	11/28/23

SALES REPRESENTATIVE: MF
DESIGNER: MD

SASS
RESIDENCE

4300 RIVERSIDE DR.
UPPER ARLINGTON, OH 43220

Option

B

SITE PLAN

ALL DRAWINGS ARE THE ORIGINAL WORK OF HIDDEN CREEK LANDSCAPING INC. AND MAY NOT BE REPRODUCED, COPIED OR Duplicated IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HIDDEN CREEK LANDSCAPING INC. HIDDEN CREEK LANDSCAPING INC. RESERVES THE RIGHT TO SUBSTITUTE PLANTS DUE TO AVAILABILITY AND QUALITY.

SITE

CONSTRUCTION ISSUE

EXISTING FENCE PHOTOS:

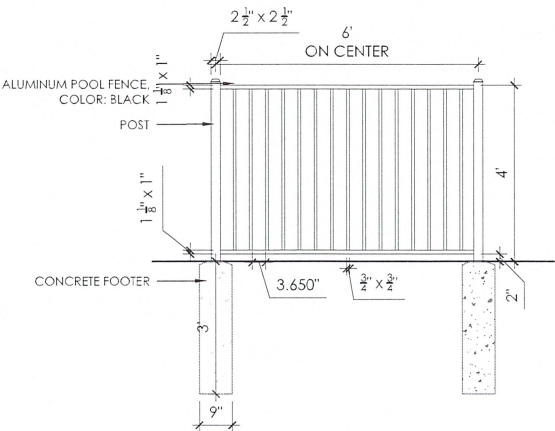


EXISTING FENCE VIEWED FROM REAR YARD LOOKING SOUTH (TOWARDS RIVER)

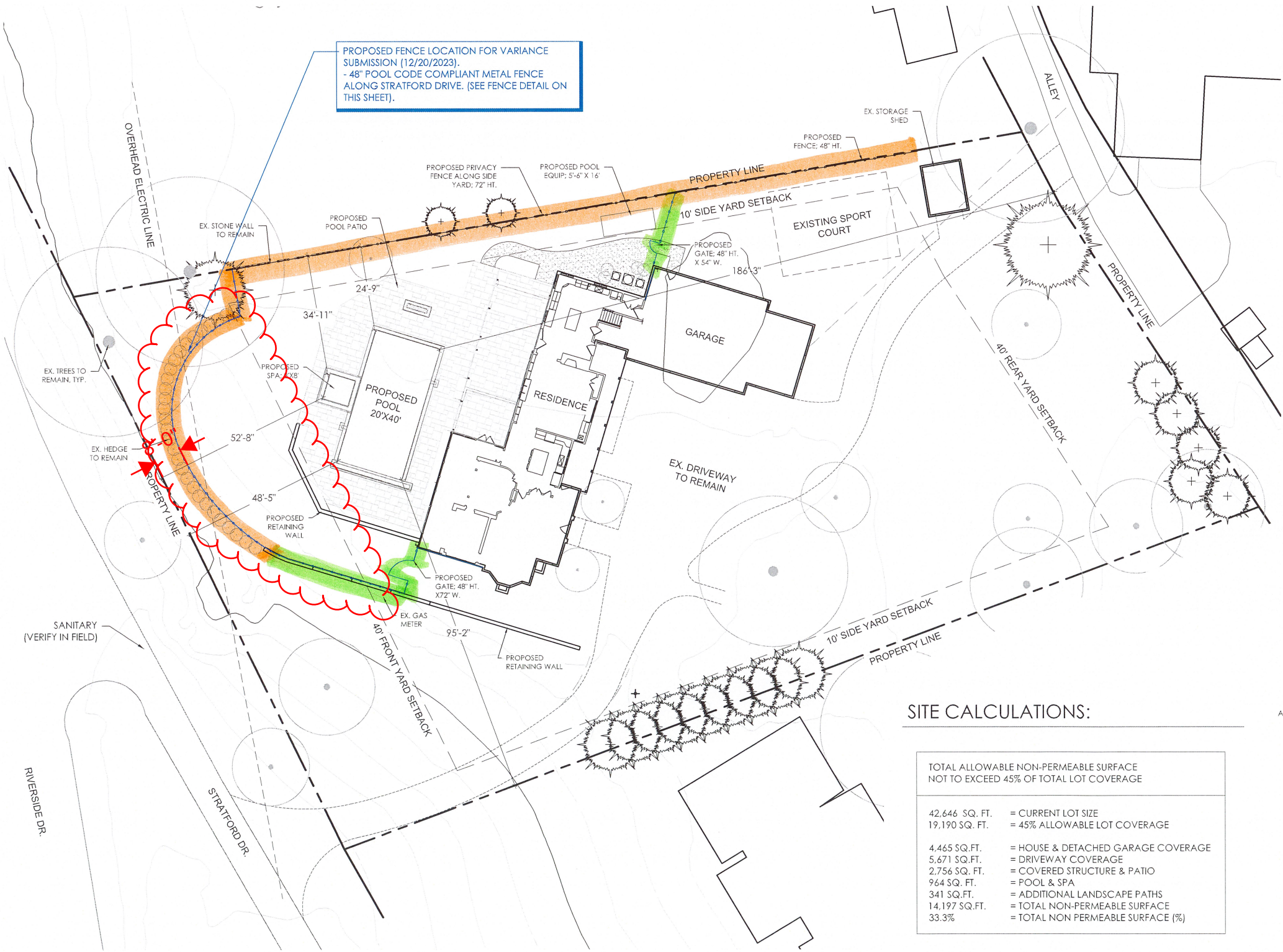
EXISTING FENCE VIEWED FROM REAR YARD LOOKING EAST.

EXISTING FENCE VIEWED FROM REAR YARD LOOKING WEST.

- POOL FENCE NOTES:
1. POOL FENCE TO MEET ALL POOL CODE REQUIREMENTS INCLUDING HEIGHT AND GAP DISTANCE BETWEEN VERTICALS.
 2. ALL POOL FENCE GATES TO BE SELF CLOSING AND SELF LATCHING



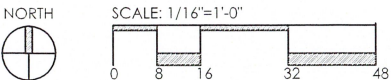
POOL FENCE DETAIL
SCALE: 1/2" = 1'-0"



SITE CALCULATIONS:

TOTAL ALLOWABLE NON-PERMEABLE SURFACE
NOT TO EXCEED 45% OF TOTAL LOT COVERAGE

42,646 SQ. FT.	= CURRENT LOT SIZE
19,190 SQ. FT.	= 45% ALLOWABLE LOT COVERAGE
4,465 SQ. FT.	= HOUSE & DETACHED GARAGE COVERAGE
5,671 SQ. FT.	= DRIVEWAY COVERAGE
2,756 SQ. FT.	= COVERED STRUCTURE & PATIO
964 SQ. FT.	= POOL & SPA
341 SQ. FT.	= ADDITIONAL LANDSCAPE PATHS
14,197 SQ. FT.	= TOTAL NON-PERMEABLE SURFACE
33.3%	= TOTAL NON PERMEABLE SURFACE (%)



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

LANDSCAPE CONSTRUCTION DOCUMENTS FOR:

4300 RIVERSIDE DR.

UPPER ARLINGTON, FRANKLIN COUNTY, OH, 43220



HIDDEN CREEK
LANDSCAPING INC.

www.2thecreek.com

3940 SCIOTO DARBY CREEK RD.
HILLIARD, OH 43026
(614) 777-4254

SETS & REVISIONS:	DATE:
POOL PERMIT SUBMITAL	11/07/23
POOL CONSTRUCTION ISSUE	11/28/23

SALES REPRESENTATIVE: MF
DESIGNER: MD

SASS
RESIDENCE

4300 RIVERSIDE DR.
UPPER ARLINGTON, OH 43220

Option

C

SITE PLAN

ALL DRAWINGS ARE THE ORIGINAL WORK OF HIDDEN CREEK LANDSCAPING INC. AND MAY NOT BE DISCLOSED, USED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HIDDEN CREEK LANDSCAPING INC. HIDDEN CREEK LANDSCAPING INC. RESERVES THE RIGHT TO SUBSTITUTE PLANTS DUE TO AVAILABILITY AND QUALITY.

SITE

CONSTRUCTION ISSUE

EXISTING FENCE PHOTOS:

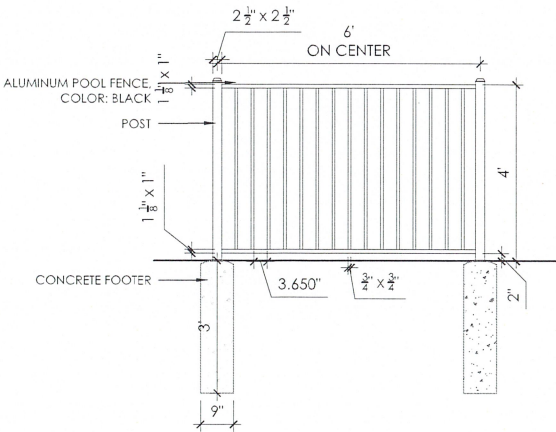


EXISTING FENCE VIEWED FROM REAR YARD LOOKING SOUTH (TOWARDS RIVER)

EXISTING FENCE VIEWED FROM REAR YARD LOOKING EAST.

EXISTING FENCE VIEWED FROM REAR YARD LOOKING WEST.

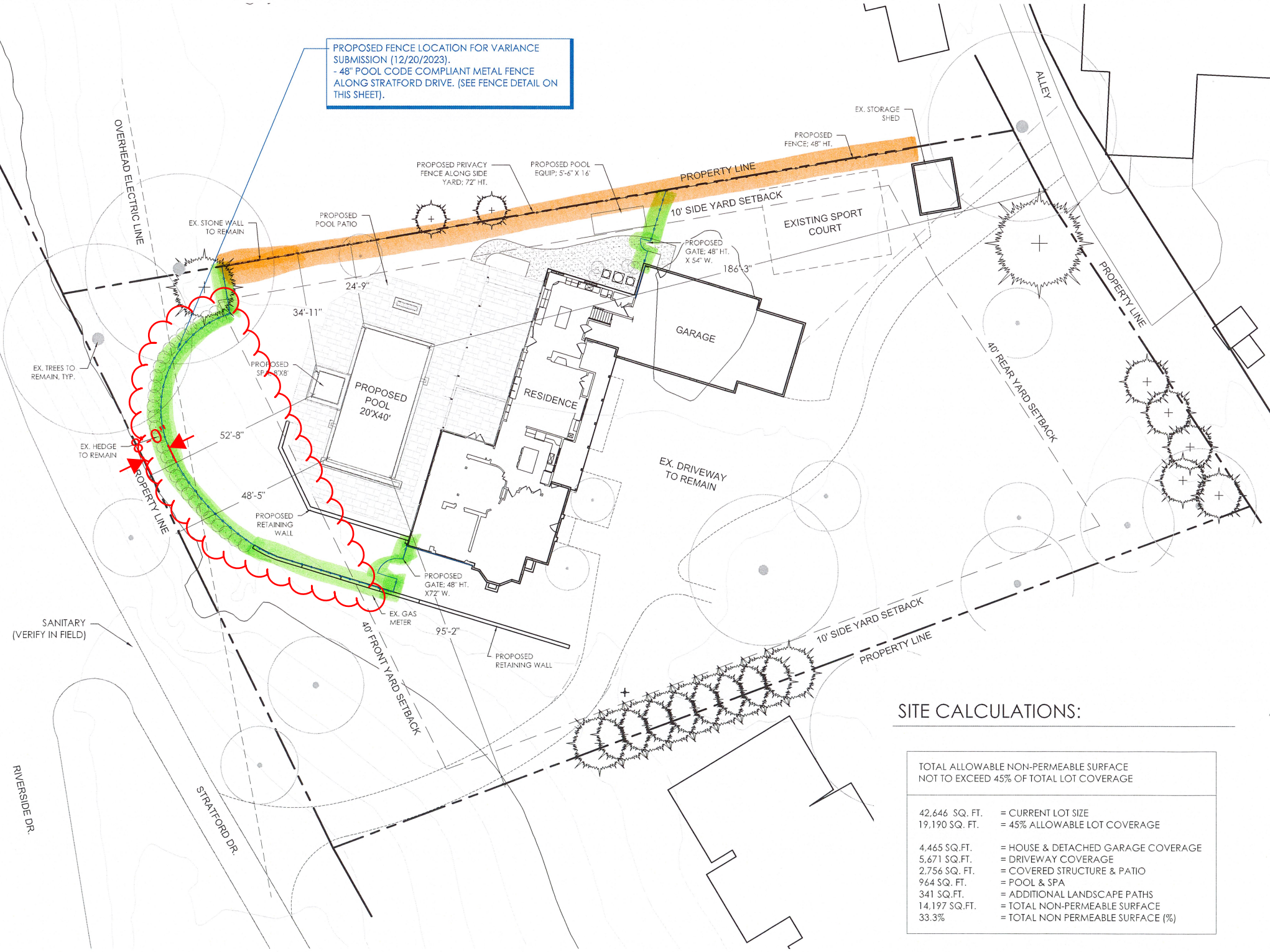
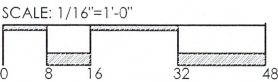
- POOL FENCE NOTES:
- POOL FENCE TO MEET ALL POOL CODE REQUIREMENTS INCLUDING HEIGHT AND GAP DISTANCE BETWEEN VERTICALS.
 - ALL POOL FENCE GATES TO BE SELF CLOSING AND SELF LATCHING



POOL FENCE DETAIL
SCALE: 1/2" = 1'-0"

SITE CALCULATIONS:

TOTAL ALLOWABLE NON-PERMEABLE SURFACE NOT TO EXCEED 45% OF TOTAL LOT COVERAGE	
42,646 SQ. FT.	= CURRENT LOT SIZE
19,190 SQ. FT.	= 45% ALLOWABLE LOT COVERAGE
4,465 SQ. FT.	= HOUSE & DETACHED GARAGE COVERAGE
5,671 SQ. FT.	= DRIVEWAY COVERAGE
2,756 SQ. FT.	= COVERED STRUCTURE & PATIO
964 SQ. FT.	= POOL & SPA
341 SQ. FT.	= ADDITIONAL LANDSCAPE PATHS
14,197 SQ. FT.	= TOTAL NON-PERMEABLE SURFACE
33.3%	= TOTAL NON PERMEABLE SURFACE (%)



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



Chesterfield CertaGrain® Texture

Bufftech's authentic woodgrain texture and "multi-chromatic" color blends recreate the natural beauty of stained wood in an easy-to-maintain vinyl design.



Heights: 4', 5' & 6'

Picket Style: 7/8" x 7" Tongue & Groove
Steel Reinforced Top and Bottom Rail

Cap Styles (shown in Sierra Blend)



Textured
Flat Top External



Textured
New England



Imperial CertaGrain® Texture



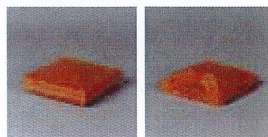
Heights: 4', 5' & 6' (5' & 6' include midrail)

Picket Style: 7/8" x 3"

Picket Spacing: 7/16"

Steel Reinforced Top and Bottom Rail

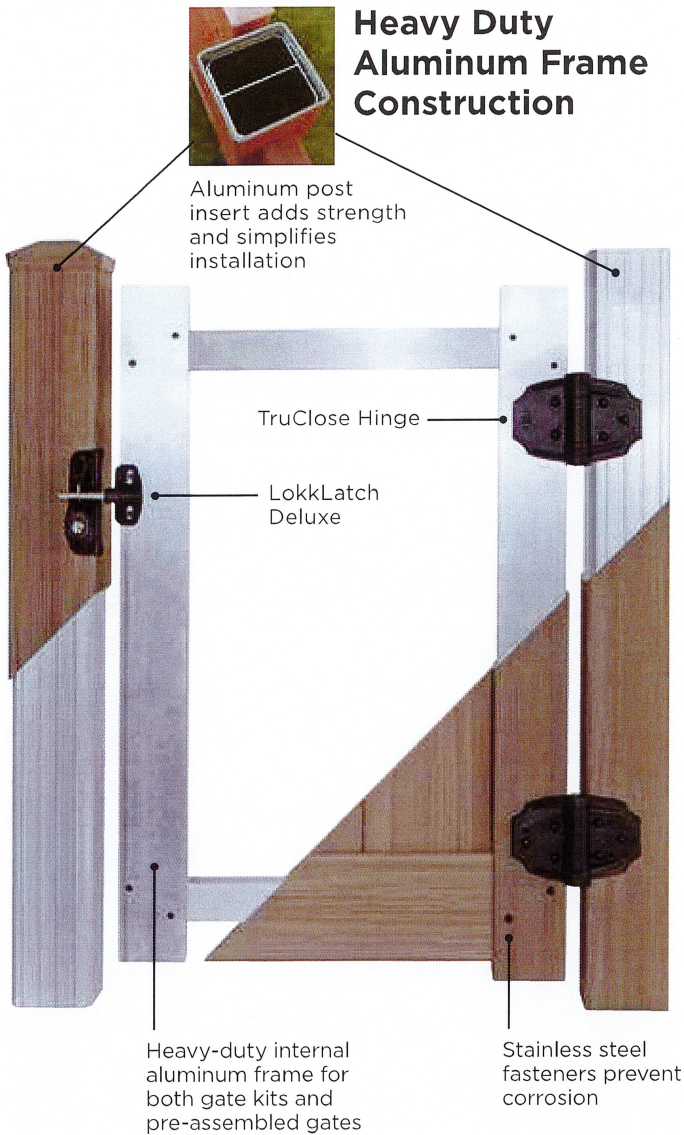
Cap Styles (shown in Sierra Blend)



Textured
New England

Textured
Flat Top External

Bufftech offers a wide selection of residential gates designed to match all of our fence styles, in a choice of heights and widths. Beautiful and durable, Bufftech gates deliver easy installation and great performance. Choose from unassembled gate kits or pre-assembled gates that ship ready to install.





Heavy Duty Aluminum Frame Construction

Aluminum post insert adds strength and simplifies installation

TruClose Hinge

LokkLatch Deluxe

Heavy-duty internal aluminum frame for both gate kits and pre-assembled gates

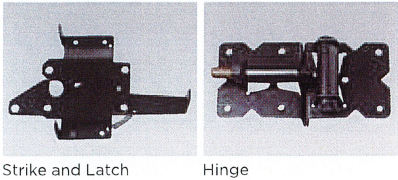
Stainless steel fasteners prevent corrosion

	Pre-Assembled Gate Widths	Unassembled Gate Kit Max Width	Extension Kit Required**
Brookline	50-1/2"	70"	Yes
Galveston	50-1/2"	50-1/2"	No
Chesterfield [†]	36-1/2" 50-1/2" 64-3/4"	70"	Yes
Breezewood	50"	60"	Yes
Imperial	50"	72"	Yes
Baron	50"	72"	Yes

[†] Not all widths available in all heights/styles
^{*} All Gates are rackable, except Post & Rail (2-Rail, 3-Rail and 4-Rail smooth finish), and Crossbuck styles.
^{**} For unassembled gate kits over 50" wide to achieve maximum width

Stainless Steel Gate Hardware

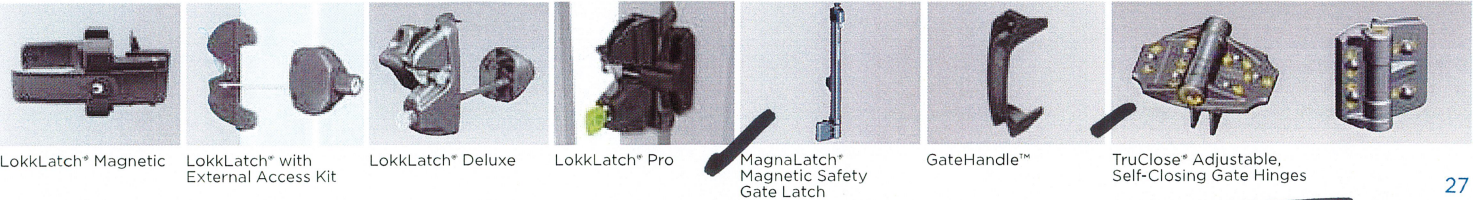
Give your gate the old-world look of wrought iron with our rugged, rust-free stainless steel gate hardware. The hardware includes hinge, strike and latch and is available in Black Pebble.



High Performance Nylon Gate Hardware Kits

Versatile and virtually maintenance free, our premium nylon gate hardware offers key lockable latches, self-closing hinges and contoured gate handles. Available in Black.

LokkLatch[®] Key-Lockable Gate Latch, GateHandle[™], MagnaLatch[®] Magnetic Safety Gate Latch, LokkLatch Magnetic[®] and TruClose[®] Self-Closing Gate Hinges are registered trademarks of D&D Technologies.



CertainTeed *Bufftech*[®] Vinyl Fence Products

Why choose Bufftech[®] over other vinyl products?

*Bufftech vinyl fence
outperforms other vinyl fencing.*



A vinyl fence is one of the largest investments you'll make to enhance the beauty and value of your home. While you may find a less expensive option, consider what you're really getting for your money.

Take a closer look at what sets Bufftech[®] apart from other vinyl fencing.

High-quality raw materials

When you purchase a Bufftech fence, you can be assured you're getting a high-quality product that's consistent from panel to panel, picket to picket. Bufftech vinyl fence is made with carefully selected ingredients designed to increase durability and long-term performance. Bufftech uses a high percentage of titanium dioxide, a critical additive that protects vinyl from potentially harmful UV rays, in all of its vinyl fence products. Lower-cost vinyl products often use less TiO₂ because of the added expense. Without it, vinyl fence can become cracked and brittle due to weathering.

Steel reinforced railings

Bufftech vinyl fence products feature a steel reinforced bottom rail for a stronger, more rigid fence, which reduces the chances of sagging or bowing.

Heavyweight pickets

Bufftech's heavyweight pickets provide superior impact strength and resist the warping and oil canning found in flat panel fence.

Routed rails and fence posts

Bufftech vinyl fence systems feature precision-routed rails for safe, secure picket attachment and easy assembly. Bufftech's routed fence posts provide a secure connection that allows for thermal expansion season after season.

Concealed fasteners

All Bufftech vinyl fence systems feature concealed fasteners for a sleek, clean finish. Pickets are installed without unsightly brackets, screws or glue that can compromise the safety and security of the fence.



Building code compliant

Bufftech vinyl fence is tested to the highest standards for performance. The Bufftech line includes styles approved for use around swimming pools and in high wind conditions (Miami-Dade County approved NOA#12-1106.11, expires 3-13-2018).



Meets ASTM standards

Bufftech vinyl fencing also meets the strict standards of the ASTM. Some vinyl fences do not comply with these specifications.



Innovative styles, colors and textures

Bufftech leads the vinyl fence industry with the widest array of styles, colors and textures. Our CertaGrain® and Select Cedar authentic woodgrain textures recreate the look of natural wood fencing, while our CertaStucco™ fence offers an innovative alternative to traditional stucco walls. The Bufftech color palette includes 9 solid colors and 4 blended colors.



ColorLast™ fade protection

Bufftech is the only vinyl fence manufacturer to offer ColorLast™ dark color fade protection, an acrylic formulation that provides superior protection from the harsh rays of the sun.



Lifetime limited warranty protection

Bufftech vinyl fence products are backed by an outstanding lifetime limited transferable warranty, which includes our exclusive SureStart™ protection. SureStart covers warranted repair and replacement costs – including labor – for five years after installation.



100 years of quality products, made in the U.S.A.

Bufftech vinyl fence is proudly made in the U.S.A. by CertainTeed Corporation, a trusted name in building products for more than a century. Since 1904, CertainTeed has earned a reputation among homeowners and building professionals alike as a respected manufacturer of high-quality building materials.

A better value over time

While a Bufftech vinyl fence may cost slightly more than other vinyl fence products, over time you'll find that Bufftech outlasts and outperforms its cheaper counterparts.

How does the competition stack up?

Bufftech premium vinyl fence provides performance features that far surpass other vinyl fences. Before choosing a fence, compare the features most important to you with what other vinyl fences offer.

Performance Features	Bufftech Vinyl Fence
Lifetime limited transferable warranty	✓
Parts and labor warranty	✓
Steel reinforced rails	✓
Routed rails and posts	✓
Concealed fasteners	✓
Heavyweight pickets	✓
High-quality raw materials	✓
Lead free	✓
Building code compliant	✓
Meets ASTM standards	✓
Wide choice of colors	✓
Dark color fade protection	✓
Woodgrain and stucco textures	✓
Made in the U.S.A.	✓

ASK ABOUT ALL OF OUR OTHER CERTAINTEED® PRODUCTS AND SYSTEMS:

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE • FOUNDATIONS
GYPSUM • CEILINGS • INSULATION • PIPE

www.certainteed.com <http://blog.certainteed.com>

CertainTeed Corporation
P.O. Box 860
Valley Forge, PA 19482

Professional: 800-233-8990
Consumer: 800-782-8777

© 07/13 CertainTeed Corporation, Printed in U.S.A.
Code No. 40-40-70821



Privacy Fence

Includes: Chesterfield and Chesterfield with CertaGrain® Texture

1. Getting Started

- Be sure to call underground (811) prior to digging
- Assemble gates (if necessary) and decide where they will be located
- Stake out the fence line
- Space and mark post hole locations for gate and sections (spacer bar/template may be useful)
- Start at gate end post and work outward to determine proper fence height relative to ground

2. Dig Holes

- Dig holes 30" deep or to frost line
 - Hole size for 5 x 5 posts = approximately 12"
- Clean holes and check for straight walls
- Bell bottom of holes

3. Install First Post

- Insert post in hole
- Determine rough height
- Fill hole around post with concrete mix (sand, gravel and cement) approximately 2" or 4" below grade
- Tamp concrete in hole to eliminate air pockets
- Level and square post

4. Install Bottom Rail

- Tape the ends of any rail going into a post that is to be filled with concrete to prevent concrete seepage
- Insert lock ring in both ends of bottom rail
- Depress lock ring tabs, insert bottom rail in post
- Tabs will recoil to hold rail in post

5. Install Second Post

- Insert second post in hole
- Insert bottom rail in post
- Insert block under bottom rail to position of correct fence height
- Fill hole around second post with concrete mix
- Tamp, level and square fence
- Assembly may be continued by installing all bottom rails first or one section at a time

6. Support and Secure

- Level and square fence
- To lower a post, place a wood block from corner to corner of the post and carefully tap with a mallet
- Never strike the PVC post without a wood support

7. Picket End Channel

- When installing Arbor Blend, Arctic Blend, Brazilian Blend, Frontier Blend, Natural Clay, Sierra Blend, Timber Blend or Weathered Blend, picket end channels are required (2 per section)
- Cut end channel to length
- Center channel on post between routed holes
- Attach channel to post in four locations

8. Install Pickets and Rails

- Pickets are cut at a 5° angle to accommodate a 1' slope
- Insert pickets in bottom rail
- Insert top rail over pickets
- Depress lock ring tabs, insert top rail in post

9. Hang Gate/Install Hardware

- For complete details, see gate installation instructions in hardware box
- Position gate between posts
- Allow 1" gap for hinge and 3/4" for latch and gate swing
- Block up gate to square with fence; rails should be level
- Gate hardware must be secured to two sides of the post

10. Solidify Gate Posts

- It is critical that gate hinge and latch posts are solid to ensure proper gate functionality. Two methods are available:
 - A. Aluminum gate post stiffener
 - Slide aluminum gate stiffener inside hinge, latch or end posts
 - Drive a screw through the vinyl into the aluminum stiffener at the bottom of the post
 - Insert post into the ground
 - Fill hole with concrete around outside of post
 - B. Concrete and rebar*
 - Use two pieces of 1/2" rebar in each hinge, latch and end post
 - Rebar should extend from the bottom of the hole to approximately 12" from the top of the post
 - Hold rebar in opposite corners of post with rebar separator clips
 - Fill post with concrete mix to cover rebar and hardware fasteners
 - Tamp post with a rubber mallet to eliminate air pockets
 - Leave gate on blocks for 72 hours to allow concrete to set

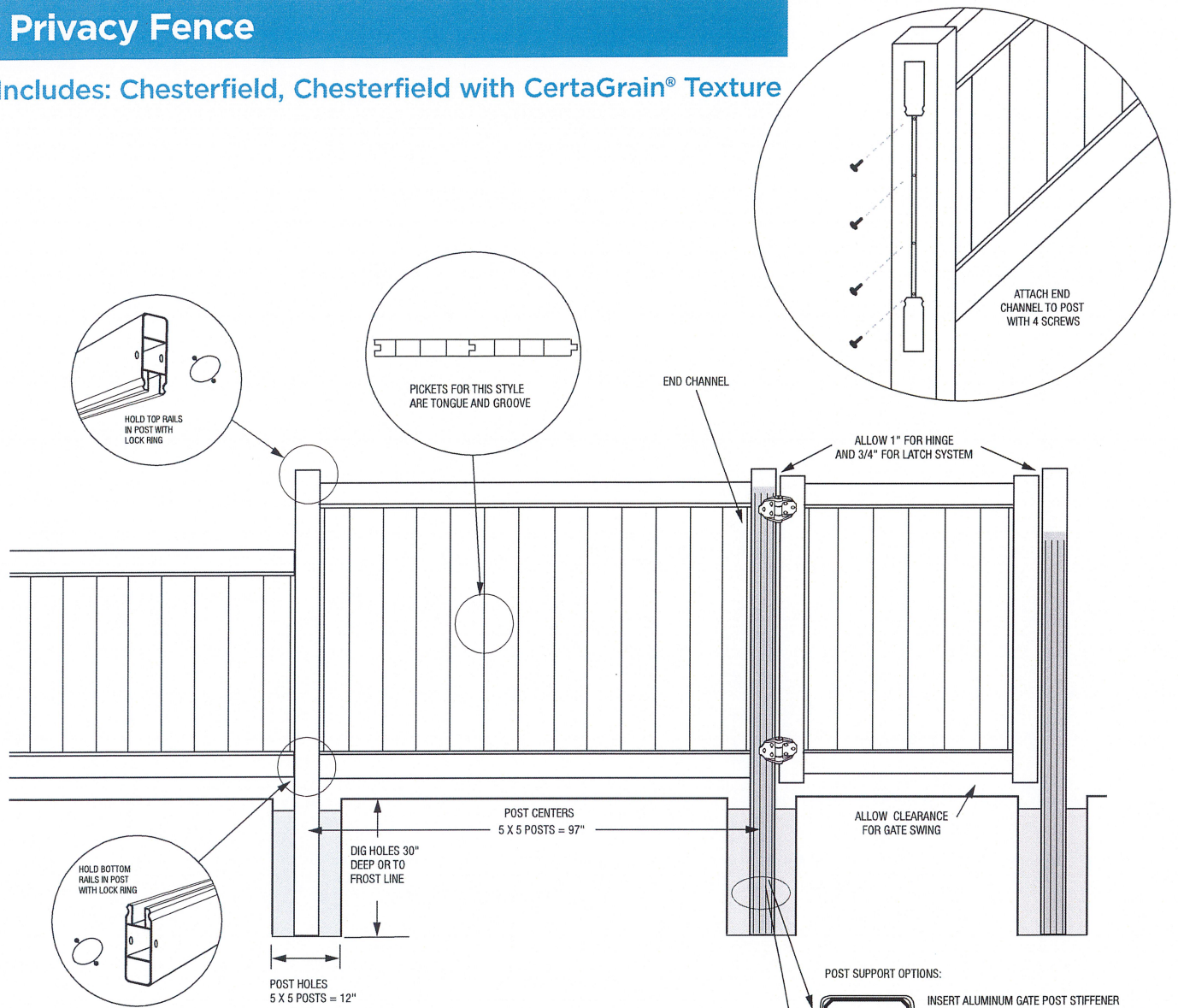
11. Install Caps

- Install post caps
- Caps may be secured with glue, silicone adhesive or #8 x 3/4" screws, caps and washers

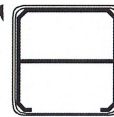
For accents, see page 38

Privacy Fence

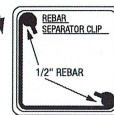
Includes: Chesterfield, Chesterfield with CertaGrain® Texture



POST SUPPORT OPTIONS:



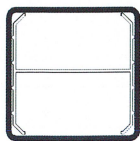
INSERT ALUMINUM GATE POST STIFFENER INSIDE POST FOR FASTER, CLEANER INSTALLATION



USE (2) PIECES OF 1/2" REBAR IN HINGE, LATCH AND END POSTS. POSITION REBAR IN OPPOSING CORNERS OF EACH POST WITH REBAR SEPARATOR CLIPS

EMBEDMENT DETAIL FOR OPTIONAL LINE POST STIFFENER ALUMINUM INSERT

MINIMUM 48" INSERT REQUIRED TO COMPLY WITH THE HIGH VELOCITY HURRICANE ZONES SECTION R44003.1.2.1 OF THE FLORIDA BUILDING CODE

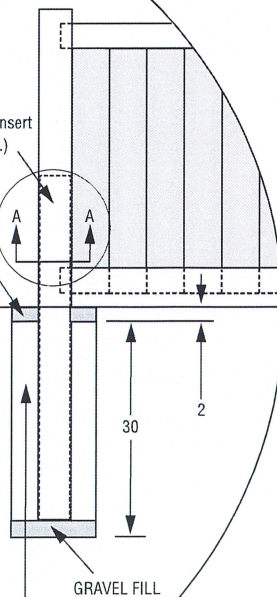


SECTION A-A
LINE POST STIFFENER
ALUMINUM INSERT

ALUMINUM INSERT
(on Brookline and
Breezewood Aluminum insert
ends 1" from top of post.)

TOP SOIL

GROUND LEVEL



MAXIMUM POST SPACING AND FOOTING DIMENSIONS

Wind Exposure	Footing Depth	Max. Post Spacing	
B	30"	97"	NON HVHZ
B	24"	66"	
C	36"	88"	HVHZ and NON HVHZ
C	30"	68"	
D	36"	75"	HVHZ and NON HVHZ
D	30"	56"	

HVHZ: Miami-Dade and Broward counties wind exposures as defined in the ASCE 7-10



FEATURING
WINDZONE™
PERFORMANCE

Privacy Fence

Includes: Chesterfield with Huntington Accent, Chesterfield with Westminster Accent

1. Getting Started

- Be sure to call underground (811) prior to digging
- Assemble gates (if necessary) and decide where they will be located
- Stake out the fence line
- Space and mark post hole locations for gate and sections (spacer bar/template may be useful)
- Start at gate end post and work outward to determine proper fence height relative to ground

2. Dig Holes

- Dig holes 30" deep or to frost line
 - Hole size for 5 x 5 posts = approximately 12"
- Clean holes and check for straight walls
- Bell bottom of holes

3. Install First Post

- Insert post in hole
- Determine rough height
- Fill hole around post with concrete mix (sand, gravel and cement) approximately 2" or 4" below grade
- Tamp concrete in hole to eliminate air pockets
- Level and square post

4. Install Bottom Rail

- Tape the ends of any rail being inserted into a post that is to be filled with concrete to prevent concrete seepage
- Insert lock ring in each end of rail
- Depress lock ring tabs and insert rail in post. Tabs will recoil to hold rail in post

5. Install Second Post

- Insert second post in hole
- Insert bottom rail in post
- Insert block under bottom rail to position at correct fence height
- Fill hole around second post with concrete mix
- Tamp, level and square fence
- Assembly may be continued by installing all bottom rails first, or one section at a time

6. Support and Secure

- Level and square fence
- To lower a post, place a wood block from corner to corner on the post and carefully tap with a mallet
- Never strike the PVC post without a wood support

7. Picket End Channel

- Cut end channel to length
- Center channel on post between routed holes
- Attach channel to post in four locations

8. Install Pickets and Rails

- Insert pickets in bottom rail
- Insert top rail over pickets

- Insert lock ring in each end of rail
- Depress lock rings tabs, insert top rail in post

9. Install Accents

• Huntington

- Insert top 2 x 3-1/2 rail with larger holes facing down into post
- Insert pickets through rail and lock into top fence section rail (pickets are factory crimped to hold in place)
- To create desired scalloped effect, longer length pickets will need to be cut and then crimped, or a bullet clip may be inserted to hold picket in rail

• Westminster

- Insert bottom and side channels (overlap ends) into position on rail and posts - secure with #8 x 1-1/2" screws
- Insert lattice into channels
- Slide top channel over lattice
- Insert top 2 x 3-1/2 rail into routed post holes
- Secure top channel 2 x 3-1/2 top rail with #8 x 1-1/2" screws

10. Hang Gate/Install Hardware

- For complete details, see gate installation instructions in hardware box
- Position gate between posts
- Allow 1" gap for hinge and 3/4" for latch and gate swing
- Block up gate to square with fence; rails should be level
- Gate hardware must be secured to two sides of the post

11. Solidify Gate Posts

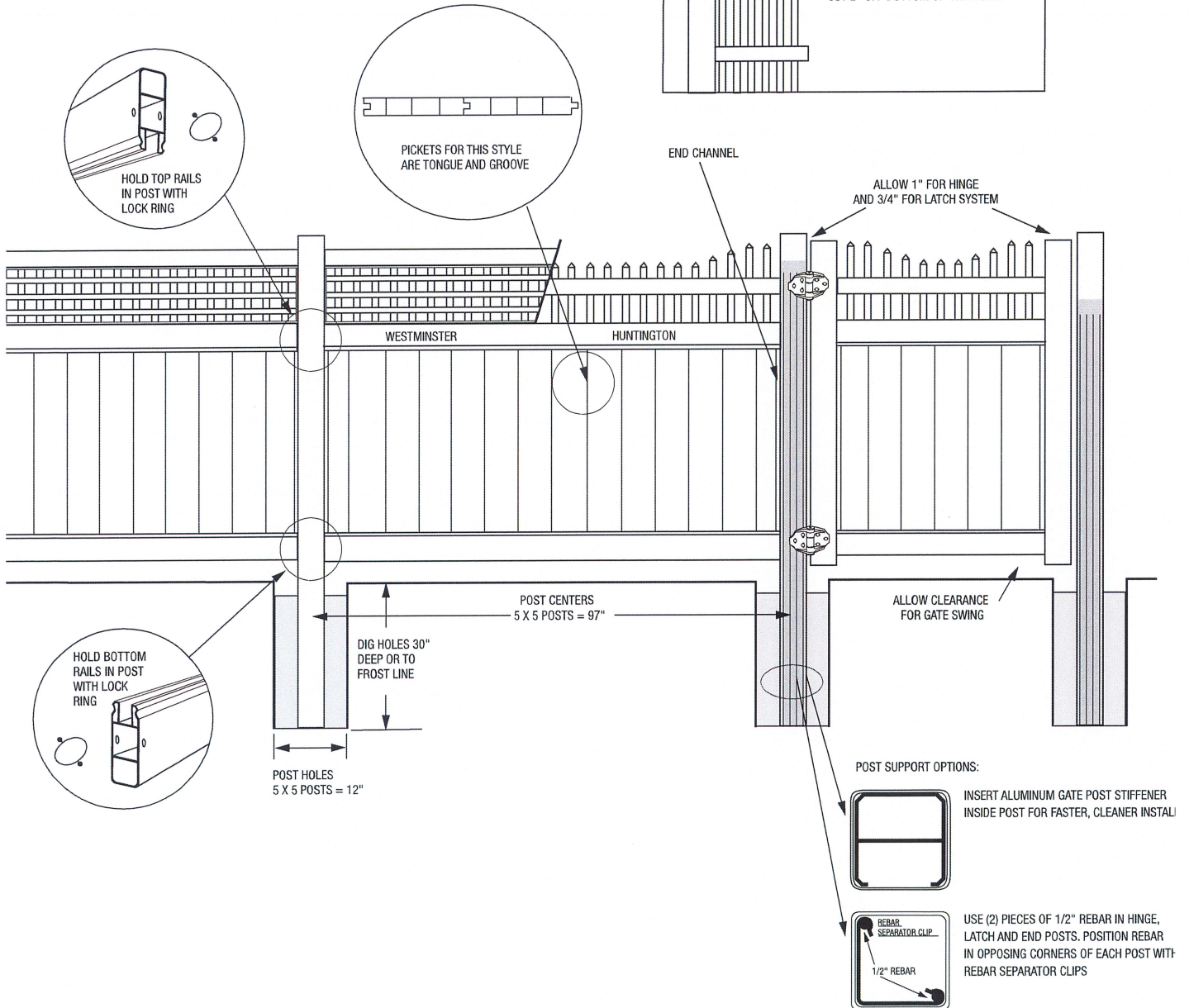
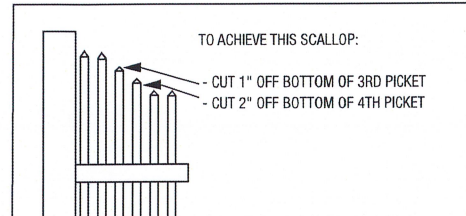
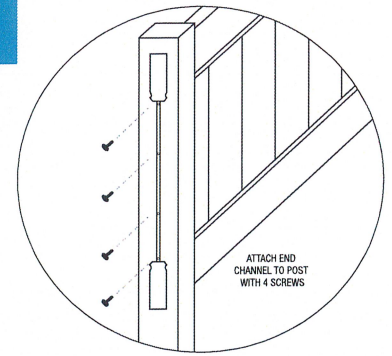
- It is critical that gate hinge and latch posts are solid to ensure proper gate functionality. Two methods are available:
 - A. Aluminum gate post stiffener
 - Slide aluminum gate stiffener inside hinge, latch or end posts
 - Drive a screw through the vinyl into the aluminum stiffener at the bottom of the post
 - Insert post into the ground
 - Fill hole with concrete around outside of post
 - B. Concrete and rebar*
 - Use two pieces of 1/2" rebar in each hinge, latch and end post
 - Rebar should extend from the bottom of the hole to approximately 12" from the top of the post
 - Hold rebar in opposite corners of post with rebar separator clips
 - Fill post with concrete mix to cover rebar and hardware fasteners
 - Tamp post with a rubber mallet to eliminate air pockets
 - Leave gate on blocks for 72 hours to allow concrete to set

12. Install Caps

- Install post caps
- Caps may be secured with glue, silicone adhesive or #8 x 1-1/2" screws, caps and washers

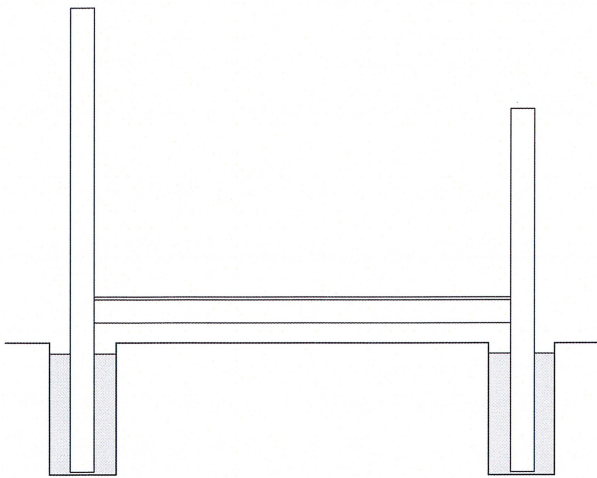
Privacy Fence

Includes: Chesterfield with Huntington Accent Chesterfield with Westminster Accent

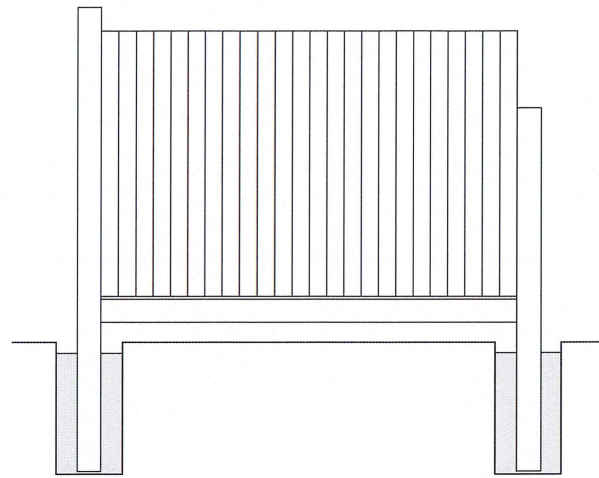


Curved Rail

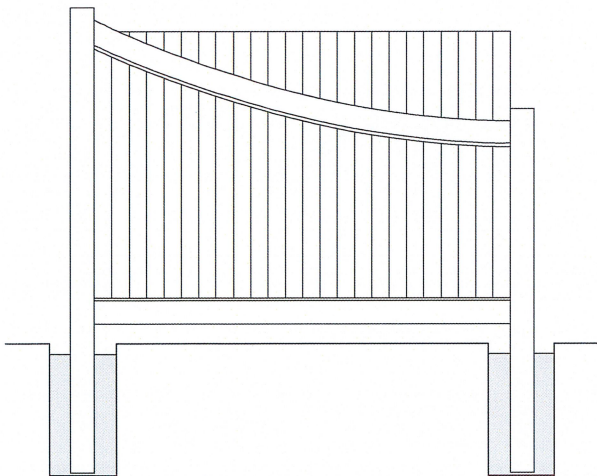
Includes: Concave, Convex, "S" Curve and Swoop



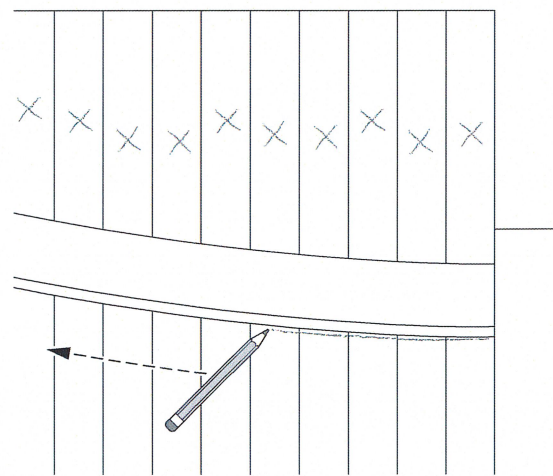
1. Set Posts



2. Insert Pickets in Bottom Rail



3. Insert Top Rail into Post Holes

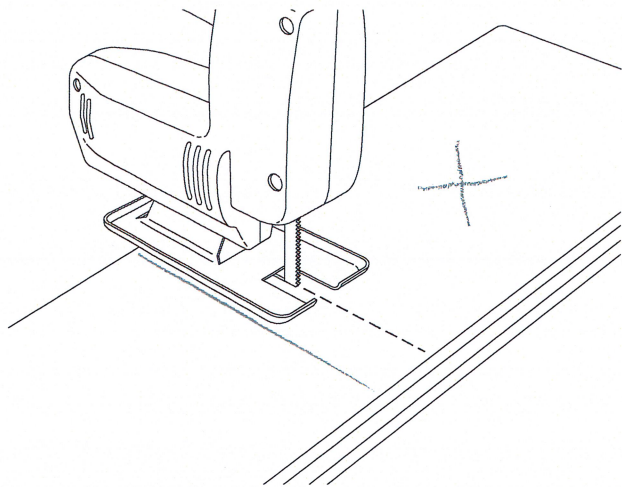


4 Trace the Outline of the Rail onto the Pickets

- Mark each picket with an X on the scrap side of the line
- Numbering pickets will help when reinstalling them

Curved Rail

Includes: Concave, Convex, "S" Curve and Swoop

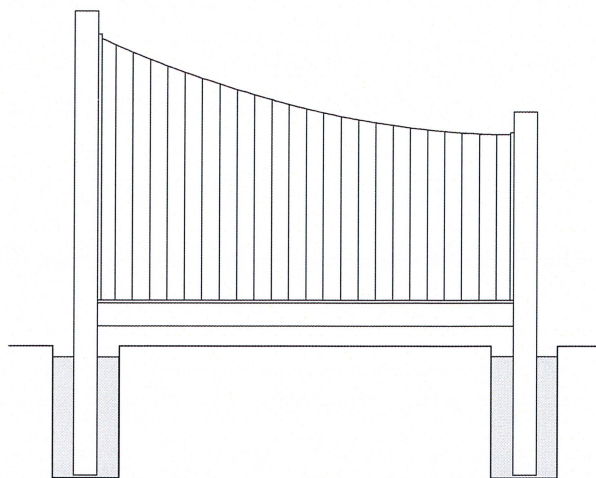


5. Cut Pickets

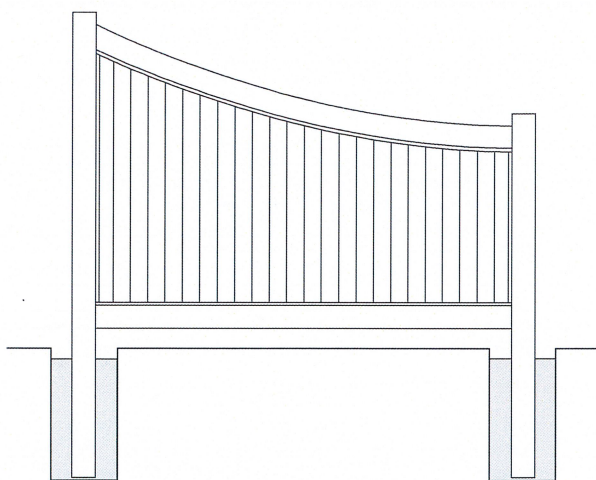
- Remember to wear safety glasses when cutting
- Use pencil line as guide only — DO NOT CUT ALONG PENCIL LINE
- Blade should cut approximately 1-1/4 above the line to allow picket to enter rail
- To practice safety, remove pickets and cut on a flat, secure surface

6. Picket End Channel

- Cut end channel to length
- Center channel on post between routed holes
- Attach channel to post in four locations



7. Insert Pickets into Bottom Rail



8. Slide Top Rail over Pickets

9. Insert Locking Rings

10. Insert Rail into Post Holes

Revised: May 2023

Certification of Notice

Applicant Name: Hidden Creek

Location of property subject to BZAP request: 4300 Riverside Drive

This application will be heard by the Board of Zoning and Planning on: 1/17/2024

Describe activity which requires Board of Zoning and Planning review:

Requesting a variance for encroachment into the 40-foot front yard setback along Riverside Drive (see 1979 approved variance), as well as taller, Bufftech PVC vinyl privacy fencing and gates in place of metal picket fencing.

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

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

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2797 McCoy Road	Phillip & Nancy Donner	9589071052700594225008	12/14/2023
4312 Riverside Drive	Charles Knoop	9589071052700594224995	12/14/2023
2811 McCoy Road	Linda Reeves McCoy	9589071052700594225015	12/14/2023
4260 Riverside Drive	John Sells	9589071052700594225022	12/14/2023
3329 Riverside Drive	City of Columbus	9589071052700594225039	12/14/2023
<u>Applicant Signature:</u>			<u>Date:</u>



**HIDDEN CREEK
LANDSCAPING INC.**

3940 Scioto Darby Creek Rd.

mcrommes@2thecreek.com (614) 809-3227

DEAR NEIGHBORING RESIDENTS OF UPPER ARLINGTON,

Please find this written notification that the homeowner of **4300 Riverside Drive** has decided to apply for a variance through the Board of Zoning and Planning with the City of Upper Arlington. The referenced project consists of rear yard enhancements including the construction of a custom concrete in-ground swimming pool and spa, pool patio, fencing and associated landscaping. A variance is being requested to allow for the new, 48-inch code-compliant metal pool fence to encroach into the 40-foot front yard setback. The rear of the house faces Riverside Drive. The present location of the existing wood fence and evergreen hedge encroaches into the front yard setback and was granted a variance in 1979. This evergreen hedge is to remain. We are also requesting a height variance for the proposed fencing along the north side property line to be 72-inches in height and be a solid board-on-board wood/vinyl privacy fence.

The formal hearing date for this variance will take place on **Wednesday, January 17, 2024 at 6:00 pm**. Board of Zoning and Planning (BZAP) meetings are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

Michael L. Crommes

Design & Project Management | Hidden Creek

Office: (614) 777-4254

Mobile: (614) 205-2688

Email: mcrommes@2thecreek.com

4300 Riverside Drive

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



4300 Riverside Drive



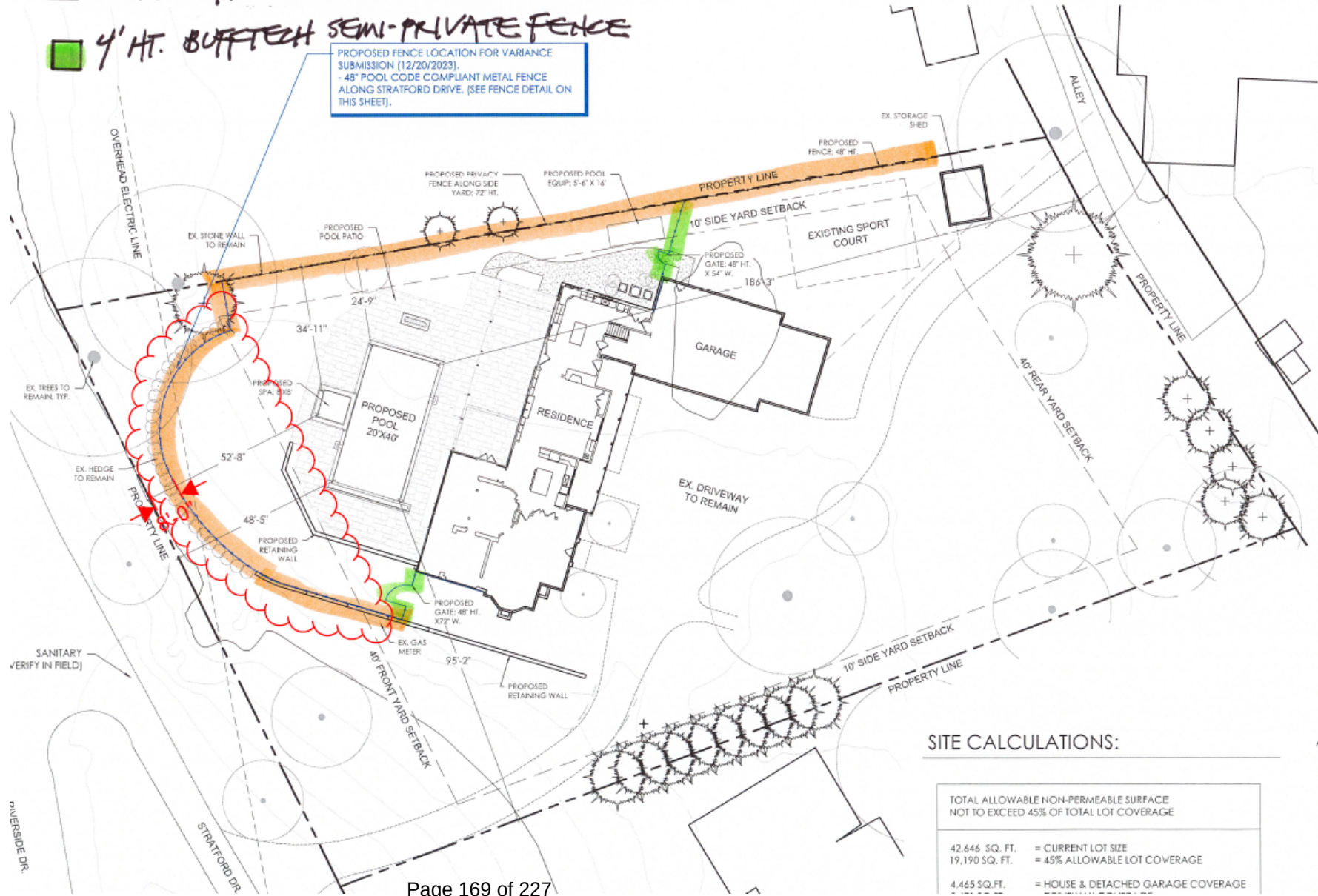
View to Riverside Drive (Looking West)



Option A

- 6' HT. BUFFTECH PRIVACY FENCE
- 4' HT. BUFFTECH SEMI-PRIVATE FENCE

PROPOSED FENCE LOCATION FOR VARIANCE SUBMISSION (12/20/2023).
~ 48" POOL CODE COMPLIANT METAL FENCE ALONG STRATFORD DRIVE. (SEE FENCE DETAIL ON THIS SHEET).

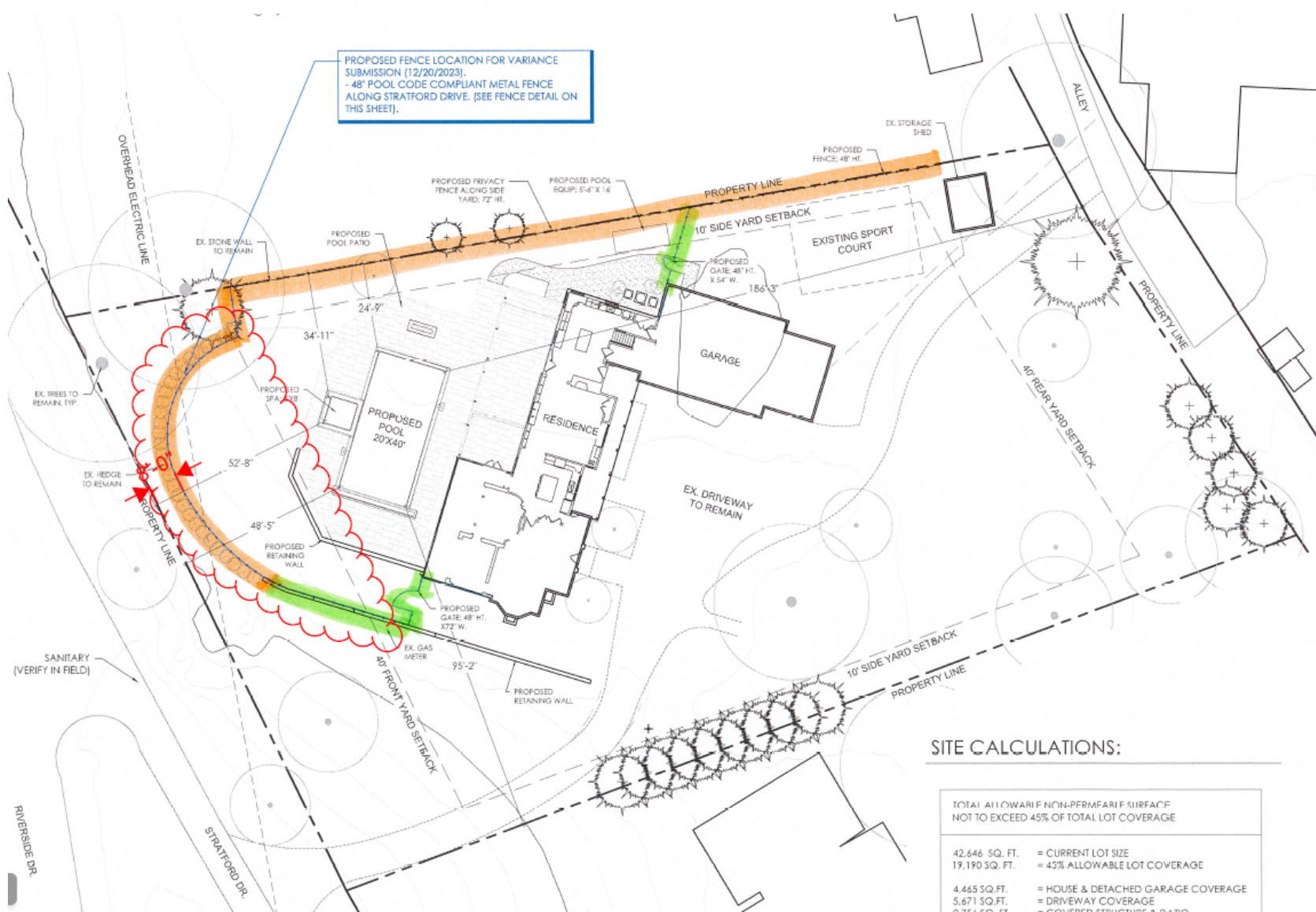


SITE CALCULATIONS:

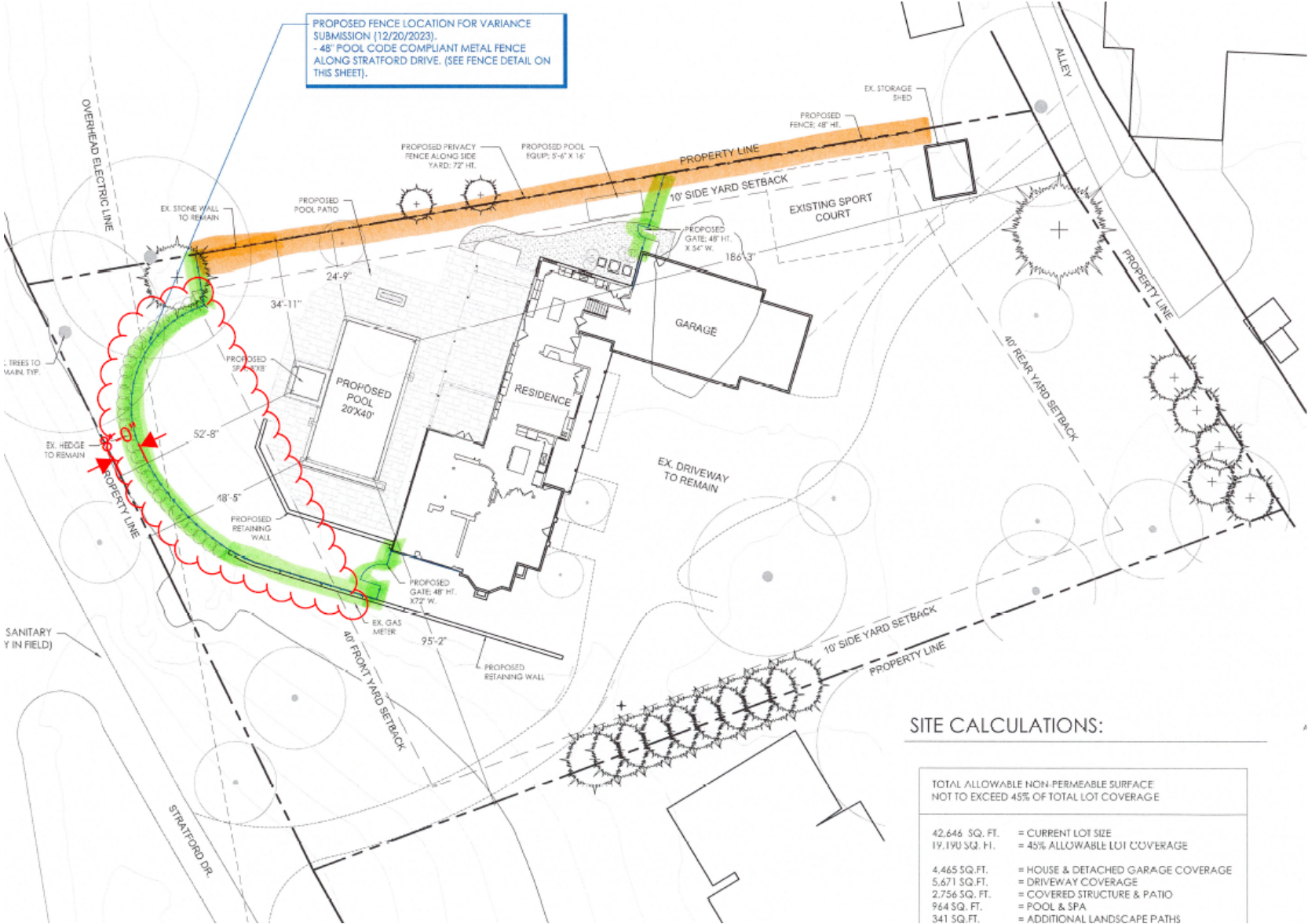
TOTAL ALLOWABLE NON-PERMEABLE SURFACE NOT TO EXCEED 45% OF TOTAL LOT COVERAGE	
42,646 SQ. FT.	= CURRENT LOT SIZE
19,190 SQ. FT.	= 45% ALLOWABLE LOT COVERAGE
4,465 SQ. FT.	= HOUSE & DETACHED GARAGE COVERAGE



Option B



Option C



Proposed Fence



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 17, 2024

Subject: 3200-3240 Tremont Road and 3181 Northwest Boulevard (DEV-06-23) - Review of a Graphics Plan for the Bob Crane Community Center and parking garage, senior housing building (The Coventry), and apartment building (The Kingston) at Kingsdale.

Site Description/History

In March 2021, the Board approved a three-building redevelopment plan for the former Macy's site at Kingsdale, which included: a senior housing building, an apartment building, and a future building (which became the community center). A condition of this approval was for a future graphics plan to be reviewed by the Board, which included signage that is subdued in nature with halo-style illumination and pedestrian-oriented blade signs. Primary signage has already been installed for The Coventry due to its minimal size and location, as well as the timing of its opening. Staff authorized approval of this signage as long as the remaining graphic elements for the rest of the development were reviewed by the Board. In November 2023, the Board approved signage for the Old Bag of Nails Pub, which is now open. Freestanding signage for The Coventry was not approved, as plan revisions were expected. Signage for the other buildings was to be submitted between the November 2023 and January 2024 BZAP meetings.

Proposal

As of the posting of the BZAP meeting packet, revised plans for The Coventry have not been submitted, but are expected in advance of the meeting. New signage plans for The Kingston are also expected in advance of the meeting, as is signage for the proposed City parking garage in the existing Giant Eagle surface parking lot. Signage for the Bob Crane Community Center is attached and is modest, allowing the building to be the highlight. It primarily includes signage above the main entrances and along vertical elements of the building.

Zoning Code Requirements

Article 6.06(D)(6) states: To avoid visual clutter and visual blight, to improve wayfinding, to decrease distraction for motorists and pedestrians, and to encourage economic development and placemaking as contemplated by the Master Plan in the City's Planned Mixed Use Districts (PMUDs), a comprehensive graphics plan shall be required for all projects located in a PMUD. This shall be reviewed by BZAP for signage types, locations, color scheme, sizes, illumination, compatibility with architecture, and establishment of unity of design for the



development. In evaluating a Comprehensive Graphics Plan, this Section shall serve as a reference but the Comprehensive Graphics Plan may supersede this Section's requirements; provided, however, that any deviation from this Section's requirements in a Comprehensive Graphics Plan shall not impair the City's aesthetic objectives, traffic and pedestrian safety, or the City's other interests as noted in this Section. After adoption of a comprehensive graphics plan, all new individual signs shall be reviewed by the Community Development Department for conformance with such graphics plans. The Community Development Director shall determine whether minor amendments to graphics plans, other than those related to the specific types of signage permitted, shall require BZAP review.

Alternatives

To be updated in advance of the meeting once additional plans are submitted and reviewed by Staff. Several iterations of signage for the community center have been vetted by the community center design team. Staff concurs that what is proposed fits the building quite well, provides property identification, and is generally subdued in nature. Should any modifications to the proposed signage be proposed by BZAP, Staff would request specific direction so that the design team may respond accordingly.

Requested Action and Findings

A vote is only needed for The Coventry and The Kingston components. A vote is not needed for the parking garage and/or community center because these are City projects, but Staff felt it would be important for the Board to see what is proposed for all the buildings.

Attachments

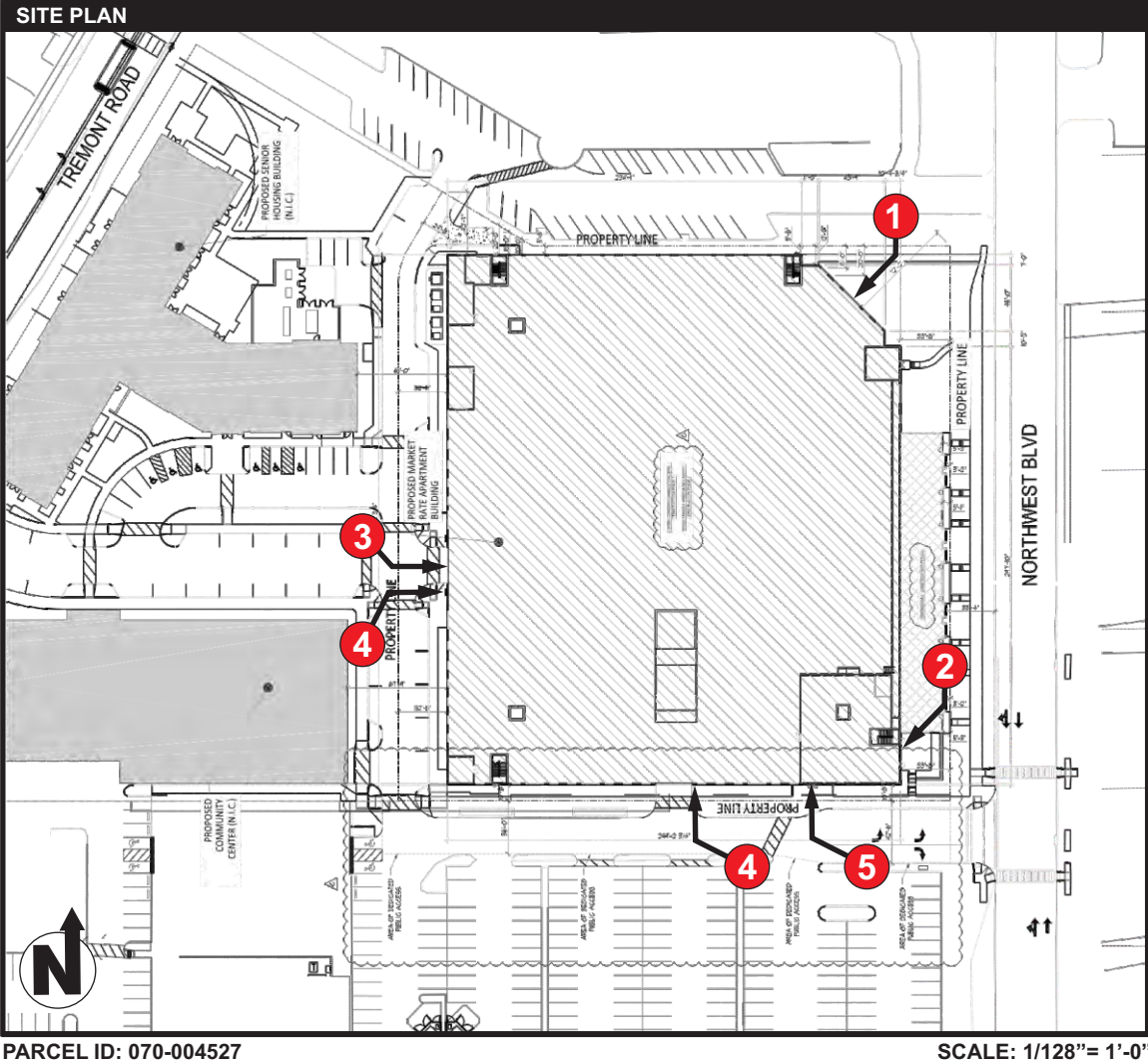
1. THE KINGSTON EXTERIOR SIGNAGE PACKAGE 23103 REV 1-15-24
2. Bob Crane Community Center Graphics
3. Kingsdale approval 03.24.21



SCOPE OF WORK

SIGN	THUMB	DESCRIPTION	QUANTITY	AREA
1		WALL SIGN NORTHEAST @ LOWER PARAPET LEVEL SINGLE SIDED	1	21.00
2		BLADE SIGN SOUTHEAST CORNER DOUBLE SIDED (FACES N & S)	1	56.66
3		WALL SIGN WEST ELEVATION SINGLE SIDED	1	42.50
4		WALL PARKING SIGN LOCATIONS	2	9.00
5	THE KINGSTON	CANOPY SIGN NON-ILLUMINATED LETTERS ON CANOPY	1	11.01

CODE NOTES:



VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION







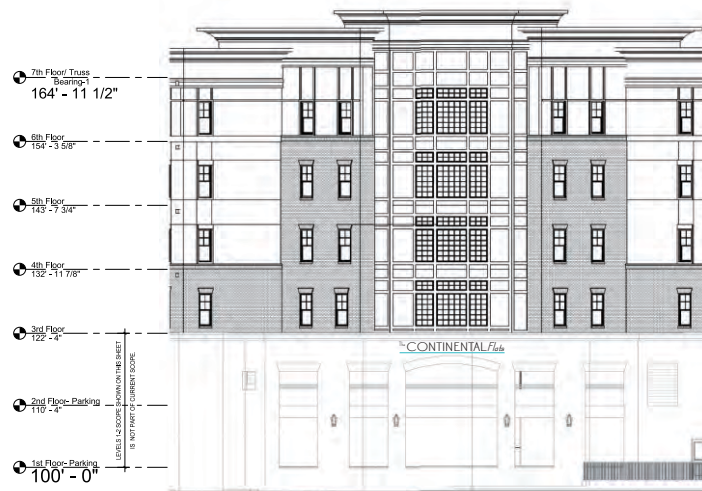
DDN WITH REVERSE HALO-LIT CHANNEL LETTERS
QTY: (1) REQUIRED

SCALE: 1/2" = 1'-0"
AREA: 21.00 SQ. FT.



NORTHEAST CORNER DETAIL

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



NORTHEAST CORNER ELEVATION

SCALE: 1/32" = 1'-0"

©COPYRIGHT 2023 SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4326 • info@signcominc.com



CLIENT APPROVAL _____ DATE _____

☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME THE KINGSTON
LOCATION 3200-3242 TREMONT RD.
CITY UPPER ARLINGTON STATE 1-12-24 1-15-24

REVISION 1-12-24 1-15-24

SALES BMS
DESIGN GMB/DAW
SIZE 14

DATE 1-4-23
SCALE Noted
PROJECT# 23103

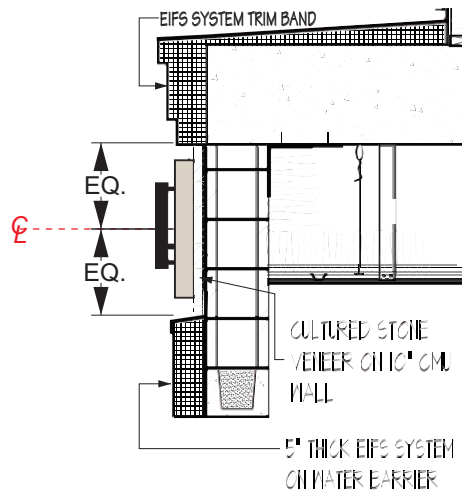


DDN WITH REVERSE HALO-LIT CHANNEL LETTERS
QTY: (1) REQUIRED

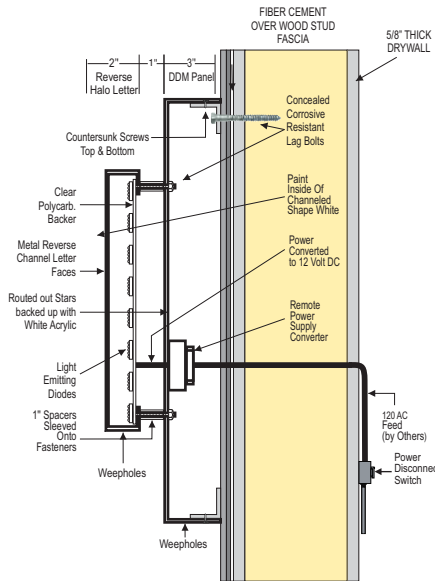
SCALE: 1/2" = 1'-0"
AREA: 21.00 SQ. FT.

CABINET
FLAT FACE ALUMINUM PANEL WITH 2" DEEP RETURNS. MOUNTED FLUSH TO WALL WITH CONCEALED ANGLE BRACKETS WITH FLUSH FIT SCREWS ALONG RETURNS, WEEPHOLES AT BOTTOM OF CABINET

HALO - ILLUMINATED LETTERS
- 2" DEEP REVERSE CHANNEL LETTERS ARE HALO ILLUMINATED FROM BEHIND WITH LED LIGHT CLUSTERS HOUSED INSIDE. GRAPHICS ARE MOUNTED TO BACKGROUND PANEL WITH CONCEALED BACK STUDS FITTED WITH 1" SPACERS TO SEPARATE LETTERS FROM PANEL SURFACE, WEEPHOLES AT LOW POINTS OF LETTERS



NOT TO SCALE - END VIEW



SCHEMATIC - NOT TO SCALE



DAY APPEARANCE

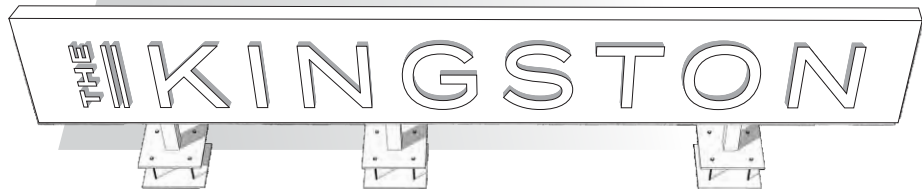
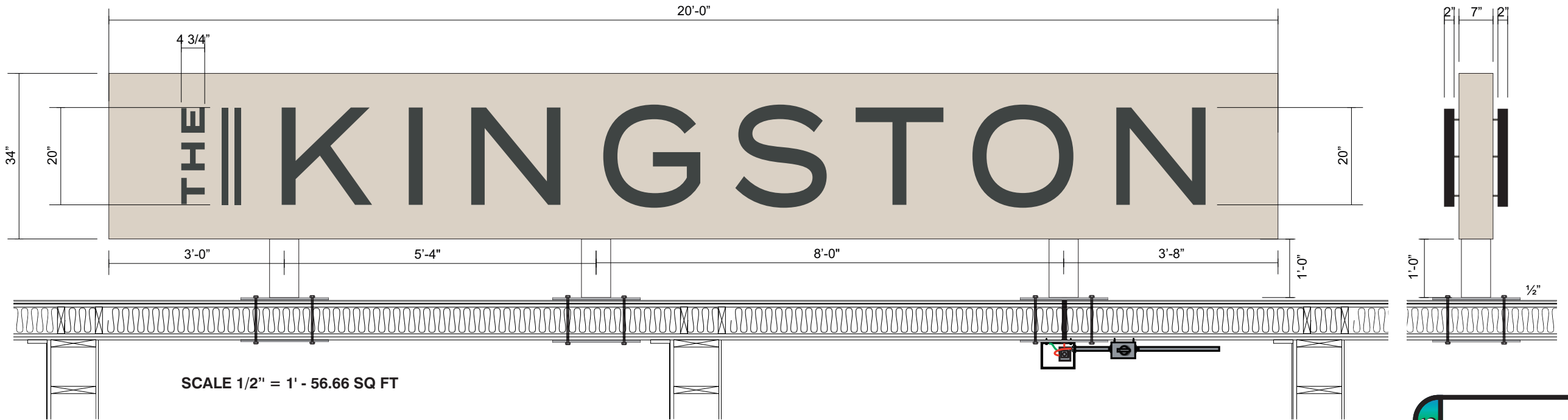


EVENING APPEARANCE

COLORS

MATCH PANTONE 2527 C

MATCH PANTONE 446 C



CABINET

.090 ALUMINUM FACES OVER ALUMINUM FABRICATED ANGLE FRAME
THREE 4" SQUARE TUBE ARMS EXTEND 10" FROM CABINET TO 18" SQUARE
MOUNTING PLATE WITH (4) 3/8" THROUGH BOLTS TO 18" SQUARE MATCH PLATE ON
INTERIOR FACE OF WALL (IN STAIRWELL)
ELECTRICAL (120v) PERFORATES WALL THROUGH LOWER ARM MATCH PLATES VIA
WALLBUSTER FIXTURE

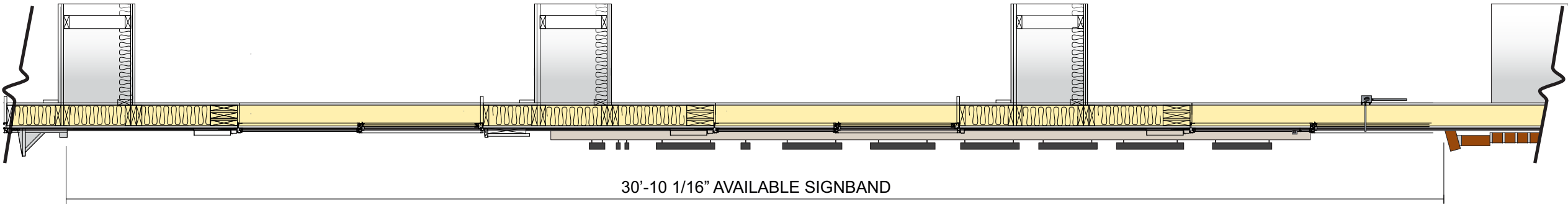
REVERSE CHANNEL ALUMINUM LETTERS

2" DEEP RETURNS
CLEAR PROTECTIVE POLYCARBONATE ON BACKS OF EACH SHAPE
MOUNTED TO CABINET WITH .25" DIA., CORROSIVE RESISTANT, THREADED BACK
STUDS WITH 1" +/- STAND-OFF SPACERS TO ALLOW LIGHT TO EMIT FROM BACK
MINIMUM OF 3 FASTENERS PER LETTER
HIGH OUTPUT LIGHT EMITTING DIODES (LED) CLUSTERS ARE HOUSED INSIDE
EACH SHAPE & EMIT LIGHT AROUND PERIMETER OF LETTERS CREATING SOFT,
HALO GLOW.
LED'S ARE POWERED BY 120 AC FEED BROUGHT TO SITE BY OTHERS.

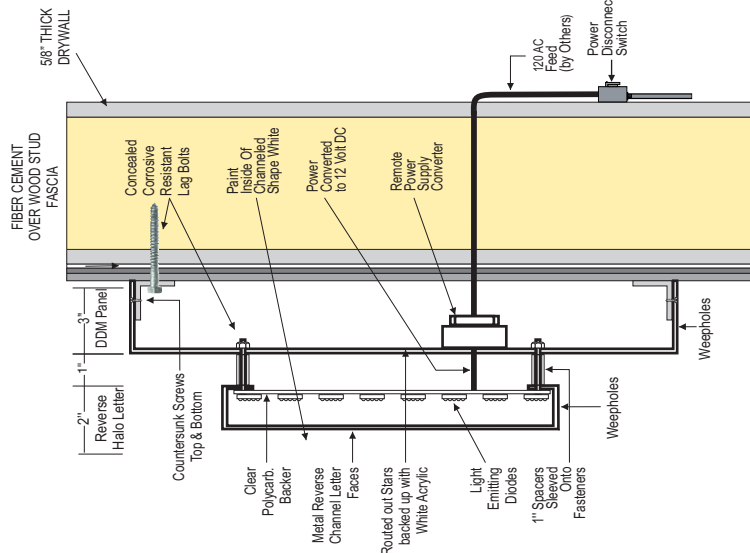
COLORS

MATCH PANTONE 7527 C

MATCH PANTONE 446 C



DDN WITH REVERSE
HALO CHANNEL LETTERS
SCALE: 3/8" = 1'-0"
AREA: 42.50 SQ. FT.



DDN WITH REVERSE HALO CHANNEL LETTERS

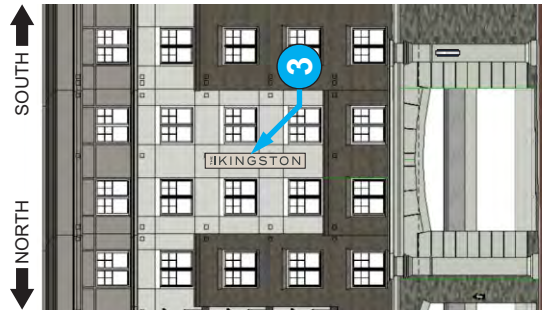
QTY: (1) ONE SET REQUIRED

CABINET

FLAT FACE ALUMINUM PANEL WITH 2" DEEP RETURNS.
MOUNTED FLUSH TO WALL WITH CONCEALED ANGLE
BRACKETS WITH FLUSH FIT SCREWS ALONG RETURNS,
WEEPHOLES AT BOTTOM OF CABINET

HALO - ILLUMINATED LETTERS

- 2" DEEP REVERSE CHANNEL LETTERS ARE HALO
ILLUMINATED FROM BEHIND WITH LED LIGHT CLUSTERS
HOUSED INSIDE. GRAPHICS ARE MOUNTED TO
BACKGROUND PANEL WITH CONCEALED BACK STUDS
FITTED WITH 1" SPACERS TO SEPARATE LETTERS FROM
PANEL SURFACE, WEEPHOLES AT LOW POINTS OF
LETTERS



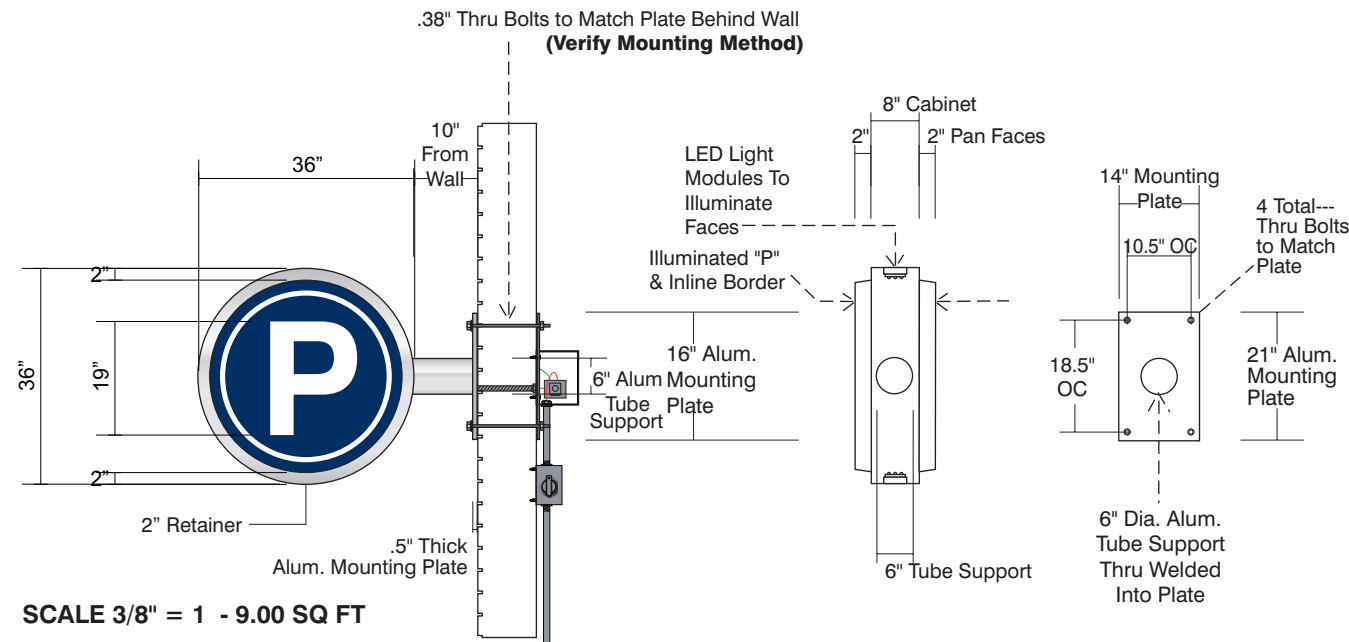
WEST ELEVATION

SCALE: 1/32" = 1'-0"

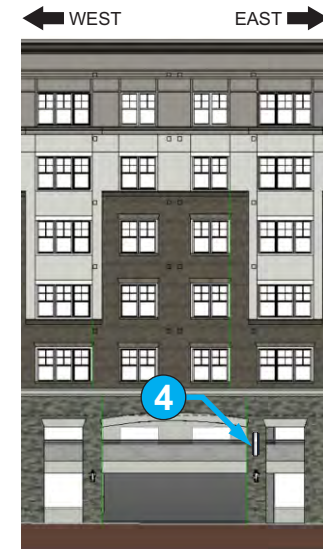
COLORS

MATCH PANTONE 2527 C

MATCH PANTONE 446 C

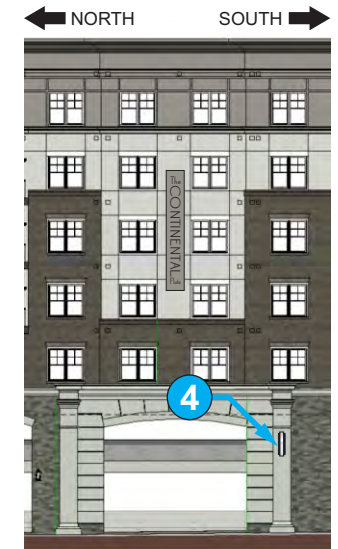


SIGN 4 LOCATION 1



SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

SIGN 4 LOCATION 2



WEST ELEVATION
SCALE: 1/32" = 1'-0"

ROUND PARKING BLADE - Pb1 - (2) REQUIRED

FABRICATED ROUND CABINET FRAME, 8" DEEP, WITH REMOVEABLE RETAINERS
ALL VISIBLE SURFACES AND HARDWARE PAINTED WHITE.

PANFORMED FACES FEATURE TRANSLUCENT BLUE WITH TRANSLUCENT WHITE COPY
FACES INTERNALLY ILLUMINATED WITH LED CLUSTERS HOUSED INSIDE

ALL POWER CONVERSIONS ARE HOUSED INSIDE REMOTE SUPPLY BOX (BY OTHERS)
WITH DISCONNECT SWITCH POSITIONED FOR SERVICE ACCESS

CABINET SECURED TO MASONRY FASCIA WITH 14" X 21" X 1/4" ALUMINUM MOUNTING PLATE, THROUGH
BOLTED (QTY: FOUR 3/8" DIAMETER) TO INTERIOR MATCH PLATE (14" X 21" X 1/4")



12'-7"

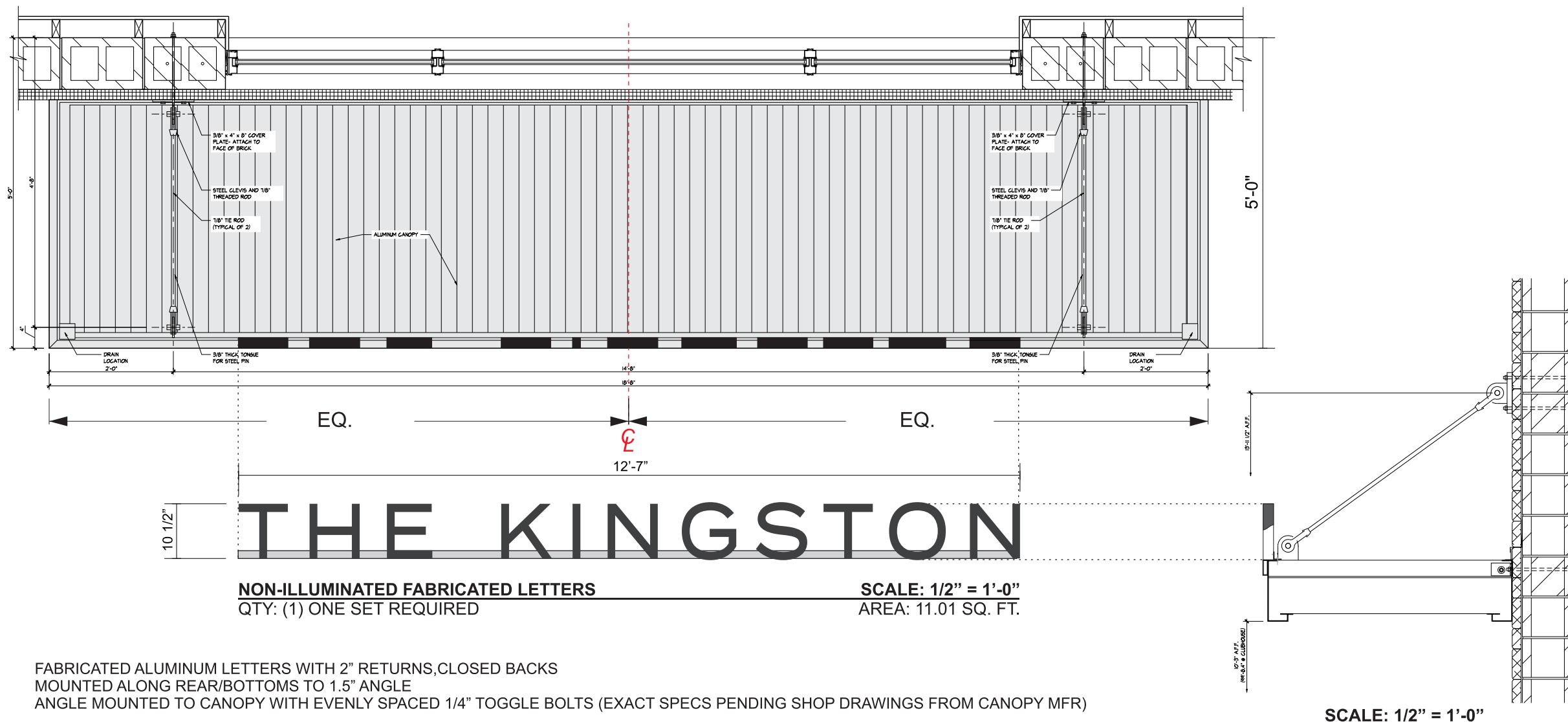
10 1/2"

THE KINGSTON

NON-ILLUMINATED FABRICATED LETTERS
 QTY: (1) ONE SET REQUIRED

SCALE: 3/4" = 1'-0"
 AREA: 11.01 SQ. FT.





FABRICATED ALUMINUM LETTERS WITH 2" RETURNS,CLOSED BACKS
 MOUNTED ALONG REAR/BOTTOMS TO 1.5" ANGLE
 ANGLE MOUNTED TO CANOPY WITH EVENLY SPACED 1/4" TOGGLE BOLTS (EXACT SPECS PENDING SHOP DRAWINGS FROM CANOPY MFR)

COLOR
 MATCH PANTONE 446 C



UPPER ARLINGTON: COMMUNITY CENTER EXTERIOR SIGNAGE PACKAGE

Project # 21310.00
November 17, 2023

PROJECT IDENTIFICATION

Client
Upper Arlington Bob Crane Community Center
3600 Tremont Road
Upper Arlington, OH 43221

Architect of Record
MSA Design
15 West Cherry Street
Suite 300
Columbus, Ohio 43215

BIDDING & BIDDING DOCUMENTS

The Bidding Documents include Graphic Location Plans which indicate all graphics and signage within the scope of this overall bid.

The Bid Package and Materials Specification specify Basis of Design selections and minimum quality and capabilities for each element. Alternate products may be submitted that meet minimum qualifications and basis of design. All alternates shall be submitted for review and approval by email to Katie Freeland (kfreeland@msaarch.com) and Hannah Williams (hwilliams@msaarch.com). In the case that an alternate is not submitted, bidder must include Basis of Design material as specified for their Base Bid and may submit an unapproved alternate product as a deductive alternate in appropriate section on Bid Form.

Bidders shall provide the following for a complete Bid: Bid Form, Alternate Bid Form, and Insurance Requirement Documentation as well as any other information regarding their teams or offerings.

Bidders are responsible for complete review of the bidding documents and completion of requested information.

Bidders requiring clarification of the bidding documents should contact the Architect by email (attn: Katie Freeland (kfreeland@msaarch.com) and Hannah Williams (hwilliams@msaarch.com)).

Bidders shall provide complete unit costs including installation, delivery, and materials for all graphics in the provided form.

PREPARATION OF PROPOSALS

All proposals must be complete for all items as noted in the specifications and/or plans. Proposals will be submitted on a unit cost basis and total Project basis including all associated freight, storage, delivery, installation and any other labor, materials, services and equipment necessary to complete the work. The client, MSA Design, may elect to

award the entire graphics and signage package to a single dealer/ vendor or may elect to award only a single category of graphic / signage to a said dealer / vendor. All proposals shall be based on specified items indicated in Basis of Design. Materials can be substituted for alternates as indicated on the materials specifications, alternates must have equal finish level and features as included in specified products, unless otherwise noted. Acceptance of alternates will be at the discretion of the Architect / Owner.

PROJECT MANAGEMENT

Provide comprehensive single point of contact project management capabilities to facilitate the ordering and installation of this furniture package. The Signage and/or Graphics Contractor will be required to integrate into the Project design Team led by the Architect.

PRE-INSTALLATION SERVICES

Provide design team with material samples for Owner and Architect approval, as specified in Project Specifications.

Attend up to 4 Project Coordination meetings with Project Design team.

DESIGN PHASE

Prepare detailed shop drawings for review and approval by the Owner and Architect, as specified in Project Specifications.

Prepare specifications on quotation form for review and approval by Owner and Architect.

Prepare detailed components list for approval by the Owner and Architect.

Place all materials orders.

Assist design team, as required, with the coordination of electrical point of connection locations for all illuminated signage.

STORAGE

The Contractor shall use it's own storage facilities. No storage of materials prior to the start of installation will be allowed at the project site, and no additional charges will be allowed due to additional storage needs.

The contractor is responsible for scheduling, receiving, inspecting and installing all items. The Owner and Architect will neither receive, nor unload any shipments.

INSTALLATION PHASE

Provide on bid form, a separate line item for installation services. Include hourly rates identifying type of service .

Coordinate with the Construction Manager the preparation of a detailed schedule for installation of graphics and/or signage.

Participation in subcontractor meetings (up to 4 meetings).

Provide/appoint single source, on-site, point of contact for installation team.

Assume delivery, receipt and installation of graphics / signage on site. Staging location to be coordinated with Construction Manager.

If schedule requires, Contractor will hold products up to 30 days without charge to Owner.

The Contractor shall be responsible that no labor disputes occur. All damages due to such disputes shall be the sole responsibility of the Contractor. The Contractor shall coordinate his work with all other work at the project site.

Other work under separate contracts will be occurring at the project site. The Contractor shall cooperate with other separate contractors and the Owner in order to facilitate the general progress of all the Work at this project site. The Contractor shall coordinate his work and the work of his Subcontractors with the work of all other separate contractors.

Compliance with all regulations pertaining to safety and health is the sole responsibility of the Contractor.

The goods, including materials, signage and graphics elements and equipment shall be identified to the Contractor, and the risk of loss shall be at all times the Contractor's until goods and/or equipment is installed at the Owner's facilities.

The Owner shall have a reasonable time after receipt of the goods to inspect each delivery and notice of any defect or other claim as to quantity and quality of the goods shall be made in writing to the Contractor, if found not to be in conformity with contract requirements.

The Contractor shall install all items in a workmanlike manner and in compliance with the applicable law as regulations or other technical requirements required by local authorities.

The Contractor shall remove from the Owner's premises daily all cartons, crates, packing material and other refuse resulting from the delivery or installation of items under this scope of work.

The Contractor shall be responsible for repair of any damage to ceilings, walls, floors or other surfaces caused by the delivery or installation of items under this scope of work.

PRODUCT ACCEPTANCE & PAYMENT

After installation completion, all signage / graphics will be inspected during a scheduled punch list walk-through with the Contractor, Architect/ Interior Designer and Owner. Any damage incurred to the product prior to final inspection will be the responsibility of the Contractor.

Invoices can only be submitted after receipt of the product onto the premises and the final punch list has been signed off by the Architect and Owner.

Upper Arlington
Bob Crane Community Center
Exterior Signage Package
November 17, 2023

All drawing information, including instructions, materials and mounting methods are provided for indication of design intent and are not to be used as shop drawings for fabrication or installation.

MSA Design
15 West Cherry St. Suite 300
Columbus, Ohio 43215
513.241.5666
www.msaarch.com

MSA DESIGN

Adjusting and Cleaning

Remove and replace damaged or deformed signs and signs that do not comply with specified requirements. Replace signs with damaged or deteriorated finishes or components that cannot be successfully repaired by finish touch up or similar minor repair procedures. Remove temporary protective coverings and strippable films as signs are installed. On completion of installation, clean exposed surfaces of signs according to manufacturer’s written instructions, and touch up minor nicks and abrasions in finish. Maintain signs in a clean condition during construction and protect from damage until acceptance by Owner.

Existing Building and Site Conditions

Maintain portions of existing site and building affected by construction operations throughout construction period. Sign Contractor shall be responsible for repairing any damage to existing adjacent construction and site conditions caused by construction operations. Sign Contractor shall be responsible for repairing back to their original condition as approved by Owner and Architect, including landscape and planting.

Access to Site

Fabricator and Installer responsible for compliance with any and all site restrictions and regulations put forth by the Owner and/or local governing legislative.

General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

Use of Site: Limit use of Project site to work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.

Driveways, Walkways and Entrances: Keep driveways, loading areas, and entrances serving premises clear and available to Owner, Owner’s employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
Schedule deliveries to minimize use of driveways and entrances by construction operations. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

Coordination with Occupants

Partial Owner Occupancy: Owner will occupy the premises during entire construction period, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize

conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner’s operations. Maintain existing exits unless otherwise indicated.

Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction. Provide not less than 72 hours notice to Owner of activities that will affect Owner’s operations.

PROJECT SUMMARY

Fabrication and installation of new signage to be installed at Upper Arlington Bob Crane Community Center, as presented in this Sign Package.

Upper Arlington Bob Crane Community Center
3600 Tremont Road
Upper Arlington, OH 43221

Upper Arlington
Bob Crane Community Center
Exterior Signage Package
November 17, 2023

All drawing information, including instructions, materials and mounting methods are provided for indication of design intent and are not to be used as shop drawings for fabrication or installation.

MSA Design
15 West Cherry St. Suite 300
Columbus, Ohio 43215
513.241.5666
www.msaarch.com

MSA DESIGN

METAL



M1
Black anodized aluminum letters
1/4",

LOGO



TYPOGRAPHY

AVENIR NEXT: MEDIUM
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789 !@#\$%^&*() ;: ' " , , ? "

AVENIR NEXT: BOLD
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789 !@#\$%^&*() ;: ' " , , ? "

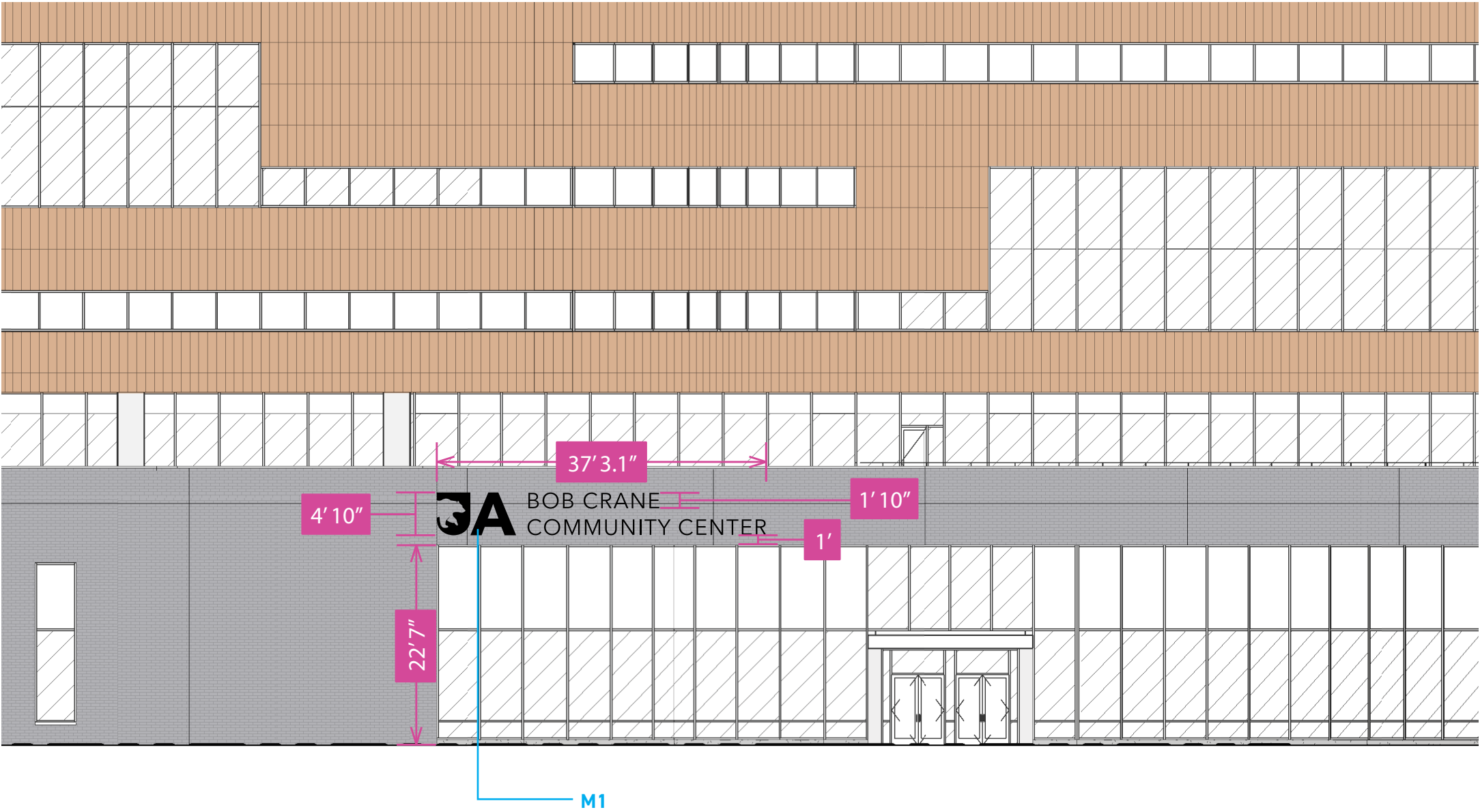


EXTERIOR





Intent



**D-1.01 REVERSE CHANNEL HALO LIT
LETTERING & LOGO SIGNAGE: NORTH**
D-1.01 Fabrication Notes

- Wall mounted fabricated lettering and logo (**M1**) sign, 2" brushed aluminum returns.
- Reverse channel/halo-lit letters and logo. Each letter/logo should be individually fed into the wall. To be attached to the building with no visible fasteners or mounting mechanisms on face.
- LED's to provide an even and continuous glow. LED light should be a warm white, with option for adjustable light temperature.
- To be pin mounted with clearance allowing for surface changes, as mounting surface is uneven. Face of letterforms should be flush. No visible mounting hardware.
- Production options should be priced separately and provided within the bid. Fabricator's production suggestions will also be taken into consideration.
- Edges should be polished and not sharp as this is a high traffic area.
- Mounting and security hardware should not be visible and must be tamper-proof.
- Follow manufacturer's instructions.
- All colors to match as close as possible throughout the entire project on different materials and fabrication methods (paint, digital printing, etc.).
- Contractor to field verify all dimensions to be reviewed in shop drawings, prior to fabrication & installation. Dimensions on elevations provided for general reference.
- Graphic drawings of sign fabrication shown for design intent. Final drawings to be by fabricator with final approval by Architect. Architect to provide final artwork.

Upper Arlington
Bob Crane Community Center
Exterior Signage Package
November 17, 2023

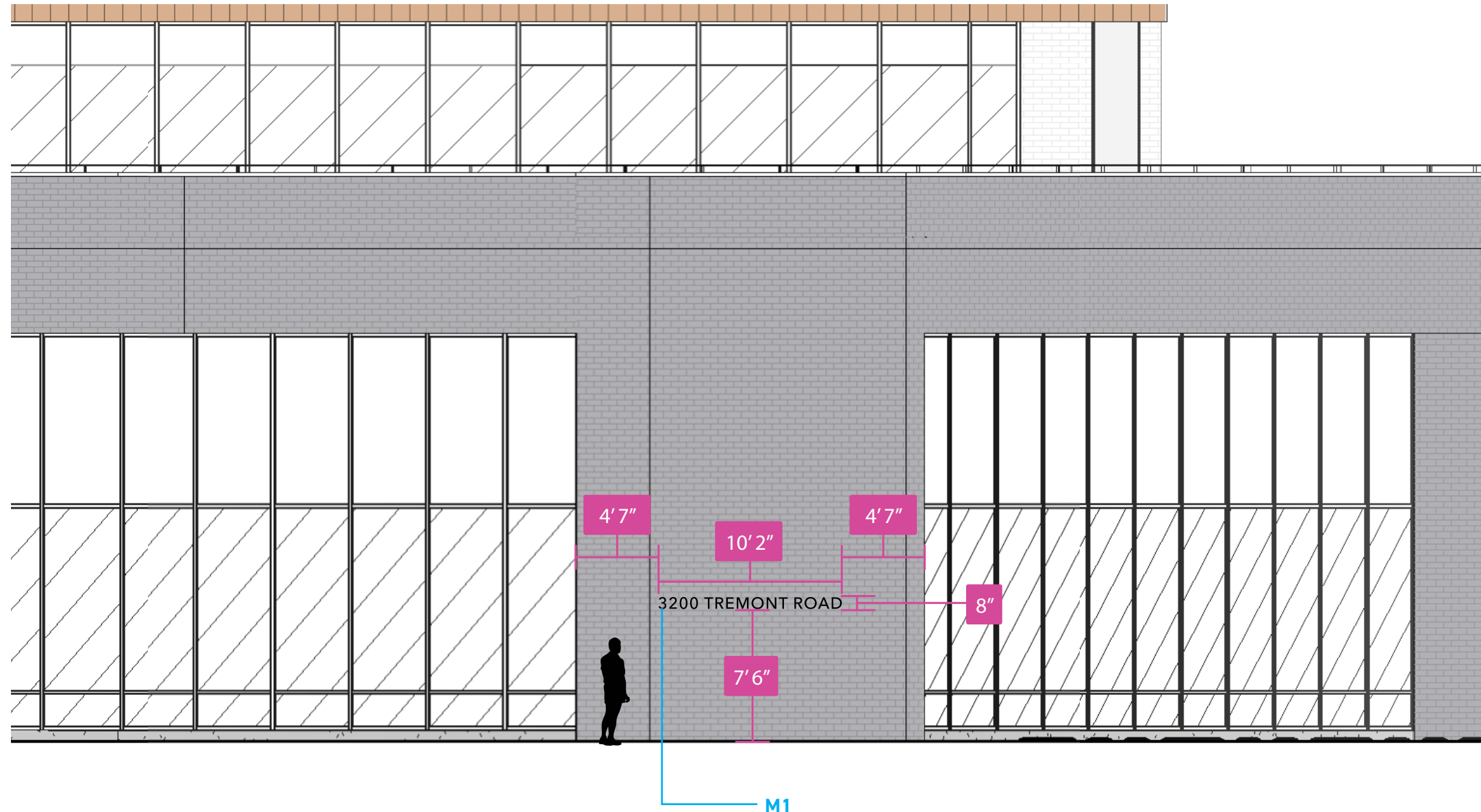
All drawing information, including instructions, materials and mounting methods are provided for indication of design intent and are not to be used as shop drawings for fabrication or installation.

MSA Design
15 West Cherry St. Suite 300
Columbus, Ohio 43215
513.241.5666
www.msaarch.com

MSA DESIGN

D-1.01 QUANTITY: 1 NORTH EXTERIOR

GR 2.01



D-1.02 REVERSE CHANNEL HALO LIT

ADDRESS SIGNAGE: NORTH

D-1.02 Fabrication Notes

- Wall mounted fabricated lettering and logo (**M1**) sign, 2" brushed aluminum returns.
- Reverse channel/halo-lit letters and logo. Each letter/logo should be individually fed into the wall. To be attached to the building with no visible fasteners or mounting mechanisms on face.
- LED's to provide an even and continuous glow. LED light should be a warm white, with option for adjustable light temperature.
- To be pin mounted with clearance allowing for surface changes, as mounting surface is uneven. Face of letterforms should be flush. No visible mounting hardware.
- Production options should be priced separately and provided within the bid. Fabricator's production suggestions will also be taken into consideration.
- Edges should be polished and not sharp as this is a high traffic area.
- Mounting and security hardware should not be visible and must be tamper-proof.
- Follow manufacturer's instructions.
- All colors to match as close as possible throughout the entire project on different materials and fabrication methods (paint, digital printing, etc.).
- Contractor to field verify all dimensions to be reviewed in shop drawings, prior to fabrication & installation. Dimensions on elevations provided for general reference.
- Graphic drawings of sign fabrication shown for design intent. Final drawings to be by fabricator with final approval by Architect. Architect to provide final artwork.

Upper Arlington
Bob Crane Community Center
Exterior Signage Package
November 17, 2023

All drawing information, including instructions, materials and mounting methods are provided for indication of design intent and are not to be used as shop drawings for fabrication or installation.

MSA Design
15 West Cherry St. Suite 300
Columbus, Ohio 43215
513.241.5666
www.msaarch.com

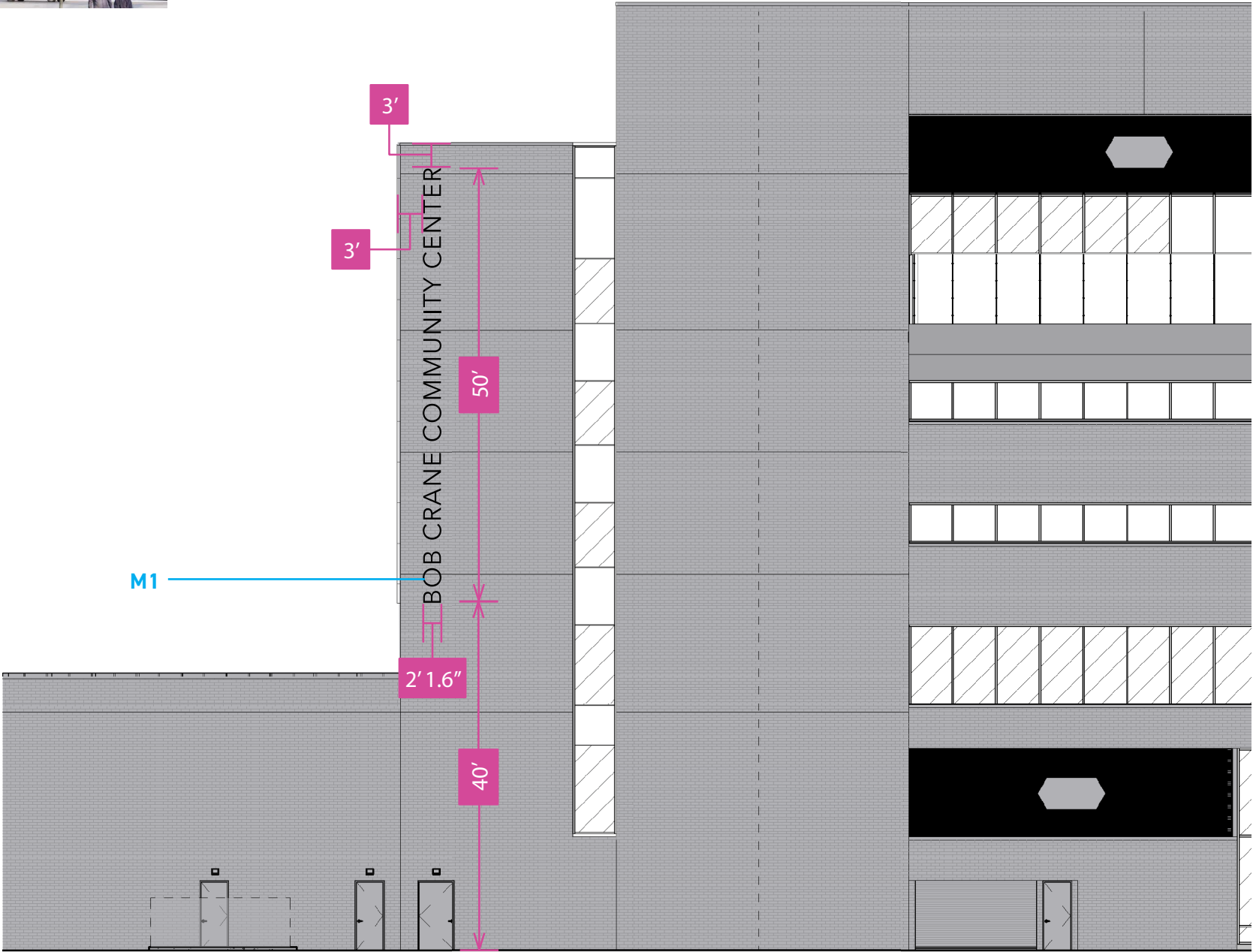
MSA DESIGN

D-1.02 QUANTITY: 1 NORTH EXTERIOR

GR 2.02



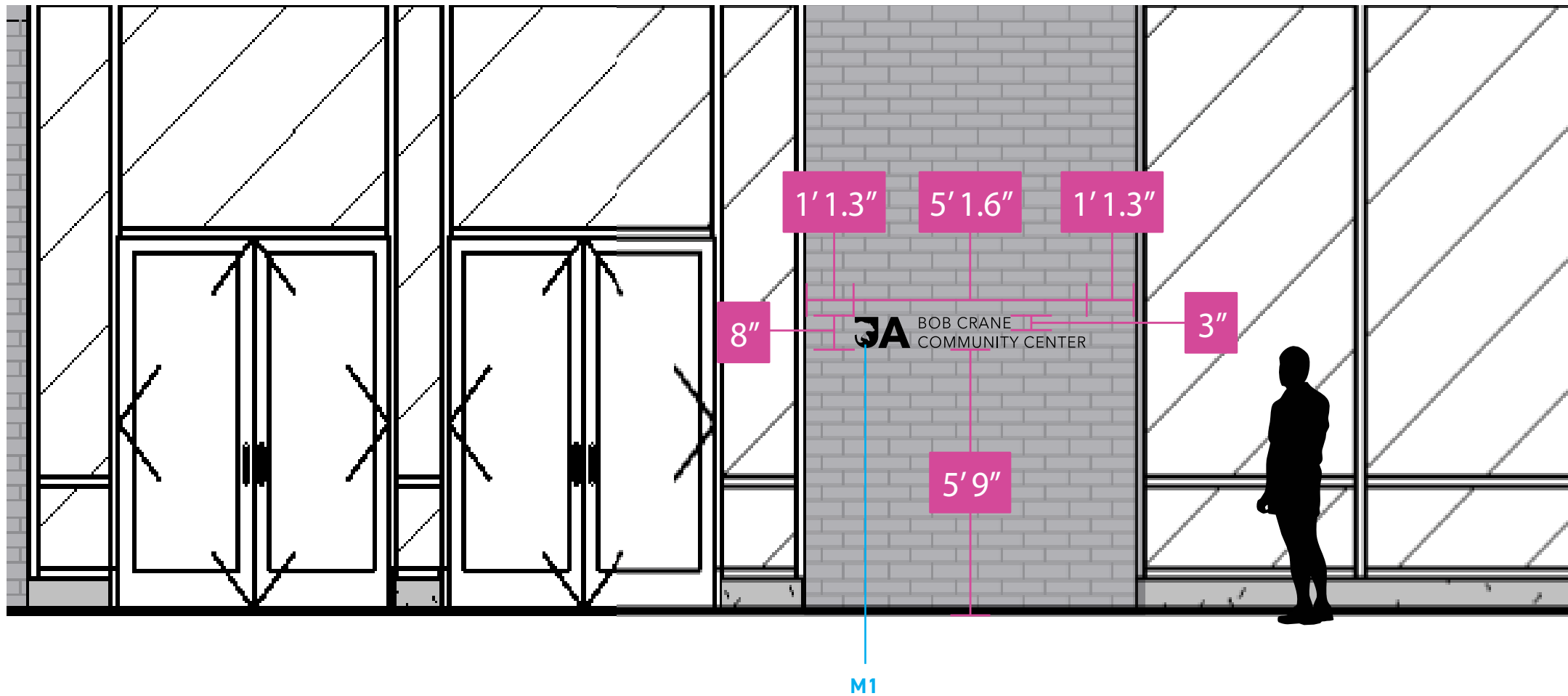
Intent



D-1.03 REVERSE CHANNEL HALO LIT LETTERING & LOGO SIGNAGE: SOUTH

D-1.03 Fabrication Notes

- Wall mounted fabricated lettering and logo (**M2**) sign, 4" brushed aluminum returns.
- Reverse channel/halo-lit letters and logo. Each letter/logo should be individually fed into the wall. To be attached to the building with no visible fasteners or mounting mechanisms on face.
- LED's to provide an even and continuous glow. LED light should be a warm white, with option for adjustable light temperature.
- To be pin mounted with clearance allowing for surface changes, as mounting surface is uneven. Face of letterforms should be flush. No visible mounting hardware.
- Production options should be priced separately and provided within the bid. Fabricator's production suggestions will also be taken into consideration.
- Edges should be polished and not sharp as this is a high traffic area.
- Mounting and security hardware should not be visible and must be tamper-proof.
- Follow manufacturer's instructions.
- All colors to match as close as possible throughout the entire project on different materials and fabrication methods (paint, digital printing, etc.).
- Contractor to field verify all dimensions to be reviewed in shop drawings, prior to fabrication & installation. Dimensions on elevations provided for general reference.
- Graphic drawings of sign fabrication shown for design intent. Final drawings to be by fabricator with final approval by Architect. Architect to provide final artwork.



D-1.04 LETTERING & LOGO SIGNAGE: SOUTH

D-1.04 Fabrication Notes

- Wall mounted fabricated lettering and logo (**M2**) sign, 2" brushed aluminum returns.
- Signage should be centered horizontally on the wall surface.
- To be pin mounted with clearance allowing for surface changes, as mounting surface is uneven. Face of letterforms should be flush. No visible mounting hardware.
- Production options should be priced separately and provided within the bid. Fabricator's production suggestions will also be taken into consideration.
- Edges should be polished and not sharp as this is a high traffic area.
- Mounting and security hardware should not be visible and must be tamper-proof.
- Follow manufacturer's instructions.
- All colors to match as close as possible throughout the entire project on different materials and fabrication methods (paint, digital printing, etc.).
- Contractor to field verify all dimensions to be reviewed in shop drawings, prior to fabrication & installation. Dimensions on elevations provided for general reference.
- Graphic drawings of sign fabrication shown for design intent. Final drawings to be by fabricator with final approval by Architect. Architect to provide final artwork.

Upper Arlington
Bob Crane Community Center
Exterior Signage Package
November 17, 2023

All drawing information, including instructions, materials and mounting methods are provided for indication of design intent and are not to be used as shop drawings for fabrication or installation.

MSA Design
15 West Cherry St. Suite 300
Columbus, Ohio 43215
513.241.5666
www.msaarch.com

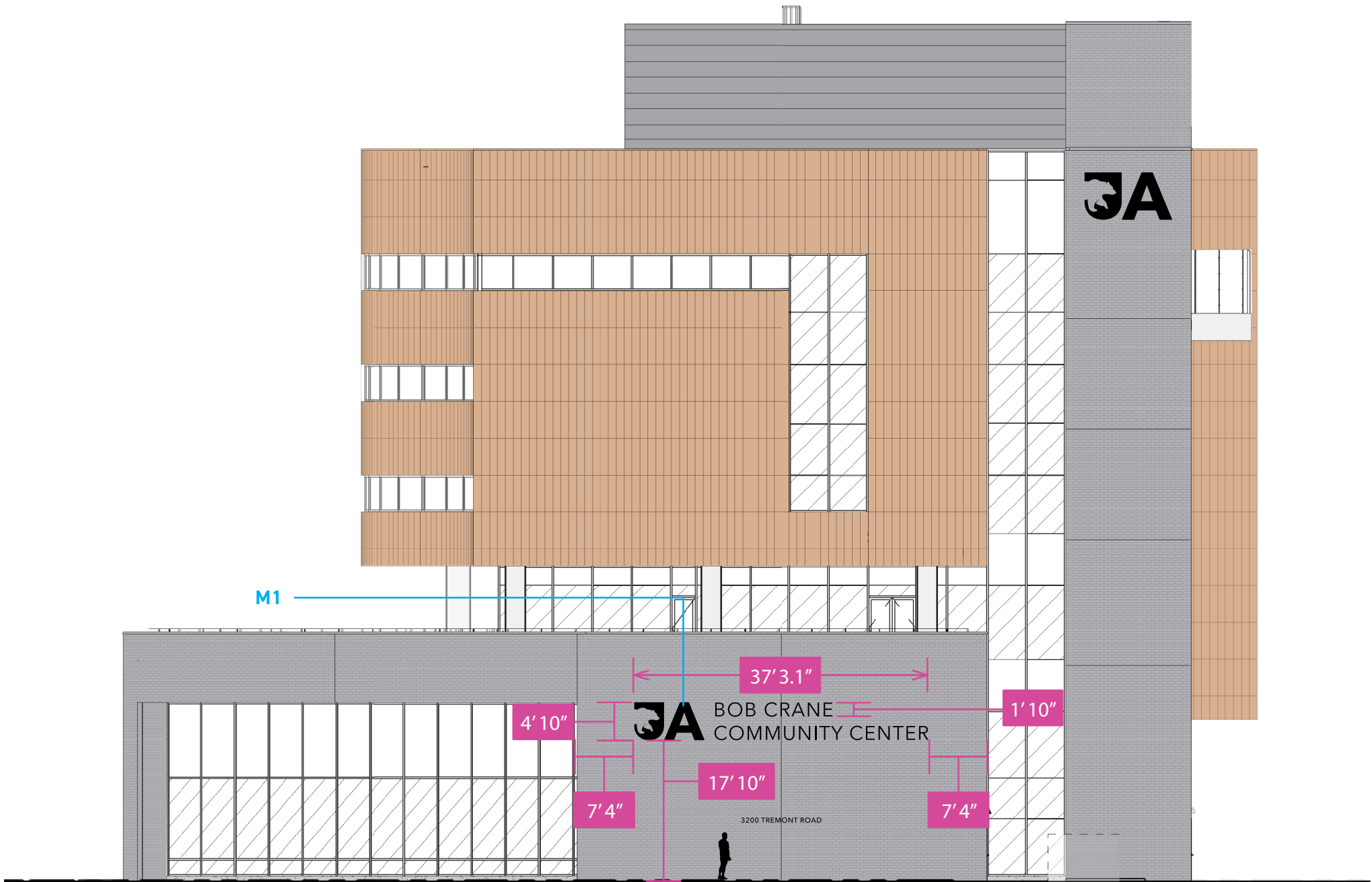
MSA DESIGN

D-1.04 QUANTITY: 1 SOUTH EXTERIOR

GR 2.04



Intent



**D-1.05 REVERSE CHANNEL HALO LIT
LETTERING & LOGO SIGNAGE: WEST**

D-1.05 Fabrication Notes

- Wall mounted fabricated lettering and logo (**M1**) sign, 2" brushed aluminum returns.
- Signage should be centered horizontally on the wall surface.
- Reverse channel/halo-lit letters and logo. Each letter/logo should be individually fed into the wall. To be attached to the building with no visible fasteners or mounting mechanisms on face.
- LED's to provide an even and continuous glow. LED light should be a warm white, with option for adjustable light temperature.
- To be pin mounted with clearance allowing for surface changes, as mounting surface is uneven. Face of letterforms should be flush. No visible mounting hardware.
- Production options should be priced separately and provided within the bid. Fabricator's production suggestions will also be taken into consideration.
- Edges should be polished and not sharp as this is a high traffic area.
- Mounting and security hardware should not be visible and must be tamper-proof.
- Follow manufacturer's instructions.
- All colors to match as close as possible throughout the entire project on different materials and fabrication methods (paint, digital printing, etc.).
- Contractor to field verify all dimensions to be reviewed in shop drawings, prior to fabrication & installation. Dimensions on elevations provided for general reference.
- Graphic drawings of sign fabrication shown for design intent. Final drawings to be by fabricator with final approval by Architect. Architect to provide final artwork.

D-1.05 QUANTITY: 1 WEST EXTERIOR

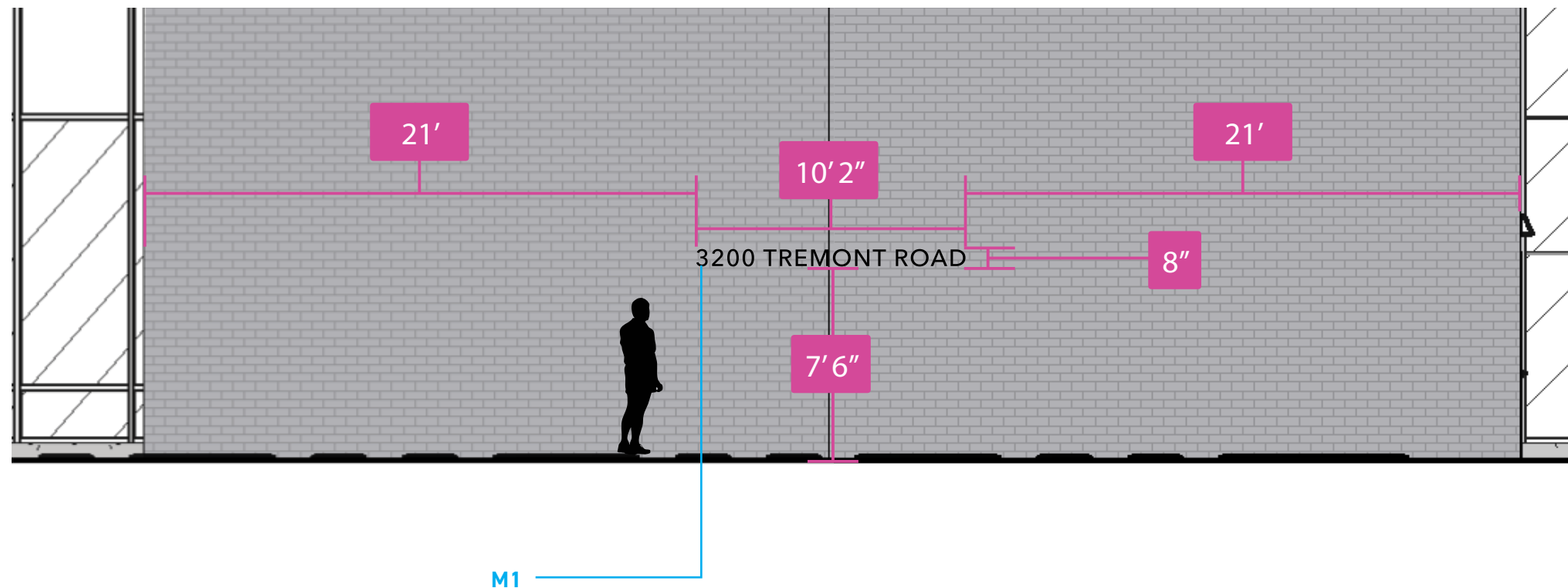
Upper Arlington
Bob Crane Community Center
Exterior Signage Package
November 17, 2023

All drawing information, including instructions, materials and mounting methods are provided for indication of design intent and are not to be used as shop drawings for fabrication or installation.

MSA Design
15 West Cherry St. Suite 300
Columbus, Ohio 43215
513.241.5666
www.msaarch.com

MSA DESIGN

GR 2.05



D-1.06 REVERSE CHANNEL HALO LIT ADDRESS SIGNAGE: WEST

D-1.06 Fabrication Notes

- Wall mounted fabricated lettering and logo (M1) sign, 2" brushed aluminum returns.
- Signage should be centered horizontally on the wall surface.
- Reverse channel/halo-lit letters and logo. Each letter/logo should be individually fed into the wall. To be attached to the building with no visible fasteners or mounting mechanisms on face.
- LED's to provide an even and continuous glow. LED light should be a warm white, with option for adjustable light temperature.
- To be pin mounted with clearance allowing for surface changes, as mounting surface is uneven. Face of letterforms should be flush. No visible mounting hardware.
- Production options should be priced separately and provided within the bid. Fabricator's production suggestions will also be taken into consideration.
- Edges should be polished and not sharp as this is a high traffic area.
- Mounting and security hardware should not be visible and must be tamper-proof.
- Follow manufacturer's instructions.
- All colors to match as close as possible throughout the entire project on different materials and fabrication methods (paint, digital printing, etc.).
- Contractor to field verify all dimensions to be reviewed in shop drawings, prior to fabrication & installation. Dimensions on elevations provided for general reference.
- Graphic drawings of sign fabrication shown for design intent. Final drawings to be by fabricator with final approval by Architect. Architect to provide final artwork.

Upper Arlington
Bob Crane Community Center
Exterior Signage Package
November 17, 2023

All drawing information, including instructions, materials and mounting methods are provided for indication of design intent and are not to be used as shop drawings for fabrication or installation.

MSA Design
15 West Cherry St. Suite 300
Columbus, Ohio 43215
513.241.5666
www.msaarch.com

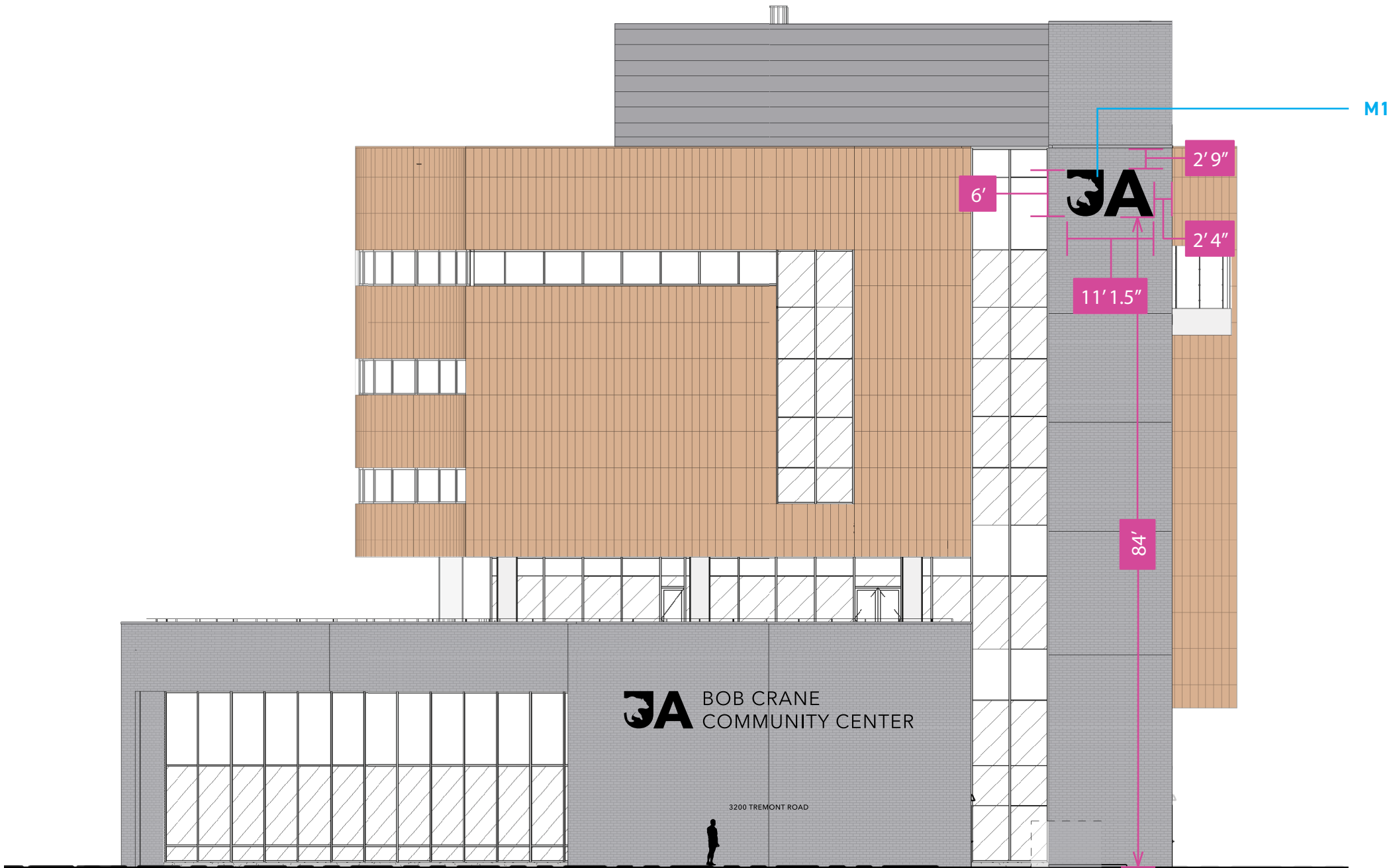
MSA DESIGN

D-1.06 QUANTITY: 1 WEST EXTERIOR

GR 2.06



Intent



**D-1.07 REVERSE CHANNEL HALO LIT
LETTERING & LOGO SIGNAGE: WEST**

D-1.07 Fabrication Notes

- Wall mounted fabricated lettering and logo (**M1**) sign, 4" brushed aluminum returns.
- Signage should be centered horizontally on the wall surface.
- Reverse channel/halo-lit letters and logo. Each letter/logo should be individually fed into the wall. To be attached to the building with no visible fasteners or mounting mechanisms on face.
- LED's to provide an even and continuous glow. LED light should be a warm white, with option for adjustable light temperature.
- To be pin mounted with clearance allowing for surface changes, as mounting surface is uneven. Face of letterforms should be flush. No visible mounting hardware.
- Production options should be priced separately and provided within the bid. Fabricator's production suggestions will also be taken into consideration.
- Edges should be polished and not sharp as this is a high traffic area.
- Mounting and security hardware should not be visible and must be tamper-proof.
- Follow manufacturer's instructions.
- All colors to match as close as possible throughout the entire project on different materials and fabrication methods (paint, digital printing, etc.).
- Contractor to field verify all dimensions to be reviewed in shop drawings, prior to fabrication & installation. Dimensions on elevations provided for general reference.
- Graphic drawings of sign fabrication shown for design intent. Final drawings to be by fabricator with final approval by Architect. Architect to provide final artwork.

Upper Arlington
Bob Crane Community Center
Exterior Signage Package
November 17, 2023

All drawing information, including instructions, materials and mounting methods are provided for indication of design intent and are not to be used as shop drawings for fabrication or installation.

MSA Design
15 West Cherry St. Suite 300
Columbus, Ohio 43215
513.241.5666
www.msaarch.com

MSA DESIGN

D-1.07 QUANTITY: 1 WEST EXTERIOR

GR 2.07

Development Plan Application 21-708

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

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

Location: 3180 KINGSDALE CENTER RD in Upper Arlington, OH

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

Conditions:

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

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

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

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

Authors: Chad Gibson, AICP, Community Development Director
Justin Milam, AICP, Senior Planner

BZAP Meeting Date: January 17, 2024

Subject: 1480 W. Lane Avenue and 2455 North Star Road (APP-01-24)
- Appeal submitted by Mr. Daniel Callanan of the Community Development Director's decision to issue Certificate of Zoning Compliance #23-3185 to allow parking lot improvements for OhioHealth.

Site Description/History

The subject properties, 1480 W. Lane Avenue and 2455 North Star Road, flank the northwest corner of the two streets and are zoned within the Lane Avenue Planned Mixed-Use District (PMUD - Corridor Subdistrict). The Lane Avenue parcel includes a four-story office building that was built in 2005 and is currently being renovated for medical office use by OhioHealth. The North Star Road parcel includes an existing surface parking lot in a linear configuration, which is the subject of this appeal application. [Both parcels are owned by OhioHealth and are to be combined with the Franklin County Auditor.] The parking lot on the North Star Road parcel has existed since at least 1972, when it supported a three-story office building; that building was demolished in 2017 after several years of vacancy, and OhioHealth purchased the property in 2022.

Certificate of Zoning Compliance (CZC) #23-3185 was submitted by EMH&T, on behalf of OhioHealth, for site improvements to the existing surface parking lot on the North Star Road parcel on July 14, 2023, but was incomplete. The permit was subsequently issued on October 26, 2023, which included review by the City's Planning, Engineering, and Forestry Divisions. Ultimately, the Director concluded that the application met all the applicable requirements of the UDO. The plan included the replacement of the existing parking area, new outdoor lighting, fencing, and landscaping. No changes were proposed to the number of parking spaces or their dimensions (some may be smaller or larger than code requirements) or the location of the driveway access (which was less than the 20-foot minimum but has since been increased to 24 feet). A cross-access connection between these parcels was also included in this approval. More information will be supplied in the future on how gate access and security will be handled. In general, driveways are permitted to be located along a property line, but driveway flares cannot cross the (continued) property line at the street. The property is below development coverage limits.

Appeal application #23-5007 was submitted timely by adjacent property owner Mr. Daniel Callanan, Akinita Five LLC, 2447 North Star Road. The appeal hearing was scheduled at the



next available regular BZAP meeting in January. OhioHealth was notified that if they proceed with these plans for improvements to their property while the appeal is pending, they do so at their risk. OhioHealth has indicated to staff that they have continued conversations with the appellant to address concerns.

In the meantime, the appellant has had numerous discussions and meetings with both OhioHealth and the City. Among other items, the appellant has requested the following from OhioHealth and the City:

- That the existing driveway be moved to the north for safety purposes;
- That bollards be installed along the shared property line nearest to his building for protection;
- That landscaping is installed on the south side of the property nearest to his building for additional screening;
- That the approved cross-access to W. Lane Avenue be revoked due to an increase in traffic towards North Star Road, which results in lower property value; and
- That the parking lot improvements be reviewed by BZAP.

While staff has worked with the appellant to address these concerns, the Director has determined that none of these requested changes is required by the UDO for this project.

Separately, and unrelated to this CZC application or appeal, a Building Permit #23-1747 was issued for interior renovations to the office building on July 24, 2023. Because the northern parcel for parking was a separate contract and project, and under a different timeframe, it was deemed that a separate CZC would be needed.

Proposal

The appeal application states:

The Parking Modification permit (Zoning Permit No. 23-3185 which joins the 1480 West Lane Avenue and 2445 North Star Road properties) approved on 10/27/23 does not adequately require prudent setbacks from the southern property line adjacent to 2447 North Star Road, particularly given the new stated use of the 1480/2445 property.

Placing the southern driveway curb directly on the 2445/2447 property line creates an immediate, unique harm suffered by 2447 North Star property owners. The driveway configuration (ingress/egress - without centering - i.e., ~31 foot setback) will irreparably:

- 1) Further enhance the cut-through traffic congestion being created by joining the 1480 and 2445 properties;
- 2) Increase errand visitor/patient/delivery traffic intended for the 2445 entrance that will mistakenly enter the 2447 (dead end or self-contained) driveway entrance and parking lot;
- 3) Cause a financial burden to 2447 property owners for enhancements needed to protect the 2447 entrance and 2447's northern greenspace and
- 4) Negatively impact the working environment for the 2447 office space. We purchased and improved the 2447 property with the knowledge that 2445 was a self-contained (510x80) parcel with one ingress/egress on North Star Road.



Upper Arlington's Lane Avenue Corridor will benefit from the public parking permissible through Ordinance No. 20-2023. The 1480/2445 property owner will benefit from North Star Road access for their Lane Avenue medical and office staff/visitors/patients/supplier deliveries. We are asking to minimize the harmful impact to the 2447 property owners (and tenants) adjacent to the 1480/2445 development through centering the driveway off North Star Road.

Zoning Code Requirements

A Certificate of Zoning Compliance (CZC) is necessary to demonstrate that an approved development complies with the requirements of the Unified Development Ordinance (UDO). The below sections were considered by the Director in reviewing this CZC application, although this is not an exhaustive list.

- [Article 3.03\(B\)](#)(1) and (2) - The Community Development Director by code is required to interpret the meaning and application of the UDO and issue zoning certificates.
- [Article 3.05](#) - The article for non-conformances does not apply because the uses are permitted and there are no non-conforming structures on the property.
- [Article 4.05\(D\)](#) - The CZC shall demonstrate that an approved development complies with the requirements of the UDO. No building or other structure shall be erected, constructed, re-constructed, enlarged, moved or structurally altered, nor shall any excavation or site improvements be commenced, until the following has occurred: (1) The owner of the property involved or a person having an interest in such property and acting under written authority of the owner has applied for a CZC; (2) The application for a CZC shall include the submittal of a site plan as defined here; (3) The Director of Community Development shall review and approve a CZC; and (4) The Director of Community Development has issued the zoning certificate following approval of the site plan.
- [Article 4.05\(G\)](#) - Outlines the process and standards for projects located within a planned-mixed use district. It states: *After the final development plan has been approved by BZAP, and in the course of carrying out this plan, adjustments or rearrangements of items other than buildings, such as drives, parking areas, recreation areas, entrances, heights, yards, signage, landscaping, exterior lighting, or similar modifications, may be requested by the proponents. The Director of Community Development shall review and may approve such amendment(s) unless the Director determines that such amendment substantially modifies the original development plan, in which case BZAP shall review and approve such amendment.* A development plan was approved by the Board for the 1480 W. Lane Avenue property in 2004. The Director of Community Development determined that the expansion of the site's boundaries to include an adjacent existing parking area did not substantially modify the approved development plan.
- [Article 5.05\(C\)](#) - Lists the permitted, prohibited, and conditional uses in the Lane Avenue Planned-Mixed Use District. Per the table, medical office and surface parking are permitted.
- [Article 6.07](#) - This article outlines standards for landscaping, screening, and buffering. Although the application does meet some of these landscaping and screening



regulations, the full standards in this Article do not apply to this application because the parking lot currently exists.

Alternatives

To grant this appeal, the Board would need to determine that this application does not meet one or more UDO requirements and specifically identify each of those provisions.

Requested Action and Findings

Staff respectfully requests that the Board deny this appeal and find the CZC was properly issued for this project, since the Director appropriately determined that all the relevant sections of the UDO have been satisfied.

Attachments

1. BZAP Staff Report Pics - OhioHealth Lane
2. 1480 W. Lane Ave. - Appeal Application
3. Frontage Landscape Exhibit
4. Ohio Health Lane - Rear Parking Lot 9.21.23
5. OhioHealth Lane Parking Lot Modifications



OhioHealth

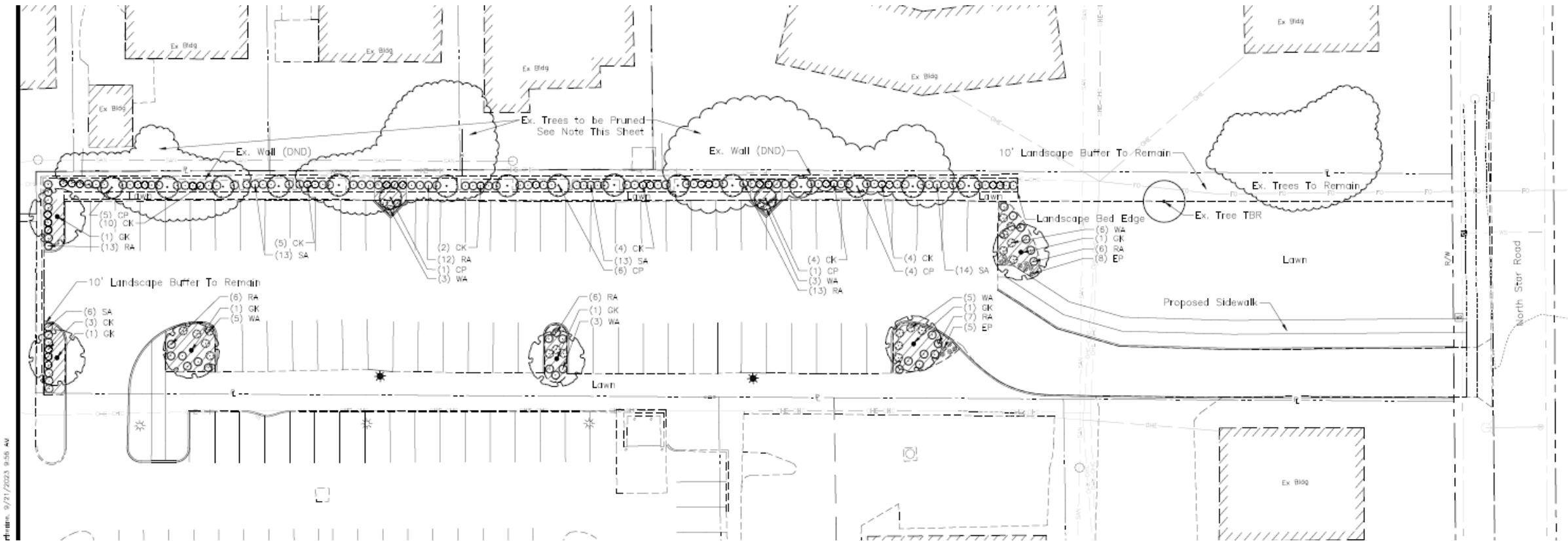
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Proposed Site Plan



Looking West from North Star Road



Looking East and Toward Appellant



Looking Further West



Connection to OhioHealth Parking Lot





23-5007

Planning Appeal

Status: Active

Submitted On: 10/31/2023

Primary Location

1480 W LANE AVE
UPPER ARLINGTON, OH
43221

Owner

LANE AVENUE OFFICE
LAKE SHORE 1533
COLUMBUS, OH 0

Applicant

 Daniel Callanan
 614-307-9946
 dcallanan3@yahoo.com
 2248 Club Road
Columbus, Ohio 43221

Appellant Information

Decision Appealing*

City Staff Decision

Appellant Name(s)*

Daniel P. Callanan

Contact Address*

2248 Club Road

Contact E-Mail Address*

dcallanan3@yahoo.com

Contact Phone Number*

6143079946

Reason for Appeal*

The Parking Modification permit (Zoning Permit No. 23-3185 which joins the 1480 West Lane Avenue and 2445 North Star Road properties) approved on 10/27/23 does not adequately require **prudent** setbacks from the southern property line adjacent to 2447 North Star Road, particularly given the new stated use of the 1480/2445 property.

How to Decision Impacts You*

Placing the southern driveway curb **directly on** the 2445/2447 property line creates an immediate, unique harm suffered by 2447 North Star property owners. The driveway configuration (ingress/egress - without centering - i.e., ~31 foot setback) will irreparably:

- 1) Further enhance the cut-through traffic congestion being created by joining the 1480 and 2445 properties;
- 2) Increase errand visitor/patient/delivery traffic intended for the 2445 entrance that will mistakenly enter the 2447 (dead end or self-contained) driveway entrance and parking lot;
- 3) Cause a financial burden to 2447 property owners for enhancements needed to protect the 2447 entrance and 2447's northern greenspace and
- 4) Negatively impact the working environment for the 2447 office space. We purchased and improved the 2447 property with the knowledge that 2445 was a self-contained (510x80) parcel with one ingress/egress on North Star Road.

Upper Arlington's Lane Avenue Corridor **will benefit** from the public parking permissible through Ordinance No. 20-2023. The 1480/2445 property owner **will benefit** from North Star Road access for their Lane Avenue medical and office staff/visitors/patients/supplier deliveries. We are asking to **minimize the harmful impact** to the 2447 property owners (and tenants) adjacent to the 1480/2445 development through centering the driveway off North Star Road.

Case Information

🔒 BZAP or Council Case #

🔒 Review Date

01/17/2024

🔒 Status

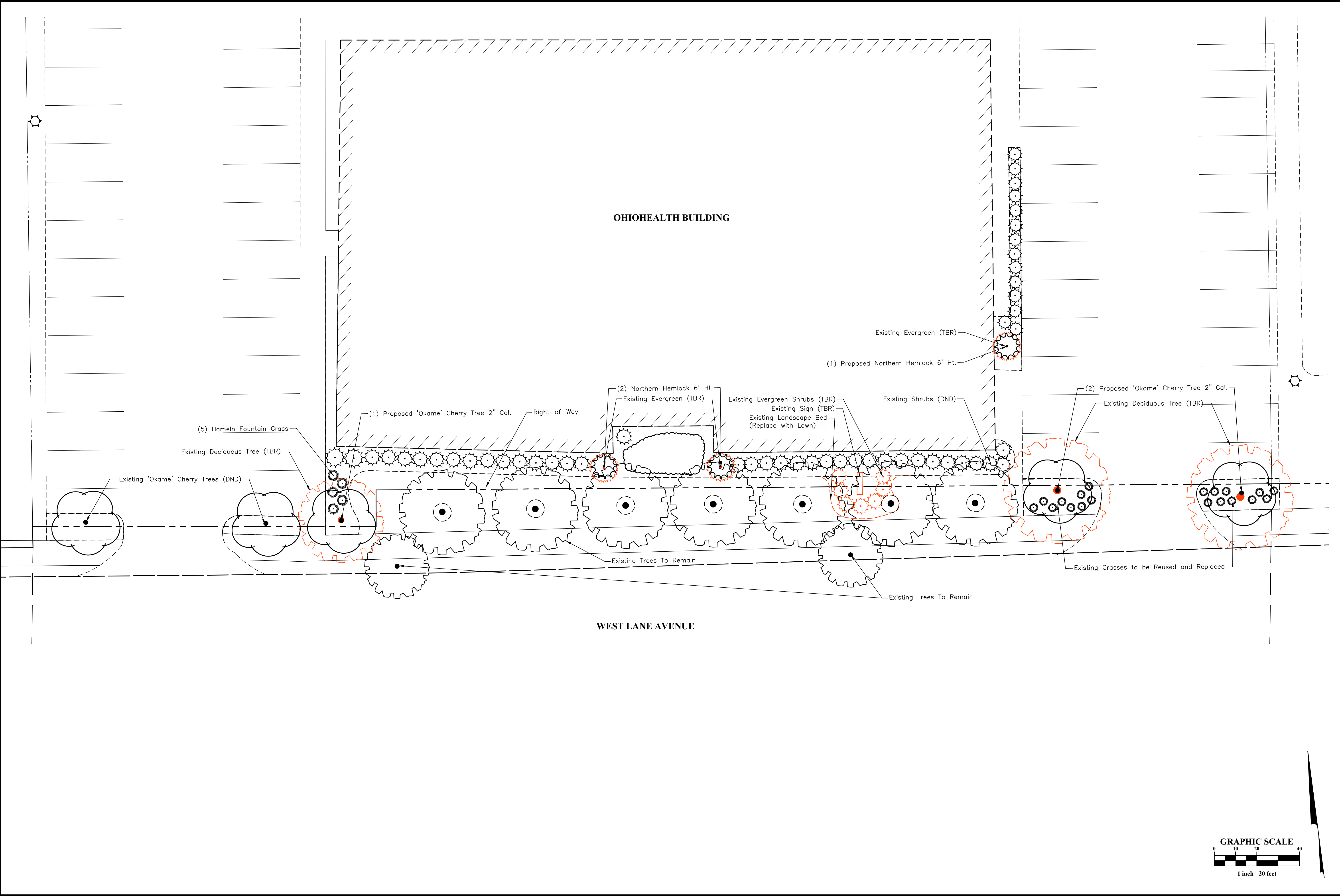
🔒 # to be Notified

Pending

0

🔒 Conditions

\\CMTDATA01\Project01\20230106\Drawings\04Sheets\Site Improvement Plan\20230106- Landscape Plan.dwg, Last Saved By: imoreaux, 10/23/2023 3:06 PM Last Printed By: Moreaux, Bruce, 10/23/2023 3:16 PM (No Xrefs)



REVISIONS		
MARK	DATE	DESCRIPTION

ELFORD

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
LANE AVE LANDSCAPE IMPROVEMENT EXHIBIT



EMHT
Eckman, McArthur, Hinkle & Thomas, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.3426
emht.com

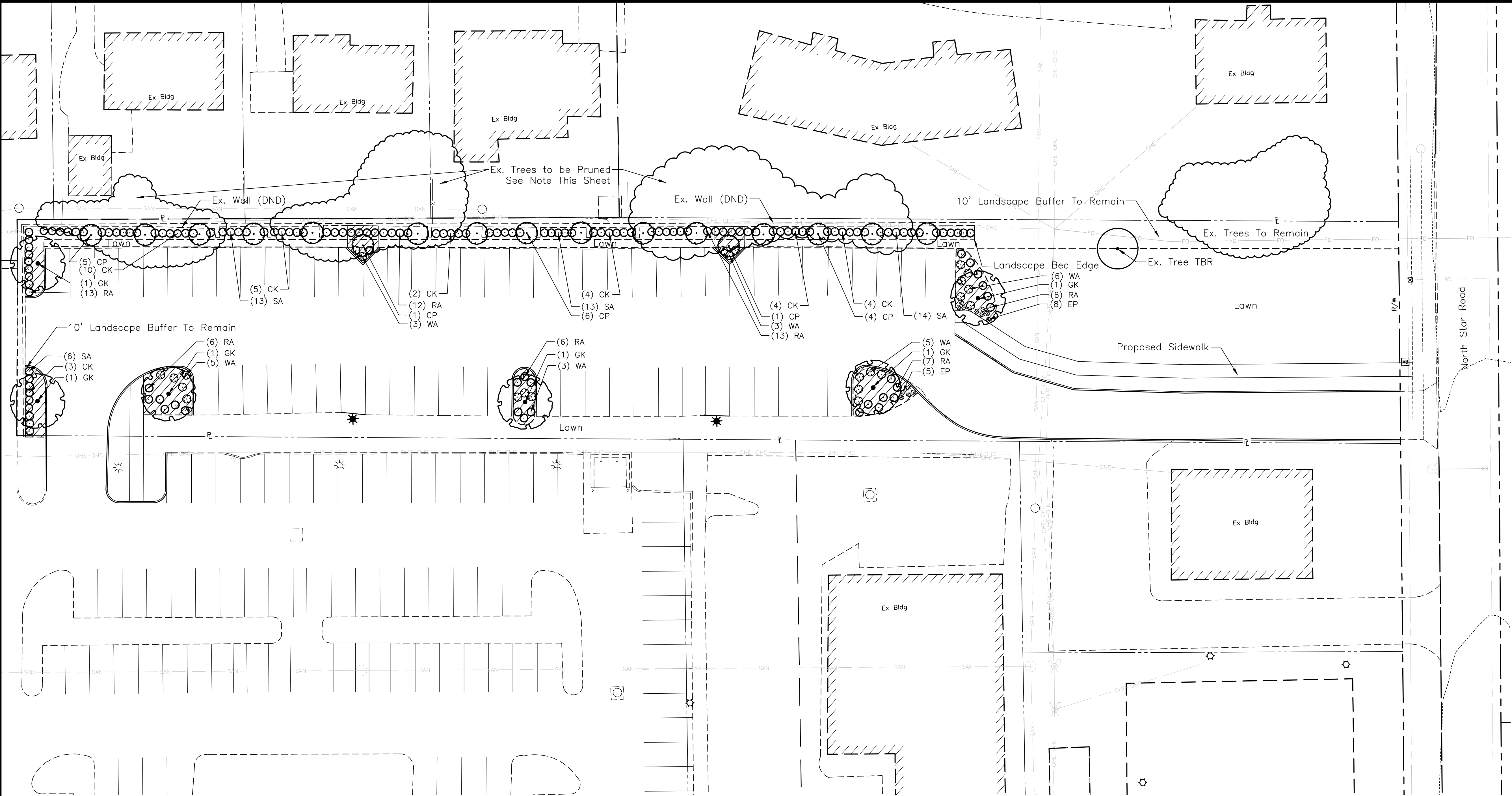
DATE
OCTOBER 17, 2023

SCALE
1" = 20'

JOB NO.
20230106

SHEET
1/1

J:\20230106\Drawings\Site Improvement Plan\20230106 - Landscape Plan.dwg, Last Saved By: bmoreaux, 9/21/2023 9:37 AM Last Printed By: Bauman, Katherine, 9/21/2023 9:56 AM (No Xrefs)



LANDSCAPE CALCULATIONS

Refer to City of Upper Arlington Ohio Code of Ordinances

6.07 Landscaping, Screening, and Buffering

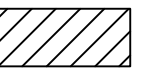
- (I) Minimum Landscape Buffer: Any property within a planned mixed use district shall contain a minimum buffer of at least 10 feet in width, except street frontages
- (1) Fence or wall: Existing Wall to Remain
- (2) Fence or wall Screening: One type G shrub planted every 3 feet within the landscape buffer.
- (3) Canopy and Shielding – At least one type A, B, C, or D tree shall be installed at a minimum of every 20 feet within the landscape buffer and shall exceed the height of the adjacent fence at installation.

Type B Tree Installed every 20 feet

(J) Parking Area Landscaping

- (1) Landscape Islands: PMUD requires one landscape island between every 15 parking spaces. One type A, B, or C tree shall be in each landscape island, and shrubbery, hedges, or other landscape plants shall be used to compliment the tree.
- (2) Interior Green Space Ratio: Interior parking lot landscaping shall cover at least 8% of the parking area

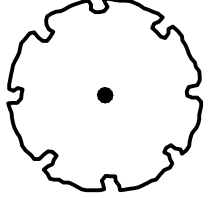
Parking Surface Area:
±19,520 x .08 = ±1,562 sq. ft. of landscaped area needed

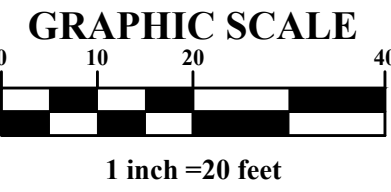
 ±1,572 sq. ft. landscaped area provided

- (3) Minimum Landscape Buffer: Provided. See 6.07(I) above.
- (4) Adjacent to public right of way: Not Applicable

NOTE: Existing treeline on the northside of the parking lot will need to be pruned to allow enough elevation for the proposed trees.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CP	17	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	2" Cal.	B&B
	GK	6	Gymnocladus dioica	Kentucky Coffeetree	3" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CK	32	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	30" Ht.	Cont.
	RA	63	Ribes alpinum	Alpine Currant	2' Ht.	Cont.
	SA	46	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2' Ht.	Cont.
	WA	25	Weigela florida 'Alexandra'	Wine & Roses Weigela	2' Ht.	Cont.
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	EP	13	Echinacea x 'Purple Emperor'	Purple Emperor Coneflower	18" Ht.	Cont.

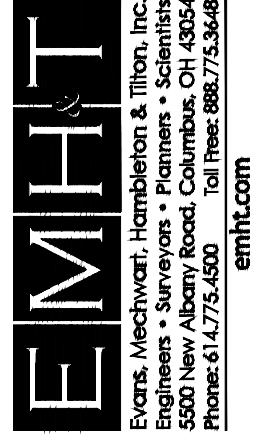


REVISIONS

MARK	DATE	DESCRIPTION

ELFORD

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
LANDSCAPE PLAN



DATE
AUGUST 25, 2023

SCALE
1" = 20'

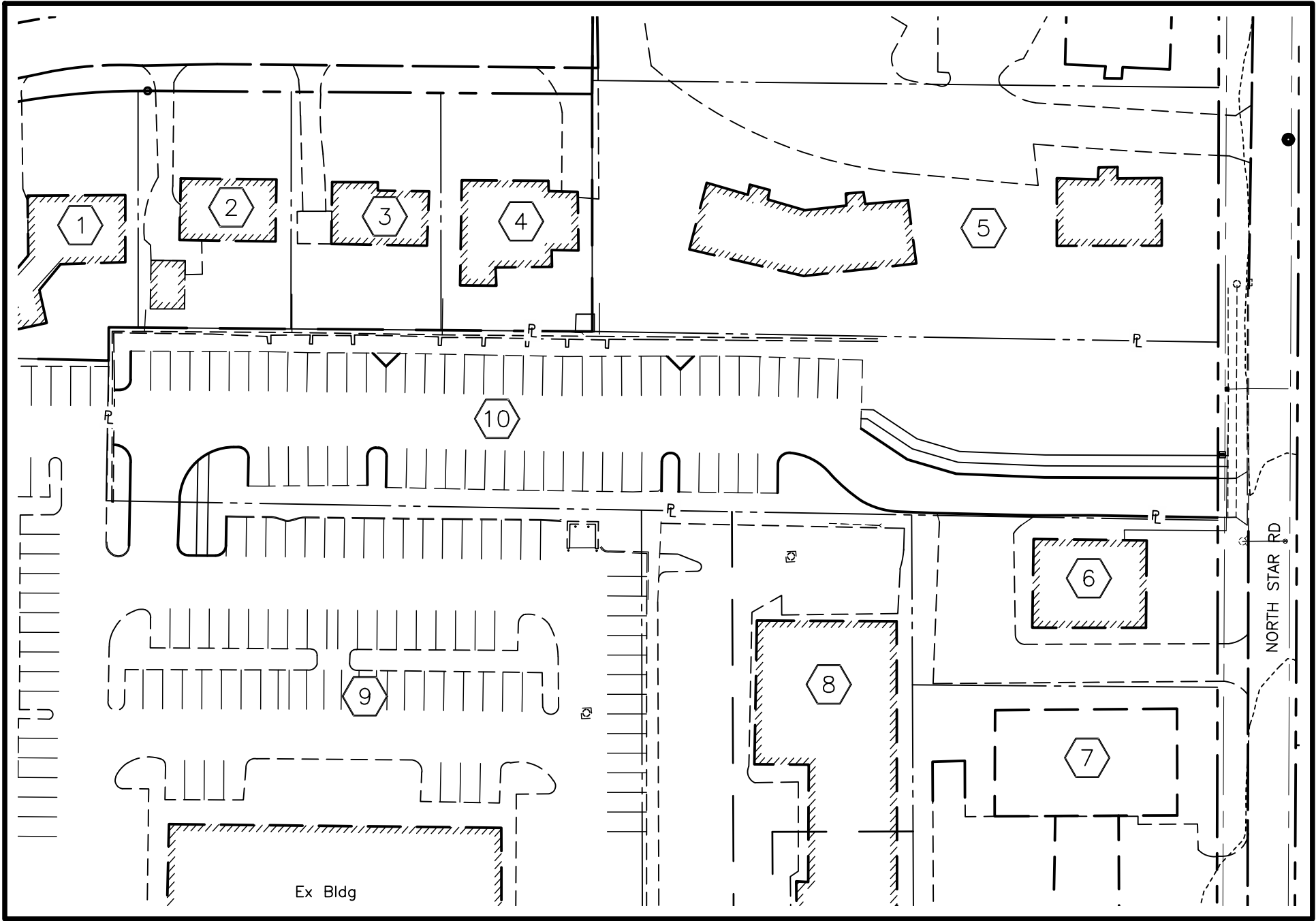
JOB NO.
20230106

SHEET
8/9

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
PARKING LOT MODIFICATIONS
2023

BENCH MARKS
(NAVD 1988)

- BM#41 Chiseled square on the north side of a concrete light pole base located 275 feet north of the northwest building corner of 1480 W. Lane Ave.
Elev. = 837.00
- BM#42 Chiseled square on the north side of a concrete light pole base located 275 feet north of the northeast corner of 1480 W. Lane Ave.
Elev. = 837.24

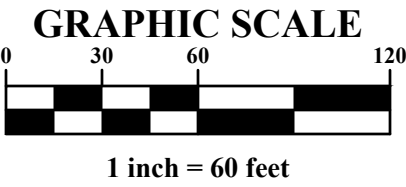


INDEX MAP
Scale: 1" = 60'

STANDARD CONSTRUCTION DRAWINGS

The Standard Construction Drawings listed on these plans are to be considered a part thereof.

- AA-S112
AA-S115
AA-S133B



SHEET INDEX

TITLE SHEET	1
GENERAL NOTES	2
DETAILS	3
EXISTING CONDITIONS AND DEMOLITION PLAN	4
PAVEMENT PLAN	5
UTILITY AND GRADING PLAN	6
EROSION CONTROL PLAN	7
LANDSCAPE PLAN	8
LANDSCAPE DETAILS AND NOTES	9

OWNERSHIP

- 1 Song Young
APN: 070-008041-00
Deed Acreage: 0.1863 ac
- 2 Sharon S Arnold
APN: 070-008040-00
Deed Acreage: 0.1752 ac
- 3 Roberta W Lindner
APN: 070-008039-00
Deed Acreage: 0.1716 ac
- 4 James M Vaughan
APN: 070-008038-00
Deed Acreage: 0.1735 ac
- 5 Omberley Village INC
APN: 070-004514-00
Deed Acreage: 0.7651 ac
- 6 Akinita Five LLC
APN: 070-004548-00
Deed Acreage: 0.2487 ac
- 7 Emro Marketing Co
APN: 070-004168-00
Deed Acreage: 0.5425 ac
- 8 C-Z Company
APN: 070-004547-00
Deed Acreage: 0.8286 ac
- 9 Ohio Health Corporation
APN: 070-004546-00
Deed Acreage: 1.8739 ac
- 10 Ohio Health Corporation
APN: 070-004665-00
Deed Acreage: 0.9496 ac

PREPARED BY:



DEVELOPER/OWNER

Elford
Ally Ritter
1220 Dublin Road
Columbus, Ohio 43215
Tel: (614) 315-4277

Registered Engineer No.

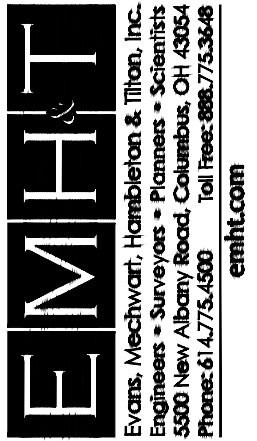
Date

REVISIONS

MARK	DATE	DESCRIPTION

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
TITLE SHEET



DATE

July 14, 2023

SCALE

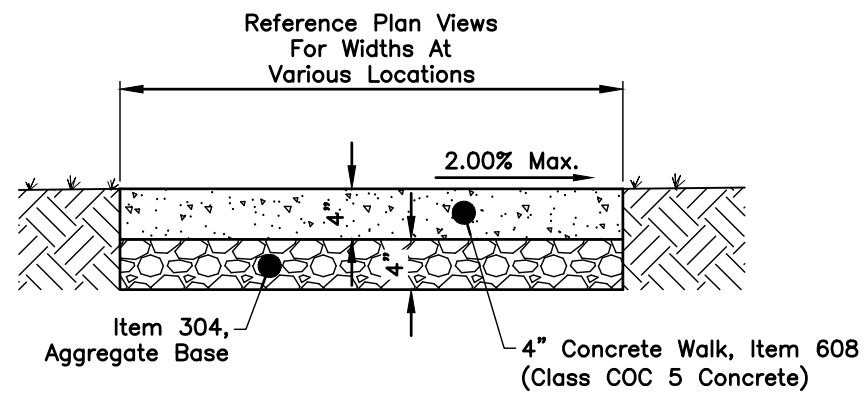
1" = 60'

JOB NO.

20230106

SHEET

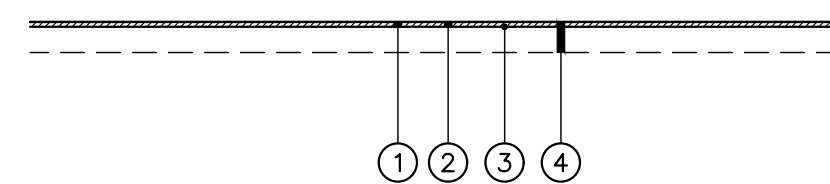
1/9



NOTES

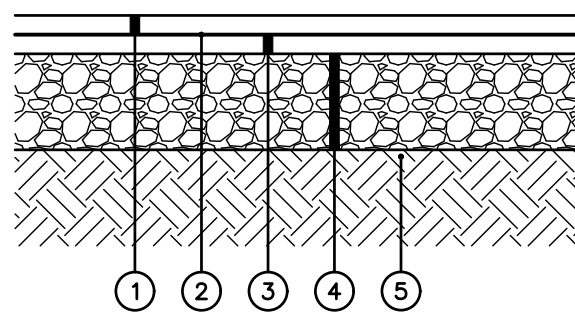
Sidewalk Joints Shall Be In Accordance With CMSC Item 608.03 Unless Otherwise Detailed As A Part Of The Building Or Landscape Architect Plans.

A DETAIL
CONCRETE SIDEWALK Not to Scale



- Item 254, 1-1/2" Pavement Planing, Asphalt Concrete
- Item 448, 1-1/2" Asphalt Concrete, Surface Course, Type 1 Medium Traffic, PG 64-22
- Item 407, Tack Coat (Applied @ A Rate Of 0.10 Gal./sq.yd.) Contractor Shall Clean Asphalt Surface Prior To Application.
- Existing Pavement Or Gravel

D DETAIL
ASPHALT OVERLAY WITH PAVEMENT PLANING Not to Scale

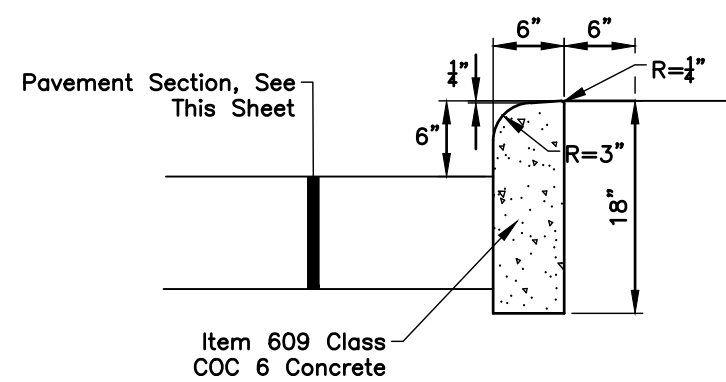


- CMSC Item 441, 1.5" Asphalt Concrete, Surface Course, Type 1, (448) PG 64-22
- CMSC Item 407, Tack Coat, Applied At A Rate Of 0.10 Gal. Per Sq. Yd.
- CMSC Item 441, 1.5" Asphalt Concrete, Intermediate Course, Type 2, (448)
- CMSC Item 304, 6" Aggregate Base
- CMSC Item 204, Subgrade Compaction

NOTES

- Pavement Recommendation Provided By [Geotechnical Consultant] EMH&T Assumes No Liability For Pavement Section

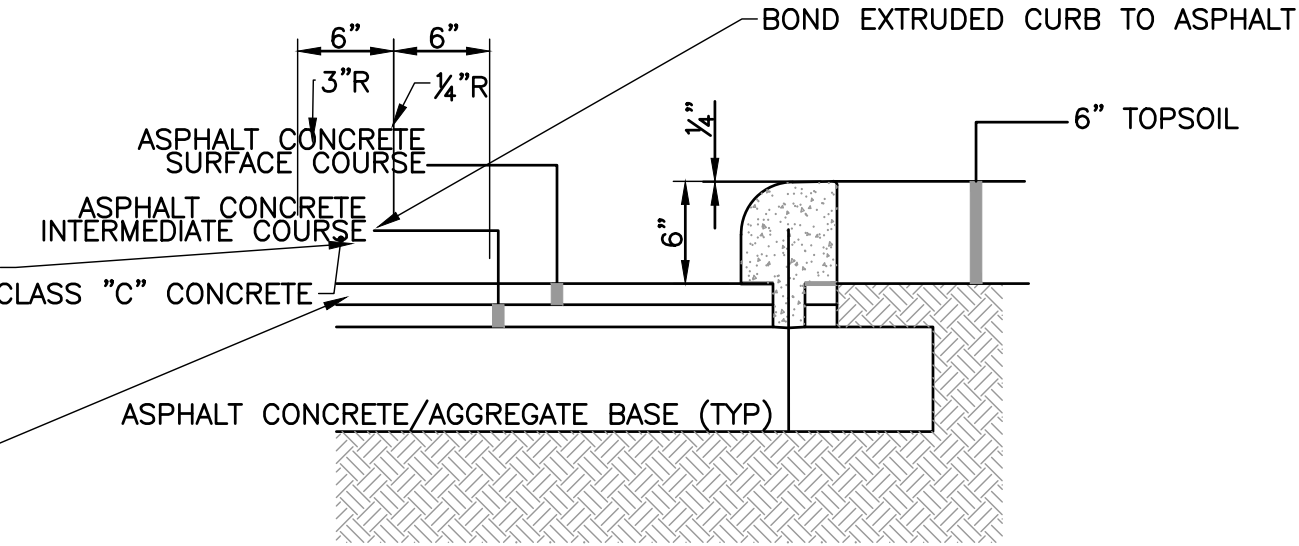
B DETAIL
STANDARD DUTY ASPHALT PAVEMENT Not to Scale



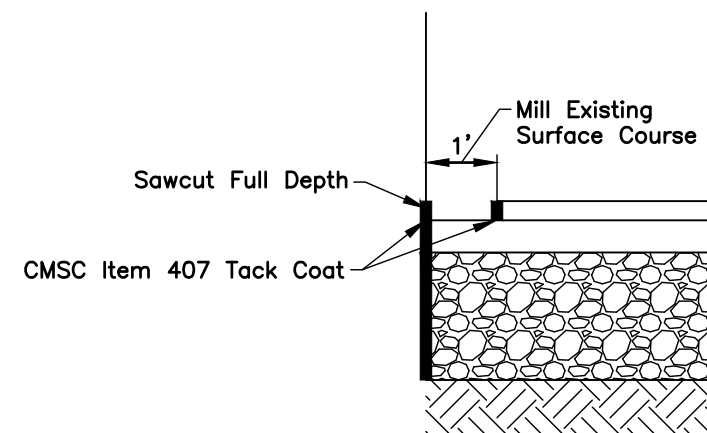
E DETAIL
CURB, 18" STRAIGHT WITHOUT UNDERDRAIN Not to Scale

"KEY" CONCRETE CURB TO PAVEMENT, SPACE 3" HOLE AT 4' INTERVALS OR AS DIRECTED BY ENGINEER.

1/2" REBAR 12" LONG PLACED EVERY 8' IN EVERY OTHER "KEY". TOP OF REBAR TO BE PLACED THAT END OF REBAR IS 2" BELOW FINISHED TOP OF CURB.



C DETAIL
EXTRUDED CURB Not to Scale



F DETAIL
SAWCUT JOINT DETAIL Not to Scale

General Notes:

- The height of a silt fence shall not exceed 16-inches (higher fences may impound volumes of water sufficient to cause failure of the structure).
- The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum of a 6 inch overlap, and securely sealed.
- Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12 inches).
- A trench shall be excavated approximately 4 inches wide and 6 inches deep along the line of posts and upslope from the barrier.
- The standard strength filter fabric shall be stapled or wired to the fence, and 8 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 16 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
- The trench shall be backfilled and soil compacted over the filter fabric.
- Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

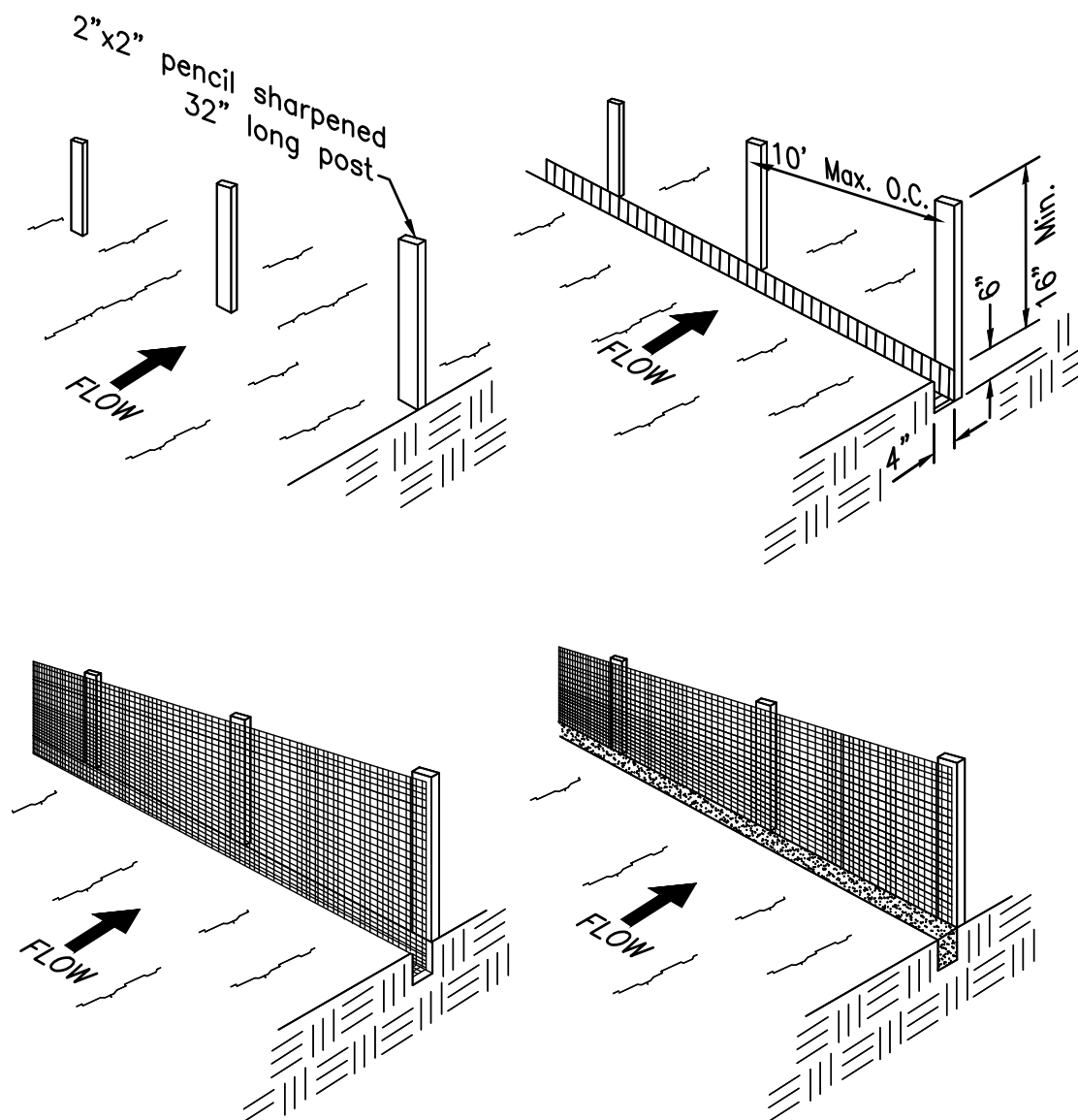
Maintenance Notes:

- Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

Notes:

-The use of straw wattles has proven to be a versatile and effective ESC BMP, especially in residential settings. Straw wattles may be substituted for silt fence.
-Additionally, the use of compost filter socks and compost blankets are gaining wider acceptance nationwide. They are now approved for use on all Columbus SWPPP plans and construction sites.

G DETAIL
SEDIMENT FENCE Not to Scale

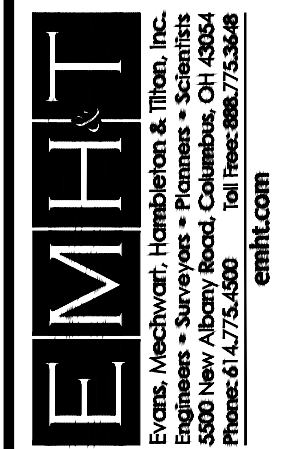


REVISIONS

MARK	DATE	DESCRIPTION

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
DETAILS



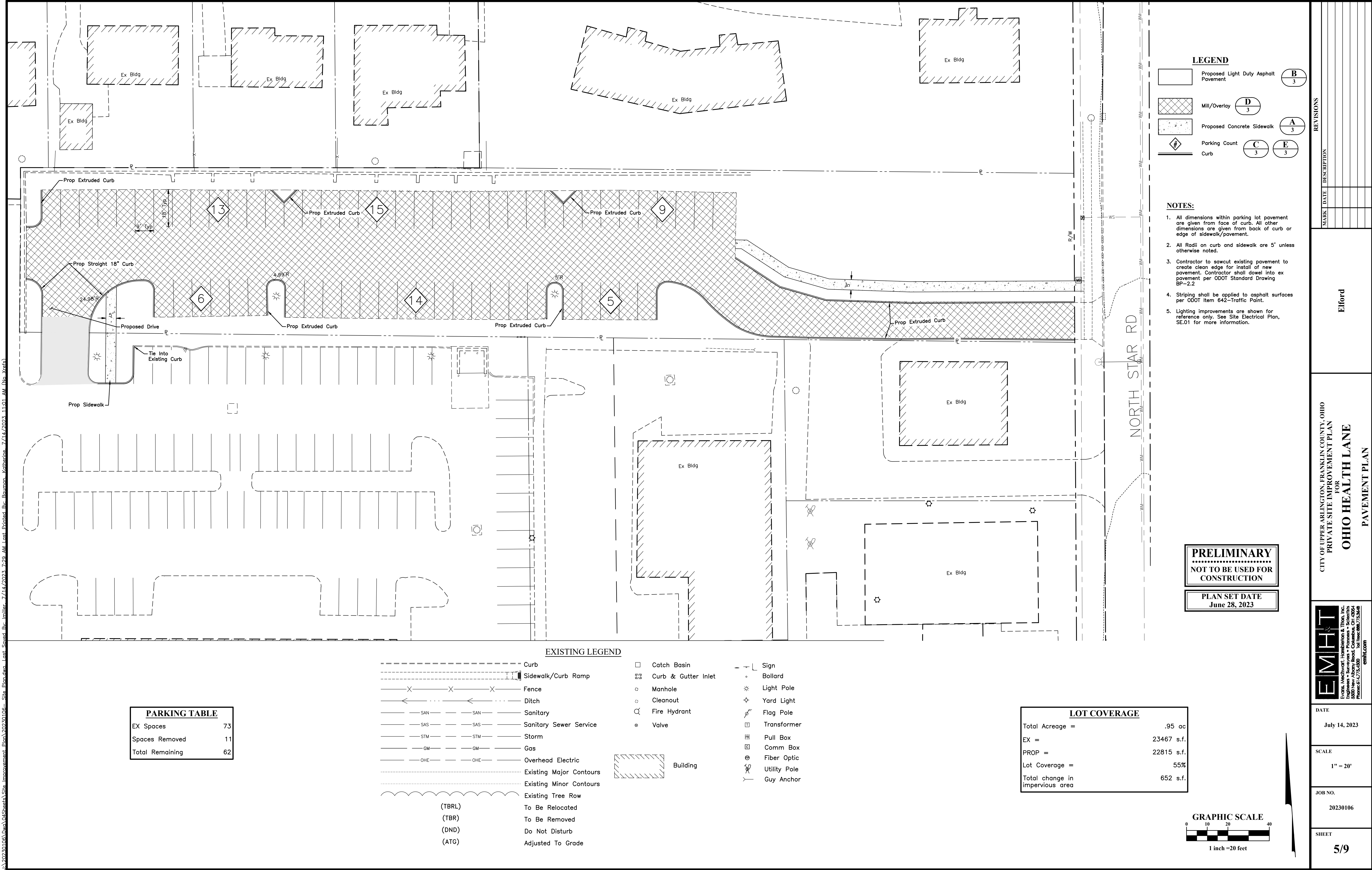
DATE
July 14, 2023

SCALE
1" = 20'

JOB NO.
20230106

SHEET
3/9

\\20230106\Draw\04\Sheets\Site Improvement Plan\20230106 - Site Plan.dwg - Last Saved By: Iniller, 7/14/2023 2:29 AM - Last Printed By: Bauman, Katherine, 7/14/2023 11:01 AM (No Xrefs)



LEGEND

Proposed Light Duty Asphalt Pavement

B
3

Mill/Overlay

D
3

Proposed Concrete Sidewalk

A
3

Parking Count

C
3

Curb

E
3

- NOTES:**
1. All dimensions within parking lot pavement are given from face of curb. All other dimensions are given from back of curb or edge of sidewalk/pavement.

2. All Radii on curb and sidewalk are 5' unless otherwise noted.

3. Contractor to sawcut existing pavement to create clean edge for install of new pavement. Contractor shall dowel into ex pavement per ODOT Standard Drawing BP-2.2

4. Striping shall be applied to asphalt surfaces per ODOT item 642-Traffic Paint.

5. Lighting improvements are shown for reference only. See Site Electrical Plan, SE.01 for more information.

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
June 28, 2023

PARKING TABLE	
EX Spaces	73
Spaces Removed	11
Total Remaining	62

EXISTING LEGEND

--- Curb

--- Sidewalk/Curb Ramp

--- Fence

--- Ditch

SAN --- SAN --- Sanitary

SAS --- SAS --- Sanitary Sewer Service

STM --- STM --- Storm

GM --- GM --- Gas

OHE --- OHE --- Overhead Electric

--- Existing Major Contours

--- Existing Minor Contours

--- Existing Tree Row

(TBRL) To Be Relocated

(TBR) To Be Removed

(DND) Do Not Disturb

(ATG) Adjusted To Grade

Catch Basin

Curb & Gutter Inlet

Manhole

Cleanout

Fire Hydrant

Valve

Building

Sign

Bollard

Light Pole

Yard Light

Flag Pole

Transformer

Pull Box

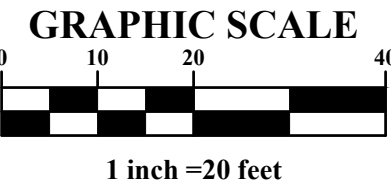
Comm Box

Fiber Optic

Utility Pole

Guy Anchor

LOT COVERAGE	
Total Acreage =	.95 ac
EX =	23467 s.f.
PROP =	22815 s.f.
Lot Coverage =	55%
Total change in impervious area	652 s.f.



REVISIONS

MARK	DATE	DESCRIPTION

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
PAVEMENT PLAN

EMHT
Eric M. Hight
Engineers - Surveyors - Planners - Scientists
5800 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.5501 emht.com

DATE

July 14, 2023

SCALE

1" = 20'

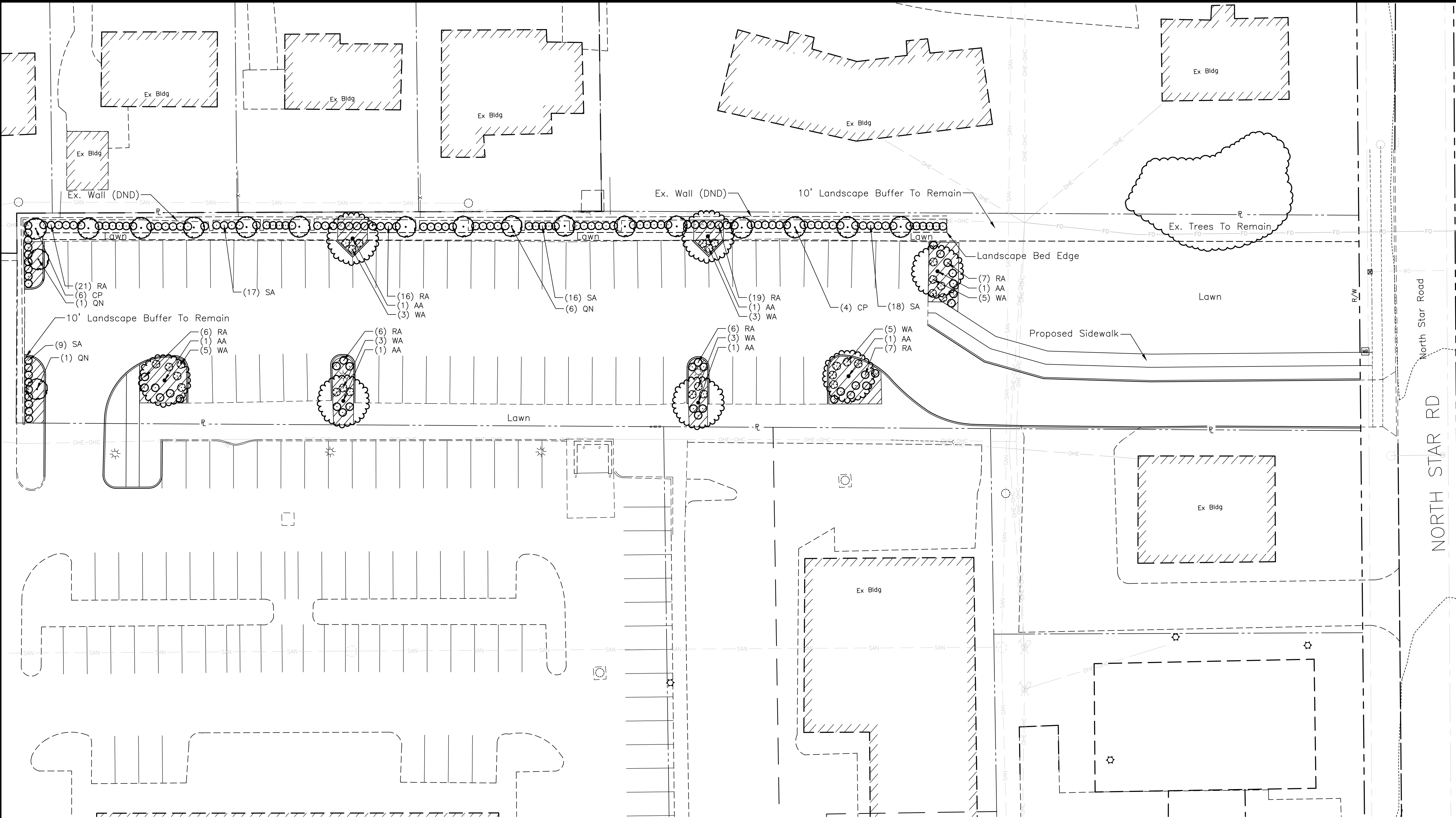
JOB NO.

20230106

SHEET

5/9

J:\20230106\Draw\4Sheets\Site Improvement Plan\20230106- Landscape Plan.dwg, Last Saved By: miller, 7/14/2023 7:36 AM Last Printed By: Bauman, Katherine, 7/14/2023 11:01 AM (No Xrefs)



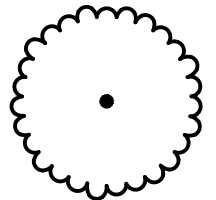
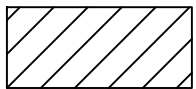
LANDSCAPE CALCULATIONS

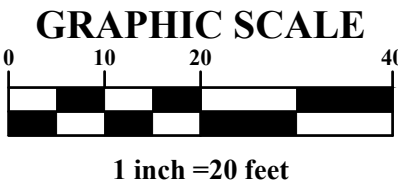
Refer to City of Upper Arlington Ohio Code of Ordinances
6.07 Landscaping, Screening, and Buffering

- (I) Minimum Landscape Buffer: Any property within a planned mixed use district shall contain a minimum buffer of at least 10 feet in width, except street frontages
- (1) Fence or wall: Existing Wall to Remain
- (2) Fence or wall Screening: One type G shrub planted every 3 feet within the landscape buffer.
- (3) Canopy and Shielding - At least one type A, B, C, or D tree shall be installed at a minimum of every 20 feet within the landscape buffer and shall exceed the height of the adjacent fence at installation.
- Type A Tree Prairie Sentinel Hackberry Installed every 20 feet

- (J) Parking Area Landscaping
- (1) Landscape Islands: PMUD requires one landscape island between every 15 parking spaces. One type A, B, or C tree shall be in each landscape island, and shrubbery, hedges, or other landscape plants shall be used to compliment the tree.
- (2) Interior Green Space Ratio: Interior parking lot landscaping shall cover at least 8% of the parking area
- Parking Surface Area:
19,520 x .08 = 1,562 sq. ft. of landscaped area needed
1,575 sq. ft. landscaped area provided
- (3) Minimum Landscape Buffer: Provided. See 6.07(I) above.
- (4) Adjacent to public right of way: Not Applicable

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	AA	7	Acer saccharum 'Autumn Splendor'	Autumn Splendor Sugar Maple	3" Cal.	B&B
	CP	10	Celtis occidentalis 'JFS-KSU1'	Prairie Sentinel Hackberry	3" Cal.	B&B
	QN	7	Quercus robur x bicolor 'Nadler'	Kindred Spirit Oak	3" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	RA	88	Ribes alpinum	Alpine Currant	2' Ht.	Cont.
	SA	60	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2' Ht.	Cont.
	WA	27	Weigela florida 'Alexandra'	Wine & Roses Weigela	2' Ht.	Cont.
			Interior Green Space			



REVISIONS

MARK	DATE	DESCRIPTION

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
OHIO HEALTH LANE
LANDSCAPE PLAN

EMHT
Eric M. Hight
Surveyors & Planners, Inc.
5800 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Toll Free: 888.775.3426
emht.com

DATE
July 14, 2023

SCALE
1" = 20'

JOB NO.
20230106

SHEET
8/9



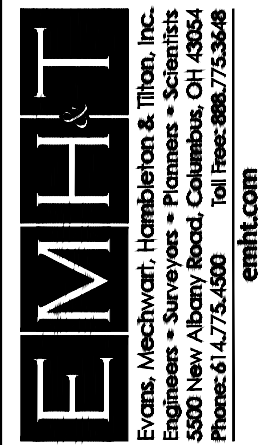
1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be of equal or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor present.
6. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
7. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
8. Contractor shall repair all lawn areas disturbed during construction with seed and water and a healthy, weed free lawn prior to project acceptance.
9. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
10. Mix planting beds with shredded hardwood mulch of uniform dark brown color. Mulch shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch edges in a continuous bed.
11. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
12. Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge planting bed.
13. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
14. Install all plants in accordance with planting details and specifications.
15. Parking lot and street trees shall have a clear canopy height of 6' min.
16. Trees shall be placed in a minimum 3' x 3' square planting area.
17. Topsoil shall be placed in a blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, pH range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-tilt product from City of Columbus Department of Public Utilities. Sand shall be per item ASTM C33.
18. Proprietary manufactured Planting Submit products such as Kurta Bros. Professional Blend Place Planting Mix in settled 6 inch lifts.
19. Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing vesicular-arbuscular mycorrhizal Fungi and ectomycorrhizal fungi.
20. Roto-til planting beds to a depth of 12 inches, unless otherwise indicated. Roto-til subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subgrade. Place remaining Planting Mix in settled 6 inch lifts.
21. Planting beds, including mulch, shall be no higher than 6 inches above adjacent grade and shall not impede surface drainage.
22. All trees and shrubs shall be fertilized with Planting Mix to a minimum settled thickness of 6 inches. Roto-til subgrade below lawns to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
23. All trees and shrubs shall be fertilized with controlled release tablets of 20-10-5 composition. Size and number of tablets shall be per manufacturer's instructions.
24. Concentration and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form.
25. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
26. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
27. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year, or the state of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
28. All annuals to be provided by Contractor from available seasonal stock.
29. Lawn seed mix shall be proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Coddieshack or GoldKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Ard 3 and/or Prairie Tall Fescue (cells to be filled).
30. Sodded lawns shall consist seeded lawns. Seeding rate shall be 8 to 10 pounds per 1000 square feet.
31. Lawn seed shall not have less than 98 percent purity and shall not have less than 90 percent germination.

Elford

CITY OF UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN

**FOR
OHIO HEALTH LANE**

LANDSCAPE DETAILS AND NOTES



July 14, 2023

$$1'' = 20'$$

20230106

9/9

Article 2 Definitions

Development cover (also Impervious Cover): means the amount of the lot area occupied by all principal and accessory structures, driveways, parking lots, decks, sidewalks, patios, swimming pools, athletic courts, permeable surface areas and any other permanent impervious development on the lot. Gravel and grass pavers do not count toward development cover. For the purposes of development cover in the front yard, any portion of the principal structure that is located in the front yard shall not be counted.

Essential services: means the erection, construction, alteration or maintenance, by public utilities of municipal or other governmental agencies, of underground or overhead gas, electrical, steam, or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, in connection therewith; necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings and utility stations.

Parking lot, structured - Aboveground: means a structure designed to accommodate motor and other vehicle parking spaces that are fully or partially enclosed or located on the deck surface of a building where some of the parking spaces are located aboveground. ~~This definition includes parking garages, deck parking and under building parking areas.~~

Utility station: means any grouping of above- and below-ground utility facilities or equipment which exceed 100 square feet in area and are not typically located in City right-of-way. These include but are not limited to: boosters, compressors, data storage, pumps, separators, processing and/or transferring facilities, and valves, that are associated with a utility providing services to its customers. Such services shall include, but are not limited to: electricity, natural gas, telecommunications (except small cell facilities), cable, video and internet service, and water.

§ 5.06 OFFICIAL ZONING MAP.

Table 5-A: Residential Uses

	R-S	R-1	R-2	R-3	RCD
<u>Utility Station</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Pr</u>
Utility Structures (see Table 6- KL)					

§ 6.10 CONDITIONAL USES.

- (A) **Purpose:** The purpose of this section is to establish the provisions of conditional uses where such uses may be allowed in specific zoning districts.
- (B) **General provisions:** The following general provisions shall apply:
- (1) **Administration:** Any owner of property in the City may submit an application to the City requesting a conditional use permit. The procedure required prior to authorization of a conditional use shall be as prescribed in Article 4, development procedures.
 - (2) **Development standards:** A conditional use, and its accessory uses, shall be permitted in a zoning district only when the use, and its location, extent, and method of development will not substantially alter the

character of the area or interfere with the use of adjacent lots in the manner prescribed for the zoning district. The districts in which these uses are permitted are identified in Tables 5-A, 5-B, 5-C, and 5-D, Use Standards. In addition, the particular facts and circumstances of each proposed use, in terms of the decision standards, shall be reviewed, and the special standards in Subsection (C) shall be fully addressed.

- (3) *Compatibility:* If not otherwise stated in the following standards, the standards established in the underlying district in which the conditional use is proposed to be located shall apply to the conditional use.

- (C) *Special standards:* This section presents the standards applicable to the specific conditional uses listed. Unless otherwise noted, the development standards of the zoning district and UDO shall apply:

(11) *Utility stations and structures:*

- (a) *Purpose:* The use shall be for the purpose of allowing the installation of utility structures within any yard or right-of-way.
- (b) *Certificate of zoning compliance and Building Permit:*
- i. A certificate of zoning compliance issued by the Director of Community Development shall be required for the following utility structures:
 1. New small utility structures located in the front yard or right-of-way.
 2. New medium utility structures regardless of location.
 3. New large utility structures located in the side or rear yard.
 4. Replacement of large utility structures in the front yard or right-of-way.
 - ii. The Director of Community Development shall review the application submitted by the utility company and any written concerns submitted by the property owner and all property owners within one hundred (100) feet of the utility structure.
 - iii. The Director of Community Development may issue a certificate of zoning compliance approving the utility structure as a conditional use if it meets the location guidelines and screening criteria and all unused utility structures are promptly removed.
 - iv. A Building Permit shall be required for any new and replacement utility station(s)

(c) *Conditional use permit:*

- i. A conditional use permit approved by the Board shall be required for the following utility station and/or structures:
 1. New large utility structures located in the front yard or right-of-way.
 2. New utility poles located in the front yard or right-of-way.
 3. Any new or replacement utility station.
 - ii. The board shall conduct a public hearing to determine whether ~~the utility structure meets the location guidelines and screening~~ all criteria are met.
- (d) *No approval required:* No certificate of zoning compliance or conditional use permit is required for the following utility structures:
- i. New small utility structures in the side or rear yard.
 - ii. New utility poles in the side or rear yard.

-
- iii. Replacement of small or medium utility structures regardless of location, provided that all unused utility structures are promptly removed.
 - iv. Replacement of large utility structures in the side or rear yard, provided that all unused utility structures are promptly removed.
 - v. Replacement of utility poles regardless of location, provided that all unused utility structures are promptly removed.
- (e) *Notification requirements:*
- i. If a certificate of zoning compliance or conditional use permit is required, the utility company shall provide for written notice to the property owner and all property owners within one hundred (100) feet of the utility structure or three hundred (300) feet of the utility station.
 - ii. The written notice may be hand-delivered or sent by ordinary mail.
 - iii. The utility company may request the Community Development Department to provide the written notice for a fee.
 - iv. A certificate of zoning compliance or a conditional use permit may not be issued until at least ten (10) days after the written notice has been hand-delivered or mailed.
 - v. If the utility structure does not require a certificate of zoning compliance or conditional use permit, then the utility company shall provide post-installation notification to the Director of Community Development within thirty (30) days.
- (f) *Size classifications of utility structures:*
- i. Small utility structures shall be less than thirty (30) inches in height above grade, less than eighteen (18) inches in width, and less than eighteen (18) inches in depth.
 - ii. Medium utility structures shall be thirty (30) inches to fifty-four (54) inches in height above grade, eighteen (18) inches to fifty (50) inches in width, and eighteen (18) inches to thirty-six (36) inches in depth.
 - iii. Large utility structures shall be greater than fifty-four (54) inches in height above grade, greater than fifty (50) inches in width, and greater than thirty-six (36) inches in depth.
 - iv. If all three (3) dimensions do not fall within the same size classification, then the utility structure will be classified based on the dimension that falls within the largest classification.
- (g) *Location guidelines:*
- i. Utility structures should not be placed within the intersection clearance zone and should have a ten-foot minimum clearance from fire hydrants.
 - ii. Utility structures should be located within the public right-of-way, a platted utility easement, or a private utility easement.
 - iii. Utility structures should be coordinated with existing utility structures, reducing the total number of utility structures, providing the most effective screening, and minimizing the impact on existing trees should be considered in locating utility structures.
 - iv. Utility stations shall be located within the buildable area of the property and meet all applicable performance standards. No utility station shall be located in an RCD, Residential Community Development, zoning district.

(h) *Screening criteria for Utility Structures:*

- i. The utility company shall minimize the visual impact of the utility structure, including size, color, and screening.
- ii. The vistas of the property owner and adjacent property owners shall be considered with a goal of obtaining fifty percent (50%) opacity as viewed from neighboring property lines. Fifty percent (50%) opacity should be obtained upon installation. However, the Director of Community Development may permit planting to be postponed due to seasonal conditions. Fifty percent (50%) opacity shall not be required for utility poles or for wires and cables.
- iii. Screening can be achieved by the use of the following methods:
 1. Existing or new vegetation.
 2. Existing or new fencing.
 3. Existing structures (detached garages, neighboring accessory structures, etc.).

(i) *Temporary approvals:*

- i. The Director of Community Development may grant a utility company temporary approval of a utility structure when it is necessary in order to provide essential services in an emergency or to a new customer.
- ii. If immediate action is required, a utility company has temporary approval to take whatever action is necessary in order to respond to an emergency. As soon as is practicable, the utility company shall notify the Director of Community Development of the emergency and the action taken.
- iii. Within five (5) days after obtaining temporary approval, the utility company shall file for a certificate of zoning compliance or for a conditional use.
- iv. Temporary approvals shall expire after ninety (90) days.
- v. Temporary approvals are conditioned upon the utility company relocating or removing the utility structure within one hundred twenty (120) days if a certificate of zoning compliance or conditional use permit is not granted for the utility structure.

(j) *Appeals of Utility Structures:*

- i. Except as provided herein, appeals shall be conducted in accordance with the provisions of Section 4.10 of the UDO.
- ii. The Director of Community Development's decision to issue or deny a certificate of zoning compliance for new medium and large utility structures in the side or rear yards and for replacement large structures in the front yard or right-of-way may be appealed to the City Manager.
- iii. The City Manager's decision on appeal to issue or deny a certificate of zoning compliance for new medium and large utility structures in the side or rear yards and for replacement large structures in the front yard or right-of-way may be appealed to the Board.
- iv. The Director of Community Development's decision to issue or deny a certificate of zoning compliance for new small and medium structures in the front yard or right-of-way may be appealed to the Board.
- v. Any decision of the Board may be appealed to City Council.

-
- vi. All appeals involving utility structures must be made within ten (10) calendar days from the date of the action being appealed.
 - vii. Any decision to issue a certificate of zoning compliance or conditional use permit shall not take effect prior to the expiration of the appeal period.
 - (k) *Exception:* Subsection 6.10(C)(11) shall not apply to a utility structure that is physically attached to a building, such as a meter or service box or to the wiring, cable, pipe, or conduit that provides utility service from a service main to the individual property, or to gas meter regulators.
 - (l) *Fees:*
 - i. The fee for a certificate of zoning compliance set forth in C.O. ch. 401 shall be waived for utility structures.
 - ii. The fee for a conditional use set forth in C.O. ch. 401 shall apply.
 - iii. The fee for a building permit set forth in C.O. ch. 401 shall apply.
 - (m) *Summary of requirements:* Table 6-L summarizes the utility structure requirements under the UDO.
 - (n) *Criteria for Utility Stations in addition to Conditional Use requirements:*
 - i. As practicable, all pipes, valves and related equipment shall be located inside fully enclosed, sound-limiting buildings, with closed windows and double-door entrances. Such buildings shall be designed to meet the City's Residential Design Standards in Article 7.17, which includes an architectural style in terms of height, scale, massing and exterior building materials that shall be consistent with the street segment. This shall include a pitched roof and at least 50 percent of the exterior building material shall be brick and/or stone.
 - ii. There shall be no more than three buildings per property: a larger primary building, a smaller secondary building and an accessory building. Each building has a height limit: 25'-6" for the primary, 15 feet for the secondary and 10 feet for the accessory.
 - iii. A landscape plan shall be submitted, which includes six-foot tall privacy fencing (or wall) along the side and rear property lines, not in the front yard, and a mixture of deciduous and evergreen trees. A minimum of one tree for each 25 feet of property line length shall be installed on-site. Any mature trees marked as good condition by the City Forester should be preserved.
 - iv. The property shall be restored to grass if the utility station is abandoned for more than two years.